



PROPOSED FEATURES LEGEND

	PROPERTY LINE
	EASEMENT
	PROPOSED BUILDING SETBACK
	LIMITS OF CONSTRUCTION
	PROPOSED CROSS-ACCESS EASEMENT
	BUILDING
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	PROPOSED MILL AND RESURFACE

SITE DATA

PARCEL ID.: 16-21-31-5CA-0000-120A
SITE ADDRESS: 658 OVIEDO MEDICAL DRIVE
OVIEDO, FLORIDA 32765
SITE ACREAGE: 4.34 AC. (189,050 FT²)
PROJECT AREA: 2.03 AC. (88,427 FT²)
EXISTING ZONING: C-2 (COMMERCIAL)
ADJACENT ZONING: C-2 (COMMERCIAL)
FUTURE LAND USE: GWC (GATEWAY WEST CORE)
EXISTING LAND USE: VACANT LAND NEXT TO EXISTING MEDICAL FACILITY
PROPOSED USE: MEDICAL OFFICES WITH ASSOCIATED PARKING AND DUMPSTER

PROPOSED MAX. BUILDING HEIGHT: 23 F.T.
ALLOWED MAX. BUILDING HEIGHT: 60 F.T.

LOT AREAS (LOT 2):	EXISTING	PROPOSED
EXISTING BUILDING:	0.38 AC. (16,750 FT ²)	0.38 AC. (16,750 FT ²)
EXISTING CONCRETE/PAVEMENT:	1.05 AC. (46,382 FT ²)	1.10 AC. (47,812 FT ²)
TOTAL EXISTING IMPERVIOUS AREA:	1.45 AC. (63,132 FT ²)	1.48 AC. (64,562 FT ²)

TOTAL OPEN SPACE:	EXISTING	PROPOSED
TOTAL OPEN SPACE:	0.79 AC. (34,442 FT ²)	0.76 AC. (33,012 FT ²)
TOTAL AREA:	2.24 AC. (97,574 FT ²)	2.24 AC. (97,574 FT ²)

LOT AREAS (LOT 1):	EXISTING	PROPOSED
PROPOSED BUILDING:	0.00 AC. (0 FT ²)	0.48 AC. (20,800 FT ²)
PAVEMENT/CONCRETE:	0.51 AC. (22,001 FT ²)	1.05 AC. (45,737 FT ²)
TOTAL IMPERVIOUS AREA:	0.51 AC. (22,001 FT ²)	1.53 AC. (66,537 FT ²)

PHASE 2 TOTAL OPEN SPACE:	EXISTING	PROPOSED
PHASE 2 TOTAL OPEN SPACE:	1.59 AC. (69,565 FT ²)	0.57 AC. (25,029 FT ²)
PHASE 2 TOTAL AREA:	2.10 AC. (91,566 FT ²)	2.10 AC. (91,566 FT ²)

IMPERVIOUS SURFACE RATIO (ISR):	LOT 2	LOT 1
EXISTING ISR:	65%	24%
PROPOSED ISR:	66%	73%
ALLOWED ISR:	75%	75%

INTENSITY	LOT 2	LOT 1
F.A.R. EXISTING:	0.17	0.00
F.A.R. PROPOSED:	0.17	0.23
F.A.R. MAX:	0.50	0.50

PARKING SUMMARY
TOTAL PARKING REQUIRED: 1 SPACE / 200 S.F.
LOT 2: 16,750 S.F. X (1 SPACE / 200 S.F.) = 84 SPACES
LOT 1: 20,800 S.F. X (1 SPACE / 200 S.F.) = 104 SPACES
188 SPACES REQUIRED

PARKING PROVIDED (LOT 2): 82 STANDARD & 6 ADA
88 SPACES PROVIDED

PARKING PROVIDED (LOT 1): 96 STANDARD & 4 ADA
100 SPACES PROVIDED

TOTAL PARKING PROVIDED: LOT 2: 82 STANDARD & 6 ADA
LOT 1: 96 STANDARD & 4 ADA
188 SPACES PROVIDED

BICYCLE PARKING REQUIRED (LOT 1): 9 SPACES REQUIRED (20,800/1 SPACE PER 2,500 SF)

BICYCLE PARKING PROPOSED (LOT 1): 10 SPACES PROVIDED

BICYCLE PARKING REQUIRED (LOT 2): 7 SPACES REQUIRED

BICYCLE PARKING PROVIDED (LOT 2): 8 SPACES PROVIDED

Table 5. Trip Generation

Land Use	ITE Code	Size	Daily Trip Ends	AM Peak Period					PM Peak Period				
				In		Out		Total	In		Out		Total
				% Trips	% Trips	% Trips	% Trips		% Trips	% Trips			
Phase 1: Medical-Dental Office Building (Within/Near Hospital Campus)	720	16.8 KSF	468	81	36	19	8	44	25	11	75	33	44
Phase 2: Medical-Dental Office Building (Within/Near Hospital Campus)	720	20.8 KSF	612	81	45	19	10	55	25	14	75	42	56
Total Trips			1,081	81	18	99	25	75	100				

PROJECT REPRESENTATIVE: JASON ROSTEK, P.E.
ADDRESS: 100 S ORANGE AVE SUITE 200
ORLANDO, FL 32801
CONTACT NAME: JASON ROSTEK, P.E.
CONTACT E-MAIL ADDRESS: JROSTEK@LANDDESIGN.COM

BUILDING 1 SETBACKS
FRONT: 30' (MINIMUM), 87' (N) / 232' (W) (PROPOSED)
SIDE: 10' (MINIMUM), 31' (W) / 212' (S) (PROPOSED)
REAR: 20' (MINIMUM), N/A

BUILDING 2 SETBACKS
FRONT: 30' (MINIMUM), 212' (N) / 228' (W) (PROPOSED)
SIDE: 10' (MINIMUM), 15' (W) / 84.6' (S) (PROPOSED)
REAR: 20' (MINIMUM), N/A

BUILDING 3 SETBACKS
FRONT: 30' (MINIMUM), 206' (N) / 298' (W) (PROPOSED)
SIDE: 10' (MINIMUM), 88' (W) / 82.6' (S) (PROPOSED)
REAR: 20' (MINIMUM), N/A

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 12117C0190F, SEPTEMBER 28, 2007, COMMUNITY NAME: CITY OF OVIEDO.

ISSUED FOR PERMITTING

PROJECT

OVIEDO MEDICAL VILLAGE PHASE II

OVIEDO MEDICAL VILLAGE, LLC

658 OVIEDO MEDICAL DRIVE
OVIEDO, FL 32765

PROJECT ADDRESS

LANDDESIGN PROJ# 8123022

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS	02/20/24
2	RESPONSE TO COMMENTS	05/02/24
3	RESPONSE TO COMMENTS	08/08/2024
4	RESPONSE TO COMMENTS	09/06/2024
5	RESPONSE TO COMMENTS	10/03/2024
6	RESPONSE TO COMMENTS	10/21/2024

DESIGNED BY: JF
DRAWN BY: JF
CHECKED BY: JR

SCALE: 1" = 20'

VERT: NA
HORZ: 1" = 20'

SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER

C4.0