

**SITE DATA:**

SCPA - PARCEL ID #: 15-21-31-300-0300-0000, 15-21-31-300-0310-0000, 15-21-31-300-0320-0000, 15-21-31-300-0330-0000

PROPERTY ADDRESS: 402, 424 & 456 S CENTRAL AVE

TOTAL PROPERTY AREA: 13.59 Ac. (1.37 Ac. WETLAND TO REMAIN DEVELOPABLE AREA, 12.21 Ac. PROPOSED UPLAND BUFFER DEVELOPMENT AREA, 0.44 Ac., 11.78 Ac.)

TOTAL RESIDENTIAL AREA: 11.27 Ac. (13.59 Ac. TOTAL PROPERTY AREA, 2.32 Ac. PROPOSED COMMERCIAL AREA)

FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: AH (EL. = 40) AND X (FIRM PANEL: 01217019W DATED SEPT. 28, 2007)

EXISTING FUTURE LAND USE (FLU): DOWNTOWN TRANSITION (DT)

ADJACENT FUTURE LANE USE (FLU): NORTH DOWNTOWN TRANSITION (DT), SOUTH DOWNTOWN TRANSITION (DT), EAST DOWNTOWN TRANSITION (DT), WEST DOWNTOWN TRANSITION (DT)

EXISTING ZONING: MIXED USE DEVELOPMENT - CENTRAL AVE (MUD-CA), MIXED USE DEVELOPMENT - MULTI-FAMILY (MUD-MF)

ADJACENT ZONING: MUD-CA, MUD-MF, MUD-CA, MUD-MF, MUD-DS, MUD-DB, MUD-CA, MUD-SF

ALLOWED DENSITY: 16 DU/Ac (MAX 217 DU)

PROPOSED DENSITY: 7.09 DU/Ac (70 DU / 9.88 Ac)

EXISTING FAR: 0.03

ALLOWED FAR: 0.35

PROPOSED FAR: 0.20 (TOTAL BUILDING AREA NR-1 & NR-2: 8,200 SF, TOTAL BUILDING AREA NR-3 & NR-4: 12,000 SF, TOTAL NON-RESIDENTIAL PARCEL AREA: 2.32 AC.)

PROPOSED MIXED-USE REQUIREMENTS: MAXIMUM BUILDING HEIGHT: 60 ft., SETBACKS: FRONT 25', SIDE 10', REAR 20 ft., INTERNAL SEE NOTE BELOW\*

\*MINIMUM SIDE YARD SETBACK FOR A SINGLE BUILDING SPANNING TWO LOTS SHALL BE 0 ft. OTHERWISE, BUILDINGS SHALL MEET FIRE CODE SEPARATION REQUIREMENTS.

**PROPOSED TOWNHOME REQUIREMENTS:** MAXIMUM BUILDING HEIGHT: 45 ft., MAXIMUM IMPERVIOUS SURFACE RATIO: 0.75, SETBACKS: FRONT 20 ft. WITH FRONT-LOADED GARAGES, 5 ft. (0 ft. FOR INTERNAL LOTS), SIDE 10 ft., CORNER SIDE 10 ft., REAR 10 ft. WITH NO REAR-LOADED GARAGES, 15 ft. FOR REGULAR-SHAPED LOTS, DISTANCE BETWEEN BUILDINGS: 10 ft.

**REQUIRED BICYCLE PARKING:** PHASE 1: 0 BICYCLE SPACES, PHASE 2: 4 BICYCLE SPACES, PHASE 3: 5 BICYCLE SPACES, TOTAL: 9 BICYCLE SPACES

**PROPOSED BICYCLE PARKING:** PHASE 1: 4 SPACES, PHASE 2: 4 SPACES, PHASE 3: 6 SPACES, TOTAL: 14 SPACES

**REQUIRED COMMERCIAL PARKING:** PHASE 2: 41 PARKING SPACES, PHASE 3: 60 PARKING SPACES, TOTAL: 101 PARKING SPACES

**PROPOSED COMMERCIAL PARKING:** PHASE 2: 24 SPACES, PHASE 3: 32 SPACES, TOTAL: 56 SPACES

**PROPOSED TOWNHOME PARKING (PHASE 1):** RESIDENT SPACES (2 SPACES PER TOWNHOME): 140 SPACES, GUEST SPACES (0.25 SPACES PER TOWNHOME): 18 SPACES, TOTAL: 158 SPACES

