



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

January 29, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

SUBDIVISION:

MAJOR DEVELOPMENT PLAN

1. MDP-24-6, Ondich South - Major Development Plan (MDP), 1st Submittal
Owner(s): Pm S-1 Reo LLC
Applicant(s): Appian Engineering - Sofia- Sierra-Gil
Location: Southwest corner of Ondich Road and Effie Road
Proposed Use: 326 lot single family subdivision
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

2. MDP-25-1, Wolf Lake Ranch , Phase 2 - Major Development Plan (MDP), 1st Submittal
Owner(s): Roseville Farms c/o Kim Raab and David S. Brown/M I Homes of Orlando, LLC
Applicant(s): Appian Engineering LLC - Ovidio Sanchez
Location: North of Ponkan Road and east of Ponkan Pines Road
Proposed Use: 60 - lot single family subdivision
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

DISCUSSION

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 Council 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 Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council 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 City Council 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.

ABBREVIATIONS

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARY	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COURTLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTS	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E	
EA	EAST
EC	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

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F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FI	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
QPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GW	GROUND WATER TABLE

H	
HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q	
Q	FLOW RATE

R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S	
SAN	SOUTH
SB	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TH	TERMINAL LAMPHOLE
TB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
W/W	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WVF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y	
YD	YARD
YR	YEAR

MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

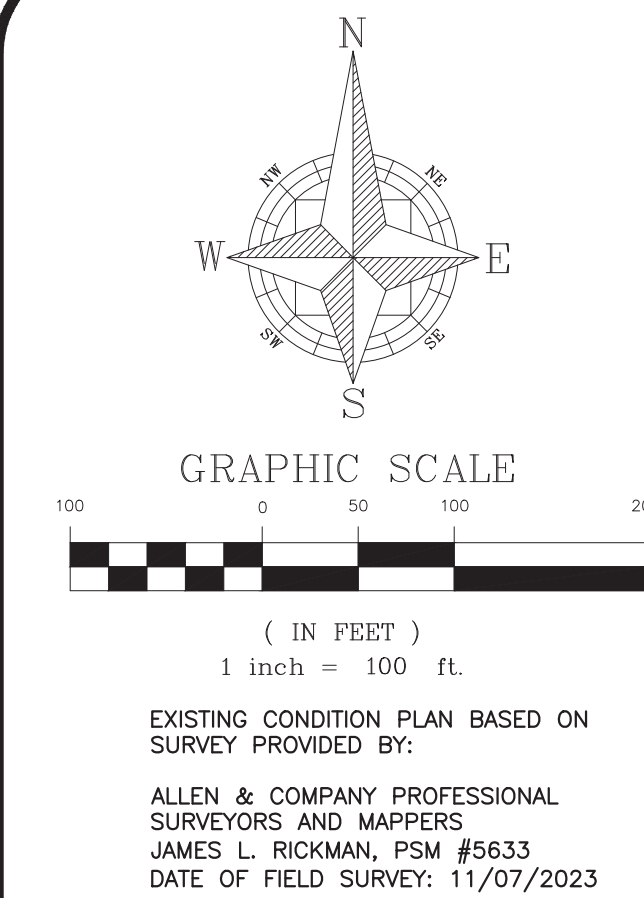
	C/L	CENTER LINE
		CHAIN LINK FENCE
	81	CONTOUR
		EASEMENT
		FENCE
		GUARDRAIL
		EXISTING PLATS
		RETAINING WALL
	R/W	RIGHT-OF-WAY LINE
		SHORELINE
		SWALE
		SOIL BOUNDARY

SANITARY SEWER

		SANITARY SEWER LINE
		CLEANOUT
		FORCE MAIN
		MANHOLE

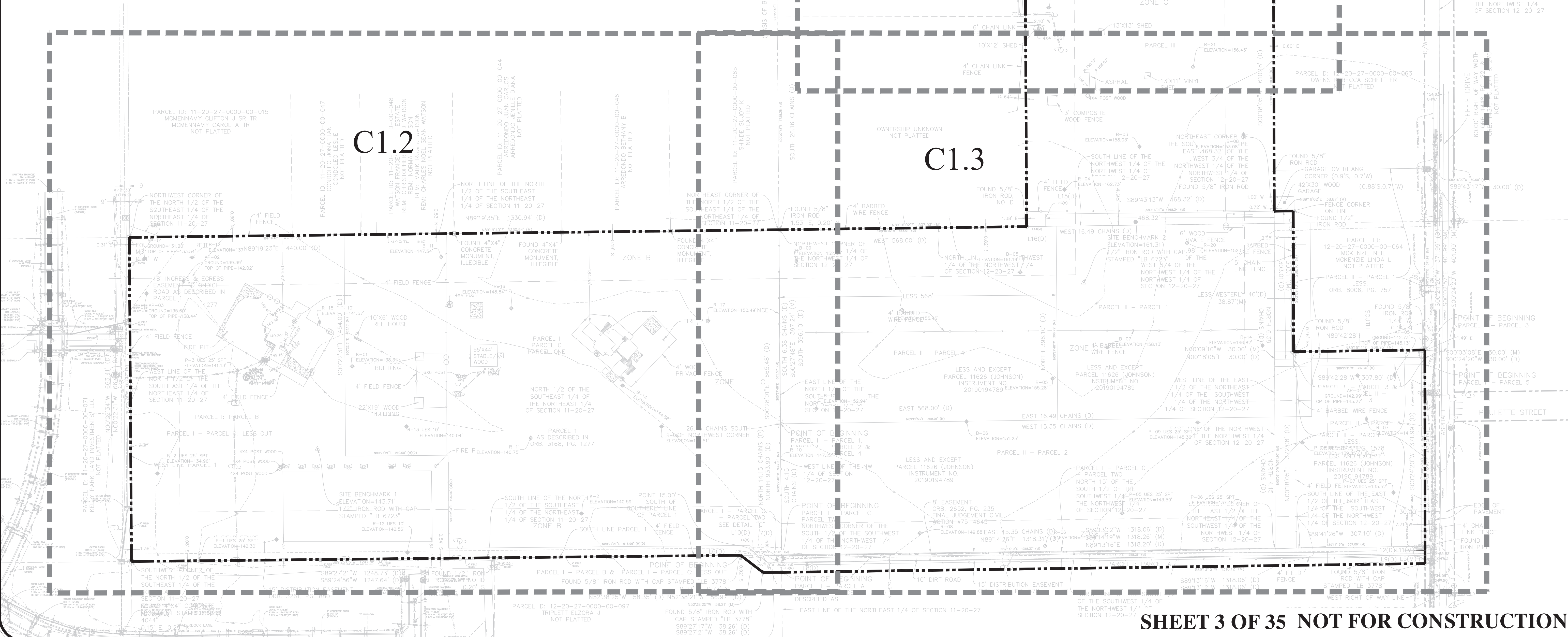
POTABLE WATER

	WATER MAIN
	EXISTING VALVE
	FIRE HYDRANT
	WATER METER



SURVEYOR'S NOTES:

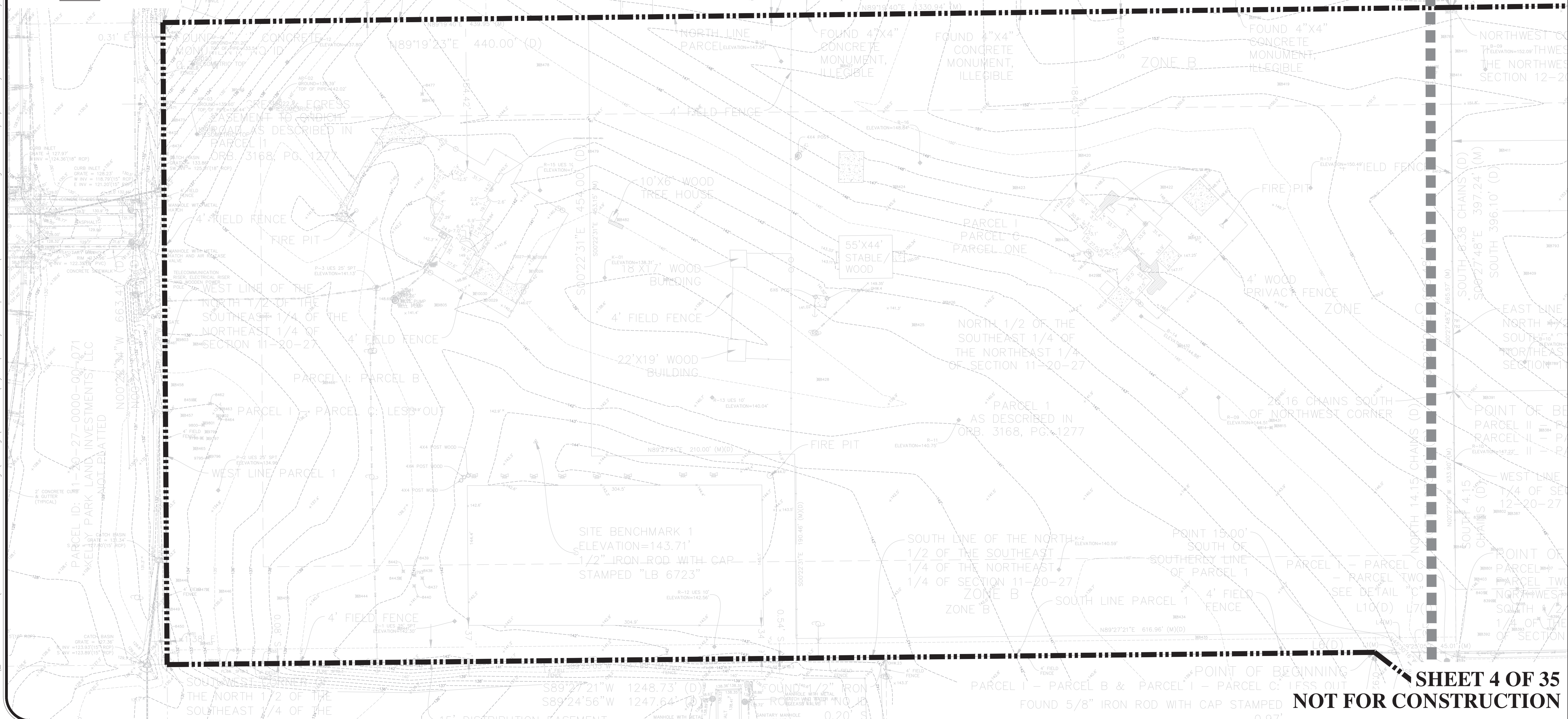
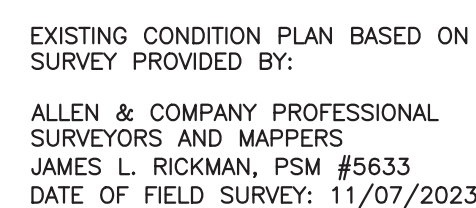
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12-20-27 AS BEING S00°27'48"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110137765, EFFECTIVE DATE OCTOBER 19, 2023 AT 8:00 AM.
3. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION IN THE TITLE COMMITMENT NO. 110137765.
4. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
7. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
9. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
11. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
12. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, MAP REVISED SEPTEMBER 24, 2021. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
13. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET; (RURAL) 1 FOOT IN 5,000 FEET; (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
14. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK NUMBER L708026, ELEVATION BEING 127.97, NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
15. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORKS, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.
17. THERE IS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THE SUBJECT PROPERTY IS CONTIGUOUS TO EFFIE DRIVE AND ONDICH ROAD, EACH BEING A PUBLIC RIGHT-OF-WAY, WITH NO GAPS, GORES, OVERLAPS OR HIATUSES.
19. THE MEASURED LEGAL DESCRIPTION HEREON DESCRIBES ONE AND THE SAME PROPERTY AS SCHEDULE A OF THE TITLE COMMITMENT AND DESCRIBES ONE AND THE SAME PROPERTY AS THE DRAWING SHOWN HEREON WITH NO GAPS, GORES, OVERLAPS OR HIATUSES.
20. THE TREES SHOWN HEREON ARE IN ACCORDANCE WITH CITY OF APOPKA CODE OF ORDINANCES, INCLUDING ALL TREES WITH A TRUNK DIAMETER OF 4 INCHES OR GREATER.



CIVIL ENGINEERING LAND PLANNING			
APPIAN ENGINEERING LLC.			
2221 Lee Road, Suite 27, Winter Park, Florida 32789 STATE OF FLORIDA LICENSE NO. 120924			
APPIAN.COM • 407.960.5868			
OVERALL EXISTING CONDITIONS PLAN	DESIGNED L. GRAHAM	CHECKED L. CLASSON	DATE 12/18/2024
MAJOR DEVELOPMENT PLAN	PROJECT PUL-048	SHEET C1.1	
ONDICH SOUTH SUBDIVISION			
CITY OF APOPKA, FLORIDA			



SHEET 3 OF 35 NOT FOR CONSTRUCTION



SHEET C1.2

SHEET C1.3

SHEET 4 OF 35
CONSTRUCTION

[illegible]

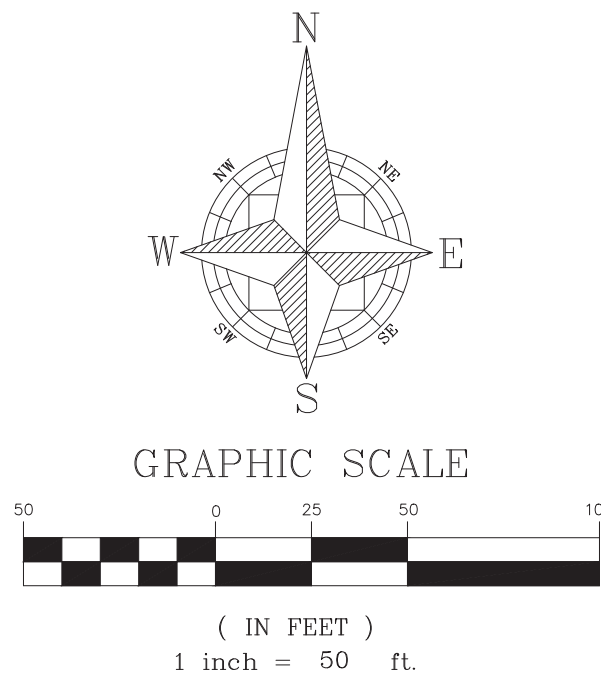
P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage Drawings\CAD Civil3D\LAYOUTS\04 Major Development Plan\EXISTING CONDITIONS.dwg Modified:12/30/2024 By:osanchez Plotted By:sosia.sanchez

PARCEL ID: 11-20-27-0000-00-065

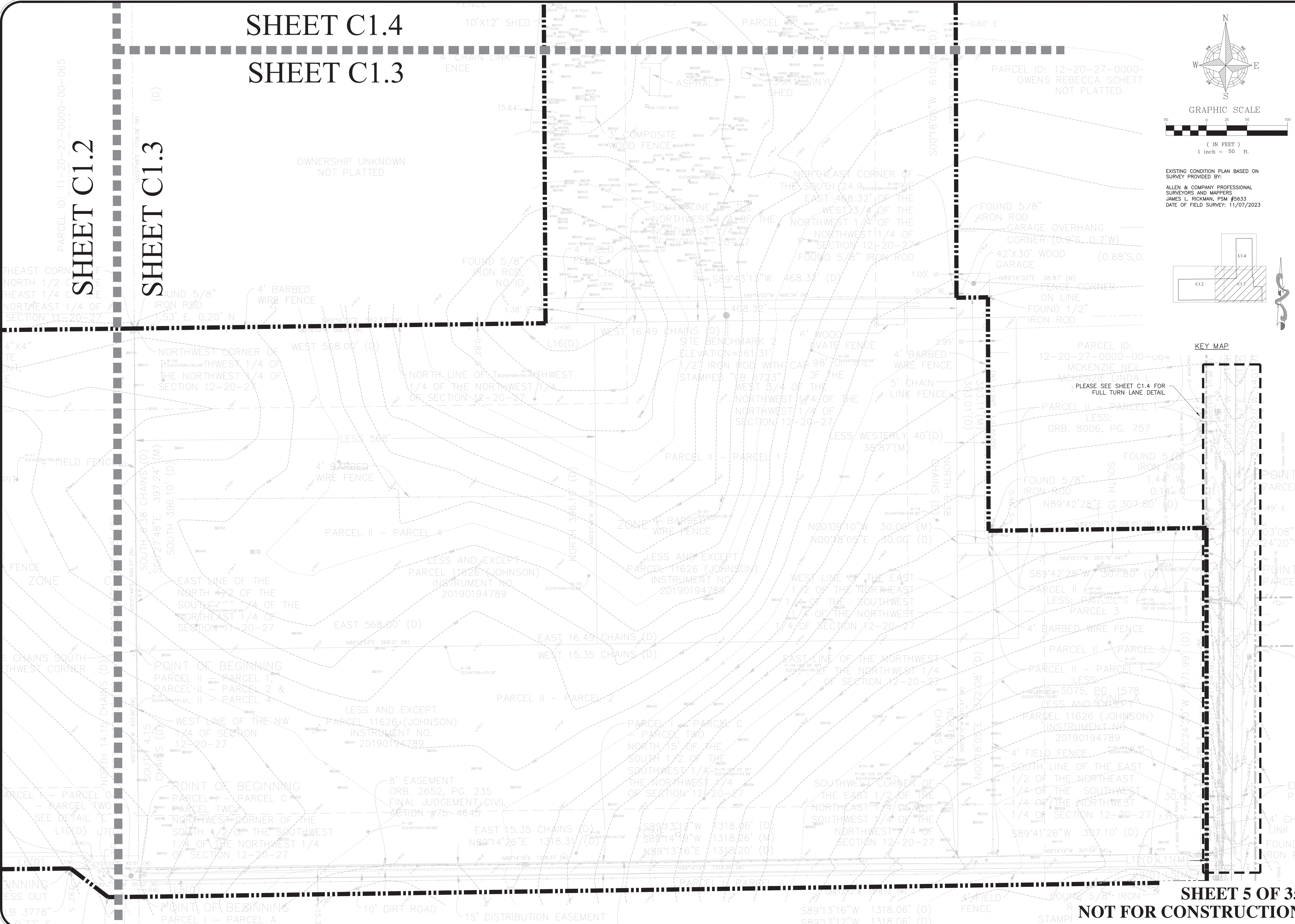
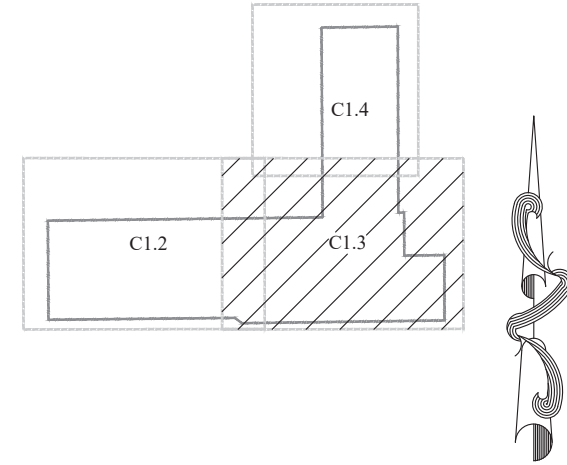
SHEET C1.2

SHEET C1.3

SHEET C1.4
SHEET C1.3

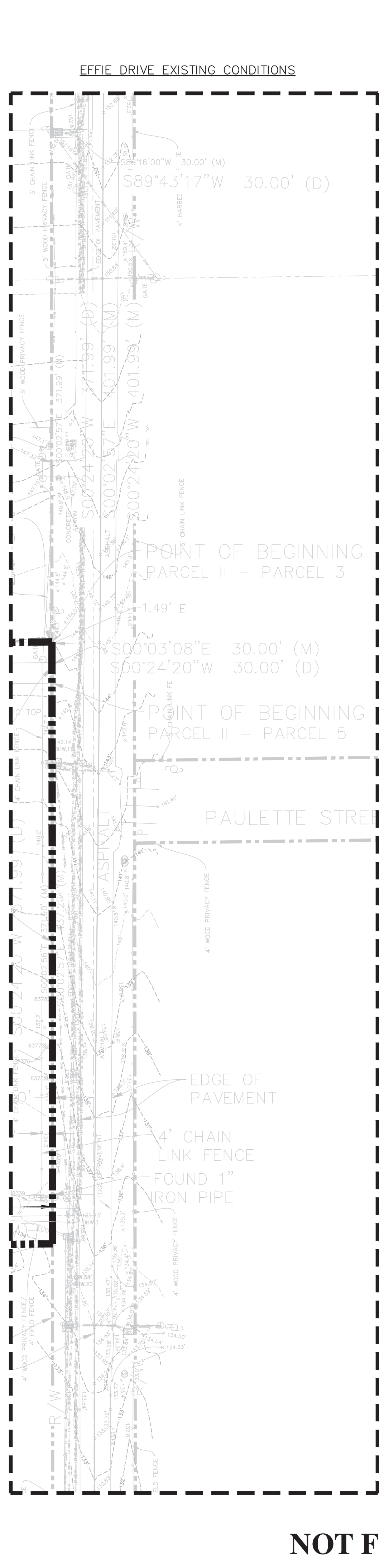


EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:
ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 11/07/2023



SHEET 5 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.	
EXISTING CONDITIONS - EAST		MAJOR DEVELOPMENT PLAN	
SCALE 1" = 50'		PROJECT PUL-048	SHEET C1.3
DRAWN L. GRAHAM		DESIGNED S. SIERRA-GIL	CHECKED L. GLASSON
DATE 12/18/2024		DATE 12/18/2024	
APPIAN ENGINEERING		STATE OF FLORIDA No. 90745 JAMES L. RICKMAN PROFESSIONAL ENGINEER	
2221 Lee Road, Suite 27, Winter Park, Florida 32789		APPIAN.COM • 407.960.5868	
CITY OF APOPKA, FLORIDA		ONDICH SOUTH SUBDIVISION	
DESCRIPTION		DATE	BY



EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 11/07/2023

ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 11/07/2023

SHEET C1.4

SHEET C1.3

SHEET 6 OF 35
NOT FOR CONSTRUCTION

	SCALE 1" = 50'	DRAWN: L. GRAHAM	EXISTING CONDITIONS – NORTH MAJOR DEVELOPMENT PLAN	CIVIL ENGINEERING LAND PLANNING APPIAN ENGINEERING LLC. APPIANENGINEERING.COM • 407.960.5868 2221 Las Road, Suite 27, Vero Beach, FL 33579	DATE 12/18/2024	REV#	DESCRIPTION	BY		
		PROJECT PUL-048							DESIGNED: S. SIERRA-OIL	CHECKED: L. CLARSON
		SHEET C1.4								

OVERALL SITE DATA:

OCPA - PARCEL ID #s:		11-20-27-0000-00-037, 11-20-27-0000-00-069 12-20-27-0000-00-001, 12-20-27-0000-00-012 12-20-27-0000-00-046, 12-20-27-0000-00-048
TOTAL PROPERTY AREA:		54.85 Ac.
DEDICATED RIGHT-OF-WAY AREA		0.20 Ac.
FUTURE COMMERCIAL TRACT		1.37 Ac.
TOTAL RESIDENTIAL DEVELOPABLE AREA		53.29 Ac.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:		X
FIRM PANEL #12095C0050H DATED SEPT. 24, 2021		
EXISTING FUTURE LAND USE (FLU):		R (COUNTY)
ADJACENT FUTURE LANE USE (FLU):		R (COUNTY) NORTH SOUTH EAST WEST
EXISTING ZONING:		A-1
REQUESTED OVERLAY ZONING/CHARACTER ZONES:		TRANSITION OVERLAY DISTRICT & NEIGHBORHOOD OVERLAY DISTRICT
PROPOSED ZONING:		KPI-MU
ADJACENT ZONING:		A-1 (COUNTY) A-1 (COUNTY), KPI-MU A-1 (COUNTY), A-R (COUNTY) A-1 (COUNTY), KPI-MU
PROPOSED MINIMUM LOT REQUIREMENTS		
MINIMUM LOT AREA		DETACHED 3,366 SF
MINIMUM LOT WIDTH		ATTACHED 20 ft.
MINIMUM LOT DEPTH		20 ft.
MAXIMUM BUILDING HEIGHT		35 ft. (2-story)
SETBACKS		
FRONT/STREET SIDE (TRANSITION)		10 ft. min/20 ft. max.
FRONT/STREET SIDE (NEIGHBORHOOD)		15 ft. min/30 ft. max.
REAR		5 ft. min.
SIDE		5 ft. min.
REAR GARAGE		20 ft. min.
*5 ft. SETBACK IS FOR EXTERIOR TOWNHOME UNITS TO CREATE A MINIMUM 10 ft. OF SEPARATION BETWEEN BUILDINGS. INTERIOR TOWNHOME UNITS HAVE A 0 ft. SIDE SETBACK.		

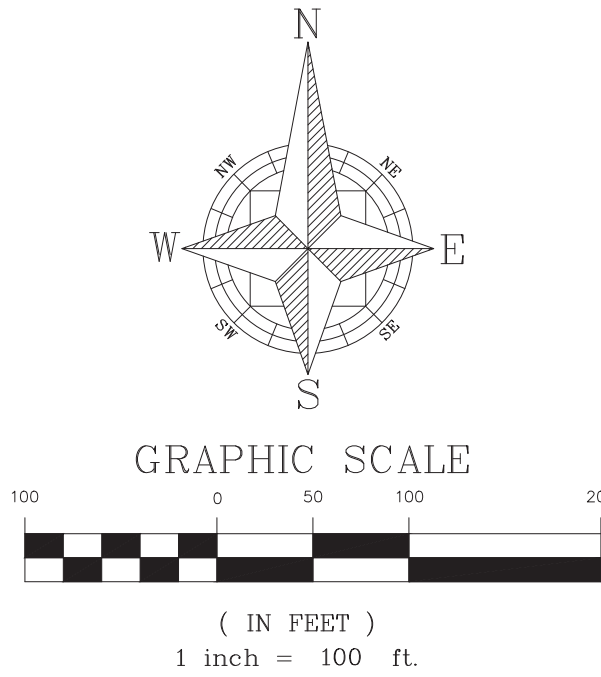
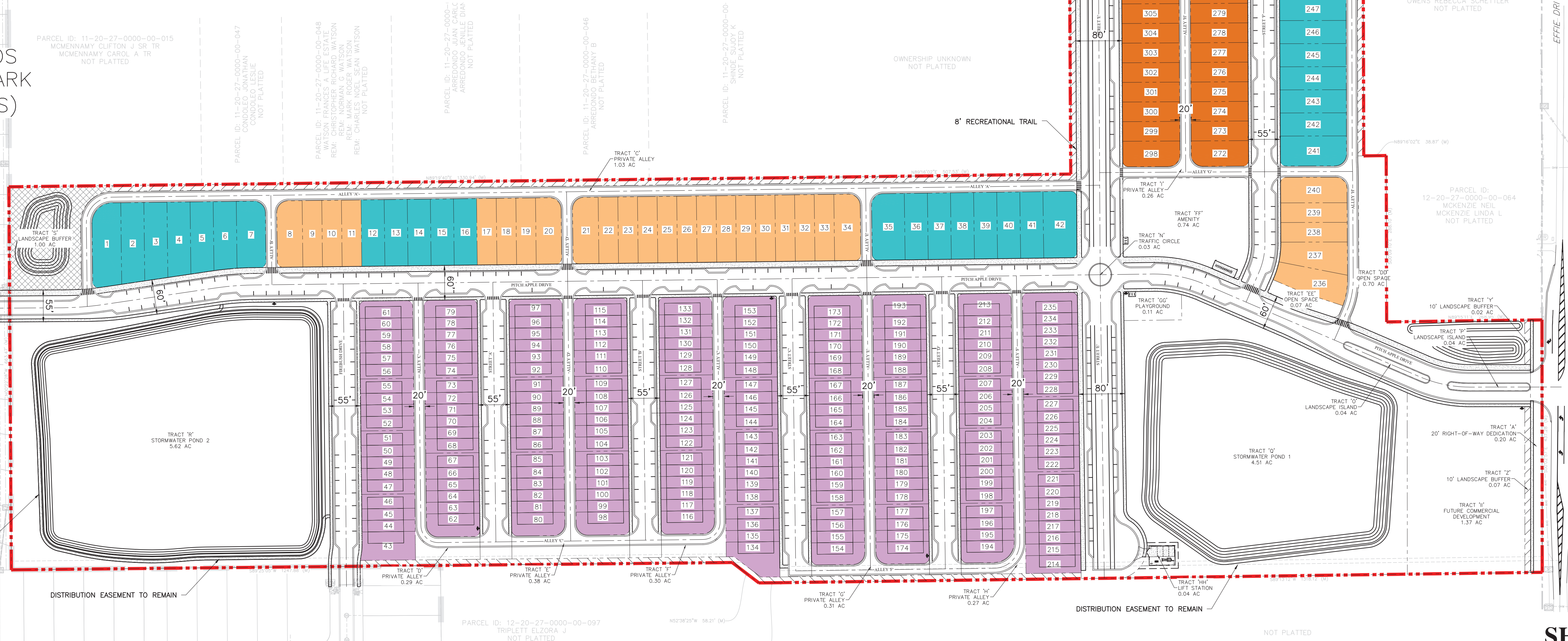
DEVELOPMENT PROGRAM	
20' TOWNHOME	193 LOTS
34' DETACHED REAR-LOADED (SHORT PAD)	55 LOTS
34' DETACHED REAR-LOADED	40 LOTS
40' DETACHED REAR-LOADED	38 LOTS
Total	326 LOTS

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	7.99 AC	15.00%
PROPOSED OPEN SPACE		
AMENITY & PLAYGROUND	0.85 AC	1.59%
OPEN SPACE	0.96 AC	1.80%
LANDSCAPE BUFFER	1.82 AC	3.41%
STORMWATER POND (75% MAX)	7.62 AC	14.30%
TOTAL	11.24 AC	21.10%

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	AMENITY	0.74 AC	32,082 SF	H.O.A.
TRACT 'B'	STORMWATER POND 1	4.54 AC	197,968 SF	CITY
TRACT 'C'	STORMWATER POND 2	5.62 AC	244,610 SF	CITY
TRACT 'D'	10' LANDSCAPE BUFFER	0.29 AC	12,570 SF	H.O.A.
TRACT 'E'	LANDSCAPE BUFFER	1.00 AC	43,459 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.10 AC	4,208 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.30 AC	12,965 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.02 AC	860 SF	H.O.A.
TRACT 'I'	10' LANDSCAPE BUFFER	0.07 AC	2,913 SF	H.O.A.
TRACT 'J'	OPEN SPACE	0.05 AC	2,104 SF	H.O.A.
TRACT 'K'	PLAYGROUND	0.11 AC	4,894 SF	H.O.A.
TRACT 'L'	OPEN SPACE	0.77 AC	33,509 SF	H.O.A.
TRACT 'M'	OPEN SPACE	0.07 AC	3,205 SF	H.O.A.
TRACT 'N'	LANDSCAPE ISLAND	0.11 AC	5,001 SF	H.O.A.
TRACT 'O'	PRIVATE ALLEY	1.03 AC	44,654 SF	H.O.A.
TRACT 'P'	PRIVATE ALLEY	0.26 AC	11,140 SF	H.O.A.
TRACT 'Q'	PRIVATE ALLEY	0.30 AC	12,914 SF	H.O.A.
TRACT 'R'	PRIVATE ALLEY	0.26 AC	11,158 SF	H.O.A.
TRACT 'S'	PRIVATE ALLEY	0.31 AC	13,639 SF	H.O.A.
TRACT 'T'	PRIVATE ALLEY	0.27 AC	11,870 SF	H.O.A.
TRACT 'U'	PRIVATE ALLEY	0.26 AC	11,145 SF	H.O.A.
TRACT 'V'	PRIVATE ALLEY	0.14 AC	5,902 SF	H.O.A.
TRACT 'W'	PRIVATE ALLEY	0.15 AC	6,596 SF	H.O.A.
TRACT 'X'	PRIVATE ALLEY	0.25 AC	10,746 SF	H.O.A.
TRACT 'Y'	PRIVATE ALLEY	0.79 AC	34,276 SF	H.O.A.
TRACT 'Z'	LIFT STATION	0.04 AC	1,825 SF	CITY
TRACT 'AA'	PUBLIC RIGHT-OF-WAY	12.76 AC	555,843 SF	CITY
TRACT 'BB'	20' RIGHT-OF-WAY DEDICATION	0.20 AC	8,746 SF	CITY
TRACT 'CC'	TRAFFIC CIRCLE	0.03 AC	1,095 SF	H.O.A.
TRACT 'DD'	FUTURE COMMERCIAL DEVELOPMENT	1.37 AC	59,481 SF	PRIVATE
TRACT 'EE'	10' LANDSCAPE BUFFER	0.07 AC	2,877 SF	H.O.A.
TRACT 'FF'	10' LANDSCAPE BUFFER	0.07 AC	3,211 SF	H.O.A.
TRACT 'GG'	10' LANDSCAPE BUFFER	0.03 AC	1,479 SF	H.O.A.

PROPOSED AMENITIES:
CABANA & POOL
8' MULTI-PURPOSE TRAIL
PLAYGROUND
5' POND TRAIL

CROSSROADS
AT KELLY PARK
(BY OTHERS)



LEGEND	
	PROPERTY BOUNDARY
	LOT LINES
	SETBACKS
	10' LANDSCAPE BUFFER
	LANDSCAPE BUFFER
	34' DETACHED LOTS
	34' DETACHED LOTS - SHORT PAD
	40' DETACHED LOTS
	20' TOWNHOME LOTS

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANENGINEERING.COM • 407.960.5868

2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA LICENSE NO. 120924

KPI-MU MASTER PLAN

MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION

CITY OF APOPKA, FLORIDA

SCALE

1" = 100'

PROJECT

PUL-048

CHECKED

L. GILSON

DATE

12/30/2024

SHEET

C1.0

APPIAN ENGINEERING

STATE OF FLORIDA

PROFESSIONAL ENGINEER

No. 90745

120924

SHEET 7 OF 35
NOT FOR CONSTRUCTION

ONDICH SOUTH SUBDIVISION MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards ⁽¹⁾

1. LOT CRITERIA:

Description	Single-Family Detached 34' & 40' Lots (Rear-Loaded)	Single-Family Attached 20' Townhomes (Rear-Loaded)
Front Porch Setback ⁽²⁾	10' min.	10' min.
Front/Street Side Setback (Neighborhood District)	Minimum: 15' Maximum: 30'	Minimum: 15' Maximum: 30'
Front/Street Side Setback (Transition District)	Minimum: 10' Maximum: 20'	Minimum: 10' Maximum: 20'
Side Setback	5' min.	0' for interior units 5' minimum for exterior units
Rear Setback	5' min.	5' min.
Garage Rear Setback ⁽³⁾	20' min.	20' min.
Min. Average Lot Area	3,366 SF	1,840 SF
Min. Lot Width	34'	20'
Min. Lot Depth	99'	92'
Max. Lot Coverage	75%	90%
Max. Building Height	35'2 Stories	35'2 Stories
Min. Living Area	1,300 SF	1,200 SF

- (1) See Master Plan for depiction of conceptual typical site details.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange Form-Based Code Section J.1 and K.2(g)(v) and within Sections B.9.a, B.9.b, C.9.a, and C.9.b of these Development Standards.
(3) Rear garages are allowed per Kelly Park Interchange Form-Based Code Section K.2(g)(iv).

