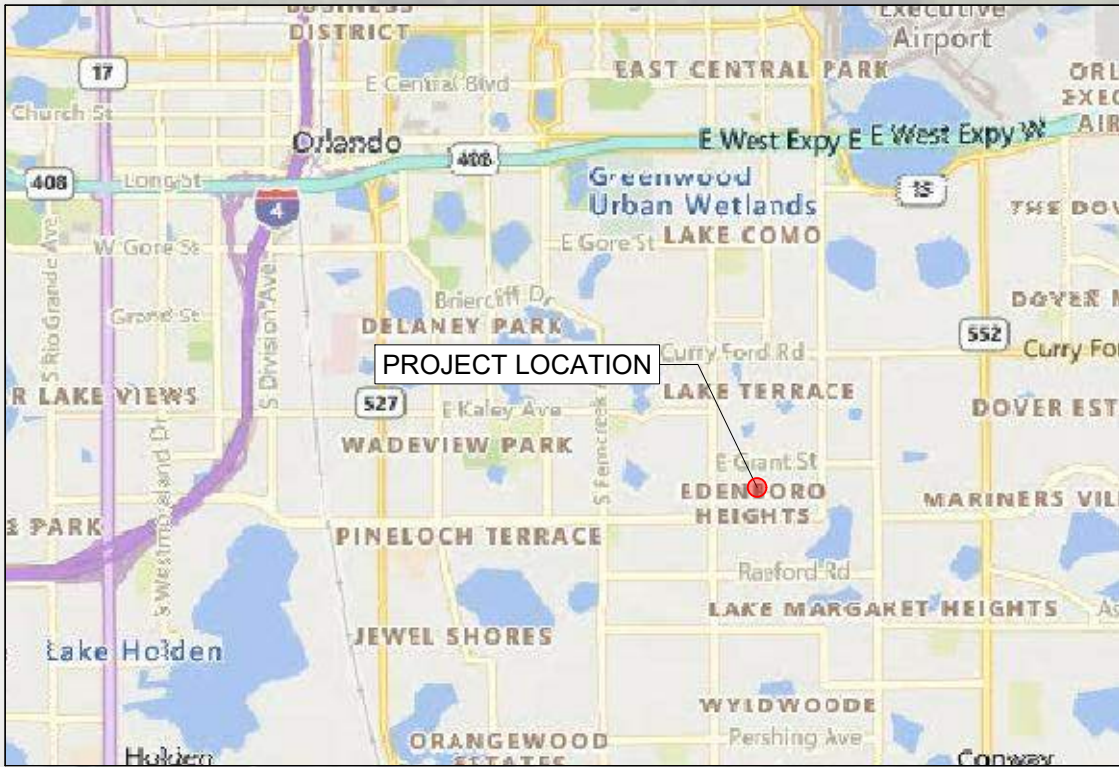
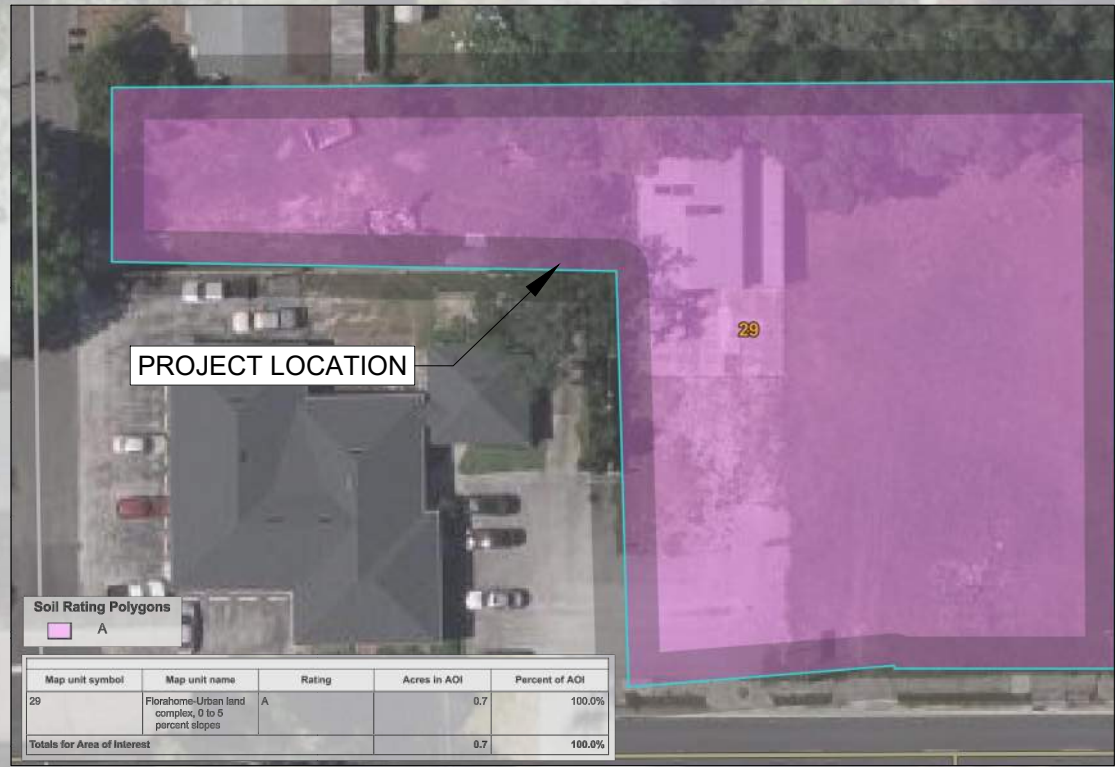




