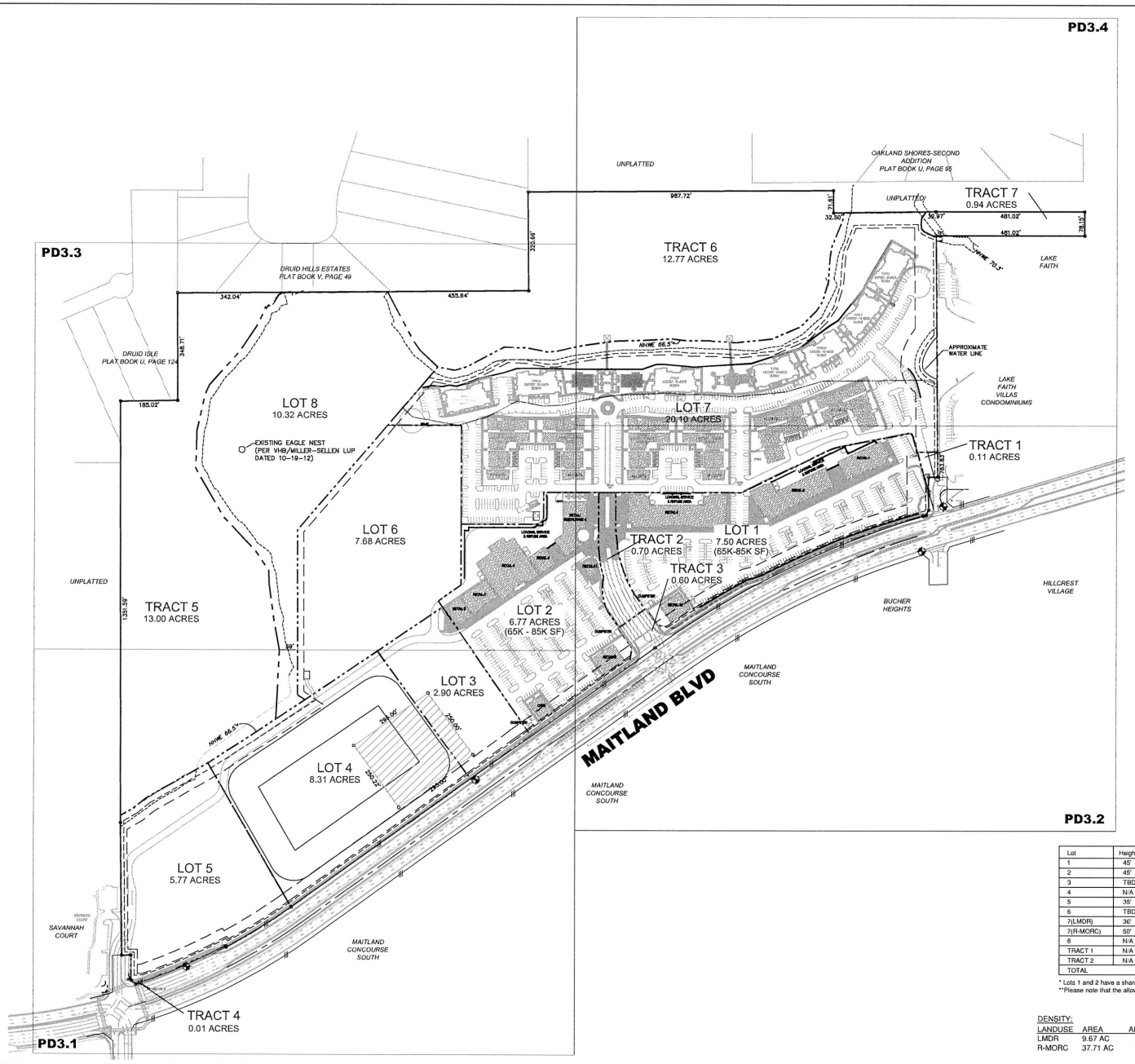

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

SITE DATA:

NAME	AREA	PROPOSED USE
LOT 1	7.50 AC	R-MORC
LOT 2	6.77 AC	R-MORC
LOT 3	2.90 AC	R-MORC
LOT 4	8.31 AC	PO/R-MORC
LOT 5	5.77 AC	PO
LOT 6	7.68 AC	R-MORC
LOT 7	20.10 AC	LMDR/R-MORC
LOT 8	10.32 AC	PR
TRACT 1	0.11 AC (COMMON AREA)	R-MORC
TRACT 2	0.70 AC (COMMON AREA)	R-MORC
TRACT 3	0.60 AC (FDOT DEDICATION)	
TRACT 4	0.01 AC (FDOT DEDICATION)	
TRACT 5	13.00 AC (LAKE CHARITY)	
TRACT 6	12.77 AC (LAKE HOPE)	
TRACT 7	0.94 AC (LAKE FAITH)	
TOTAL	97.48 AC	

NOTE:

THE ROADWAY SHOWN REPRESENTS PROPOSED FDOT IMPROVEMENTS FOR MAITLAND BOULEVARD.

* PER APPROVED COMP PLAN

LEGEND:

- EXISTING FDOT POND (1.69 AC)
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- SJRWMD BUFFER (25' AVERAGE FROM NHWE)
- LMDR LINE
- SIDEWALK EASEMENT

Lot	Height	Stories	Open Space	Impervious	Area	BLDG SF	FAR
1	45'	2	20%	up to 90%	7.50 AC	75,000*	0.23
2	45'	2	20%	up to 90%	6.77 AC	75,000*	0.25
3	TBD	4	20%	TBD	2.90 AC	75,000	0.59
4	N/A	N/A	80%	up to 20%	8.31 AC	0	0.00
5	35'	TBD	30%	TBD	5.77 AC	75,000	0.30
6	TBD	4	30%	TBD	7.68 AC	205,647	0.61
7(LMDR)	36'	2	30%	up to 70%	9.68 AC	114,319	0.27
7(R-MORC)	50'	3	30%	up to 70%	10.42 AC	249,056	0.55
8	N/A	N/A	100%	up to 5%	10.32 AC	0	0.00
TRACT 1	N/A	N/A	5%	up to 95%	0.11 AC	0	0.00
TRACT 2	N/A	N/A	5%	up to 95%	0.70 AC	0	0.00
TOTAL						869,022	0.30**

* Lots 1 and 2 have a shared building square footage of 150,000
**Please note that the allowed FAR was based on 66.5 acres

DENSITY:

LANDUSE	AREA	ALLOWED DENSITY	ALLOWED UNITS	PROPOSED DENSITY	PROPOSED UNITS
LMDR	9.67 AC	4.5-10 DU/AC	96	9.9 DU/AC	96
R-MORC	37.71 AC	10-20 DU/AC	350	6.7 DU/AC	254

No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
JONATHAN A. MARTIN, P.E.
FLORIDA LICENSE NUMBER 54055
DATE: ——

KHA PROJECT 049183005
DATE JULY 2015
SCALE AS SHOWN
DESIGNED BY BAL
DRAWN BY KAS
CHECKED BY JAM

SITE PLAN SW

MAITLAND CONCOURSE NORTH
CITY OF MAITLAND FLORIDA

SHEET NUMBER PD3.0

Plotted By:Short, Scott Sheet Set:049183005-MCN-PD Layout:PD3.0-OVERALL July 15, 2015 02:34:06pm K:\ORL_Civil\049183005-MCN-Master Development Svcs\CADD\PD\PlanSheets\PD3.0-OVERALL-SITE.dwg
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