B. Architectural, Buildings, and Accessory Structures for Detached Units

- Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code unless otherwise stated.
- Each individual single-family home shall have a minimum of two (2) bedrooms.
- All rear-loaded lots shall have a minimum of one (1) car garage.
- Mail delivery for all lots within Ondich South shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
- AC condenser units and similar equipment shall be placed in the side yard area. AC condenser units and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For corner lots, AC condenser units and similar equipment shall be screened from side streets with landscaping or opaque fencing.
- Storage sheds or similar storage facilities shall not be allowed.
- Swimming pools shall not be allowed on rear-loaded lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.

1

F. Buffers and Landscaping

- A ten-foot (10') buffer for entry wall and landscaping will be provided along Ondich Road. This tract shall be dedicated to and maintained by the H.O.A.
- A ten-foot (10') buffer for entry wall and landscaping will be provided along Effie Drive. This tract shall be dedicated to and maintained by the H.O.A.
- A buffer with a minimum width of ten (10) feet shall be provided along the rest of the property boundary, except where adjacent to a stormwater pond tracts or the commercial parcel, for landscaping purposes. These landscape buffer tracts shall be dedicated to and maintained by the H.O.A. Landscape buffer plantings shall be planted along the boundary within the stormwater pond tracts. The future development Commercial parcel shall provide buffering within its parcel when it is developed.
- The design of all buffer tracts, and buffer plantings within stormwater tracts, shall follow the City of Apopka Kelly Park Interchange Form-Base Code Section M. Landscaping and Hardscape Plans shall be provided at Construction Site Plan.
- Entrance feature and community sign details will be provided with the Construction Site Plan.
- Final landscape plans for the buffer areas and landscape islands along the proposed main entrance at Effie Drive shall be provided with the Construction Site Plan.
- Tree Planting Conditions. Minimum of two (2) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any. Trees within Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacing and understory trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12. Trees within Street Type D shall be medium canopy trees at forty (40) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
- Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

G. Maintenance and Plat

- Ondich South Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
- The Construction Site Plan shall include the plat document, and the plat shall be in final form.
- The City of Apopka shall be responsible for the maintenance of Street Type D, Street Type E (Neighborhood), on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of Ondich South.

H. Wetlands and Environmental

- There are no wetland areas within the site.
- According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095C0050H, dated September 24, 2021, the entire site of the proposed development is located within Unshaded Zone 'X' (areas determined to outside the 500-year floodplain).
- An erosion control plan will be submitted with the Construction Site Plan.

5

- approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
- Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
 - Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
 - Aluminum fascia and soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
 - Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
 - Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
9. Front Building Entrance Elevation Design Standards:
- Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches and porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of four (4) feet and a minimum clear height of eight (8) feet.
 - Front porches and porticos may be at grade level or elevated.
 - Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
 - Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
 - Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
 - Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
 - Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
10. Individual Lot Front, Side, and Rear Yard Fencing Standards:
- The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
 - Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
 - Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
 - Vinyl fencing shall be allowed.

C. Architectural, Buildings, and Accessory Structures for Attached Units (Townhomes)

- Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code unless otherwise stated.
- Each individual townhome shall have a minimum of two (2) bedrooms.
- All rear-loaded lots shall have a minimum of one (1) car garage.

- Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
- Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of a building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

I. Development Condition Continuity

The KPI-MU Development Standards shall be printed within the KPI-MU Master Plan and the Construction Site Plan.

J. Signage

Signage shall comply with the City of Apopka Kelly Park Interchange Form-Base Code.

K. Lighting

Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

L. Garbage Pickup

- Garbage of rear-loaded single-family units shall be picked up at the adjacent Street Type F (Alley) along the rear of the lots.

M. Miscellaneous

- Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
- All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
- Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
- All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.

- Mail delivery for all lots within Ondich South shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
- AC condenser units and similar equipment shall be placed in the rear yard area for interior lots and in the rear or side yard for exterior lots. For exterior lots when placed within the side yard, AC condenser units and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For interior lots, AC condenser units and similar equipment shall be placed within the rear yard with no minimum setback from the side property line. For corner lots, AC condenser units and similar equipment shall be screened from side streets with landscaping or opaque fencing.
- Storage sheds or similar storage facilities shall not be allowed.
- Swimming pools shall not be allowed on rear-loaded lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
 - Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
 - Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
 - Aluminum fascia and soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
 - Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
 - Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
- Front Building Entrance Elevation Design Standards:
 - Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches and porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of four (4) feet and a minimum clear height of eight (8) feet.
 - Front porches and porticos may be at grade level or elevated.
 - Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
 - Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
 - Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
- Individual Lot Front, Side, and Rear Yard Fencing Standards:
 - The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
 - Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
 - Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.

- Vinyl fencing shall be allowed.

D. Utilities and Infrastructure

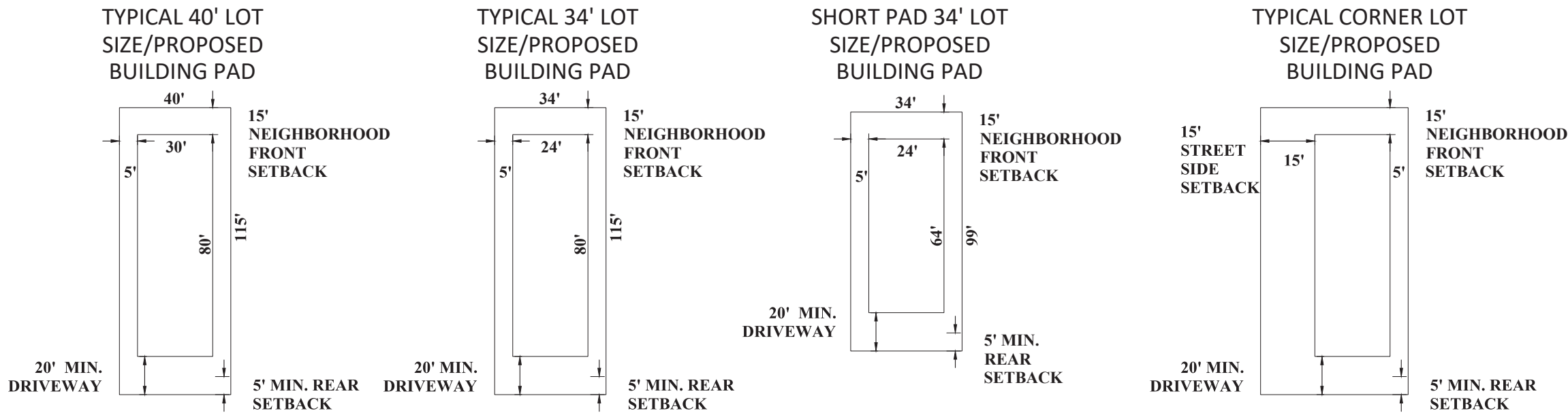
- Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
- Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
- Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
- A final drainage report and soils report will be submitted with the Construction Site Plan.
- Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
- Utility easements shall be dedicated to the City of Apopka.
- Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
- All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
- On-site streets are to be constructed per City of Apopka standards.
- Stabilized access roadways and fire hydrants must be in place before building construction may begin.
- Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
- The internal Street Type D right-of-way is to be public.
- The internal Street Type E (Neighborhood) rights-of-way are to be public.
- The internal Street Type F (Alley) rights-of-way are to be private.
- Five-foot (5') sidewalks are to be constructed within internal Streets Type E rights-of-way throughout the entire project in compliance with the City of Apopka Kelly Park Interchange Form-Base Code unless otherwise noted. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
- An eight-foot (8') multipurpose trail is to be constructed along one side of internal Street Type D right-of-way as shown on the Master Plan. A five-foot (5') sidewalk is to be constructed on the other side of said Street Type D right-of-way.
- Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
- Power service within the development shall be underground. No overhead service will be allowed.
- Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e).

E. Recreation and Open Space

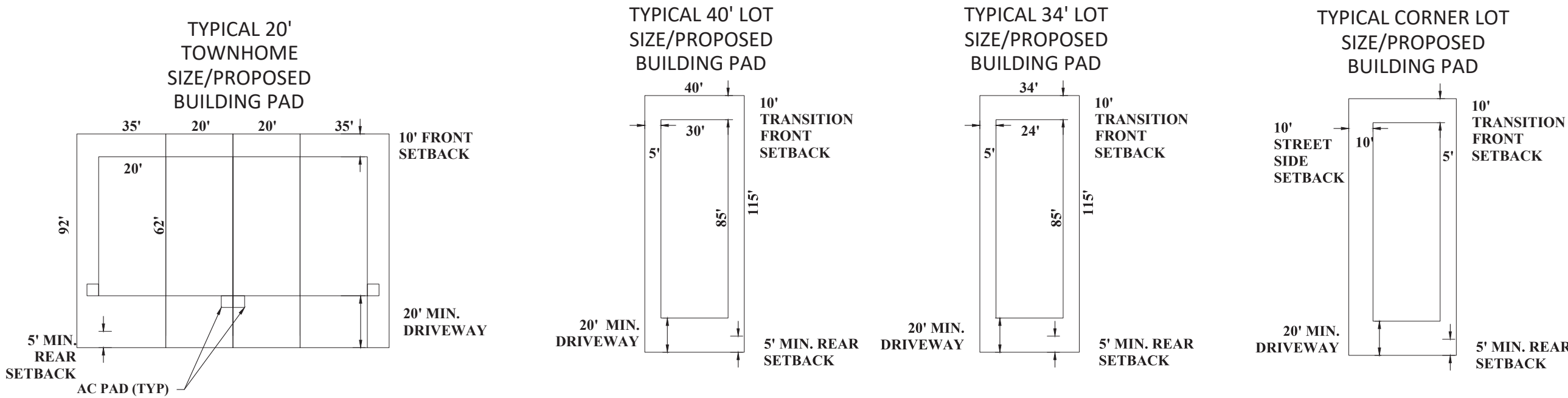
- Required project open space shall be a minimum of 15% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
- Tract 'A' shall be an approximately 0.74-acre Amenity Tract. A specific park site plan showing amenities/equipment shall be provided with the Construction Site Plan. Park amenities shall include a cabana with restrooms, a swimming pool, and a covered mailbox kiosk at a minimum. The swimming pool shall meet minimum sizing requirements based on the Florida Building Code. Documentation/calculations that the proposed pool size and deck complies with state health standards will be provided at the Building Permit Application.

4

NEIGHBORHOOD DETAILS



TRANSITION DETAILS



CIVIL ENGINEERING LAND PLANNING				APPIAN ENGINEERING LLC.		APPIAN.COM • 407.960.5868		2221 LEE ROAD, SUITE 271, WINTER PARK, FLORIDA 32789		DATE		BY			
KPI-MU DEVELOPMENT STANDARDS				MAJOR DEVELOPMENT PLAN				ONDICH SOUTH SUBDIVISION				CITY OF APOPKA, FLORIDA			
DRAWN: L. GRAHAM		DESIGNED: S. SIERRA - GIL		CHECKED: L. GLASSON		DATE: 12/30/2024		SCALE: N.T.S.		PROJECT: PUL-048		SHEET: C2.0			

ENERGY CONSERVATION	
- USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED	0.50 pt.

- ORIENT A MINIMUM OF 50% OF LOTS WITHIN 20-PERCENT OF EAST-WEST AXIS

0.50 pt.

- PROVIDE MORE BICYCLE PARKING THAN REQUIRED

1.00 pt.

- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION

1.00 pt.

- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES

0.25 pt.

TOTAL :	4.25 pt.
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C3.3

TRACT 'T'
10' LANDSCAPE BUFFER
0.07 AC
PARCEL ID: 12-20-27-0000-00-076
THEISS JOY D
THEISS JENNIFER L
NOT PLATTED

C3.2

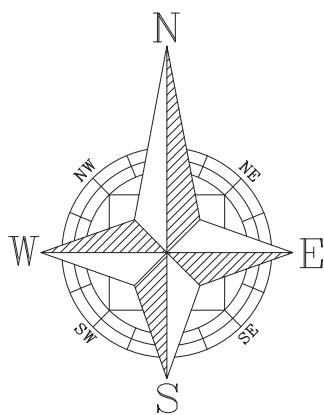
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SHEET 9 OF 35

NOT FOR CONSTRUCTION

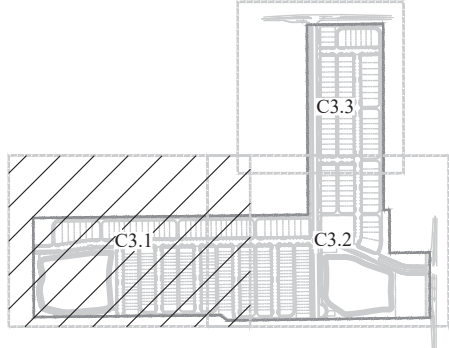
The seal is circular with a double-lined border. The outer ring contains the text "SOUTH CAROLINA" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 90745" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage Drawings\CAD Civil3D\LAYOUTS\04 Major Development Plan\GEOMETRY PLAN.dwg Modified: 12/30/2024 By: osanchez Plotted By: sofia sanchez

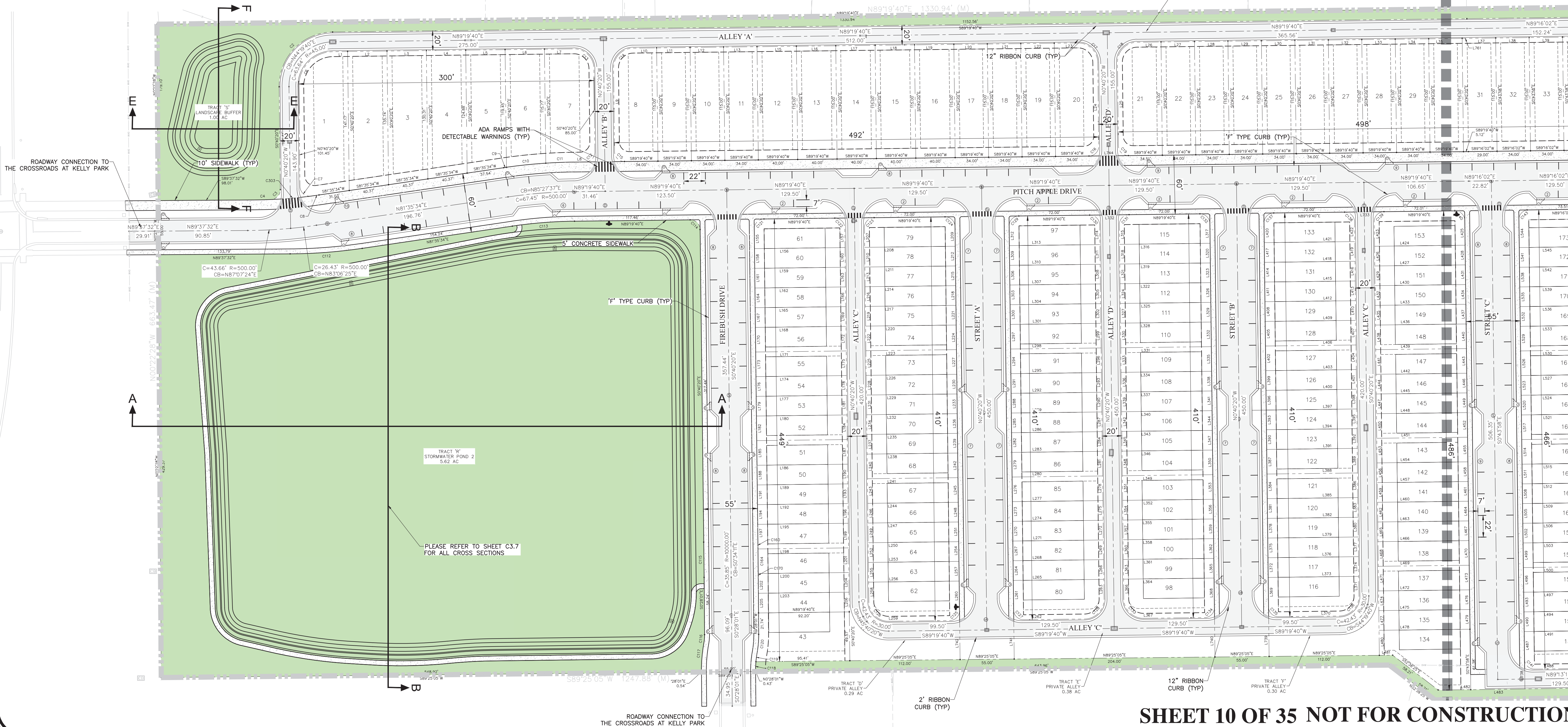


GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



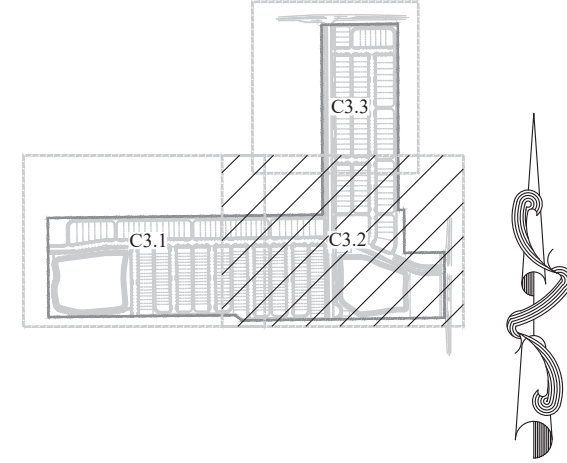
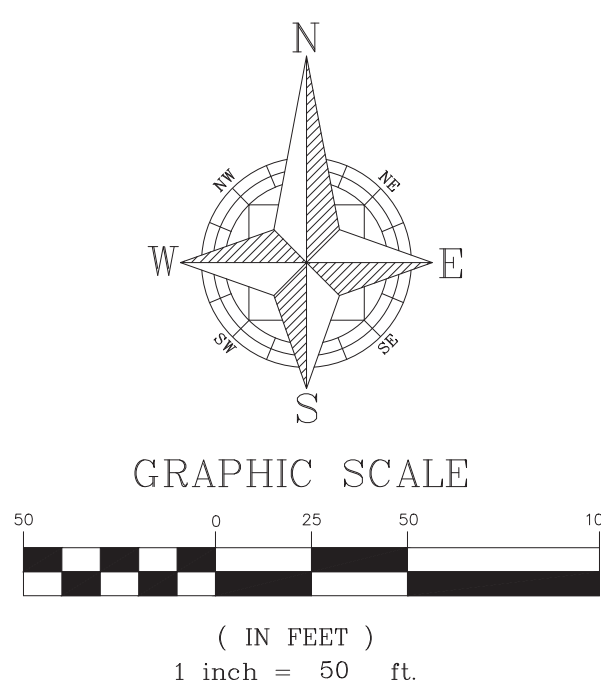
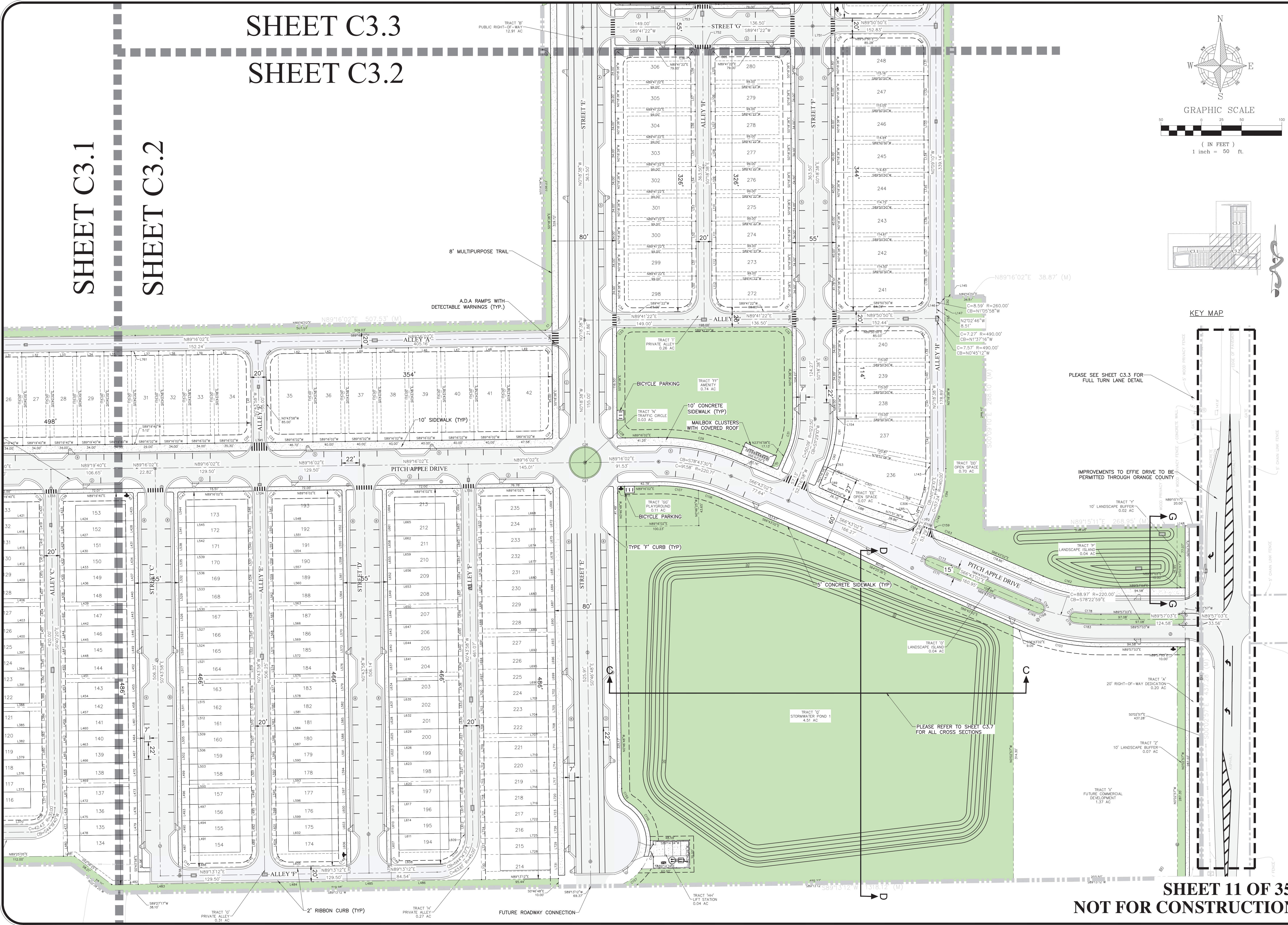
KEY MAP



SHEET C3.1

SHEET C3.2

SHEET C3.3
SHEET C3.2



KEY MAP

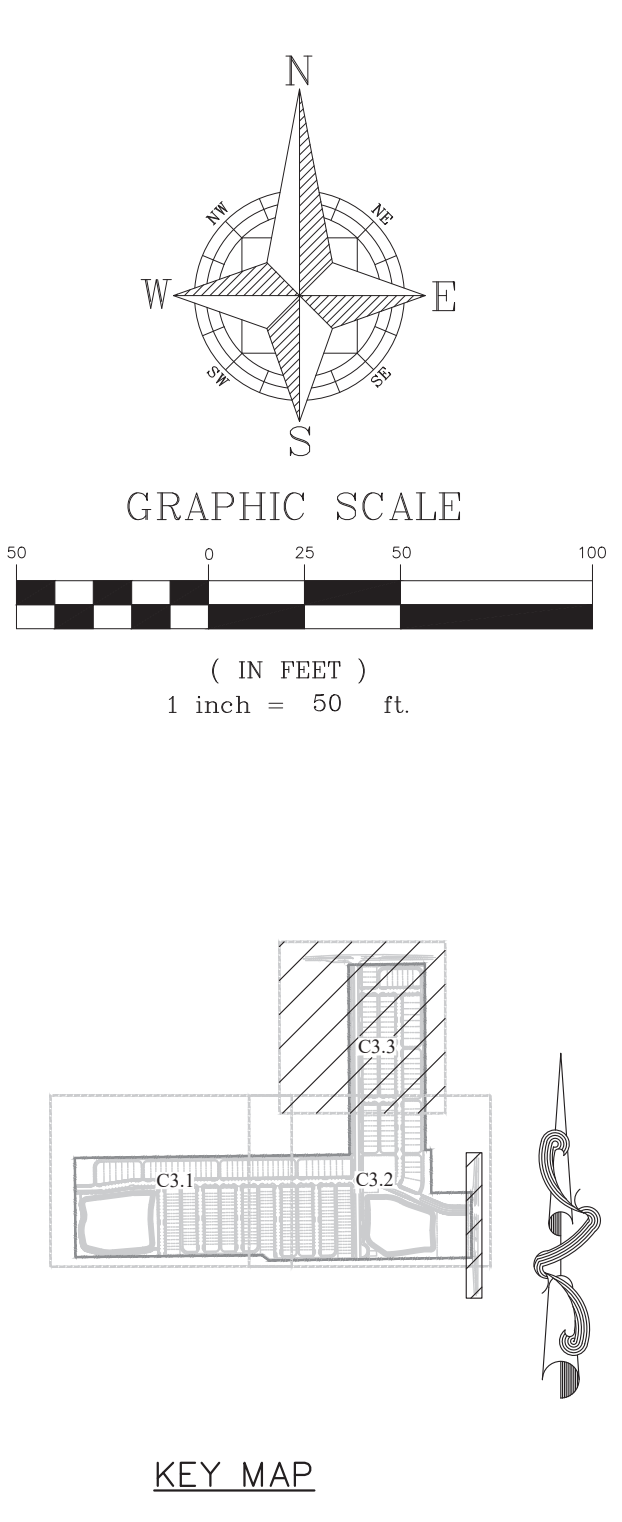
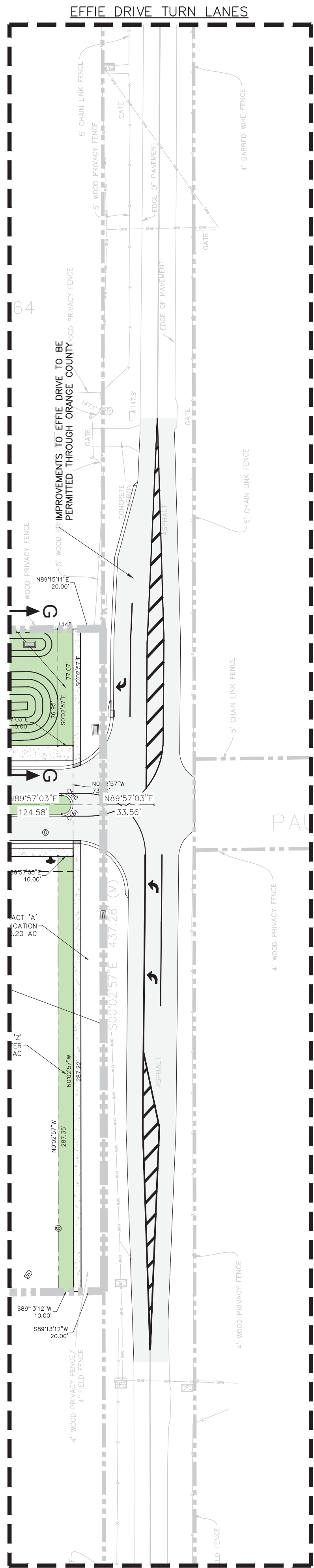
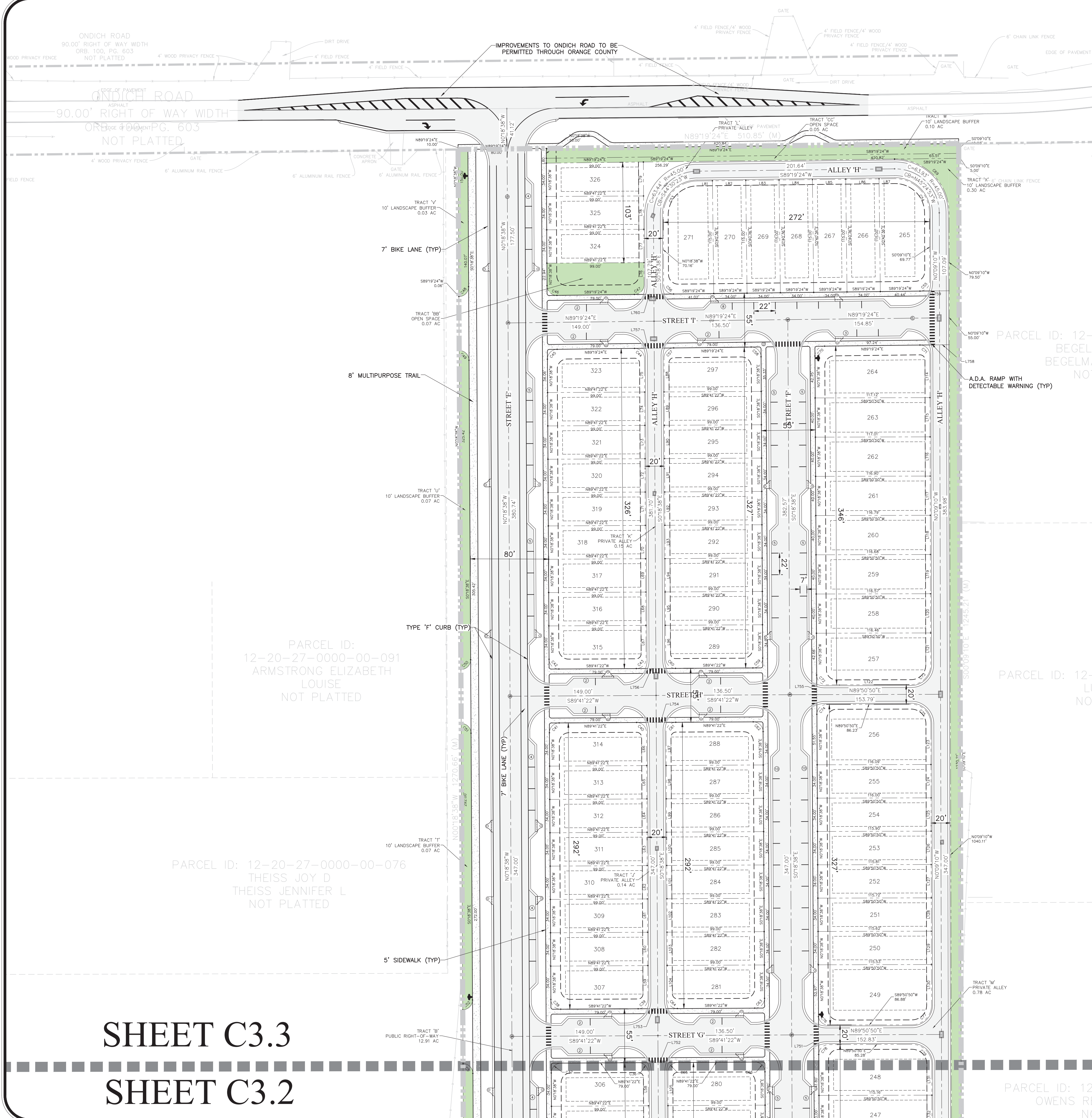
PLEASE SEE SHEET C3.3 FOR FULL TURN LANE DETAIL

IMPROVEMENTS TO EFFIE DRIVE TO BE PERMITTED THROUGH ORANGE COUNTY

PLEASE REFER TO SHEET C3.7 FOR ALL CROSS SECTIONS

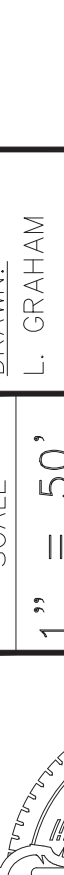
SHEET 11 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPPLANET.COM • 407.960.5868		2221 Lee Road, Suite 27, Winter Park, Florida 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 0014		REV.	DATE	DESCRIPTION	BY
GEOMETRY PLAN – EAST		MAJOR DEVELOPMENT PLAN		ONDICH SOUTH SUBDIVISION		CITY OF APOPKA, FLORIDA							
SCALE		DRAWING: L. GRAHAM		DESIGNED: S. SIERRA-GIL		CHECKED: L. GLASSON		DATE: 12/30/2024					
1" = 50'		PROJECT		PUL-048		SHEET		C3.2					
													



SHEET C3.3
SHEET C3.2

SHEET 12 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM • 407.960.5868		DATE	REV	DESCRIPTION	BY
GEOMETRY PLAN – NORTH		MAJOR DEVELOPMENT PLAN		ONDICH SOUTH SUBDIVISION		CITY OF APOPKA, FLORIDA			
DRAWN:	L. GRAHAM	DESIGNED:	S. SIERRA-GIL	CHECKED:	L. GLASSON	DATE:	12/30/2024		
SCALE:	1" = 50'	PROJECT:	PUL-048	SHEET:	C3.3				
									

P:\PROJECT DRAWINGS\Drawings\CAD Civil3D\LAYOUTS\04 Major Development Plan\CURVE & TRACT DATA TABLE.dwg Modified: 12/18/2024 By:sofia sanchez

