APOPKA PLANNING COMMISSION AGENDA

April 8, 2025 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT: https://www.youtube.com/CityofApopkaFL

CALL TO ORDER

OPENING AND INVOCATION

PUBLIC COMMENT PERIOD

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

APPROVAL OF MINUTES

1. Meeting Minutes from March 11, 2025

PUBLIC HEARING

1. Quasi-Judicial - Ordinance No. 3102 – Change of Zoning, Master Plan and Major Development Plan – Golden Gem Estates (FKA Golden Grove)
   Owner(s): Tim Burchfield, Stacy and Robert Moss
   Applicant(s): GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
   Location: West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road
   Project: 65 single-family detached units
   Tract size: 19.76 +/- acre(s)
   Density: 3.29 dwelling units per acre (5 dwelling units per acre maximum)
   Project Manager: Jean Sanchez

SITE PLANS

1. Quasi-Judicial - Ondich South - Major Development Plan
   Owner(s): PM S-1 REO, LLC
   Applicant(s): Appian Engineering, Inc. c/o Luke Classon, P.E.
   Parcel Identification Number(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
   Location: Southwest corner of Ondich Road and Effie Drive
   Tract: 54.85 +/- acre(s)
   Project: 326 residential units
   Density/Intensity: 5.97 dwelling units per acre
   Project Manager: Jean Sanchez

2. Quasi-Judicial - Wolf Lake Ranch Phase 2 - Major Development Plan
   Owner(s): Roseville Farms, LLC
   Applicant(s): Appian Engineering, Inc. c/o Ovidio Sanchez, P.E.
   Parcel Identification Number(s): 19-20-28-0000-00-010

Location: Northeast corner of Ponkan Road and Ponkan Pines Road
Tract: 29.66 +/- acre(s)
Project: 59 residential units
Density/Intensity: 1.9 dwelling units per acre
Project Manager: Jean Sanchez

3. Quasi-Judicial - Plymouth Harbor - Major Development Plan
Owner(s): Plymouth Harbor, LLC
Applicant(s): Geoff Summitt, P.E.
Location: West side of Plymouth-Sorrento Road, north of Bailey Hill Road
Project: Plymouth Harbor
Tract size: 40.55 acres
Unit count: 86 single-family units
Density: 3.5 dwelling units per acre
Project Manager: Bobby Howell, AICP

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 11, 2025 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood, Wes Dumey and David Woods

ABSENT: Orange County Public Schools (Non-voting)

STAFF PRESENT: Jean Sanchez – Senior Project Coordinator/Planner, Andrew Hand – City Attorney (Cliff Sheppard's Office), Amer Hamza – Planner I, Diana Almodovar – City Engineer, Jacob Smith – City Administrator, Marta Schwartz – Content Specialist, Kelly Robertson – Content Administrator and Erin Arnold – Executive Assistant.

OTHERS PRESENT: Tara Tedrow and Mackenzie Cerjan

OPENING AND INVOCATION: Chairperson Gusler called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

PUBLIC COMMENT: Chairperson Gusler asked if anyone from the public wished to speak on a matter that is not on the agenda. With no one wishing to speak, Chairperson Gusler closed the public comment period.

APPROVAL OF MINUTES: Chairperson Gusler asked if there were any corrections or additions to the regular meeting minutes of February 11, 2025 at 5:30 p.m.

MOTION: Howard Washington made a motion to approve the Planning Commission minutes from the regular meeting held on February 11, 2025 at 5:30 p.m. and seconded by David Woods. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood, Wes Dumey and David Woods (7-0).

4101 GOLDEN GEM ROAD – MAJOR DEVELOPMENT PLAN

Chairperson Gusler read the item description and asked if anyone had ex-parte communication on this matter. All commissioners responded no.

Staff Presentation: Jean Sanchez presented the item based on the staff report.

Commissioner Mock asked where the additional 144 dwellings will eventually be built.

Ms. Sanchez responded that it would be in the property above to the east. It's in the same vicinity by overlay and is also a part of Wyld Oaks.

Commissioner Woods asked how the stormwater is being handled.

Ms. Sanchez stated that information is on the major development plan, but deferred to the applicant for further explanation.

Applicant, Mackenzie Cerjan with Kimley Horn & Associates, mentioned that this is part of the overall Wyld Oak Development so it has a shared stormwater component just at the northern limits of the plan. The pond will be shared but it is a closed system.

Commissioner Washington asked if the stormwater system will be able to support all 198 homes when they are eventually built out.

Ms. Cerjan responded that the 198 is just for the maximum density that is allowed in that district right now. The only proposed is 54. That stormwater pond is planned to take up the rest of that tract so if they were to build the additional units, additional applications would be needed at that time to prove that the storm water could still be handled.

Chairperson Gusler asked about the distance between the driveway and the sidewalks.

Ms. Cerjan responded that there are sidewalks that run down the middle of the road. These are alley lots so they are rear loaded. The length between the front of the house to the sidewalk is 25 feet.

Commissioner Ryan asked if the rings that were showing on the map is all one-way traffic.

Ms. Cerjan stated that the middle drive is a two way and then you would come up through the middle and turn left or right and would be traveling down the alleys on the north and south.

Commissioner Woods asked if there would be on street parking.

Ms. Cerjan responded that there is on street parking on the south side only.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Howard Washington made a motion to recommend approval of the 4101 Golden Gem Road Residential – Major Development Plan, subject to the findings and exhibits in the staff report. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood, Wes Dumey and David Woods (7-0).

EDEN CREST PHASE 1 - PLAT

Chairperson Gusler read the item description.

Staff Presentation: Amer Hamza presented the item based on the staff report.

Commissioner Ryan asked staff how many phases would be in this project and if they were aware of the large wetland area in phase three that is protected on the southeast corner of that property.

Commissioner Woods asked if stormwater tracts C & D are all dumping into tract C. He also asked if there were any accommodations made to the people who have property already there to ensure that they are not being affected by stormwater runoff.

Mr. Hamza said both tracts are dumping into Tract C. He was not able to speak to the accommodations for the people since that would have been done at the CSP stage of the project which he was not involved in.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Eric Mock made a motion to approve the Eden Crest Phase 1 Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood, Wes Dumey and David Woods (7-0).

WILLOW RUN - PLAT

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report.

Commissioner Ryan asked what the lot width was going to be on these properties.

Ms. Sanchez stated that these are under the RSF 1B zoning so they are actually 80-foot-wide lots.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Howard Washington made a motion to approve the Willow Run Plat based on the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock, Mary Norwood, Wes Dumey and David Woods (7-0).

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 5:48 p.m.

_____
William Gusler, Chairperson

_____
Bobby Howell, Planning Manager

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 1.
Meeting Date: April 8, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial - Ordinance No. 3102 – Change of Zoning, Master Plan and Major Development Plan – Golden Gem Estates (FKA Golden Grove)

REQUEST:
Recommend approval of the Change of Zoning from County A-1 (Citrus Rural) to City KPI-MU (Kelly Park Interchange - Mixed-Use), Neighborhood Overlay District Assignment, Master Plan and Major Development Plan.

SUMMARY:
Owner(s): Tim Burchfield, Stacy and Robert Moss
Applicant(s): GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
Parcel Identification Number(s): 14-20-27-0000-00-025 and 14-20-27-0000-00-083
Location: West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road
Future Land Use: Mixed-Use
Existing Zoning: County A-1 (Citrus Rural)
Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use
Existing Use(s): Residential Single-Family and Vacant
Project: 65 single-family detached units
Tract size: 19.76 +/- acre(s)
Density: 3.29 dwelling units per acre (5 dwelling units per acre maximum)

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	KPI-MU (Kelly Park Interchange - Mixed-Use	Gardenia Reserve Residential Subdivision
East	Mixed-Use	KPI-MU	Wyld Oaks Mixed Use Development
South	County Rural	County A-1 (Citrus Rural)	Single-family residences
West	County Rural	County A-1	Construction landfill and recycling facility

SUMMARY:
The subject properties, approximately 19.76 acres in size, are located West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road, in which one parcel is vacant and the other houses a single-family residence. The applicant is requesting a Change of Zoning of the subject properties to be consistent and compatable with the surrounding properties, as well as, compliant with the City's Comprehensive Plan and Land Development Code. The properties were annexed to the City of Apopka on October 16, 2024, and a future land use amendment from County Rural to City Mixed-Use was adopted on December 18, 2024, by Ordnance Numbers 3073 and 3074, respectively.

The Master Plan/Major Development Plan details a subdivision plan for 65 single-family detached units on 19.76 acres. The applicant proposes almost three acres of open space that includes a dog park/walking area in the central portion of the subdivision, a seating and gathering space and a trail around the stormwater pond. The Master Plan/Major Development Plan shows a connection to Greenshade Grove Lane through the adjacent Gardenia Reserve Subdivision, as well as, the primary ingress/egress on Golden Gem Road. The applicant proposes the following site design standards, including minimum required setbacks:

- Front Porch Setback: 10-feet
- Front/Street Side Setback: 15-feet minimum
- Side Setback: 5-feet minimum
- Rear Setback: 20-feet minimum
- Minimum Living Area: 1300 square feet

The landscape plan proposes Winged Elms as street trees, while Bald Cypress and Live Oaks embellish the stormwater tract.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

- **Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;**
    - *Applicant's response:* The requested amendment is consistent with Comp Plan Policy 20.2 and falls within the identified one-mile radius as reflected in the vision plan.
    - *Staff response:* Staff has no comments or objections.
- **Is in conflict with any provisions of the LDC**;
    - *Applicant's response:* The requested amendment does not conflict with any provision of the LDC or the City Comprehensive Plan.
    - *Staff response:* Staff has no comments or objections.
- **Addresses a demonstrated community need**;
    - *Applicant's response:* The requested amendment falls within the area defined in the City's Comprehensive Plan for future residential growth to support the identified commercial, office and industrial areas within the area identified in Policy 20.2.
    - *Staff response:* Staff has no comments or objections.
- **Is required by changed conditions**;
    - *Applicant's response:* The requested amendment is needed to facilitate the use of the subject property consistent with City adopted Policy 20.2. The surrounding area is consistent with criteria in Policy 20.2.
    - *Staff response:* Staff has no comments or objections.
- **Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land**;
    - *Applicant's response:* The requested use is consistent with the characteristics reflected in Policy 20.2 and the densities and allowable uses are specified in Policy 202.2 to address compatibility with adjacent properties.
    - *Staff response:* Staff has no comments or objections.
- **Would result in a logical and orderly development pattern**;
    - *Applicant's response:* The requested amendment is based on the development pattern identified in Policy 20.2 and the vision plan for the area to ensure a logical and orderly development pattern for the area.
    - *Staff response:* Staff has no comments or objections.
- **Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and**
    - *Applicant's response:* The requested amendment will not impact any existing waterbodies, wetlands, or other environmentally sensitive areas as the property does not contain any environmentally sensitive areas. The development scheme will not introduce additional air or noise pollution due the development restrictions imposed by Policy 20.2 to ensure compatibility.
    - *Staff response:* Staff has no comments or objections.

- **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).**
    - *Applicant's response:* The proposed amendment falls within the City's service area and is served by adequate water, sewer and other city services. Development of the site will provide sufficient stormwater management to serve the property as well as help facilitate the City's improvements to the streets for the purpose of providing an adequate level of service.
    - *Staff response:* Staff has no comments or objections.

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on August 26, 2024.

SCHOOL CAPACITY REPORT:
Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is available for elementary and middle schools. However, capacity is deficient at the high school level by 8.512 students. This project would be served by Zellwood Elementary, Wolf Lake Middle, and Apopka High Schools.

PUBLIC HEARING SCHEDULE:
April 8, 2025 (5:30 P.M.) – Planning Commission
May 7, 2025 (1:30 P.M.) – City Council, First Reading
May 21, 2025 (7:00 P.M.) – City Council – Second Reading and Adoption

DULY ADVERTISED:
March 25, 2025 – Mailed Notifications to Adjacent Property and Posted Notice on the Property
March 28, 2025 – Apopka Chief

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the Change of Zoning from County A-1 (Citrus Rural) to City KPI-MU (Kelly Park Interchange - Mixed-Use), Neighborhood Overlay District Assignment, Master Plan and Major Development Plan for Golden Gem Estates.

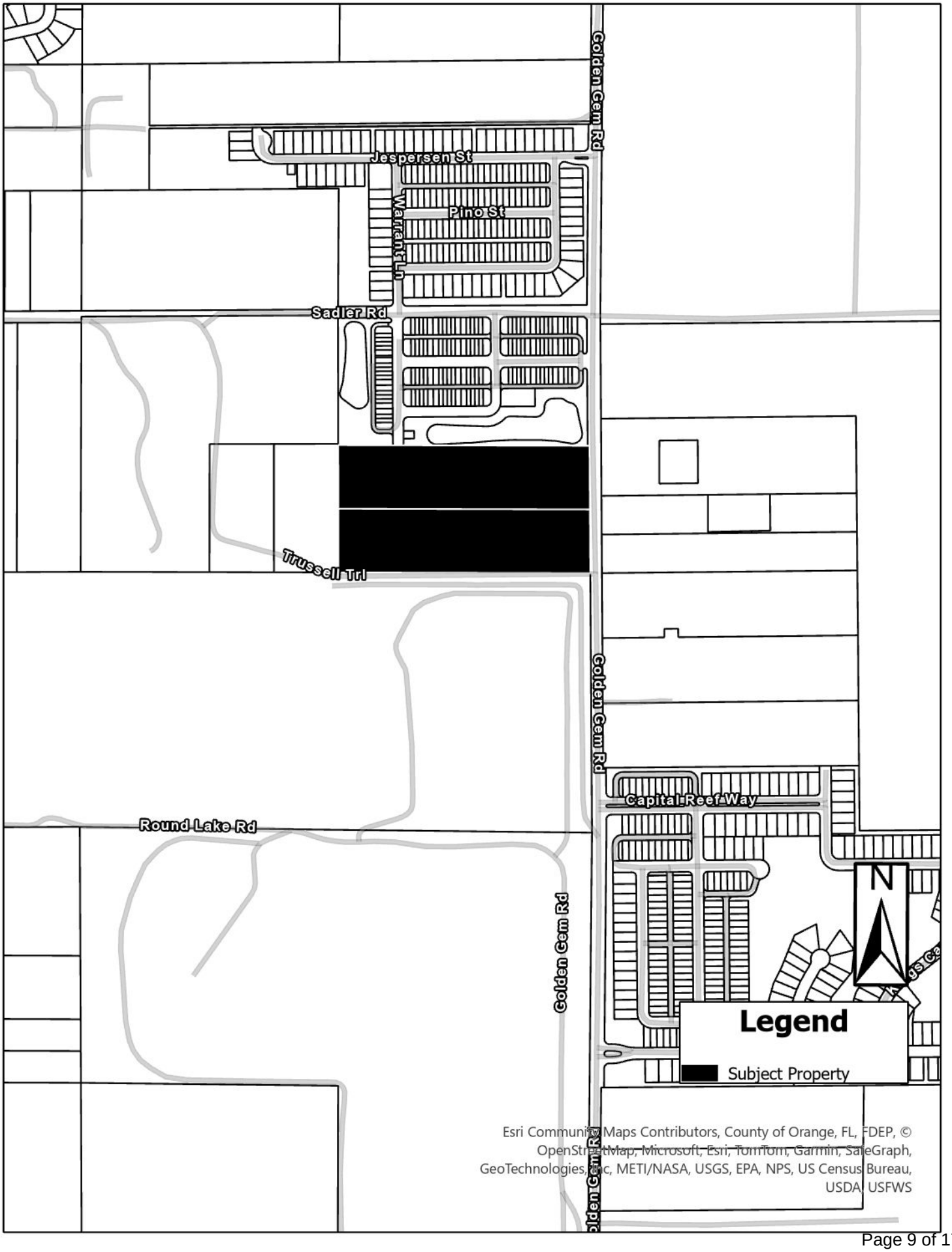
Recommended Motion – Planning Commission:

Find the proposed Change of Zoning from County A-1 (Citrus Rural) to City KPI-MU (Kelly Park Interchange - Mixed-Use), Neighborhood Overlay District Assignment, Master Plan and Major Development Plan, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend approval, based on the findings and facts presented in the staff report and exhibits.

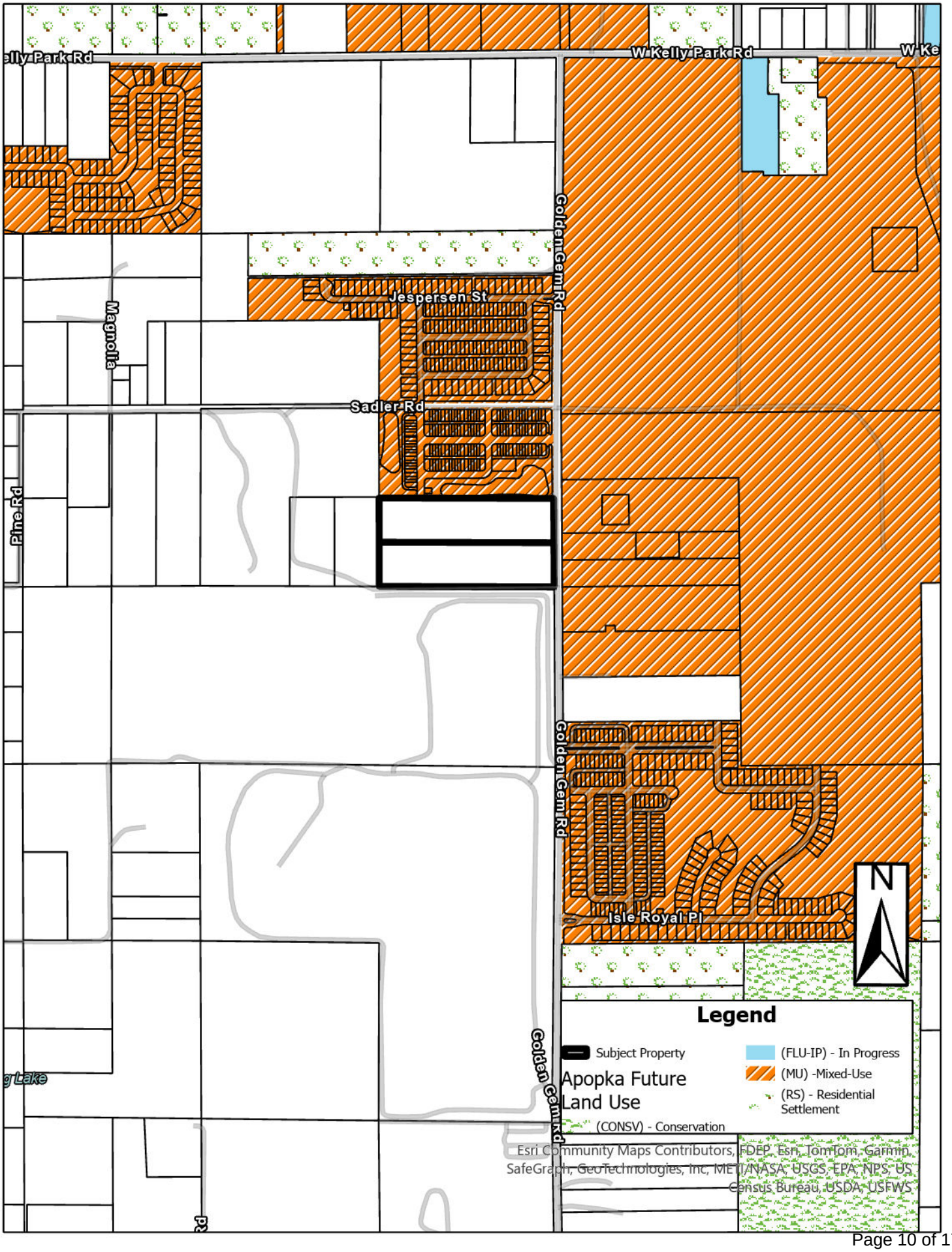
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ATTACHMENTS:
1. Maps
2. Ordinance No. 3102
3. Golden Gem Estates - Master Plan/MDP
4. Golden Gem Estates - OCPS School Capacity Extension
5. Golden Gem Estates - Ad 032825

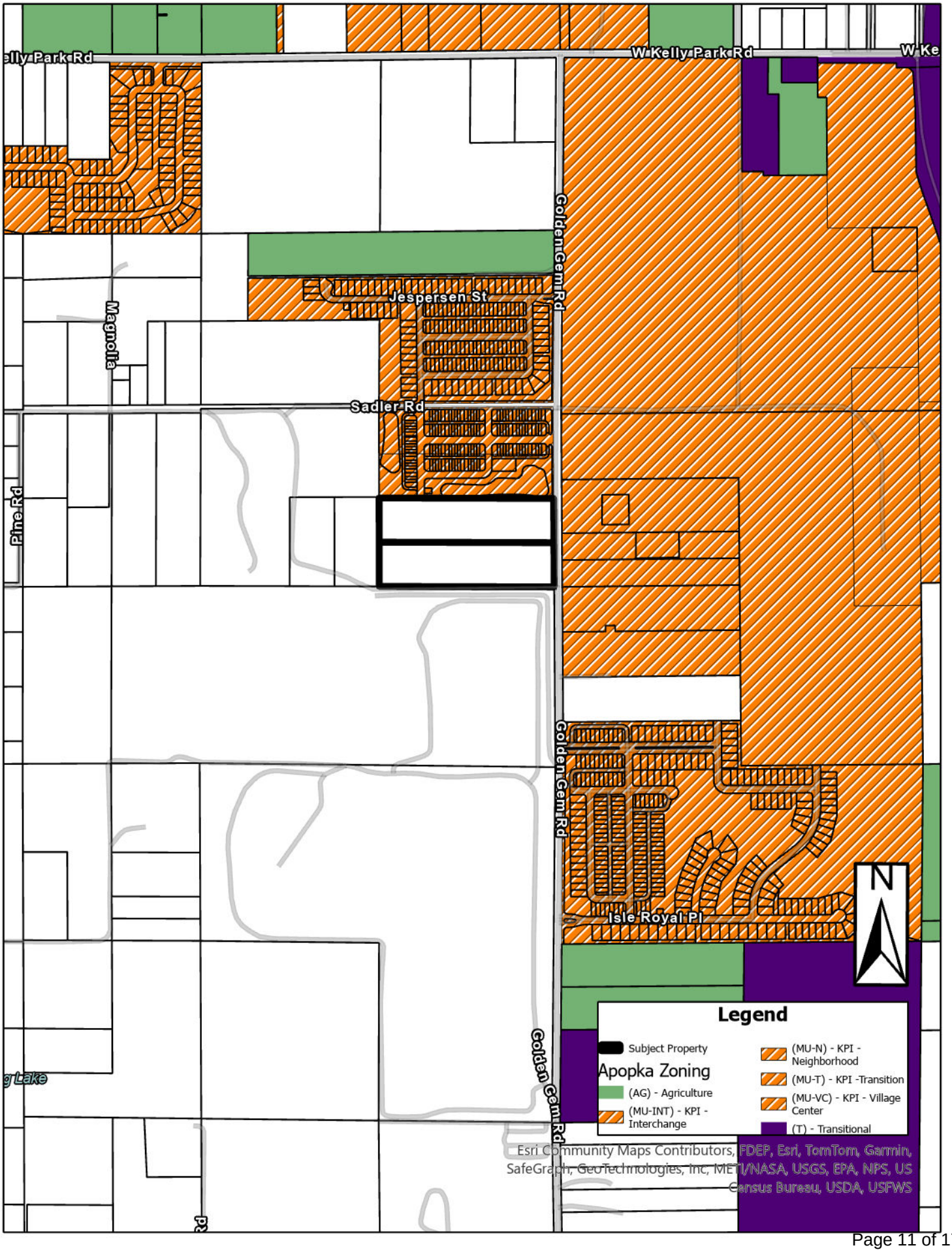
Vicinity


Golden Gem Rd
Jespersen St
Pino St
Warranti Ln
Sadler Rd
Trussell Trl
Golden Gem Rd
Capital Reef Way
Round Lake Rd
Golden Gem Rd
N
Legend
Subject Property
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

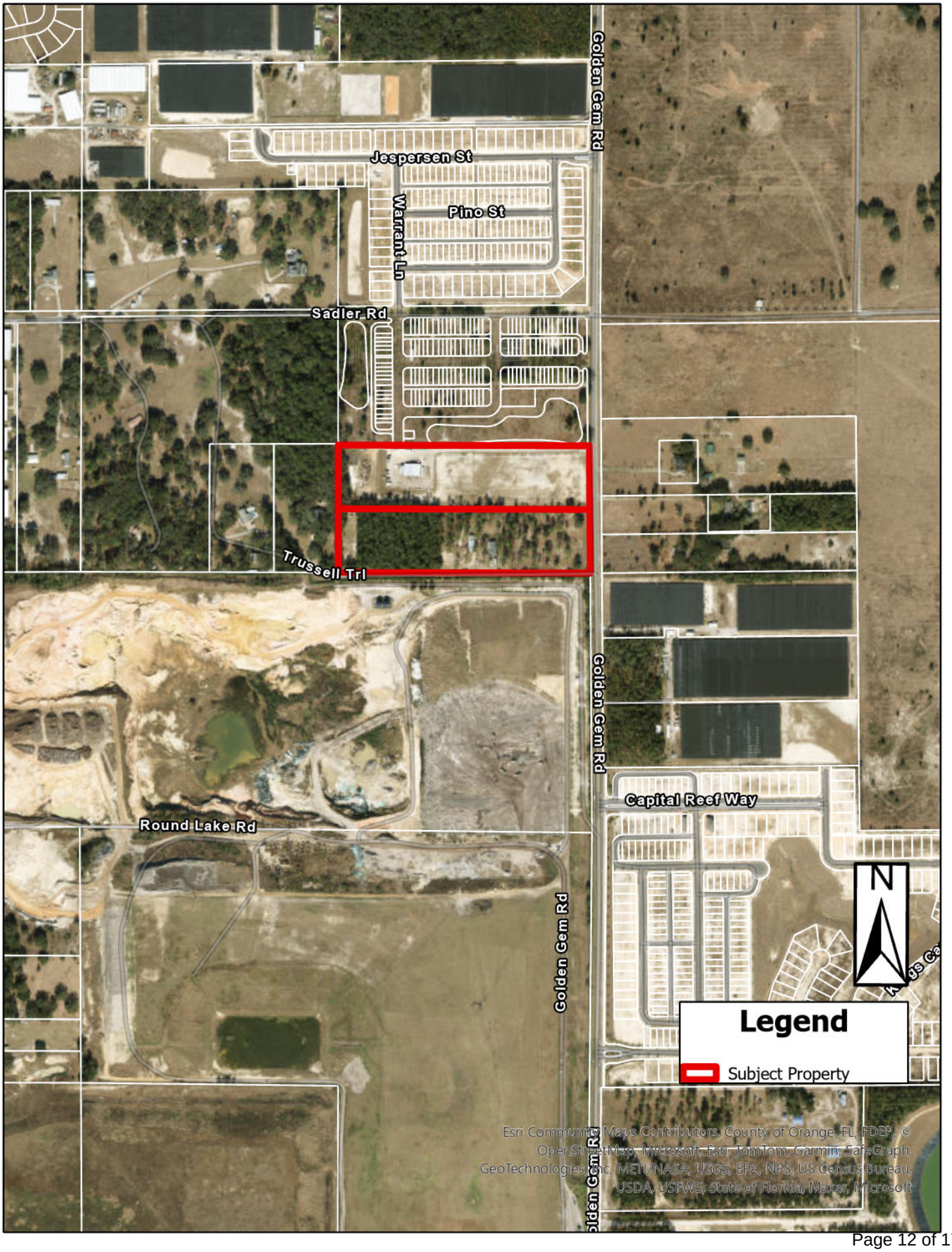
Future Land Use



Zoning


W Kelly Park Rd
Golden Gem Rd
Jespersen St
Magnolia
Sadler Rd
Pine Rd
Isle Royal Pl
N
Legend
Subject Property
Apopka Zoning
(AG) - Agriculture
(MU-INT) - KPI - Interchange
(MU-N) - KPI - Neighborhood
(MU-T) - KPI -Transition
(MU-VC) - KPI - Village Center
(T) - Transitional
Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial


Golden Gem Rd
Jespersen St
Pino St
Warrant Ln
Sadler Rd
Trussell Trl
Golden Gem Rd
Capital Reef Way
Round Lake Rd
Golden Gem Rd
N
Legend
Subject Property
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

ORDINANCE NO. 3102

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) TO KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE, ASSIGNMENT OF NEIGHBORHOOD DISTRICT OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; OWNED BY TIMOTHY BURCHFIELD, ROBERT AND STACY MOSS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, the applicant, Geoffrey L. Summitt on behalf of the fee simple owners of the Properties, submitted an application for a rezoning on the Properties identified and depicted in Exhibit "A," attached hereto, from County A-1 (Citrus Rural) to KPI-MU (Kelly Park Interchange – Mixed-Use) and

WHEREAS, the proposed KPI-MU (Kelly Park Interchange – Mixed-Use) zoning, as well as, Neighborhood District Overlay of the Properties are consistent with the City's Comprehensive Plan and Land Development Code; and

WHEREAS, the City of Apopka Planning Commission, sitting as the Local Planning Agency, recommended approval of the change in the zoning of the Properties and found that the rezoning is consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Apopka has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning; and

WHEREAS, the City Council has received public input on the rezoning and a recommendation from staff; and

WHEREAS, the City Council of the City of Apopka finds that the applicants have met the necessary criteria for rezoning under City's Land Development Code and that rezoning serves a legitimate public purpose and will not adversely affect the public interest.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section I. Findings and Intent. The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

Section II. Rezoning. The Property described and shown in Exhibit "A", being situated in the City of Apopka, Florida, is hereby rezoned and assigned the KPI-MU (Kelly Park Interchange – Mixed-Use) District and Neighborhood Overlay District, as defined in the Apopka Land Development Code.

Section III. Zoning Map. The Official Zoning Map of the City of Apopka shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance. The Community Development Director, or the Director's designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. Severability. If any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section V. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective immediately following such time that its companion future land use map amendment ordinance (Ordinance 3074) takes effect.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____, 2025.

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____

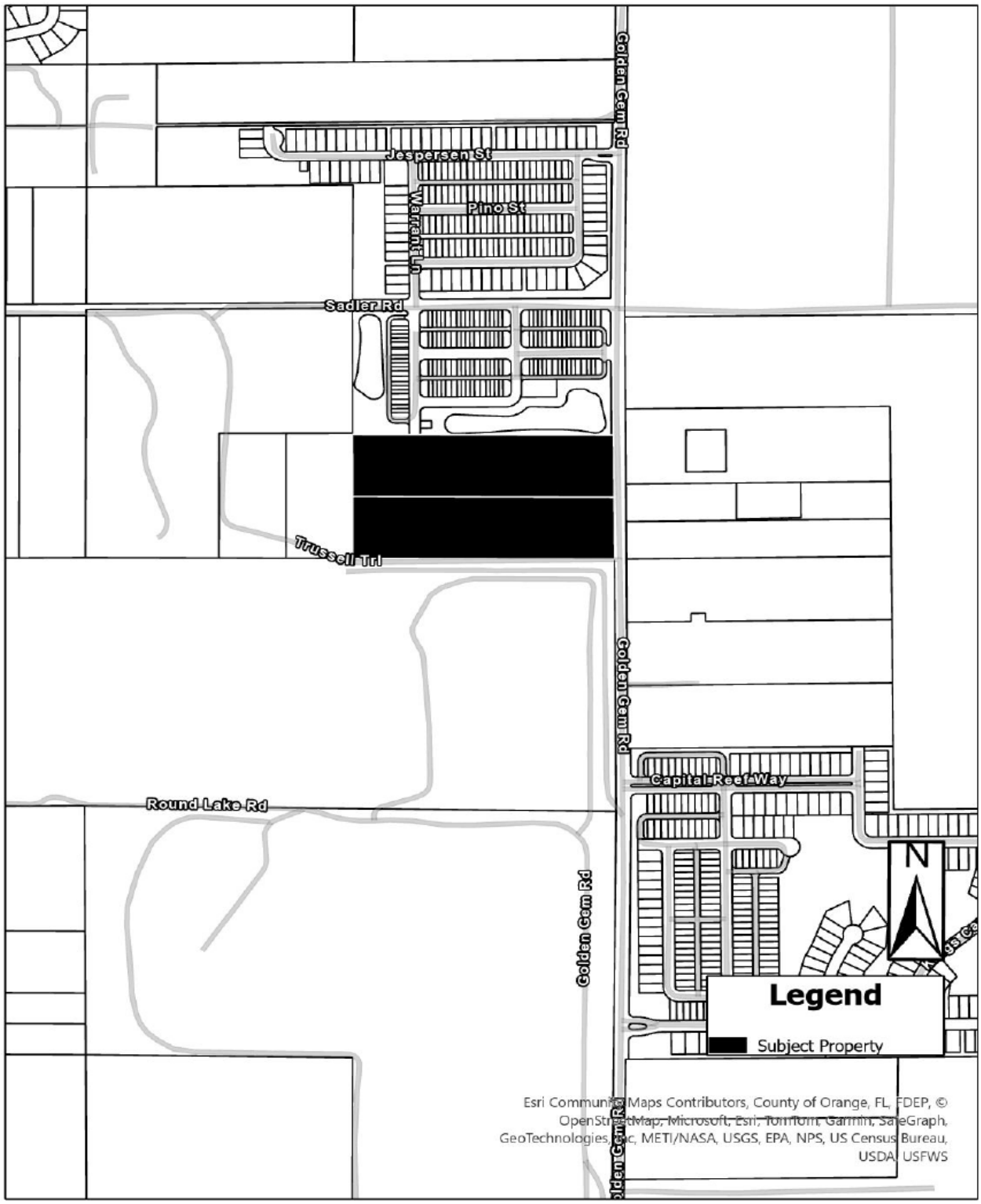
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: March 28, 2025

74

EXHIBIT A

Parcel Identification Number(s): 14-20-27-0000-00-025 and 14-20-27-0000-00-083



Golden Gem Estates
KPI Master/Major Development Plan
City of Apopka Florida Parcel I.D. # 14-20-27-0000-00-025; 083

for

K. Hovnanian Orlando Division, LLC

by

G L SUMMITT
ENGINEERING INC

LEGAL DESCRIPTION:

(PARCEL 2)
THE NORTH 3330 FEET OF THE SOUTH 660 FEET OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF.

AND

(PARCEL 3)
THE SOUTH 330 FEET OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN ROAD RIGHT-OF-WAY.

2 **STATEMENT OF USE:**
THE PROPOSED MDP WILL SUBDIVIDE THE PROPERTY TO ALLOW FOR 65 SINGLE-FAMILY HOMES WITH ASSOCIATED OPEN SPACE AND COMMON AREA ON APPROXIMATELY 19.76 ACRES.

PRELIMINARY NOT FOR CONSTRUCTION

Project Team

Owner
Timothy Burchfield
422 Kentucky Blue Cir.
Apopka, FL 32712
Ph:
Fx:

Robert & Stacy Moss
4146 Golden Gem Rd.
Apopka, FL 32712
Ph:
Fx:

Developer
K. Hovananian Orlando Division LLC.
2301 Lucien Way, Suite 260
Maitland, FL 32751
Ph: (321) 263-2600
Fx:

Surveyor
ASM, American Surveying & Mapping, Inc.
221 Circle Dr.
Maitland, FL 32751
Ph: (407) 426-7979
Fx:

Civil Engineer
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746
Ph: (407) 323-0705
Fx: (407) 992-8650

Landscape Architect
Ravensdale Planning & Design, Inc.
3208-C E. Colonial Dr.
#294
Orlando, FL 32803
Ph: (407) 647-1213
Fx:

Utilities

Drinking Water
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

Sanitary Sewer
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

Garbage Disposal
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

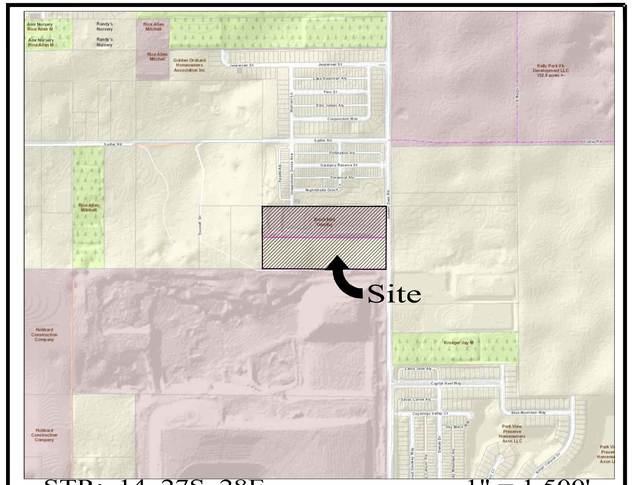
Reclaim Water
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

Electric Service
Duke Energy
3250 Bonnet Creek Rd,
Orlando, FL 32830
Ph: (800) 700-8744

Phone Provider
AT&T
1227 S. Division Ave.
Orlando, FL 34805
Ph: (407) 351-7100

Cable Provider
Spectrum Networks
100 Gordon St.
Sanford, FL 32771
Ph: (321) 805-3081

Vicinity Map



STR: 14, 27S, 28E 1" = 1,500'

Drawing Index

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G L SUMMITT
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This item has been digitally signed and sealed by Geoffrey L. Summitt, P.E. on *Feb 28 2025*

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

K. Hovnanian Orlando Division, LLC
2301 Lucien Way, Suite 260
Maitland, FL 32751

Golden Gem Estates
Subdivision
City of Apopka, Florida

KPI Master/Major Development Plan

Coversheet

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
FL Registration #58775
Date: January 31, 2025
Certificate of Authorization #29665

Digitally signed by Geoffrey L. Summitt
Date: 2025.02.28 11:37:27 -05'00'

NO.	DATE	DESCRIPTION
1	01-31-25	Revised per City Comments
2	02-28-25	Revised per City Comments

SHEET NUMBER
1 OF 21

ABBREVIATIONS

A

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
ARV	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	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	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	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

E	EAST
EA	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

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	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
GPD	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
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
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

NORTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
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

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
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

S	SOUTH
SAN	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
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
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
TL	TERMINAL LAMPHOLE
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
WPP	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
@	AT
△	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE (R/W)
- SHORELINE
- SWALE
- BUILDING LINE
- CONTOURS (81 / 80)
- RAILROAD TRACKS
- GAS MAIN (GAS)
- UNDERGROUND ELECTRIC (UE)
- UNDERGROUND TELEPHONE (UGT)
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND CABLE TELEVISION (CTV)
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN (FM)
- MANHOLE

WATER & REUSE WATER

- WATER MAIN 6" PVC PIPE (6"WM)
- REUSE WATER MAIN (RM)
- BACKFLOW PREVENTOR (B.F.P.)
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- MANHOLE
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- COUNTY ROADS (520)
- INTERSTATE ROADS (95)
- STATE ROADS (50)
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- SECTION CORNER (16 / 15 / 21 / 22)
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATALITE DISH
- GUY WIRE
- HANDICAP PARKING
- SPOT ELEVATION (99.50)
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR (81 / 80)
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- PROPERTY LINE (P/L)
- RETAINING WALL
- RIGHT-OF-WAY LINE (R/W)
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FORCE MAIN (FM)
- MANHOLE

WATER & REUSE WATER

- WATER MAIN (WM)
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SAMPLE POINT (SP 2)
- UNDERDRAIN CEANOUT
- RECLAIMED WATER MAIN (RM)
- REUSE WATER SYSTEM CONNECTION
- DOUBLE REUSE WATER SERVICE

STORM DRAIN

- 100 LF STS 24 RCP @ 0.20% — 100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
- UNDERDRAIN 6" PVC 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
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- SPOT ELEVATION (100.00)
- STORM INLET

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- COUNTY ROADS (520)
- DETAIL REFERENCE (901 / 24)
- DUMPSTER PAD
- FINISHED FLOOR ELEVATION W/ FHA LOT TYPE (FF=98.76 / TYPE A)
- GUY POLE
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- SIGNS
- SECTION CORNER (16 / 15 / 21 / 22)
- STATE ROADS (50)
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- CROSS SECTION DETAIL (901 / 24)

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KPI Master/Major Development Plan

Symbols & Abbreviations

Plans not valid unless Signed, Dated and Sealed below.

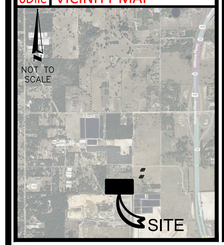
GEOFFREY L. SUMMITT, P.E.
Date: January 31, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions

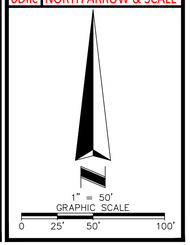
NO.	DATE	DESCRIPTION
1	03/20/2024	Initial Submittal
2	01/24/25	Response To City Comments
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
2 OF 21

6Diie VICINITY MAP



6Diic NORTH ARROW & SCALE



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- (A) FIELD FENCE CROSSES BOUNDARY BY AT MOST 0.2'.
- (B) FIELD FENCE CROSSES BOUNDARY BY AT MOST 0.7'.
- (C) FIELD FENCE CROSSES BOUNDARY BY AT MOST 1.2'.
- (D) FIELD FENCE CROSSES BOUNDARY BY AT MOST 5.8'.
- (E) WIRE FENCE CROSSES BOUNDARY BY AT MOST 0.5'.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120179 0125 H (MAP NO. 12095C0125H), WHICH BEARS AN EFFECTIVE DATE OF 9/24/2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diid LEGEND AND ABBREVIATIONS

CONC	CONCRETE SURFACE
GRAVEL	GRAVEL
BRICK	BRICK PAVERS
(C)	CALCULATED DATA
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
EP	EDGE OF PAVEMENT
FF	FIELD FENCE
LB	LICENSED BUSINESS
MF	METAL FENCE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RW	RETAINING WALL
TOB	TOP OF BANK
TOE	TOE OF SLOPE
E	ELECTRIC BOXES/STRUCTURES
UM	UTILITY POLE WITH METER
UP	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	GROUND LIGHT
TF	ELECTRIC TRANSFORMER
AC	AIR CONDITIONER
EV	ELECTRIC VAULT
KP	KEY PAD
ER	ELECTRIC RISER
	UTILITY PULL BOX
CO	CLEANOUT
IC	IRRIGATION CONTROL VALVE
HB	HOSE BIBB
W	WELL
TR	TELEPHONE RISER
GM	GAS UTILITY MARKER
	SIGN
	FLAGPOLE
	CENTERLINE
	RIGHT-OF-WAY LINE
	SECTIONAL LINE
	RECOVERED MONUMENT AS NOTED
	SET ½" IRON ROD WITH CAP "LB 6393"

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

4 — EASEMENT RECORDED MARCH 7, 1968 IN OFFICIAL RECORDS BOOK 1712, PAGE 307. (AS TO PARCEL 1).
(DOES NOT AFFECT – EASEMENT LOCATED NORTHWESTERLY OF THE SUBJECT PROPERTY)

5 — EASEMENT RECORDED MARCH 15, 1976 IN OFFICIAL RECORDS BOOK 2684, PAGE 1892. (AS TO PARCELS 1 AND 4).
(DOES NOT AFFECT – EASEMENT LOCATED WESTERLY OF THE SUBJECT PROPERTY)

6 — DISTRIBUTION EASEMENT RECORDED JUNE 28, 1979 IN OFFICIAL RECORDS BOOK 3023, PAGE 1284. (AS TO PARCEL 1).
(DOES NOT AFFECT – EASEMENT LOCATED IN SW 1/4 OF SECTION 14-20-27)

7 — INTENTIONALLY DELETED.

8 — INTENTIONALLY DELETED.

9 — INTENTIONALLY DELETED.

10 — ROAD MAINTENANCE AGREEMENT RECORDED APRIL 14, 1997 IN OFFICIAL RECORDS BOOK 5233, PAGE 2028. (AS TO PARCEL 1).
(AFFECTS – BLANKET IN NATURE OVER ROADWAY TO PARCEL 1)

11 — DISTRIBUTION EASEMENT RECORDED JULY 22, 1999 IN OFFICIAL RECORDS BOOK 5800, PAGE 633. (AS TO PARCEL 2).
(AFFECTS – AS SHOWN)

12 — DISTRIBUTION EASEMENT RECORDED AUGUST 26, 2003 IN OFFICIAL RECORDS BOOK 7068, PAGE 2657. (AS TO PARCEL 3).
(AFFECTS – AS SHOWN)

13 — INTENTIONALLY DELETED.

14 — ROAD MAINTENANCE AGREEMENT RECORDED JUNE 5, 2009 IN OFFICIAL RECORDS BOOK 9882, PAGE 6566. (AS TO PARCEL 4).
(MAY OR MAY NOT AFFECT – EXHIBIT "A" NOT INCLUDED IN THE DOCUMENT)

15 — ROAD MAINTENANCE AGREEMENT RECORDED MARCH 7, 2013 IN OFFICIAL RECORDS BOOK 10533, PAGE 1993. (AS TO PARCEL 4).
(MAY OR MAY NOT AFFECT – EXHIBIT "A" NOT INCLUDED IN THE DOCUMENT)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Biv	BEARING BASIS	7	SURVEYOR'S CERTIFICATE
3	"TABLE A" FLOOD INFORMATION	6Bvii	CONTIGUITY STATEMENT	7b	"TABLE A" BUILDING AREA
4	"TABLE A" LAND AREA	6Bxii	TITLE COMMITMENT INFORMATION	7c	"TABLE A" BUILDING HEIGHT
5Biii	ACCESS TO PROPERTY	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9	"TABLE A" PARKING SPACES
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diic	NORTH ARROW & SCALE	13	"TABLE A" ADJOINING OWNERS
5Ei	"SCHEDULE B – SECTION 2" ITEMS	6Diid	LEGEND & ABBREVIATIONS	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Diie	VICINITY MAP	16	"TABLE A" EARTH MOVING NOTE
6Bi	TITLE DESCRIPTION	6Diig	SURVEYOR'S NOTES		
		6Diik	TYPE OF SURVEY		

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: FLX1564, HAVING AN EFFECTIVE DATE OF JANUARY 4, 2024.

SHEET 1 OF 2

6Bi TITLE DESCRIPTION

PARCEL 2:

THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, **LESS** THE EAST 30.00 FEET THEREOF.

PARCEL 3:

THE SOUTH 330 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN ROAD RIGHT-OF-WAY.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Diig SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.

4 LAND AREA

860,852± SQUARE FEET 19.762± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, WHICH BEARS N00°21'14"W, FLORIDA STATE PLANE EAST COORDINATE SYSTEM DATUM OF NAD83(1990).

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVESITES ON SUBJECT PROPERTY.

9 PARKING SPACES

THERE IS NO STRIPED PARKING ON SUBJECT PROPERTY.

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO GOLDEN GEM ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY & INDIRECT ACCESS TO SADLER ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY, VIA EASEMENT INSTRUMENT #20160323528.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 09/25/2023.
DATE OF PLAT OR MAP: 10/03/2023.

_____ E. GLENN TURNER — _____ DATE

PROFESSIONAL SURVEYOR & MAPPER NO: 5643
STATE OF: FLORIDA
PROJECT NO: 230903

SURVEY PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
221 CIRCLE DRIVE
MAITLAND, FL. 32751
CERTIFICATE OF AUTHORIZATION # LB6393
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).

DATE	REVISIONS	TECH
02/15/24	ADDED TITLE	EGW
03/20/24	PARCELS 1 & 4 REMOVED	EGW

DATE	REVISIONS	TECH

FIELD	JS	DRAWING SCALE	1"=50'
DRAWN BY	JLS	QC BY	
DRAWING NAME	230903_4146 GOLDEN GEM RD_ALTA.DWG		

6Diik 2

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
GOLDEN GEM
4350 & 4362 TRUSSEL TRAIL AND
4146 & 4160 GOLDEN GEM ROAD
APOPKA, FLORIDA
ORANGE COUNTY

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC
Phone: (407) 426-7979
nationaldueddiligenceservices.com
221 Circle Drive, Maitland, FL 32751

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SHEET 2
OF 2

6Diic NORTH ARROW & SCALE

1" = 50'
GRAPHIC SCALE
0 25' 50' 100'

GREENSHADE GROVE AVENUE
UNKNOWN WIDTH RIGHT-OF-WAY

13 OWNER: MATTAMY ORLANDO LLC
APN: 14-20-27-0000-00-089
INSTRUMENT #20220438442

11 15.00' WIDE, DISTRIBUTION EASEMENT PER ORB 5800, PG 633

S89°50'11"E 1302.84'(M)

FOUND 4"x4" CONCRETE MONUMENT ILLEGIBLE (0.03' W, 0.16' S)

FOUND 4"x4" CONCRETE MONUMENT (ILLEGIBLE)

14 ±660' TO SOUTH RIGHT-OF-WAY LINE OF SADLER ROAD

E¼ CORNER, SECTION 14-20S-27E
FOUND NAIL NO IDENTIFICATION
(COR #16645)

13 OWNER: BAUTISTA JOSANDI & FELIX JOSE
APN: 14-20-27-0000-00-068
INSTRUMENT #20160323528

WOOD SHED
METAL SHED
ASPHALT
6' CLF
4' FF
GRADE BREAK
ACCESS
ASPHALT
P.L.

PARCEL 2
N 330', S 660' NE 1/4, SE 1/4,
SECTION 14-20S-27E

660.00'(C)

FOUND 1/2" IRON ROD & CAP (ILLEGIBLE)

COOPS

STORY WOOD BUILDING 652± SQ.FT.

WOOD SHED

4' WF

6' CLF

TOE
TOB

660.01'(C)

FOUND 1/4" IRON ROD (NO IDENTIFICATION) (0.24' E, 0.20' S)

S00°21'14"E

N00°21'14"W 2689.40'(C)(M)
(BEARING BASIS)

E. LINE, SE¼, SECTION 14-20S-27E

GOLDEN GEM ROAD
PUBLIC ROAD RIGHT-OF-WAY
INSTRUMENT #9883052948 & #20190336053

PARCEL 3
S 330' NE 1/4, SE 1/4,
SECTION 14-20S-27E

1 STORY WOOD BUILDING
7b 806± SQ.FT.
7c HEIGHT=12.8'±

1 STORY WOOD BUILDING
7b 548± SQ.FT.
7c HEIGHT=13.3'±

SEE DETAIL A

WOOD DECK

N00°05'35"W

FOUND 4" IRON PIPE NO IDENTIFICATION (0.38' E, 2.66' S)

N89°50'12"W 1305.84'(C)

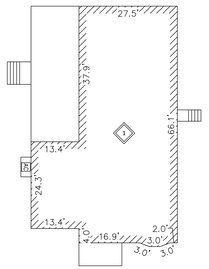
GATE

FOUND 2" IRON PIPE NO IDENTIFICATION (0.07' E, 0.20' S)

SE CORNER, SECTION 14-20S-27E
FOUND PK NAIL & DISK ILLEGIBLE

13 OWNER: HUBBARD CONSTRUCTION CO
APN: 14-20-27-0000-00-019
INSTRUMENT #19965818155

12 15.00' WIDE, DISTRIBUTION EASEMENT PER ORB 7068, PG 2657



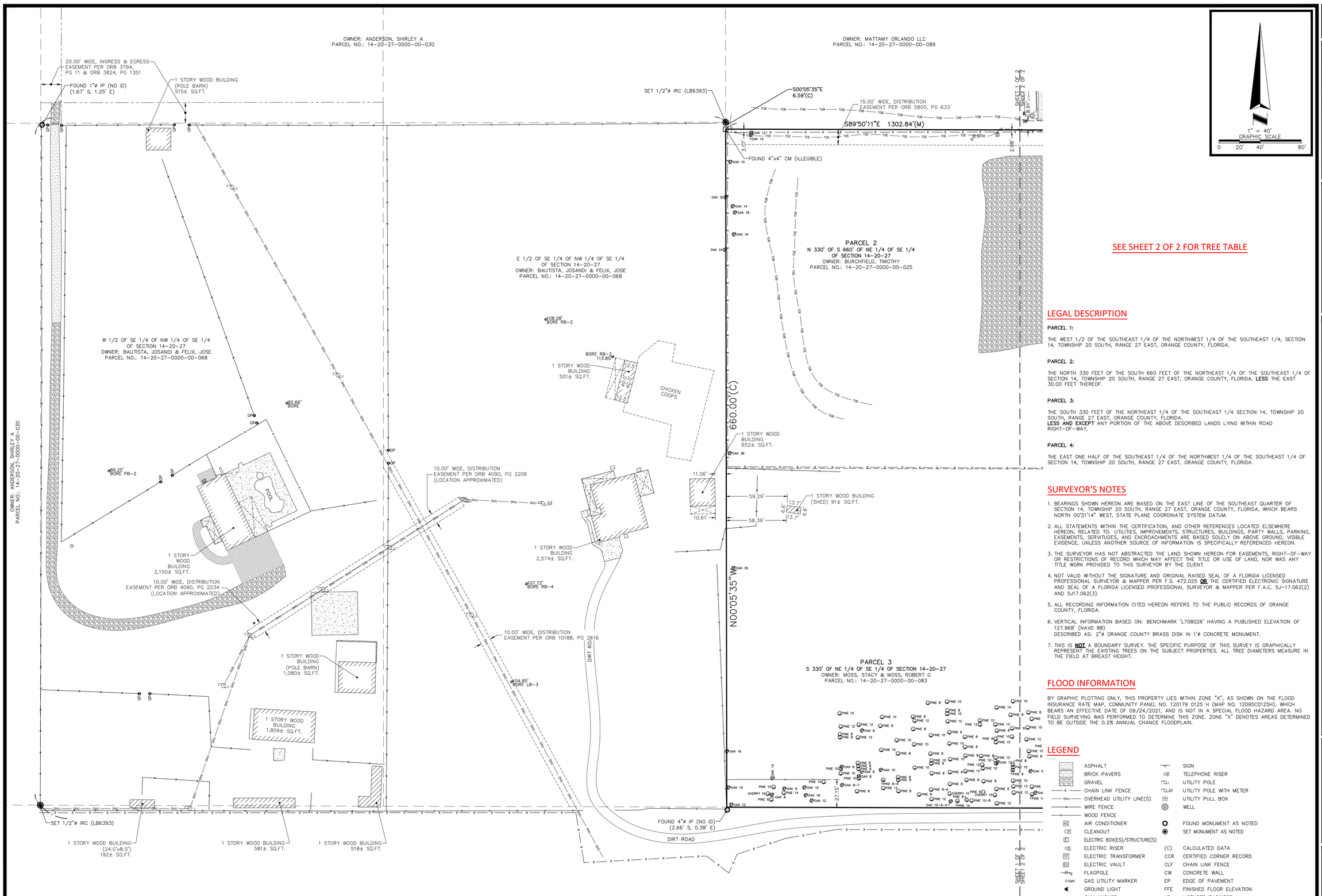
1 STORY FRAME BUILDING
7b 2,150± SQ.FT.
7c HEIGHT=15.0'±

DETAIL A
SCALE 1"=20'

6Diik ALTA/NSPS LAND TITLE SURVEY
2 BOUNDARY SURVEY OF
GOLDEN GEM
4350 & 4362 TRUSSEL TRAIL AND
4146 & 4160 GOLDEN GEM ROAD
ORANGE COUNTY APOPKA, FLORIDA

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 Phone: (407) 426-7979 nationaldueldiligenceservices.com

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SEE SHEET 2 OF 2 FOR TREE TABLE

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, **LESS** THE EAST 30.00 FEET THEREOF.

PARCEL 3:

THE SOUTH 330 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN ROAD RIGHT-OF-WAY.

PARCEL 4:

THE EAST ONE HALF OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, WHICH BEARS NORTH 00°21'14" WEST, STATE PLANE COORDINATE SYSTEM DATUM.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND, NOR WAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR BY THE CLIENT.
4. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 **OR** THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
5. ALL RECORDING INFORMATION CITED HEREON REFERS TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. VERTICAL INFORMATION BASED ON: BENCHMARK 'L708026' HAVING A PUBLISHED ELEVATION OF 127.968' (NAVD 88)
DESCRIBED AS: 2"ø ORANGE COUNTY BRASS DISK IN 1'ø CONCRETE MONUMENT.
7. THIS IS **NOT** A BOUNDARY SURVEY. THE SPECIFIC PURPOSE OF THIS SURVEY IS GRAPHICALLY REPRESENT THE EXISTING TREES ON THE SUBJECT PROPERTIES. ALL TREE DIAMETERS MEASURE IN THE FIELD AT BREAST HEIGHT.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120179 0125 H (MAP NO. 12095C0125H), WHICH BEARS AN EFFECTIVE DATE OF 09/24/2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

	ASPHALT		SIGN
	BRICK PAVERS		TELEPHONE RISER
	GRAVEL		UTILITY POLE
x	CHAIN LINK FENCE		UTILITY POLE WITH METER
OHU	OVERHEAD UTILITY LINE(S)		UTILITY PULL BOX
	WIRE FENCE	W	WELL
	WOOD FENCE		
AC	AIR CONDITIONER		FOUND MONUMENT AS NOTED
CO	CLEANOUT		SET MONUMENT AS NOTED
E	ELECTRIC BOX(ES)/STRUCTURE(S)		
	ELECTRIC RISER	(C)	CALCULATED DATA
TT	ELECTRIC TRANSFORMER	CCR	CERTIFIED CORNER RECORD
EV	ELECTRIC VAULT	CLF	CHAIN LINK FENCE
	FLAGPOLE	CW	CONCRETE WALL
OAK	GAS UTILITY MARKER	EP	EDGE OF PAVEMENT
	GROUND LIGHT	FFE	FINISHED FLOOR ELEVATION
	GUY ANCHOR	LB	LICENSED BUSINESS
HB	HOSE BIBB	PSM	PROFESSIONAL SURVEYOR & MAPPER
IRR	IRRIGATION CONTROL VALVE	RW	RETAINING WALL
KP	KEY PAD	TOB	TOP OF BANK
	LIGHT POLE	TOE	TOE OF SLOPE

SHEET 1 OF 2

I HEREBY CERTIFY THAT THIS SURVEY, SURVEY TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE FIRM

E. GLENN TURNER PSM #6643 DATE

DATE	REVISIONS	TECH
02/14/24	ADDED LEGAL DESCRIPTION & EASEMENTS	EGW
03/20/24	PARCELS 1 & 4 REMOVED	EGW

SPECIFIC PURPOSE SURVEY OF 4146 & 4160 GOLDEN GEM ROAD AND 4350 & 4362 TRUSSEL TRAIL

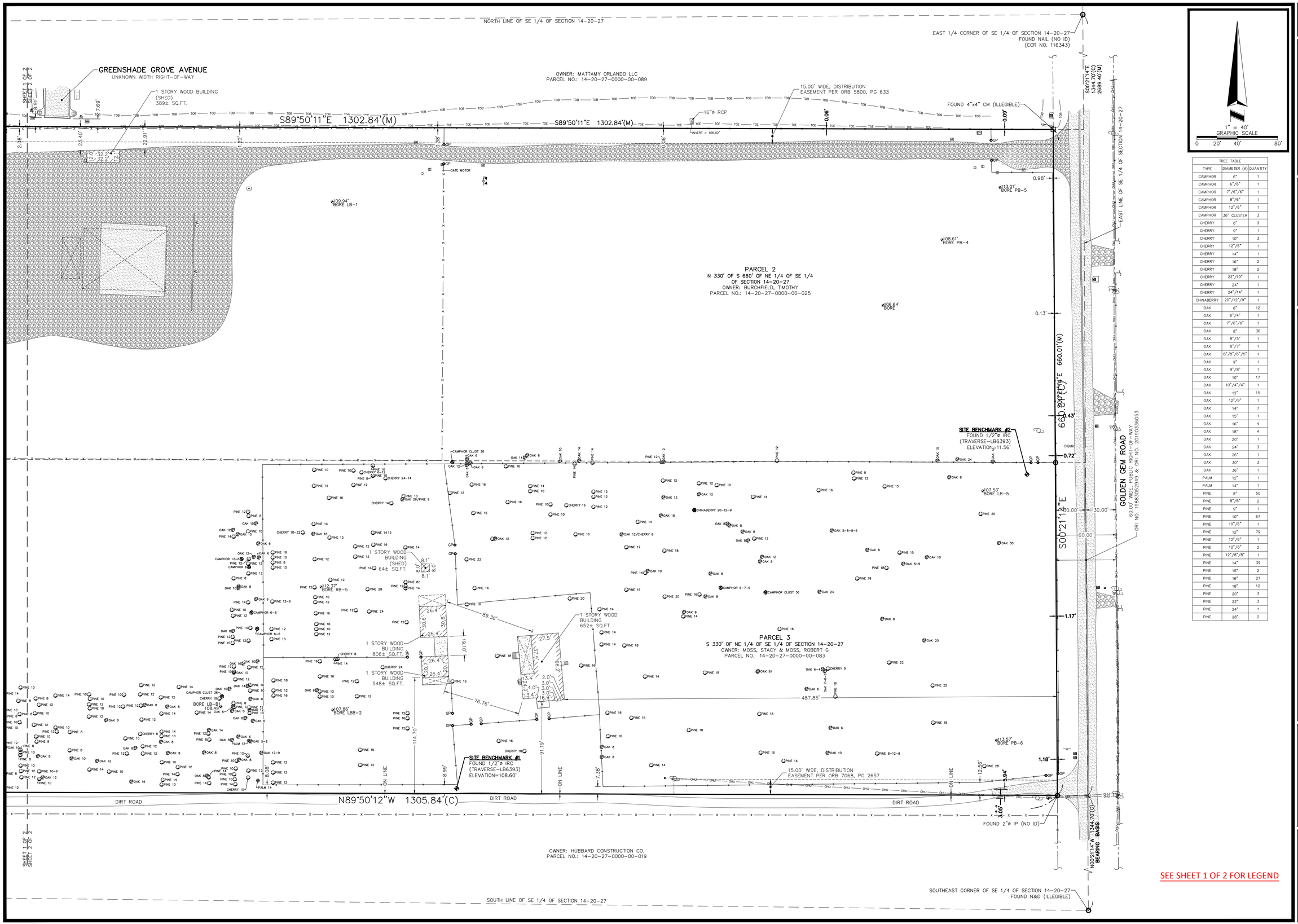
A PORTION OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST

ORANGE COUNTY APOPKA, FLORIDA

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A Subsidiary of American Surveying & Mapping, Inc.
231 Cora Drive, Maitland, FL 32751 Phone: 407-426-7979
E-MAIL: info@asmsurveying.com

JOB NO.: 230903
SCALE: 1"=40'
FIELD DATE: 01/29/2024
FIELD BY: BY
DRAWN BY: EGW
APPROVED BY:
DRAWING FILE # 230903 4146 GOLDEN GEM RD_TOPO.DWG

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1" = 40'
GRAPHIC SCALE
0 20' 40' 80'

TREE TABLE		
TYPE	DIAMETER (ø)	QUANTITY
CAMPHOR	6"	1
CAMPHOR	6"/6"	1
CAMPHOR	7"/6"/6"	1
CAMPHOR	8"/6"	1
CAMPHOR	12"/6"	1
CAMPHOR	36" CLUSTER	3
CHERRY	8"	3
CHERRY	9"	1
CHERRY	10"	3
CHERRY	12"/6"	1
CHERRY	14"	1
CHERRY	16"	2
CHERRY	18"	2
CHERRY	22"/10"	1
CHERRY	24"	1
CHERRY	24"/14"	1
CHINABERRY	20"/12"/9"	1
OAK	6"	12
OAK	6"/4"	1
OAK	7"/6"/6"	1
OAK	8"	36
OAK	8"/5"	1
OAK	8"/7"	1
OAK	8"/8"/6"/5"	1
OAK	9"	1
OAK	9"/8"	1
OAK	10"	17
OAK	10"/4"/4"	1
OAK	12"	15
OAK	12"/9"	1
OAK	14"	7
OAK	15"	1
OAK	16"	4
OAK	18"	4
OAK	20"	1
OAK	24"	3
OAK	26"	1
OAK	30"	3
OAK	36"	1
PALM	12"	1
PALM	14"	1
PINE	8"	50
PINE	8"/6"	2
PINE	9"	1
PINE	10"	67
PINE	10"/6"	1
PINE	12"	79
PINE	12"/6"	1
PINE	12"/8"	2
PINE	12"/8"/8"	1
PINE	14"	39
PINE	15"	2
PINE	16"	27
PINE	18"	12
PINE	20"	3
PINE	22"	3
PINE	24"	1
PINE	28"	2

SEE SHEET 1 OF 2 FOR LEGEND

SHEET 2 OF 2

DATE	REVISIONS	TECH
02/14/24	ADDED LEGAL DESCRIPTION & EASEMENTS	EGW
03/20/24	PARCELS 1 & 4 REMOVED	EGW

SPECIFIC PURPOSE SURVEY OF 4146 & 4160 GOLDEN GEM ROAD AND 4350 & 4362 TRUSSEL TRAIL

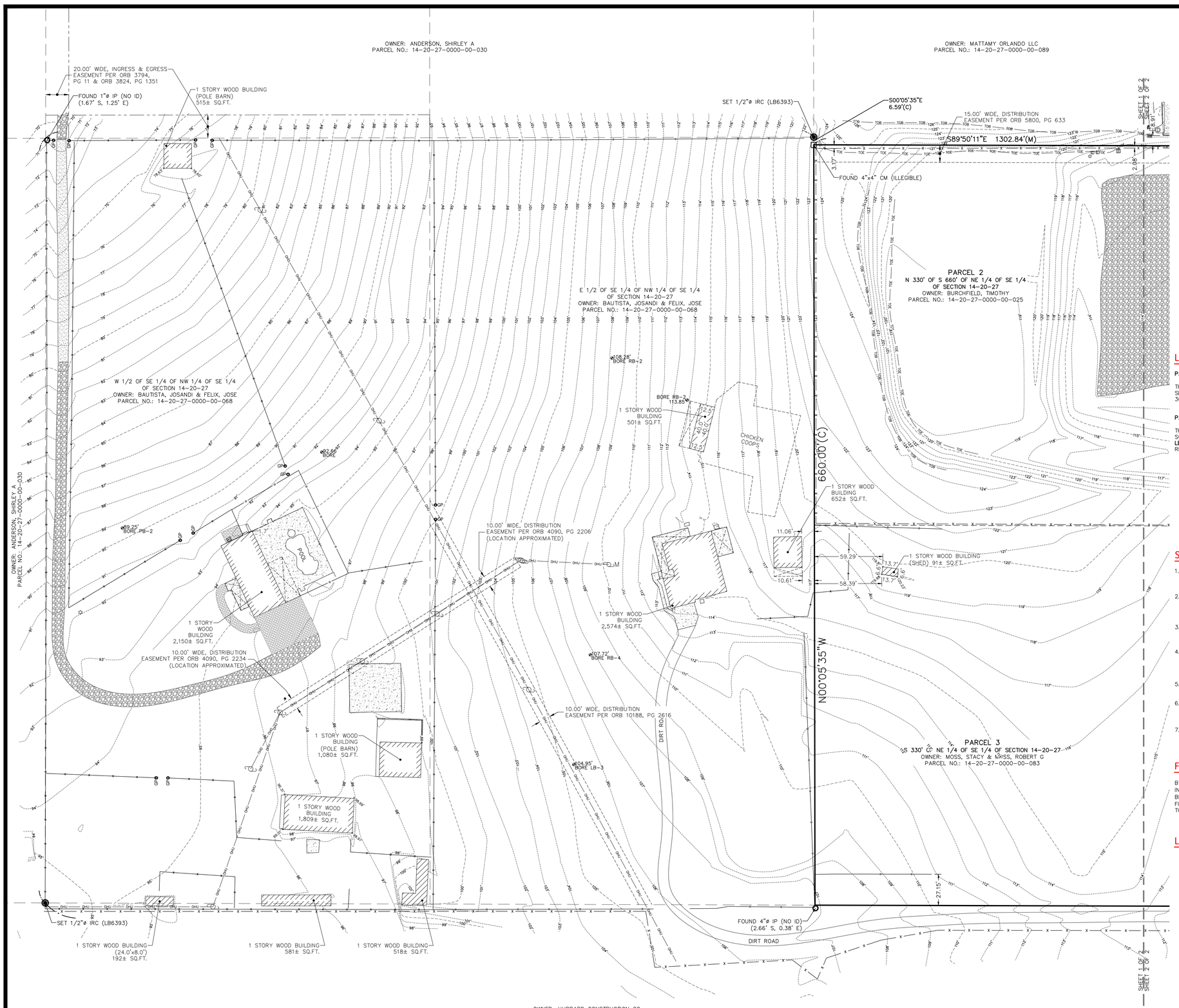
A PORTION OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST

ORANGE COUNTY APOPKA, FLORIDA

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A Subsidiary of American Surveying & Mapping, Inc.
2210 Cedar Drive, Plant City, FL 33566 Phone: 407-428-7979
LB#6393 asmsurveyingcorporation.com

JOB NO.:	230903
SCALE:	1" = 40'
FIELD DATE:	01/02/2024
FIELD BY:	BY
DRAWN BY:	EGW
APPROVED BY:	
DRAWING FILE #:	230903-4146 GOLDEN GEM RD_TOPO.DWG

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1" = 40'
GRAPHIC SCALE
0 20' 40' 80'

LEGAL DESCRIPTION

PARCEL 2:

THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, **LESS** THE EAST 30.00 FEET THEREOF.

PARCEL 3:

THE SOUTH 330 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.
LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN ROAD RIGHT-OF-WAY.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, WHICH BEARS NORTH 00°21'14" WEST, STATE PLANE COORDINATE SYSTEM DATUM.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND, NOR WAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR BY THE CLIENT.
4. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 **OR** THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
5. ALL RECORDING INFORMATION CITED HEREON REFERS TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. VERTICAL INFORMATION BASED ON: BENCHMARK 'L708026' HAVING A PUBLISHED ELEVATION OF 127.968' (NAVD 88)
DESCRIBED AS: 2"ø ORANGE COUNTY BRASS DISK IN 1'ø CONCRETE MONUMENT.
7. THIS IS **NOT** A BOUNDARY SURVEY, IT IS INTENDED TO BE USED FOR TOPOGRAPHIC PURPOSES ONLY.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120179 0125 H (MAP NO. 12095C0125H), WHICH BEARS AN EFFECTIVE DATE OF 09/24/2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

	ASPHALT		SIGN
	BRICK PAVERS	TEL	TELEPHONE RISER
	GRAVEL	UP	UTILITY POLE
x	CHAIN LINK FENCE	UP,M	UTILITY POLE WITH METER
OHU	OVERHEAD UTILITY LINE(S)	UPB	UTILITY PULL BOX
	WIRE FENCE	W	WELL
	WOOD FENCE		
AC	AIR CONDITIONER		FOUND MONUMENT AS NOTED
CO	CLEANOUT		SET MONUMENT AS NOTED
E	ELECTRIC BOX(ES)/STRUCTURE(S)		
ER	ELECTRIC RISER	(C)	CALCULATED DATA
TF	ELECTRIC TRANSFORMER	CCR	CERTIFIED CORNER RECORD
EV	ELECTRIC VAULT	CLF	CHAIN LINK FENCE
FP	FLAGPOLE	CW	CONCRETE WALL
GAS	GAS UTILITY MARKER	EP	EDGE OF PAVEMENT
	GROUND LIGHT	FFE	FINISHED FLOOR ELEVATION
	GUY ANCHOR	LB	LICENSED BUSINESS
HB	HOSE BIBB	PSM	PROFESSIONAL SURVEYOR & MAPPER
IC	IRRIGATION CONTROL VALVE	RW	RETAINING WALL
KP	KEY PAD	TOB	TOP OF BANK
	LIGHT POLE	TOE	TOE OF SLOPE

SHEET 1 OF 2

I HEREBY CERTIFY THAT THIS SURVEY, SURVEY TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE FIRM

E. GLENN TURNER PSM #6643 DATE

DATE	REVISIONS	TECH
02/14/24	ADDED LEGAL DESCRIPTION & EASEMENTS	EGW
03/20/24	PARCELS 1 & 4 REMOVED	EGW

TOPOGRAPHIC SURVEY OF 4146 & 4160 GOLDEN GEM ROAD AND 4350 & 4362 TRUSSEL TRAIL

A PORTION OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST

APOPKA, FLORIDA

ORANGE COUNTY

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A Subsidiary of American Surveying & Mapping, Inc.
220 Cane Drive, Maitland, FL 32751 Phone: 407-426-7979
LB #6643 americansurveyingandmapping.com

JOB NO.:	230903
SCALE:	1"=40'
FIELD DATE:	01/02/2024
FIELD BY:	BY
DRAWN BY:	EGW
APPROVED BY:	
DRAWING FILE #	4146 & 4160 GOLDEN GEM RD_TOPO.DWG

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NORTH LINE OF SE 1/4 OF SECTION 14-20-27

EAST 1/4 CORNER OF SE 1/4 OF SECTION 14-20-27
FOUND NAIL (NO ID)
(CCR NO. 116343)

GREENSHADE GROVE AVENUE
UNKNOWN WIDTH RIGHT-OF-WAY

1 STORY WOOD BUILDING
(SHED)
389± SQ.FT.

OWNER: MATTAMY ORLANDO LLC
PARCEL NO.: 14-20-27-0000-00-089

15.00' WIDE, DISTRIBUTION
EASEMENT PER ORB 5800, PG 633

S89°50'11"E 1302.84'(M)

S89°50'21"E 1302.84'(M)

16" Ø RCP
INVERT = 106.02'

FOUND 4"x4" CM (ILLEGIBLE)

S00°21'14"E
1344.70'(C)
2689.40'(M)

EAST LINE OF SE 1/4 OF SECTION 14-20-27

GATE MOTOR

Ø109.94'
BORE LB-1

Ø113.01'
BORE PB-5

Ø108.61'
BORE PB-4

PARCEL 2
N 330' OF S 660' OF NE 1/4 OF SE 1/4
OF SECTION 14-20-27
OWNER: BURCHFIELD, TIMOTHY
PARCEL NO.: 14-20-27-0000-00-025

Ø106.64'
BORE

0.13'

660.01'(M)

660.43'

0.72'

SITE BENCHMARK #2
FOUND 1/2"Ø IRC
(TRAVERSE-LB6393)
ELEVATION=11.56'

Ø107.53'
BORE LB-5

GOLDEN GEM ROAD
60.00' WIDE PUBLIC RIGHT-OF-WAY
ORI NO. 19853052949 & ORI NO. 20190136053

30.00'

60.00'

1 STORY WOOD
BUILDING
(SHED)
64± SQ.FT.

Ø112.37'
BORE RB-5

1 STORY WOOD
BUILDING
806± SQ.FT.

1 STORY WOOD
BUILDING
548± SQ.FT.

1 STORY WOOD
BUILDING
652± SQ.FT.

PARCEL 3
S 330' OF NE 1/4 OF SE 1/4 OF SECTION 14-20-27
OWNER: MOSS, STACY & MOSS, ROBERT G
PARCEL NO.: 14-20-27-0000-00-083

487.85'

BORE LB-B1
108.49'

Ø107.86'
BORE LBB-2

114.70'

91.19'

SITE BENCHMARK #1
FOUND 1/2"Ø IRC
(TRAVERSE-LB6393)
ELEVATION=108.60'

Ø113.57'
BORE PB-6

1.18'

1.17'

15.00' WIDE, DISTRIBUTION
EASEMENT PER ORB 7066, PG 2657

FOUND 2"Ø IP (NO ID)

N89°50'12"W 1305.84'(C)

DIRT ROAD

OWNER: HUBBARD CONSTRUCTION CO.
PARCEL NO.: 14-20-27-0000-00-019

N00°21'14"W 1344.70'(C)
BEARING - BASIS

SOUTHEAST CORNER OF SE 1/4 OF SECTION 14-20-27
FOUND N&D (ILLEGIBLE)

SOUTH LINE OF SE 1/4 OF SECTION 14-20-27

SEE SHEET 1 OF 2 FOR LEGEND

1" = 40'
GRAPHIC SCALE
0 20' 40' 80'

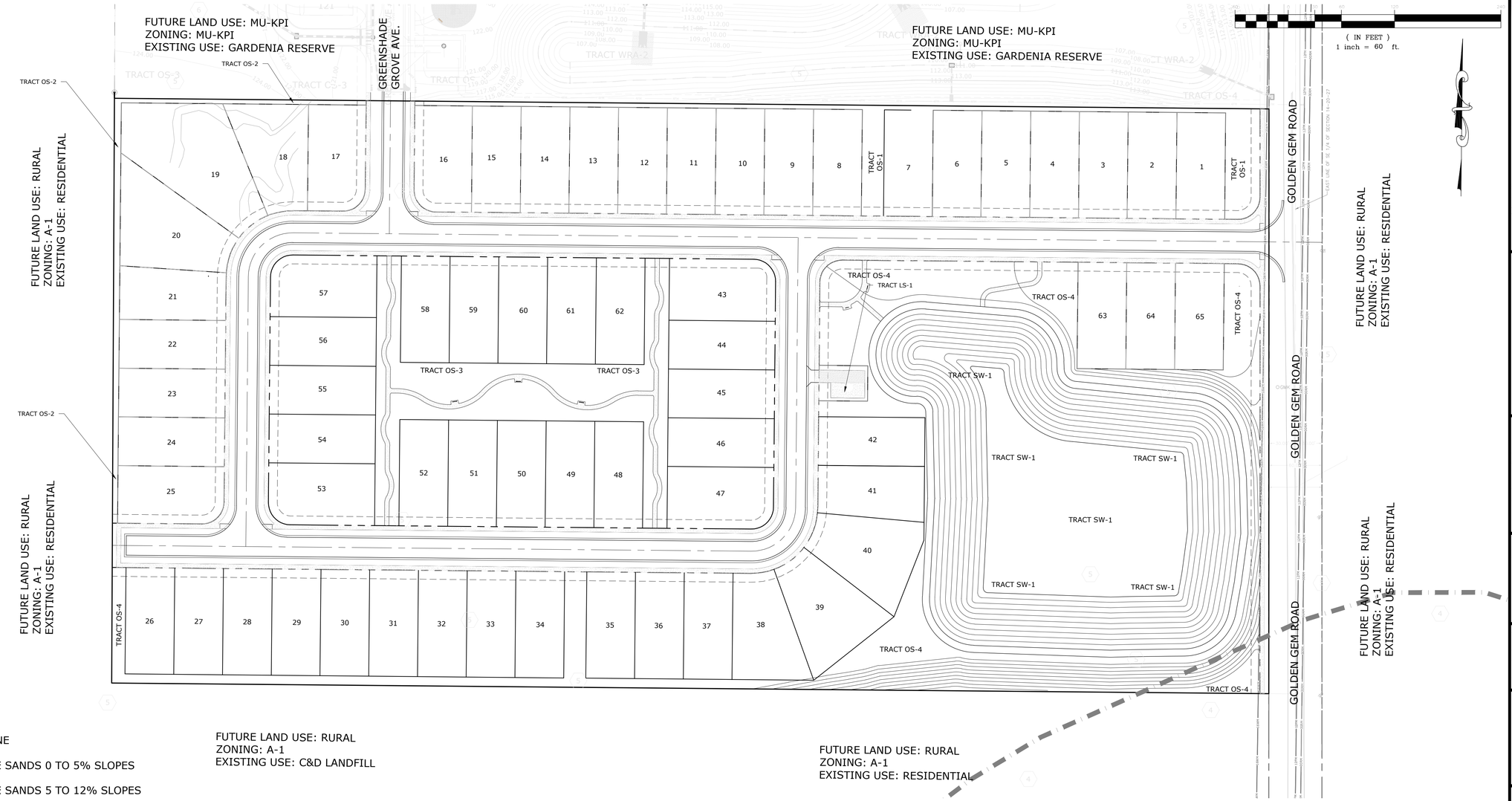
DATE	REVISIONS	TECH
02/14/24	ADDED LEGAL DESCRIPTION & EASEMENTS	EGW
03/20/24	PARCELS 1 & 4 REMOVED	EGW

TOPOGRAPHIC SURVEY OF
4146 & 4160 GOLDEN GEM ROAD
AND 4350 & 4362 TRUSSELL TRAIL
A PORTION OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY
APOPKA, FLORIDA

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DISABLED DATA SERVICES
A Subsidiary of Florida Design Consultants, Inc.
2210 Lee Drive, Kissimmee, FL 34744 Phone: (407) 426-7979
LB6393 asminc@asmsurveying.com

JOB NO.:	230903
SCALE:	1" = 40'
FIELD DATE:	01/02/2024
FIELD BY:	BY
DRAWN BY:	EGW
APPROVED BY:	
DRAWING FILE #	2023 4146 GOLDEN GEM RD_TOPO.DWG

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SOILS LEGEND:

USGS SOILS LINE

CHANDLER FINE SANDS 0 TO 5% SLOPES

CHANDLER FINE SANDS 5 TO 12% SLOPES

SITE DATA:

Parcel I.D. #:	14-20-27-0000-00-025; 083
Property FLU:	Wekiva Parkway Interchange Mixed-Use
Property Zoning:	Wekiva Parkway Interchange Mixed-Use
Character Zone:	Neighborhood
Gross Land Area:	19.76 acres
Lakes/Wetland Area:	0.00 acres
Gross Developable Area:	19.76 acres
Net Developable Area:	19.76 acres
Stormwater Management Area:	2.88 acres
Right-of-Way Area:	3.08 acres
Right-of-Way Dedication:	0.15 acres (Golden Gem Rd.)
Public Open Space Tracts:	2.98 acres
Proposed Residential Units:	65 Single-Family Detached Lots
Net Residential Density:	3.29 dwelling units/Net Developable Acre
Minimum Living Area:	1,600 sqft. (Heated/cooled space)
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	55'
Minimum Lot Depth:	N/A
Minimum Lot Size:	6,600
Maximum Lot Coverage:	70%
Minimum Open Space %:	20%

Setbacks:

Front:	20' (15' front porch)
Side:	5.0'
Side Street:	15'
Rear:	20'

Open Space Requirements:

Land Development Code (Neighborhood 20%)
19.76 ac. * .20 = 3.95 acres (required)

Open Space Provided:

Tract OS-1:	0.28 acres
Tract OS-2:	0.11 acres
Tract OS-3:	0.79 acres
Tract OS-4:	1.80 acres
Tract SW-1:	2.88 acres (75% allowed)
Total:	5.14 acres (3.95 required)

Major Street Setbacks:

Golden Gem Road. 50' (setback from right-of-way line)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There is no proposed 100 yr. Flood Plain encroachment.
3. All Conservation Easements associated buffers area will be owned & maintained by the HOA with a development rights Easement dedicated to the City of Apopka via plat.
4. A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
5. Fire Protection will be provided by City of Apopka in accordance with the 2017 Florida Fire Prevention Code.
6. All construction access to the site will be from Golden Gem Rd.
7. Per Section 5.6.3 review for compliance with exterior subdivision lighting must occur prior to final plat or building permit which ever occurs first.
8. Subdivision lighting shall comply with Section 5.6 of the City of Apopka LDR.
9. All fire hydrants shall be marked with blue reflectors in the adjacent pavement.

Off-Street Parking:

Required Parking:

2.0 spaces per Unit (for Townhome Residences):	(65 units x 2.0 spaces/unit) = 130
Total Required Parking:	130
Provided Parking:	
2 Garage Spaces per Unit:	130 spaces
Driveway Spaces per Unit:	130 spaces
Total Parking Provided:	260 spaces

Phasing:

This project is to be developed in a single file.

Traffic:

Single-Family Residential: 65 d.u. * 9.57 trip/d.u. = 622 A.D.T.

Stormwater Management:

The project will meet the requirements of City of Apopka Land Development Code and the St. Johns River Water Management District.

School Age Population:

65 d.u. * .400 children/unit = 26 children

Needed Fire Flow (NFF): (Based on FFPC 2024 Edition Chapter 18 & Annex I)

Single-Family (less than 5,000 sqft.): 1,000 gpm

Water, Sewer and Solid Waste Demand:

Water Demand:
65 Units * 350 gallons/day = 22,750 gallons/day

Sewer Demand:
65 Units * 300 gallons/day = 19,500 gallons/day

Solid Waste Demand:
65 Units * 2.6 persons/unit * 4.3 Lb./person/day = 727 Lb/day

Recreational/Open Space Demand:
65 Units * 2.6 persons/unit /1,000 * 3.0 ac/1,000 persons = 0.51 ac.

Green Building Standards Points Allocation:

- Pre-wire a minimum 75% of residential dwelling units in the development for solar panels (all Lots to be pre-wired): 1.50 points
- Install operable windows to all for natural ventilation in the event of power failures (all Lots to have operable windows): 0.25 points
- Installation of Paver driveways to create pervious pavement areas (all Lots): 1.00 points
- Provide rain gardens, street-side swales, or other apporpate storm water infiltration systems that capture 25% min. of site stormwater runoff: 1.00 points
- Use vegetation or vegetated shade structures to shade HVAC units (all Lots): 0.25 points

TRACT TABLE

TRACT LABEL	TRACT TYPE	Area (Ac.)	TRACT DEDICATED TO	EASEMENT DEDICATED TO
-	Rights-of-Way	3.08	City of Apopka	
RW-1	Rights-of-Way Dedications	0.15	City of Apopka	
OS-1	Open Space Tract	0.28	HOA	
OS-2	Open Space Tract	0.11	HOA	
OS-3	Open Space/Recreational Tract	0.84	HOA	
OS-4	Open Space/Recreational Tract	1.76	HOA	
SW-1	Stormwater Retention Area	2.93	HOA	City of Apopka
LS-1	Lift Station Tract	0.05	City of Apopka	

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Golden Gem Estates Subdivision
City of Apopka, Florida

KPI Master/Major Development Plan

Overall Site Plan

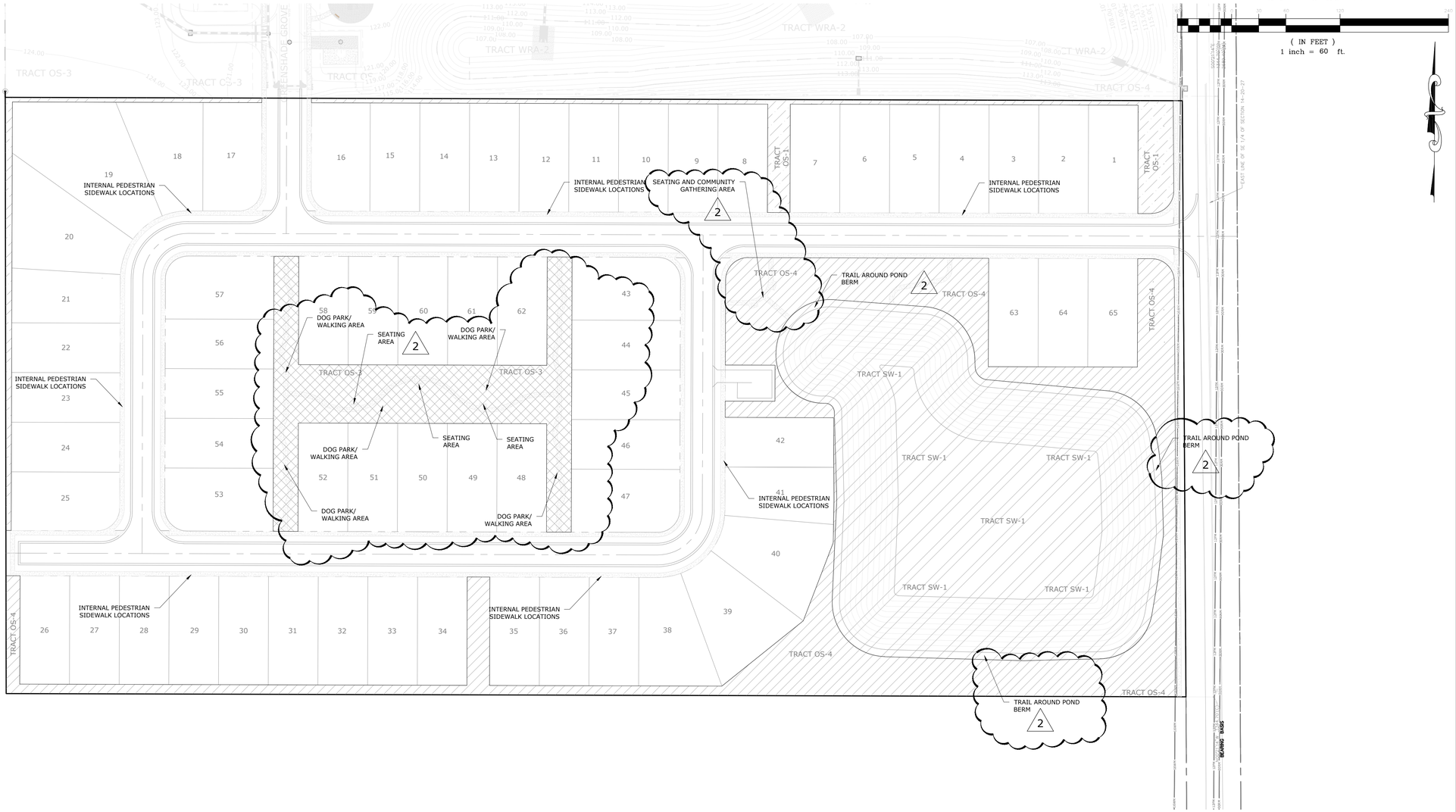
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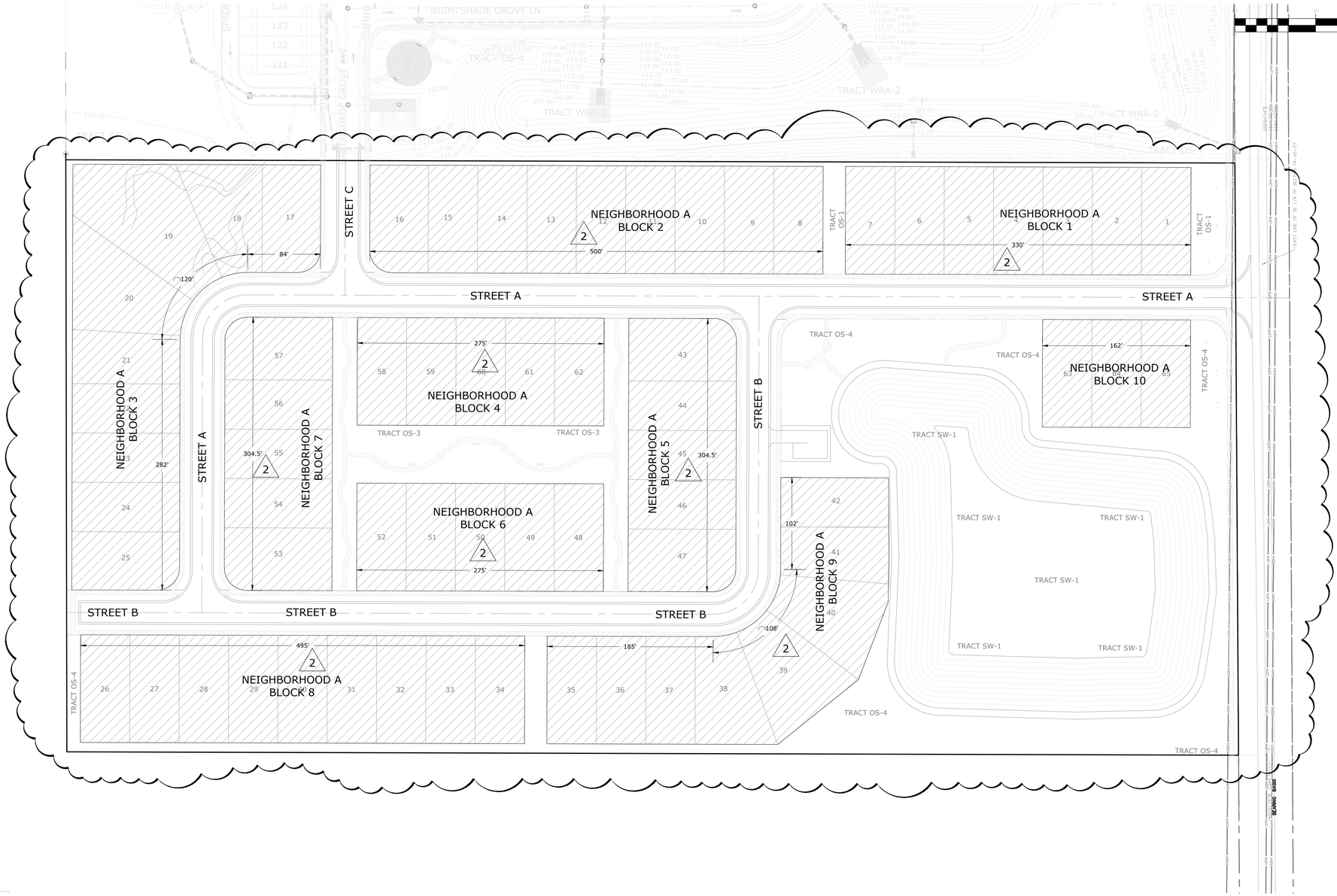
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Date: January 31, 2025
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SHEET NUMBER
4 OF 21


GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
TRACT OS-3
TRACT OS-4
TRACT OS-1
TRACT WRA-2
TRACT SW-1
INTERNAL PEDESTRIAN SIDEWALK LOCATIONS
SEATING AND COMMUNITY GATHERING AREA
TRAIL AROUND POND BERM
DOG PARK/ WALKING AREA
SEATING AREA
2
19
18
17
16
15
14
13
12
11
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4
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2
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TRACT OS-4
TRACT OS-3
TRACT SW-1
TRACT OS-1
TRAIL AROUND POND BERM
INTERNAL PEDESTRIAN SIDEWALK LOCATIONS
TRACT OS-4
TRACT OS-4
TRACT OS-4



NEIGHBORHOOD LOT SIZE HATCH LEGEND

NEIGHBORHOOD 'A' 55' SINGLE-FAMILY LOTS

NEIGHBORHOOD STREETS DESIGNATION

STREET NAME	STREET DESIGNATION
STREET 'A' 50' RIGHT-OF-WAY	STREET TYPE 'D'
STREET 'B' 50' RIGHT-OF-WAY	STREET TYPE 'D'
STREET 'C' 55' RIGHT-OF-WAY	STREET TYPE 'D'

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KPI Master/Major Development Plan

Neighborhood Block Plan

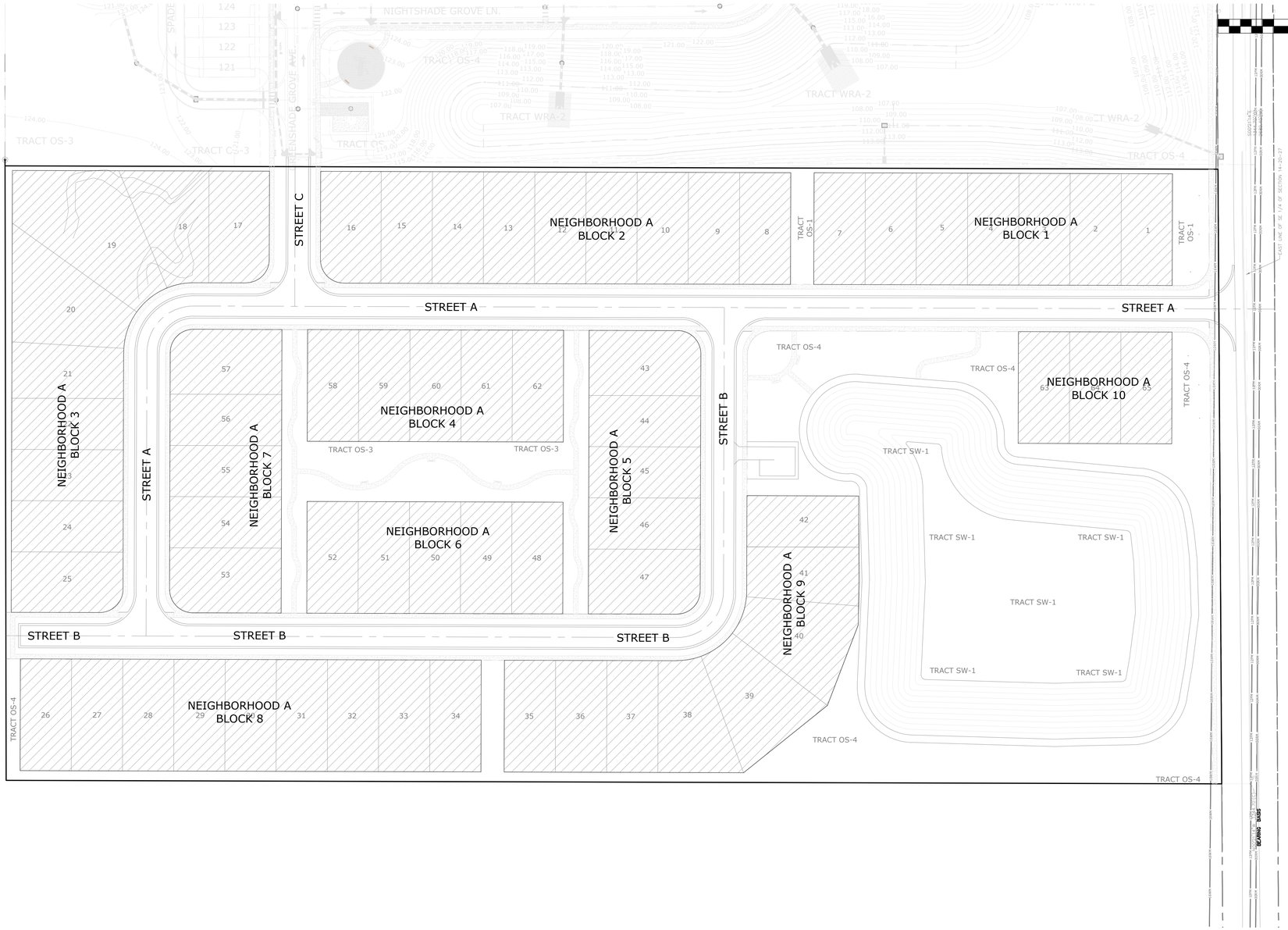
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SITE DESIGN STANDARDS PLAN:

NEIGHBORHOOD 'A' DESIGN DETAILS:

Minimum Living Area:	1,600 sqft. (Heated/cooled space)
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	55'
Minimum Lot Depth:	120'
Minimum Lot Size:	6,600
Maximum Lot Coverage:	70%
Minimum Open Space %:	20%
Garage Location:	FRONT-Entry (2-Car)
Setbacks:	
Front:	20' (15' Porch)
Side:	5.0'
Side Street:	15'
Rear:	20' max.
Accessory Uses:	Those permitted by code
Architectural Design:	Consistent with Section K of the form-based code

Street Landscaping:

Landscaping shall be consistent with Section M of the form-based code or the City of Apopka LDR

Building Architecture:

Building Architecture shall comply with Section K of the form-based code. Elevations for proposed product types for Neighborhood's A, B and Pool Cabana have been included in the plans for reference as to compliance with the requirements of Section K.

