

Shadow Ridge Apartments
Specific Parcel Master Plan

Orlando, FL 32812

No.	Revision	Date	Appvd.

Designed by	IC	Checked by	JL	Scale	As Noted
Issued for	Master Plan Approval				February 2022

Vertical Datum NAVD 88

DRAFT - SPMP
Master Plan

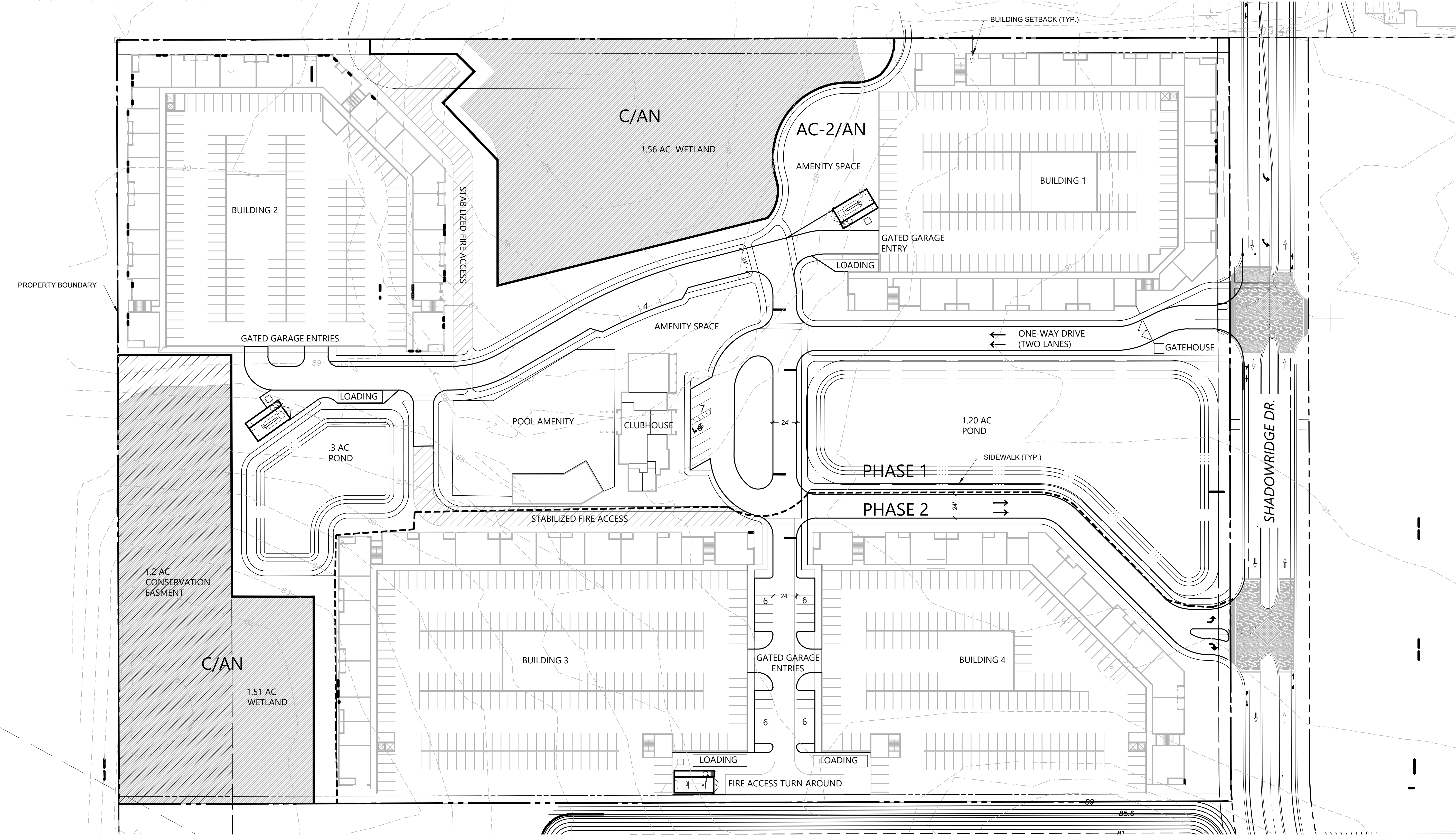
Drawing Number

C-100

Sheet of

Project Number
64051.00

DATE: Feb. 21, 2022



Site Data

GENERAL INFORMATION:	
TOTAL GROSS ACRES:	20.04 AC
STORMWATER:	1.5 AC
CONSERVATION AREA (C/AN):	3.75 AC (INCL. 3.07 AC WETLANDS)
TOTAL DEVELOPABLE ACRES:	15.29

DEVELOPMENT PROGRAM	
RESIDENTIAL:	802 DU (403 IN PHASE 1 & 399 IN PHASE 2)
DENSITY:	40 DU/AC

DEVELOPMENT STANDARDS

MAX BUILDING HEIGHT:	75 FT
MAX IMPERVIOUS:	0.9 %
MINIMUM SETBACKS	
FRONT:	0 FT
SIDE:	0 FT
SIDE STREET SETBACK:	0 FT
REAR:	10 FT

PHASING

THIS PROJECT WILL BE DEVELOPED IN TWO (2) PHASES.

MISCELLANEOUS

POTABLE WATER SERVICE:	OUC
WASTEWATER SERVICE:	CITY OF ORLANDO
RECLAIMED WATER SERVICE:	CITY OF ORLANDO
STORMWATER MANAGEMENT:	PRIVATE
ELECTRIC SERVICE:	OUC
FIRE PROTECTION:	CITY OF ORLANDO

OWNERSHIP/MAINTENANCE

PUBLIC ROW:	PRIVATE	TO BE OWNED AND MAINTAINED BY PRIVATE OWNER
STORMWATER TRACT:	PRIVATE	TO BE OWNED AND MAINTAINED BY PRIVATE OWNER
ON-SITE SANITARY SEWER:	PRIVATE	TO BE OWNED AND MAINTAINED BY PRIVATE OWNER
RECLAIMED WATER:	PRIVATE	TO BE OWNED AND MAINTAINED BY PRIVATE OWNER
