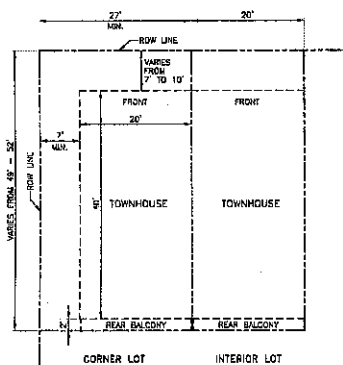


EXHIBIT

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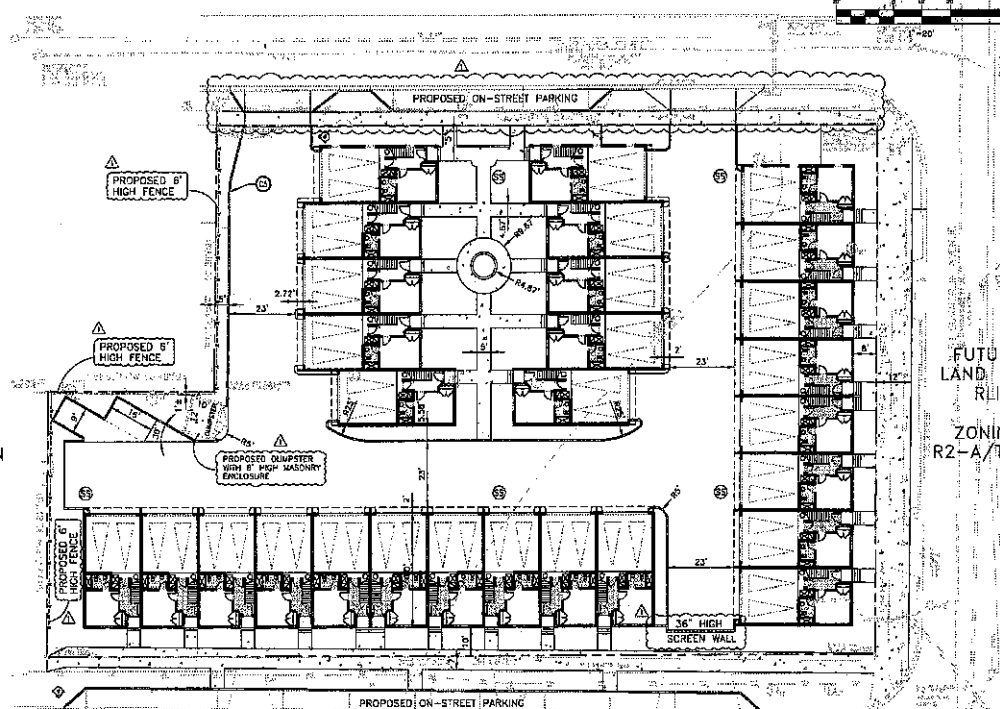
TYPICAL LOT LAYOUT

FUTURE
LAND USE
RHI
ZONING
MXD-2/T/AN

FUTURE
LAND USE
RMI

ZONING
R3-B/T/AN

GRAPHIC SCALE



FUTURE
LAND USE
RHI
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-T/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 (WEST): 10 FT.
FRONT (EAST): 10 FT.
FRONT (SOUTH): 10 FT.
SIDE (WEST): 10 FT.

BUILDING CONSTRUCTION TYPE: TOWNHOUSE

BUFFER YARDS	DENSITY CLASS	ABUTTING USE	DENSITY CLASS	REQUIRED BUFFER	PROPOSED BUFFER
CONDOMINIUM	6 (M2)	RM RES - OFFICE	RE	A	5'
CONDOMINIUM	7 (M2P)	RECREATION	RE	B	10'
CONDOMINIUM	8 (M2)	SINGLE RESIDENTIAL & DUPLEXES	I	A	5'
CONDOMINIUM	9 (M2P)	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	PERCENT	PERCENT
PROPOSED BUILDING	22,524 S.F.	0.52 SAC	46.43%
PROPOSED DRIVEWAY	1,774 S.F.	0.04 SAC	3.63%
SIDEWALK & COURTYARD AREA	4,024 S.F.	0.09 SAC	8.30%
PERVIOUS AREA	48,489 S.F.	1.11 SAC	100.00%
TOTAL SITE AREA	48,489 S.F.	1.11 SAC	100.00%

PERVIOUS COVER PROPOSED: 82.4%

FLOOD ZONE
FLOOD ZONE X AND AE (AC ELEV. - 78.2 NAVD 88) PER
FLMA F.I.R.M. PANEL 1209500245F DATED SEPTEMBER 25, 2009

SOILS
SUTHER FINE SAND

WETLAND STATEMENT
THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.

HAZARDOUS MATERIALS STATEMENT
DURING CONSTRUCTION, WHEN OBSTACLES ARE ENCOUNTERED ON 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 REQUIREMENTS.
2. ALL TREES TO BE SAVED SHALL BE PROTECTED PER CITY OF ORLANDO REQUIREMENTS.

SITE NOTES
1. LANDSCAPE ISLAND ROSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE LINES. TYPICAL.