

APOPKA PLANNING COMMISSION AGENDA
DECEMBER 14, 2021 5:30 PM
Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE [LIVE-STREAMED AND AVAILABLE ON YOUTUBE.](#)

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

PUBLIC HEARING

SITE PLANS

1. Major Development Plan – Addison Farms Multifamily
Owner: Nadena Watson Hooper Revocable Trust and David Earl Hooper Revocable Trust
Applicant: Jennifer Stickler, P.E., Kimley Horn and Associates, Inc.
Location: 2828 Hooper Farms Road
Project: 17.48 +/- acres
Project Manager: Bobby Howell

2. Plat – Apopka 429
Owner: Cypress Business Park, LLC and American Land Apopka Industrial, LLC
Applicant: Ellis Surveys, LLC
Location: 4670 W. Orange Blossom Trail
Project: 248.434 +/- acres
Project Manager: Bobby Howell

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Planning Commission with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the Planning Commission meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.



City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Business

Meeting Date: December 14, 2021

Department: Community Development

SUBJECT:

Addison Farms Multifamily – Major Development Plan.

REQUEST:

Recommend approval of the Addison Farms Multifamily – Major Development Plan.

SUMMARY:

Owner: Nadena Watson Hooper Revocable Trust and David Earl Hooper Revocable Trust
Applicant: Jennifer Stickler, P.E., Kimley Horn and Associates, Inc.
Parcel Identification Number: 19-21-28-0000-00-001
Location: 2828 Hooper Farms Road
Future Land Use: Mixed Use (Max. 15 dwelling units per acre)
Current Zoning: MU-ES-GT (Mixed-Use East Shore-Gateway Subdistrict)
Tract Size: 17.48 +/- acres

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North (City)	Mixed Use	Mixed-Use-East-Shore-Gateway (MU-ES-GT)	Vacant
East (City)	Mixed Use	Mixed-Use-East-Shore-Gateway (MU-ES-GT)	Proposed Apex Apopka Apartment complex
South (City)	Mixed Use	Mixed-Use-East-Shore-Gateway (MU-ES-GT)	Vistas at Waters Edge subdivision
West (County)	Rural	Citrus Rural District (A-1)	Lake Apopka Restoration Area

PROJECT SUMMARY: A Major Development Plan has been submitted for the Addison Farms Multifamily project, which consists of 262 multifamily units and is located on the west side of the intersection of S. Binion Road and Hooper Farms Road, specifically at 2828 Hooper Farms Road. The future land use designation is Mixed Use, which allows up to 15 dwelling units per acre, and the zoning is MU-ES-GT (Mixed-Use East Shore-Gateway Subdistrict). The applicant is proposing a density of 14.99 dwelling units per acre. A minimum living area of 750 square feet is required in the MU-ES-GT zoning district. The Major Development Plan proposes a minimum living area of 750 square feet. A unit mix of

116 one bedroom, 122 two bedroom, and 24 three bedrooms is proposed.

ACCESS: The site will have one gated access point on Binion Road, and one access point located on Hooper Farms Road. A southbound right turn lane and northbound left turn lane will be provided leading into the site from S. Binion Road. An additional northbound left turn lane will be provided leading from S. Binion Road to Hooper Farms Road. Hooper Farms Road will be improved up to the point of access along Hooper Farms Road. Additionally, as part of the project improvements, the applicant has agreed to install a 230-foot northbound right turn lane leading from Harmon Road to S. Binion Road.

The applicant is proposing to construct a 12-foot wide multi-purpose trail along S. Binion Road. This will connect with the existing 12-foot wide multi-purpose trail that is currently along S. Binion Road. In addition, sidewalks are located throughout the development, creating pedestrian connectivity to the seven proposed apartment buildings and various amenities located throughout the site.

STORMWATER: The stormwater retention area is provided at the western portion of the site. Per the City Engineer, the stormwater pond design meets the City's Land Development Code.

PARKING: A total of 472 parking spaces are provided on site, 346 are required. Nine are accessible parking spaces. Per Comprehensive Plan Policy 16.2, 20% of the parking spaces shall be comprised of pervious materials. Five garage buildings are provided on site which will allow for resident parking. Additional parking spaces are provided in the carriage style buildings, noted as buildings 5, 6, and 7. 14 short-term and 66 long-term bicycle parking spaces are provided.

LANDSCAPING/OPEN SPACE: The Land Development Code requires a minimum of 10% of the development site area to be open space, or 1.75 acres of the site. The applicant has provided 5.45 acres of the development site area as open space. Open space includes a community pool, stormwater management area, perimeter landscaping, open space forecourts, and a central plaza located between buildings 2 and 3. The applicant has provided perimeter landscaping around the site and foundation landscaping around the building facades. Southern Magnolias, Live Oaks and Viburnum are provided on site. A 0.25 acre wetland area is located to the west of the stormwater management area. A 25-foot upland buffer is provided adjacent to the wetland.

PUBLIC HEARING SCHEDULE:

December 14, 2021 - Planning Commission (5:30 pm)

January 5, 2022 - City Council (1:30 pm)

RECOMMENDATION ACTION:

Development Review Committee: Recommends approval of the Addison Farms Multifamily – Major Development Plan.

Recommended Motion - Planning Commission: Recommend approval of the Addison Farms Multifamily – Major Development Plan.

ATTACHMENTS:

- Location Map.PDF
- Major Development Plan.PDF
- Architectural Elevations.PDF

PARCEL I.D. #:
19-21-28-0000-00-001

SECTION 19, TOWNSHIP 21, RANGE 28
LOCATION MAP

ENGINEER
KIMLEY-HORN AND ASSOCIATES
189 S. ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: JENNIFER J. STICKLER, P.E.
PHONE: (407) 898-1511
EMAIL: jennifer.stickler@kimley-horn.com

DEVELOPER
CONTRAVEST
237 S. WESTMONTE DR. SUITE 140
ALTAMONTE SPRINGS, FL 32714
CONTACT: MORIAH KOSCH
PHONE: (407) 936-7174
EMAIL: MKOSCH@CONTRAVEST.COM

SURVEYOR
ALLEN & COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
CONTACT: JAMES L. RICKMAN, P.S.M.
PHONE: (407) 654-5355

LANDSCAPE ARCHITECT
LIBRA DESIGN GROUP
1322 EASTIN AVE
ORLANDO, FL 32804
CONTACT: BRIAN DAVIS, PRESIDENT
PHONE: (407) 649-1828
EMAIL: BDAVIS@LIBRADESIGNGROUP.COM

PREPARED BY

Kimley»Horn

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189 S. ORANGE AVE., ORLANDO, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 696



ADDISON FARMS MULTIFAMILY
11/09/2021
ENGINEER'S PROJECT No. 149540005

REVISIONS:



PARCEL 1:

THE NORTH 415.79 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING WEST OF THE STATE ROAD AND THE EAST 1187.22 FEET OF THE NORTH 415.79 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LYING AND BEING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

2 1/2 ACRES STRIP OF SOUTH SIDE OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 21 SOUTH, RANGE 28 EAST AND THE SOUTH 91.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING AND BEING IN SECTION 198, TOWNSHIP 21 SOUTH, RANGE 28 EAST, WEST OF THE STATE ROAD AND LESS HOOPER FARMS ROAD RIGHT OF WAY, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TOGETHER WITH THE SOUTH 1/2 OF THE NOW VACATED HOOPER FARMS ROAD BY ORDINANCE NO. 1409 RECORDED IN OFFICIAL RECORDS BOOK 6363, PAGE 5497, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

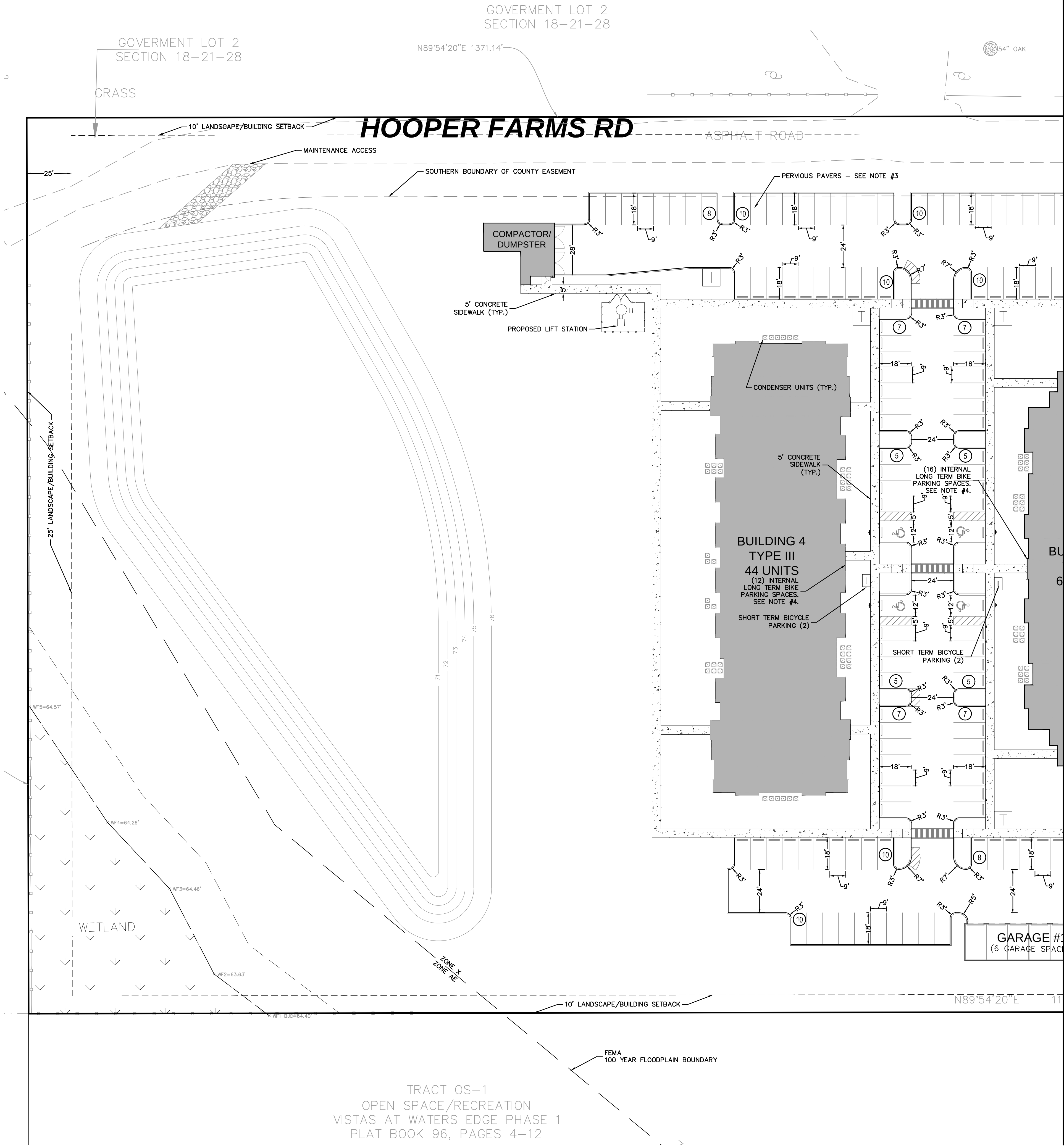
PARCEL 3: (NOT INCLUDED IN TITLE COMMITMENT).

THE NORTH 15.00' OF VACATED 30.00' RIGHT OF WAY, AS DESCRIBED IN DEED BOOK 756, PAGE 552, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



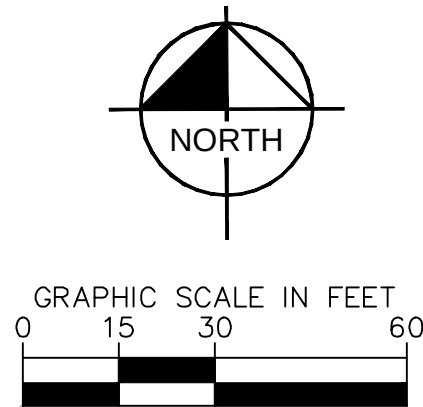
MDP0.0	COVER
MDP1.0	OVERALL SITE PLAN
MDP1.1 - MDP1.3	DETAILED SITE PLAN
MDP1.4	HARMON RD IMPROVEMENTS
MDP2.1 - MDP2.3	PAVING AND GRADING PLAN
MDP3.1 - MDP3.3	UTILITY PLAN
MDP4.0 - MDP4.1	FIRE TRUCK ROUTING PLAN
LA-00	OVERALL LANDSCAPE PLAN
LA-01 - LA-07	LANDSCAPE PLAN
LD-01	LANDSCAPE DETAILS AND SCHEDULE
IR-00	OVERALL IRRIGATION PLAN
IR-01 - IR-08	IRRIGATION PLAN
ID-01	IRRIGATION DETAILS
E0.12	PRELIMINARY PHOTOMETRIC PLAN

Plotted By: Tyson, Roy, Sheet Set: Addison Farms Multifamily Layout.MDP1.1-SITE November 09, 2021 09:20:49pm K:\ORL_Civil\149540005-Addison Hooper Farms\CADD\DEVELOPMENT\PlanSheets\MDP1.1-BP1.3 SITE.dwg
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LEGEND

- PROPERTY LINE
- PARKING COUNT
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PERVIOUS PAVERS



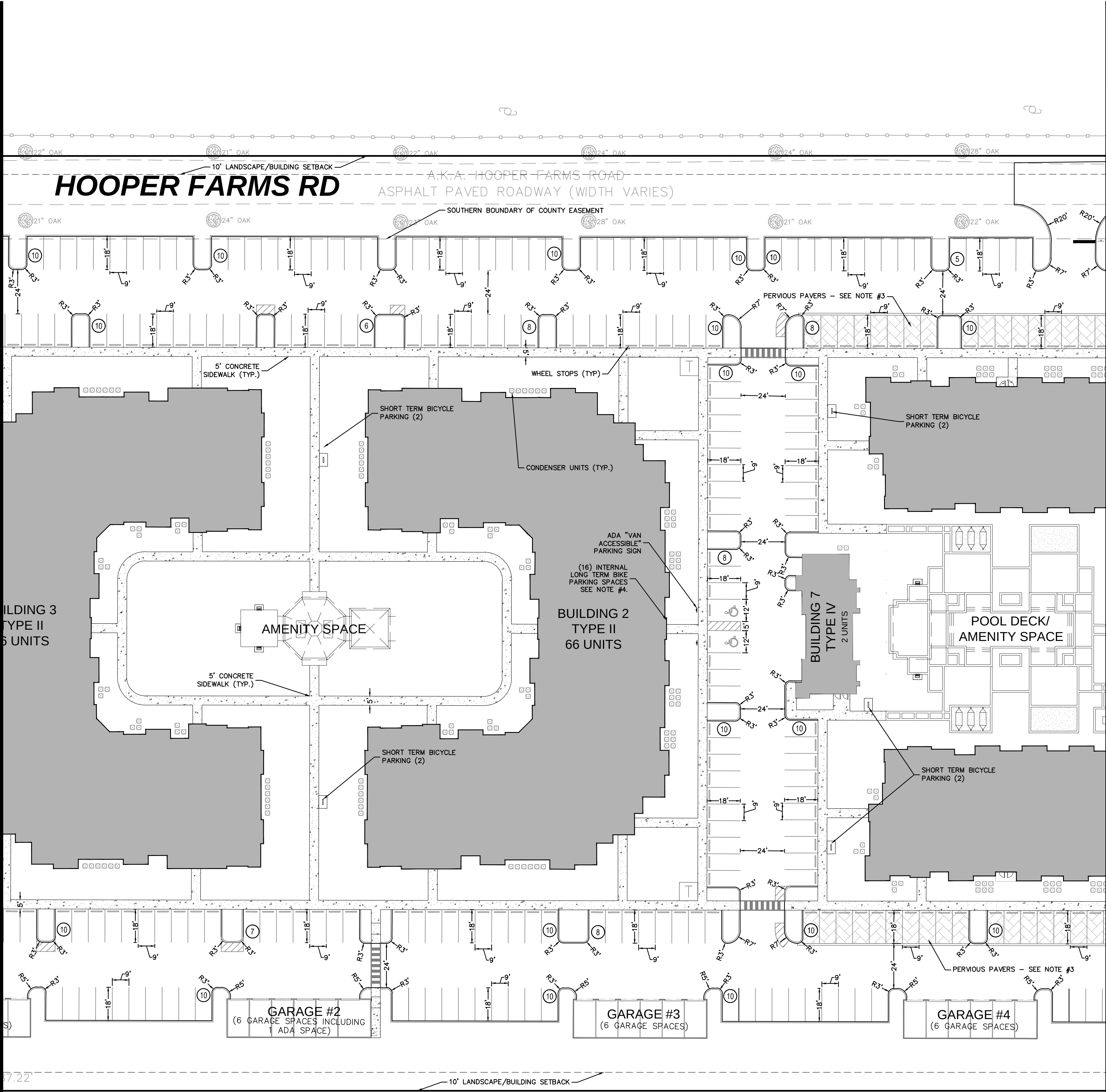
NOTES:

- ALL PROVIDED ACCESSIBLE PARKING SPACES MEET OR EXCEED VAN-ACCESSIBLE REQUIREMENTS. THEREFORE, ALL ACCESSIBLE PARKING SHALL INCLUDE STANDARD VAN ACCESSIBLE SIGNS.
- THE SOUTHERN BOUNDARY LANDSCAPE BUFFER SHALL INCLUDE A 6' TALL OPAQUE FENCE PER CITY LDC.
- FINAL LOCATION OF PERVIOUS PAVERS MEETING THE 20% PERVIOUS PARKING REQUIREMENT WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.
- ALL 66 REQUIRED LONG TERM BICYCLE PARKING SPACES SHALL BE PROVIDED INTERNAL TO BUILDINGS 1 THRU 4. THE FINAL DISTRIBUTION BETWEEN THESE BUILDINGS WILL BE DETERMINED IN FINAL SITE PLAN REVIEW.
- PROPOSED PASSIVE AND ACTIVE RECREATION ELEMENTS WILL BE DETERMINED UNDER FINAL SITE PLAN REVIEW. THESE ELEMENTS WILL INCLUDED WITHIN AREAS ALREADY DESIGNATED FOR PASSIVE AND ACTIVE OPEN SPACE.

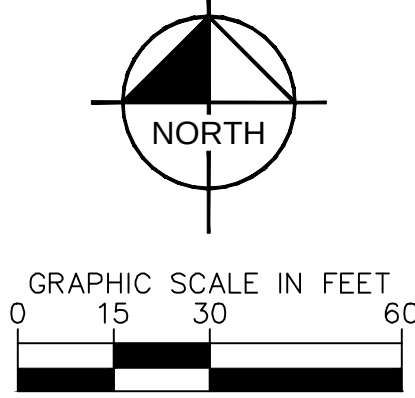
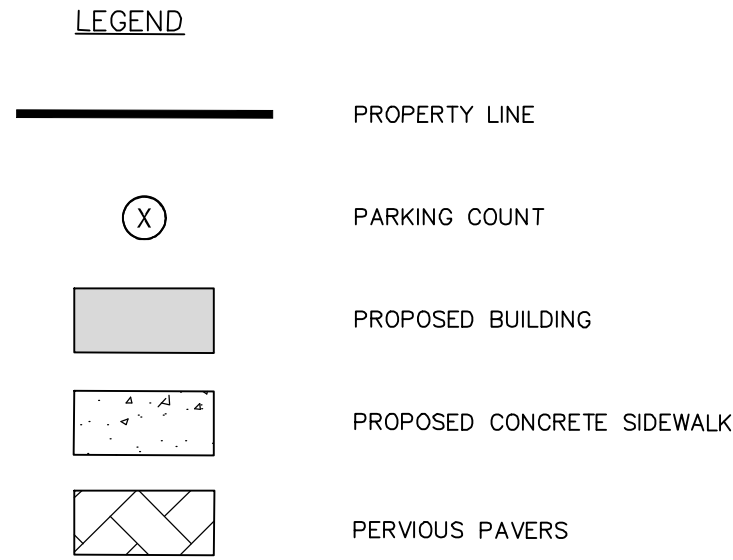
CITY OF APOKA THE ADDISON FARMS LUXURY APARTMENT HOMES	DETAILED SITE PLAN	KHA PROJECT 149540005	DATE 11/09/2021	SCALE AS SHOWN	DESIGNED BY RET	DRAWN BY RET	CHECKED BY JJS	DATE:	LICENSED PROFESSIONAL	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696	REVISIONS	DATE	BY
											No.		

Plotted By: Deon, Roy, Sheet Set: Addison Farms Multifamily Layout: MDP1.2-SITE November 09, 2021 09:20:56pm K:\ORL-Civil\149540005-Addison Hooper Farms\CADD DEVELOPMENT\PlanSheets\MDP1.1-DPL1.3 SITE.dwg
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MATCHLINE SEE SHEET MDP1.1



MATCHLINE SEE SHEET MDP1.3



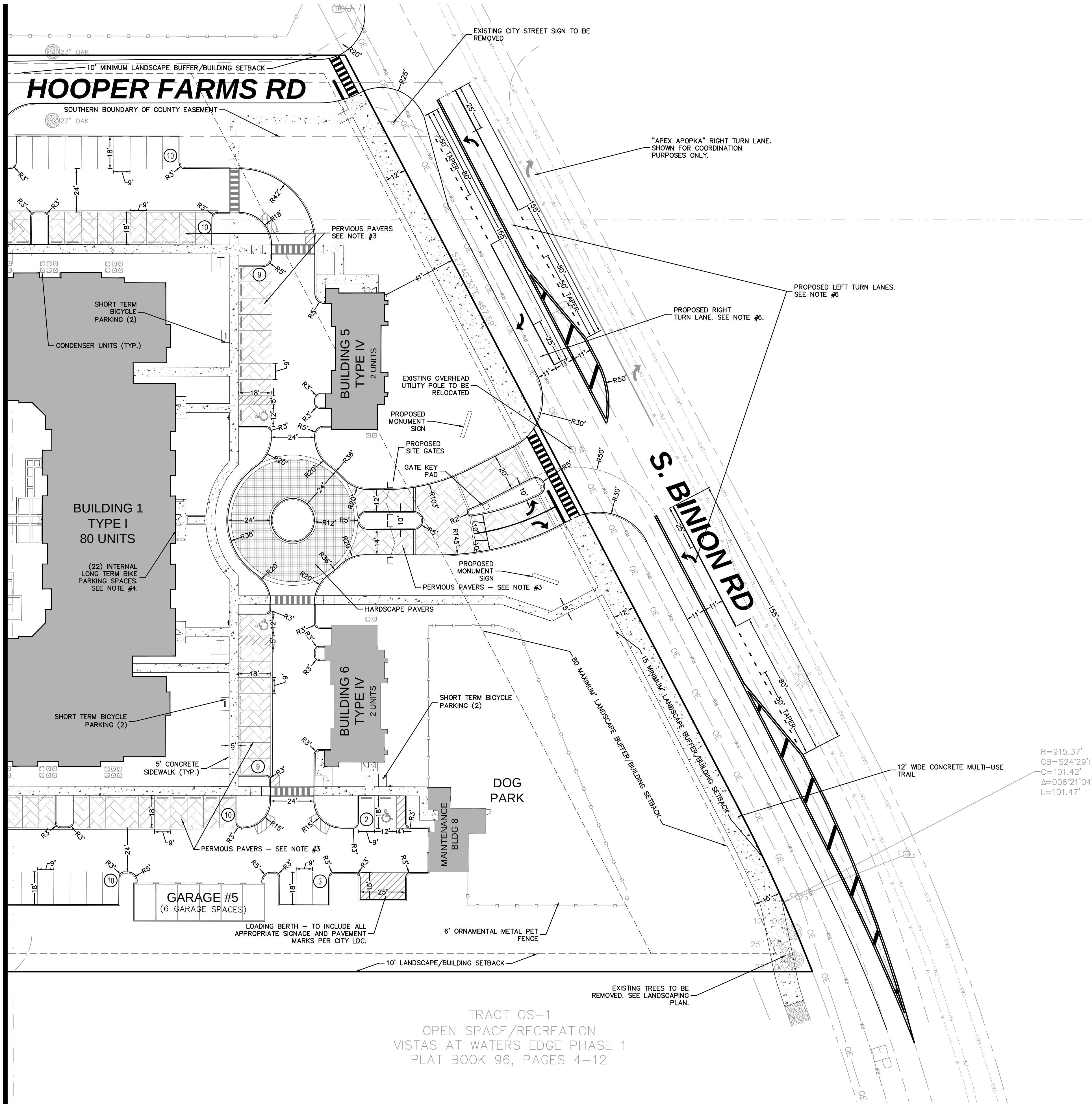
- NOTES:
- 1) ALL PROVIDED ACCESSIBLE PARKING SPACES MEET OR EXCEED VAN-ACCESSIBLE REQUIREMENTS. THEREFORE, ALL ACCESSIBLE PARKING SHALL INCLUDE STANDARD VAN ACCESSIBLE SIGNS.
 - 2) THE SOUTHERN BOUNDARY LANDSCAPE BUFFER SHALL INCLUDE A 6' TALL OPAQUE FENCE PER CITY LDC.
 - 3) FINAL LOCATION OF PERVIOUS PAVERS MEETING THE 20% PERVIOUS PARKING REQUIREMENT WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.
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 - 5) PROPOSED PASSIVE AND ACTIVE RECREATION ELEMENTS WILL BE DETERMINED UNDER FINAL SITE PLAN REVIEW. THESE ELEMENTS WILL INCLUDED WITHIN AREAS ALREADY DESIGNATED FOR PASSIVE AND ACTIVE OPEN SPACE.

CITY OF APOKA FLORIDA	THE ADDISON FARMSLUXURY APARTMENT HOMES	SHEET NUMBER MDP1.2	KHA PROJECT 149540005	DATE 11/09/2021	SCALE AS SHOWN	DESIGNED BY RET	DRAWN BY JUS	CHECKED BY JUS	DATE	LICENSED PROFESSIONAL	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696	No.	REVISIONS	BY	DATE

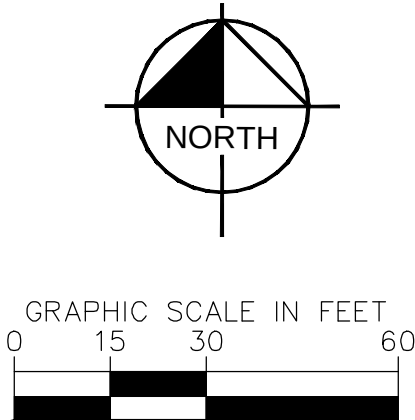
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MATCHLINE SEE SHEET MDP1.2



NOTES:
1. STABILIZED EMERGENCY VEHICLE ACCESS SHOULD BE TT24 TUFF TRACK ENGINEERED PERMEABLE PAVER GRASS SURFACE OR APPROVED EQUAL

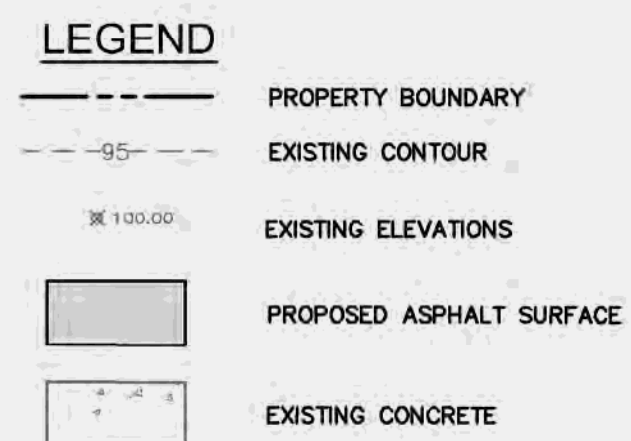
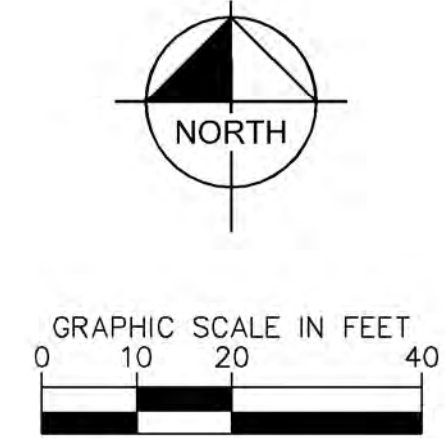
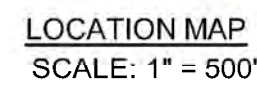


LEGEND

- PROPERTY LINE
- PARKING COUNT
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PERVIOUS PAVERS
- HARDSCAPE PAVERS FOR ROUNDABOUT

- NOTES:
- ALL PROVIDED ACCESSIBLE PARKING SPACES MEET OR EXCEED VAN-ACCESSIBLE REQUIREMENTS. THEREFORE, ALL ACCESSIBLE PARKING SHALL INCLUDE STANDARD VAN ACCESSIBLE SIGNS.
 - THE SOUTHERN BOUNDARY LANDSCAPE BUFFER SHALL INCLUDE A 6' TALL OPAQUE FENCE PER CITY LDC.
 - FINAL LOCATION OF PERVIOUS PAVERS MEETING THE 20% PERVIOUS PARKING REQUIREMENT WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.
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 - PROPOSED PASSIVE AND ACTIVE RECREATION ELEMENTS WILL BE DETERMINED UNDER FINAL SITE PLAN REVIEW. THESE ELEMENTS WILL INCLUDED WITHIN AREAS ALREADY DESIGNATED FOR PASSIVE AND ACTIVE OPEN SPACE.
 - PROPOSED TURN LANES ON BINION ROAD TO BE REVIEWED AND APPROVED BY ORANGE COUNTY AT THE TIME OF THE COUNTY RIGHT OF WAY PERMIT APPLICATION. THIS APPLICATION WILL FOLLOW CITY OF APOPKA MAJOR DEVELOPMENT PLAN APPROVAL.

