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SITE DATA:

GENERAL:		
EXISTING ZONING:		PD
EXISTING USE:		FORMERLY USED DEFENSE SITE (FUDS)
PROPOSED USE:		SINGLE FAMILY RESIDENTIAL/PASSAIC PKWY
TOTAL GROSS DEVELOPMENT AREA:		68.38 AC
TOTAL STORMWATER MANAGEMENT AREA:		31.01 AC
TOTAL NET DEVELOPMENT AREA:		37.37 AC
TOTAL UNITS PROPOSED:		102 DU
GROSS DENSITY:		1.49 DU/AC
NET DENSITY:		2.73 DU/AC
GATED SUBDIVISION:		YES
PUBLIC/PRIVATE FACILITIES AND SERVICES:		
POTABLE WATER SERVICE:		ORANGE COUNTY UTILITIES
WASTEWATER SERVICE:		ORANGE COUNTY UTILITIES
RECLAIMED WATER SERVICE:		ORANGE COUNTY UTILITIES
ELECTRIC AND LIGHTING SERVICE:		DUKE ENERGY/ORLANDO UTILITIES COMMISSION
ROADWAY MAINTENANCE:		CITY OF ORLANDO
FIRE PROTECTION:		CITY OF ORLANDO
PHASING:		PROJECT TO BE DEVELOPED IN 2 PHASES

DEVELOPMENT STANDARDS

LOT TYPE	TYPICAL LOT DIMENSIONS	MINIMUM LOT DIMENSIONS	MINIMUM SETBACKS (FT)							MAXIMUM BUILDING HEIGHT	MAXIMUM LOT ISR (%)
			FRONT (PRINCIPAL)	FRONT PORCH ENCROACHMENT	FRONT GARAGE	REAR	SIDE	SIDE STREET	REAR ALLEY		
2	50' x 125'	50' x 100'	16	6	20	15	5	15	N/A	3 STORIES	70
3	60' x 125'	50' x 100'	16	6	20	15	5	15	N/A	3 STORIES	70

Notes:

- ACCESSORY STRUCTURES MAY BE PLACED 5' OFF THE REAR PROPERTY LINE.

LOT SUMMARY			
PHASE	NUMBER OF LOTS		TOTAL
	2	3	
4	76	26	102
TOTAL	76	26	102

NOTE: LOT COUNT AND DISTRIBUTION MAY BE REVISED AT DEVELOPERS DISCRETION, SUBJECT TO PLANNING OFFICIAL APPROVAL.

TRACT SUMMARY AND OWNERSHIP/MAINTENANCE:

ID	AREA (AC)	DESCRIPTION	OWNERSHIP	MAINTENANCE
S1A, S-1D & S-9	31.01	STORMWATER MANAGEMENT	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION, CITY OF ORLANDO
LS-4	0.05	SANITARY LIFT STATIONS	ORANGE COUNTY UTILITIES	ORANGE COUNTY UTILITIES
NP-1	0.28	NEIGHBORHOOD PARKS	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION
OS-1 THRU OS-2	5.36	OPEN SPACE	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION
N/A	0.00	CONSERVATION AREA	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION
1418 THRU 1519	19.63	RESIDENTIAL LOTS	HOMEOWNER	HOMEOWNER
N/A	12.05	ROADWAYS	CITY OF ORLANDO	CITY OF ORLANDO
N/A	N/A	DRAINAGE EASEMENTS	PER UNDERLYING LOT/TRACT	CITY OF ORLANDO
N/A	N/A	UTILITY EASEMENTS	PER UNDERLYING LOT/TRACT	ORANGE COUNTY UTILITIES
TOTAL	68.38			

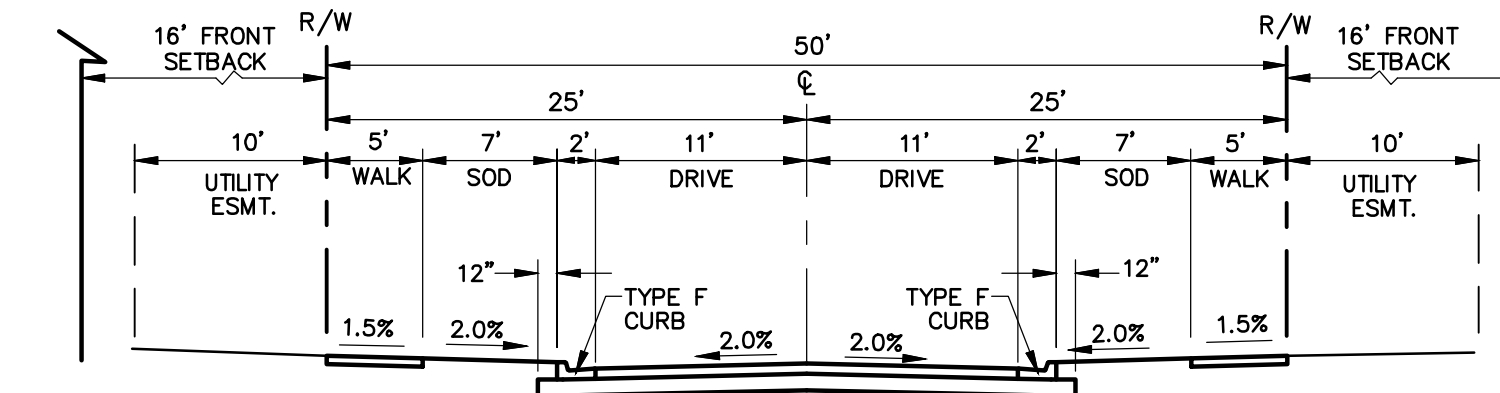
NOTE: ALL AREAS LISTED ABOVE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.