Model-Home Park:

The model home park will be provided along Street A. The model park will consist of 4 homes. A model site plan will be provided after the Construction Plan approval for staff to review with the model home permit requests.

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Design Standards Plan

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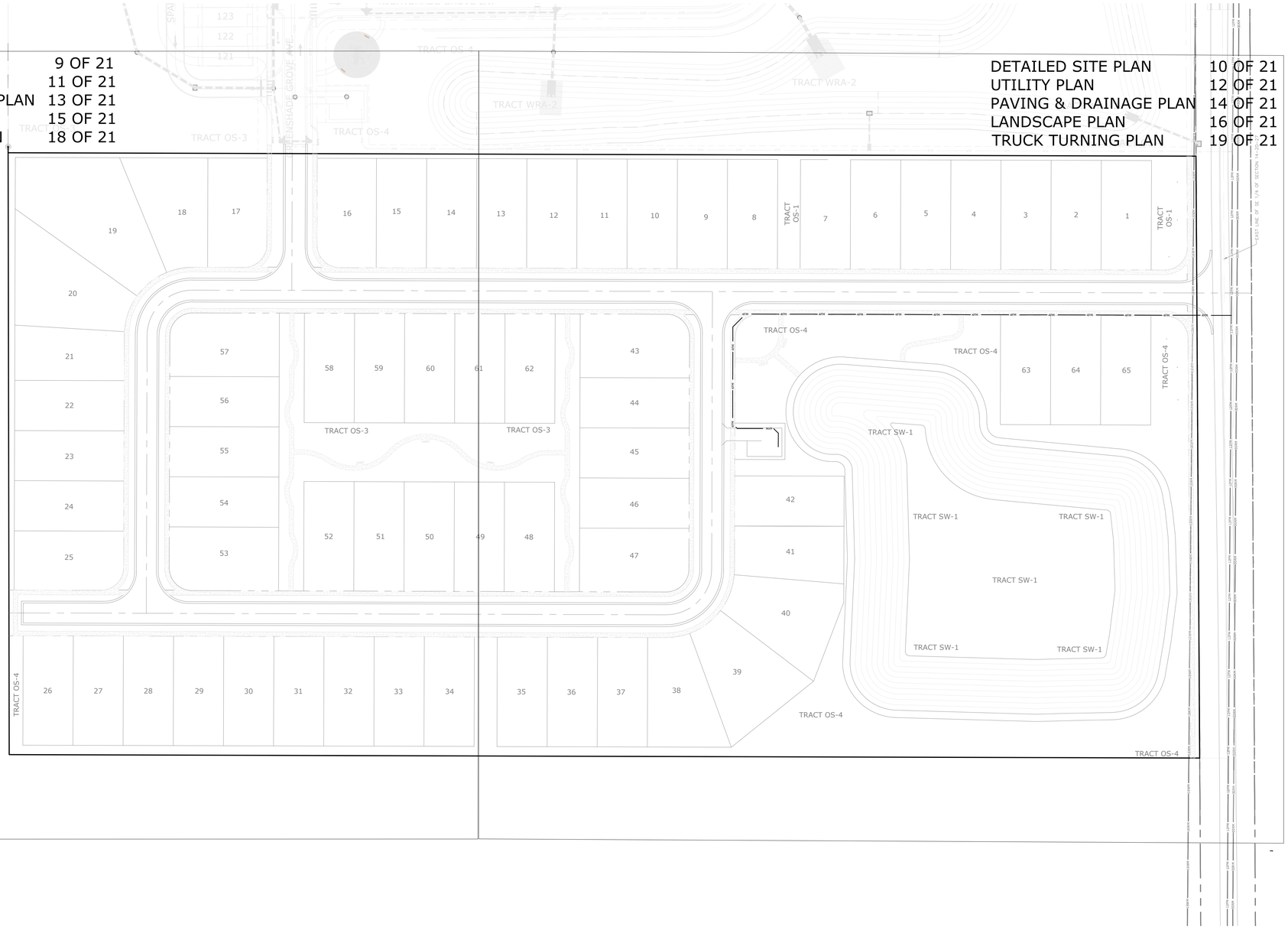
SHEET NUMBER
7 OF 21

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

DETAILED SITE PLAN	9 OF 21
UTILITY PLAN	11 OF 21
PAVING & DRAINAGE PLAN	13 OF 21
LANDSCAPE PLAN	15 OF 21
TRUCK TURNING PLAN	18 OF 21

DETAILED SITE PLAN	10 OF 21
UTILITY PLAN	12 OF 21
PAVING & DRAINAGE PLAN	14 OF 21
LANDSCAPE PLAN	16 OF 21
TRUCK TURNING PLAN	19 OF 21


TRACT OS-4
TRACT WRA-2
TRACT OS-3
GREENSHADE GROVE AVE
TRACT OS-1
TRACT SW-1
TRACT OS-4
TRACT OS-4
TRACT OS-4



SEE SHEET 10 OF 21

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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Site Plan 1

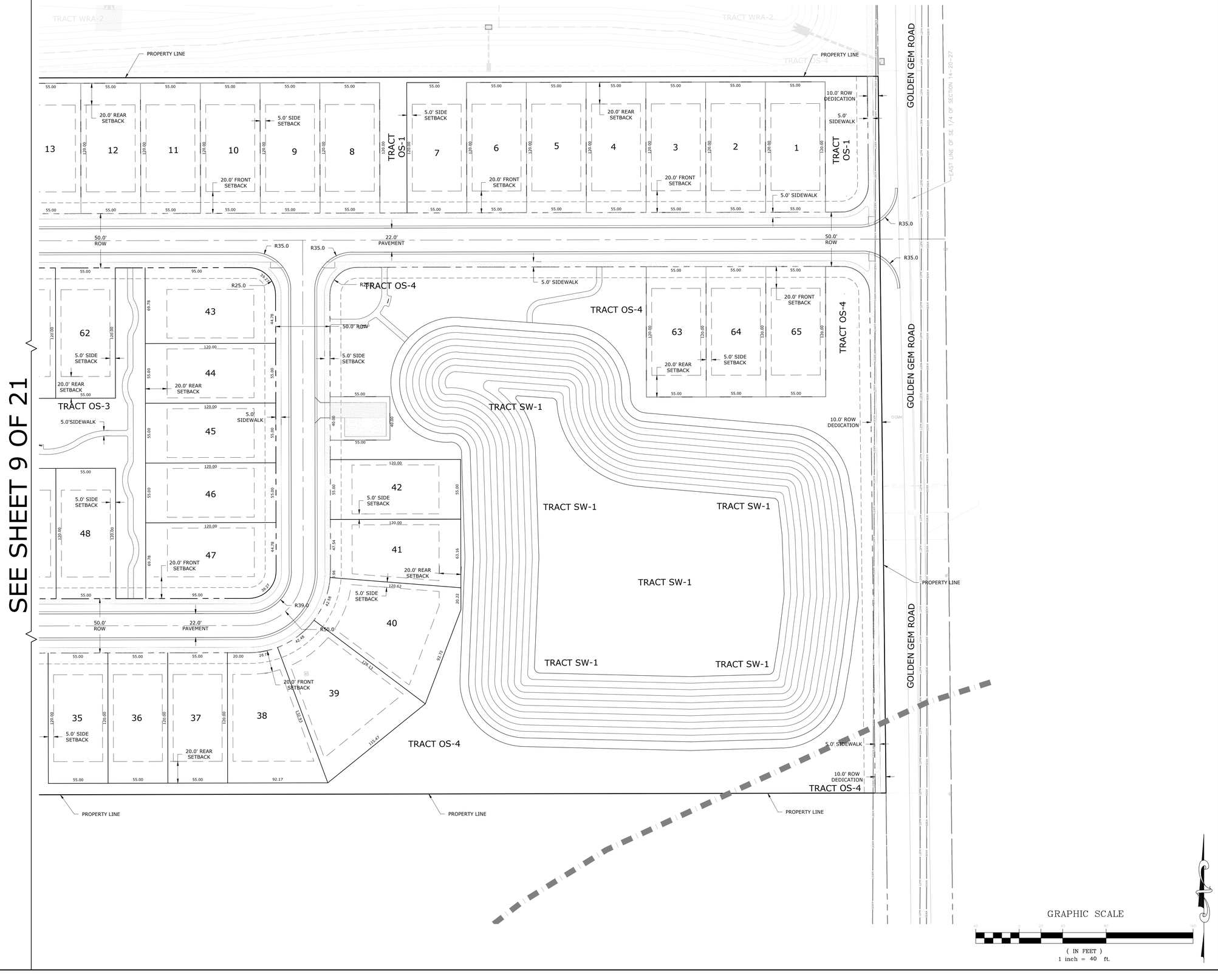
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GRAPHIC SCALE

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Site Plan 2

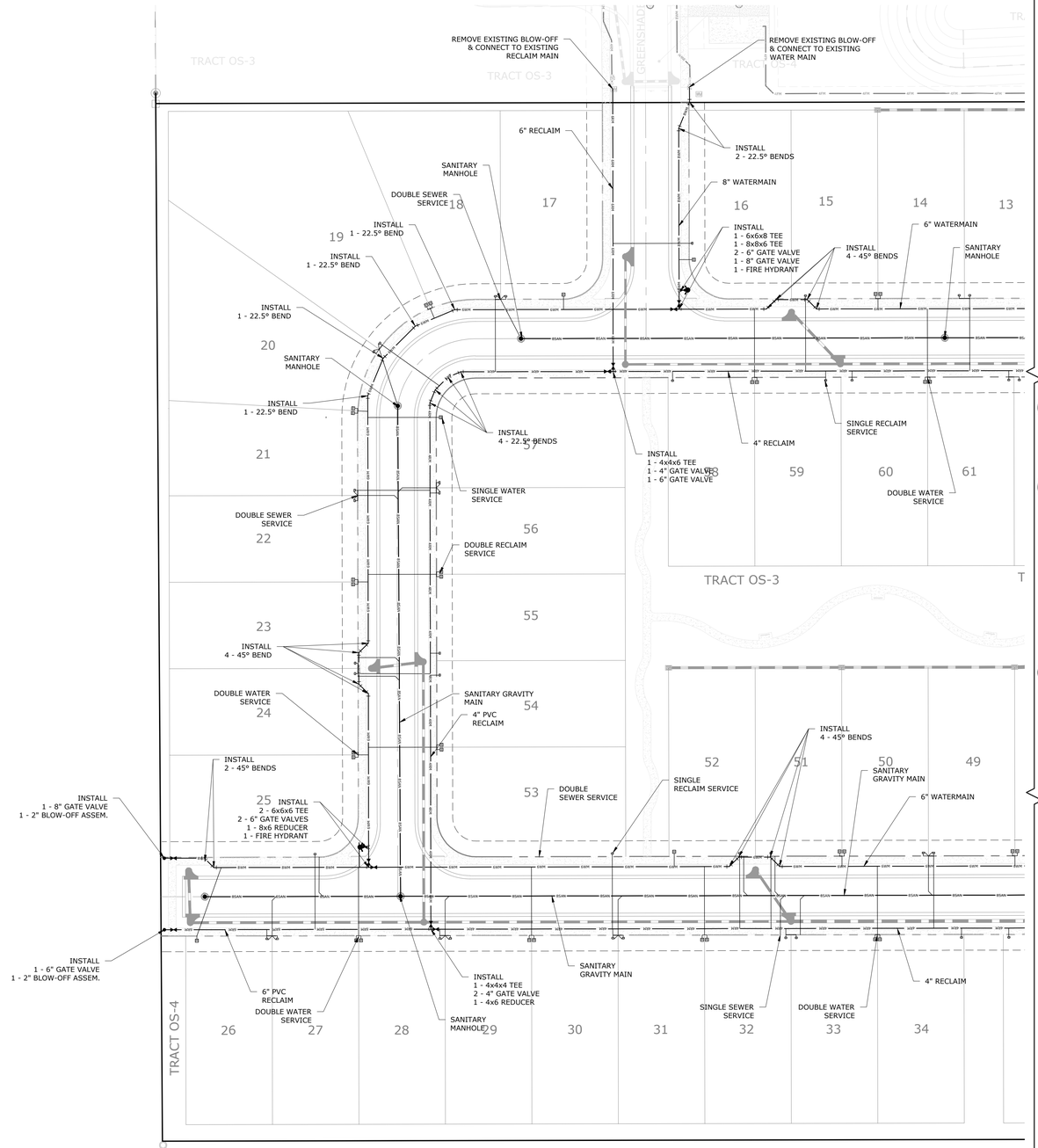
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10 OF 21



SEE SHEET 12 OF 21

GRAPHIC SCALE

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Utility Plan 1

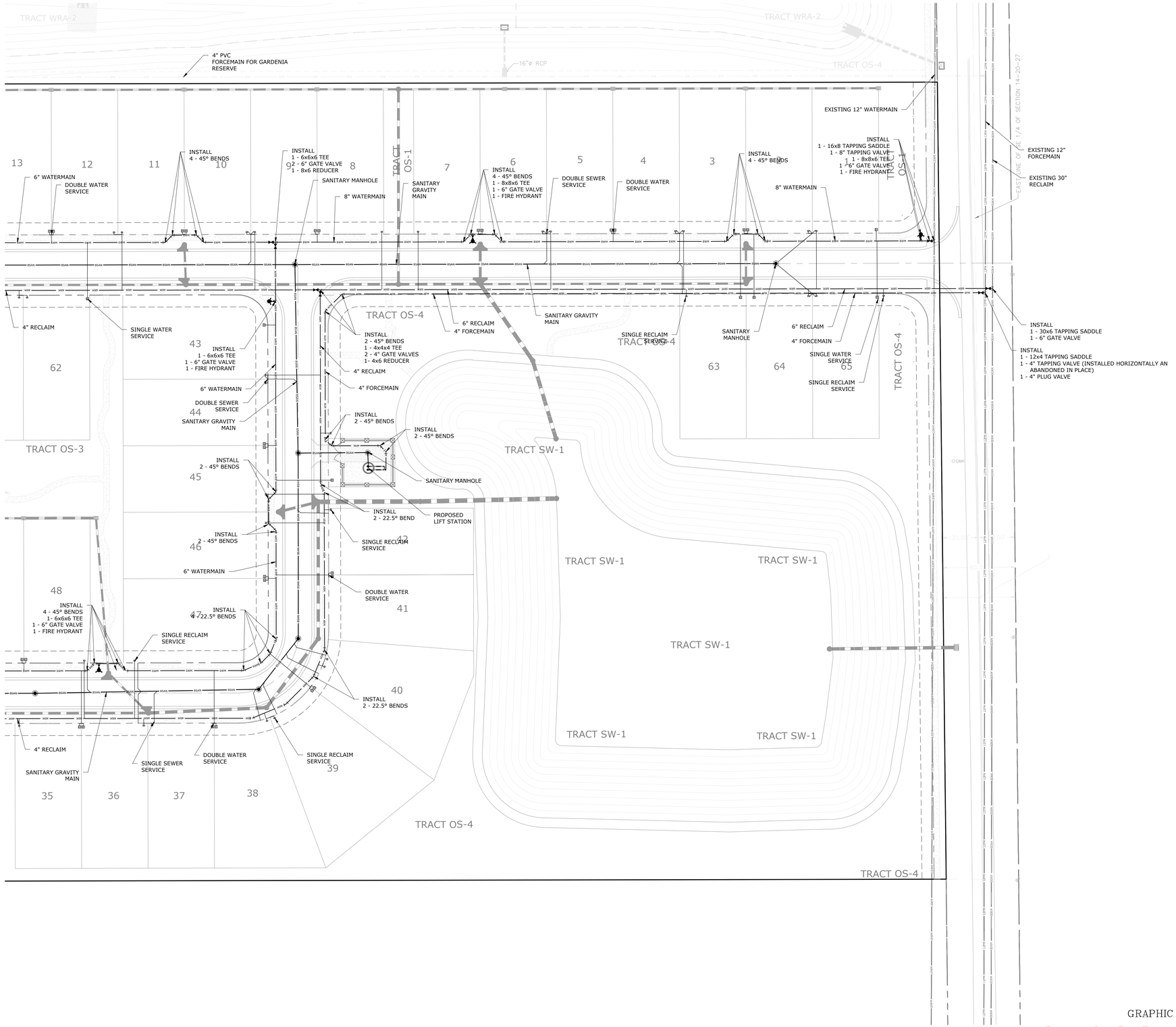
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SHEET NUMBER
11 OF 21



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GRAPHIC SCALE

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Utility Plan 2

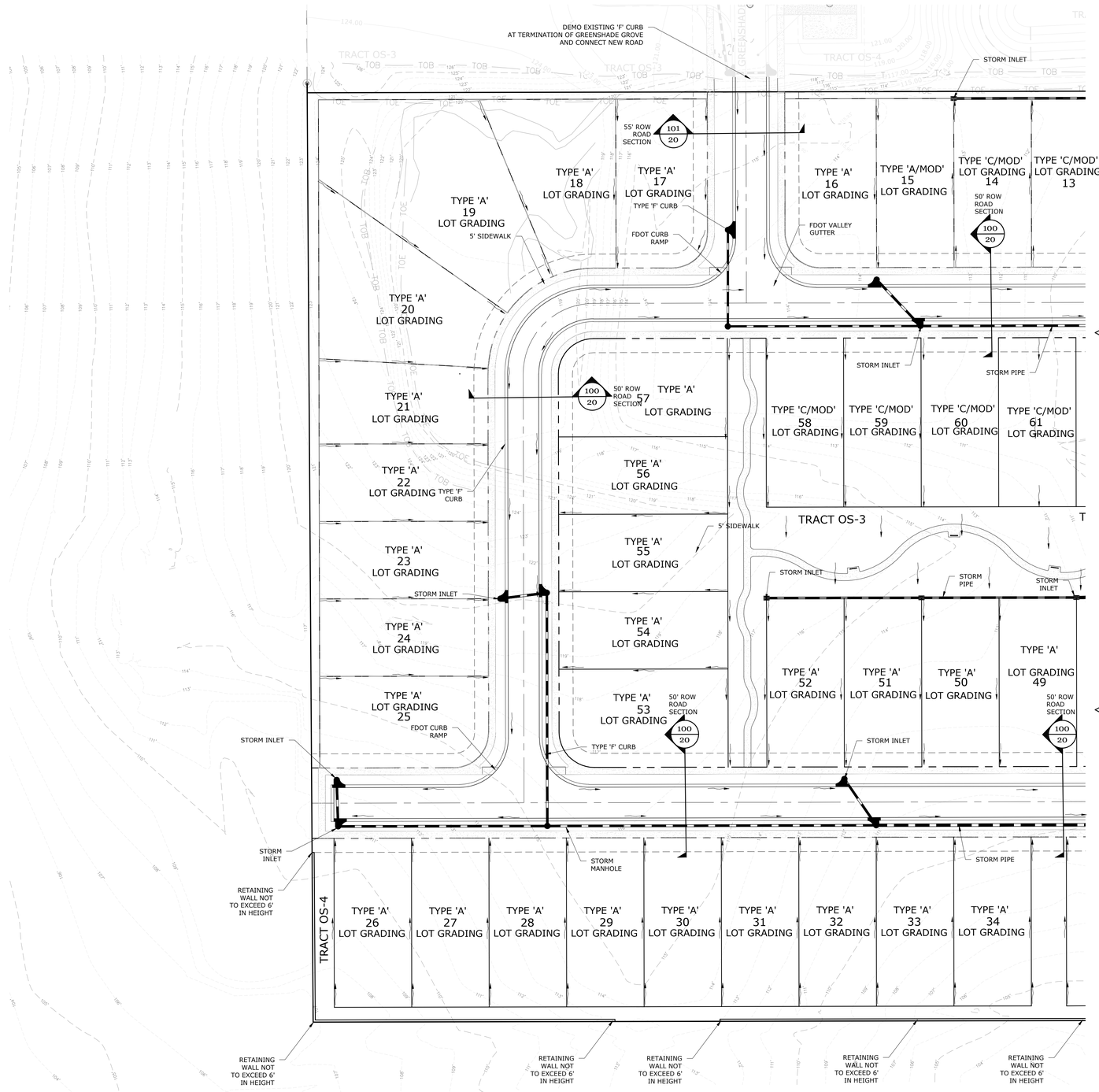
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SHEET NUMBER
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GRAPHIC SCALE

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Paving & Drainage Plan 1

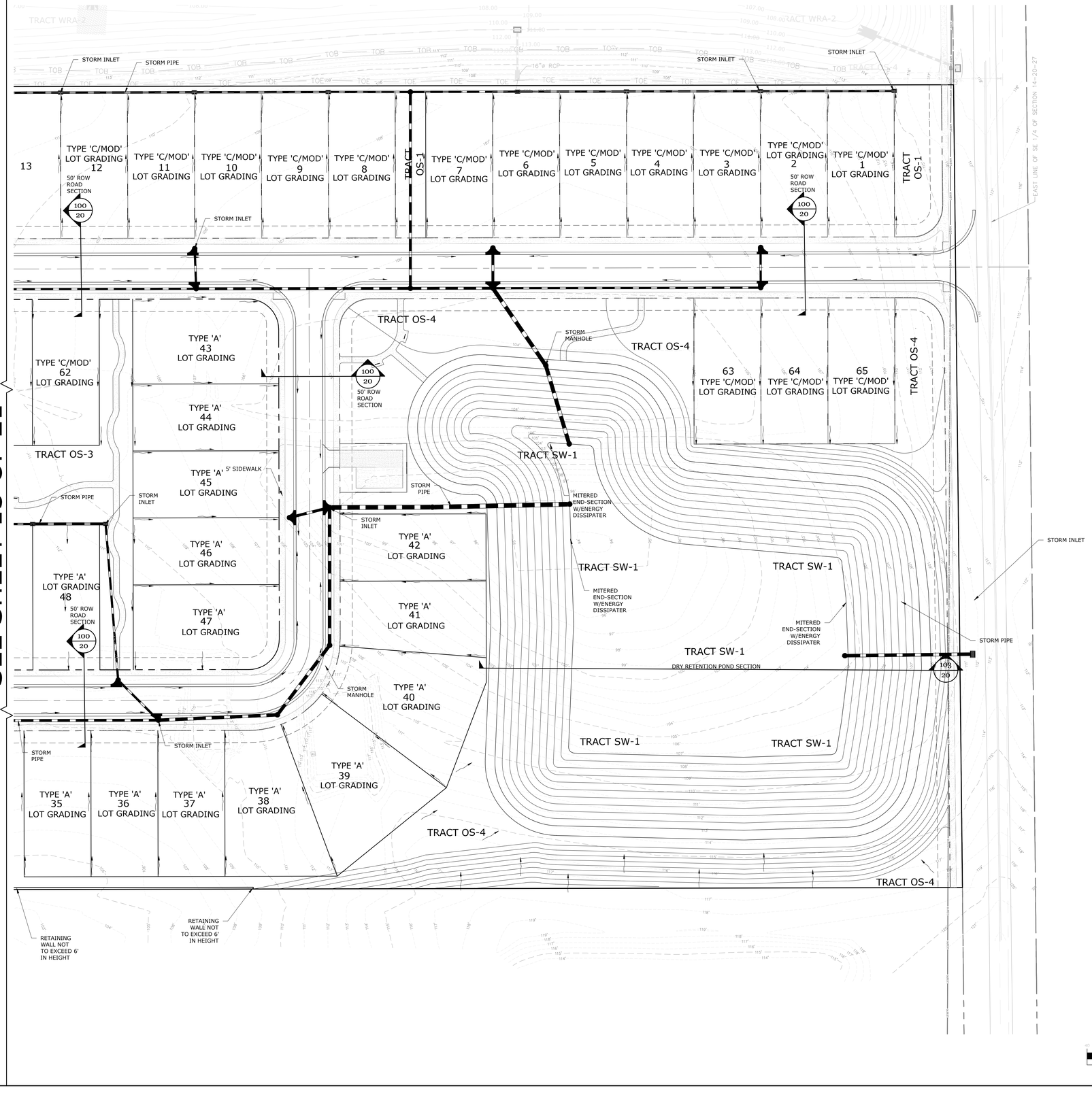
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10	##/##	##########

SHEET NUMBER
13 OF 21



SEE SHEET 13 OF 21

GRAPHIC SCALE

(IN FEET)
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Paving & Drainage Plan 2

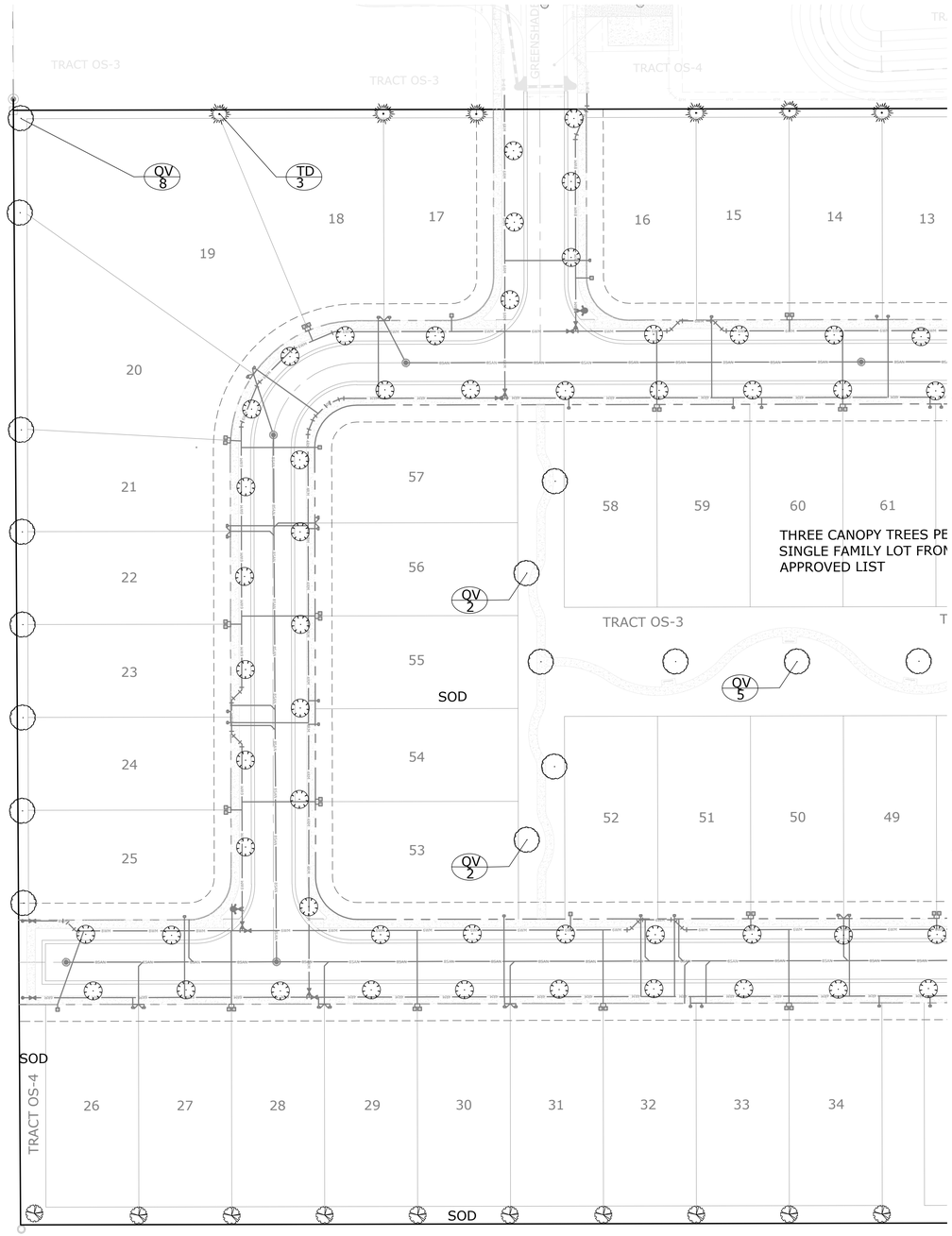
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SHEET NUMBER
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THREE CANOPY TREES PE
SINGLE FAMILY LOT FRON
APPROVED LIST

SEE SHEET 15 OF 21

GRAPHIC SCALE

(IN FEET)
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KPI Master/Major Development Plan

Landscape Plan 1

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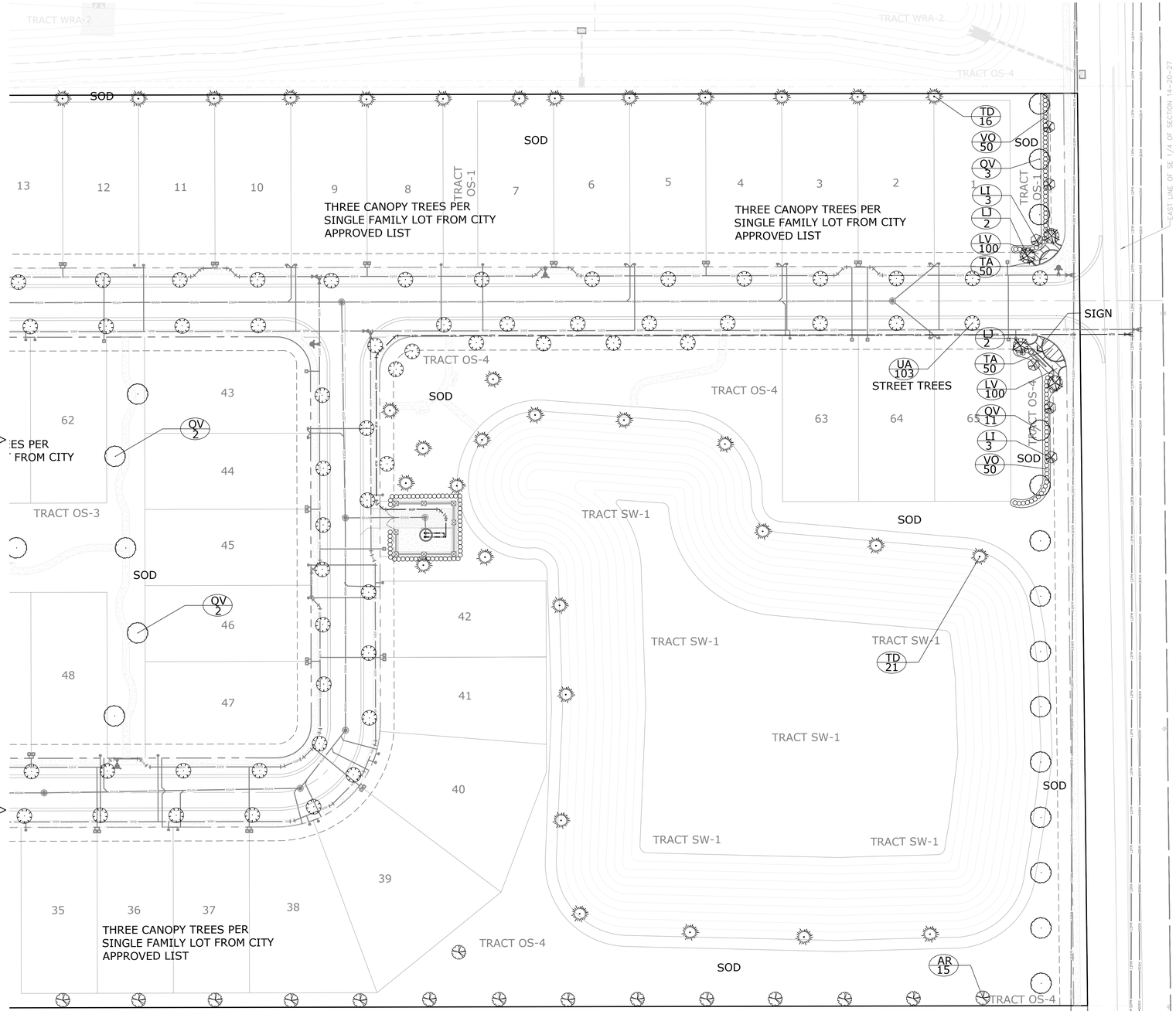
GEOFFREY L. SUMMITT, P.E.
Date: January 31, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions

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REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
1020
STATE OF FLORIDA

SHEET NUMBER
15 OF 21



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

G L SUMMITT
ENGINEERING INC
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Maitland, FL 32751

Golden Gem Estates
Subdivision
City of Apopka, Florida

KPI Master/Major Development Plan

Landscape Plan 2

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REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
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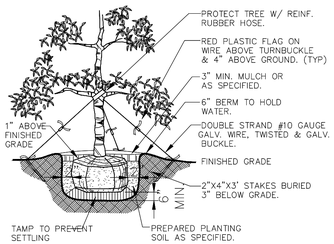
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10	mm/dd/yy	

SHEET NUMBER
16 OF 21

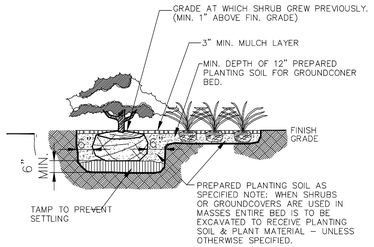
PLANT LIST

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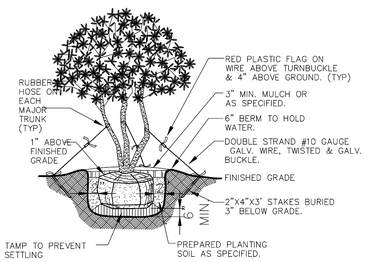
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
35	QV	QUERCUS VIRGINIA	LIVE OAK	10'; 3" CAL.
25	AR	ACER RUBRUM	RED MAPLE	10'; 3" CAL.
103	UA	ULMUS ALATA	WINGED ELM	10'; 3" CAL.
6	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	8'; 2" CAL. MT
4	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	8'; 2" CAL. MT
40	TD	TAXODIUM DISTCHUM	BALD CYPRESS	10'; 3" CAL.
		SINGLE FAMILY LOTS		
195		CANOPY TREES FROM CITY OF APOPKA APPROVED LIST		10'; 3" CAL.
SHRUBS				
100	VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30"X24"; 30" OC
GROUND COVER				
100	TA	TRACH. ASIATICUM	MINIMA	FULL GLS., 24" OC
200	LV	LIRIOPE VARIEGATA	AZTEC GRASS	FULL GLS., 24" OC



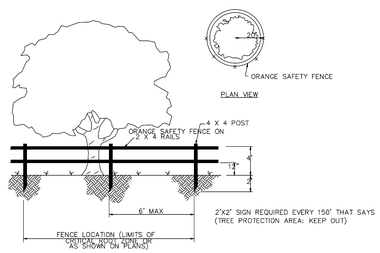
TREE PLANTING DETAIL



SHRUB AND GROUND COVER DETAIL



MULTI–TRUNK DETAIL



TREE PROTECTION FENCE DETAIL

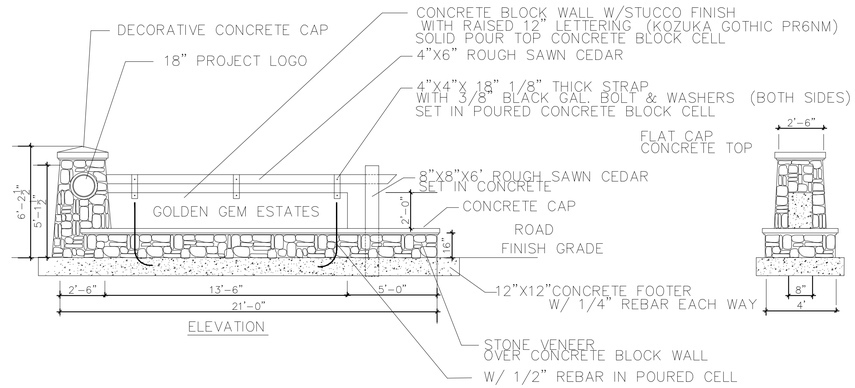
TREE REQUIREMENT DATA AND ARBOR MITIGATION CALCULATION

Tree Requirement (Max Tree Stock Calculation) :

SITE ACREAGE :	19.76 ACRES
SITE SQUARE FOOTAGE AREA :	860,745 SF
NUMBER OF TREES REQUIRED :	108 TREES
NUMBER OF TREES SHOWN :	396 TREES

Arbor Mitigation Calculation

TOTAL INCHES REMOVED	1,187"
OAKS 8"–23" = 963"	
SPECIMEN OAKS 24" & LARGER = 224"	
TOTAL REQUIRED REPLACEMENT INCHES:	1,187"
PROPOSED INCHES TO BE PLANTED :	1,194"
STREET TREES & OPEN SPACE (203) CANOPY TREES= 609"	
SINGLE FAMILY LOTS (195) CANOPY TREES = 585"	
TOTAL REMAINING TO BE MITIGATED :	0.00
MITIGATION RATE PER INCH ($15 PER INCH)/TREE MITIGATION FEE	0.00
BALANCE:	$0.00



ELEVATION

ENTRY SIGN-ELEVATION

NTS

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA..
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM,
11. WITH 100% COVERAGE, BACK FLOW PREVENTOR, & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT SIX (6) INCHES ABOVE GRADE.



Ravensdale Planning & Design

Land Planning Landscape Architecture • Project Management Expert Witness

5106 South Pointe Drive Inverness, Florida 34450

(407) 647-1213

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KPI Master/Major Development Plan

Landscape Details 1

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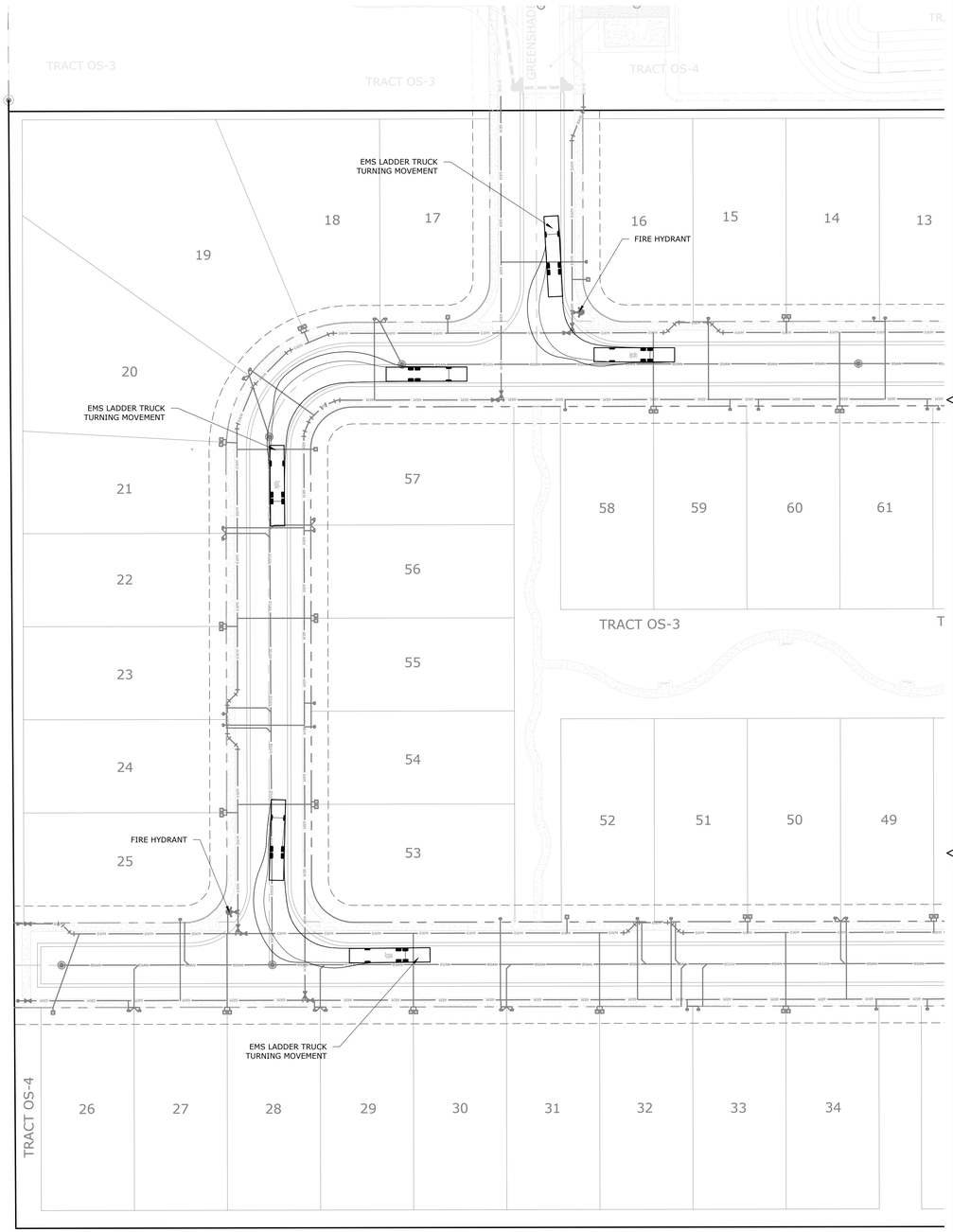
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SHEET NUMBER

17 OF 21

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



SEE SHEET 18 OF 21

NOTES:
1. Fire flow based on FFPC 8th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
2 4. Overall Length (Bumper to Bumper)- 47.64 feet Width - 8.41 feet Track - 8.41 feet Lock to Lock Time - 6.0 Steering Angle- 46.0 degrees Min Centerline Radius - 31.41 feet
5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.

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KPI Master/Major Development Plan

Truck Turning Plan 1

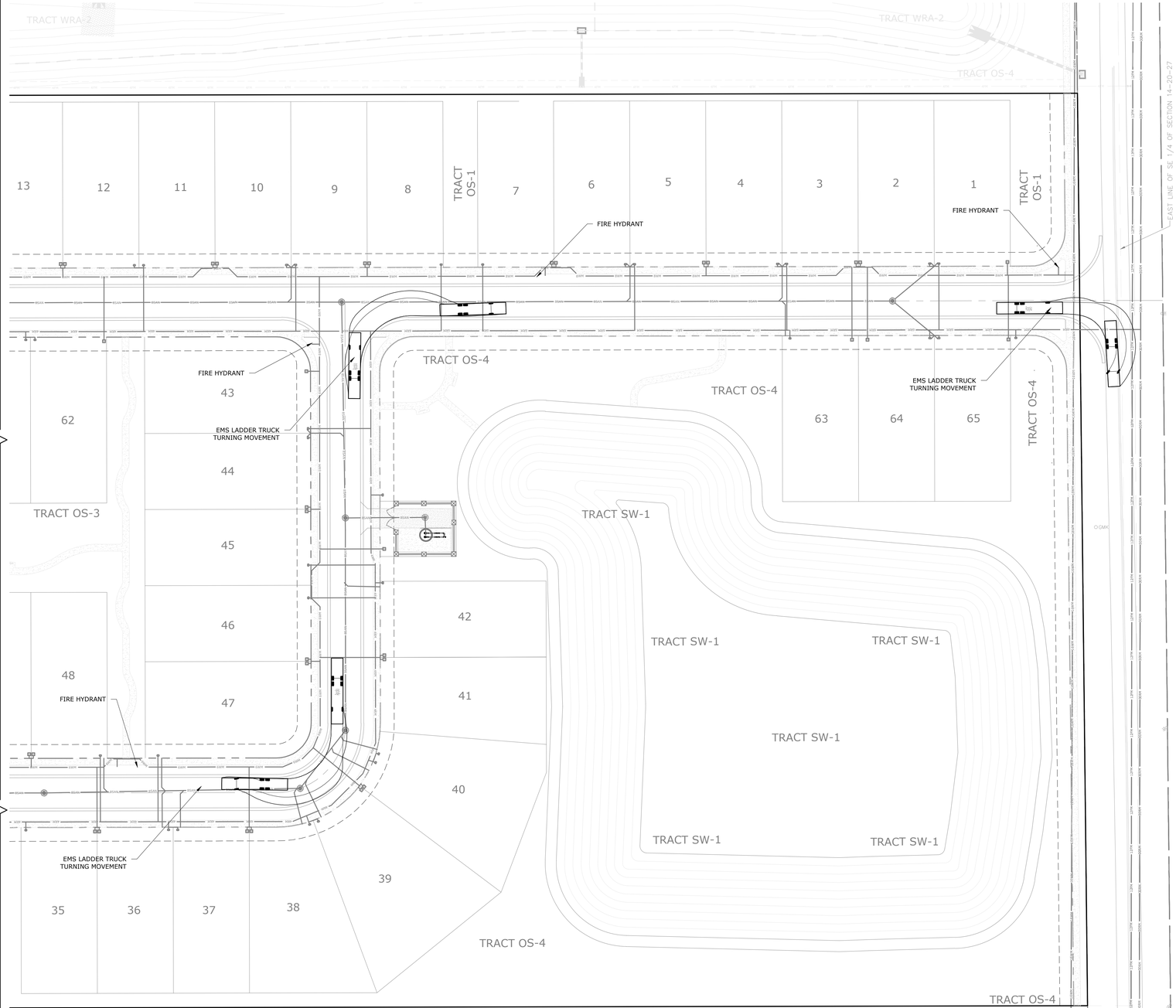
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2

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Truck Turning Plan 2

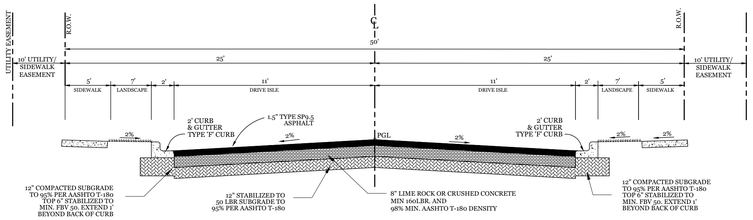
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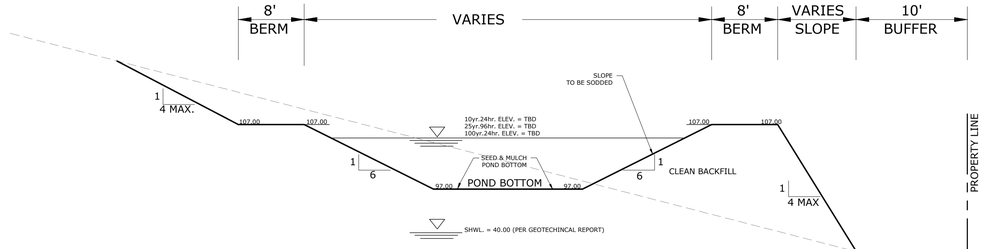
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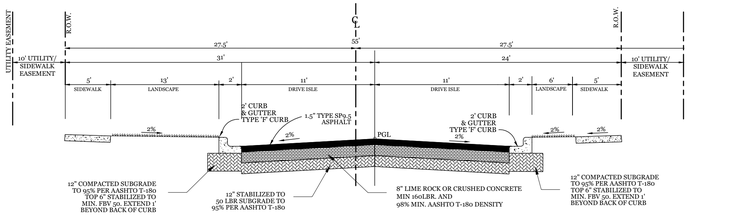
SHEET NUMBER
19 OF 21



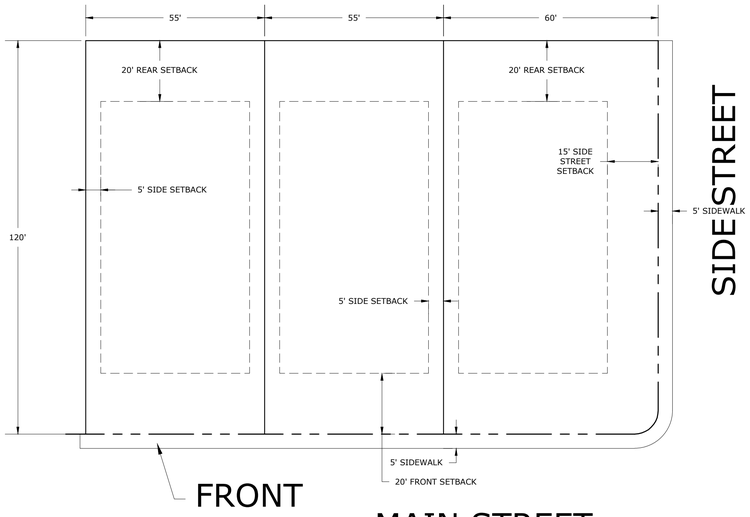
100 - TYPICAL 50' ROW ROADWAY CROSS SECTION DETAIL
N.T.S.



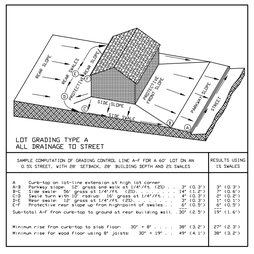
103 - DRY RETENTION POND CROSS SECTION
N.T.S.



101 - TYPICAL 55' ROW ON-STREET PARKING CROSS SECTION DETAIL
N.T.S.



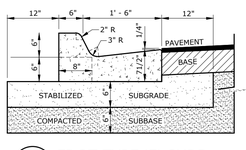
102 - TYPICAL 55' LOT LAYOUT PLAN
N.T.S.



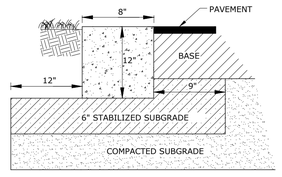
406 - TYPE 'A' LOT GRADING
N.T.S.

407 - TYPE 'B' LOT GRADING
N.T.S.

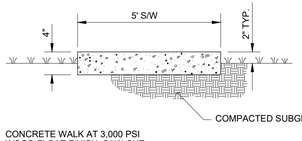
408 - TYPE 'C' LOT GRADING
N.T.S.



402 - FDOT TYPE 'F' CURB
N.T.S.



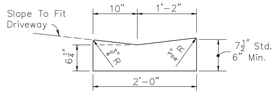
401 - CONCRETE RIBBON CURB
N.T.S.



CONCRETE WALK AT 3,000 PSI
WOOD FLOAT FINISH, SAW CUT
CONTRACTION JOINTS AT 5' O.C. MIN.
EXPANSION JOINT AT 20' O.C. MIN

NOTE: ALL SIDEWALK TO BE CONSTRUCTED AS PART OF INFRASTRUCTURE

105 - STANDARD SIDEWALK DETAIL
N.T.S.



For curb, gutter, curb and gutter and traffic separators provide ½" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.

½"-

300M - MIAMI CURB
N.T.S.

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General Detail 1

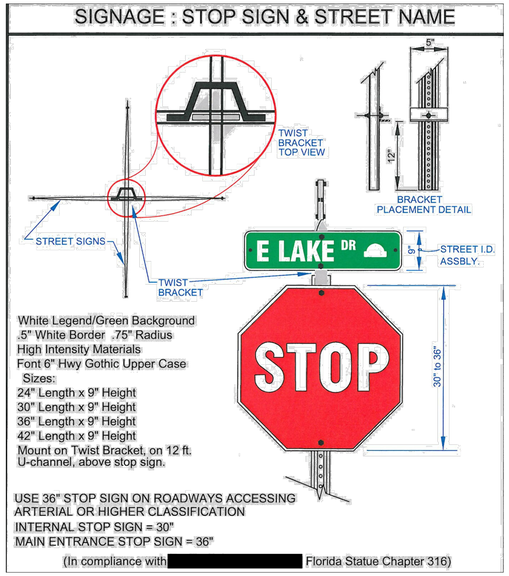
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200 - STOP SIGN & STREET SIGN DETAIL
N.T.S.

DUKE ENERGY.

Mini Bell LED



The Mini Bell LED is an energy-efficient luminaire with a classic, sophisticated design. This fixture is an excellent choice for illuminating pathways and residential communities.

LED (light-emitting diode)	50 watts
Mounting height	12'
Color	Black
Poles	Colonial concrete Victorian concrete Washington concrete
Applications	Neighborhoods Parks Shopping centers Streets

DUKE ENERGY.

Outdoor Lighting

Mini Bell LED

Light source: LED (white)
Wattage: 50
Lumens: 2,889
Light pattern: IESNA Type III (oval)
IESNA cutoff classification: Semi-cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on (no warm-up or restrike time)



light distribution pattern

Pole available:

Name	Mounting height	Color
Colonial concrete		Black
Victorian concrete	12'	Black, Gray-green
Washington concrete		Black, Gray

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today … and tomorrow

201 - DUKE ENERGY STREET LIGHT FIXTURE DETAIL
N.T.S.

Lot Area Table

Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)
1	6,600.00	0.15	55
2	6,600.00	0.15	55
3	6,600.00	0.15	55
4	6,600.00	0.15	55
5	6,600.00	0.15	55
6	6,600.00	0.15	55
7	6,600.00	0.15	55
8	6,600.00	0.15	55
9	6,600.00	0.15	55
10	6,600.00	0.15	55
11	6,600.00	0.15	55
12	6,600.00	0.15	55
13	6,600.00	0.15	55
14	6,600.00	0.15	55
15	6,600.00	0.15	55
16	7,665.87	0.18	65
17	7,666.00	0.18	65
18	8,696.27	0.20	55
19	15,078.87	0.35	55
20	10,847.10	0.25	55
21	6,863.82	0.16	55
22	6,600.00	0.15	55
23	6,600.00	0.15	55
24	6,600.00	0.15	55
25	7,665.87	0.18	65
26	6,600.00	0.15	55
27	6,600.00	0.15	55
28	6,600.00	0.15	55
29	6,600.00	0.15	55
30	6,600.00	0.15	55
31	6,600.00	0.15	55
32	6,600.00	0.15	55
33	6,600.00	0.15	55
34	6,600.00	0.15	55
35	6,600.00	0.15	55
36	6,600.00	0.15	55
37	6,600.00	0.15	55
38	8,452.78	0.19	55
39	9,764.97	0.22	55
40	9,417.07	0.22	55
41	7,001.38	0.16	55
42	6,600.00	0.15	55
43	8,239.69	0.19	55
44	6,600.00	0.15	55
45	6,600.00	0.15	55
46	6,600.00	0.15	55
47	8,239.69	0.19	55

Lot Area Table

Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)
48	6,600.00	0.15	55
49	6,600.00	0.15	55
50	6,600.00	0.15	55
51	6,600.00	0.15	55
52	6,600.00	0.15	65
53	8,239.69	0.19	65
54	6,600.00	0.15	55
55	6,600.00	0.15	55
56	6,600.00	0.15	55
57	8,239.69	0.19	55
58	6,600.00	0.15	55
59	6,600.00	0.15	55
60	6,600.00	0.15	55
61	6,600.00	0.15	55
62	6,600.00	0.15	65
63	6,600.00	0.15	55
64	6,600.00	0.15	55
65	6,600.00	0.15	55

202 - LOT DIMENSIONS AND AREA TABLE
N.T.S.

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3667 Simonton Place
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phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

K. Hovnanian Orlando Division, LLC
2301 Lucien Way, Suite 260
Maitland, FL 32751

Golden Gem Estates Subdivision
City of Apopka, Florida

KPI Master/Major Development Plan

General Detail 2

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: January 31, 2025
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	6/30/2024	Initial Submittal
2	01/24/25	Response To City Comments
3	mm/dd/yy	##########################
4	mm/dd/yy	##########################
5	mm/dd/yy	##########################
6	mm/dd/yy	##########################
7	mm/dd/yy	##########################
8	mm/dd/yy	##########################
9	mm/dd/yy	##########################
10	mm/dd/yy	##########################

SHEET NUMBER
21 OF 21





AA SANTA FE ELEVATIONS
N.T.S.







BB SANTA ROSA ELEVATIONS
N.T.S.







CC VALLEJO ELEVATIONS
N.T.S.

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
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Golden Gem Estates
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City of Apopka, Florida

KPI Master/Major Development Plan

Architectural Elevations 1

Plans not valid unless Signed, Dated and Sealed below.

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3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
22 OF 21

Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION
CAPACITY LETTER-EXTENSION

January 27, 2025

E-MAIL: geoff@glseng.com
Geoffrey L. Summitt
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746

Application APK-24-013 Golden Grove

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension		
Development Application #:	TBD		
Project Name:	Golden Grove		
OCPS Completed Application Date:	08/12/24		
Parcel #(s):	27-20-14-0000-000-025, 27-20-14-0000-00-083		
Requested New Units (#):	SF: 64	MF:	TH:
Vested Unit(s):	SF: 1	MF:	TH:
Total Project Units:	65		
School Board District:	#7		

In accordance with Section 8 of the Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A.**

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Zellwood ES	Wolf Lake MS	Apopka HS
Jurisdictional Analysis	N/A	Apopka-64.98% Unincorporated-34.43%	Apopka-61.11% Unincorporated-37.74%

"The Orange County School Board is an equal opportunity agency."

Given the above analysis, this project does not meet the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from City of Apopka.

This determination expires on August 14, 2025 OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from City of Apopka by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at 407-317-3700 ext. 2022139 or Tamara.Pelc@ocps.net, if you have any questions or comments regarding this matter.

Sincerely,

Tamara Pelc

Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

CC: Jean Sanchez, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A

Orange County Public Schools
Facilities Planning

School Capacity Determination

User ID SV

Project ID: CEA – APK – 24 – 013

Project Name:					
			GOLDEN GROVE		
Unvested Units	Single Family Units:	64	Vested Units	Single Family Units:	1
	Multi Family Units:	0		Multi Family Units:	0
	Multi Family High Rise Units:	0		Multi Family High Rise Units:	0
	Town Homes Units:	0		Town Homes Units:	0
	Mobile Home Units:	0		Mobile Home Units:	0

Capacity Enhancement				
	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	633	1,152	3,396
	Enrollment (2023-2024)	474	1,195	3,443
	Utilization (2023-2024)	96.0%	122.0%	110.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	222	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	159	186	241
	Reserved Capacity	27	41	20
	Adjusted Utilization	104.3%	123.4%	109.1%
	Adjusted Available Seats	36	0	0
	Analysis of Proposed Development			
	Students Generated	11.392	6.016	8.512
	Adjusted Utilization	106.1%	124.0%	109.3%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	6.016	8.512

ZELLWOOD ES	
WOLF LAKE MS	
APOPKA HS	

FLORIDA FINDS

Barberville Pioneer Settlement offers history lessons

By Ronnie Lovler
Correspondent

The motto at the Barberville Pioneer Settlement is "Discover Yesterday Today." And that's precisely what you will get at the 30-acre campus of this living history destination in Central Florida.

When it opened in 1976, there were only two buildings on the grounds: the Joseph Underhill House, currently under renovation, and the Barberville Central High School, built in 1919. Today, there are 20 historic structures on the grounds, although that isn't all.



Photo by Ronnie Lovler

Erick Nielsen in front of an old railroad car on the property.

"We are not just about preserving buildings," said Erick Nielsen, associate director of Barberville Pioneer Settlement. "We are also about preserving the arts, crafts, tools and technologies of the pioneer lifestyle in Florida."

The high school building, a National Register of Historic Places site, is center-stage and one of the first things you see when you walk on the grounds. It was first built to accommodate elementary, middle and high school students and was the only school in the area to offer college preparatory classes.

But county officials abandoned the school after a time. Nielsen said the building was saved thanks to the efforts of a group of art teachers who founded the Pioneer Settlement for the Creative Arts, Inc., as a not-for-profit organization.

"They petitioned the school board to use the high school building to teach lost arts such as spinning, weaving, blacksmithing and woodworking," Nielsen said.

The high school is the settlement's prize building and the reason Pioneer Settlement opened where it is.

"It is one of the jewels of the settlement and the whole reason the settlement came about," Nielsen said.

At first, the teachers leased the school building from the Volusia County School Board, but in 2001, the school board ceded ownership to the Pioneer Settlement Board of Directors.

Over time, other buildings were moved to the location, giving birth to the Settlement.

"Most buildings are regional, and a lot came from just 10 miles away," Nielsen said. "The furthest building is the Lewis Log Cabin, which comes from South Georgia."

The train depot on the property was built in 1885. If connected to a railroad path, it could be used as a functional depot. It also contains a history lesson: the depot had two waiting rooms, one for African Americans and one for whites because it was built during segregated times.

The fire station, Model A Ford shop, clubhouse, and blacksmith shop are standouts, especially the blacksmith shop.

"It's been our most successful workshop and partnership," Nielsen said. "They petitioned the school board to use the high school building to teach lost arts such as spinning, weaving, blacksmithing and woodworking."

The settlement also promotes the art and entertainment that dominated during pioneer times, with two major folk festivals during the year: the Spring Frolic on the first weekend in April and the Fall Country Jamboree on the first weekend in November.

The festivals include contra dancing, musical workshops and historical demonstrators who show off different tools and trades, such as wheelwrighting, chair caning and pottery.

Sponsored content

Schroeder Dental Group provides superior oral care with a courteous and professional attitude

Are you someone who shudders at the thought of visiting the dentist? If so, the **Schroeder Dental Group** makes it a priority to ensure every patient has a positive experience during every visit. Their office is bright, clean, and relaxing. There is no need for stress because their staff will take the utmost care with you and your entire family. They offer routine cleanings, fillings, bridges, crowns, dental bonding, dental implants, laser dentistry, oral surgery, orthodontics, reconstruction, veneers and more complex dental work, such as root canals.

When an emergency arises, **Schroeder Dental Group** is ready. No one plans on a dental emergency, because they happen very suddenly and unexpectedly. They tend to be either painful, embarrassing or both. At the **Schroeder Dental Group,** emergency patients are seen promptly so they don't have to suffer overnight or through a weekend. Time is of the essence in these urgent dental cases.

They're also helping "little" smiles in a big way. Children need not worry, because they do their very best to make every visit as quick and painless as possible. Prioritizing and creating a positive basis for their dental care involves educating, treating, preventing, maintaining a balanced diet, and instilling effective brushing and flossing habits. They take time to educate your entire family on the techniques and practices of proper oral care.

Once you meet the staff at **Schroeder Dental Group**, you'll soon understand why they're preferred by their patients. They're committed to repairing and enhancing your smile by utilizing state-of-the-art techniques with long-lasting results. The staff's mission is to deliver the highest quality care, unprecedented comfort, and service to ensure that all patients are relaxed while they work on their great smile!

Schroeder Dental Group is Invisalign® certified. Invisalign® (braceless braces) is the latest offering for orthodontics. This is the ideal solution for patients who have their permanent teeth. The product is virtually invisible and removable for meals, brushing, and flossing. They also offer Zoom! Whitening.

They use the Waterlase MD Laser for both hard and soft tissues, such as teeth and bone. The Waterlase MD Laser can be used to treat cavities, in many cases without the patient having to receive the shots to be numb. Most patients only feel the cool water spray of the laser.



Dr. Katrina Schroeder, founder and owner of Schroeder Dental Group, knows that prevention pays for itself, and even small steps can make visible changes to your smile and your well-being

The Waterlase MD Laser can also be used for soft tissue procedures, such as reshaping the gum tissue for a more aesthetic appearance and periodontal procedures. One benefit of utilizing the laser for soft tissue procedures is minimizing post-operative discomfort.

Schroeder Dental Group provides digital imaging with minimal radiation and immediate results. The digital images can be seen from every patient room and be immediately available to the patient.

Schroeder Dental Group offers a comprehensive approach to your entire dental care needs. Whether it's a routine checkup or an advanced procedure, they're trained in the newest dental techniques. They have experience in the most up-to-date dental technology and treatments and gladly accept most insurance plans. Plus, they offer a payment plan that allows patients without dental insurance to afford the best possible dental care.

Call 407-886-1611 for appointments that are always customized for the patient. Each visit is designed with careful consideration given to your financial needs, time requirements, comfort levels and cosmetic wishes. All treatments are planned to meet the needs you have expressed and are provided with exception skill and care.

The Schroeder Dental Group office is located at 527 Wekiva Commons Circle in Apopka.

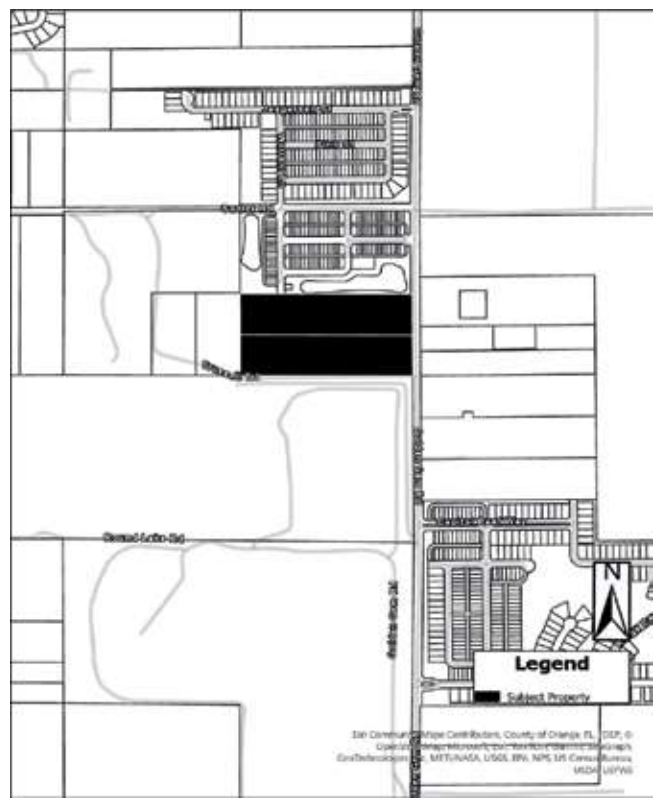
Advertisement

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **G L Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.** has made application relating to the following described property.

ORDINANCE NO. 3102

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) TO KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE, ASSIGNMENT OF NEIGHBORHOOD DISTRICT OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF GOLDEN GEM ROAD, SOUTH OF NIGHTSHADE GROVE LANE AND SADLER ROAD; COMPRISING 19.76 ACRES, MORE OR LESS; OWNED BY TIMOTHY BURCHFIELD, ROBERT AND STACYMOSS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 14-20-27-0000-00-025 and 14-20-27-0000-00-083
Contains: 19.76 +/- Acres

NOTICE is given that a public hearing for Ordinance Number 3102 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, April 8, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

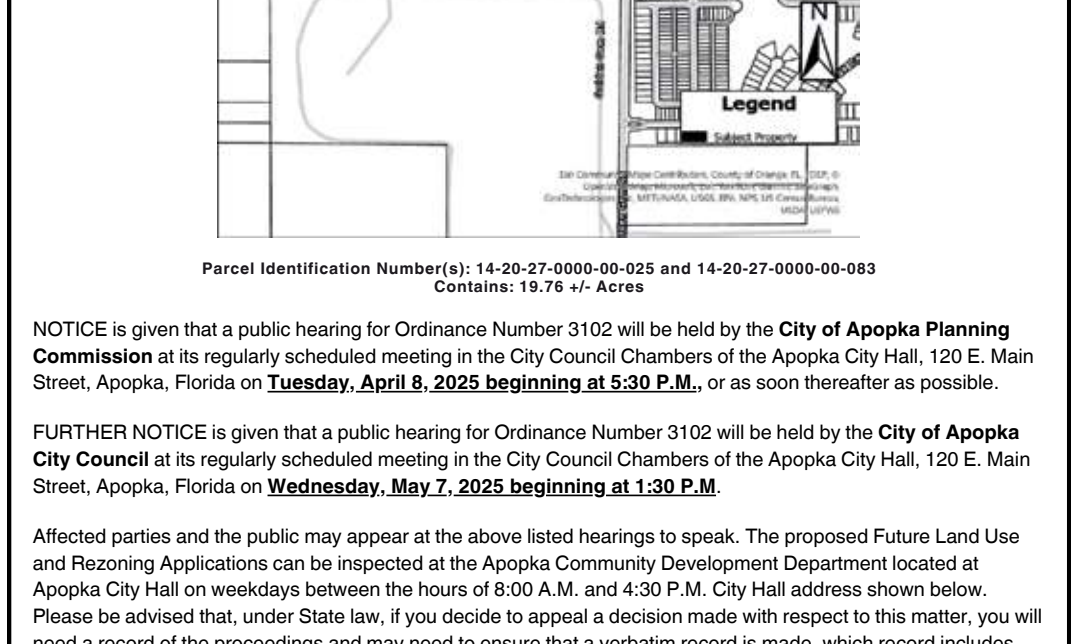
FURTHER NOTICE is given that a public hearing for Ordinance Number 3102 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, May 7, 2025 beginning at 1:30 P.M**.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703,

Apopka City Council
Apopka Planning Commission
Community Development Department

March 28, 2025





City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 1.
Meeting Date: April 8, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial - Ondich South - Major Development Plan

REQUEST:
Recommend approval of the Ondich South - Major Development Plan.

SUMMARY:
Owner(s): PM S-1 REO, LLC
Applicant(s): Appian Engineering, Inc. c/o Luke Classon, P.E.
Parcel Identification Number(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
Location: Southwest corner of Ondich Road and Effie Drive
Tract: 54.85 +/- acre(s)
Project: 326 residential units
Density/Intensity: 5.97 dwelling units per acre
Project Manager: Jean Sanchez

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural)	Single-family residences
East	County Rural	County A-1 (Citrus Rural)	Single-family residences
South	Mixed-Use and County Rural	KPI-MU (Kelly Park Interchange - Mixed-Use) and County A-1 (Citrus Rural)	Single-family residences and vacant
West	Mixed-Use	KPI-MU	Crossroads at Kelly Park Mixed Use Development

PROJECT SUMMARY:
The subject properties have total area of almost 55 acres, and are within the KPI-MU (Kelly Park Interchange – Mixed-Use) zoning district, as well as the Transition and Neighborhood District Overlays. The Ondich South - Major Development Plan details a conceptual plan for a mix of residential products, comprising 326 single-family detached and attached units, and a future commercial development on a 1.37-acre tract. The plan calls for 193 20-foot-wide townhome units, 95 rear-loaded lots with 34-feet of width and 38 rear-loaded lots with 40-feet of width. The Transition Overlay requires an open space area of 15%, equivalent to 6.01 acres, and the Neighborhood Overlay requires 20%, corresponding to 2.92 acres, totaling 8.93 acres of open space. The applicant proposes 11.10 acres of open space that encompasses an amenity area, playground, buffer and amenitized stormwater pond. Internal connection points are offered from the south of the subdivision, including a link to the Crossroads Development to the south via Firebush Drive right-of-way (ROW), and two others east of said ROW. The plan also shows traffic-calming elements such as a traffic circle and on-street parking along the

east and west spine roads. The applicant proposes the following site design standards, including minimum required setbacks:

- Single-Family Detached Lots (rear-loaded), 34-feet and 40-feet in width
    - Front Porch Setback: 10-feet
    - Front/Street Side Setback (Neighborhood District): 15-feet minimum and 30-feet maximum
    - Front/Street Side Setback (Transition District): 10-feet minimum and 20-feet maximum
    - Side Setback: 5-feet minimum
    - Rear Setback: 5-feet minimum
    - Garage Rear Setback: 20-feet minimum
    - Minimum Living Area: 1300 square feet

- Single-Family Attached Lots (rear-loaded), 20-feet in width:
    - Front/Street Side Setback (Neighborhood District): 15-feet minimum and 30-feet maximum
    - Front/Street Side Setback (Transition District): 10-feet minimum and 20-feet maximum
    - Side Setback: 5-feet minimum for exterior units and 0-feet for interior units
    - Rear Setback: 5-feet minimum
    - Garage Rear Setback: 20-feet minimum
    - Minimum Living Area: 1200 square feet

The landscape plan proposes a diverse variety of trees that includes Southern Live Oaks, Red Maple, Sycamore, and Southern Magnolia Trees are located within the project area and will be installed with root barriers to block or redirect tree roots, preventing damage to structures and pavements.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

SCHOOL PLANNING:
The subject properties are served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High School. Orange County Public Schools (OCPS) has indicated that concurrency for the proposed development is not available at the middle school level and is deficient by 29.713 students. Therefore, the applicant shall enter into a Concurrency Mitigation Agreement (CMA) with OCPS.

ORANGE COUNTY NOTIFICATION:
Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
April 8, 2025 – Planning Commission (5:00 P.M.)
May 7, 2025 – City Council (1:30 P.M.)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Development Review Committee:

Finds the proposed Ondich South – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

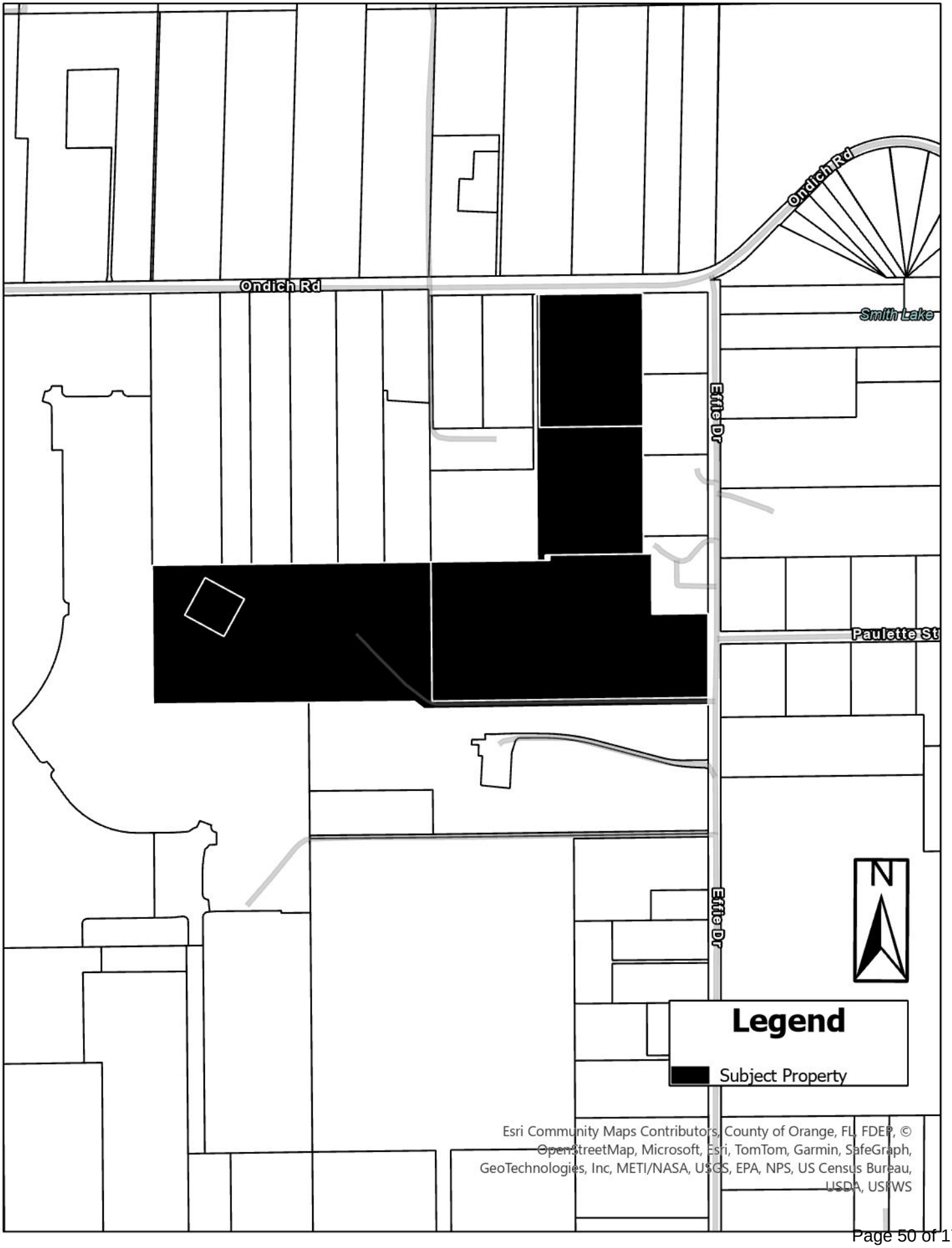
Recommended Motion - Planning Commission:

Find the proposed Ondich South – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

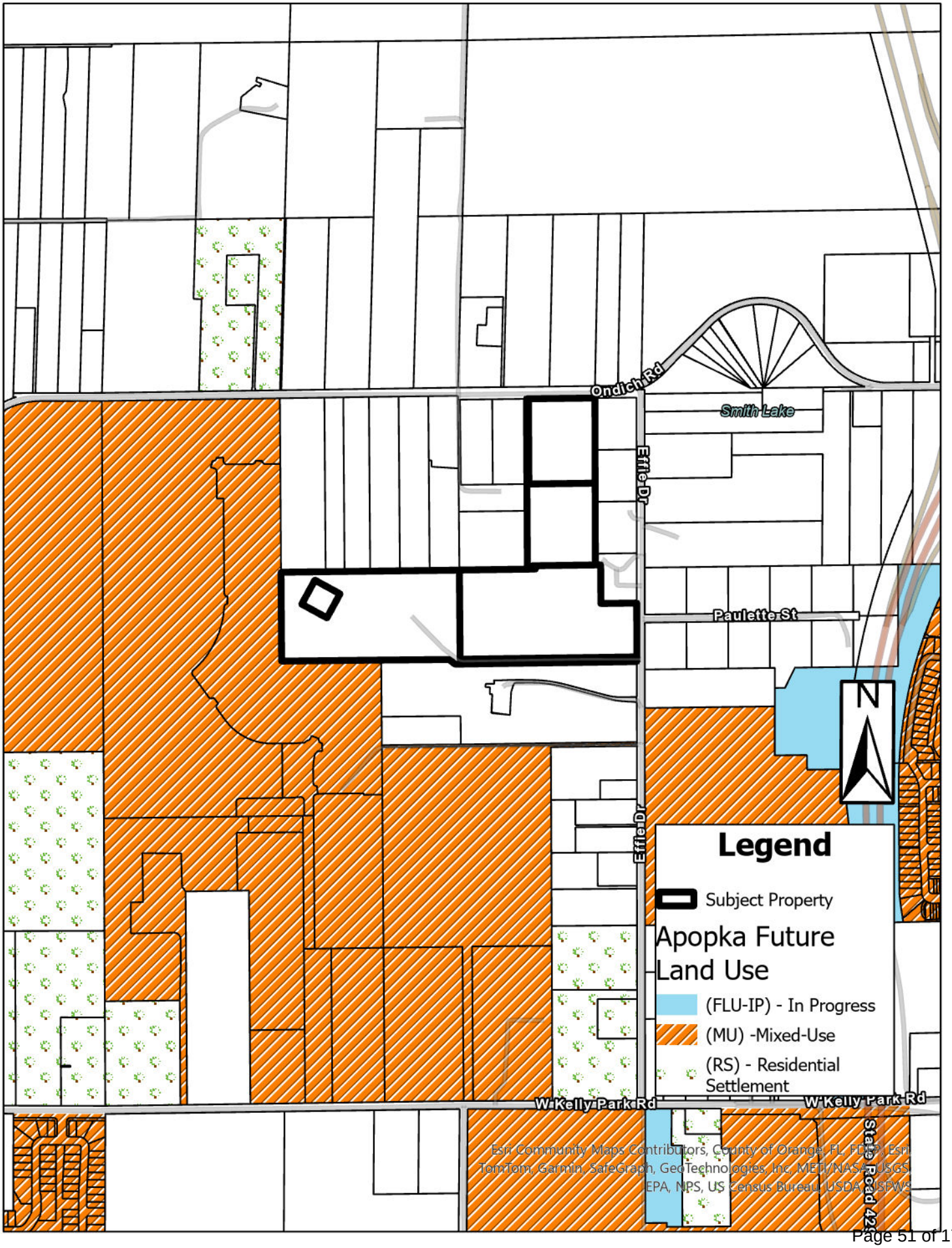
ATTACHMENTS:

1. Maps
2. Ondich South - MDP
3. Ondich South - Landscape Plan
4. Ondich South - OCPS Concurrency Letter

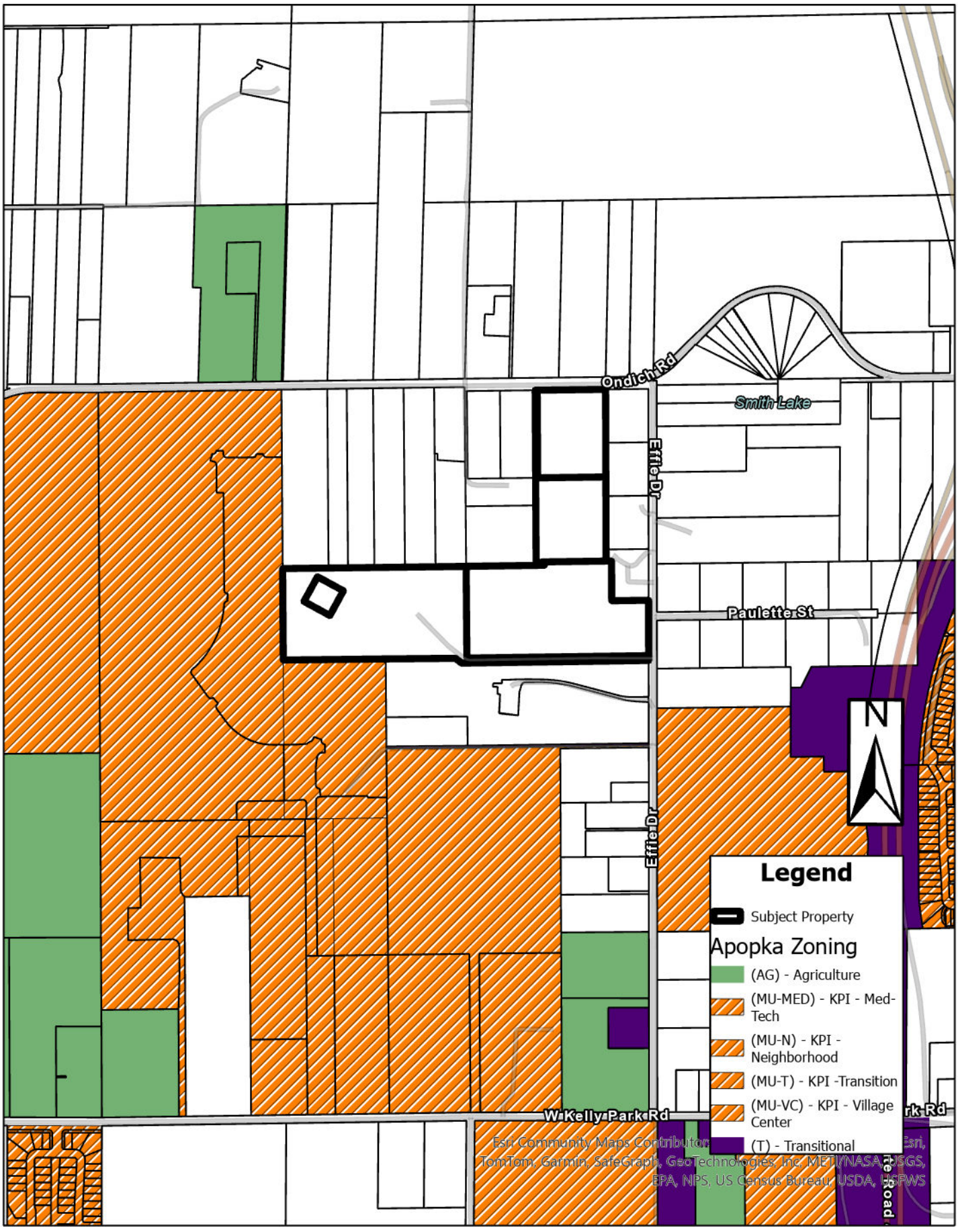
Vicinity


Ondich Rd
Ondich Rd
Smith Lake
Effie Dr
Paulette St
Effie Dr
N
Legend
Subject Property
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

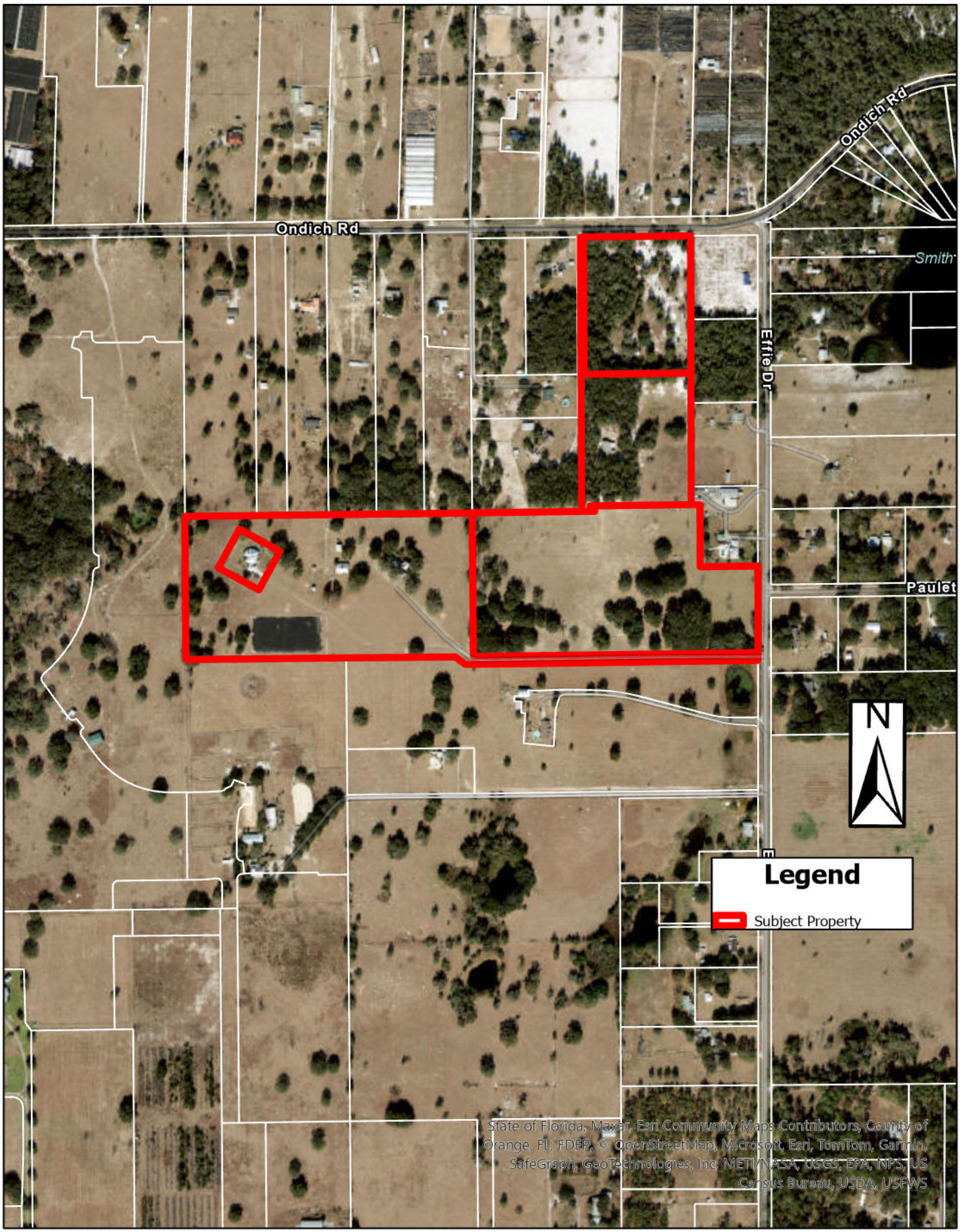
Future Land Use



Zoning


Ondich Rd
Smith Lake
Effie Dr
Paulette St
N
W Kelly Park Rd
Legend
Subject Property
Apopka Zoning
(AG) - Agriculture
(MU-MED) - KPI - Med-Tech
(MU-N) - KPI - Neighborhood
(MU-T) - KPI -Transition
(MU-VC) - KPI - Village Center
(T) - Transitional
Esri Community Maps Contributors, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial


Ondich Rd
Ondich Rd
Effie Dr
Paulet
N
Legend
Subject Property
State of Florida, Maxar, Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

MAJOR DEVELOPMENT PLAN

FOR

ONDICH SOUTH ASSEMBLAGE

CITY OF APOPKA, FLORIDA

OCPA PARCEL ID # 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

LEGAL DESCRIPTION PER ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS DATED: NOVEMBER 7, 2023

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

PARCEL A:

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THENCE ALONG SAID EAST LINE OF THE NE 1/4, NORTH 00 DEGREES 27 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 629.57 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 38.26 FEET; THENCE NORTH 52 DEGREES 38 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 56.97 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 1, AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277; THENCE ALONG SAID SOUTHERLY LINE OF PARCEL 1, NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 38.26 FEET; THENCE LEAVING SAID LINE SOUTH 45 DEGREES 30 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 21.20 FEET TO A POINT 15.00 FEET SOUTH OF SAID SOUTHERLY LINE OF PARCEL 1, THENCE NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE SW 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST THENCE NORTH 89 DEGREES 13 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 1316.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EFFIE ROAD, SAID LINE BEING 30.00 FEET WEST OF THE EAST LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THENCE RUN PARALLEL TO SAID EAST LINE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 20.00 FEET; SOUTH 89 DEGREES 13 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1316.06 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THENCE ALONG THE EAST LINE OF SAID NE 1/4 NORTH 00 DEGREES 27 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 629.57 FEET, THENCE RUN SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 38.26 FEET; THENCE RUN NORTH 52 DEGREES 38 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 56.97 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF PARCEL 1, AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277; THENCE RUN NORTH 52 DEGREES 38 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 1248.73 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 11; THENCE NORTH 00 DEGREES 22 MINUTES 31 SECONDS WEST, ALONG SAID WEST LINE FOR A DISTANCE OF 464.44 FEET TO A POINT ON THE NORTH LINE OF PARCEL 1 AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277, THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 19 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 440.00 FEET; THENCE LEAVING SAID LINE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 454.06 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 210.00 FEET; THENCE RUN SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 190.46 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST, FOR DISTANCE OF 616.96 FEET; THENCE RUN SOUTH 45 DEGREES 30 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 28.26 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 38.26 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND, LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°29'01" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 629.57 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 89°35'51" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 38.26 FEET; THENCE RUN NORTH 52 DEGREES 38 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 56.97 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF PARCEL 1, AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277; THENCE, ALONG SAID SOUTH LINE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 1248.73 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 11; THENCE NORTH 00 DEGREES 22 MINUTES 31 SECONDS WEST, ALONG SAID WEST LINE FOR A DISTANCE OF 464.44 FEET TO A POINT ON THE NORTH LINE OF PARCEL 1 AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277, THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 19 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 440.00 FEET; THENCE LEAVING SAID LINE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 454.06 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST, FOR DISTANCE OF 616.96 FEET; THENCE RUN SOUTH 45 DEGREES 30 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 28.26 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 38.26 FEET TO THE POINT OF BEGINNING.

