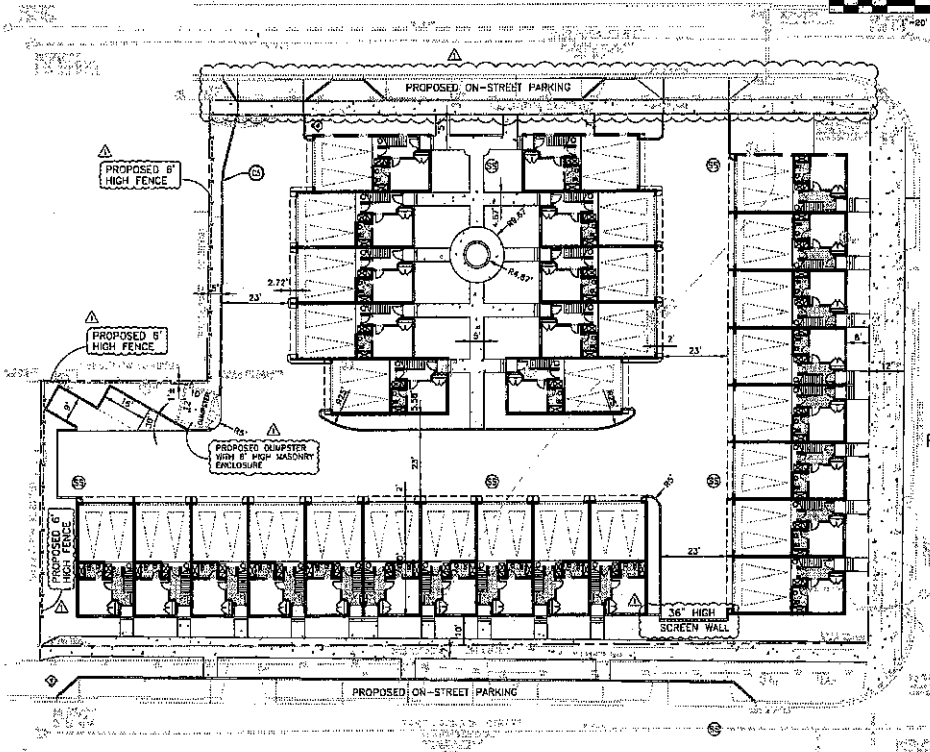
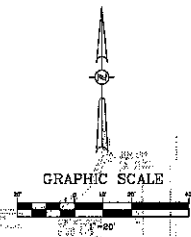


TYPICAL LOT LAYOUT

FUTURE
LAND USE
RMI

ZONING
R3-B/T/AN



FUTURE
LAND USE
RHI

ZONING
MXD-2/T/AN

FUTURE
LAND USE
R1

ZONING
R2-A/T/AN

SITE DATA: (1)
 PROPERTY LOCATION: 25-22-29-9320-04-010, 25-22-29-9320-04-100, 25-22-29-9320-04-120
 PARCEL ID'S: 25-22-29-9320-04-010, 25-22-29-9320-04-100, 25-22-29-9320-04-120
 PROPERTY ZONING: PD-1-AN
 PROPERTY FUTURE LAND USE DESIGNATION: RESIDENTIAL MEDIUM INTENSITY
 EXISTING USE: ONE SINGLE FAMILY AND FIVE DUPLEXES
 PROPOSED USE: 28 TOWNHOUSE UNITS
 PROJECT AREA: 1.11± ACRE OR 48,489 S.F.
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FT. BUILDING HEIGHT PROPOSED: MAX. 35' (5 STORY BUILDING)
 BUILDING SETBACKS (PROPOSED):
 FRONT (NORTH) 5' FT.
 FRONT (EAST) 5' FT.
 FRONT (SOUTH) 10' FT.
 SIDE (WEST) 13' FT.
 BUILDING CONSTRUCTION TYPE: TOWNHOUSE
 BUFFER YARDS

PROPOSED USE	DENSITY	ADJUTING USE	DENSITY CLASS	REQUIRED BUFFER	MINIMUM BUFFER
CONDOMINIUM	6 (MCI)	RM RES - OFFICE	RE	A	5'
CONDOMINIUM	11 (SOP)	RECREATION	RE	B	10'
CONDOMINIUM	8 (SRT)	SINGLE RESIDENTIAL & DUPLEXES	I	A	5'
CONDOMINIUM	11 (SOP)	MULTI-FAMILY	II	A	7'

 PARKING
 PARKING REQUIRED

CONDOMINIUM UNITS	28 X (2 SPACES PER DWELLING UNIT) MIN.	56 SPACES
TOTAL PARKING REQUIRED		56 SPACES

 PARKING PROVIDED

DRIVE-UP PARKING SPACES	28 X (2 SPACES PER DWELLING UNIT) MIN.	56 SPACES
STANDARD PARKING SPACES		2 SPACES
TOTAL PARKING PROVIDED		58 SPACES

 SITE AREA CALCULATIONS (PROPOSED)

PROPOSED BUILDING	22,224 S.F.	0.52 AC.	46.45 %
PAVEMENT AREA	13,764 S.F.	0.32 AC.	28.43 %
SIDEWALK & COURTYARD AREA	4,024 S.F.	0.09 AC.	37.58 %
PERVIOUS AREA	40,242 S.F.	0.92 AC.	37.58 %
TOTAL SITE AREA	80,484 S.F.	1.84 AC.	100.00 %

 IMPERVIOUS COVER PROPOSED: 82.43%
 FLOOD ZONE
 FLOOD ZONE X AND AE (AC ELEV - 78.2 NAVD 88) PER FEMA F.I.R.M. PANEL 1209500245F DATED SEPTEMBER 25, 2009
 SOILS
 SEFFNER 71E SAND
 WETLAND STATEMENT
 THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.
 HAZARDOUS MATERIALS STATEMENT
 DURING CONSTRUCTION, WHEN CONDUITABLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS USED HAZARDOUS BY THE FIRE DEPARTMENT, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCESSIBLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.
 LIGHTING NOTE
 LIGHTING SHALL COMPLY WITH CITY OF ORLANDO REQUIREMENTS.
 PHASING NOTE
 THIS PROJECT WILL BE BUILT IN ONE PHASE.
 LANDSCAPING AND TREE PROTECTION NOTES:
 1. LANDSCAPING SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ORLANDO REQUIREMENT.
 2. ALL TREES TO BE SAVED SHALL BE PROTECTED PER CITY OF ORLANDO REQUIREMENTS.
 SITE NOTES
 1. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES. TYPICAL.