LOCATION / VICINITY MAP
SCALE: 1"=100'

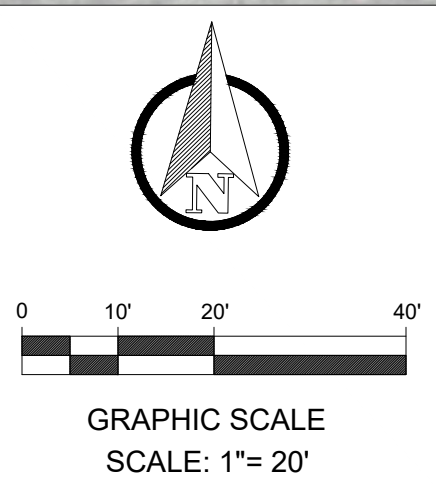


SOILS MAP
NTS

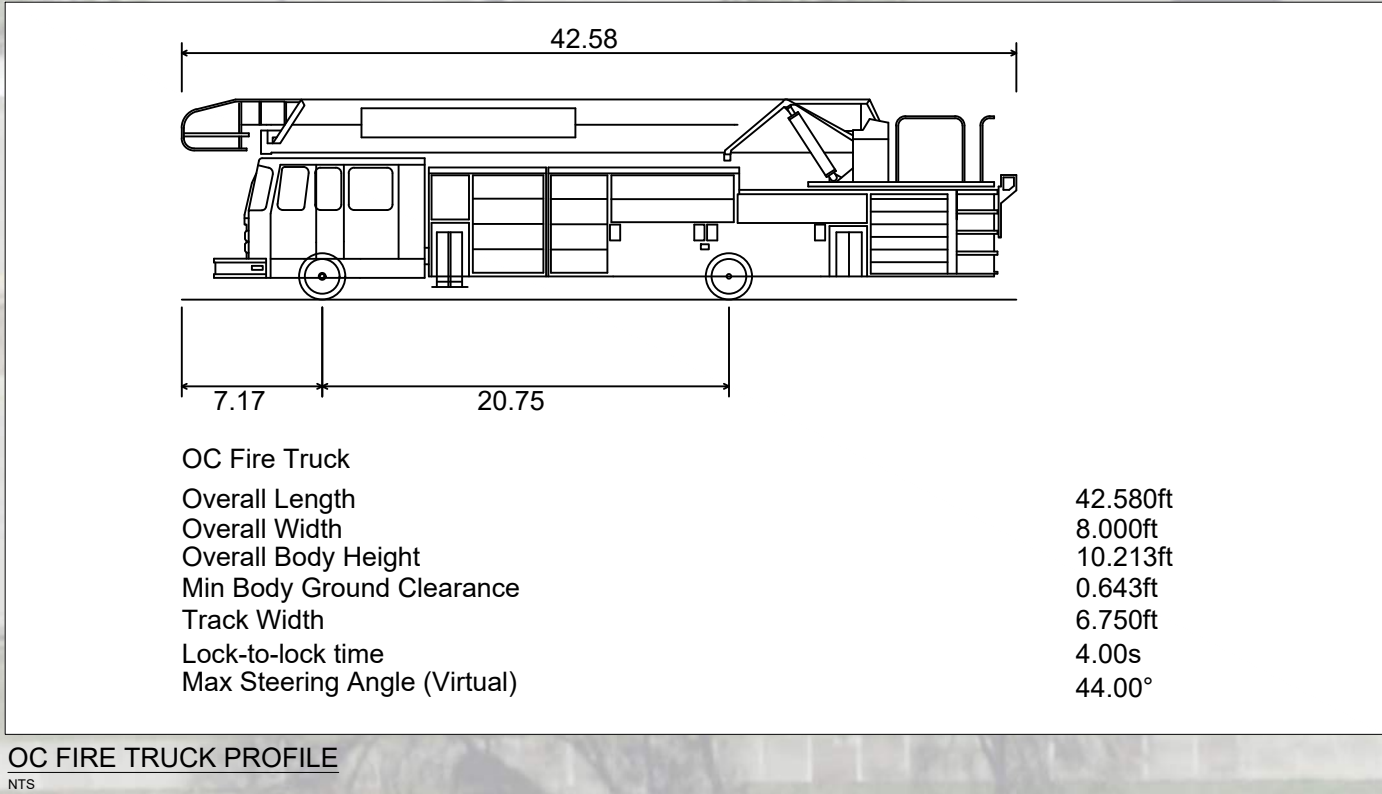


FEMA FLOOD MAP
NTS

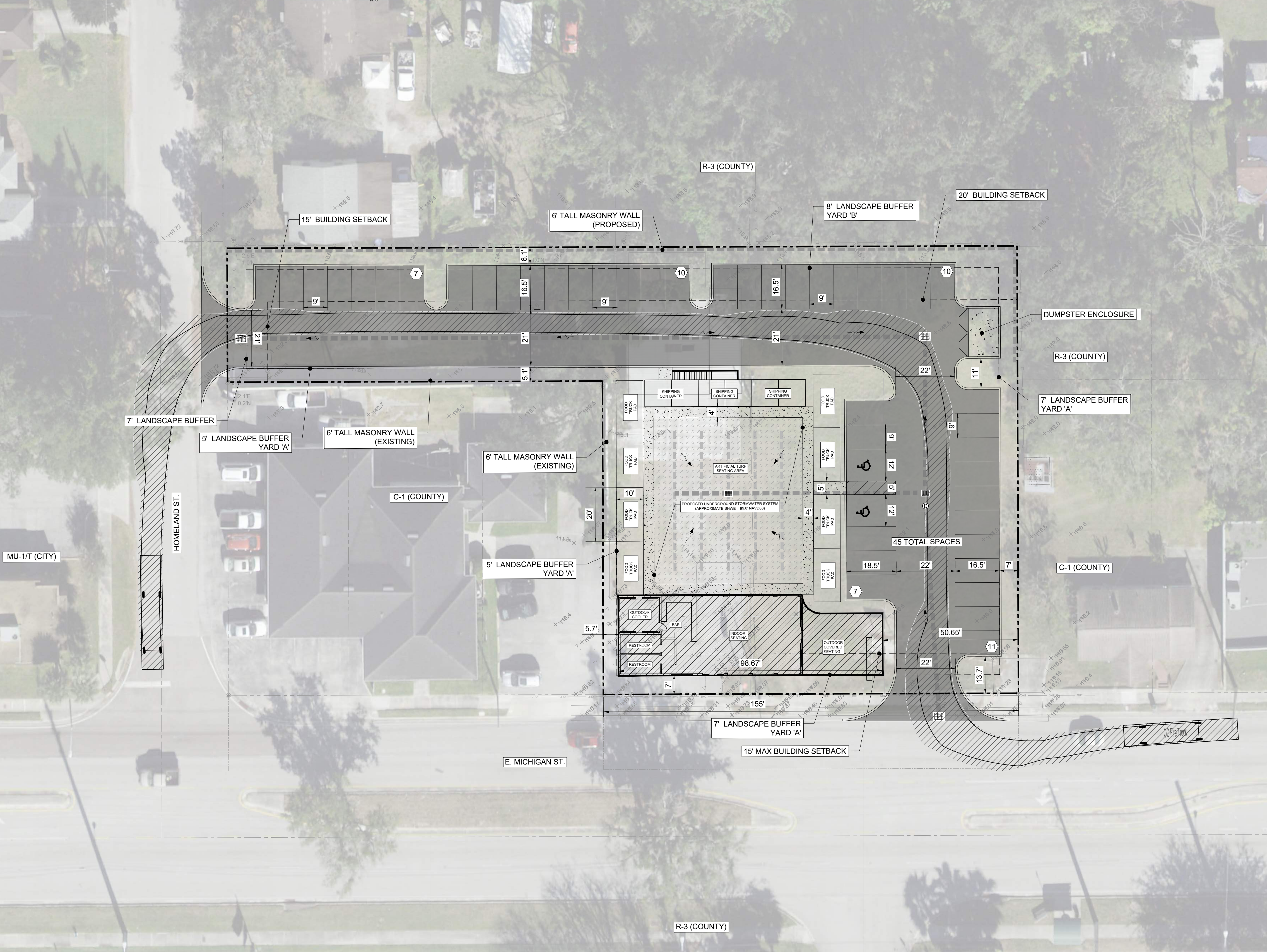
PROJECT TEAM	
OWNER:	CIVIL ENGINEER:
K2 ACQUISITIONS LLC 6418 MILNER BLVD. STE. B ORLANDO, FL. 32809-6678 PH: 407-205-6000 CONTACT: DANIEL KENNERLY	KPM FRANKLIN 6300 HAZELTINE NATL DR., STE. 118 ORLANDO, FL 32822 PHONE: 407-410-8624 CONTACT: DUSTIN BRINKMAN, P.E.
ARCHITECT:	SURVEYOR:
STUDIO 1+ PHONE: 407-590-0505 CONTACT: JOE KNOUS, RA.	IRELAND & ASSOCIATES SURVEYING 1301 S. INTERNATIONAL PKWY, STE. 2001 LAKE MARY, FL 32746 PHONE: 407-678-3366 CONTACT: PATRICK K. IRELAND



