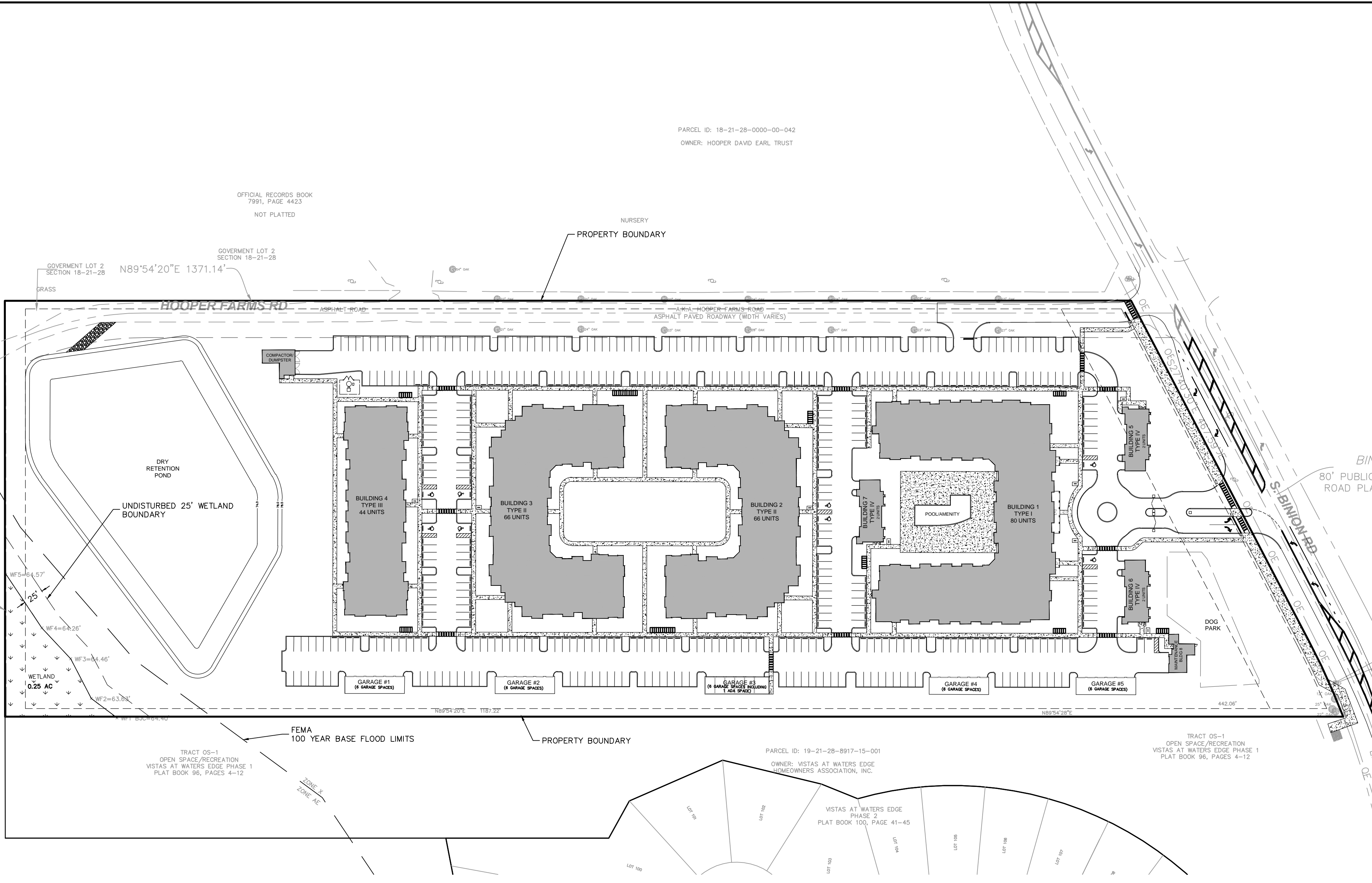


Plotted By: Jason, Roy, Sheet: Sct: Addison Farms Multifamily, Layout: MDP1.0 - OVERALL, August 24, 2021, 10:59:09am, K:\VRL\Civil\149540005-Addison Farms\KADD-DEVELOPMENT\PlanSheets\MDP1.0-OVERALL_SITE_PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA:
 TOTAL SITE AREA: 17.48 ACRES
 ZONING: MU-ES-GT
 FUTURE LAND USE: MIXED-USE (MU)
 PROPOSED USE: MULTI-FAMILY
 MAXIMUM BUILDING HEIGHT: 45'
 PROPOSED BUILDING HEIGHT: < 45' (3 STORIES)
 MINIMUM LIVING AREA: 750 SF

SETBACKS (MULTI-FAMILY)	REQUIRED	PROVIDED
FRONT YARD:	15 FT	42 FT
SIDE YARD:	10 FT*	10 FT
CORNER SIDE YARD:	20 FT	20 FT
REAR YARD:	25 FT	25 FT

*MIN. OF 15 FEET BETWEEN STRUCTURES, ONLY APPLIES TO EXTERIOR UNITS

MULTIFAMILY UNIT MIX:

1 BEDROOM:	116 UNITS
2 BEDROOM:	122 UNITS
3 BEDROOM:	24 UNITS
TOTAL UNITS:	262 UNITS

MULTIFAMILY GROSS DENSITY CALCULATION:

PARCEL AREA:	17.48 ACRES
DWELLING UNITS:	262 UNITS
262 DU / 17.48 ACRES =	14.99 DU/ACRE
MAX DENSITY:	15.00 DU/ACRE

REQUIRED PARKING:

MULTIFAMILY (1 SPACE / 1 STUDIO OR 1 BEDROOM UNIT) (1.35 SPACES / ALL OTHER UNITS) (0.1 VISITOR SPACES / RESIDENT SPACES)	
1 SPACE X 116 UNITS:	116 SPACES
1.35 SPACES X 146 UNITS:	198 SPACES
TOTAL RESIDENT PARKING SPACES REQUIRED:	314 SPACES
0.1 VISITOR SPACES X 314 SPACES:	32 SPACES
TOTAL PARKING SPACES REQUIRED:	346 SPACES

PROVIDED PARKING:

STANDARD SPACES:	384 SPACES
GARAGE SPACES:	47 SPACES
ADA SPACES:	9 SPACES
VISITOR SPACES:	32 SPACES
TOTAL SPACES PROVIDED:	472 SPACES

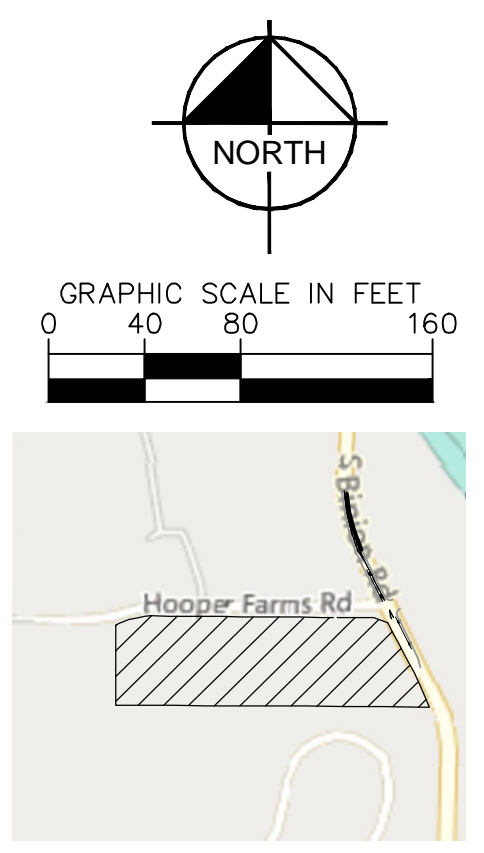
REQUIRED BICYCLE PARKING:

