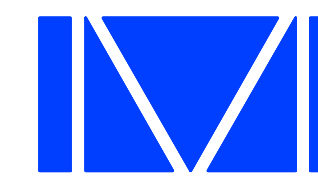


DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



McINTOSH ASSOCIATES
an LJA company

1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.844.4068

Seals

DATE: _____

MASTER PLAN / PRELIMINARY PLAT
SUNBRIDGE N-6

CITY OF ORLANDO, FLORIDA

DEVELOPMENT STANDARDS AND SETBACKS

LOT TYPE	LOT SIZE	FRONT SETBACK	GARAGE SETBACK	FRONT PORCH ENCROACHMENT	SIDE STREET/PARK SETBACK	SIDE YARD SETBACK	TWO STORY SIDE SETBACK	REAR YARD SETBACK	SIDE ALLEY SETBACK	MAXIMUM ISR
①	32'x110'	15'	3'/20' ⁽³⁾	8'	10'	4' ⁽¹⁾	4' ⁽¹⁾	4'/20' ⁽³⁾	10'	T.B.D
②	50'x120'	15'	20' ⁽²⁾	8'	10'	5'	5'	15'	N/A	T.B.D
③	60'x120'	15'	20' ⁽²⁾	8'	10'	5'	5'	15'	N/A	T.B.D

NOTE: PD BOUNDARY SETBACK: NONE

PARCEL N-6 LOT SUMMARY

LOT TYPE	NUMBER OF LOTS				
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTALS
① 32'x110'	29	58	121	AMENITY CENTER	208
② 50'x120'	26	44	108		178
③ 60'x120'	32	38	70		140
TOTALS	87	140	299		526

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

* = MAXIMUM PAD SIZE DOES NOT FIT ON LOT

NOTES

- (1) 4' MINIMUM ALLOWED ON LOTS LESS THAN 40' IN WIDTH.
- (2) FRONT LOADED GARAGES MUST BE RECESSED AT LEAST FIVE FEET FROM FRONT OF PRIMARY STRUCTURE.
- (3) ANY SETBACK BEYOND MINIMUM SHALL BE AT LEAST 20'.

NOTE: THE SETBACK INFORMATION SHOWN HEREON IS FOR INFORMATION PURPOSES ONLY.

MASTER KEY

- OS-# = OPEN SPACE TRACT
- LS-# = ORANGE COUNTY UTILITIES LIFT STATION TRACT
- S-# = STORMWATER MANAGEMENT TRACT
- FD-# = FUTURE DEVELOPMENT TRACT
- EA-# = EMERGENCY ACCESS TRACT
- A-# = ALLEY TRACT
- P-# = PARK TRACT

ZONING

SUNBRIDGE PD-RP: T-3 NEIGHBORHOOD ZONE

NET DEVELOPABLE AREA

155.46 AC.

PARK AREA

10.95 AC. = 7% OF TOTAL NET DEVELOPABLE AREA

OPEN SPACE

29.20 AC. = 18.8% OF TOTAL NET DEVELOPABLE AREA (NOT PER PHASE)

DENSITY

3.38 DU / ACRE - FOR T-3: LESS THAN 6 DU / ACRE, BASED ON NET DEVELOPABLE AREA.

LANDSCAPING

SHALL BE COMPLIANT WITH CITY OF ORLANDO LANDSCAPE CODE, AND SUNBRIDGE PD-RP.

PARKING

ON-STREET PARALLEL PARKING SPACES = 300.

ISR

IMPERVIOUS SURFACE RATIO = 70% MAX FOR RESIDENTIAL.

CONNECTIVITY

← DENOTES VEHICULAR AND PEDESTRIAN CONNECTIVITY.

GENERAL NOTES:

- 1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
- 2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DOCUMENT CHANGES

Description	Date

Issue Description	
Issue Date	10/17/2024
Project No	24546
Drawn/Designed	EOL / JAF
Checked By	MCS
Drawing Title	

MASTER SITE PLAN

Sheet Number

