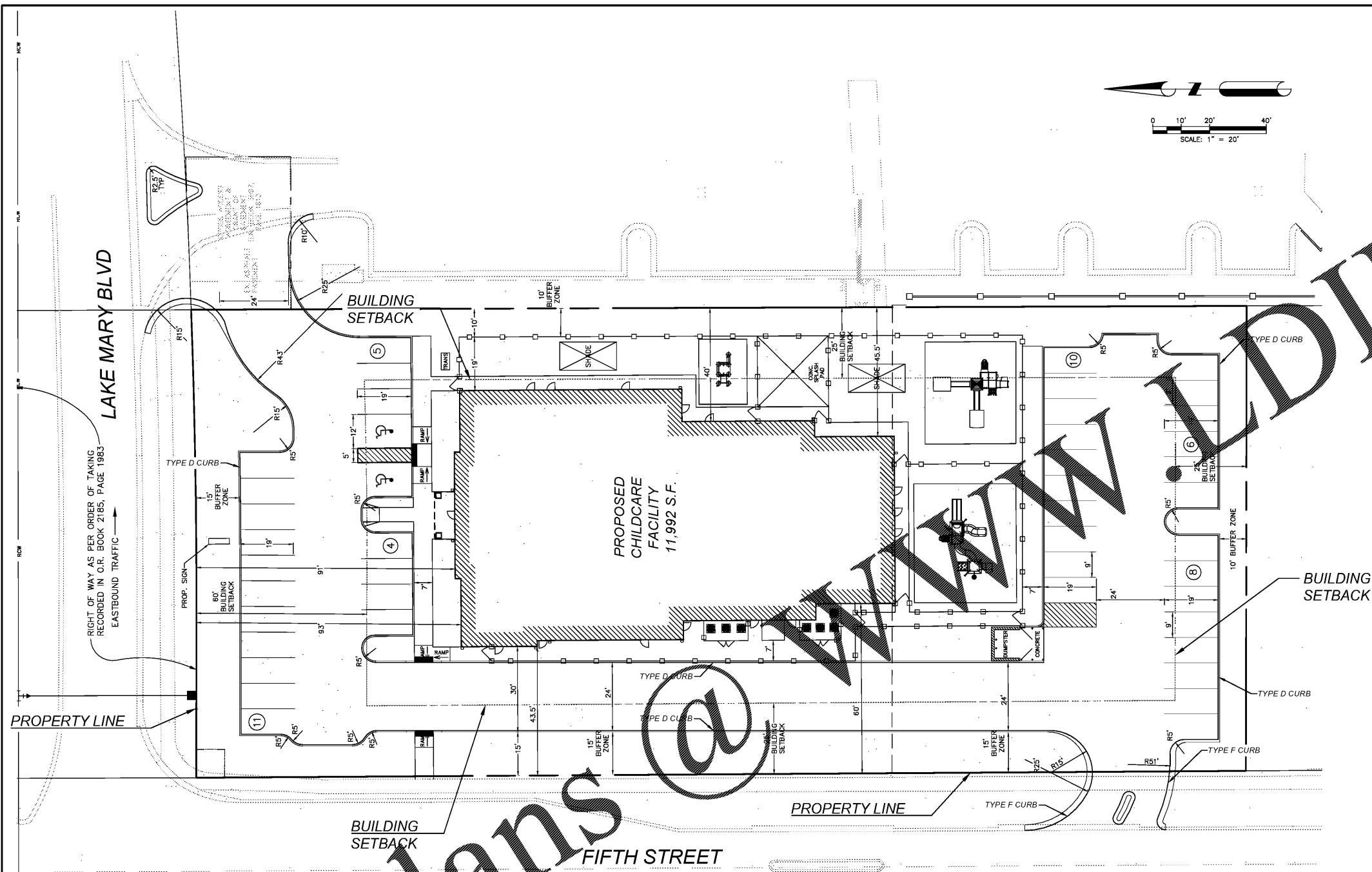


F:\061\CAD\Plans\Set\Final\7 OVERALL SITE PLAN.dwg, 9/27/2017 12:23:39 PM



**LEGEND**

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM	---	---
SANITARY MANHOLE	⊕	⊕
STORM SEWER SYSTEM	---	---
CURB INLET	---	---
DRAINAGE INLET	---	---
STORM MANHOLE	⊕	⊕
MITERED END SECTION	---	---
WATER SYSTEM	---	---
FIRE HYDRANT	⊕	⊕
GATE VALVE	---	---
CONTOUR	---	---

**SITE DATA:**

EXISTING LAND USE (RCOM) RESTRICTED COMMERCIAL  
 FUTURE LAND USE (RCOM) RESTRICTED COMMERCIAL  
 EXISTING ZONING (C-1) GENERAL COMMERCIAL (PO) OFFICE  
 TOTAL GROSS ACRES 1.40 ACRES  
 PROPOSED CHILD CARE BUILDING HEIGHT (FEET) 35 FT. (MAX)  
 PHASING ONE PHASE  
 MINIMUM SETBACK REQUIREMENTS: 60' FRONT, 25' REAR/SIDE.  
 MAXIMUM STAFF ON SITE AT ANY GIVEN TIME: 13  
 ANY ADDITIONAL VEHICLES ON SITE THAT WOULD REQUIRE PARKING: 13  
 HOURS OF OPERATIONS: 6AM TO 6:30PM  
 NUMBER OF STUDENTS: 100 AT FULL CAPACITY  
 IS THERE A DROP OFF ZONE OR DO PARENTS NEED TO PARK AND WALK THEIR CHILDREN INSIDE: NO

**PARKING REQUIRED**

100 STUDENTS + 13 STAFF x (10 P/C) = 23 PARKING SPACES REQUIRED

**PARKING PROPOSED**

44 PARKING SPACE INCL. 2 H.C.

**FIRE**

FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH FLORIDA PREVENTION CODE NFPA-1, CHAPTER 18.