AND

ALL OF GRANTORS RIGHT, TITLE AND INTEREST IN A NON-EXCLUSIVE, CONTIGUOUS 10 FOOT EASEMENT FOR INGRESS AND EGRESS TO ONDICH ROAD, LYING 9 FEET ON EITHER SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN WEST ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4, 9 FEET TO THE POINT OF BEGINNING, AND RUN THENCE NORTH 0 DEGREES 16 MINUTES 44 SECONDS WEST 1991.41 FEET MORE OR LESS TO THE NORTH SECTION LINE OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ALL IN ORANGE COUNTY, FLORIDA. THIS IS IDENTIFIED AS PARCEL ONE ON THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3168, PAGE 1277, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL C:

PARCEL ONE:

THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

AND

PARCEL TWO:

THE NORTH 15 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST (SUBJECT TO RIGHT OF WAY FOR EFFIE ROAD OVER THE EAST 30 FEET THEREOF, AND SUBJECT TO AN EASEMENT AS ESTABLISHED BY FINAL JUDGMENT IN CIVIL ACTION #75-4645 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA, DATED OCTOBER 10, 1975),

AND

FROM A POINT OF BEGINNING AT THE SOUTHEAST CORNER OF PARCEL ONE, RUN SOUTH ALONG THE EAST SECTION LINE OF SECTION 11, A DISTANCE OF 15 FEET, RUN THENCE WEST PARALLEL TO THE SOUTH LINE OF PARCEL ONE A DISTANCE OF 30 FEET, RUN THENCE NORTHWEST TO A POINT ON THE SOUTH LINE OF PARCEL ONE 45 FEET WEST OF THE POINT OF BEGINNING, AND RUN THENCE EAST ALONG THE SOUTH LINE OF PARCEL ONE, A DISTANCE OF 45 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION WAS TAKEN FROM THAT CERTAIN WARRANTY DEED RECORDED JANUARY 28, 1981, IN OFFICIAL RECORDS BOOK 3168, PAGE 1277, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST; THENCE ALONG THE EAST LINE OF SAID NE 1/4 NORTH 00 DEGREES 27 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 629.57 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 38.26 FEET; THENCE RUN NORTH 52 DEGREES 38 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 56.97 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF PARCEL 1, AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277; THENCE, ALONG SAID SOUTH LINE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 1248.73 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 11; THENCE NORTH 00 DEGREES 22 MINUTES 31 SECONDS WEST, ALONG SAID WEST LINE FOR A DISTANCE OF 464.44 FEET TO A POINT ON THE NORTH LINE OF PARCEL 1 AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277, THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 19 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 440.00 FEET; THENCE LEAVING SAID LINE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 454.06 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST, FOR DISTANCE OF 616.96 FEET; THENCE RUN SOUTH 45 DEGREES 30 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 28.26 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 38.26 FEET TO THE POINT OF BEGINNING.

AND

ALL OF GRANTORS RIGHT, TITLE AND INTEREST IN A NON-EXCLUSIVE, CONTIGUOUS 10 FOOT EASEMENT FOR INGRESS AND EGRESS TO ONDICH ROAD, LYING 9 FEET ON EITHER SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN WEST ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4, 9 FEET TO THE POINT OF BEGINNING, AND RUN THENCE NORTH 0 DEGREES 16 MINUTES 44 SECONDS WEST 1991.41 FEET MORE OR LESS TO THE NORTH SECTION LINE OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ALL IN ORANGE COUNTY, FLORIDA. THIS IS IDENTIFIED AS PARCEL ONE ON THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3168, PAGE 1277, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL II:

PARCEL 1: BEGINNING AT A POINT 14.15 CHAINS NORTH OF QUARTER SECTION POST ON WEST BOUNDARY OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, RUNNING EAST 16.49 CHAINS, NORTH 6.38 CHAINS, WEST 16.49 CHAINS, SOUTH 6.38 CHAINS, LESS 560.00 FEET ON THE WEST EAST, ORANGE COUNTY, FLORIDA.

LESS THAT PORTION AS DESCRIBED IN O.R. BOOK 8006, PAGE 757, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

LESS THAT PORTION OF PARCEL 3 AND THE PORTION OF PARCEL 5 AS DESCRIBED IN O.R. BOOK 5075, PAGE 1578, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

PARCEL 2: BEGINNING 26.16 CHAINS SOUTH OF NORTHWEST CORNER, RUN SOUTH 4.15 CHAINS, EAST 15.35 CHAINS, NORTH 4.15 CHAINS, WEST 15.35 CHAINS, SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS AND TRANSPORTING GROOVY CARE EQUIPMENT AND MACHINERY, OVER THE NORTH 8.00 FEET OF LAND CONVEYED TO BILL J. OSBORNE BY WARRANTY DEED FROM NANCY E. NEW, RECORDED JANUARY 5, 1971 IN OFFICIAL RECORDS BOOK 2018, PAGE 478, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID EASEMENT BEGINNING ON THE EAST A.T.R.R. ROAD SAID RUNNING WESTERLY TO THE SECTION LINE, IN ACCORDANCE WITH THE FINAL JUDGMENT DATED OCTOBER 10, 1975 AND FILED OCTOBER 13, 1975 IN OFFICIAL RECORDS BOOK 2852, PAGE 235, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, IN CASE NUMBER 75-4645 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA, WHEREIN GARRETT L GILLIAM AND ANNE D GILLIAM, HIS WIFE, WERE PLAINTIFFS AND HARRY SMITH ET AL, WERE DEFENDANTS.

PARCEL 3: FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00° 24' 20" WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, A DISTANCE OF 1220.95 FEET; THENCE SOUTH 89° 45' 17" WEST, 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EFFIE ROAD, THENCE RUN SOUTH 00° 24' 20" WEST, ALONG SAID RIGHT OF WAY LINE 371.99 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00° 24' 20" WEST, ALONG SAID RIGHT OF WAY LINE 30.00 FEET; THENCE RUN SOUTH 89° 47' 26" WEST, 307.80 FEET MORE OR LESS, TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE RUN NORTH 00° 18' 05" EAST, ALONG SAID WEST LINE 30.00 FEET; THENCE NORTH 89° 47' 26" EAST, 307.80 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS THE WESTERLY 40.00 FEET THEREOF.

PARCEL 4: FROM THE QUARTER CORNER POST ON THE WEST SIDE OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, RUN NORTH ALONG SECTION LINE 933.90 FEET FOR A POINT OF BEGINNING; THENCE RUN EAST 568.00 FEET; THENCE RUN NORTH 396.16 FEET, MORE OR LESS TO THE NORTH LINE OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE RUN WEST ALONG SAID FORTY LINE 568.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN SOUTH ALONG SECTION LINE 396.16 FEET FOR THE POINT OF BEGINNING.

PARCEL 5: FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00° 24' 20" WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, A DISTANCE OF 1220.95 FEET; THENCE SOUTH 89° 45' 17" WEST, 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EFFIE ROAD, THENCE RUN SOUTH 00° 24' 20" WEST, ALONG SAID RIGHT OF WAY LINE 401.99 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00° 24' 20" WEST, ALONG SAID RIGHT OF WAY LINE 371.99 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN SOUTH 89° 47' 26" WEST, ALONG SAID SOUTH LINE 307.10 FEET TO THE SOUTHWEST CORNER OF AFORESAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN NORTH 00° 18' 05" EAST, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, A DISTANCE OF 372.08 FEET; THENCE NORTH 89° 47' 26" EAST, 307.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS PORTION OF PARCEL 3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5075, PAGE 1578, IF ANY, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

PARCEL III:

FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 89°09'27" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ONDICH ROAD; THENCE RUN NORTH 89°46'42" EAST ALONG SAID RIGHT OF WAY LINE 510.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°46'42" EAST ALONG SAID RIGHT OF WAY LINE 15.00 FEET; THENCE RUN SOUTH 00°09'03" WEST 435.37 FEET; THENCE NORTH 89°44'57" EAST 494.19 FEET TO A POINT ON THE EAST LINE OF THE WEST THREE QUARTERS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE RUN SOUTH 00°09'03" WEST ALONG SAID EAST LINE 610.16 FEET TO THE NORTHEAST CORNER OF THE SOUTH 264.96 FEET OF THE EAST 468.32 FEET OF AFORESAID WEST THREE QUARTERS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE RUN SOUTH 89°43'17" WEST 468.32 FEET; THENCE RUN NORTH 00°09'03" WEST 264.96 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE RUN SOUTH 89°43'17" WEST ALONG SAID LINE 39.14 FEET; THENCE RUN NORTH 00°09'03" EAST 1270.73 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

FROM THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA RUN SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ONDICH ROAD; THENCE RUN NORTH 89 DEGREES 46 MINUTES 42 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 525.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 46 MINUTES 42 SECONDS EAST ALONG SAID RIGHT OF WAY 495.91 FEET TO A POINT ON THE EAST LINE OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN SOUTH 00 DEGREES 18 MINUTES 05 SECONDS WEST ALONG SAID EAST LINE 633.13 FEET; THENCE SOUTH 39 DEGREES 44 MINUTES 57 SECONDS WEST 494.19 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST 635.37 FEET TO THE POINT OF BEGINNING.

PARCEL V:

THE SOUTH 24.98 FEET OF THE EAST 468.32 FEET OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN CERTIFICATE OF TITLE AND IDENTIFIED THEREIN AS PARCEL 1162K (JOHNSON), RECORDED AS CLERKS INSTRUMENT NO. 20190194795, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 54.85 ACRES, MORE OR LESS.

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UTILITY PROVIDERS

WATER/SEWER/RECLAIMED:
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FLORIDA 32703
CONTACT:VLADIMIR SIMONOVSKI, P.E.
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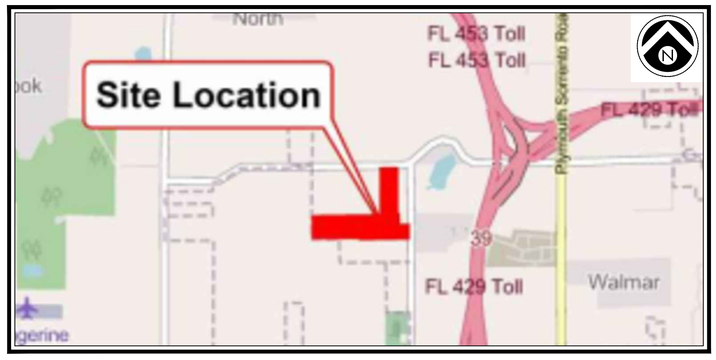
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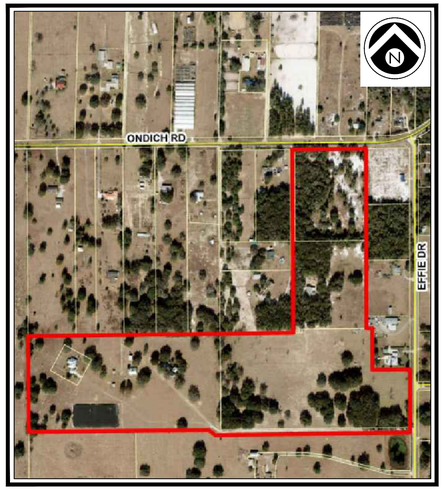
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VICINITY MAP

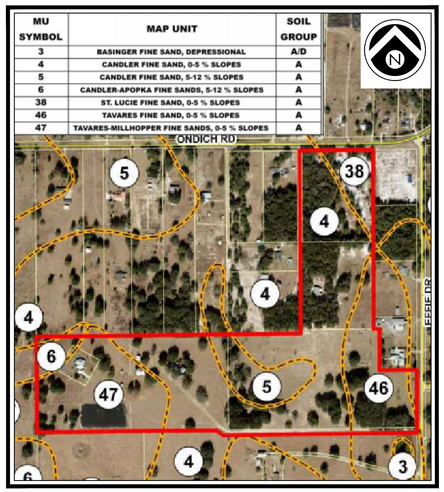
SCALE: 1" = 2000'



AERIAL MAP

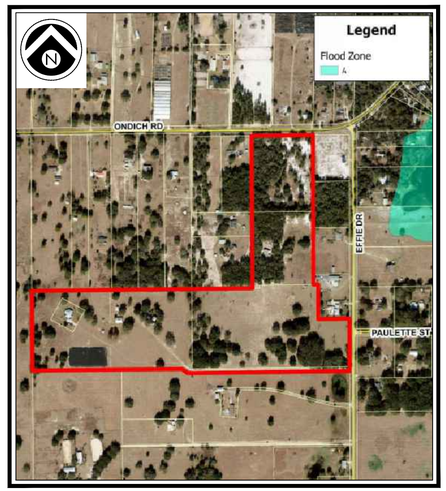
SCALE: 1" = 500'

MU SYMBOL	MAP UNIT	SOIL GROUP
3	BASINGER FINE SAND, DEPRESSIONAL	A/D
4	CANDLER FINE SAND, 0-5 % SLOPES	A
5	CANDLER FINE SAND, 5-12 % SLOPES	A
6	CANDLER-APOPKA FINE SANDS, 5-12 % SLOPES	A
38	ST. LUCIE FINE SAND, 0-5 % SLOPES	A
46	TAVARES FINE SAND, 0-5 % SLOPES	A
47	TAVARES-MILLHOPPER FINE SANDS, 0-5 % SLOPES	A



SOILS MAP

SCALE: 1" = 500'



FEMA FLOOD MAP

SCALE: 1" = 600'

NARRATIVE:

THE PROPERTY IS MADE UP OF SIX PARCELS THAT ARE LOCATED ALONG THE WEST SIDE OF EFFIE DRIVE, SOUTH OF ONDICH ROAD, AND EAST OF THE CROSSROADS AT KELLY PARK DEVELOMENT. THE ADDRESSES FOR THE CORRESPONDING PARCELS ARE 5580, 5600, 5712 EFFIE DRIVE & 3744, 3800 ONDICH ROAD, APOPKA, FLORIDA, 32712, IN THE CITY OF APOPKA. THE SUBJECT PROPERTY HAS A TOTAL AREA OF 54.85AC. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL SUBDIVISION WITH 326 INDIVIDUAL SINGLE FAMILY LOTS, ASSOCIATED ROADWAYS, AND RETENTION/ DETENTION AREAS. A 1.37 AC. TRACT WILL BE SET ASIDE FOR FUTURE COMMERCIAL DEVELOPMENT. THE POTABLE WATER, RECLAIMED WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF APOPKA UTILITIES. A FEE SIMPLE OWNERSHIP, SUCH AS A HOME OWNERS ASSOCIATION, WILL BE CREATED TO CONTROL AND MAINTAIN ALL OF THE PROPOSED SUBDIVISION'S COMMON AREAS, WHICH INCLUDE ALL LANDS EXCLUDING THE INDIVIDUAL LOTS, THE PUBLIC RIGHT-OF-WAY, AND THE FUTURE COMMERCIAL TRACT.

SHEET 1 OF 35
NOT FOR CONSTRUCTION

APPIAN ENGINEERING
2221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789
(407) 960-5868

BOARD OF PROFESSIONAL
ENGINEERING CERTIFICATE
NO. 32174

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	MAJOR DEVELOPMENT PLAN (MDP)			

REV.	DATE	DESCRIPTION
1	01/29/2025	CITY OF APOPKA COMMENTS DATED 01/28/2025

STATE OF FLORIDA — LICENSED — Sofia C Sierra-Gil — 2/4/25

This item has been digitally signed and sealed by Sofia C. Sierra-Gil, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil\3D\Layouts\04 Major Development Plan\COVER SHEET.dwg Plotted:2/4/2025 By:afrancis

ABBREVIATIONS

A	
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
ARV	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	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	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	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	
E	EAST
EA	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

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
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
GPD	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
GWT	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

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	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
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	
S	SOUTH
SAN	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
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
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
TL	TERMINAL LAMPHOLE
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
WPP	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
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- 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

STORM DRAIN

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

HIGHWAY & UTILITIES

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

SANITARY SEWER

- 100 LF OF 8" PVC @ 0.40% — SANITARY PIPE
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE
- FORCE MAIN
- PLUG VALVE

POTABLE WATER

- WATER MAIN
- FIRE MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- METER
- SAMPLE POINT

RECLAIMED WATER

- 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

ROADWAY & GRADING

- CONCRETE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 10 / C1.0 — DETAIL REFERENCE
- ×100.00 — SPOT ELEVATION
- LOT TYPE "A" FFE=100.00 — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- HANDICAP PARKING
- 95 — INTERSTATE ROADS
- LIGHT POLE
- 50 — STATE ROADS
- SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- A 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 35
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A	07/29/2025	CITY OF APOPKA COMMENTS DATED: 07/29/2025	AF

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. 32574

ABBREVIATIONS & SYMBOLS
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM	DESIGNED: S.SIERRA-GIL	CHECKED: L.CLASSON	DATE: 5/21/2024
SCALE: N.T.S.	PROJECT: PUL-048	SHEET: C1.0	

SIERRA CAROLINA — LICENSE — No. 90745 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

The Seal has been digitally signed and dated by Sierra C. Sierra-Gil, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\ABBREVIATIONS & SYMBOLS.dwg Modified:12/30/2024 By:asanchez Plotted By:andrew.francis

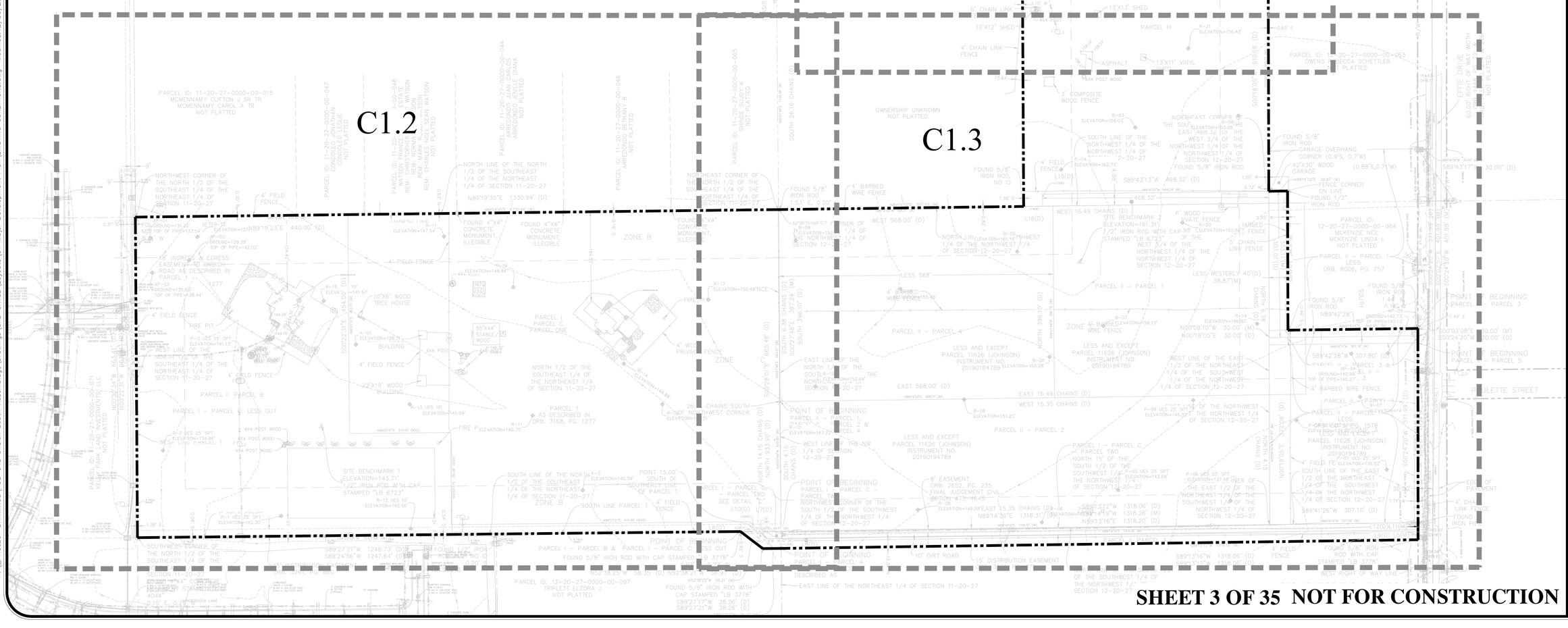


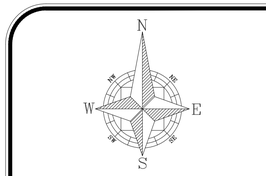
EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

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

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.


C1.1
C1.2
C1.3
C1.4
ONDICH ROAD
90.00' RIGHT OF WAY WIDTH
ORB. 100, PG. 100
NOT PLATTED
EFFIE DRIVE
60.00' RIGHT OF WAY WIDTH
NOT PLATTED
POINT OF BEGINNING
PARCEL IV
FOUND 5/8" IRON ROD
N89°19'24"E 14.99' (M)
N89°46'42"E 15.00' (D)
POINT OF COMMENCEMENT
PARCEL III – PARCEL 5 &
PARCEL II – PARCEL 5 &
LESS: ORB. 8006, PG. 757 &
ORB. 8075, PG. 1575
NORTHEAST CORNER OF THE
NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF
SECTION 12-20-27
POINT OF COMMENCEMENT
PARCEL IV
NORTHWEST CORNER OF
NORTHWEST 1/4 OF
SECTION 12-20-27
FOUND 6"x6" CONCRETE
MONUMENT WITH 1"
IRON PIPE NO
IDENTIFICATION
CM111220
POINT OF BEGINNING
PARCEL III
FOUND 5/8" IRON ROD
NO ID
FOUND CARSONITE POST
0.58' E, 0.51' S
ZONE A
ZONE B
ZONE C
10' DIRT ROAD
10' DISTRIBUTION EASEMENT
ORB. 3637, PG. 2496
PARCEL ID:
12-20-27-0000-00-091
ARMSTRONG ELIZABETH
LOUISE
NOT PLATTED
PARCEL ID:
12-20-27-0000-00-076
THEISS JOY D
THEISS JENNIFER L
NOT PLATTED
PARCEL ID: 12-20-27-0000-00-049
BEGEMAN KURT W
BEGEMAN BETHANN R
NOT PLATTED
PARCEL ID: 12-20-27-0000-00-052
MAXINE
NOT PLATTED
PARCEL ID: 12-20-27-0000-00-063
OWENS REBECCA SCHETTLER
NOT PLATTED
PARCEL ID: 12-20-27-0000-00-064
MCKENZIE NEIL
MCKENZIE LINDA L
NOT PLATTED
PARCEL ID: 11-20-27-0000-00-015
MCMENNAMY CLIFTON J SR TR
MCMENNAMY CAROL A TR
NOT PLATTED
PARCEL ID: 11-20-27-0000-00-047
PARCEL ID: 11-20-27-0000-00-048
PARCEL ID: 11-20-27-0000-00-044
PARCEL ID: 11-20-27-0000-00-045
PARCEL ID: 11-20-27-0000-00-046
PARCEL ID: 11-20-27-0000-00-065
OWNERSHIP UNKNOWN
NOT PLATTED
PARCEL ID: 12-20-27-0000-00-097
TRIPLETT ELZORA J
NOT PLATTED
NORTHWEST CORNER OF
THE NORTH 1/2 OF THE
SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF
SECTION 11-20-27
SOUTHWEST CORNER OF
THE NORTH 1/2 OF THE
SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF
SECTION 11-20-27
NORTH LINE OF THE NORTH
1/2 OF THE SOUTHEAST
1/4 OF THE NORTHEAST
1/4 OF SECTION 11-20-27
N89°19'35"E 1330.94' (D)
NORTHEAST CORNER OF
SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF
SECTION 11-20-27
FOUND 4"X4" CONCRETE
MONUMENT, ILLEGIBLE
FOUND 5/8" IRON ROD
NO ID
FOUND 5/8" IRON ROD
WITH CAP STAMPED
"LB 6723"
FOUND 5/8" IRON ROD WITH
CAP STAMPED "LB 3778"
SOUTH LINE OF THE NORTH
1/2 OF THE SOUTHEAST
1/4 OF THE NORTHEAST
1/4 OF SECTION 11-20-27
SOUTH LINE PARCEL 1
POINT 15.00'
SOUTH OF
SOUTHERN-MOST
CORNER OF
PARCEL 1
POINT OF BEGINNING
PARCEL I – PARCEL B &
PARCEL I – PARCEL C
LESS OUT
POINT OF BEGINNING
PARCEL I – PARCEL C
POINT OF BEGINNING
PARCEL A
DESCRIBED AS
EAST LINE OF THE NORTHEAST 1/4 OF SECTION 11-20-27
EAST LINE OF THE
NORTHWEST 1/4 OF
SECTION 12-20-27
EAST LINE OF THE
NORTHWEST 1/4 OF
THE NORTHWEST 1/4
OF SECTION 12-20-27
POINT OF BEGINNING
PARCEL 1,
PARCEL 2 &
PARCEL 4
POINT OF BEGINNING
PARCEL 2
POINT OF BEGINNING
PARCEL 3
POINT OF BEGINNING
PARCEL 5
PARCEL I – PARCEL B
PARCEL I – PARCEL C
LESS OUT
PARCEL I – PARCEL C
PARCEL TWO
PARCEL II – PARCEL 1
PARCEL II – PARCEL 2
PARCEL II – PARCEL 3
PARCEL II – PARCEL 4
PARCEL II – PARCEL 5
PARCEL I
PARCEL C
AS DESCRIBED IN
ORB. 3168, PG. 1277
PARCEL I
PARCEL ONE
LESS AND EXCEPT
PARCEL 11626 (JOHNSON)
INSTRUMENT NO.
20190194789
8' EASEMENT
ORB. 2652, PG. 235
FINAL JUDGEMENT CIVIL
ACTION #75-46-45
NORTH LINE OF THE
NORTH 1/2 OF THE
SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF
SECTION 11-20-27
NORTH LINE OF THE
SOUTH 1/2 OF THE
NORTHWEST 1/4 OF
SECTION 12-20-27
EAST LINE OF THE WEST 3/4
OF THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 OF
SECTION 12-20-27
WEST LINE OF THE EAST
1/2 OF THE NORTHEAST
1/4 OF THE SOUTHWEST
1/4 OF THE NORTHWEST
1/4 OF SECTION 12-20-27
EAST LINE OF THE
NORTHWEST 1/4 OF THE
NORTHWEST 1/4
OF SECTION 12-20-27
SOUTH LINE OF THE
NORTHWEST 1/4 OF
2-20-27
NORTH LINE OF
NORTHWEST 1/4 OF
THE NORTHWEST 1/4
OF SECTION 12-20-27
LESS WESTERLY 40'(D)
38.87'(M)
LESS 568'
LESS AND EXCEPT
PARCEL 11626 (JOHNSON)
INSTRUMENT NO.
20190194789
WEST 568.00' (D)
EAST 568.00' (D)
WEST 16.49 CHAINS (D)
EAST 16.49 CHAINS (D)
WEST 15.35 CHAINS (D)
SOUTH 6.38 CHAINS (D)
SOUTH 4.15 CHAINS (D)
NORTH 14.15 CHAINS (D)
NORTH 933.90' (D)
SOUTH 26.16 CHAINS (D)
NORTH 396.10' (D)
SOUTH 396.10' (M)
NORTH 4.15 CHAINS (D)
NORTH 396.10' (D)
POINT 15.00' SOUTH OF
SOUTHERN-MOST
CORNER OF
PARCEL 1
POINT OF
BEGINNING
PARCEL 5
EDGE OF
PAVEMENT
4' CHAIN LINK
FENCE
FOUND 5/8"
IRON ROD
4' FIELD FENCE
4' BARBED
WIRE FENCE
5' CHAIN
LINK FENCE
6' CHAIN LINK
FENCE
4' WOOD
PRIVACY FENCE
3' COMPOSITE
WOOD FENCE
ASPHALT
10' DIRT ROAD
15' DISTRIBUTION EASEMENT
ORB. 3637, PG. 2496
10'X12' SHED
13'X13' SHED
13'X11' VINYL
22'X19' WOOD
BUILDING
55'X44'
STABLE/
WOOD
10'X6' WOOD
TREE HOUSE
44'X25'
MOBILE
BUILDING
16'X36'
MOBILE HOME
16'X16'
COVERED
4'X4' POST CONC
4'X4' POST WOOD
6'X6' POST
SITE BENCHMARK 1
ELEVATION=143.71'
1/2" IRON ROD WITH CAP
STAMPED "LB 6723"
SITE BENCHMARK 2
ELEVATION=161.31'
1/2" IRON ROD WITH CAP
STAMPED "LB 6723"
NORTHEAST CORNER
OF THE SOUTH 1/2 OF THE
EAST 468.32' OF THE
WEST 3/4 OF THE
NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF
SECTION 12-20-27
FOUND 5/8" IRON ROD
GARAGE OVERHANG
CORNER (0.9'S, 0.7'W)
42'X20' WOOD
GARAGE
(0.88'S,0.7'W)
FENCE CORNER
ON LINE
FOUND 1/2"
IRON ROD
FOUND 5/8"
IRON ROD
FOUND 5/8"
IRON ROD
FOUND 5/8"
IRON ROD
WITH CAP
STAMPED "LB 3778"
FOUND 5/8" IRON ROD
NO ID
FOUND 5/8" IRON ROD
WITH CAP STAMPED
"LB 6723"
FOUND 5/8" IRON ROD
WITH CAP STAMPED
"LB 3778"
NORTHWEST CORNER OF
THE SOUTH 1/2 OF THE
SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF
SECTION 11-20-27
SOUTHWEST CORNER OF
THE NORTH 1/2 OF THE
SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF
SECTION 11-20-27
SOUTH LINE OF THE
NORTHWEST 1/4 OF
2-20-27
SOUTH LINE OF THE
NORTHWEST 1/4 OF
THE NORTHWEST 1/4
OF SECTION 12-20-27
SOUTH LINE OF THE EAST
1/2 OF THE NORTHEAST
1/4 OF THE SOUTHWEST
1/4 OF THE NORTHWEST
1/4 OF SECTION 12-20-27
EAST LINE OF THE
NORTHWEST 1/4 OF THE
NORTHWEST 1/4
OF SECTION 12-20-27
EAST LINE OF THE
NORTHWEST 1/4 OF
SECTION 12-20-27
EAST LINE OF THE
NORTHEAST 1/4 OF
SECTION 11-20-27
EAST LINE OF THE
NORTHEAST 1/4 OF
SECTION 11-20-27
EAST LINE OF THE
NORTHWE



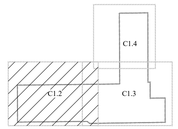
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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



KEY MAP

SHEET C1.2

SHEET C1.3

PARCEL ID: 11-20-27-0000-00-015
MCMENNAMY CLIFTON J SR TR
MCMENNAMY CAROL A TR
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-047
CONDOLEO JONATHAN
CONDOLEO LESLIE
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-048
WATSON FRANCES A LIFE ESTATE
REM: CHRISTOPHER RICHARD WATSON
REM: NORMAN G WATSON
REM: MARK ROGER WATSON
REM: CHARLES NOEL SEAN WATSON
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-044
ARREDONDO JUAN CARLOS
ARREDONDO JENILLE DIANA
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-046
ARREDONDO BETHANY B
NOT PLATTED

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

PARCEL ID: 11-20-27-0000-00-071
KELLY PARK LAND INVESTMENTS, LLC
NOT PLATTED

NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11-20-27

NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11-20-27

FOUND 5/8" IRON ROD

NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 12-20-27

NORTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11-20-27

N89°19'35"E 1330.94' (D)
N89°19'40"E 1330.94' (M)

N89°19'23"E 440.00' (D)

NORTH LINE PARCEL I

FOUND 4"X4" CONCRETE MONUMENT, ILLEGIBLE

FOUND 4"X4" CONCRETE MONUMENT, ILLEGIBLE

FOUND 4"X4" CONCRETE MONUMENT, ILLEGIBLE

ZONE B

4' FIELD FENCE

0.31' E

FOUND CONCRETE MONUMENT

INGRESS EGRESS EASEMENT TO ONDICH AS DESCRIBED IN ORB 3168, PG. 1277

PARCEL I1

CURB INLET GRATE = 127.97' INV = 124.36'(18" RCP)

CURB INLET GRATE = 128.23' W INV = 118.75'(15" RCP) E INV = 121.20'(15" RCP)

CONCRETE SIDEWALK

SANITARY MANHOLE RIM = 133.90' INV = 122.33'(8" PVC)

CATCH BASIN GRATE = 133.90' INV = 125.01'(18" RCP)

4' FIELD FENCE

FIRE PIT

MANHOLE WITH METAL HATCH AND AIR RELEASE VALVE

TELECOMMUNICATION RISER, ELECTRICAL RISER WOODEN POWER POLE

WEST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11-20-27

PARCEL I: PARCEL B

PARCEL I – PARCEL C LESS OUT

WEST LINE PARCEL 1

2' CONCRETE CURB & GUTTER (TYPICAL)

CATCH BASIN GRATE = 127.36' INV = 123.93'(15" RCP) S INV = 123.89'(15" RCP)

10'X6' WOOD TREE HOUSE

55'X44' STABLE/ WOOD

13'X7' WOOD BUILDING

22'X19' WOOD BUILDING

4' FIELD FENCE

4' WOOD PRIVACY FENCE

ZONE C

4X4 POST WOOD

P-1 UES 25' SPT ELEVATION=142.50'

P-2 UES 25' SPT ELEVATION=134.90'

P-3 UES 25' SPT ELEVATION=141.13'

R-15 UES 10' ELEVATION=142.50'

R-13 UES 10' ELEVATION=140.04'

R-12 UES 10' ELEVATION=142.56'

R-11 ELEVATION=140.75'

R-10 ELEVATION=147.32'

R-09 ELEVATION=144.51'

R-16 ELEVATION=148.84'

R-17 ELEVATION=150.49'

K-01 ELEVATION=138.31'

K-02 ELEVATION=140.59'

N89°27'21"E 210.00' (M)(D)

SITE BENCHMARK 1
ELEVATION=143.71'
1/2" IRON ROD WITH CAP STAMPED "LB 6723"

SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11-20-27
ZONE B

SOUTH LINE PARCEL 1

N89°27'21"E 616.96' (M)(D)

S89°27'21"W 1248.73' (D)
S89°24'56"W 1247.64' (M)

FOUND 1/2" IRON ROD, NO ID

POINT OF BEGINNING
PARCEL I – PARCEL B & PARCEL I – PARCEL C LESS OUT

FOUND 5/8" IRON ROD WITH CAP STAMPED

POINT 15.00' SOUTH OF SOUTHERLY LINE OF PARCEL 1

PARCEL I – PARCEL C

PARCEL I – PARCEL TWO

SEE DETAIL "C"

26.16 CHAINS SOUTH OF NORTHWEST CORNER

POINT OF BEGINNING PARCEL II – PARCEL II – PARCEL II – PARCEL II

EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11-20-27

WEST LINE OF THE NORTHEAST 1/4 OF SECTION 12-20-27

POINT OF BEGINNING PARCEL I – PARCEL TWO

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12-20-27

SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11-20-27

SHEET 4 OF 35
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A	07/29/2025	CITY OF APOPKA COMMENTS DATED: 07/28/2025	AF

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. 32574

EXISTING CONDITIONS – WEST
MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S.SIERRA-GIL
CHECKED: L.CLASSON
DATE: 12/18/2024

SCALE: 1" = 50'
PROJECT: PUL-048
SHEET: C1.2

APPIAN ENGINEERING

SOUTH CAROLINA SIERRA GIL
LICENSE
No. 90745
STATE OF FLORIDA
2/4/25
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sofia C. Sierra-Gil, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\EXISTING CONDITIONS.dwg Modified:12/30/2024 By:asanchez Plotted By:andrew francis

SHEET C1.4

SHEET C1.3

SHEET C1.2

SHEET C1.3

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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

C1.4
C1.2
C1.3

KEY MAP

PLEASE SEE SHEET C1.4 FOR FULL TURN LANE DETAIL

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED: 07/29/2025	07/29/2025	1

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida 32789

EXISTING CONDITIONS – EAST
MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S.SIERRA-GIL	L.CLASSON	12/18/2024

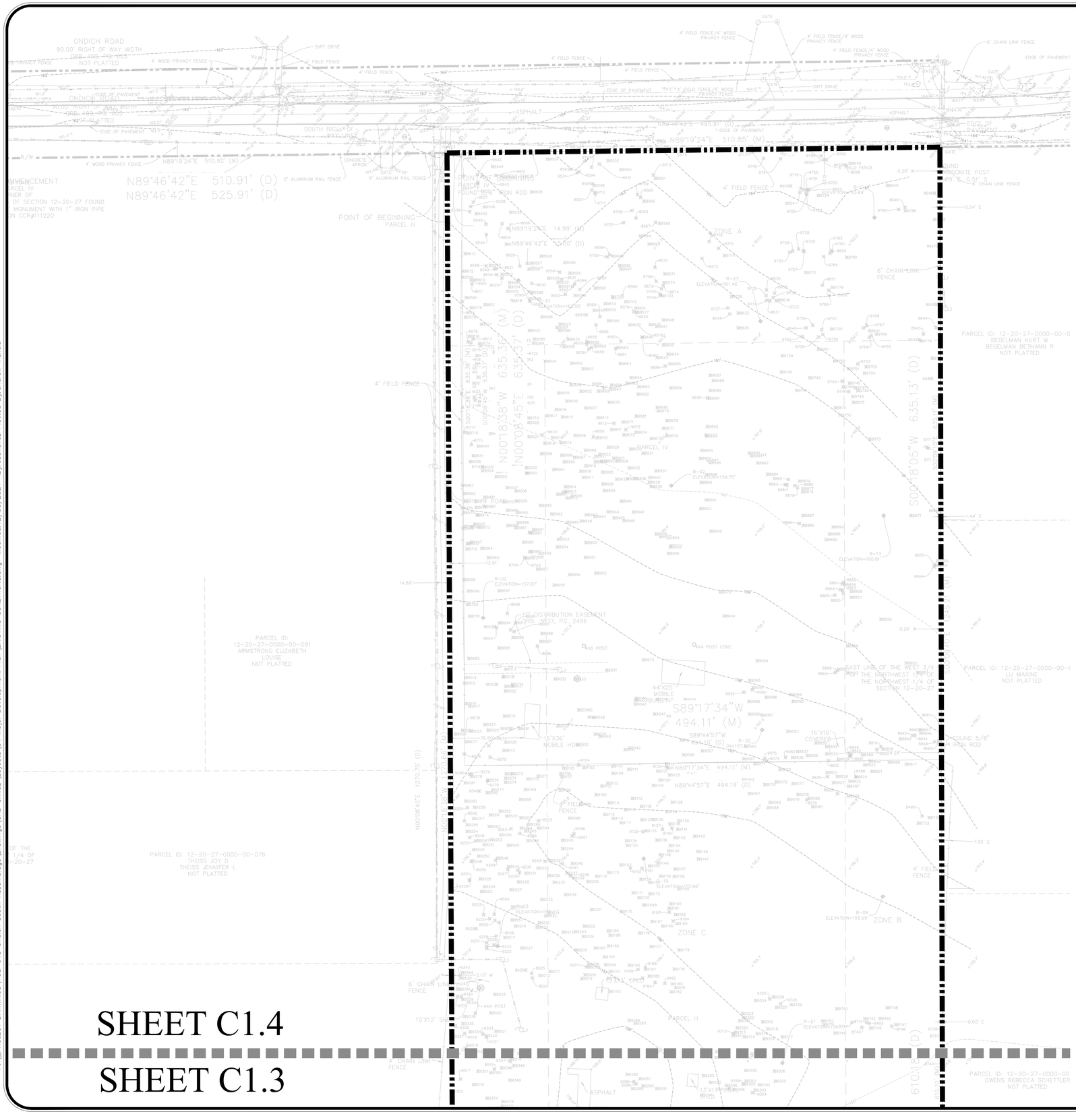
SCALE	PROJECT	SHEET
1" = 50'	PUL-048	C1.3

APPIAN ENGINEERING
SOUTH CAROLINA SERVICE LICENSE
No. 90745
STATE OF FLORIDA
2/4/25
PROFESSIONAL ENGINEER

SHEET 5 OF 35
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\EXISTING CONDITIONS.dwg Modified:12/30/2024 By:asanchez Plotted By:andrew francis

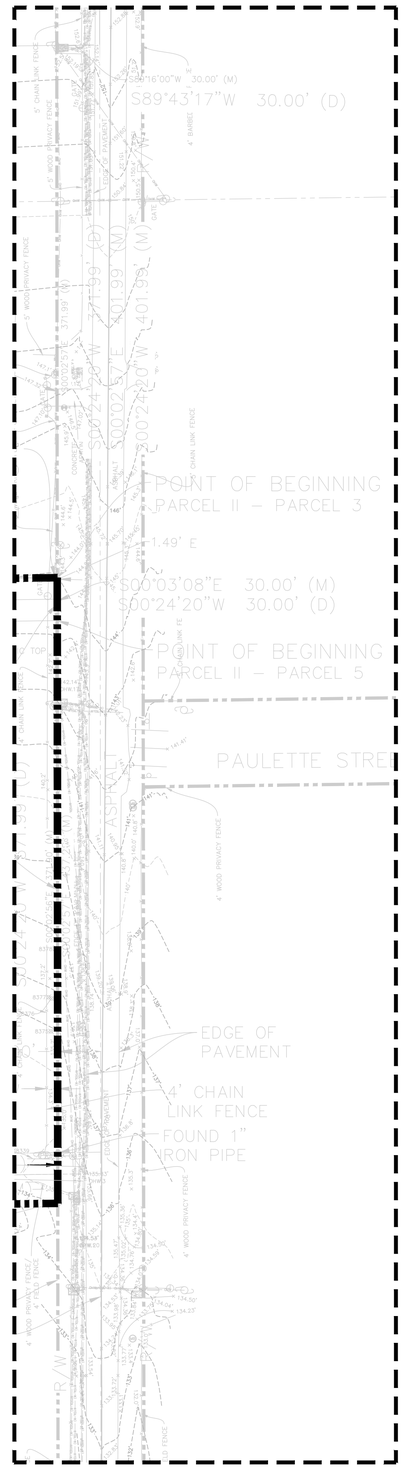
P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\EXISTING CONDITIONS.dwg Modified:12/30/2024 By:asanchez Plotted By:andrew francis

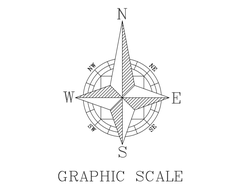


SHEET C1.4

SHEET C1.3

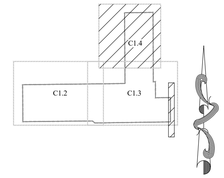
EFFIE DRIVE EXISTING CONDITIONS





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



KEY MAP

REV	DATE	DESCRIPTION	BY
A	07/29/2025	CITY OF APOPKA COMMENTS DATED 07/28/2025	AF

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. 32574

EXISTING CONDITIONS – NORTH
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM	DESIGNED: S.SIERRA-GIL	CHECKED: L.CLASSON	DATE: 12/18/2024
SCALE: 1" = 50'	PROJECT: PUL-048	SHEET: C1.4	

SONIA CAROLINA SIERRA-GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/4/25

The seal appearing on this document was authorized by Sonia Carolina Sierra-Gil, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET 6 OF 35
NOT FOR CONSTRUCTION

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 INSURANCR RATE MAP FLOOD ZONE: X
FIRM PANEL #12095C0050H DATED SEPT. 24, 2021

EXISTING FUTURE LAND USE (FLU): R (COUNTY)

ADJACENT FUTURE LANE USE (FLU):
NORTH R (COUNTY)
SOUTH R (COUNTY), MU
EAST R (COUNTY)
WEST R (COUNTY), MU

EXISTING ZONING: A-1

REQUESTED OVERLAY ZONING/CHARACTER ZONES: TRANSITION OVERLAY DISTRICT & NEIGHBORHOOD OVERLAY DISTRICT

PROPOSED ZONING: KPI-MU

ADJACENT ZONING:
NORTH A-1 (COUNTY)
SOUTH A-1 (COUNTY), KPI-MU
EAST A-1 (COUNTY), A-R (COUNTY)
WEST A-1 (COUNTY), KPI-MU

PROPOSED MINIMUM LOT REQUIREMENTS

	DETACHED	ATTACHED
MINIMUM LOT AREA	3,366 SF	1,840 SF
MINIMUM LOT WIDTH	34 ft.	20 ft.
MINIMUM LOT DEPTH	99 ft.	92 ft.
MAXIMUM BUILDING HEIGHT	35 ft. (2-story)	35 ft. (2-story)
SETBACKS		
FRONT/STREET SIDE (TRANSITION)	10 ft. min/20 ft. max.	10 ft. min/20 ft. max.
FRONT/STREET SIDE (NEIGHBORHOOD)	15 ft. min/30 ft. max.	N/A
REAR	5 ft. min.	5 ft. min
SIDE	5 ft. min.	0 ft/5 ft. min.*
REAR GARAGE	20 ft. min.	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%)	10.84 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY & PLAYGROUND	0.85 AC	1.56%
OPEN SPACE	0.65 AC	1.20%
LANDSCAPE BUFFER	1.36 AC	2.51%
STORMWATER POND (75% MAX)	8.24 AC	15.20%
TOTAL	11.10 AC	20.47%

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

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	20' RIGHT-OF-WAY DEDICATION	0.20 AC	8,746 SF	COUNTY
TRACT 'B'	PUBLIC RIGHT-OF-WAY	12.91 AC	562,322 SF	CITY
TRACT 'C'	PRIVATE ALLEY	1.03 AC	44,712 SF	H.O.A.
TRACT 'D'	PRIVATE ALLEY	0.29 AC	12,792 SF	H.O.A.
TRACT 'E'	PRIVATE ALLEY	0.38 AC	16,616 SF	H.O.A.
TRACT 'F'	PRIVATE ALLEY	0.30 AC	12,867 SF	H.O.A.
TRACT 'G'	PRIVATE ALLEY	0.31 AC	13,662 SF	H.O.A.
TRACT 'H'	PRIVATE ALLEY	0.27 AC	11,887 SF	H.O.A.
TRACT 'I'	PRIVATE ALLEY	0.26 AC	11,180 SF	H.O.A.
TRACT 'J'	PRIVATE ALLEY	0.14 AC	5,926 SF	H.O.A.
TRACT 'K'	PRIVATE ALLEY	0.15 AC	6,620 SF	H.O.A.
TRACT 'L'	PRIVATE ALLEY	0.25 AC	10,764 SF	H.O.A.
TRACT 'M'	PRIVATE ALLEY	0.78 AC	34,182 SF	H.O.A.
TRACT 'N'	TRAFFIC CIRCLE	0.03 AC	1,095 SF	H.O.A.
TRACT 'O'	LANDSCAPE ISLAND	0.04 AC	1,918 SF	H.O.A.
TRACT 'P'	LANDSCAPE ISLAND	0.04 AC	1,715 SF	H.O.A.
TRACT 'Q'	STORMWATER POND 1	0.51 AC	22,196 SF	CITY
TRACT 'R'	STORMWATER POND 2	5.62 AC	244,686 SF	CITY
TRACT 'S'	STORWMATER POND 3	4.51 AC	196,283 SF	CITY
TRACT 'T'	STORMWATER POND 4	0.36 AC	15,475 SF	CITY
TRACT 'U'	LANDSCAPE BUFFER	0.49 AC	21,241 SF	H.O.A.
TRACT 'V'	10' LANDSCAPE BUFFER	0.07 AC	2,877 SF	H.O.A.
TRACT 'W'	10' LANDSCAPE BUFFER	0.07 AC	3,211 SF	H.O.A.
TRACY 'X'	10' LANDSCAPE BUFFER	0.03 AC	1,479 SF	H.O.A.
TRACT 'Y'	10' LANDSCAPE BUFFER	0.10 AC	4,208 SF	H.O.A.
TRACT 'Z'	10' LANDSCAPE BUFFER	0.30 AC	12,965 SF	H.O.A.
TRACT 'AA'	10' LANDSCAPE BUFFER	0.02 AC	770 SF	H.O.A.
TRACT 'BB'	10' LANDSCAPE BUFFER	0.29 AC	12,601 SF	H.O.A.
TRACT 'CC'	OPEN SPACE	0.05 AC	2,104 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.35 AC	15,147 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	0.07 AC	3,058 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.07 AC	3,193 SF	H.O.A.
TRACT 'GG'	PLAYGROUND	0.11 AC	4,889 SF	H.O.A.
TRACT 'HH'	AMENITY	0.74 AC	32,058 SF	H.O.A.
TRACT 'II'	LIFT STATION	0.04 AC	1,825 SF	CITY
TRACT 'JJ'	FUTURE COMMERCIAL DEVELOPMENT	1.37 AC	59,606 SF	PRIVATE



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

REV	DATE	BY
1	07/29/2025	CITY OF APOPKA COMMENTS DATED 07/28/2025

DESCRIPTION

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 21, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

KPI-MU MASTER PLAN
MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S.SIERRA-GIL	L.CLASSON	1/31/2025

SCALE	PROJECT	SHEET
1" = 100'	PUL-048	C1.0

APPIAN ENGINEERING

SONIA CAROLINA SIERRA-GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/4/25

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SHEET 7 OF 35
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\MASTER PLAN.dwg Modified:2/4/2025 By:dfrancis Plotted By:andrew francis

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, C9.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

1. Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code unless otherwise stated.
2. Each individual single-family home shall have a minimum of two (2) bedrooms.
3. All rear-loaded lots shall have a minimum of one (1) car garage.
4. 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.
5. 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.
6. Storage sheds or similar storage facilities shall not be allowed.
7. Swimming pools shall not be allowed on rear-loaded lots.
8. Architectural Design Standards:
   a) 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.
   b) 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.
   c) Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
   d) 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.
   e) Aluminum fascia and soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
   f) 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.
   g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
9. Front Building Entrance Elevation Design Standards:
   a) 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.
   b) Front porches and porticos may be at grade level or elevated.
   c) Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
   d) 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.
   e) 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.
   f) 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.
   g) 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:
    a) 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.
    b) Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
    c) Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
    d) Vinyl fencing shall be allowed.

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

1. Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code unless otherwise stated.
2. Each individual townhome shall have a minimum of two (2) bedrooms.
3. All rear-loaded lots shall have a minimum of one (1) car garage.
4. 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.
5. 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.
6. Storage sheds or similar storage facilities shall not be allowed.
7. Swimming pools shall not be allowed on rear-loaded lots.
8. Architectural Design Standards:
   a) 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.
   b) 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.
   c) Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
   d) 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.
   e) Aluminum fascia and soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
   f) 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.
   g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
9. Front Building Entrance Elevation Design Standards:
   a) 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.
   b) Front porches and porticos may be at grade level or elevated.
   c) Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
   d) 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.
   e) 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:
    a) 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.
    b) Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
    c) Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
    d) Vinyl fencing shall be allowed.

D. Utilities and Infrastructure

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
2. Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
3. 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.
4. A final drainage report and soils report will be submitted with the Construction Site Plan.
5. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
6. Utility easements shall be dedicated to the City of Apopka.
7. Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
8. 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.
9. On-site streets are to be constructed per City of Apopka standards.
10. Stabilized access roadways and fire hydrants must be in place before building construction may begin.
11. Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
12. The internal Street Type D right-of-way is to be public.
13. The internal Street Type E (Neighborhood) rights-of-way are to be public.
14. The internal Street Type F (Alley) rights-of-way are to be private.
15. 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.
16. A ten-foot (10') 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.
17. Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
18. Power service within the development shall be underground. No overhead service will be allowed.
19. 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

1. 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.
2. 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.

F. Buffers and Landscaping

1. 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.
2. 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.
3. 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.
4. 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.
5. Entrance feature and community sign details will be provided with the Construction Site Plan.
6. 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.
7. 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.
8. 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

1. Ondich South Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
2. The Construction Site Plan shall include the plat document, and the plat shall be in final form.
3. 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

1. There are no wetland areas within the site.
2. 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).
3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
5. 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.

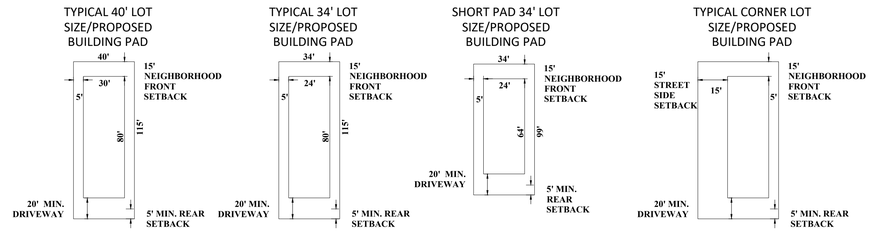
L. Garbage Pickup

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

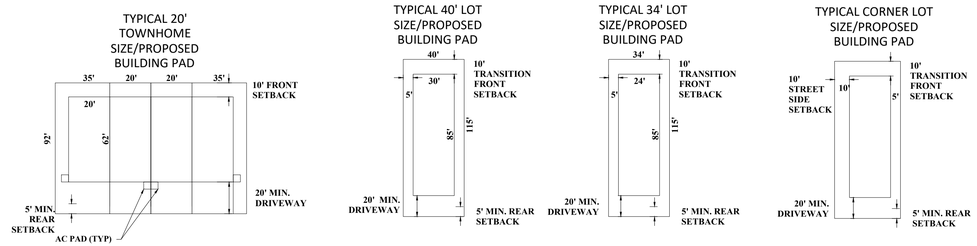
M. Miscellaneous

1. 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.
2. All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
3. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
4. All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.

NEIGHBORHOOD DETAILS



TRANSITION DETAILS



SHEET 8 OF 35
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
1	07/29/2025	CITY OF APOPKA COMMENTS DATED: 07/29/2025	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32154

KPI-MU DEVELOPMENT STANDARDS
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

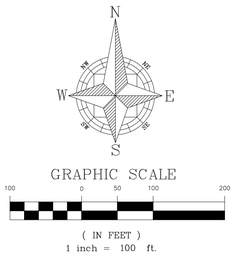
DRAWN: L. GRAHAM
DESIGNED: S.SIERRA-GIL
CHECKED: L.CLASSON
DATE: 1/31/2025
SCALE: N.T.S.
PROJECT: PUL-048
SHEET: C2.0

APPIAN ENGINEERING

SOUTH CAROLINA SIERRA GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/4/25

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PROPOSED GREEN BUILDING STANDARDS:

ENERGY CONSERVATION	
- USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED	**0.50 pt.**
PASSIVE SOLAR	
- ORIENT A MINIMUM OF 50% OF LOTS WITHIN 20-PERCENT OF EAST-WEST AXIS	**1.50 pt.**
TRANSPORTATION	
- PROVIDE MORE BICYCLE PARKING THAN REQUIRED	**1.00 pt.**
RESILIENCY TO NATURAL HAZARDS	
- 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.**

C3.1

C3.2

C3.3

SHEET 9 OF 35

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
1	01/29/2025	CITY OF APOPKA COMMENTS DATED 01/28/2025	AF

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

OVERALL GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE: 1" = 100'	DRAWN: L. GRAHAM	DESIGNED: S.SIERRA-GIL	CHECKED: L.CLASSON
PROJECT: PUL-048	DATE: 1/29/2025		
SHEET: C3.0			

CAROLINA SIERRA-GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/4/25

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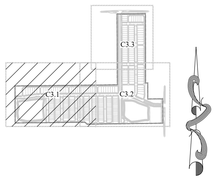
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GRAPHIC SCALE

50 0 25 50 100

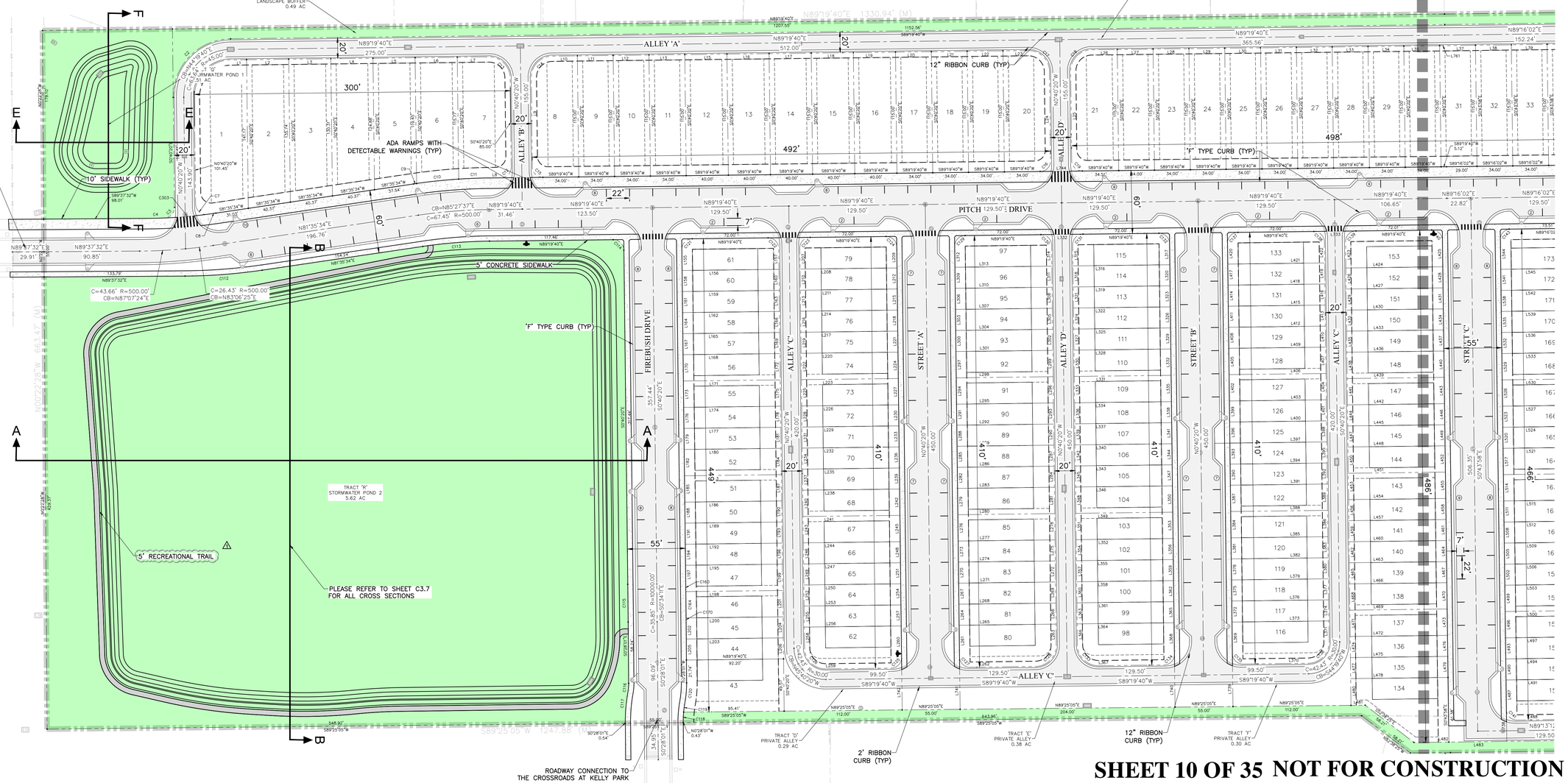
(IN FEET)
1 inch = 50 ft.



KEY MAP

SHEET C3.1

SHEET C3.2



NO.	DATE	DESCRIPTION	BY
1	07/29/2025	CITY OF APOPKA COMMENTS DATED: 07/28/2025	AF

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2221 Lee Road, Suite 21, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

GEOMETRY PLAN – WEST
MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S.SIERRA-GIL	L.CLASSON	1/29/2025

SCALE	PROJECT	SHEET
1" = 50'	PUL-048	C3.1

APPIAN ENGINEERING

STATE OF FLORIDA
SINA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF
24/25
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sina C. Sierra-Gil, PE on the date adjacent to the seal.
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SHEET 10 OF 35 NOT FOR CONSTRUCTION

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SHEET C3.3

SHEET C3.2

SHEET C3.1

SHEET C3.2

TRACT 'B'
PUBLIC RIGHT-OF-WAY
12.91 AC

STREET 'G'

STREET 'E'

STREET 'F'

ALLEY 'H'

ALLEY 'I'

ALLEY 'J'

ALLEY 'C'

ALLEY 'E'

ALLEY 'F'

10' MULTIPURPOSE TRAIL

A.D.A RAMPS WITH DETECTABLE WARNINGS (TYP.)

TRACT 'Y'
PRIVATE ALLEY
0.26 AC

BICYCLE PARKING

TRACT 'HH'
AMENITY
0.74 AC

TRACT 'N'
TRAFFIC CIRCLE
0.03 AC

10' CONCRETE SIDEWALK (TYP)

MAILBOX CLUSTERS WITH COVERED ROOF

10' SIDEWALK (TYP)

PITCH APPLE DRIVE

PITCH PINE DRIVE

TRACT 'GG'
PLAYGROUND
0.11 AC

BICYCLE PARKING

TYPE 'F' CURB (TYP)

5' CONCRETE SIDEWALK (TYP)

TRACT 'O'
LANDSCAPE ISLAND
0.04 AC

TRACT 'X'
STORMWATER POND 3
4.51 AC

PLEASE REFER TO SHEET C3.7 FOR ALL CROSS SECTIONS

5' RECREATIONAL TRACT

TRACT 'W'
LIFT STATION
0.04 AC

TRACT 'G'
PRIVATE ALLEY
0.31 AC

2' RIBBON CURB (TYP)

TRACT 'H'
PRIVATE ALLEY
0.27 AC

FUTURE ROADWAY CONNECTION

TRACT 'EE'
OPEN SPACE
0.07 AC

TRACT 'DD'
OPEN SPACE
0.35 AC

TRACT 'AA'
10' LANDSCAPE BUFFER
0.02 AC

TRACT 'I'
STORMWATER POND 4
0.36 AC

IMPROVEMENTS TO EFFIE DRIVE TO BE PERMITTED THROUGH ORANGE COUNTY

TRACT 'P'
LANDSCAPE ISLAND
0.04 AC

TRACT 'A'
20' RIGHT-OF-WAY DEDICATION
0.20 AC

TRACT '2'
10' LANDSCAPE BUFFER
0.07 AC

TRACT 'JJ'
FUTURE COMMERCIAL DEVELOPMENT
1.37 AC

PLEASE SEE SHEET C3.3 FOR FULL TURN LANE DETAIL

N89°16'02"E 38.87' (M)

N89°16'02"E 507.53' (M)

N89°16'02"E 1318.12' (M)

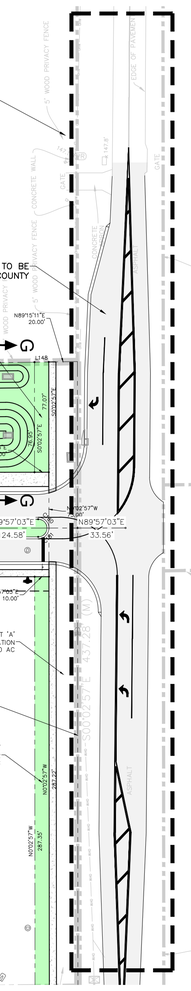
S00°09'10"E 1318.10' (M)

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP



SHEET 11 OF 35
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
1	CITY OF APOPKA COMMENTS DATED 01/28/2025	01/29/2025	AF

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2221 Lee Road, Suite 21, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

GEOMETRY PLAN – EAST
MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

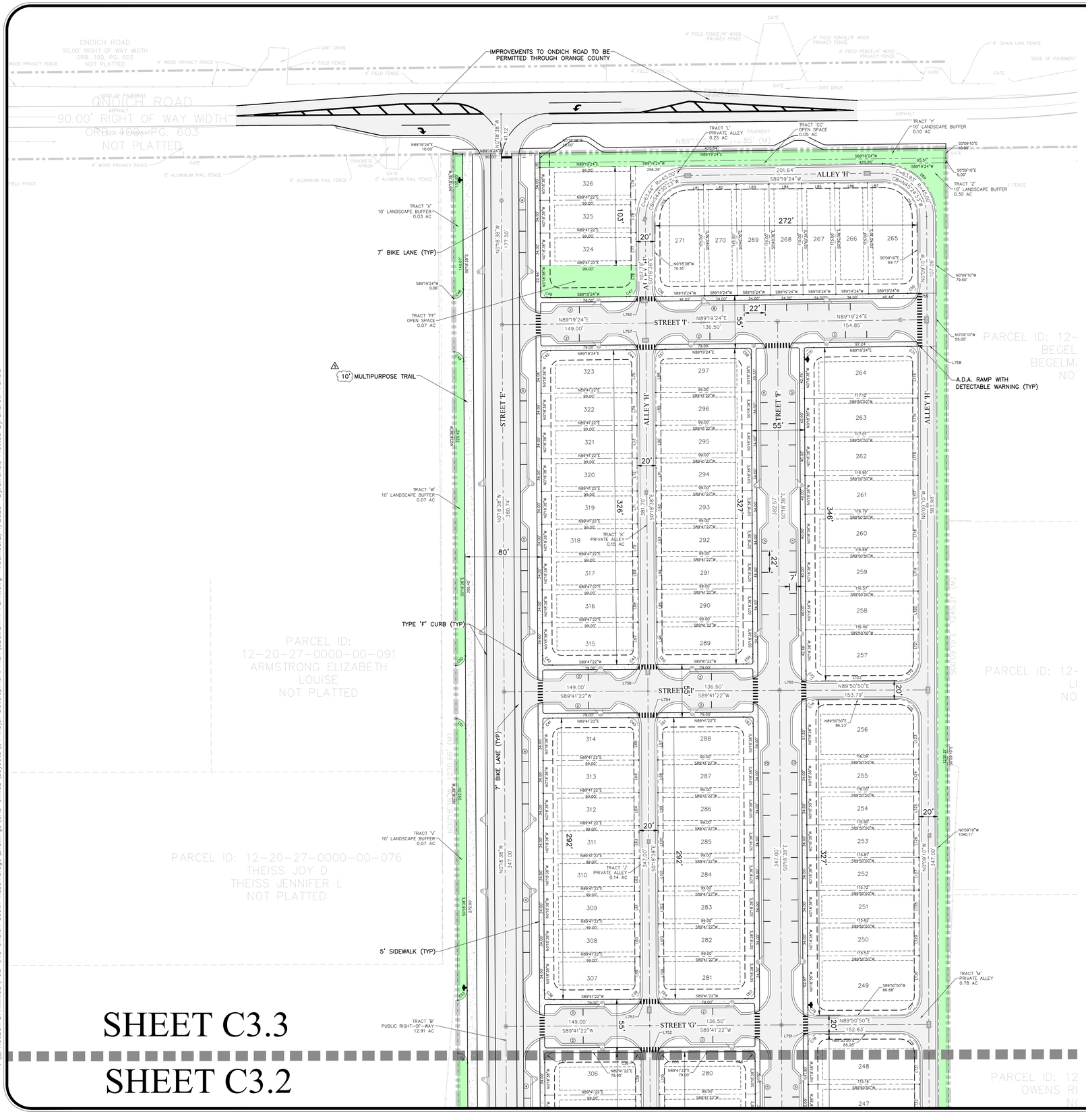
DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S.SIERRA-GIL	L.CLASSON	1/29/2025

SCALE	PROJECT	SHEET
1" = 50'	PUL-048	C3.2

SONIA CAROLINA SIERRA
LICENSE
No. 90745
STATE OF
2/4/25
FLORIDA
PROFESSIONAL ENGINEER

The Florida Law requires all drawings, plans, specifications, reports and documents prepared by an engineer to be signed, dated and sealed with the engineer's seal. Unless this is done, the engineer assumes no responsibility for the completeness and accuracy of the documents. Any unauthorized use of these documents, are not considered signed and sealed and the engineer assumes no responsibility for their use in any way.

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\GEOMETRY PLAN.dwg Modified:2/4/2025 By:sfrancis Plotted By:andrew francis



SHEET C3.3

SHEET C3.2

SHEET 12 OF 35
NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED: 01/29/2025	01/29/2025	1

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. 32574

GEOMETRY PLAN – NORTH
MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S.SIERRA-GIL
CHECKED: L.CLASSON
DATE: 1/29/2025

SCALE: 1" = 50'
PROJECT: PUL-048
SHEET: C3.3

SOUTH CAROLINA SIERRA GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER 24/25

These plans, specifications, and documents are not considered signed and sealed and the appropriate professional shall not be responsible for use of any unsigned, unsealed and incomplete documents.

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
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
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
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
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'
C88	44.86'	N69°17'19"W	500.00'
C89	14.14'	N21°43'02"W	10.00'
C90	29.50'	N17°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
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'	S52°07'12"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
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
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
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
L122	86.344	S89° 50' 50"W
L123	41.501	S0° 09' 10"E
L124	34.000	S0° 09' 10"E
L125	34.000	S0° 09' 10"E
L126	34.000	S0° 09' 10"E
L127	34.000	S0° 09' 10"E
L128	34.000	S0° 09' 10"E
L129	34.000	S0° 09' 10"E
L130	41.426	S0° 09' 10"E
L131	31.825	S0° 09' 10"E
L132	40.000	S0° 09' 10"E
L133	40.000	S0° 09' 10"E
L134	40.000	S0° 09' 10"E
L135	40.000	S0° 09' 10"E
L136	40.000	S0° 09' 10"E
L137	40.000	S0° 09' 10"E
L138	31.751	S0° 09' 10"E
L139	24.133	S0° 18' 38"E
L140	34.000	S0° 18' 38"E
L141	34.000	S0° 18' 38"E

Line Table		
Line #	Length	Direction
L186	92.000	S89° 19' 40"W
L187	25.000	S0° 40' 20"E
L188	20.000	N0° 40' 20"W
L189	92.000	S89° 19' 40"W
L190	20.000	S0° 40' 20"E
L191	20.000	N0° 40' 20"W
L192	92.000	S89° 19' 40"W
L193	20.000	S0° 40' 20"E
L194	20.000	N0° 40' 20"W
L195	92.000	S89° 19' 40"W
L196	20.000	S0° 40' 20"E
L197	17.440	N0° 40' 20"W
L198	92.003	S89° 19' 40"W
L199	25.000	S0° 40' 20"E
L200	92.053	S89° 19' 40"W
L201	25.000	S0° 40' 20"E
L202	16.613	N0° 28' 01"W
L203	92.124	S89° 19' 40"W
L204	20.000	S0° 40' 20"E
L205	20.000	N0° 28' 01"W

Line Table		
Line #	Length	Direction
L246	20.000	N0° 40' 20"W
L247	92.000	S89° 19' 40"W
L248	20.000	S0° 40' 20"E
L249	20.000	N0° 40' 20"W
L250	92.000	S89° 19' 40"W
L251	20.000	S0° 40' 20"E
L252	20.000	N0° 40' 20"W
L253	92.000	N89° 19' 40"E
L254	20.000	S0° 40' 20"E
L255	20.000	N0° 40' 20"W
L256	92.000	S89° 19' 40"W
L257	20.000	S0° 40' 20"E
L258	20.000	N0° 40' 20"W
L259	62.000	S89° 19' 40"W
L260	30.000	S0° 40' 20"E
L261	30.000	N0° 40' 20"W
L262	62.000	S89° 19' 40"W
L263	20.000	S0° 40' 20"E
L264	20.000	N0° 40' 20"W
L265	92.000	N89° 19' 40"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
L142	57.569	S0° 18' 38"E
L143	6.841	S0° 18' 38"E
L144	8.335	S23° 16' 58"W
L145	10.000	S89° 50' 50"W
L146	2.603	N0° 09' 10"W
L147	8.507	N2° 02' 46"W
L148	10.001	N89° 15' 11"E
L149	5.277	N23° 16' 58"E
L154	2.119	N0° 18' 38"W
L155	20.000	N0° 40' 20"W
L156	92.000	S89° 19' 40"W
L157	20.000	S0° 40' 20"E
L158	20.000	N0° 40' 20"W
L159	92.000	S89° 19' 40"W
L160	20.000	S0° 40' 20"E
L161	20.000	N0° 40' 20"W
L162	92.000	S89° 19' 40"W
L163	20.000	S0° 40' 20"E
L164	20.000	N0° 40' 20"W
L165	92.000	S89° 19' 40"W

Line Table		
Line #	Length	Direction
L206	20.000	S0° 40' 20"E
L207	20.000	N0° 40' 20"W
L208	92.000	S89° 19' 40"W
L209	20.000	S0° 40' 20"E
L210	20.000	N0° 40' 20"W
L211	92.000	S89° 19' 40"W
L212	20.000	S0° 40' 20"E
L213	20.000	N0° 40' 20"W
L214	92.000	S89° 19' 40"W
L215	20.000	S0° 40' 20"E
L216	20.000	N0° 40' 20"W
L217	92.000	S89° 19' 40"W
L218	20.000	S0° 40' 20"E
L219	20.000	N0° 40' 20"W
L220	92.000	S89° 19' 40"W
L221	20.000	S0° 40' 20"E
L222	25.000	N0° 40' 20"W
L223	92.000	S89° 19' 40"W
L224	25.000	S0° 40' 20"E
L225	25.000	N0° 40' 20"W

Line Table		
Line #	Length	Direction
L266	20.000	S0° 40' 20"E
L267	20.000	N0° 40' 20"W
L268	92.000	N89° 19' 40"E
L269	20.000	S0° 40' 20"E
L270	20.000	N0° 40' 20"W
L271	92.000	N89° 19' 40"E
L272	20.000	S0° 40' 20"E
L273	20.000	N0° 40' 20"W
L274	92.000	N89° 19' 40"E
L275	20.000	S0° 40' 20"E
L276	25.000	N0° 40' 20"W
L277	92.000	N89° 19' 40"E
L278	25.000	S0° 40' 20"E
L279	25.000	N0° 40' 20"W
L280	92.000	N89° 19' 40"E
L281	25.000	S0° 40' 20"E
L282	20.000	N0° 40' 20"W
L283	92.000	N89° 19' 40"E
L284	20.000	S0° 40' 20"E
L285	20.000	N0° 40' 20"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
L48	40.000	N89° 16' 02"E
L49	48.285	N89° 16' 02"E
L50	24.000	S0° 18' 38"E
L51	34.000	S0° 18' 38"E
L52	34.000	S0° 18' 38"E
L53	34.000	S0° 18' 38"E
L54	34.000	S0° 18' 38"E
L55	34.000	S0° 18' 38"E
L56	34.000	S0° 18' 38"E
L57	34.000	S0° 18' 38"E
L58	34.000	S0° 18' 38"E
L59	34.000	S0° 18' 38"E
L60	34.000	S0° 18' 38"E
L61	34.000	S0° 18' 38"E

Line Table		
Line #	Length	Direction
L102	34.000	N0° 18' 38"W
L103	34.000	N0° 18' 38"W
L104	34.000	N0° 18' 38"W
L105	34.000	N0° 18' 38"W
L106	34.000	N0° 18' 38"W
L107	34.000	N0° 18' 38"W
L108	34.000	N0° 18' 38"W
L109	34.000	N0° 18' 38"W
L110	34.000	N0° 18' 38"W
L111	34.000	N0° 18' 38"W
L112	34.000	N0° 18' 38"W
L113	24.000	N0° 18' 38"W
L114	43.666	S0° 09' 10"E
L115	40.000	S0° 09' 10"E
L116	40.000	S0° 09' 10"E
L117	40.000	S0° 09' 10"E
L118	40.000	S0° 09' 10"E
L119	40.000	S0° 09' 10"E
L120	40.000	S0° 09' 10"E
L121	32.706	S0° 09' 10"E

Line Table		
Line #	Length	Direction
L166	20.000	S0° 40' 20"E
L167	20.000	N0° 40' 20"W
L168	92.000	S89° 19' 40"W
L169	20.000	S0° 40' 20"E
L170	25.000	N0° 40' 20"W
L171	92.000	S89° 19' 40"W
L172	25.000	S0° 40' 20"E
L173	25.000	N0° 40' 20"W
L174	92.000	S89° 19' 40"W
L175	25.000	S0° 40' 20"E
L176	20.000	N0° 40' 20"W
L177	92.000	S89° 19' 40"W
L178	20.000	S0° 40' 20"E
L179	20.000	N0° 40' 20"W
L180	92.000	S89° 19' 40"W
L181	20.000	S0° 40' 20"E
L182	25.000	N0° 40' 20"W
L183	92.000	S89° 19' 40"W
L184	25.000	S0° 40' 20"E
L185	25.000	N0° 40' 20"W

Line Table		
Line #	Length	Direction
L226	92.000	S89° 19' 40"W
L227	25.000	S0° 40' 20"E
L228	20.000	N0° 40' 20"W
L229	92.000	S89° 19' 40"W
L230	20.000	S0° 40' 20"E
L231	20.000	N0° 40' 20"W
L232	92.000	S89° 19' 40"W
L233	20.000	S0° 40' 20"E
L234	20.000	N0° 40' 20"W
L235	92.000	S89° 19' 40"W
L236	20.000	S0° 40' 20"E
L237	20.000	N0° 40' 20"W
L238	92.000	S89° 19' 40"W
L239	20.000	S0° 40' 20"E
L240	25.000	N0° 40' 20"W
L241	92.000	S89° 19' 40"W
L242	25.000	S0° 40' 20"E
L243	25.000	N0° 40' 20"W
L244	92.000	S89° 19' 40"W
L245	25.000	S0° 40' 20"E

Line Table		
Line #	Length	Direction
L286	92.000	N89° 19' 40"E
L287	20.000	S0° 40' 20"E
L288	20.000	N0° 40' 20"W
L289	92.000	N89° 19' 40"E
L290	20.000	S0° 40' 20"E
L291	20.000	N0° 40' 20"W
L292	92.000	N89° 19' 40"E
L293	20.000	S0° 40' 20"E
L294	25.000	N0° 40' 20"W
L295	92.000	N89° 19' 40"E
L296	25.000	S0° 40' 20"E
L297	25.000	N0° 40' 20"W
L298	92.000	N89° 19' 40"E
L299	25.000	S0° 40' 20"E
L300	20.000	N0° 40' 20"W
L301	92.000	N89° 19' 40"E
L302	20.000	S0° 40' 20"E
L303	20.000	N0° 40' 20"W
L304	92.000	N89° 19' 40"E
L305	20.000	S0° 40' 20"E

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED: 07/29/2025	07/29/2025	1

CIVIL ENGINEERING | LAND PLANNING

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

CURVE AND LINE TABLES
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM | DESIGNED: S. SIERRA-GIL | CHECKED: L. CLASSON | DATE: 1/31/2025

SCALE: N.T.S. | PROJECT: PUL-048 | SHEET: C3.4

SOFIA CAROLINA SIERRA-GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sofia Sierra-Gil on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET 13 OF 35 NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\CURVE & TRACT DATA TABLE.dwg Modified: 1/31/2025 By: afrancis Plotted By: andrew francis

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	N0° 43' 58"W
L704	95.274	N89° 16' 02"E
L705	20.000	S0° 46' 48"E

Line Table		
Line #	Length	Direction
L747	40.000	S0° 18' 38"E
L748	40.000	S0° 18' 38"E
L749	39.923	N0° 18' 38"W
L751	38.481	S0° 18' 38"E
L752	40.000	N89° 41' 22"E
L753	40.000	N89° 41' 22"E
L754	40.000	N89° 41' 22"E
L755	40.000	N0° 18' 38"W
L756	40.000	N89° 41' 22"E
L757	40.001	N89° 19' 24"E
L758	30.093	S89° 19' 24"W
L759	29.910	S89° 19' 24"W
L760	40.001	N89° 19' 24"E
L761	5.057	N89° 19' 40"E
L763	3.131	S23° 16' 58"W
L764	36.152	S66° 43' 02"E
L766	49.987	S71° 51' 36"E
L772	16.640	S71° 51' 36"E

Line Table		
Line #	Length	Direction
L346	92.000	S89° 19' 40"W
L347	20.000	S0° 40' 20"E
L348	25.000	N0° 40' 20"W
L349	92.000	S89° 19' 40"W
L350	25.000	S0° 40' 20"E
L351	25.000	N0° 40' 20"W
L352	92.000	S89° 19' 40"W
L353	25.000	S0° 40' 20"E
L354	20.000	N0° 40' 20"W
L355	92.000	S89° 19' 40"W
L356	20.000	S0° 40' 20"E
L357	20.000	N0° 40' 20"W
L358	92.000	S89° 19' 40"W
L359	20.000	S0° 40' 20"E
L360	20.000	N0° 40' 20"W
L361	92.000	S89° 19' 40"W
L362	20.000	S0° 40' 20"E
L363	20.000	N0° 40' 20"W
L364	92.000	S89° 19' 40"W
L365	20.000	S0° 40' 20"E

Line Table		
Line #	Length	Direction
L406	92.000	N89° 19' 40"E
L407	25.000	S0° 40' 20"E
L408	20.000	N0° 40' 20"W
L409	92.000	N89° 19' 40"E
L410	20.000	S0° 40' 20"E
L411	20.000	N0° 40' 20"W
L412	92.000	N89° 19' 40"E
L413	20.000	S0° 40' 20"E
L414	20.000	N0° 40' 20"W
L415	92.000	N89° 19' 40"E
L416	20.000	S0° 40' 20"E
L417	20.000	N0° 40' 20"W
L418	92.000	N89° 19' 40"E
L419	20.000	S0° 40' 20"E
L420	20.000	N0° 40' 20"W
L421	92.000	N89° 19' 40"E
L422	20.000	S0° 40' 20"E
L423	25.000	N0° 40' 20"W
L424	92.037	N89° 19' 40"E
L425	25.011	S0° 43' 58"E

Line Table		
Line #	Length	Direction
L466	92.353	N89° 19' 40"E
L467	20.000	S0° 43' 58"E
L468	25.000	N0° 40' 20"W
L469	92.380	N89° 19' 40"E
L470	25.000	S0° 43' 58"E
L471	25.000	N0° 40' 20"W
L472	92.406	N89° 19' 40"E
L473	25.000	S0° 43' 58"E
L474	20.000	N0° 40' 20"W
L475	92.427	N89° 19' 40"E
L476	20.000	S0° 43' 58"E
L477	20.000	N0° 40' 20"W
L478	92.448	N89° 19' 40"E
L479	20.000	S0° 43' 58"E
L480	25.418	N0° 40' 20"W
L481	13.504	N89° 25' 05"E
L482	33.160	N89° 27' 17"E
L483	53.516	N89° 13' 12"E
L484	204.000	N89° 13' 12"E
L485	55.000	N89° 13' 12"E

Line Table		
Line #	Length	Direction
L526	25.000	N0° 43' 58"W
L527	92.000	S89° 16' 02"W
L528	25.000	S0° 43' 58"E
L529	25.000	N0° 43' 58"W
L530	92.000	S89° 16' 02"W
L531	25.000	S0° 43' 58"E
L532	20.000	N0° 43' 58"W
L533	92.000	S89° 16' 02"W
L534	20.000	S0° 43' 58"E
L535	20.000	N0° 43' 58"W
L536	92.000	S89° 16' 02"W
L537	20.000	S0° 43' 58"E
L538	20.000	N0° 43' 58"W
L539	92.000	S89° 16' 02"W
L540	20.000	S0° 43' 58"E
L541	20.000	N0° 43' 58"W
L542	92.000	S89° 16' 02"W
L543	20.000	S0° 43' 58"E
L544	29.577	N0° 43' 58"W
L545	92.000	S89° 16' 02"W

Line Table		
Line #	Length	Direction
L586	20.000	N0° 43' 58"W
L587	92.000	N89° 16' 02"E
L588	20.000	S0° 43' 58"E
L589	20.000	N0° 43' 58"W
L590	92.000	N89° 16' 02"E
L591	20.000	S0° 43' 58"E
L592	25.000	N0° 43' 58"W
L593	92.000	N89° 16' 02"E
L594	25.000	S0° 43' 58"E
L595	25.000	N0° 43' 58"W
L596	92.000	N89° 16' 02"E
L597	25.000	S0° 43' 58"E
L598	20.000	N0° 43' 58"W
L599	92.000	N89° 16' 02"E
L600	20.000	S0° 43' 58"E
L601	20.000	N0° 43' 58"W
L602	92.000	N89° 16' 02"E
L603	20.000	S0° 43' 58"E
L604	18.186	N0° 43' 58"W
L605	61.992	S89° 13' 12"W

Line Table		
Line #	Length	Direction
L646	25.000	N0° 43' 58"W
L647	92.000	S89° 16' 02"W
L648	25.000	S0° 43' 58"E
L649	25.000	N0° 43' 58"W
L650	92.000	S89° 16' 02"W
L651	25.000	S0° 43' 58"E
L652	20.000	N0° 43' 58"W
L653	92.000	S89° 16' 02"W
L654	20.000	S0° 43' 58"E
L655	20.000	N0° 43' 58"W
L656	92.000	S89° 16' 02"W
L657	20.000	S0° 43' 58"E
L658	20.000	N0° 43' 58"W
L659	92.000	S89° 16' 02"W
L660	20.000	S0° 43' 58"E
L661	20.000	N0° 43' 58"W
L662	92.000	S89° 16' 02"W
L663	20.000	S0° 43' 58"E
L664	28.077	N0° 43' 58"W
L665	92.000	S89° 16' 02"W

Line Table		
Line #	Length	Direction
L706	25.000	N0° 43' 58"W
L707	95.294	N89° 16' 02"E
L708	25.000	S0° 46' 48"E
L709	25.000	N0° 43' 58"W
L710	95.315	N89° 16' 02"E
L711	25.000	S0° 46' 48"E
L712	20.000	N0° 43' 58"W
L713	95.332	N89° 16' 02"E
L714	20.000	S0° 46' 48"E
L715	20.000	N0° 43' 58"W
L716	95.348	N89° 16' 02"E
L717	20.000	S0° 46' 48"E
L718	20.000	N0° 43' 58"W
L719	95.365	N89° 16' 02"E
L720	20.000	S0° 46' 48"E
L721	20.000	N0° 43' 58"W
L722	95.381	N89° 16' 02"E
L723	20.000	S0° 46' 48"E
L724	20.000	N0° 43' 58"W
L725	95.398	N89° 16' 02"E

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\CURVE & TRACT DATA TABLE.dwg Modified: 1/31/2025 By: afrancis Plotted By: andrew francis

NO.	DESCRIPTION	DATE	BY
1	CITY OF APOPKA COMMENTS DATED: 01/29/2025	01/29/2025	AF

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 32614

LINE TABLES
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S.SIERRA-GIL
CHECKED: L.CLASSON
DATE: 1/31/2025

SCALE: N.T.S.
PROJECT: PUL-048
SHEET: C3.5

SOFIA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
2/4/25
PROFESSIONAL ENGINEER

SHEET 14 OF 35
NOT FOR CONSTRUCTION

The Seal has been digitally signed and dated in accordance with Rule 61G15-23.003, F.A.C. and the date adjacent to the seal is the date of signing. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
205	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
206	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
207	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
208	0.05 AC	2,300 SF	1,540 SF	25.00 LF	PRIVATE
209	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
210	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
211	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
212	0.04 AC	1,840 SF	1,540 SF	20.00 LF	PRIVATE
213	0.08 AC	3,460 SF	1,540 SF	43.78 LF	PRIVATE
214	0.07 AC	2,957 SF	1,688 SF	30.95 LF	PRIVATE
215	0.04 AC	1,908 SF	1,608 SF	20.00 LF	PRIVATE
216	0.04 AC	1,908 SF	1,608 SF	20.00 LF	PRIVATE
217	0.04 AC	1,907 SF	1,607 SF	20.00 LF	PRIVATE
218	0.04 AC	1,907 SF	1,607 SF	20.00 LF	PRIVATE
219	0.04 AC	1,907 SF	1,607 SF	20.00 LF	PRIVATE
220	0.04 AC	1,906 SF	1,606 SF	20.00 LF	PRIVATE
221	0.05 AC	2,383 SF	1,606 SF	25.00 LF	PRIVATE
222	0.05 AC	2,382 SF	1,606 SF	25.00 LF	PRIVATE
223	0.04 AC	1,905 SF	1,605 SF	20.00 LF	PRIVATE
224	0.04 AC	1,905 SF	1,605 SF	20.00 LF	PRIVATE
225	0.04 AC	1,905 SF	1,605 SF	20.00 LF	PRIVATE
226	0.04 AC	1,904 SF	1,604 SF	20.00 LF	PRIVATE
227	0.05 AC	2,380 SF	1,604 SF	25.00 LF	PRIVATE
228	0.05 AC	2,379 SF	1,603 SF	25.00 LF	PRIVATE
229	0.04 AC	1,903 SF	1,603 SF	20.00 LF	PRIVATE
230	0.04 AC	1,903 SF	1,603 SF	20.00 LF	PRIVATE
231	0.04 AC	1,903 SF	1,603 SF	20.00 LF	PRIVATE
232	0.04 AC	1,902 SF	1,602 SF	20.00 LF	PRIVATE
233	0.04 AC	1,905 SF	1,602 SF	20.00 LF	PRIVATE
234	0.04 AC	1,902 SF	1,602 SF	20.00 LF	PRIVATE
235	0.08 AC	3,286 SF	2,001 SF	39.62 LF	PRIVATE
236	0.20 AC	8,641 SF	5,471 SF	62.39 LF	PRIVATE
237	0.12 AC	5,348 SF	3,683 SF	34.34 LF	PRIVATE
238	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
239	0.09 AC	3,910 SF	2,400 SF	34.00 LF	PRIVATE
240	0.11 AC	4,962 SF	2,406 SF	49.79 LF	PRIVATE
241	0.13 AC	5,815 SF	2,997 SF	57.46 LF	PRIVATE
242	0.11 AC	4,582 SF	2,837 SF	40.00 LF	PRIVATE
243	0.11 AC	4,587 SF	2,840 SF	40.00 LF	PRIVATE
244	0.11 AC	4,591 SF	2,843 SF	40.00 LF	PRIVATE
245	0.11 AC	4,596 SF	1,847 SF	40.00 LF	PRIVATE
246	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
247	0.11 AC	4,604 SF	2,853 SF	40.00 LF	PRIVATE
248	0.13 AC	5,865 SF	3,029 SF	57.53 LF	PRIVATE
249	0.16 AC	6,986 SF	3,953 SF	68.83 LF	PRIVATE
250	0.09 AC	3,930 SF	2,294 SF	34.00 LF	PRIVATE
251	0.09 AC	3,933 SF	2,296 SF	34.00 LF	PRIVATE
252	0.09 AC	3,936 SF	2,298 SF	34.00 LF	PRIVATE
253	0.09 AC	3,939 SF	2,301 SF	34.00 LF	PRIVATE
254	0.09 AC	3,942 SF	2,303 SF	34.00 LF	PRIVATE
255	0.09 AC	3,946 SF	2,305 SF	34.00 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
256	0.16 AC	7,046 SF	3,996 SF	67.32 LF	PRIVATE
257	0.14 AC	6,019 SF	3,144 SF	58.34 LF	PRIVATE
258	0.11 AC	4,661 SF	2,895 SF	40.00 LF	PRIVATE
259	0.11 AC	4,665 SF	2,899 SF	40.00 LF	PRIVATE
260	0.11 AC	4,669 SF	2,902 SF	40.00 LF	PRIVATE
261	0.11 AC	4,674 SF	2,905 SF	40.00 LF	PRIVATE
262	0.11 AC	4,678 SF	2,909 SF	40.00 LF	PRIVATE
263	0.11 AC	4,683 SF	2,912 SF	40.00 LF	PRIVATE
264	0.14 AC	6,194 SF	3,233 SF	58.39 LF	PRIVATE
265	0.13 AC	5,561 SF	2,887 SF	56.09 LF	PRIVATE
266	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
267	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
268	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
269	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
270	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
271	0.13 AC	5,551 SF	2,868 SF	56.79 LF	PRIVATE
272	0.10 AC	4,249 SF	1,895 SF	49.80 LF	PRIVATE
273	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
274	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
275	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
276	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
277	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
278	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
279	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
280	0.10 AC	4,313 SF	1,896 SF	49.71 LF	PRIVATE
281	0.10 AC	4,313 SF	1,896 SF	49.71 LF	PRIVATE
282	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
283	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
284	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
285	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
286	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
287	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
288	0.10 AC	4,313 SF	1,896 SF	49.71 LF	PRIVATE
289	0.10 AC	4,313 SF	1,896 SF	49.71 LF	PRIVATE
290	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
291	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
292	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
293	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
294	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
295	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
296	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
297	0.10 AC	4,420 SF	1,979 SF	51.10 LF	PRIVATE
298	0.10 AC	4,249 SF	1,895 SF	49.71 LF	PRIVATE
299	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
300	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
301	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
302	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
303	0.08 AC	3,366 SF	1,896 SF	34.00 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
304	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
305	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
306	0.10 AC	4,313 SF	1,896 SF	49.71 LF	PRIVATE
307	0.10 AC	4,313 SF	1,896 SF	49.71 LF	PRIVATE
308	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
309	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
310	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
311	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
312	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
313	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
314	0.10 AC	4,313 SF	1,896 SF	49.71 LF	PRIVATE
315	0.10 AC	4,313 SF	1,896 SF	49.71 LF	PRIVATE
316	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
317	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
318	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
319	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
320	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
321	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
322	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
323	0.10 AC	4,344 SF	1,923 SF	49.71 LF	PRIVATE
324	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
325	0.08 AC	3,366 SF	1,896 SF	34.00 LF	PRIVATE
326	0.08 AC	3,397 SF	1,924 SF	34.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

REV	DATE	DESCRIPTION	BY
1	07/29/2025	CITY OF APOPKA COMMENTS DATED: 07/29/2025	AF

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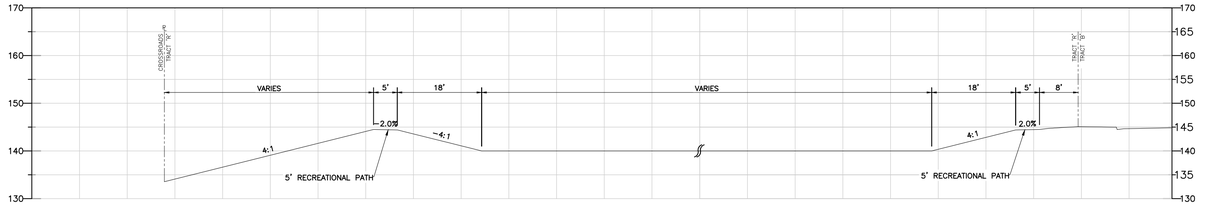
2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

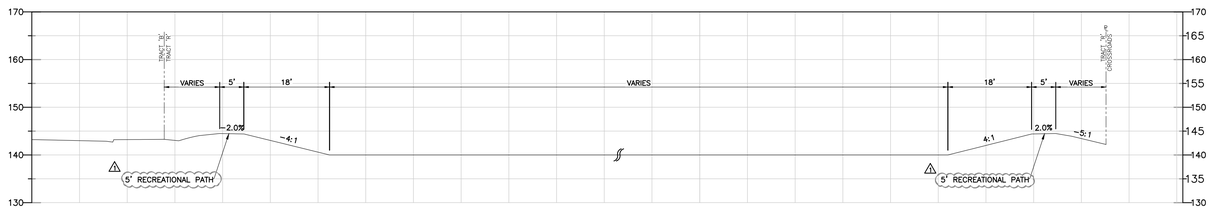
LOT DATA TABLES
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S.SIERRA-GIL
CHECKED: L.CLASSON
DATE: 1/31/2025

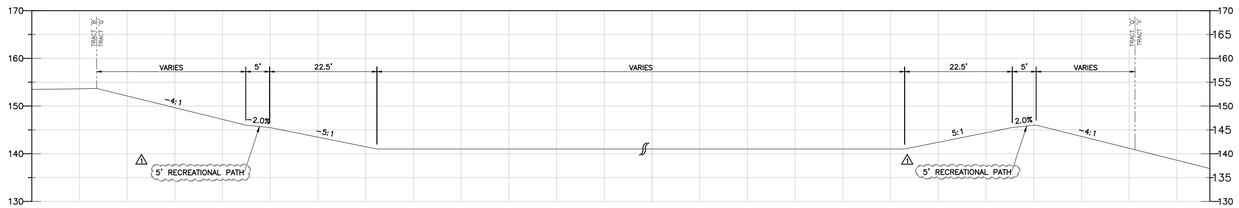
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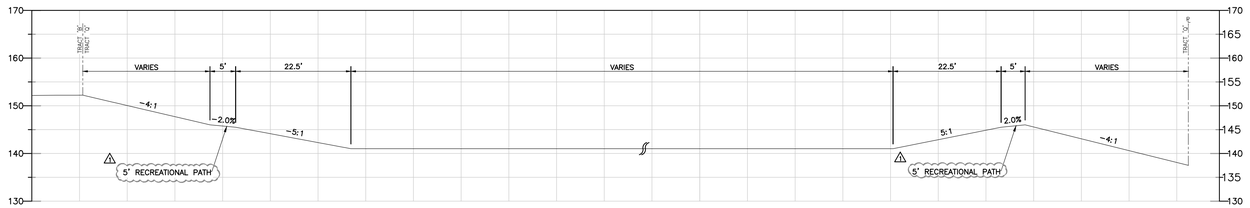
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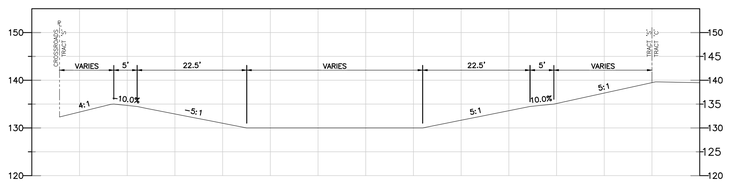
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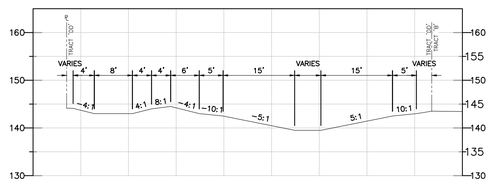
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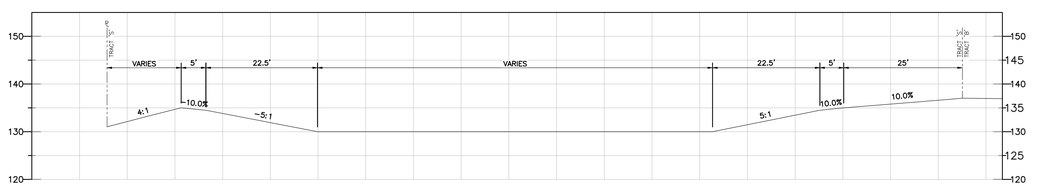
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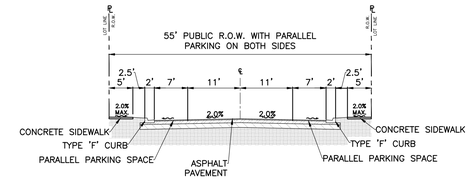
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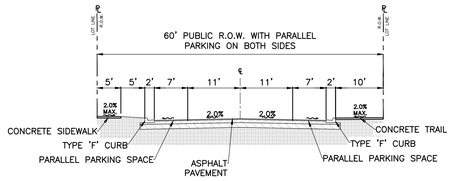
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N.T.S.