MASTER PLAN SITE DATA		
PARCEL ID	06-23-30-1424-06-090	
ADDRESS	2207 E.MICHIGAN ST. ORLANDO, FL. 32806	
PROJECT SITE AREA	0.76 AC	
EXISTING ZONING	C-2 RESTRICTED (COUNTY)	
PROPOSED ZONING	MU-1/T (CITY)	
OVERLAY DISTRICT	TRADITIONAL CITY	
ADJACENT ZONING (COUNTY)	NORTH - R-3	
	SOUTH - C-1 / RIGHT-OF-WAY	
	EAST - C-1 (117'), R-3 (50')	
	WEST - C-1 / RIGHT-OF-WAY	
EXISTING CONCEPTUAL FUTURE LAND USE	MUC/MED, RES/LOW	
PROPOSED FUTURE LAND USE	MUC/MEDIUM	
ALLOWABLE INTENSITY (FAR)	0.5	
MAX ALLOWABLE BUILDING HEIGHT	35 FT.	
MAX ALLOWABLE ISR	0.85	
LANDSCAPE BUFFER	REQUIRED (FT.)	PROVIDED (FT.)
FRONT YARD (SOUTH - MICHIGAN ST) - TYPE 'A'	7	7
SIDE YARD (EAST & WEST) - TYPE 'A'	5 / 7	5 / 7
SIDE YARD (HOMELAND STREET) - TYPE 'A'	7	10
REAR YARD (NORTH) - TYPE 'B'	8	6
BUILDING SETBACK	MINIMUM (FT.)	MAXIMUM (FT.)
FRONT YARD (SOUTH - MICHIGAN ST)	0	15
SIDE YARD (EAST & WEST)	0	25 (CORNER LOT EXEMPT)
SIDE YARD (HOMELAND STREET)	0	15 (CORNER LOT EXEMPT)
REAR YARD (NORTH)	20	N/A
PARKING ANALYSIS (STANDARD 9' X 18.5')	MIN. REQUIRED (5 SP / 1 KSF)	MAX. ALLOWED (20 SP / 1 KSF)
OPEN AIR PAVILION (2,100 SF)	11	42
TURF PADS / OUTDOOR PATIO / TRUCK PADS (6,000 SF)	30	120
TOTAL MINIMUM & MAXIMUM PARKING	41	162
NOTE: ALL PERIMETER PARKING IS 16.5' DEEP AND ACCOMMODATES A 2 FOOT OVERHAND TO MEET THE MINIMUM 18.5' STANDARD		



OC FIRE TRUCK PROFILE
NTS



6300 HAZELTINE NATIONAL DR.
STE. 118 ORLANDO, FL 32822
PHONE (407)410-8624 COA 32059

REVISION	DATE	STATUS
1	12/20/21	PRELIMINARY DESIGN

MASTER PLAN

MICHIGAN ST. A LA CART

CAUTION

0 1/2 1

IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

ALLEN T. GOSSETT
FL. REG. NO. 88637

JOB NO. 21-0052.000
DESIGN DB
DRAWN JG
APPROVED RM
SHEET NO. REV: