SITE DATA INFORMATION:

SITE PARCEL NUMBER:

TOTAL SITE AREA:

24-22-29-1230-00-030, 24-22-29-1230-00-020, 24-22-29-1230-00-010, 24-22-29-8484-00-090, 24-22-29-8484-00-130, 24-22-29-8484-00-081, 24-22-29-8484-00-140, 24-22-29-8484-00-070

OFFICE & SINGLE-FAMILY RESIDENTIAL CURRENT LAND USE:

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL **CURRENT ZONING:** O-1/T (OFFICE LOW, TRADITIONAL CITY OVERLAY)

92,506 S.F. (2.12 AC)

PLANNED DEVELOPMENT (PD) PROPOSED ZONING:

OFFICE LOW INTENSITY FUTURE LAND USE: FLOOD ZONE:

ZONE AE/X (PANEL NO. 12095C0265F EFF. 09/25/2009) PROPOSED DEVELOPMENT

PROGRAM:

37 TOWNHOMES (FEE SIMPLE LOTS) MAXIMUM ALLOWABLE

DENSITY: 21 DU/ACRE 17.5 DU/ACRE PROPOSED DENSITY:

MAXIMUM IMPERVIOUS SURFACE AREA RATIO: 70% (64,754 S.F.) PROPOSED IMPERVIOUS SURFACE AREA RATIO:

ADJACENT LAND INFO	DRMATION:			
	NORTH	EAST	SOUTH	WEST
FUTURE LAND USE	OFFICE LOW	RESIDENTIAL	OFFICE LOW	OFFICE LOW
	INTENSITY	LOW INTENSITY	INTENSITY & LAKE	INTENSITY
70NING	O-1	R-1	O-1 & C	0-1

BUILDING INFORMATION:

PROPOSED BUILDING AREA: 20' X 40' PROPOSED BUILDING

4 STORIES NUMBER OF STORIES: 42 FEET MAXIMUM BUILDING HEIGHT: 42 FEET PROPOSED BUILDING HEIGHT: NUMBER OF UNITS: 37 UNITS

MINIMUM LOT SETBACKS:

FRONT SETBACK: 20 FEET 5 FEET SIDE SETBACK: 5 FEET SIDE STREET SETBACK: REAR SETBACK: 20 FEET

LANDSCAPE BUFFERS:

NORTH/EAST/SOUTH/WEST: BUFFERYARD 'A' (TO BE PROVIDED WITHIN LOTS) BUFFERYARD 'A':

- OPTION 1: 5' WIDTH; 80% TREE COVERAGE CONTINUOUS 6' HEIGHT WALL; VEGETATIVE COVER OVER REMAINDER.

67% (61,843 S.F)

- OPTION 2: 7' WIDTH; 80% TREE COVERAGE; 1 ROW OF EVERGREEN SHRUBS VEGETATIVE COVER OVER REMAINDER.

OFF-STEET PARKING:

PARKING CRITERIA: EACH DWELLING UNIT MUST PROVIDE ONE (1) OFF-STREET PARKING SPACE BEHIND THE FRONT AND STREET SIDE YARD SETBACK. PLUS 1 SPACE FOR EACH DWELLING UNIT OVER 1,500 S.F. OF GFA.

PROVIDED REQUIRED UNIT PARKING SPACES: 74 SPACES 74 SPACES TOTAL GUEST PARKING SPACES: 7 SPACES 9 SPACES 1 SPACE ADA GUEST PARKING SPACES: 1 SPACE

1- EACH UNIT EXCEEDS 1,500 S.F. OF GFA

2- EACH UNIT WILL PROVIDE 2 GARAGE SPACES

3- 1 GUEST PARKING SPACE PER 5 DWELLINGS

THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" PER FIRM PANEL 12095C0265F FOR ORANGE COUNTY DATED SEPTEMBER 25, 2009. . THE BASE FLOOD ELEVATION ASSOCIATED WITH THE SUBJECT PROPERTY IS 94.50 NAVD88.

PLEASE NOTE THAT THE EXISTING EFFECTIVE MODEL AND FLOOD PLAIN ELEVATION WILL BE REVISED TO INCORPORATE THE 8" DRAIN WELL LOCATED WITHIN PARK LAKE. THE REVISED MODEL WILL DEMONSTRATE THAT THE PROPOSED SITE IS LOCATED OUTSIDE THE FLOOD ZONE.

LEGEND

Description

EASEMENT

NEW ASPHALT

NEW CONCRETE

MONOLITHIC S/W

DITCH BOTTOM

STORM MANHOLE

SANITARY MANHOLE CLEAN-OUT YARD DRAIN FIRE HYDRANT FIRE DEPARTMENT CONNECTION

WATER METER WATER ASSEMBLIES POST MOUNTED SIGN

Symbol

OWNERSHIP & MAINTENANCE

ROADWAY/ALLEY/ACCESS EASEMENTS PRIVATE TO BE OWNED AND MAINTAINED BY HOA UNDERGROUND RETENTION SYSTEM PRIVATE TO BE OWNED AND MAINTAINED BY HOA OPEN SPACE PRIVATE TO BE OWNED AND MAINTAINED BY HOA

UTILITY PROVIDERS:

WATER SERVICE CITY OF ORLANDO CITY OF ORLANDO WASTEWATER SERVICE SOLID WASTE

Park Lake Apartments

City of Orlando, Florida

No. Revision		Date	Appvo
Designed by	Checked by	Scal	е
I/I C			A - NI - 4

225 E. Robinson Street

Certificate of Authorization

Orlando, FL 32801

Number FL #3932

407.839.4006

Suite 300

Vertical Datum NAVD 88

Site Plan

DATE: Aug. 25, 2025

66781.00-SP.DWG