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C1	11.98'	S44°28'42"W	10.00'
C2	77.78'	S44°19'40"W	55.00'
C3	13.93'	S43°27'43"W	10.00'
C4	16.61'	S88°36'39"W	469.00'
C5	14.14'	S45°18'38"E	10.00'
C6	49.50'	N44°19'40"E	35.00'
C7	14.95'	N49°02'32"W	10.00'
C8	8.15'	S82°05'25"W	469.00'
C9	2.82'	S81°44'43"W	530.00'
C10	40.17'	S84°04'10"W	530.00'
C11	28.55'	S87°47'04"W	530.00'
C12	14.14'	S44°19'40"W	10.00'
C13	28.28'	S45°40'20"E	20.00'
C14	28.28'	N44°19'40"E	20.00'
C15	14.14'	N45°40'20"W	10.00'
C16	14.14'	S44°19'40"W	10.00'
C17	28.28'	S45°40'20"E	20.00'
C18	28.28'	N44°19'40"E	20.00'
C19	14.14'	N45°40'20"W	10.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C20	14.14'	S44°16'02"W	10.00'
C21	28.28'	S45°43'58"E	20.00'
C22	28.28'	N44°16'02"E	20.00'
C23	14.14'	N45°43'58"W	10.00'
C24	14.09'	S44°28'42"W	10.00'
C25	14.19'	S45°31'18"E	10.00'
C26	37.33'	N90°00'00"E	18.67'
C27	37.33'	N90°00'00"W	18.67'
C28	14.19'	N45°31'18"W	10.00'
C29	104.02'	N78°43'30"W	250.00'
C30	14.14'	S68°16'58"W	10.00'
C31	38.84'	S11°29'10"W	95.00'
C32	14.14'	S45°18'38"E	10.00'
C33	14.14'	N44°41'22"E	10.00'
C34	14.14'	N45°18'38"W	10.00'
C35	28.28'	S44°41'22"W	20.00'
C36	14.14'	S45°18'38"E	10.00'
C37	14.14'	N44°41'22"E	10.00'
C38	14.14'	N45°18'38"W	10.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C39	14.14'	S44°41'22"W	10.00'
C40	14.14'	S45°18'38"E	10.00'
C41	14.14'	N44°41'22"E	10.00'
C42	14.14'	N45°18'38"W	10.00'
C43	14.14'	S44°41'22"W	10.00'
C44	14.19'	S45°29'37"E	10.00'
C45	14.10'	N44°30'23"E	10.00'
C46	14.19'	N45°29'37"W	10.00'
C47	14.10'	S44°30'23"W	10.00'
C48	14.10'	S44°30'23"W	10.00'
C49	14.14'	S45°18'38"E	10.00'
C50	14.14'	S44°41'22"W	10.00'
C51	14.14'	S45°18'38"E	10.00'
C52	14.14'	S44°41'22"W	10.00'
C53	49.34'	N44°30'23"E	35.00'
C54	49.72'	S45°24'53"E	35.00'
C55	14.08'	S44°35'07"W	10.00'
C56	14.19'	N45°29'37"W	10.00'
C57	14.10'	N44°30'23"E	10.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C58	14.19'	S45°29'37"E	10.00'
C59	14.14'	S44°41'22"W	10.00'
C60	14.14'	N45°18'38"W	10.00'
C61	14.14'	N44°41'22"E	10.00'
C62	14.14'	S45°18'38"E	10.00'
C63	14.14'	S44°41'22"W	10.00'
C64	14.14'	N45°18'38"W	10.00'
C65	14.14'	N44°41'22"E	10.00'
C66	14.14'	S45°18'38"E	10.00'
C67	14.14'	S44°41'22"W	10.00'
C68	28.28'	N45°18'38"W	20.00'
C69	78.14'	N45°24'53"W	55.00'
C70	14.10'	N44°30'23"E	10.00'
C71	14.21'	S45°24'53"E	10.00'
C72	14.12'	N45°13'54"W	10.00'
C73	28.23'	S44°57'03"W	20.00'
C74	14.16'	N44°46'06"E	10.00'
C75	28.34'	S45°02'59"E	20.00'
C76	11.99'	N45°18'38"W	10.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C77	28.28'	S44°50'50"W	20.00'
C78	14.16'	N44°46'06"E	10.00'
C79	28.28'	S45°09'10"E	20.00'
C80	14.12'	N45°13'54"W	10.00'
C81	28.28'	S44°50'50"W	20.00'
C82	14.16'	N44°46'06"E	10.00'
C83	28.25'	S45°13'54"E	20.00'
C84	46.67'	S10°01'46"W	130.00'
C85	13.49'	S65°42'41"W	10.00'
C86	44.86'	N69°17'19"W	500.00'
C89	14.14'	N21°43'02"W	10.00'
C90	29.50'	S17°38'22"E	150.00'
C91	32.16'	N5°50'34"E	150.00'
C92	8.26'	N1°05'58"W	250.00'
C93	15.15'	N1°10'42"W	500.00'
C94	61.33'	N11°29'10"E	150.00'
C103	102.72'	S78°22'59"E	254.00'
C104	19.99'	S65°34'19"E	500.00'
C105	19.99'	S65°34'19"E	500.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C106	30.34'	S71°17'48"E	190.00'
C107	49.13'	S83°18'16"E	190.00'
C110	53.56'	S29°33'40"E	57.00'
C111	12.19'	N45°01'51"E	10.00'
C112	73.40'	N85°36'33"E	524.00'
C113	63.40'	N85°27'37"E	470.00'
C114	14.14'	S45°40'20"E	10.00'
C115	35.75'	S0°34'11"E	9972.50'
C116	8.79'	S4°59'33"W	48.71'
C117	28.74'	S4°51'05"W	155.07'
C118	9.58'	N2°16'40"E	100.06'
C119	8.99'	N7°35'41"E	100.06'
C120	18.87'	N4°56'53"E	100.00'
C121	14.14'	N44°19'40"E	10.00'
C122	14.14'	S45°40'20"E	10.00'
C123	14.14'	N44°19'40"E	10.00'
C124	14.14'	S45°40'20"E	10.00'
C125	14.14'	S44°19'40"W	10.00'
C126	28.28'	N45°40'20"W	20.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C127	14.14'	N45°40'20"W	10.00'
C128	28.28'	S44°19'40"W	20.00'
C129	14.14'	N44°19'40"E	10.00'
C130	14.14'	S45°40'20"E	10.00'
C131	14.14'	N44°19'40"E	10.00'
C132	14.14'	S45°40'20"E	10.00'
C133	28.28'	N45°40'20"W	20.00'
C134	14.14'	S44°19'40"W	10.00'
C135	14.14'	N45°40'20"W	10.00'
C136	28.28'	S44°19'40"W	20.00'
C137	14.14'	N44°19'40"E	10.00'
C138	14.14'	S45°40'20"E	10.00'
C139	14.14'	N44°19'40"E	10.00'
C140	14.13'	S45°42'09"E	10.00'
C141	14.15'	N45°45'23"W	10.00'
C142	28.27'	S44°14'37"W	20.00'
C143	12.01'	N44°14'14"E	10.00'
C144	14.14'	S45°43'58"E	10.00'
C145	14.14'	N44°16'02"E	10.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C146	14.14'	S45°43'58"E	10.00'
C147	28.30'	N45°45'23"W	20.00'
C148	14.14'	S44°14'37"W	10.00'
C149	14.15'	N45°45'23"W	10.00'
C150	49.48'	S44°14'37"W	35.00'
C151	14.14'	N44°16'02"E	10.00'
C152	14.14'	S45°43'58"E	10.00'
C153	14.14'	N44°16'02"E	10.00'
C154	11.85'	S44°56'48"E	10.00'
C155	20.29'	N27°15'57"W	20.00'
C156	36.81'	S17°18'08"W	57.00'
C157	31.38'	S17°38'22"W	57.00'
C158	23.02'	S70°32'27"E	500.00'
C159	14.45'	S22°58'10"E	10.00'
C160	7.56'	N0°39'03"W	10027.50'
C162	73.20'	S78°22'59"E	181.00'
C163	21.86'	S67°58'10"E	500.00'
C164	25.00'	N0°33'28"W	10027.50'
C167	8.57'	S25°37'42"E	6.17'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C168	8.87'	S64°22'18"W	6.17'
C169	11.58'	N68°11'03"W	226.17'
C170	3.39'	N0°28'36"W	10027.50'
C171	27.06'	N65°06'39"W	482.67'
C172	10.82'	N23°16'58"E	5.42'
C173	27.06'	S68°19'24"E	482.67'
C175	10.95'	S68°11'03"E	213.83'
C176	8.87'	N35°40'20"W	6.17'
C177	8.57'	N54°19'40"E	6.17'
C178	31.32'	S85°50'57"E	213.83'
C180	8.72'	S45°02'57"E	6.17'
C181	8.72'	S44°57'03"W	6.17'
C183	33.13'	N85°50'57"W	226.17'
C303	40.98'	N85°05'32"E	469.00'
C306	6.61'	N21°49'35"E	130.00'
C307	42.71'	S69°17'19"E	476.00'

Line Table		
Line #	Length	Direction
L1	15.000	N89° 19' 40"E
L2	40.000	N89° 19' 40"E
L3	40.000	N89° 19' 40"E
L4	40.000	N89° 19' 40"E
L5	40.000	N89° 19' 40"E
L6	40.000	N89° 19' 40"E
L7	30.000	N89° 19' 40"E
L8	11.464	S89° 19' 40"W
L9	85.000	N0° 40' 20"W
L10	24.000	N89° 19' 40"E
L11	34.000	N89° 19' 40"E
L12	34.000	N89° 19' 40"E
L13	34.000	N89° 19' 40"E
L14	40.000	N89° 19' 40"E
L15	40.000	N89° 19' 40"E
L16	40.000	N89° 19' 40"E
L17	40.000	N89° 19' 40"E
L18	40.000	N89° 19' 40"E
L19	40.000	N89° 19' 40"E
L20	34.000	N89° 19' 40"E

Line Table		
Line #	Length	Direction
L62	34.000	S0° 18' 38"E
L63	34.000	S0° 18' 38"E
L64	34.000	S0° 18' 38"E
L65	34.000	S0° 18' 38"E
L66	34.000	S0° 18' 38"E
L67	34.000	S0° 18' 38"E
L68	34.000	S0° 18' 38"E
L69	34.000	S0° 18' 38"E
L70	34.000	S0° 18' 38"E
L71	34.000	S0° 18' 38"E
L72	34.000	S0° 18' 38"E
L73	34.000	S0° 18' 38"E
L74	34.000	S0° 18' 38"E
L75	34.568	S0° 18' 38"E
L76	22.434	S0° 18' 38"E
L77	34.000	S0° 18' 38"E
L78	34.000	S0° 18' 38"E
L79	34.633	S0° 18' 38"E
L80	5.000	N0° 18' 38"W
L81	15.569	N89° 19' 24"E

Line Table		
Line #	Length	Direction
L21	34.000	N89° 19' 40"E
L22	34.000	N89° 19' 40"E
L23	24.000	N89° 19' 40"E
L24	85.000	S0° 40' 20"E
L25	85.000	N0° 40' 20"W
L26	24.513	N89° 19' 40"E
L27	34.000	N89° 19' 40"E
L28	34.000	N89° 19' 40"E
L29	34.000	N89° 19' 40"E
L30	34.000	N89° 19' 40"E
L31	34.000	N89° 19' 40"E
L32	34.000	N89° 19' 40"E
L33	34.000	N89° 19' 40"E
L34	34.000	N89° 19' 40"E
L35	34.000	N89° 19' 40"E
L37	28.943	N89° 16' 02"E
L38	34.000	N89° 16' 02"E
L39	34.000	N89° 16' 02"E
L40	25.302	N89° 16' 02"E
L41	85.000	S0° 43' 58"E

Line Table		
Line #	Length	Direction
L82	34.000	N89° 19' 24"E
L83	34.000	N89° 19' 24"E
L84	34.000	N89° 19' 24"E
L85	34.000	N89° 19' 24"E
L86	34.000	N89° 19' 24"E
L87	16.076	N89° 19' 24"E
L88	34.824	N0° 18' 38"W
L89	34.000	N0° 18' 38"W
L90	34.000	N0° 18' 38"W
L91	34.000	N0° 18' 38"W
L92	34.000	N0° 18' 38"W
L93	34.000	N0° 18' 38"W
L94	34.000	N0° 18' 38"W
L95	34.000	N0° 18' 38"W
L96	34.000	N0° 18' 38"W
L97	34.000	N0° 18' 38"W
L98	34.000	N0° 18' 38"W
L99	34.000	N0° 18' 38"W
L100	34.000	N0° 18' 38"W
L101	34.000	N0° 18' 38"W

Line Table		
Line #	Length	Direction
L42	36.722	N89° 16' 02"E
L43	40.000	N89° 16' 02"E
L44	40.000	N89° 16' 02"E
L45	40.000	N89° 16' 02"E
L46	40.000	N89° 16' 02"E
L47	40.000	N89° 16' 02"E

Line Table		
Line #	Length	Direction
L306	20.000	N0° 40' 20"W
L307	92.000	N89° 19' 40"E
L308	20.000	S0° 40' 20"E
L309	20.000	N0° 40' 20"W
L310	92.000	N89° 19' 40"E
L311	20.000	S0° 40' 20"E
L312	20.000	N0° 40' 20"W
L313	92.000	N89° 19' 40"E
L314	20.000	S0° 40' 20"E
L315	20.000	N0° 40' 20"W
L316	92.000	S89° 19' 40"W
L317	20.000	S0° 40' 20"E
L318	20.000	N0° 40' 20"W
L319	92.000	S89° 19' 40"W
L320	20.000	S0° 40' 20"E
L321	20.000	N0° 40' 20"W
L322	92.000	S89° 19' 40"W
L323	20.000	S0° 40' 20"E
L324	20.000	N0° 40' 20"W
L325	92.000	S89° 19' 40"W

Line Table		
Line #	Length	Direction
L366	20.000	N0° 40' 20"W
L367	62.000	S89° 19' 40"W
L368	30.000	S0° 40' 20"E
L369	30.000	N0° 40' 20"W
L370	62.000	S89° 19' 40"W
L371	20.000	S0° 40' 20"E
L372	20.000	N0° 40' 20"W
L373	92.000	N89° 19' 40"E
L374	20.000	S0° 40' 20"E
L375	20.000	N0° 40' 20"W
L376	92.000	N89° 19' 40"E
L377	20.000	S0° 40' 20"E
L378	20.000	N0° 40' 20"W
L379	92.000	N89° 19' 40"E
L380	20.000	S0° 40' 20"E
L381	20.000	N0° 40' 20"W
L382	92.000	N89° 19' 40"E
L383	20.000	S0° 40' 20"E
L384	25.000	N0° 40' 20"W
L385	92.000	N89° 19' 40"E

Line Table		
Line #	Length	Direction
L426	20.000	N0° 40' 20"W
L427	92.058	N89° 19' 40"E
L428	20.000	S0° 43' 58"E
L429	20.000	N0° 40' 20"W
L430	92.079	N89° 19' 40"E
L431	20.000	S0° 43' 58"E
L432	20.000	N0° 40' 20"W
L433	92.100	N89° 19' 40"E
L434	20.000	S0° 43' 58"E
L435	20.000	N0° 40' 20"W
L436	92.121	N89° 19' 40"E
L437	20.000	S0° 43' 58"E
L438	25.000	N0° 40' 20"W
L439	92.148	N89° 19' 40"E
L440	25.000	S0° 43' 58"E
L441	25.000	N0° 40' 20"W
L442	92.174	N89° 19' 40"E
L443	25.000	S0° 43' 58"E
L444	20.000	N0° 40' 20"W
L445	92.195	N89° 19' 40"E

Line Table		
Line #	Length	Direction
L486	112.000	N89° 13' 12"E
L487	28.246	N0° 43' 58"W
L488	62.008	S89° 13' 12"W
L489	18.195	S0° 43' 58"E
L490	20.000	N0° 43' 58"W
L491	92.000	S89° 16' 02"W
L492	20.000	S0° 43' 58"E
L493	20.000	N0° 43' 58"W
L494	92.000	S89° 16' 02"W
L495	20.000	S0° 43' 58"E
L496	25.000	N0° 43' 58"W
L497	92.000	S89° 16' 02"W
L498	25.000	S0° 43' 58"E
L499	25.000	N0° 43' 58"W
L500	92.000	S89° 16' 02"W
L501	25.000	S0° 43' 58"E
L502	20.000	N0° 43' 58"W
L503	92.000	S89° 16' 02"W
L504	20.000	S0° 43' 58"E
L505	20.000	N0° 43' 58"W

Line Table		
Line #	Length	Direction
L546	28.077	S0° 43' 58"E
L547	28.037	N0° 43' 58"W
L548	92.000	N89° 16' 02"E
L549	28.037	S0° 43' 58"E
L550	20.000	N0° 43' 58"W
L551	92.000	N89° 16' 02"E
L552	20.000	S0° 43' 58"E
L553	20.000	N0° 43' 58"W
L554	92.000	N89° 16' 02"E
L555	20.000	S0° 43' 58"E
L556	20.000	N0° 43' 58"W
L557	92.000	N89° 16' 02"E
L558	20.000	S0° 43' 58"E
L559	20.000	N0° 43' 58"W
L560	92.000	N89° 16' 02"E
L561	20.000	S0° 43' 58"E
L562	25.000	N0° 43' 58"W
L563	92.000	N89° 16' 02"E
L564	25.000	S0° 43' 58"E
L565	25.000	N0° 43' 58"W

Line Table		
Line #	Length	Direction
L606	28.135	S0° 43' 58"E
L607	28.033	N0° 43' 58"W
L608	47.021	S89° 13' 12"W
L609	2.994	S0° 43' 58"E
L610	20.000	N0° 43' 58"W
L611	92.000	S89° 16' 02"W
L612	20.000	S0° 43' 58"E
L613	20.000	N0° 43' 58"W
L614	92.000	S89° 16' 02"W
L615	20.000	S0° 43' 58"E
L616	25.000	N0° 43' 58"W
L617	92.000	S89° 16' 02"W
L618	25.000	S0° 43' 58"E
L619	25.000	N0° 43' 58"W
L620	92.000	S89° 16' 02"W
L621	25.000	S0° 43' 58"E
L622	20.000	N0° 43' 58"W
L623	92.000	S89° 16' 02"W
L624	20.000	S0° 43' 58"E
L625	20.000	N0° 43' 58"W

Line Table		
Line #	Length	Direction
L666	28.077	S0° 43' 58"E
L667	25.000	N0° 43' 58"W
L668	95.067	N89° 16' 02"E
L669	26.507	S0° 46' 48"E
L670	20.000	N0° 43' 58"W
L671	95.084	N89° 16' 02"E
L672	20.000	S0° 46' 48"E
L673	20.000	N0° 43' 58"W
L674	95.100	N89° 16' 02"E
L675	20.000	S0° 46' 48"E
L676	20.000	N0° 43' 58"W
L677	95.117	N89° 16' 02"E
L678	20.000	S0° 46' 48"E
L679	20.000	N0° 43' 58"W
L680	95.133	N89° 16' 02"E
L681	20.000	S0° 46' 48"E
L682	20.000	N0° 43' 58"W
L683	95.150	N89° 16' 02"E
L684	20.000	S0° 46' 48"E
L685	20.000	N0° 43' 58"W

Line Table		
Line #	Length	Direction
L726	20.000	S0° 46' 48"E
L727	20.000	N0° 43' 58"W
L728	95.414	N89° 16' 02"E
L729	20.000	S0° 46' 48"E
L730	31.025	N0° 43' 58"W
L731	30.946	S0° 46' 48"E
L732	40.000	N89° 19' 40"E
L733	40.000	N89° 19' 40"E
L734	40.000	N89° 16' 02"E
L735	40.000	N89° 16' 02"E
L736	30.008	N0° 43' 58"W
L737	29.992	N0° 43' 58"W
L738	30.008	N0° 43' 58"W
L739	50.241	N0° 40' 20"W
L740	50.154	N0° 40' 20"W
L741	49.833	N0° 40' 20"W
L742	49.746	N0° 40' 20"W
L744	40.000	N89° 19' 40"E
L745	40.000	N89° 16' 02"E
L746	38.512	S0° 18' 38"E

Line Table		
Line #	Length	Direction
L326	20.000	S0° 40' 20"E
L327	20.000	N0° 40' 20"W
L328	92.000	S89° 19' 40"W
L329	20.000	S0° 40' 20"E
L330	25.000	N0° 40' 20"W
L331	92.000	S89° 19' 40"W
L332	25.000	S0° 40' 20"E
L333	25.000	N0° 40' 20"W
L334	92.000	S89° 19' 40"W
L335	25.000	S0° 40' 20"E
L336	20.000	N0° 40' 20"W
L337	92.000	S89° 19' 40"W
L338	20.000	S0° 40' 20"E
L339	20.000	N0° 40' 20"W
L340	92.000	S89° 19' 40"W
L341	20.000	S0° 40' 20"E
L342	20.000	N0° 40' 20"W
L343	92.000	S89° 19' 40"W
L344	20.000	S0° 40' 20"E
L345	20.000	N0° 40' 20"W

Line Table		
Line #	Length	Direction
L386	25.000	S0° 40' 20"E
L387	25.000	N0° 40' 20"W
L388	92.000	N89° 19' 40"E
L389	25.000	S0° 40' 20"E
L390	20.000	N0° 40' 20"W
L391	92.000	N89° 19' 40"E
L392	20.000	S0° 40' 20"E
L393	20.000	N0° 40' 20"W
L394	92.000	N89° 19' 40"E
L395	20.000	S0° 40' 20"E
L396	20.000	N0° 40' 20"W
L397	92.000	N89° 19' 40"E
L398	20.000	S0° 40' 20"E
L399	20.000	N0° 40' 20"W
L400	92.000	N89° 19' 40"E
L401	20.000	S0° 40' 20"E
L402	25.000	N0° 40' 20"W
L403	92.000	N89° 19' 40"E
L404	25.000	S0° 40' 20"E
L405	25.000	N0° 40' 20"W

Line Table		
Line #	Length	Direction
L446	20.000	S0° 43' 58"E
L447	20.000	N0° 40' 20"W
L448	92.216	N89° 19' 40"E
L449	20.000	S0° 43' 58"E
L450	25.000	N0° 40' 20"W
L451	92.243	N89° 19' 40"E
L452	25.000	S0° 43' 58"E
L453	25.000	N0° 40' 20"W
L454	92.269	N89° 19' 40"E
L455	25.000	S0° 43' 58"E
L456	20.000	N0° 40' 20"W
L457	92.290	N89° 19' 40"E
L458	20.000	S0° 43' 58"E
L459	20.000	N0° 40' 20"W
L460	92.311	N89° 19' 40"E
L461	20.000	S0° 43' 58"E
L462	20.000	N0° 40' 20"W
L463	92.332	N89° 19' 40"E
L464	20.000	S0° 43' 58"E
L465	20.000	N0° 40' 20"W

Line Table		
Line #	Length	Direction
L506	92.000	S89° 16' 02"W
L507	20.000	S0° 43' 58"E
L508	20.000	N0° 43' 58"W
L509	92.000	S89° 16' 02"W
L510	20.000	S0° 43' 58"E
L511	20.000	N0° 43' 58"W
L512	92.000	S89° 16' 02"W
L513	20.000	S0° 43' 58"E
L514	25.000	N0° 43' 58"W
L515	92.000	S89° 16' 02"W
L516	25.000	S0° 43' 58"E
L517	25.000	N0° 43' 58"W
L518	92.000	S89° 16' 02"W
L519	25.000	S0° 43' 58"E
L520	20.000	N0° 43' 58"W
L521	92.000	S89° 16' 02"W
L522	20.000	S0° 43' 58"E
L523	20.000	N0° 43' 58"W
L524	92.000	S89° 16' 02"W
L525	20.000	S0° 43' 58"E

Line Table		
Line #	Length	Direction
L566	92.000	N89° 16' 02"E
L567	25.000	S0° 43' 58"E
L568	20.000	N0° 43' 58"W
L569	92.000	N89° 16' 02"E
L570	20.000	S0° 43' 58"E
L571	20.000	N0° 43' 58"W
L572	92.000	N89° 16' 02"E
L573	20.000	S0° 43' 58"E
L574	25.000	N0° 43' 58"W
L575	92.000	N89° 16' 02"E
L576	25.000	S0° 43' 58"E
L577	25.000	N0° 43' 58"W
L578	92.000	N89° 16' 02"E
L579	25.000	S0° 43' 58"E
L580	20.000	N0° 43' 58"W
L581	92.000	N89° 16' 02"E
L582	20.000	S0° 43' 58"E
L583	20.000	N0° 43' 58"W
L584	92.000	N89° 16' 02"E
L585	20.000	S0° 43' 58"E

Line Table		
Line #	Length	Direction
L626	92.000	S89° 16' 02"W
L627	20.000	S0° 43' 58"E
L628	20.000	N0° 43' 58"W
L629	92.000	S89° 16' 02"W
L630	20.000	S0° 43' 58"E
L631	20.000	N0° 43' 58"W
L632	92.000	S89° 16' 02"W
L633	20.000	S0° 43' 58"E
L634	25.000	N0° 43' 58"W
L635	92.000	S89° 16' 02"W
L636	25.000	S0° 43' 58"E
L637	25.000	N0° 43' 58"W
L638	92.000	S89° 16' 02"W
L639	25.000	S0° 43' 58"E
L640	20.000	N0° 43' 58"W
L641	92.000	S89° 16' 02"W
L642	20.000	S0° 43' 58"E
L643	20.000	N0° 43' 58"W
L644	92.000	S89° 16' 02"W
L645	20.000	S0° 43' 58"E

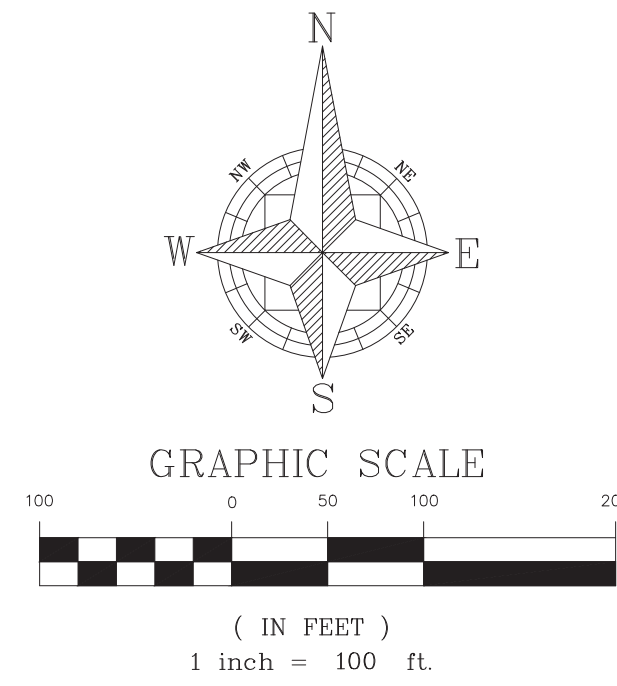
Line Table		
Line #	Length	Direction
L686	95.166	N89° 16' 02"E
L687	20.000	S0° 46' 48"E
L688	25.000	N0° 43' 58"W
L689	95.187	N89° 16' 02"E
L690	25.000	S0° 46' 48"E
L691	25.000	N0° 43' 58"W
L692	95.208	N89° 16' 02"E
L693	25.000	S0° 46' 48"E
L694	20.000	N0° 43' 58"W
L695	95.224	N89° 16' 02"E
L696	20.000	S0° 46' 48"E
L697	20.000	N0° 43' 58"W
L698	95.241	N89° 16' 02"E
L699	20.000	S0° 46' 48"E
L700	20.000	N0° 43' 58"W
L701	95.257	N89° 16' 02"E
L702	20.000	S0° 46' 48"E
L703	20.000	S0° 43' 58"W
L704	95.274	N89° 16' 02"E
L705	20.000	S0° 46' 48"E

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
1	0.16 AC	6,951 SF	3,816 SF	52.47 LF	PRIVATE
2	0.13 AC	5,538 SF	3,701 SF	40.37 LF	PRIVATE
3	0.12 AC	5,321 SF	3,538 SF	40.37 LF	PRIVATE
4	0.12 AC	5,104 SF	3,375 SF	40.37 LF	PRIVATE
5	0.11 AC	4,886 SF	3,212 SF	40.37 LF	PRIVATE
6	0.11 AC	4,694 SF	3,068 SF	40.18 LF	PRIVATE
7	0.13 AC	5,650 SF	3,003 SF	55.72 LF	PRIVATE
8	0.11 AC	4,953 SF	2,399 SF	49.71 LF	PRIVATE
9	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
10	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
11	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
12	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
13	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
14	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
15	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
16	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
17	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
18	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
19	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
20	0.11 AC	4,953 SF	2,399 SF	49.71 LF	PRIVATE
21	0.12 AC	5,012 SF	2,450 SF	50.22 LF	PRIVATE
22	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
23	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
24	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
25	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
26	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
27	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
28	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
29	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
30	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
31	0.09 AC	3,917 SF	2,406 SF	34.10 LF	PRIVATE
32	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
33	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
34	0.12 AC	5,102 SF	2,529 SF	51.01 LF	PRIVATE
35	0.15 AC	6,416 SF	3,671 SF	62.47 LF	PRIVATE
36	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
37	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
38	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
39	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
40	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
41	0.11 AC	4,600 SF	3,000 SF	40.00 LF	PRIVATE
42	0.15 AC	6,620 SF	3,795 SF	63.22 LF	PRIVATE
43	0.11 AC	4,601 SF	3,059 SF	49.63 LF	PRIVATE
44	0.04 AC	1,843 SF	1,543 SF	20.00 LF	PRIVATE
45	0.04 AC	1,842 SF	1,542 SF	20.00 LF	PRIVATE
46	0.05 AC	2,301 SF	1,541 SF	25.00 LF	PRIVATE
47	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
48	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
49	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
50	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
51	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
52	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
53	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
54	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
55	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
56	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
57	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
58	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
59	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
60	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
61	0.06 AC	2,717 SF	1,540 SF	35.69 LF	PRIVATE
62	0.08 AC	3,573 SF	2,289 SF	45.71 LF	PRIVATE
63	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
64	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
65	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
66	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
67	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
68	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
69	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
70	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
71	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
72	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
73	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
74	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
75	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
76	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
77	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
78	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
79	0.06 AC	2,717 SF	1,540 SF	35.71 LF	PRIVATE
80	0.08 AC	3,573 SF	2,289 SF	45.71 LF	PRIVATE
81	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
82	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
83	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
84	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
85	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
86	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
87	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
88	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
89	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
90	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
91	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
92	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
93	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
94	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
95	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
96	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
97	0.06 AC	2,717 SF	1,540 SF	35.71 LF	PRIVATE
98	0.08 AC	3,573 SF	2,289 SF	45.71 LF	PRIVATE
99	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
100	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
101	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
102	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

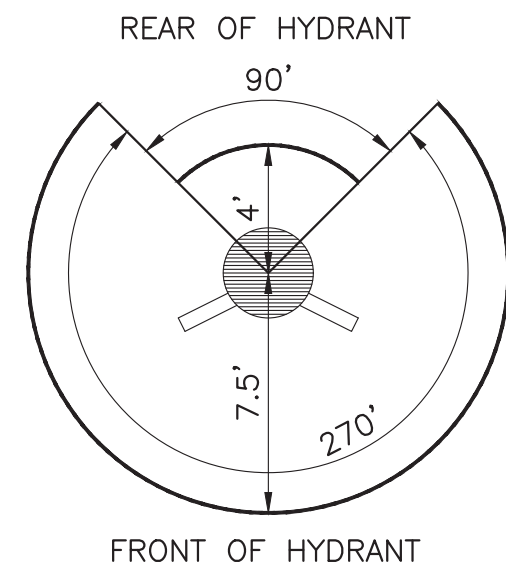
LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
103	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
104	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
105	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
106	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
107	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
108	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
109	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
110	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
111	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
112	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
113	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
114	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
115	0.06 AC	2,717 SF	1,540 SF	35.71 LF	PRIVATE
116	0.08 AC	3,573 SF	2,288 SF	45.71 LF	PRIVATE
117	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
118	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
119	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
120	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
121	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
122	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
123	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
124	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
125	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
126	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
127	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
128	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
129	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
130	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
131	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
132	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
133	0.06 AC	2,717 SF	1,540 SF	35.71 LF	PRIVATE
134	0.10 AC	4,364 SF	3,174 SF	61.38 LF	PRIVATE
135	0.04 AC	1,849 SF	1,549 SF	20.00 LF	PRIVATE
136	0.04 AC	1,848 SF	1,548 SF	20.00 LF	PRIVATE
137	0.05 AC	2,310 SF	1,548 SF	25.00 LF	PRIVATE
138	0.05 AC	2,309 SF	1,547 SF	25.00 LF	PRIVATE
139	0.04 AC	1,847 SF	1,547 SF	20.00 LF	PRIVATE
140	0.04 AC	1,846 SF	1,546 SF	20.00 LF	PRIVATE
141	0.04 AC	1,846 SF	1,546 SF	20.00 LF	PRIVATE
142	0.04 AC	1,846 SF	1,545 SF	20.00 LF	PRIVATE
143	0.05 AC	2,306 SF	1,545 SF	25.00 LF	PRIVATE
144	0.05 AC	2,306 SF	1,544 SF	25.00 LF	PRIVATE
145	0.04 AC	1,844 SF	1,544 SF	20.00 LF	PRIVATE
146	0.04 AC	1,844 SF	1,543 SF	20.00 LF	PRIVATE
147	0.05 AC	2,304 SF	1,543 SF	25.00 LF	PRIVATE
148	0.05 AC	2,303 SF	1,542 SF	25.00 LF	PRIVATE
149	0.04 AC	1,842 SF	1,542 SF	20.00 LF	PRIVATE
150	0.04 AC	1,842 SF	1,542 SF	20.00 LF	PRIVATE
151	0.04 AC	1,841 SF	1,542 SF	20.00 LF	PRIVATE
152	0.04 AC	1,841 SF	1,541 SF	20.00 LF	PRIVATE
153	0.07 AC	3,178 SF	1,926 SF	40.71 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
154	0.08 AC	3,409 SF	1,786 SF	43.96 LF	PRIVATE
155	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
156	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
157	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
158	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
159	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
160	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
161	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
162	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
163	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
164	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
165	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
166	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
167	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
168	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
169	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
170	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
171	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
172	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
173	0.08 AC	3,462 SF	2,162 SF	42.46 LF	PRIVATE
174	0.08 AC	3,405 SF	1,782 SF	42.52 LF	PRIVATE
175	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
176	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
177	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
178	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
179	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
180	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
181	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
182	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
183	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
184	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
185	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
186	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
187	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
188	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
189	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
190	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
191	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
192	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
193	0.08 AC	3,456 SF	2,159 SF	43.74 LF	PRIVATE
194	0.07 AC	3,218 SF	1,723 SF	42.89 LF	PRIVATE
195	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
196	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
197	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
198	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
199	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
200	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
201	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
202	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
203	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
204	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