**PROPOSED TOWNHOME PARKING (PHASE 1):** ONE CAR GARAGE (62 UNITS): 52 SPACES, TWO CAR GARAGE (18 UNITS): 36 SPACES, TOWNHOME DRIVEWAY: 70 SPACES, 9'X20' STANDARD PARKING SPACE: 2 SPACES, 9'X18' STANDARD PARKING SPACE: 4 SPACES, 12'X20' ADA PARKING SPACE: 1 SPACES, 7'X22' PARALLEL PARKING SPACES: 12 SPACES, 9'X22' PARALLEL PARKING SPACES: 10 SPACES, TOTAL: 191 SPACES

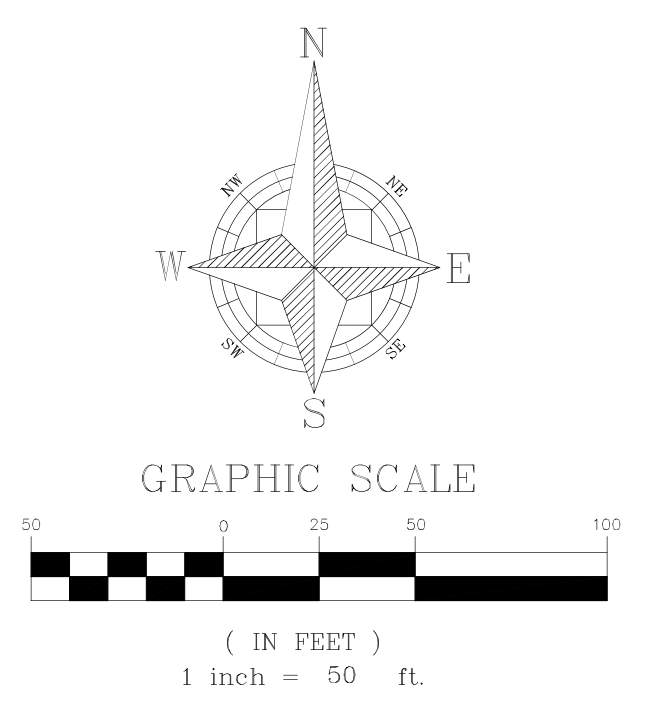
**REQUIRED OPEN SPACE:** 3.05 AC (25.0%)

**PROPOSED OPEN SPACE:** RECREATION TRACTS: 0.74 AC, UPLAND BUFFER: 0.44 AC, OPEN SPACE TRACTS: 0.98 AC, OPEN SPACE WITHIN LOTS AND NR TRACTS: 1.19 AC, STORMWATER POND\*\* : 0.38 AC, TOTAL: 3.73 AC (31.8%)

\*\*PER CITY OF OVIEDO LAND DEVELOPMENT CODE ARTICLE XVII, SECTION 17.2.C.5, 50% OF THE AREA ABOVE THE CONTROL WATER ELEVATION CAN BE COUNTED AS OPEN SPACE IF THE POND IS UNFENCED, CURVILINEAR, ACCESSIBLE TO THE NEIGHBORHOOD, AND SUFFICIENTLY LANDSCAPED.

**TRACT DATA**

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
R-1	RECREATION TRACT	0.08 AC	3,339 SF	HOA
R-2	RECREATION TRACT	0.19 AC	8,108 SF	HOA
R-3	RECREATION TRACT	0.48 AC	20,740 SF	HOA
OS-1	OPEN SPACE	0.54 AC	23,663 SF	HOA
OS-2	OPEN SPACE	0.44 AC	19,184 SF	HOA
NR-1	NON-RESIDENTIAL TRACT 1	0.58 AC	25,460 SF	DEVELOPER
NR-2	NON-RESIDENTIAL TRACT 2	0.41 AC	17,909 SF	DEVELOPER
NR-3	NON-RESIDENTIAL TRACT 3	0.47 AC	20,370 SF	DEVELOPER
NR-4	NON-RESIDENTIAL TRACT 4	0.86 AC	37,342 SF	DEVELOPER
-	STORMWATER POND	1.68 AC	73,362 SF	HOA
B-1	UPLAND BUFFER TRACT	0.27 AC	11,750 SF	HOA
B-2	UPLAND BUFFER TRACT	0.17 AC	7,599 SF	HOA
-	WETLAND	1.37 AC	59,475 SF	HOA
-	ROADS	2.08 AC	90,396 SF	CITY