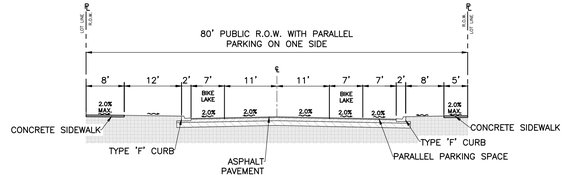
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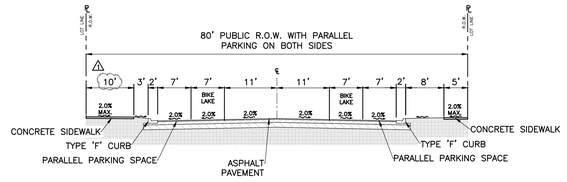


55' RIGHT-OF-WAY SECTION
N.T.S.

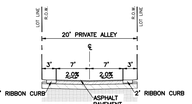


60' RIGHT-OF-WAY SECTION
N.T.S.

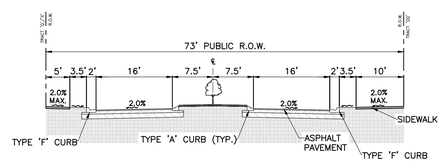




80' RIGHT-OF-WAY SECTIONS
N.T.S.



TYPICAL ALLEY SECTION
N.T.S.



EFFIE DRIVE ENTRANCE SECTION
N.T.S.

SHEET 16 OF 35
NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED 01/28/2025	01/29/2025	1

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

CROSS SECTIONS
MAJOR DEVELOPMENT PLAN
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S.SIERRA-GIL	L.CLASSON	2/4/2025

SCALE	PROJECT	SHEET
	PUL-048	C3.7

SOFIA CAROLINA SIERRA GIL
LICENSE
No. 90745
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/4/25

The seal appearing on this document was authorized by Sofia Carolina Sierra Gil, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\CROSS SECTIONS.dwg Modified:2/4/2025 By:afrancis Plotted By:andrew francis

LEGEND

– – – – FIRE HYDRANT 500' RADIUS

FIRE HYDRANT CLEARANCE DETAIL

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

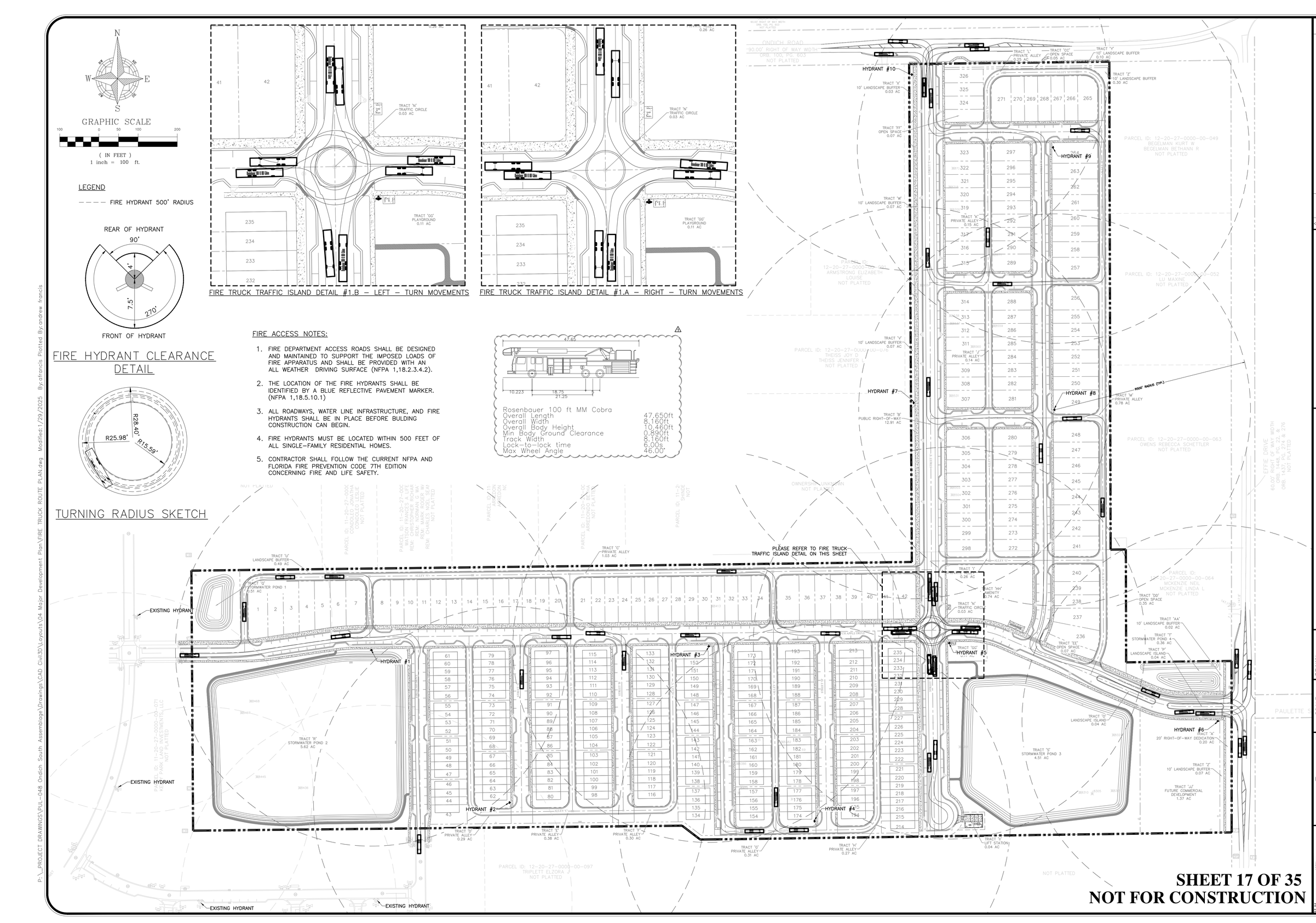
FIRE TRUCK TRAFFIC ISLAND DETAIL #1.A – RIGHT – TURN MOVEMENTS

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 BULDING 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 100 ft MM Cobra	
Overall Length	47.650ft
Overall Width	8.160ft
Overall Body Height	10.460ft
Min Body Ground Clearance	0.890ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Max Wheel Angle	46.00°

TURNING RADIUS SKETCH



REV	DATE	DESCRIPTION	BY
A	07/29/2025	CITY OF APOPKA COMMENTS DATED 07/29/2025	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

FIRE TRUCK ROUTE PLAN
MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM	CHECKED: L.CLASSON
DESIGNED: S.SIERRA-GIL	DATE: 1/29/2025
SCALE: 1" = 100'	SHEET C3.8
PROJECT PUL-048	

SOUTH CAROLINA SIERRA GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER 24/25

This item has been electronically signed and sealed by Sierra Gil on the date adjacent thereto. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET 17 OF 35
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D Layouts\04 Major Development Plan\FIRE TRUCK ROUTE PLAN.dwg Modified:1/29/2025 By:afrancis Plotted By:andrew francis

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\LIGHTING PLAN.dwg Modified:2/4/2025 By:afrancis Plotted By:andrew.francis

N

W E

S

GRAPHIC SCALE

100 0 50 100 200

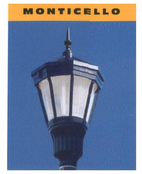
(IN FEET)
1 inch = 100 ft.

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

ONDICH ROAD
90.00' RIGHT-OF-WAY WIDTH
ORB. 100, PG. 853
NOT PLATTED

TRACT 'L'
PRIVATE ALLEY
0.25 AC

TRACT 'CC'
OPEN SPACE
0.05 AC

TRACT 'X'
10' LANDSCAPE BUFFER
0.10 AC

TRACT 'J'
10' LANDSCAPE BUFFER
0.30 AC

TRACT 'K'
10' LANDSCAPE BUFFER
0.03 AC

TRACT 'YY'
OPEN SPACE
0.07 AC

TRACT 'W'
10' LANDSCAPE BUFFER
0.07 AC

TRACT 'K'
PRIVATE ALLEY
0.15 AC

TRACT 'V'
10' LANDSCAPE BUFFER
0.07 AC

TRACT 'J'
PRIVATE ALLEY
0.14 AC

TRACT 'B'
PUBLIC RIGHT-OF-WAY
12.91 AC

TRACT 'M'
PRIVATE ALLEY
0.78 AC

TRACT 'Y'
PRIVATE ALLEY
0.26 AC

TRACT 'HH'
AMENITY
0.74 AC

TRACT 'N'
TRAFFIC CIRCLE
0.03 AC

TRACT 'DD'
OPEN SPACE
0.35 AC

TRACT 'EE'
OPEN SPACE
0.07 AC

TRACT 'GG'
PLAYGROUND
0.11 AC

TRACT 'AA'
10' LANDSCAPE BUFFER
0.02 AC

TRACT 'F'
STORMWATER POND 4
0.36 AC

TRACT 'P'
LANDSCAPE ISLAND
0.04 AC

TRACT 'O'
LANDSCAPE ISLAND
0.04 AC

TRACT 'A'
20' RIGHT-OF-WAY DEDICATION
0.20 AC

TRACT 'Z'
10' LANDSCAPE BUFFER
0.07 AC

TRACT 'JJ'
FUTURE COMMERCIAL DEVELOPMENT
1.37 AC

TRACT 'S'
STORMWATER POND 3
4.51 AC

TRACT 'II'
LIFT STATION
0.04 AC

TRACT 'U'
LANDSCAPE BUFFER
0.49 AC

TRACT 'G'
STORMWATER POND 1
0.51 AC

TRACT 'C'
PRIVATE ALLEY
1.03 AC

TRACT 'R'
STORMWATER POND 2
5.62 AC

TRACT 'D'
PRIVATE ALLEY
0.29 AC

TRACT 'E'
PRIVATE ALLEY
0.38 AC

TRACT 'F'
PRIVATE ALLEY
0.30 AC

TRACT 'G'
PRIVATE ALLEY
0.31 AC

TRACT 'H'
PRIVATE ALLEY
0.27 AC

PARCEL ID: 12-20-27-0000-00-091
ARMSTRONG ELIZABETH LOUISE
NOT PLATTED

PARCEL ID: 12-20-27-0000-00-076
THEISS JOY D
THEISS JENNIFER L
NOT PLATTED

PARCEL ID: 12-20-27-0000-00-049
BEGELMAN KURT W
BEGELMAN BETHANN R
NOT PLATTED

PARCEL ID: 12-20-27-0000-00-052
LU MAXINE
NOT PLATTED

PARCEL ID: 12-20-27-0000-00-063
OWENS REBECCA SCHETTLER
NOT PLATTED

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

PARCEL ID: 11-20-27-0000-00-015
MCMENNAMY CLIFTON J SR TR
MCMENNAMY CAROL A TR
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-047
CONDOLEO JONATHAN
CONDOLEO LESLIE
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-048
WATSON FRANCES A LIFE ESTATE
REM: CHRISTOPHER RICHARD WATSON
REM: NORMAN D WATSON
REM: MARK ROBERT WATSON
REM: CHARLES NOEL SEAN WATSON
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-044
ARREDONDO JUAN CARLOS
ARREDONDO DIANA
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-046
ARREDONDO BETHANY B
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-065
SINGH SURJIT K
NOT PLATTED

OWNERSHIP UNKNOWN
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-071
KELLY PARK LAND INVESTMENTS, LLC
NOT PLATTED

PARCEL ID: 12-20-27-0000-00-097
TRIPLETT ELZORA J
NOT PLATTED

NOT PLATTED

EFFIE DRIVE
60.00' RIGHT-OF-WAY WIDTH
ORB. 1448, PG. 223, &
1437, PG. 274 & 276
NOT PLATTED

PAULETTE STREET

PITCH APPLE DRIVE

REV	DATE	DESCRIPTION	BY
A	01/29/2025	CITY OF APOPKA COMMENTS DATED 01/28/2025	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

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

DRAWN:	L. GRAHAM
DESIGNED:	S.SIERRA-GIL
CHECKED:	L.CLASSON
DATE:	2/4/2025
SCALE	1" = 100'
PROJECT	PUL-048
SHEET	C3.9

APPIAN ENGINEERING

STATE OF FLORIDA
SIERRA-GIL
LICENSE
No. 90745
STATE OF
2/4/25
FLORIDA
PROFESSIONAL ENGINEER

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SHEET 18 OF 35

NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\UTILITY & DRAINAGE_r.dwg Modified:12/30/2024 By:osanchez Plotted By:andrew francis

N
W E
S

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

ONDICH ROAD
90.00' RIGHT OF WAY WIDTH
ORB 100, PG 853
NOT PLATTED

C4.1

C4.2

C4.3

C4.4

TRACT 'A' 20' RIGHT-OF-WAY DEDICATION 0.20 AC
TRACT 'B' PUBLIC RIGHT-OF-WAY 12.91 AC
TRACT 'C' PRIVATE ALLEY 1.03 AC
TRACT 'D' PRIVATE ALLEY 0.29 AC
TRACT 'E' PRIVATE ALLEY 0.38 AC
TRACT 'F' PRIVATE ALLEY 0.30 AC
TRACT 'G' PRIVATE ALLEY 0.31 AC
TRACT 'H' PRIVATE ALLEY 0.27 AC
TRACT 'I' PRIVATE ALLEY 0.25 AC
TRACT 'J' PRIVATE ALLEY 0.14 AC
TRACT 'K' PRIVATE ALLEY 0.15 AC
TRACT 'L' PRIVATE ALLEY 0.78 AC
TRACT 'M' PRIVATE ALLEY 0.78 AC
TRACT 'N' TRAFFIC CIRCLE 0.03 AC
TRACT 'O' LANDSCAPE ISLAND 0.04 AC
TRACT 'P' LANDSCAPE ISLAND 0.04 AC
TRACT 'Q' STORMWATER POND 1 0.51 AC
TRACT 'R' STORMWATER POND 2 5.62 AC
TRACT 'S' STORMWATER POND 3 4.51 AC
TRACT 'T' STORMWATER POND 4 0.36 AC
TRACT 'U' LANDSCAPE BUFFER 0.49 AC
TRACT 'V' 10' LANDSCAPE BUFFER 0.07 AC
TRACT 'W' 10' LANDSCAPE BUFFER 0.07 AC
TRACT 'X' 10' LANDSCAPE BUFFER 0.03 AC
TRACT 'Y' PRIVATE ALLEY 0.26 AC
TRACT 'Z' 10' LANDSCAPE BUFFER 0.30 AC
TRACT 'AA' 10' LANDSCAPE BUFFER 0.02 AC
TRACT 'BB' 10' LANDSCAPE BUFFER 0.07 AC
TRACT 'CC' OPEN SPACE 0.05 AC
TRACT 'DD' OPEN SPACE 0.35 AC
TRACT 'EE' OPEN SPACE 0.07 AC
TRACT 'FF' OPEN SPACE 0.07 AC
TRACT 'GG' PLAYGROUND 0.11 AC
TRACT 'HH' AMENITY 0.74 AC
TRACT 'II' FUTURE COMMERCIAL DEVELOPMENT 1.37 AC
TRACT 'JJ' LIFT STATION 0.04 AC
ALLEY 'A'
STREET 'T'
STREET 'U'
STREET 'V'
PITCH APPLE DRIVE
EFFIE DRIVE 60.00' RIGHT OF WAY WIDTH NOT PLATTED
JULIETTE STREET

PARCEL ID: 11-20-27-0000-00-015 MCMENNAMY CLIFTON J SR TR MCMENNAMY CAROL A TR NOT PLATTED
PARCEL ID: 11-20-27-0000-00-047 CONDOLEO JONATHAN CONDOLEO LESLIE NOT PLATTED
PARCEL ID: 11-20-27-0000-00-048 WATSON FRANCES A LIFE ESTATE REM: CHRISTOPHER RICHARD WATSON REM: NORMAN D WATSON REM: MARK ANTHONY WATSON REM: CHARLES NOEL SEAN WATSON NOT PLATTED
PARCEL ID: 11-20-27-0000-00-044 ARREDONDO JUAN CARLOS ARREDONDO MARIA NOT PLATTED
PARCEL ID: 11-20-27-0000-00-046 ARREDONDO BETHANY B NOT PLATTED
PARCEL ID: 11-20-27-0000-00-065 SINGH SUJOY NOT PLATTED
OWNERSHIP UNKNOWN NOT PLATTED
PARCEL ID: 12-20-27-0000-00-091 ARMSTRONG ELIZABETH LOUISE NOT PLATTED
PARCEL ID: 12-20-27-0000-00-076 THEISS JOY D THEISS JENNIFER L NOT PLATTED
PARCEL ID: 12-20-27-0000-00-049 BEGELMAN KURT W BEGELMAN BETHANN R NOT PLATTED
PARCEL ID: 12-20-27-0000-00-052 MAXINE NOT PLATTED
PARCEL ID: 12-20-27-0000-00-063 OWENS REGECA SCHETTLER NOT PLATTED
PARCEL ID: 12-20-27-0000-00-064 MCKENZIE NEIL MCKENZIE LINDA L NOT PLATTED
PARCEL ID: 11-20-27-0000-00-071 PALM PARK LAND INVESTMENTS, LLC NOT PLATTED
PARCEL ID: 12-20-27-0000-00-097 TRIPLETT ELZORA J NOT PLATTED

SHEET 19 OF 35 NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED 01/28/2025	01/29/2025	1

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

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

DRAWN: L. GRAHAM
DESIGNED: S.SIERRA-GIL
CHECKED: L.CLASSON
DATE: 12/29/2024
SCALE: 1" = 100'
PROJECT: PUL-048
SHEET: C4.0

SOUTH CAROLINA SIERRA-GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/4/25

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P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\UTILITY & DRAINAGE_r.dwg Modified:12/30/2024 By:osanchez Plotted By:andrew francis

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP

PARCEL ID: 11-20-27-0000-00-015
MCMENNAMY CLIFTON J SR TR
MCMENNAMY CAROL A TR
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-047
CONDOLEO JONATHAN
CONDOLEO LESLIE
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-048
WATSON FRANCES A LIFE ESTATE
REM: CHRISTOPHER RICHARD WATSON
REM: NORMAN G WATSON
REM: MARK ROGER WATSON
REM: CHARLES NOEL SEAN WATSON
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-044
ARREDONDO JUAN CARLOS
ARREDONDO JENILLE DIANA
NOT PLATTED

PARCEL ID: 11-20-27-0000-00-046
ARREDONDO BETHANY B
NOT PLATTED

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

SHEET C4.1

SHEET C4.2

TRACT 'A'
LANDSCAPE BUFFER
0.49 AC

TRACT 'B'
STORMWATER POND 2
5.62 AC

TRACT 'C'
PRIVATE ALLEY
1.03 AC

TRACT 'D'
PRIVATE ALLEY
0.29 AC

TRACT 'E'
PRIVATE ALLEY
0.38 AC

TRACT 'F'
PRIVATE ALLEY
0.30 AC

TRACT 'G'
STORMWATER POND 1
1.01 AC

4' FIELD FENCE

EXISTING HYDRANT

PROPOSED CONNECTION AT EXISTING RECLAIMED WATER MAIN STUB-OUT INSTALLED AT THE CROSSROADS AT KELLY PARK

PROPOSED CONNECTION AT EXISTING POTABLE WATER MAIN STUB-OUT INSTALLED AT THE CROSSROADS AT KELLY PARK

PROPOSED RECLAIMED WATER MAIN

PROPOSED WATER MAIN

SINGLE POTABLE WATER SERVICE (TYP)

SINGLE RECLAIMED WATER SERVICE (TYP)

SINGLE SANITARY SEWER LATERAL (TYP)

10' UTILITY EASEMENT (TYP)

HYDRANT #1

HYDRANT #2

HYDRANT #3

PITCH APPLE DRIVE

FIREBUSH DRIVE

ALLEY 'A'

ALLEY 'B'

ALLEY 'C'

STREET 'A'

STREET 'B'

STREET 'C'

PROPOSED CONNECTION AT EXISTING RECLAIMED WATER MAIN STUB-OUT INSTALLED AT THE CROSSROADS AT KELLY PARK

PROPOSED CONNECTION AT EXISTING POTABLE WATER MAIN STUB-OUT INSTALLED AT THE CROSSROADS AT KELLY PARK

PARCEL ID: 11-20-27-0000-00-071
KELLY PARK LAND INVESTMENTS, LLC
NOT PLATTED

SHEET 20 OF 35
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
1	07/29/2025	CITY OF APOPKA COMMENTS DATED: 07/28/2025	AF

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S.SIERRA-GIL	L.CLASSON	12/29/2024

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

APPIAN ENGINEERING

SINA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/4/25

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SHEET C4.3

SHEET C4.2

SHEET C4.1

SHEET C4.2

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

OWNERSHIP UNKNOWN
NOT PLATTED

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

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

TRACT 'B'
PUBLIC RIGHT-OF-WAY
12.91 AC

TRACT 'G'

STREET 'E'

STREET 'D'

ALLEY 'A'

ALLEY 'B'

ALLEY 'C'

ALLEY 'D'

ALLEY 'E'

ALLEY 'F'

PITCH APPLE DRIVE

SINGLE POTABLE
WATER SERVICE (TYP)

SINGLE SANITARY
SEWER LATERAL (TYP)

SINGLE RECLAIMED
WATER SERVICE (TYP)

PROPOSED WATER MAIN

PROPOSED RECLAIMED WATER MAIN

UTILITY EASEMENT (TYP)

HYDRANT #3

HYDRANT #4
1.74

HYDRANT #5

HYDRANT #6

STRUCTURE - (262)

TRACT 'V'
PRIVATE ALLEY
0.26 AC

TRACT 'HH'
AMENITY
0.74 AC

TRACT 'N'
TRAFFIC CIRCLE
0.03 AC

TRACT 'DD'
OPEN SPACE
0.35 AC

TRACT 'AA'
10' LANDSCAPE BUFFER
0.02 AC

TRACT 'I'
STORMWATER POND 4
0.36 AC

TRACT 'F'
LANDSCAPE ISLAND
0.04 AC

TRACT 'EE'
OPEN SPACE
0.07 AC

TRACT 'O'
LANDSCAPE ISLAND
0.04 AC

TRACT 'S'
STORMWATER POND 3
4.51 AC

TRACT 'A'
20' RIGHT-OF-WAY DEDICATION
0.20 AC

TRACT 'Z'
10' LANDSCAPE BUFFER
0.07 AC

TRACT 'G'
PRIVATE ALLEY
0.31 AC

TRACT 'H'
PRIVATE ALLEY
0.27 AC

TRACT 'II'
LIFT STATION
0.04 AC

LIFT STATION

COMMERCIAL TRACT UTILITIES TO BE
DEVELOPED BY OTHERS
IN THE FUTURE

SINGLE POTABLE WATER SERVICE (TYP)

6' WOOD PRIVACY FENCE

5' CHAIN LINK FENCE

SHEET C4.2

SHEET C4.4

SHEET 21 OF 35
NOT FOR CONSTRUCTION

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED: 01/29/2025	01/29/2025	1

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY & DRAINAGE PLAN – EAST
MAJOR DEVELOPMENT PLAT PLAN

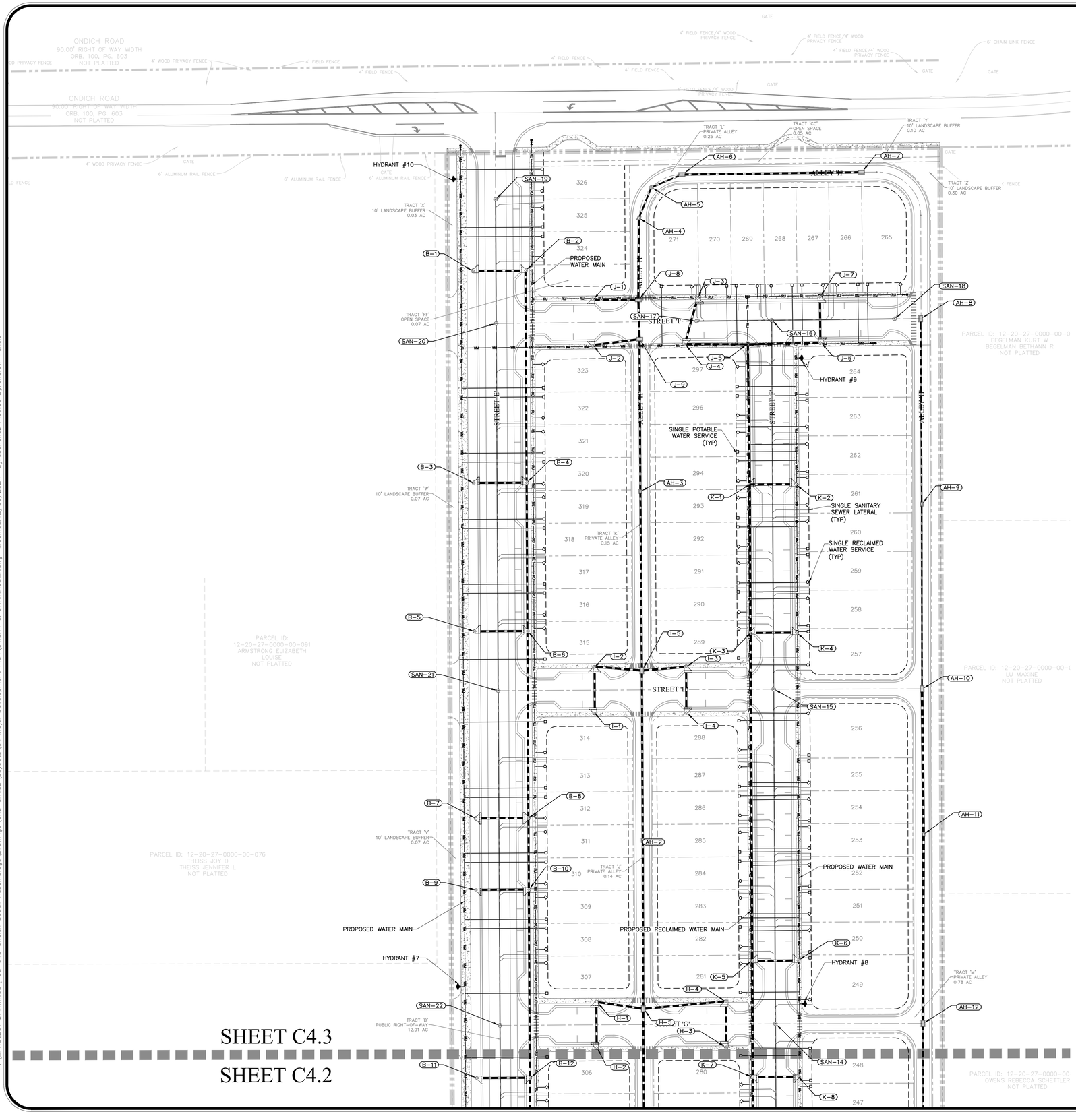
ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S.SIERRA-GIL
CHECKED: L.CLASSON
DATE: 12/29/2024
SCALE: 1" = 50'
PROJECT: PUL-048
SHEET: C4.2

SOFIA CAROLINA SIERRA GIL
LICENSE
No. 90745
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\UTILITY & DRAINAGE_r.dwg Modified:12/30/2024 By:osanchez Plotted By:andrew francis



SHEET C4.3

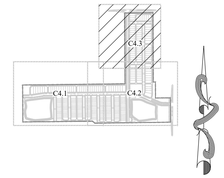
SHEET C4.2

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

NO.	DATE	DESCRIPTION	BY
1	07/29/2025	CITY OF APOPKA COMMENTS DATED 07/28/2025	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S.SIERRA-GIL	L.CLASSON	12/29/2024

SCALE	PROJECT	SHEET
1" = 50'	PUL-048	C4.3

APPIAN ENGINEERING

CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
2/4/25
PROFESSIONAL ENGINEER

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SHEET 22 OF 35
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\UTILITY & DRAINAGE_r.dwg Modified:12/30/2024 By:osanchez Plotted By:andrew francis

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

NO.	REV.	DATE	DESCRIPTION	BY
1	1	07/29/2025	CITY OF APOPKA COMMENTS DATED: 07/29/2025	AF

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S.SIERRA-GIL	L.CLASSON	12/29/2024

SCALE	PROJECT	SHEET
1" = 50'	PUL-048	C4.4

SOFIA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
2/4/25
PROFESSIONAL ENGINEER

SHEET 23 OF 35
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\UTILITY & DRAINAGE_r.dwg Modified:12/30/2024 By:ssanchez Plotted By:andrew francis

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\PAVING & GRADING PLAN.dwg Modified:1/10/2025 By:afrancis Plotted By:andrew francis



GRAPHIC SCALE

100 0 50 100 200

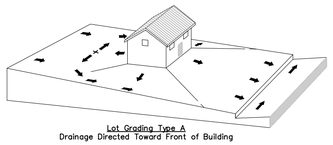
(IN FEET)
1 inch = 100 ft.

SOILS LEGEND:

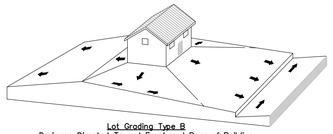
- SOILS LINE
- (3) BASINGER FINE SAND, DEP (HYD: A/D)
- (4) CANDLER FINE SAND, 0-5% SLOPES (HYD: A)
- (5) CANDLER FINE SAND, 5-12% SLOPES (HYD: A)
- (26) ONA FINE SAND (HYD: B/D)
- (42) SANIBEL MUCK (HYD: A/D)
- (44) SMYRNA FINE SAND (HYD: A/D)

GRADING NOTES:

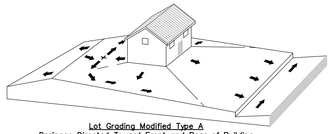
1. ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES
2. FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS
3. ADDITIONAL GEOTECHNICAL DATA TO BE PROVIDED AT CONSTRUCTION SITE PLAN TO DETERMINE OVEREXCAVATION AREAS.
4. 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



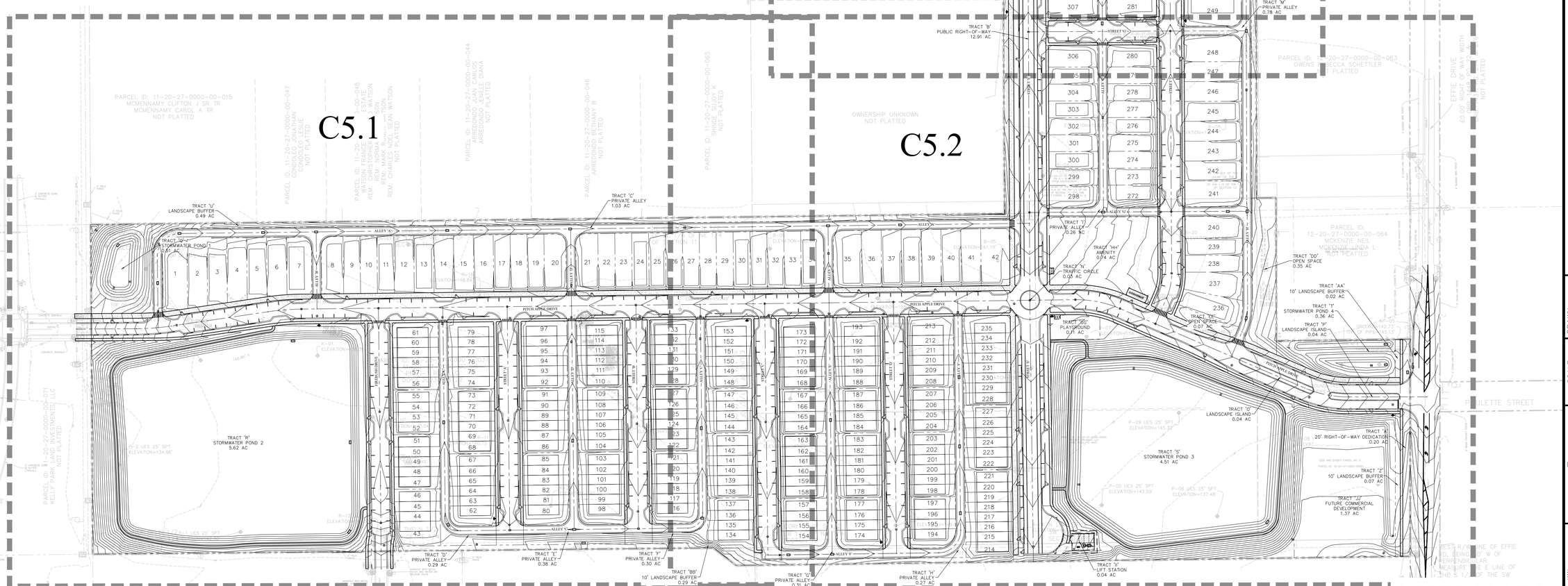
Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



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

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED 01/28/2025	01/29/2025	A

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APPIAN ENGINEERING LLC.

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32154

OVERALL PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S.SIERRA-GIL
CHECKED: L.CLASSON
DATE: 1/10/2025

SCALE: 1" = 100'
PROJECT: PUL-048
SHEET: C5.0

SONIA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/4/25

The seal has been digitally signed and locked in accordance with Rule 61G15-23.004, F.A.C. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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REV	DATE	DESCRIPTION	BY
A	01/29/2025	CITY OF APOPKA COMMENTS DATED: 01/28/2025	AF

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APPIAN ENGINEERING LLC.
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2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S.SIERRA-GIL	L.CLASSON	1/10/2025

SCALE	PROJECT	SHEET
1" = 50'	PUL-048	C5.1

The seal appearing on this document was authorized by Sonia Carolina Sierra Gil, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\PAVING & GRADING PLAN.dwg Modified:1/10/2025 By:afrancis Plotted By:andrew francis

SHEET C5.3
SHEET C5.2

SHEET C5.1

SHEET C5.2

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

OWNERSHIP UNKNOWN
NOT PLATTED

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

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

TRACT 'B'
PUBLIC RIGHT-OF-WAY
12.91 AC

STREET 'E'

ALLEY 'A'

ALLEY 'B'

STREET 'F'

ALLEY 'H'

PITCH APPLE DRIVE

TRACT 'J'
PRIVATE ALLEY
0.28 AC

TRACT 'HH'
AMENITY
0.74 AC

TRACT 'N'
TRAFFIC CIRCLE
0.03 AC

TRACT 'DD'
OPEN SPACE
0.35 AC

TRACT 'AA'
10' LANDSCAPE BUFFER
0.02 AC

IMPROVEMENTS TO EFFIE DRIVE TO BE PERMITTED THROUGH ORANGE COUNTY

TRACT 'I'
STORMWATER POND 4
0.36 AC

TRACT 'P'
LANDSCAPE ISLAND
0.04 AC

TRACT 'CC'
PLAYGROUND
0.51 AC

TRACT 'O'
LANDSCAPE ISLAND
0.04 AC

TRACT 'A'
20' RIGHT-OF-WAY DEDICATION
0.20 AC

TRACT 'X'
STORMWATER POND 3
4.51 AC

TRACT 'Z'
10' LANDSCAPE BUFFER
0.07 AC

TRACT 'W'
FUTURE COMMERCIAL
DEVELOPMENT
1.37 AC

TRACT 'V'
LIFT STATION
0.04 AC

TRACT 'BB'
LANDSCAPE BUFFER
0.29 AC

TRACT 'G'
PRIVATE ALLEY
0.31 AC

TRACT 'K'
PRIVATE ALLEY
0.27 AC

BOTTOM OF POND=143.00

BOTTOM OF POND=139.50

BOTTOM OF POND=141.00

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP

SHEET 27 OF 35
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
1	07/29/2025	CITY OF APOPKA COMMENTS DATED 07/29/2025	AF

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PAVING & GRADING PLAN – EAST

MAJOR DEVELOPMENT PLAT PLAN

ONDICH SOUTH SUBDIVISION

CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S.SIERRA-GIL
CHECKED: L.CLASSON
DATE: 1/10/2025

SCALE: 1" = 50'
PROJECT: PUL-048
SHEET: C5.2

SONIA CAROLINA SIERRA GIL
LICENSE
No. 90745
STATE OF FLORIDA
2/4/25
PROFESSIONAL ENGINEER

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\PAVING & GRADING PLAN.dwg Modified:1/10/2025 By:afrancis Plotted By:andrew francis

P:_PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD Civil3D\Layouts\04 Major Development Plan\PAVING & GRADING PLAN.dwg Modified:1/10/2025 By:afrancis Plotted By:andrew francis

IMPROVEMENTS TO ONDICH ROAD TO BE PERMITTED THROUGH ORANGE COUNTY

ONDICH ROAD
90.00' RIGHT OF WAY WIDTH
(SR 436 - HEIGHTS OF HOPE)
NOT PLATTED

TRACT 'L'
PRIVATE ALLEY
0.25 AC

TRACT 'CC'
OPEN SPACE
0.05 AC

TRACT 'Y'
10' LANDSCAPE BUFFER
0.10 AC

TRACT 'Z'
10' LANDSCAPE BUFFER
0.30 AC

TRACT 'X'
10' LANDSCAPE BUFFER
0.03 AC

TRACT 'FF'
OPEN SPACE
0.07 AC

TRACT 'W'
10' LANDSCAPE BUFFER
0.07 AC

TRACT 'V'
10' LANDSCAPE BUFFER
0.07 AC

TRACT 'B'
PUBLIC RIGHT-OF-WAY
12.91 AC

TRACT 'K'
PRIVATE ALLEY
0.15 AC

TRACT 'J'
PRIVATE ALLEY
0.14 AC

TRACT 'M'
PRIVATE ALLEY
0.78 AC

ALLEY 'H'

STREET 'E'

STREET 'F'

STREET 'H'

STREET 'G'

LOT TYPE 'B' MOD
FFE=163.60 — 326
FFE=162.91 — 325
FFE=162.17 — 324
FFE=158.31 — 320
FFE=158.01 — 319
FFE=157.71 — 318
FFE=157.41 — 317
FFE=157.11 — 316
FFE=156.80 — 315
FFE=159.42 — 323
FFE=158.92 — 322
FFE=158.62 — 321
FFE=156.05 — 309
FFE=156.51 — 308
FFE=156.51 — 307
FFE=158.46 — 306
FFE=158.75 — 297
FFE=158.75 — 296
FFE=158.47 — 295
FFE=158.20 — 294
FFE=157.92 — 293
FFE=157.65 — 292
FFE=157.38 — 291
FFE=157.10 — 290
FFE=156.83 — 289
FFE=157.06 — 280
FFE=155.25 — 281
FFE=155.04 — 283
FFE=154.89 — 285
FFE=155.22 — 286
FFE=155.55 — 287
FFE=155.53 — 288
FFE=160.91 — 264
FFE=160.51 — 263
FFE=160.17 — 262
FFE=159.84 — 261
FFE=159.50 — 260
FFE=159.17 — 259
FFE=158.84 — 258
FFE=158.50 — 257
FFE=157.57 — 256
FFE=157.38 — 255
FFE=157.10 — 254
FFE=156.82 — 253
FFE=156.53 — 252
FFE=156.25 — 251
FFE=155.96 — 250
FFE=155.68 — 249
FFE=155.59 — 248
— 247
FFE=162.38 — 271
FFE=163.00 — 270
FFE=163.33 — 269
FFE=163.33 — 268
FFE=163.32 — 267
FFE=163.06 — 266
FFE=162.78 — 265

PARCEL ID: 12-20-27-0000-00-091
ARMSTRONG ELIZABETH
LOUISE
NOT PLATTED

PARCEL ID: 12-20-27-0000-00-076
THEISS JOY D
THEISS JENNIFER L
NOT PLATTED

PARCEL ID: 12-20-27-0000-00-0
BEGELMAN KURT W
BEGELMAN BETHANN R
NOT PLATTED

PARCEL ID: 12-20-27-0000-00
LU MAXINE
NOT PLATTED

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

EFFIE DRIVE TURN LANES

IMPROVEMENTS TO EFFIE DRIVE TO BE PERMITTED THROUGH ORANGE COUNTY

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP

SHEET C5.3

SHEET C5.2

SHEET 27 OF 35
NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED: 01/29/2025	01/29/2025	1

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PAVING & GRADING PLAN – NORTH
MAJOR DEVELOPMENT PLAN

ONDICH SOUTH SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
L. GRAHAM	S.SIERRA-GIL	L.CLASSON	1/10/2025

SCALE	PROJECT	SHEET
1" = 50'	PUL-048	C5.3

SONIA CAROLINA SIERRA GIL
LICENSE
No. 90745
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2/4/25

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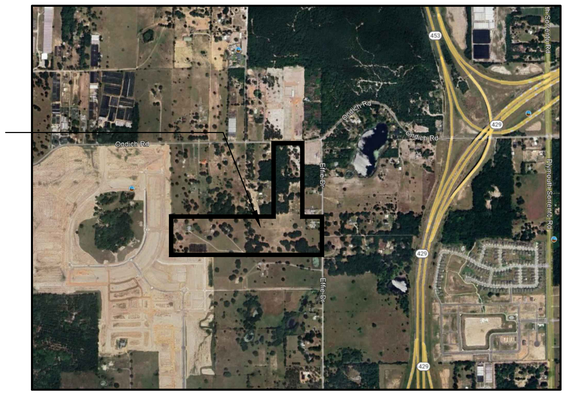
ONDICH SOUTH

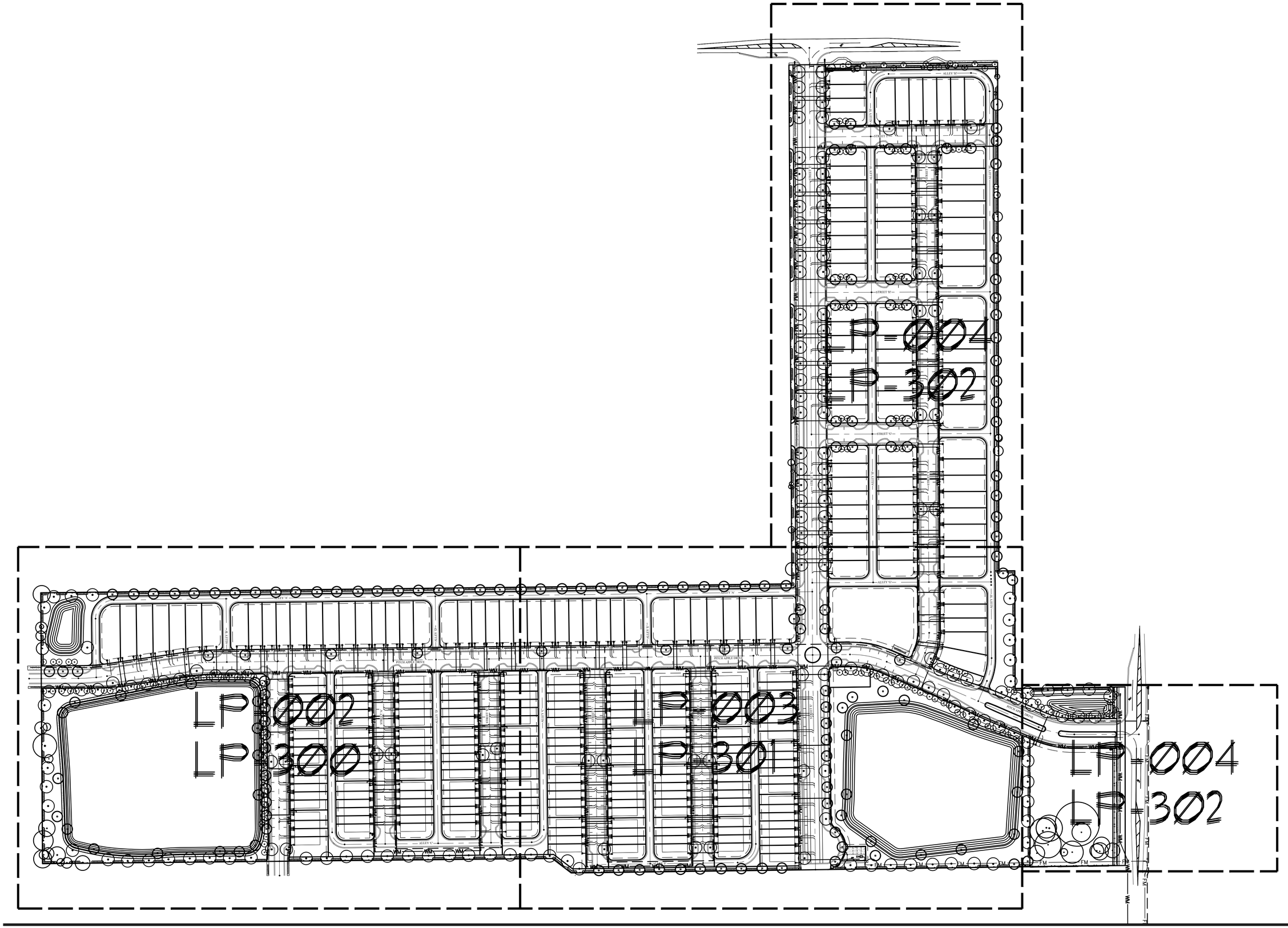
CODE MINIMUM LANDSCAPE DRAWINGS

CITY OF APOPKA, FLORIDA
KELLY PARK

ISSUED FOR PERMIT - 12/23/2024
REVISION 1 - 02/04/2025

LOCATION MAP


SITE
Ondich Rd
Binion Rd
Binion Rd
Rock Springs Rd
Rock Springs Rd
Rock Springs



FOSTER CONANT & ASSOCIATES
100 West Lucerne Circle
Suite 401
Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

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Revisions

Project

ONDICH SOUTH

CITY OF APOPKA

KEY SHEET

Date: 12/23/2024

Scale: 1" = 100'

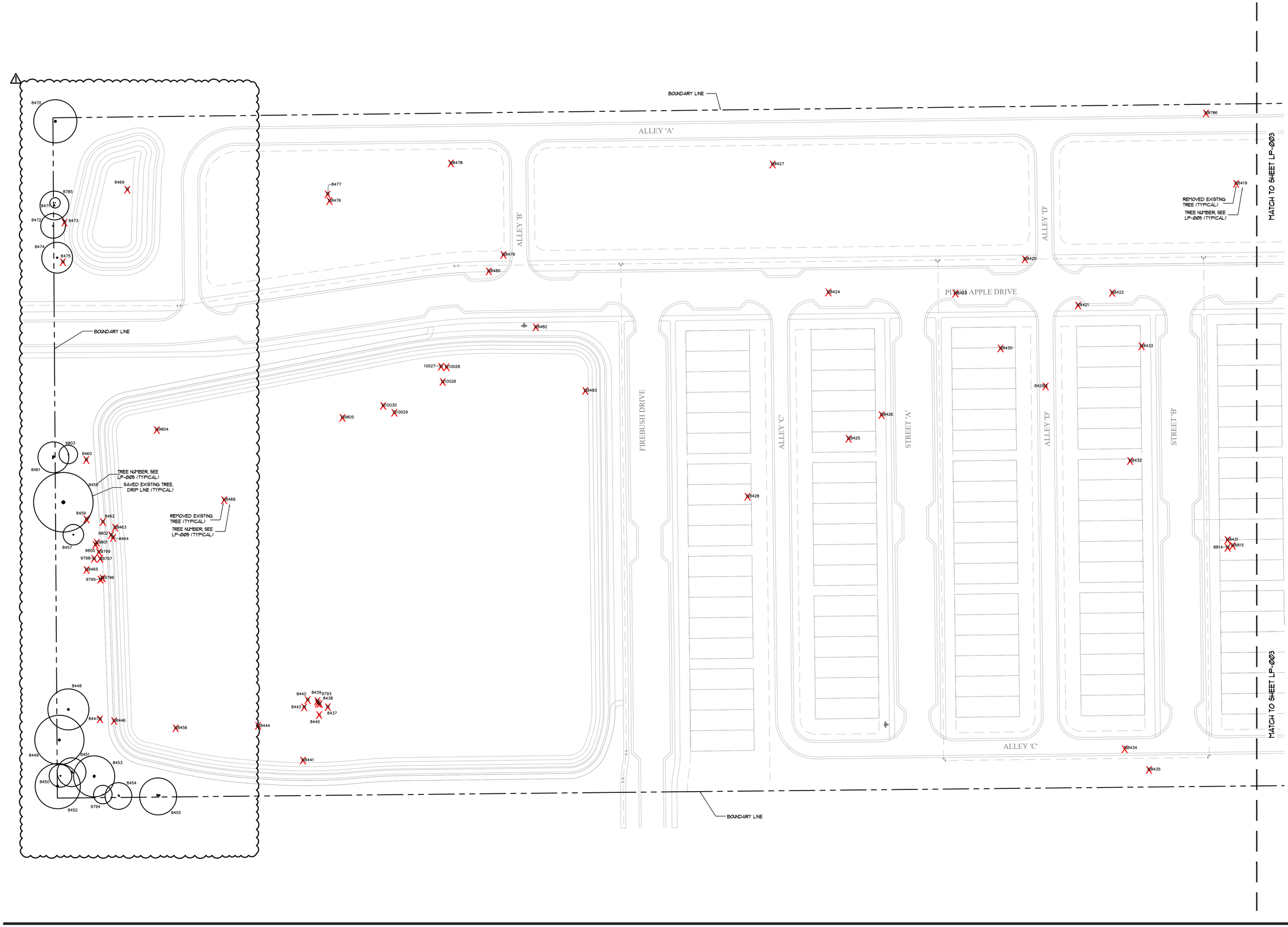
Drawn: RTR Checked: RRC

File Name: ondi-LP-001.dwg

North

Sheet

LP-001



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Seal

Revisions

⚠ 02/04/25 CITY

Project

ONDICH SOUTH

CITY OF APOPKA

EXISTING TREE MITIGATION PLAN

Date: 12/23/2024

Scale: 1" = 40'

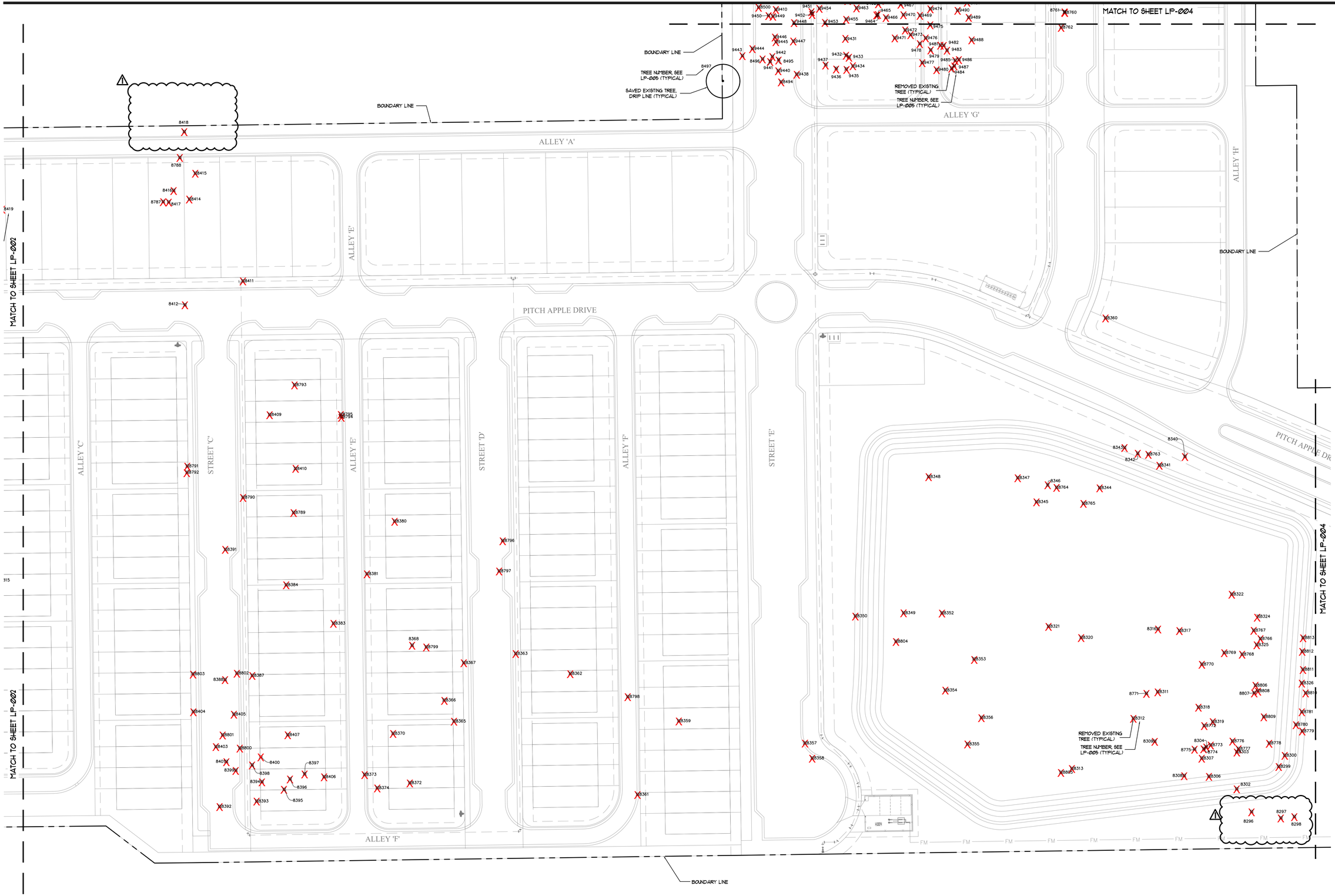
Drawn: RTR Checked: RRC

File Name: ondi-LP-001.dwg

North

Sheet

LP-002



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Revisions

02/04/25 CITY

Project

ONDICH SOUTH

CITY OF APOPKA

EXISTING TREE MITIGATION PLAN

Date: 12/23/2024

Scale: 1" = 40'

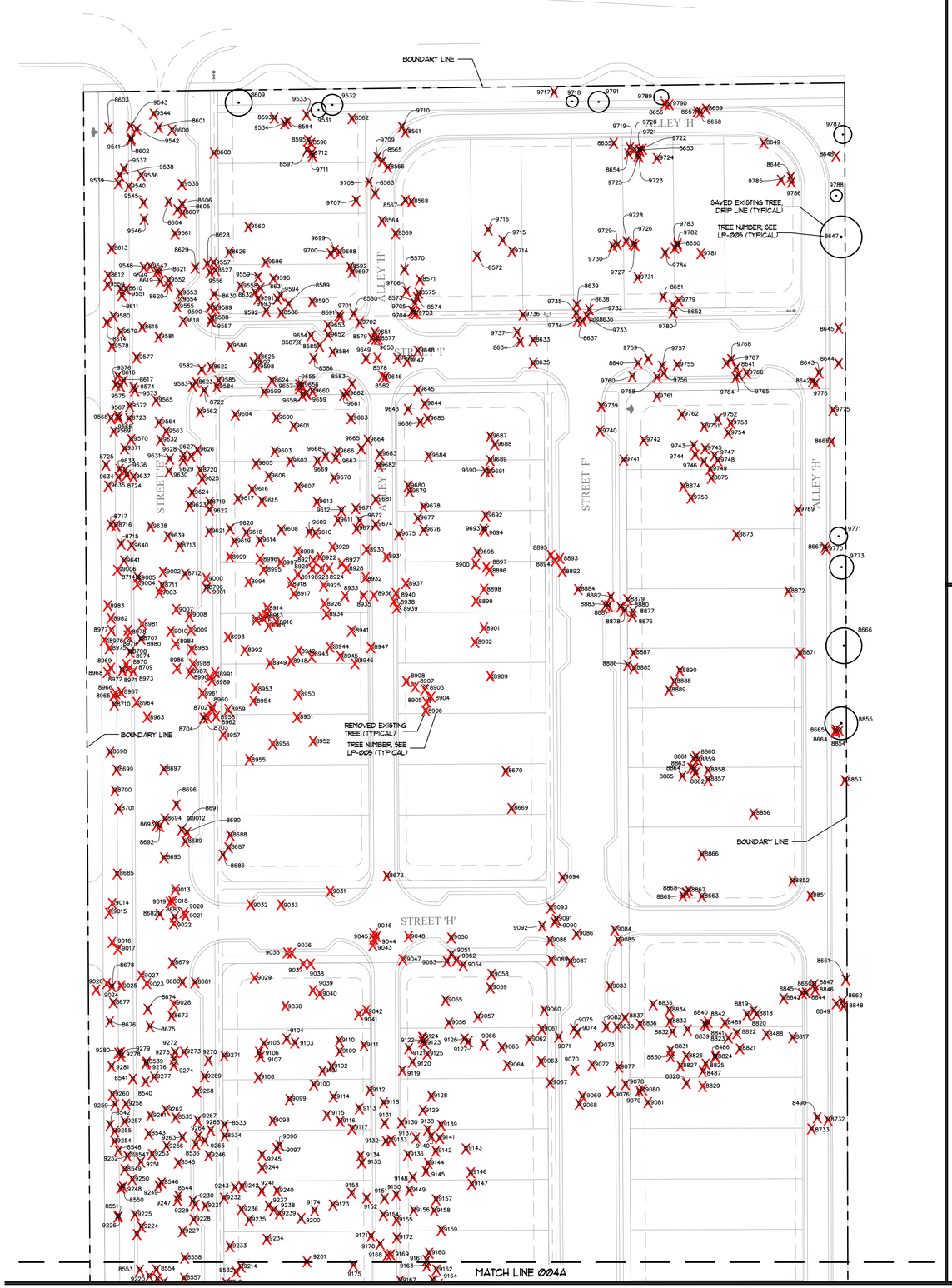
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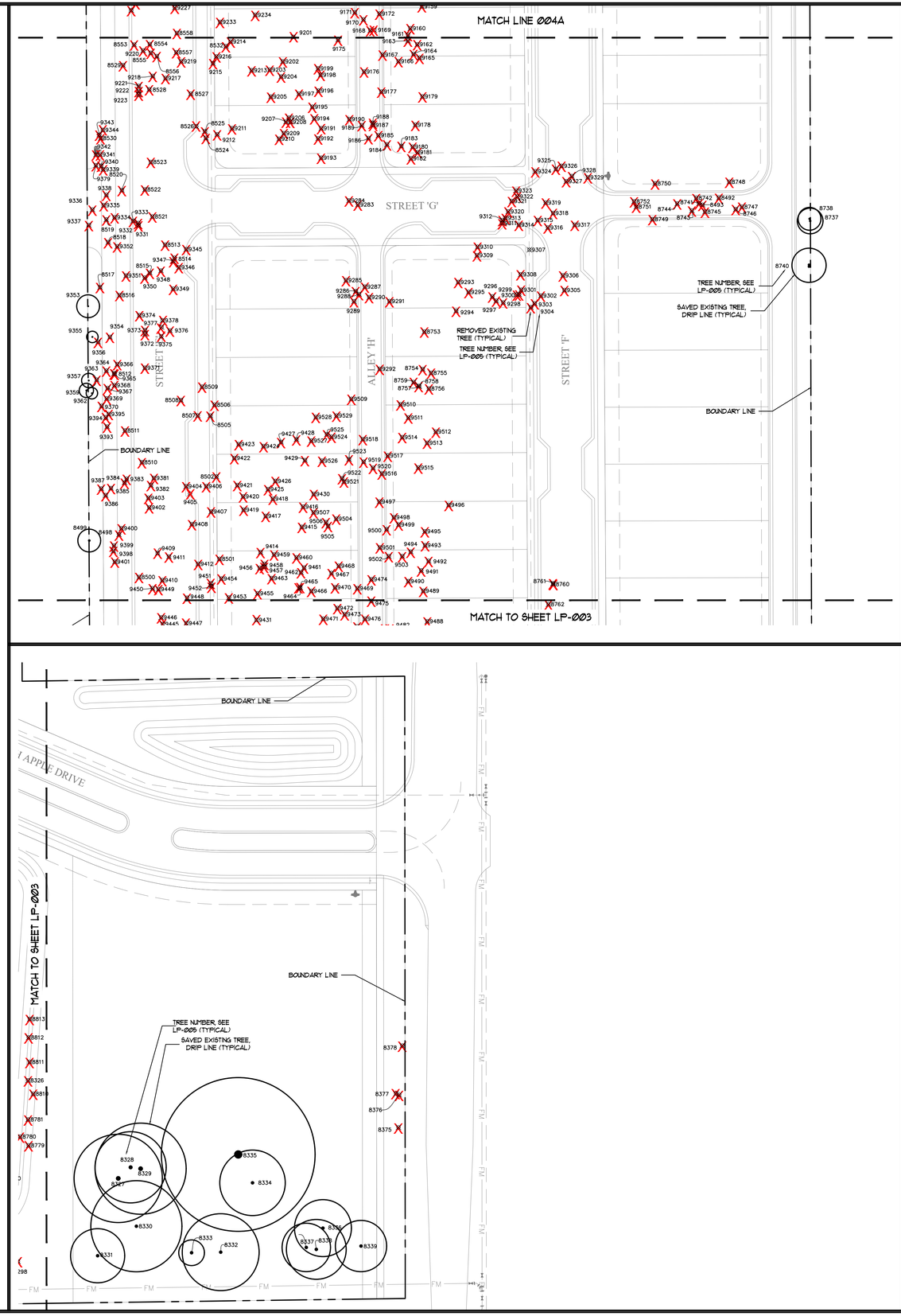
File Name: ondi-LP-001.dwg

North

Sheet

LP-003





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Orlando, Florida 32801
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Seal

Revisions

⚠ 02/04/25 CITY

Project

ONDICH SOUTH

CITY OF APOPKA

EXISTING TREE MITIGATION PLAN

Date: 12/23/2024

Scale: 1" = 40'

Drawn: RTR Checked: RRC

File Name: ondi-LP-001.dwg

North

Sheet

LP-004

TREE TABLE	
POINT NO.	DESCRIPTION
8296	21" OAK
8297	20–9" OAK
8298	14" OAK
8299	22" OAK
8300	22" OAK
8302	18–16–11–9" OAK
8303	20" OAK
8304	11" OAK
8306	14" OAK
8307	14" OAK
8308	19–17" OAK
8309	22–14" OAK
8311	25" OAK
8312	25" OAK
8313	24–16" OAK
8316	32" OAK
8317	24–15" OAK
8318	24" OAK
8319	25" OAK
8320	28" OAK
8321	27" OAK
8322	31" OAK
8324	25" OAK
8325	24–18" OAK
8326	30" OAK
8327	31" OAK
8328	25" OAK
8329	32" OAK
8330	32" OAK
8331	19" OAK
8332	27" OAK
8333	9" OAK
8334	23" OAK
8335	54" OAK
8336	20" OAK
8337	17" OAK
8338	21" OAK
8339	18–13" OAK
8340	57" OAK
8341	33" OAK
8342	36" OAK
8343	24" OAK
8344	26" OAK
8345	30" OAK
8346	27" OAK
8347	26–25" OAK
8348	32" OAK
8349	24–11" OAK
8350	31" OAK
8352	26–18" OAK
8353	26–19–17" OAK
8354	27" OAK
8355	24–24" OAK
8356	32–16" OAK
8357	32" OAK
8358	37" OAK
8359	20" OAK
8360	44" OAK
8361	21" OAK
8362	41" OAK
8363	27" OAK
8365	22–21" OAK
8366	26–17" OAK
8367	35–24" OAK
8368	21–16–12–12" OAK
8370	28–21" OAK
8372	33" OAK
8373	18–16" OAK
8374	21–18" OAK
8375	15" OAK
8376	8" OAK
8377	17" OAK
8378	32" OAK
8380	27–18–17–17–15–14–13" OAK
8381	30" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8383	30" OAK
8384	34" OAK
8387	25" OAK
8388	24" OAK
8391	24" OAK
8392	26" OAK
8393	25" OAK
8394	14–12" OAK
8395	22" OAK
8396	11" OAK
8397	22" OAK
8398	12–12" OAK
8399	20" OAK
8400	24–7" OAK
8401	21" OAK
8403	25" OAK
8404	28" OAK
8405	17–13" OAK
8406	19" OAK
8407	31–19–12" OAK
8409	24" OAK
8410	27" OAK
8411	36" OAK
8412	24" OAK
8414	24" OAK
8415	11" OAK
8416	14" OAK
8417	16" OAK
8418	26–15" OAK
8419	30–24–23" OAK
8420	38" OAK
8421	36" OAK
8422	26" OAK
8423	35" OAK
8424	40" OAK
8425	45" OAK
8426	40" OAK
8427	32" OAK
8428	45" OAK
8429	36" OAK
8430	36" OAK
8431	25" OAK
8432	36" OAK
8433	25" OAK
8434	15" OAK
8435	39" OAK
8437	19" OAK
8438	11" OAK
8439	13" OAK
8440	12" OAK
8441	16–15" OAK
8442	12" OAK
8443	13" OAK
8444	17" OAK
8446	12–9–6" OAK
8447	12–11–9" OAK
8448	20" OAK
8449	17" OAK
8450	11" OAK
8451	14–10" OAK
8452	22" OAK
8453	20–7" OAK
8454	13–11" OAK
8455	18–16–15" OAK
8456	17–12" OAK
8457	10" OAK
8458	29" OAK
8459	11" OAK
8460	15–12" OAK
8461	15–11" OAK
8462	15" OAK
8463	17" OAK
8464	11" OAK
8465	15" OAK
8466	27" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8469	24–15" OAK
8470	21" OAK
8471	14" OAK
8472	12" OAK
8473	18" OAK
8474	15" OAK
8475	18" OAK
8476	20" OAK
8477	27" OAK
8478	14" OAK
8479	24" OAK
8480	22–12" OAK
8482	41" OAK
8483	25" PINE
8486	12" OAK
8487	20" PINE
8488	12" OAK
8489	12" PINE
8490	18–8" OAK
8492	21–18–14–14" OAK
8493	11" OAK
8494	12–12" OAK
8495	11" OAK
8496	11" OAK
8497	16" OAK
8498	10" OAK
8499	11" OAK
8500	13" OAK
8501	14" OAK
8502	12" PINE
8505	13" OAK
8506	14" OAK
8507	15" OAK
8508	11" OAK
8509	10–6–4" OAK
8510	10" OAK
8511	10" PINE
8512	10" OAK
8513	14" OAK
8514	10–9" OAK
8515	11" OAK
8516	10–6" OAK
8517	12" OAK
8518	13" OAK
8519	12" OAK
8520	11" OAK
8521	11" OAK
8522	10" OAK
8523	15" OAK
8524	17" OAK
8525	17" OAK
8526	15" OAK
8527	16" OAK
8528	11" OAK
8529	13" OAK
8530	12" OAK
8532	12" OAK
8533	12" OAK
8534	14" OAK
8535	20" OAK
8536	13" OAK
8539	12" OAK
8540	14" OAK
8541	12" OAK
8542	10" OAK
8543	12" OAK
8544	12" OAK
8545	12" OAK
8546	15" OAK
8547	13" OAK
8548	12" OAK
8549	14" OAK
8550	14" OAK
8551	13" OAK
8552	12" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8553	11" OAK
8554	11" OAK
8555	11" OAK
8556	10" OAK
8557	13" OAK
8558	12" OAK
8561	20" OAK
8562	13" OAK
8563	8" OAK
8564	13" OAK
8565	9" OAK
8566	9" OAK
8567	8" OAK
8568	13" OAK
8569	9–7" OAK
8570	11–10" OAK
8571	14" OAK
8572	14" OAK
8573	8" OAK
8574	18" PINE
8575	10" OAK
8576	12" OAK
8577	9" OAK
8578	9" OAK
8579	12" OAK
8580	8" OAK
8582	8" OAK
8583	10" OAK
8584	9" OAK
8585	9" OAK
8586	8" OAK
8587	10" OAK
8588	8" OAK
8589	11" OAK
8590	12" OAK
8591	8" OAK
8592	9" OAK
8593	10" OAK
8594	9" OAK
8595	9" OAK
8596	9" OAK
8597	9" OAK
8600	10" OAK
8601	16" PINE
8602	10" OAK
8603	14" OAK
8604	18" OAK
8605	11" OAK
8606	14" OAK
8607	10" OAK
8608	15" OAK
8609	9" OAK
8610	11" OAK
8611	11" OAK
8612	12" OAK
8613	8" PINE
8614	12" OAK
8615	10" OAK
8616	8" OAK
8617	9" OAK
8618	10" OAK
8619	9" OAK
8620	8" OAK
8621	11" OAK
8622	14" OAK
8623	10" OAK
8624	14" OAK
8625	8" OAK
8626	8" PINE
8627	8" OAK
8628	8" OAK
8629	8" OAK
8630	8" OAK
8631	9" OAK
8632	8" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8633	11" OAK
8634	9–9" OAK
8635	8–5" OAK
8636	10" PINE
8637	11" PINE
8638	9" PINE
8639	11" PINE
8640	8" PINE
8641	16" PINE
8642	9" OAK
8643	8" OAK
8644	14" OAK
8645	15–9–8" OAK
8646	10" OAK
8647	14" OAK
8648	30" OAK
8649	11" PINE
8650	10" OAK
8651	9" PINE
8652	10" PINE
8653	11" OAK
8654	10" OAK
8655	11" OAK
8656	8" OAK
8657	10–9" OAK
8658	11" PINE
8659	11" PINE
8660	11" OAK
8661	13" PINE
8662	11" PINE
8663	12" OAK
8664	14" PINE
8665	10" OAK
8666	12" OAK
8667	15" OAK
8668	11" OAK
8669	25" OAK
8670	22–16" OAK
8672	24" OAK
8673	11" OAK
8674	10" OAK
8675	14" OAK
8676	14" OAK
8677	12" OAK
8678	11" OAK
8679	17" OAK
8680	13" OAK
8681	12" OAK
8682	14" OAK
8683	11" OAK
8685	16" OAK
8686	11" OAK
8687	16" OAK
8688	13" OAK
8689	16" OAK
8690	10" OAK
8691	11" OAK
8692	15" OAK
8693	13" OAK
8694	13–8" OAK
8695	10" OAK
8696	10" OAK
8697	13–7" OAK
8698	12" OAK
8699	10" PINE
8700	13" PINE
8701	11" PINE
8702	10–9" OAK
8703	14" OAK
8704	14" OAK
8706	10" OAK
8707	10" PINE
8708	10" PINE
8709	10" PINE
8710	13" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8711	12" OAK
8712	11" OAK
8713	14" OAK
8714	10" OAK
8715	10" OAK
8716	10" OAK
8717	11" OAK
8719	12" OAK
8720	12" OAK
8722	11" OAK
8723	14" OAK
8724	10" OAK
8725	11" OAK
8732	4" OAK
8733	9–4" OAK
8737	9" OAK
8738	8" OAK
8740	12–12" OAK
8741	7" OAK
8742	9" OAK
8743	8–8" OAK
8744	7" OAK
8745	8" OAK
8746	12" OAK
8747	3" OAK
8748	4" OAK
8749	4" OAK
8750	8" OAK
8751	4" OAK
8752	4" OAK
8753	8–7–5–4" OAK
8754	10" OAK
8755	11–6" OAK
8756	5" OAK
8757	6" OAK
8758	12" OAK
8759	7" OAK
8760	4" OAK
8761	4" OAK
8762	4" OAK
8763	23" OAK
8764	10" OAK
8765	19" OAK
8766	18" OAK
8767	17" OAK
8768	17" OAK
8769	15" OAK
8770	12–10" OAK
8771	18" OAK
8772	10" OAK
8773	11" OAK
8774	12" OAK
8775	17" OAK
8776	7" OAK
8777	7" OAK
8778	12" OAK
8779	8" OAK
8780	18" OAK
8781	20" OAK
8785	5" OAK
8786	12" OAK
8787	4–3" OAK
8788	7" OAK
8789	10" OAK
8790	21" OAK
8791	10" OAK
8792	9" OAK
8793	12" OAK
8794	16" OAK
8795	16" OAK
8796	19" OAK
8797	15" OAK
8798	15" OAK
8799	12" OAK
8800	19" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8801	17" OAK
8802	13" OAK
8803	16" OAK
8804	23" OAK
8805	9–4" OAK
8806	12" OAK
8807	15" OAK
8808	19" OAK
8809	20" OAK
8810	15" OAK
8811	20" OAK
8812	19" OAK
8813	22" OAK
8814	19" OAK
8815	15" OAK
8817	6" OAK
8818	9" OAK
8819	6" OAK
8820	8" OAK
8821	6" OAK
8822	9" OAK
8823	8" PINE
8824	14" OAK
8825	6" OAK
8826	5" OAK
8827	9" OAK
8828	4" OAK
8829	4" OAK
8830	8" OAK
8831	9" OAK
8832	7" OAK
8833	6" OAK
8834	5" OAK
8835	11" OAK
8836	9" OAK
8837	15" OAK
8838	12" PINE
8839	6–4" OAK
8840	9" PINE
8841	9" OAK
8842	4" OAK
8843	4" OAK
8844	8" OAK
8845	4" OAK
8846	4" OAK
8847	12" OAK
8848	11" PINE
8849	4–6" OAK
8851	5" OAK
8852	4" OAK
8853	6" PINE
8854	7" OAK
8855	4" OAK
8856	6" PINE
8857	9–5" OAK
8858	8–7" OAK
8859	5" OAK
8860	8–8" OAK
8861	6" OAK
8862	9" PINE
8863	4" OAK
8864	7–6" OAK
8865	4" OAK
8866	4" OAK
8867	10" OAK
8868	12" OAK
8869	11" OAK
8871	6" OAK
8872	6" OAK
8873	4" OAK
8874	4" OAK
8875	7" OAK
8876	13" PINE
8877	6" OAK
8878	9" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8879	8" OAK
8880	8" OAK
8881	10" PINE
8882	9" PINE
8883	5" OAK
8884	14" PINE
8885	6" OAK
8886	6" OAK
8887	4" PINE
8888	14" PINE
8889	7" PINE
8890	5" OAK
8892	11" PINE
8893	10" OAK
8894	TWIN 9/5" PINE
8895	TWIN 9/9" PINE
8896	10" PINE
8897	9" PINE
8898	7" PINE
8899	20" OAK
8900	9" PINE
8901	9" PINE
8902	9" PINE
8903	4" PINE
8904	8" OAK
8905	6" OAK
8906	17" PINE
8907	4" PINE
8908	4" OAK
8909	9" PINE
8911	7" OAK
8912	9" OAK
8913	7" OAK
8914	5" OAK
8915	8" OAK
8916	10" OAK
8917	7" PINE
8918	5" PINE
8919	4" PINE
8920	6" PINE
8921	6" PINE
8922	4" OAK
8923	4" PINE
8924	5" PINE
8925	6" PINE
8926	12" OAK
8927	8" PINE
8928	5" PINE
8929	6" OAK
8930	6" OAK
8931	11" OAK
8932	6" OAK
8933	7" OAK
8934	4" OAK
8935	6" OAK
8936	8" OAK
8937	TWIN 12/9" OAK
8938	TWIN 12/9" OAK
8939	TWIN 12/7" OAK
8940	6" OAK
8941	TWIN 12/7" OAK
8942	8" PINE
8943	9" PINE
8944	8" OAK
8945	11" OAK
8946	6" OAK
8947	5" OAK
8948	4" PINE
8949	9" PINE
8950	9" PINE
8951	8" PINE
8952	4" OAK
8953	9" PINE
8954	11" PINE
8955	19" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
8956	4" PINE
8957	8" PINE
8958	5" OAK
8959	4" OAK
8960	TRIP 10/10/4" OAK
8961	TWIN 9/6" OAK
8962	14" OAK
8963	5" OAK
8964	5" OAK
8965	5" OAK
8966	8" OAK
8967	TWIN 5/4" OAK
8968	TWIN 4/3" OAK
8969	4" OAK
8970	TWIN 7/6" OAK
8971	5" OAK
8972	8" PINE
8973	4" OAK
8974	9" PINE
8975	4" OAK
8976	4" OAK
8977	4" OAK
8978	8" PINE
8979	4" OAK
8980	10" OAK
8981	4" OAK
8982	TWIN 6/4" OAK
8983	TWIN 5/3" OAK
8984	5" OAK
8985	6" OAK
8986	6" OAK
8987	5" OAK
8988	4" OAK
8989	6" PINE
8990	5" PINE
8991	4" PINE
8992	7" OAK
8993	4" OAK
8994	4" OAK
8995	4" OAK
8996	7" OAK
8997	11" OAK
8998	6" PINE
8999	9" OAK
9000	7" OAK
9001	9" OAK
9002	10" OAK
9003	8" OAK
9004	7" OAK
9005	9" OAK
9006	TWIN 8/6" OAK
9007	8" OAK
9008	4" OAK
9009	5" PINE
9010	4" OAK
9012	4" OAK
9013	4" OAK
9014	9" OAK
9015	TWIN 8/3" OAK
9016	TWIN 8/4" OAK
9017	4" OAK
9018	4" OAK
9019	4" OAK
9020	4" OAK
9021	8" OAK
9022	9" OAK
9023	5" OAK
9024	7" OAK
9025	4" OAK
9026	7" OAK
9027	7" OAK
9028	6" OAK
9029	4" OAK
9030	TWIN 15/10" OAK
9031	TWIN 15/10" OAK

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Seal

Revisions

Project

ONDICH SOUTH

CITY OF APOPKA

EXISTING TREE NUMBER REFERENCE

Date: 12/23/2024

Scale:

Drawn: RTR Checked: RRC

File Name: ondi-LP-005.dwg

North

Sheet

LP-005

TREE TABLE	
POINT NO.	DESCRIPTION
9032	19" OAK
9033	4" OAK
9035	8" OAK
9036	6" OAK
9037	5" OAK
9038	6" OAK
9039	7" OAK
9040	5" OAK
9041	7" OAK
9042	TWIN 6/4" OAK
9043	TWIN 4/2" OAK
9044	TWIN 4/2" OAK
9045	4" OAK
9046	4" OAK
9047	5" OAK
9048	9" OAK
9050	5–5" OAK
9051	5" OAK
9052	8" OAK
9053	8–6" OAK
9054	5" PINE
9055	5" PINE
9056	12" PINE
9057	10" PINE
9058	6" PINE
9059	8" PINE
9060	8–8" OAK
9061	7" OAK
9062	4" OAK
9063	10" OAK
9064	15" OAK
9065	8" OAK
9066	8" OAK
9067	5–4" OAK
9068	10–8–6" OAK
9069	4" OAK
9070	20" OAK
9071	14–7" OAK
9072	8" OAK
9073	16" OAK
9074	8" OAK
9075	11" PINE
9076	5" OAK
9077	13" OAK
9078	4" OAK
9079	4" OAK
9080	4" OAK
9081	6" OAK
9082	10" PINE
9083	4" OAK
9084	5" PINE
9085	6" PINE
9086	4" OAK
9087	5" OAK
9088	9" PINE
9089	4" OAK
9090	20" PINE
9091	4" OAK
9092	10" PINE
9093	4" OAK
9094	5" PINE
9096	7" OAK
9097	12" OAK
9098	8" OAK
9099	6" OAK
9100	9" OAK
9101	7" OAK
9102	14" OAK
9103	8" OAK
9104	9" OAK
9105	7" OAK
9106	6" OAK
9107	13" OAK
9108	15–12" OAK
9109	11" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9110	11" OAK
9111	10" OAK
9112	7" OAK
9113	8" OAK
9114	6" OAK
9115	8" OAK
9116	10" OAK
9117	9" OAK
9118	5" OAK
9119	11" OAK
9120	13" OAK
9121	6" OAK
9122	17" OAK
9123	4" OAK
9124	4" OAK
9125	4" OAK
9126	4" OAK
9127	9" OAK
9128	7" OAK
9129	12" OAK
9130	9" OAK
9131	7" OAK
9132	5" OAK
9133	4" OAK
9134	10" OAK
9135	6" OAK
9136	8" OAK
9137	13" OAK
9138	4–2" OAK
9139	9" OAK
9140	12" OAK
9141	10" OAK
9142	5" OAK
9143	4" OAK
9144	9" OAK
9145	7–3" OAK
9146	11–9" OAK
9147	4" OAK
9148	4" OAK
9149	5" OAK
9150	4" OAK
9151	8" OAK
9152	7" OAK
9153	12" OAK
9154	7" OAK
9155	7" OAK
9156	8" OAK
9157	10" OAK
9158	9" OAK
9159	12–6" OAK
9160	14–4" OAK
9161	5" OAK
9162	6" OAK
9163	9" OAK
9164	6" OAK
9165	7" OAK
9166	7" OAK
9167	9" OAK
9168	14" OAK
9169	10" OAK
9170	5" OAK
9171	11" OAK
9172	11" OAK
9173	5" OAK
9174	11" OAK
9175	5" OAK
9176	10" OAK
9177	13" OAK
9178	13–8" OAK
9179	13–9" OAK
9180	4" OAK
9181	5" OAK
9182	5" OAK
9183	5" OAK
9184	13" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9185	7" OAK
9186	5" OAK
9187	7–7" OAK
9188	6" OAK
9189	4" OAK
9190	5" OAK
9191	10" OAK
9192	8" OAK
9193	13–8" OAK
9194	13" OAK
9195	4" OAK
9196	8" OAK
9197	10" OAK
9198	6" OAK
9199	6" OAK
9200	5" OAK
9201	8" OAK
9202	7" OAK
9203	9" OAK
9204	7" OAK
9205	7" OAK
9206	4" OAK
9207	8" OAK
9208	6" OAK
9209	18–8" OAK
9210	9" OAK
9211	4" OAK
9212	7" OAK
9213	5" OAK
9214	7" OAK
9215	8" OAK
9216	5" OAK
9217	4" OAK
9218	5" OAK
9219	4" OAK
9220	4" OAK
9221	4" OAK
9222	4" OAK
9223	4" OAK
9224	4" OAK
9225	5" OAK
9226	5" OAK
9227	7" OAK
9228	8" OAK
9229	6" OAK
9230	9" OAK
9231	8" OAK
9232	6" OAK
9233	8" OAK
9234	10" OAK
9235	8" OAK
9236	8" OAK
9237	12" OAK
9238	6" OAK
9239	4" OAK
9240	16" OAK
9241	12" OAK
9242	5" OAK
9243	8" OAK
9244	6" OAK
9245	4" OAK
9246	8" OAK
9247	7" OAK
9248	5" OAK
9249	8" OAK
9250	8" OAK
9251	9" OAK
9252	8" OAK
9253	5" OAK
9254	5" OAK
9255	5" OAK
9256	7" OAK
9257	6" OAK
9258	6" OAK
9259	7" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9260	5" OAK
9261	4" OAK
9262	4" OAK
9263	4" OAK
9264	6" OAK
9265	6" OAK
9266	4" OAK
9267	8" OAK
9268	5" OAK
9269	8" OAK
9270	7" OAK
9271	9" OAK
9272	4" OAK
9273	8" OAK
9274	7" OAK
9275	4" OAK
9276	5" OAK
9277	7" OAK
9278	6" OAK
9279	4" OAK
9280	4" OAK
9281	7" OAK
9283	14" OAK
9284	14" OAK
9285	15" OAK
9286	9" OAK
9287	9" OAK
9288	5" OAK
9289	9" OAK
9290	9" OAK
9291	14" OAK
9292	16" OAK
9293	8" OAK
9294	10" OAK
9295	9–7" OAK
9296	9–9–9" OAK
9297	11" OAK
9298	7" OAK
9299	7" OAK
9300	4" OAK
9301	10–9" OAK
9302	9–7" OAK
9303	15" OAK
9304	5" OAK
9305	4" OAK
9306	4" OAK
9307	10" OAK
9308	4" OAK
9309	10" OAK
9310	12" OAK
9311	4" OAK
9312	5" OAK
9313	6" OAK
9314	16" OAK
9315	5" OAK
9316	5" OAK
9317	4" OAK
9318	4" OAK
9319	4" OAK
9320	4" OAK
9321	6" OAK
9322	5" OAK
9323	6" OAK
9324	4" OAK
9325	4" OAK
9326	5" OAK
9327	5" OAK
9328	9–6" OAK
9329	4" OAK
9331	8" OAK
9332	9" OAK
9333	8" OAK
9334	6" OAK
9335	9" OAK
9336	7" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9337	6" OAK
9338	4" OAK
9339	5" OAK
9340	6–4" OAK
9341	8" OAK
9342	4" OAK
9343	8–4" OAK
9344	6" OAK
9345	7–4" OAK
9346	6" OAK
9347	8" OAK
9348	7" OAK
9349	4" OAK
9350	5" OAK
9351	7" OAK
9352	8" OAK
9353	8" OAK
9354	9" OAK
9355	4" OAK
9356	5" OAK
9357	5" OAK
9359	5" OAK
9362	4" OAK
9363	5" OAK
9364	8" OAK
9365	9" OAK
9366	4" OAK
9367	5" OAK
9368	5" OAK
9369	8" OAK
9370	6" OAK
9371	5" OAK
9372	8" OAK
9373	6" OAK
9374	6" OAK
9375	8" OAK
9376	9" OAK
9377	5" OAK
9378	8" OAK
9379	5" CEDAR
9381	6" OAK
9382	6" OAK
9383	4" PINE
9384	5" PINE
9385	5–3" OAK
9386	4" OAK
9387	6–4" OAK
9393	5" OAK
9394	4" OAK
9395	5" OAK
9398	4" OAK
9399	7" OAK
9400	5" OAK
9401	4" OAK
9402	6" OAK
9403	7" OAK
9404	6" OAK
9405	7" OAK
9406	6" OAK
9407	4" OAK
9408	4" OAK
9409	4" OAK
9410	8" OAK
9411	9" PINE
9412	4" PINE
9414	9" OAK
9415	5" OAK
9416	6" OAK
9417	4" OAK
9418	7" OAK
9419	11–5" OAK
9420	5" OAK
9421	12" OAK
9422	10–4" OAK
9423	5" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9424	8–8" OAK
9425	6" OAK
9426	9" OAK
9427	10" OAK
9428	11" OAK
9429	8" OAK
9430	5" OAK
9431	5" OAK
9432	7" PINE
9433	9" PINE
9434	14" PINE
9435	16" OAK
9436	8–8" OAK
9437	4" OAK
9438	4" PINE
9440	5" OAK
9441	10–5" OAK
9442	5" OAK
9443	4" PINE
9444	9" OAK
9445	6" OAK
9446	6" OAK
9447	10" OAK
9448	4" OAK
9449	4" OAK
9450	6–4" OAK
9451	5" OAK
9452	4" PINE
9453	9" OAK
9454	5–4–3" OAK
9455	7" OAK
9456	4" OAK
9457	6" OAK
9458	7" OAK
9459	5" OAK
9460	6–3" OAK
9461	7" OAK
9462	9" OAK
9463	4–4" OAK
9464	4" OAK
9465	4" OAK
9466	4" PINE
9467	4" OAK
9468	4" OAK
9469	8–6" OAK
9470	4" OAK
9471	4" OAK
9472	6–5" OAK
9473	4" OAK
9474	4" OAK
9475	10–7" OAK
9476	7" OAK
9477	11" PINE
9478	4" OAK
9479	7" PINE
9480	4–2–2" OAK
9481	8" OAK
9482	6" OAK
9483	10–8" OAK
9484	6–5" OAK
9485	7" OAK
9486	9" OAK
9487	5–4–3" OAK
9488	12" OAK
9489	8" PINE
9490	8" OAK
9491	8" OAK
9492	7–3" OAK
9493	9" OAK
9494	8" OAK
9495	15" OAK
9496	11" OAK
9497	8–5" OAK
9498	5" OAK
9499	5" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9500	10" OAK
9501	6" OAK
9502	8" OAK
9503	5" OAK
9504	8" OAK
9505	5" OAK
9506	9" OAK
9507	7" OAK
9509	7" OAK
9510	13" OAK
9511	7" OAK
9512	9" OAK
9513	5" OAK
9514	12" OAK
9515	5" OAK
9516	6–3" OAK
9517	4" OAK
9518	4–3" OAK
9519	4" OAK
9520	4–4" OAK
9521	7–5" OAK
9522	4" OAK
9523	5–5" OAK
9524	7" OAK
9525	4" OAK
9526	4" OAK
9527	16" OAK
9528	5" OAK
9529	14" OAK
9531	5" OAK
9532	7" OAK
9533	5" OAK
9534	7" OAK
9535	7" OAK
9536	7" PINE
9537	4" OAK
9538	5" PINE
9539	4" OAK
9540	7" PINE
9541	5" OAK
9542	6" OAK
9543	5" OAK
9544	4" OAK
9545	4" PINE
9546	7" PINE
9547	4" OAK
9548	5" OAK
9549	6" OAK
9550	7" OAK
9551	6" OAK
9552	4–3" OAK
9553	7" OAK
9554	5" OAK
9555	4" OAK
9556	5" OAK
9557	4" OAK
9558	4" OAK
9559	4" OAK
9560	4" OAK
9561	6" OAK
9562	6" OAK
9563	6" OAK
9564	7" OAK
9565	8" OAK
9566	6" OAK
9567	9" OAK
9568	9" OAK
9569	4" OAK
9570	8" OAK
9571	8" OAK
9572	5" OAK
9573	6" OAK
9574	7" OAK
9575	7" OAK
9576	5" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9577	5–4" OAK
9578	6" OAK
9579	7" OAK
9580	5" OAK
9581	6–4" OAK
9582	4" OAK
9583	7" OAK
9584	7" OAK
9585	6" OAK
9586	4" PINE
9587	6" OAK
9588	6" OAK
9589	6" OAK
9590	7" OAK
9591	7" OAK
9592	4" OAK
9593	7" OAK
9594	5" OAK
9595	5" OAK
9596	4" OAK
9597	6" OAK
9598	4" OAK
9599	8" OAK
9600	6" PINE
9601	4–3" OAK
9602	8" PINE
9603	4–4–3" OAK
9604	4" OAK
9605	7" PINE
9606	4" PINE
9607	8–3" OAK
9608	4" OAK
9609	8" OAK
9610	7" OAK
9611	7" PINE
9612	6" OAK
9613	4–4" OAK
9614	6" OAK
9615	5" PINE
9616	10–7–4" OAK
9617	8" OAK
9618	10" OAK
9619	4" OAK
9620	4" OAK
9621	5" OAK
9622	7" OAK
9623	6" OAK
9624	8" OAK
9625	5" OAK
9626	4" OAK
9627	9" OAK
9628	7" OAK
9629	4" OAK
9630	6" OAK
9631	8" OAK
9632	5" OAK
9633	7" OAK
9634	4" OAK
9635	4" OAK
9636	5" OAK
9637	9" OAK
9638	4" OAK
9639	7" OAK
9640	4" OAK
9641	8" OAK
9643	6" OAK
9644	13" OAK
9645	14" OAK
9646	9" OAK
9647	5" OAK
9648	12" OAK
9649	4" OAK
9650	4" OAK
9651	6" OAK
9652	4" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9653	4" OAK
9654	4" OAK
9655	4" OAK
9656	6" OAK
9657	7" OAK
9658	7" OAK
9659	8" OAK
9660	6" OAK
9661	6" OAK
9662	4–4–4–3" OAK
9663	4" PINE
9664	7" OAK
9665	11" OAK
9666	4" OAK
9667	4" OAK
9668	12" OAK
9669	5" OAK
9670	4–3" OAK
9671	9" OAK
9672	5" OAK
9673	6" OAK
9674	11" PINE
9675	10" OAK
9676	11" OAK
9677	8" OAK
9678	11" OAK
9679	10" OAK
9680	4–3" OAK
9681	4" OAK
9682	6–5" OAK
9683	8" OAK
9684	4" OAK
9685	11" OAK
9686	12" PINE
9687	5" OAK
9688	4" OAK
9689	15" PINE
9690	10" OAK
9691	13–7" OAK
9692	4–3" OAK
9693	8" PINE
9694	5" OAK
9695	4" OAK
9697	4–4" OAK
9698	7–7" OAK
9699	6" OAK
9700	6–4" OAK
9701	5" OAK
9702	5" OAK
9703	5" OAK
9704	4" OAK
9705	4" OAK
9706	6" OAK
9707	5" OAK
9708	4" OAK
9709	4" OAK
9710	4" OAK
9711	4" OAK
9712	5" OAK
9714	5" PINE
9715	5" OAK
9716	4" OAK
9717	6–5" OAK
9718	4" OAK
9719	4" OAK
9720	4" OAK
9721	5" OAK
9722	6" OAK
9723	4" OAK
9724	5–5" OAK
9725	4" OAK
9726	4" OAK
9727	4" OAK
9728	4" OAK
9729	7–5" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
9730	4" OAK
9731	7" PINE
9732	5–5" PINE
9733	4" OAK
9734	4" PINE
9735	4" PINE
9736	4" OAK
9737	4" OAK
9739	4" PINE
9740	4" PINE
9741	5–3" PINE
9742	4" PINE
9743	8" PINE
9744	7" PINE
9745	7" PINE
9746	6" OAK
9747	5" OAK
9748	6" PINE
9749	11" PINE
9750	5" PINE
9751	8" PINE
9752	9" PINE
9753	4" OAK
9754	4" OAK
9755	7" PINE
9756	6" PINE
9757	4" PINE
9758	5" PINE
9759	7" PINE
9760	5" PINE
9761	6" PINE
9762	6" PINE
9764	4" OAK
9765	6" OAK
9766	4–4" OAK
9767	6" OAK
9768	5" OAK
9769	4–4" OAK
9770	5" OAK
9771	6" OAK
9773	8" OAK
9775	6" OAK
9776	6" OAK
9779	6" OAK
9780	6" OAK
9781	6" PINE
9782	6" OAK
9783	6" OAK
9784	4" OAK
9785	5" OAK
9786	6" OAK
9787	6" OAK
9788	4" OAK
9789	5" OAK
9790	5–3" OAK
9791	7" OAK
9793	4" OAK
9794	9" OAK
9795	9–9" OAK
9796	9" OAK
9797	7" OAK
9798	8" OAK
9799	7–6" OAK
9800	8" OAK
9801	8" OAK
9802	6" OAK
9803	9" OAK
9804	20" OAK
9805	14–12" OAK
10026	7" CYPRESS
10027	5" CYPRESS
10028	9" CYPRESS
10029	5" MAGNOLIA
10030	5" MAGNOLIA

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ONDICH SOUTH

CITY OF APOPKA

EXISTING TREE NUMBER REFERENCE

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LP-006

SECTION 5.3.7B EXISTING TREE CANOPY RETENTION STANDARDS

-6.5% OF EXISTING TREE CANOPY SHALL BE RETAINED PER ZONING MU-KPI.
. 6.7% PROPOSED RETAINED TREE CANOPY.
-2,389,266SF/ 54.85AC TOTAL PARCEL.
-705,144SF/ 16.19AC TOTAL EXISTING TREE CANOPY COVERAGE ON SITE.
-6.5% OF 705,144SF/ 16.19AC = 45,840SF/ 1.05AC REQUIRED SAVED TREE CANOPY.
-6.7% 48,384SF/ 1.11AC PROPOSED RETAINED TREE CANOPY.

