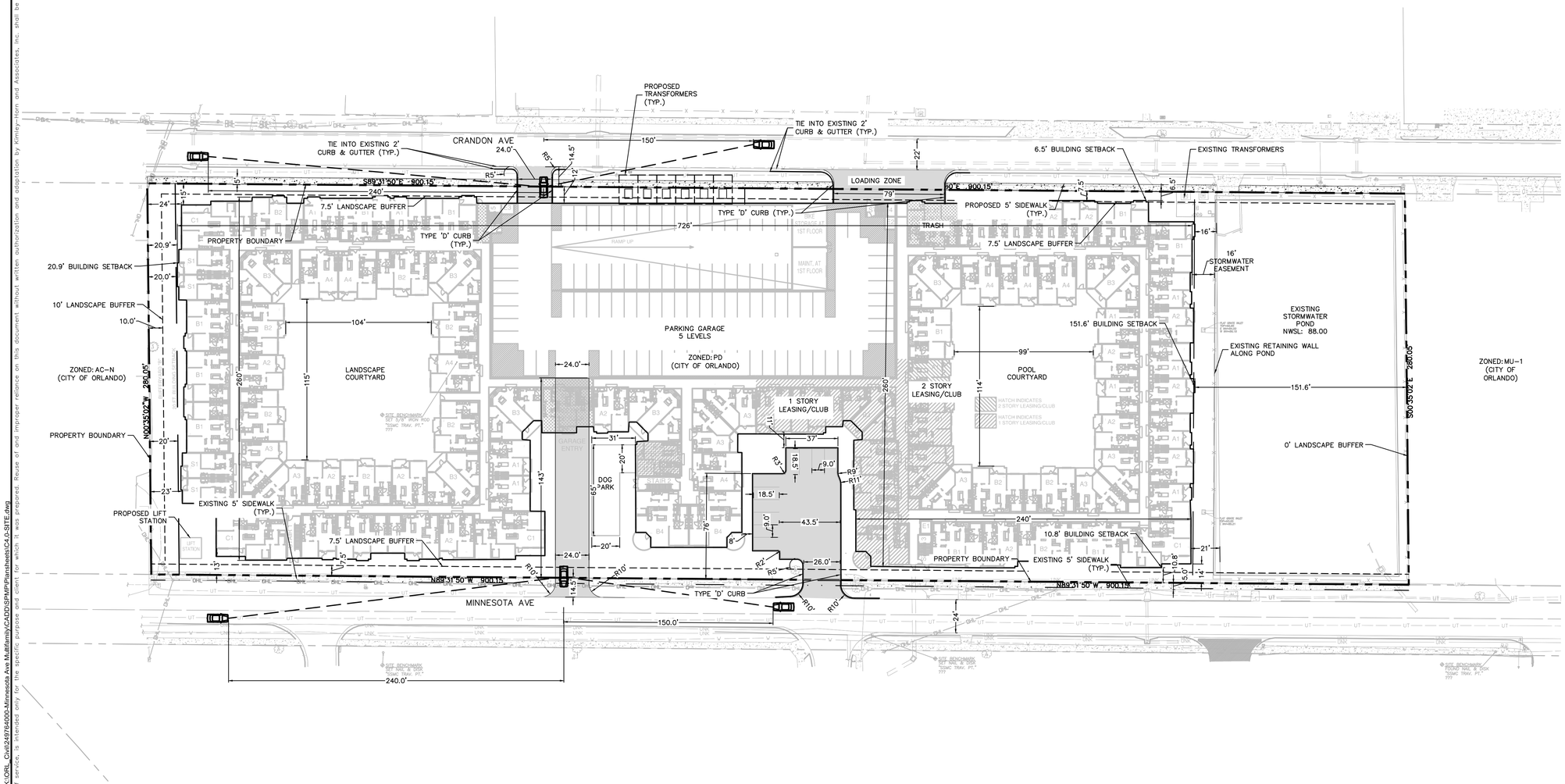

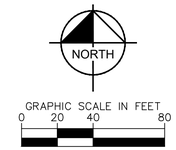

PROJECT PERMIT NUMBERS

1. CITY OF ORLANDO: ENGXXXX-XXXXX
2. CITY OR ORLANDO: BLDXXXX-XXXXX
3. SJRWMD:XXXXX-X
4. ORANGE COUNTY: XX-X-XXX
5. CITY OF WINTER PARK: XX-XXXX