**Table 1 Trip Generation**

Scenario	ITE Code	Land Use	Size	Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips			
				Trips	% IN	Total	Exit	% IN	Total	Exit	% IN	Total	Exit		
Existing	712	Office	2,436 SF	35	82%	4	3	1	34%	5	2	3			
Existing	210	Single Family	1,929 SF	15	26%	1	0	1	63%	1	1	0			
<b>Total External Trips</b>				<b>79</b>		<b>8</b>	<b>5</b>	<b>3</b>		<b>10</b>	<b>4</b>	<b>6</b>			
Proposed	220	Townhomes	70 DU	524	24%	45	11	34	63%	51	32	19			
Proposed	712	Office (Existing)	2,436 SF	35	82%	4	3	1	34%	5	2	3			
Proposed	712	Office (Existing)	1,929 SF	28	82%	3	2	1	34%	4	1	3			
Proposed	712	Office (New)	15,835 SF	228	82%	26	21	5	34%	34	12	22			
<b>Subtotal</b>				<b>815</b>		<b>78</b>	<b>37</b>	<b>41</b>		<b>94</b>	<b>47</b>	<b>47</b>			
<b>Internal Capture (0.74%/31.4%)</b>				<b>6</b>		<b>2</b>	<b>1</b>	<b>1</b>		<b>4</b>	<b>2</b>	<b>2</b>			
<b>Total External Trips</b>				<b>809</b>		<b>76</b>	<b>36</b>	<b>40</b>		<b>90</b>	<b>45</b>	<b>45</b>			
<b>Total New External Trips</b>				<b>731</b>		<b>68</b>	<b>31</b>	<b>37</b>		<b>80</b>	<b>41</b>	<b>39</b>			

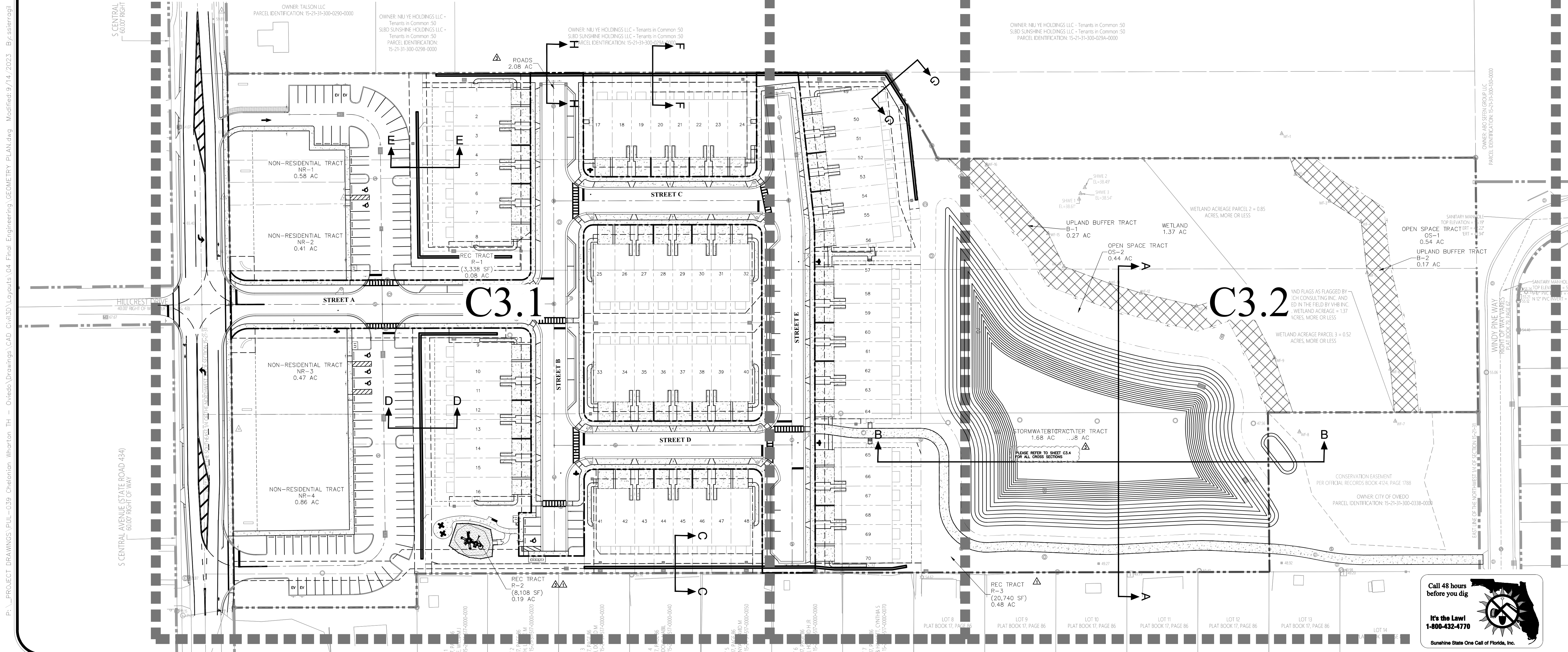
Source: Institute of Transportation (ITE) Trip Generation Manual 11th Edition  
ITE Trip Generation Handbook, 3rd Edition  
Notes: \*The 15,835 square feet of new office excludes the existing 4,365 square feet of office that will remain.