MULTI-FAMILY DWELLING, SHORT-TERM (1 SPACE / PER 20 UNITS) (262 UNITS X (1/20))	14 SPACES
MULTI-FAMILY DWELLING, LONG-TERM GARAGE BAY (1 SPACE PER 4 UNITS) (284 UNITS X (1/4))	66 SPACES
SHORT-TERM BICYCLE PARKING REQUIRED:	14 SPACES
LONG-TERM BICYCLE PARKING REQUIRED:	66 SPACES
SHORT-TERM BICYCLE PARKING PROVIDED:	14 SPACES
LONG-TERM BICYCLE PARKING PROVIDED:	66 SPACES

- GENERAL NOTES:**
- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
 - SEE SHEET MDP2.1-MDP2.3 FOR DRAINAGE AND GRADING DETAILS.
 - SEE SHEETS MDP3.1-MDP3.3 FOR WATER AND SEWER DETAILS.
 - DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, NFPA 1 2012 EDITION (FFPC 5TH EDITION).
 - THE DEVELOPER SHALL OBTAIN WATER, RECLAIMED WATER, AND WASTEWATER SERVICE FROM CITY OF APOPKA. CITY OF APOPKA WILL NOT OWN, OPERATE OR MAINTAIN THE ON-SITE PRIVATE WATER, RECLAIMED WATER OR WASTEWATER SYSTEMS. FIRE FLOWS AND HYDRANT INFORMATION SHOWN ON THE PLANS SHALL BE COORDINATED WITH CITY OF APOPKA FIRE RESCUE. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER AND WASTEWATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
 - ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING SECTION 58-25(D) OF THE CITY OF APOPKA CODE OF ORDINANCE.
 - DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WILDLIFE AND PLANTS LISTED AS IMPERILED SPECIES (ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN). THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERN AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY REQUIRED HABITAT PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC).
 - ALL CURB RAMPS AND SIDEWALKS AT PROJECT ENTRANCES WILL BE FDOT AND ADA COMPLIANT, WHERE REQUIRED.
 - SIDEWALK CURB RAMPS WILL BE DESIGNED AS DIRECTIONAL PER FDOT STANDARD PLANS INDEX 522-002.

PHASING
 THIS DEVELOPMENT WILL BE CONSTRUCTED IN ONE (1) PHASE.

- GREEN BUILDING STANDARDS**
- MIXED USE EAST STORE DISTRICT [1.00]
 - OPERABLE WINDOWS [0.25]
 - CENTRAL AC - ENERGY STAR CERTIFIED [0.50]
 - CREATE A SOIL MANAGEMENT PLAN FOR DEVELOPMENT SITE THAT PROMOTES STORMWATER INFILTRATION THROUGH IMPROVED ORGANIC MATTER CONTENT, REDUCED COMPACTION LEVELS, AND INCREASED INFILTRATION CAPACITY [0.50]
 - IF THE PROJECT INVOLVES A CRITICAL FACILITY THAT IS INTENDED TO REMAIN OPERATIONAL IN THE EVENT OF A FLOOD, OR WHOSE FUNCTION IS CRITICAL FOR POST-FLOOD RECOVERY, DESIGN THE FACILITY TO BE PROTECTED AND OPERABLE AT THE WATER LEVELS REPRESENTED BY A 0.2% ANNUAL CHANCE (500-YEAR) FLOOD [1.00]



KEY MAP
 SCALE: 1" = 1000'

IMPERVIOUS CALCULATIONS

BUILDING AREA:	3.01 AC
ASPHALT AREA:	3.82 AC
CONCRETE AREA:	2.00 AC
TOTAL IMPERVIOUS AREA:	8.83 AC (50.51%)

OPEN SPACE SUMMARY:

MINIMUM OPEN SPACE REQUIRED:	17.48 AC X 0.1 = 1.75 AC (76,143 SF)
TOTAL PROVIDED OPEN SPACE:	4.55 AC (26,036 SF)

UTILITY SERVICE:
 CITY OF APOPKA SHALL NOT OWN, OPERATE, OR MAINTAIN THE ON-SITE, WASTEWATER, WATER AND RECLAIMED WATER SYSTEMS.
 PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS WILL BE SUBMITTED SHOWING THAT THE PROPOSED WATER, WASTEWATER AND, RECLAIMED WATER SYSTEMS HAVE BEEN SIZED TO SUPPORT THE ENTIRE PROJECT.