KHA PROJECT 149540005		DATE 11/09/2021		SCALE AS SHOWN		DESIGNED BY RET		DRAWN BY RET		CHECKED BY JUS		DATE JUS			
LISCENSED PROFESSIONAL												REVISIONS		BY	
CITY OF APOPKA												FLORIDA			
THE ADDISON FARMS												LUXURY APARTMENT HOMES			
SHEET NUMBER MDP1.3															
CITY OF APOPKA												FLORIDA			
KIMLEY-HORN AND ASSOCIATES, INC.												189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801		PHONE: 407-898-1511	
WWW.KIMLEY-HORN.COM												REGISTRY No. 696			
KIMLEY-HORN															



HARMON RD IMPROVEMENTS

THE **ADDISON**
FARMS

LUXURY APARTMENT HOMES

CITY OF APOPKA

FLORIDA

SHEET NUMBER
MDP1.4

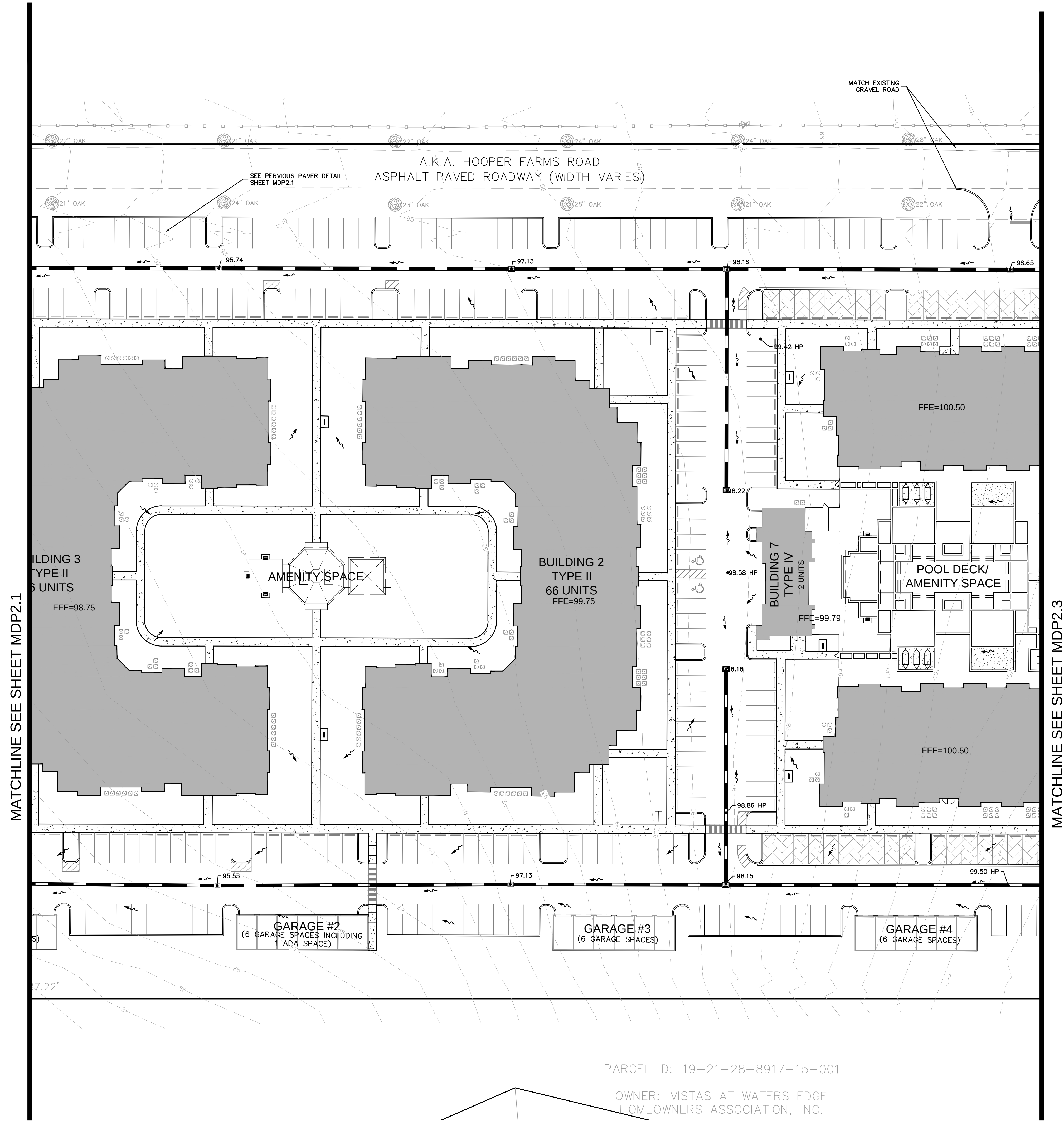
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LICENSED PROFESSIONAL
 JENNIFER STICKLER
 LICENSE
 STATE OF
 FLORIDA LICENSE NUMBER
 150118
 EXPIRES: 11/18/2022

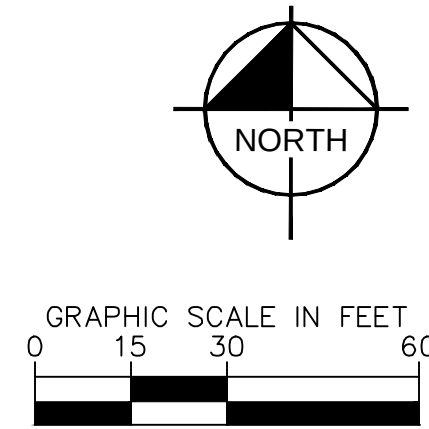
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149540005	DESIGNED BY	RET
	DRAWN BY	RET
	CHECKED BY	JJS
DATE		
11/09/2021		

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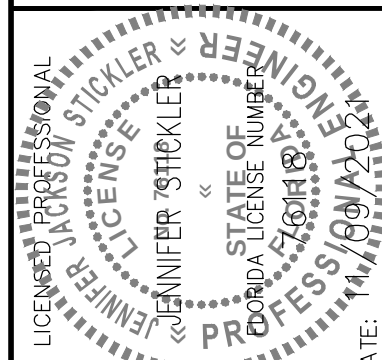
OWNER: VISTAS AT WATERS EDGE
HOMEOWNERS ASSOCIATION, INC.



- | | |
|---|---|
|  | PROPERTY BOUNDARY |
|  | EXISTING CONTOUR |
|  | PROPOSED CONTOUR |
|  | PROPOSED ELEVATION |
|  | PROPOSED STORM PIPE |
|  | PROPOSED CURB INLET |
|  | PROPOSED STORM MANHOLE |
|  | PROPOSED DIRECTION OF
SURFACE WATER RUNOFF |

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).

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149540005	DESIGNED BY	RET
DATE	DRAWN BY	RET
11/09/2021	CHECKED BY	JUS

PAVING AND
GRADING PLAN

THE ADDISON
FARMS

LUXURY APARTMENT HOMES

CITY OF APOPKA

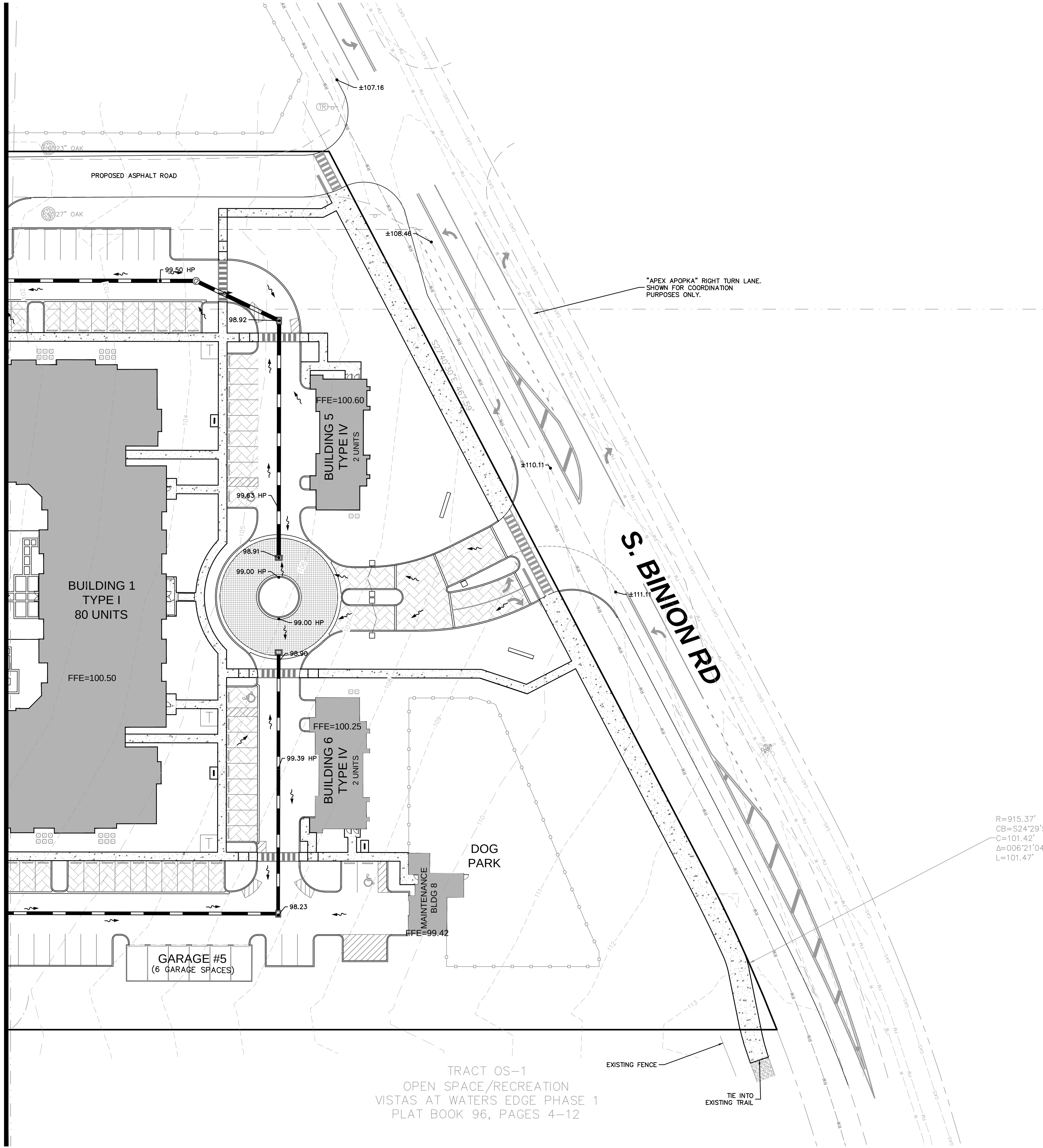
FLORIDA

SHEET NUMBER
MDP2.2

No.	REVISIONS	DATE	BY
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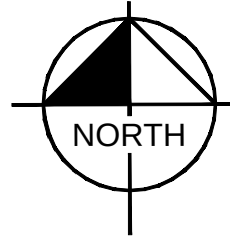


LEGEND

- | | |
|---|---|
|  | PROPERTY BOUNDARY |
|  | EXISTING CONTOUR |
|  | PROPOSED CONTOUR |
|  | PROPOSED ELEVATION |
|  | PROPOSED STORM PIPE |
|  | PROPOSED CURB INLET |
|  | PROPOSED STORM MANHOLE |
|  | PROPOSED DIRECTION OF
SURFACE WATER RUNOFF |

NOTES:

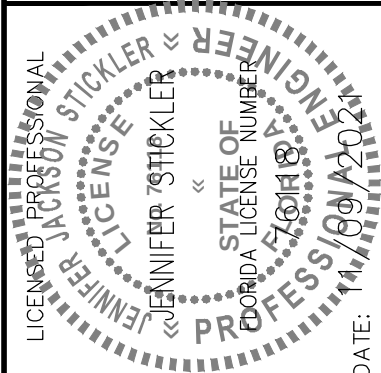
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).



GRAPHIC SCALE IN FEET

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KHA PROJECT 149540005	DATE 11/09/2021
SCALE AS SHOWN	DESIGNED BY RET
	DRAWN BY RET
	CHECKED BY JJS

PAVING AND
GRADING PLAN

THE ADDISON
FARMS

LUXURY APARTMENT HOMES

CITY OF APOPKA

FLORIDA

SHEET NUMBER
MDP2.3





<u>Carriage Building 7</u>	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	4,044
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow=	1,750
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	438 GPM
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

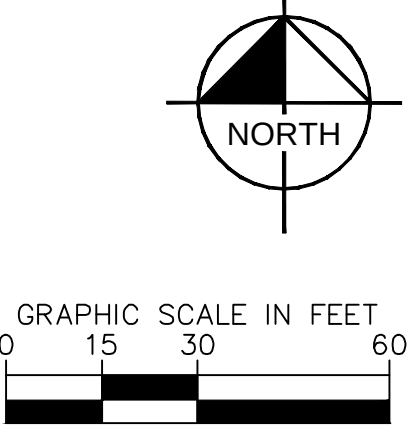
- ## LEGEND
- | | |
|---|---------------------------------|
|  | PROPOSED PROPERTY LINE |
|  | PROPOSED WATER PIPE |
|  | PROPOSED FIRE PIPE |
|  | PROPOSED FORCE MAIN PIPE |
|  | PROPOSED HYDRANT |
|  | PROPOSED F.D.C. |
|  | PROPOSED SANITARY SEWER PIPE |
|  | PROPOSED SANITARY SEWER MANHOLE |
|  | PROPOSED STORM PIPE |
|  | PROPOSED STORM MANHOLE |
|  | PROPOSED STORM INLET |
|  | EXISTING WATER PIPE |
|  | EXISTING REUSE WATER PIPE |
|  | EXISTING SANITARY SEWER PIPE |
|  | EXISTING FORCE MAIN PIPE |

_____ W _____ W _____

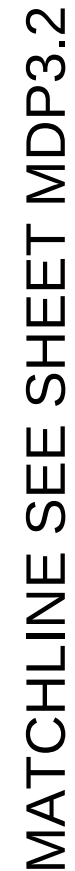
_____ F _____ F _____

PROPOSED PROPERTY LINE
PROPOSED WATER PIPE
PROPOSED FIRE PIPE
PROPOSED FORCE MAIN PIPE

PROPOSED HYDRANT
PROPOSED F.D.C.
PROPOSED SANITARY SEWER PIPE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED STORM PIPE
PROPOSED STORM MANHOLE
PROPOSED STORM INLET
EXISTING WATER PIPE
EXISTING REUSE WATER PIPE
EXISTING SANITARY SEWER PIPE
EXISTING FORCE MAIN PIPE

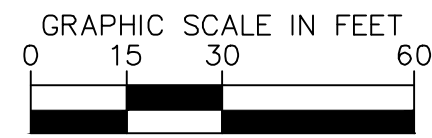


15



Carriage Building 5	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	4,044
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow= (per Table H-5.1 of the NFPA Uniform Fire Code Handbook)	1,750
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	438 GPM
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

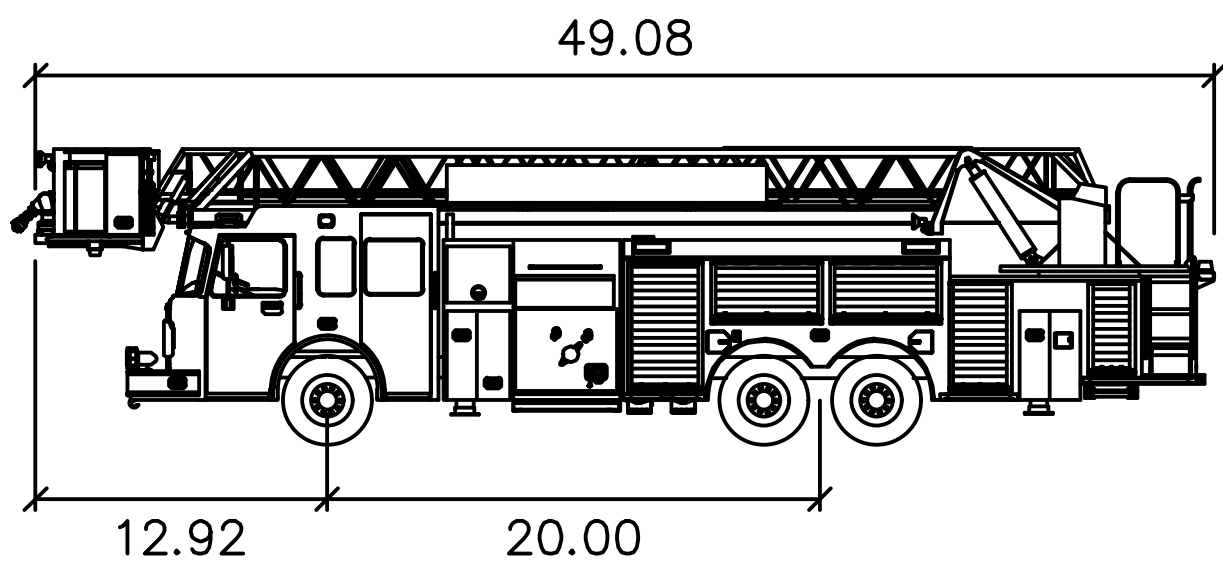
Building Fire Area (SF) =	4,044
Building Type (per NFPA 220) =	V(000)
Assumed Min. Required Fire Flow= (per Table H.5.1 of the NFPA Uniform Fire Code Handbook)	1,750
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	438 GPM
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM



- NOTES:**
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
 2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
 3. ALL FIRE HYDRANTS MUST MAINTAIN 36" CLEAR AROUND.
 4. FIRE HYDRANTS SHALL BE MARKED WITH BLUE ROAD REFLECTORS.
 5. THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION.
 6. ALL MULTIFAMILY BUILDINGS SHALL INCLUDE AN AUTOMATIC SPRINKLER SYSTEM.
 7. ALL MULTIFAMILY BUILDINGS SHALL BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.

	PROPOSED PROPERTY LINE
	PROPOSED WATER PIPE
	PROPOSED FIRE PIPE
	PROPOSED FORCE MAIN PIPE
	PROPOSED HYDRANT
	PROPOSED F.D.C.
	PROPOSED SANITARY SEWER PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM PIPE
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	EXISTING WATER PIPE
	EXISTING REUSE WATER PIPE
	EXISTING SANITARY SEWER PIPE
	EXISTING FORCE MAIN PIPE

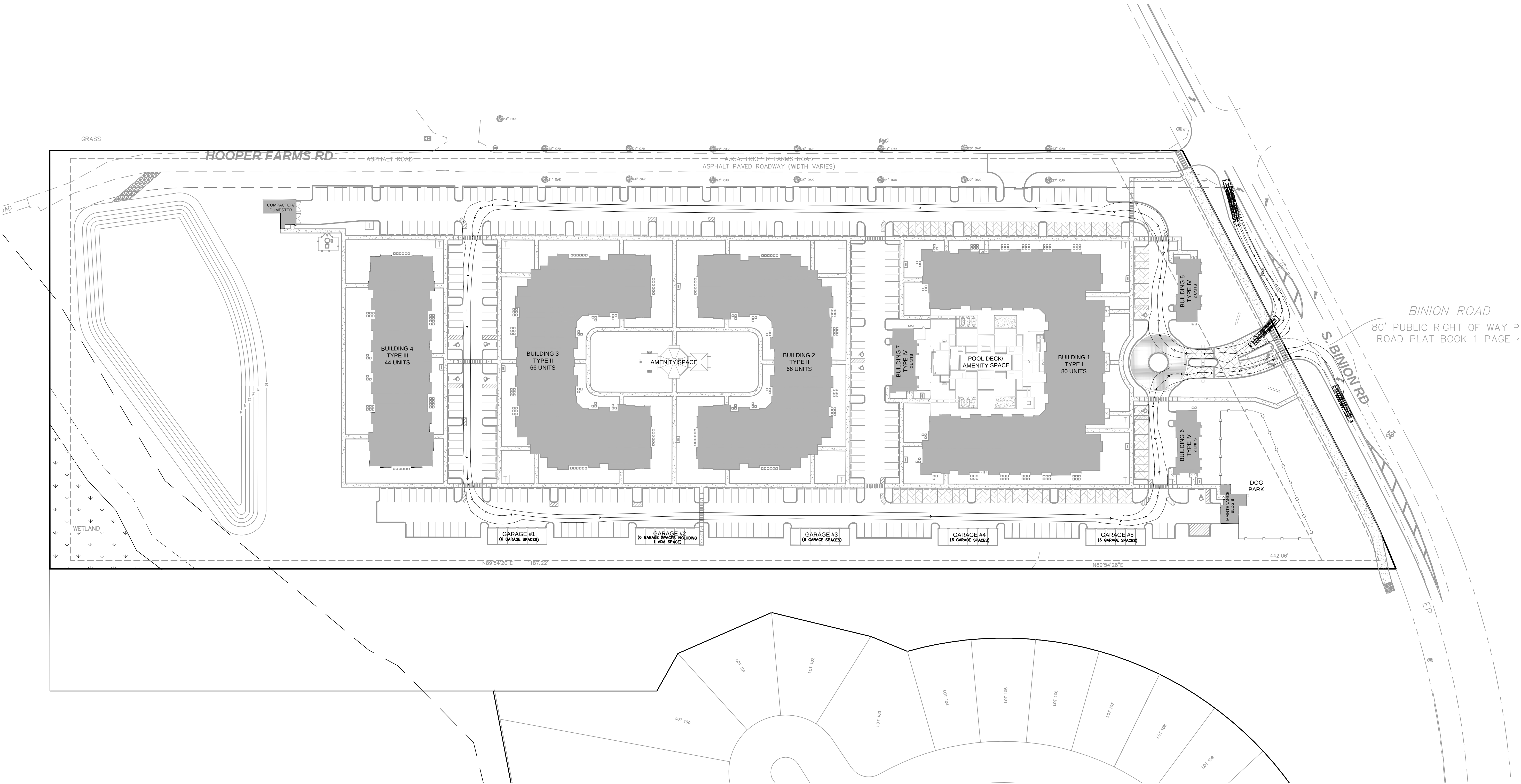
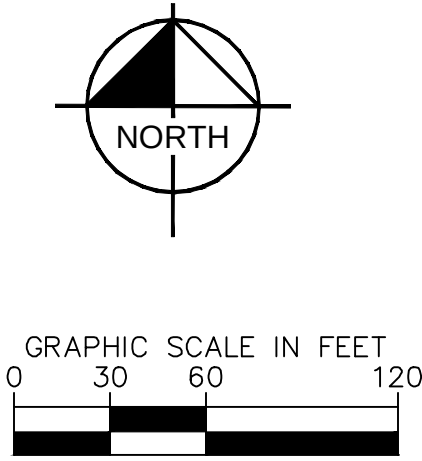
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Smeal Platform RM 100ft

- feet
- Width : 8.33
Track : 7.83
Lock to Lock Time : 6.0
Steering Angle : 48.0

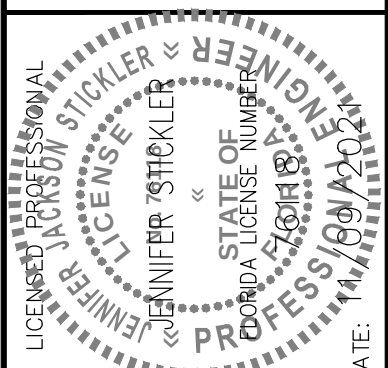
1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANTS TO BE LOCATED WITHIN 500 FEET OF ALL MULTI-FAMILY RESIDENCES AND IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
3. CONSTRUCTION TO FOLLOW FLORIDA STATUTE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
4. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.



No.	REVISIONS	DATE	BY

Kimley»Horn

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 696



KHA PROJECT	DATE	SCALE	DESIGNED BY	RET	DRAWN BY	RET	CHECKED BY	JUS	DATE
149540005	11/09/2021	AS SHOWN	AS SHOWN	RET	AS SHOWN	RET	AS SHOWN	AS SHOWN	AS SHOWN

THE ADDISON FARMS

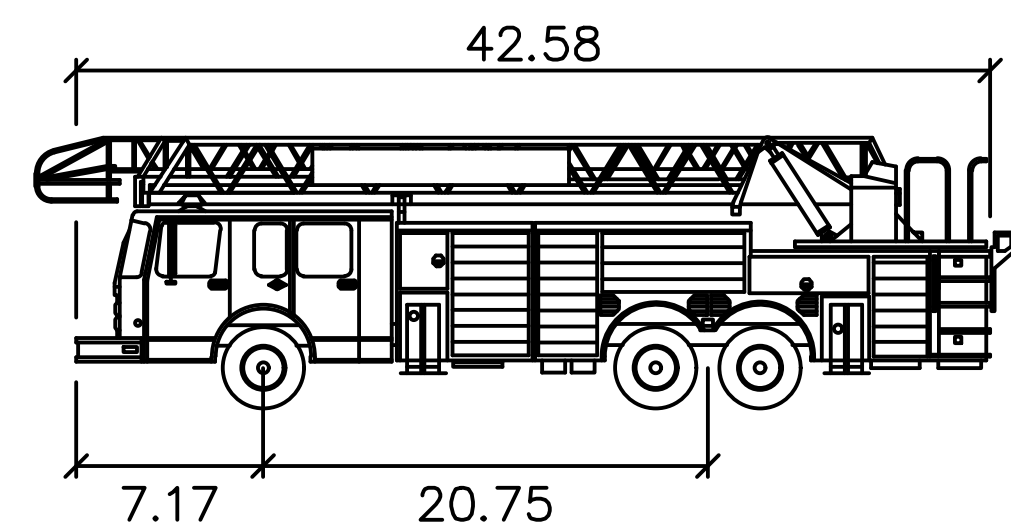
LUXURY APARTMENT HOMES

CITY OF APOKA

FLORIDA

FIRE TRUCK ROUTING PLAN

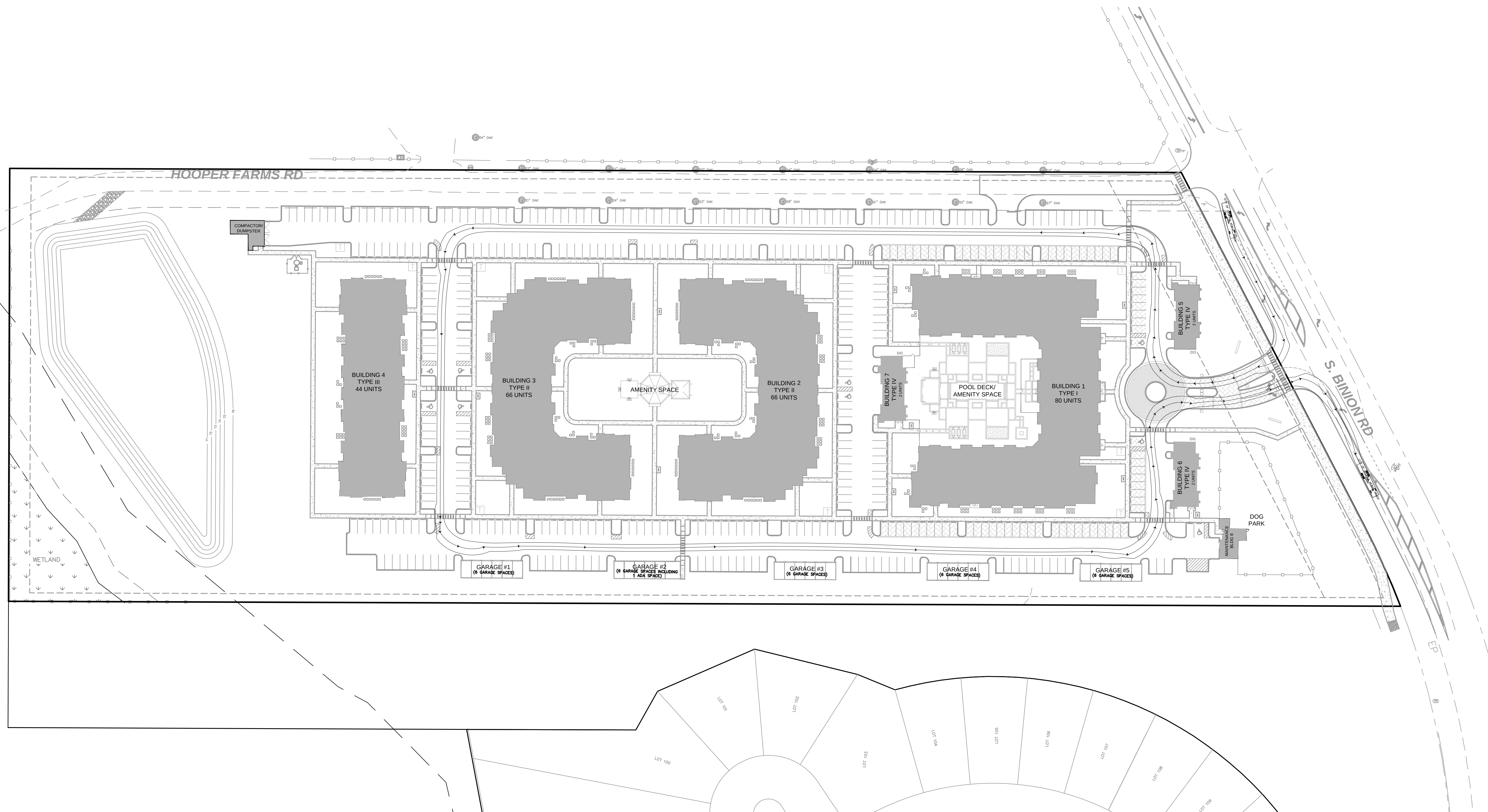
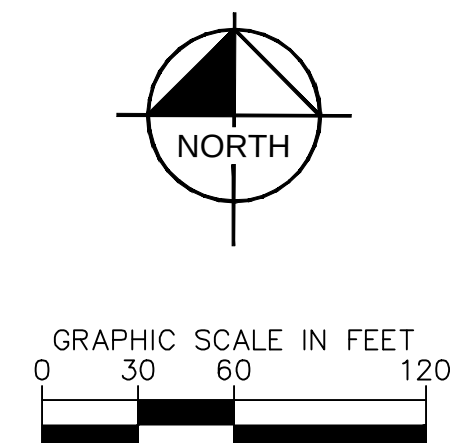
SHEET NUMBER MDP4.0



1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANTS TO BE LOCATED WITHIN 500 FEET OF ALL MULTI-FAMILY RESIDENCES, ALL IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
3. CONSTRUCTION TO FOLLOW FLORIDA STATUTE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
4. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.