**MODEL HOME NOTES:**

- MODEL HOMES ARE TO BE LOCATED ON LOTS 15 & 16 AND WILL UTILIZE THE PARKING WITHIN REC TRACT R-2. PLEASE REFER TO DETAIL ON SHEET C3.2.
- MODEL HOMES MAY RECEIVE A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) TO OPEN ON TEMPORARY POWER (GENERATOR) AND SEWER (HOLDING TANK/RESTROOM TRAILER).

**PHASING DATA**

	Phase 1 (Townhomes)	Phase 2 (NR-1 & NR-2)	Phase 3 (NR-3 & NR-4)
Phase Area (AC)	11.27	0.99	1.33
Residential Development (Lots)	70	-	-
Commercial Development (SF)	-	8,200	12,000
Provided Parking Spaces	187	40	61
Estimated Construction Date	2024	2026	2028



CIVIL ENGINEERING | LAND PLANNING

**APIAN ENGINEERING LLC.**

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2221 Lee Road, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF REGISTRATION NO. 1211

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OVERALL GEOMETRY PLAN

FINAL ENGINEERING PLANS

CHELONIAN WHARTON DEVELOPMENT

CITY OF OVIEDO, FLORIDA

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SCALE: 1" = 50'

PROJECT: PUL-039

SHEET: C3.0

DATE: 9/14/2023

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10/27/23 CITY OF OVIEDO PUBLIC WORKS COMMENT DATED 10/27/23

