

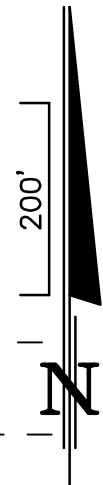
F:\Pro\2025\25506 Sunbridge N-7 - Toll Bros\PDMA\PSF\25506-N7-PKSP.dwg DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.

INNOVATION WAY

MONUMENT PARKWAY

AEROSPACE PARKWAY

OUC RAILROAD



DEVELOPMENT STANDARDS AND SETBACKS

LOT TYPE	LOT SIZE	FRONT SETBACK	GARAGE SETBACK	FRONT PORCH ENCROACHMENT	SIDE STREET/PARK SETBACK	SIDE YARD SETBACK	TWO STORY SIDE SETBACK	REAR YARD SETBACK	SIDE ALLEY SETBACK	MAXIMUM ISR
①	20'x105'	15'	3'/20' ⁽³⁾	8'	10'	0'/4' ⁽¹⁾	4' ⁽¹⁾	15' ⁽³⁾	10'	0.75
②	32'x105'	15'	3'/20' ⁽³⁾	8'	10'	4'	4'	15' ⁽³⁾	10'	0.75
③	50'x120'	15'	20' ⁽²⁾	8'	10'	5'	5'	15'	N/A	0.75
④	60'x120'	15'	20' ⁽²⁾	8'	10'	5'	5'	15'	N/A	0.75

NOTE: PD BOUNDARY SETBACK: NONE

NOTES

- (1) 5' SIDE SETBACK REQUIRED FOR END UNITS.
(2) FRONT LOADED GARAGES MUST BE RECESSED AT LEAST FIVE FEET FROM FRONT OF PRIMARY STRUCTURE.
(3) ANY SETBACK BEYOND MINIMUM SHALL BE AT LEAST 20'.

NOTE: THE SETBACK INFORMATION SHOWN HEREON IS FOR INFORMATION PURPOSES ONLY.

PARCEL N-7 LOT SUMMARY

LOT TYPE	NUMBER OF LOTS				
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTALS
① 20'x105'	46	0	51	54	151
② 32'x105'	15	24	39	17	95
③ 50'x120'	15	23	49	5	92
④ 60'x120'	13	23	43	4	83
TOTALS	89	70	182	80	421

(NOTE: LOT COUNT AND DISTRIBUTION MAY BE REVISED AT DEVELOPERS DISCRETION, SUBJECT TO PLANNING OFFICIAL APPROVAL.

MASTER KEY

OS-# = OPEN SPACE TRACT
LS-# = ORANGE COUNTY UTILITIES LIFT STATION TRACT
S-# = STORMWATER MANAGEMENT TRACT
A-# = ALLEY TRACT
P-# = PARK TRACT
AM-# = AMENITY TRACT
C-# = CONSERVATION TRACT
SN-# = SIGNAGE TRACT

ZONING

SUNBRIDGE PD-RP; T-3 NEIGHBORHOOD ZONE

NET DEVELOPABLE AREA

127.3 AC.

PARK AREA

2.6 AC. =0.006 AC. PER RESIDENTIAL UNIT

OPEN SPACE

51.8 AC. = 40.7% OF TOTAL NET DEVELOPABLE AREA (NOT PER PHASE)

DENSITY

3.31 DU / ACRE

LANDSCAPING

SHALL BE COMPLIANT WITH CITY OF ORLANDO LANDSCAPE CODE, AND SUNBRIDGE PD-RP. TRACT OS-11 SHALL PROVIDE SUFFICIENT LANDSCAPING TO CREATE A VISUAL BUFFER OF THE INTERSECTION OF MONUMENT PARKWAY AND AEROSPACE PARKWAY FROM THE ADJACENT T-TURNAROUND. TOWNHOME UNITS 397 AND 398 SHALL HAVE AT LEAST 15% TRANSPARENCY AND ARCHITECTURAL TREATMENT SIMILAR TO THE FRONT FACADE DUE TO VISIBILITY FROM ADJACENT INTERSECTION.

PARKING

ON-STREET PARALLEL PARKING SPACES = 225.

ISR

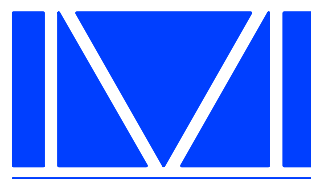
IMPERVIOUS SURFACE RATIO = 70% MAX FOR RESIDENTIAL.

CONNECTIVITY

↔ DENOTES VEHICULAR AND PEDESTRIAN CONNECTIVITY.

GENERAL NOTES:

- SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



McINTOSH ASSOCIATES
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Seals

DATE: _____

MASTER PLAN / PRELIMINARY PLAT
SUNBRIDGE NEIGHBORHOOD 7

CITY OF ORLANDO, FLORIDA

DOCUMENT CHANGES

Description	Date
REVISED PER INTERNAL REVIEW	7/17/25
REVISED PER APPLICANT REQUEST	9/12/25

Issue Description	
Issue Date	5/14/25
Project No	25506
Drawn/Designed	CWG / WCW
Checked By	JTT
Drawing Title	

MASTER SITE
PLAN

Sheet Number

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