City of Apopka Aerial Truck

	feet
Width	: 8.00
Track	: 6.72
Lock to Lock Time	: 6.0
Steering Angle	: 41.7

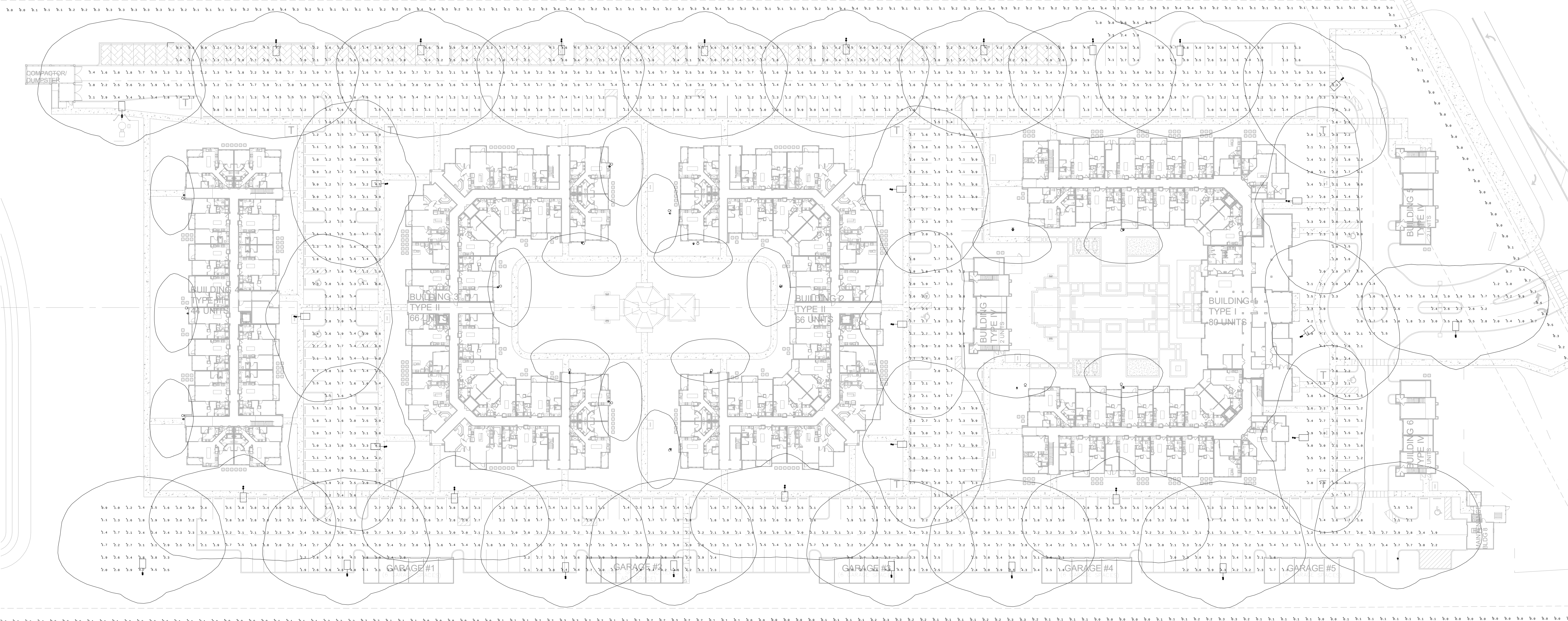


SITE LIGHTING FIXTURE SCHEDULE									
MARK	DESCRIPTION	MANUFACTURER	FIXTURE(S)/POLE MODEL	VOLTS	LAMP			FIXTURE WATTS	
					QTY	WATTS	MODEL		
SLA3	LED AREA LIGHT WITH TYPE 3 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE.	PHILIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-3-UNV-CM30-BK	120	1	159	LED	159	
SLA4	LED AREA LIGHT WITH TYPE 4 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE.	PHILIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-4-UNV-CM30-BK	120	1	159	LED	159	
WLA3	LED WALL MOUNTED LIGHT WITH TYPE 3 DIST. AND 4000K COLOR TEMP. MOUNTED 15'-0" AFG.	PHILIPS GARDCO	111L-16L-550-NW-G2-3-UNV-PCB-BK	120	2	29	LED	29	

NOTES:
1) DIVISION 16 CONTRACTOR SHALL VERIFY ALL FIXTURE TYPES AND FINISHES WITH OWNER PRIOR TO ORDERING.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	SLA3	SINGLE	ECF-S-48L-1A-NW-G2-3	SLA3	0.950	18178	158.7	1269.6
	24	SLA4	SINGLE	ECF-S-48L-1A-NW-G2-4	SLA4	0.950	19017	158.7	3808.8
	17	WLA3	SINGLE	111L-16L-550-NW-G2-3	WLA3	0.950	2735	28.8	489.6

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Parking & Drive Area	Illuminance	Fc	2.10	4.9	0.5	4.20	9.80		
Property Line	Illuminance	Fc	0.10	0.7	0.0	N.A.	N.A.		



THE ADDISON FARMS

LUXURY APARTMENT HOMES

Contravest

DEVELOPMENT • CONSTRUCTION • MANAGEMENT

cba

charlan • brock associates

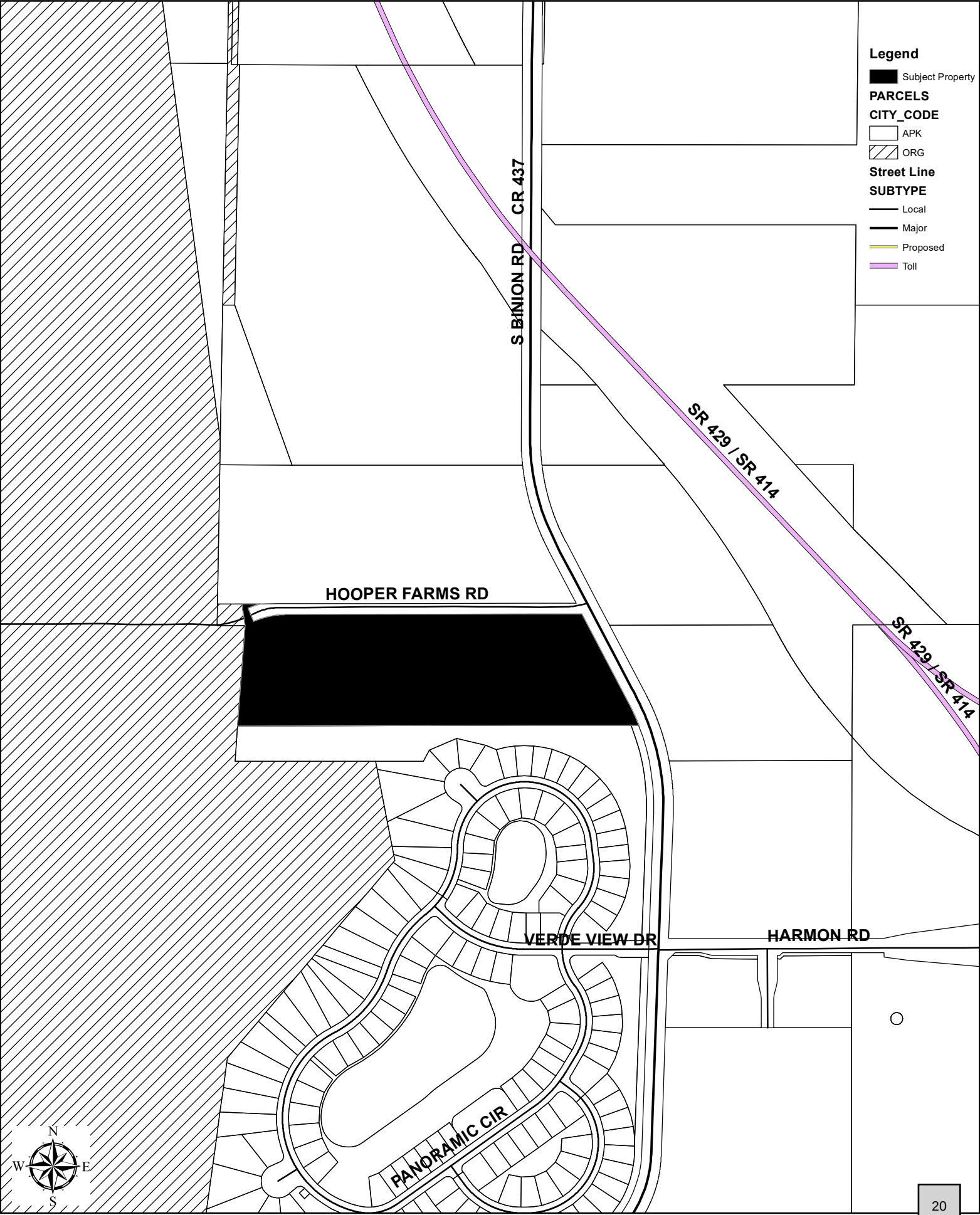
architects • planners

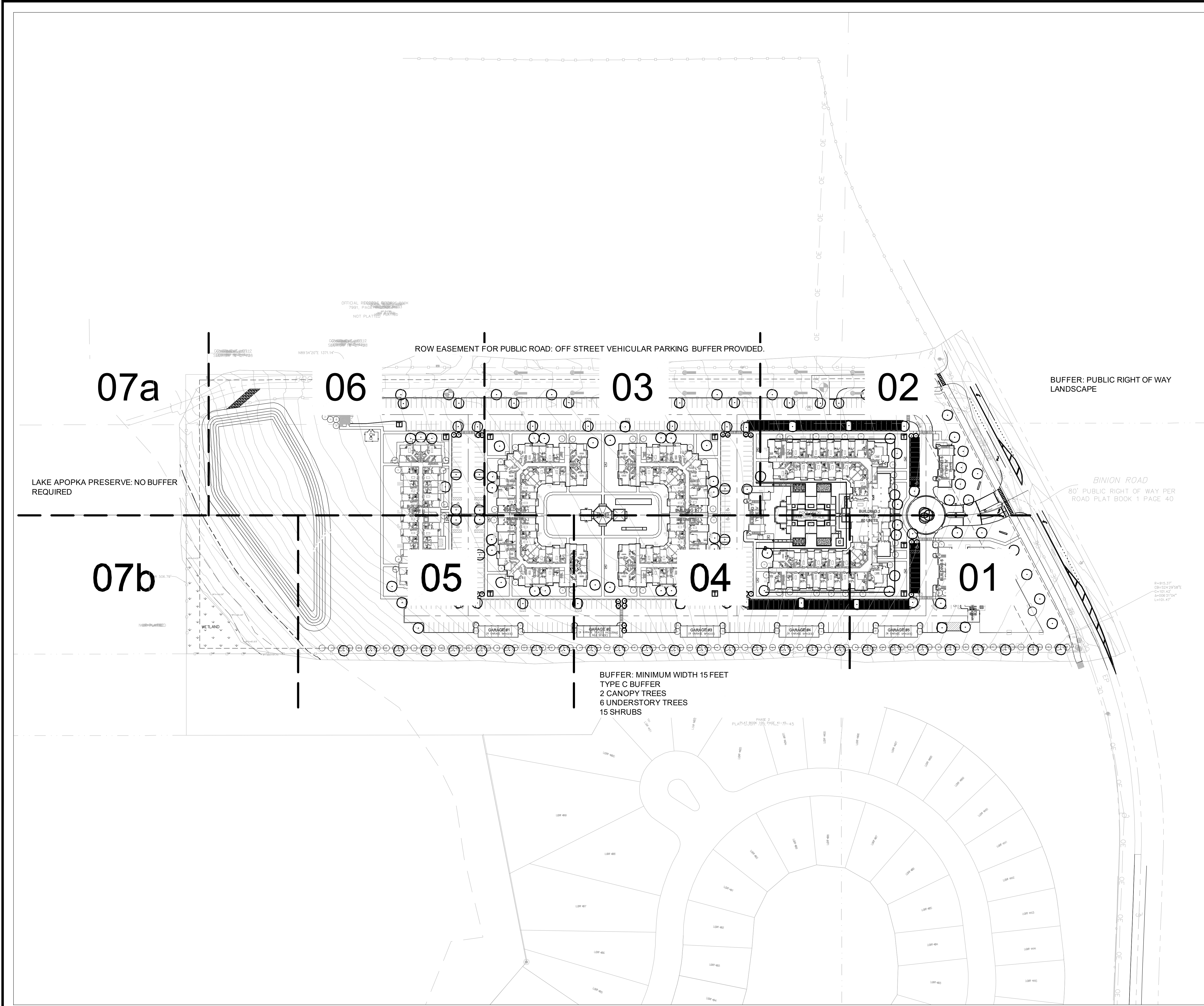
1770 fennell street
maitland florida 32751-7208
407.660.8900 f.407.875.9948
www.cbaarchitects.com

Site Plan
Photometrics

date: 10/01/21
job no: 4385
drawn by: RLL
reviewed by: BLS
issue history:
Δ Date

Vicinity Map





LANDSCAPE LEGEND

- SHADE TREE
- PALM TREE
- UNDERSTORY TREE

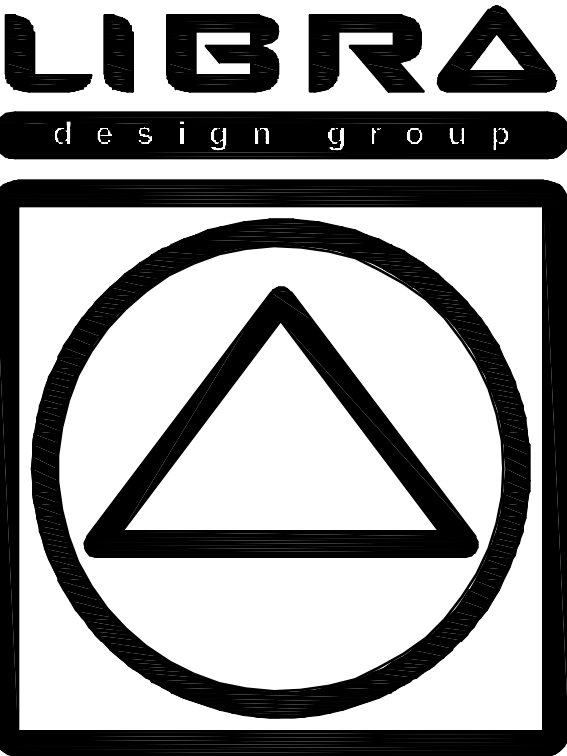
SHRUBS/GROUND COVER

ST. AUGUSTINE SOD

BAHIA SOD

The project's landscape and irrigation plans will need to be designed in accordance with City Ordinance No. 2069

Amenities/Design elements are subject to change as project develops



P.O. Box 547368, Orlando, FL 32854-7368
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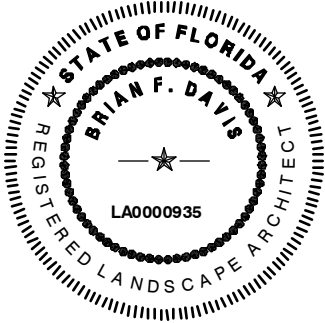
OWNER



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Altamonte Springs, FL 32714

ISSUED

DATE: 2021.08.23 FOR: CITY OF APOPKA DEVELOPMENT PLAN
2021.10.11 CITY OF APOPKA DEVELOPMENT PLAN 2
2021.11.08 CITY OF APOPKA DEVELOPMENT PLAN 3



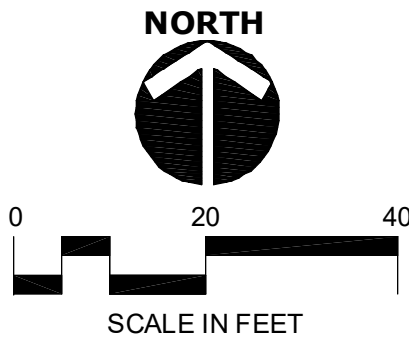
Brian F. Davis LA0000935

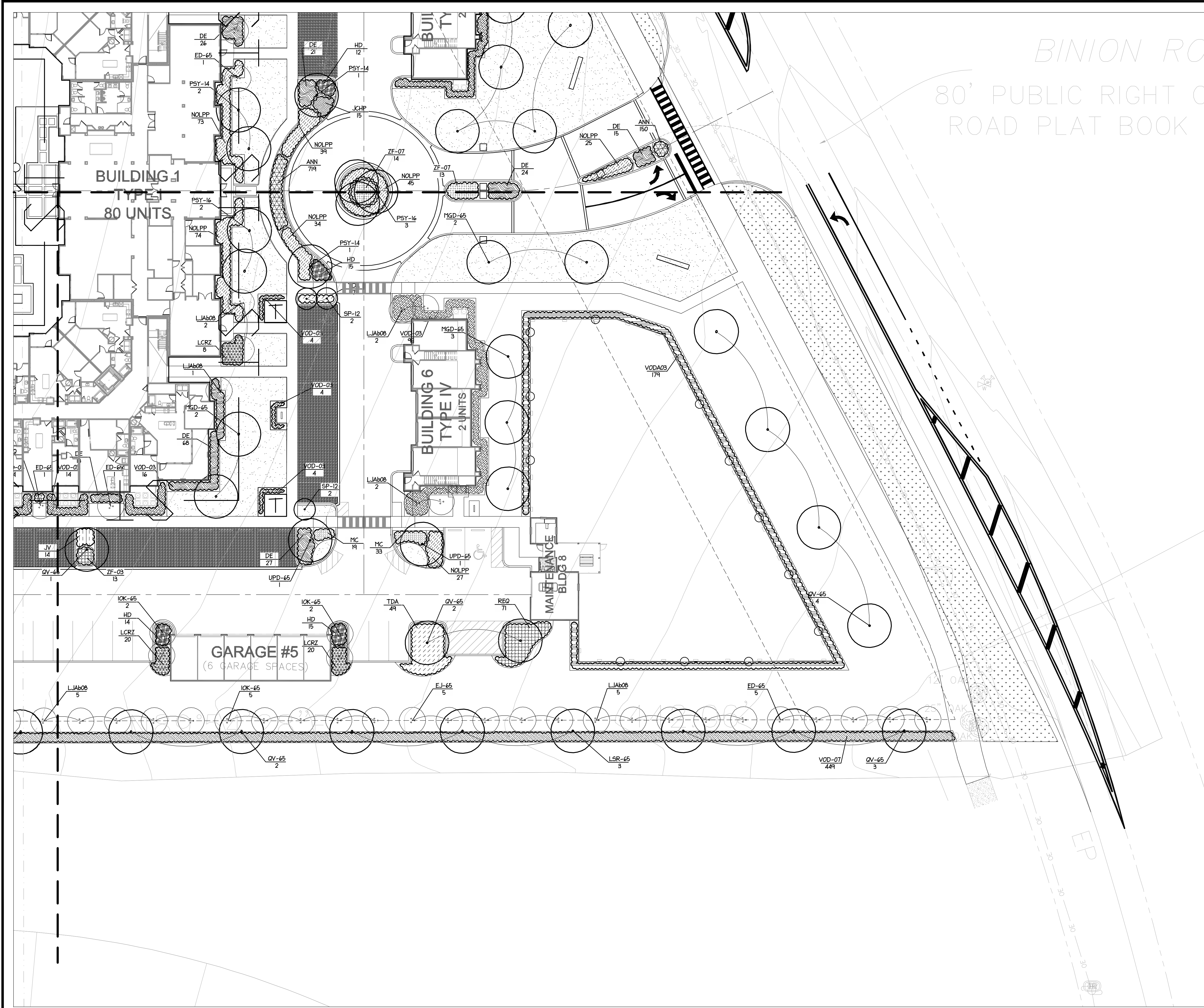
KEY PLAN

JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____

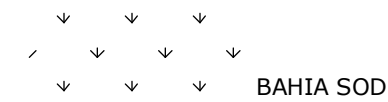
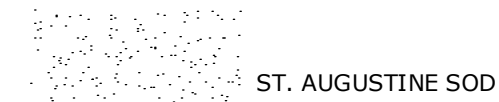
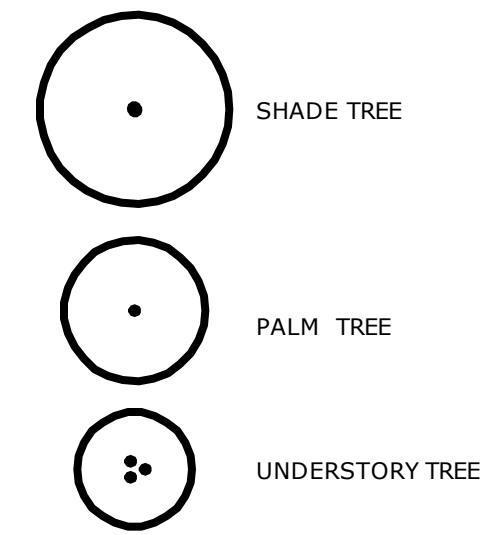
TITLE
OVERALL
LANDSCAPE
PLAN

LA-01





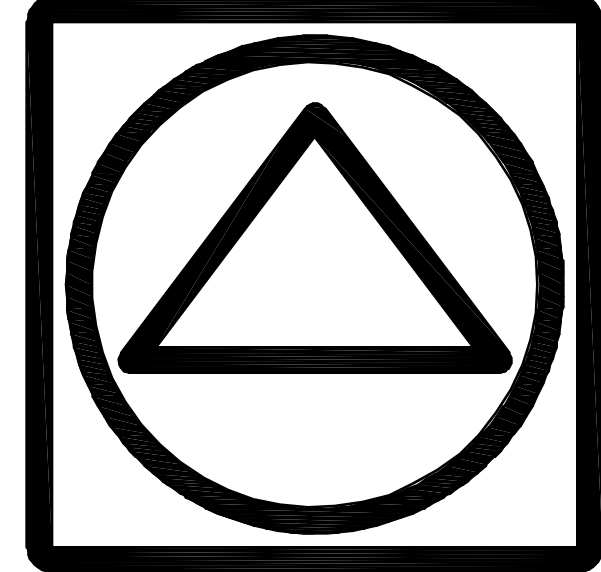
LANDSCAPE LEGEND



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Amenities/Design elements are subject to change as project develops

LIBRA
design group



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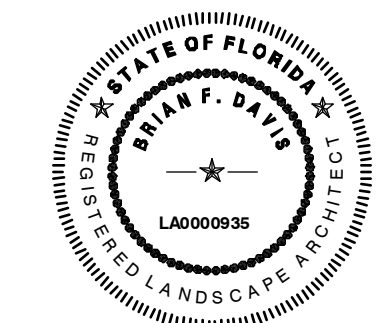
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2021.10.11 CITY OF APOKA DEVELOPMENT PLAN 2
2021.11.08 CITY OF APOKA DEVELOPMENT PLAN 3



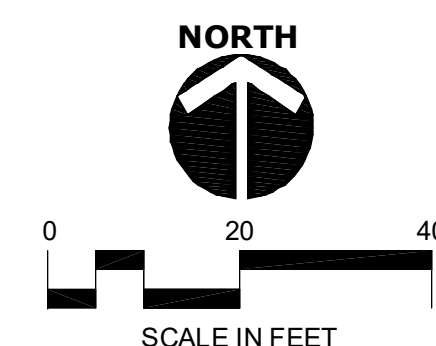
Brian F. Davis LA0000935

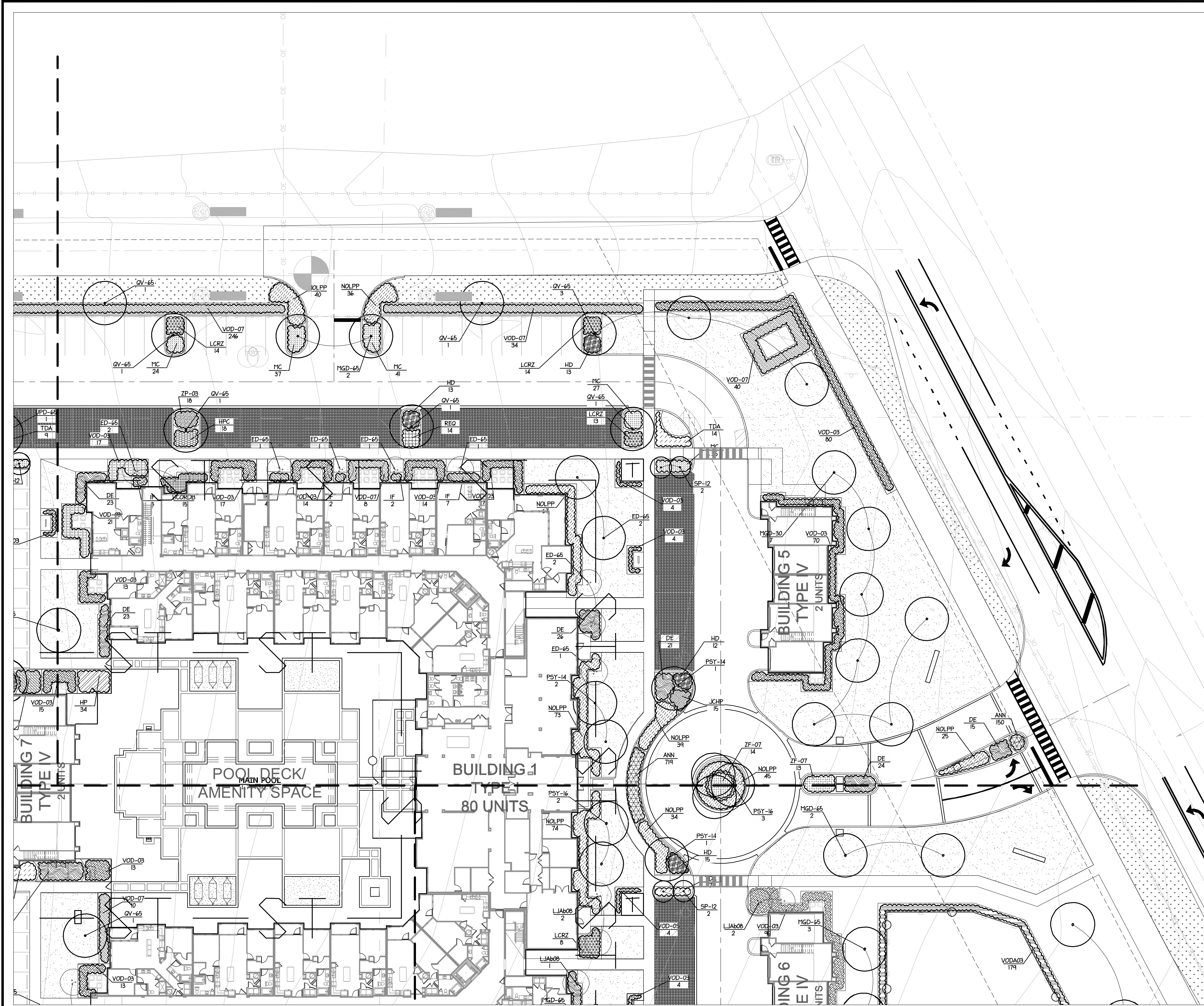
KEY PLAN

JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____
TITLE

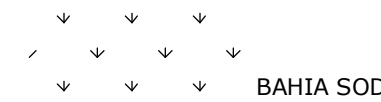
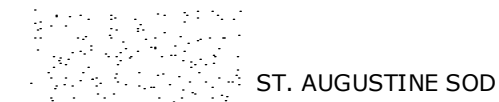
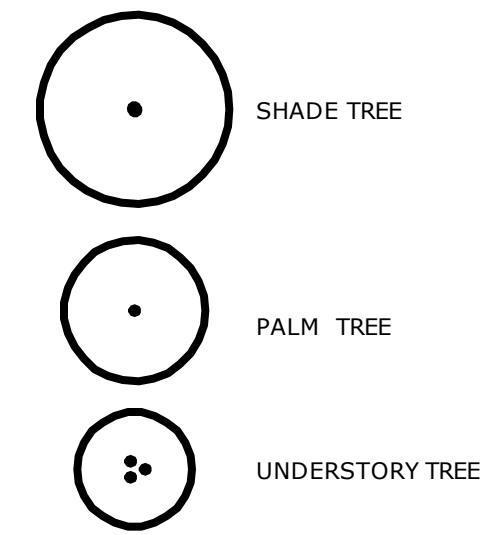
LANDSCAPE
PLAN

LA-01



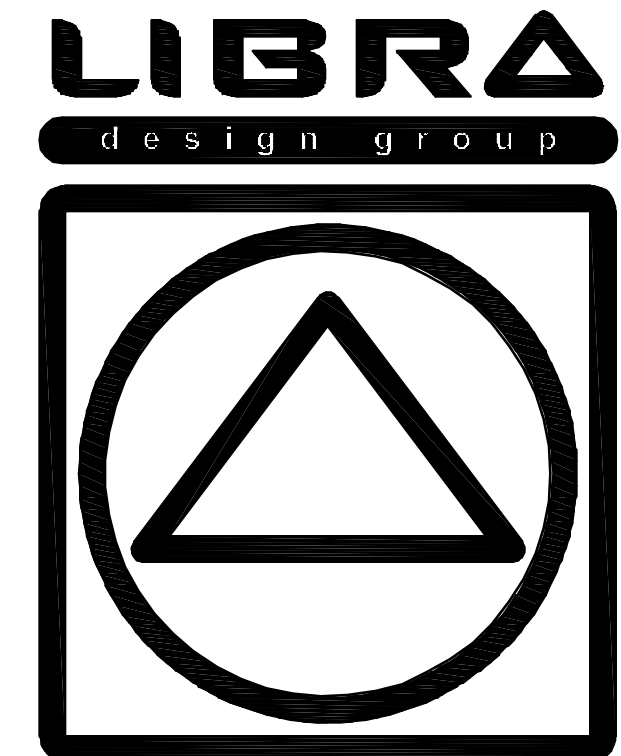


LANDSCAPE LEGEND



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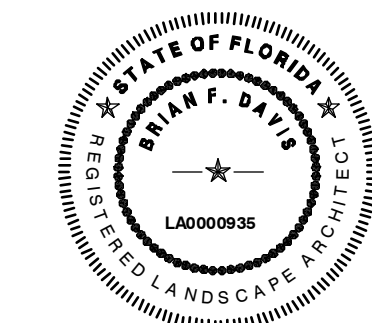
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2021.11.08 CITY OF APOKA DEVELOPMENT PLAN 3

