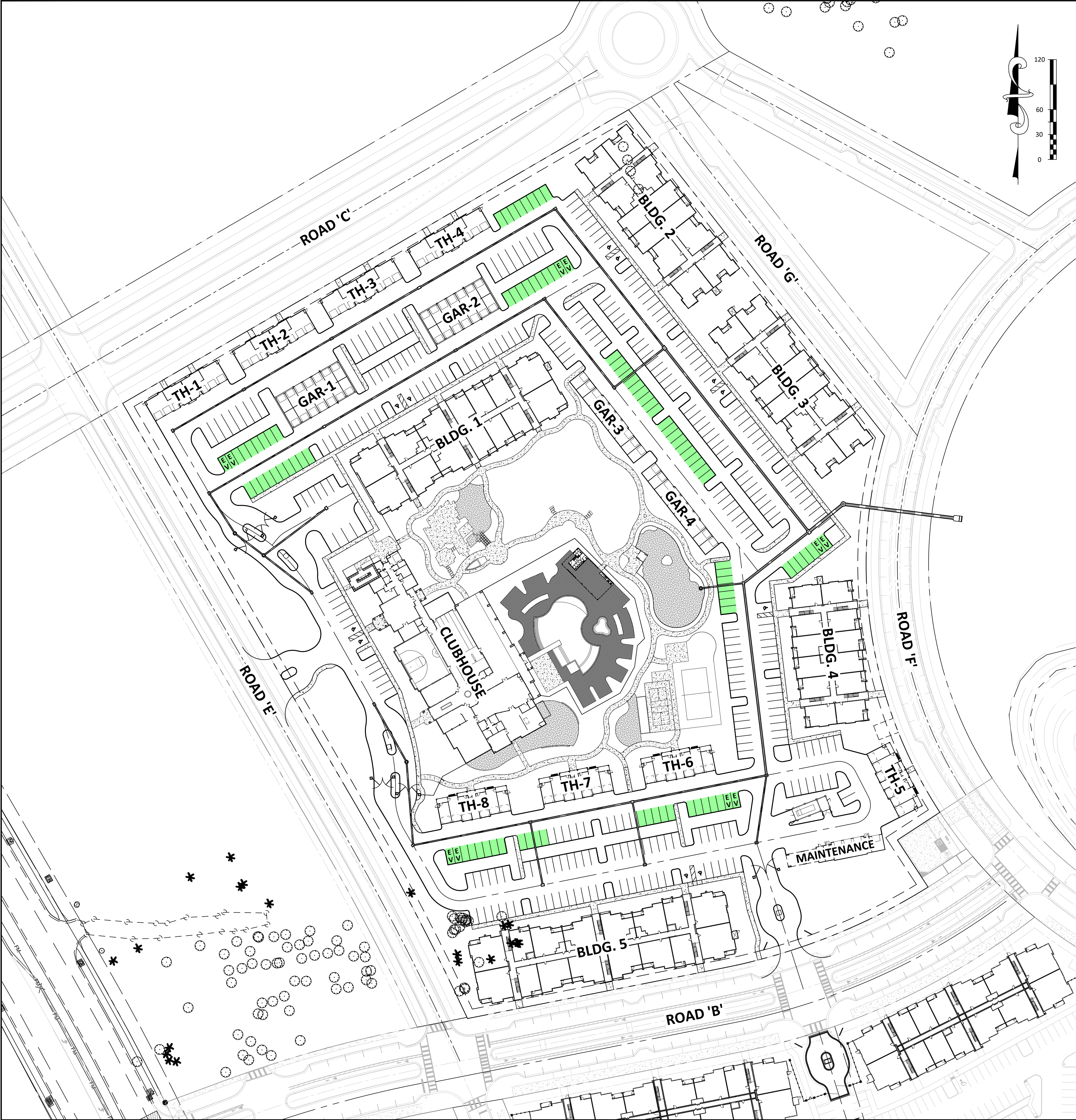


\\drmp1\prj\Projects22\22-0182.000_Torrey_Preserves-Lot_6\General-Civil\Design\Plans\0300_SITE.dwg Plotted: Jul 25, 2022 - 10:13am by DCarleton