WATER SYSTEM:	POTABLE	

STORMWATER SUMMARY	
100 YEAR FLOOD ELEVATION	ZONE AE
FIRM PANEL NO.	1209 500430F
EFFECTIVE DATE	SEPTEMBER 25, 2009

IMPERVIOUS AREA CALCULATIONS

	Square Feet	Acres
Permeous	130,178	7.03
Impermeous	501,544	11.51
Ponds	65,340	1.50
TOTAL	873,063	20.04

PARKING SUMMARY

Parking Designation	Size	Required Min Spaces Phase 1	Provided Spaces Phase 1	Required Min Spaces Phase 2	Provided Spaces Phase 2
Standard	9'x18'-6"	586	644	548	771
Tandem	9'x18'-6"	0	0	0	5
ADA	12'x18'-6"	13	17	12	18
EV Parking	9'x18'-6"	13	13	12	12
Total Provided		612	674	572	806

Bike Parking	Requirement	Required Min Spaces Phase 1	Provided Spaces Phase 1	Required Min Spaces Phase 2	Provided Spaces Phase 2
Long Term	1:10 Units	40	40	40	40
Short Term	1:10 Units	40	40	40	40
Total Provided		80	80	80	80

Loading Zones	Requirement	Required Spaces	Spaces Provided
Loading Berth	12' x 55' space	1	1
Delivery Berth	12' x 25' space	0	3
Total Provided			

DEVELOPMENT NOTES

- All acreages are subject to changed based on final engineering.
- Stormwater management shall comply with City of Orlando.
- Signage shall meet or exceed City of Orlando Land Development Code Chapter 64, part 2 standards.
- Site lighting shall meet or exceed City of Orlando Land Development Code Development 63, 2M standards.