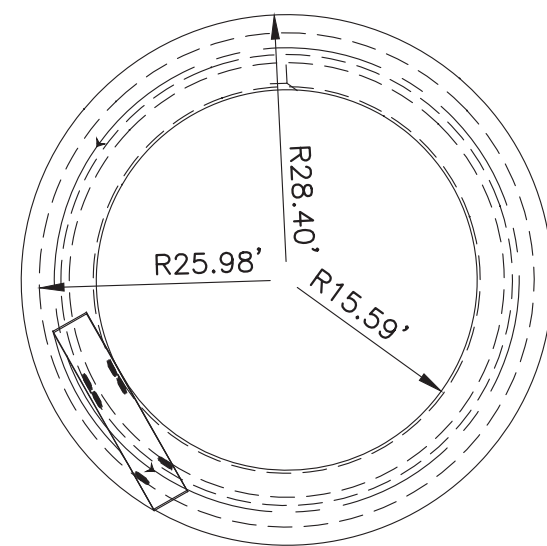


LEGEND

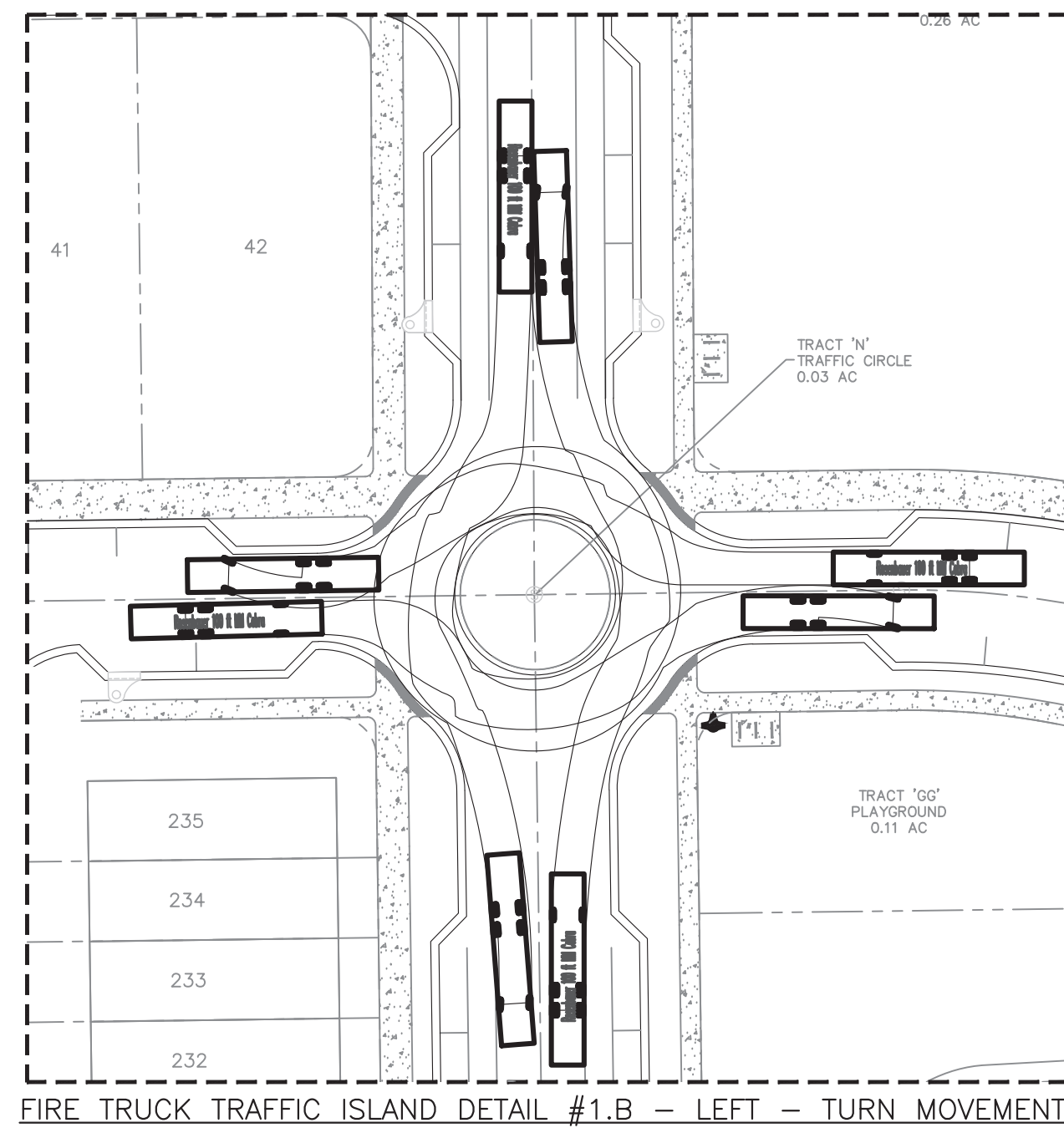
--- FIRE HYDRANT 500' RADIUS



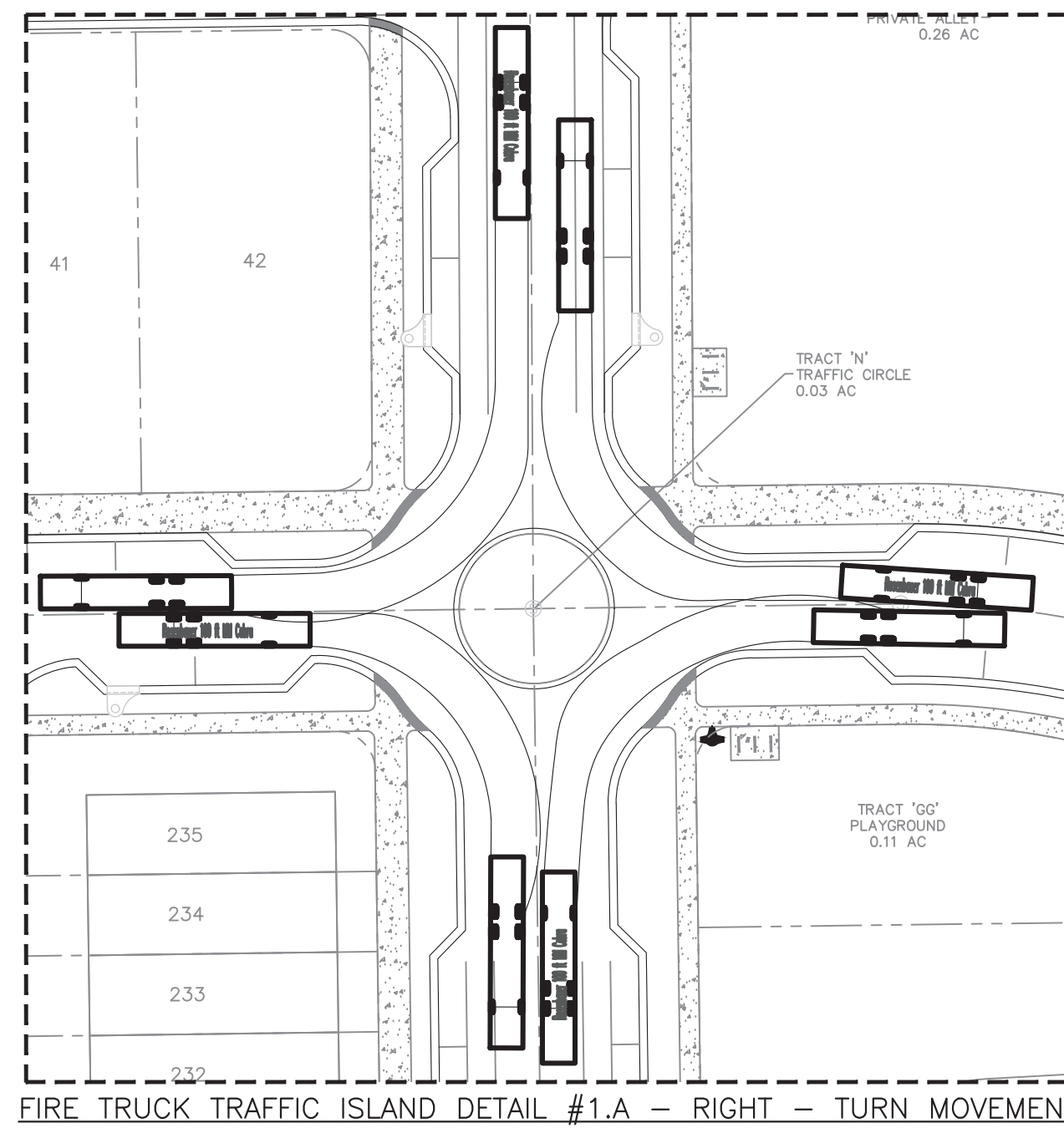
FIRE HYDRANT CLEARANCE
DETAIL



TURNING RADIUS SKETCH



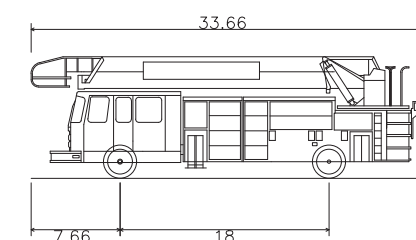
FIRE TRUCK TRAFFIC ISLAND DETAIL #1.B - LEFT - TURN MOVEMENTS



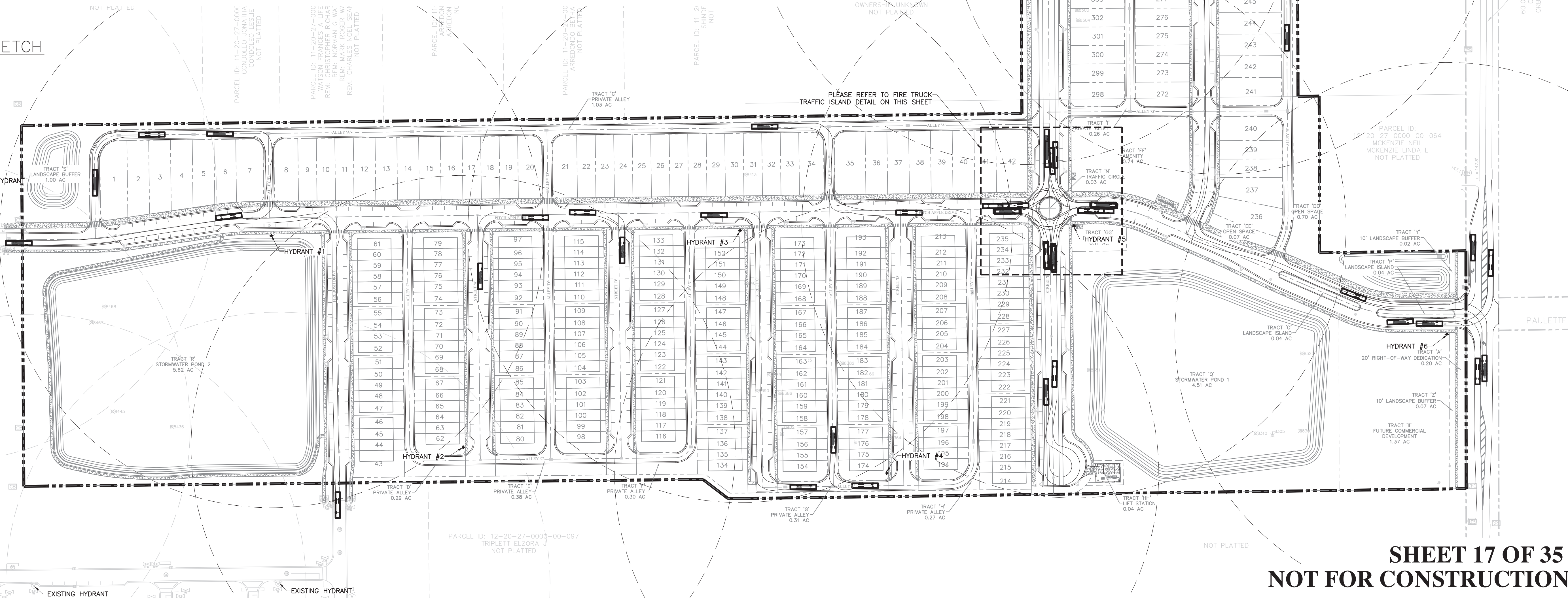
FIRE TRUCK TRAFFIC ISLAND DETAIL #1.A - RIGHT - TURN MOVEMENTS

FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.



ROSENBAUER COMMANDER 4000
Overall Length 33.66ft
Overall Width 7.66ft
Overall Body Height 18ft
Min Body Ground Clearance 0.59ft
Track Width 0.00ft
Lock-to-lock time 46.00ft
Max Wheel Angle



SHEET 17 OF 35
NOT FOR CONSTRUCTION

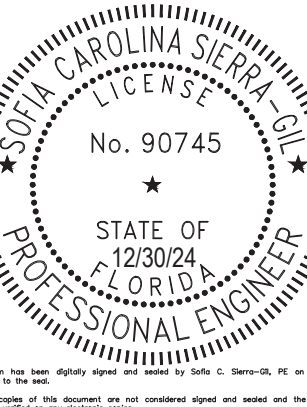
CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

FIRE TRUCK ROUTE PLAN
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE 1" = 100'
DESIGNED: L. GRAHAM
PROJECT: S. SIERRA - GIL
CHECKED: L. GLASSON
SHEET: PUL-048
DATE: 12/20/2024
C3.8





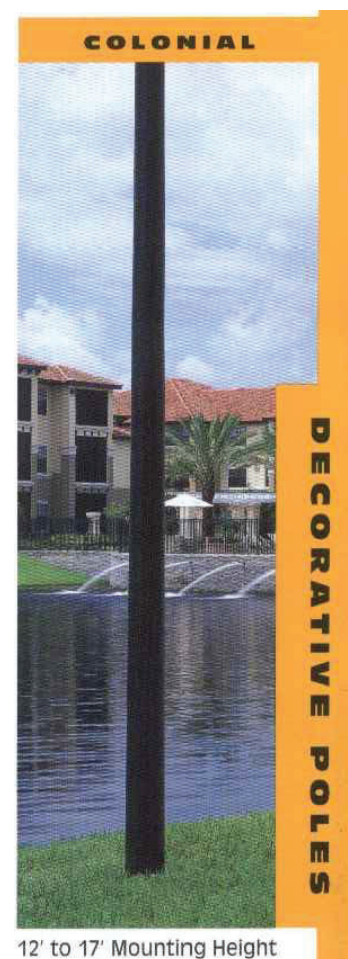
(IN FEET)
1 inch = 100 ft

LEGEND

 PROPOSED LIGHT POLE

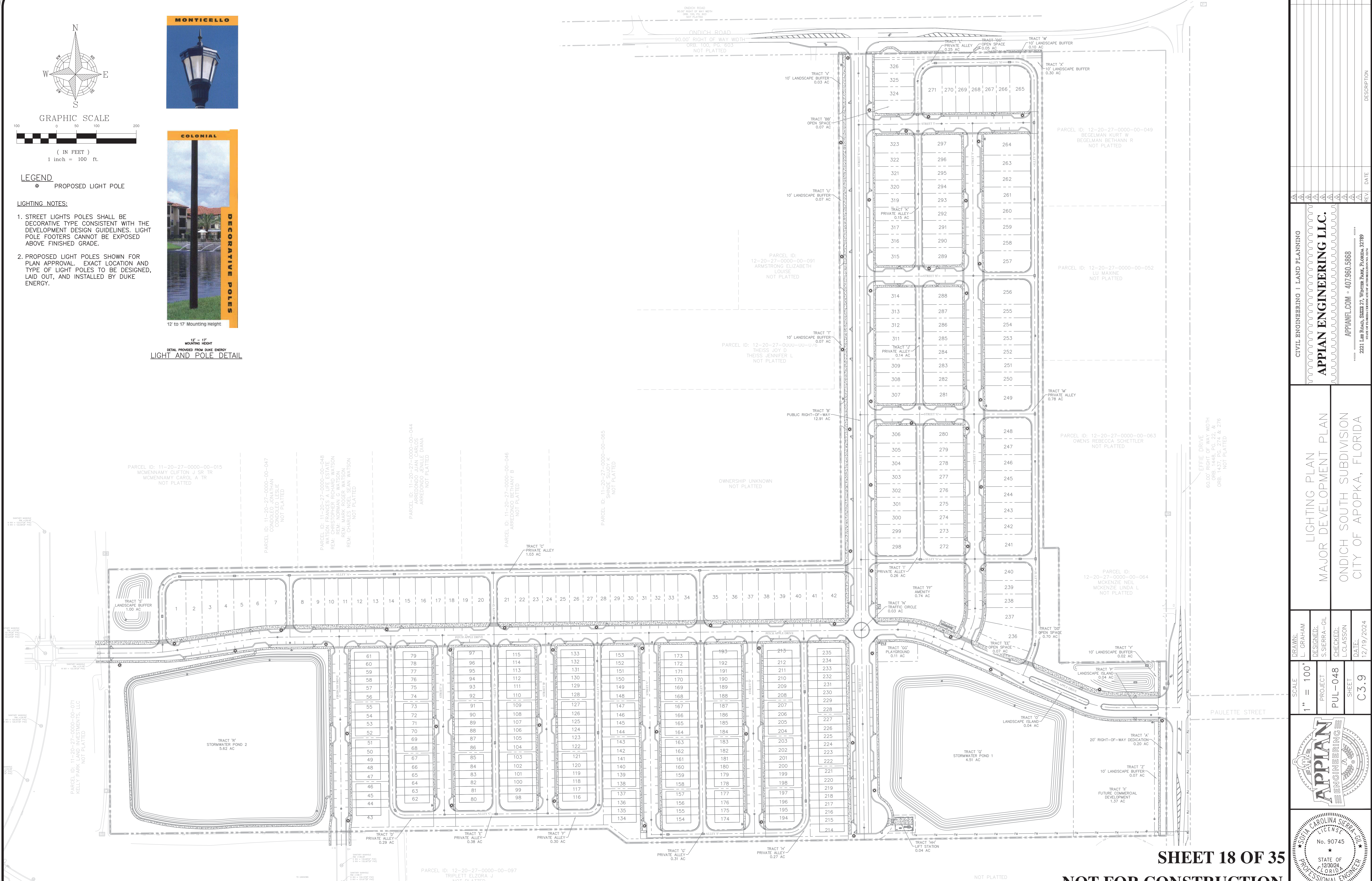
LIGHTING NOTES:

1. STREET LIGHTS POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
2. PROPOSED LIGHT POLES SHOWN FOR PLAN APPROVAL. EXACT LOCATION AND TYPE OF LIGHT POLES TO BE DESIGNED, LAID OUT, AND INSTALLED BY DUKE ENERGY.



12' to 17' Mounting Height

12' - 17'
MOUNTING HEIGHT
DETAIL PROVIDED FROM DUKE ENERGY
LIGHT AND POLE DETAIL



SHEET 18 OF 35

NOT FOR CONSTRUCTION

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

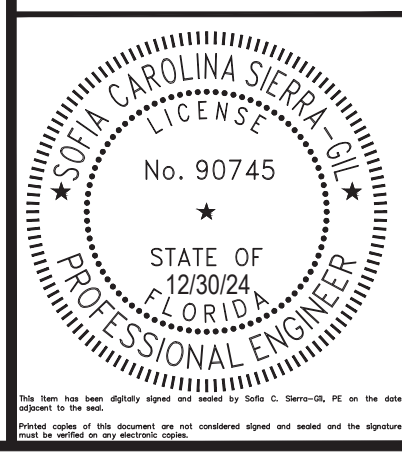
APPIANFL.COM • 407.960.5868

JEBB ROAD, SUITE 27, WINTER PARK, FLORIDA 32093

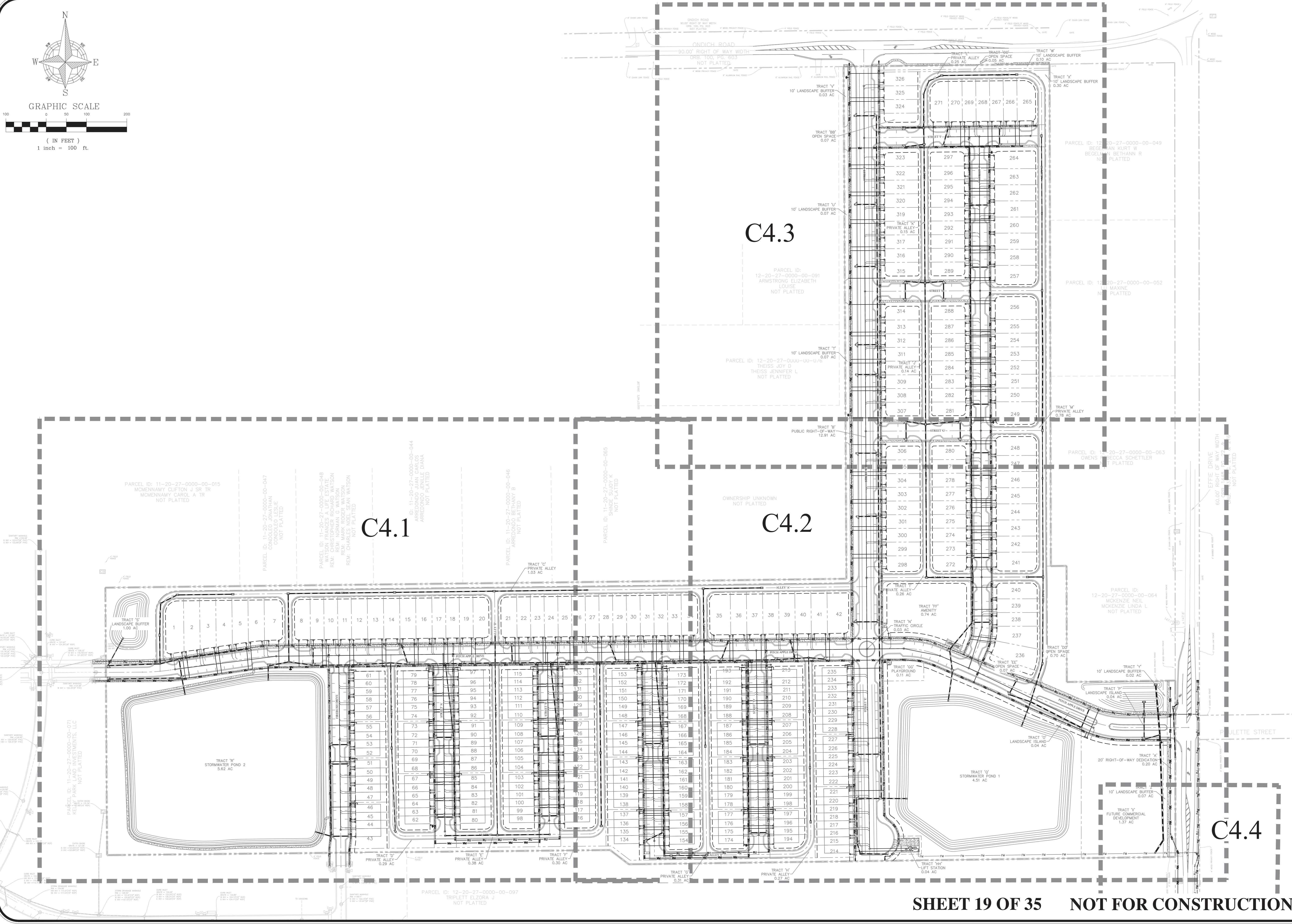
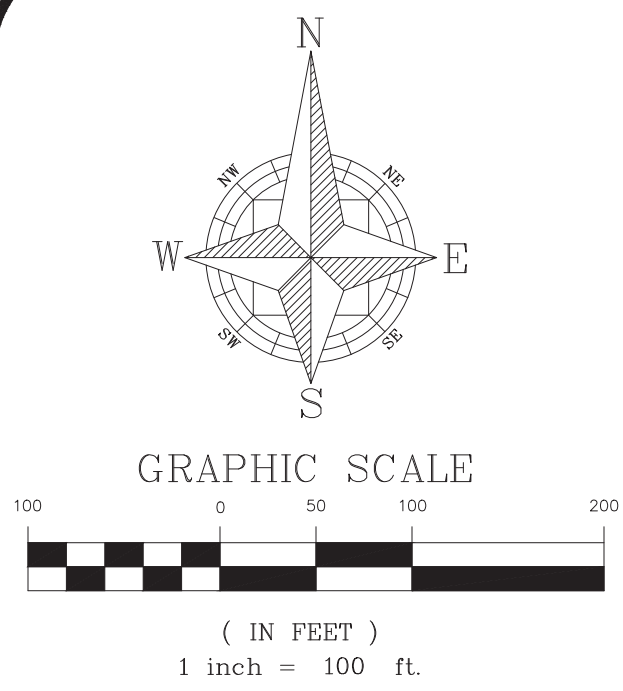
LEE ROAD, SUITE 27, WINTER PARK, FLORIDA -
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32174

LIGHTING PLAN
MAJOR DEVELOPMENT PLAN
CONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

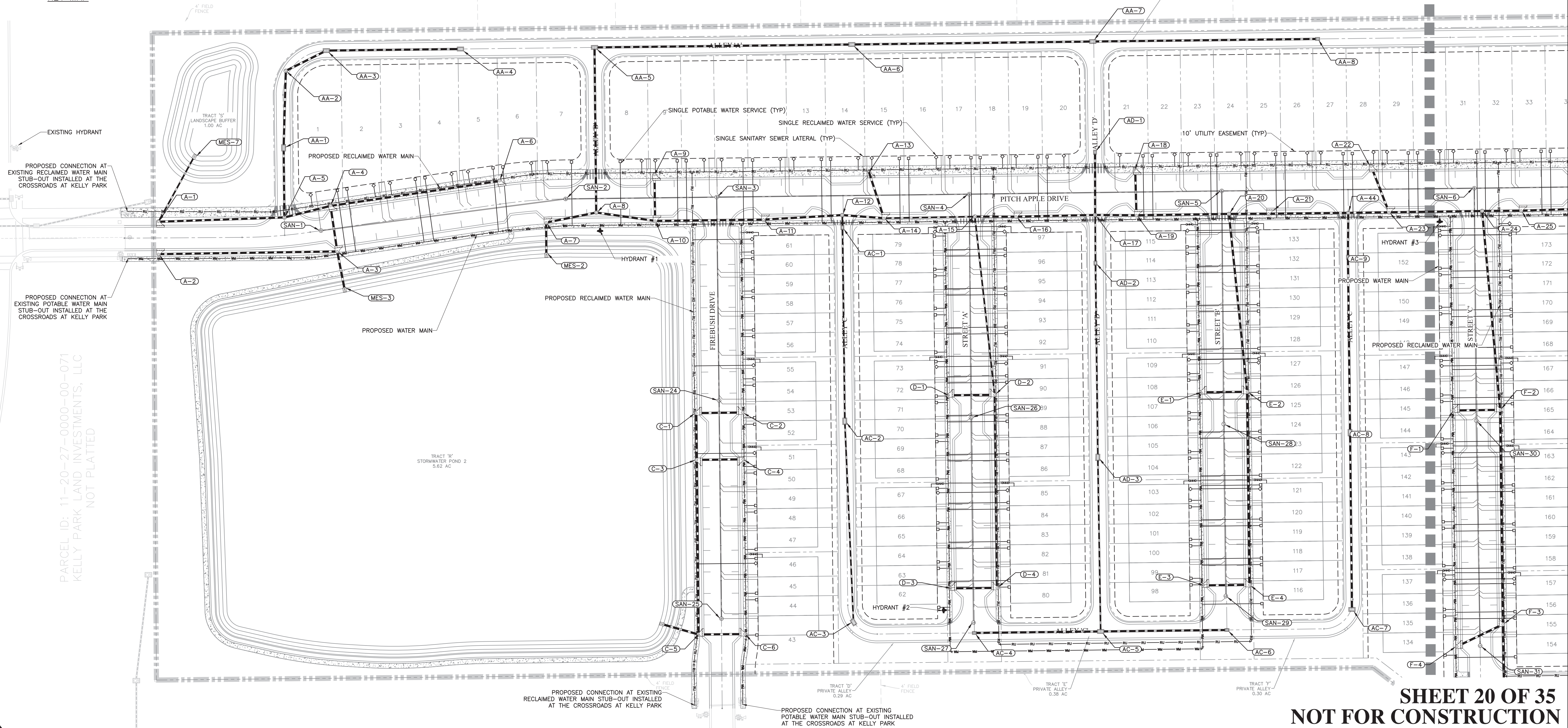
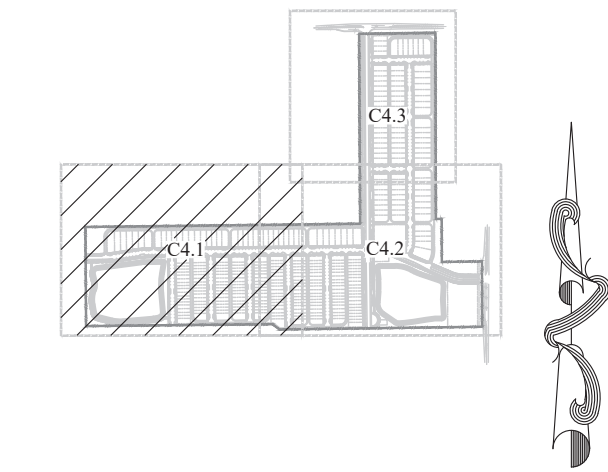
SCALE	DRAWN: L. GRAHAM
1" = 100'	DESIGNED: S. SIERRA-GIL
PROJECT	CHECKED: L. CLASSON
PUL-048	DATE: 12/19/2024
SHEET	
C3.9	



19 of 4



CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM • 407.960.5868	
2221 Lee Road, Suite 27, Winter Park, Florida 32789		STATE OF FLORIDA LICENSE NO. 129024		DATE: 12/29/2024	
OVERALL UTILITY & DRAINAGE PLAN		MAJOR DEVELOPMENT PLAN		ONDICH SOUTH SUBDIVISION	
CITY OF APOPKA, FLORIDA		DRAWN: L. GRAHAM		SCALE: 1" = 100'	
		DESIGNED: S. SIERRA-GIL		PROJECT: PUL-048	
		CHECKED: L. GLASSON		SHEET: C4.0	
		DATE: 12/29/2024			
APPIAN ENGINEERING		STATE OF FLORIDA		LICENSE NO. 129024	
No. 90745		PROFESSIONAL ENGINEER			
BY: _____		DATE: _____		DESCRIPTION: _____	



SHEET C4.1

SHEET C4.2

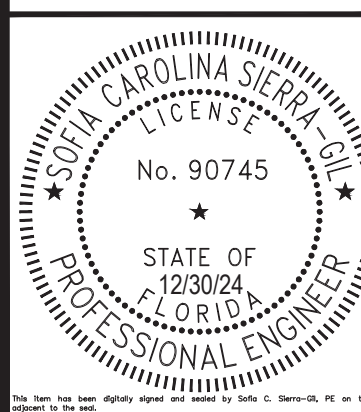
SHEET 20 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

UTILITY & DRAINAGE PLAN – WEST
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE	DRAWN: L. GRAHAM
1" = 50'	DESIGNED: S. SIERRA-GIL
PROJECT	CHECKED: L. CLASSON
PUL-048	DATE: 12/20/2024
SHEET	
C41	

[illegible]

P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage Drawings\CAD Civil3D\LAYOUTS\04 Major Development Plan\UTILITY & DRAINAGE.dwg Modified: 12/30/2024 By: osanchez Plotted By: sofia.sanchez

PARCEL ID: 11-20-27-0000-00-065
SHINDE SUJOY K
NOT PLATTED

SHEET C4.1

SHEET C4.2

SHEET C4.3

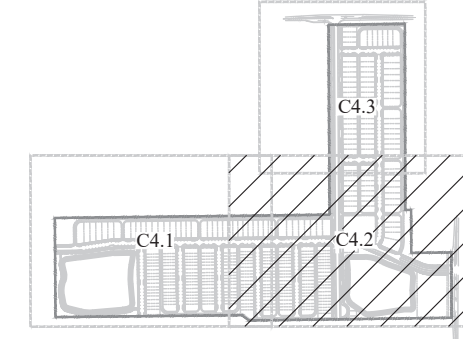
SHEET C4.2

OWNERSHIP UNKNOWN
NOT PLATTED

PARCEL ID: 12-20-27-0000-00-064
OWENS REBECCA SCHETT
NOT PLATTED

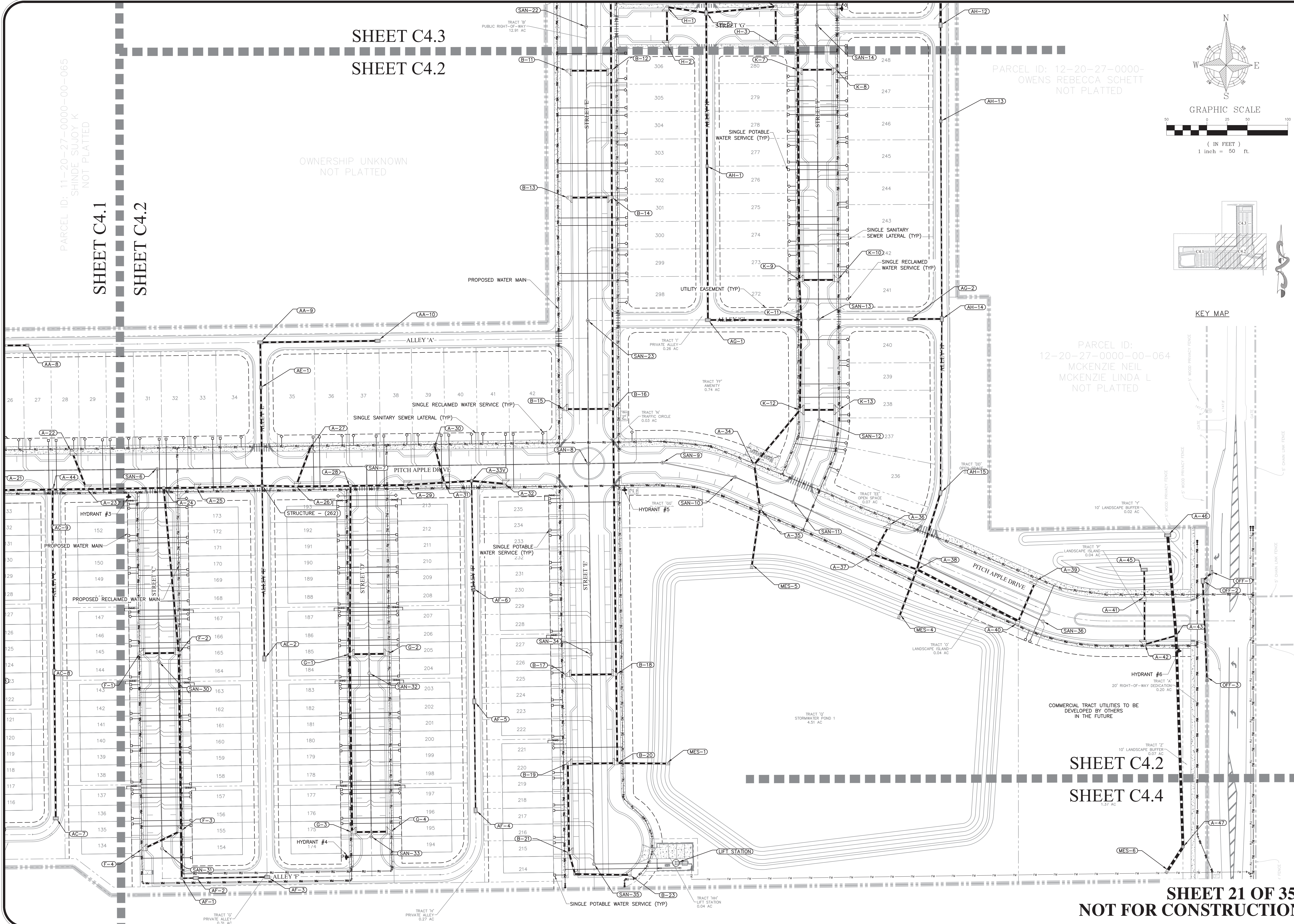
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



KEY MAP

PARCEL ID: 12-20-27-0000-00-064
MCKENZIE NEIL
MCKENZIE LINDA L
NOT PLATTED



SHEET C4.2

SHEET C4.4

SHEET 21 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING | LAND PLANNING
APIAN ENGINEERING LLC.