SECTION 5.3.7F REPLACEMENT OF PROTECTED TREES

-PROTECTED TREES SHALL BE REPLACED ON A ONE-TO-ONE BASIS OF ONE CALIPER REPLACED TO ONE DBH REMOVED. REPLACEMENT TREE MINIMUM 3"CAL.

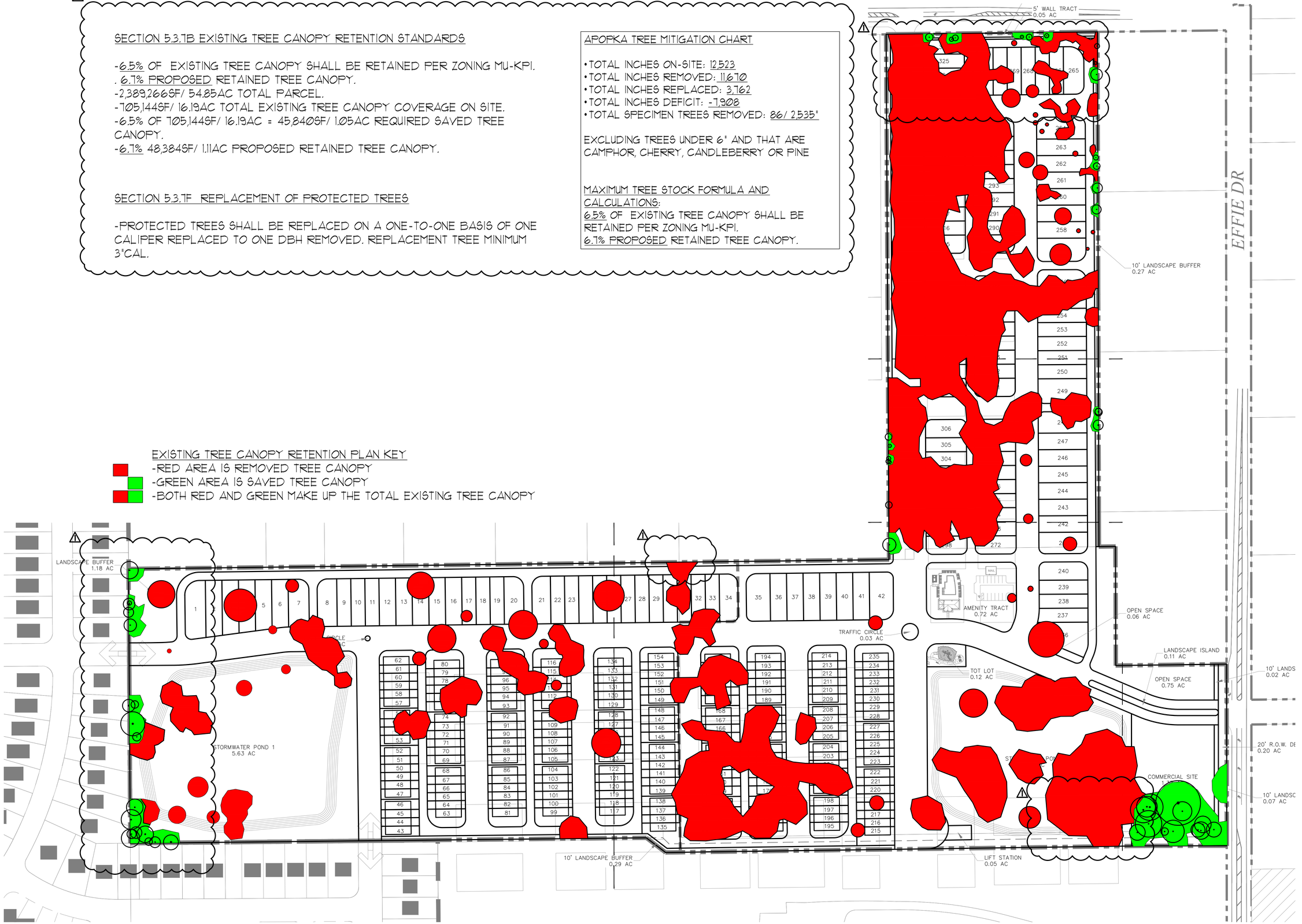
APOPKA TREE MITIGATION CHART

- TOTAL INCHES ON-SITE: 12,523
- TOTAL INCHES REMOVED: 11,670
- TOTAL INCHES REPLACED: 3,762
- TOTAL INCHES DEFICIT: -7,908
- TOTAL SPECIMEN TREES REMOVED: 86/ 2,535"

EXCLUDING TREES UNDER 6" AND THAT ARE CAMPHOR, CHERRY, CANDLEBERRY OR PINE

MAXIMUM TREE STOCK FORMULA AND CALCULATIONS:
6.5% OF EXISTING TREE CANOPY SHALL BE RETAINED PER ZONING MU-KPI.
6.7% PROPOSED RETAINED TREE CANOPY.

EXISTING TREE CANOPY RETENTION PLAN KEY
-RED AREA IS REMOVED TREE CANOPY
-GREEN AREA IS SAVED TREE CANOPY
-BOTH RED AND GREEN MAKE UP THE TOTAL EXISTING TREE CANOPY



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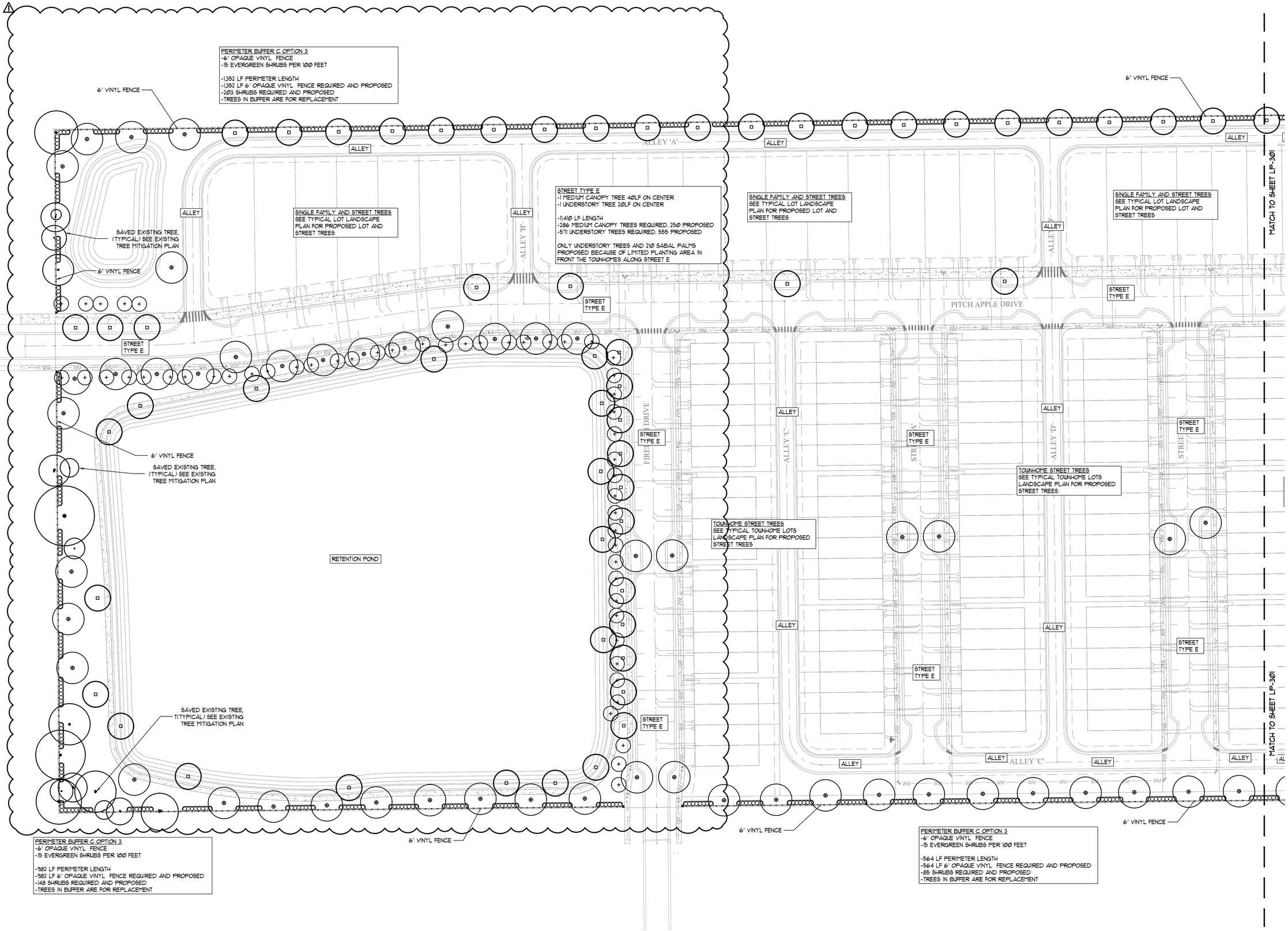
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EXISTING TREE COVERAGE & CALCS

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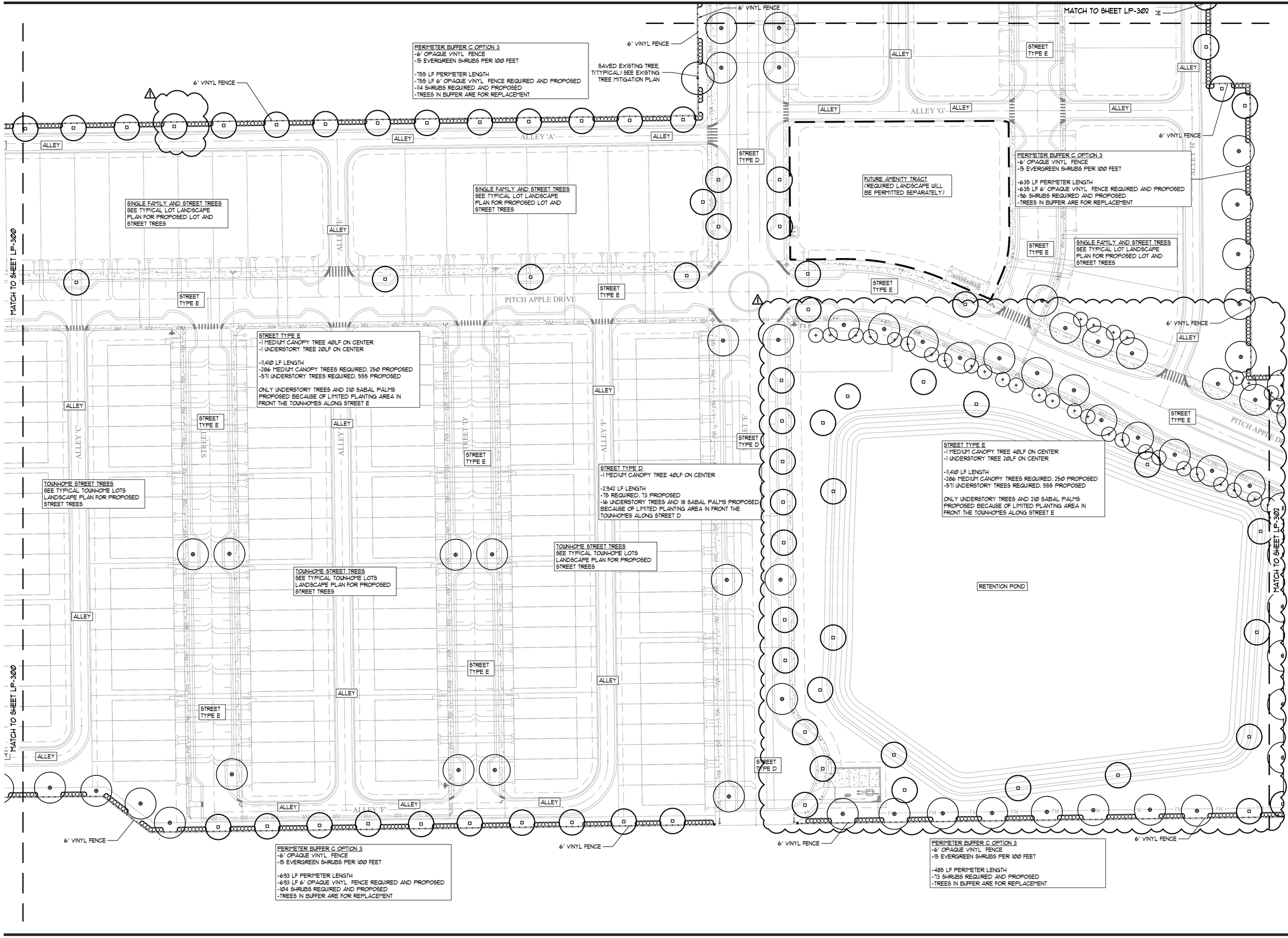
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LP-301

PERIMETER BUFFER C OPTION 3
-6' OPAQUE WALL
-15 EVERGREEN SHRUBS PER 100 FEET

-421 LF PERIMETER LENGTH
-421 LF 6' OPAQUE WALL REQUIRED AND PROPOSED
-49 SHRUBS REQUIRED AND PROPOSED
-TREES IN BUFFER ARE FOR REPLACEMENT

6' WALL

6' WALL

ALLEY

ALLEY 'H'

SINGLE FAMILY AND STREET TREES
SEE TYPICAL LOT LANDSCAPE PLAN FOR PROPOSED LOT AND STREET TREES

6' VINYL FENCE

6' VINYL FENCE

STREET TYPE E
-1 MEDIUM CANOPY TREE 40LF ON CENTER
-1 UNDERSTORY TREE 20LF ON CENTER

-11,410 LF LENGTH
-286 MEDIUM CANOPY TREES REQUIRED, 250 PROPOSED
-571 UNDERSTORY TREES REQUIRED, 555 PROPOSED

ONLY UNDERSTORY TREES AND 210 SABAL PALMS PROPOSED BECAUSE OF LIMITED PLANTING AREA IN FRONT THE TOWNHOMES ALONG STREET E

SAVED EXISTING TREE, T(TYPICAL) SEE EXISTING TREE MITIGATION PLAN

ALLEY

ALLEY

STREET TYPE D

STREET TYPE E

STREET TYPE E

STREET 'I'

ALLEY 'H'

ALLEY

STREET 'E'

STREET TYPE E

ALLEY 'H'

ALLEY

PERIMETER BUFFER C OPTION 3
-6' OPAQUE VINYL FENCE
-15 EVERGREEN SHRUBS PER 100 FEET

-645 LF PERIMETER LENGTH
-645 LF 6' OPAQUE VINYL FENCE REQUIRED AND PROPOSED
-97 SHRUBS REQUIRED AND PROPOSED

SINGLE FAMILY AND STREET TREES
SEE TYPICAL LOT LANDSCAPE PLAN FOR PROPOSED LOT AND STREET TREES

6' VINYL FENCE

6' VINYL FENCE

PERIMETER BUFFER C OPTION 3
-6' OPAQUE VINYL FENCE
-15 EVERGREEN SHRUBS PER 100 FEET

-781 LF PERIMETER LENGTH
-781 LF 6' OPAQUE VINYL FENCE REQUIRED AND PROPOSED
-118 SHRUBS REQUIRED AND PROPOSED
-TREES IN BUFFER ARE FOR REPLACEMENT

STREET TYPE D
-1 MEDIUM CANOPY TREE 40LF ON CENTER

-2,942 LF LENGTH
-75 REQUIRED, 73 PROPOSED
-16 UNDERSTORY TREES AND 18 SABAL PALMS PROPOSED BECAUSE OF LIMITED PLANTING AREA IN FRONT THE TOWNHOMES ALONG STREET D

SAVED EXISTING TREE, T(TYPICAL) SEE EXISTING TREE MITIGATION PLAN

STREET TYPE E

ALLEY

ALLEY

STREET TYPE E

STREET 'I'

STREET TYPE E

ALLEY

ALLEY

ALLEY

STREET TYPE D

SINGLE FAMILY AND STREET TREES
SEE TYPICAL LOT LANDSCAPE PLAN FOR PROPOSED LOT AND STREET TREES

STREET TYPE E

SINGLE FAMILY AND STREET TREES
SEE TYPICAL LOT LANDSCAPE PLAN FOR PROPOSED LOT AND STREET TREES

6' VINYL FENCE

STREET TYPE E
-1 MEDIUM CANOPY TREE 40LF ON CENTER
-1 UNDERSTORY TREE 20LF ON CENTER

-11,410 LF LENGTH
-286 MEDIUM CANOPY TREES REQUIRED, 250 PROPOSED
-571 UNDERSTORY TREES REQUIRED, 555 PROPOSED

ONLY UNDERSTORY TREES AND 210 SABAL PALMS PROPOSED BECAUSE OF LIMITED PLANTING AREA IN FRONT THE TOWNHOMES ALONG STREET E

6' VINYL FENCE

ALLEY

ALLEY

MATCH LINE 302A

ONLY UNDERSTORY TREES AND 210 SABAL PALMS PROPOSED BECAUSE OF LIMITED PLANTING AREA IN FRONT THE TOWNHOMES ALONG STREET E

MATCH LINE 302A

SINGLE FAMILY AND STREET TREES
SEE TYPICAL LOT LANDSCAPE PLAN FOR PROPOSED LOT AND STREET TREES

SINGLE FAMILY AND STREET TREES
SEE TYPICAL LOT LANDSCAPE PLAN FOR PROPOSED LOT AND STREET TREES

ALLEY

6' VINYL FENCE

6' VINYL FENCE

ALLEY

STREET TYPE E

STREET TYPE E

STREET TYPE D

STREET 'I'

STREET TYPE E

ALLEY

ALLEY

STREET 'E'

ALLEY 'H'

SAVED EXISTING TREE, T(TYPICAL) SEE EXISTING TREE MITIGATION PLAN

SINGLE FAMILY AND STREET TREES
SEE TYPICAL LOT LANDSCAPE PLAN FOR PROPOSED LOT AND STREET TREES

PERIMETER BUFFER C OPTION 3
-6' OPAQUE VINYL FENCE
-15 EVERGREEN SHRUBS PER 100 FEET

-394 LF PERIMETER LENGTH
-394 LF 6' OPAQUE VINYL FENCE REQUIRED AND PROPOSED
-60 SHRUBS REQUIRED AND PROPOSED
-TREES IN BUFFER ARE FOR REPLACEMENT

SAVED EXISTING TREE, T(TYPICAL) SEE EXISTING TREE MITIGATION PLAN

PERIMETER BUFFER C OPTION 3
-6' OPAQUE VINYL FENCE
-15 EVERGREEN SHRUBS PER 100 FEET

-324 LF PERIMETER LENGTH
-324 LF 6' OPAQUE VINYL FENCE REQUIRED AND PROPOSED

SINGLE FAMILY AND STREET TREES
SEE TYPICAL LOT LANDSCAPE PLAN FOR PROPOSED LOT AND STREET TREES

STREET TYPE E

ALLEY

6' VINYL FENCE

6' VINYL FENCE

MATCH TO SHEET LP-301

6' VINYL FENCE

DECORATIVE 5' POST AND RAIL FENCE

APPLE DRIVE

STREET TYPE E

STREET TYPE E

MATCH TO SHEET LP-301

PERIMETER BUFFER C OPTION 2
-2 CANOPY TREES REQUIRED PER 100 FEET
-6 UNDERSTORY TREES REQUIRED PER 100 FEET
-15 EVERGREEN SHRUBS PER 100 FEET

-77 LF PERIMETER LENGTH
-2 CANOPY TREES REQUIRED AND PROPOSED
-5 UNDERSTORY TREES REQUIRED AND PROPOSED
-12 EVERGREEN SHRUBS REQUIRED AND PROPOSED

FUTURE COMMERCIAL TRACT (REQUIRED LANDSCAPE WILL BE PERMITTED SEPARATELY)

SAVED EXISTING TREE, T(TYPICAL) SEE EXISTING TREE MITIGATION PLAN

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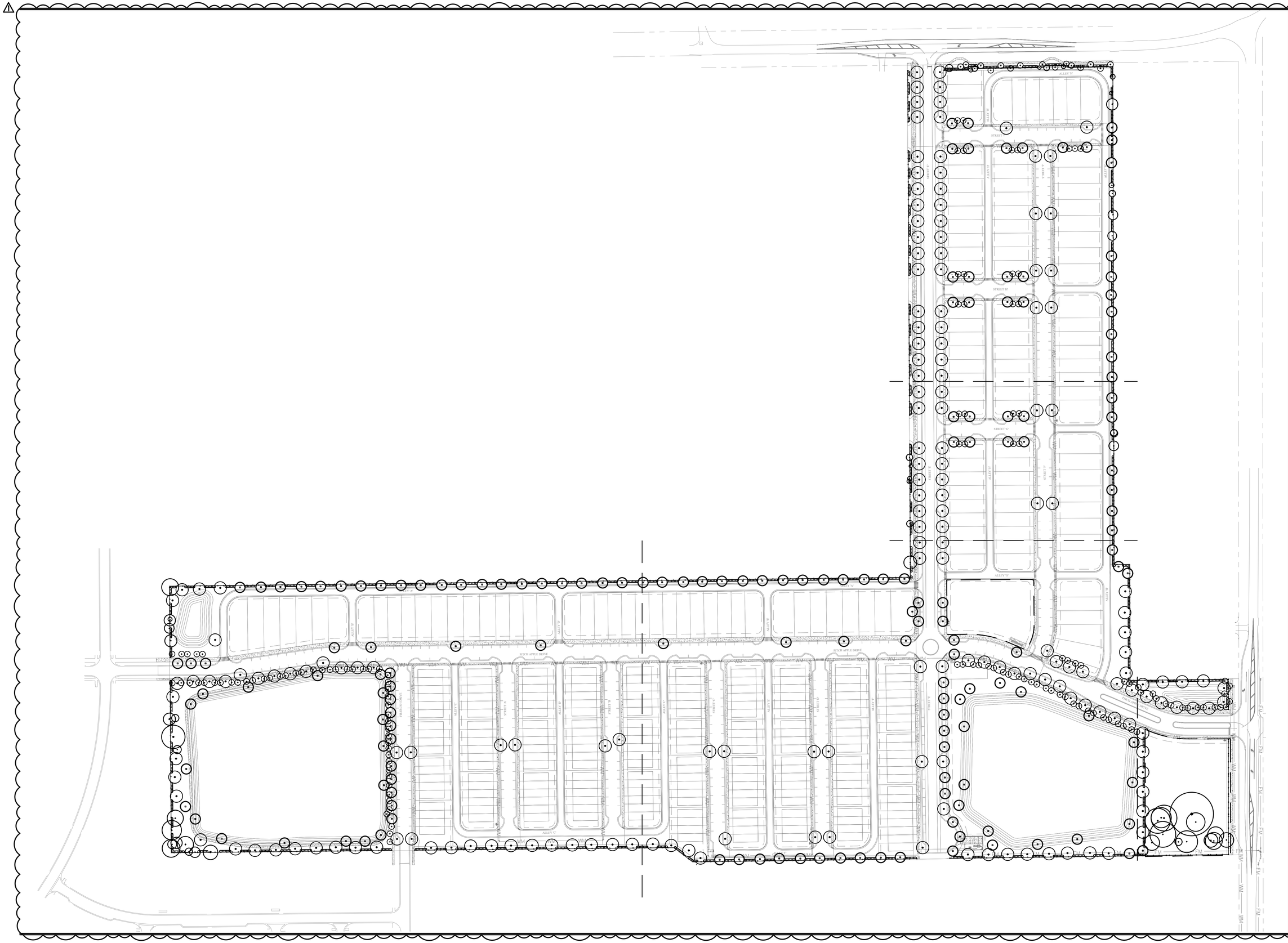
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LP-302



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LP-303

IRRIGATION SYSTEM STANDARDS

A. APPLICABILITY. THESE PROVISIONS APPLY TO NEW IRRIGATION SYSTEM INSTALLATIONS ON INDIVIDUAL RESIDENTIAL PARCELS, SUBDIVISIONS, AND OTHER RESIDENTIAL COMMON AREAS, MULTIFAMILY DEVELOPMENT, ALL NONRESIDENTIAL DEVELOPMENTS, AND ADDITIONS OF ONE OR MORE ZONES TO AN EXISTING IRRIGATION SYSTEM, AND ALL EXPANSIONS. NO FUTURE EXPANSION OR MODIFICATION WILL BE ALLOWED ON A WATER WISE SYSTEM THAT WOULD MAKE THE SYSTEM NON-COMPLIANT WITH THIS ARTICLE.

B. EXEMPTIONS FROM IRRIGATION STANDARDS. THE FOLLOWING ARE EXEMPTED FROM IRRIGATION STANDARDS.

1. HAND WATERING AND PORTABLE SPRINKLERS.
2. BONA FIDE AGRICULTURAL USES.3.GOLF COURSE PLAY AREAS AND SPECIALIZED ATHLETIC FIELDS, PROVIDED HOWEVER, THE REMAINDER OF ANY SUCH PROPERTY SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

C. NEW IRRIGATION SYSTEMS ARE REQUIRED FOR THE FOLLOWING TYPES OF DEVELOPMENT AS FEATURES:

1. SINGLE-FAMILY DETACHED AND TWO-FAMILY (DUPLEX) DWELLINGS:

(A) EACH DWELLING UNIT SHALL HAVE A MINIMUM OF TWO HOSE BIBS.

(B) ALL COMMONS AREAS SHALL BE IRRIGATED THROUGH AN AUTOMATIC IRRIGATION SYSTEM. THIS REQUIREMENT MAY BE WAIVED BY THE DIRECTOR IN CONSULTATION WITH THE CITY WATER CONSERVATION SPECIALIST IF AS A WATER CONSERVATION TECHNIQUE A LANDSCAPED AREA ONLY CONTAINS PLANT SPECIES THAT DO NOT REQUIRE IRRIGATION. CONSIDERATION OF A WAIVER OF THE IRRIGATION REQUIREMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE AREA COVERED BY NATIVE VEGETATION, LOCAL CONDITIONS SUCH AS SUN OR SHADE, TYPE OF SOIL, DEPTH TO WATER TABLE, AND SIZE AND CONFIGURATION OF LOT.

2. LANDSCAPE IN MULTIFAMILY AND NONRESIDENTIAL DEVELOPMENT, EXCEPT THIS REQUIREMENT MAY BE WAIVED BY THE DIRECTOR IN CONSULTATION WITH THE CITY WATER CONSERVATION SPECIALIST FOR A LANDSCAPED AREA IMPLEMENTING WATER CONSERVATION TECHNIQUES INCLUDING ONLY CONTAINING PLANT SPECIES THAT DO NOT REQUIRE IRRIGATION. CONSIDERATION OF A WAIVER OF THE IRRIGATION REQUIREMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE AREA COVERED BY NATIVE VEGETATION, LOCAL CONDITIONS SUCH AS SUN OR SHADE, TYPE OF SOIL, DEPTH TO WATER TABLE, AND SIZE AND CONFIGURATION OF A LOT.

3. IRRIGATION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TECHNICAL STANDARDS CONTAINED IN APPENDIX F OF THE PLUMBING VOLUME OF THE FLORIDA BUILDING CODE, THE MOST RECENT EDITION OF THE FLORIDA IRRIGATION STANDARDS MANUAL AND THE FOLLOWING:

(A) IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED AT A WATER PRESSURE OF 40 P.S.I.

(B) A RAIN SENSING SHUTOFF DEVICE SHALL BE REQUIRED ON ALL IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL. EQUIPMENT SHALL CONSIST OF AN AUTOMATIC SENSING DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE WHEN ADEQUATE RAINFALL HAS OCCURRED. IT MUST BE PLACED WHERE IT IS EXPOSED TO UNOBSTRUCTED NATURAL RAINFALL AND COMPLY WITH CH. 373, FLA. STAT., WATER CONSERVATION± AUTOMATIC SPRINKLER SYSTEMS.

(C) THE USE OF IRRIGATION RISERS IS PROHIBITED.

(D) CHECK VALVES WHICH ARE CAPABLE OF HOLDING A MINIMUM OF A FIVE FOOT HEAD SHALL BE USED IN LOW-LYING AREAS TO PREVENT HEAD DRAINAGE.

(E) BACK-FLOW INTO ANY WATER SOURCE SHALL BE PREVENTED AS PROVIDED IN RULE 62-555, FAC, PERMITTING, CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC WATER SYSTEMS. ANY BACK-FLOW PREVENTION DEVICE THAT IS TESTABLE, SHALL BE TESTED BY A STATE-LICENSED PLUMBING CONTRACTOR (SEE CH. 489, FLA. STAT.) UPON INSTALLATION, WHENEVER THE DEVICE IS REPAIRED AND ANNUALLY, WHEN CONNECTED TO A MUNICIPAL OR INVESTOR-OWNED DRINKING WATER SYSTEM. BACK-FLOW PREVENTION DEVICES ARE REQUIRED ON IRRIGATION SYSTEMS CONNECTED TO PRIVATE WELLS WHEN THE WELL SOURCE IS ALSO USED AS A PRIVATE DRINKING WATER SOURCE.

(F) IRRIGATION DESIGN SHALL BE APPROPRIATE FOR THE TYPE OF PLANT BEING GROWN AND FOR THE TYPE OF SOIL.

(G) IRRIGATION SYSTEM EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

(H) IRRIGATION ZONES SHALL BE DIVIDED ACCORDING TO:

i. AVAILABLE FLOW RATE

ii VEGETATED GROUPINGS (I.E., TURF, SHRUBS, NATIVE PLANTS, ETC.)

iii SPRINKLER TYPES (I.E., SPRINKLERS WITH MATCHING PRECIPITATION RATES) AND

iv SOIL CHARACTERISTICS

(I) SPRAY HEADS AND ROTORS SHALL NOT BE MIXED IN THE SAME ZONE.

(J) NARROW AREAS, FOUR FEET OR LESS, ARE NOT TO BE IRRIGATED UNLESS LOW VOLUME/MICRO-IRRIGATION IS USED.

(K) LOW VOLUME IRRIGATION IS REQUIRED FOR ALL TREES, SHRUBS, AND GROUNDCOVER BEDS. (THE DIRECTOR IN CONSULTATION WITH THE CITY WATER CONSERVATION SPECIALIST MAY WAIVE THIS REQUIREMENT IF SPECIAL CIRCUMSTANCES EXIST.).

(L) DISTRIBUTION EQUIPMENT IN A GIVEN ZONE SHALL HAVE MATCHED PRECIPITATION RATES.

(M) APPLICATION RATES SHALL BE CALCULATED AND PROGRAMMED WITH AN IRRIGATION TIMER TO AVOID RUNOFF AND TO PERMIT UNIFORM WATER INFILTRATION INTO THE SOIL, CONSIDERING LAND SLOPE, SOIL HYDRAULIC PROPERTIES, VEGETATIVE GROUND COVER, AND PREVAILING WINDS.

(N) THERE SHALL BE A MINIMUM SEPARATION OF FOUR INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.

(O) THERE SHALL BE A MINIMUM SEPARATION OF 24 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS AND OTHER VERTICAL STRUCTURES.

(P) THERE SHALL BE NO DIRECT SPRAY ONTO WALKWAYS, BUILDINGS, ROADWAYS, AND DRIVES.

(Q) ROTORS AND SPRAYS IN TURF AREAS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE.

(R) WATER CONVEYANCE SYSTEMS SHALL HAVE A FLOW VELOCITY OF FIVE FEET PER SECOND, OR LESS.

(S) PIPELINES SHALL BE DESIGNED TO PROVIDE THE SYSTEM WITH THE APPROPRIATE PRESSURE REQUIRED FOR MAXIMUM IRRIGATION UNIFORMITY.

(T) PRESSURE REGULATING HEADS SHALL BE IDENTIFIABLE FROM THE TOP OF THE HEAD

(U) A MAINTENANCE CHECKLIST SHALL BE AFFIXED TO OR NEAR THE CONTROLLER, ACCOMPANIED BY A RECOMMENDATIONS FOR MAINTENANCE SCHEDULE, PROPER IRRIGATION SYSTEM SETTINGS ACCORDING TO SEASON, CHECKING THE RAIN SENSOR DEVICE, AND FILTER CLEANING± AND INFORMATION ON CURRENT WATER RESTRICTIONS

(V) UPON COMPLETION OF THE IRRIGATION SYSTEM, A TAG OR STICKER SHALL BE AFFIXED TO THE TIMER BOX IF IT IS AN AUTOMATIC SYSTEM. IF IT IS A MANUAL SYSTEM, A STICKER OR TAG SHALL BE AFFIXED TO THE OUTSIDE MAIN ELECTRICAL BREAKER BOX ON THE INSIDE OF THE DOOR. THE TAG OR STICKER SHALL INCLUDE THE PERMIT NUMBER (FOR NONRESIDENTIAL DEVELOPMENT), A COPY OF THE LANDSCAPE AND IRRIGATION CERTIFICATION AND CHECKLIST, THE DATE INSTALLED, THE NUMBER OF ZONES, AND THE INSTALLER'S NAMES.

(W) ANY IRRIGATION SYSTEM WHICH IS USED FOR THE APPLICATION OF CHEMICALS SHALL BE EQUIPPED WITH AN ANTISIPHON DEVICE CONSTRUCTED IN ACCORDANCE WITH CH. 487, FLA. STAT

(X) ALL IRRIGATION SYSTEM UNDERGROUND PIPING SHALL HAVE A MINIMUM SOIL COVER OF SIX INCHES.

(Y) PIPING AND FITTINGS APPROVED BY THE NATIONAL SANITATION FOUNDATION FOR POTABLE WATER USE SHALL BE USED UPSTREAM OF A BACKFLOW DEVICE.

(Z) SYSTEM CONTROLS THAT USE LOW VOLTAGE WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.

(AA)RECLAIMED IRRIGATION WATER AND APPLICATION FACILITIES SHALL BE LAVENDER IN COLOR. ROUTINE REPAIRS COVERING LESS THAN 12 INCHES ON RESIDENTIAL SYSTEMS MAY USE ANY COLOR PIPE. IRRIGATION HEADS SHALL BE LAVENDER IN COLOR IF AVAILABLE FROM THE MANUFACTURER. A SIGN MUST BE POSTED INDICATING RECLAIMED WATER IS BEING USED AS IRRIGATION (IN ENGLISH AND SPANISH). A WARNING SIGN PROHIBITING CONSUMPTION SHALL BE POSTED AT ANY HOSE BIB DISPENSING REUSE WATER. IRRIGATION USING RECLAIMED WATER RATHER THAN POTABLE WATER WHEN RECLAIMED WATER IS REASONABLY AVAILABLE IS STRONGLY ENCOURAGED.

(BB) LOW VOLUME IRRIGATION ZONES SHALL HAVE A PRESSURE REGULATOR AND A FILTER WITH A MESH SMALLER THAN THE EMITTER OPENINGS.

4. .SYSTEM LAYOUT

(a) A LANDSCAPED AREA ON A SITE SHALL BE DIVIDED INTO HIGH, MEDIUM, AND LOW VOLUME IRRIGATION AREAS. THE AREAS MAY NOT BE MODIFIED OUTSIDE OF THE STANDARDS OF B THROUGH D, BELOW.

(b) A HIGH VOLUME IRRIGATION AREA SHALL NOT EXCEED 50 PERCENT OF THE LANDSCAPED AREA, OR COVER MORE THAN ONE-HALF ACRE ON SINGLE-FAMILY RESIDENTIAL LOTS.

(c) A MEDIUM VOLUME IRRIGATION AREA SHALL NOT EXCEED 75 PERCENT OF THE LANDSCAPED AREA, AND SHALL NOT EXCEED 25 PERCENT OF THE LANDSCAPED AREA IF HIGH VOLUME IRRIGATION IS UTILIZED ON THE SITE.

(d) AT LEAST 25 PERCENT OF A LANDSCAPED AREA MUST BE COVERED BY A LOW VOLUME IRRIGATION AREA

5. SYSTEM OPERATION AND MAINTENANCE

(a) IRRIGATION SYSTEMS SHALL BE OPERATED PROPERLY AND IN COMPLIANCE WITH THIS SECTION

(b) ALL AUTOMATIC CONTROLLERS SHALL BE PROGRAMMED TO MAXIMIZE WATER CONSERVATION.

(c) AUTOMATIC IRRIGATION SYSTEMS SHALL BE OPERATED IN COMPLIANCE WITH CITY ADMINISTRATIVE RULES OR ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT RULES. (SEE CODE OF ORDINANCES, SEC. 82-194)

(d) IRRIGATION SYSTEMS SHALL BE MAINTAINED TO MEET THE REQUIREMENTS OF THIS SECTION AND THE SPIRIT OF WATER CONSERVATION. SYSTEMS SHALL BE ROUTINELY EXAMINED TO PREVENT WASTE OF WATER DUE TO LOSS OF HEADS, BROKEN PIPES OR MISADJUSTED NOZZLES.

CODE NOTES

1. STREET TREES AND LOT TREES TO BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.2 OF THE LAND DEVELOPMENT CODE AND SECTION M OF THE MU-KPI FORM BASED CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT FINAL MDP SUBMITTAL.
5. SELECTION OF PLANT SPECIES SHALL BE MADE BASED UPON FLORIDA FRIENDLY LANDSCAPE CONCEPTS OUTLINED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS (FYN) HANDBOOK AND AS IDENTIFIED IN THE UF/IFAS PUBLISHED FLORIDA FRIENDLY PLANT LIST (CURRENT EDITION).
6. UNLESS EXEMPTED BY THE CITY, NO MORE THAN 50% OF THE GREEN SPACE AREA OR ONE-HALF ACRE, WHICHEVER IS SMALLER, MAY BE PLANTED WITH A LAWN GRASS THAT HAS A RATING OF "LOW" IN REGARDS TO DROUGHT TOLERANCE AS IDENTIFIED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
7. THERE IS NO LIMIT ON THE GREEN SPACE AREA THAT MAY BE PLANTED WITH A LAWN GRASS HAVING A RATING OF "MEDIUM" OR BETTER AS IDENTIFIED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
8. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ACCEPTED AND PROPER PLANTING PROCEDURES.
9. INSTALLED PLANTS SHALL CONFORM TO OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NO. 1 AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
10. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINI PINE BARK NUGGET MULCH.

STREET TREES

STREET TYPE D TOTAL
-1 MEDIUM CANOPY TREE 40LF ON CENTER

-2,942 LF LENGTH
-75 REQUIRED. 73 PROPOSED
-16 UNDERSTORY TREES AND 18 SABAL PALMS PROPOSED BECAUSE OF LIMITED PLANTING AREA IN FRONT THE TOWNHOMES ALONG STREET D

STREET TYPE E TOTAL
-1 MEDIUM CANOPY TREE 40LF ON CENTER
-1 UNDERSTORY TREE 20LF ON CENTER

-11,410 LF LENGTH
-286 MEDIUM CANOPY TREES REQUIRED. 250 PROPOSED
-571 UNDERSTORY TREES REQUIRED. 555 PROPOSED

ONLY UNDERSTORY TREES AND 210 SABAL PALMS PROPOSED BECAUSE OF LIMITED PLANTING AREA IN FRONT THE TOWNHOMES ALONG STREET E

PERIMETER BUFFER

PERIMETER BUFFER C OPTION 3 TOTAL
-6' OPAQUE WALL OR VINYL FENCE
-15 EVERGREEN SHRUBS PER 100 FEET

-8,031 LF PERIMETER LENGTH
-8,031 LF 6' OPAQUE WALL OR VINYL FENCE REQUIRED AND PROPOSED
-1,205 SHRUBS REQUIRED AND PROPOSED

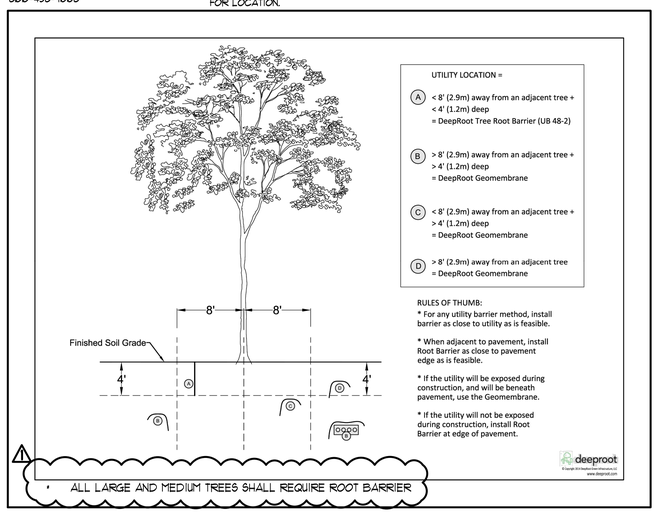
PERIMETER BUFFER C OPTION 2 TOTAL
-2 CANOPY TREES REQUIRED PER 100 FEET
-6 UNDERSTORY TREES REQUIRED PER 100 FEET
-15 EVERGREEN SHRUBS PER 100 FEET

-711 LF PERIMETER LENGTH
-2 CANOPY TREES REQUIRED AND PROPOSED
-5 UNDERSTORY TREES REQUIRED AND PROPOSED
-12 EVERGREEN SHRUBS REQUIRED AND PROPOSED

ROOT BARRIER DETAIL (AS REQUIRED)

ROOT BARRIER AND GEOMEMBRANE AVAILABLE FROM:
DEEPROOT
WWW.DEEPROOT.COM
800-458-7668

CONTRACTOR TO INSTALL ROOT BARRIER AND/OR GEOMEMBRANE PER THE MANUFACTURERE'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS. SEE SHEET L-303 FOR LOCATION.



1 ALL LARGE AND MEDIUM TREES SHALL REQUIRE ROOT BARRIER

CENTRAL FLORIDA REGION 'FLORIDA-FRIENDLY' PLANT LIST *

SYMBOL

• EXISTING SAVED TREE

LARGE CANOPY TREES			
SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATION
AR	ACER RUBRUM	RED MAPLE	12'-14' HT. X 4'-5' SPRD., 3" D.B.H. MIN.
PO	PLATANUS OCCIDENTALIS	SYCAMORE	12'-14' HT. X 4'-5' SPRD., 3" D.B.H. MIN.
QV	QUERCUS VIRGINIANA	LIVE OAK	12'-14' HT. X 4'-5' SPRD., 3" D.B.H. MIN.
183	TOTAL LARGE CANOPY TREES		
MEDIUM CANOPY TREES			
LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	12'-14' HT. X 4'-5' SPRD., 3" D.B.H. MIN.
MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10'-12' HT. X 3'-4' SPRD., 3" D.B.H. MIN.
PE	PINUS ELLIOTTI DENSA	DENSA SLASH PINE	12'-14' HT. X 4'-5' SPRD., 3" D.B.H. MIN.
TD	TAXODIUM DISTICHUM	BALD CYPRESS	8'-10' HT. X 3'-4' SPRD., 3" D.B.H. MIN.
UPA	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	12'-14' HT. X 4'-5' SPRD., 3" D.B.H. MIN.
UPD	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	12'-14' HT. X 4'-5' SPRD., 3" D.B.H. MIN.
423	TOTAL MEDIUM CANOPY TREES		
UNDERSTORY TREES			
SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATION
ED	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	8'-10' HT. X 4'-5' SPRD., F.T.G., 3" D.B.H. MIN.
IC	ILEX CASSINE	DAHOON HOLLY	12'-14' HT. X 4'-5' SPRD., 3" D.B.H. MIN.
JB	JUNIPERUS SILICICOLA 'BRODIE'	BRODIE SOUTHERN RED CEDAR	8'-10' HT. X 3'-4' SPRD., F.T.G., 3" D.B.H. MIN.
LMS	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	12'-14' HT. X 8'-10' SPRD., MULTI., 3" D.B.H. AGGR. MIN.
LJT	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	8' HT. X 8' SPRD., MULTI., 3" D.B.H. AGGR. MIN. GROWN AS TREE FORM
MC	MYRICA CERIFERA	WAX MYRTLE	10'-12' HT. X 3'-4' SPRD., MULTI., 3" D.B.H. AGGR. MIN.
573	TOTAL UNDERSTORY TREES		
PALM TREE			
SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATION
SP	SABAL PALMETTO	CABBAGE PALM	12-20 C.T. HT., CLEAN TRUNK STAGGER HEIGHTS
210	TOTAL PALMS		
EVERGREEN BUFFER SHRUBS			
SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATION
IBN	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	36" HT. 42" O.C.
LJ	LIGUSTRUM JAPONICUM	SHRUB LIGUSTRUM	36" HT. 42" O.C.
PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	36" HT. 42" O.C.
VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	36" HT. 42" O.C.
VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	36" HT. 42" O.C.
TURFGRASS			
SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATION
BA	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA GRASS	SOLID SOD, WEED-, DISEASE-, AND PEST-FREE
SA	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE GRASS	SOLID SOD, WEED-, DISEASE-, AND PEST-FREE

THE RIGHT OF WAY AND THE FRONT OF THE SINGLE FAMILY AND TOWNHOMES SHALL BE ST AUGUSTINE SOD
THE POND, COMMON AREAS, AND THE SIDES AND REAR OF THE SINGLE FAMILY AND TOWNHOMES SHALL BE BAHIA SOD

ALL PLANT MATERIALS ARE CHOSEN FROM THE FLORIDA-FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION) AS MAINTAINED BY THE UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (UF/IFAS.)

NOTE: TREES WILL BE MEASURED AT D.B.H. CANOPY TREES SHALL BE A MINIMUM 3" D.B.H. AND 8' HT. UNDERSTORY TREES SHALL BE A MINIMUM 3" D.B.H. IN ADDITION, TO COUNT TOWARDS EXISTING TREE MITIGATION, ALL TREES SHALL ALSO BE A MINIMUM 3" CALIPER. CONTRACTOR TO MEET OR EXCEED BOTH REQUIREMENTS.

TREE REPLACEMENT

* 3 SABAL PALMS ARE COUNTED TOWARD MITIGATION AS A 3" CANOPY TREE
210 / 3 = 70 CANOPY TREES X 3"=210"

1

APOPKA TREE MITIGATION CHART

- TOTAL INCHES ON-SITE: 12,523
- TOTAL INCHES REMOVED: 11,670
- TOTAL INCHES REPLACED: 3,762
- TOTAL INCHES DEFICIT: -7,908
- TOTAL SPECIMEN TREES REMOVED: 86/ 2,535"

EXCLUDING TREES UNDER 6" AND THAT ARE CAMPHOR, CHERRY, CANDLEBERRY OR PINE

MAXIMUM TREE STOCK FORMULA AND CALCULATIONS:
6.5% OF EXISTING TREE CANOPY SHALL BE RETAINED PER ZONING MU-KPI.
6.7% PROPOSED RETAINED TREE CANOPY.

811 Know what's below. Call before you dig.

LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE

LA0000399 REG. NO.

12/20/2024 DATE

FOSTER CONANT & ASSOCIATES
100 West Lucerne Circle
Suite 401
Orlando, Florida 32801
Phone (407) 648-2225
www.fosterconant.com

Seal

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1 02/04/25 CITY

Project

ONDICH SOUTH

CITY OF APOPKA

PLANT LIST AND NOTES

Date: 12/23/2024

Scale:

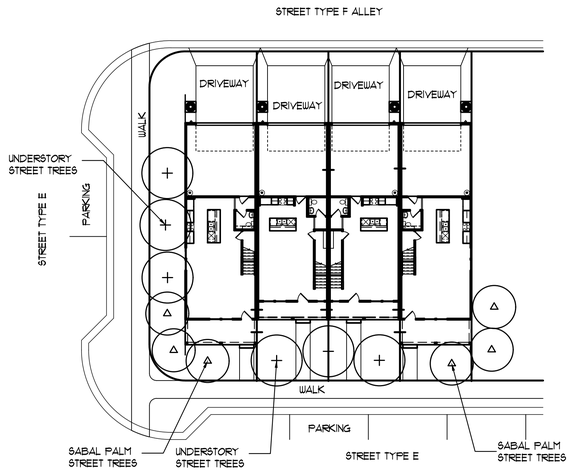
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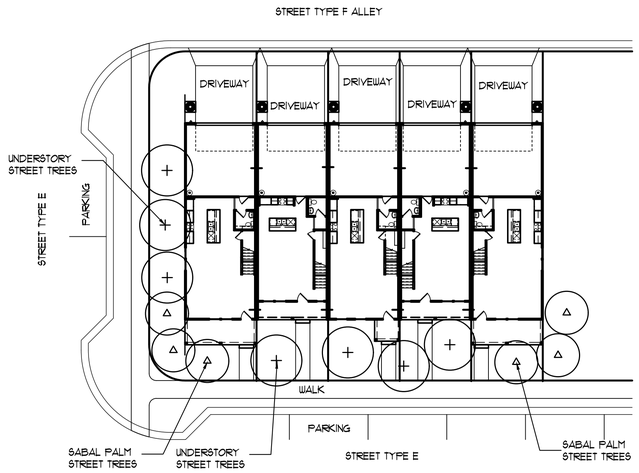
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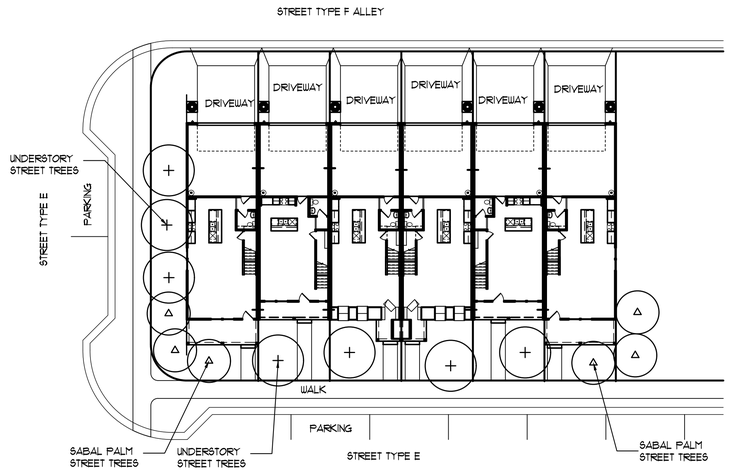
TYPICAL 4-UNIT TOWNHOME LANDSCAPE

SCALE: 1"=20'-0"



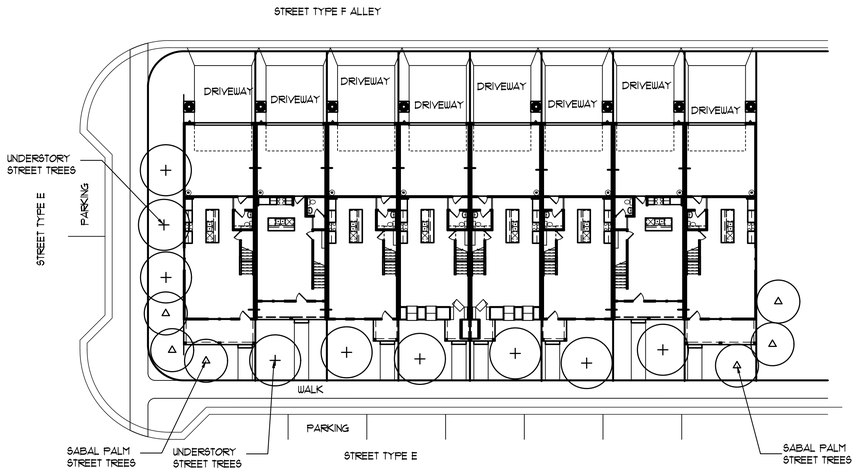
TYPICAL 5-UNIT TOWNHOME LANDSCAPE

SCALE: 1"=20'-0"



TYPICAL 6-UNIT TOWNHOME LANDSCAPE

SCALE: 1"=20'-0"



TYPICAL 8-UNIT TOWNHOME LANDSCAPE

SCALE: 1"=20'-0"

TYPICAL 34' SHORT PAD LOT LANDSCAPE

SCALE: 1"=20'-0"

TYPICAL 34' LOT LANDSCAPE

SCALE: 1"=20'-0"

TYPICAL 40' LOT LANDSCAPE

SCALE: 1"=20'-0"

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.

TURF NOTES:

-TURF SHALL BE ST AUGUSTINE IN THE FRONTS AND BAHIA IN THE REAR OF ALL TOWNHOMES AND SINGLE FAMILY HOMES.
-REFER TO LANDSCAPE PLAN FOR STREET TREES ON CORNER SINGLE FAMILY LOTS

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TYPICAL LOT LANDSCAPE PLAN

Date: 12/23/2024

Scale: 1"= 20'-0"

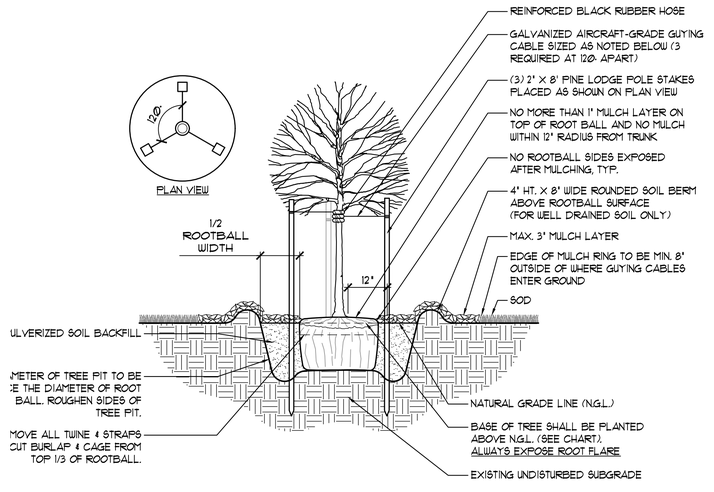
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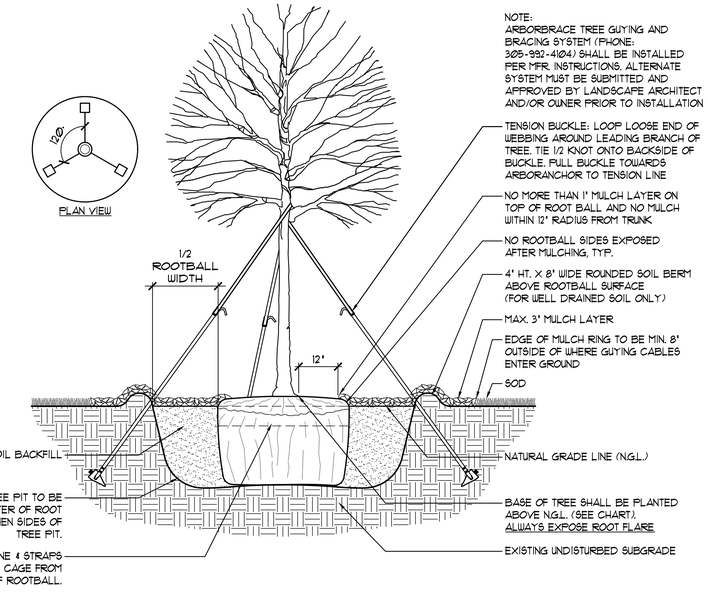
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.L TREE PLANTING DETAIL - CONTAINER

'O BE UTILIZED FOR TREES 10' IN HEIGHT AND UNDER)

SCALE : N.T.S.

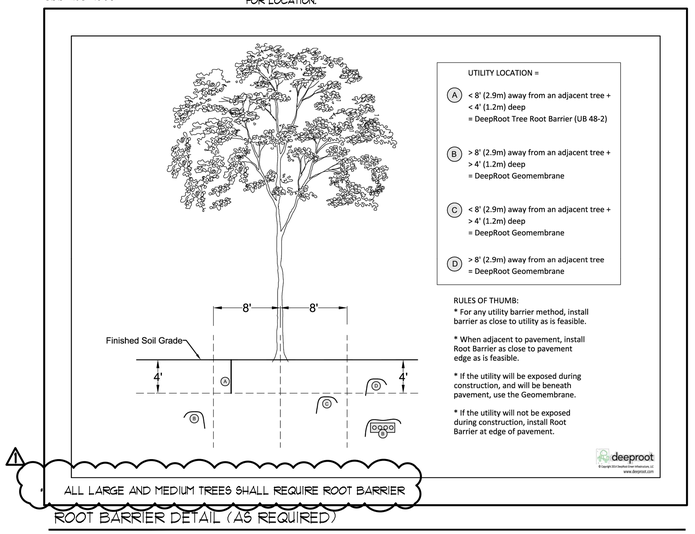


TREE PLANTING DETAIL - BALL & BURLAP

SCALE : N.T.S.

ROOT BARRIER AND GEOMEMBRANE AVAILABLE FROM:
DEEPROOT
WWW.DEEPROOT.COM
800-458-7668

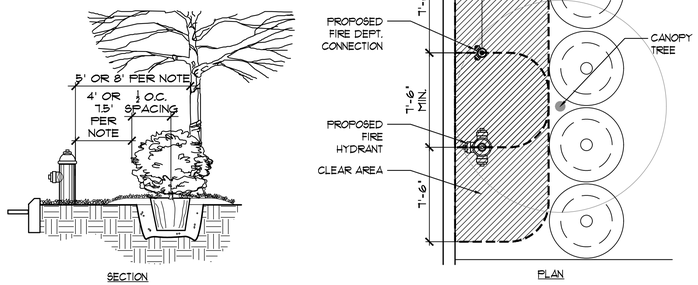
CONTRACTOR TO INSTALL ROOT BARRIER AND/OR GEOMEMBRANE PER THE MANUFACTURERE'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS. SEE SHEET L-303 FOR LOCATION.



⚠ ALL LARGE AND MEDIUM TREES SHALL REQUIRE ROOT BARRIER

ROOT BARRIER DETAIL (AS REQUIRED)

NOTES:
1. SHRUBS SHALL NOT BE PLANTED ANY CLOSER THAN 4'-0" FROM THE BACK OR 1'-6" FROM EACH SIDE OF FIRE HYDRANT.
2. TREES SHALL NOT BE PLANTED ANY CLOSER THAN 5'-0" FROM THE BACK OR 8' FROM EACH SIDE OF FIRE HYDRANT.
3. NO TREES OR SHRUBS SHALL BE PLANTED IN FRONT OF FIRE HYDRANT

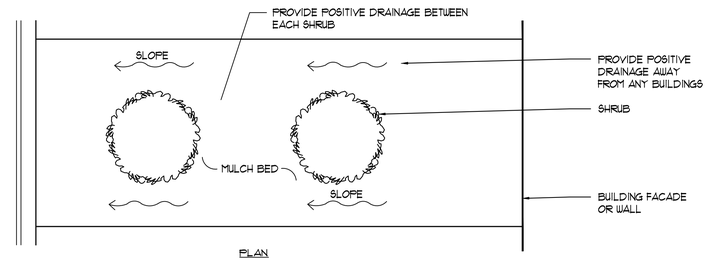


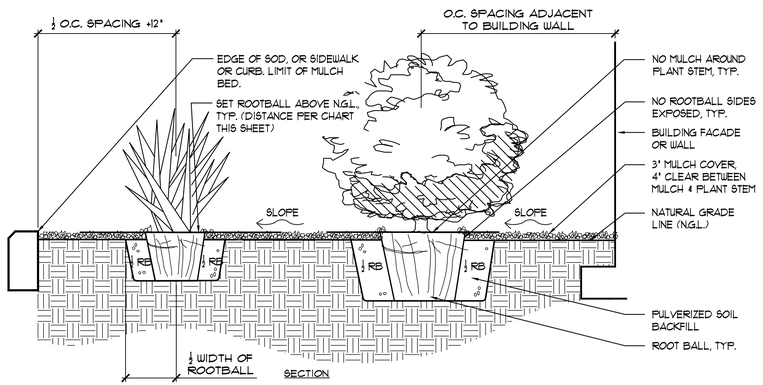
PLANTING SHRUBS AND TREES ADJACENT TO HYDRANT

SCALE : N.T.S.

TOP OF PLANT ROOTBALL IN RELATION TO NATURAL GRADE LINE (N.G.L.)								
CONTAINER SIZE	1-3 GAL.		5-7 GAL.		15-65 GAL.		100 GAL.	
SOILS	DRY	WET	DRY	WET	DRY	WET	DRY	WET
ROOTBALL HT. ABOVE N.G.L.	1"	1-1/2"	1-1/2"	2"	3"	3-1/2"	3-1/2"	4"

PLANTING DEPTH CHART FOR TREES AND SHRUBS





SHRUB PLANTING DETAIL

SCALE : N.T.S.

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Orlando, Florida 32801
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Revisions

⚠ 02/04/25 CITY

Project

ONDICH SOUTH

CITY OF APOPKA

LANDSCAPE DETAILS

Date: 12/23/2024

Scale:

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North

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LP-306

Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

SCHOOL CONCURRENCY DETERMINATION
PRELIMINARY SCHOOL CONCURRENCY RECOMMENDATION

March 24, 2025

VIA E-MAIL: lclasson@appianfl.com
Luke M. Classon, P.E.
Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789

ACTION: RECOMMENDATION FOR DENIAL for Application APK-25-008 (Ondich South)

This letter serves as the Preliminary School Concurrency Recommendation on behalf of the City of Apopka by Orange County Public Schools. School capacity for the following development **is not available**:

Type of Development Application	☒ Preliminary Plat/ Site Plan/ Functional Equivalent ☐ Amendment or Extension of CEL
Development Application #:	MDP-24-6
Project Name:	Ondich South
OCPS Completed Application Date:	03/20/2025
Parcel #(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
Requested Units (#):	Total: 326 SF <2,000: 80 SF 2,000–2,499: SF 2,500-2,999: 53 SF 3,000-3,999: SF >= 4,000: MF: TH: 193
School Board District:	#7

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A.**

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is denied based on insufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 133 single family and 193 townhome residential units. A Concurrency Mitigation Agreement (CMA) will be required.

To determine if this project can be approved through mitigation, the Applicant must contact the Department of Facilities Planning within fourteen (14) days of this of this letter. The fee to process a CMA for 326 units is $4,000.00, and the process takes approximately sixty (60) days from the date OCPS deems the application

"The Orange County School Board is an equal opportunity agency."

sufficient. **Please refer to Attachment B for additional instructions on how to proceed with entering into a CMA.** If you intend to mitigate, the next step in the application process will be a review by the School Development Review Committee (SDRC).

This determination expires on September 20, 2025. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess a fully executed CMA by the expiration date but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

This determination is governed by the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, the provisions of the municipality's adopted Comprehensive Plan, the Orange County Charter, and the Florida Statutes.

HB 7103, which affects our Capacity Enhancement and Concurrency processes, went into effect on July 1, 2019. We appreciate your patience as we evaluate the statutory language and await direction from the Orange County School Board on how to implement the language.

Please contact me at 407-317-3700 ext. 2022139 or Tamara.Pelc@ocps.net, if you have any questions or comments regarding this matter.

Sincerely,

Tamara Pelc

Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis
Attachment B: CMA Submittal Requirements and Information

CC: Jean Sanchez, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A

Orange County Public Schools
Facilities Planning

School Concurrency Determination

User ID SV March 24, 2025 10:50:06

Project ID: CMA-APK-25-008 Valid Until: September 20, 2025

Project Name:	ONDICH SOUTH					
Unvested Units	SF <2,000 Sq. Ft. Units	80	SF 3,000-3,999 Sq. Ft. Units	0	Multi Family High Rise Units	0
	SF 2,000-2,499 Sq Ft Units	0	SF >=4,000 Sq. Ft Units	0	Townhome Units	193
	SF 2,500-2,999 Sq Ft Units	53	Multi-Family Units	0	Mobile Home Units	0

Concurrency	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	CSA Capacity (2023-2024)	2,001	1,112	3,390
	Enrollment (2023-2024)	1,764	1,151	3,449
	Utilization (2023-2024)	88.2%	103.5%	101.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	437	0	0
	Analysis of Reserved Capacity			
	Encumbered Capacity	226	195	232
	Reserved Capacity	0	18	0
	Adjusted Utilization	99.5%	122.7%	108.6%
	Adjusted Available Seats	211	0	0
	Analysis of Proposed Development			
	Students Generated	57.801	29.713	39.994
	Adjusted Utilization	102.3%	125.3%	109.8%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	29.713	39.994

Adjacency	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	2,001	1,112	2,797
	Enrollment (2023-2024)	1,764	1,151	2,159
	Utilization (2023-2024)	88.2%	103.5%	77.2%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	437	0	638
	Analysis of Reserved Capacity			
	Encumbered Capacity	226	195	232
	Reserved Capacity	0	18	0
	Adjusted Utilization	99.5%	122.7%	85.5%
	Adjusted Available Seats	211	0	406
	Analysis of Proposed Development			
	Students Generated	57.801	29.713	39.994
	Adjusted Utilization	102.3%	125.3%	86.9%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	AVAILABLE
	Number of Seats to Mitigate	0.000	29.713	0.000

ZELLWOOD ES
WOLF LAKE MS
APOPKA HS

Attachment B

Orange County Public Schools

CONCURRENCY MITIGATION AGREEMENT (CMA) SUBMITTAL REQUIREMENTS AND INFORMATION

2025 School Board Meetings

December 10, 2024
January 14, 2025
January 28, 2025
February 11, 2025
February 25, 2025
March 11, 2025
April 1, 2025
April 22, 2025
May 13, 2025
June 10, 2025
June 24, 2025
*July 8, 2025
**July 29, 2025
August 12, 2025
August 26, 2025
**September 9, 2025
September 30, 2025
October 14, 2025
October 28, 2025
November 11, 2025

** Tentative/Optional school board meeting – if needed*

***Budget Public Hearing*

The School Board's December 2025 – 2026 meeting schedule will be available after November 18, 2025.

To proceed with entering into a CMA, please provide the Department of Facilities Planning with the following, and initial each item to acknowledge:

_____ If in Orange County, a copy of the Capacity Encumbrance Letter (CEL)

_____ Title Commitment or an Owner & Encumbrance Report (O&E Report) **not older than 90 days**

_____ Boundary Survey

_____ GIS shape file matching the legal description based on a certified survey

_____ Agent Authorization (if applicable)

_____ Written confirmation that Applicant would like to proceed with the CMA must be provided within sixty (60) days of receipt of the CEL. Written confirmation can be provided via U.S. Mail or via E-Mail

_____ Check made out to Orange County Public Schools for mitigation agreement fee:

CMA Mitigation Agreement Fee	
1 to 50 units:	$1,500.00
51 to 200 units:	$2,000.00
201 to 500 units:	$4,000.00
501 to 1000 units:	$6,000.00
1001+ units:	$7,000.00

Facilities Planning will provide Applicant with a draft mitigation agreement following the School Development Review Committee's (SDRC) recommended approval of the draft agreement terms. Please review and provide comments within two (2) weeks of receipt of the draft mitigation agreement from Facilities Planning.

After reviewing the draft, Applicant will return three (3) signed originals to Facilities Planning at least two weeks prior to the School Board hearing date.

A check, made out to the Orange County Comptroller to cover the recording of the Agreement in the Public Records, must be provided to Facilities Planning prior to the School Board hearing date. Facilities Planning will provide you with the amount. ($10.00 for the first page and $8.50 for each additional page. Indexing - first four (4) names free and a charge of $1.00 per additional name.)

CMAs are tri-party agreements and require approval by the School Board and the applicable local government. Staff is required to submit materials, including a signed agreement, at least two (2) weeks prior to the School Board meeting date to secure a place on the agenda.

* OCPS Facilities Planning reserves right to request additional information in order to process applications or requests.

(Org. 05/2013)
(Rev. 04/2019)
(Rev. 11/2020)
(Rev. 11/2021)

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 2.
Meeting Date: April 8, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial - Wolf Lake Ranch Phase 2 - Major Development Plan

REQUEST:
Recommend approval of the Wolf Lake Ranch Phase 2 - Major Development Plan.

SUMMARY:
Owner(s): Roseville Farms, LLC
Applicant(s): Appian Engineering, Inc. c/o Ovidio Sanchez, P.E.
Parcel Identification Number(s): 19-20-28-0000-00-010
Location: Northeast corner of Ponkan Road and Ponkan Pines Road
Future Land Use: Residential Very Low Suburban
Zoning: RSF-1B (Residential Single-Family - Large Lot)
Tract: 29.66 +/- acre(s)
Project: 59 residential units
Density/Intensity: 1.9 dwelling units per acre
Project Manager: Jean Sanchez

Direction	Future Land Use	Zoning	Present Use
North	Residential Very Low Suburban	O (Office)	Northwest Recreating Facility Complex
East	Institutional/Public Use	O	Northwest Recreating Facility Complex
South	Residential Very Low Suburban	RSF-1B (Residential Single-Family - Large Lot)	Wolf Lake Ranch Phase I Residential Subdivision
West	Mixed-Use	MU-ES-GT (Mixed-Use - East Shore - Gateway)	Single-Family Residences

PROJECT SUMMARY:
The Wolf Lake Ranch Phase 2 - Major Development Plan comprises the development of a private residential subdivision with 59 single-family detached units, a typical lot width of 80-feet and living area of 2,000 square feet. Access to Phase 2 is through Wolf Lake Ranch Phase 1. A secondary access point is shown on Ponkan Pines Road on Phase 2. Phase 1 and Phase 2 will yield a total development of 120 units based on the sum of the area of both phases. Portions of Phase 1's Lot 15 and Tract B will be removed from Phase I and added to Phase 2 via the platting process that will result in the aforementioned total units. The applicant proposes eight acres of open space that includes buffer and amenitized stormwater ponds in the Phase 2 portion, as well as, passive and active recreation areas constructed under Phase 1 such as walking trails, sports fields, playground, and picnic areas. The subdivision is subject to the following site design standards for the RSF-1B zoning district:

- Single-Family Detached Lots:
    - Front Setback: 25-feet minimum
    - Side Setback: 10-feet minimum
    - Rear Setback: 20-feet minimum
    - Corner Setback: 25-feet minimum
    - Minimum Living Area: 1600 square feet

The landscape plan proposes the planting of Red Maple, Red Cedar, Sycamore, Japanese Blueberry and Live Oak trees in the project area. Root barriers will be employed to block or redirect tree roots, preventing damage to structures and pavements.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

SCHOOL PLANNING:
The subject properties are served by the following schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High Schools. Orange County Public Schools (OCPS) has indicated that concurrency for the proposed development is not available at the middle and high school levels and is deficient by 6.422 and 9.401 students, respectively. Therefore, the applicant shall enter into a Concurrency Mitigation Agreement (CMA) with OCPS.

ORANGE COUNTY NOTIFICATION:
Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
April 8, 2025 – Planning Commission (5:00 P.M.)
May 7, 2025 – City Council (1:30 P.M.)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Development Review Committee:

Finds the proposed Wolf Lake Ranch Phase 2 – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

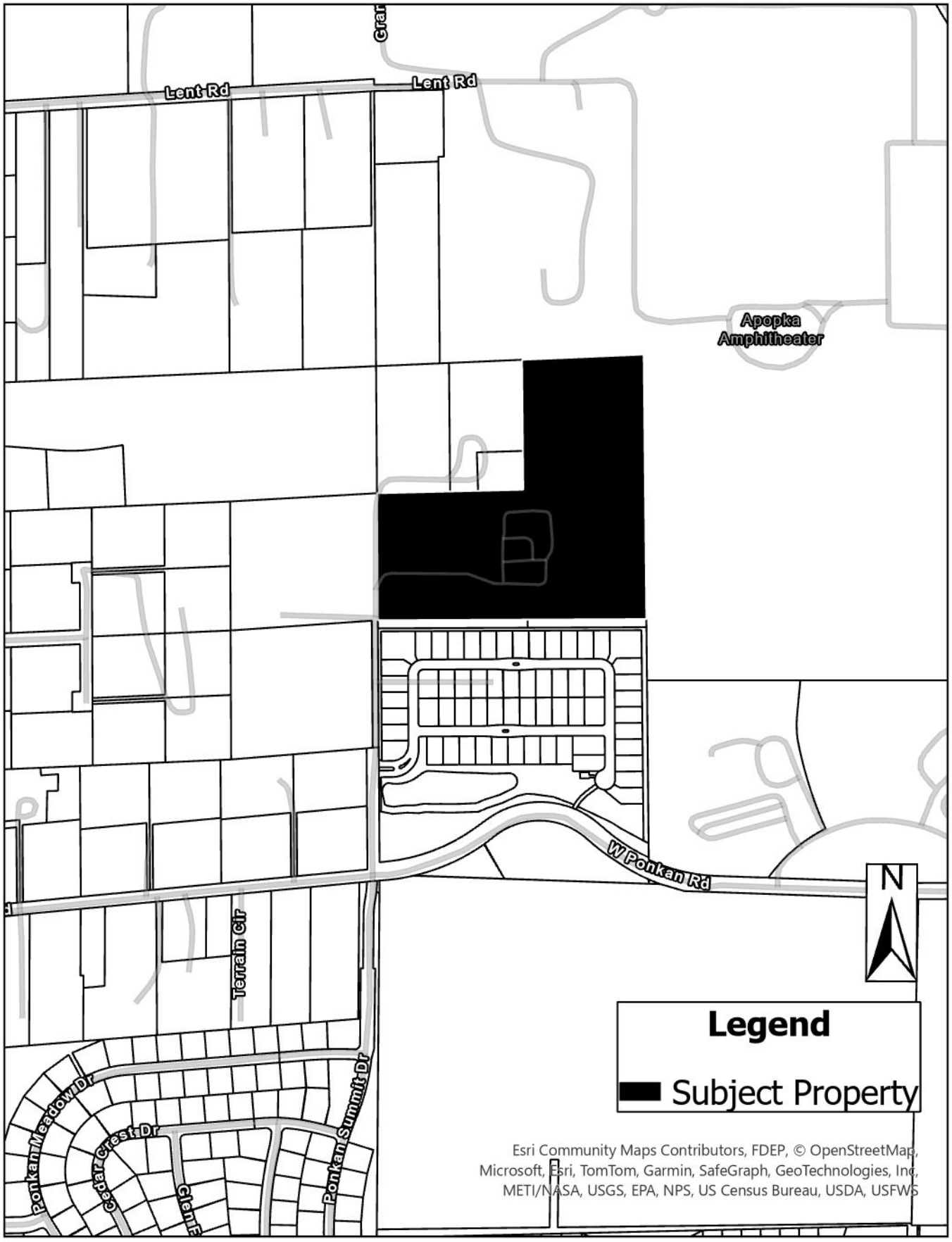
Recommended Motion - Planning Commission:

Find the proposed Wolf Lake Ranch Phase 2 – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

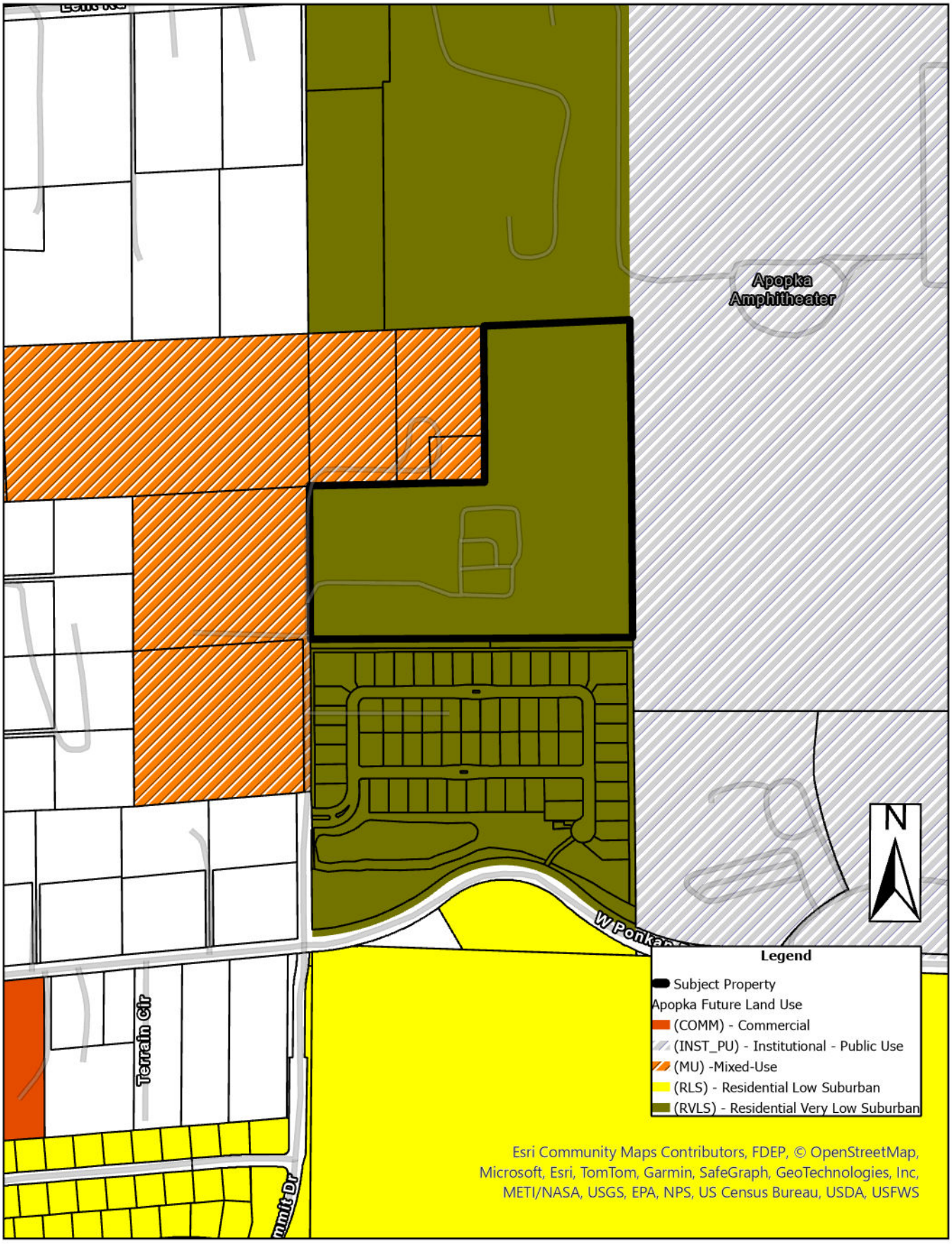
ATTACHMENTS:

1. Maps
2. Wolf Lake Ranch Phase 2 - MDP
3. Wolf Lake Ranch Phase 2 - Landscape Plans
4. Wolf Lake Ranch Phase 2 - OCPS School Concurrency

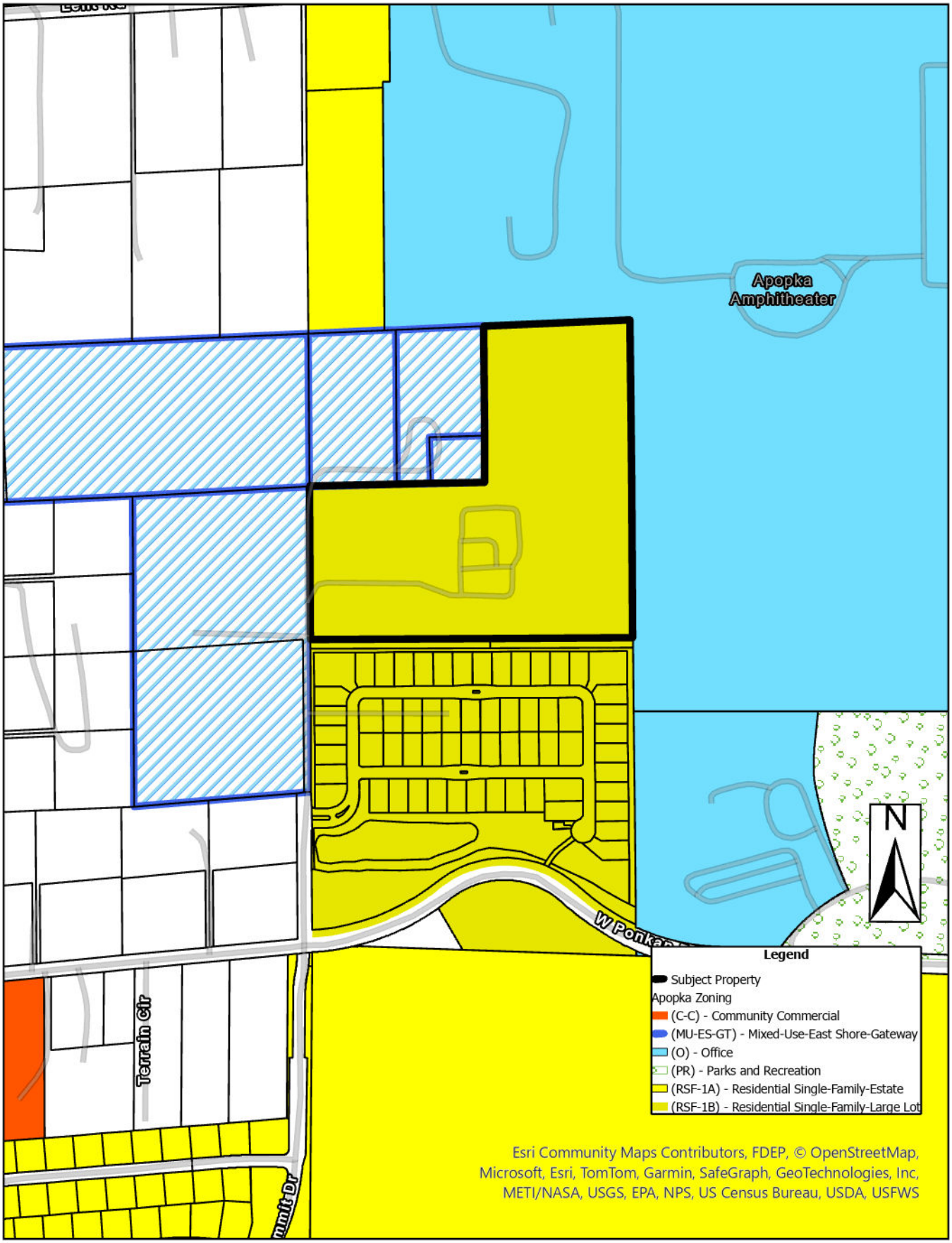
Vicinity


Lent Rd
Lent Rd
Apopka Amphitheater
W Ponkan Rd
Terrain Cir
Ponkan Meadow Dr
Cedar Crest Dr
Ponkan Summit Dr
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

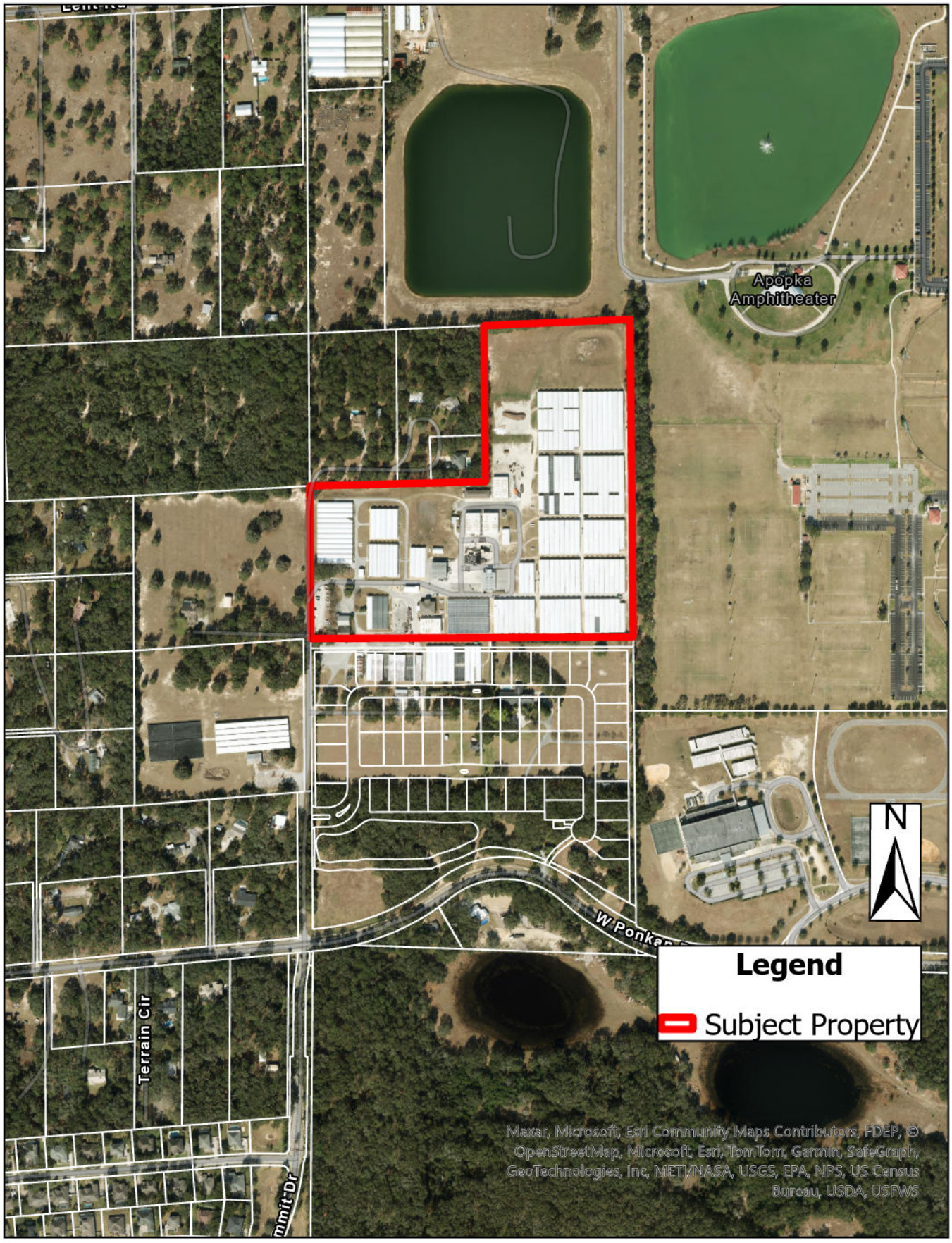
Future Land Use



Zoning


Apopka Amphitheater
Terrain Cir
N
Legend
Subject Property
Apopka Zoning
(C-C) - Community Commercial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PR) - Parks and Recreation
(RSF-1A) - Residential Single-Family-Estate
(RSF-1B) - Residential Single-Family-Large Lot
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial


Apopka Amphitheater
Terrain Cir
W Ponkan
N
Legend
Subject Property
Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

MAJOR DEVELOPMENT PLAN AMENDMENT

FOR

WOLF LAKE RANCH SUBDIVISION

TO INCLUDE WOLF LAKE RANCH SUBDIVISION PHASE 2

CITY OF APOPKA , FLORIDA

OCPA PARCEL ID# 19-20-28-0000-00-009, 19-20-28-0000-00-010, &
19-20-28-0000-00-039

LEGAL DESCRIPTION PER ALLEN AND COMPANY SURVEYING, MAPPING, AND GEOSPATIAL SERVICES

DATED: 07/26/2024

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND INCLUDING ALL FOP LOT 15 AND A PORTION OF TRACT B OF WOLF LAKE RANCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAY BOOK 114, PAGES 148 THROUGH 153 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AD THE NORTHWEST CORNER OF SAID WOLF LAKE RANCH, THENCE RUN ALONG THE WEST LINE OF SOUTHEAST 1/4 OF SAID SECTION 19 NORTH 00°24'08" WEST A DISTANCE OF 667.69 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE DEPARTMENT SAID WEST LINE RUN NORTH 88°37'37" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 722.82 FEET TO THE WEST LINE OF THE EAST 601.6 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE RUN NORTH 00°34'26" WEST ALONG SAID WEST LINE A DISTANCE OF 641.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE RUN ALONG SAID NORTH LINE NORTH 87°30'01" EAST A DISTANCE OF 601.94 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE RUN ALONG THE EAST LINE THEREOF SOUTH 00°34'26" EAST A DISTANCE OF 1347.37 FEET TO THE NORTH LINE OF SAID WOLF LAKE RANCH SOUTH 89°45'04" WEST A DISTANCE OF 421.48 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 16 ACCORDING TO THE SAID WOLF LAKE RANCH; THENCE DEPARTING SAID NORTH LINE RUN ALONG SAID WEST LINE AND ITS EXTENSION THEREOF SOUTH 00°14'56" EAST A DISTANCE OF 155.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 AND A POINT ON THE NORTH RIGHT OF WAY LINE OF WOLF LAKE AVENUE ACCORDING TO SAID WOLF LAKE RANCH; THENCE RUN ALONG SAID NORTH RIGHT OF WAY LIEN SOUTH 89°45'04" WEST A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID WOLF LAKE RANCH AND THE NORTHERLY EXTENSION THEREOF, NORTH 00014'56" WEST A DISTANCE OF 155.00 FEET TO THE NORTH LINE OF SAID WOLF LAKE RANCH; THENCE DEPARTING SAID EAST LINE AND NORTHERLY EXTENSION THEREOF RUN ALONG SAID NORTH LINE OF WOLF LAKE RANCH SOUTH 89°45'04" WEST A DISTANCE OF 824.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,304,237 SQUARE FEET OR 29.94 ACRES, MORE OR LESS.