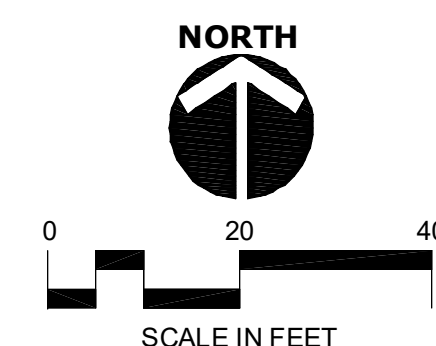


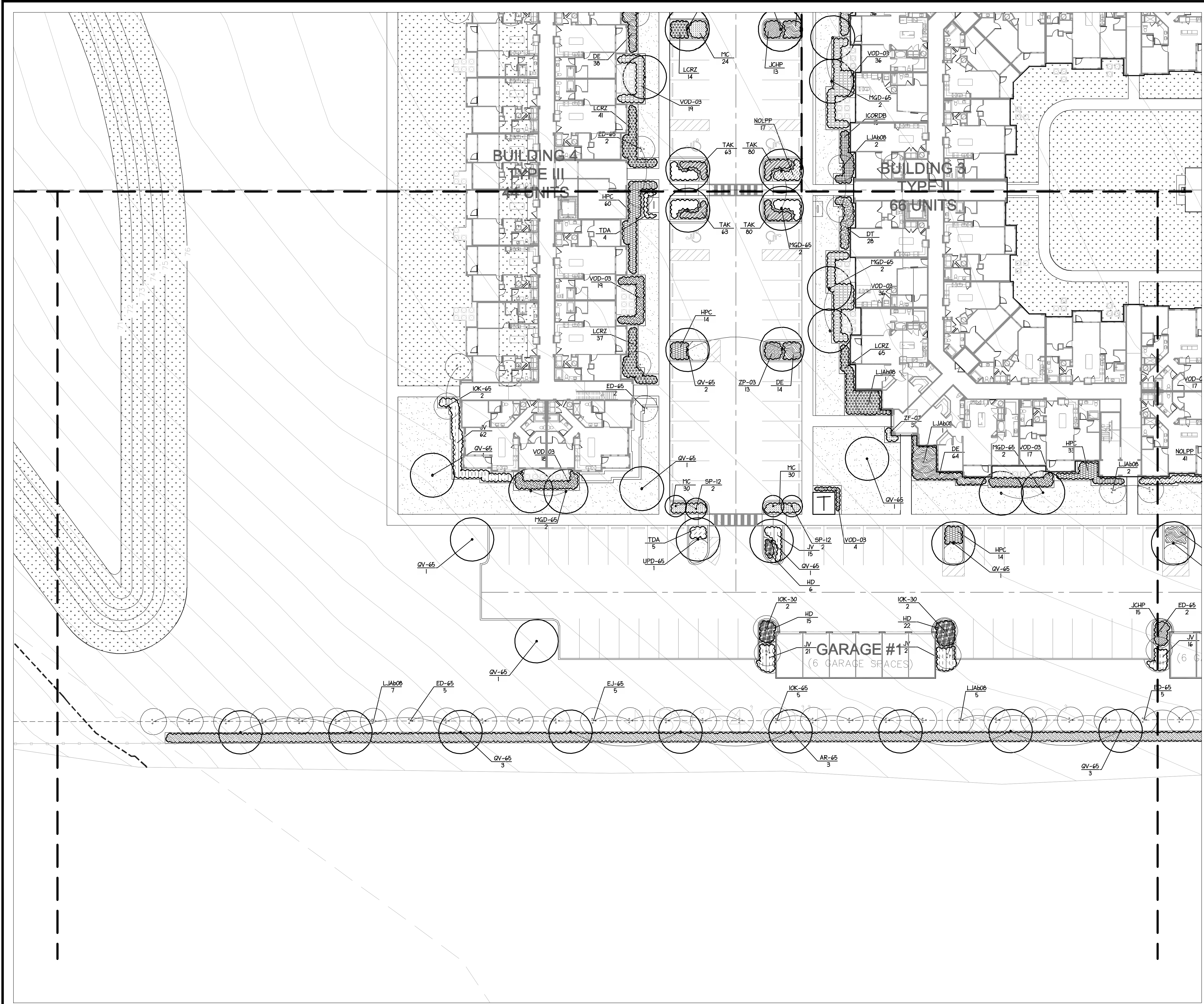
Brian F. Davis LA0000935
KEY PLAN

JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____
TITLE

LANDSCAPE
PLAN

LA-02





LANDSCAPE LEGEND

- SHADE TREE
- PALM TREE
- UNDERSTORY TREE

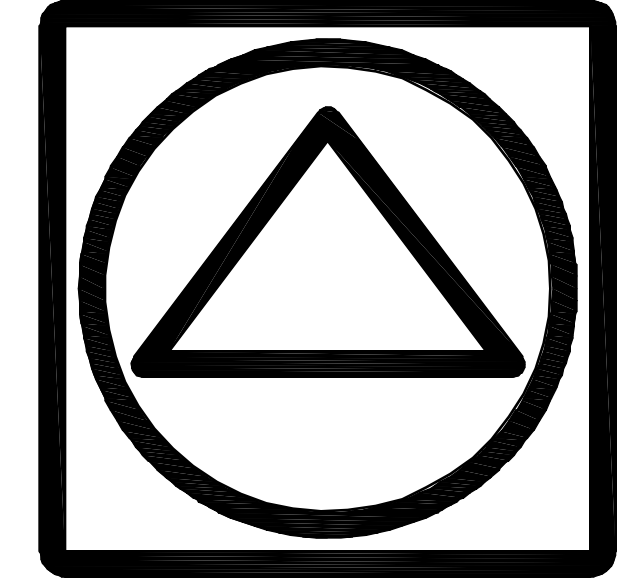
SHRUBS/GROUND COVER

ST. AUGUSTINE SOD

BAHIA SOD

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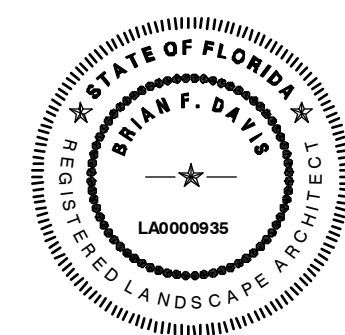
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2021.10.11 CITY OF APOPKA DEVELOPMENT PLAN 2
2021.11.08 CITY OF APOPKA DEVELOPMENT PLAN 3



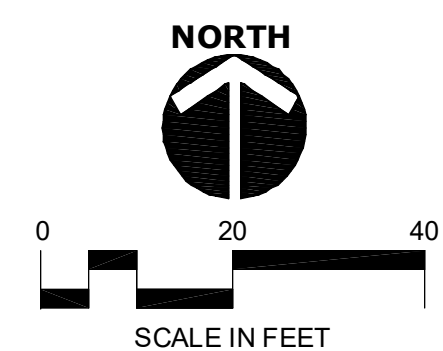
Brian F. Davis LA0000935

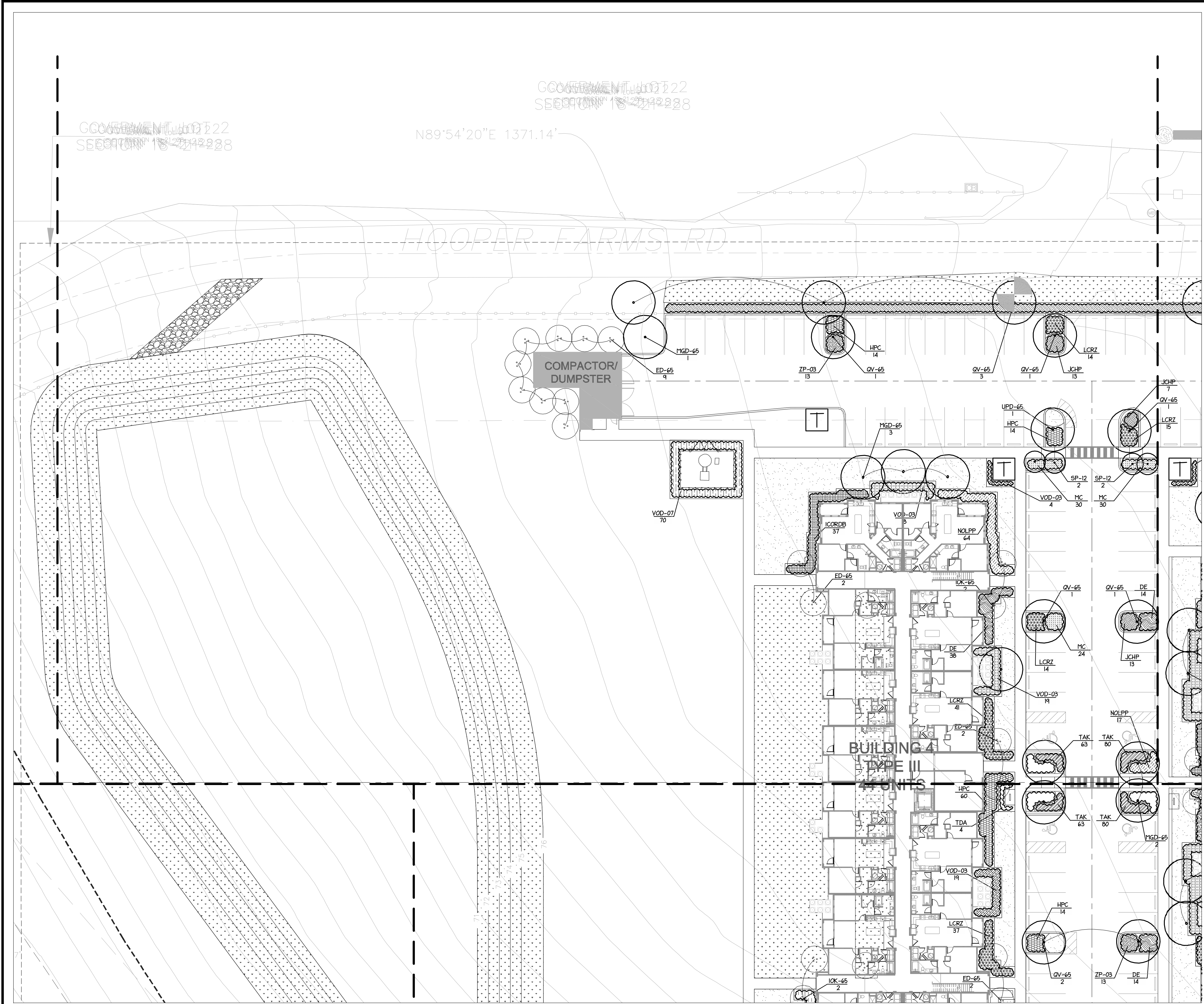
KEY PLAN

JOB NO.:	20000
DESIGNED BY:	BFD
DRAWN BY:	JPD
CHECKED BY:	BFD
PROJECT APPROVAL:	
TITLE	

LANDSCAPE PLAN

LA-05





LANDSCAPE LEGEND

- SHADE TREE
- PALM TREE
- UNDERSTORY TREE

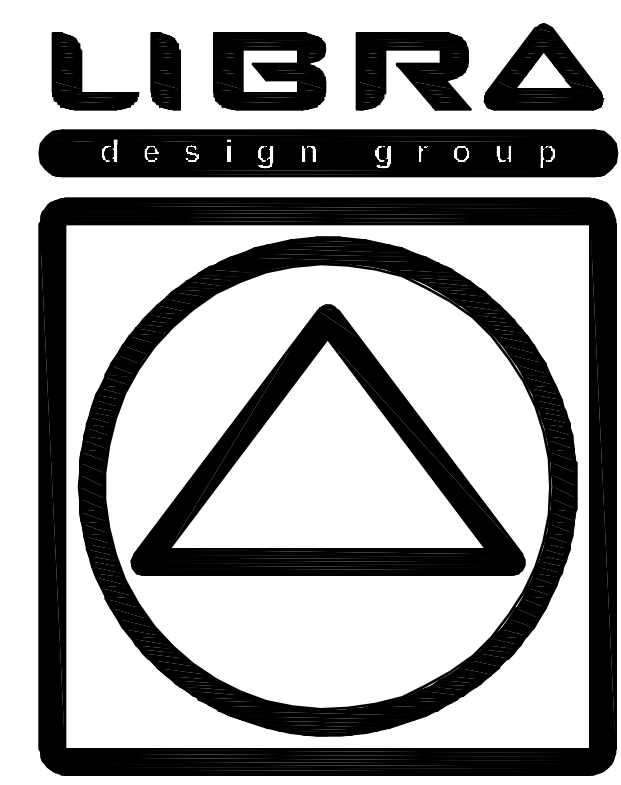
SHRUBS/GROUND COVER

ST. AUGUSTINE SOD

BAHIA SOD

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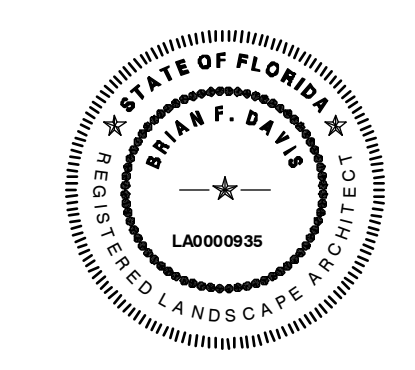
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2021.10.11	CITY OF APOPKA DEVELOPMENT PLAN 2
2021.11.08	CITY OF APOPKA DEVELOPMENT PLAN 3



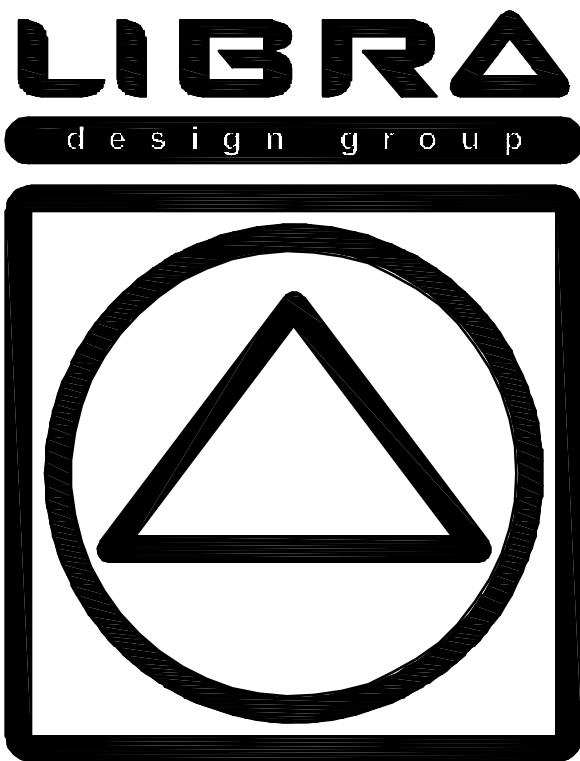
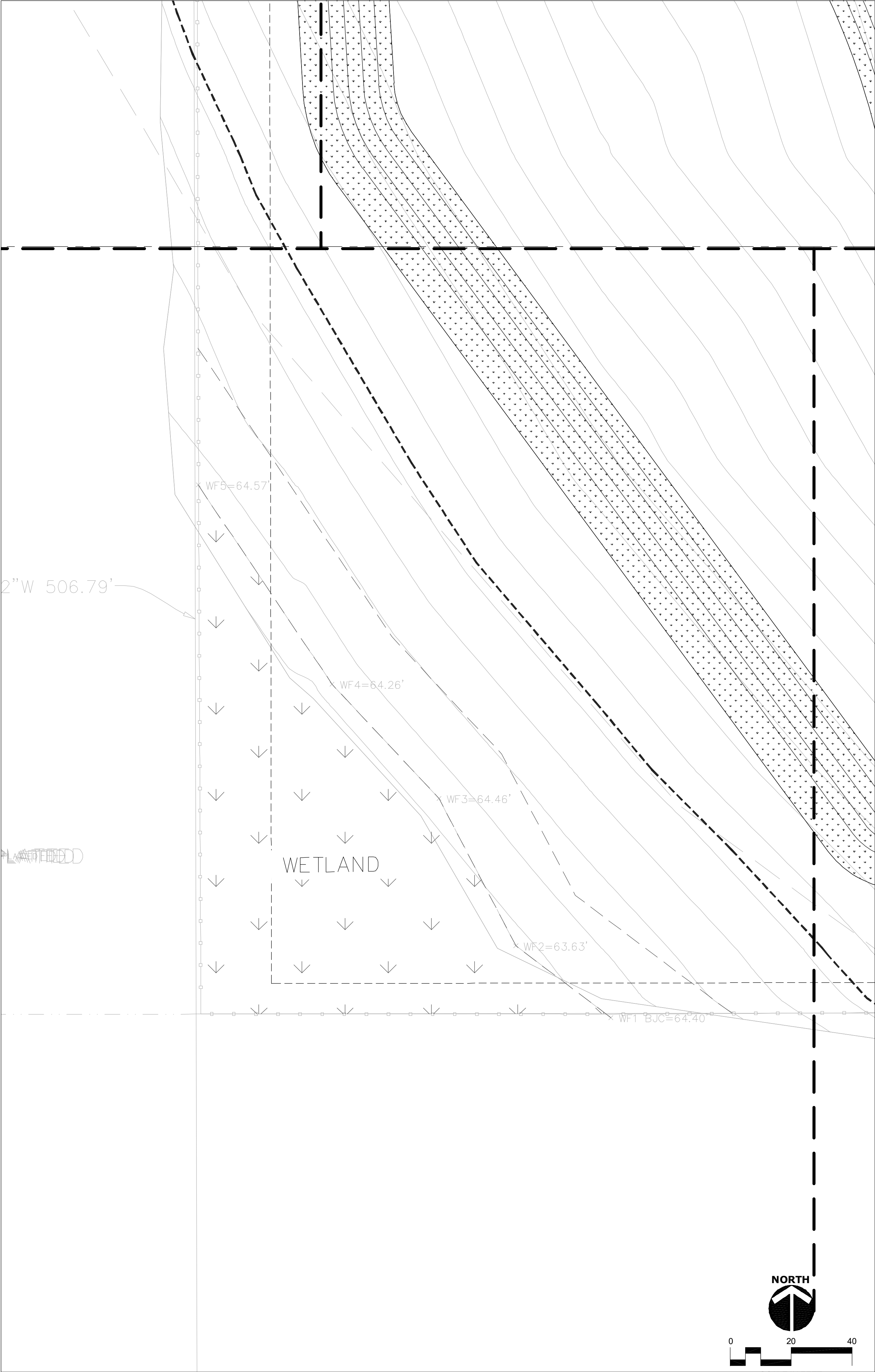
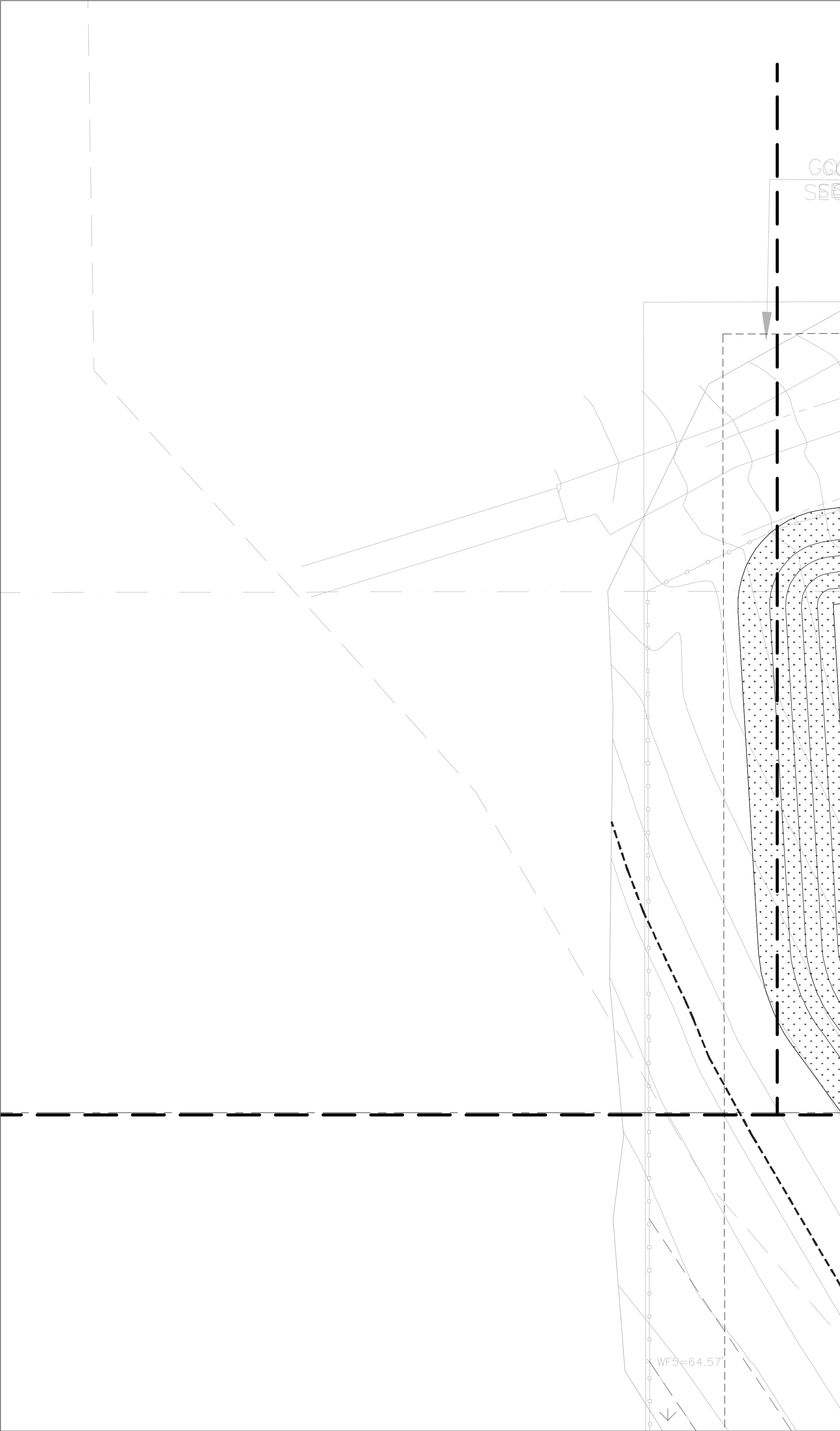
Brian F. Davis LA0000935

KEY PLAN

JOB NO.:	20000
DESIGNED BY:	BFD
DRAWN BY:	JPD
CHECKED BY:	BFD
PROJECT APPROVAL:	_____
TITLE	

LANDSCAPE PLAN

LA-06



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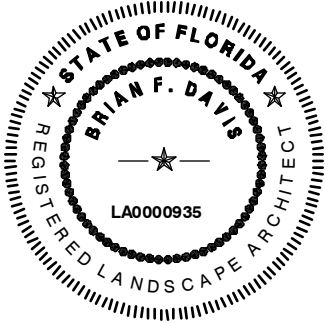
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Altamonte Springs, FL 32714

ISSUED

DATE: FOR:
2021.08.23 CITY OF APOPKA DEVELOPMENT PLAN
2021.10.11 CITY OF APOPKA DEVELOPMENT PLAN 2
2021.11.08 CITY OF APOPKA DEVELOPMENT PLAN 3



Brian F. Davis LA0000935

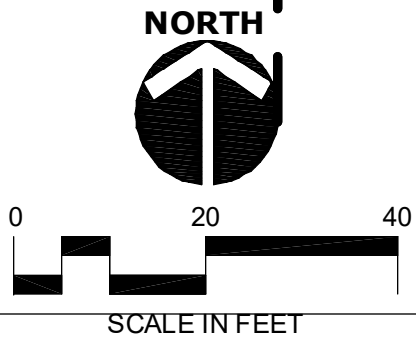
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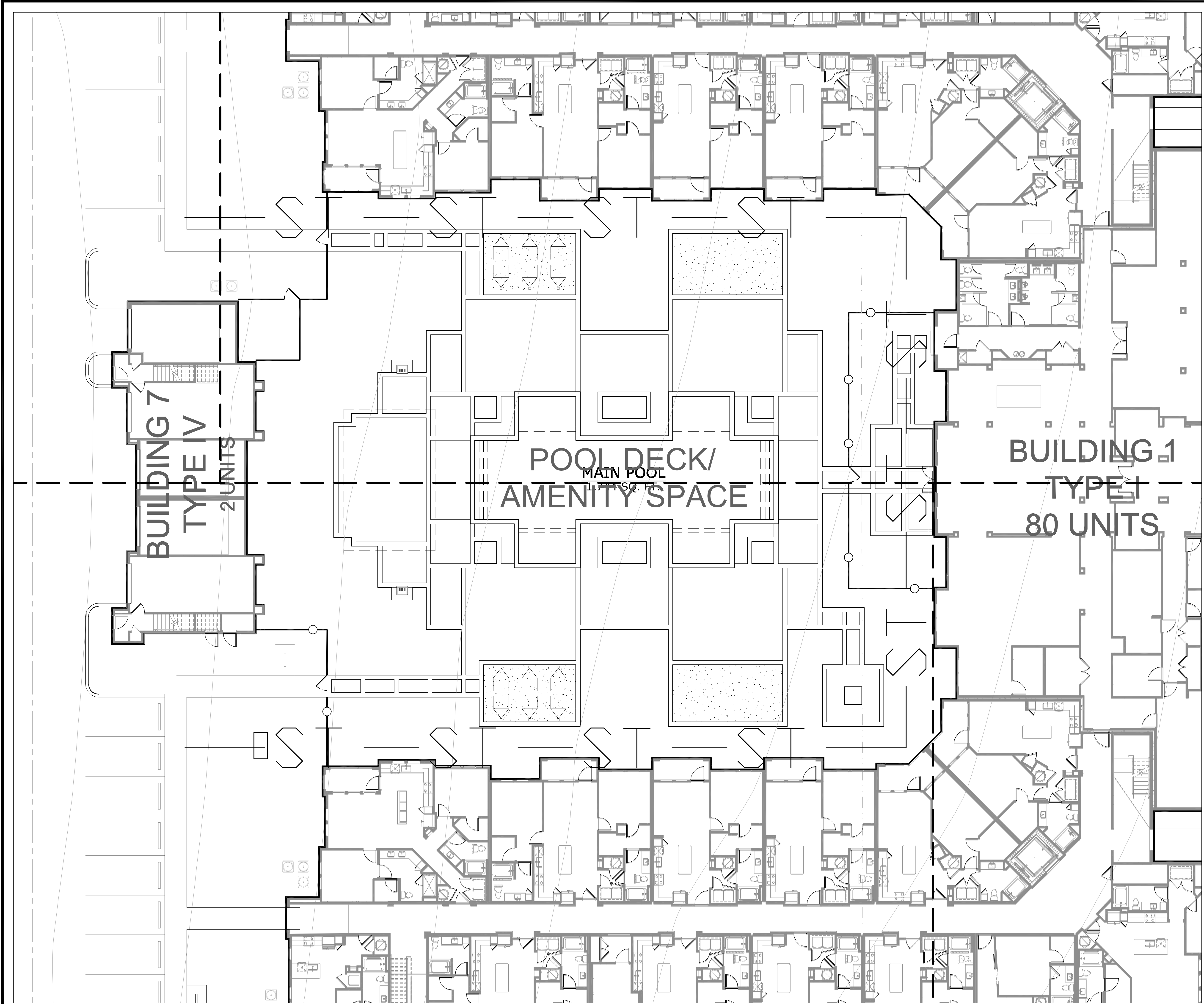
JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____

TITLE

LANDSCAPE
PLAN

LA-07





LANDSCAPE LEGEND

- SHADE TREE
- PALM TREE
- UNDERSTORY TREE

SHRUBS/GROUNDCOVER

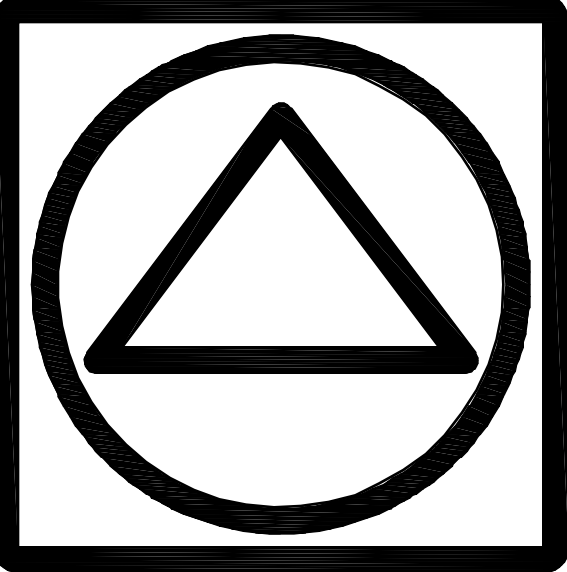
ST. AUGUSTINE SOD

BAHIA SOD

The project's landscape and irrigation plans will need to be designed in accordance with City Ordinance No. 2069

Amenities/Design elements are subject to change as project develops

LIBRA
design group



P.O. Box 547368, Orlando, FL 32854-7368
Tel (407) 649-1828 Fax (407) 479-3279
Landscape Architecture & Planning
www.libradesigngroup.com

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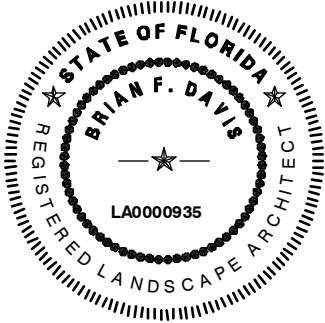


ContraVest
237 S. Westmonte Drive, Suite 140
Altamonte Springs, FL 32714

ISSUED

DATE:	FOR:
2021.08.23	CITY OF APOKA DEVELOPMENT PLAN
2021.10.11	CITY OF APOKA DEVELOPMENT PLAN 2
2021.11.08	CITY OF APOKA DEVELOPMENT PLAN 3