UTILITY & DRAINAGE PLAN - EAST
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE
1" = 50'
PROJECT
PUL-048
SHEET
C4.2



STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 90745
DATE: 12/29/2024

2221 Lee Road, Suite 27, Winter Park, Florida 32789
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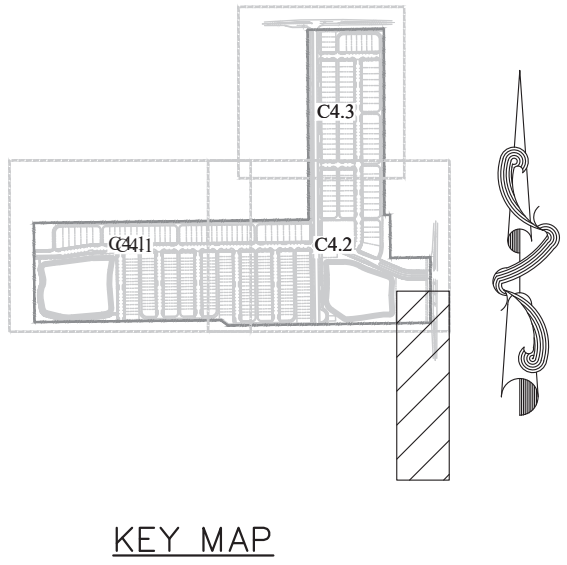
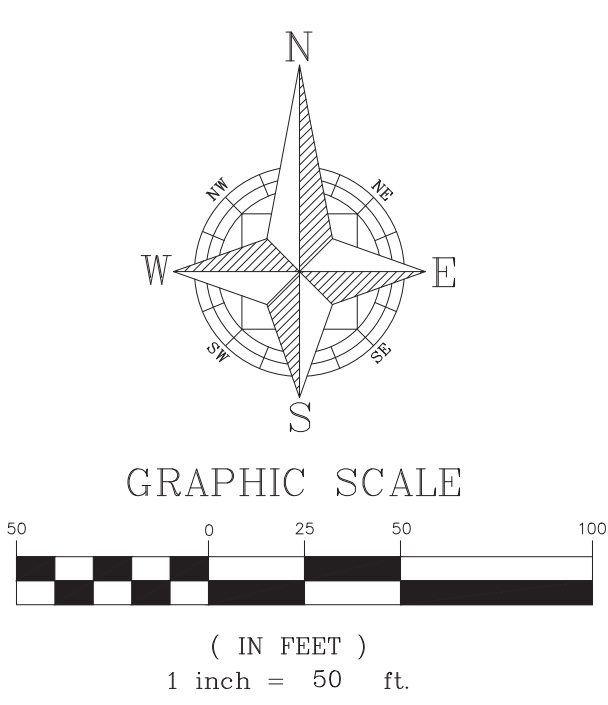
DESCRIPTION
DATE
REV



SHEET 22 OF 35
NOT FOR CONSTRUCTION

SoFIA CAROLINA SIERRA-GIL
 LICENSE
 No. 90745
 STATE OF
 12/30/24
 FLORIDA
 PROFESSIONAL ENGINEER

Seal has been digitally signed and sealed by Sofia C. Sierra-Gil, PE on the 11/11/24 at the seal.



SHEET C4.2

SHEET C4.4

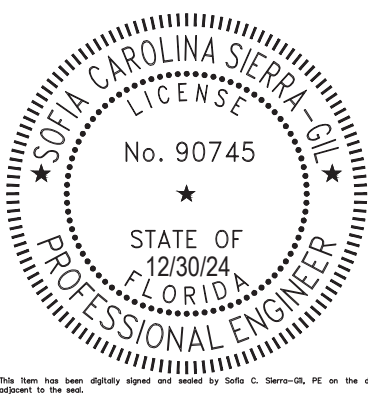
MATCHLINE A-A

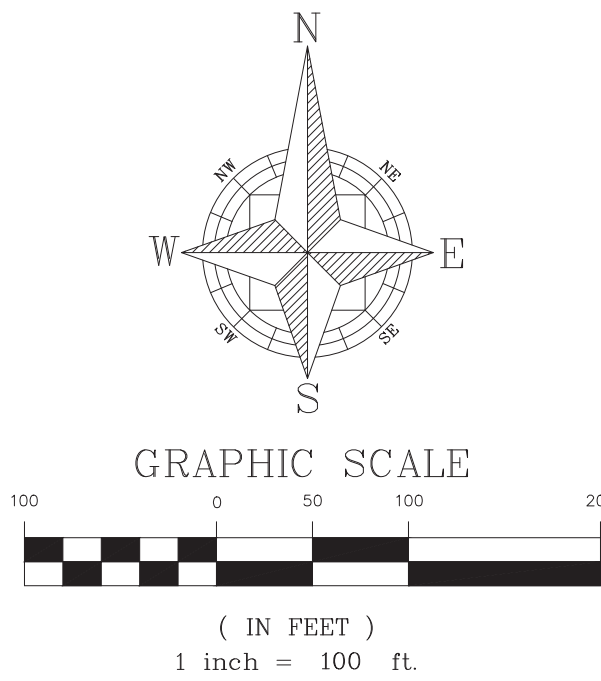
MATCHLINE A-A

MATCHLINE B-B

MATCHLINE B-B

SHEET 23 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		UTILITY & DRAINAGE PLAN – OFFSITE		DRAWN: L. GRAHAM	SCALE 1" = 50'	DESIGNED: S.SIERRA-OIL	PROJECT PUL-048	CHECKED: L.GLASSON	DATE: 12/29/2024			DESCRIPTION	DATE	BY			
APPIAN ENGINEERING LLC.		MAJOR DEVELOPMENT PLAN															
APPIANENGINEERING.COM • 407.960.5868		ONDICH SOUTH SUBDIVISION		SHEET		C4.4		CITY OF APOPKA, FLORIDA									
2221 Lee Road, Suite 27, Winter Park, Florida 32789 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION, 0016																	

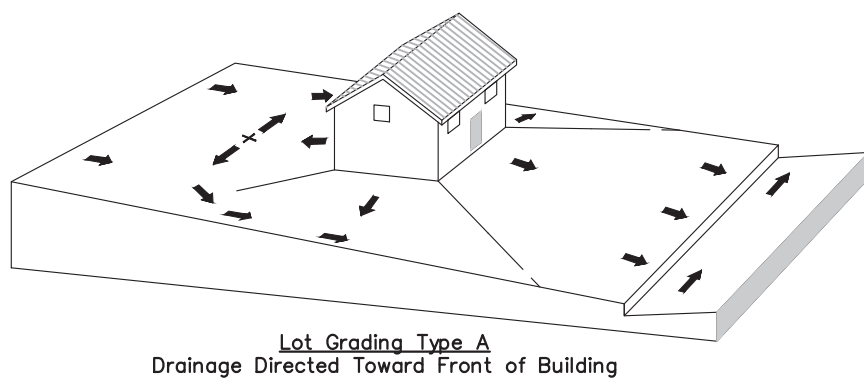


SOILS LEGEND:

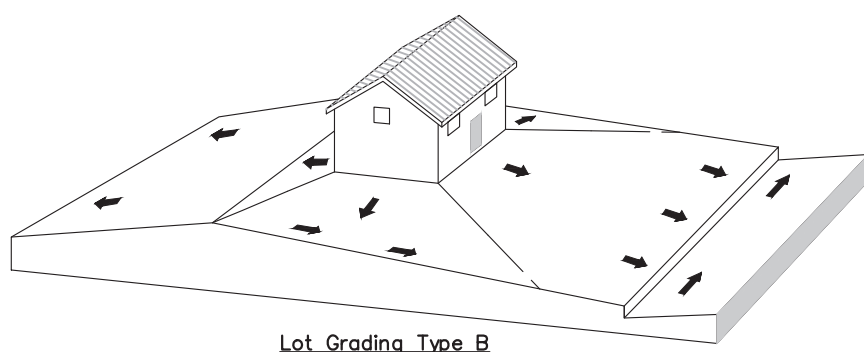
- SOILS LINE
- 3 BASINGER FINE SAND, DEP (HYD: A/D)
 - 4 CANDLER FINE SAND, 0-5% SLOPES (HYD: A)
 - 5 CANDLER FINE SAND, 5-12% SLOPES (HYD: A)
 - 26 ONA FINE SAND (HYD: B/D)
 - 42 SANIBEL MUCK (HYD: A/D)
 - 44 SMYRNA FINE SAND (HYD: A/D)

GRADING NOTES:

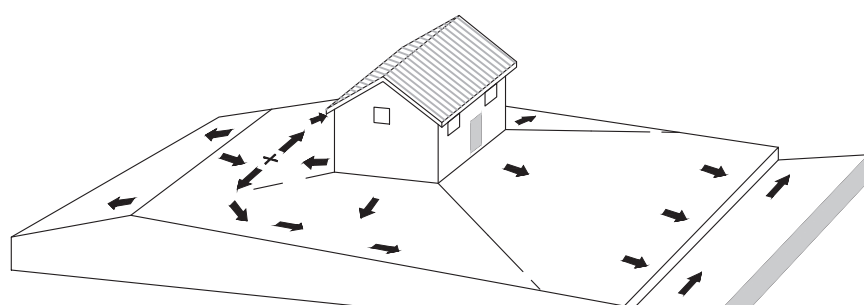
- ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES
- FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS
- ADDITIONAL GEOTECHNICAL DATA TO BE PROVIDED AT CONSTRUCTION SITE PLAN TO DETERMINE OVEREXCAVATION AREAS.
- PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.



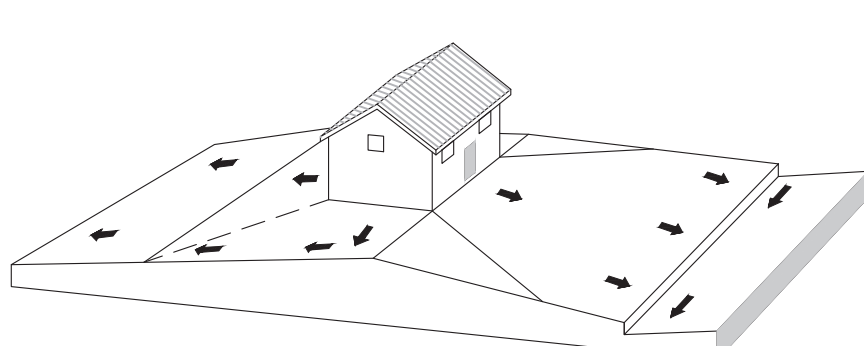
Lot Grading Type A
Drainage Directed Toward Front of Building



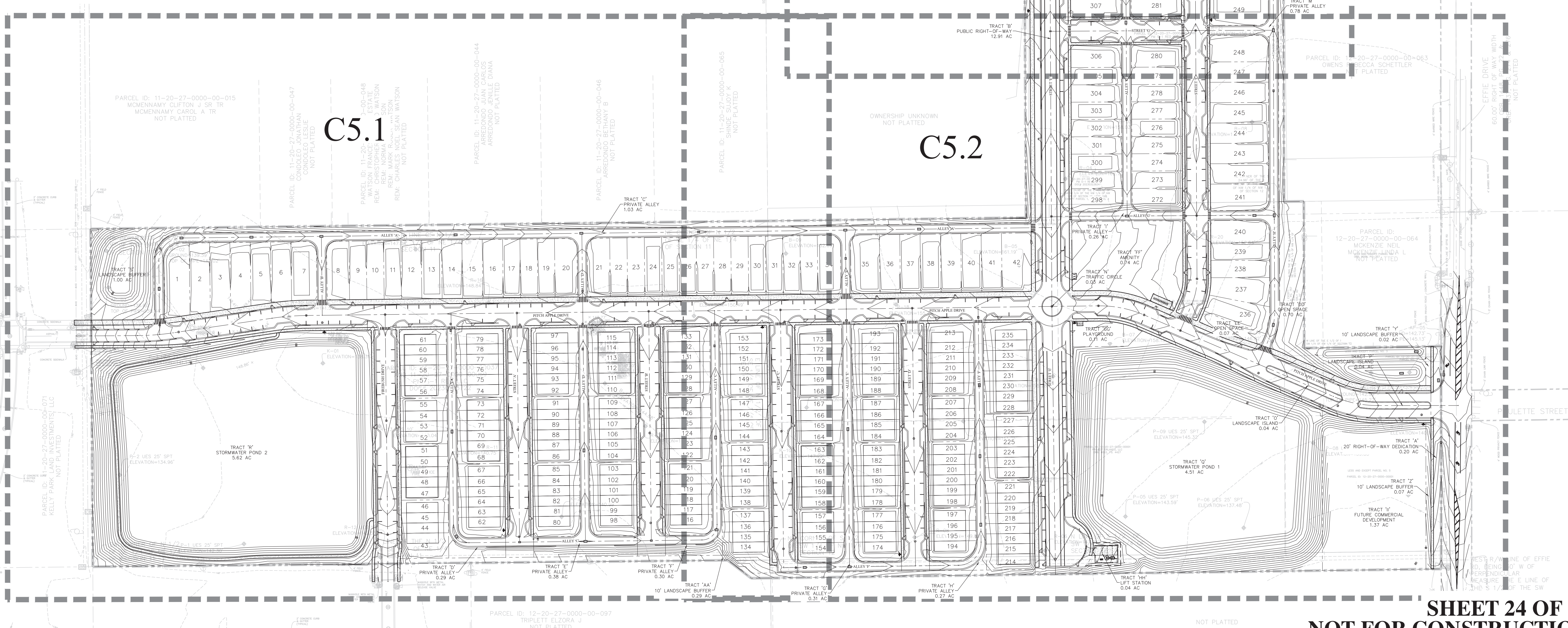
Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



Lot Grading Modified Type A
Drainage Directed Toward Front and Rear of Building
with Grade Break Near Rear of Lot

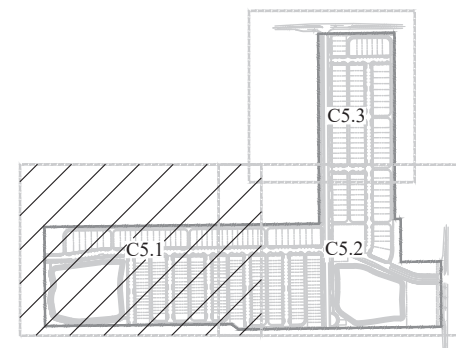


Lot Grading Modified Type B
Drainage Directed Toward Rear of Building
with Grade Break at Front Setback



SHEET 24 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		OVERALL PAVING & GRADING PLAN		DESIGNED L. GRAHAM	SCALE 1" = 100'	DRAWN L. GRAHAM
APPIAN ENGINEERING LLC.		MAJOR DEVELOPMENT PLAN		PROJECT PUL-048		
APPIAN.COM • 407.960.5868		ONDICH SOUTH SUBDIVISION		CHECKED L. GLASSON	SHEET C5.0	
2221 Lee Road, Suite 27, Winter Park, Florida 32789 STATE OF FLORIDA LICENSE NO. 120902		CITY OF APOPKA, FLORIDA		DATE 12/30/2024		
APPIAN ENGINEERING No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER						
BY		DATE		REVIEW		DESCRIPTION



KEY MAP

SHEET C5.1

SHEET C5.2

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPFL.COM • 407.960.5868

2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

DESCRIPTION	BY
-------------	----

PAVING & GRADING PLAN - WEST

MAJOR DEVELOPMENT PLAN

CONDICH SOUTH SUBDIVISION

CITY OF AOPKA, FLORIDA

DRAWING.

DRAWING.

DESIGNED:
S. SIERRA-GIL

CHECKED:
L. CLASSON

DATE: 12/30/2024

SCALE

PROJECT

C10L-040

C51

The seal is circular with a double-lined border. The outer ring contains the text "SOFIA CAROLINA SIERRA-GIL" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 90745" in the center, a single star below the number, and "STATE OF FLORIDA" at the bottom. Below the seal, the text "12/30/24" is printed. At the very bottom, a disclaimer states: "Seal has been digitally added and sealed by Sofia C. Sierra-Gil, PE on the date of issue. All other information is not warranted, added and sealed, and the user assumes all liability." The seal is stamped in black ink on a white background.

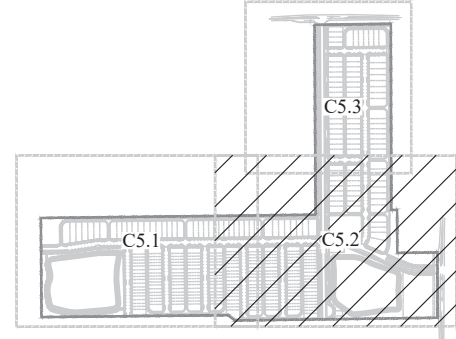
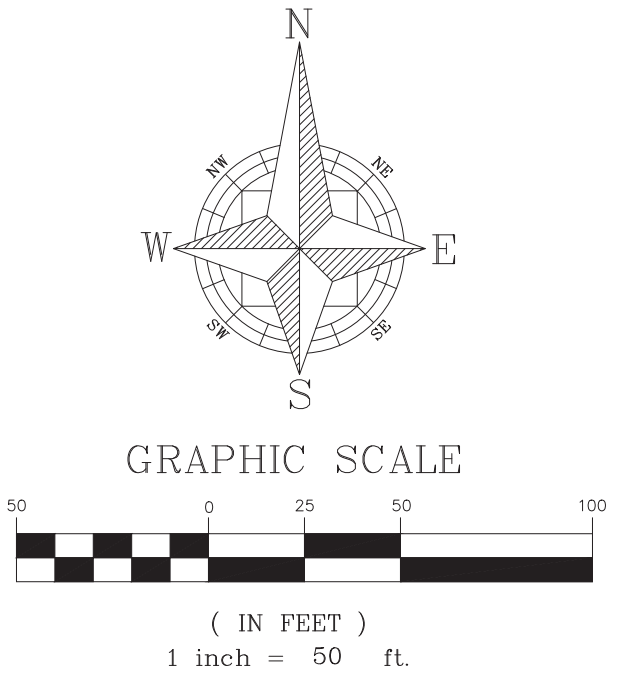
SHEET 25 OF 35
NOT FOR CONSTRUCTION

SHEET C5.3
SHEET C5.2

PAROLE 5: 11 20 27 006

SHEET C5.1

SHEET C5.2



KEY MAP

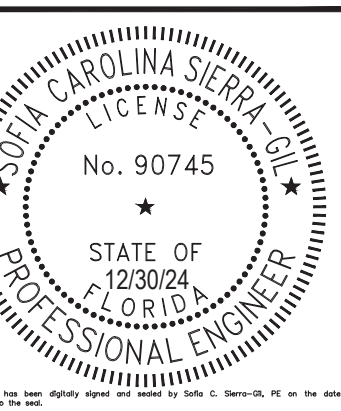
IMPROVEMENTS TO EFFIE DRIVE TO BE PERMITTED THROUGH ORANGE COUNTY

SHEET 27 OF 35
CONSTRUCTION

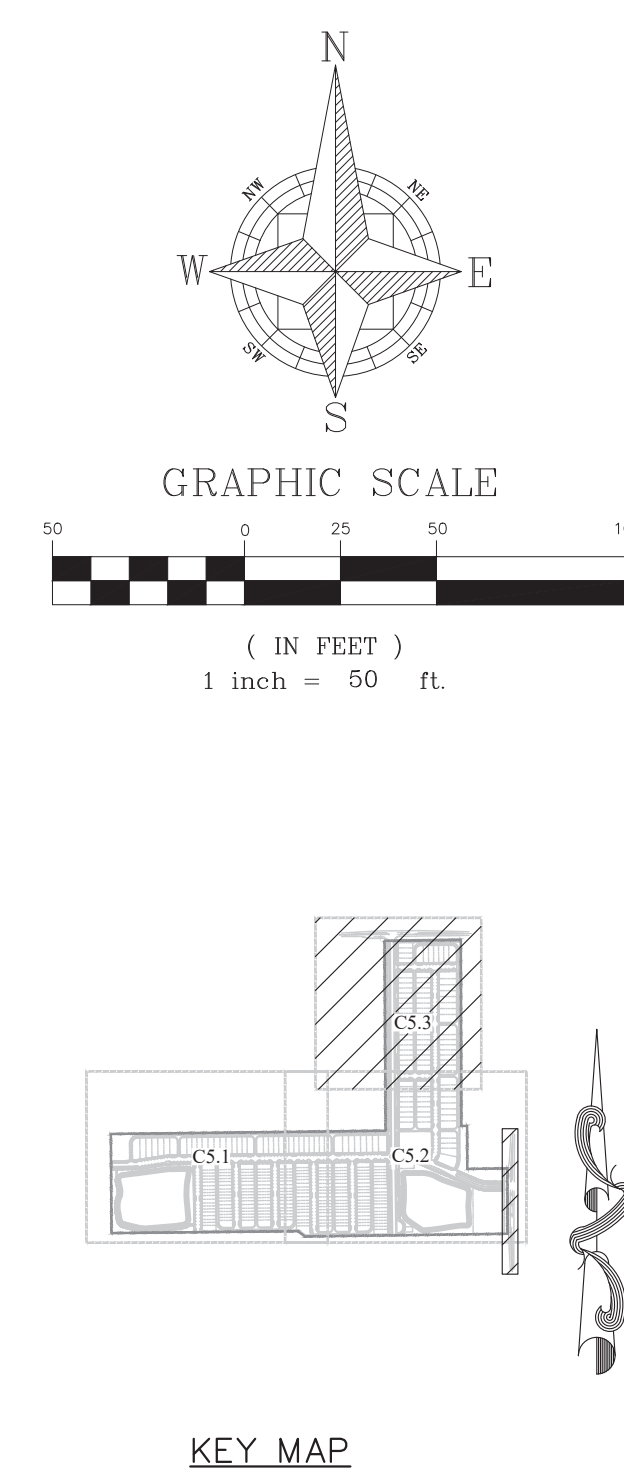
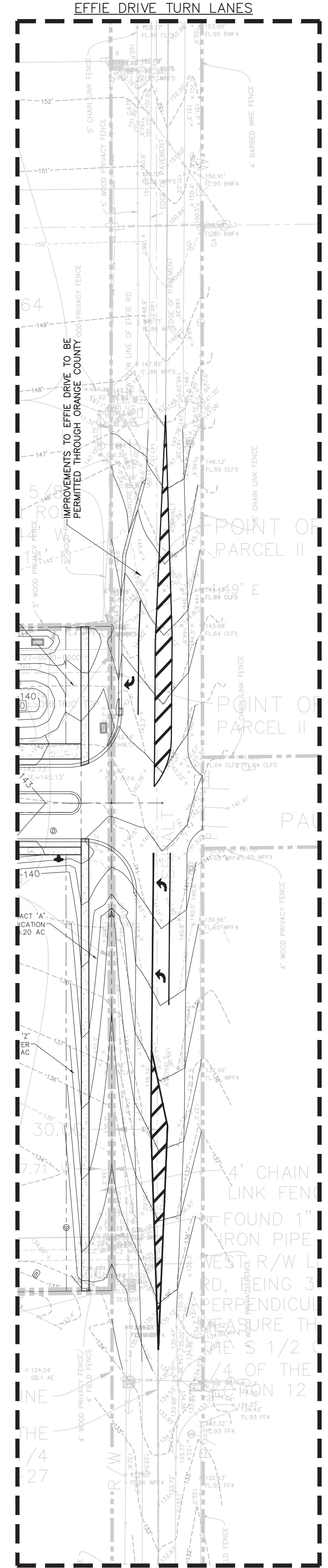
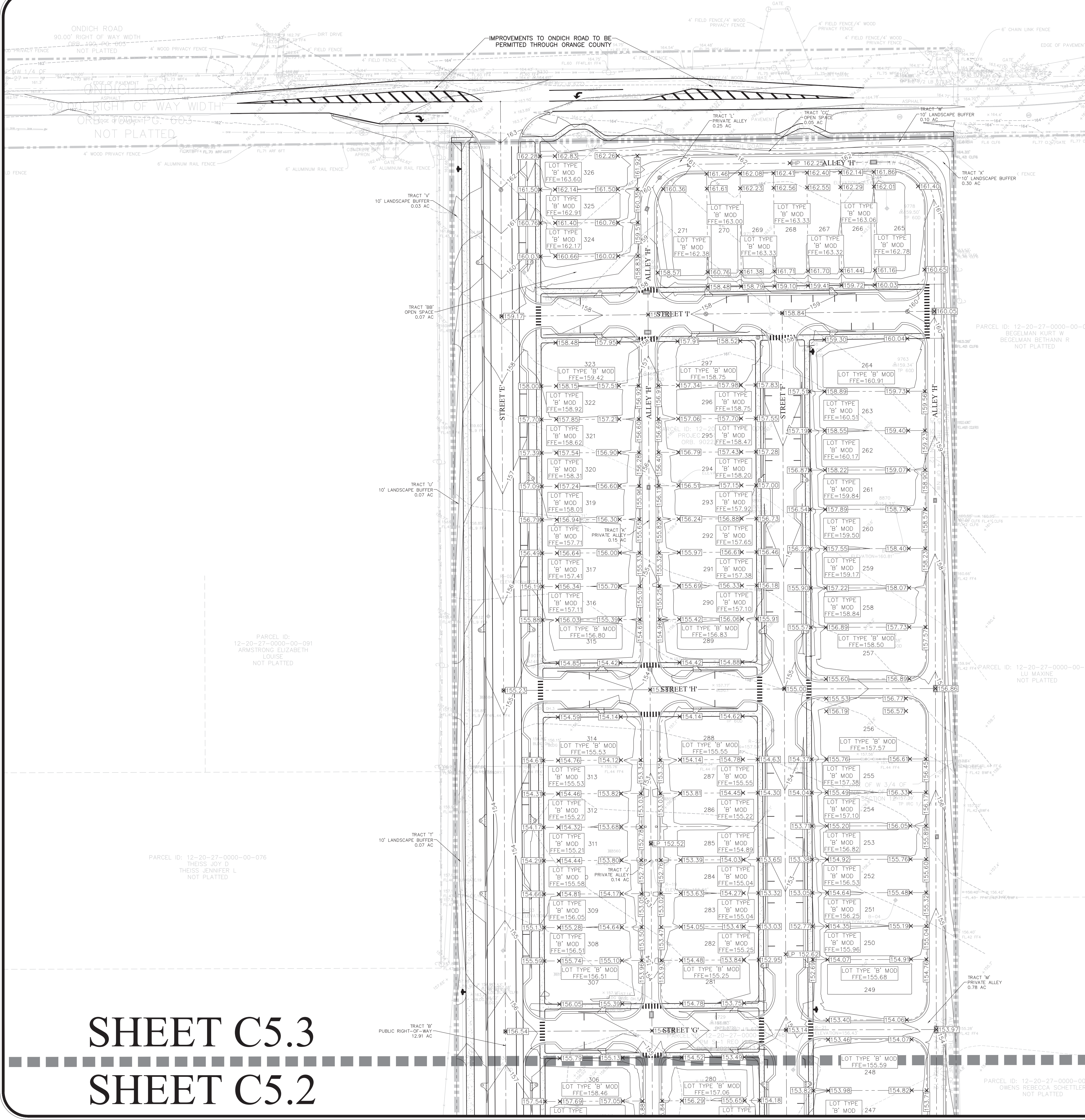
APIAN ENGINEERING LLC.

PAVING & GRADING PLAN – EAST
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

1" = 50'	L. GRAHAM
PROJECT	DESIGNED: S. SIERRA-GIL
PUL-048	CHECKED: L. CLASSON
SHEET	DATE: 12/30/2024
C5.2	



P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage Drawings\CAD Civil3D\LAYOUTS\04 Major Development Plan\PAVING & GRADING PLAN.dwg Modified:12/30/2024 By:sanchez Plotted By:solia sanchez



SHEET C5.3
SHEET C5.2

SHEET 27 OF 35
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM • 407.960.5868	
PAVING & GRADING PLAN - NORTH		MAJOR DEVELOPMENT PLAN		ONDICH SOUTH SUBDIVISION	
CITY OF APOPKA, FLORIDA		DRAWN: L. GRAHAM		DESIGNED: S. SIERRA - GIL	
SCALE: 1" = 50'		PROJECT: PUL-048		CHECKED: L. GLASSON	
SHEET: C5.3		DATE: 12/30/2024		DATE: 12/30/2024	

ABBREVIATIONS

A	
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVW	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	Boulevard
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	GLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
OPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR	DEGREE
DEFL	DEFLECTION
DEPT	DEPARTMENT
DET	DETAIL
DHML	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DM	DIMENSION
DP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
EA	EAST
EC	EACH
ED	EDGE OF CONCRETE
EF	ENERGY DISSIPATOR
EFF	EACH FACE
EG	EFFLUENT
E/L	EXISTING GRADE
ELB	EASEMENT LINE
ELEC	ELBOW
ELEV	ELECTRIC
ELLIP	ELEVATION
ENC	ELLIPSE/ELLIPTICAL
ENG	ENGINEERING
EOP	ENGINEERING
EQ	EDGE OF PAVEMENT
EQU	EQUALIZATION
EQUIV	EQUIPMENT
ESMT	EQUIVALENT
EST	EASMENT
EW	ESTIMATE
EWL	EACH WAY
EXC	ENDWALL
EXIST	EXCAVATE/EXCAVATION
EXP	EXISTING
EXT	EXPAND/EXPANSION
	EXTEND/EXTENSION

F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
G	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
QPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GFM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GLY WIRE
GWT	GROUND WATER TABLE
H	
H	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I-4	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JOIST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLM	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NO	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVER REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVL	OVERFLOW
Ovhd	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PV	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RT	RAILROAD
RV	RIGHT
R/W	RELIEF VALVE
RWM	RIGHT-OF-WAY
	REUSE WATER MAIN
S	
S	SOUTH
SS	SANITARY SEWER
SB	SPLASH BLOCK
SD	SCHEDULE
SD	SIDE DRAIN
SDN	SHED DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STR	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBN	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDI	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPPOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WFP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
AND	AND
AT	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

	C/L	CENTER LINE
		CHAIN LINK FENCE
	St	CONTOUR
		EASEMENT
		FENCE
		GUARDRAIL
		EXISTING PLATS
		RETAINING WALL
	R/W	RIGHT-OF-WAY LINE
		SHORELINE
		SWALE
		SOIL BOUNDARY

SANITARY SEWER

	SS	SANITARY SEWER LINE
		CLEANOUT
	FM	FORCE MAIN
		MANHOLE

POTABLE WATER

	WM	WATER MAIN
		EXISTING VALVE
		FIRE HYDRANT
		WATER METER

STORM DRAIN

		STORM SEWER		FDOT TYPE 1 INLET
		CURB INLET		FDOT TYPE 2 INLET
		MANHOLE		FDOT TYPE 3 INLET
		MITERED END		FDOT TYPE 4 INLET
		STORM INLET		FDOT TYPE 5 INLET
	X100.00	SPOT ELEVATION		FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

		BENCHMARK		STATE ROADS
		BOUND CORNER		GUY POLE
		CONCRETE		UTILITY POLE
	520	COUNTY ROADS		YARD LIGHT
	95	INTERSTATE ROADS		GAS MAIN
		LIGHT POLE		OVER HEAD WIRE
		SIGN		ELECTRIC CABLE OR CONDUIT, BURIED
		EDGE OF PAVEMENT W/O CURB		UNDERGROUND TELEPHONE CABLE
		EDGE OF PAVEMENT W/CURB		

PROPOSED SYMBOLS

LINES

		PROPERTY BOUNDARY
		LOT LINE
		CENTER LINE
		EASEMENT
		BUILDING SETBACK LINE
		WETLAND LINE
		WETLAND BUFFER LINE
		FENCE
		SILT FENCE
		GUARDRAIL
		ENTRY WALL
		RETAINING WALL
		SWALE
	St	CONTOUR

SANITARY SEWER

		SANITARY PIPE
		CLEANOUT
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE
		MANHOLE
		FORCE MAIN
		PLUG VALVE

POTABLE WATER

	WM	WATER MAIN
		SINGLE WATER SERVICE
		DOUBLE WATER SERVICE
		FIRE HYDRANT ASSEMBLY
		METER
	SP#	SAMPLE POINT

RECLAIMED WATER

	RU	RECLAIMED WATER MAIN
		SINGLE WATER SERVICE
		DOUBLE WATER SERVICE

GENERIC UTILITIES

		11 1/2' BEND
		22 1/2' BEND
		45' BEND
		90' BEND
		TEE
		CROSS
		GATE VALVE
		REDUCER

STORM

		100 LF OF 24" RCP @ 0.20%	STORM PIPE
			DRAINAGE FLOW DIRECTION
			FDOT INLET TYPE 1
			FDOT INLET TYPE 2
			FDOT INLET TYPE 3
			FDOT INLET TYPE 4
			FDOT INLET TYPE 5
			FDOT INLET TYPE 6
			MANHOLE
			MITERED END SECTION
			STORM INLET
	X100.00		SPOT ELEVATION

ROADWAY

		CONCRETE
		PAVEMENT
		MULCH TRAIL
		OPEN SPACE
		BLDG OR STRUCTURE
		TYPE F CURB & GUTTER
		MIAMI CURB
	10 C1.0	DETAIL REFERENCE
	X100.00	SPOT ELEVATION
	LOT TYPE 'A' FFE=100.00	FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
		HANDICAP PARKING
	95	INTERSTATE ROADS
	50	STATE ROADS
		SIGN
		TRAFFIC FLOW PAVEMENT MARKING
		UTILITY POLE
	A	CROSS SECTION DETAIL

NOTES:
1. TREE TYPES SHALL BE REFERENCED BY LEGEND ON APPLICABLE DRAWING SHEETS.
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

SHEET 2 OF 19
NOT FOR CONSTRUCTION

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANENGINEERING.COM • 407.960.5868

2231 Las Ruas, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1212

ABBREVIATIONS & SYMBOLS

MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOKA, FLORIDA

DRAWN: T. MOORE

DESIGNED: L. CLASSON

CHECKED: L. CLASSON

DATE: 12/19/24

SCALE: N/A

PROJECT: MIH-008

SHEET: C1.0

PROFESSIONAL ENGINEER

No. 86492

STATE OF FLORIDA

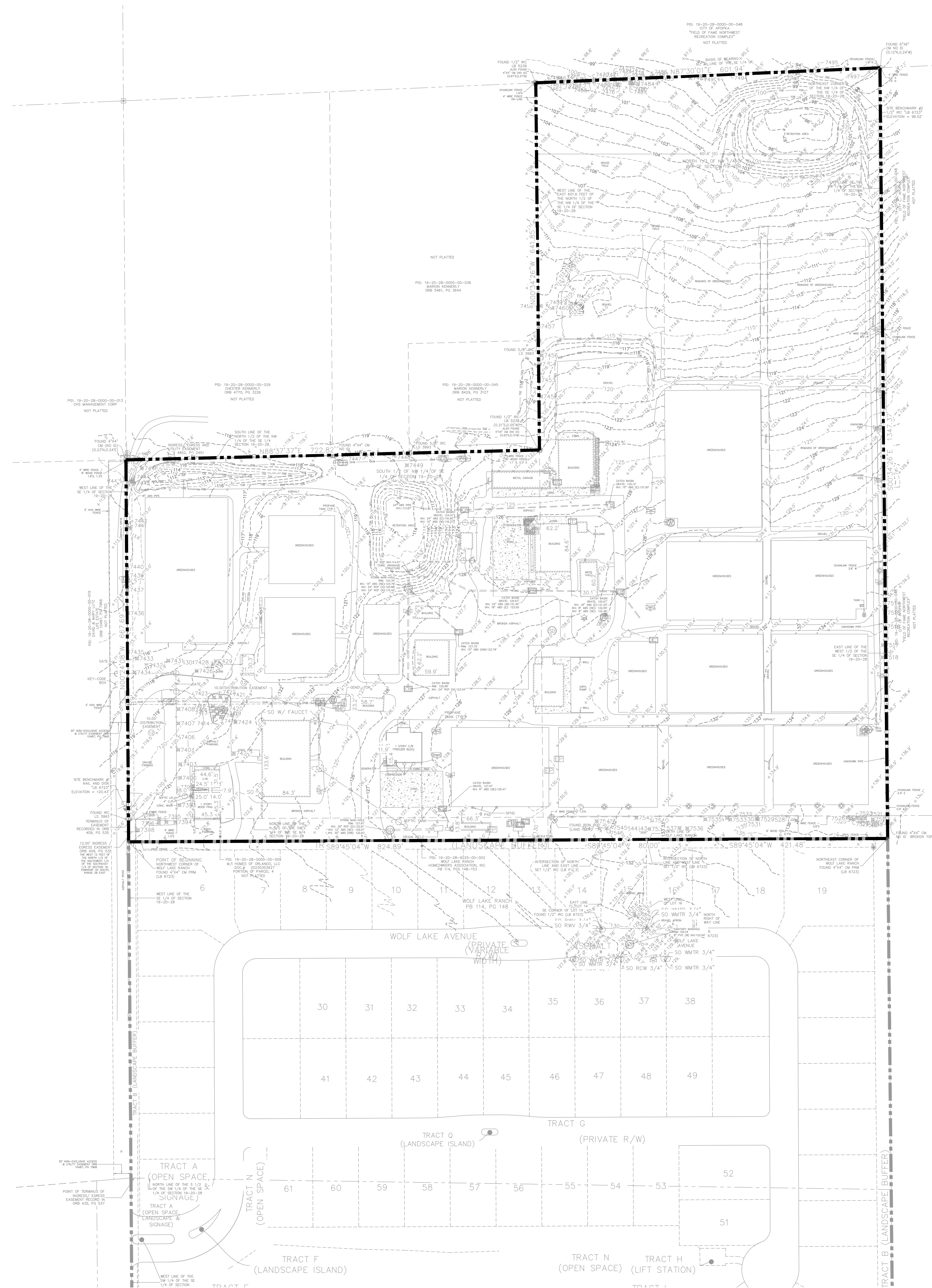
12/19/24

DESCRIPTION

REV.