**SITE LIGHTING:**

SITE LIGHTING SHALL COMPLY WITH THE CITY OF LAKE MARY COMMERCIAL DESIGN STANDARDS ORDINANCE.

**SIGNS:**

BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH THE CITY OF LAKE MARY COMMERCIAL DESIGN STANDARDS ORDINANCE.

**STORMWATER MANAGEMENT:**

THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET CITY OF LAKE MARY CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. WILL NEED TO MODIFY EXISTING SJRWMD PERMIT.

**LANDSCAPING:**

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF LAKE MARY LAND DEVELOPMENT CODE.

**EASEMENTS:**

ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

**EXISTING BUILDING DATA:**

ALL EXISTING STRUCTURES WILL BE DEMOLISHED.

**PROPOSED BUILDING DATA:**

PROPOSED BUILDING AREA	11,992 sq. ft.
PROPOSED PARKING SPACES	48 (9'x19') + (2 HC 12'x19')
<b>TOTAL SITE AREA</b>	
IMPERVIOUS AREA:	0.83 AC 60%
PERVIOUS AREA:	0.57 AC 40%
TOTAL AREA:	1.40AC 100.00%

**DAVE SCHMITT ENGINEERING, INC.**  
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 ORLANDO, FL 32828  
 407-207-9088 FAX 407-207-9089  
 Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/07/2017	IAP	REVISED PER CITY & SJRWMD COMMENTS			

DAVE M. SCHMITT  
 FLORIDA REG. NUMBER  
 48274

**OVERALL SITE PLAN**  
 RAINBOW CHILD CARE CENTER  
 LAKE MARY, FLORIDA

DATE:
PROJECT NO.: OE-1
DRAWN BY: ARMZ
CHECKED BY: DMS
SCALE: 1"=20'
SHEET: 7 OF 13