THE
ADDISON
FARMS
LUXURY APARTMENT HOMES



Brian F. Davis LA0000935

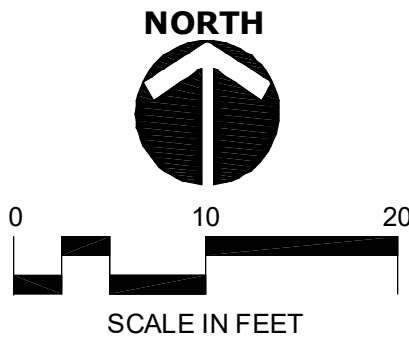
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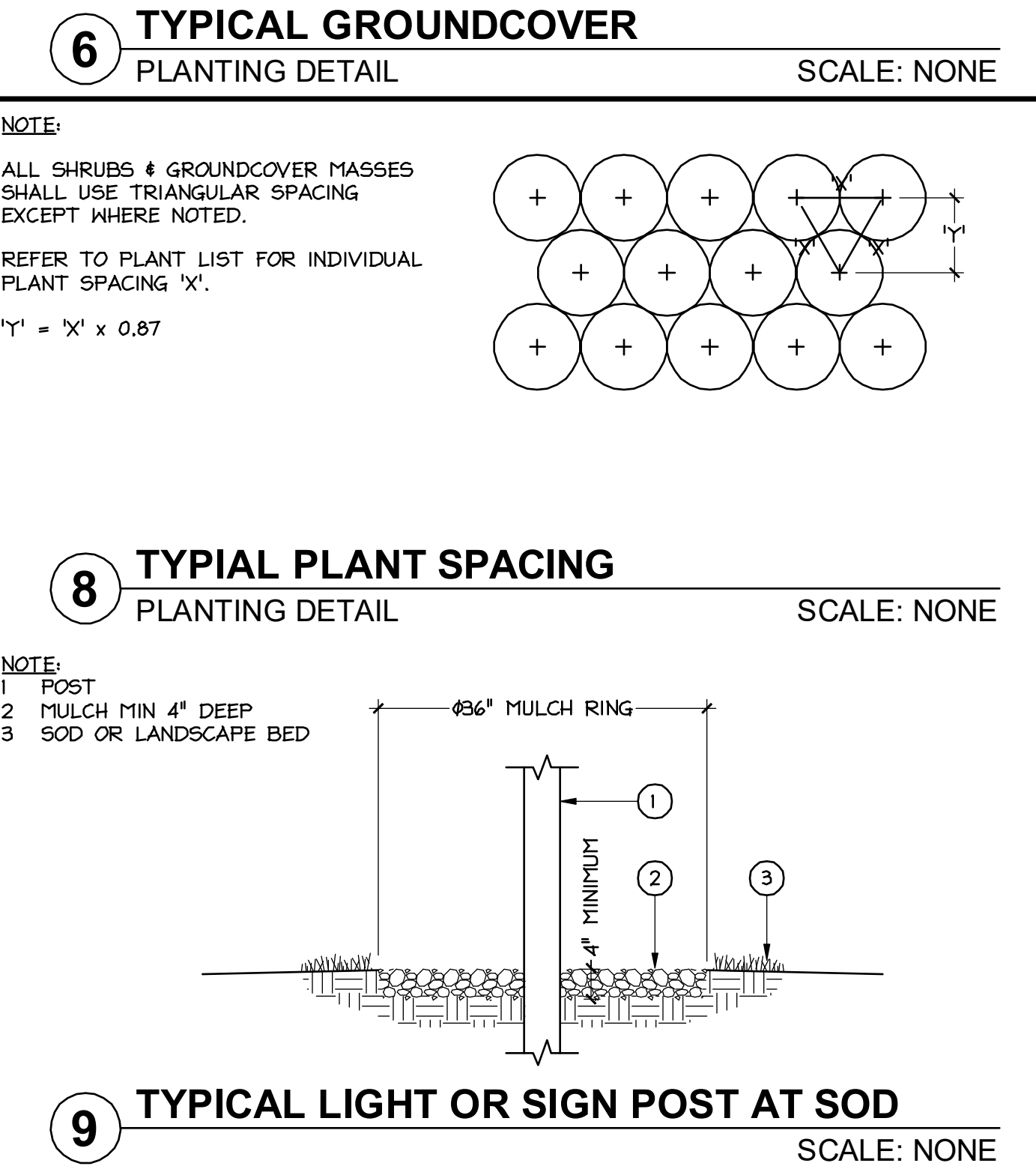
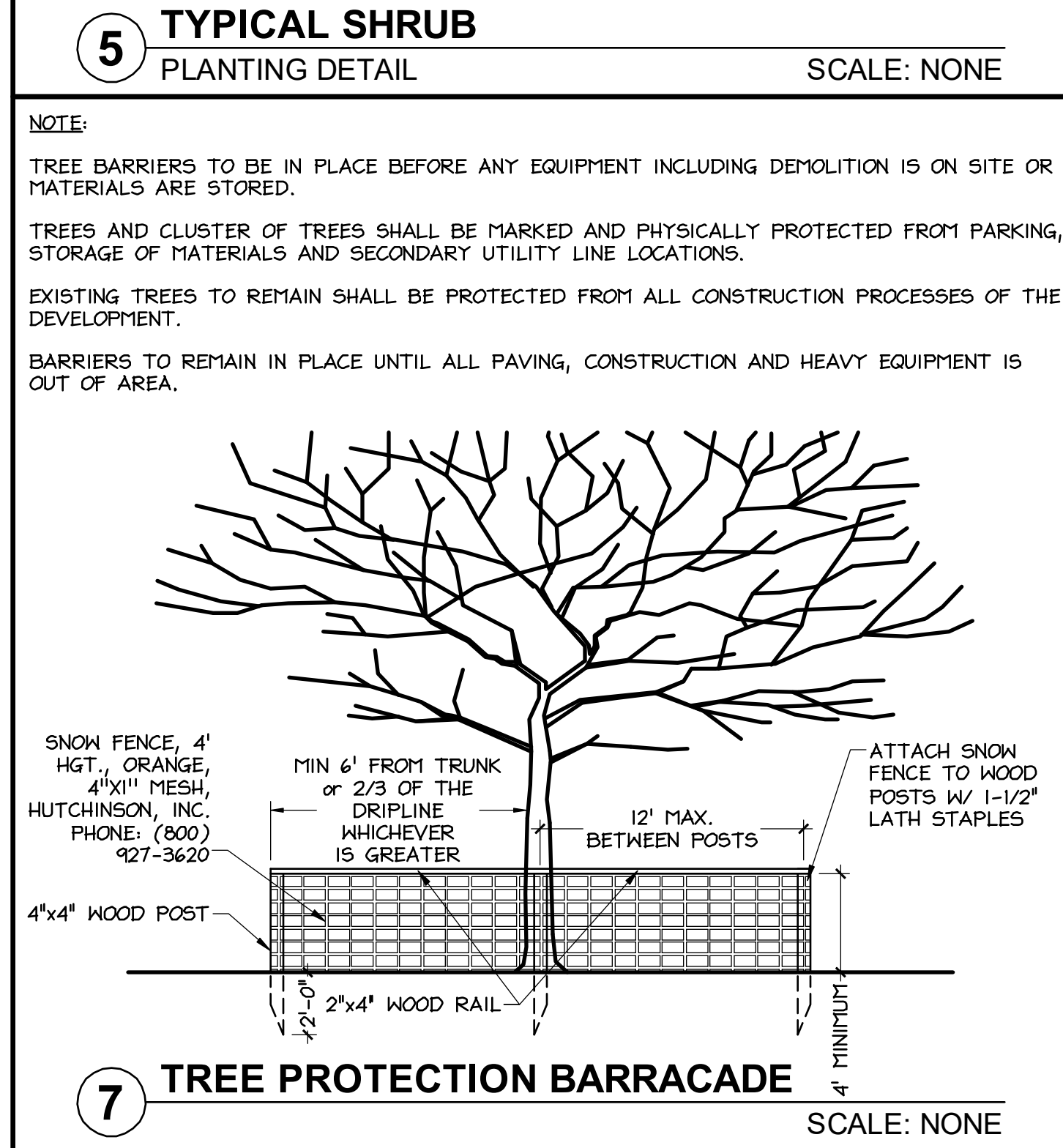
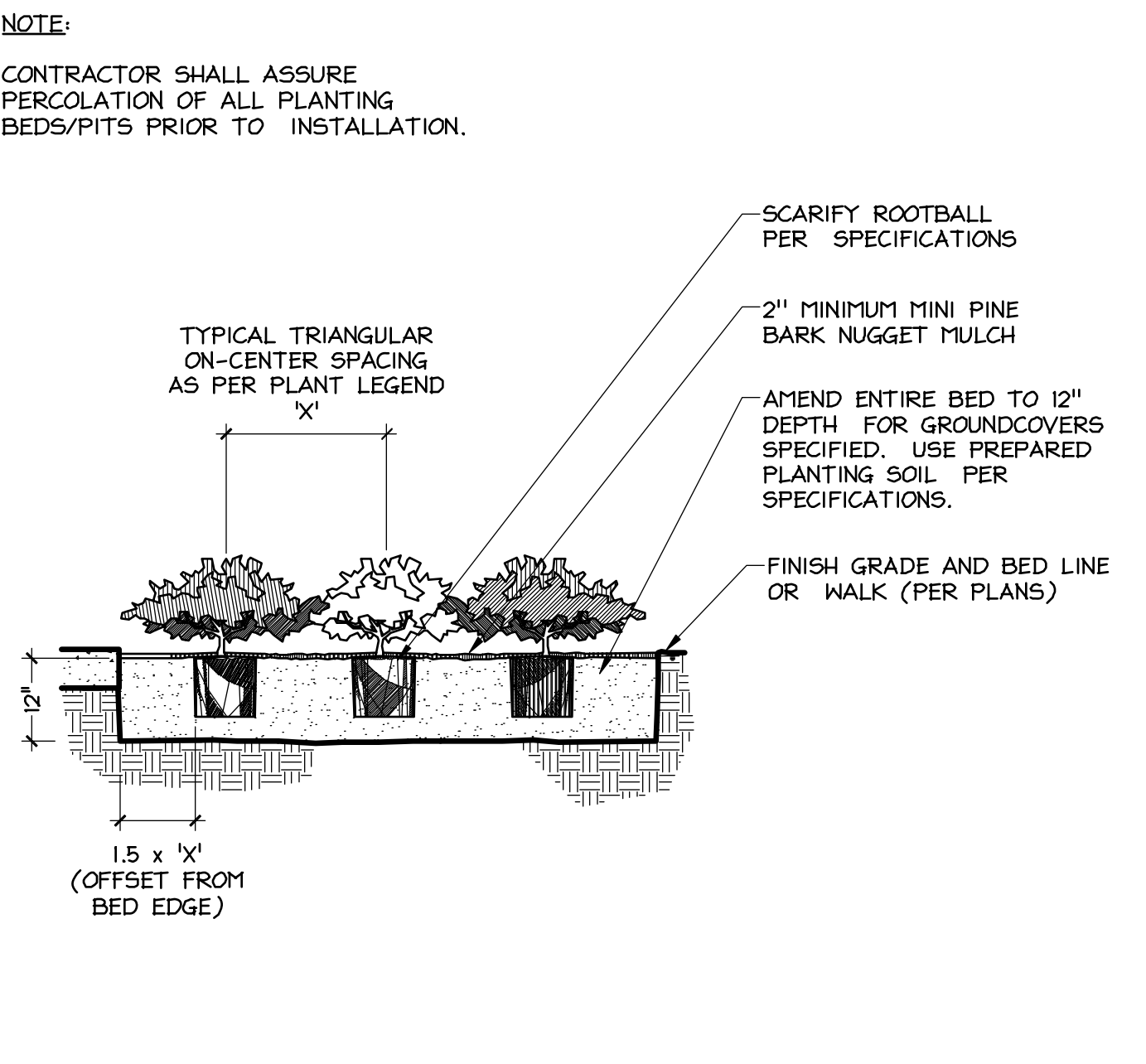
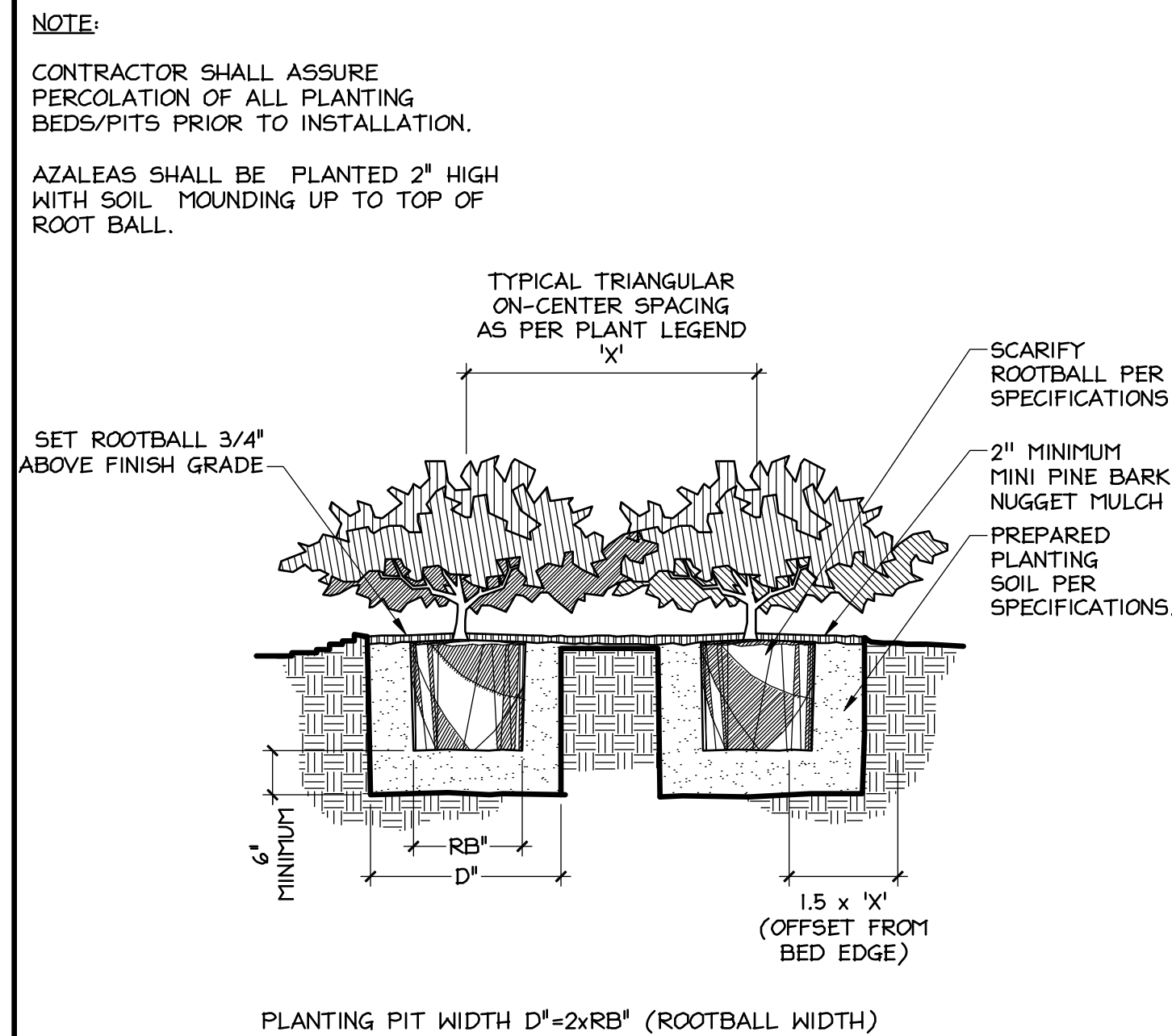
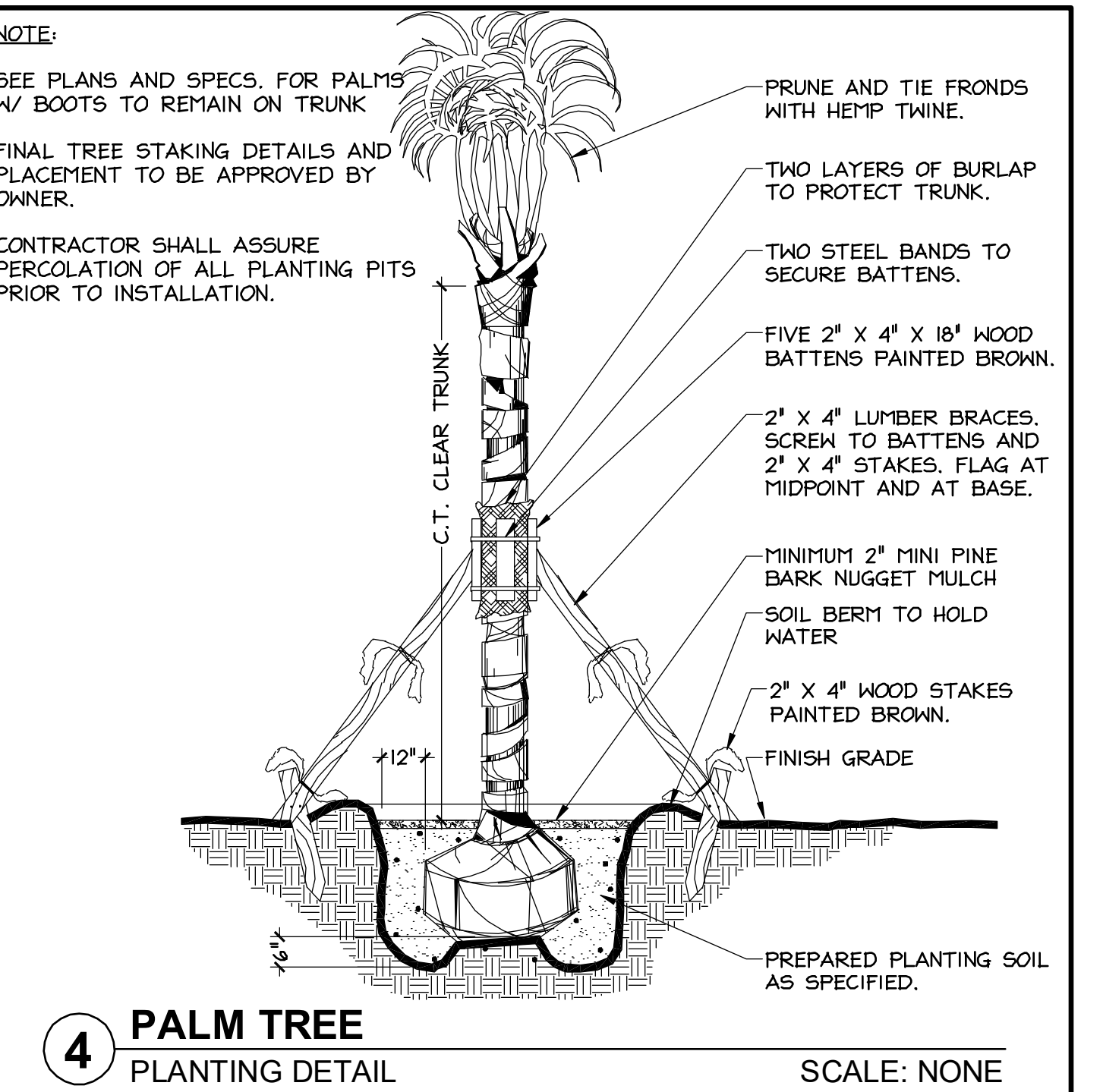
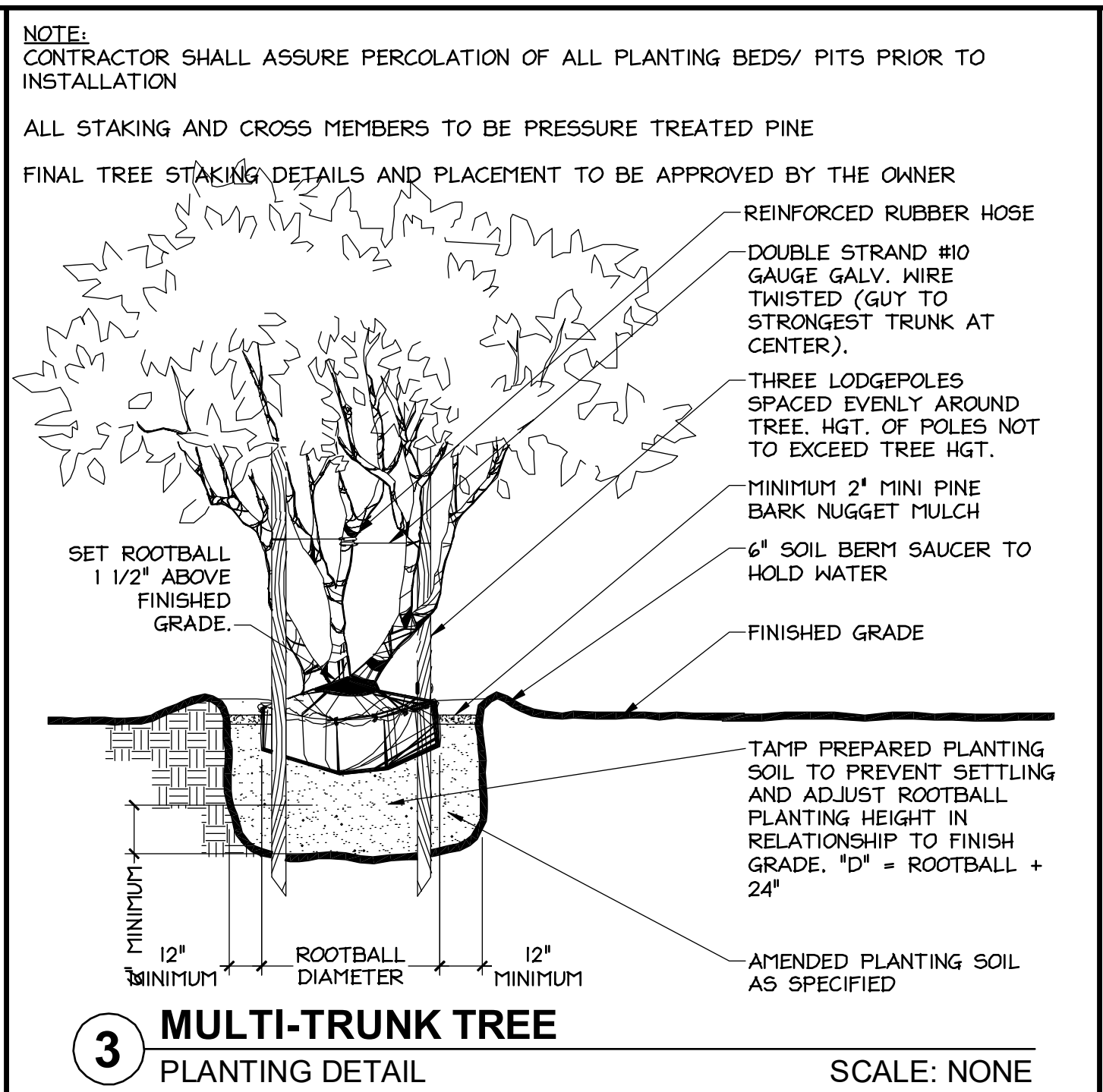
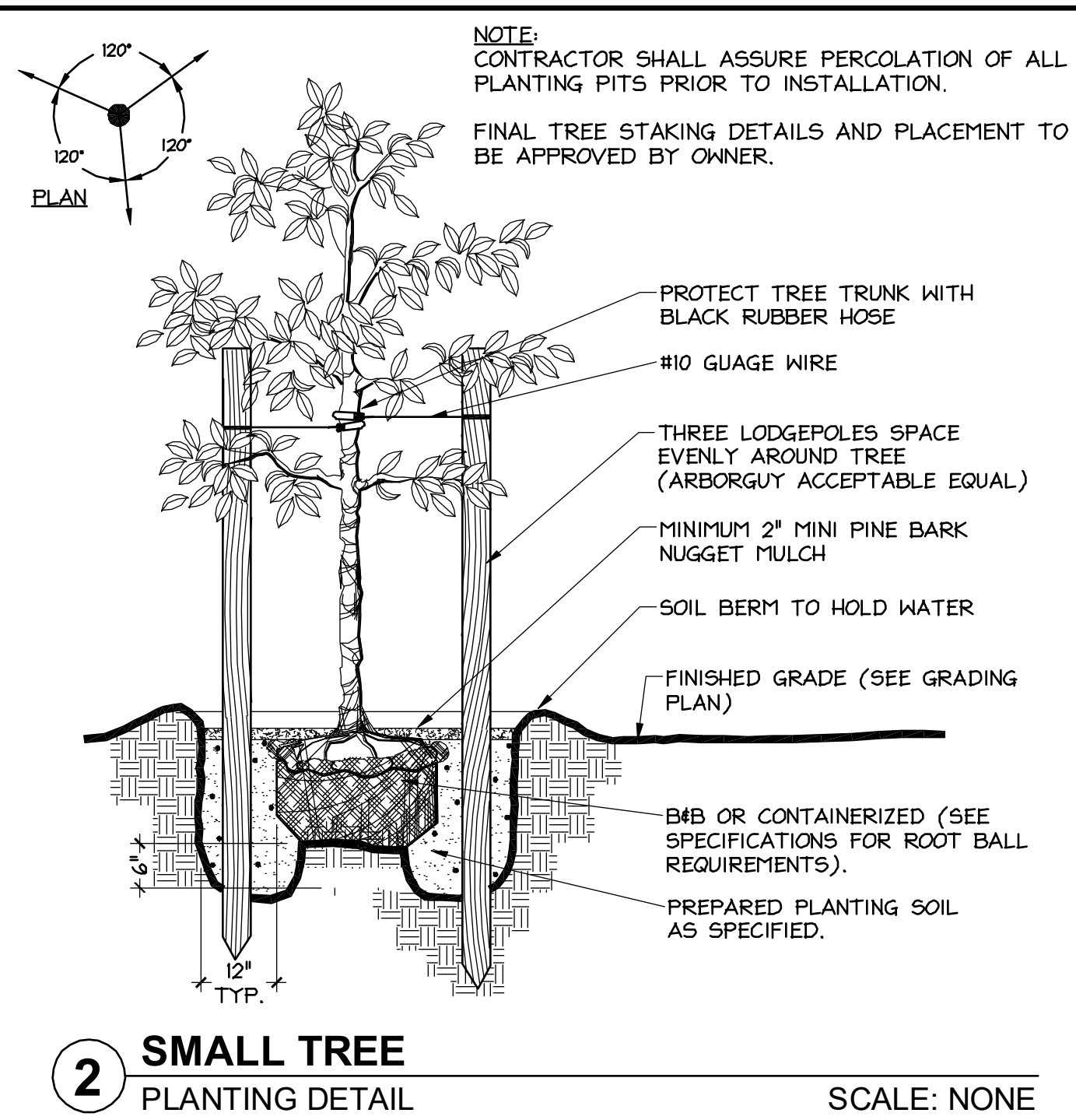
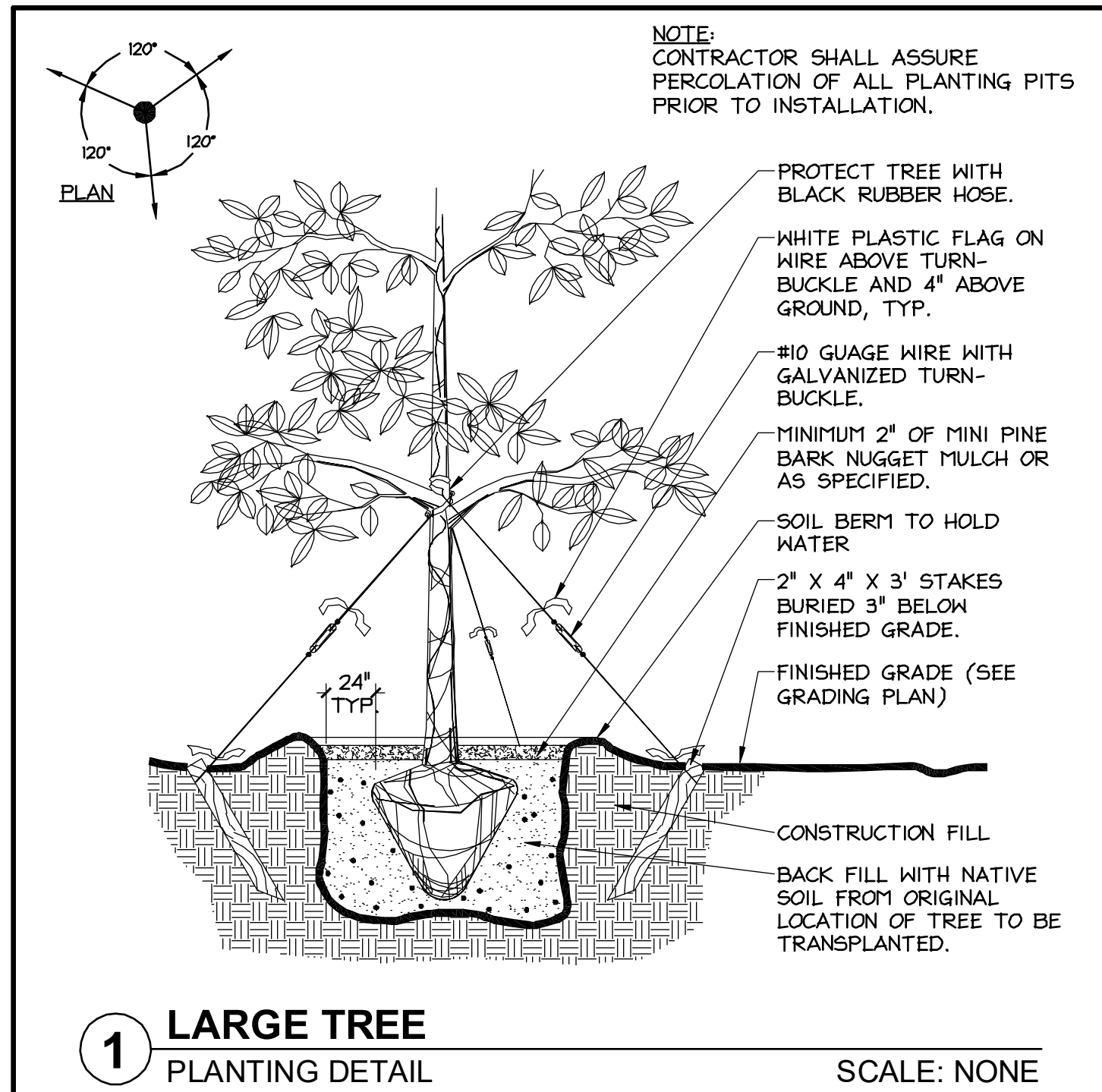
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DESIGNED BY:	BFD
DRAWN BY:	JPD
CHECKED BY:	BFD
PROJECT APPROVAL:	_____