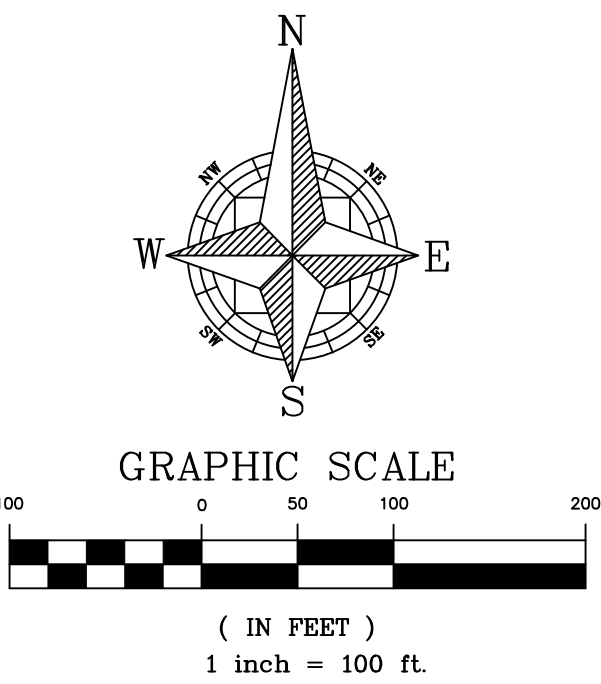
DATE

BY



EXISTING CONDITIONS PLAN BASED
ON SURVEY PROVIDED BY:

ALLEN & COMPANY
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
MARCH, 11TH, 2022.



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19--20--28 AS BEING NORTH 87°30'01" EAST.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
7. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE 5J-171.062.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBTSTRUCTED, ABOVE GROUND ENCROACHMENTS WERE LOCATED. UNLESS OTHERWISE UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBTSTRUCTED, ABOVEGROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
10. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK, NUMBER SI302068, ELEVATION BEING 94.154' NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 1% CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0101H, MAP REVISED 09/24/2021. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
12. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DEPICTED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET, (SUBURBAN) 1 FOOT IN 7,500 FEET, (RURAL) 1 FOOT IN 5,000 FEET.
13. I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
14. TREES LOCATED AND SHOWN HEREON ARE FOUR (4) INCHES IN DIAMETER AT BREAST HEIGHT, OR GREATER, PER CITY OF APOPKA TREE REQUIREMENTS.
15. SUBJECT PROPERTY CONTAINS APPROXIMATELY 1,304,237 SQUARE FEET OR 29.94 ACRES MORE OR LESS.

SYMBOL AND ABBREVIATION LEGEND:

BENCHMARK LOCATION	FF	FINISH FLOOR
CABLE TELEVISION VAULT	FND	FOUND
ELECTRICAL CABINET	LB	LICENSED BUSINESS
GUY WIRE	LS	LICENSED SURVEYOR
WOODEN POWER POLE	PB	PLAT BOOK
FIBER OPTIC MARKER	PG(S)	PAGE(S)
IRRIGATION VALVE	PC	POINT OF CURVATURE
CLEANOUT	PT	POINT OF TANGENT
MAILBOX	PCP	PERMANENT CONTROL POINT
SINGLE STAND SIGN	PRM	PERMANENT REFERENCE MONUMENT
UNKNOWN VAULT	R	PROPERTY LINE
WELL	PSM	PROFESSIONAL SURVEYOR AND MAPPER
CATCH BASIN	R	RADIUS
TELECOMMUNICATION RISER	R/W	RIGHT OF WAY
TELECOMMUNICATION VAULT		CONTOUR
FOUND IRON PIPE	---	SPOT ELEVATION
FOUND IRON ROD	----	CENTERLINE
FOUND NAIL & DISK	-----	CELINE LINE
FIRE HYDRANT	-----	EASEMENT
ASPHALT	=====	OVERHEAD ELECTRICAL LINE
CENTER LINE	-----	RIGHT OF WAY LINE
CHORD DISTANCE	-----	BUILDING LINE
CHORD BEARING	=====	EDGE OF PAVEMENT
CHAIN LINK FENCE	=====	
CONCRETE		
CONCRETE MONUMENT		
EDGE OF CONCRETE		
EDGE OF PAVEMENT		
EASEMENT		

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

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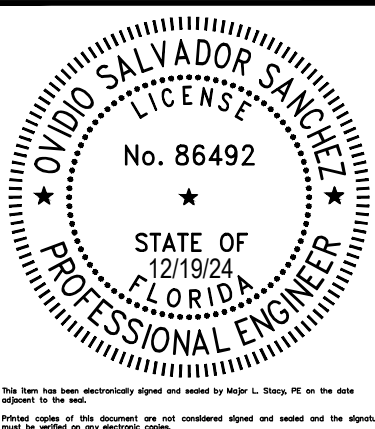
2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32174

EXISTING CONDITIONS – OVERALL

MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOPKA, FLORIDA

SCALE	DRAWN:
1" = 100'	T. MOORE
PROJECT	DESIGNED:
MIH-008	L. CLASSON
SHEET	CHECKED:
C2.0	L. CLASSON
	DATE:
	12/19/24



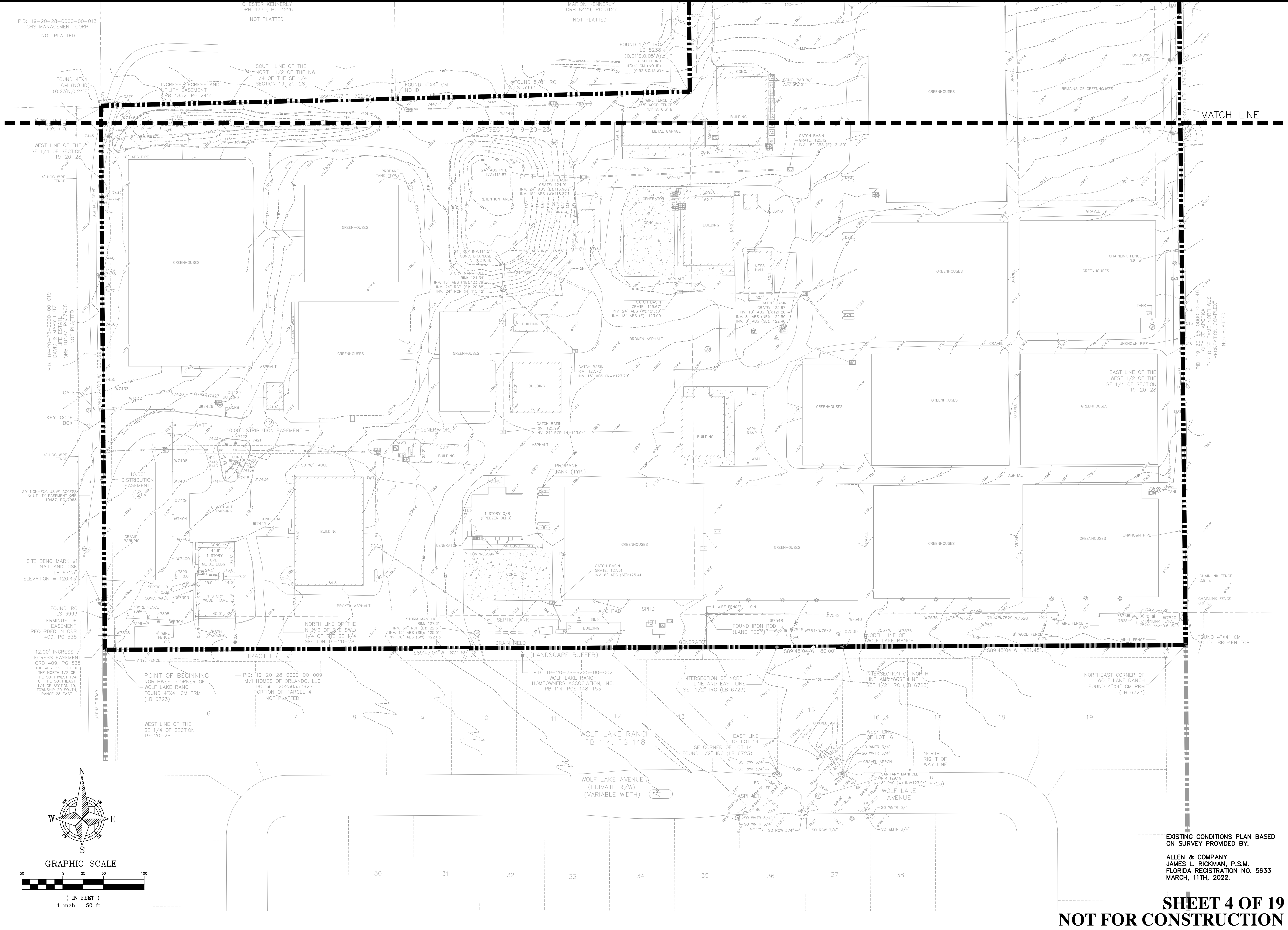
SHEET 3 OF 19
NOT FOR CONSTRUCTION

P:\PROJECT DRAWINGS\MIH-008 Wolf Lake Ranch Roseville Drawings\CAD Civil3D\Layouts\03 PSP\EXISTING CONDITIONS.dwg Modified:12/19/2024 By: osanchez

PID: 19-20-28-0000-00-013
CHS MANAGEMENT CORP
NOT PLATTED

CHESTER KENNELLY
ORB 4770, PG 3226
NOT PLATTED

MARION KENNELLY
ORB 8429, PG 3127
NOT PLATTED



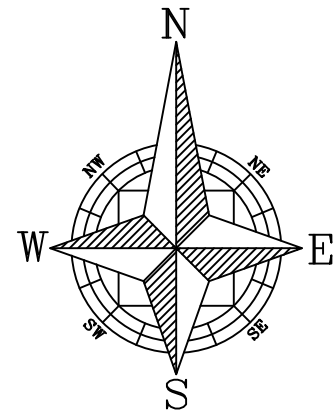
EXISTING CONDITIONS PLAN BASED
ON SURVEY PROVIDED BY:

ALLEN & COMPANY
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
MARCH, 11TH, 2022.

SHEET 4 OF 19
NOT FOR CONSTRUCTION

CIVIL ENGINEERING I LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2231 Las Ruas, Suite 27, Winter Park, Florida, 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1212	
EXISTING CONDITIONS - SOUTH		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2 CITY OF APOKA, FLORIDA		DATE: 12/19/24		SHEET: C2.1		PROJECT: MIH-008	
DRAWN: T. MOORE		DESIGNED: L. CLASSON		CHECKED: L. CLASSON		DATE: 12/19/24		PROJECT: MIH-008	
SCALE: 1" = 50'		PROJECT: MIH-008		SHEET: C2.1		DATE: 12/19/24		PROJECT: MIH-008	
APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING	
FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER	
No. 86492		No. 86492		No. 86492		No. 86492		No. 86492	
STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA	
12/19/24		12/19/24		12/19/24		12/19/24		12/19/24	
PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER	
BY		DESCRIPTION		DATE		REV.		BY	

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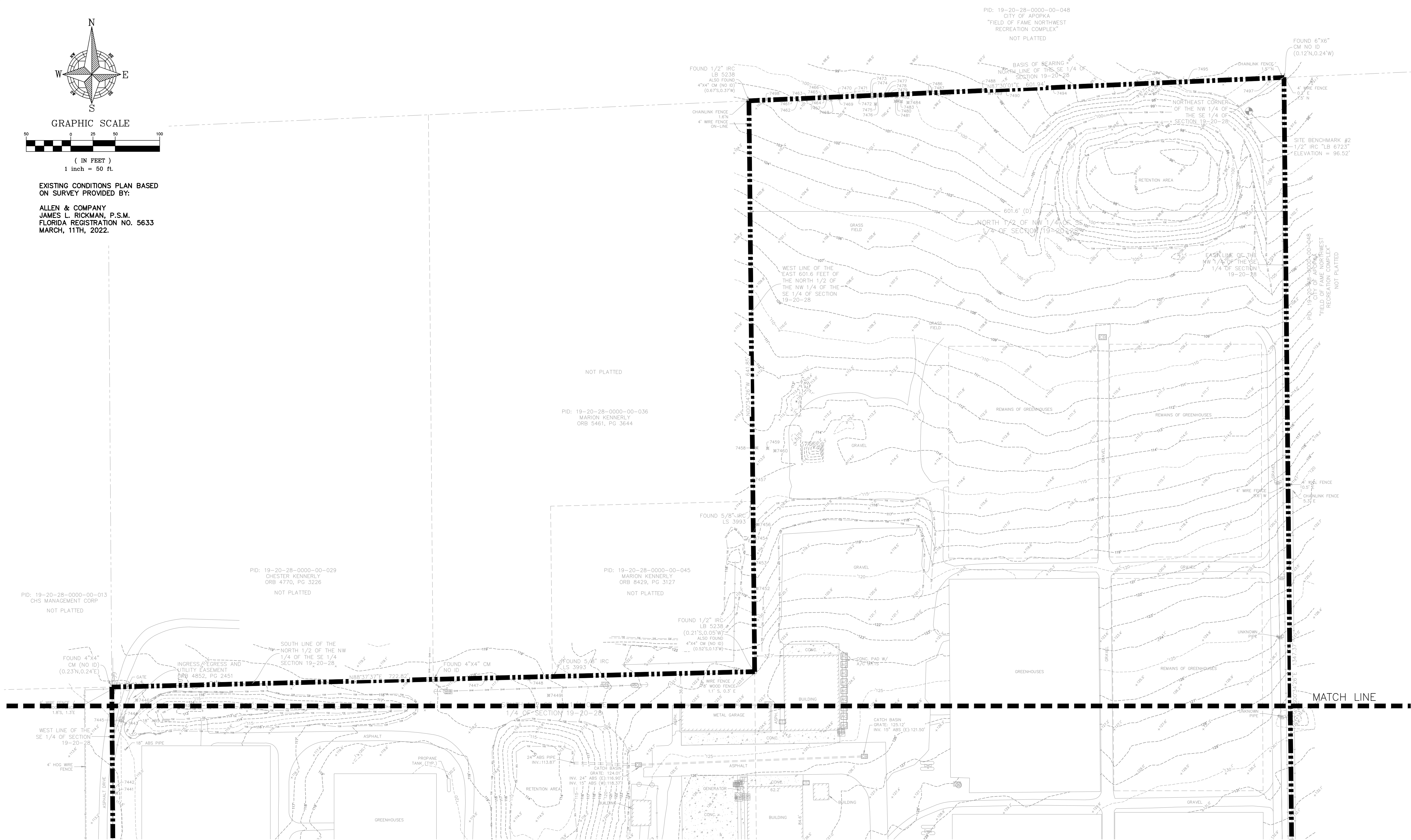
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

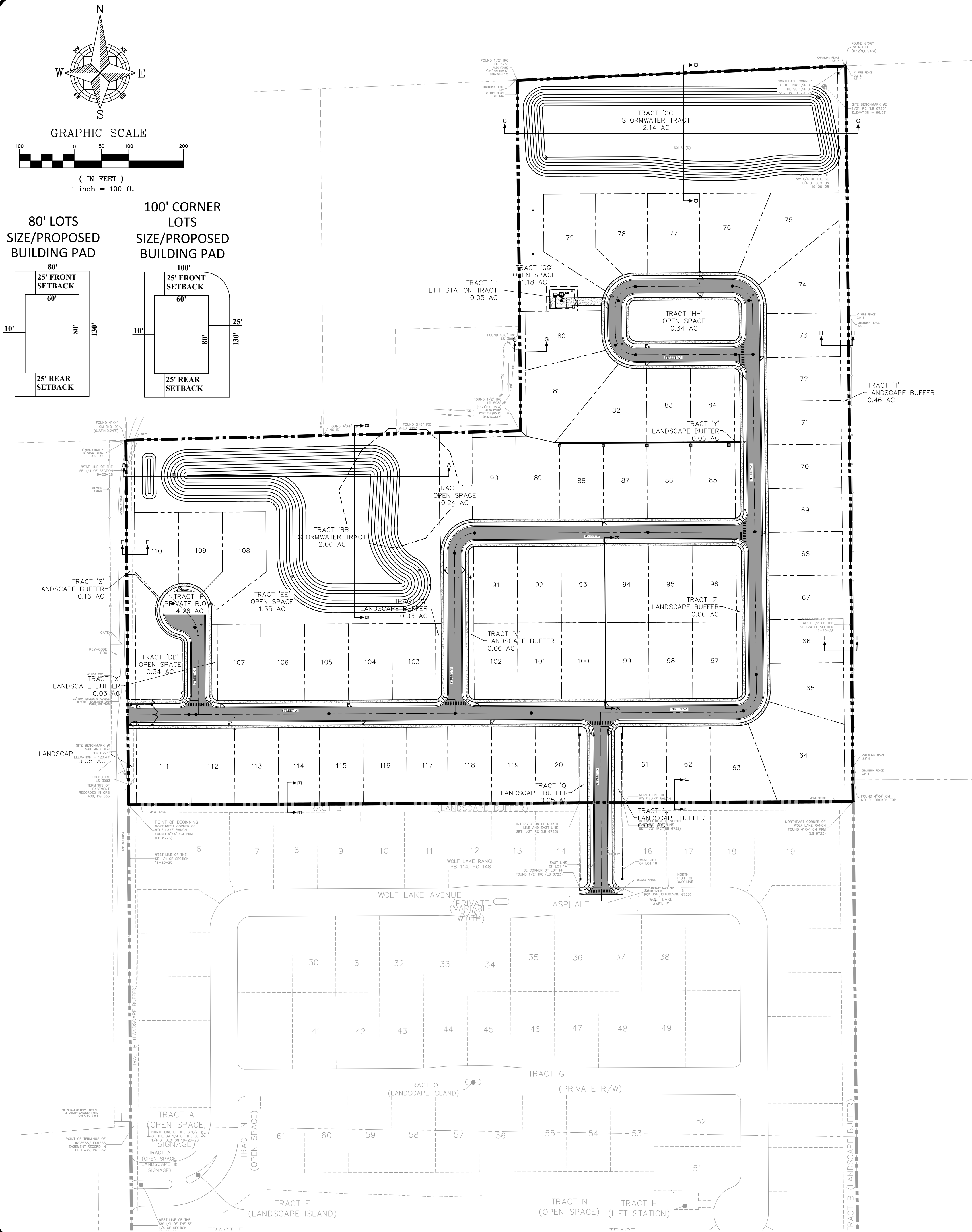
EXISTING CONDITIONS PLAN BASED
ON SURVEY PROVIDED BY:

ALLEN & COMPANY
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
MARCH, 11TH, 2022.



CIVIL ENGINEERING I LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2231 Las Roca, Suite 27, Winter Park, Florida, 32789		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1212	
EXISTING CONDITIONS - NORTH		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2		CITY OF APOKA, FLORIDA		DATE: 12/19/24		BY: [Signature]	
SCALE: 1" = 50'	DRAWN: T. MOORE	PROJECT: MIH-008	DESIGNED: L. CLASSON	CHECKED: L. CLASSON	SHEET: C2.2	NOT FOR CONSTRUCTION			
APPIAN ENGINEERING		PROFESSIONAL ENGINEER		No. 86492		STATE OF FLORIDA			

SHEET 5 OF 19
NOT FOR CONSTRUCTION



TRACT DATA PHASE 1				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	OPEN SPACE	0.27 AC	11,794.49 SF	H.O.A.
TRACT 'B'	15' LANDSCAPE BUFFER	0.67 AC	29,061.89 SF	H.O.A.
TRACT 'C'	25' LANDSCAPE BUFFER	0.61 AC	26,538.02 SF	H.O.A.
TRACT 'D'	10' LANDSCAPE BUFFER	0.04 AC	1,641.96 SF	H.O.A.
TRACT 'E'	LANDSCAPE ISLAND	0.03 AC	1,109.48 SF	H.O.A.
TRACT 'F'	LANDSCAPE ISLAND	0.01 AC	594.29 SF	H.O.A.
TRACT 'G'	PRIVATE R.O.W.	3.85 AC	167,901.76 SF	H.O.A.
TRACT 'H'	LIFT STATION	0.03 AC	1,327.19 SF	H.O.A.
TRACT 'I'	KARST/OPEN SPACE	2.46 AC	106,978.99 SF	H.O.A.
TRACT 'J'	ROW DEDICATION	1.02 AC	44,291.49 SF	CITY
TRACT 'K'	POND TRACT	1.98 AC	86,251.97 SF	H.O.A.
TRACT 'L'	EMERGENCY ACCESS	0.08 AC	3,581.46 SF	H.O.A.
TRACT 'M'	OPEN SPACE	0.91 AC	39,651.79 SF	H.O.A.
TRACT 'N'	OPEN SPACE	2.72 AC	118,348.00 SF	H.O.A.
TRACT 'O'	KARST/OPEN SPACE	0.41 AC	17,872.99 SF	H.O.A.

SITE DATA: PHASE 1				
1.	OCPA - PARCEL ID #:	19-20-28-0000-00-042 19-20-28-0000-00-008 19-20-28-0000-00-039 19-20-28-0000-00-009		
2.	PROPERTY ADDRESS:	3251, 3125 W PONKAN PINES RD, 3103 PONKAN PINES RD APOPKA, FL 32703		
3.	TOTAL PROPERTY AREA:	±31.49 Ac.		
4.	EXISTING FUTURE LAND USE:	RLS		
5.	ADJACENT FUTURE LAND USE:	MU (CITY) FLU-IP (CITY), LD (COUNTY), RLS (CITY) INST_PU (CITY) MU (CITY), R (COUNTY)		
6.	EXISTING ZONING:	RSF-1B		
7.	ADJACENT ZONING:	MU-ES-GT (CITY) TRANSITIONAL/RSF-1A (CITY), A-1 (COUNTY) OFFICE (CITY) MU-ES-GT (CITY), A-R (COUNTY)		
8.	SETBACKS:	FRONT YARD: 25 FT. SIDE YARD: 10 FT. BACK YARD: 25 FT. CORNER YARD: 25 FT.		
9.	MINIMUM LOT AREA:	10,400 SF		
10.	MINIMUM LIVING AREA:	1,600 SF		
11.	LOT COUNT TOTAL:	61 UNITS		
12.	SCHOOL AGE CHILDREN:	SINGLE FAMILY: ELEMENTARY = 61 DU * 0.169 CHILD/DU MIDDLE = 61 DU * 0.092 CHILD/DU HIGH = 61 DU * 0.145 CHILD/DU TOTAL:	11 SCHOOL AGE CHILDREN 6 SCHOOL AGE CHILDREN 9 SCHOOL AGE CHILDREN 26 SCHOOL AGE CHILDREN	
13.	OPEN SPACE REQUIRED OPEN SPACE (30%) (TOTAL DEVELOPABLE AREA) * 30% (31.49 AC) * 30% =	9.45 AC.		
14.	PROVIDED OPEN SPACE LANDSCAPE BUFFER: OPEN SPACE: KARST / OPEN SPACE: STORMWATER POND: TOTAL:	1.43 AC. 3.89 AC. 2.87 AC. 1.98 AC. 10.17 AC. (32.36 %)		
15.	PARKING SPACES REQUIRED: 2 SPACES PER DWELLING UNIT: TOTAL *PER APOPKA LDC TABLE 5.1.6.A: MINIMUM NUMBER OF OFF-STREET VEHICULAR PARKING SPACES	122 STALLS 122 STALLS 244 STALLS		
16.	PARKING SPACES PROPOSED: 80' LOT (2 CAR GARAGE / 2 DRWY): TOTAL:	244 STALLS 244 STALLS		

TRACT DATA PHASE 2				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'AA'	LANDSCAPE BUFFER	0.07 AC	3,173.62 SF	H.O.A.
TRACT 'BB'	STORMWATER TRACT	2.06 AC	89,872.87 SF	H.O.A.
TRACT 'CC'	STORMWATER TRACT	2.14 AC	93,216.39 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.34 AC	14,804.61 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	1.35 AC	58,615.88 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.24 AC	10,454.02 SF	H.O.A.
TRACT 'GG'	OPEN SPACE	1.18 AC	51,505.17 SF	H.O.A.
TRACT 'HH'	OPEN SPACE	0.34 AC	14,996.62 SF	H.O.A.
TRACT 'II'	LIFT STATION TRACT	0.05 AC	2,201.23 SF	H.O.A.
TRACT 'P'	PRIVATE R.O.W.	4.26 AC	185,716.38 SF	H.O.A.
TRACT 'Q'	LANDSCAPE BUFFER	0.05 AC	2,069.10 SF	H.O.A.
TRACT 'R'	LANDSCAPE BUFFER	0.05 AC	2,100.01 SF	H.O.A.
TRACT 'S'	LANDSCAPE BUFFER	0.16 AC	7,167.57 SF	H.O.A.
TRACT 'T'	LANDSCAPE BUFFER	0.46 AC	20,206.06 SF	H.O.A.
TRACT 'U'	LANDSCAPE BUFFER	0.05 AC	2,069.10 SF	H.O.A.
TRACT 'V'	LANDSCAPE BUFFER	0.06 AC	2,738.42 SF	H.O.A.
TRACT 'W'	LANDSCAPE BUFFER	0.03 AC	1,369.21 SF	H.O.A.
TRACT 'X'	LANDSCAPE BUFFER	0.03 AC	1,369.21 SF	H.O.A.
TRACT 'Y'	LANDSCAPE BUFFER	0.06 AC	2,688.46 SF	H.O.A.
TRACT 'Z'	LANDSCAPE BUFFER	0.06 AC	2,738.46 SF	H.O.A.

SITE DATA: PHASE 2

	OCPA - PARCEL ID #:	19-20-28-0000-00-010 19-20-28-0000-00-009 19-20-28-0000-00-039
2.	PROPERTY ADDRESS:	3251, 3125 W PONKAN PINES RD & 3103 PONKAN PINES RD APOPKA, FL 32712
3.	TOTAL PROPERTY AREA:	29.94 Ac.
4.	EXISTING FUTURE LAND USE:	MU
5.	PROPOSED FUTURE LAND USE:	RVLS
6.	ADJACENT FUTURE LAND USE:	
	NORTH	RVLS (CITY)
	SOUTH	RVLS (CITY)
	EAST	INST_PU (CITY)
	WEST	MU (CITY)
7.	EXISTING ZONING:	MU-ES-GT
8.	PROPOSED ZONING:	RSF-1B
9.	ADJACENT ZONING:	
	NORTH	RSF-1A, MU-ES-GT & OFFICE (CITY)
	SOUTH	RSF-1B (CITY), OFFICE (CITY)
	EAST	OFFICE (CITY)
	WEST	MU-ES-GT (CITY)
10.	SETBACKS:	
	FRONT YARD:	25 FT.
	SIDE YARD:	10 FT.
	BACK YARD:	25 FT.
	CORNER YARD:	25 FT.
11.	MINIMUM LOT AREA:	10,400 SF
12.	MINIMUM LIVING AREA:	2,000 SF
13.	LOT COUNT TOTAL:	60 UNITS
14.	SCHOOL AGE CHILDREN:	
	SINGLE FAMILY:	
	ELEMENTARY: 60 DU * 0.169 CHLD/DU	11 SCHOOL AGE CHILDREN
	MIDDLE: 60 DU * 0.092 CHLD/DU	6 SCHOOL AGE CHILDREN
	HIGH: 60 DU * 0.145 CHLD/DU	9 SCHOOL AGE CHILDREN
	TOTAL:	26 SCHOOL AGE CHILDREN
15.	REQUIRED OPEN SPACE: (TOTAL PROPERTY AREA) * 30% (61.43 Ac.) * 30% =	61.43 Ac. (PHASE 1 & 2) (29.94+31.49) 18.43 Ac.
16.	PROVIDED PHASE 2 OPEN SPACE	
	LANDSCAPE BUFFER:	1.08 Ac.
	OPEN SPACE:	3.23 Ac.
	STORMWATER POND:	4.48 Ac.
	TOTAL:	8.79 Ac.
	PROVIDED PHASE 1 OPEN SPACE	
	LANDSCAPE BUFFER:	1.43 Ac.
	OPEN SPACE:	3.89 Ac.
	KARST/OPEN SPACE:	2.87 Ac.
	STORMWATER POND:	1.98 Ac.
	TOTAL:	10.17 Ac.
	TOTAL OPEN SPACE PROVIDED:	18.96 Ac. (±31.0%)
17.	PARKING SPACES:	
	2 SPACES PER DWELLING UNIT:	120 STALLS
	TOTAL	120 STALLS*
	*PER APOPKA LDC TABLE 5.1.6.A: MINIMUM NUMBER OF OFF-STREET VEHICULAR PARKING SPACES	
18.	PROPOSED PARKING SPACES:	
	80' LOT (2 CAR GARAGE / 2 DRWY):	240 STALLS
	TOTAL:	240 STALLS
19.	THE PLAT FOR THE SUBDIVISION SHALL BE SUBMITTED FOLLOWING APPROVAL OF THE CONSTRUCTION SITE PLAN.	
20.	DRIVEWAYS WILL BE CONSTRUCTED PER CITY OF APOPKA LAND DEVELOPMENT CODE SECTIONS 5.13.3(C)(9) & 5.13.3(C)(10). NO RESIDENTIAL DRIVEWAY SHALL BE PERMITTED WITHIN 40 FEET OF AN INTERSECTION. NO EDGE OF A RESIDENTIAL DRIVEWAY SHALL BE CLOSER THAN FIVE FEET TO THE ADJOINING LOT OR PARCEL.	
21.	WATER SERVICE PROVIDED BY CITY OF APOPKA.	
22.	RECLAIMED WATER SERVICE PROVIDED BY CITY OF APOPKA.	
23.	SANITARY SEWER SERVICE PROVIDED BY CITY OF APOPKA.	
24.	STORMWATER SYSTEM WILL BE PROVIDED AND DESIGNED TO MEET CITY OF APOPKA AND SJRWMD DRAINAGE REQUIREMENTS.	
25.	ALL UTILITY LINES SHALL BE DESIGNED TO MEET FDEP AND CITY OF APOPKA REQUIREMENTS.	
26.	UTILITY EASEMENTS DEDICATED TO CITY OF APOPKA UTILITY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.	
27.	AN HOA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES.	
28.	PROJECT LANDSCAPING/IRRIGATION SHALL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE.	
29.	OPEN SPACE SHALL COMPLY WITH CITY OF APOPKA LDC CODE 5.4.4.	
30.	THE PLAT FOR THE SUBDIVISION SHALL BE SUBMITTED WITH CONSTRUCTION SITE PLANS (CSP).	
31.	THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE (1) PHASE.	
32.	SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 5.10.	