SITE DATA :

TOTAL AREA:	±5.78 ACRES
EXISTING ZONING:	PD
EXISTING USE:	PARKING LOT & WET DETENTION
PROPOSED LANDUSE:	MULTI-FAMILY
IMPERVIOUS AREA:	4.34 AC
PERVIOUS AREA:	1.44 AC
ISR ALLOWED:	0.90
ISR PROVIDED:	0.75
BUILDING HEIGHT:	75 FT MAX

BUILDING SETBACKS:	REQUIRED:	PROPOSED:
CRANDON AVE (FRONT):	0 FT/NO MAX	6.5 FT
MINNESOTA AVE (REAR):	0 FT	10.8 FT
SIDE (WEST):	20 FT	20.9 FT
SIDE (EAST):	0 FT	151.6 FT

LANDSCAPE BUFFERS:	REQUIRED:
CRANDON AVE (FRONT):	7.5 FT MIN
MINNESOTA AVE (REAR):	7.5 FT MIN
SIDE (WEST):	10.0 FT
SIDE (EAST):	0 FT

RESIDENTIAL DENISTY CALCULATIONS:

UNITS:

STUDIO:	16
1 BEDROOM:	177
2 BEDROOMS:	141
3 BEDROOMS:	16
TOTAL DWELLING UNITS:	350 UNITS

PARKING REQUIREMENTS:

STUDIO:	1.0 SPACES PER UNIT/STUDIO < 750 SQFT
1 BEDROOM:	1.5 SPACES PER UNIT > 750 SQFT
2 BEDROOMS:	1.75 SPACES PER UNIT
3 BEDROOMS:	2 SPACES PER UNIT

UNIT MIX:

STUDIO:	1.0 x 16 UNITS = 16 SPACES
1 BEDROOM:	1.5 x 177 UNITS = 265 SPACES
2 BEDROOMS:	1.75 x 141 UNITS = 246 SPACES
3 BEDROOMS:	1.75 x 16 UNITS = 28 SPACES
TOTAL REQUIRED:	501 SPACES
NUMBER OF ADA PARKING SPACES REQ'D:	11 SPACES

PARKING PROVIDED:

GARAGE SPACES (9.0'X18'):	490
HANDICAP SPACES (GARAGE):	11
TOTAL RESIDENTIAL SPACES PROVIDED:	501

BICYCLE PARKING:

FOR MULTI-FAMILY BUILDINGS 3 STORIES OR LESS, THERE SHALL BE NO LONG-TERM SPACES AND 1 SPACE FOR EVERY 5 UNITS. FOR MULTI-FAMILY BUILDINGS 4 STORIES OR MORE, THERE SHALL BE 1 LONG TERM AND SHORT TERM SPACE PER 20 UNITS.

NUMBER OF STORIES: 4

	SHORT TERM	LONG TERM
MAIN APARTMENT BUILDING:	18	18

PHASING:

THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

STORMWATER MANAGEMENT:

ALL STORMWATER RUNOFF GENERATED ON-SITE WILL BE CONVEYED TO AND TREATED WITHIN THE PROPOSED STORMWATER VAULT LOCATED BENEATH THE PROPOSED PARKING GARAGE.

LEGEND

- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- BUILDING SETBACK
- PROPOSED FENCE
- PROPOSED GATE
- PARKING COUNT CIRCLES
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
DEREK E. MAGANZINI
LICENSE NUMBER 75922
STATE OF FLORIDA
DATE: 2/25/2026

KHA PROJECT 249764000
DATE 2/25/2026
SCALE AS SHOWN
DESIGNED BY DER
DRAWN BY SJC
CHECKED BY DER

OVERALL SITE PLAN

MINNESOTA AVE MULTIFAMILY

CITY OF ORLANDO FLORIDA

SHEET NUMBER
SPMP 1.0

Plotted By:Collins, Sabrina Sheet Set:PUT NAME HERE Layout:C4.0 February 25, 2026 02:22:02pm K:\ORL_Civil\249764000-Minnesota Ave Multifamily\CADD\SPM\Plansheets\C4.0-SITE.dwg
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