TITLE

LANDSCAPE
PLAN

LA-08





Trees	Qty	CommonName	LatinName	Size	Additional Spec	Space
AR-65	6	Florida Flame Red Maple	Acer rubrum 'Florida Flame'	65-Gal.; 12x6; 2-1/2" Cal.	5' C.T.; Full	A.S.
BNB-30		River Birch	Betula nigra 'BNMTF (Dura-Heat™)'	30-Gal.; 10x6; 2" Cal.; 4' C.T.		A.S.
BTG-15		Bamboo	Bambusa textilis gracilis	15-Gal.; 12 Hgt.; Full	6 Canes/Root	0
ED-30		Japanese Blueberry	Elaeagnus decipiens	30-Gal.; 7x3; 2" Cal.; 3' C.T.	Full	A.S.
ED-65	88	Japanese Blueberry	Elaeagnus decipiens	65-Gal.; 12x6; 3" Cal.		A.S.
EJ-65	20	Liquat	Eriobotrya japonica	65-Gal.; 12x6; 3" Cal.; 4' C.T.	Matched	A.S.
IK-30	4	Holly Oakleaf	Ilex hybrida 'Conaf oak leaf'	30-Gal.; 8x4; 2" Cal.	Full-to-Pot	A.S.
IK-65	29	Holly Oakleaf	Ilex hybrida 'Conaf oak leaf'	65-Gal.; 10x5; 3" Cal.; 3' C.T.	Full-to-Pot	A.S.
LIT-30		Red Cape Myrtle	Lagerstroemia indica 'Tuscarora'	30-Gal.; 9x5; 1 1/2" Cal.	4' C.M.T.	A.S.
LIT-65		Red Cape Myrtle	Lagerstroemia indica 'Tuscarora'	65-Gal.; 11x7; 2" Cal.	8 1/2' C.M.T.	A.S.
LIAB08	48	Japanese Privet	Ligustrum japonicum	B&B; 8x6; 1 1/2" Cal.; 3' C.M.T.	3-4 Major Trunks; Matched	A.S.
LSR-65	6	Sweetgum	Liquidambar styraciflua 'Rotundiloba'	65-Gal.; 12x6; 3" Cal.; 5' C.S.T.		A.S.
MGD-30	7	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	30-Gal.; 8x4; 2" Cal.; 2' C.T.	Full	A.S.
MGD-65	31	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	65-Gal.; 10x5; 3" Cal.; 3' C.T.	Full	A.S.
PO-65	1	Sycamore	Platanus occidentalis	65-Gal.; 14x9; 4" Cal.	4' C.S.T.	A.S.
PSY-14	4	Indian Date Palm	Phoenix sylvestris	14' C.T.; Specimen		A.S.
PSY-16	5	Indian Date Palm	Phoenix sylvestris	16' C.T.; Specimen		A.S.
QV-65	77	Live Oak	Quercus virginiana	65-Gal.; 14x8; 3 1/2" Cal.	6' C.S.T.	A.S.
SP-12	28	Cabbage Palm	Sabal palmetto	12' C.T.; w/o Boots; Matched		A.S.
UPD-65	9	Drake Elm	Ulmus parvifolia 'Drake'	65-Gal.; 13x9; 3" Cal.; 5' C.T.		A.S.
Shrubs & Groundcover	Qty	CommonName	LatinName	Size	Additional Spec	Space
AAF		Lily of the Nile	Agapanthus africanus	1-Gal.; 5 P.P.P.; Full		18" O.C.
ANN	719	Annulars	Annulars	Seasonal; Selected by Owner;	4" Pots	6" O.C.
AW		Copper Leaf	Acalypha wilkesiana	3-Gal.; 2' O.A.; Full		36" O.C.
AZV	3	Variegated Shell Ginger Lily	Alpinia zerumbet 'Variegata'	7-Gal.; 30"x30"; Full		A.S.
CA-03		Beauty Berry	Callicarpa americana	3-Gal.; 24"x24"; Full		24" O.C.
CAS-15		Crimson Lily	Criminum asiaticum	15-Gal.; 36" O.A.; Specimen		A.S.
CT		Bleeding Heart Vine	Clerodendron thompsoniae	3-Gal.; (3) 24" Runners; Full		24" O.C.
DB		Yellow African Iris	Dietes bicolor	1-Gal.; 14" O.A.; 3 P.P.P.; Full		18" O.C.
DE	633	Golden Dewdrop	Duranta erecta 'Gold Mound'	3-Gal.; 14"x16"; Full		24" O.C.
DT	44	Striped Flax Lily	Dianella tasmanica 'Variegata'	3-Gal.; 18"x18"; Full		24" O.C.
GG	18	Thyris	Galphimia gracilis	3-Gal.; 30"x24"		36" O.C.
HD	229	Dune Sunflower	Helianthus debilis	1-Gal.; 18" O.A.; Full		24" O.C.
HP	34	Firebush	Hamelia patens	3-Gal.; 30"x24"		24" O.C.
HPC	247	Firebush Compact	Hamelia patens 'compacta'	3-Gal.; 24"x20"		24" O.C.
ICONG		Red Iron	Ilex cornuta 'Nora Grant'	3-Gal.; 18"x24"		24" O.C.
ICORDB	130	Dwarf Burford Chinese Holly	Ilex cornuta 'Dwarf Burford'	3-Gal.; 18"x18"; Full		24" O.C.
IF	85	Red Anise	Illicium floridanum	3-Gal.; 30"x30"; Full		36" O.C.
IV-03		Yaucon Holly	Ilex vomitoria	3-Gal.; 24"x24"; Full		24" O.C.
JCHP	111	Parson's Juniper	Juniperus chinensis 'Parsonii'	3-Gal.; 15"x18"; Full		24" O.C.
JV	230	Wax Jasmine	Jasminum volubile	3-Gal.; 16"x16"		24" O.C.
LCRZ	431	Dwarf Fringe Bush	Loropetalum chinense rubrum 'Zhuzhou Fuchs'	3-Gal.; 24"x18"; Full		24" O.C.
LMUBB		Big Blue Border Grass	Liriope muscari 'Big Blue'	1-Gal.; 9 P.P.P.; Full		18" O.C.
LMUEV		Evergreen Giant Border Grass	Liriope muscari 'Evergreen Giant'	1-Gal.; 9 P.P.P.; Full		18" O.C.
LMUV		Variegated Border Grass	Liriope muscari 'Variegata'	1-Gal.; 9 P.P.P.; Full		18" O.C.
MC	594	Muhly Grass	Muhlenbergia capillaris	1-Gal.; Full		18" O.C.
NOLPP	696	Dwarf Pink Oleander	Nerium oleander 'Petite Pink'	3-Gal.; 24"x18"		24" O.C.
PSC-03		Red Fountain Grass	Pennisetum setaceum 'Cupreum'	3-Gal.; 24"x18"; Full		24" O.C.
PSEX		Xanadu Philodendron	Philodendron selloum 'Xanadu'	3-Gal.; 18"x18"; Full		24" O.C.
REQ	45	Firecracker Plant	Russelia equisetiformis	1-Gal.; 8"x12"; Full		24" O.C.
RS		Oyster Plant	Rhoeo spathacea	1-Gal.; 12" O.A.; Full		12" O.C.
SAR		Dwarf Schefflera	Schefflera arboricola	3-Gal.; 24"x24"		36" O.C.
TAK	286	Dwarf Minima Jasmine	Trachelospermum asiaticum 'Kenroku'	1-Gal.; 18" Spread; Full		12" O.C.
TDA	80	Fakahatchee Grass	Tripsacum dactyloides	3-Gal.; 36" O.A.; Full		36" O.C.
TV		Society Garlic	Tulbaghia violacea	1-Gal.; 10" O.A.; 7 P.P.P.; Full		12" O.C.
VO-03		Walter's Viburnum	Viburnum obtusum densa	3-Gal.; 16"x16"; Full		24" O.C.
VO-03		Walter's Viburnum	Viburnum obtusum	3-Gal.; 24"x24"; Full		36" O.C.
VOD-03	822	Sweet Viburnum	Viburnum odoratissimum	3-Gal.; 24"x18"; Full		36" O.C.
VOD-07	787	Sweet Viburnum	Viburnum odoratissimum	7-Gal.; 40"x36"; Full		48" O.C.
VODA03	178	Mirror-Leaf Sweet Viburnum	Viburnum odoratissimum awabuki	3-Gal.; 30"x30"; Full		36" O.C.
ZF-03	55	Cardboard Cycad	Zamia furfuracea	3-Gal.; 24"x24"		24" O.C.
ZP-03	74	Coontie Fern	Zamia pumila	3-Gal.; 18"x18"		24" O.C.
Sod & Mulch						
CD		Bermuda Sod	Cynodon dactylon '419'	Solid Sod; Sand-Laid		S.F.
PNA-1		Bahia Grass	Paspalum notatum 'Argentine'	Solid Sod		S.F.
ZE		Empire Zoysia Grass	Zoysia spp.	Solid Sod		S.F.
SSF		'Floriant' St. Augustine Sod	Stenotaphrum secundatum 'Floriant'	Solid Sod		S.F.

Plant List Notes
Quantities (Qty), if shown above, are presented as a courtesy and shall not be relied upon for the purposes of Any interested party shall derive actual quantities by performing a thorough and complete review of the Landscape In the event of a discrepancy between the plant list and plan count, the plans shall control.

Symbol	Qty	CommonName	LatinName	Size	Additional Spec	Space
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SSF		'Floriant' St. Augustine Sod	Stenotaphrum secundatum 'Floriant'	Solid Sod		S.F.

P.O. Box 547368, Orlando, FL 32854-7368
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Landscape Architecture & Planning
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DATE: 2021.06.23 FOR: CITY OF APOKA DEVELOPMENT PLAN 2
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2021.06.23 CITY OF APOKA DEVELOPMENT PLAN 3

THE ADDISON FARMS
LUXURY APARTMENT HOMES

BRIAN F. DAVIS
REGISTERED LANDSCAPE ARCHITECT
LA0000935

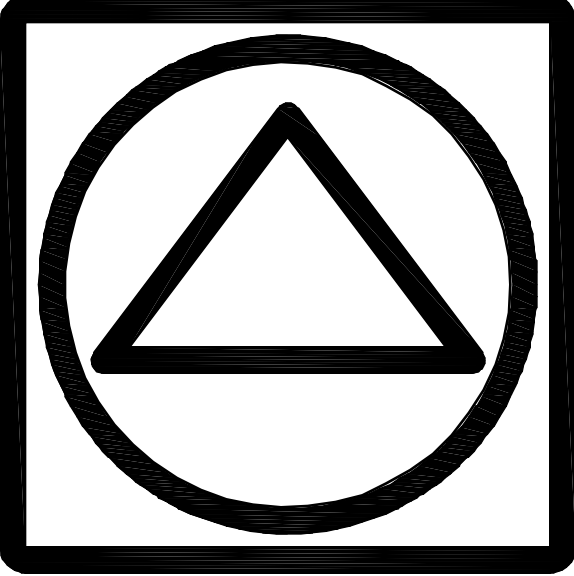
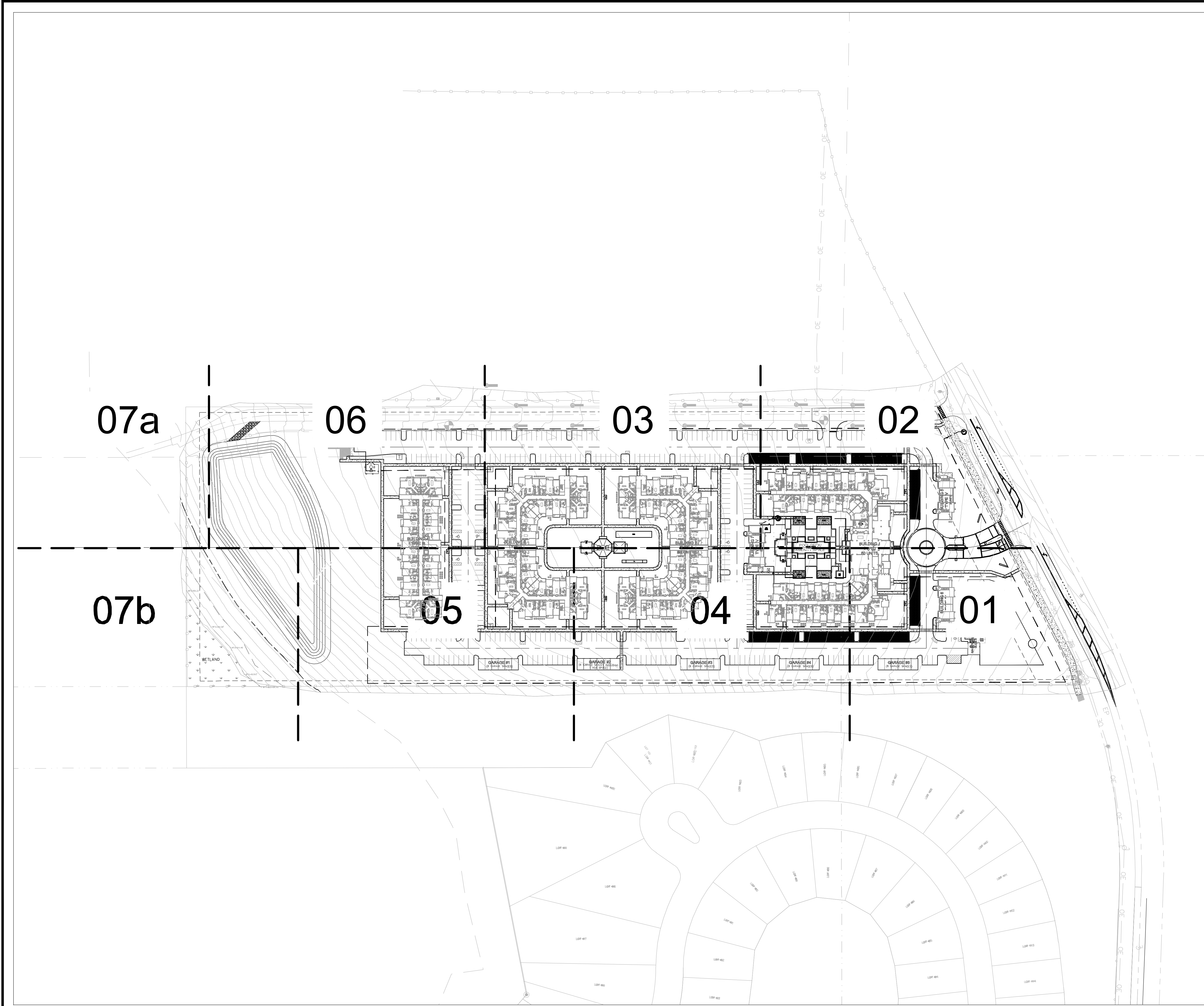
Brian F. Davis LA0000935

KEY PLAN

JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: HH
CHECKED BY: BFD
PROJECT APPROVAL: _____

TITLE
LANDSCAPE DETAILS & SCHEDULE

LD-01



P.O. Box 547368, Orlando, FL 32854-7368
Tel (407) 649-1828 Fax (407) 479-3279
Landscape Architecture & Planning
www.libradesigngroup.com

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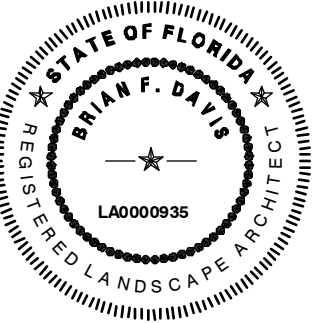
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FARMS
LUXURY APARTMENT HOMES



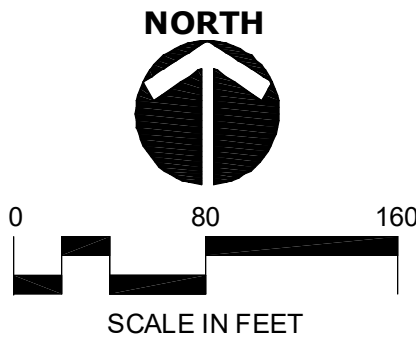
Brian F. Davis LA0000935

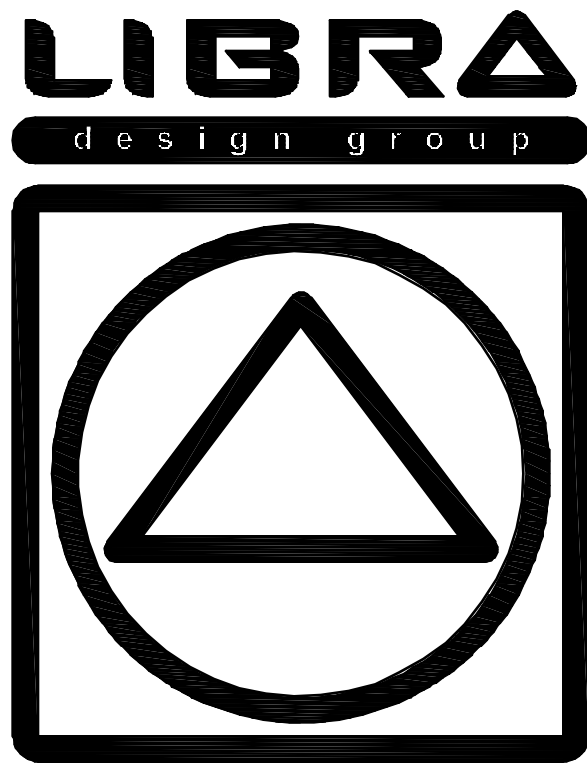
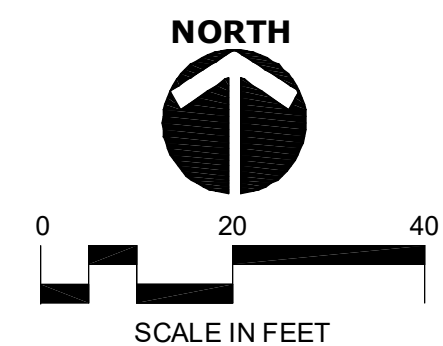
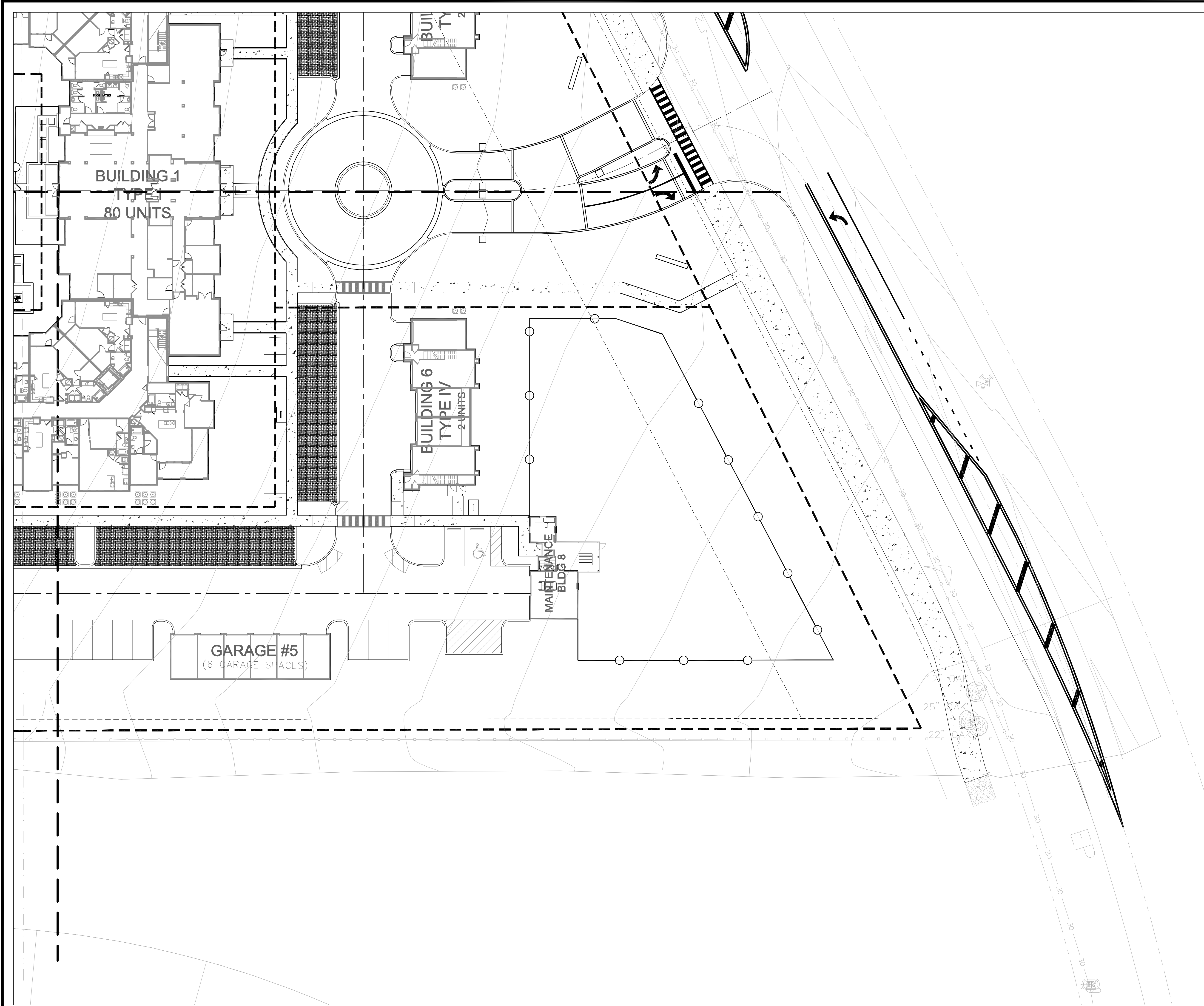
KEY PLAN

JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____

TITLE
OVERALL
IRRIGATION
PLAN

IR-00





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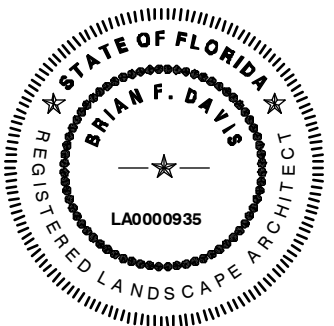
OWNER

ContraVest
237 S. Westmonte Drive, Suite 140
Altamonte Springs, FL 32714

ISSUED

DATE:	FOR:
2021.08.23	CITY OF APOPKA DEVELOPMENT PLAN
2021.10.11	CITY OF APOPKA DEVELOPMENT PLAN 2
2021.11.08	CITY OF APOPKA DEVELOPMENT PLAN 3

THE
ADDISON
FARMS
LUXURY APARTMENT HOMES

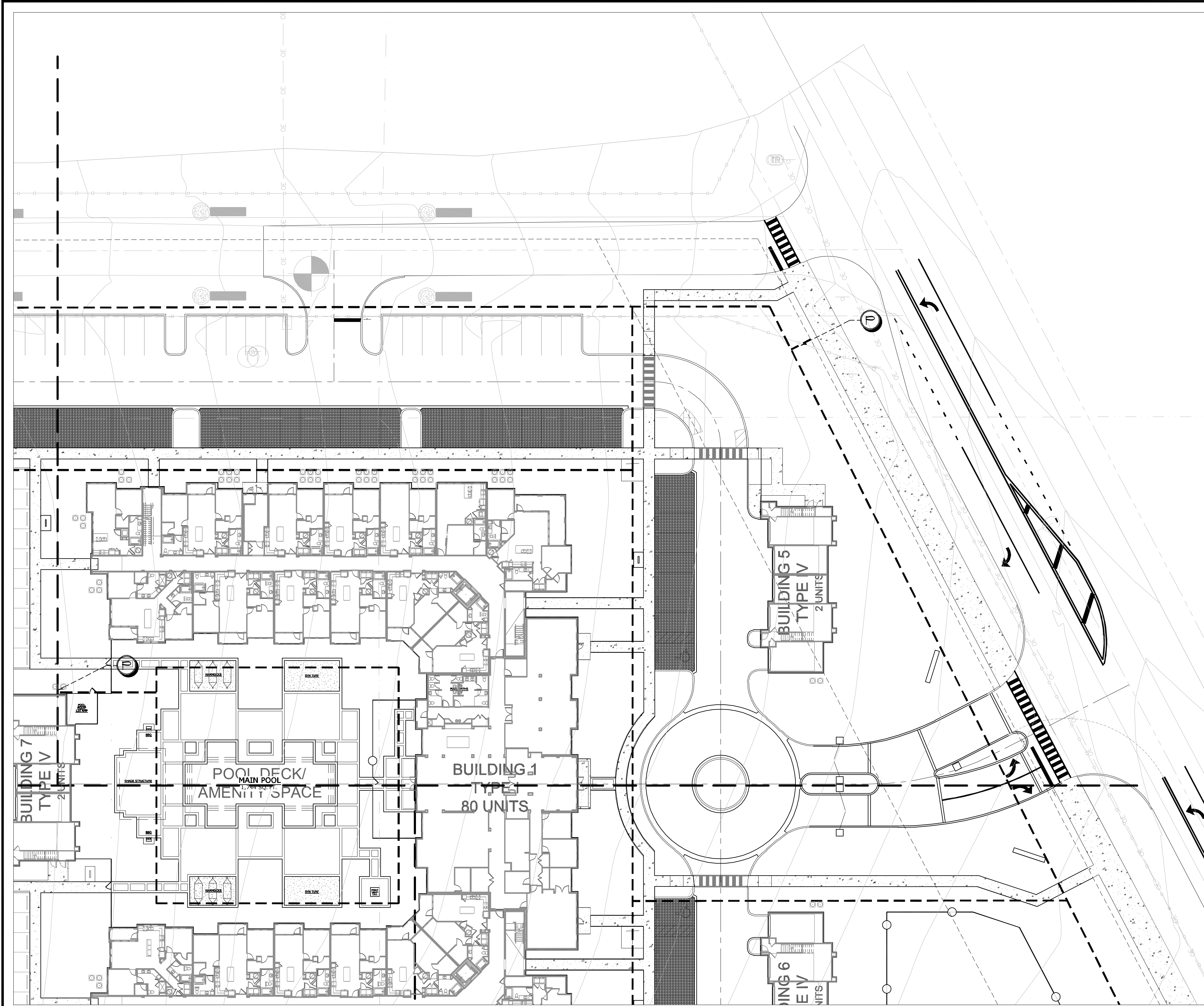


Brian F. Davis LA0000935
KEY PLAN

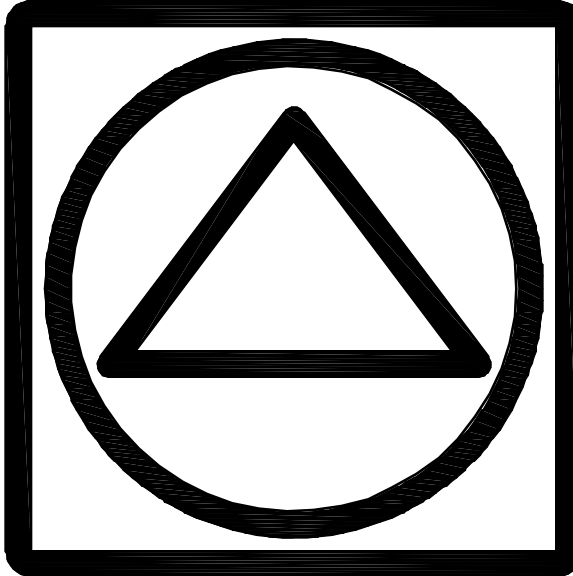
JOB NO.:	20000
DESIGNED BY:	BFD
DRAWN BY:	JPD
CHECKED BY:	BFD
PROJECT APPROVAL:	_____
TITLE	

IRRIGATION
PLAN

IR-01



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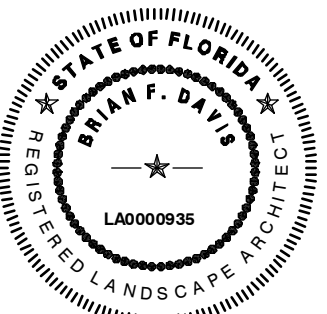
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2021.10.11 CITY OF APOKA DEVELOPMENT PLAN 2
2021.11.08 CITY OF APOKA DEVELOPMENT PLAN 3

THE
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LUXURY APARTMENT HOMES

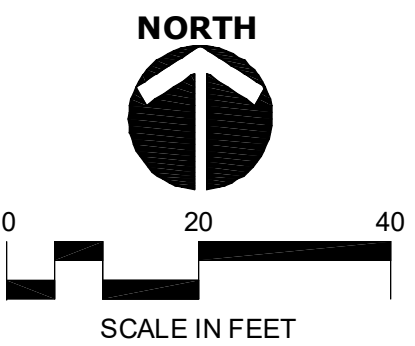


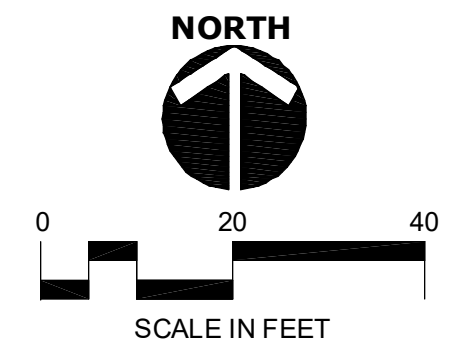
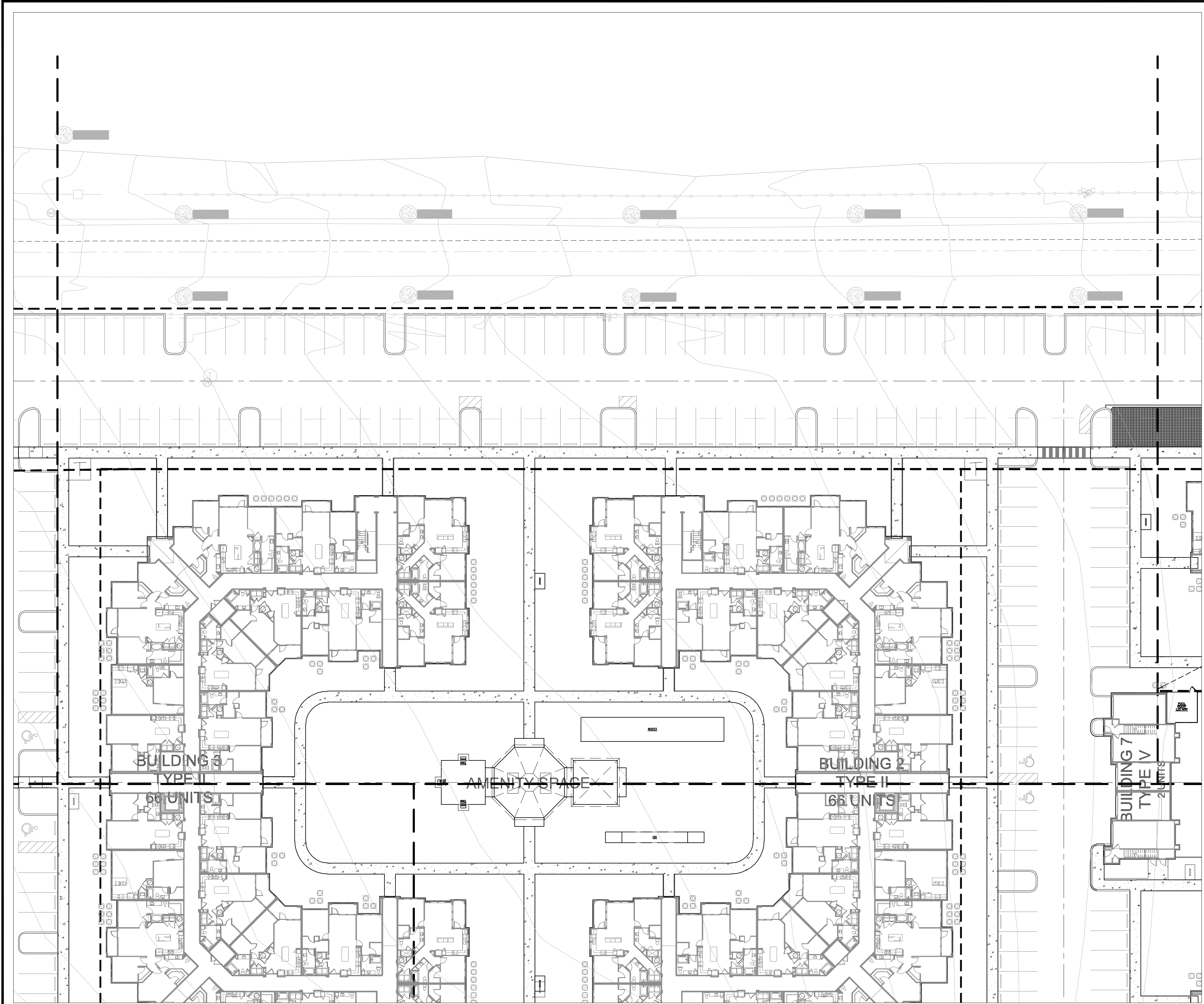
Brian F. Davis LA0000935
KEY PLAN

JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____
TITLE

IRRIGATION
PLAN

IR-02





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2021.10.11 CITY OF APOKA DEVELOPMENT PLAN 2
2021.11.08 CITY OF APOKA DEVELOPMENT PLAN 3

THE ADDISON
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LUXURY APARTMENT HOMES

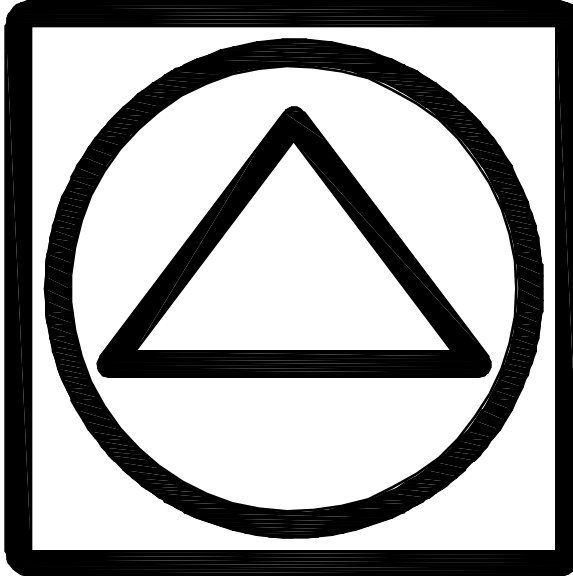
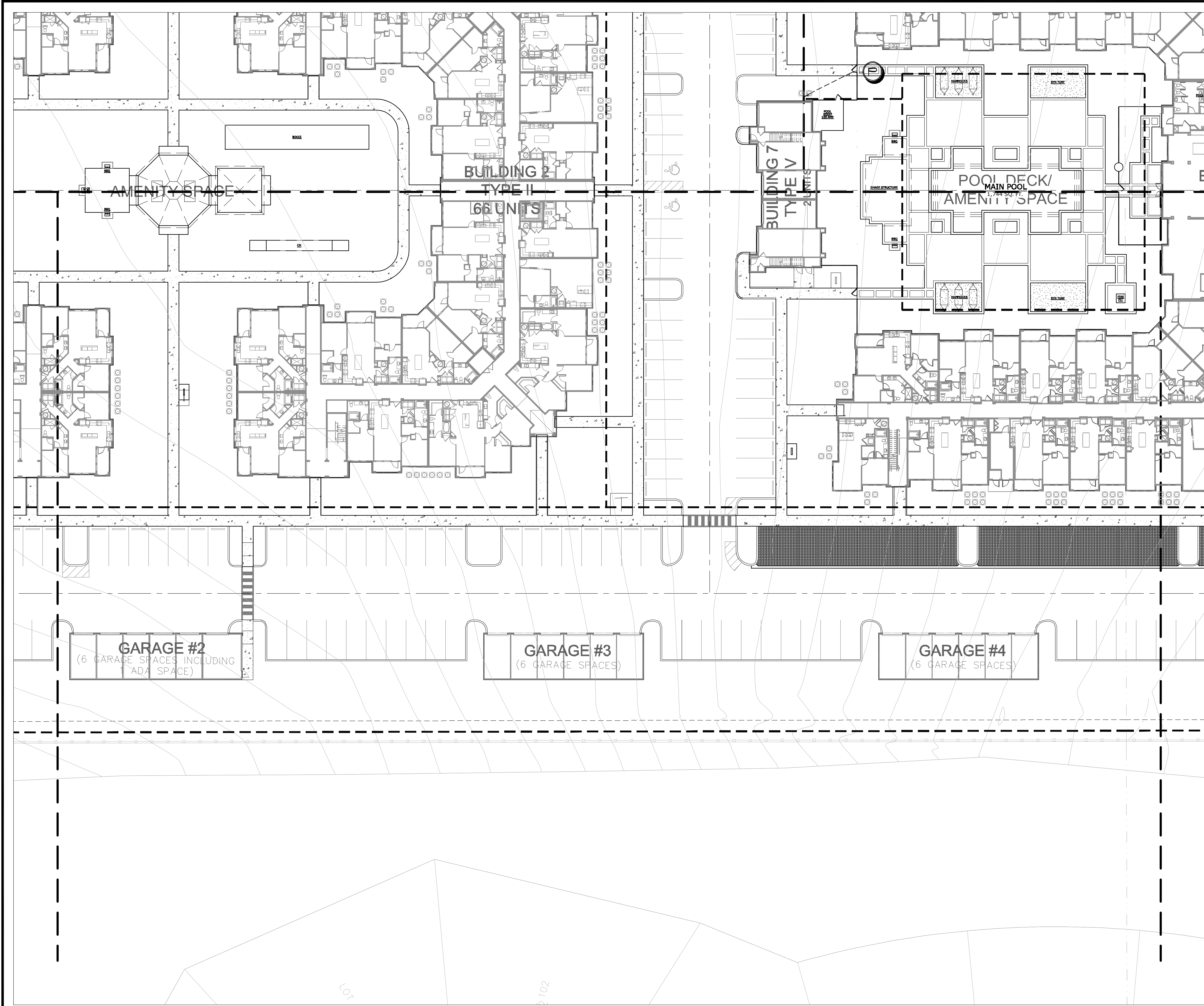
STATE OF FLORIDA
BRIAN F. DAVIS
LA0000935
REGISTERED LANDSCAPE ARCHITECT

Brian F. Davis LA0000935
KEY PLAN

JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____
TITLE

IRRIGATION
PLAN

IR-03



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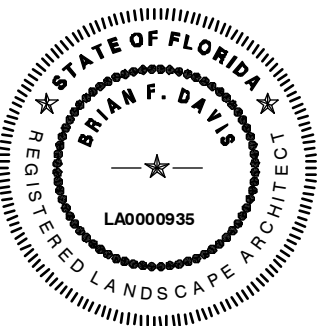


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THE
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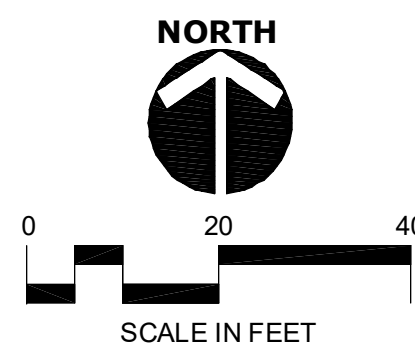
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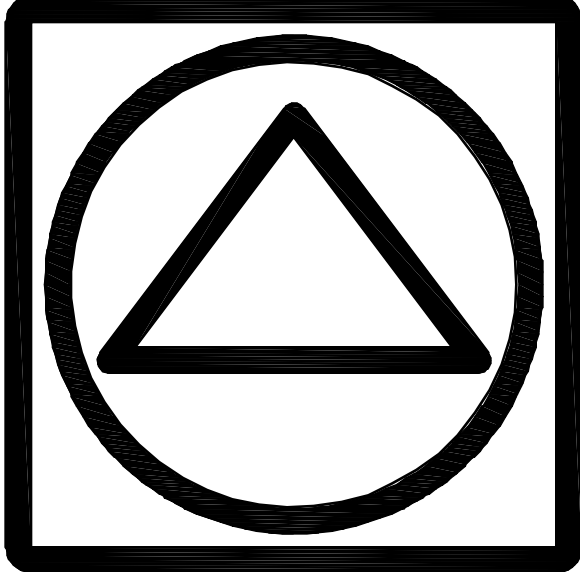
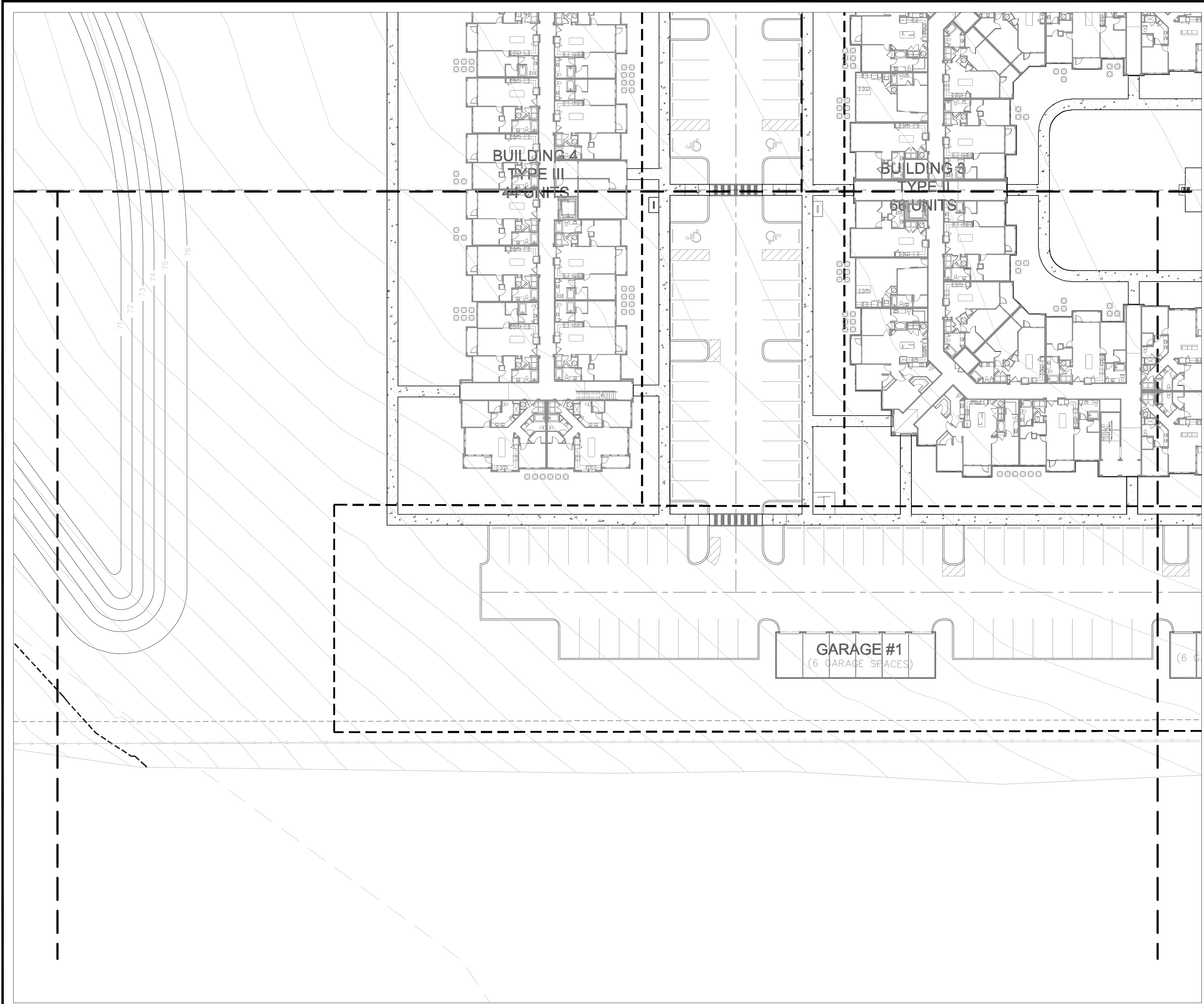
KEY PLAN

JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____
TITLE

IRRIGATION
PLAN

IR-04





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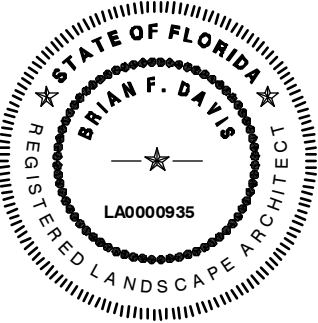


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THE
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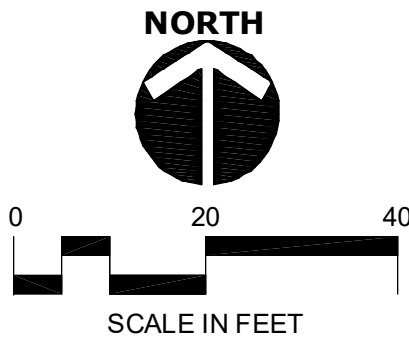
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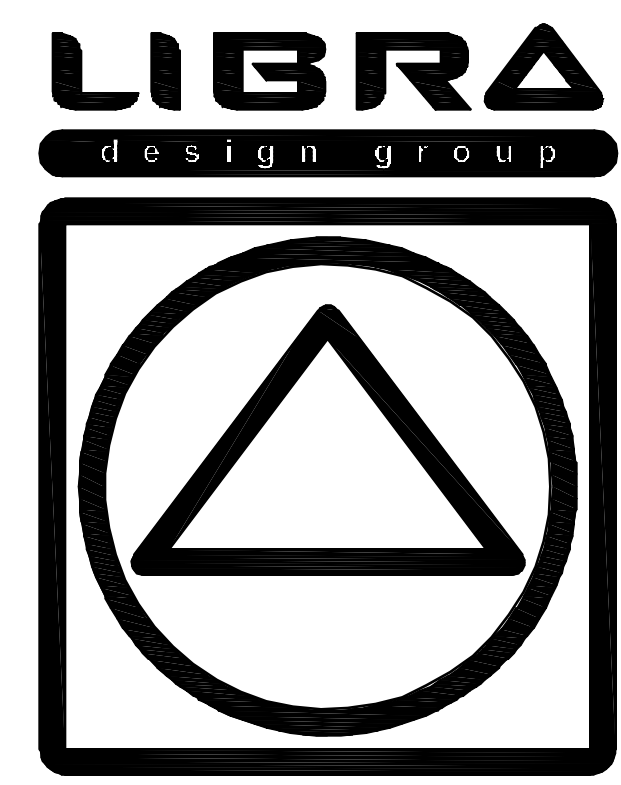
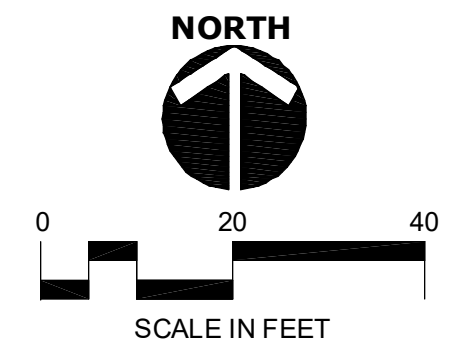
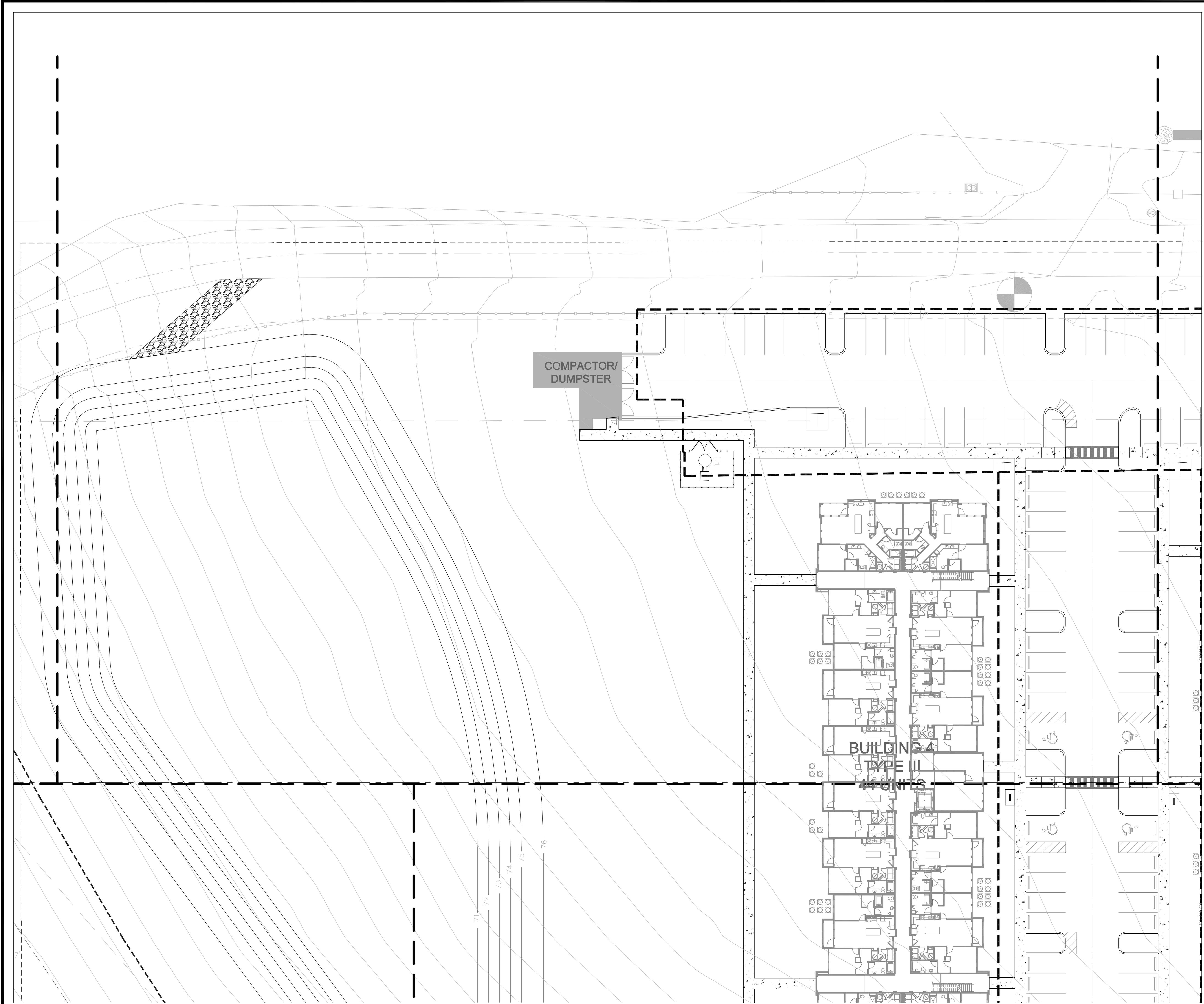
KEY PLAN

JOB NO.:	20000
DESIGNED BY:	BFD
DRAWN BY:	JPD
CHECKED BY:	BFD
PROJECT APPROVAL:	_____
TITLE	

IRRIGATION
PLAN

IR-05





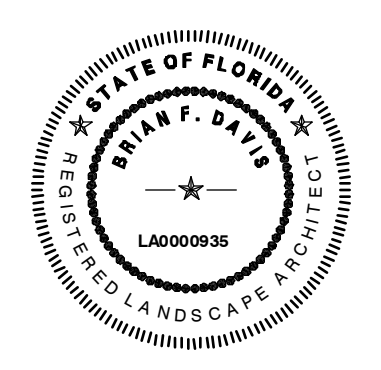
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2021.11.08 CITY OF APOPKA DEVELOPMENT PLAN 3

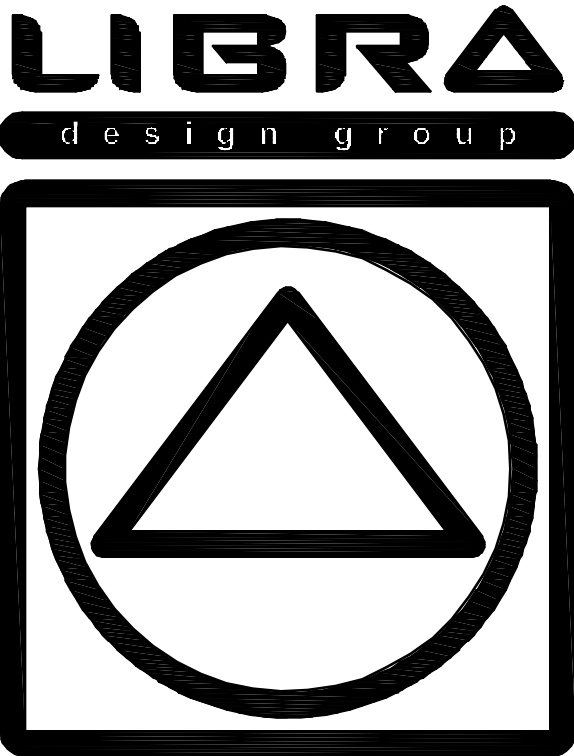
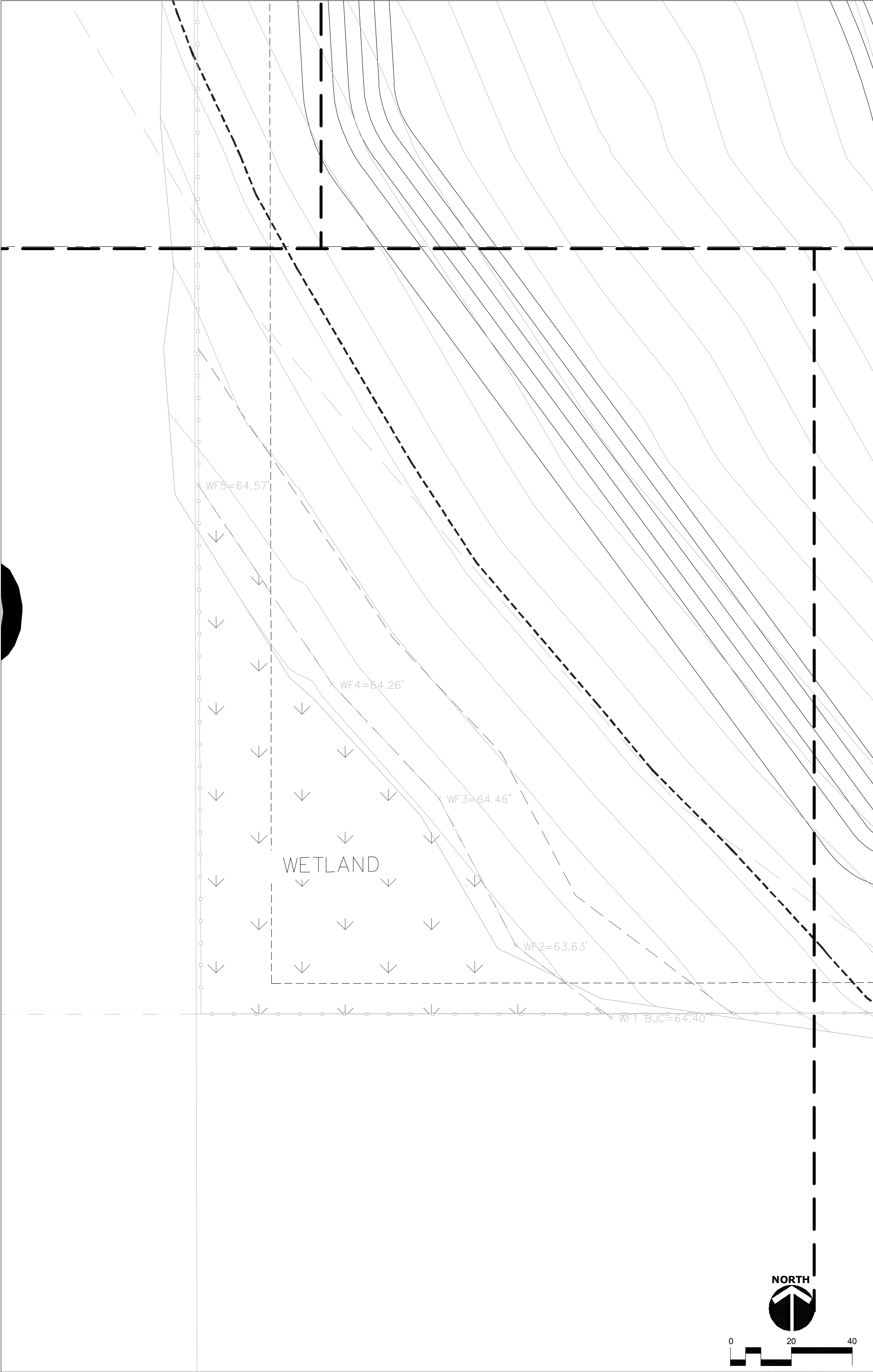
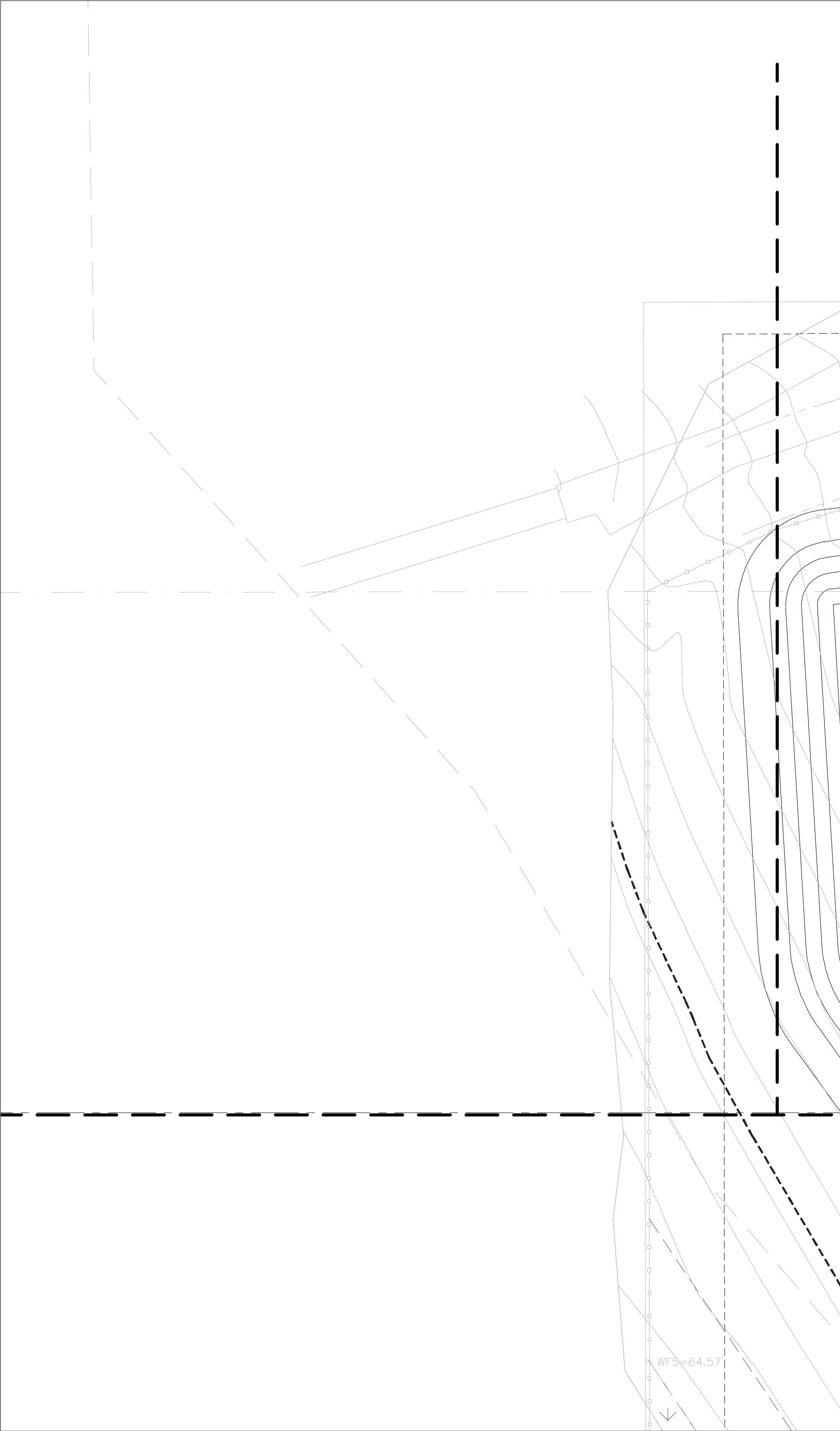


Brian F. Davis LA0000935
KEY PLAN

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DESIGNED BY:	BFD
DRAWN BY:	JPD
CHECKED BY:	BFD
PROJECT APPROVAL:	_____
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IRRIGATION
PLAN

IR-06



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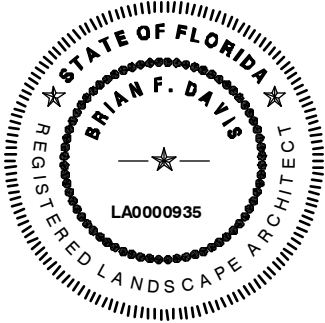
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2021.11.08 CITY OF APOPKA DEVELOPMENT PLAN 3

THE
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FARMS
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Brian F. Davis LA0000935

