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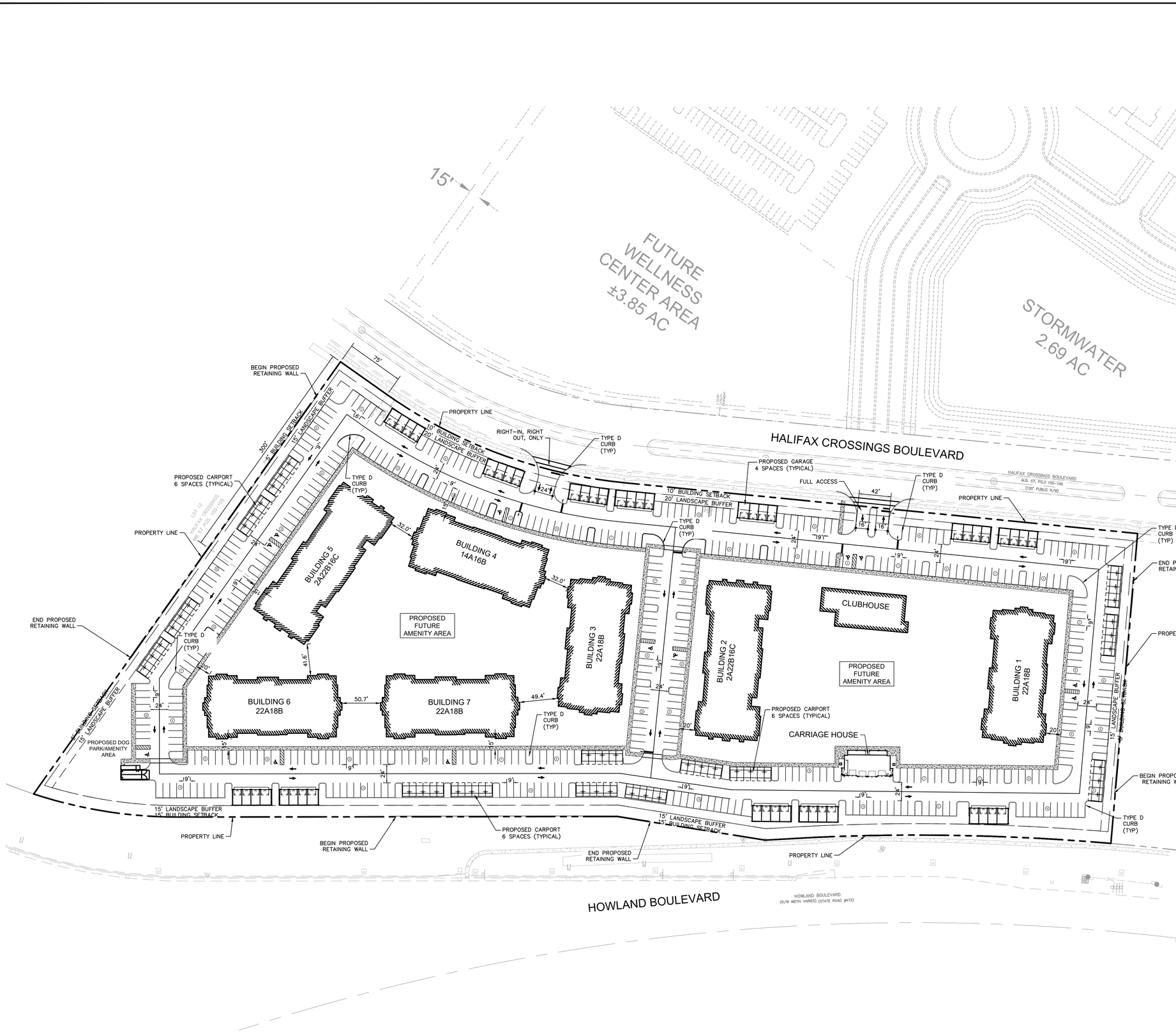

SITE DATA:

TOTAL SITE AREA:	13.60 ACRES (592,665.79 SF)
FUTURE LAND USE:	COMMERCIAL POWER CENTER (ACTIVITY CENTER)
EXISTING USE:	VACANT
PROPOSED USE:	MULTIFAMILY APARTMENTS
EXISTING ZONING:	MPUD (MIXED-USE PLANNED UNIT DEVELOPMENT)
MAXIMUM BUILDING HEIGHT:	60 FEET MAX. (4 STORIES)
PROPOSED MAXIMUM BLDG HEIGHT:	60 FEET (4 STORIES)

REQUIRED PARKING:

MULTI-BUILDING APARTMENTS

1.5 SPACES PER 1 BDRM UNIT X 110 UNITS	= 165 SPACES
2 SPACES PER 2/3 BDRM UNIT X 162 UNITS	= 324 SPACES
1 SPACE PER 10 UNITS = 272/10 X 1	= 28 SPACES
TOTAL SPACE REQUIRED*:	= 517 SPACES

* ONE COVERED SPACE REQUIRED PER 2 UNITS; 272 UNITS/2 = 136 COVERED SPACES

PROPOSED PARKING:

STANDARD SPACES (9' X 19'):	417 SPACES
GARAGE SPACES:	52 SPACES
CARPORT SPACES:	84 SPACES
ADA SPACES (12' X 19'):	12 SPACES
TOTAL SPACES PROPOSED:	565 SPACES

MAXIMUM ALLOWABLE DENSITY:

DEVELOPABLE AREA X 20 DWELLINGS UNITS PER ACRE
13.60 ACRES X 20 DU/AC = 272 DU

PROPOSED DENSITY 272 UNITS
- BUILDING TYPE 12A18B (1BUILDING)
  - 12 1 BEDROOM UNITS
  - 18 2 BEDROOM UNITS
- BUILDING TYPE 24A16B (4 BUILDING)
  - 24 1 BEDROOM UNITS
  - 16 2 BEDROOM UNITS
- BUILDING TYPE 24B16C (2 BUILDING)
  - 24 2 BEDROOM UNITS
  - 16 3 BEDROOM UNITS
- CARRIAGE HOUSE (1 BUILDING)
  - 2 1 BEDROOM UNITS

IMPERVIOUS SURFACE RATIO

MAXIMUM IMPERVIOUS SURFACE RATIO:	75%
PROPOSED IMPERVIOUS SURFACE RATIO:	TBD

SETBACKS	BUILDING	LANDSCAPE BUFFER
FRONT (HALIFAX CROSSING BLVD):	10 FT	20 FT
SIDE YARD:	5 FT	15 FT
STREET SIDE YARD	N/A	N/A
REAR YARD (SR 472)	15 FT	15 FT

STORMWATER

STORMWATER TO BE PROVIDED OFFSITE.

FLOOD ZONE:

ZONE X – AREA OF MINIMAL FLOOD HAZARD

No.	REVISIONS	DATE	BY

Kimley»Horn
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

DATE:

KHA PROJECT

DATE	6/28/2023
SCALE	AS SHOWN
DESIGNED BY	AG
DRAWN BY	AG
CHECKED BY	EL

CONCEPT PLAN

HALIFAX CROSSING APARTMENTS

SHEET NUMBER
CP1.0