SHEET 6 OF 19
NOT FOR CONSTRUCTION

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

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2231 Las Ruas, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1212

GEOMETRY PLAN – OVERALL

MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOPKA, FLORIDA

SCALE: 1" = 100'

DRAWN: T. MOORE

DESIGNED: L. CLASSON

CHECKED: L. CLASSON

DATE: 12/19/24

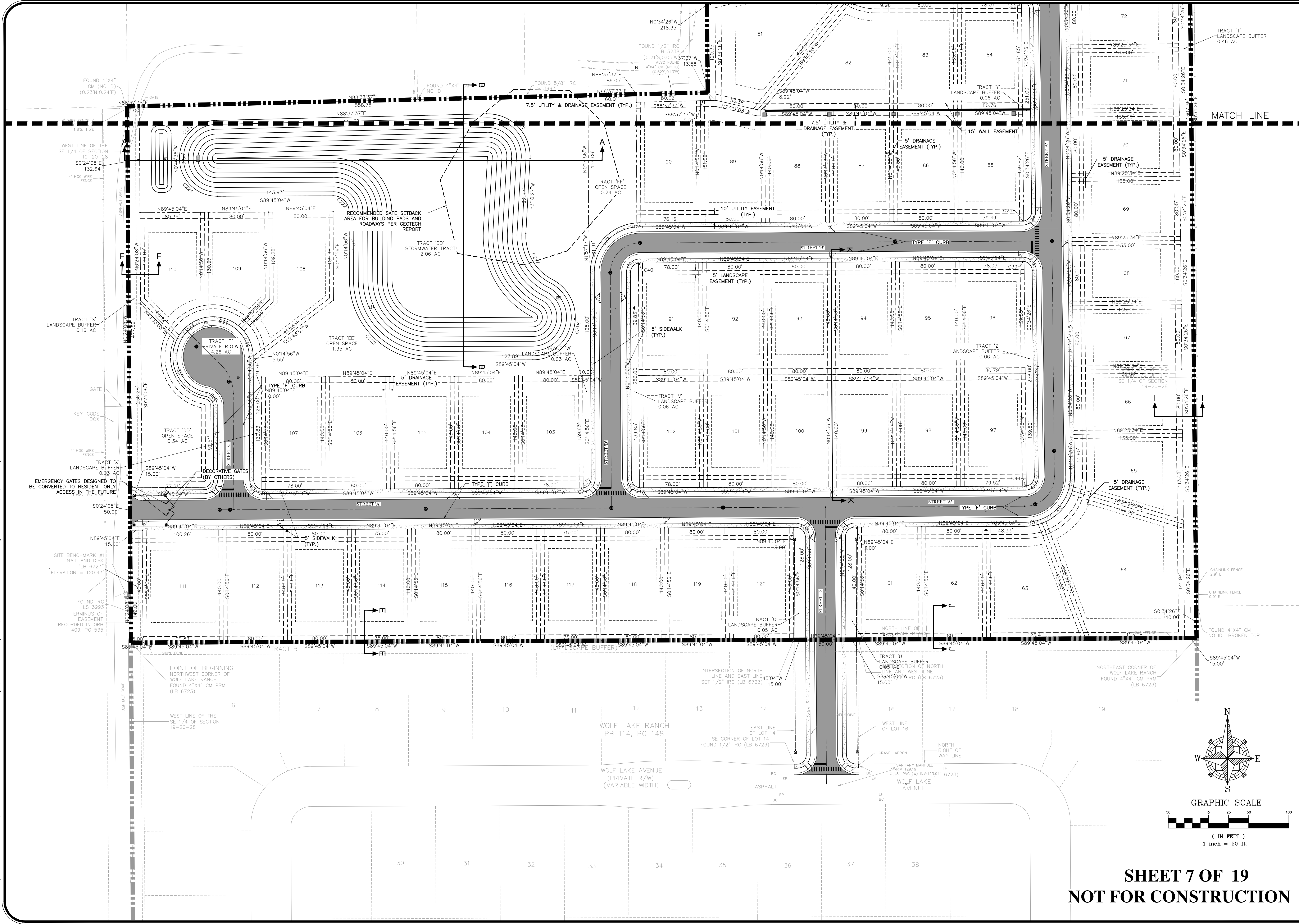
APPIAN ENGINEERING

PROFESSIONAL ENGINEER

No. 86492

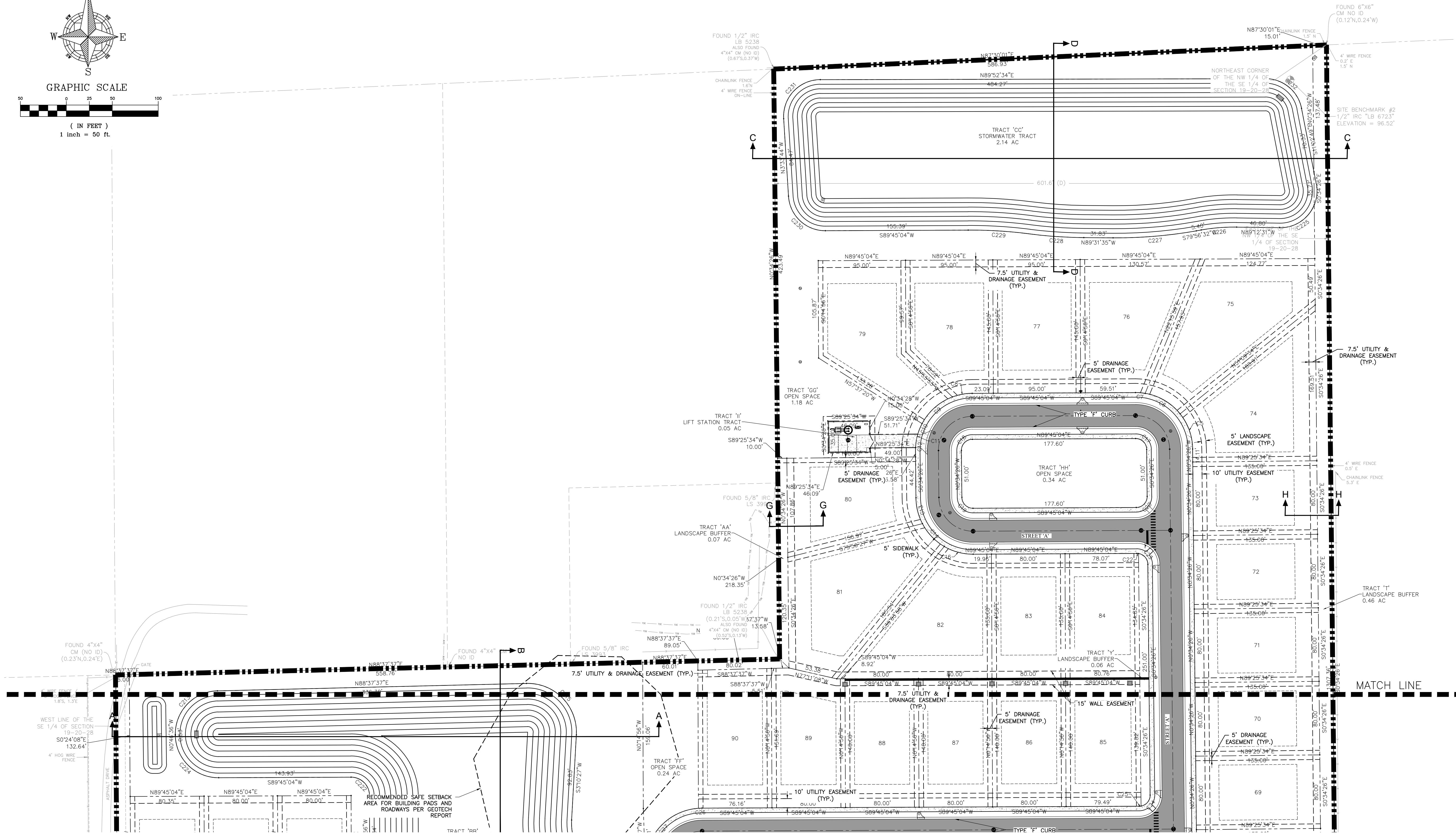
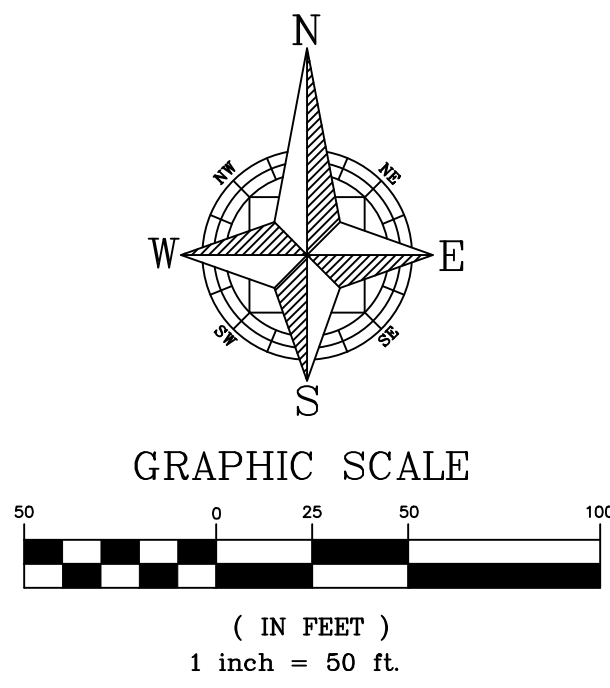
STATE OF FLORIDA

12/19/24



SHEET 7 OF 19
NOT FOR CONSTRUCTION

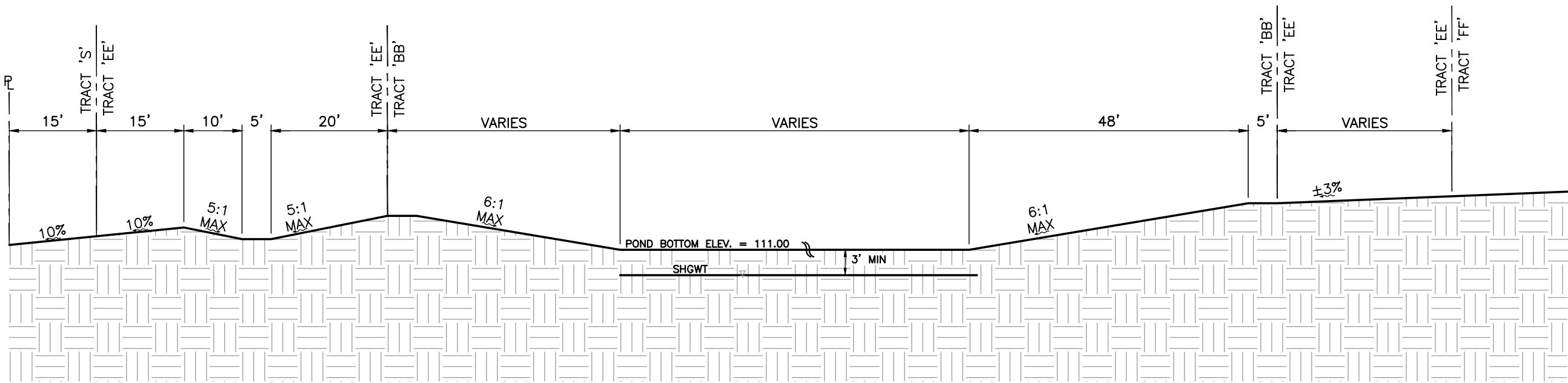
CIVIL ENGINEERING LAND PLANNING			
APPIAN ENGINEERING LLC.			
APPIANFL.COM • 407.960.5868			
2221 Las Ruas, Suite 27, Winter Park, Florida, 32789			
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1212			
GEOMETRY PLAN - SOUTH		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2 CITY OF APOPKA, FLORIDA	
SCALE	1" = 50'	DRAWN	T. MOORE
PROJECT	MIH-008	DESIGNED	L. CLASSON
SHEET	C.3.1	CHECKED	L. CLASSON
		DATE	12/19/24



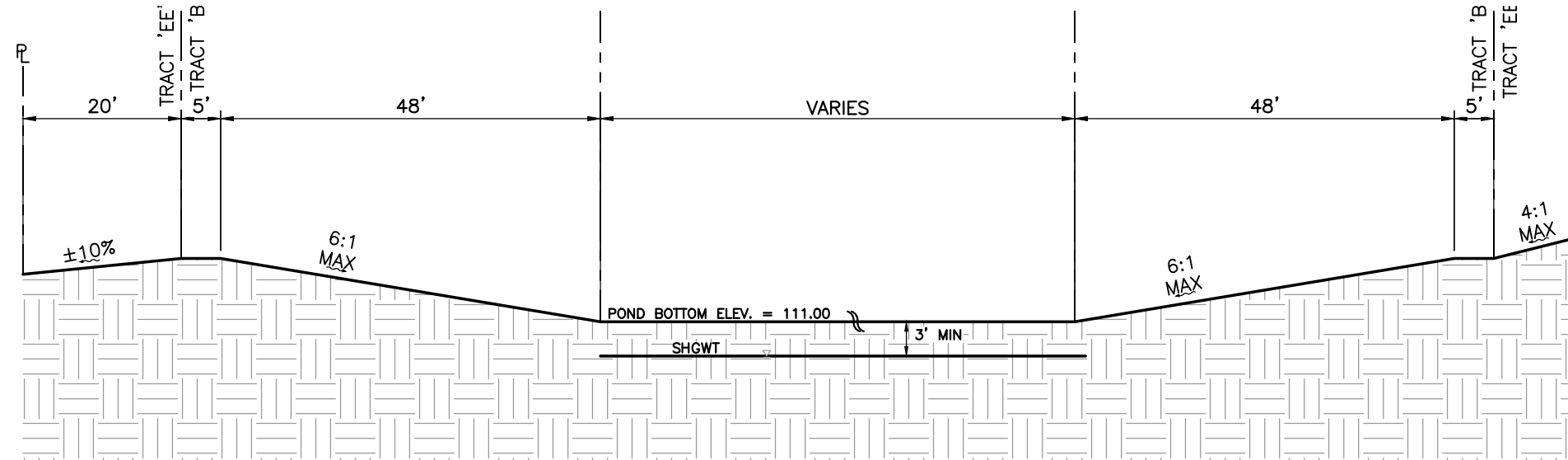
SHEET 8 OF 19
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.960.5868		2231 Las Ruas, Suite 27, Winter Park, Florida, 32789		STATE OF FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEER	
GEOMETRY PLAN - NORTH		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2		CITY OF APOKA, FLORIDA		DRAWN: T. MOORE		SCALE: 1" = 50'	
DESIGNED: L. CLASSON		CHECKED: L. CLASSON		DATE: 12/19/24		PROJECT: MIH-008		SHEET: C3.2	
APPIAN ENGINEERING		PROFESSIONAL ENGINEER		No. 86492		STATE OF FLORIDA		12/19/24	
OVIDIO SALVADOR SANCHEZ		LICENSED PROFESSIONAL ENGINEER		No. 86492		STATE OF FLORIDA		12/19/24	
BY		DATE		REV.		DESCRIPTION			

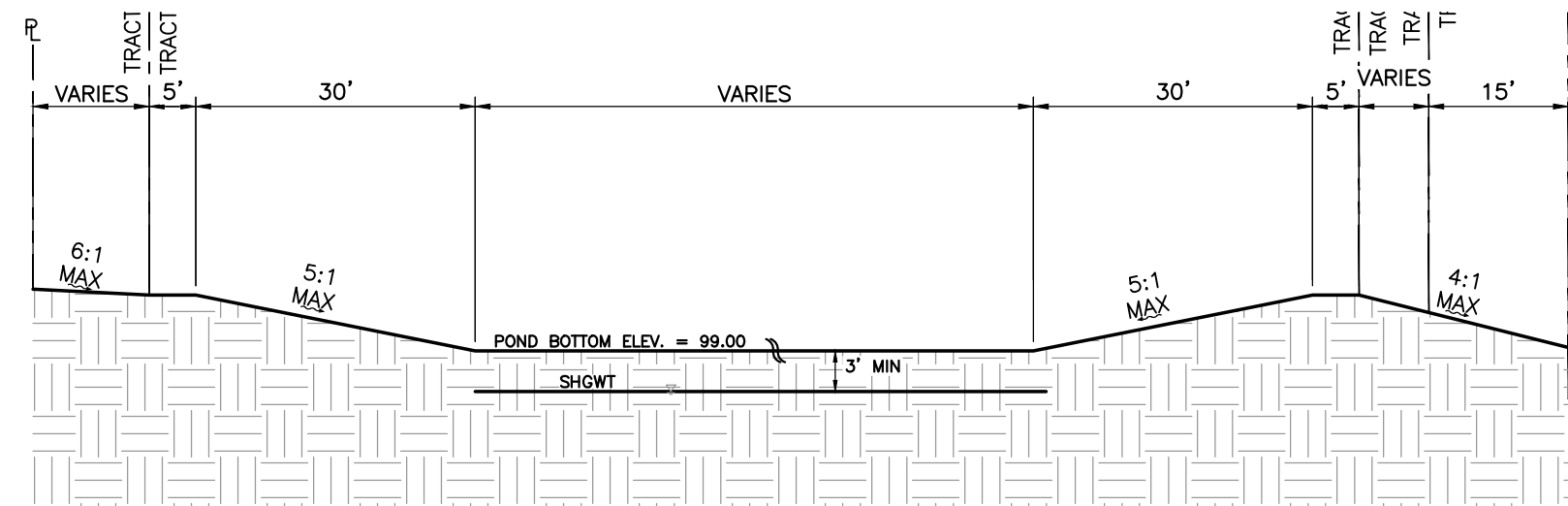
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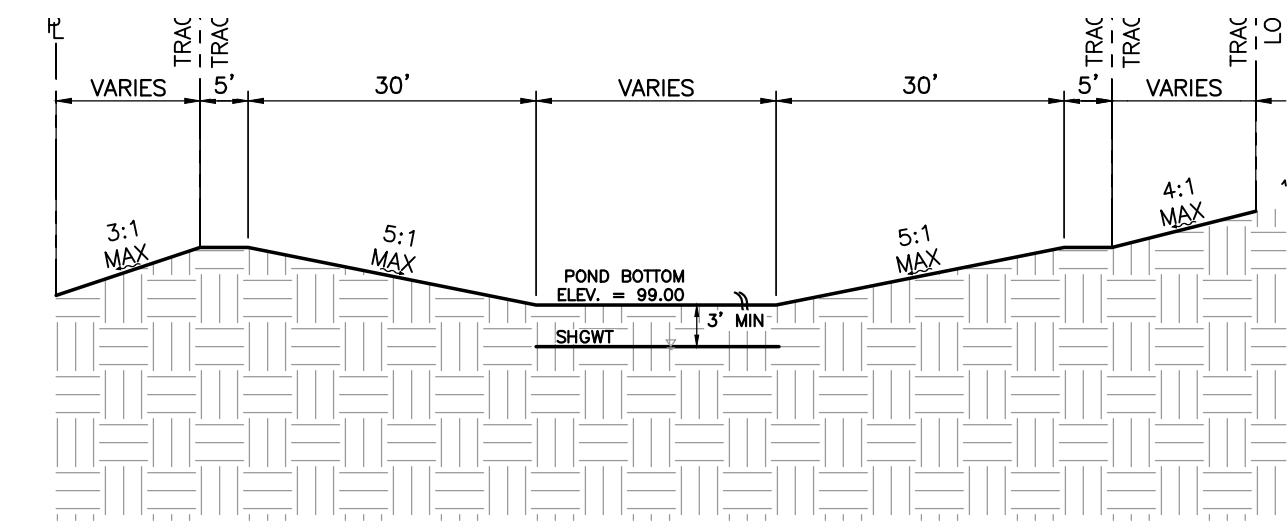
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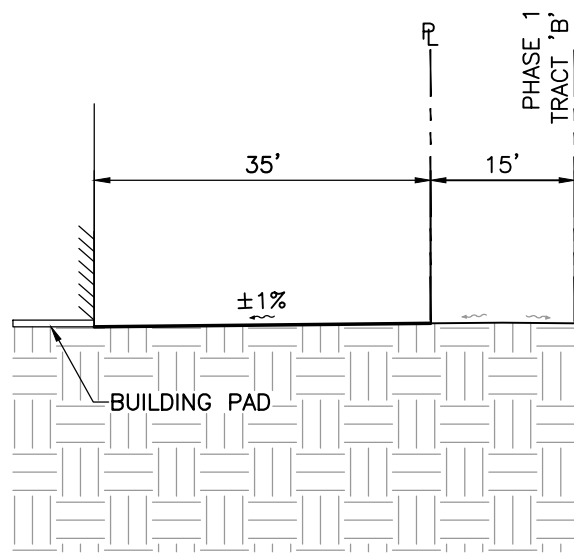
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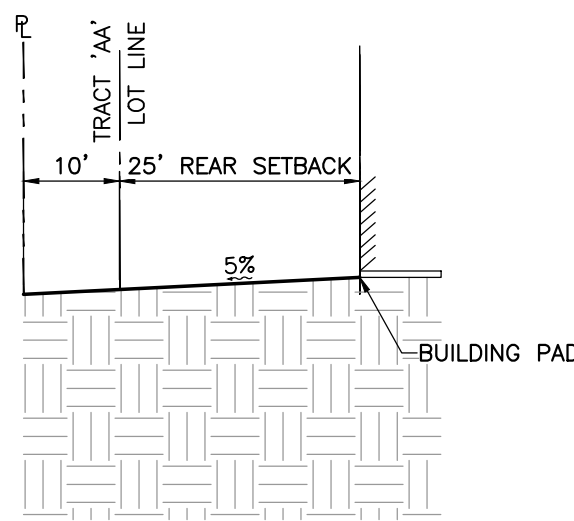
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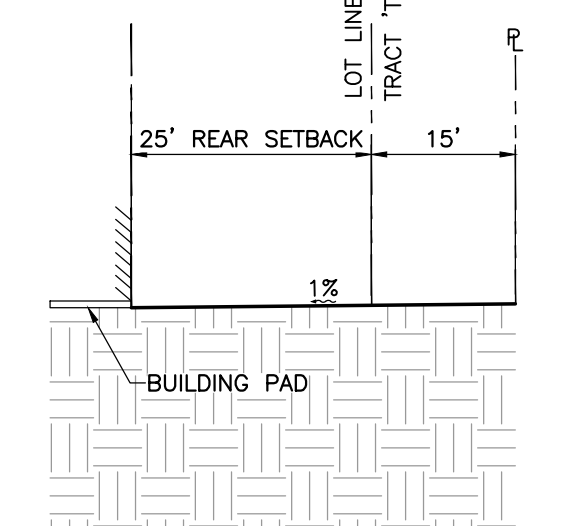
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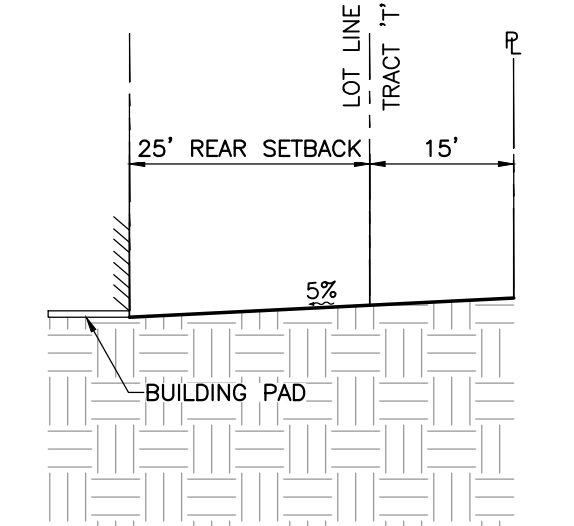
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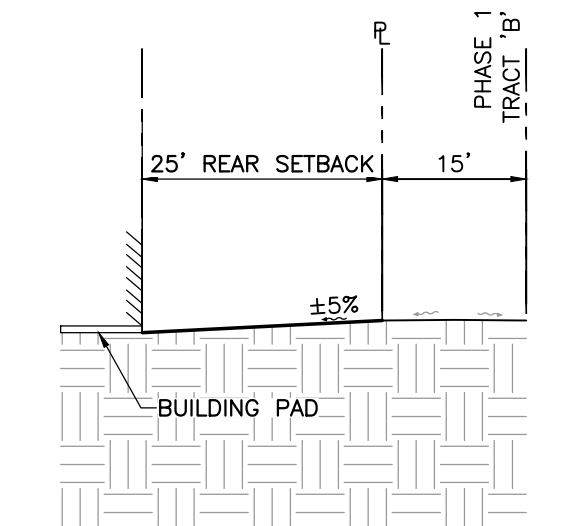
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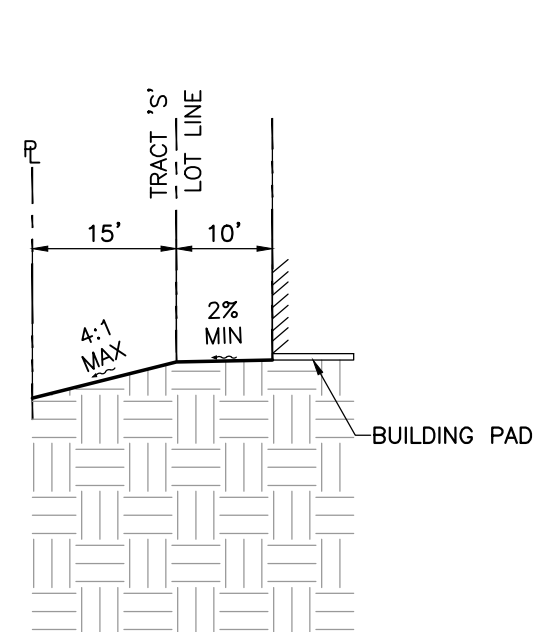
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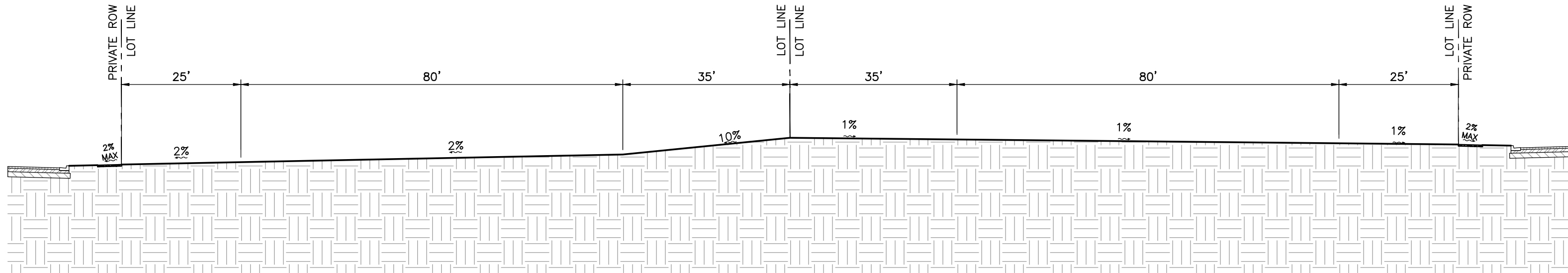
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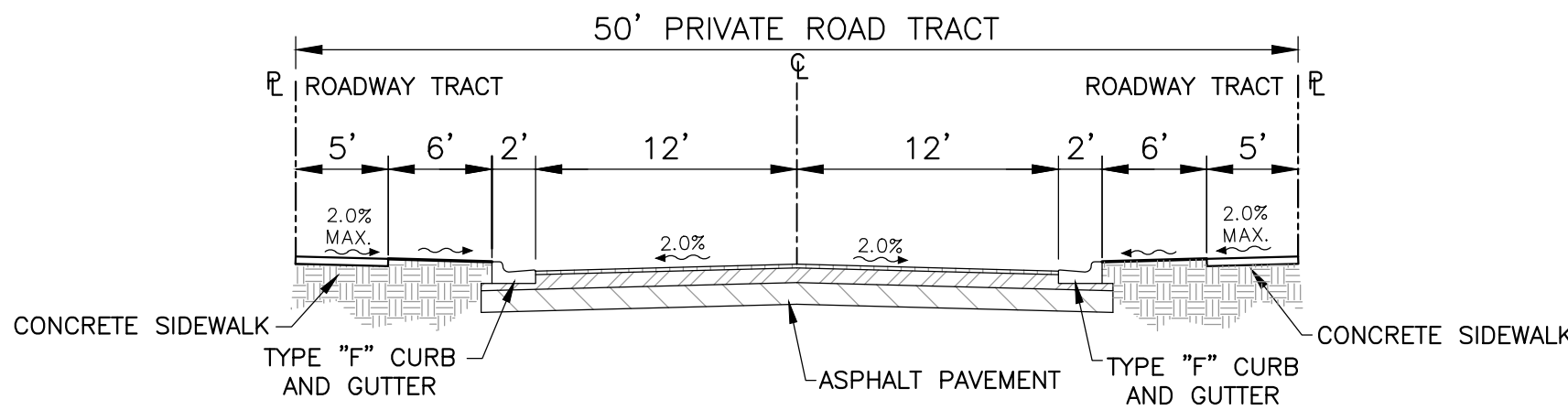
SECTION J-J
N.T.S.



SECTION F-F
N.T.S.



SECTION K-K
N.T.S.



TYPICAL 50' RIGHT-OF-WAY
SCALE: N.T.S.

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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SHEET 9 OF 19
NOT FOR CONSTRUCTION

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C1	16.97'	N44°45'04"E	12.00'
C2	21.95'	N79°33'26"E	62.00'
C3	55.02'	N43°01'14"E	62.00'
C4	18.60'	N8°03'07"E	62.00'
C5	40.64'	N19°42'26"W	62.00'
C6	44.02'	N59°38'01"W	62.00'
C7	10.62'	N85°20'15"W	62.00'
C8	21.79'	S79°37'46"W	62.00'
C9	44.02'	S48°42'54"W	62.00'
C10	12.12'	S22°18'55"W	62.00'
C11	15.24'	S9°38'53"W	62.00'
C12	15.24'	S9°38'53"W	62.00'
C13	29.05'	S14°07'13"E	62.00'
C14	34.33'	S43°44'23"E	62.00'
C16	32.55'	S75°01'51"E	62.00'
C17	16.92'	S45°24'41"E	12.00'
C18	17.02'	N44°35'19"E	12.00'
C19	16.92'	N45°24'41"W	12.00'
C20	17.02'	S44°35'19"W	12.00'
C22	1.94'	S85°36'52"E	12.00'
C23	15.49'	S40°46'36"E	12.00'
C24	15.49'	S39°37'45"W	12.00'
C25	2.07'	S84°47'30"W	12.00'
C26	3.84'	S87°58'28"W	62.00'
C27	84.92'	S42°58'28"W	62.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C29	2.01'	S84°57'15"W	12.00'
C30	2.01'	N85°27'07"W	12.00'
C31	15.49'	N40°27'07"W	12.00'
C32	38.44'	N22°51'10"W	50.00'
C33	47.01'	N73°29'53"W	50.00'
C34	43.50'	S52°40'40"W	50.00'
C35	79.85'	S26°05'50"E	50.00'
C36	15.24'	S39°40'08"E	12.00'
C37	16.97'	S44°45'04"W	12.00'
C38	16.97'	S45°14'56"E	12.00'
C39	1.94'	S85°36'52"E	12.00'
C40	2.01'	N84°57'15"E	12.00'
C41	15.49'	N39°57'15"E	12.00'
C42	15.49'	N40°27'07"W	12.00'
C43	2.01'	N85°27'07"W	12.00'
C44	2.07'	S84°47'30"W	12.00'
C45	15.49'	S39°37'45"W	12.00'
C46	15.49'	S40°46'36"E	12.00'

SHEET 10 OF 19
NOT FOR CONSTRUCTION

SCALE
N.T.S.

PROJECT
MIH-008

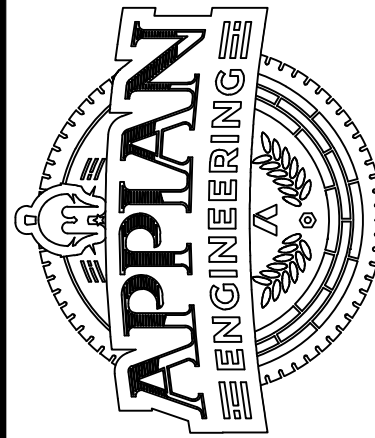
SHEET
C3.4

DRAWN:
T. MOORE

DESIGNED:
L. CLASSON

CHECKED:
L. CLASSON

DATE:
12/19/24



OVIDIO SALVADOR SANCHEZ

No. 86492

STATE OF FLORIDA

PROFESSIONAL ENGINEER

12/19/24

CURVE TABLES

MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOPKA, FLORIDA

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2231 Las Rozas, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1214

REV.

DATE

DESCRIPTION

BY

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GENERAL UTILITY NOTES:

1. BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY WET-TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.
2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.
3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.
4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.
5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".
6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.
7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.
8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR-AND-ONE-HALF INCH (4-1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.
9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILIARY VALVES.
10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.
11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO CITY OF APOPKA WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180 MODIFIED PROCTOR TEST.
13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.
15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF APOPKA INSPECTOR PRESENT.
17. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE.
18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).

(a) ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18.
(b) ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.51/C151 AND HAVE A MINIMUM 350 PRESSURE CLASS RATING

19. PIPE USED IN GRAVITY SEWER CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP). WHERE REFERENCE IS MADE TO AN ASTM, ANSI, OR AASHTO DESIGNATION, IT SHALL BE THE LATEST REVISION.

(a) PVC GRAVITY SEWER PIPE (4 INCH - 15 INCH), ASTM D3034, SDR 35 - UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-4. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
(b) DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MILS. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY CITY OF APOPKA BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.

WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD - "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.
5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF APOPKA. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.
6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.
7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

L =

SD

×

√P

148,000

WHERE:

L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR

S = LENGTH OF PIPE TESTED, IN FEET

D = NOMINAL DIAMETER OF PIPE, IN INCHES

P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)

8. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

SEWER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.
4. LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW-PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION.
5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)			
Vacuum Sanitary Sewer			
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)			
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

- (1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

FDEP UTILITY CONSTRUCTION NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO 62-555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.
2. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY
3. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

FDEP UTILITY SEPARATION REQUIREMENTS

(62-555.314, F.A.C. LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

- (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

- (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

- (3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

- (a) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
- (b) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

- (4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5568

2231 Las Ruas, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1212

DATE

DESCRIPTION

BY

UTILITY NOTES

MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2

CITY OF APOPKA, FLORIDA

SCALE

N/A

PROJECT

MIH-008

SHEET

C4.0

DRAWN

T. MOORE

DESIGNED

L. CLASSON

CHECKED

L. CLASSON

DATE

12/19/24

APPIAN ENGINEERING

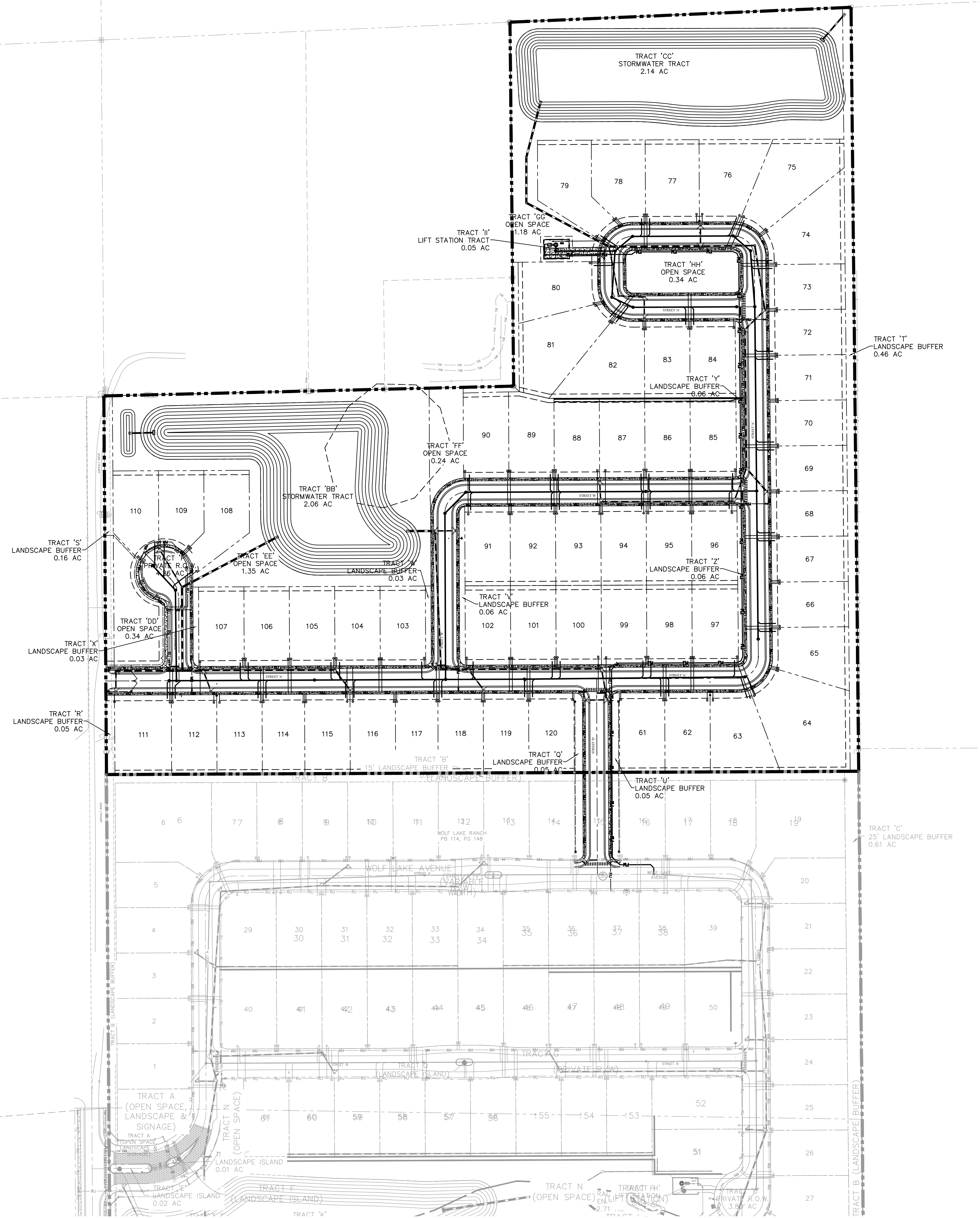
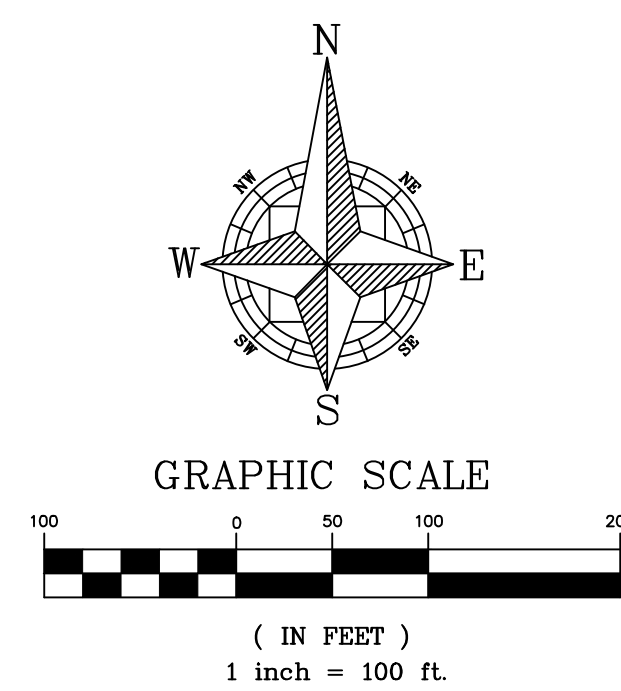
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No. 86492

STATE OF FLORIDA

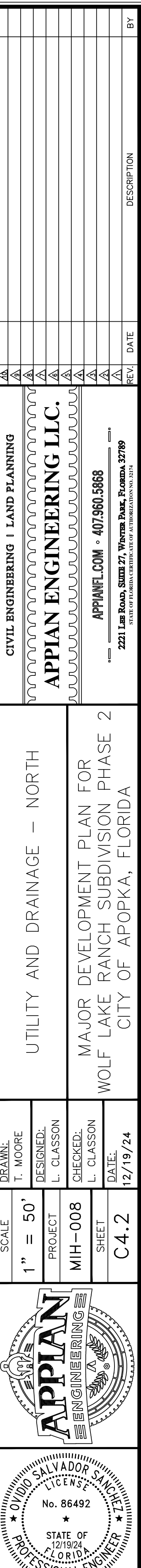
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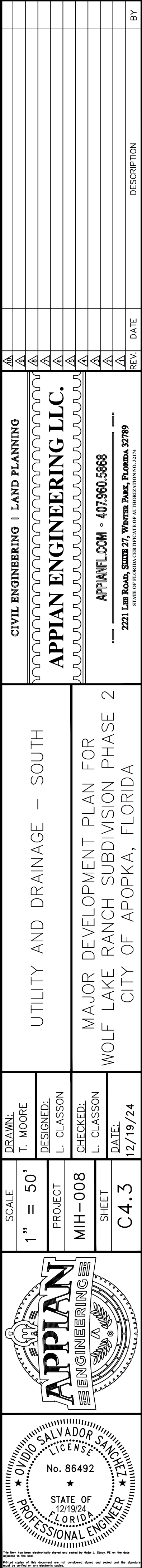
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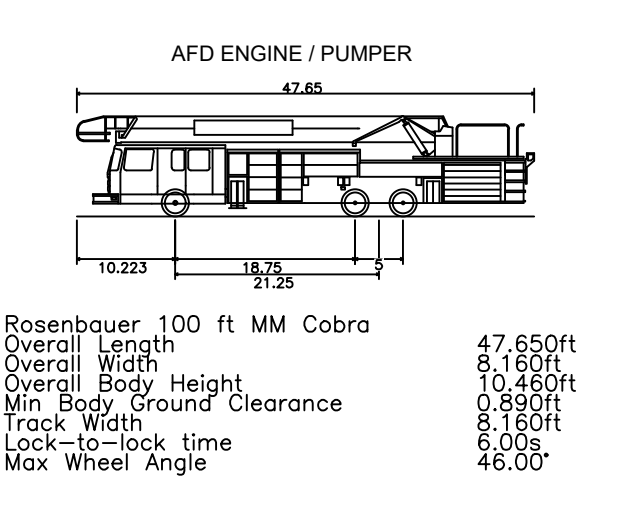
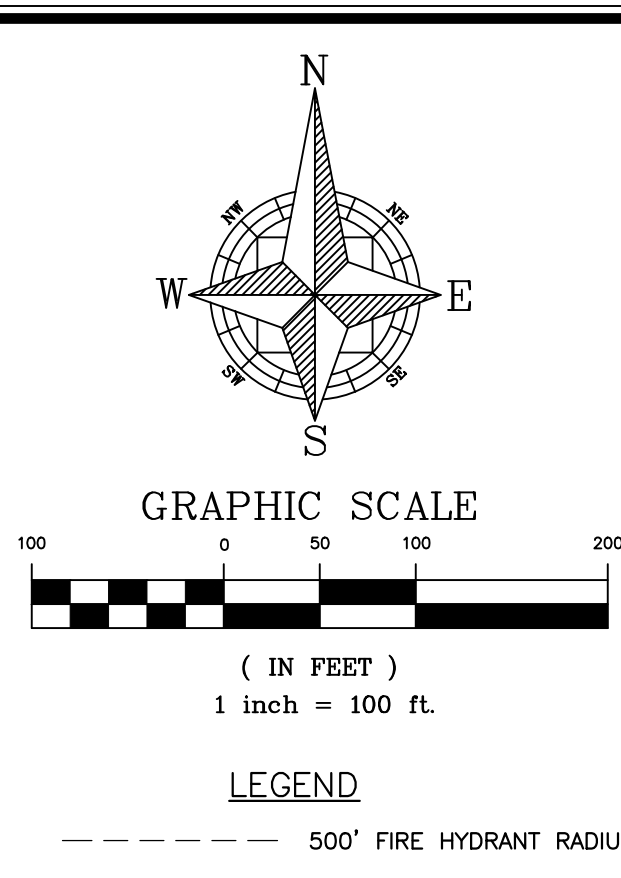
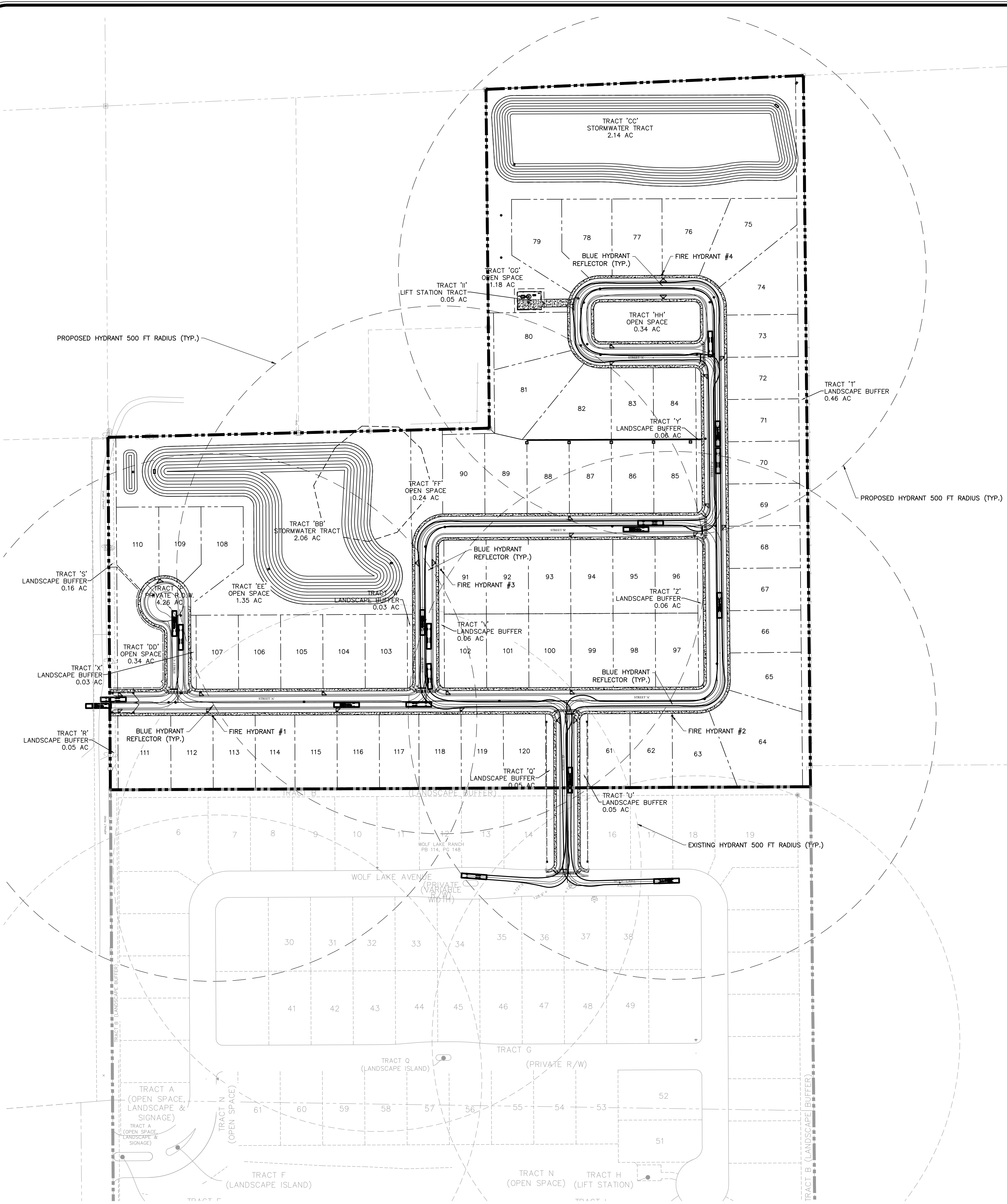


SHEET 12 OF 19
NOT FOR CONSTRUCTION

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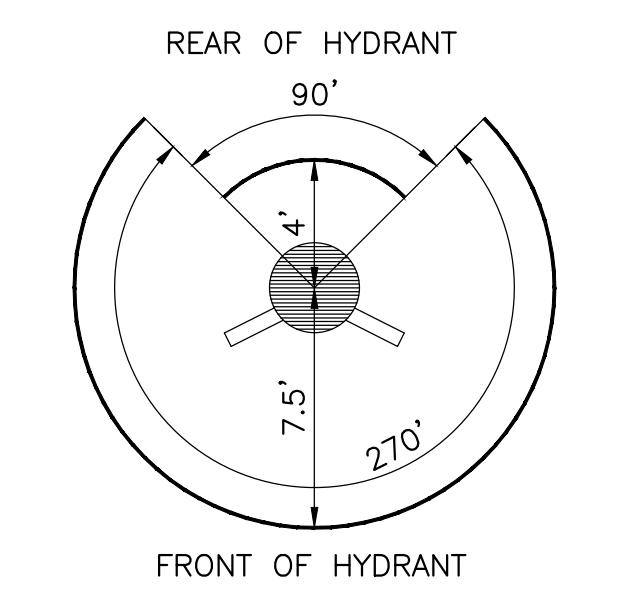


FIRE ACCESS NOTES:

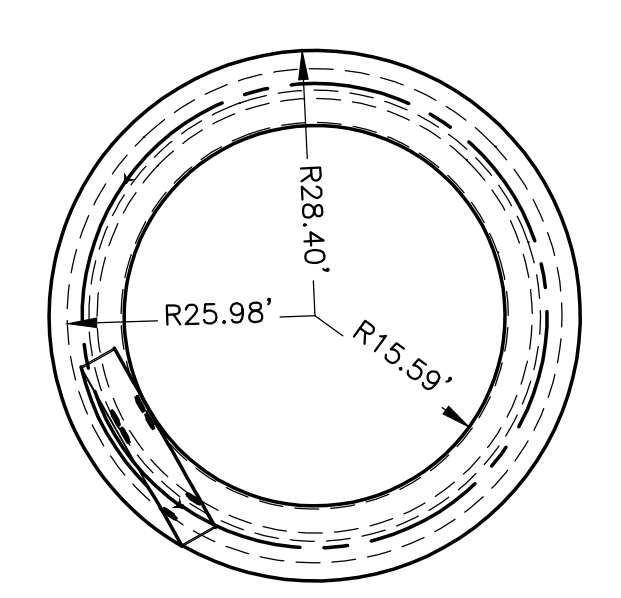
1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND CONSTRUCTED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2,3,4,2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER (NFPA 1,18.5,10,1).

FIRE HYDRANT NOTES:

1. FIRE HYDRANT LOCATION AND DISTRIBUTION SHALL FOLLOW NFPA 1.
2. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. (NFPA 1, 18.5.7.1).
3. A CLEAR SPACE OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCHES. (NFPA 1, 18.5.7.2)
4. AFTER THE INSTALLATION OF THE NE HYDRANTS, A FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE FIRE FLOW A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH. (SCPSM, FIRE FLOW TESTING PROCEDURE).
5. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, 18.5.10.1).



FIRE HYDRANT CLEARANCE DETAIL

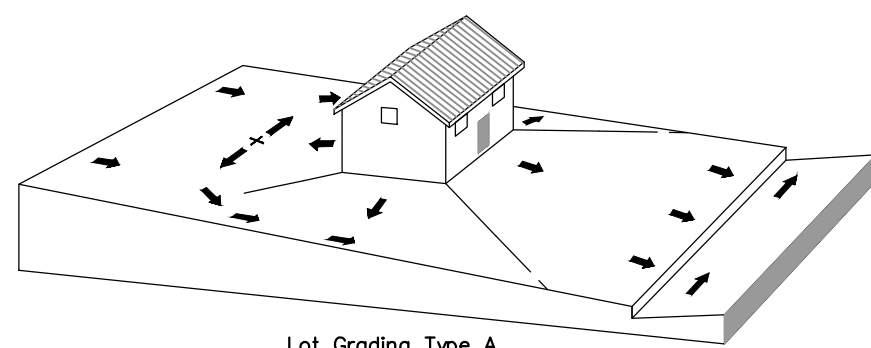
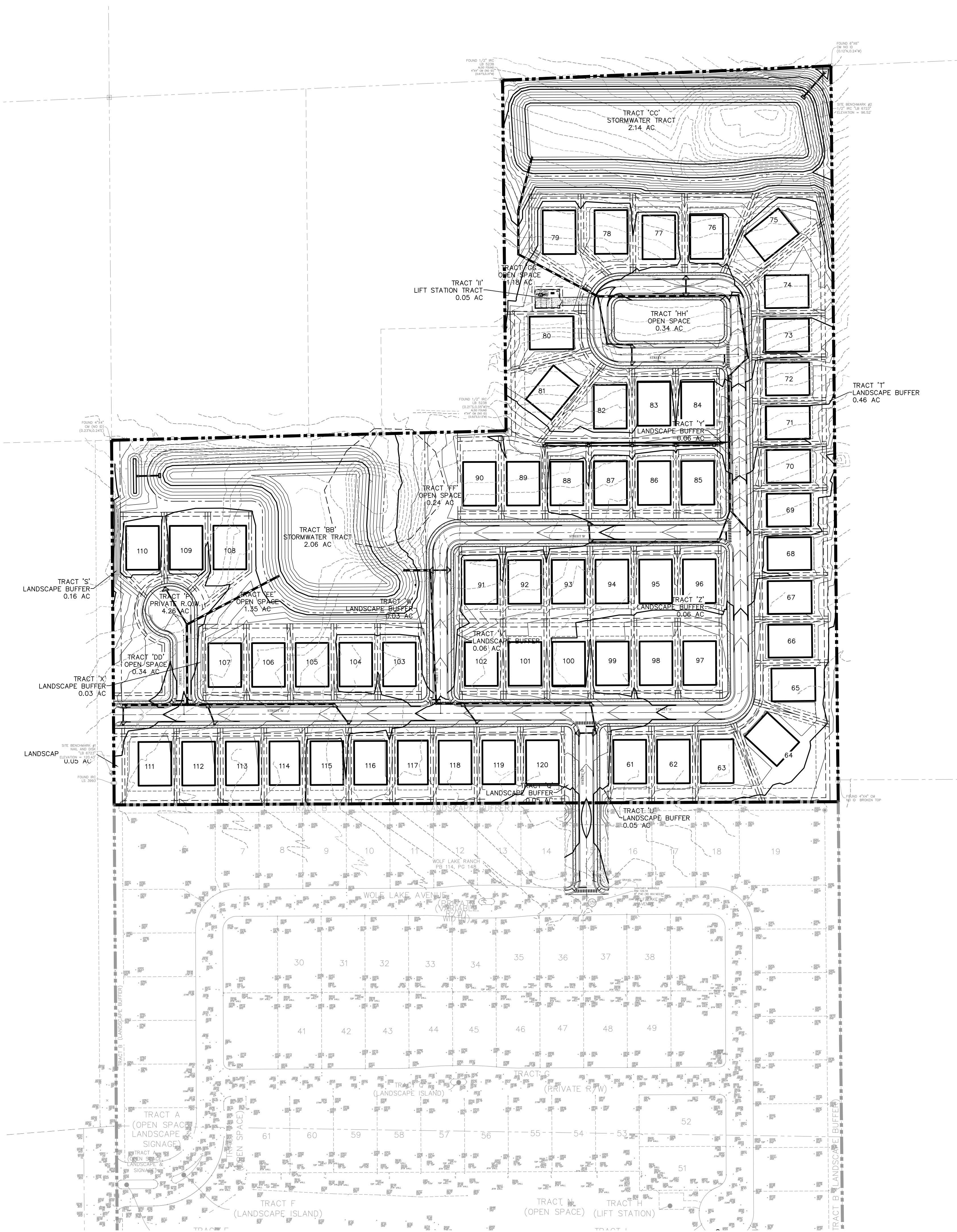


TURNING RADIUS SKETCH

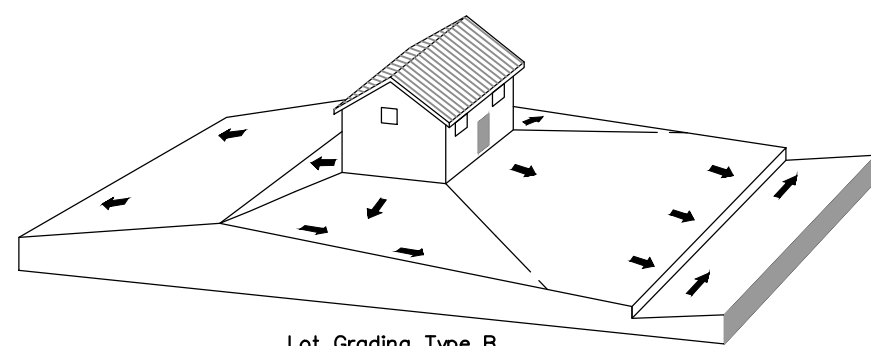
SHEET 15 OF 19
NOT FOR CONSTRUCTION

	SCALE 1" = 100'	DRAWN: T. MOORE	FIRE TRUCK ROUTE PLAN	CIVIL ENGINEERING LAND PLANNING  APPIAN ENGINEERING LLC.  APPIANFL.COM • 407.960.5868  2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 2574	DATE REV.	DESCRIPTION	BY
		DESIGNED: L. CLASSON					
		CHECKED: L. CLASSON					
		DATE: 12/19/24					
MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2 CITY OF APOPKA, FLORIDA							

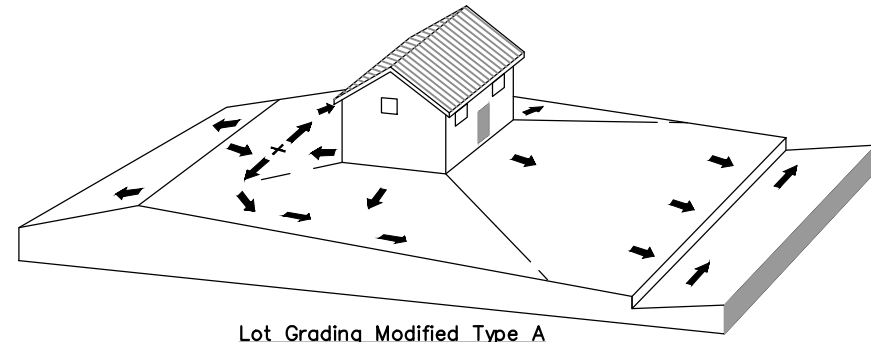
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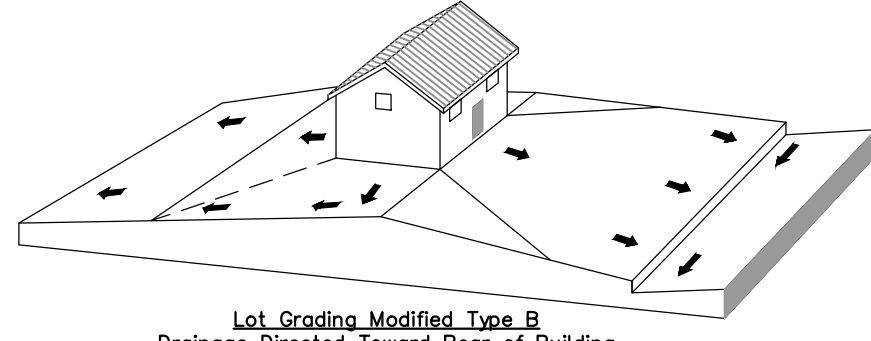
Lot Grading Type A
Drainage Directed Toward Front of Building



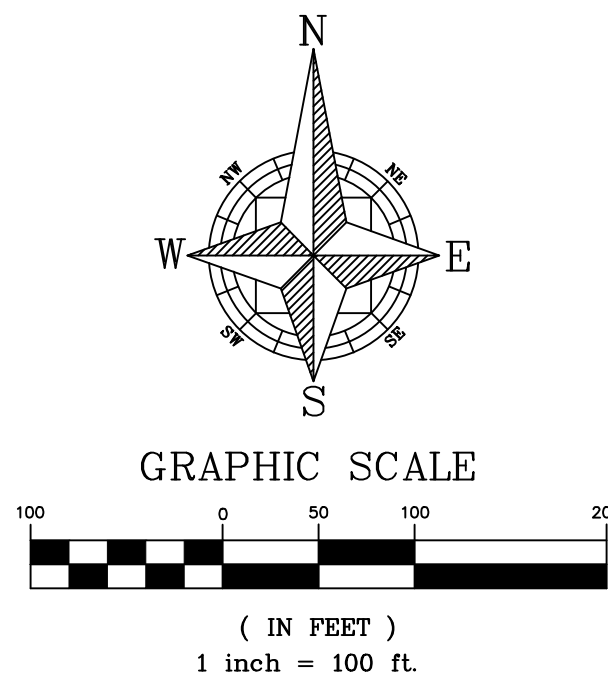
Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



Lot Grading Modified Type A
Drainage Directed Toward Front and Rear of Building
with Grade Break Near Rear of Lot

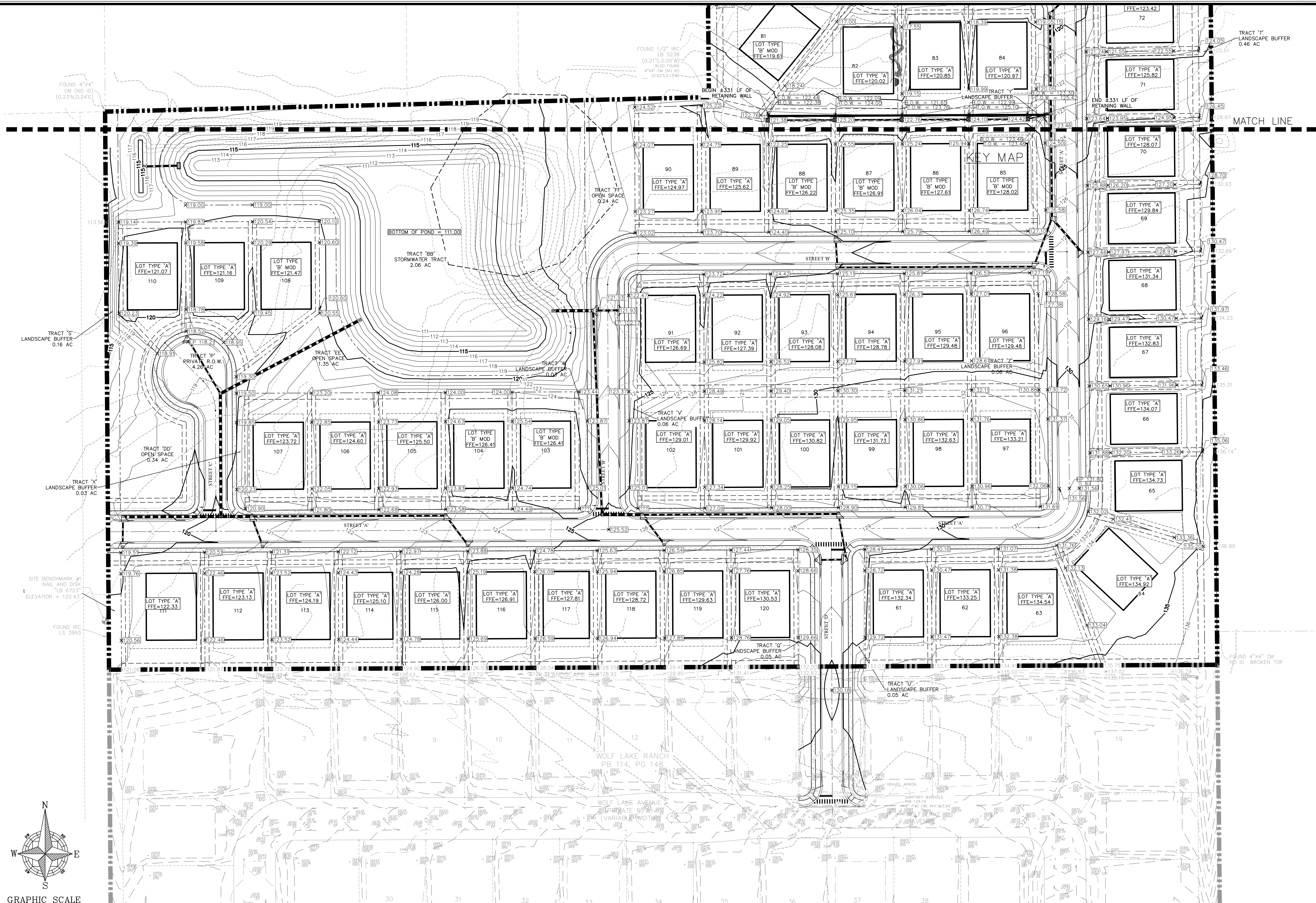


Lot Grading Modified Type B
Drainage Directed Toward Rear of Building
with Grade Break at Front Setback



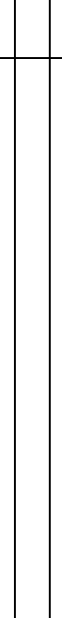
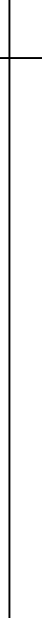
CIVIL ENGINEERING LAND PLANNING			
APPIAN ENGINEERING LLC.			
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2231 Las Roca, Suite 27, Winter Park, Florida 32789			
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1212			
PAVING AND GRADING — OVERALL		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2 CITY OF APOKA, FLORIDA	
SCALE	1" = 100'	DRAWN:	T. MOORE
PROJECT	MIH-008	DESIGNED:	L. CLASSON
SHEET	C6.0	CHECKED:	L. CLASSON
		DATE:	12/19/24

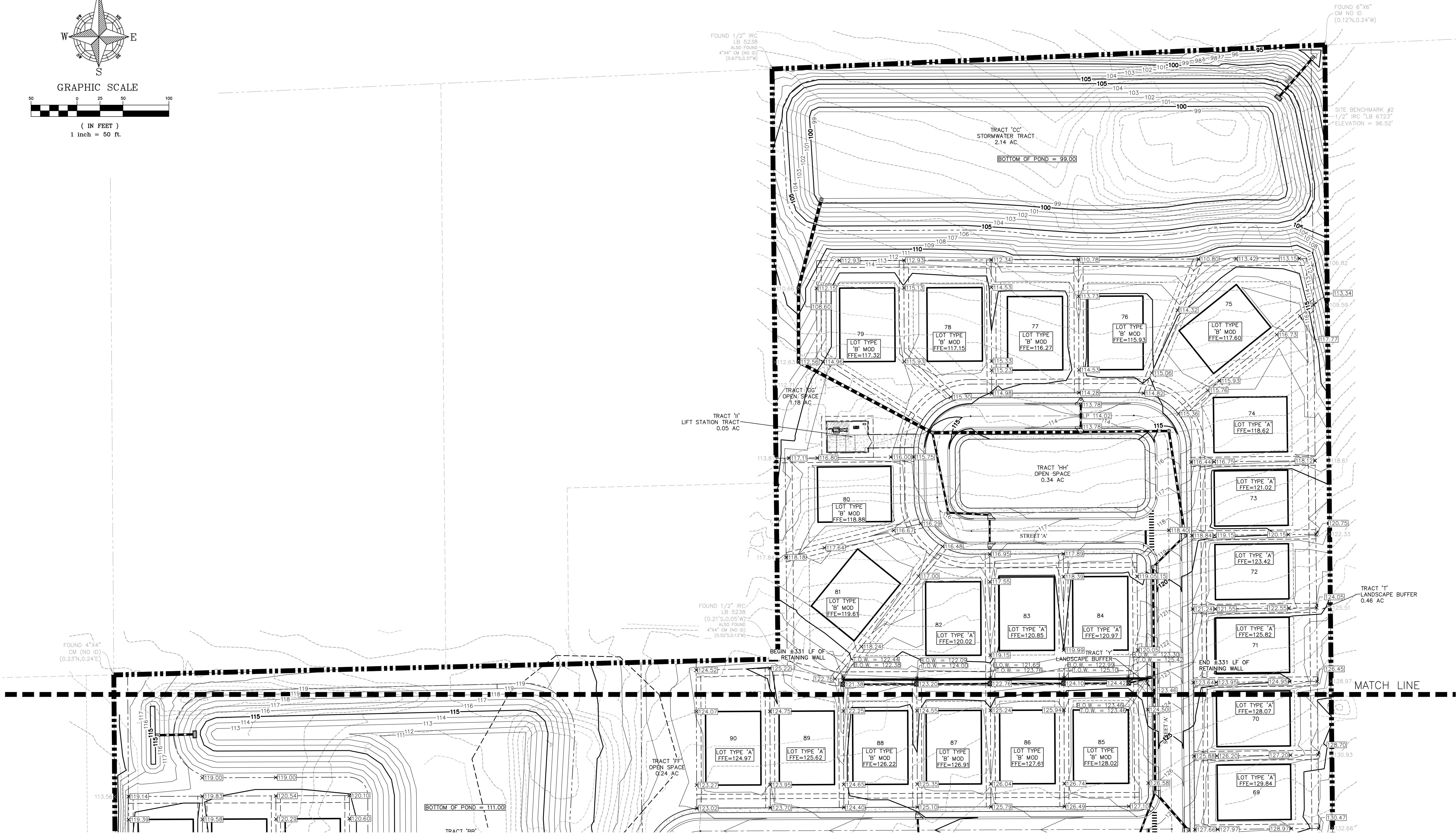
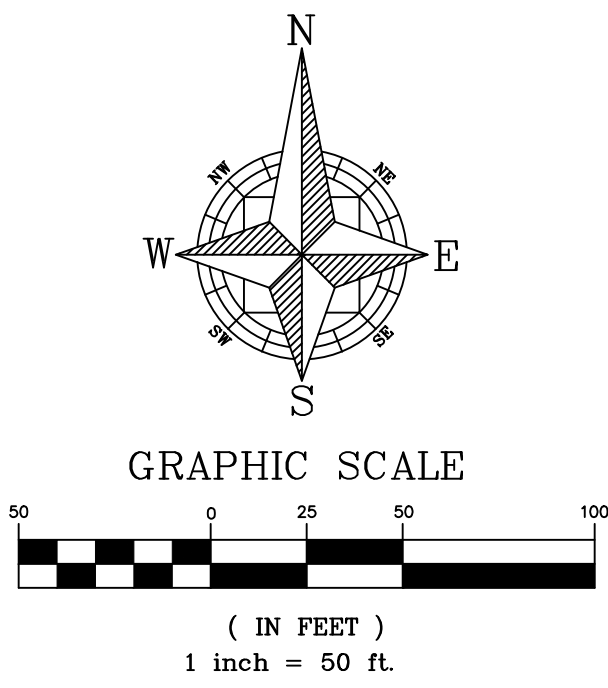
SHEET 17 OF 19
NOT FOR CONSTRUCTION



P:_PROJECT DRAWINGS\MIH-008 Wolf Lake Ranch Roseville\Drawings\CAD Civil3D\Layouts\03 PSP\PAVING AND GRADING.dwg Modified: 12/19/2024 By: osanchez

SHEET 18 OF 19
NOT FOR CONSTRUCTION

	SCALE	DRAWN:	PAVING AND GRADING – NORTH	CIVIL ENGINEERING LAND PLANNING					
	1" = 50'	T. MOORE							
	PROJECT	DESIGNED:							
	MIH-008	L. CLASSON							
	SHEET	CHECKED:	MAJOR DEVELOPMENT PLAN FOR						
	C6.1	DATE:	WOLF LAKE RANCH SUBDIVISION PHASE 2						
		12/19/24	CITY OF APOPKA, FLORIDA						



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PAVING AND GRADING – SOUTH		MAJOR DEVELOPMENT PLAN FOR WOLF LAKE RANCH SUBDIVISION PHASE 2		CITY OF APOKA, FLORIDA		REV.		DATE	
SCALE	1" = 50'	DRAWN	T. MOORE	DESIGNED	L. CLASSON	CHECKED	L. CLASSON	DATE	12/19/24
PROJECT	MIH-008	SHEET	C6.2						
APPIAN ENGINEERING		OVIDIO SALVADOR SANCHEZ No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 12/19/24							
		DESCRIPTION							
		BY							