PROJECT TEAM

OWNER
ROSEVILLE FARMS, LLC
3251 N PONKAN PINES ROAD.
APOPKA, FL 32712

DEVELOPER
MJ HOMES OF ORLANDO, LLC
CONTACT: JIMMY O. PALM, P.E.
400 INTERNATIONAL PKWY, SUITE 470
LAKE MARY, FL 32746
PHONE: (407) 531-5190
EMAIL: JPALM@MIHOMES.COM

ENGINEER
APPIAN ENGINEERING, LLC
ENGINEER: OVIDIO S. SANCHEZ, P.E.
2221 LEE ROAD-SUITE 27
WINTER PARK, FL 32789
PHONE: (407) 960-5868
FAX: (866) 571-8179
EMAIL: OSANCHEZ@APPIANFL.COM

SURVEYOR
ALLEN & COMPANY
SURVEYOR: JIM RICKMAN P.S.M.
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
PHONE: (407) 654-5355
FAX: (407) 654-5356
EMAIL: JIM@ALLEN-COMPANY.COM

LANDSCAPE ARCHITECT
DALY DESIGN GROUP
LANDSCAPE ARCHITECT: TOM DALY
913 N PENNSYLVANIA AVE
WINTER PARK, FL 32789
PHONE: (407) 740-7373
EMAIL: TDALY@DALYDESIGN.COM

GEOTECHNICAL ENGINEER
YOVAISH ENGINEERING SERVICES, LLC
ENGINEER: DOUG YOVAISH P.E.
953 SUNSHINE LANE
ALTAMONTE SPRINGS, FL 32714
PHONE: (407) 774-9383
FAX: (407) 478-8978
EMAIL: DOUG@YOVAISH.COM

ENVIRONMENTAL CONSULTANT
BIO-TECH CONSULTING INC.
CONTACT: STEVE BUTLER
3025 EAST SOUTH STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969
FAX: (407) 894-5970
EMAIL: STEVE@BIO-TECHCONSULTING.COM

UTILITY PROVIDERS

WATER/SEWER:
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FL 32703
CONTACT: BRIAN BISHOP
PHONE: (407) 703-1731, EXT. 685

TELEPHONE:
CENTURY LINK
1325 BLAIRSTONE RD RM 113
TALLAHASSEE, FL 32301
CONTACT: TY LESLIE
PHONE: (407) 814-5293

CABLE:
CHARTER COMMUNICATIONS
(A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: JOHN SMITH
PHONE: (407) 532-8520

SOLID WASTE COLLECTION:
CITY OF APOPKA
120 E MAIN STREET
APOPKA, FLORIDA 32703
PHONE: (407) 703-1700

POWER:
DUKE ENERGY
1150 GREENWOOD BLVD.
LAKE MARY, FL 32746
CONTACT: DUKE'S CUSTOMER SERVICE
PHONE: (407) 629-1010

MAJOR DEVELOPMENT PLAN NARRATIVE:

PHASE 1:

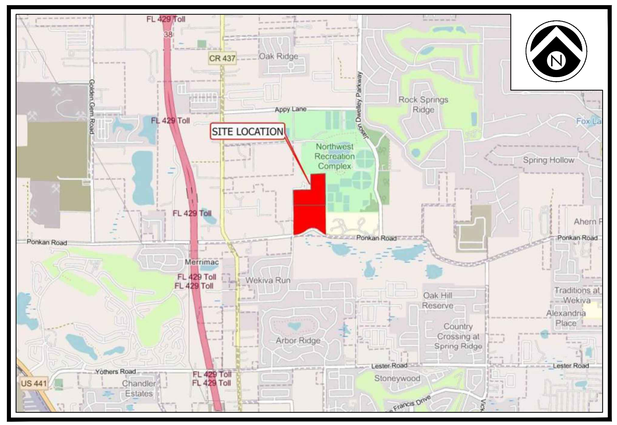
THE WOLF LAKE RANCH SUBDIVISION (FKA PONKAN PINES SUBDIVISION) IS MADE UP OF FOUR PARCELS LOCATED ON THE NORTH SIDE OF W. PONKAN ROAD, EAST OF PONKAN PINES ROAD, WITH PHYSICAL ADDRESSES OF 3251 W. PONKAN ROAD, 3125 PONKAN PINES ROAD, 3251 W. PONKAN PINES ROAD, AND 3103 PONKAN PINES ROAD, APOPKA, FL 32712. ALL FOUR OF THE PARCELS ARE INCORPORATED WITHIN THE CITY OF APOPKA. THE SUBJECT PROPERTIES HAVE A TOTAL COMBINED AREA OF ±31.49 AC. THE SUBJECT PARCELS ARE CURRENTLY BEING USED AS VACANT RESIDENTIAL, SINGLE FAMILY, AND AGRICULTURAL. THE PROPOSED DEVELOPMENT IS COMPRISED OF 61 EIGHTY (80) FOOT WIDE DETACHED SINGLE FAMILY LOTS, ASSOCIATED ROADWAYS AND RETENTION/DETENTION AREAS. THE POTABLE WATER, RECLAIMED WATER AND WASTEWATER WILL BE PROVIDED BY CITY OF APOPKA UTILITIES. A FEE SIMPLE OWNERSHIP, SUCH AS A HOME OWNERS ASSOCIATION, WILL BE CREATED FOR ALL LANDS EXCLUSIVE OF THE INDIVIDUAL LOTS TO CONTROL AND MAINTAIN THE LAND. THE PONKAN PINES ROAD PUBLIC RIGHT-OF-WAY AND W. PONKAN ROAD PUBLIC R.O.W. WILL ALSO BE IMPROVED AS PART OF THIS DEVELOPMENT.

PHASE 2:

THE WOLF LAKE RANCH SUBDIVISION - PHASE 2 IS MADE UP OF THREE PARCELS LOCATED ON THE EAST SIDE OF W. PONKAN PINES ROAD, NORTH OF WOLF LAKE RANCH SUBDIVISION - PHASE 1, WITH PHYSICAL ADDRESSES OF 3103 W. PONKAN PINES ROAD AND 3251 W. PONKAN PINES ROAD, APOPKA, FL 32712. ALL THREE OF THE PARCELS LIE WITHIN THE CITY OF APOPKA. THE SUBJECT PROPERTIES HAVE A TOTAL COMBINED AREA OF 29.66 AC, OF WHICH APPROXIMATELY 29.66 AC WILL BE DEVELOPED. THE SUBJECT PARCELS ARE CURRENTLY BEING USED AS VACANT RESIDENTIAL AND AGRICULTURAL ORNAMENTAL GREENHOUSES. ACCESS TO PHASE 2 WILL BE THROUGH PHASE 1 WITH A CONNECTION POINT AT THE LOCATION OF PHASE 1'S LOT 15, A SECONDARY ACCESS POINT ONTO PONKAN PINES ROAD WILL BE PROVIDED FROM PHASE 2. THE PROPOSED DEVELOPMENT IS COMPRISED OF (80) FOOT WIDE DETACHED SINGLE FAMILY LOTS, ASSOCIATED ROADWAYS AND RETENTION/DETENTION AREAS. THE POTABLE WATER, RECLAIMED WATER AND WASTEWATER WILL BE PROVIDED BY CITY OF APOPKA UTILITIES. A FEE SIMPLE OWNERSHIP, SUCH AS A HOME OWNERS ASSOCIATION, WILL BE CREATED FOR ALL LANDS EXCLUSIVE OF THE INDIVIDUAL LOTS TO CONTROL AND MAINTAIN THE LAND. PHASE 2 WILL FALL UNDER THE SAME HOA AS PHASE 1. 59 NEW LOTS WILL BE ADDED WITH PHASE 2 FOR A TOTAL DEVELOPMENT OF 120 UNITS (1.96 DU/ACRE) AND THE MAXIMUM DENSITY WILL BE BASED ON THE RESULTING SUM OF BOTH PHASE 1 AND 2 AREAS.

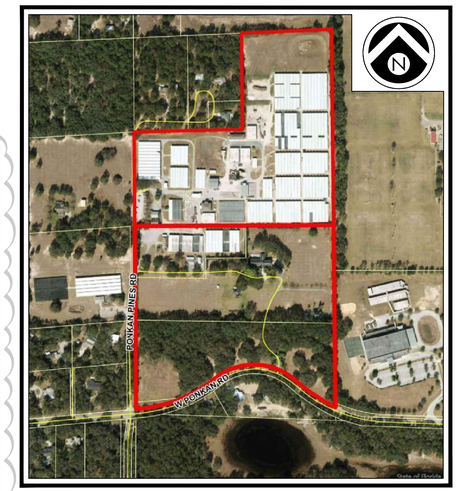
Sheet List Table

C0.0	COVER
C1.0	ABBREVIATIONS & SYMBOLS
C2.0	EXISTING CONDITIONS - OVERALL
C2.1	EXISTING CONDITIONS - SOUTH
C2.2	EXISTING CONDITIONS - NORTH
C3.0	GEOMETRY PLAN - OVERALL
C3.1	GEOMETRY PLAN - SOUTH
C3.2	GEOMETRY PLAN - NORTH
C3.3	CROSS SECTIONS
C3.4	CURVE TABLES
C4.0	UTILITY NOTES
C4.1	UTILITY AND DRAINAGE - OVERALL
C4.2	UTILITY AND DRAINAGE - NORTH
C4.3	UTILITY AND DRAINAGE - SOUTH
C5.0	FIRE TRUCK ROUTE PLAN
C5.1	LIGHTING PLAN
C6.0	PAVING AND GRADING - OVERALL
C6.1	PAVING AND GRADING - NORTH
C6.2	PAVING AND GRADING - SOUTH
A-001	ARBOR SCHEDULE & DETAILS
A-201	ARBOR PLAN
A-202	ARBOR PLAN
K-200	LANDSCAPE PLAN KEY SHEET
K-201	OVERALL LANDSCAPE PLAN
L-001	PLANT SCHEDULE & DETAILS
L-201	LANDSCAPE BUFFER PLAN
L-202	LANDSCAPE BUFFER PLAN
L-203	LANDSCAPE BUFFER PLAN
L-204	LANDSCAPE BUFFER PLAN
L-205	LANDSCAPE BUFFER PLAN
	BOUNDARY, TOPOGRAPHIC & TREE SURVEY



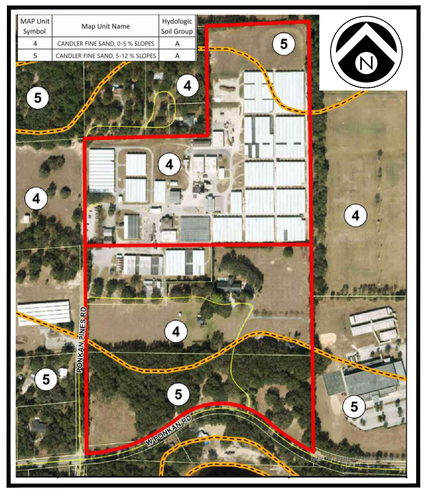
VICINITY MAP

SCALE: 1" = 2000'



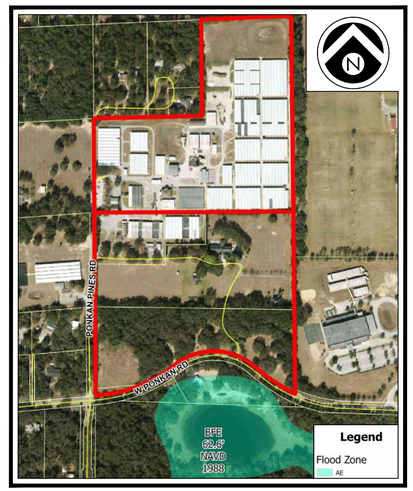
AERIAL MAP

SCALE: 1" = 600'



SOILS MAP

SCALE: 1" = 700'



FEMA FLOOD MAP

SCALE: 1" = 600'

SHEET 1 OF 19
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APPIAN ENGINEERING

2221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789
(407) 960-5868

BOARD OF PROFESSIONAL
ENGINEERING CERTIFICATE
NO. 32174

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	MAJOR DEVELOPMENT PLAN (MDP)			

REV.	DATE	DESCRIPTION
1	01/29/2025	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS DATED 01/29/2025

Ovidio S Sanchez No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER

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ABBREVIATIONS

A	
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
ARV	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	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	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	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	
E	EAST
EA	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

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
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
GPD	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
GWT	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

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	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
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	
S	SOUTH
SAN	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
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
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
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOP 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
WPP	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
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

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

SANITARY SEWER

- SANITARY SEWER LINE (S)
- CLEANOUT
- FORCE MAIN (FM)
- MANHOLE (S)

POTABLE WATER

- WATER MAIN (WM)
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER (M)

STORM DRAIN

- STORM SEWER
- CURB INLET
- MANHOLE (D)
- MITERED END
- STORM INLET
- SPOT ELEVATION (×100.00)
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET
- FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- BOUND CORNER
- CONCRETE
- COUNTY ROADS (520)
- INTERSTATE ROADS (95)
- LIGHT POLE
- SIGN
- EDGE OF PAVEMENT W/O CURB
- STATE ROADS (50)
- GUY POLE
- UTILITY POLE
- YARD LIGHT
- GAS MAIN (GAS)
- OVER HEAD WIRE (OHW)
- ELECTRIC CABLE OR CONDUIT, BURIED (elec)
- UNDERGROUND TELEPHONE CABLE (utc)
- 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
- CONTOUR (81)

SANITARY SEWER

100 LF OF 8" PVC @ 0.40%

- SANITARY PIPE
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE (S)
- FORCE MAIN (FM)
- PLUG VALVE

POTABLE WATER

- WATER MAIN (WM)
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- METER (M)
- SAMPLE POINT (SP#)

RECLAIMED WATER

- RECLAIMED WATER MAIN (RU)
- 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 (D)
- MITERED END SECTION
- STORM INLET
- SPOT ELEVATION (×100.00)

ROADWAY

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

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

REV.	DATE	DESCRIPTION	BY
1	01/29/2025	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS – DATED 01/29/2025	GSS

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2231 Lee Road, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32674

ABBREVIATIONS & SYMBOLS

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

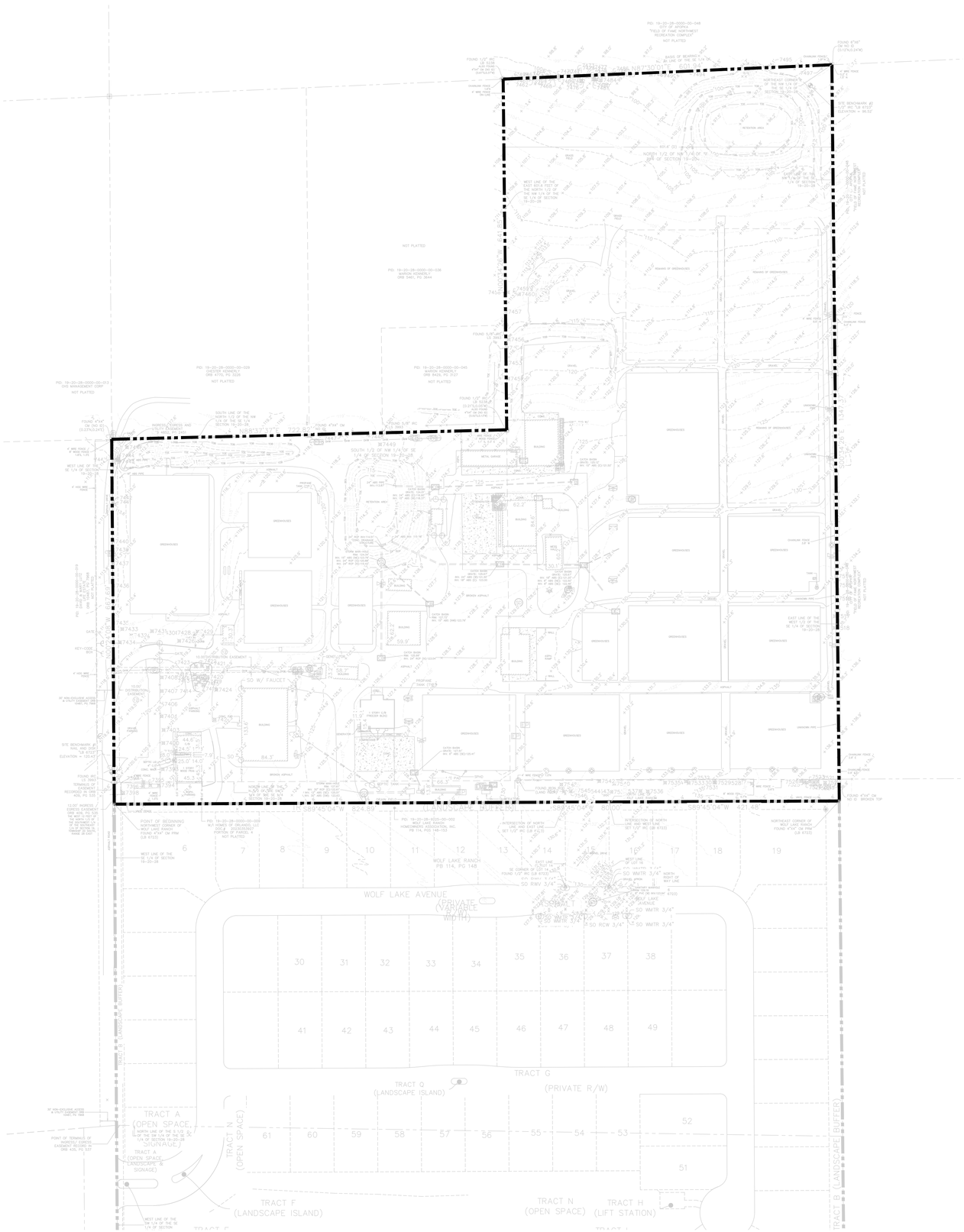
DRAWN: T. MOORE	DESIGNED: L. CLASSON	CHECKED: L. CLASSON	DATE: 2/18/25
SCALE: N/A	PROJECT: MIH-008	SHEET: C1.0	

CLAUDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA 2/18/25 PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Ralph L. Tilney PE on the date adjacent to the seal.

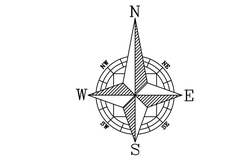
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EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

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 UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS WERE LOCATED. UNESS OTHERWISE UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, 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 SHOW HEREON ARE BASED ON ORANGE COUNTY BENCHMARK, NUMBER S1302068, 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 12095C0110H, 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 DESCRIBED 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. 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.
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
CV	CABLE TELEVISION VAULT	FND	FOUND
EC	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
UV	UNKNOWN VAULT		PROPERTY LINE
W	WELL	PSM	PROFESSIONAL SURVEYOR AND MAPPER
CB	CATCH BASIN	R	RADIUS
TR	TELECOMMUNICATION RISER	R/W	RIGHT OF WAY
TV	TELECOMMUNICATION VAULT	26	CONTOUR
	FOUND IRON PIPE	+24.1	SPOT ELEVATION
	FOUND IRON ROD		CENTERLINE
	FOUND NAIL & DISK		FENCE LINE
	FIRE HYDRANT		EASEMENT
ASPH	ASPHALT		OVERHEAD ELECTRICAL LINE
	CENTER LINE	R/W	RIGHT OF WAY LINE
C	CHORD DISTANCE		BUILDING LINE
CD	CHORD BEARING		EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE		
CONC	CONCRETE		
CM	CONCRETE MONUMENT		
EC	EDGE OF CONCRETE		
EP	EDGE OF PAVEMENT		
ESMT	EASEMENT		

SHEET 3 OF 19
NOT FOR CONSTRUCTION

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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. 32374

EXISTING CONDITIONS – OVERALL

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

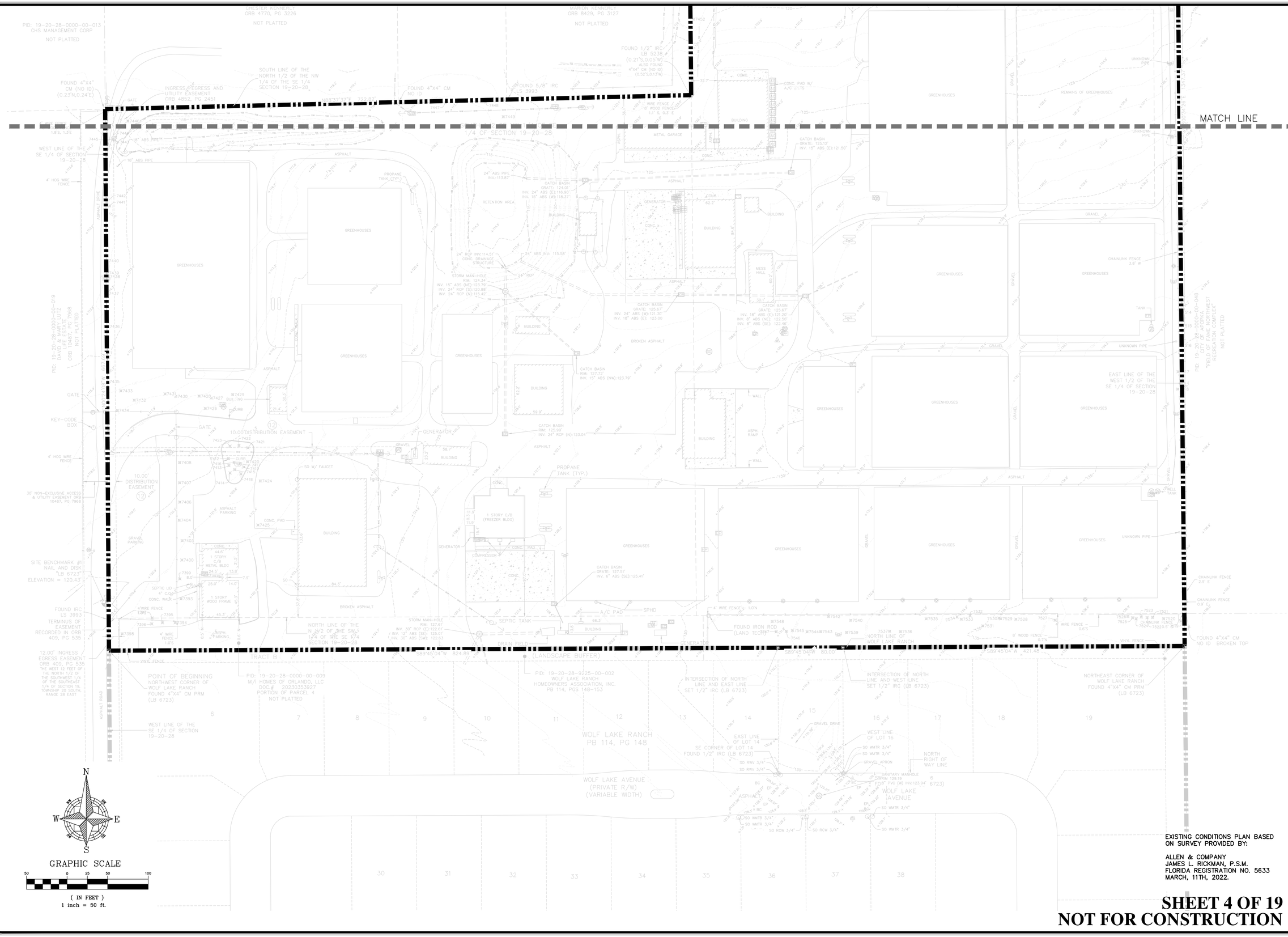
DRAWN: T. MOORE
DESIGNED: L. CLASSON
CHECKED: L. CLASSON
DATE: 2/18/25
SCALE: 1" = 100'
PROJECT: MIH-008
SHEET: C2.0

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/18/25
PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
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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
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EXISTING CONDITIONS – SOUTH

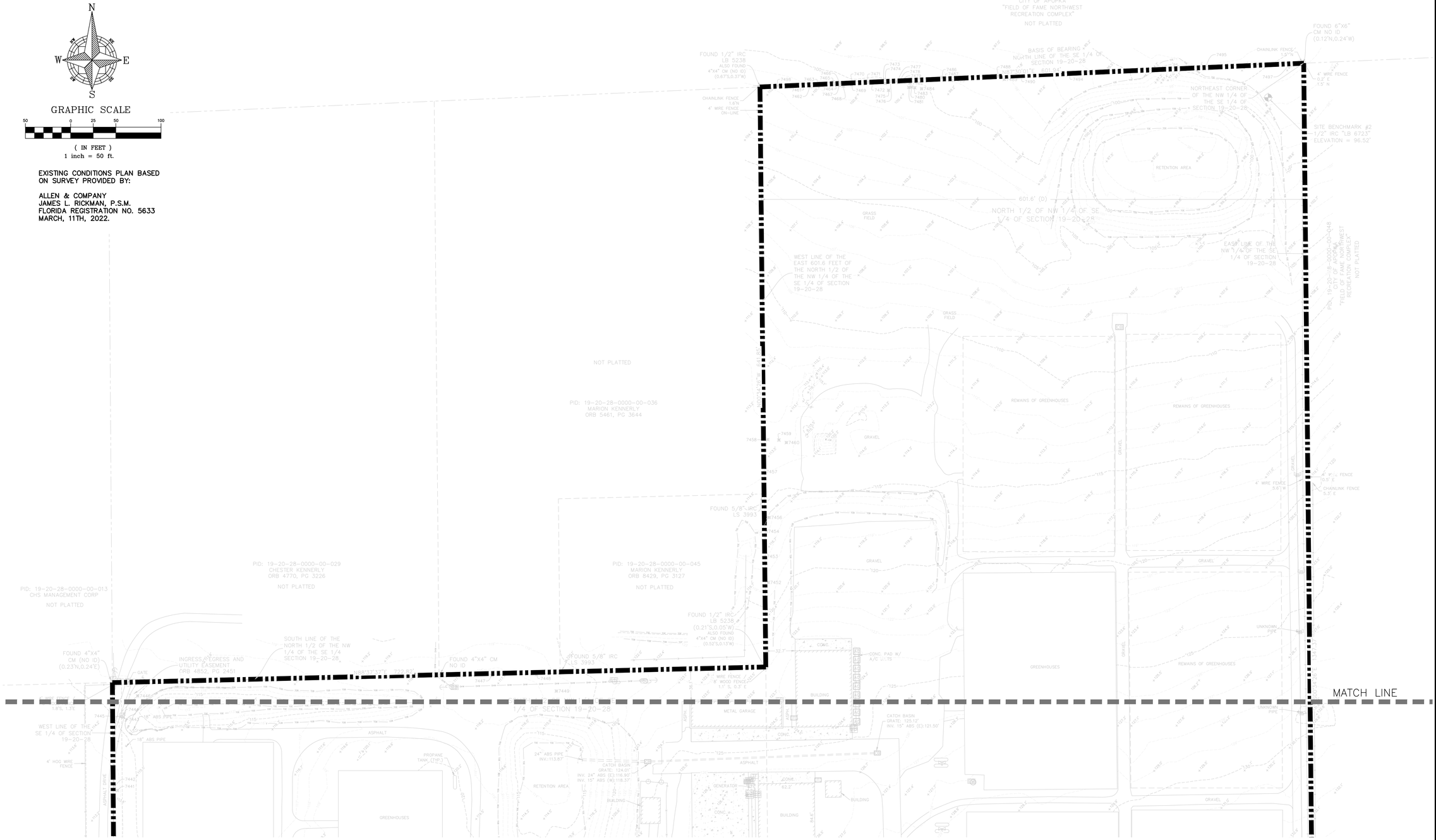
MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOPKA, FLORIDA

DRAWN:	T. MOORE
DESIGNED:	L. CLASSON
CHECKED:	L. CLASSON
DATE:	2/18/25
SCALE	1" = 50'
PROJECT	MIH-008
SHEET	C2.1

APPIAN ENGINEERING LLC

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/18/25

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SHEET 5 OF 19
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	01/29/2025	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS – DATED 01/29/2025	OSS

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APPIAN ENGINEERING LLC.

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32274

EXISTING CONDITIONS – NORTH

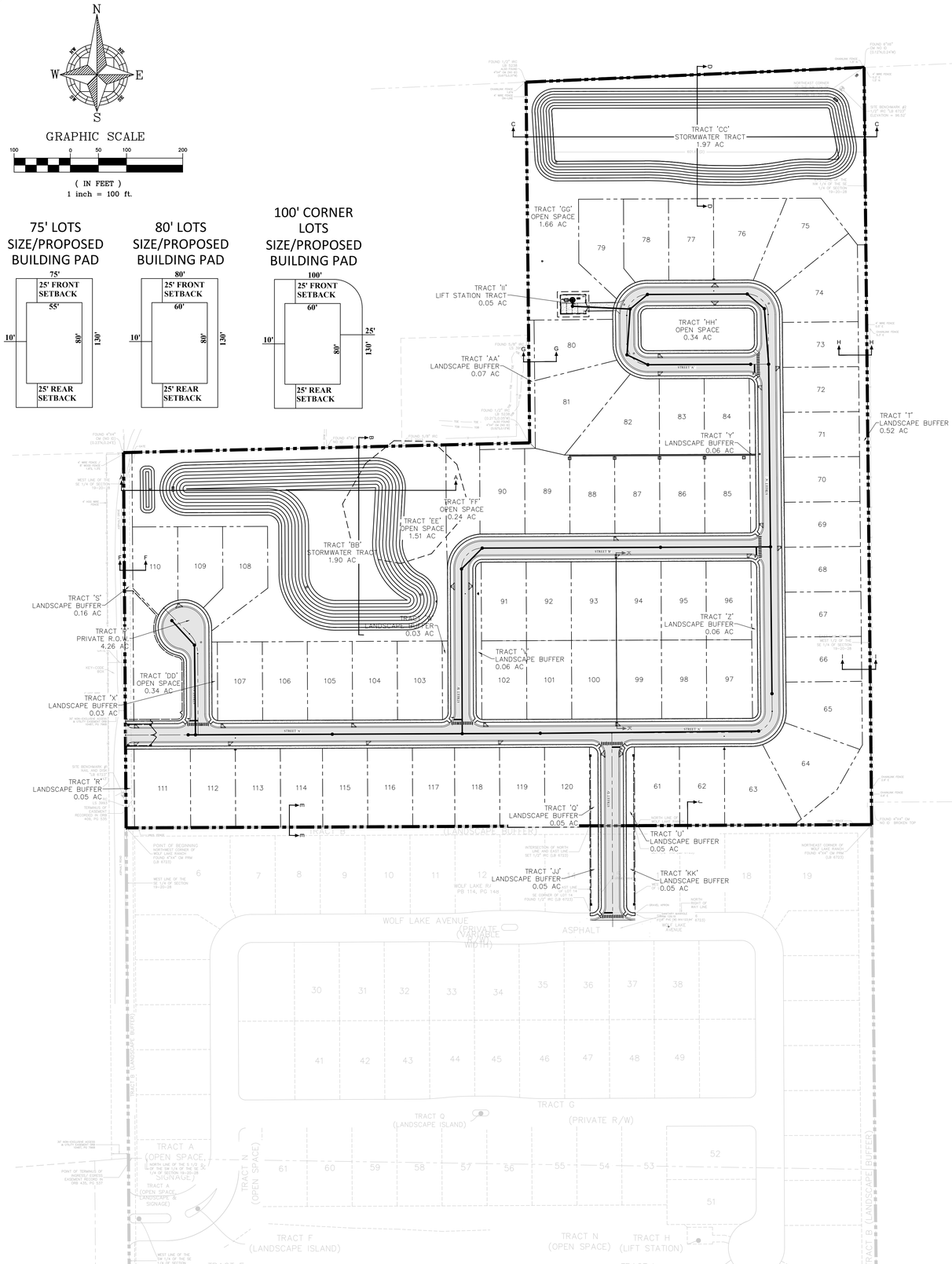
MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOPKA, FLORIDA

SCALE: 1" = 50'	PROJECT: MIH-008	DRAWN: T. MOORE	DATE: 2/18/25
	SHEET: C2.2	DESIGNED: L. CLASSON	
		CHECKED: L. CLASSON	

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/18/25
PROFESSIONAL ENGINEER

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P:_PROJECT DRAWINGS\MIH-008 Wolf Lake Ranch Roseville\Drawings\CAD Civil3D\Layouts\03 PSP\EXISTING CONDITIONS.dwg Modified: 2/18/2025 By: tmoore



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: NORTH SOUTH EAST WEST	 MU (CITY) FLU-IP (CITY), LD (COUNTY), RLS (CITY) INST_PU (CITY) MU (CITY), R (COUNTY)
6.	EXISTING ZONING:	RSF-1B
7.	ADJACENT ZONING: NORTH SOUTH EAST WEST	 MU-ES-GT (CITY) TRANSITIONAL/RSF-1A (CITY), A-1 (COUNTY) OFFICE (CITY) MU-ES-GT (CITY), A-R (COUNTY)
8.	SETBACKS: FRONT YARD: SIDE YARD: BACK YARD: CORNER YARD:	 25 FT. 10 FT. 25 FT. 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 :	 1.36 AC. 3.98 AC. 2.87 AC. 1.98 AC. 10.19 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
16.	PARKING SPACES PROPOSED: 80' LOT (2 CAR GARAGE / 2 DRWY): TOTAL :	 244 STALLS 244 STALLS

SITE DATA: PHASE 2

1.	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:	29.66 Ac.
4.	EXISTING FUTURE LAND USE:	MU
5.	PROPOSED FUTURE LAND USE:	RVLS (ORD 3083, 12/18/2024)
6.	ADJACENT FUTURE LAND USE: NORTH SOUTH EAST WEST	 MU (CITY) & RVLS (CITY) RVLS (CITY) INST_PU (CITY) MU (CITY)
7.	EXISTING ZONING:	MU-ES-GT
8.	PROPOSED ZONING:	RSF-1B (ORD 3084, 12/18/2024)
9.	ADJACENT ZONING: NORTH SOUTH EAST WEST	 RSF-1A, MU-ES-GT & OFFICE (CITY) RSF-1B (CITY) OFFICE (CITY) MU-ES-GT (CITY)
10.	MINIMUM LOT AREA:	8,000 SF
11.	MINIMUM LIVING AREA:	2,000 SF
12.	PHASE 2 LOT COUNT TOTAL: *ONE (1) VESTED UNIT, LOT 15 (PID 19-20-28-9225-00-015), AND AND 80' X 15' PORTION OF TRACT B (PID 19-20-28-9225-00-002), ARE BEING REMOVED FROM PHASE 1 FOR PHASE 2 ACCESS, AND ADDED TO THE PHASE 2 SITE DEVELOPMENT AREA FOR A TOTAL OF 60 UNITS IN THE PHASE 2 PLAT.	59 UNITS*
13.	SCHOOL AGE CHILDREN: SINGLE FAMILY: ELEMENTARY: 59 DU * 0.169 CHILD/DU MIDDLE: 59 DU * 0.092 CHILD/DU HIGH: 59 DU * 0.145 CHILD/DU TOTAL:	 10 SCHOOL AGE CHILDREN 6 SCHOOL AGE CHILDREN 9 SCHOOL AGE CHILDREN 25 SCHOOL AGE CHILDREN
17.	REQUIRED PARKING SPACES: 2 SPACES PER DWELLING UNIT: TOTAL	 118 STALLS 118 STALLS
18.	PROPOSED PARKING SPACES: 80' LOT (2 CAR GARAGE + 2 DRWY): TOTAL:	 236 STALLS 236 STALLS

SITE DATA: PHASE 1 & 2 CUMULATIVE

1.	TOTAL PROPERTY AREA:	61.15 Ac.
2.	LOT COUNT : PHASE 1: PHASE 2: TOTAL : *59 NEW UNITS IN PHASE 2. ONE (1) VESTED UNIT, LOT 15 (PID 19-20-28-9225-00-015), AND AN 80'X15' PORTION OF TRACT B (PID: 19-20-28-9225-00-002), ARE BEING REMOVED FROM PHASE 1 FOR PHASE 2 ACCESS, AND ADDED TO THE PHASE 2 SITE DEVELOPMENT AREA, FOR A TOTAL OF 60 UNITS IN THE PHASE 2 PLAT.	 61 UNITS* 59 UNITS* 120 UNITS
3.	CUMULATIVE SITE DENSITY: (120 DU) / (61.15) AC =	 1.96 DU/AC
4.	SCHOOL AGE CHILDREN: SINGLE FAMILY: ELEMENTARY: 120 DU * 0.169 CHILD/DU MIDDLE: 120 DU * 0.092 CHILD/DU HIGH: 120 DU * 0.145 CHILD/DU TOTAL:	 21 SCHOOL AGE CHILDREN 12 SCHOOL AGE CHILDREN 18 SCHOOL AGE CHILDREN 51 SCHOOL AGE CHILDREN
5.	REQUIRED OPEN SPACE: (TOTAL PROPERTY AREA) * 30% (61.15 Ac.) * 30% =	 18.35 Ac.
6.	PROVIDED PHASE 1 OPEN SPACE LANDSCAPE BUFFER: OPEN SPACE KARST/OPEN SPACE STORMWATER POND TOTAL :	 1.44 Ac. 3.98 Ac. 2.87 Ac. 1.98 Ac. 10.27 Ac.
	PROPOSED PHASE 2 OPEN SPACE LANDSCAPE BUFFER: OPEN SPACE: STORMWATER POND (75%): TOTAL.:	 1.15 Ac. 4.09 Ac. 2.90 Ac. 8.14 Ac.
	TOTAL OPEN SPACE PROPOSED:	18.41 Ac. (±30.11%)
7.	REQUIRED PARKING SPACES: 120 UNITS 2 SPACES PER DWELLING UNIT: TOTAL	 240 STALLS 240 STALLS
8.	PROPOSED PARKING SPACES: 120 UNITS 120 LOTS (2 CAR GARAGE + 2 DRWY): TOTAL:	 480 STALLS 480 STALLS
9.	THE PLAT FOR THE SUBDIVISION SHALL BE SUBMITTED FOLLOWING APPROVAL OF THE CONSTRUCTION SITE PLAN.	
10.	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.	
11.	WATER SERVICE PROVIDED BY CITY OF APOPKA.	
12.	RECLAIMED WATER SERVICE PROVIDED BY CITY OF APOPKA.	
13.	SANITARY SEWER SERVICE PROVIDED BY CITY OF APOPKA.	
14.	STORMWATER SYSTEM WILL BE PROVIDED AND DESIGNED TO MEET CITY OF APOPKA AND SJRWMD DRAINAGE REQUIREMENTS.	
15.	ALL UTILITY LINES SHALL BE DESIGNED TO MEET FDEP AND CITY OF APOPKA REQUIREMENTS.	
16.	UTILITY EASEMENTS DEDICATED TO CITY OF APOPKA UTILITY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.	
17.	AN HOA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES.	
18.	PROJECT LANDSCAPING/IRRIGATION SHALL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE.	
19.	OPEN SPACE SHALL COMPLY WITH CITY OF APOPKA LDC CODE 5.4.4.	
20.	THE PLAT FOR THE SUBDIVISION SHALL BE SUBMITTED WITH CONSTRUCTION SITE PLANS (CSP).	
21.	PHASE 1 HAS BEEN CONSTRUCTED. THE PHASE 2 DEVELOPMENT WILL BE CONSTRUCTED IN ONE (1) PHASE, INCLUDING THE ROADWAY CONNECTION INTO PHASE 1 .	
22.	SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 5.10.	
23.	BOTH STORMWATER PONDS IN PHASE 2 SHALL BE AMENITIZED. FINAL AMENITY DETAILS TO BE PROVIDED AT CONSTRUCTION SITE PLAN.	

SHEET 6 OF 19
NOT FOR CONSTRUCTION

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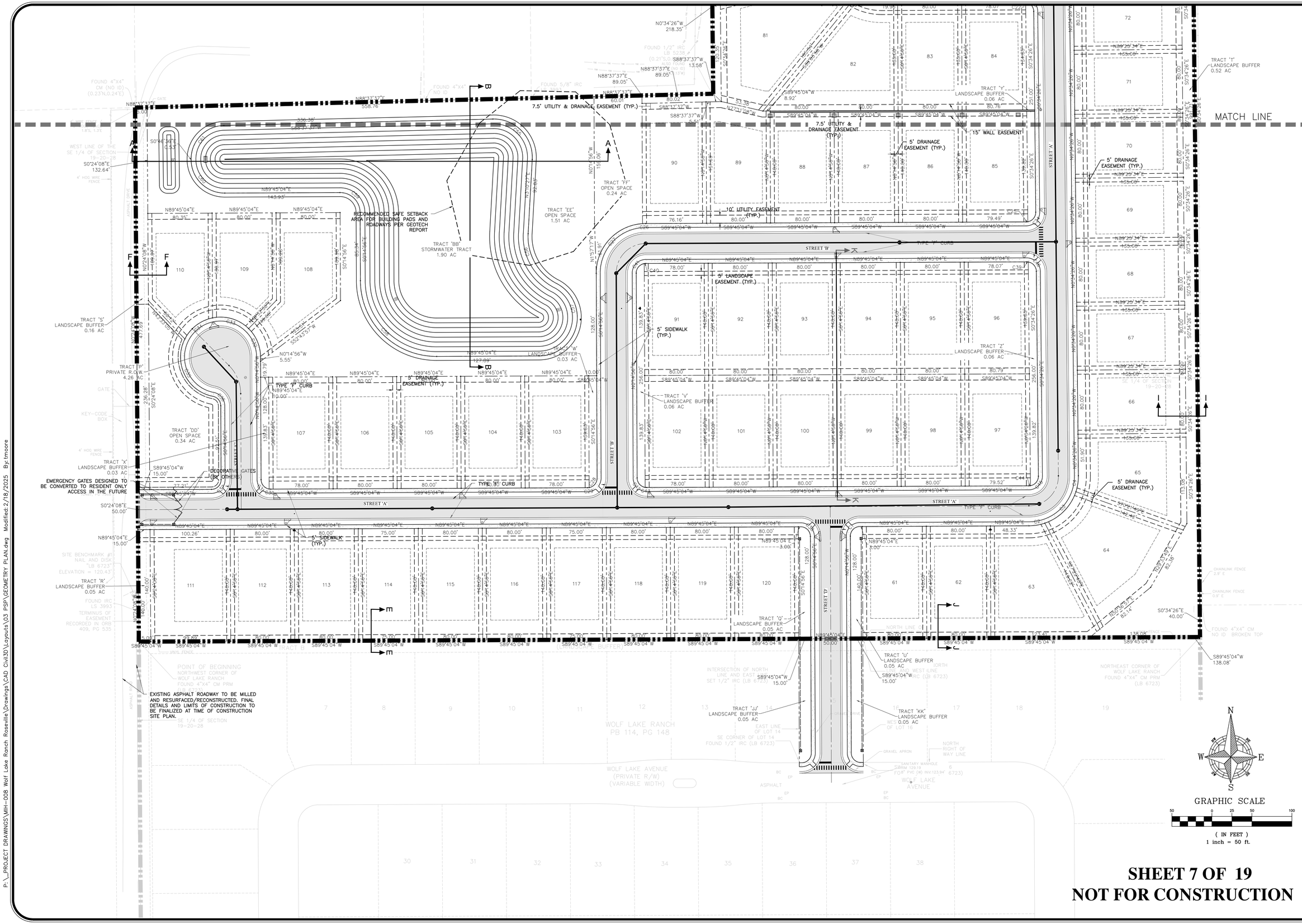
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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32674

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

DRAWN: T. MOORE
DESIGNED: L. CLASSON
CHECKED: L. CLASSON
DATE: 2/18/25
SCALE: 1" = 100'
PROJECT: MIH-008
SHEET: C3.0

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
2/18/25
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SHEET 7 OF 19
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	01/29/2025	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS – DATED 01/29/2025	OSS

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

GEOMETRY PLAN – SOUTH

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

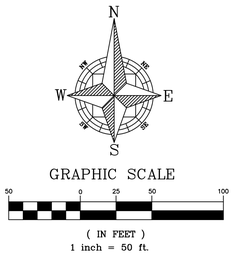
DRAWN:	DESIGNED:	CHECKED:	DATE:
T. MOORE	L. CLASSON	L. CLASSON	2/18/25

SCALE	PROJECT	SHEET
1" = 50'	MIH-008	C3.1

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PHASE 1 TRACT DATA

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.

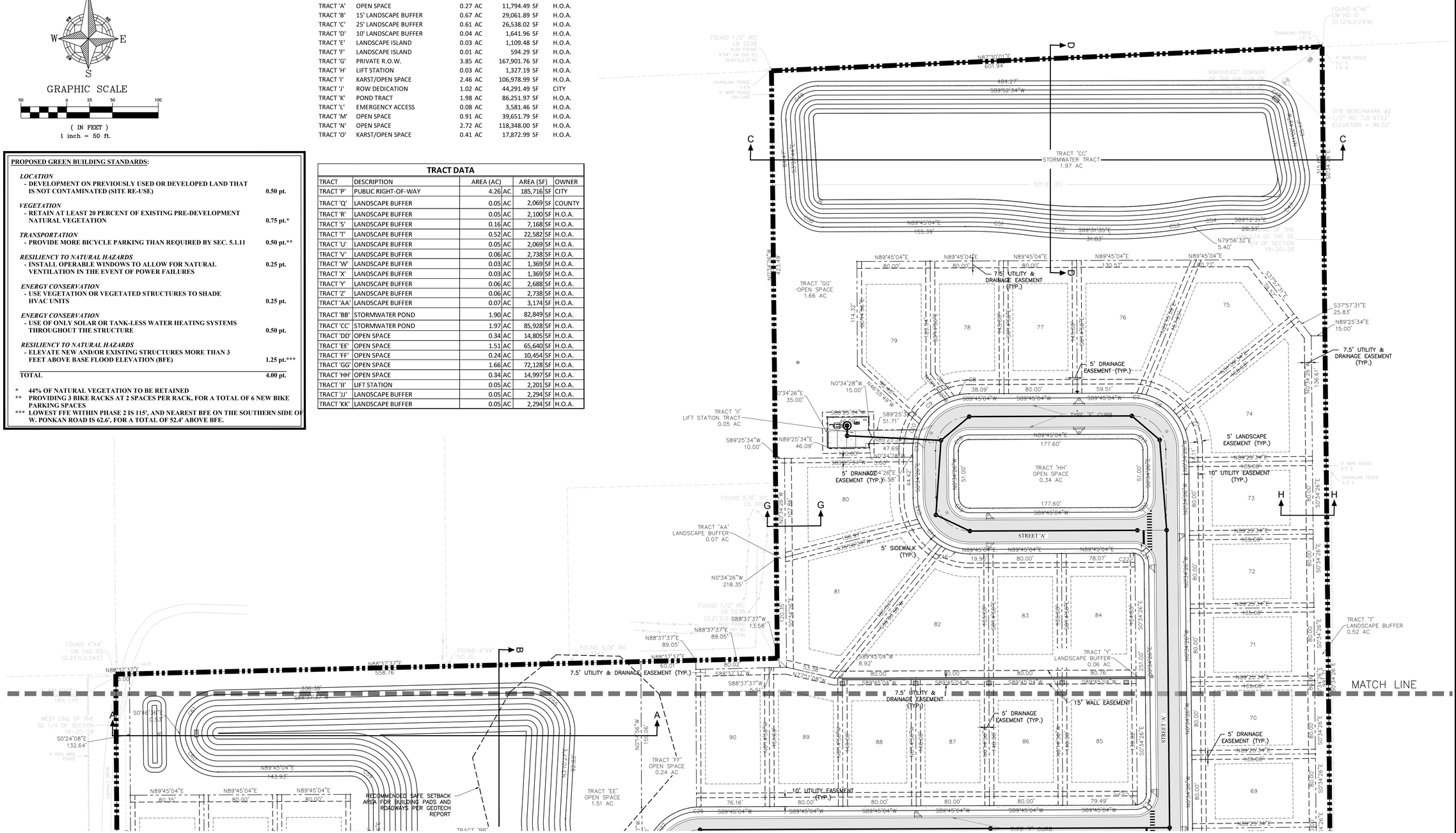
PROPOSED GREEN BUILDING STANDARDS:

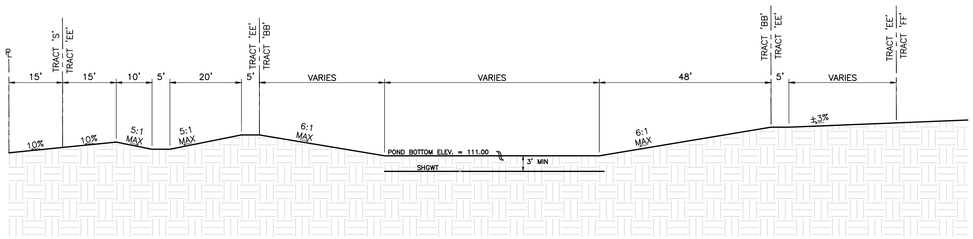
LOCATION	
- DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (SITE RE-USE)	0.50 pt.
VEGETATION	
- RETAIN AT LEAST 20 PERCENT OF EXISTING PRE-DEVELOPMENT NATURAL VEGETATION	0.75 pt.*
TRANSPORTATION	
- PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11	0.50 pt.**
RESILIENCY TO NATURAL HAZARDS	
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES	0.25 pt.
ENERGY CONSERVATION	
- USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS	0.25 pt.
ENERGY CONSERVATION	
- USE OF ONLY SOLAR OR TANK-LESS WATER HEATING SYSTEMS THROUGHOUT THE STRUCTURE	0.50 pt.
RESILIENCY TO NATURAL HAZARDS	
- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE)	1.25 pt.***
TOTAL	**4.00 pt.**

* **44% OF NATURAL VEGETATION TO BE RETAINED**
** **PROVIDING 3 BIKE RACKS AT 2 SPACES PER RACK, FOR A TOTAL OF 6 NEW BIKE PARKING SPACES**
*** **LOWEST FFE WITHIN PHASE 2 IS 115', AND NEAREST BFE ON THE SOUTHERN SIDE OF W. PONKAN ROAD IS 62.6', FOR A TOTAL OF 52.4' ABOVE BFE.**

TRACT DATA

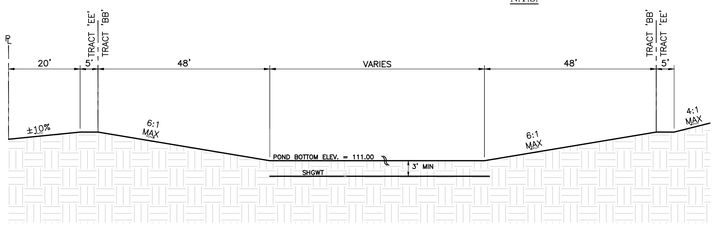
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'P'	PUBLIC RIGHT-OF-WAY	4.26 AC	185,716 SF	CITY
TRACT 'Q'	LANDSCAPE BUFFER	0.05 AC	2,069 SF	COUNTY
TRACT 'R'	LANDSCAPE BUFFER	0.05 AC	2,100 SF	H.O.A.
TRACT 'S'	LANDSCAPE BUFFER	0.16 AC	7,168 SF	H.O.A.
TRACT 'T'	LANDSCAPE BUFFER	0.52 AC	22,582 SF	H.O.A.
TRACT 'U'	LANDSCAPE BUFFER	0.05 AC	2,069 SF	H.O.A.
TRACT 'V'	LANDSCAPE BUFFER	0.06 AC	2,738 SF	H.O.A.
TRACT 'W'	LANDSCAPE BUFFER	0.03 AC	1,369 SF	H.O.A.
TRACT 'X'	LANDSCAPE BUFFER	0.03 AC	1,369 SF	H.O.A.
TRACT 'Y'	LANDSCAPE BUFFER	0.06 AC	2,688 SF	H.O.A.
TRACT 'Z'	LANDSCAPE BUFFER	0.06 AC	2,738 SF	H.O.A.
TRACT 'AA'	LANDSCAPE BUFFER	0.07 AC	3,174 SF	H.O.A.
TRACT 'BB'	STORMWATER POND	1.90 AC	82,849 SF	H.O.A.
TRACT 'CC'	STORMWATER POND	1.97 AC	85,928 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.34 AC	14,805 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	1.51 AC	65,640 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.24 AC	10,454 SF	H.O.A.
TRACT 'GG'	OPEN SPACE	1.66 AC	72,128 SF	H.O.A.
TRACT 'HH'	OPEN SPACE	0.34 AC	14,997 SF	H.O.A.
TRACT 'II'	LIFT STATION	0.05 AC	2,201 SF	H.O.A.
TRACT 'JJ'	LANDSCAPE BUFFER	0.05 AC	2,294 SF	H.O.A.
TRACT 'KK'	LANDSCAPE BUFFER	0.05 AC	2,294 SF	H.O.A.


TRACT "CC"
STORMWATER TRACT
1.97 AC
TRACT "GG"
OPEN SPACE
1.66 AC
TRACT "II"
LIFT STATION TRACT
0.05 AC
TRACT "HH"
OPEN SPACE
0.34 AC
TRACT "FF"
OPEN SPACE
0.24 AC
TRACT "EE"
OPEN SPACE
1.51 AC
TRACT 'AA'
LANDSCAPE BUFFER
0.07 AC
TRACT 'Y'
LANDSCAPE BUFFER
0.06 AC
TRACT 'T'
LANDSCAPE BUFFER
0.52 AC
STREET 'A'
7.5' UTILITY & DRAINAGE EASEMENT (TYP.)
5' DRAINAGE EASEMENT (TYP.)
5' LANDSCAPE EASEMENT (TYP.)
10' UTILITY EASEMENT (TYP.)
15' WALL EASEMENT
5' SIDEWALK (TYP.)
TYPE 'E' CURB
TYPE 'F' CURB
7.5' UTILITY & DRAINAGE EASEMENT (TYP.)
RECOMMENDED SAFE SETBACK AREA FOR BUILDING PADS AND ROADWAYS PER GEOTECH REPORT
MATCH LINE
FOUND 6"X6" CM NO ID (0.12'N,0.24'W)
FOUND 1/2" IRC LB 5238
SITE BENCHMARK #2
1/2" IRC "LB 6724"
ELEVATION = 96.52'
NORTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19-20-28
WEST LINE OF THE SE 1/4 OF SECTION 19-20-28
EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19-20-28
FOUND 4"X4" CM (NO ID) (0.23'N,0.24'E)
FOUND 5/8" IRC LS 3997
FOUND 4"X4" NO ID
CHAINLINK FENCE 1.6'N
4" WIRE FENCE ON-LINE
4" WIRE FENCE 0.2' E 1.5' N
4" WIRE FENCE 6.9' E
CHAINLINK FENCE 5.3' E
4' HOG WIRE FENCE
CHAINLINK FENCE 1.8'S, 1.3'E
N87°30'01"E 601.94'
S89°52'34"W 484.27'
N89°45'04"E 155.39'
S89°31'35"E 31.63'
N79°56'32"E 5.40'
N0°14'26"W 425.89'
S0°24'08"E 132.64'
N89°45'04"E 143.93'
S89°37'37"W 336.38'
N88°37'37"E 558.76'
N89°45'04"E 1310.52'
N89°45'04"E 710.72'
S37°57'31"E 25.83'
N89°25'34"E 15.00'
S0°34'26"E 156.61'
N0°34'28"W 15.00'
S89°25'34"W 51.71'
N89°25'34"E 46.09'
S89°25'34"W 10.00'
N0°34'26"W 218.35'
S0°34'26"E 30.00'
N89°45'04"E 177.60'
S89°45'04"W 177.60'
N89°25'34"E 435.08'
S0°34'26"E 251.00'
N0°34'26"W 135.06'
S0°10'27"E 92.89'
N27°21'08"W 53.78'
S88°37'37"W 89.05'
N88°37'37"E 89.05'
S88°37'37"W 13.58'
N88°37'37"E 89.05'
S88°37'37"W 80.02'
N89°45'04"E 80.00'
S89°45'04"W 80.00'
N89°45'04"E 78.07'
S89°45'04"W 79.49'
N89°45'04"E 19.95'
S89°45'04"W 8.92'
N89°45'04"E 80.35'
S89°45'04"W 76.16'
N0°34'26"W 102.46'
S0°34'26"E 44.42'
N0°34'26"W 56.97'
S0°34'26"E 46.58'
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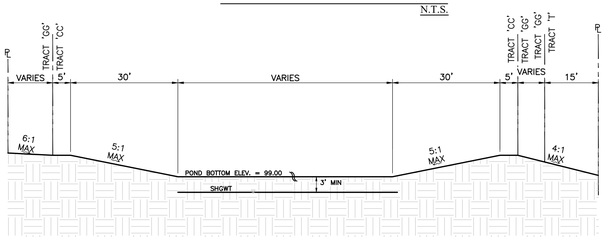
SECTION A-A

N.T.S.



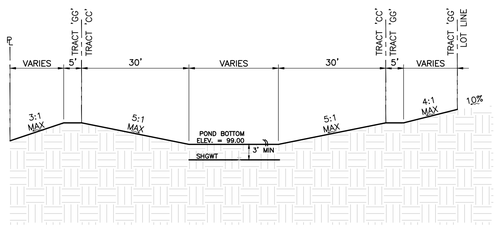
SECTION B-B

N.T.S.



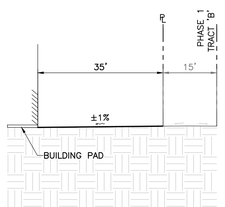
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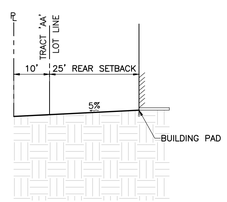
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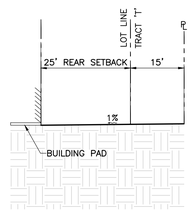
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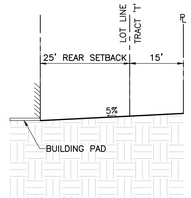
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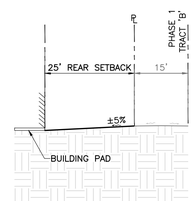
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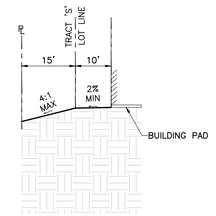
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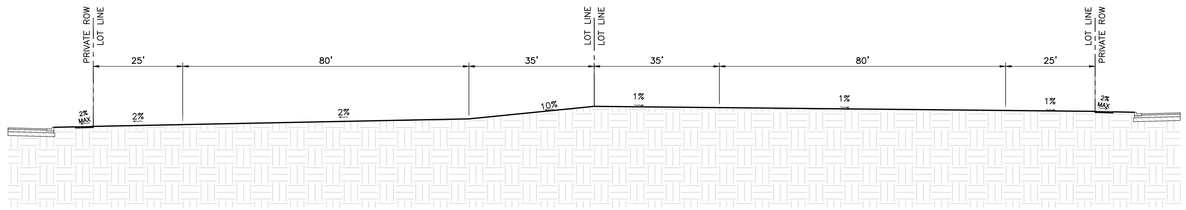
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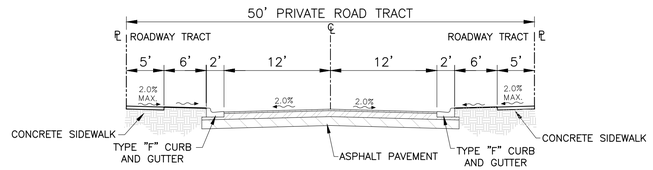
SECTION F-F

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SECTION K-K

N.T.S.



TYPICAL 50' RIGHT-OF-WAY

SCALE: N.T.S.

REV.	DATE	DESCRIPTION	BY
1	01/29/2025	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS - DATED 01/29/2025	GSS

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APPIAN ENGINEERING LLC.

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

CROSS SECTIONS

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
T. MOORE	L. CLASSON	L. CLASSON	2/18/25

SCALE	PROJECT	SHEET
N.T.S.	MIH-008	C3.3

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/18/25
PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Major L. Gray PE on the date adjacent to the seal.
Printed copies of this document are considered signed and sealed and the digital signature must be verified on any electronic copies.

SHEET 9 OF 19
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\MIH-008 Wolf Lake Ranch Roseville\Drawings\CAD Civil3D\Layouts\03 PSP\GEOMETRY PLAN.dwg Modified: 2/18/2025 By: tmoore

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C1	16.97'	N44°45'04"E	12.00'
C2	20.00'	N80°28'05"E	62.00'
C3	55.27'	N44°42'59"E	62.00'
C4	20.28'	N8°50'13"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	15.53'	S14°25'29"W	62.00'
C11	15.53'	S14°25'29"W	62.00'
C12	8.44'	S3°19'42"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
C28	15.49'	N39°57'15"E	12.00'
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'
C47	77.63'	N39°52'20"E	50.00'
C48	44.56'	N50°35'08"W	35.00'
C49	50.96'	S43°09'25"W	35.00'
C50	48.05'	S46°54'20"E	35.00'
C51	67.48'	S86°27'21"E	510.00'
C52	58.67'	S86°05'40"E	490.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C53	89.94'	N85°12'28"E	490.00'
C54	39.71'	N85°22'00"E	210.00'
C55	70.52'	N44°05'58"W	48.00'
C56	71.69'	N29°43'17"W	66.00'
C57	93.22'	N13°34'01"E	48.00'
C58	134.35'	S45°14'56"E	95.00'
C59	35.36'	S45°14'56"E	25.00'
C60	59.12'	S45°30'46"E	42.00'
C61	59.09'	S43°55'31"W	42.00'

SHEET 10 OF 19
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	01/29/2025	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS – DATED 01/29/2025	OSS

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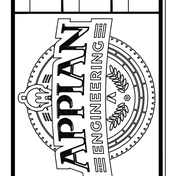
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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

CURVE TABLES

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
T. MOORE	L. CLASSON	L. CLASSON	2/18/25

SCALE	PROJECT	SHEET
N.T.S.	MIH-008	C3.4



This item has been electronically signed and sealed by Major L. Sharp PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\MIH-008 Wolf Lake Ranch Roseville\Drawings\CAD Civil3D\Layouts\03 PSP\GEOMETRY PLAN.dwg Modified:2/18/2025 By:tmoore

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 AUXILARY 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:

$$L = \frac{SD*\sqrt{P}}{148{,}000}$$

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)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
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 THEOUTSIDE 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.

SHEET 11 OF 19
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	01/29/2025	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS – DATED 01/29/2025	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32674

UTILITY NOTES

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

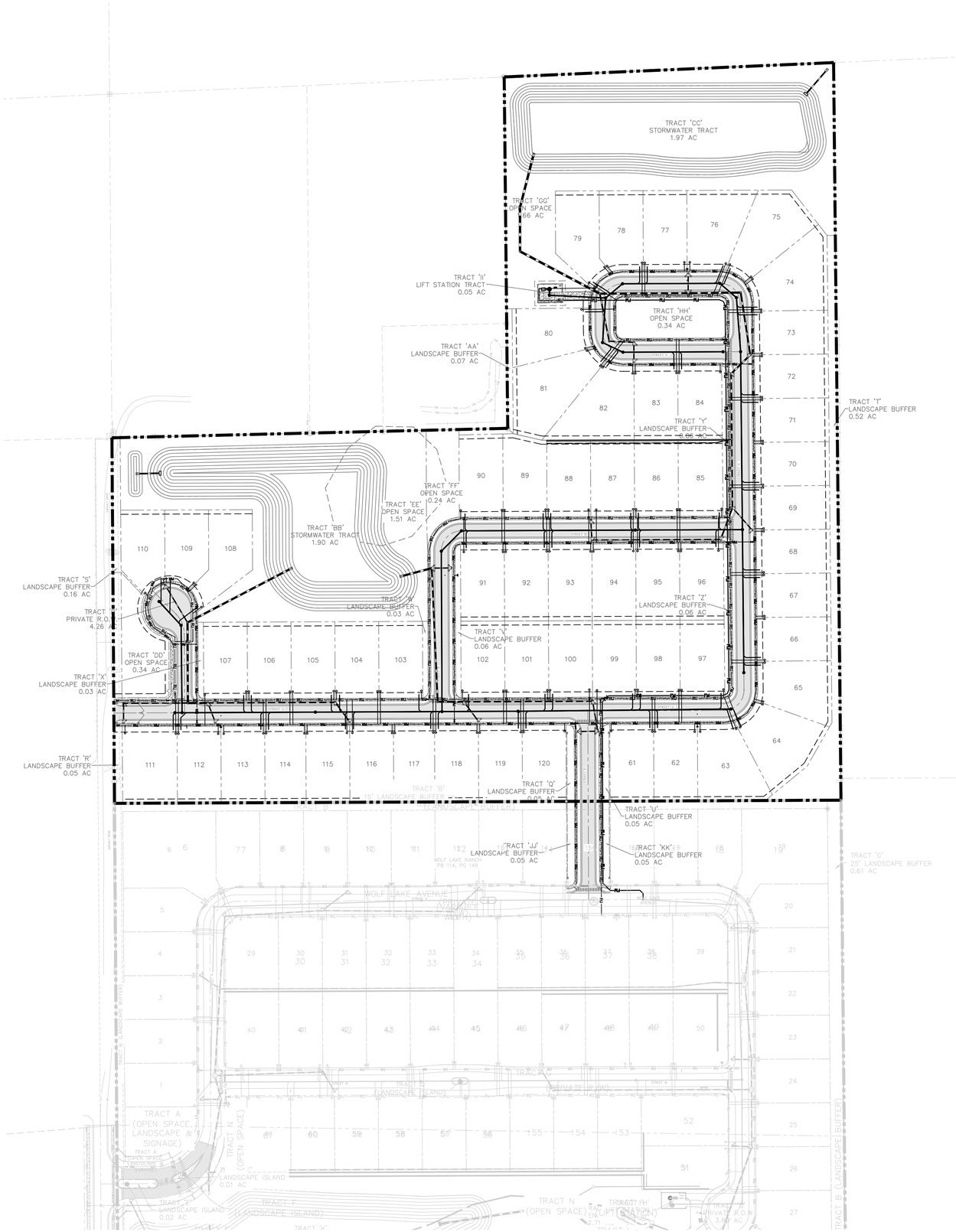
SCALE: N/A	PROJECT: MIH–008	DRAWN: T. MOORE	DESIGNED: L. CLASSON
SHEET: C4.0		CHECKED: L. CLASSON	DATE: 2/18/25

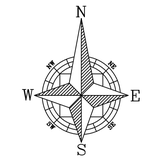
OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/18/25
PROFESSIONAL ENGINEER

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GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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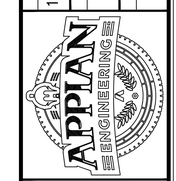
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 33274

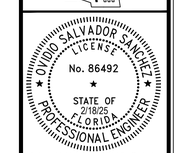
UTILITY AND DRAINAGE – OVERALL

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
T. MOORE	L. CLASSON	L. CLASSON	2/18/25

SCALE	PROJECT	SHEET
1" = 100'	MIH-008	C4.1





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SHEET 12 OF 19
NOT FOR CONSTRUCTION

MATCH LINE

TRACT 'T'
LANDSCAPE BUFFER
0.52 AC

TRACT 'Y'
LANDSCAPE BUFFER
0.06 AC

TRACT 'FF'
OPEN SPACE
0.24 AC

TRACT 'EE'
OPEN SPACE
1.51 AC

TRACT 'BB'
STORMWATER TRACT
1.90 AC

TRACT 'S'
LANDSCAPE BUFFER
0.16 AC

TRACT 'W'
LANDSCAPE BUFFER
0.03 AC

TRACT 'V'
LANDSCAPE BUFFER
0.06 AC

TRACT 'Z'
LANDSCAPE BUFFER
0.06 AC

TRACT 'X'
LANDSCAPE BUFFER
0.03 AC

TRACT 'R'
LANDSCAPE BUFFER
0.05 AC

TRACT 'Q'
LANDSCAPE BUFFER
0.05 AC

TRACT 'U'
LANDSCAPE BUFFER
0.05 AC

TRACT 'DD'
OPEN SPACE
0.34 AC

TRACT 'P'
PRIVATE R/W
4.26 AC

TRACT 'B'
15' LANDSCAPE BUFFER
(LANDSCAPE BUFFER)

STREET 'A'
STREET 'B'
STREET 'C'
STREET 'D'

SINGLE SANITARY SEWER LATERAL (TYP.)
SINGLE RECLAIMED WATER SERVICE (TYP.)
SINGLE POTABLE WATER SERVICE (TYP.)
PROPOSED RECLAIM WATER MAIN
PROPOSED POTABLE WATER MAIN
PROPOSED RECLAIMED WATER MAIN
PROPOSED FORCE MAIN
PROPOSED WATER MAIN
FIRE HYDRANT #1
FIRE HYDRANT #2
FIRE HYDRANT #3
MANHOLE TO BE LINED FOR FUTURE FORCEMAIN CONNECTION FROM WEST
5' DRAINAGE EASEMENT (TYP.)
10' UTILITY EASEMENT (TYP.)
7.5' UTILITY & DRAINAGE EASEMENT (TYP.)
CONNECTION POINT TO EXISTING POTABLE WATER MAIN WITHIN PONKAN PINES PHASE 1
CONNECTION POINT TO EXISTING RECLAIMED WATER MAIN WITHIN PONKAN PINES PHASE 1
CONNECTION POINT TO EXISTING GRAVITY SANITARY SEWER MANHOLE WITHIN PONKAN PINES PHASE 1

WOLF LAKE RANCH
PB 114, PG 148

WOLF LAKE AVENUE
(PRIVATE R/W)
(VARIABLE WIDTH)

ASPHALT ROAD

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

SHEET 13 OF 19
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BY	DESCRIPTION	DATE
OSS	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS – DATED 01/29/2025	01/29/2025

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY AND DRAINAGE – SOUTH

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

DRAWN: T. MOORE
DESIGNED: L. CLASSON
CHECKED: L. CLASSON
DATE: 2/18/25

SCALE: 1" = 50'
PROJECT: MIH-008
SHEET: C4.2

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/18/25
PROFESSIONAL ENGINEER

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N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

TRACT 'CC'
STORMWATER TRACT
1.97 AC

MES-5

DS-2

MES-4

7.5' UTILITY & DRAINAGE EASEMENT (TYP.)

TRACT 'Z'
OPEN SPACE
1.66 AC

E-16

E-15

SINGLE RECLAIMED WATER SERVICE (TYP.)

FIRE HYDRANT #4

5' DRAINAGE EASEMENT (TYP.)

SMH-27

5' FENCE/WALL EASEMENT (TYP.)

E-11

E-10

SMH-28

SINGLE POTABLE WATER SERVICE (TYP.)

7.5' UTILITY & DRAINAGE EASEMENT (TYP.)

TRACT 'II'
LIFT STATION TRACT
0.05 AC

LIFT STATION

E-8

SMH-33

SMH-26

SMH-29

E-9

PROPOSED FORCE MAIN

5' DRAINAGE EASEMENT (TYP.)

PROPOSED RECLAIMED WATER MAIN

10' UTILITY EASEMENT (TYP.)

E-12

E-13

SMH-32

SMH-30

SMH-25

E-7

TRACT 'AA'
LANDSCAPE BUFFER
0.07 AC

STREET 'A'

SINGLE RECLAIMED WATER SERVICE (TYP.)

E-14

SMH-31

SINGLE SANITARY SEWER LATERAL (TYP.)

E-6

PROPOSED POTABLE WATER MAIN

TRACT 'H'
LANDSCAPE BUFFER
0.52 AC

YD-2

TRACT 'Y'
LANDSCAPE BUFFER
0.06 AC

E-5

MATCH LINE

YD-5

YD-4

YD-3

YD-1

5' DRAINAGE EASEMENT (TYP.)

SINGLE SANITARY SEWER LATERAL (TYP.)

5' DRAINAGE EASEMENT (TYP.)

DS-1

MES-3

TRACT 'FF'
OPEN SPACE
0.24 AC

TRACT 'EE'
OPEN SPACE
1.51 AC

PROPOSED RECLAIM WATER MAIN

10' UTILITY EASEMENT (TYP.)

E-17

SMH-22

E-4

SMH-21

E-3

75 76 77 78 79 80 81 82 83 84 72 73 74 71 69 90 89 88 87 86 85

SHEET 14 OF 19
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UTILITY AND DRAINAGE – NORTH

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

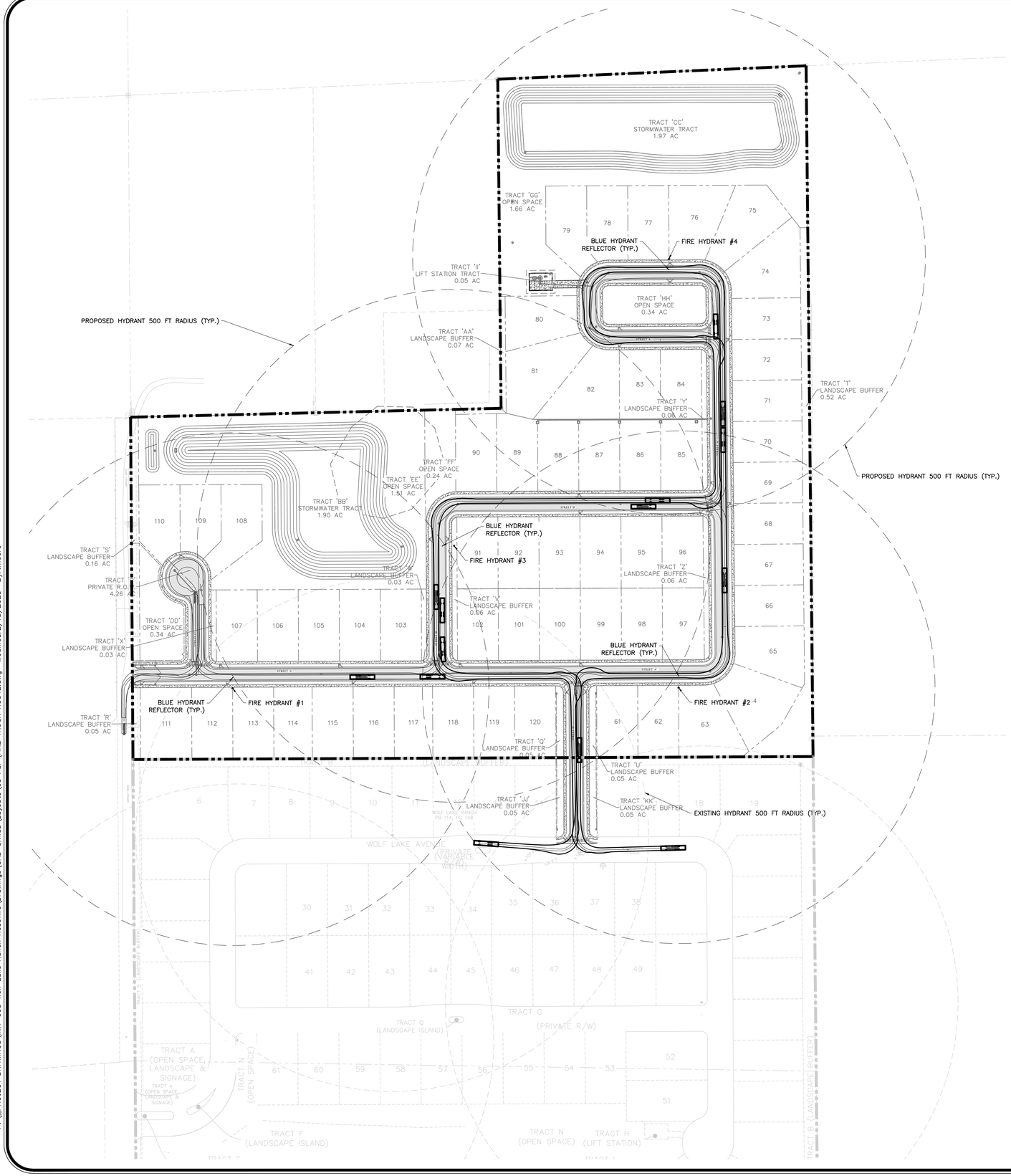
DRAWN:	DESIGNED:	CHECKED:	DATE:
T. MOORE	L. CLASSON	L. CLASSON	2/18/25

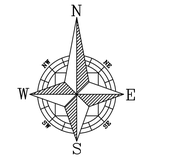
SCALE	PROJECT	SHEET
1" = 50'	MIH-008	C4.3

OVIDIO SALVADOR SANCHEZ-TORRES
LICENSE
No. 86492
STATE OF FLORIDA
2/18/25
PROFESSIONAL ENGINEER

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GRAPHIC SCALE

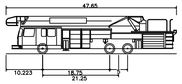
100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

———— 500' FIRE HYDRANT RADIUS

AFD ENGINE / PUMPER



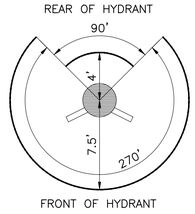
Rosenbauer 100 ft MM Cobra	
Overall Length	47.650ft
Overall Width	8.160ft
Overall Body Height	10.460ft
Min Body Ground Clearance	0.890ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Max Wheel Angle	46.00°

FIRE ACCESS NOTES:

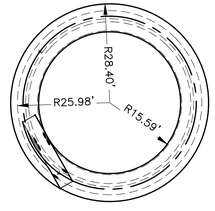
1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18,2,3,4,2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER (NFPA 1,18,5,10,1).

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 FRO FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH. (SCPSTM, FIRE FLOW TESTING PRODCEDURE)
6. 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
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OSS	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS – DATED 01/29/2025	01/29/2025	1

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FIRE TRUCK ROUTE PLAN

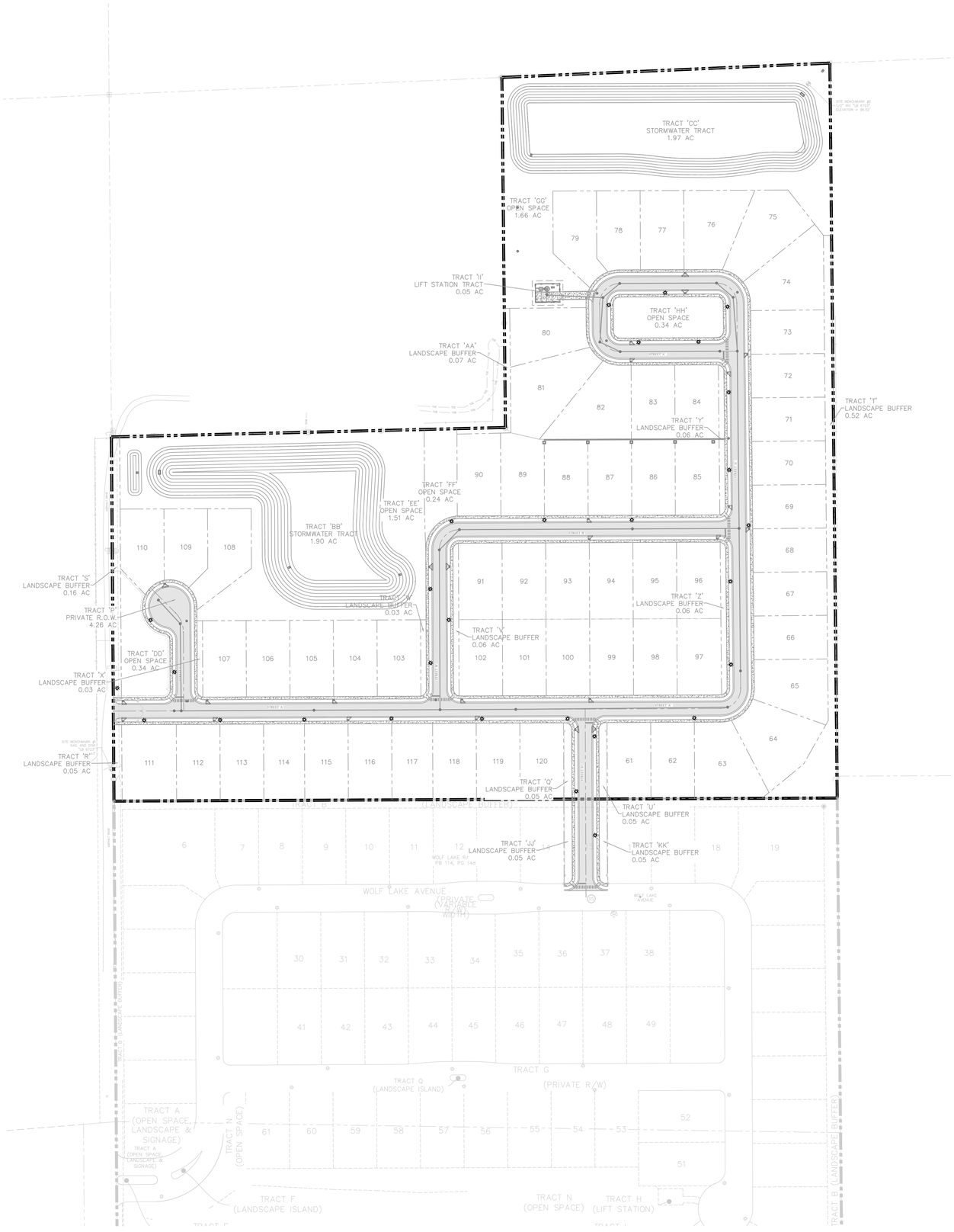
MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOPKA, FLORIDA

DRAWN: T. MOORE	DESIGNED: L. CLASSON	CHECKED: L. CLASSON	DATE: 2/18/25
SCALE: 1" = 100'	PROJECT: MIH-008	SHEET: C5.0	

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/18/25
PROFESSIONAL ENGINEER

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N

W E

S

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

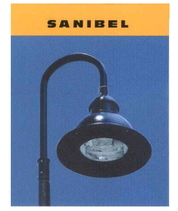
PROPERTY BOUNDARY

PROPOSED LIGHT

LIGHTING NOTES:

1. STREET LIGHTS AND POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES.
2. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
3. EXTERIOR LIGHTING CANNOT EXCEED 15 FEET IN RESIDENTIAL AREAS AND WITHIN 100 FEET OF RESIDENTIAL AREAS.
4. EXACT HEIGHT OF LIGHTING POLES TO BE SPECIFIED BY DUKE ENERGY AND REFLECTED ON THE DUKE ENERGY LIGHTING PLAN.

* LIGHT POLES SHOWN FOR REFERENCE PUPROSES ONLY. EXACT LOCATION AND NUMBER OF LIGHT POLES TO BE DETERMINED BY DUKE ENERGY AND REFLECTED ON THE FINAL LIGHTING/PHOTOMETRIC PLAN(S) AT TIME OF FINAL ENGINEERING.