GENERAL DEVELOPMENT NOTES

- THIS MASTER SITE PLAN IS FOR ILLUSTRATIVE/PLANNING PURPOSES ONLY. ALTERATIONS MAY BE APPROVED BY THE CITY PLANNING OFFICIAL AS PART OF FINAL ENGINEERING PLANS, PROVIDED SUCH ALTERATIONS CONFORM TO THE APPLICABLE PROVISIONS OF THE CITY'S GROWTH MANAGEMENT PLAN, LAND DEVELOPMENT CODE, AND APPROVED PD.
- THE PROPERTY PHASING DEPICTED HEREON MAY BE DEVELOPED IN ANY ORDER, PROVIDED THAT EACH PHASE OR SUB-PHASE FUNCTIONS IN A STAND-ALONE CONDITION.
- DEVELOPMENT SHALL COMPLY WITH THE VISTA PARK PLANNED DEVELOPMENT (ORDINANCE NO. 2019-31)
- PROJECT SITE IS WITHIN THE FORMER PINECASTLE JEEP RANGE, A FORMERLY USED DEFENSE SITE (FUDS), AND DUE TO REMEDIAL EFFORTS CURRENTLY ONGOING, THERE ARE NO SPECIMEN TREES TO BE PRESERVED.

GENERAL NOTES:

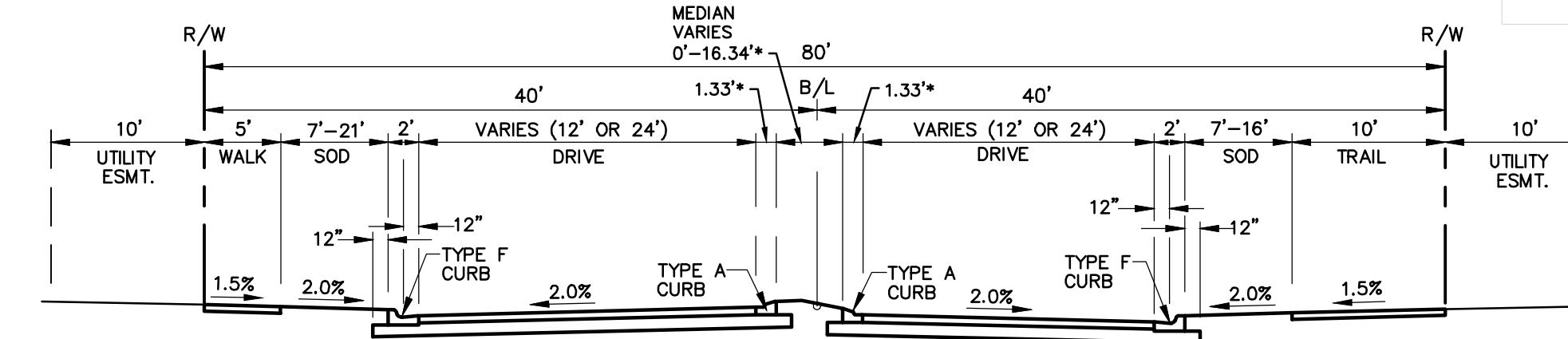
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



TYPICAL SECTION PHASE 4 (PUBLIC STREET)

1"=10'

NOTE: REQUIRED STREET TREES TO BE PROVIDED WITHIN BULB OUTS WITH SPACING TO BE DETERMINED AT TIME OF FINAL ENGINEERING.



