

STREET NAME	ROAD SECTION
STREET "A"	"A"-A", "B"-B"
STREET "B"	"B"-B"
STREET "C"	"B"-B"
STREET "D"	"B"-B"
STREET "E"	"B"-B"
STREET "F"	"B"-B", "C"-C"
STREET "G"	"B"-B"
ALLEY "H"	"D"-D"
ALLEY "I"	"D"-D"
ALLEY "J"	"D"-D"
ALLEY "K"	"D"-D"
ALLEY "L"	"D"-D"

LEGEND

PROP. RIGHT OF WAY	---
PROP. LOT / TRACT LINE	---
PHASE LINE	---
EXIST. WETLAND LINE	---
EXIST. WETLAND	---
WETLAND BUFFER	---

PHASE N-6 SITE DATA

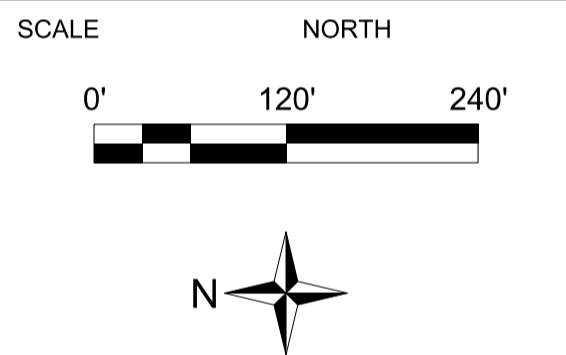
- TOTAL ACREAGE:**
 - TOTAL AREA 93.26 AC.
 - CONSERVATION (WETLAND/WETLAND BUFFERS) 37.13 AC.
 - TOTAL DEVELOPABLE AREA (TOTAL AREA - CONSERVATION) 56.13 AC.
 - DENSITY (264 UNITS / 56.13 AC.) 4.70 UNITS / AC.
- SITE DATA:**
 - TOTAL LOTS: 264
 - SINGLE FAMILY 139
 - TOWNHOMES 125
 - MINIMUM LOT SIZE 1440 SQ. FT.
 - MAXIMUM BUILDING HEIGHT (3 STORIES)
 - MINIMUM LOT WIDTH 18 FT.
- ZONING:** PD
- LAND USE:**
 - EXISTING LAND USE VACANT
 - PROPOSED LAND USE AREAS:
 - RESIDENTIAL 27.23 AC.
 - RIGHT OF WAY 10.25 AC.
 - ALLEY TRACTS 1.99 AC.
 - LIFT STATION 0.04 AC.
 - WETLAND/WETLAND BUFFERS 37.13 AC.
 - STORMWATER PONDS 11.73 AC.
 - PARKS 2.51 AC.
 - OPEN SPACE (NOT INCLUDING PONDS, PARKS, OR WETLAND/WETLAND BUFFER) 2.38 AC.
 - TOTAL 93.26 AC.
- BUILDING SETBACKS:** SEE SHEET C23
- ARCHITECTURAL ELEVATIONS TO BE SUBMITTED SEPARATELY.**
- NEIGHBORHOOD PARK LOS:** 0.75 AC. / 1,000 POPULATION = 0.0017 AC. / DU
 - REQUIRED 0.0017 AC./DU X 264 DU = 0.4488 AC. OVERALL
 - PROVIDED 2.51 AC. (TRACTS 6-F, 6-G)
- SUPPORT SERVICES:**
 - WATER SERVICE ORANGE COUNTY UTILITIES
 - SEWER SERVICE ORANGE COUNTY UTILITIES
 - STORMWATER MANAGEMENT STORMWATER MANAGEMENT TO BE PROVIDED IN ON-SITE MASTER STORMWATER MANAGEMENT AREAS TO SATISFY CITY OF ORLANDO AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA. POND TO BE OWNED AND MAINTAINED BY HOA WITH A DRAINAGE EASEMENT PROVIDED TO THE CITY OF ORLANDO.
- SCHOOLS:**
 - NUMBER OF SINGLE-FAMILY UNITS: 139
 - PROJECTED SCHOOL AGE POPULATION (139 D.U. X 0.417 STUDENTS / D.U.): 58 STUDENTS
 - NUMBER OF TOWNHOME UNITS: 125
 - PROJECTED SCHOOL AGE POPULATION (125 D.U. X 0.329 STUDENTS / D.U.): 42 STUDENTS
 - TOTAL STUDENTS 100 STUDENTS
- TRAFFIC:**
 - SINGLE-FAMILY/TOWNHOME (9.57 AVERAGE DAILY TRIPS)/(264 UNITS) 2527 TRIPS