DETAIL PROVIDED FROM DUKE ENERGY
LIGHT AND POLE DETAIL

SHEET 16 OF 19
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REV.	DATE	DESCRIPTION	BY
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LIGHTING PLAN

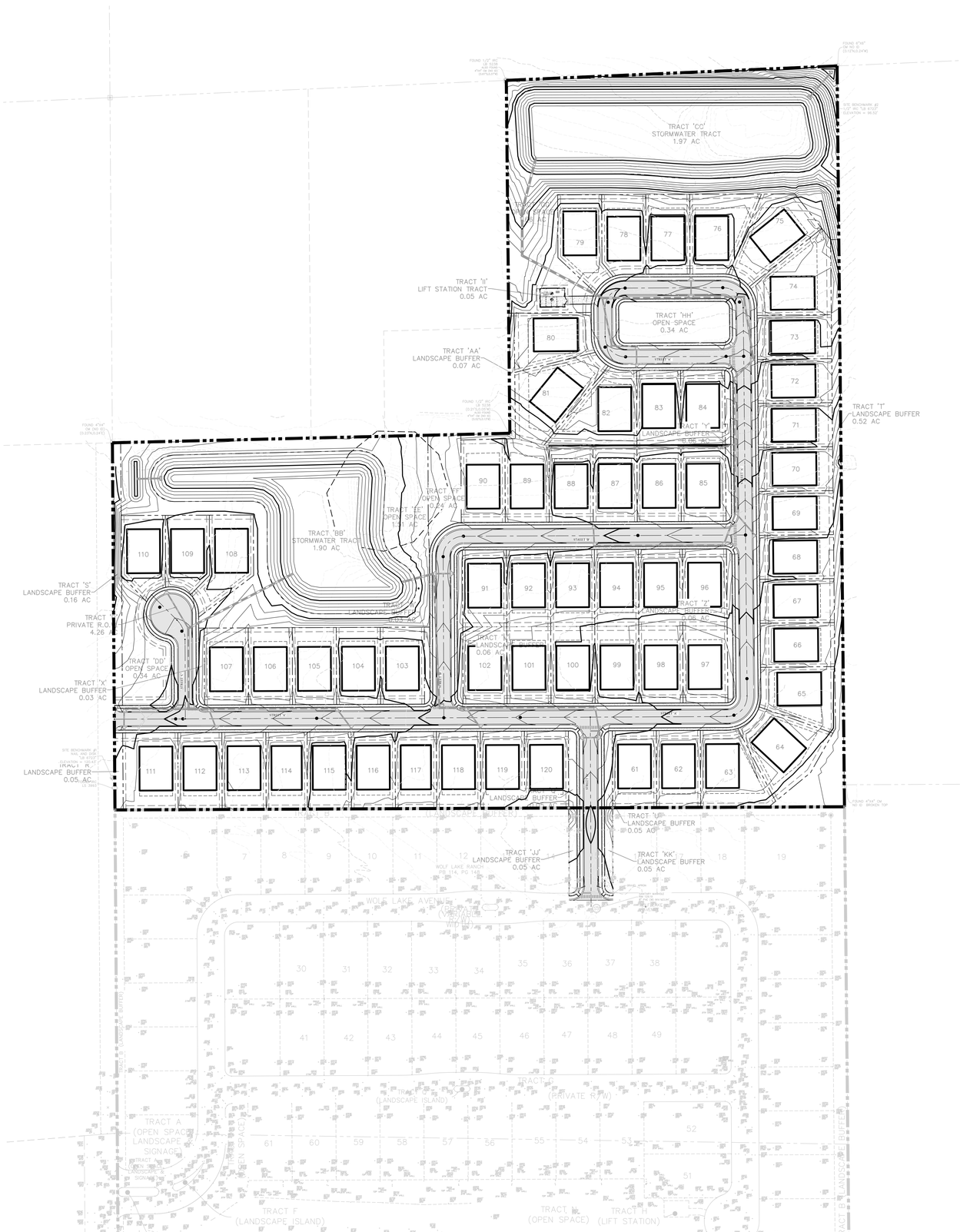
MAJOR DEVELOPMENT PLAN FOR
WOLF LAKE RANCH SUBDIVISION PHASE 2
CITY OF APOPKA, FLORIDA

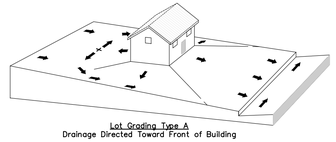
DRAWN: T. MOORE	DESIGNED: L. CLASSON	CHECKED: L. CLASSON	DATE: 2/18/25
SCALE: 1" = 100'	PROJECT: MIH-008	SHEET: C5.1	

OVIDIO SALVADOR SANCHEZ
LICENSE
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2/18/25
PROFESSIONAL ENGINEER

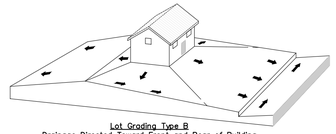
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P:_PROJECT DRAWINGS\MIH-008 Wolf Lake Ranch Roseville\Drawings\CAD Civil3D\Layouts\03 PSP\LIGHTING PLAN.dwg Modified:2/18/2025 By:tmoore

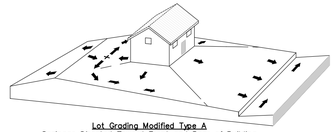




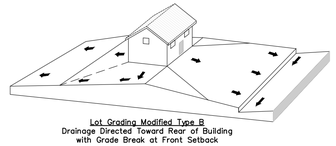
Lot Grading Type A
Drainage Directed Toward Front of Building



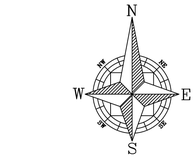
Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



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



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

BY	DESCRIPTION	DATE	REV.
GSS	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS – DATED 01/29/2025	01/29/2025	1

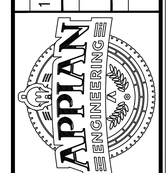
CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida, 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

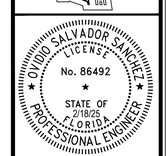
PAVING AND GRADING – OVERALL

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

DRAWN: T. MOORE
DESIGNED: L. CLASSON
CHECKED: L. CLASSON
DATE: 2/18/25

SCALE: 1" = 100'
PROJECT: MIH-008
SHEET: C6.0

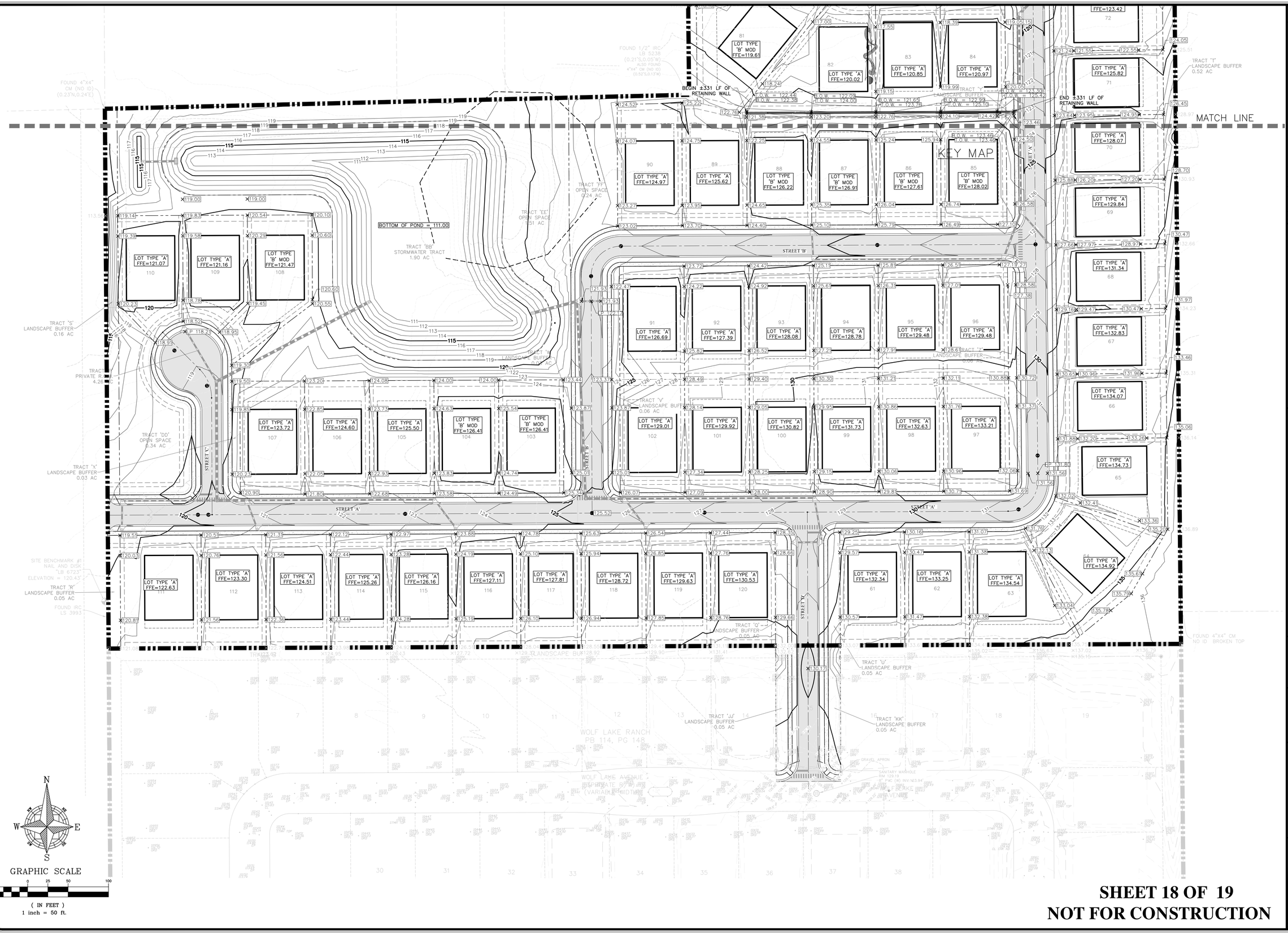




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SHEET 17 OF 19
NOT FOR CONSTRUCTION

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P:_PROJECT DRAWINGS\MIH-008 Wolf Lake Ranch Roseville\Drawings\CAD Civil3D\Layouts\03 PSP\PAVING AND GRADING.dwg Modified: 2/18/2025 By: tmoore

REV.	DATE	DESCRIPTION	BY
1	01/29/2025	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS – DATED 01/29/2025	GSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PAVING AND GRADING – SOUTH

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

DRAWN:	DESIGNED:	CHECKED:	DATE:
T. MOORE	L. CLASSON	L. CLASSON	2/18/25

SCALE	PROJECT	SHEET
1" = 50'	MIH-008	C6.1

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/18/25
PROFESSIONAL ENGINEER

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SHEET 18 OF 19
NOT FOR CONSTRUCTION

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

FOUND 6"X6" CM NO ID (0.12'N,0.24'W)

FOUND 1/2" IRC LB 5238 ALSO FOUND 4"X4" CM (NO ID) (0.67'S,0.37'W)

SITE BENCHMARK #2
1/2" IRC "LB 6723"
ELEVATION = 96.52'

TRACT 'CC'
BOTTOM OF POND = 99.00
1.97 AC

TRACT 'II'
LIFT STATION TRACT
0.05 AC

TRACT 'AA'
LANDSCAPE BUFFER
0.07 AC

TRACT 'FF'
OPEN SPACE
0.24 AC

TRACT 'EE'
OPEN SPACE
0.31 AC

TRACT 'HH'
OPEN SPACE
0.34 AC

TRACT 'Y'
LANDSCAPE BUFFER
0.52 AC

TRACT 'T'
LANDSCAPE BUFFER
0.52 AC

STREET 'A'

FOUND 1/2" IRC LB 5238 (0.21'S,0.05'W) ALSO FOUND 4"X4" CM (NO ID) (0.52'S,0.13'W)

FOUND 4"X4" CM (NO ID) (0.23'N,0.24'E)

BEGIN ±331 LF OF RETAINING WALL

END ±331 LF OF RETAINING WALL

BOTTOM OF POND = 111.00

MATCH LINE

LOT TYPE 'B' MOD FFE=117.37 — 79
LOT TYPE 'B' MOD FFE=116.53 — 78
LOT TYPE 'B' MOD FFE=115.97 — 77
LOT TYPE 'B' MOD FFE=115.93 — 76
LOT TYPE 'B' MOD FFE=117.60 — 75
LOT TYPE 'A' FFE=118.62 — 74
LOT TYPE 'A' FFE=121.02 — 73
LOT TYPE 'A' FFE=123.42 — 72
LOT TYPE 'A' FFE=125.82 — 71
LOT TYPE 'A' FFE=128.07 — 70
LOT TYPE 'A' FFE=129.84 — 69
LOT TYPE 'B' MOD FFE=118.88 — 80
LOT TYPE 'B' MOD FFE=119.61 — 81
LOT TYPE 'A' FFE=120.02 — 82
LOT TYPE 'A' FFE=120.85 — 83
LOT TYPE 'A' FFE=120.97 — 84
LOT TYPE 'B' MOD FFE=128.02 — 85
LOT TYPE 'B' MOD FFE=127.61 — 86
LOT TYPE 'B' MOD FFE=126.91 — 87
LOT TYPE 'B' MOD FFE=126.22 — 88
LOT TYPE 'A' FFE=125.62 — 89
LOT TYPE 'A' FFE=124.97 — 90

REV.	DATE	DESCRIPTION	BY
1	01/29/2025	CITY OF APOPKA DEVELOPMENT REVIEW COMMENTS – DATED 01/29/2025	GSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PAVING AND GRADING – NORTH

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

DRAWN:	DESIGNED:
T. MOORE	L. CLASSON
CHECKED:	DATE:
L. CLASSON	2/18/25

SCALE	PROJECT	SHEET
1" = 50'	MIH-008	C6.2

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
2/18/25
PROFESSIONAL ENGINEER

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SHEET 19 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: 2/18/2025 By: tmoore

Trees Mitigation Tables

Tree Canopy Coverage Table			
	Square Feet	Acres	Percent
Total Site Area	1,291,639.19	29.65	100
Existing Tree Canopy Coverage	65,537.00	1.50	5.07
Minimum Required Canopy Retention Area	28,839.81	0.42	44.01
Provided Canopy Retention Area	29,328.00	0.49	44.75

Trees Removal Table		
	Trees	Trees Inches
Total Trees on Site	53	679
Total Trees to be Removed	24	314
Total Trees To be Preserved	29	365
Total Tree inches to be Mitigated		314

Tree Replacement Table		
	Trees	Trees Inches
Trees to be Planted on Site	**710**	**1,551**
Buffer Trees	312	481
Street Trees	137	548
Single Family Lot Trees	261	522

2

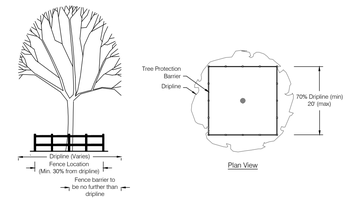
Arbor Mitigation Calculations	Trees Inches
Replacement Required (inches removed)	314
Other	
Total Replacement Inches Required	**314**
Total Required Replacement Inches:	314
(Less) Proposed replacement caliper inches	1,551
Total Remaining to be Mitigated	0

Trees to be Preserved

ID	Description	Inches	Specimen
7432	Oak	32	X
7433	Oak	30	X
7443	Oak	22	
7446	Oak	18	
7461	Oak	10	
7462	Oak	6	
7463	Oak	15	
7464	Oak	10	
7467	Oak	6	
7468	Oak	10	
7469	Oak	9	
7471	Oak	16	
7472	Oak	7	
7474	Oak	11	
7476	Oak	9	
7477	Oak	7	
7478	Oak	9	
7479	Oak	9	
7482	Oak	6	
7485	Oak	10	
7488	Oak	18	
7489	Oak	10	
7490	Oak	6	
7495	Oak	20	
7497	Oak	14	
7498	Oak	20	
7514	Oak	11	
7515	Oak	8	
7516	Oak	6	
		365	

Trees to be Removed

ID	Description	Inches	Specimen
7394	Oak	22	
7395	Oak	10	
7396	Oak	10	
7398	Oak	22	
7427	Oak	32	X
7428	Oak	20	
7430	Oak	24	X
7431	Oak	28	X
7459	Oak	20	
7460	Oak	11	
7520	Oak	7	
7521	Oak	9	
7522	Oak	6	
7525	Oak	6	
7529	Oak	6	
7531	Oak	30	X
7533	Oak	6	
7537	Oak	6	
7539	Oak	6	
7540	Oak	6	
7542	Oak	8	
7543	Oak	6	
7544	Oak	6	
7545	Oak	7	
		314	



A1 Protective Tree Barrier
Not To Scale

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REV	DATE	DESCRIPTION	BY
2	02.11.25	Revised per Client Comments	GH

Arbor Schedule & Details
Arbor Plan
Wolf Lake Ranch Phase 2
Apopka, FLorida

Date:

PROJECT NO.
21251-2
SCALE
nts
DATE
dec 2024
SHEET
A-001

Match to sheet A-202

Match to sheet A-201

UTILITY EASEMENT
ORB 4852, PG 2451

SOUTH 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 19-20-28

PID: 19-20-28-0000-00-019
DAVID & MARY LUTZ
LIFE ESTATE
ORB 4852, PG 2968
NOT PLATTED

PVC Fence

Retaining Wall

Tract Y
Landscape Buffer

Tract FF
Open Space

Tract BB
Stormwater
Tract

Tract EE
Open Space

Tract DD
Open Space

Tract W
Landscape Buffer

Tract V
Landscape Buffer

Tract Z
Landscape Buffer

Tract X
Landscape Buffer

10.00' DISTRIBUTION EASEMENT

Property Line

Tract T
Landscape Buffer

Tract R
Landscape Buffer

12.00' INGRESS EGRESS EASEMENT
ORB 409, PG 535
THE WEST 12 FEET OF

PID: 19-20-28-0000-00-009
M/I HOMES OF ORLANDO, LLC
DOC.# 20230353927
PORTION OF PARCEL 4
NOT PLATTED

PID: 19-20-28-9225-00-002
WOLF LAKE RANCH
HOMEOWNERS ASSOCIATION, INC.
PB 114, PGS 148-153

Tract Q
Landscape Buffer

Tract U
Landscape Buffer

STREET A

Wolf Lake Ave

PID: 19-20-28-0000-00-048
CITY OF APOPKA
"FIELD OF FAME NORTHWEST
RECREATION COMPLEX"
NOT PLATTED

A-201

Index Key

Non-specimen to be Save

Non-specimen to be Removed

Specimen Trees to be Save

Specimen Trees to be Removed

50' 0' 50' 100'

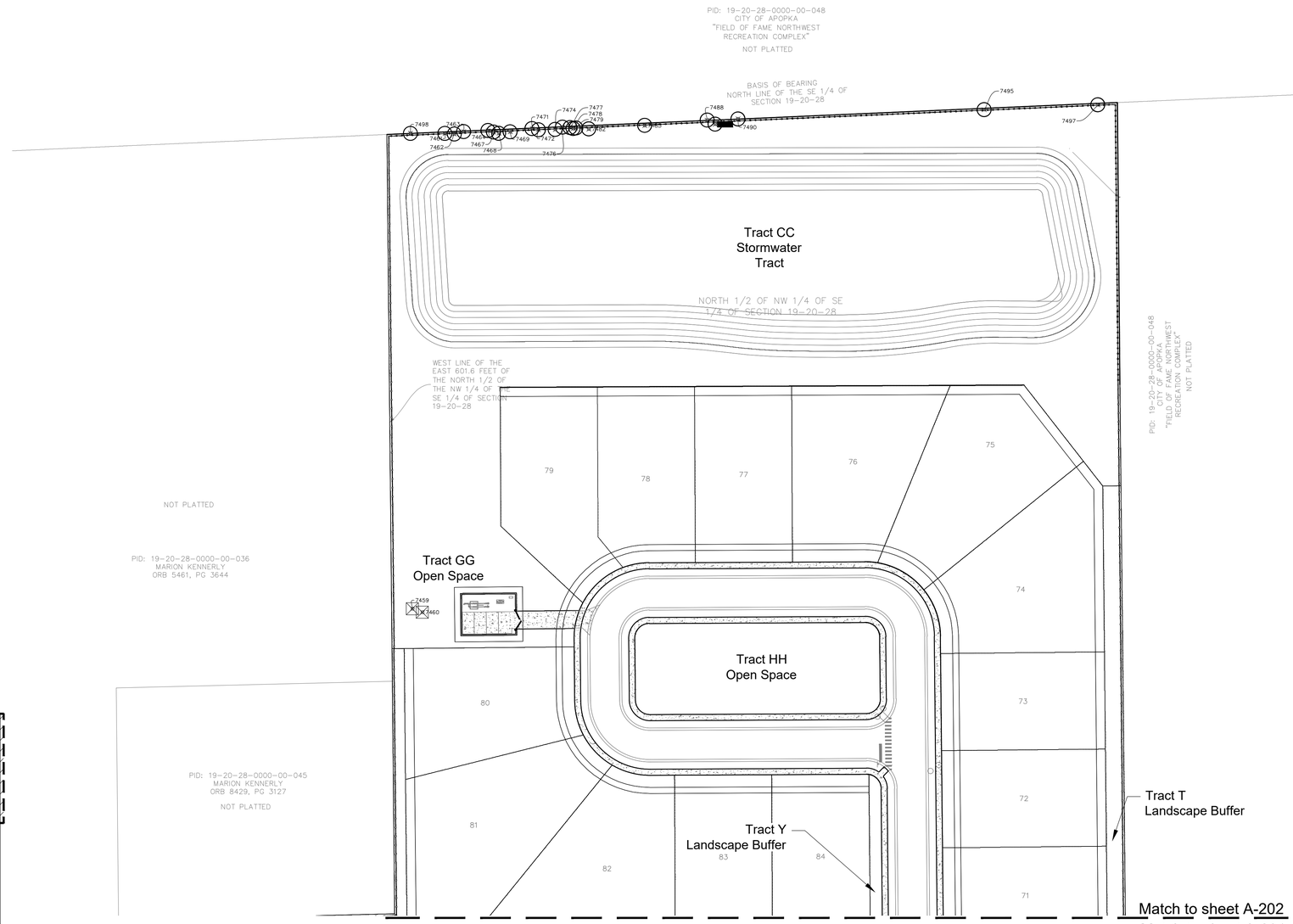
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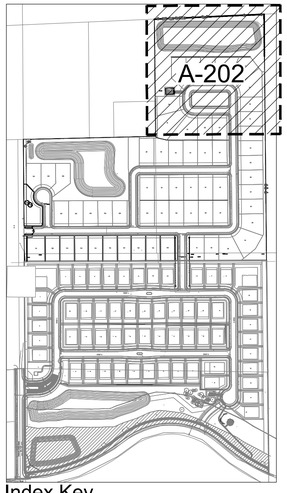
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REV.	DATE	DESCRIPTION	BY

Arbor plan
Arbor Permit Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

PROJECT NO.
21251-2
SCALE
1"=50'
DATE
Dec 2024
SHEET
A-201





Index Key

Non-specimen to be Save

Non-specimen to be Removed

Specimen Trees to be Save

Specimen Trees to be Removed

50' 0' 50' 100'

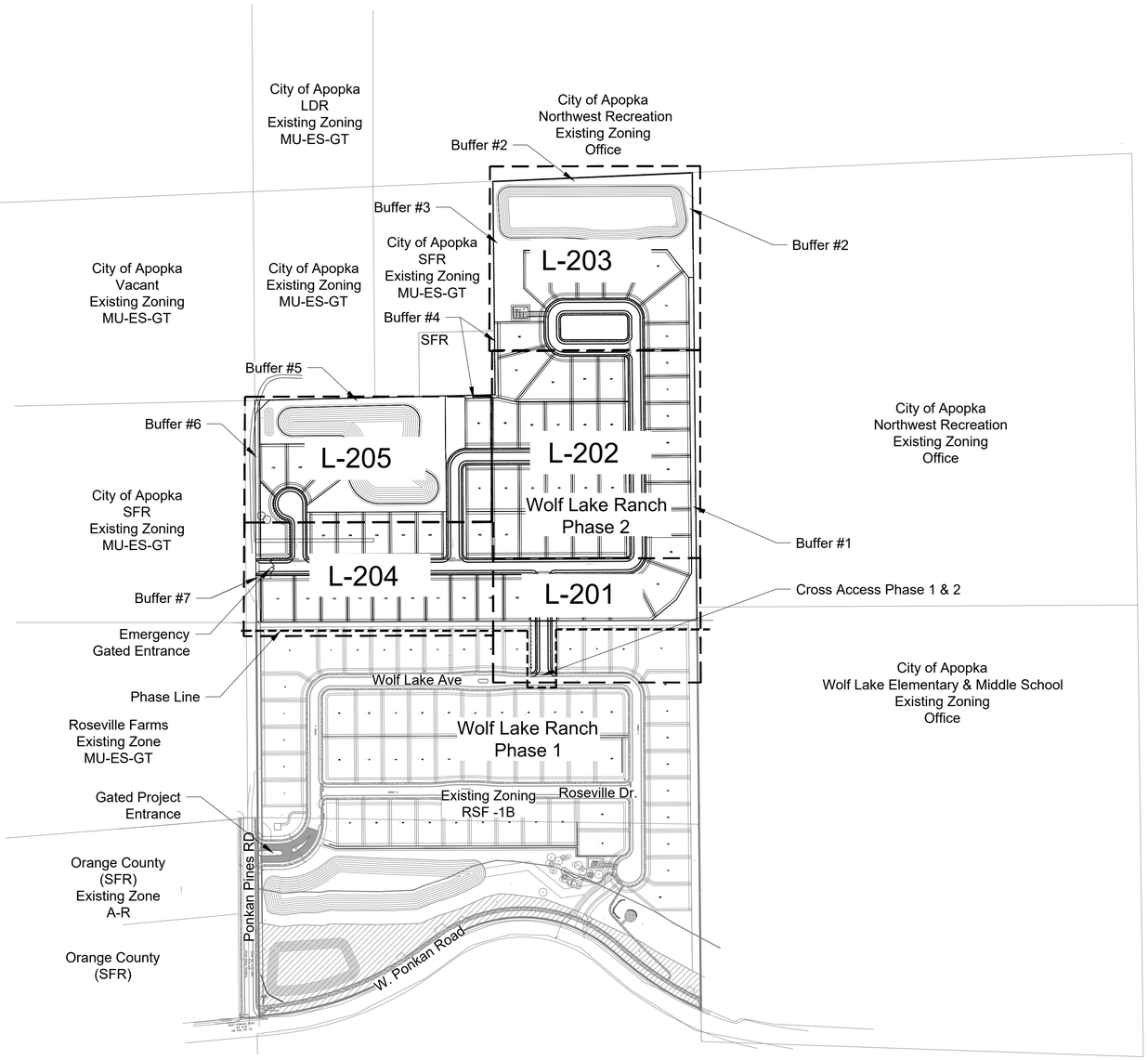
Date:

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REV.	DATE	DESCRIPTION	BY

Arbor plan
Arbor Permit Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

PROJECT NO. 21251-2
SCALE 1"=50'
DATE Dec 2024
SHEET A-202



200' 0' 200' 400'

Date:

PROJECT NO.
21251.2
SCALE
1"=200'
DATE
Dec 2024
SHEET
K-200

Key Sheet

Master Development Plan

Wolf Lake Ranch Phase 2

Apopka, Florida

REV.	DATE	DESCRIPTION	BY
1	01.30.25	Revised per DRC Comments	GH

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City of Apopka
LDR
Existing Zoning
MU-ES-GT

City of Apopka
Northwest Recreation
Existing Zoning
Office

Buffer #2
All Landscape Buffer Plantings and Fence in Buffer 2 will be installed with Site Development

Buffer #3
All Landscape Buffer Plantings and Fence in Buffer 3 will be installed with Site Development

Tract CC
Storm Water
Retention Pond

Buffer #2
All Landscape Buffer Plantings and Fence in Buffer 2 will be installed with Site Development

City of Apopka
SFR
Existing Zoning
MU-ES-GT

Tract CC

City of Apopka
Existing Zoning
MU-ES-GT

City of Apopka
Vacant
Existing Zoning
MU-ES-GT

Begin Buffer Tract AA

Tract II

Limits of
Tract T

Buffer #4 (Behind Lots 80-81 & 89-90)
All Landscape Buffer Plantings in Buffer 4 will be installed with home construction.
PVC Fence installed with Site Development.

Buffer #5
All Landscape Buffer Plantings and Fence in Buffer 5 will be installed with Site Development

Tract AA

SFR

Tract T

City of Apopka
Northwest Recreation
Existing Zoning
Office

Buffer #6
All Landscape Buffer Plantings and Fence in Buffer 6 will be installed with Site Development

Kennerly Access Easement

Tract FF

Tract EE

Tract BB
Storm Water
Retention Pond

Trees and Shrubs within Buffer will be planted and irrigated with the construction of the home on adjacent lot.
Fencing/Walls will be installed with the initial site development.

Tract S

Tract Y

Street Trees
50' o.c

Tract DD

Tract X

Tract Z

City of Apopka
SFR
Existing Zoning
MU-ES-GT

Buffer #7
All Landscape Buffer Plantings and Fence in Buffer 7 will be installed with Site Development

Buffer #1 (Behind Lots 64-74)
All Landscape Buffer Planting in Buffer 1 will be installed with home construction.
PVC Fence Installed with Site Development

Tract R

Tract R

Tract U

Emergency
Gated Entrance

Wolf Lake Ranch
Phase 1

3 Rail Horse Fence

Phase Line

Tract JJ

Tract KK

Wolf Lake Ave

City of Apopka
Wolf Lake Elementary & Middle School
Existing Zoning
Office

Roseville Farms
Existing Zone
MU-ES-GT

Cross Access Phase 1 & 2

Existing Zoning
RSF -1B

100' 0' 100' 200'

Date:

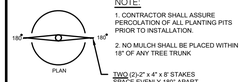
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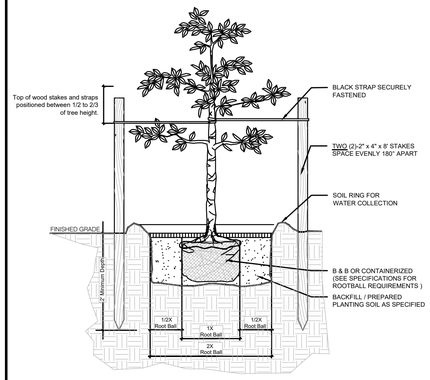
REV.	DATE	DESCRIPTION	BY
1	01.30.25	Revised per DRC Comments	GH

Overrall Landscape Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

PROJECT NO.
21251.2
SCALE
1"=100'
DATE
Jan 2025
SHEET
K-201

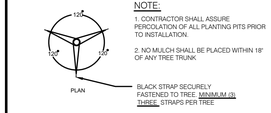
Details

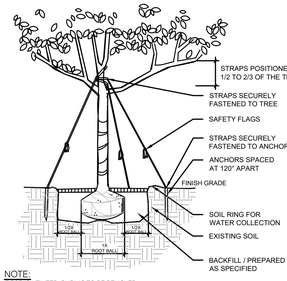




SMALL TREE GUYING DETAIL

Detail for trees between 1" and 2.5" cal. NOT TO SCALE

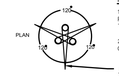


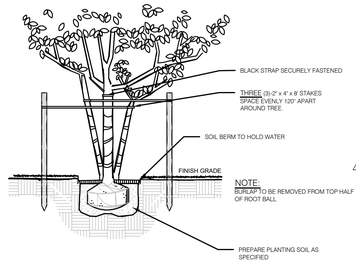


NOTE:
IF B&B IS UTILIZED, BURLAP TO BE REMOVED FROM TOP HALF OF ROOT BALL

LARGE TREE GUYING DETAIL

Detail for trees greater than 3" cal. NOT TO SCALE

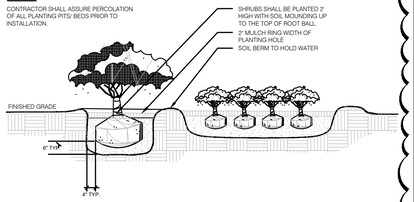




MULTI-TRUNK TREE GUYING DETAIL

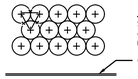
Detail for trees with more than 1 trunk NOT TO SCALE

NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/ BEDS PRIOR TO INSTALLATION.



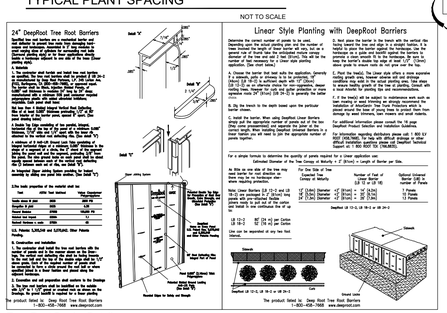
SHRUB AND GROUND COVER DETAIL

NOT TO SCALE



TYPICAL PLANT SPACING

NOT TO SCALE



Buffer Table

Buffer Number	Buffer Type	Buffer Option	Proposed Buffer Width	Buffer Length	Canopy Trees Required per 100'	Canopy Trees Proposed	Understory Trees Required per 100'	Understory Trees Proposed	Shrubs Required per 100'	Shrubs Proposed	Fence	Sod or Mulch SF
1	C	Option 3	15	1,031.67	0	0	0	22	15	165	6' PVC Fence	18,996
2	C	Option 2	15	917.54	2	19	6	54	15	141	5' Aluminum Fence	12,542
3	B	Option 3	15	423.49	0	5	0	8	15	60	6' PVC Fence	6,487
4	C	Option 3	10	307.4	0	0	0	6	15	45	6' PVC Fence	2,396
5	B	Option 3	15	633.58	0	6	0	45	15	95	6' PVC Fence	8,537
6	A	Option 3	15	477.69	0	5	0	9	15	75	6' PVC Fence	6,672
7	A	Option 2	15	140	0	2	0	4	15	30	6' PVC Fence	2,046

Plant Schedule

Symbol	QTY	Botanical	Common	Specifications
Street Trees				
Canopy Trees	137	Acer rubrum	Red Maple	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Elaeocarpus decipiens	Japanese Blueberry	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Juniperus virginiana silicicola	Red Cedar	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Magnolia grandiflora	Blanchard Magnolia	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Platanus occidentalis	Sycamore	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Quercus virginiana	Live Oak	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
Common Areas				
Canopy Trees	37	Acer rubrum	Red Maple	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Elaeocarpus decipiens	Japanese Blueberry	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Juniperus virginiana silicicola	Red Cedar	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Magnolia grandiflora	Blanchard Magnolia	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Platanus occidentalis	Sycamore	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
		Quercus virginiana	Live Oak	Min. 100 gal., 12'ht., 3' DHB (4" CAL)
Understory Tree				
	148	Ilex cassine	Dahoon Holly	Mn. 65 gal., 8' ht., 2.5 DBH (3.5" CAL)
		Lagerstroemia indica "Tonto'	Crape Myrtle	Mn. 65 gal., 8' ht., 2.5 DBH (3.5" CAL)
		Ligustrum japonicum	Ligustrum Tree	Mn. 65 gal., 8' ht., 2.5 DBH (3.5" CAL)
		Ulmus parvifolia	Drake Elm	Mn. 65 gal., 8' ht., 2.5 DBH (3.5" CAL)
Shrubs				
	590	Buxus microphylla japonica	Boxwood	Min. 3 gal., 12" - 18" ht., 24" - 42" o.c.
		Loropetalum chinense 'Burgundy"	Burgundy Fringe Flower	Min. 3 gal., 12" - 18" ht., 24" - 42" o.c.
		Podocarpus macrophyllus	Podocarpus Hedge	Min. 3 gal., 12" - 18" ht., 24" - 42" o.c.
		Viburnum odoratissimum	Sweet Viburnum	Min. 3 gal., 12" - 18" ht., 24" - 42" o.c.
		Viburnum suspensum	Sandakwa Viburnum	Min. 3 gal., 12" - 18" ht., 24" - 42" o.c.
Sod				
	269,720 SF	Paspalum notatum	Bahia Sod	
		Stenotaphrum secundatum	St. Augustine Sod	

*** All proposed trees shall be measured at DBH (Diameter Breast Height) 54 inches above grade.**

Note:

- Street trees shown on sheets K-201 and K-202 are for general location purposes only. Street trees shall be planted at the time of each individual lot development. Exact street tree location may be adjusted to accommodate driveways and walkways. If at the time of development a smaller trees in mature height is utilized then the tree spacing shall be adjusted per the City of Apopka LDC. These trees will be a minimum of 3" DBH / 4" Cal. (See note #17)
- Root barriers shall be installed for all trees adjacent to the Right of Way.
- Landscaping and Irrigation Plans must meet Section 5.2.5 D, Water Use Standards, contained in the City of Apopka Land Development Code.
- Residential lot trees shall be provided consisted with Ordinance 2925.
- All Understory trees shall be at least 8 feet in height at time of planting.

General Landscape Notes:

1. Landscape Contractor shall be responsible for all materials and plants as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at time of bidding.

2. All plant material shall be graded Florida No. 1 or better, as outlined by "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services, division of Plant Industry.

3. All planting shall be top dressed with a minimum 2" pine bark mini nuggets.

4. The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shrubs and shall be legally liable for any damage caused by instability of plant material. The staking method, if not shown by detail on this plan, shall be approved by the owner or his/her authorized representative.

5. Every possible safeguard shall be taken to protect existing trees that are shown on the landscape plan to be preserved.

6. The Landscape Contractor is responsible for cleaning all debris associated with their work.

7. Height and spread specifications refer to the overall plant form. Singular branches may not be used to meet minimum requirements. Tree caliper size to be measured 12" above grade.

8. All landscaping shall be installed according to accepted commercial planting procedures. Soil, shall be free of limerock, pebbles, or other construction debris.

9. All landscaping shall conform to the standards set forth in the City of Apopka LDC.

10. Landscaping shall not interfere with power lines, sewer or water pipes or any other existing or proposed utilities.

11. All landscaping areas shall be 100% irrigated with an automatic irrigation system consistent with the City of Apopka LDC. NO SHRUB RISERS SHALL BE UTILIZED

12. Prior to the issuance of any permits or the removal of any trees, protective tree barriers shall be installed around those trees that will remain on site and shall be inspected by the county.

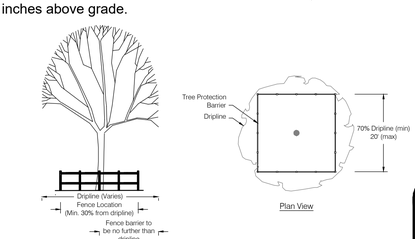
13. Ball & burlap material shall be an acceptable alternative to container grown trees.

14. Occasionally there is the potential for site modification due to revised field grading, clearing of existing tree canopy or other unforeseen conditions. The Landscape Contractor shall be responsible for informing the Owner and Landscape Architect of site conditions adverse to the healthy establishment of any plant material prior to planting so that a resolution may be achieved.

15. The Landscape Contractor shall be responsible for arranging a pre-construction meeting with the Owner and Landscape architect in order to address and clarify any questions, concerns and/or conditions related to these drawings or the existing site.

16. Landscape Contractor shall use appropriate container size to meet minimum plant height, if minimum plant height can not be met with specified container size.

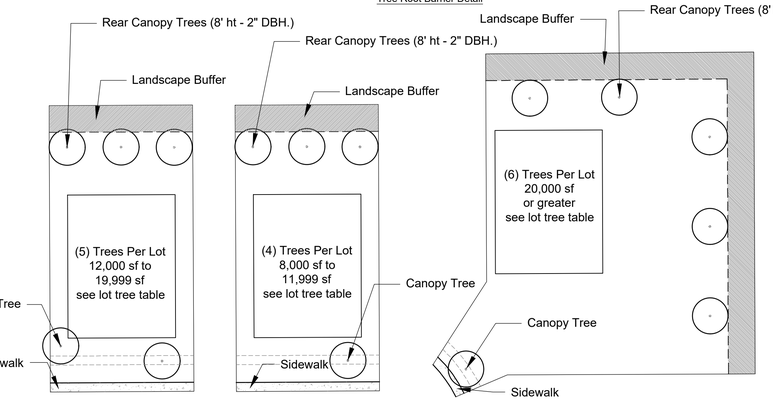
17. All proposed tress shall be measured at DBH (Diameter Breast Height) 54 inches above grade.



A/1 Protective Tree Barrier
Not To Scale

Lot Trees Plant Schedule

Quantity	Symbol	Botanical Name	Common Name	SPECIFICATIONS
261	ARF	Acer rubrum "Florida Flame"	Florida Flame Red Maple	min 45 gal., 8' ht., 2" DBH (3" CAL)
	MG	Magnolia grandiflora	Magnolia	min 45 gal., 8' ht., 2" DBH (3" CAL)
	PO	Platanus occidentalis	Sycamore	min 45 gal., 8' ht., 2" DBH (3" CAL)
	QL	Quercus laurifolia	Laurel Oak	min 45 gal., 8' ht., 2" DBH (3" CAL)
	QS	Quercus shumardii	Shumard Oak	min 45 gal., 8' ht., 2" DBH (3" CAL)
	QV	Quercus virginiana	Live Oak	min 45 gal., 8' ht., 2" DBH (3" CAL)



daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
1	01.30.25	Revised per DRC Comments	GH
2	02.11.25	Revised per Client Comments	GH

Plant Schedule & Details
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

Date:

PROJECT NO. 21251-2
SCALE nts
DATE Dec 2024
SHEET L-001

Match to sheet L-204
Match to sheet L-201
Match to sheet L-202
Match to sheet L-201

Property Line

15'-0"

#1 Landscape Buffer
Type C Option 3 Required:
Min 5' width
6' PVC Fence
15 Shrubs / 100'
Provided Buffer
15' width
6' PVC Fence
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod or Mulch

STREET 'A'

Column
Column
End 3 Rail Horse Fence
End 3 Rail Horse Fence
Street Trees
50' o.c

Trees and Shrubs within Buffer will be planted and irrigated with the construction of the home on adjacent lot. Fencing/Walls will be installed with the initial site development.

120
61
62
64

STREET 'D'

Sod

City of Apopka
Northwest Recreation
Existing Zoning
Office

Understory Tree
Typ

Tract T

Begin Tan 6' PVC Fence

Tract Q
Landscape Buffer

Approved Phase 1
Landscape Buffer

Property Line

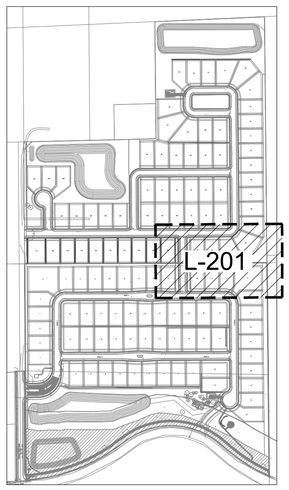
City of Apopka
Wolf Lake Elementary & Middle School
Existing Zoning
Office

14
16
17
18
19

Begin 3 Rail Horse Fence
Begin 3 Rail Horse Fence
Column
Column

Approved Phase 1
Landscape Buffer

Wolf Lake Ave



Index Key

30' 0' 30' 60'

Date:

PROJECT NO.
21251-2
SCALE
1"=30'
DATE
Dec 2024
SHEET
L-201

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REV.	DATE	BY	DESCRIPTION
1	01.30.25	GH	Revised per DRC Comments
2	02.11.25	GH	Revised per Client Comments

Landscape Buffer Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

Match to sheet L-203
Match to sheet L-202

Property Line
Tan PVC Fence

#4 Landscape Buffer
Type C Option 3 Required:
Min 5' width
6' PVC Fence
15 Shrubs / 100'
Provided Buffer
10' width
6' PVC Fence
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod or Mulch

10'-0"

Understory Tree
Typ

Trees and Shrubs within Buffer will be planted and irrigated with the construction of the home on adjacent lot.
Fencing/Walls will be installed with the initial site development.

Tract Y
Landscape Buffer

Retaining Wall

End 6' Tan PVC Fence

STREET 'A'

STREET 'B'

Tract Z
Landscape Buffer

Sod

81 83 84 89 88 87 86 85 92 93 94 95 96 101 100 99 98 97

72 71 70 69 68 67 66 65

City of Apopka
Northwest Recreation
Existing Zoning
Office

Trees and Shrubs within Buffer will be planted and irrigated with the construction of the home on adjacent lot.
Fencing/Walls will be installed with the initial site development.

Understory Tree
Typ

6' Tan PVC Fence

Property Line

15'-0"

Street Trees
50' o.c

#1 Landscape Buffer
Type C Option 3 Required:
Min 5' width
6' PVC Fence
15 Shrubs / 100'
Provided Buffer
15' width
6' PVC Fence
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod or Mulch

7514
7515
7516

Trees to be saved

Understory Tree
Typ

Match to sheet L-205
Match to sheet L-202
Match to sheet L-204
Match to sheet L-202

Match to sheet L-202
Match to sheet L-201

L-202
Index Key

30' 0' 30' 60'

Date:

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REV.	DATE	DESCRIPTION	BY
2	02.11.25	Revised per Client Comments	GH
1	01.30.25	Revised per DRC Comments	GH

Landscape Buffer Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

PROJECT NO.
21251-2
SCALE
1"=30'
DATE
Dec 2024
SHEET
L-202

#2 Landscape Buffer
Type C Option 2 within Tract CC
Required:
Min. 15' width
(2) Canopy Trees / 100'
(6) Understory Trees / 100'(15)
(15) Shrubs / 100'
Provided Buffer:
15' width
5' Aluminum Fence
(2) Canopy Trees / 100'
(6) Understory Trees / 100'
(15) Shrubs / 100'
Sod

2

End Black Aluminum Fence

Begin 4' Tan PVC Fence

#3 Landscape Buffer
Type B Option 3 within Tract CC
Required:
Min. 5' width
4' Fence
(15) Shrubs / 100'
Provided Buffer:
10' width
6' PVC Fence
(1) Canopy Trees / 100'
(2) Understory Trees
(15) Shrubs / 100'
Sod

2

City of Apopka
SFR
Existing Zoning
MU-ES-GT

Property Line

City of Apopka
Northwest Recreation
Existing Zoning
Office

Trees to be saved

Sod

Tract CC
Stormwater Tract

#2 Landscape Buffer
Type C Option 2 within Tract CC
Required:
Min. 15' width
(2) Canopy Trees / 100'
(6) Understory Trees / 100'(15)
(15) Shrubs / 100'
Provided Buffer:
15' width
5' Aluminum Fence
(2) Canopy Trees / 100'
(6) Understory Trees / 100'
(15) Shrubs / 100'
Sod

2

City of Apopka
Northwest Recreation
Existing Zoning
Office

Begin Black Aluminum Fence

End 6' Tan PVC Fence

Property Line

15'-0"

Limits of Landscape Buffer #1
Tract T

#1 Landscape Buffer
Type C Option 3 Required
Min 5' width
6' PVC Fence
15 Shrubs / 100'
Provided Buffer
15' width
6' PVC Fence
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod or Mulch

2

Trees and Shrubs within Buffer will be planted and irrigated with the construction of the home on adjacent lot.
Fencing/Walls will be installed with the initial site development.

Understory Tree
Typ

Street Trees
50' o.c

Tract GG
Open Space

Tract II
Lift Station

Tract HH
Open Space / Passive Recreation
May Include Outdoor Grill / Picnic Tables /
Group Activity Area

10'-0"
SFR

#4 Landscape Buffer
Type C Option 3 Required:
Min 5' width
6' PVC Fence
15 Shrubs / 100'
Provided Buffer
10' width
6' PVC Fence
(2) Understory Trees / 100'
(15) Shrubs / 100'
Sod or Mulch

2

Trees and Shrubs within Buffer will be planted and irrigated with the construction of the home on adjacent lot.
Fencing/Walls will be installed with the initial site development.

79 78 77 76 75 74 73

Match to sheet L-203
Match to sheet L-202

L-203

Index Key

30' 0' 30' 60'

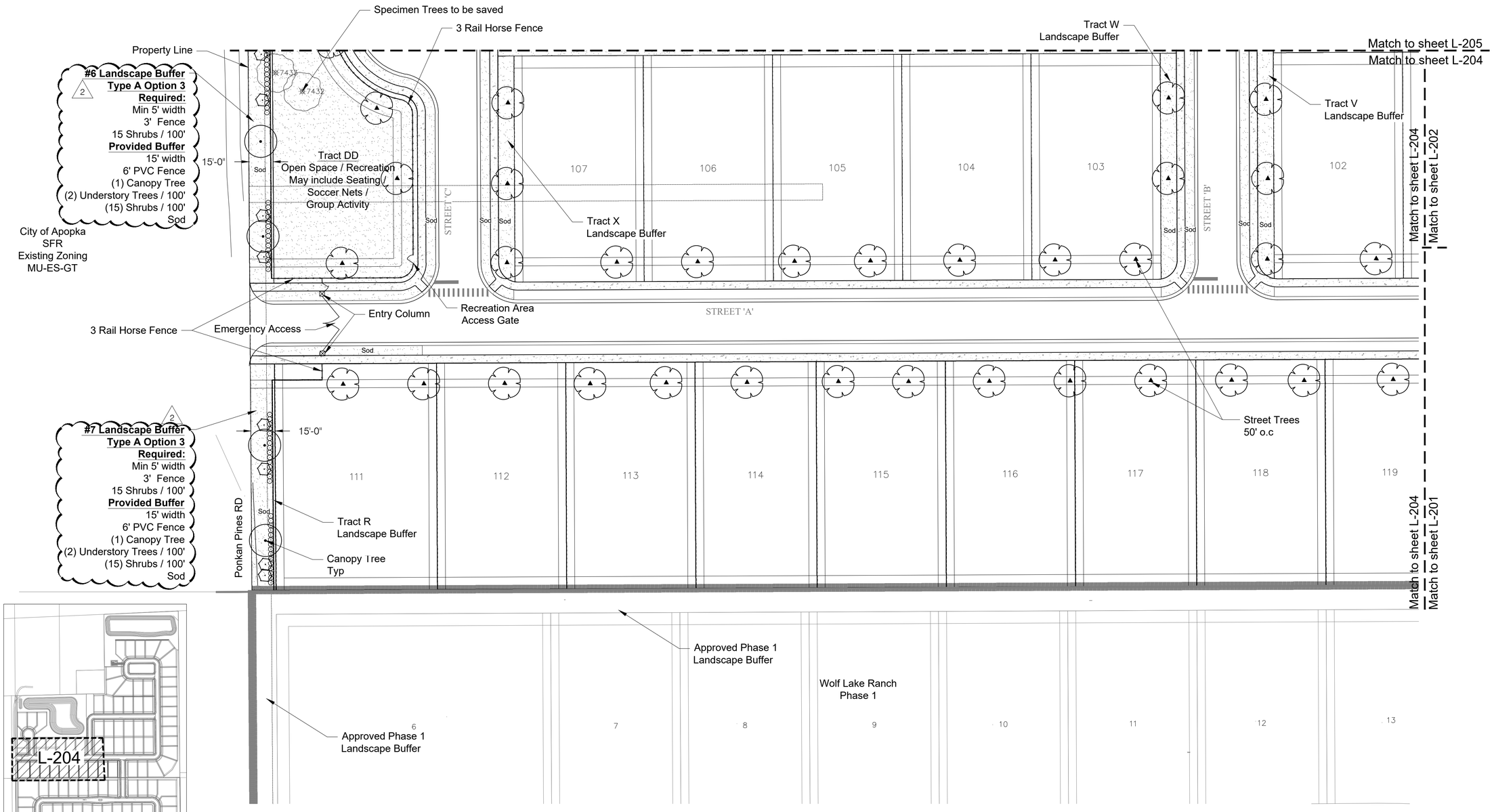
Date:

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1	01.30.25	Revised per DRC Comments	GH
2	02.11.25	Revised per Client Comments	GH

Landscape Buffer Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

PROJECT NO.
21251.2
SCALE
1"=30'
DATE
Dec 2024
SHEET
L-203



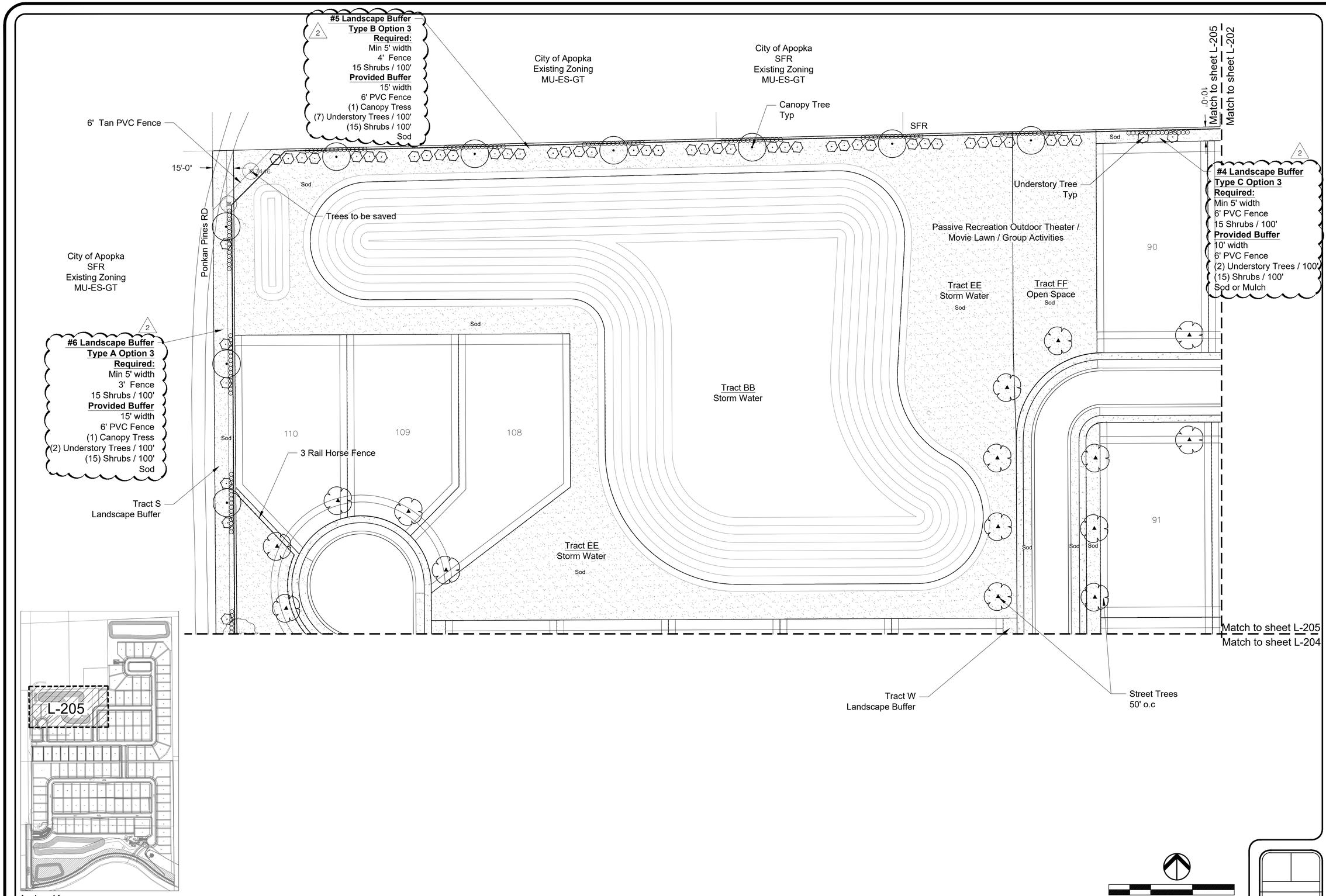
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REV.	DATE	DESCRIPTION	BY
1	01.30.25	Revised per DRC Comments	GH
2	02.11.25	Revised per Client Comments	GH

Landscape Buffer Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

Date:

PROJECT NO.
21251-2
SCALE
1"=30'
DATE
Dec 2024
SHEET
L-204



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REV	DATE	DESCRIPTION	BY
1	01.30.25	Revised per Client Comments	GH
2	02.11.25	Revised per DRC Comments	GH

Landscape Buffer Plan
Master Development Plan
Wolf Lake Ranch Phase 2
Apopka, Florida

Date:

PROJECT NO.
21251-2
SCALE
1"=30'
DATE
Nov 2024
SHEET
L-205

Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

SCHOOL CONCURRENCY DETERMINATION
PRELIMINARY SCHOOL CONCURRENCY RECOMMENDATION

February 14, 2025

VIA E-MAIL: OSANCHEZ@APPIANFL.COM
Ovidio Sanchez
Appian Engineering
2221 Lee Road, Suite 27
Winter Park, FL 32789

ACTION: RECOMMENDATION FOR DENIAL for Application APK-25-003 (Wolf Lake Ranch Roseville)

This letter serves as the Preliminary School Concurrency Recommendation on behalf of the City of Apopka by Orange County Public Schools. School capacity for the following development **is not available**:

Type of Development Application	☒ Preliminary Plat/ Site Plan/ Functional Equivalent ☐ Amendment or Extension of CEL
Development Application #:	TBD
Project Name:	Wolf Lake Ranch Roseville
OCPS Completed Application Date:	02/12/2025
Parcel #(s):	20-28-19-0000-00-009, 20-28-19-0000-00-010, 20-28-19-0000-00-039, 20-28-19-9225-00-150
Requested Units (#):	Total: 59 SF <2,000: SF 2,000–2,499: 9 SF 2,500-2,999: 18 SF 3,000-3,999: SF >= 4,000: 12 MF: TH: 20
School Board District:	#7

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A.**

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is denied based on insufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 59 single family residential units. A Concurrency Mitigation Agreement (CMA) will be required.

To determine if this project can be approved through mitigation, the Applicant must contact the Department of Facilities Planning within fourteen (14) days of this of this letter. The fee to process a CMA for 59 units is $2,000.00, and the process takes approximately sixty (60) days from the date OCPS deems the application sufficient. **Please refer to Attachment B for additional instructions on how to proceed with entering into**

"The Orange County School Board is an equal opportunity agency."

a CMA. If you intend to mitigate, the next step in the application process will be a review by the School Development Review Committee (SDRC).

This determination expires on August 12, 2025. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess a fully executed CMA by the expiration date but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

This determination is governed by the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, the provisions of the municipality's adopted Comprehensive Plan, the Orange County Charter, and the Florida Statutes.

HB 7103, which affects our Capacity Enhancement and Concurrency processes, went into effect on July 1, 2019. We appreciate your patience as we evaluate the statutory language and await direction from the Orange County School Board on how to implement the language.

Please contact me at 407-317-3700 ext. 2022139 or Tamara.Pelc@ocps.net, if you have any questions or comments regarding this matter.

Sincerely,

Tamara Pelc

Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis
Attachment B: CMA Submittal Requirements and Information

CC: Jean Sanchez, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A

Orange County Public Schools

School Concurrency Determination

User ID SV February 13, 202 14:21:34

Project ID: CMA-APK-25-003 Valid Until: August 12, 2025

Project Name:	WOLF LAKE RANCH ROSEVILLE					
Unvested Units	SF <2,000 Sq. Ft. Units	0	SF 3,000-3,999 Sq. Ft. Units	20	Multi Family High Rise Units	0
	SF 2,000-2,499 Sq Ft Units	9	SF >=4,000 Sq. Ft Units	12	Townhome Units	0
	SF 2,500-2,999 Sq Ft Units	18	Multi-Family Units	0	Mobile Home Units	0

Concurrency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	CSA Capacity (2023-2024)	1,704	1,112	3,390
	Enrollment (2023-2024)	1,388	1,151	3,449
	Utilization (2023-2024)	81.5%	103.5%	101.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	486	0	0
	Analysis of Reserved Capacity			
	Encumbered Capacity	367	182	232
	Reserved Capacity	38	18	0
	Adjusted Utilization	105.2%	121.5%	108.6%
	Adjusted Available Seats	81	0	0
	Analysis of Proposed Development			
	Students Generated	11.579	6.422	9.401
	Adjusted Utilization	105.9%	122.1%	108.9%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	6.422	9.401

Adjacency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	1,704	1,112	2,797
	Enrollment (2023-2024)	1,388	1,151	2,159
	Utilization (2023-2024)	81.5%	103.5%	77.2%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	486	0	638
	Analysis of Reserved Capacity			
	Encumbered Capacity	367	182	232
	Reserved Capacity	38	18	0
	Adjusted Utilization	105.2%	121.5%	85.5%
	Adjusted Available Seats	81	0	406
	Analysis of Proposed Development			
	Students Generated	11.579	6.422	9.401
	Adjusted Utilization	105.9%	122.1%	85.8%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	AVAILABLE
	Number of Seats to Mitigate	0.000	6.422	0.000

WOLF LAKE ES
WOLF LAKE MS
APOPKA HS

Attachment B

Orange County Public Schools

CONCURRENCY MITIGATION AGREEMENT (CMA) SUBMITTAL REQUIREMENTS AND INFORMATION

2025 School Board Meetings

December 10, 2024
January 14, 2025
January 28, 2025
February 11, 2025
February 25, 2025
March 11, 2025
April 1, 2025
April 22, 2025
May 13, 2025
June 10, 2025
June 24, 2025
*July 8, 2025
**July 29, 2025
August 12, 2025
August 26, 2025
**September 9, 2025
September 30, 2025
October 14, 2025
October 28, 2025
November 11, 2025

** Tentative/Optional school board meeting – if needed*

***Budget Public Hearing*

The School Board's December 2025 – 2026 meeting schedule will be available after November 18, 2025.

To proceed with entering into a CMA, please provide the Department of Facilities Planning with the following, and initial each item to acknowledge:

_____ If in Orange County, a copy of the Capacity Encumbrance Letter (CEL)

_____ Title Commitment or an Owner & Encumbrance Report (O&E Report) **not older than 90 days**

_____ Boundary Survey

_____ GIS shape file matching the legal description based on a certified survey

_____ Agent Authorization (if applicable)

_____ Written confirmation that Applicant would like to proceed with the CMA must be provided within sixty (60) days of receipt of the CEL. Written confirmation can be provided via U.S. Mail or via E-Mail

_____ Check made out to Orange County Public Schools for mitigation agreement fee:

CMA Mitigation Agreement Fee	
1 to 50 units:	$1,500.00
51 to 200 units:	$2,000.00
201 to 500 units:	$4,000.00
501 to 1000 units:	$6,000.00
1001+ units:	$7,000.00

Facilities Planning will provide Applicant with a draft mitigation agreement following the School Development Review Committee's (SDRC) recommended approval of the draft agreement terms. Please review and provide comments within two (2) weeks of receipt of the draft mitigation agreement from Facilities Planning.

After reviewing the draft, Applicant will return three (3) signed originals to Facilities Planning at least two weeks prior to the School Board hearing date.

A check, made out to the Orange County Comptroller to cover the recording of the Agreement in the Public Records, must be provided to Facilities Planning prior to the School Board hearing date. Facilities Planning will provide you with the amount. ($10.00 for the first page and $8.50 for each additional page. Indexing - first four (4) names free and a charge of $1.00 per additional name.)

CMAs are tri-party agreements and require approval by the School Board and the applicable local government. Staff is required to submit materials, including a signed agreement, at least two (2) weeks prior to the School Board meeting date to secure a place on the agenda.

* OCPS Facilities Planning reserves right to request additional information in order to process applications or requests.

(Org. 05/2013)
(Rev. 04/2019)
(Rev. 11/2020)
(Rev. 11/2021)

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 3.
Meeting Date: April 8, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial - Plymouth Harbor - Major Development Plan

REQUEST:
Recommend approval of the Plymouth Harbor Major Development Plan

SUMMARY:
Owner(s): Plymouth Harbor, LLC, George Macaulay, Parmani Farms LLC
Applicant(s): Geoff Summitt, P.E.
Location: West side of Plymouth-Sorrento Road, north of Bailey Hill Road
Parcel ID numbers: 25-20-27-0000-00-008; 25-20-27-0000-00-021; 25-20-27-0000-00-022, 30-20-28-0484-00-040; 30-20-28-0484-00-060; 30-20-28-0484-00-085
Project: Plymouth Harbor
Density: 3.5 dwelling units per acre
Project Manager: Bobby Howell, AICP

Zoning Report
This chart includes the relationships to adjacent properties:

Direction	Future Land Use	Zoning	Present Use
North	City Residential Low Suburban	City RSF-1B	Residential
East	County Rural	County R-T 2	Residential
South	City Residential Low Suburban/County Rural	City RSF-1A/County A-1	Residential/Vacant
West	County Rural	County A-1	Vacant

PROJECT SUMMARY:
The applicant has submitted a Major Development Plan for consideration for the construction of a development consisting of 86 single-family units at a density of 2.16 dwelling units per acre. The property is located on the west side of Plymouth-Sorrento Road, north of Bailey Hill Road. It has a future land use designation of Residential Low Suburban, which permits a maximum density of 3.5 dwelling units per acre. The zoning of the property is RSF-1B, which permits a minimum lot width of 75-feet and minimum lot area of 8,000 square feet. The minimum lot size is 8,000 square feet and a minimum lot width of 75-feet is provided. A minimum unit size of 1,600 square feet is provided. Setbacks are front - 25-feet, side - 10-feet, side street - 25-feet, and rear 25-feet.

The Major Development Plan details design of the proposed subdivision in accordance with the requirements of the Residential Low Suburban future land use category, and the RSF-1B zoning district.

The Development Review Committee finds that the applicant demonstrates there is competent substantial

evidence in the record that all of the following standards are met:

a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.
e. If any part of the development plan requires a plat, the plat is approved in accordance with Sec. 2.5.2.B, Plat (Subdivision), and is in substantial conformance with the development plan.

ACCESS:
Access to the site is proposed via Plymouth-Sorrento Road via left-in and right-in turn lanes. A dedication of a 30-foot wide strip for future right-of-way needs for Plymouth-Sorrento Road is detailed on the Major Development Plan. The Major Development Plan proposes the units to be front loaded, with driveways in front of the units.

STORMWATER:
The master stormwater pond is located in the central portion of the site.

OPEN SPACE/LANDSCAPING:
In accordance with the requirements of the Land Development Code, 20-percent of the total site area is required to remain as open space. The Major Development Plan reserves 14.64 acres, or 36-percent of the site as open space. Common recreation elements include a playground, and a dog park. Proposed landscape materials include Live Oaks, Ligustrun, Winged Elm, and Viburnum.

COMPREHENSIVE PLAN COMPLIANCE:
The proposed use of the property as depicted on the Major Development Plan is consistent with the Residential Low Suburban Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

ORANGE COUNTY NOTIFICATION:
The County was notified through the distribution of the DRC agenda.

PUBLIC HEARING SCHEDULE:
April 8, 2025 – Planning Commission (5:30 P.M.)
April 16, 2025 – City Council (1:30 P.M.)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee (DRC):
The Development Review Committee recommends approval of thePlymouth Harbor Major Development Plan.

Recommended Motion – Planning Commission:
Recommend approval of the Plymouth Harbor Major Development Plan.

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ATTACHMENTS:
1. Plymouth Harbor MDP
2. Map series

Ridgebrooke (aka Plymouth Harbor)
Major Development Plan

City of Apopka Florida Parcel I.D. # 25-20-27-0000-00-008; 021; 022
30-20-28-0484-00-040; 060; 085

for

Lennar Homes Orlando

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 393 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 59'04" EAST 601.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 6:

1. THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD. AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 7:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ALL LYING AND BEING IN ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY BY STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10729, PAGE 4077 AND OFFICIAL RECORDS BOOK 10765, PAGE 6293, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

PARCEL 8:

PART OF LOTS 6, 9, AND 10, BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 145, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST 1168.57 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25 TO A POINT ON A LINE BEING 20.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 6, 9 AND 10; THENCE DEPARTING SAID SECTION LINE NORTH 88 DEGREES 02 MINUTES 32 SECONDS EAST 20.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10 AND THE EAST RIGHT OF WAY LINE OF SORRENTO AVENUE FOR A POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST 498.51 FEET TO A POINT BEING 2.01 FEET NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE NORTH 87 DEGREES 56 MINUTES 33 SECONDS EAST 603.91 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60 FOOT RIGHT OF WAY, AND THE EAST LINE OF SAID LOTS 6, 9 AND 10, SAID POINT ALSO BEING 2.00 FEET NORTH 00 DEGREES 14 MINUTES 30 SECONDS WEST OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOTS 6 AND 9 SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST 32.02 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 87 DEGREES 56 MINUTES 33 SECONDS WEST 180.09 FEET; TO A POINT ON A LINE BEING 180.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, THENCE ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST 467.13 FEET; THENCE DEPARTING SAID PARALLEL LINE SOUTH 88 DEGREES 02 MINUTES 32 SECONDS WEST 426.81 FEET TO THE POINT OF BEGINNING.

by

G L SUMMITT
ENGINEERING INC

Project Team

Owner
Plymouth Harbor, LLC
P.O. Box 485
Mount Dora, FL 32756
Ph:
Fx:

Developer
Lennar Orlando
6675 Westwood Blvd.
5th Floor
Orlando, FL 32821
Ph:
Fx:

Surveyor
Mizo and Associates, LLC
1407 Cumbie Street
Orlando, FL 32804
Ph: (321) 200-4904
Fx:

Civil Engineer
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746
Ph: (407) 323-0705
Fx: (407) 992-8650

Landscape Architect
Ravensdale Planning & Design, Inc.
5106 South Pointe Drive
Inverness, Florida 34450
Ph: (407) 647-1213
Fx:

Utilities

Drinking Water
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

Sanitary Sewer
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

Garbage Disposal
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

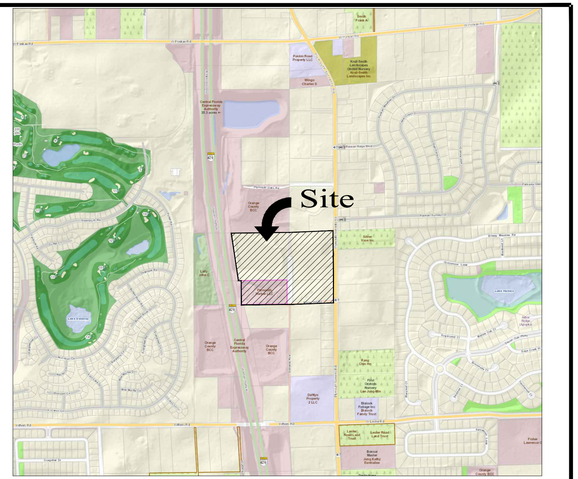
Reclaim Water
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

Electric Service
Duke Energy
2626 W S.R. 46
Sanford, FL 32771
Ph: (407) 328-1909

Phone Provider
AT&T
1227 S. Division Ave.
Orlando, FL 34805
Ph: (407) 351-7100

Cable Provider
Spectrum Networks
100 Gordon St.
Sanford, FL 32771
Ph: (321) 805-3081

Vicinity Map



STR: 20,28, 20S, 28E 1" = 1,000'

Drawing Index

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1	Coversheet	12-08-24
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7	Overall Site Plan	12-08-24
8	Open Space Rec. Plan	12-08-24
9	Design Standards Plan	12-08-24
10-11	Detailed Site Plan(s)	12-08-24
12-13	Utility Plan(s)	12-08-24
14-15	Drainage & Grading Plan(s)	12-08-24
16	Plymouth Sorrento Rd. Turn Lane Plan	12-08-24
17	Plymout Sorrento Rd. Offsite Utilties Connections	12-08-24
18-19	Truck Turning Plan(s)	12-08-24
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24	Architectural Elevations	12-08-24

G L SUMMITT
ENGINEERING INC
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Lake Mary, Florida 32746
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www.GLSeng.com

This item has been digitally signed and sealed by Geoffrey L. Summitt, P.E. on *Dec 12 2024*

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Lennar Homes Orlando
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Major Development Plan

Coversheet

Plans not valid unless Signed, Dated and Seal is Shown.

GEOFFREY L. SUMMITT, P.E.
Date: December 08, 2024
FL Registration #58775
Certificate of Authorization #29665

Digitally signed by Geoffrey L. Summitt
Date: 2024.12.12 14:36:43 -05'00'

NO.	DATE	DESCRIPTION
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7	[illegible]	[illegible]

SHEET NUMBER
1 OF 24

ABBREVIATIONS

A

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
ARV	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	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	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	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

E	EAST
EA	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

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	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
GPD	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
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
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

NORTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
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

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
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

S	SOUTH
SAN	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
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
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
TL	TERMINAL LAMPHOLE
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
WPP	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
@	AT
△	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE (R/W)
- SHORELINE
- SWALE
- BUILDING LINE
- CONTOURS (81 / 80)
- RAILROAD TRACKS
- GAS MAIN (GAS)
- UNDERGROUND ELECTRIC (UE)
- UNDERGROUND TELEPHONE (UGT)
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND CABLE TELEVISION (CTV)
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN (FM)
- MANHOLE

WATER & REUSE WATER

- WATER MAIN 6" PVC PIPE (6"WM)
- REUSE WATER MAIN (RM)
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- MANHOLE
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- COUNTY ROADS (520)
- INTERSTATE ROADS (95)
- STATE ROADS (50)
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- SECTION CORNER (16 / 15 / 21 / 22)
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATALITE DISH
- GUY WIRE
- HANDICAP PARKING
- SPOT ELEVATION (99.50)
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR (81 / 80)
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- PROPERTY LINE (P/L)
- RETAINING WALL
- RIGHT-OF-WAY LINE (R/W)
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FORCE MAIN (FM)
- MANHOLE

WATER & REUSE WATER

- WATER MAIN (WM)
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SAMPLE POINT (SP 2)
- UNDERDRAIN CEANOUT
- RECLAIMED WATER MAIN (RM)
- REUSE WATER SYSTEM CONNECTION
- DOUBLE REUSE WATER SERVICE

STORM DRAIN

- 100 LF STS 24 RCP @ 0.20% — 100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
- UNDERDRAIN 6" PVC 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
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- SPOT ELEVATION (100.00)
- STORM INLET

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- COUNTY ROADS (520)
- DETAIL REFERENCE (901 / 24)
- DUMPSTER PAD
- FINISHED FLOOR ELEVATION W/ FHA LOT TYPE (FF=98.76 / TYPE A)
- GUY POLE
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- SIGNS
- SECTION CORNER (16 / 15 / 21 / 22)
- STATE ROADS (50)
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- CROSS SECTION DETAIL (901 / 24)

G L SUMMITT ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes Orlando
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Major Development Plan

Symbols & Abbreviations

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: December 08, 2024
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	##/##/##	##########################
2	##/##/##	##########################
3	##/##/##	##########################
4	##/##/##	
5	##/##/##	
6	##/##/##	
7	##/##/##	
8	##/##/##	
9	##/##/##	
10	##/##/##	

SHEET NUMBER
2 OF 24

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 393 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

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THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
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AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 59'04" EAST 601.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD. AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 11372767
ISSUING OFFICE FILE NUMBER: 11041-000052-FL
COMMITMENT DATE: 09/13/2023 @ 11:00 PM

BII EXCEPTONS

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ITEM 6: AFFECTS; BLANKET IN NATURE (PARCEL 2)
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ITEM 8: AS SHOWN; PARCEL 5
ITEM 9: AFFECTS; NOT PLOTTABLE
ITEM 10: AFFECTS; BLANKET IN NATURE (PARCELS 1-4)

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC
XXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXX

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 10/09/23. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 10/2023.

C. THE LANDS SHOWN HEREON LIE WITHIN ZONE X ACCORDING TO "FIRM" MAP NUMBER 12095C0110H, EFFECTIVE 09/24/2021.

D. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

E. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK S-1579-023 HAVING AN ELEVATION OF 127.46' (NAVD 88).

F. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

G. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

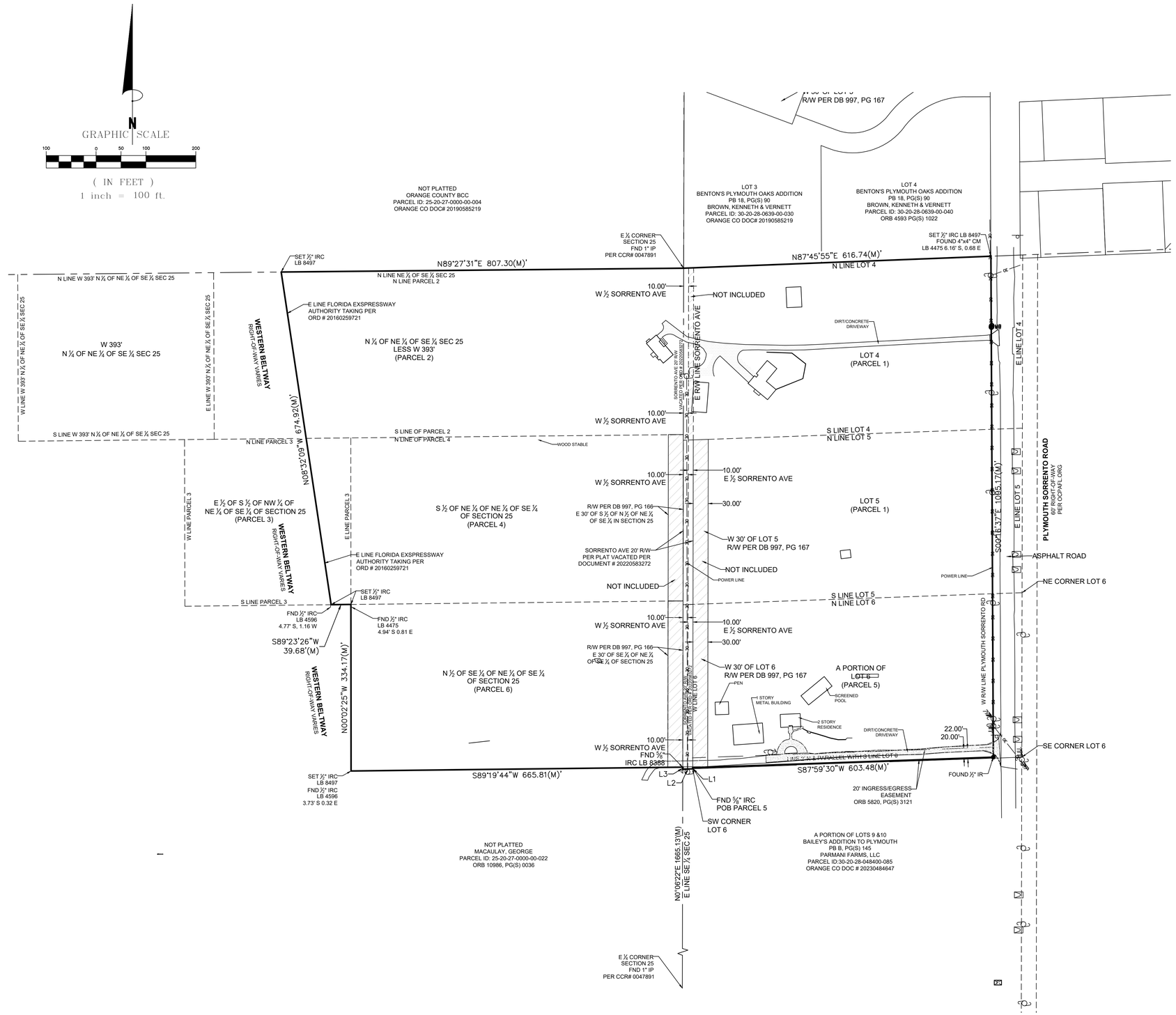
H. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

J. THIS PROPERTY HAS DIRECT ACCESS TO PLYMOUTH SORRENTO RD, WHICH IS A PUBLIC RIGHT-OF-WAY.

K. THE LEGAL DESCRIPTION PREPARED BY THIS SURVEYOR DESCRIBES ONE AND THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.

L. EACH OF THE LOTS WITHIN PARCEL XXXXX ARE CONTIGUOUS ALONG THEIR RESPECTIVE BOUNDARIES WITHOUT ANY GAPS, GORE OR HIATUSES.



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

10/09/23

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
1 OF 4

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 11372767
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LENNAR HOMES, LLC
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F. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

G. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

H. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THIS PROPERTY HAS DIRECT ACCESS TO PLYMOUTH SORRENTO RD, WHICH IS A PUBLIC RIGHT-OF-WAY.

J. THE LEGAL DESCRIPTION PREPARED BY THIS SURVEYOR DESCRIBES ONE AND THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.

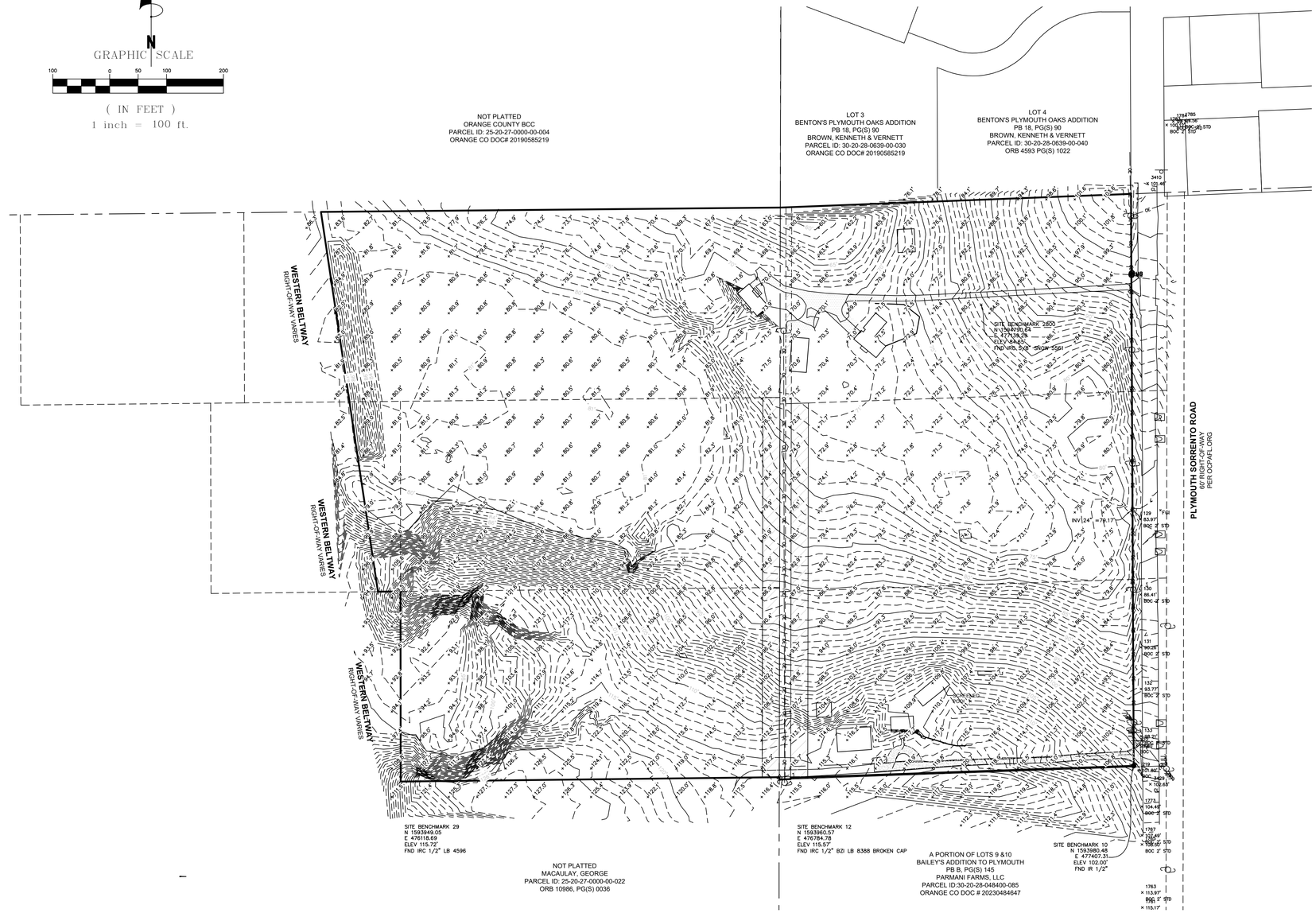
K. EACH OF THE LOTS WITHIN PARCEL XXXXXX ARE CONTIGUOUS ALONG THEIR RESPECTIVE BOUNDARIES WITHOUT ANY GAPS, GORE OR HIATUSES.