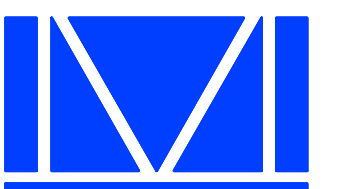
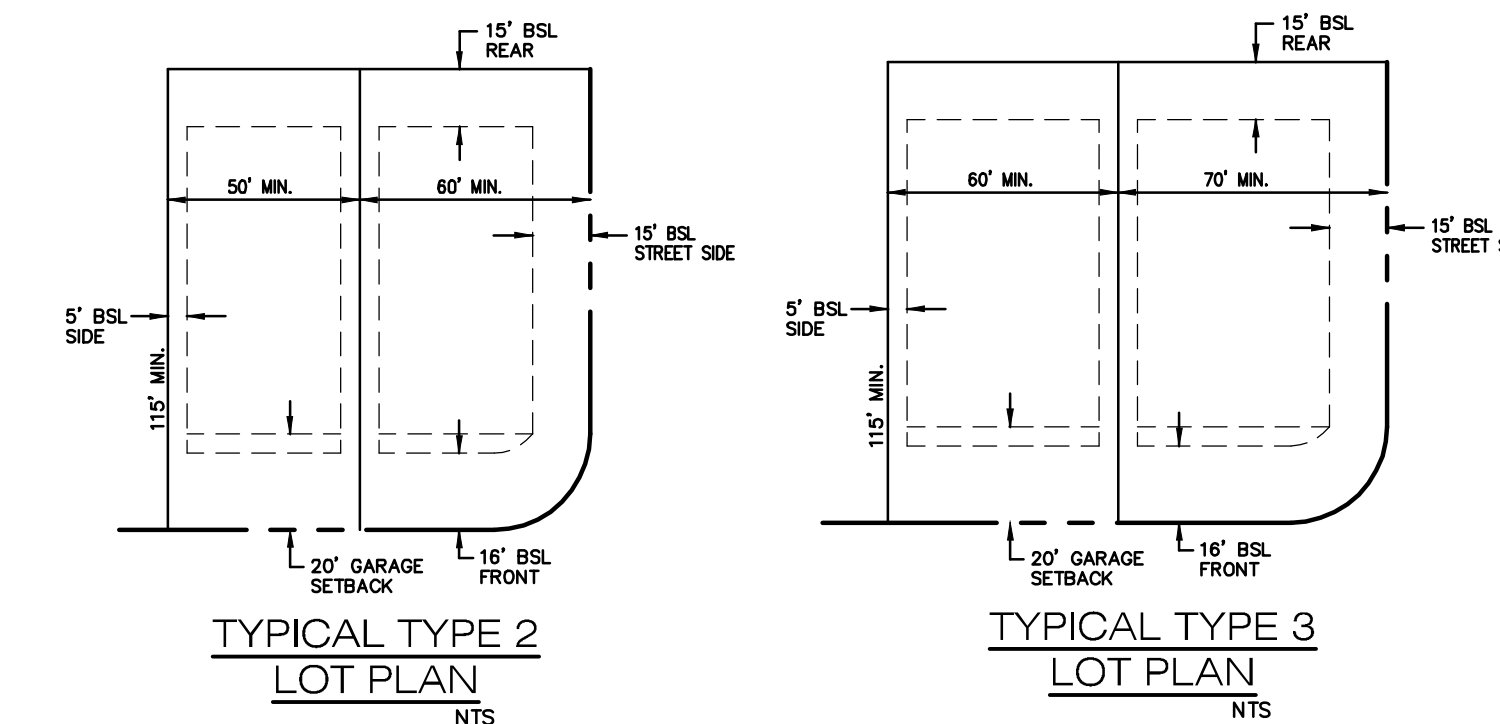
PASSAIC PARKWAY TYPICAL SECTION (PUBLIC STREET)

1"=10'

NOTE: REQUIRED STREET TREES TO BE PROVIDED WITHIN BULB OUTS WITH SPACING TO BE DETERMINED AT TIME OF FINAL ENGINEERING.

NOTES

- CROSS-SECTIONS ARE TYPICAL CONCEPTS AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND ENGINEERING.
- STREET NAMES ARE SUBJECT TO CHANGE.
- TYPICAL PAVEMENT STRUCTURES AND CURB AND GUTTER DESIGN SHALL CONFORM WITH THE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL LATEST EDITION, OR AS MODIFIED BY THE CITY ENGINEER.
- THE PROPERTY DESCRIBED HEREON MAY BE DEVELOPED IN PHASES PROVIDED THAT EACH PHASE OR SUB-PHASE FUNCTIONS IN A STAND-ALONE CONDITION.
- ANY CHANGES TO THE CROSS SECTIONS MUST BE REVIEWED AND APPROVED BY CITY TRANSPORTATION ENGINEERING.



McINTOSH ASSOCIATES
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Seals

DATE: _____

NOT FOR CONSTRUCTION (06/17/24)

SPECIFIC PARCEL MASTER PLAN
VISTA PARK
PHASE 4 AND PASSAIC PARKWAY
CITY OF ORLANDO

DOCUMENT CHANGES

Description	Date

Issue Description	
Issue Date	6/18/24
Project No	19088
Drawn/Designed	DSW / DSW
Checked By	DT
Drawing Title	

DEVELOPMENT NOTES, TYPICAL SECTIONS & DETAILS

Sheet Number

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