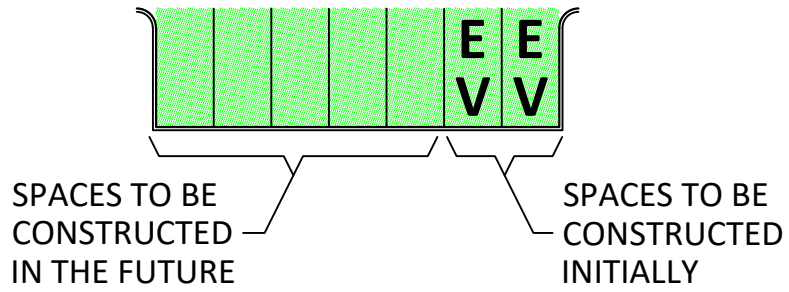


DEVELOPMENT DATA	
TAX PARCEL ID NO.	31-23-31-0000-00-009
SITE ADDRESS	8901 NARCOOSSEE ROAD
LAND USE	MIXED-USE CORRIDOR
ZONING	MULTI-FAMILY RESIDENTIAL
AREA	±14.94 ACRES
MUNICIPALITY	CITY OF ORLANDO
UNITS PROPOSED	276 UNITS
DENSITY PROPOSED	14 DU/AC

UNIT DATA: PAC- MALLORY SQUARE 2						
BLDG #	BLDG TYPE	FLOORS	1 BR	2 BR	3 BR	UNITS/ BLDG
1	IV	4	31	9	16	56
2	II	4	19	29	0	48
3	II	4	19	29	0	48
4	III	4	48	0	16	48
5	I	4	24	24	0	64
TH1	VIII	3	0	2	0	2
TH2	VIII	3	0	2	0	2
TH3	VIII	3	0	2	0	2
TH4	VIII	3	0	2	0	2
TH5	VI	2	0	2	0	2
TH-6	VI	2	0	2	0	2
TH-7	VI	2	0	2	0	2
TH-8	VI	2	0	2	0	2
TOTALS			141	103	32	280

PARKING DATA		
REQUIRED PARKING:	UNITS	SPACES
ONE-BEDROOM (1.5 SPACE/UNIT)	141	212
TWO-BEDROOM (1.75 SPACE/UNIT)	107	188
THREE-BEDROOM (2 SPACE/UNIT)	32	64
TOTAL REQUIRED	280	464
PARKING PROPOSED:		
STANDARD PARKING PROVIDED	9'x19'	399
GARAGE PARKING PROVIDED	-	96
ACCESSIBLE PARKING PROVIDED	12'x19'	11
TOTAL PARKING PROVIDED	-	506
PROPOSED PARKING RATIO	506 SPACES/ 280 UNITS	1.8 SPACES/ UNIT

PARKING SPACES FOR ELECTRIC VEHICLES



DEVELOPMENT STANDARDS	
GROSS DENSITY	15-30 DU/AC
MIN. BUILDING FRONTAGE	50 FT.
MIN. BUILDING SETBACK:	
FRONT YARD	0 FT.
SIDE YARD	0 FT.
STREET SIDE	0 FT.
REAR YARD	10 FT.
MAX. F.A.R.	1.00
SITE F.A.R.	0.72
MAX. I.S.R.	0.90
SITE I.S.R.	0.69
IMPERVIOUS SURFACE:	10.25 Ac.
TOTAL SITE:	14.94 Ac.
I.S. ÷ T.S. =	0.69
MAX. BUILDING HEIGHT	60 FT.
UTILITY SUMMARY:	
POTABLE WATER DEMAND:	AVERAGE DAILY FLOW 98,000 GPD
SANITARY SEWER DEMAND:	AVERAGE DAILY FLOW 53,200 GPD
OWNERSHIP/MAINTENANCE:	
RIGHT-OF-WAY:	PRIVATE - TO BE OWNED AND MAINTAINED BY PRIVATE OWNER
ON-SITE WATER SYSTEM:	TO BE OWNED AND MAINTAINED BY PRIVATE OWNER
ON-SITE RECLAIM WATER:	TO BE OWNED AND MAINTAINED BY PRIVATE OWNER
ON-SITE SANITARY SEWER:	TO BE OWNED AND MAINTAINED BY PRIVATE OWNER

DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY

NO.
DATE
DESCRIPTION
BY

SITE PLAN AND AND SITE DATA

TORREY PRESERVE LOT 6

CITY OF ORLANDO, FLORIDA

DO NOT SCALE THIS DRAWING — DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Certificate of Authorization No. 2648
941 Lake Baldwin Lane - Orlando, Florida 32814
Phone: 407.856.0354 Fax: 407.856.4336 WWW.DRMP.COM

Donald C. Bieger Jr., P.E.
State of Florida # 60857
PROJECT NO.:
22-0182.000

SCALE:
1" = 60'

DATE:
JULY, 2022

DRAWING:
C3.0