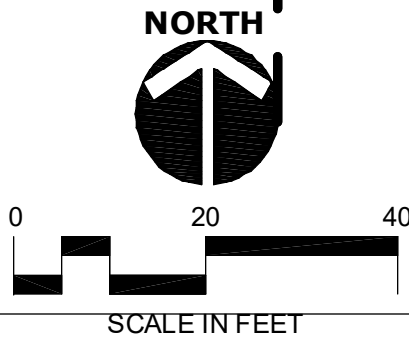
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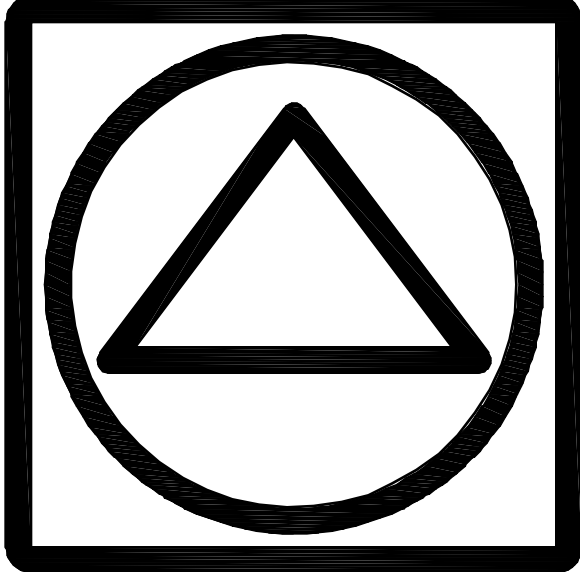
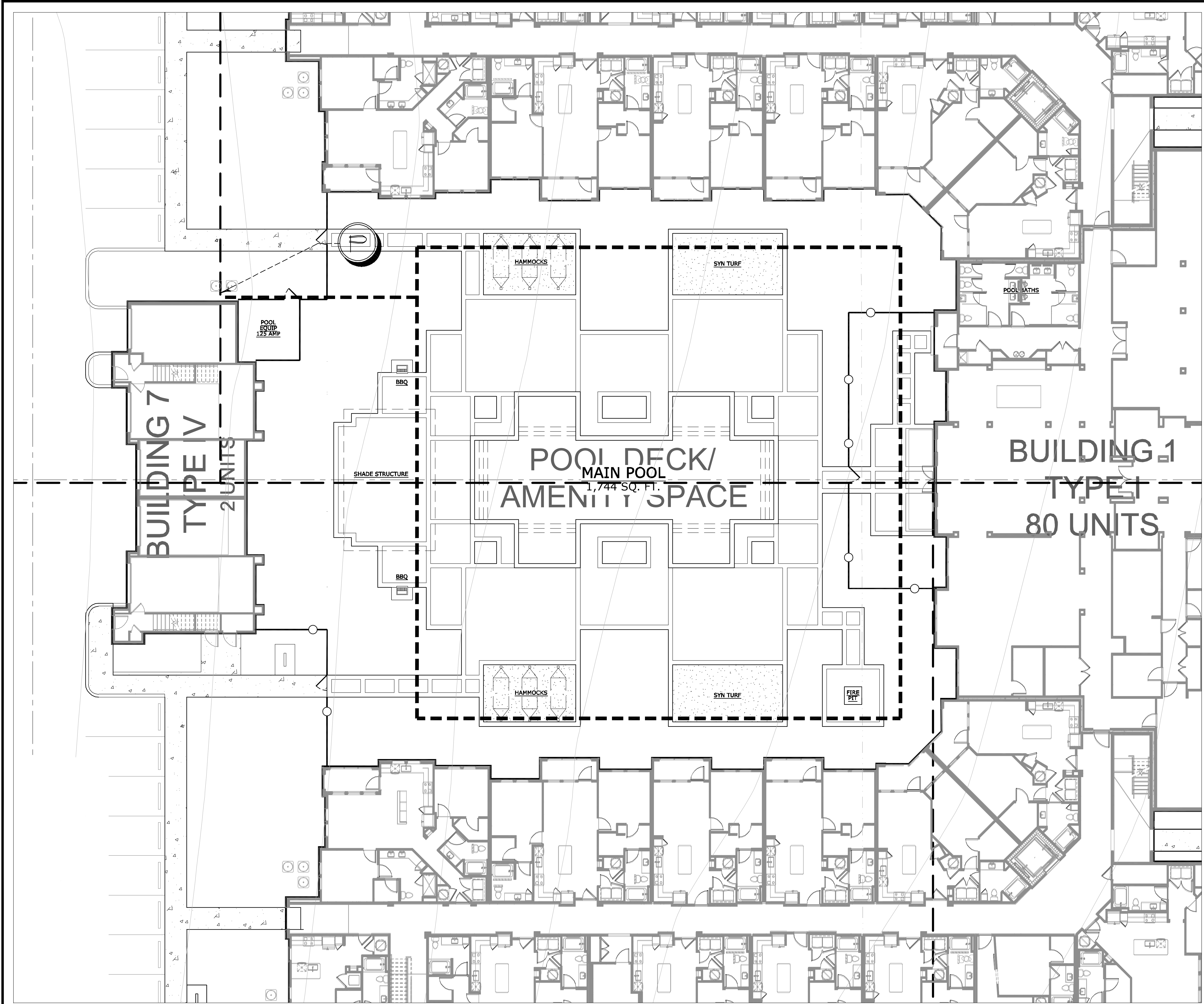
JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____

TITLE

IRRIGATION
PLAN

IR-07





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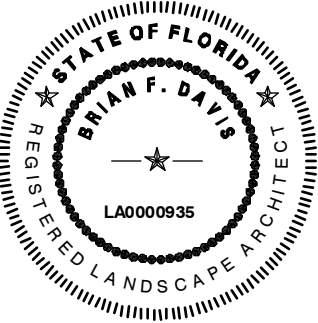
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ISSUED
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2021.10.11 CITY OF APOKA DEVELOPMENT PLAN 2
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THE
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LUXURY APARTMENT HOMES

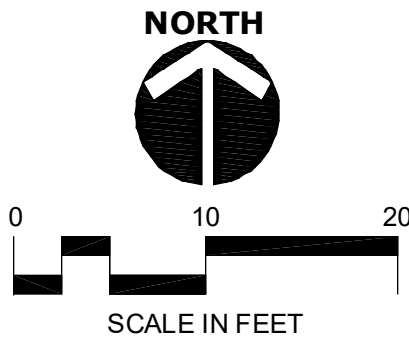


Brian F. Davis LA0000935
KEY PLAN

JOB NO.: 20000
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____
TITLE

IRRIGATION
PLAN

IR-08





City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Business

Meeting Date: December 14, 2021

Department: Community Development

SUBJECT:

Apopka 429 – Plat

REQUEST:

Recommend approval of the Apopka 429 – Plat

SUMMARY:

Owner: Cypress Business Park, LLC and American Land Apopka Industrial, LLC

Applicant: Ellis Surveys, LLC

Parcel Identification Number: 35-20-27-5220-00-060

Location: 4670 W. Orange Blossom Trail

Future Land Use: Industrial

Current Zoning: PD (Planned Development)

Tract Size: 248.434 +/- acres

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North (City)	Industrial	PD (Planned Development)	Vacant property
East (City)	Industrial	AIR (Orlando Apopka Airport District)	Orlando-Apopka Airport
South (County, City)	Mixed-Use	PD (Planned Development)	Vacant property
West (County)	Rural	A-1 (Citrus Rural District)	Lake Apopka Restoration Area

PROJECT SUMMARY: The applicant has submitted a Plat for consideration which details a four-lot industrial/warehouse subdivision on 248.434 acres. The subject property is located southwest of US 441 and west of the Apopka Airport. Development is subject to the standards and conditions set forth in PD Ordinance No. 2780 which was adopted on August 19, 2020.

ACCESS: The Plat dedicates an internal road named Apopka Logistics Parkway leading from Orange Circle, which is the access road leading into the Apopka Airport to the west, and then to the north to connect to US 441 adjacent to Wesley Road. The road will be owned and maintained by the Property Owners Association.

STORMWATER: Stormwater is proposed to be discharged into drainage tracts and will be owned and maintained by a master Property Owners Association (POA).

PUBLIC HEARING SCHEDULE:

December 14, 2021 - Planning Commission (5:30 pm)

January 5, 2022 - City Council (1:30 pm)

RECOMMENDATION ACTION:

Development Review Committee: Recommends approval of the Apopka 429 – Plat.

Recommended Motion - Planning Commission: Recommend approval of the Apopka 429 – Plat.

ATTACHMENTS:

- Plat.PDF

APOPKA 429

A TRACT OF LAND SITUATED IN SECTIONS 26, 34 & 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA
SITUATED IN THE CITY OF APOPKA, FLORIDA

SHEET 1 OF 4

PLAT BOOK: PAGE:

APOPKA 429

DEDICATION

KNOW ALL BY THESE PRESENTS, That CYPRESS BUSINESS PARK, LLC a FLORIDA LIMITED LIABILITY COMPANY, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

IN WITNESS THEREOF, CYRPRESS BUSINESS PARK, LLC A FLORIDA LIMITED LIABILITY COMPANY has caused these presents to be signed by the officers named below on

Date: CYPRESS BUSINESS PARK, LLC, a FLORIDA LIMITED LIABILITY COMPANY

By: Signed Printed Name: Title:

Signed in the presence of:

Witness 1: Printed Name

Witness 2: Printed Name

DEDICATION

KNOW ALL BY THESE PRESENTS, That AMERICAN LAND APOPKA INDUSTRIAL, LLC a FLORIDA LIMITED LIABILITY COMPANY, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

IN WITNESS THEREOF, AMERICAN LAND APOPKA INDUSTRIAL, LLC A FLORIDA LIMITED LIABILITY COMPANY has caused these presents to be signed by the officers named below on

Date: AMERICAN LAND APOPKA INDUSTRIAL, LLC, a FLORIDA LIMITED LIABILITY COMPANY

By: Signed Printed Name: Title:

Signed in the presence of:

Witness 1: Printed Name

Witness 2: Printed Name

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

Examined and Approved: CHAIRMAN

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for compliance with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: Printed name: Ralph A. Nieto P.S.M. Date NIETO WHITTAKER SURVEYING, LLC. Registration Number 6025

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: RICHARD EARP, CITY ENGINEER Date:

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the foregoing plat was approved by the Board of City Commissioners of the City of Apopka, Florida.

By: City Attorney

By: Mayor

ATTEST: Clerk of Board

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records

on as Document No.

County Comptroller in and for Orange County, Florida

By

MORTGAGE JOINDER AND CONSENT TO DEDICATION

IN WITNESS THEREOF, [NAME] CORPORATION, A FLORIDA CORPORATION has caused these presents to be signed to by the officers named below on

Date:

[STATE] CORPORATION, a Florida Corporation

By: Signed

Printed Name Title

Signed in the presence of:

Witness 1: Printed Name

Witness 2: Printed Name

STATE OF COUNTY OF THIS IS TO CERTIFY, That on before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared

as of Corporation, a Florida Corporation acknowledges the foregoing dedication and the execution thereof to be his free act and deed for the uses and purposes therein expressed. He is personally known to me or has produced the following identification

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC

Printed Name

My Commission Expires

Commission Number

DESCRIPTION PREPARED:

A TRACT OF LAND SITUATED IN SECTIONS 26, 34 & 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35 THENCE S03°28'15"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 326.51 FEET FOR THE POINT OF BEGINNING; THENCE N89°21'01"E A DISTANCE OF 516.40 FEET; THENCE N00°00'00"W A DISTANCE OF 1225.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 565.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'27", AN ARC DISTANCE OF 435.77 FEET; THENCE N44°11'27"E A DISTANCE OF 90.45 FEET; THENCE N89°42'45"E A DISTANCE OF 140.15 FEET; THENCE S44°11'27"W A DISTANCE OF 188.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 465.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'27", AN ARC DISTANCE OF 358.64 FEET; THENCE S00°00'00"E A DISTANCE OF 220.17 FEET; THENCE N89°32'06"E A DISTANCE OF 1,046.73 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF THE CSX RAIL ROAD ACCORDING TO THE VAL MAP V02076; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S45°24'40"E A DISTANCE OF 907.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2,928.35'; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'14", AN ARC DISTANCE OF 6.16 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF APOPKA AIRPORT ROAD UNIT B CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 8470, PAGE 1245 OF THE PUBLIC RECORDS OF SAID ORANGE COUNTY; THENCE S47°07'20"W ALONG SAID NORTH LINE A DISTANCE OF 445.65 FEET; THENCE S45°24'24"E A DISTANCE OF 274.03 FEET; THENCE S31°21'53"E A DISTANCE OF 602.84 FEET; THENCE S89°44'52"W A DISTANCE OF 122.41 FEET; THENCE S03°06'04"E A DISTANCE OF 1,646.26 FEET; THENCE S02°58'36"E A DISTANCE OF 50.05 FEET; THENCE N89°55'07"E A DISTANCE OF 330.21 FEET; THENCE S03°04'54"E A DISTANCE OF 1,261.48 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SAID SECTION 35; THENCE N89°58'18"W ALONG SAID SOUTH LINE A DISTANCE OF 1,323.74 FEET; THENCE N03°14'32"W A DISTANCE OF 704.70 FEET; THENCE S89°57'39"W A DISTANCE OF 350.11 FEET; THENCE S03°18'18"E A DISTANCE OF 49.90 FEET; THENCE N89°58'54"W A DISTANCE OF 538.39 FEET; THENCE N12°36'30"W A DISTANCE OF 668.11 FEET; THENCE S89°55'07"W A DISTANCE OF 330.00 FEET; THENCE N03°28'15"W A DISTANCE OF 652.47 FEET; THENCE N89°06'31"W A DISTANCE OF 374.71 FEET; THENCE N00°00'45"W A DISTANCE OF 237.17 FEET; THENCE N40°40'59"W A DISTANCE OF 555.05 FEET; THENCE N88°58'58"W A DISTANCE OF 631.62 FEET; THENCE N03°34'56"W A DISTANCE OF 980.77 FEET; THENCE S88°54'09"E A DISTANCE OF 1,330.83 FEET TO A POINT OF INTERSECTION WITH SAID WEST LINE OF SECTION 35 AND THE POINT OF BEGINNING

CONTAINING 10,821,796.83 SQUARE FEET, 248.434 ACRES MORE OR LESS.

SURVEYOR'S NOTES TO PLAT

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 35-20-27 AS BEARING S03°28'15"E ASSUMED. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DERIVED FROM NATIONAL GEODETIC SURVEY BENCHMARK J-79 RESET ELEVATION=90.65'.

2. IN ACCORDANCE WITH CHAPTER 177.091, BOARD OF PROFESSIONAL LAND SURVEYORS LAWS AND RULES, THE UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR).

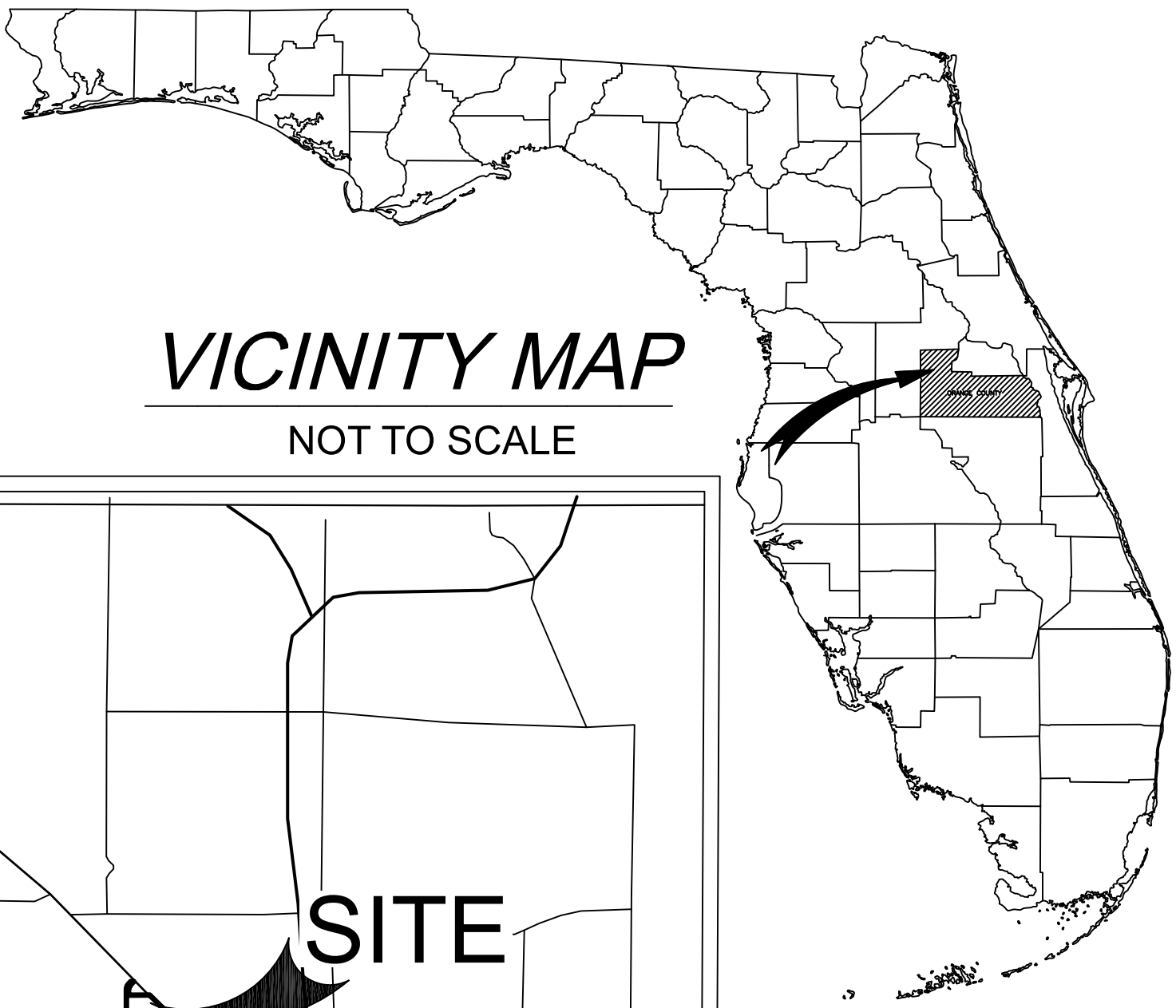
4. ALL DEVELOPMENT SHALL BE IN ACCORD WITH AND SUBJECT TO THE CITY OF APOPKA LAND DEVELOPMENT CODE, AS AMENDED FROM TIME TO TIME AND ALL FEDERAL, STATE, COUNTY AND CITY RULES, REGULATIONS, ORDINANCES AND APPROVALS.

5. TRACT A IS A PRIVATE ROAD AND IS RESERVED FOR THE EXCLUSIVE USE OF THE PLATTED AREA AND WILL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

6. THE DRAINAGE TRACTS ARE OWNED AND MAINTAINED BY THE ASSOCIATION.

7. THE UTILITY EASEMENTS CREATED BY THIS PLAT ARE DEDICATED TO THE CITY OF APOPKA AND THE PERPETUAL USE OF THE PUBLIC.

8. TRACT LS-1 (LIFT STATION) IS DEDICATED IN FEE SIMPLE TO THE CITY OF APOPKA WITHOUT ANY RESTRICTION WHATSOEVER UPON THE CITY OF APOPKA. OWNERSHIP OF SAID TRACT LS-1 AND ANY IMPROVEMENTS THEREON VESTS UPON APPROVAL OF THIS PLAT BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA. THE RECORDING OF THIS PLAT IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SHALL ACT AS CONVEYANCE TO THE CITY. NO FURTHER INSTRUMENT SHALL BE NECESSARY TO VEST FEE SIMPLE TITLE TO THE CITY AS AFORMENTIONED.



SHEET INDEX

SHEET 1 OF 4 - Legal Description, Dedications Surveyor's Notes

SHEET 2 OF 4 - Boundary Information & Key Sheet

SHEET 3-4 OF 4 - Boundary information, Easement

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

THAT THE UNDERSIGNED, being a licensed land surveyor, registered in the State Of Florida, DOES HEREBY CERTIFY THAT ON he completed the survey of the lands as shown in the foregoing plat, this plat was prepared under my direct supervision and is a correct representation of the lands therein described and subdivided; this plat complies with all requirements of Chapter 177, Florida Statutes; that permanent control points have been/ will be placed as shown as required by Chapter 177, Florida Statutes; and that said land is located in Section 26, 35 & 36 Township 20 South, Range 27 East, Orange County, Florida.

Dated: Registration Number LS 3880 475 W. LAKE BRANTLEY ROAD ALTAMONTE SPRINGS, FL 32714 Signed: ROBERT A. ELLIS, PLS ELLIS SURVEYS LLC LB #7970



21-988

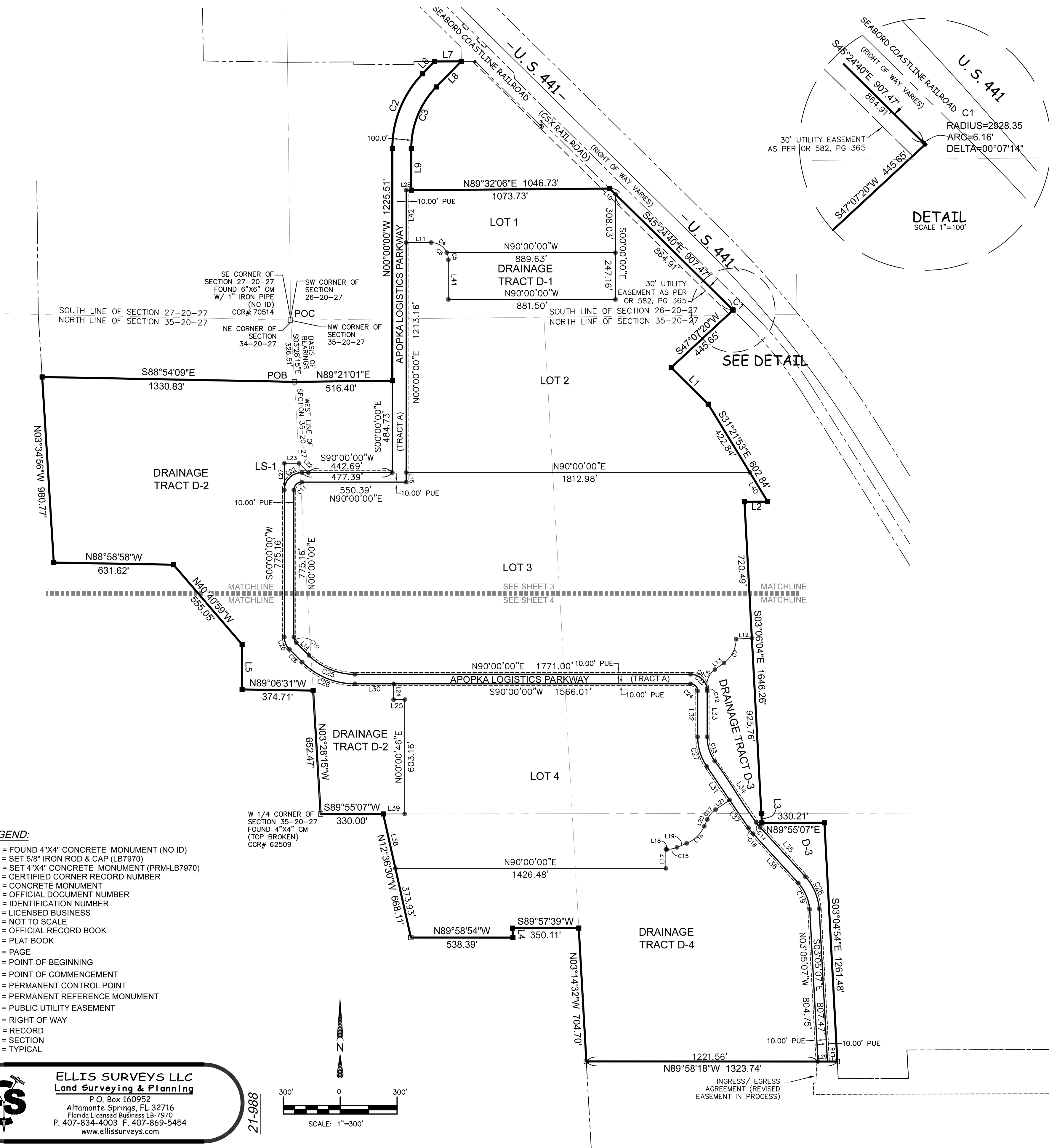
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A TRACT OF LAND SITUATED IN SECTIONS 26, 34 & 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA
SITUATED IN THE CITY OF APOPKA, FLORIDA

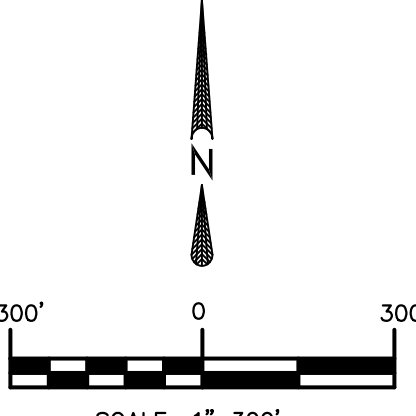


LEGEND:

- = FOUND 4"x4" CONCRETE MONUMENT (NO ID)
- = SET 5/8" IRON ROD & CAP (LB7970)
- = SET 4"x4" CONCRETE MONUMENT (PRM-LB7970)
- CCR# = CERTIFIED CORNER RECORD NUMBER
- CM = CONCRETE MONUMENT
- DOC# = OFFICIAL DOCUMENT NUMBER
- ID = IDENTIFICATION NUMBER
- LB = LICENSED BUSINESS
- NTS = NOT TO SCALE
- OR = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- PUE = PUBLIC UTILITY EASEMENT
- R/W = RIGHT OF WAY
- (R) = RECORD
- SEC. = SECTION
- TYP. = TYPICAL

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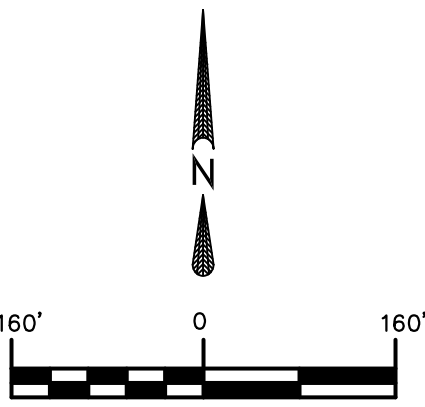
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- SEC. = SECTION
- TYP. = TYPICAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°24'24"E	274.03'
L2	S89°44'52"W	122.41'
L3	S02°58'36"E	50.05'
L4	S03°18'18"E	49.90'
L5	N00°00'45"W	237.17'
L6	N4°11'27"E	90.45'
L7	N89°42'45"E	140.15'
L8	S44°11'27"W	188.65'
L9	S00°00'00"E	220.17'
L10	S45°24'40"E	42.56'
L11	N80°00'00"W	132.00'
L12	S86°53'56"W	83.22'
L13	S5°53'50"W	59.48'
L14	N45°00'10"W	94.85'
L15	N00°00'01"W	50.50'
L16	N89°58'18"W	52.11'
L17	N00°00'00"W	100.00'
L18	N80°00'00"E	4.60'
L19	N67°28'42"E	55.49'
L20	N2°08'41"E	38.98'
L21	N55°47'29"E	89.88'
L22	N45°00'00"W	69.41'
L23	N90°00'00"W	77.62'
L24	S00°00'00"E	83.08'
L25	S89°59'51"E	58.76'
L26	N45°00'10"W	94.83'
L27	N00°00'00"E	141.08'
L28	N89°34'02"E	27.00'
L29	N89°58'18"W	50.07'
L30	S90°00'00"W	204.91'
L31	N34°12'31"W	214.35'
L32	N00°00'00"W	242.07'
L33	S00°00'00"E	242.07'
L34	S34°12'31"E	391.42'
L35	S42°28'25"E	352.27'
L36	N42°28'25"W	352.27'
L37	N34°12'31"W	177.08'
L38	N12°36'30"W	294.18'
L39	N89°59'07"E	113.37'
L40	S31°21'53"E	180.00'
L41	N00°00'00"W	209.68'
L42	N00°00'00"W	276.20'



SE CORNER OF SECTION 27-20-27
FOUND 6"x6" CM
W/ 1" IRON PIPE
(NO ID)
CCR# 70514

NE CORNER OF SECTION 34-20-27

NW CORNER OF SECTION 35-20-27

POB

POC

SW CORNER OF SECTION 26-20-27

NE CORNER OF SECTION 34-20-27

WEST LINE OF SECTION 35-20-27

EAST LINE OF SECTION 34-20-27

TRACT A - PRIVATE ROAD

TRACT A - PRIVATE ROAD

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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2928.35'	6.16'	6.16'	S45°20'43"E	0°07'14"
C2	1655.00'	435.77'	425.05'	N22°05'43"E	44°11'27"
C3	465.00'	358.64'	349.82'	S22°05'44"W	44°11'27"
C4	90.50'	103.49'	97.94'	N57°14'23"W	65°31'14"
C5	90.50'	38.67'	36.37'	N121°42'33"W	24°28'46"
C6	90.50'	142.16'	127.99'	N45°00'00"W	90°00'00"
C7	156.90'	146.71'	141.42'	S26°50'56"W	53°34'36"
C8	104.11'	113.70'	108.14'	N22°36'55"E	62°34'30"
C9	88.00'	124.90'	114.68'	N49°20'20"W	81°19'19"
C10	42.00'	32.99'	32.15'	S22°30'05"E	45°00'10"
C11	42.00'	65.97'	59.40'	S45°00'00"W	90°00'00"
C12	88.00'	132.33'	13.32'	N04°20'20"W	8°40'41"
C13	227.00'	135.53'	133.53'	S17°06'15"E	34°12'31"
C14	227.00'	32.75'	32.72'	N38°20'28"W	8°15'54"
C15	140.50'	55.23'	54.87'	N78°44'21"E	22°31'18"
C16	175.50'	132.73'	129.59'	N45°48'42"E	43°20'01"
C17	124.50'	68.77'	67.90'	N39°58'05"E	31°38'48"
C18	277.00'	39.96'	39.92'	N38°20'28"W	8°15'54"
C19	241.44'	153.56'	150.99'	N23°29'39"W	36°26'31"
C20	92.00'	72.26'	70.42'	S22°30'05"E	45°00'10"
C22	92.00'	144.51'	130.11'	S45°00'00"W	90°00'00"
C23	88.00'	138.23'	124.45'	S45°00'00"E	90°00'00"
C24	38.00'	59.69'	53.74'	N45°00'00"W	90°00'00"
C25	342.00'	268.40'	261.56'	S67°30'19"E	44°57'54"
C26	392.00'	307.76'	299.91'	N67°30'31"W	44°58'58"
C27	277.00'	165.38'	162.94'	S17°06'15"E	34°12'31"
C28	201.18'	167.93'	164.69'	N23°21'49"W	36°58'46"

LOT 1

DRAINAGE TRACT D-1

LOT 2

LOT 3

SEE SHEET 3

SEE SHEET 4

DRAINAGE TRACT D-2



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