10/09/23 CITY OF OVIEDO COMMENTS DATED 10/09/23

09/08/23 CITY OF OVIEDO COMMENTS DATED 09/08/23

07/21/23 SR/MD COMMENTS DATED 07/07/2023

07/18/23 CITY OF OVIEDO COMMENTS DATED 07/18/23

06/02/23 SR/MD COMMENTS DATED 05/10/2023

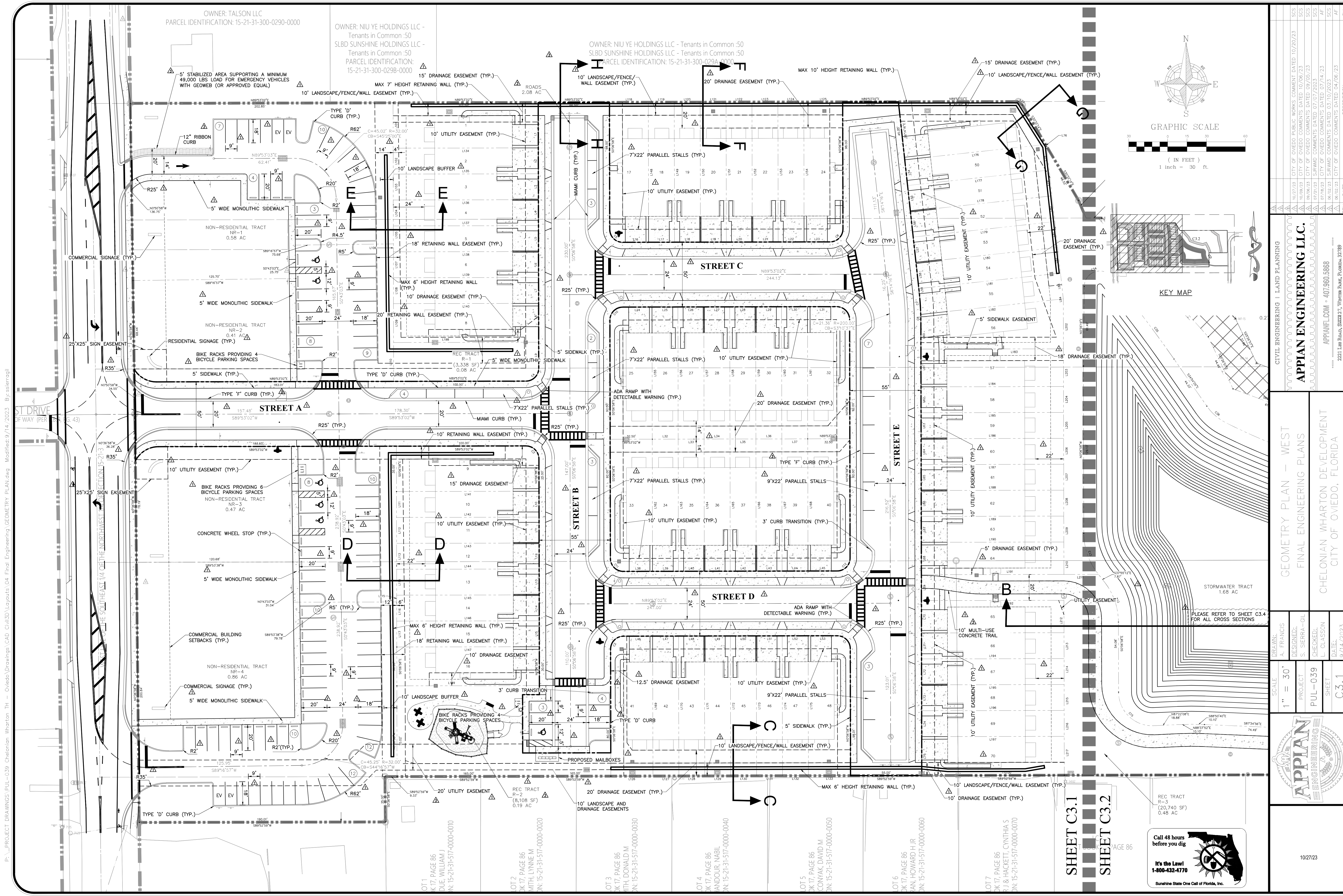
06/02/23 CITY OF OVIEDO COMMENTS DATED 04/06/23

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Call 48 hours before you dig