MERIDIAN PARKS PHASE N-6 SPECIFIC PARCEL MASTER PLAN

CITY OF ORLANDO, FLORIDA

7/11/2024



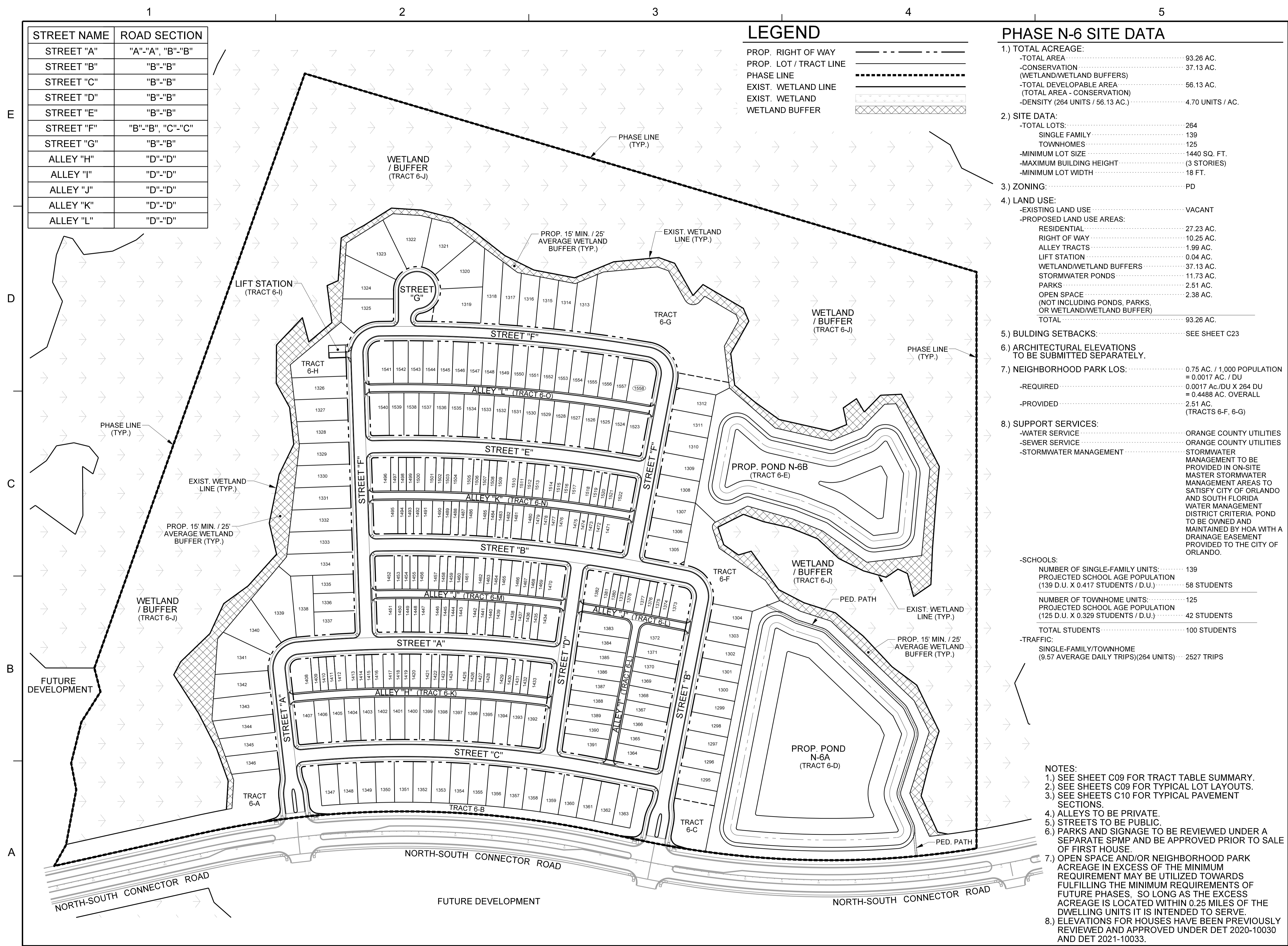
No.	DATE	BY	Description

PROJECT #	50171972
DRAWN BY	SKH
APPROVED BY	DB
CHECKED BY	STM
DATE	JULY 2024
DATUM	NAVD 88
TITLE	

SITE PLAN

PROJECT: J:\STAR-2\SPMP\Phase N-6\08-STAR2_N-6_PS_Site.dgn
SHEET NO.

C08



- NOTES:**
- SEE SHEET C09 FOR TRACT TABLE SUMMARY.
 - SEE SHEETS C09 FOR TYPICAL LOT LAYOUTS.
 - SEE SHEETS C10 FOR TYPICAL PAVEMENT SECTIONS.
 - ALLEYS TO BE PRIVATE.
 - STREETS TO BE PUBLIC.
 - PARKS AND SIGNAGE TO BE REVIEWED UNDER A SEPARATE SPMP AND BE APPROVED PRIOR TO SALE OF FIRST HOUSE.
 - OPEN SPACE AND/OR NEIGHBORHOOD PARK ACREAGE IN EXCESS OF THE MINIMUM REQUIREMENT MAY BE UTILIZED TOWARDS FULFILLING THE MINIMUM REQUIREMENTS OF FUTURE PHASES, SO LONG AS THE EXCESS ACREAGE IS LOCATED WITHIN 0.25 MILES OF THE DWELLING UNITS IT IS INTENDED TO SERVE.
 - ELEVATIONS FOR HOUSES HAVE BEEN PREVIOUSLY REVIEWED AND APPROVED UNDER DET 2020-10030 AND DET 2021-10033.