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Kimley»»Horn
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KHA PROJECT 142992300	LICENSED PROFESSIONAL
DATE SEPTEMBER 2022	<u>JOSEPH C. LONDON, P.E.</u>
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 33694
DESIGNED BY KHA	
DRAWN BY DSC	

MASTER PLAN

LAKE LOUISE
APARTMENT DEVELOPMENT
PREPARED FOR
MESA CAPITAL PARTNERS

SHEET NUMBER
C005

SITE DATA TABLE	
PROJECT NAME	LAKE LOUISE APARTMENT DEVELOPMENT
PROJECT LOCATION	-
OWNER	WILL KILLGORE MESA CAPITAL PARTNERS 3060 PEACHTREE ROAD NW, STE 970 ATLANTA, GEORGIA 30305
PARCEL IDENTIFICATION NUMBER	PORTIONS OF: 3060-001-002, 3060-002-004 3060-003-001, 3060-004-001
PROJECT BOUNDARY	±20.88 ACRES
DENSITY	MAXIMUM OF 324 UNITS = 15.5 UNITS/AC.
FLOOD ZONE	X
FEMA PANEL	12083C0517E
LAND USE	LOW INTENSITY
ZONING	PD
BUFFER REQUIREMENT	
NORTH	25 FEET
WEST	25 FEET
EAST	0 FEET
SOUTH	10 FEET
BUILDING SETBACK REQUIREMENT	
MINIMUM FRONT SETBACK	30 FEET
MINIMUM REAR SETBACK	10 FEET
MINIMUM SIDE SETBACK	10 FEET
ACCESSORY STRUCTURE SETBACK	10 FEET
MAXIMUM BUILDING HEIGHT	50 FEET
CURRENT TOTAL BUILDING AREA	150,054 SF
CURRENT FLOOR AREA RATIO (F.A.R.)	0.17
MAXIMUM FLOOR AREA RATIO (F.A.R.)	1.00
SURFACE DATA	
TOTAL PROJECT AREA	909,747 SF (20.88 AC.)
TOTAL IMPERVIOUS AREA	447,165 SF (10.26 AC.)
TOTAL IMPERVIOUS AREA PERCENTAGE	49.15 %
TOTAL OPEN-SPACE	462,582 SF (10.62 AC.)
TOTAL OPEN-SPACE PERCENTAGE	50.85 %
ROADS	PRIVATE
UTILITIES	PRIVATE
DRAINAGE	PRIVATE
AMENITIES	COMMUNITY CLUBHOUSE, POOL, LANDSCAPED & OPEN AREAS, PEDESTRIAN FRIENDLY
PARKING REQUIRED (1.5 SPACES PER UNIT)	
NUMBER OF UNITS	324
TOTAL SPACES REQUIRED (1.5/UNIT)	486
STANDARD SPACES (9.5'X19') PROVIDED	510
VAN/ACCESSIBLE SPACES REQUIRED	12
VAN/ACCESSIBLE SPACES PROVIDED	15
BAY GARAGES PROVIDED	18
CARRIAGE GARAGES PROVIDED	42
TOTAL PARKING PROVIDED	585

NOTE:
REQUIRED AND PROVIDED HANDICAP PARKING IS PER ADA (LATEST EDITION) AND
CHAPTER 11 F.B.C.