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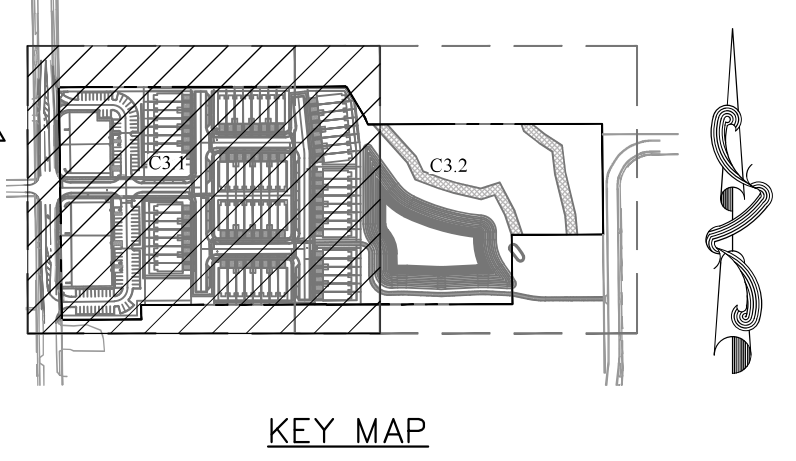
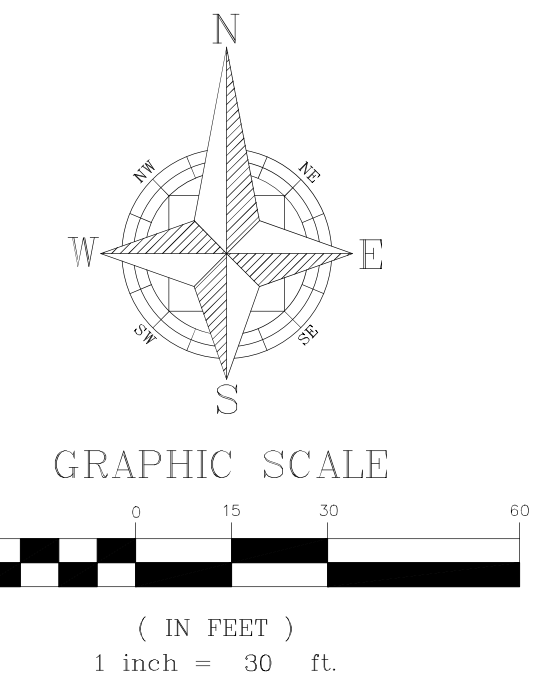
Sunshine State One Call of Florida, Inc.



OWNER: TALSON LLC  
 PARCEL IDENTIFICATION: 15-21-31-300-0290-0000

OWNER: NIU YE HOLDINGS LLC - Tenants in Common :50  
 SLBD SUNSHINE HOLDINGS LLC - Tenants in Common :50  
 PARCEL IDENTIFICATION: 15-21-31-300-0298-0000

OWNER: NIU YE HOLDINGS LLC - Tenants in Common :50  
 SLBD SUNSHINE HOLDINGS LLC - Tenants in Common :50  
 PARCEL IDENTIFICATION: 15-21-31-300-029A-0000

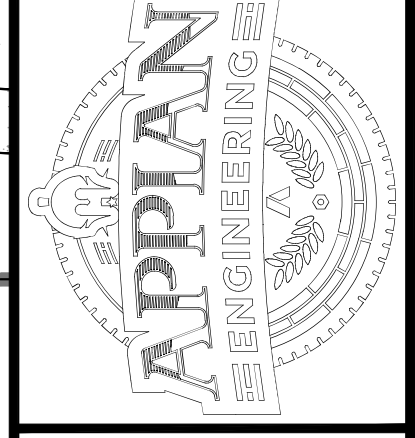


REV.	DATE	DESCRIPTION
1	10/27/23	CITY OF OVIEDO PUBLIC WORKS COMMENT DATED 10/27/23
2	10/27/23	CITY OF OVIEDO COMMENTS DATED 10/27/23
3	09/09/23	CITY OF OVIEDO COMMENTS DATED 09/09/23
4	07/27/23	SR/AMD COMMENTS DATED 07/27/2023
5	07/18/23	CITY OF OVIEDO COMMENTS DATED 07/18/23
6	06/02/23	SR/AMD COMMENTS DATED 05/10/2023
7	06/02/23	CITY OF OVIEDO COMMENTS DATED 04/06/23

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 STATE OF FLORIDA LICENSE OF PROFESSIONAL ENGINEER NO. 15111

GEOMETRY PLAN - WEST  
 FINAL ENGINEERING PLANS  
 CHELONIAN WHARTON DEVELOPMENT  
 CITY OF OVIEDO, FLORIDA

SCALE	1" = 30'
DRAWN	A. FRANCOIS
DESIGNED	S. SIERRA-OIL
CHECKED	L. GLASSON
DATE	9/14/2023
PROJECT	PUL-039
SHEET	C.3.1



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