STORMWATER MANAGEMENT:
 STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET CITY OF APOPKA AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

FLOOD ZONE:
 BASED ON FEMA FLOOD MAP 12095C0120F, DATED SEPTEMBER 25, 2009 SHOWS THE SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN ZONE AE WITH A BASE FLOOD ELEVATION OF 68.30'. THE MAJORITY OF THE SITE IS LOCATED IN ZONE X OUTSIDE THE FLOODPLAIN.

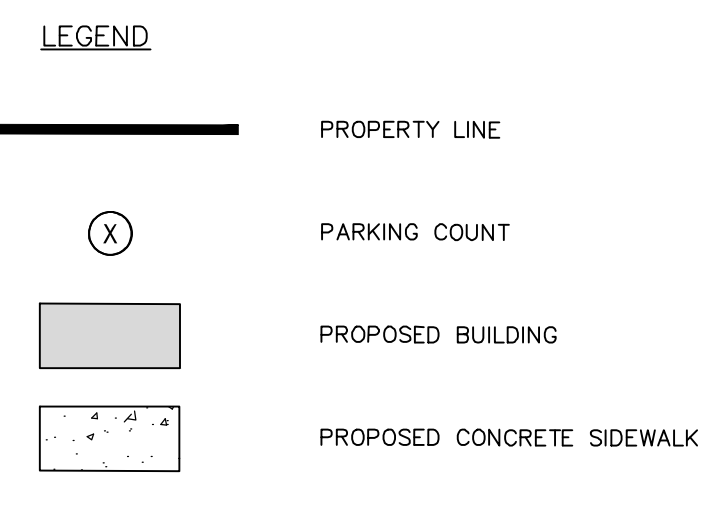
SITE LIGHTING:
 ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE AND ALL CURRENT APPLICABLE CITY OF APOPKA STANDARDS.

LANDSCAPING:
 ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

FIRE PROTECTION:
 FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF FFPC 6TH EDITION (NFPA 1 AND 101 2015 EDITION).

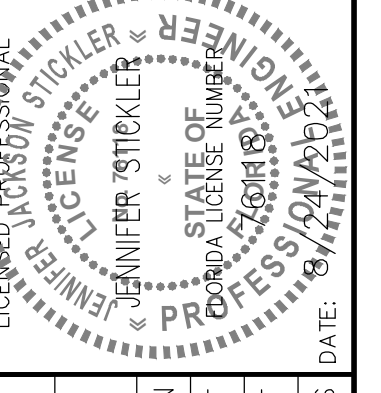
VERTICAL DATUM:
 ORANGE COUNTY BENCHMARK GIS-0478 ALLISON, BENCHMARK NUMBER AK7149. ELEVATION = 101.20 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988)

WETLAND:
 THERE IS 0.25 ACRES OF WETLAND LOCATED WITHIN THE PROJECT PARCEL. THE LIMITS OF THIS WETLAND WERE DELINEATED BY BIO-TECH CONSULTING INC. ON APRIL 7, 2021. WETLAND FLAGS WERE RECORDED BY THE SURVEYOR AND INCORPORATED INTO SITE TOPOGRAPHIC SURVEY.



NO.	REVISIONS	DATE	BY

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 WWW.KIMLEY-HORN.COM REGISTRY No. 696



KHA PROJECT	149540005
DATE	8/24/2021
SCALE	AS SHOWN
DESIGNED BY	RET
DRAWN BY	RET
CHECKED BY	JUS

OVERALL SITE PLAN

ADDISON FARMS MULTIFAMILY
 CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP1.0