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

10/09/23

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

ALTA/NSPS LAND TITLE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
2 OF 4

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 393 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 59'04" EAST 601.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

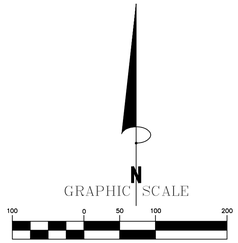
PARCEL 6:

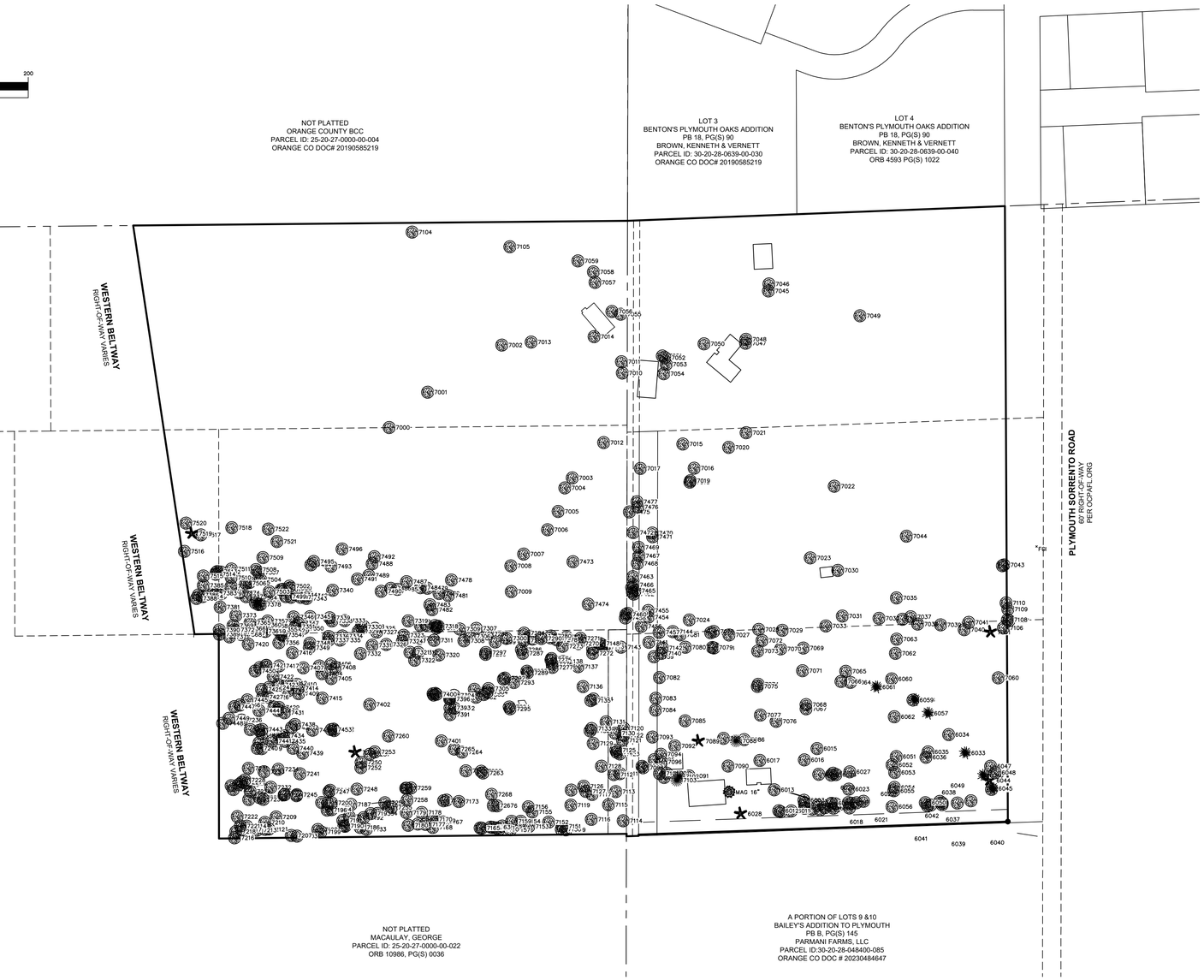
THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD. AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 11372767
ISSUING OFFICE FILE NUMBER: 11041-000052-FL
COMMITMENT DATE: 09/13/2023 @ 11:00 PM

BII EXCEPTONS

ITEM 5: AFFECTS; BLANKET IN NATURE (PARCELS 1 & 5)
ITEM 6: AFFECTS; BLANKET IN NATURE (PARCEL 2)
ITEM 7: AS SHOWN; PARCELS 1, 4, 5 & 6
ITEM 8: AS SHOWN; PARCEL 5
ITEM 9: AFFECTS; NOT PLOTTABLE
ITEM 10: AFFECTS; BLANKET IN NATURE (PARCELS 1-4)





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ALTA/NSPS LAND TITLE SURVEY

10/09/23

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

ALTA/NSPS LAND TITLE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
3 OF 4

TREE TABLE			
Point #	Northing	Easting	Description
6000	1594001	477088	OAK 8"
6001	1594002	477075	OAK 14"
6002	1594010	477075	OAK 14"
6003	1594015	477074	OAK 14"
6004	1594007	477097	OAK 10"
6005	1594000	477101	OAK 16"
6006	1594003	477109	OAK 20"
6007	1594002	477123	OAK 16"
6008	1594009	477126	OAK 10"
6009	1594010	477120	OAK 8"
6010	1593997	477036	OAK 12"
6011	1593998	477054	OAK 18"
6012	1593998	477033	OAK 12"
6013	1594032	477026	OAK 30"
6014	1594058	477099	OAK 16"
6015	1594100	477096	OAK 24"
6016	1594081	477075	OAK 36"
6017	1594080	477003	OAK 48"
6018	1594003	477149	OAK 14"
6019	1594012	477147	OAK 16"
6020	1594010	477152	OAK 16"
6021	1594011	477160	OAK 12"
6022	1594014	477172	OAK 22"
6023	1594034	477148	OAK 30"
6024	1594056	477119	OAK 20"
6025	1594060	477122	OAK 24"
6026	1594057	477127	OAK 16"
6027	1594062	477149	OAK 18"
6028	1593993	476971	PAL 14"
6033	1594093	477338	PIN 20"
6034	1594123	477311	OAK 24"
6035	1594094	477277	OAK 24"
6036	1594086	477274	OAK 24"
6037	1594008	477300	OAK 30"
6038	1594011	477300	OAK 16"
6039	1594011	477325	OAK 42"
6040	1594015	477347	OAK 24"
6041	1594007	477281	OAK 8"
6042	1594006	477276	OAK 30"
6043	1594033	477381	OAK 12"
6044	1594048	477378	PAL 14"
6045	1594034	477382	PIN 20"
6046	1594056	477367	PIN 16"
6047	1594071	477379	OAK 8"
6048	1594060	477387	OAK 36"
6049	1594014	477296	OAK 16"
6050	1594011	477273	OAK 18"
6051	1594087	477225	OAK 16"
6052	1594073	477218	OAK 24"
6053	1594061	477223	OAK 20"
6054	1594036	477222	OAK 12"
6055	1594031	477221	OAK 12"
6056	1594005	477218	OAK 42"
6057	1594157	477277	PIN 12"
6058	1594179	477255	PIN 12"
6059	1594179	477253	OAK 28"
6060	1594214	477218	OAK 48"
6061	1594200	477192	PIN 12"
6062	1594152	477222	OAK 20"
7000	1594624	476397	OAK 32"

TREE TABLE			
Point #	Northing	Easting	Description
7001	1594682	476460	OAK 36"
7002	1594759	476581	OAK 32"
7003	1594542	476696	OAK 12"
7004	1594525	476684	OAK 16"
7005	1594487	476673	OAK 12"
7006	1594457	476656	OAK 10"
7007	1594417	476617	OAK 10"
7008	1594398	476596	OAK 36"
7009	1594356	476597	OAK 30"
7010	1594713	476778	OAK 54"
7011	1594732	476776	OAK 24"
7012	1594599	476747	OAK 24"
7013	1594764	476629	OAK 10"
7014	1594772	476732	OAK 36"
7015	1594597	476877	OAK 54"
7016	1594558	476895	OAK 28"
7017	1594557	476807	OAK 28"
7018	1594535	476888	OAK 24"
7019	1594537	476889	OAK 22"
7020	1594592	476951	OAK 30"
7021	1594616	476980	OAK 16"
7022	1594528	477124	OAK 72"
7023	1594411	477085	OAK 44"
7024	1594310	476887	OAK 32"
7025	1594289	476922	OAK 18"
7026	1594291	476927	OAK 24"
7027	1594285	476952	OAK 16"
7028	1594294	477001	OAK 24"
7029	1594293	477039	OAK 12"
7030	1594391	477130	OAK 42"
7031	1594316	477137	OAK 42"
7032	1594312	477197	OAK 48"
7033	1594300	477110	OAK 24"
7035	1594346	477226	OAK 14"
7036	1594311	477235	OAK 28"
7037	1594315	477249	OAK 20"
7038	1594303	477260	OAK 12"
7039	1594302	477298	OAK 14"
7040	1594294	477336	OAK 16"
7041	1594306	477344	OAK 54"
7042	1594398	477399	OAK 12"
7043	1594400	477401	OAK 12"
7044	1594447	477242	OAK 28"
7045	1594847	477016	OAK 28"
7046	1594859	477017	OAK 32"
7047	1594762	476979	OAK 28"
7048	1594768	476980	OAK 44"
7049	1594807	477166	OAK 36"
7050	1594761	476911	OAK 48"
7051	1594741	476843	OAK 32"
7052	1594738	476847	OAK 24"
7053	1594727	476850	OAK 26"
7054	1594712	476846	OAK 40"
7055	1594809	476775	OAK 32"
7056	1594814	476761	OAK 52"
7057	1594861	476733	OAK 44"
7058	1594878	476731	OAK 10"
7059	1594896	476705	OAK 14"
7060	1594215	477392	OAK 10"
7061	1594290	477379	PAL 14"
7062	1594255	477224	OAK 16"
7063	1594278	477226	OAK 20"
7064	1594208	477150	OAK 54"
7065	1594226	477143	OAK 28"
7066	1594209	477135	OAK 20"
7067	1594165	477078	OAK 20"
7068	1594172	477078	OAK 24"
7069	1594264	477073	OAK 30"
7070	1594263	477036	OAK 36"
7071	1594227	477072	OAK 52"
7072	1594276	477006	OAK 30"
7073	1594259	476999	OAK 44"
7074	1594205	477000	OAK 28"
7075	1594201	476998	OAK 18"
7076	1594144	477029	OAK 24"

TREE TABLE			
Point #	Northing	Easting	Description
7077	1594154	477003	OAK 24"
7078	1594264	476927	OAK 26"
7079	1594265	476925	OAK 14"
7080	1594265	476881	OAK 16"
7081	1594285	476872	OAK 18"
7082	1594216	476839	OAK 26"
7083	1594182	476832	OAK 24"
7084	1594163	476832	OAK 22"
7085	1594145	476880	OAK 28"
7086	1594114	476977	OAK 14"
7087	1594116	476943	OAK 22"
7088	1594112	476963	MAP 26"
7089	1594112	476902	PAL 10"
7090	1594071	476951	OAK 40"
7091	1594055	476887	OAK 28"
7092	1594104	476864	OAK 28"
7093	1594119	476827	OAK 24"
7094	1594090	476841	OAK 10"
7095	1594082	476830	OAK 16"
7096	1594078	476842	OAK 14"
7097	1594071	476810	OAK 12"
7098	1594068	476812	OAK 12"
7099	1594053	476846	OAK 32"
7100	1594059	476850	OAK 10"
7101	1594059	476839	OAK 14"
7102	1594054	476871	MAP 10"
7103	1594048	476867	MAP 10"
7104	1594943	476435	OAK 52"
7105	1594919	476594	OAK 10"
7106	1594297	477400	OAK 10"
7107	1594309	477409	OAK 18"
7108	1594310	477407	OAK 24"
7109	1594327	477407	OAK 20"
7110	1594338	477405	OAK 12"
7111	1594059	476774	OAK 24"
7112	1594057	476764	OAK 24"
7113	1594029	476767	OAK 42"
7114	1593982	476779	OAK 42"
7115	1594008	476755	OAK 30"
7116	1593984	476727	OAK 54"
7117	1594025	476728	OAK 26"
7118	1594032	476694	OAK 26"
7119	1594007	476694	OAK 36"
7120	1594133	476780	OAK 16"
7121	1594113	476778	OAK 16"
7122	1594121	476780	OAK 14"
7123	1594091	476774	OAK 12"
7124	1594094	476769	OAK 10"
7125	1594097	476767	OAK 10"
7126	1594038	476715	OAK 16"
7127	1594030	476718	OAK 16"
7128	1594071	476744	OAK 32"
7129	1594108	476730	OAK 12"
7130	1594125	476766	OAK 12"
7131	1594143	476751	OAK 14"
7132	1594129	476725	OAK 16"
7133	1594133	476728	OAK 20"
7134	1594181	476731	OAK 10"
7135	1594178	476726	OAK 12"
7136	1594201	476714	OAK 68"
7137	1594234	476706	OAK 12"
7138	1594242	476681	OAK 24"
7139	1594250	476829	OAK 14"
7140	1594255	476842	OAK 16"
7141	1594273	476821	OAK 10"
7142	1594264	476843	OAK 26"
7143	1594265	476776	OAK 14"
7144	1594291	476860	OAK 16"
7145	1594262	476729	OAK 22"
7146	1594266	476749	OAK 14"
7147	1594270	476744	OAK 18"
7148	1594271	476741	OAK 12"
7149	1593967	476686	OAK 10"
7150	1593968	476678	OAK 12"
7151	1593973	476679	OAK 16"

TREE TABLE			
Point #	Northing	Easting	Description
7152	1593980	476658	OAK 54"
7153	1593973	476625	OAK 18"
7154	1593981	476612	OAK 24"
7155	1593996	476631	OAK 16"
7156	1594005	476624	OAK 18"
7157	1593967	476595	OAK 28"
7158	1593973	476582	OAK 28"
7159	1593981	476597	OAK 10"
7160	1593968	476576	OAK 12"
7161	1593970	476572	OAK 12"
7162	1593971	476566	OAK 16"
7163	1593972	476563	OAK 14"
7164	1593970	476548	OAK 14"
7165	1593970	476546	OAK 24"
7167	1593980	476485	OAK 14"
7168	1593971	476468	OAK 16"
7169	1593982	476473	OAK 12"
7170	1593984	476468	OAK 12"
7171	1594016	476491	OAK 10"
7172	1594015	476486	OAK 10"
7173	1594013	476511	OAK 14"
7176	1593977	476444	OAK 96"
7177	1593976	476456	OAK 24"
7178	1593995	476450	OAK 16"
7179	1593995	476425	OAK 14"
7180	1593974	476428	OAK 14"
7183	1593968	476360	OAK 14"
7184	1593994	476378	OAK 16"
7185	1594005	476396	OAK 24"
7186	1593971	476350	OAK 36"
7187	1594008	476335	OAK 28"
7188	1593988	476332	OAK 12"
7189	1593973	476325	OAK 16"
7190	1593974	476323	OAK 24"
7191	1593982	476322	OAK 24"
7192	1593987	476355	OAK 12"
7193	1593994	476367	OAK 24"
7194	1594000	476303	OAK 68"
7195	1594011	476297	OAK 16"
7196	1593999	476296	OAK 16"
7197	1594012	476287	OAK 16"
7198	1593968	476281	OAK 14"
7199	1593964	476286	OAK 14"
7200	1594011	476303	OAK 32"
7203	1593957	476247	OAK 16"
7207	1593958	476237	OAK 12"
7209	1593988	476212	OAK 26"
7210	1593979	476194	OAK 16"
7211	1593968	476201	OAK 10"
7212	1593968	476194	OAK 12"
7213	1593966	476181	OAK 24"
7214	1593973	476164	OAK 10"
7216	1593954	476145	OAK 14"
7217	1593967	476156	OAK 18"
7218	1593964	476147	OAK 18"
7219	1594039	476139	OAK 12"
7220	1594033	476142	OAK 12"
7221	1593973	476154	OAK 12"
7222	1593989	476149	OAK 12"
7223	1594041	476151	OAK 10"
7224	1594030	476170	OAK 10"
7225	1594017	476168	OAK 10"
7226	1594043	476164	OAK 10"
7227	1594045	476156	OAK 10"
7228	1594048	476161	OAK 10"
7229	1594020	476186	OAK 10"
7230	1594017	476191	OAK 10"
7231	1594068	476167	OAK 12"
7232	1594037	476204	OAK 12"
7233	1594062	476193	OAK 16"
7234	1594066	476216	OAK 14"
7235	1594131	476170	OAK 12"
7236	1594146	476156	OAK 12"
7237	1594124	476189	OAK 14"
7238	1594109	476185	OAK 10"

TREE TABLE			
Point #	Northing	Easting	Description
7239	1594100	476189	OAK 10"
7240	1594100	476182	OAK 10"
7241	1594059	476251	OAK 10"
7242	1594025	476227	OAK 10"
7243	1594023	476246	OAK 10"
7244	1594024	476226	OAK 12"
7245	1594025	476246	OAK 12"
7246	1594032	476300	OAK 30"
7247	1594029	476299	OAK 10"
7248	1594034	476344	OAK 14"
7249	1594093	476342	PAL 14"
7250	1594077	476351	OAK 14"
7251	1594091	476365	OAK 12"
7252	1594069	476351	OAK 14"
7253	1594094	476374	OAK 12"
7254	1594011	476390	OAK 12"
7255	1594004	476401	OAK 12"
7256	1594035	476424	OAK 14"
7257	1594035	476426	OAK 12"
7258	1594016	476427	OAK 10"
7259	1594035	476433	OAK 36"
7260	1594120	476396	OAK 16"
7261	1594063	476522	OAK 14"
7262	1594063	476547	OAK 16"
7263	1594060	476550	OAK 28"
7264	1594094	476516	OAK 10"
7265	1594099	476504	OAK 16"
7266	1594006	476573	OAK 20"
7267	1594007	476567	OAK 18"
7268	1594025	476564	OAK 14"
7269	1594282	476687	OAK 14"
7270	1594271	476706	OAK 14"
7271	1594280	476709	OAK 16"
7272	1594255	476730	OAK 16"
7273	1594267	476680	OAK 10"
7274	1594247	476662	OAK 18"
7275	1594245	476661	OAK 16"
7276	1594238	476663	OAK 16"
7277	1594232	476664	OAK 16"
7278	1594277	476671	OAK 32"
7279	1594281	476661	OAK 18"
7280	1594284	476661	OAK 18"
7281	1594279	476631	OAK 12"
7282	1594281	476630	OAK 12"
7283	1594283	476628	OAK 12"
7284	1594288	476617	OAK 16"
7285	1594276	476617	OAK 14"
7286	1594261	476613	OAK 10"
7287	1594255	476615	OAK 28"
7288	1594226	476622	OAK 10"
7289	1594224	476623	OAK 10"
7290	1594280	476646	OAK 10"
7291	1594213	476584	OAK 16"
7292	1594215	476586	OAK 14"
7293	1594208	476601	OAK 14"
7294	1594168	476593	OAK 16"
7295	1594165	476595	OAK 16"
7296	1594254	476555	OAK 14"
7297	1594257	476555	OAK 14"
7298	1594287	476558	OAK 14"
7299	1594274	476570	OAK 16"
7300	1594280	476588	OAK 24"
7301	1594196	476536	OAK 16"
7302	1594184	476539	OAK 24"
7303	1594188	476552	OAK 18"
7304	1594192	476557	OAK 16"
7305	1594198	476559	OAK 12"
7306	1594283	476529	OAK 12"
7307	1594296	476539	OAK 14"
7308	1594276	476519	OAK 10"
7309	1594295	476512	OAK 16"
7310	1594280	476446	OAK 30"
7311	1594277	476470	OAK 20"
7312	1594257	476445	OAK 20"
7313	1594301	476448	OAK 18"

TREE TABLE			
Point #	Northing	Easting	Description
7314	1594302	476457	OAK 14"
7315	1594301	476472	OAK 18"
7316	1594299	476475	OAK 18"
7317	1594297	476474	OAK 12"
7318	1594299	476477	OAK 12"
7319	1594308	476428	OAK 14"
7320	1594253	476478	OAK 14"
7321	1594257	476431	OAK 12"
7322	1594244	476439	OAK 10"
7323	1594285	476421	OAK 20"
7324	1594275	476419	OAK 14"
7325	1594296	476374	OAK 28"
7326	1594270	476392	OAK 48"
7327	1594290	476377	OAK 16"
7328	1594299	476356	OAK 14"
7329	1594291	476347	OAK 16"
7330	1594299	476351	OAK 12"
7331	1594269	476369	OAK 12"
7332	1594255	476350	OAK 24"
7333	1594309	476324	OAK 26"
7334	1594284	476321	OAK 28"
7335	1594277	476317	OAK 18"
7336	1594283	476298	OAK 26"
7337	1594277	476298	OAK 20"
7338	1594308	476304	OAK 10"
7339	1594313	476300	OAK 16"
7340	1594358	476305	OAK 36"
7341	1594347	476253	OAK 24"
7342	1594349	476263	OAK 16"
7343	1594345	476262	OAK 10"
7344	1594351	476246	OAK 10"
7345	1594315	476268	OAK 12"
7346	1594315	476241	OAK 16"
7347	1594304	476249	OAK 16"
7348	1594272	476268	OAK 18"
7349	1594264	476267	OAK 18"
7350	1594296	476257	OAK 10"
7351	1594299	476244	OAK 10"
7352	1594292	476226	OAK 14"
7353	1594285	476224	OAK 16"
7354	1594285	476221	OAK 10"
7355	1594294	476214	OAK 14"
7356	1594273	476217	OAK 18"
7357	1594308	476199	OAK 16"
7358	1594300	476198	OAK 16"
7359	1594291	476195	OAK 16"
7360	1594302	476188	OAK 20"
7361	1594291	476189	OAK 16"
7362	1594340	476185	OAK 18"
7363	1594342	476189	OAK 18"
7364	1594346	476181	OAK 14"
7365	1594305	476170	OAK 18"
7366	1594296	476162	OAK 10"
7367	1594288	476161	OAK 14"
7368	1594286	476156	OAK 14"
7369	1594301	476142	OAK 16"
7370	1594290	476143	OAK 16"
7371	1594282	476136	OAK 18"
7372	1594294	476144	OAK 28"
7373	1594317	476147	OAK 14"
7374	1594354	476152	OAK 16"
7375	1594348	476163	OAK 14"
7376	1594338	476179	OAK 16"
7377	1594335	476184	OAK 16"
7378	1594335	476187	OAK 16"
7379	1594353	476123	OAK 14"
7380	1594365	476139	OAK 14"
7381	1594331	476121	OAK 16"
7382	1594353	476109	OAK 12"
7383	1594353	476115	OAK 16"
7384	1594348	476092	OAK 16"
7385	1594366	476094	OAK 16"
7386	1594351	476086	OAK 16"
7387	1594387	476115	OAK 18"
7388	1594345	476082	OAK 12"

TREE TABLE			
Point #	Northing	Easting	Description
7389	1594286	476120	OAK 12"
7390	1594294	476120	OAK 16"
7391	1594155	476497	OAK 26"
7392	1594166	476503	OAK 16"
7393	1594166	476496	OAK 16"
7394	1594187	476503	OAK 18"
7395	1594182	476497	OAK 14"
7396	1594181	476496	OAK 26"
7397	1594187	476470	OAK 14"
7398	1594189	476469	OAK 14"
7399	1594190	476472	OAK 16"
7400	1594188	476474	OAK 14"
7401	1594112	476482	OAK 18"
7402	1594172	476365	OAK 16"
7403	1594235	476283	OAK 16"
7404	1594222	476287	OAK 16"
7405	1594214	476302	OAK 18"
7406	1594238	476302	OAK 10"
7407	1594232	476257	OAK 12"
7408	1594232	476309	OAK 10"
7409	1594190	476249	OAK 10"
7410	1594205	476246	OAK 10"
7411	1594204	476235	OAK 16"
7412	1594207	476231	OAK 12"
7413	1594194	476232	OAK 12"
7414	1594198	476249	OAK 12"
7415	1594182	476288	OAK 12"
7416	1594256	476239	OAK 12"
7417	1594235	476217	OAK 12"
7418	1594235	476196	OAK 12"
7419	1594232	476186	OAK 16"
7420	1594270	476167	OAK 16"
7421	1594236	476196	OAK 12"
7422	1594217	476208	OAK 12"
7423	1594204	476216	OAK 10"
7424	1594199	476201	OAK 12"
7425	1594196	476189	OAK 10"
7426	1594184	476200	OAK 10"
7427	1594184	476191	OAK 10"
7428	1594167	476209	OAK 10"
7429	1594167	476217	OAK 10"
7430	1594162	476216	OAK 10"
7431	1594158	476226	OAK 12"
7432	1594123	476217	OAK 12"
7433	1594117	476223	OAK 10"
7434	1594121	476225	OAK 10"
7435	1594112	476227	OAK 16"
7436	1594134	476238	OAK 10"
7437	1594130	476272	OAK 10"
7438	1594139	476243	OAK 10"
7439	1594092	476256	OAK 12"
7440	1594100	476240	OAK 10"
7441	1594112	476205	OAK 14"
7442	1594130	476185	OAK 14"
7443	1594131	476190	OAK 12"
7444	1594162	476185	OAK 16"
7445	1594179	476165	OAK 16"
7446	1594171	476153	OAK 10"
7447	1594168	476144	OAK 10"
7448	1594141	476125	OAK 10"
7449	1594149	476136	OAK 14"
7450	1594227	476178	OAK 14"
7451	1594129	476307	OAK 10"
7452	1594131	476306	OAK 10"
7453	1594131	476302	OAK 10"
7454	1594314	476820	OAK 14"
7455	1594325	476820	OAK 16"
7456	1594299	476809	OAK 12"
7457	1594290	476838	OAK 12"
7458	1594313	476783	OAK 14"
7459	1594320	476786	OAK 14"
7460	1594319	476784	OAK 10"
7461	1594363	476793	OAK 10"
7462	1594352	476796	OAK 12"
7463	1594381	476795	OAK 12"

TREE TABLE			
Point #	Northing	Easting	Description
7464	1594355	476794	OAK 16"
7465	1594357	476798	OAK 16"
7466	1594367	476796	OAK 16"
7467	1594415	476805	OAK 18"
7468	1594402	476803	OAK 18"
7469	1594428	476804	OAK 12"
7470	1594452	476827	OAK 12"
7471	1594446	476827	OAK 18"
7472	1594453	476796	OAK 16"
7473	1594405	476697	OAK 36"
7474	1594336	476722	OAK 28"
7475	1594486	476789	OAK 36"
7476	1594494	476803	OAK 14"
7477	1594503	476802	OAK 16"
7478	1594375	476499	OAK 12"
7479	1594362	476460	OAK 12"
7480	1594353	476479	OAK 10"
7481	1594350	476494	OAK 10"
7482	1594327	476467	OAK 10"
7483	1594335	476464	OAK 10"
7484	1594363	476448	OAK 12"
7485	1594360	476411	OAK 10"
7486	1594361	476400	OAK 10"
7487	1594372	476425	OAK 20"
7488	1594402	476369	OAK 10"
7489	1594383	476364	OAK 10"
7490	1594357	476384	OAK 10"
7491	1594377	476345	OAK 14"
7492	1594413	476373	OAK 10"
7493	1594397	476302	OAK 10"
7494	1594400	476269	OAK 12"
7495	1594405	476274	OAK 14"
7496	1594426	476320	OAK 14"
7497	1594347	476237	OAK 10"
7498	1594360	476224	OAK 10"
7499	1594348	476228	OAK 12"
7500	1594362	476237	OAK 12"
7501	1594359	476221	OAK 18"
7502	1594365	476234	OAK 24"
7503	1594356	476201	OAK 16"
7504	1594376	476187	OAK 14"
7505	1594371	476169	OAK 16"
7506	1594370	476163	OAK 16"
7507	1594387	476184	OAK 12"
7508	1594392	476180	OAK 16"
7509	1594412	476191	OAK 20"
7510	1594379	476139	OAK 12"
7511	1594393	476139	OAK 10"
7512	1594388	476122	OAK 12"
7513	1594389	476117	OAK 14"
7514	1594384	476114	OAK 20"
7515	1594382	476094	OAK 16"
7516	1594422	476063	OAK 16"
7517	1594449	476090	OAK 10"
7518	1594460	476140	OAK 18"
7519	1594451	476075	PAL 12"
7520	1594468	476065	OAK 10"
7521	1594438	476214	OAK 10"
7522	1594458	476200	OAK 12"

MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

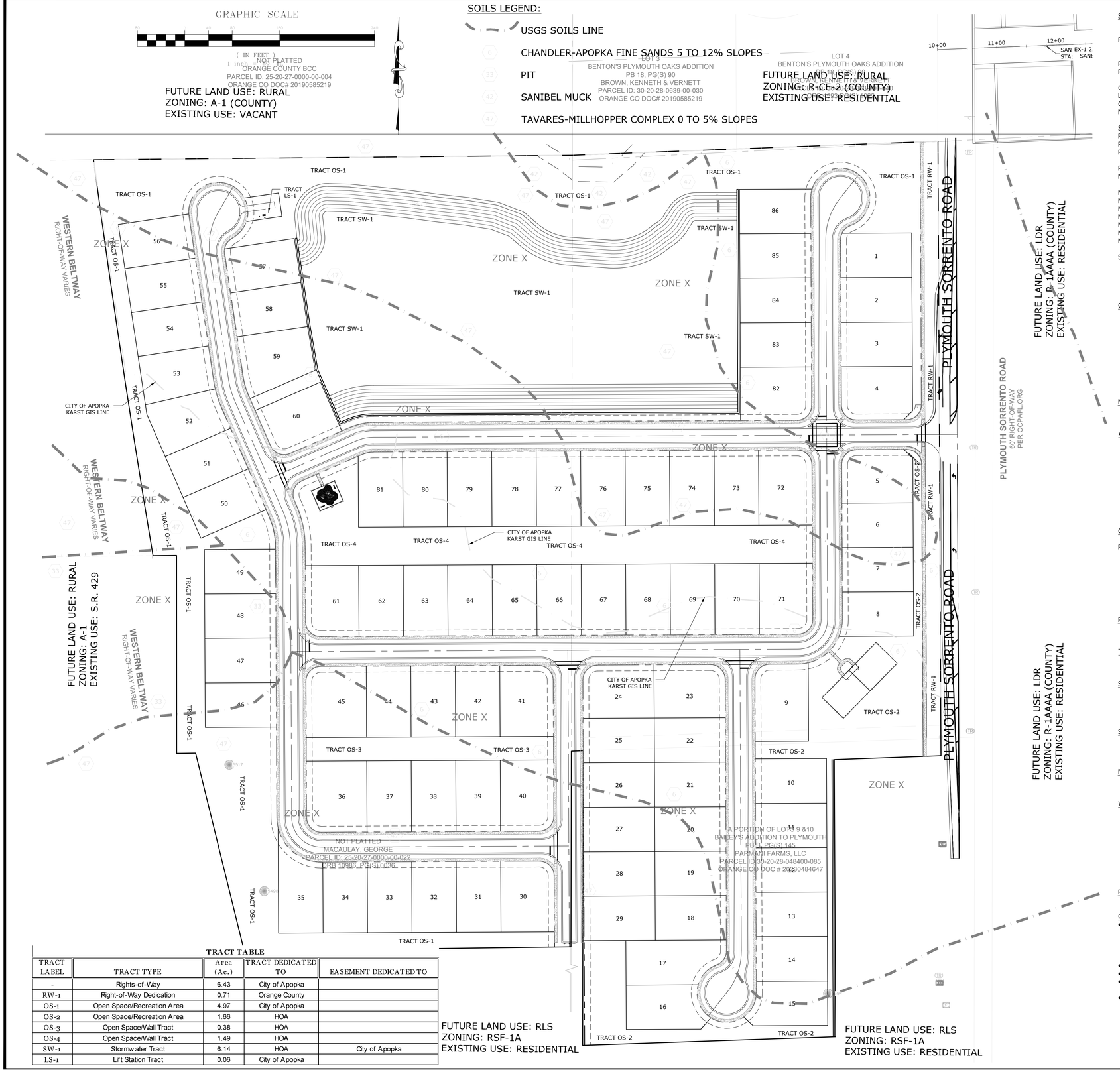
10/09/23

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
4 OF 4



TRACT TABLE

TRACT LABEL	TRACT TYPE	Area (Ac.)	TRACT DEDICATED TO	EASEMENT DEDICATED TO
-	Rights-of-Way	6.43	City of Apopka	
RW-1	Right-of-Way Dedication	0.71	Orange County	
OS-1	Open Space/Recreation Area	4.97	City of Apopka	
OS-2	Open Space/Recreation Area	1.66	HOA	
OS-3	Open Space/Wall Tract	0.38	HOA	
OS-4	Open Space/Wall Tract	1.49	HOA	
SW-1	Stormwater Tract	6.14	HOA	City of Apopka
LS-1	Lift Station Tract	0.06	City of Apopka	

SITE DATA:

Parcel I.D. #: 25-20-27-0000-00-008; 021; 022
30-20-28-0484-00-040; 060; 085

Property FLU: RLS
Property Zoning: RSF-1B

Gross Land Area:	40.55 acres
Lakes/Wetland Area:	0.03 acres
Gross Developable Area:	40.52 acres
Net Developable Area:	40.52 acres
Stormwater Management Area:	6.14 acres
Right-of-Way Area:	6.43 acres
Right-of-Way Dedication:	0.71 acres
Public Open Space Tracts:	7.08 acres
Proposed Residential Units:	86 Single-Family Detached Lots
Net Residential Density:	2.16 dwelling units/Net Developable Acre
Minimum Living Area:	1,600 sqft. (Heated/cooled space)RSF-1B
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	75' (RSF-1B)
Minimum Lot Depth:	N/A
Minimum Lot Size:	8,000 (RSF-1B)
Maximum Lot Coverage:	60%
Minimum Open Space %:	25%

Setbacks:

Front:	25' (RSF-1B)
Side:	10' (RSF-1B)
Side Street:	25' (RSF-1B)
Rear:	25' (RSF-1B)

Open Space Requirements:

Land Development Code (Residential 20%)
40.52ac. * .20 = 8.10 acres (required)
Open Space Provided:

Tract OS-1:	4.97 acres
Tract OS-2:	1.66 acres
Tract OS-3:	0.38 acres
Tract OS-4:	1.49 acres
Tract SW-1:	6.14 acres
Total:	14.64 acres (8.10 required)

Major Street Setbacks:

Plymouth Sorrento Road. 30' (setback from right-of-way line)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There is no proposed 100 yr. Flood Plain encroachment.
3. All Conservation Easements associated buffers area will be owned & maintained by the HOA with a development rights Easement dedicated to the City of Apopka via plat.
4. A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
5. Fire Protection will be provided by City of Apopka in accordance with the 2023 Florida Fire Prevention Code.
6. The project will be constructed in a single phase.

Off-Street Parking:

Required Parking:

2.0 spaces per Unit (for Single-Family Residences): (86 units x 2.0 spaces/unit) = 172

Total Required Parking:	172
Provided Parking:	
2 Garage Spaces per Unit:	172 spaces
2 Driveway Spaces per Unit:	172 spaces
Total Parking Provided:	344 spaces

Phasing:

This project is to be developed in a single phase.

Traffic:

Single-Family Residential: 86 d.u. * 9.57 trip/d.u. = 823 A.D.T.

Stormwater Management:

The project will meet the requirements of City of Apopka Land Development Code and the St. Johns River Water Management District.

School Age Population:

86 d.u. * .478 children/unit = 41 children

Needed Fire Flow (NFF): (Based on FFPC 2012 Edition Chapter 18 & Annex I)

Single-Family (less than 5,000 sqft.): 1,000 gpm

Water, Sewer and Solid Waste Demand:

Water Demand:
86 Units * 300 gallons/day = 25,800 gallons/day

Sewer Demand:
86 Units * 280 gallons/day = 24,080 gallons/day

Solid Waste Demand:
86 Units * 2.6 persons/unit * 4.3 Lb./person/day = 961 Lb/day

Recreational/Open Space Demand:
86 Units * 2.6 persons/unit /1,000 * 3.0 ac/1,000 persons = 0.67 ac.

Green Building Standards Points Allocation:

- Install a "cool roof" on a minimum of 50 percent of the dwelling units in a subdivision. The cool roof shall cover the entire roof of the building. Install a "cool roof" on a minimum of 50 percent of the buildings in a multi-building development. The cool roof shall cover the entire roof of the building: 1.50 points
- Installation of Energy Star HVAC: 0.50 points
- Use Vegetation or Vegetated Structures to shade HVAC Units: 0.25 points
- Pre-Wire a Minimum of 75 percent of residential dwelling units in the development for solar panels: 1.50 points
- Install Operable Windows to Allow for Natural Ventilation in the event of power failures: 0.25 points

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes Orlando
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Major Development Plan

Overall Site Plan

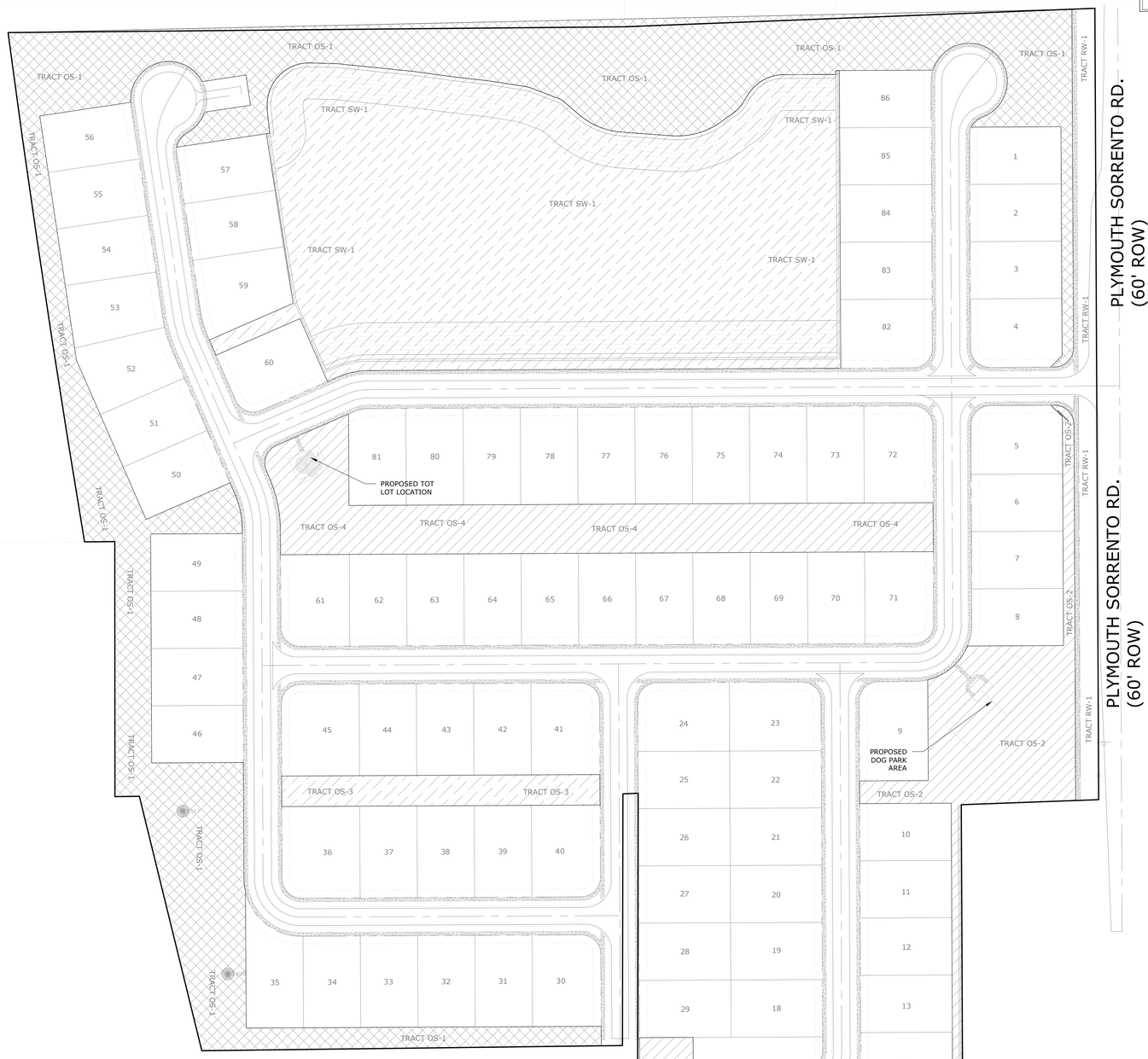
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: December 08, 2024
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	mm/dd/yy	xxxxxxxxxxxxxxxxxxxxxx
2	mm/dd/yy	xxxxxxxxxxxxxxxxxxxxxx
3	mm/dd/yy	xxxxxxxxxxxxxxxxxxxxxx
4	mm/dd/yy	
5	mm/dd/yy	
6	mm/dd/yy	
7	mm/dd/yy	
8	mm/dd/yy	
9	mm/dd/yy	
10	mm/dd/yy	

SHEET NUMBER
7 OF 24



OPEN SPACE SET-ASIDE HATCH LEGEND

ACTIVE RECREATIONAL AREA

PASSIVE RECREATIONAL AREA

GENERAL OPEN SPACE

Open Space Requirements:

Land Development Code (Residential 20%)
40.52ac. * .20 = 8.10 acres (required)
Open Space Provided:

Tract OS-1:	4.97 acres
Tract OS-2:	1.66 acres
Tract OS-3:	0.38 acres
Tract OS-4:	1.49 acres
Tract SW-1:	6.14 acres
Total:	14.64 acres (8.10 required)

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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Lennar Homes Orlando
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Major Development Plan

Open Space Rec Plan

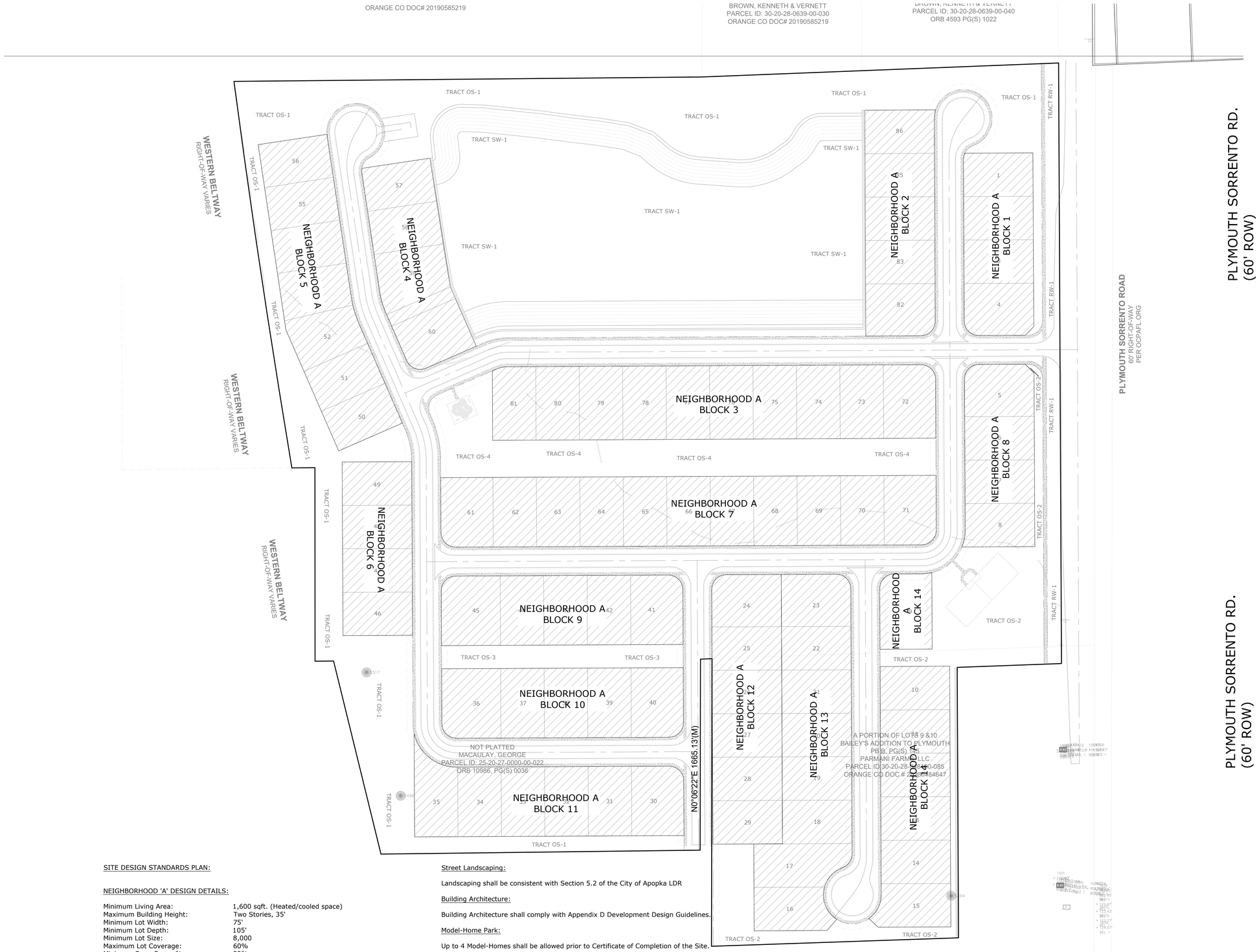
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NO.	DATE	DESCRIPTION
1	#####	##########
2	#####	##########
3	#####	##########
4	#####	
5	#####	
6	#####	
7	#####	
8	#####	
9	#####	
10	#####	

SHEET NUMBER
8 OF 24



SITE DESIGN STANDARDS PLAN:

NEIGHBORHOOD 'A' DESIGN DETAILS:

Minimum Living Area:	1,600 sqft. (Heated/cooled space)
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	75'
Minimum Lot Depth:	105'
Minimum Lot Size:	8,000
Maximum Lot Coverage:	60%
Minimum Open Space %:	20%
Garage Location:	Front-Entry (2-Car)
Setbacks:	
Front:	25' (RSF-1B)
Side:	10' (RSF-1B)
Side Street:	25' (RSF-1B)
Rear:	25' (RSF-1B)
Accessory Uses:	Those permitted by code
Architectural Design:	Consistent with Appendix D Development Design Guidelines

Street Landscaping:

Landscaping shall be consistent with Section 5.2 of the City of Apopka LDR

Building Architecture:

Building Architecture shall comply with Appendix D Development Design Guidelines.

Model-Home Park:

Up to 4 Model-Homes shall be allowed prior to Certificate of Completion of the Site.

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6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Major Development Plan

Design Standards Plan

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: December 08, 2024
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
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10		

SHEET NUMBER
9 OF 24

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NOT PLATTED
ORANGE COUNTY BCC
PARCEL ID: 25-20-27-0000-00-004
ORANGE CO DOC# 20190585219

LOT 3
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-030
ORANGE CO DOC# 20190585219

LOT 4
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-040
ORB 4593 PG(S) 1022

10+00

PROPERTY LINE

TRACT OS-1

TRACT LS-1

TRACT SW-1

TRACT RW-1

TRACT OS-2

TRACT OS-4

WESTERN BELTWAY
RIGHT-OF-WAY VARIES

50.0' ROW

22.0' PAVEMENT

10.0' UTILITY EASEMENT

30.0' ROW DEDICATION

6.0' SIDEWALK

15.0' LANDSCAPE BUFFER

5.0' SIDEWALK

PROPOSED TOT LOT

R50.0 R36.0 R39.0 R25.0 R35.0 R150.0 R175.0 R125.0 R139.0

56	10.0' SIDE SETBACK	
55		
54	25.0' REAR SETBACK	
53		
52		
51	10.0' SIDE SETBACK	
50	25.0' FRONT SETBACK	
57	25.0' REAR SETBACK	
58		
59	10.0' UTILITY EASEMENT	
60		
86	10.0' SIDE SETBACK	
85	25.0' REAR SETBACK	
84		
83	25.0' FRONT SETBACK	
82	25.0' SIDE STREET SETBACK	
81	10.0' SIDE SETBACK	
80	25.0' FRONT SETBACK	
79	10.0' SIDE SETBACK	
78		
77		
76		
75	25.0' REAR SETBACK	
74	25.0' FRONT SETBACK	
73		
72	25.0' SIDE STREET SETBACK	
1	25.0' REAR SETBACK	
2		
3	22.0' PAVEMENT	
4	25.0' REAR SETBACK	
5	10.0' SIDE SETBACK	
6	25.0' REAR SETBACK	

SEE SHEET 11 OF 24

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Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Major Development Plan

Detailed Site Plan 1

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: December 08, 2024
FL Registration #58775
Certificate of Authorization #29665

Revisions

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SHEET NUMBER
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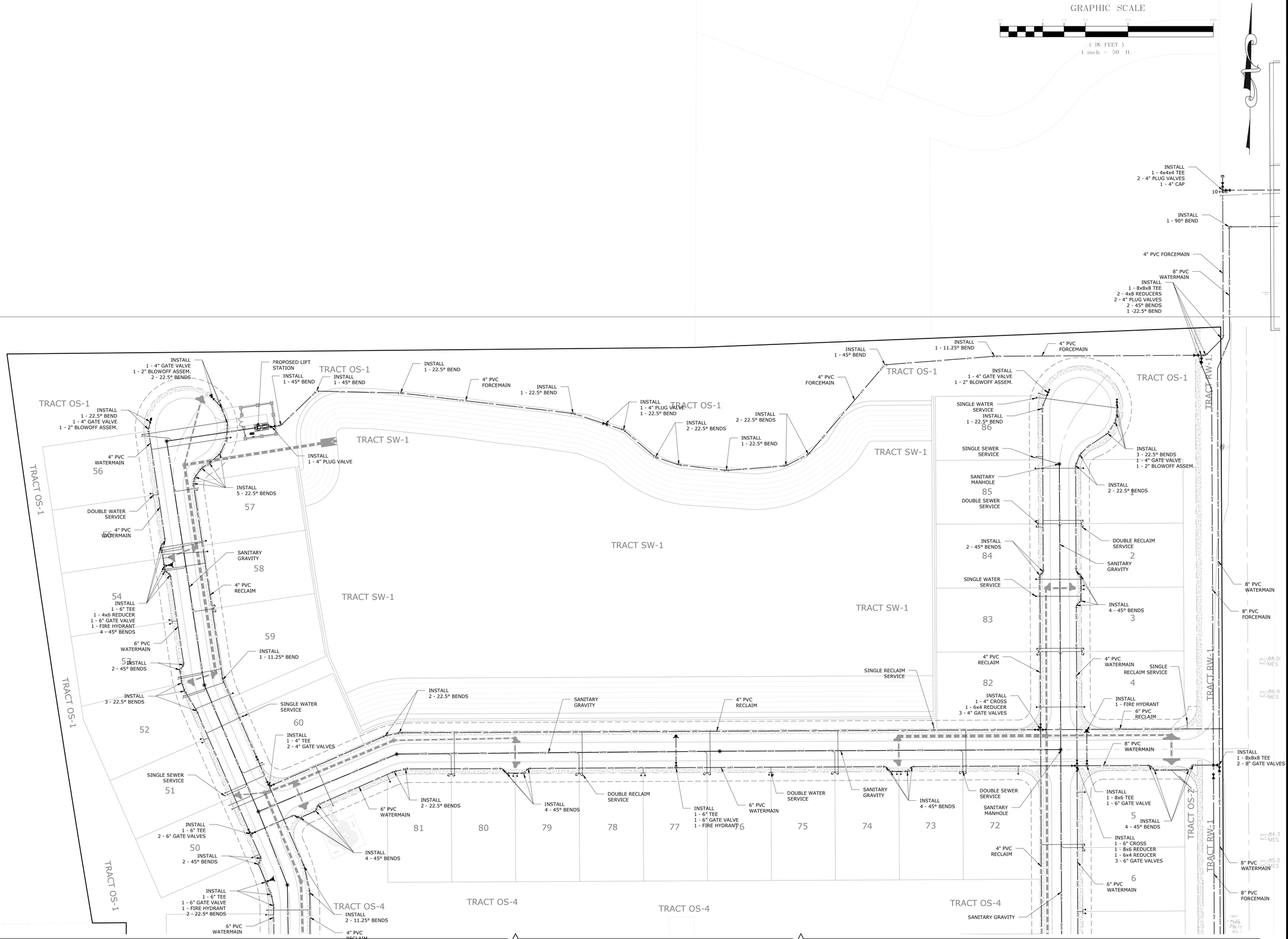
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SHEET NUMBER
11 OF 24

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



SEE SHEET 13 OF 24

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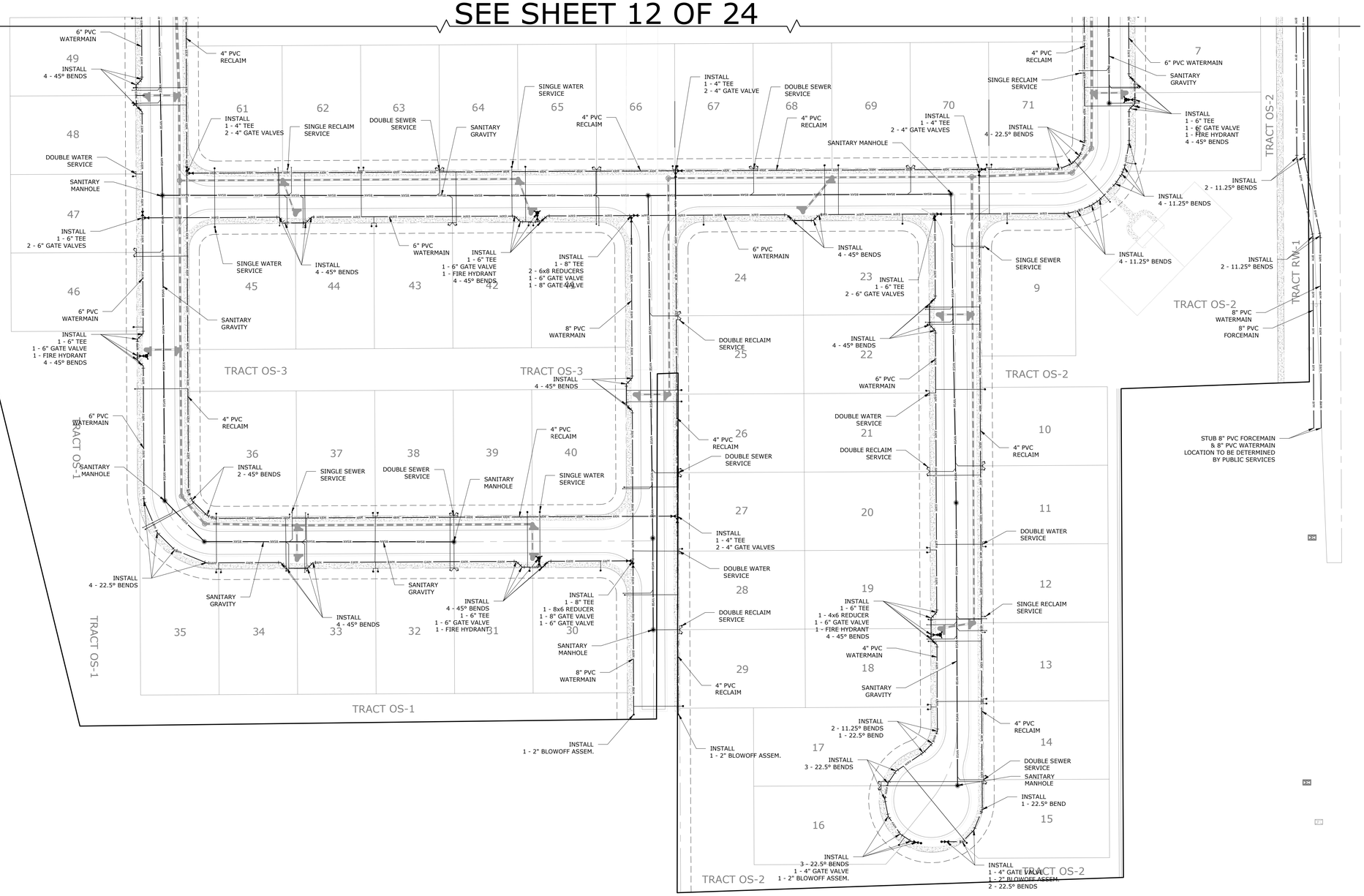
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SHEET NUMBER
12 OF 24

SEE SHEET 12 OF 24



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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9	mm/dd/yy	
10	mm/dd/yy	

SHEET NUMBER
13 OF 24

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NOT PLATTED
ORANGE COUNTY BCC
PARCEL ID: 25-20-27-0000-00-004
ORANGE CO DOC# 20190585219

LOT 3
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-030
ORANGE CO DOC# 20190585219

LOT 4
BENTON'S PLYMOUTH OAKS ADDITION
PB 18, PG(S) 90
BROWN, KENNETH & VERNETT
PARCEL ID: 30-20-28-0639-00-040
ORB 4593 PG(S) 1022

10+00

WESTERN BELTWAY
RIGHT-OF-WAY VARIES

TRACT OS-1
TRACT SW-1
TRACT OS-4
TRACT RW-1
TRACT OS-2

5' SIDEWALK
STORM INLET
STORM PIPE
MITERED END SECTION
50' ROW ROAD SECTION
TYPE 'F' CURB
6' BLOCK RETAINING WALL
DRY RETENTION POND DET-1
VALLEY GUTTER

56 57 55 58 54 59 53 60 52 51 50 81 80 79 78 77 76 75 74 73 72 86 85 84 83 82 1 2 3 4 5 6

SEE SHEET 15 OF 24

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City of Apopka, Florida

Major Development Plan

Drainage & Grading Plan 1

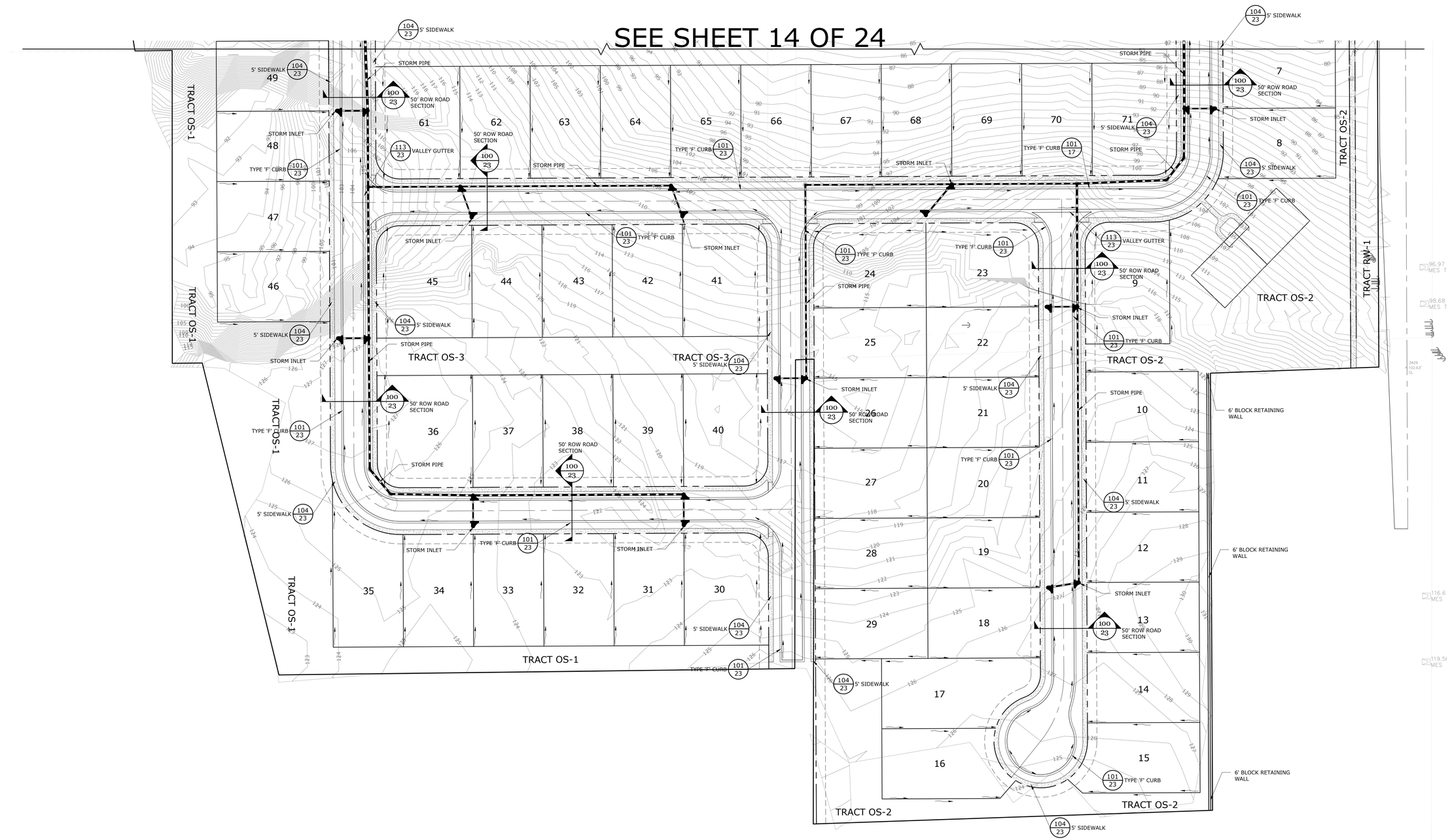
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SHEET NUMBER
14 OF 24



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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Ridgebrooke Subdivision

City of Apopka, Florida

Major Development Plan

Drainage & Grading Plan 2

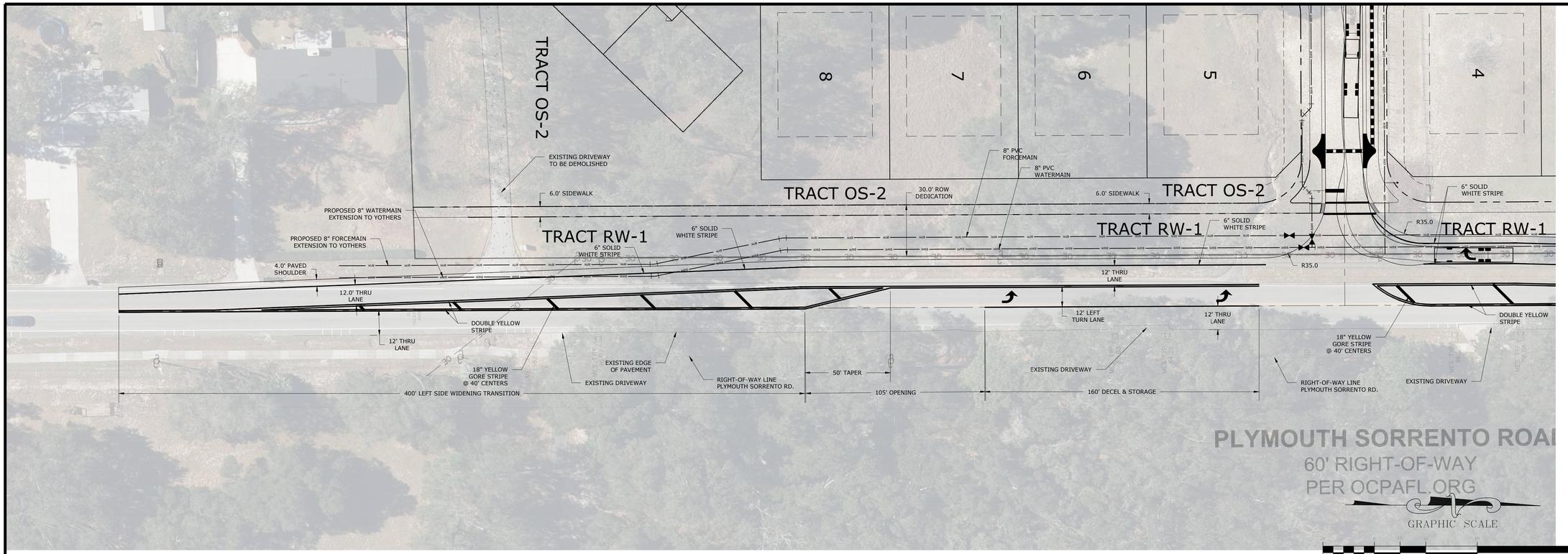
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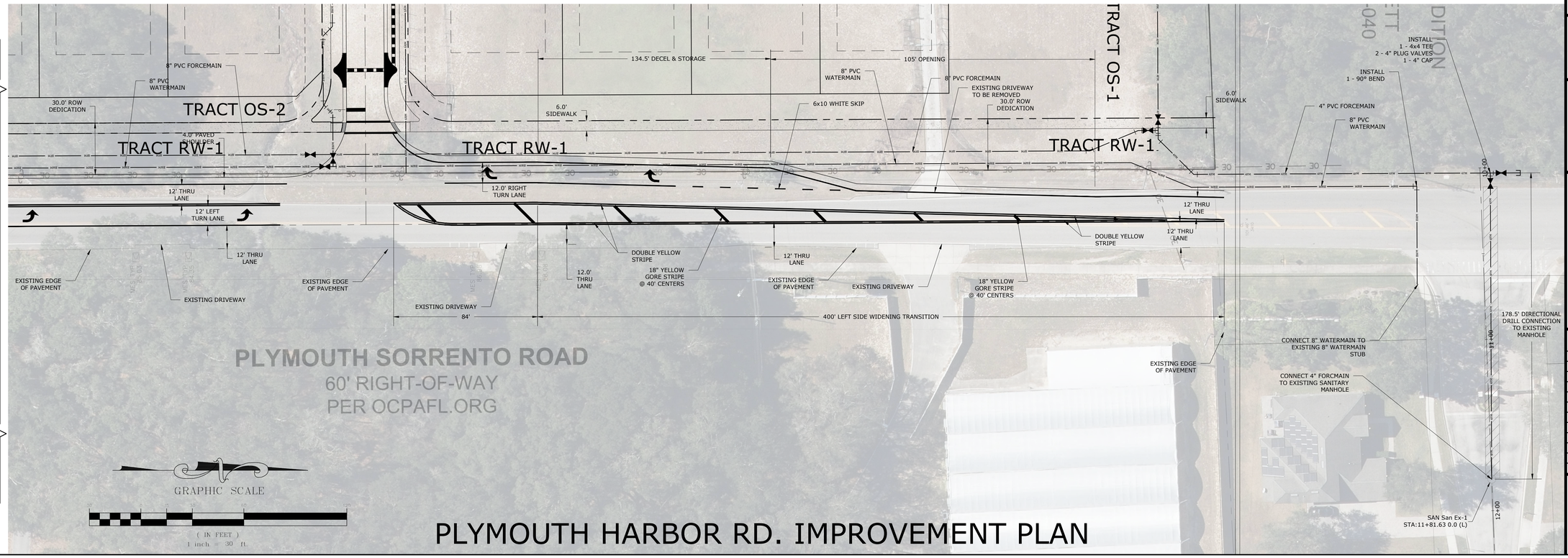
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SHEET NUMBER
15 OF 24



SEE AA BELOW

PLYMOUTH HARBOR RD. IMPROVEMENT PLAN



SEE AA ABOVE

PLYMOUTH HARBOR RD. IMPROVEMENT PLAN

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Plymouth Sorrento Rd

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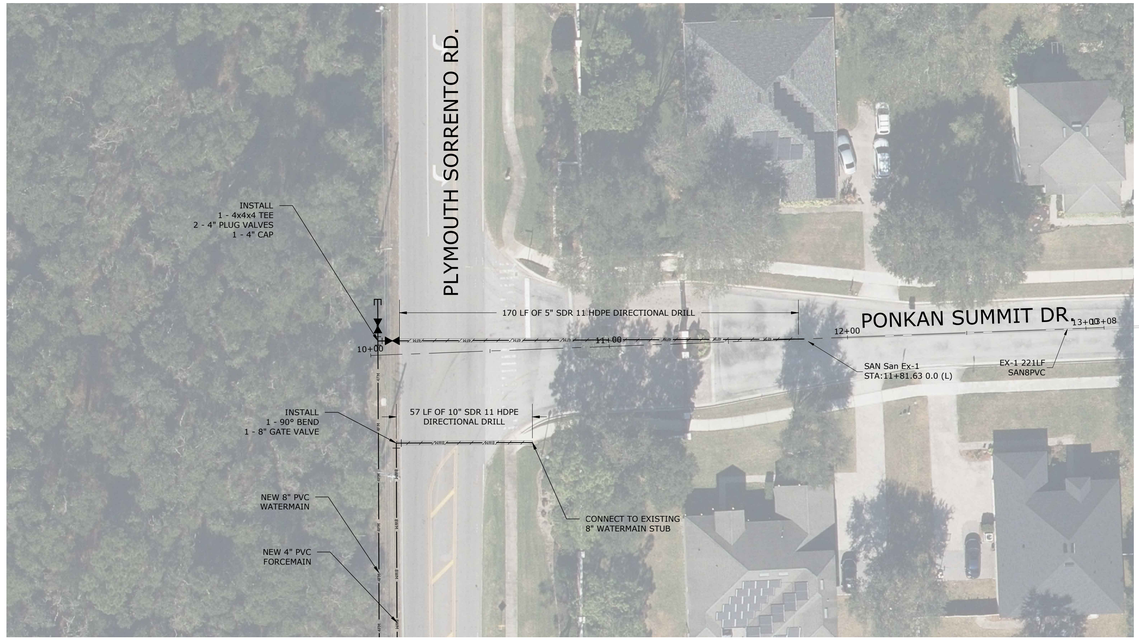
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SHEET NUMBER
16 OF 24

GRAPHIC SCALE

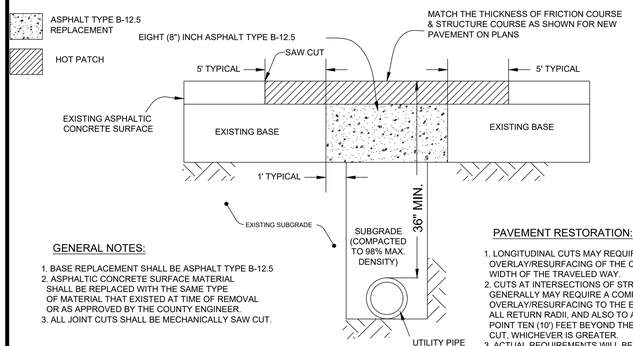
(IN FEET)
1 inch = 30 ft.



PONKAN SUMMIT DRIVE: STA: 10+00 - 10+75

NOTE:

SUB-GRADE CUT TO BE COMPACTED TO 98% MAX. DENSITY AS DETERMINED BY AASHTO T - 180.
CUT TO BE REPLACED WITH AN EIGHT (8") INCH 3000 PSI HIGH EARLY CONCRETE TO TOP OF EXISTING BASE.
CUT AREA TO BE PLATED OR PROTECTED ON DAY OF POUR. EXISTING SURFACE TO BE SAW CUT
TO AN AREA FIVE (5') FEET, BEYOND THE BASE CUT.



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE ASPHALT TYPE B-12.5
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL THAT EXISTED AT TIME OF REMOVAL OR AS APPROVED BY THE COUNTY ENGINEER.
3. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

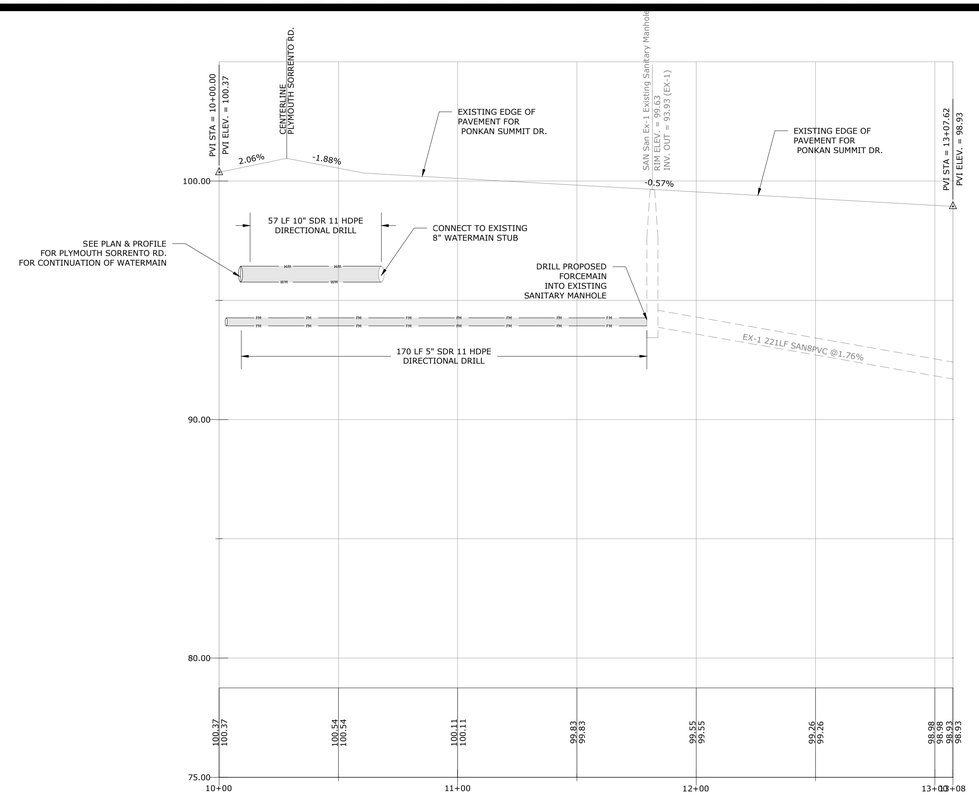
PAVEMENT RESTORATION:

1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII, AND ALSO TO A POINT TEN (10') FEET BEYOND THE CUT, WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT OR AS DIRECTED BY INSPECTION.

STANDARD ROADWAY OPENCUT CROSS SECTION DETAIL

FINAL RESTORATION - TYPICAL OF MAJOR OPEN CUTS

NOTE: CONTRACTOR TO CORE DRILL AND MATCH EXISTING SECTION OR SPECIFIED SECTION WHICHEVER IS GREATER.



PROFILE SCALE:
HORZ: 1" = 30'
VERT: 1" = 3'

NOTE:
IF SEASONAL HIGH WATER IS NOT SHOWN ON PROFILE THEN ELEVATION IS LOWER THAN PROFILE DATUM ELEVATION.

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Ridgebrooke Subdivision
City of Apopka, Florida

Major Development Plan

Wekiva Run Sewer Connection

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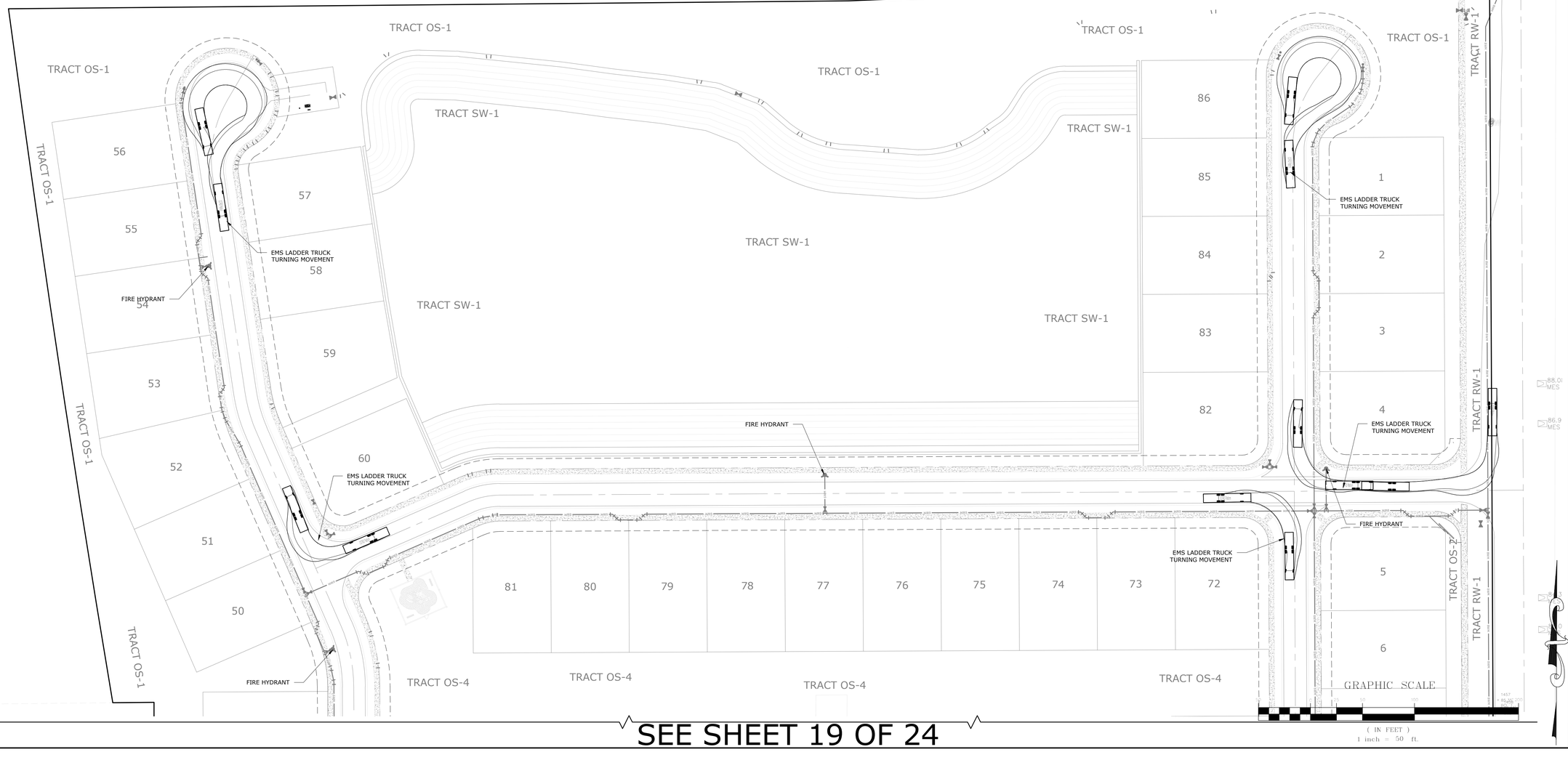
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SHEET NUMBER
17 OF 24

NOTES:

1. Fire flow based on FFPC 7th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
4. Overall Length (Bumper to Bumper)- 45.7 feet Width - 8.33 feet Track - 8.33 feet Lock to Lock Time - 6.0 Steering Angle- 44.2 degrees Min Centerline Radius - 29 feet
5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.



SEE SHEET 19 OF 24

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Ridgebrooke Subdivision

City of Apopka, Florida

Major Development Plan

Truck Turning Plan 1

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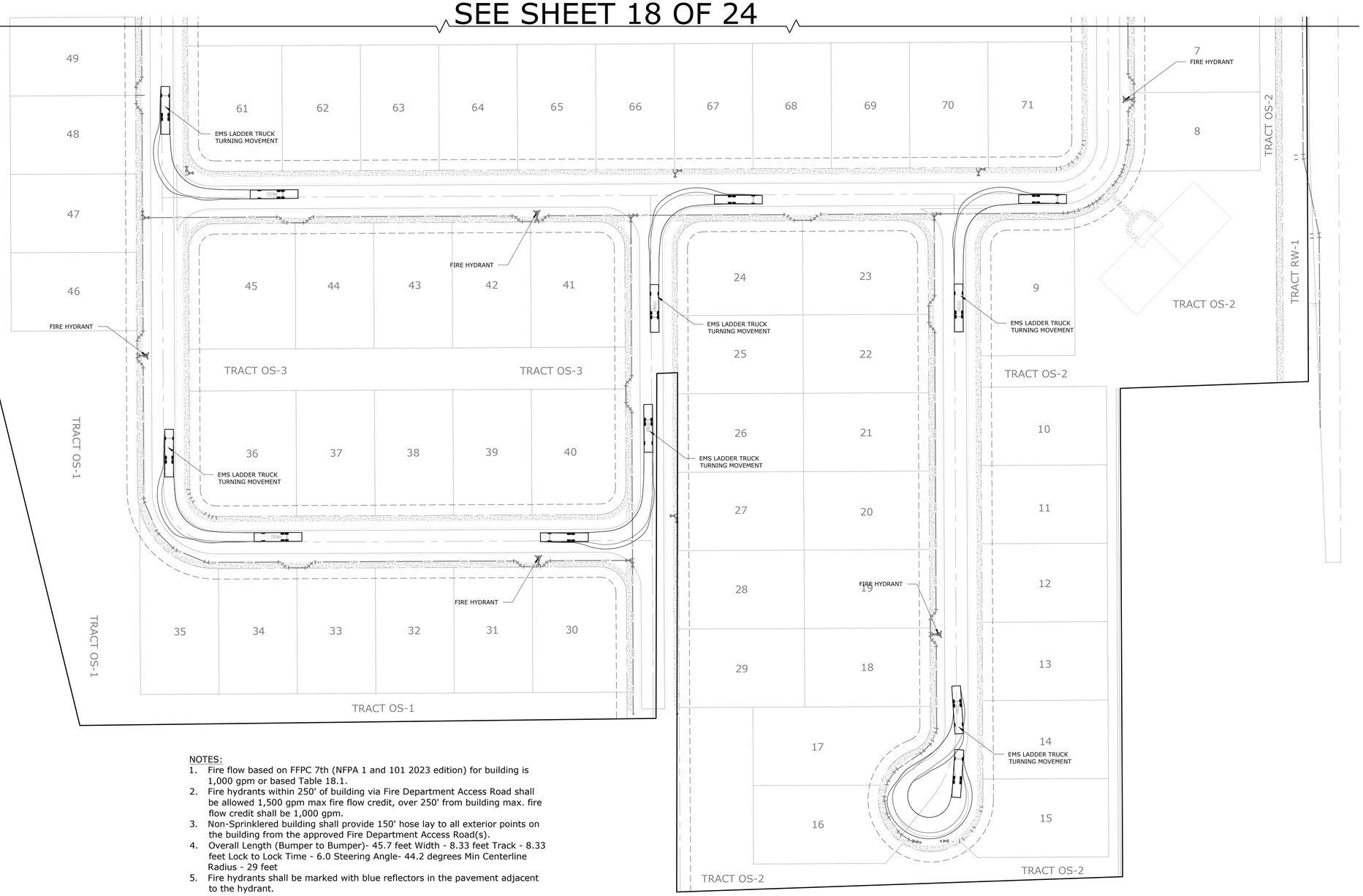
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SHEET NUMBER
18 OF 24

SEE SHEET 18 OF 24



NOTES:

1. Fire flow based on FFPC 7th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
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5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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Truck Turning Plan 2

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SHEET NUMBER
19 OF 24

GRAPHIC SCALE

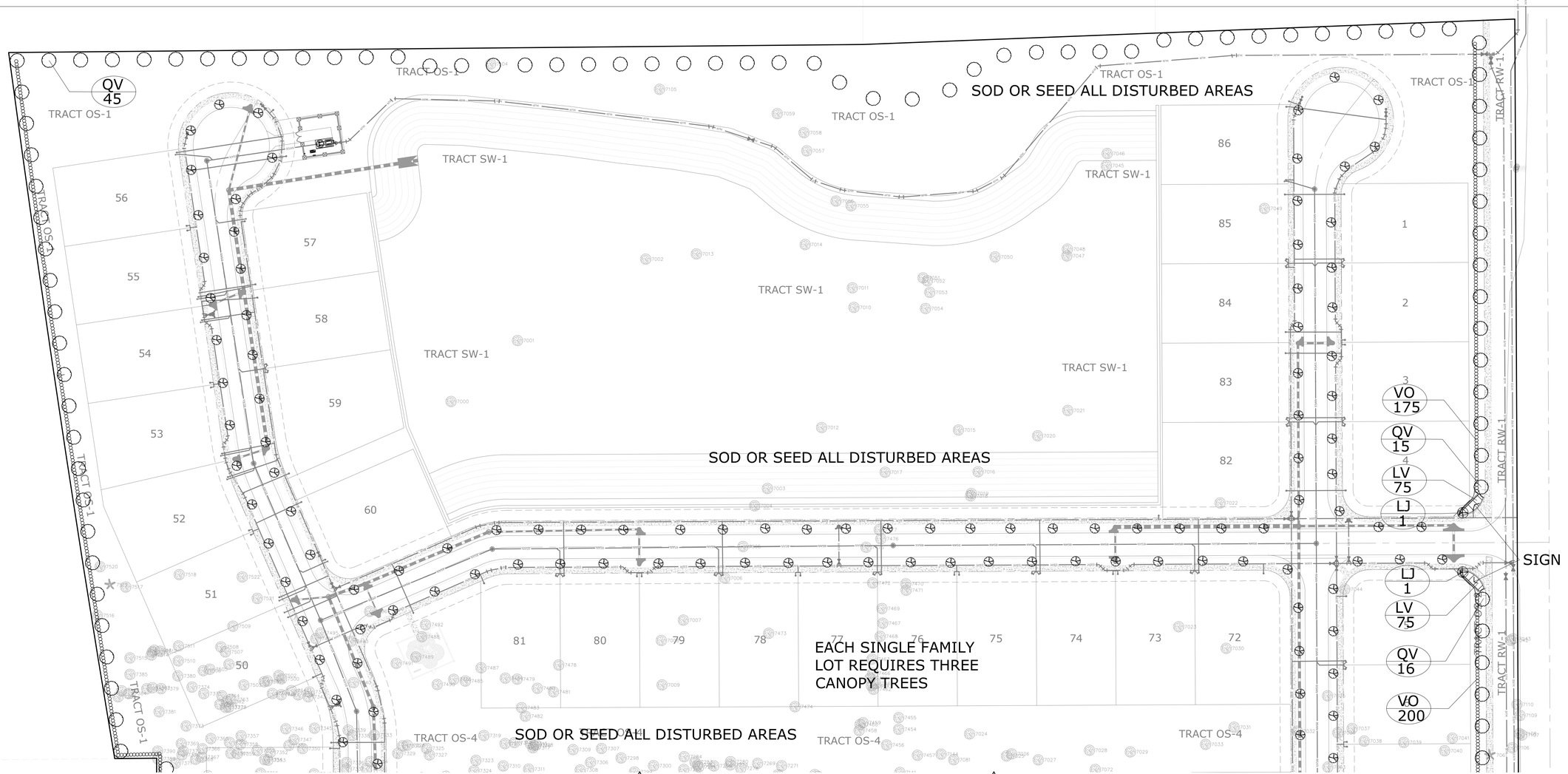
(IN FEET)
1 inch = 50 ft.

Ravensdale Planning & Design

Land Planning • Landscape Architecture • Project Management • Expert Witness

3208 C East Colonial Drive #294 Orlando, Florida 32803

(407) 647-1213



SEE SHEET 21 OF 24

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REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
LA1020
STATE OF FLORIDA

Lennar Homes Orlando
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision

City of Apopka, Florida

Major Development Plan

Landscape Plan 1

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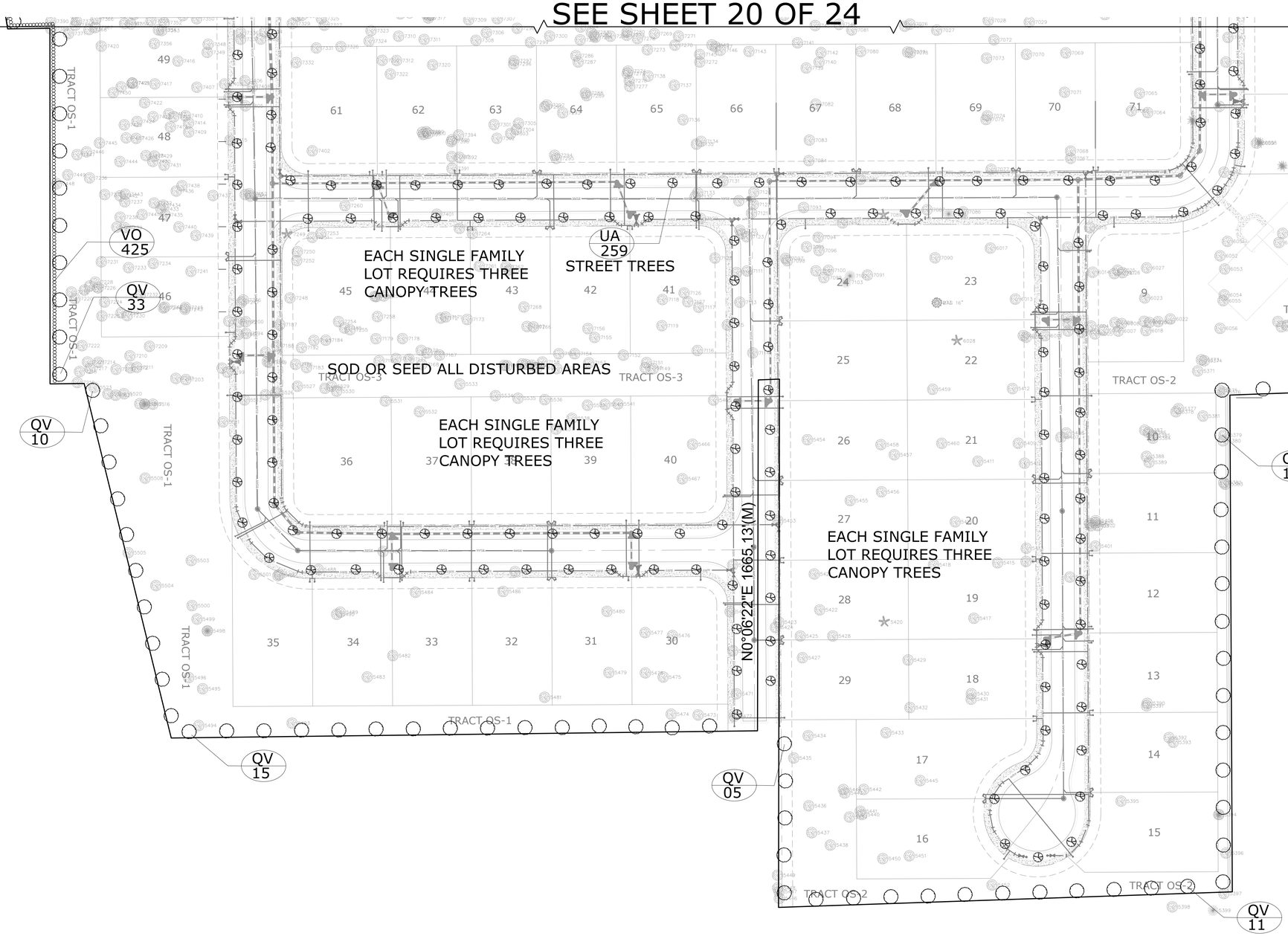
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SHEET NUMBER
20 OF 24

SEE SHEET 20 OF 24



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REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
LA1020
STATE OF FLORIDA

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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SHEET NUMBER
21 OF 24

TREE CALCULATIONS:

TOTAL PROTECTED INCHES ON SITE:	13,321"
TOTAL INCHES REMOVED:	13,321"
TOTAL INCHES RETAINED:	0
TOTAL SPECIMEN INCHES RETAINED:	0
TOTAL INCHES REQUIRED:	13,321"
TOTAL INCHES REPLACED:	2,058"
TOTAL INCHES POST DEVELOPMENT:	2,058"
SITE CLEARING AREA IN SQUARE FEET/ACRES:	30 acres

TREE CALCULATION

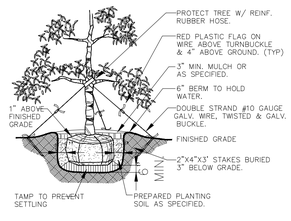
	REMOVED	SAVED
# OF SPECIMEN TREES	188	0
# OF CANOPY TREES	512	0
# OF UNDERSTORY TREES	0	0
TOTAL INCHES REMOVED	11,321"	SAVED 0"

TREE REMOVAL CALCULATION

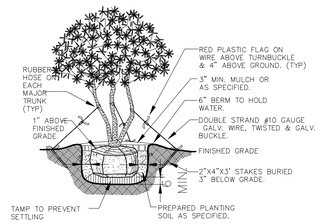
13,321" OAK TREES

13,321" TOTAL INCHES REMOVED
00" TOTAL INCHES SAVED
2,058" TOTAL INCHES INSTALLED
13,321" MINUS 2,058" INSTALLED= 11,263 X $15/IN.= $168,945
TO BE PAID INTO TREE MITIGATION BANK

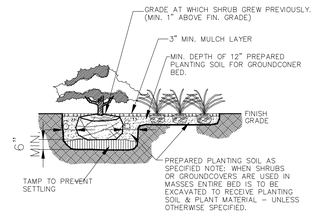
ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE WATER WISE STANDARDS (SECTION 5.2.5.D)



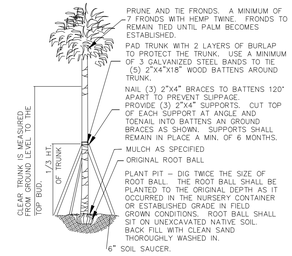
TREE PLANTING DETAIL



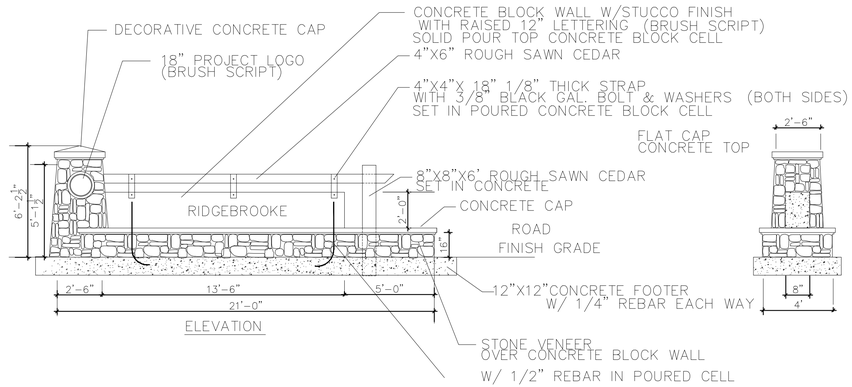
MULTI-TRUNK DETAIL



SHRUB AND GROUND COVER DETAIL



PALM PLANTING DETAIL



ELEVATION

ENTRY SIGN-ELEVATION

NTS

PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	10' MIN.HT. 3" CAL.. 4'-5'MIN.SPREAD.	YES	YES	169
LJ	LIGUSTRUM JAPONICUM (LIGUSTRUM)	8' MIN.HT. 2.5" CAL.. 4'-5'MIN.SPREAD.	YES	NO	2
VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	30" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	800
LV	LIRIOPE VARIEGATA (AZTEC GRASS)	1 GAL. 24" O.C.	YES	NO	150
	SINGLE FAMILY LOTS				
QV	QUERCUS VIRGINIANA (LIVE OAK) OR OTHER APPROVED CANOPY TREE	10' MIN.HT. 3" CAL.. 4'-5'MIN.SPREAD.	YES	YES	258
	STREET TREES (ROOT BARRIER REQUIRED FOR ALL STREET TREES)				
UA	ULMUS ALATA (WINGED ELM)	10' MIN.HT. 3" CAL.. 4'-5'MIN.SPREAD.	YES	YES	259
BAHIA SOD	QUANTITY TO BE CALCULATED BY CONTRACTOR		YES	YES	

PLANT SYMBOL → 00 / XX → PLANT QUANITY

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA'.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE AT LEAST TWO &HALF (2.5) INCHES IN DIAMETER WHEN MEASURED AT SIX (6) INCHES ABOVE GRADE.

REGISTERED LANDSCAPE ARCHITECT SCOTT V. MOORE LA1020 STATE OF FLORIDA

Ravensdale Planning & Design
Land Planning Landscape Architecture Project Management Expert Witness
5106 South Pointe Drive Inverness, Florida 34450
(407) 647-1213

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Ridgebrooke Subdivision
City of Apopka, Florida

Major Development Plan

Landscape Details

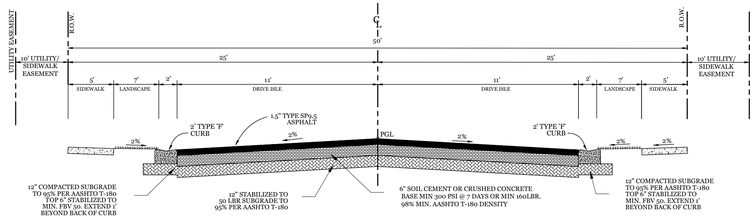
Plans not valid unless Signed. Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: December 08, 2024
FL Registration #58775
Certificate of Authorization #29665

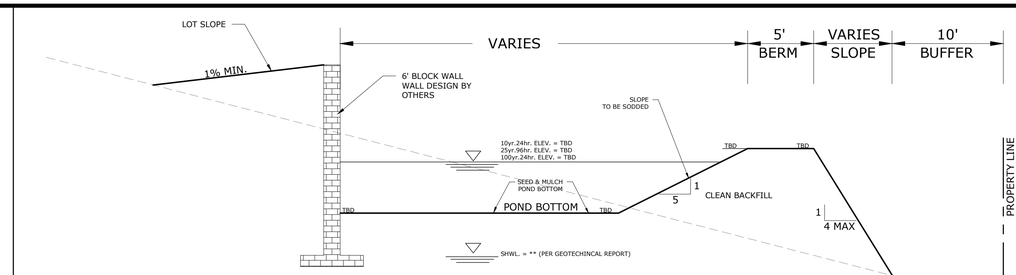
Revisions

NO.	DATE	DESCRIPTION
1	7/26/21	PER CITY COMMENTS
2	7/29/22	PER CITY COMMENTS
3	11/8/22	PER CITY COMMENTS
4	11/8/22	
5	11/8/22	
6	11/8/22	
7	11/8/22	
8	11/8/22	
9	11/8/22	
10	11/8/22	

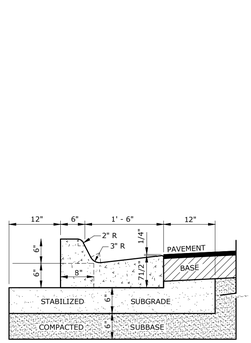
SHEET NUMBER
22 OF 24



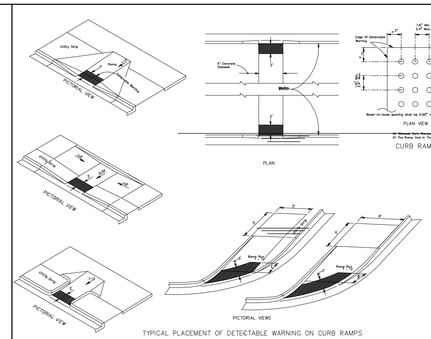
100 - TYPICAL 50' ROW ROADWAY CROSS SECTION DETAIL
N.T.S.



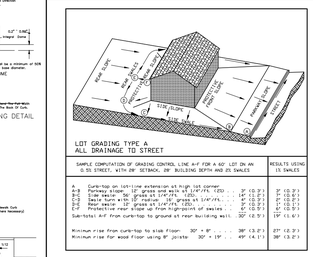
106 - DRY RETENTION POND CROSS SECTION
N.T.S.



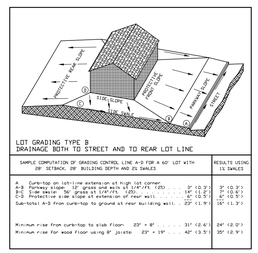
101 - TYPE 'F' CURB DETAIL
N.T.S.



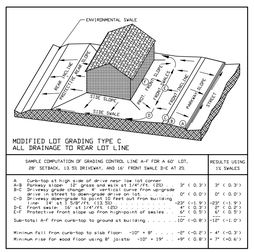
102 - TRUNCATED DOME DETAIL
N.T.S.



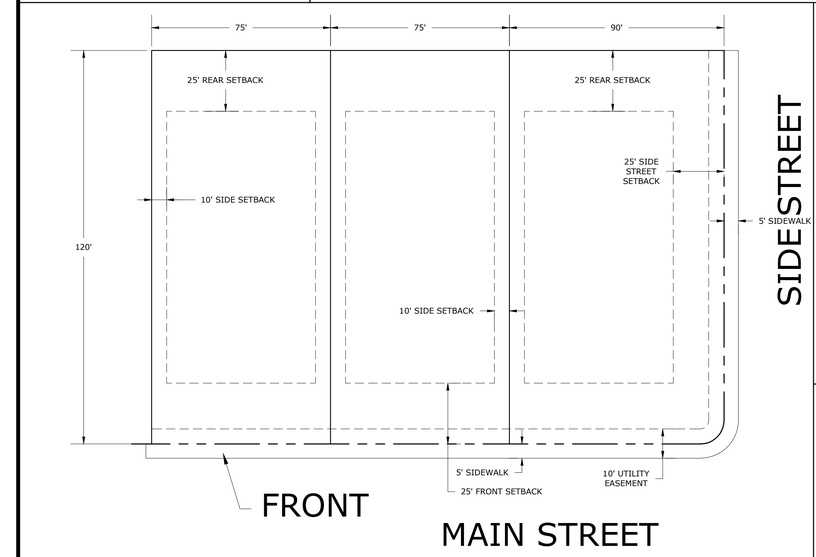
107 - TYPE 'A' LOT GRADING
N.T.S.



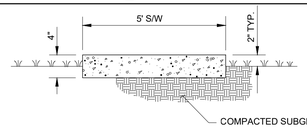
108 - TYPE 'B' LOT GRADING
N.T.S.



109 - TYPE 'C' LOT GRADING
N.T.S.



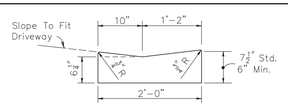
103 - TYPICAL RSF-1B LOT LAYOUT PLAN
N.T.S.



CONCRETE WALK AT 3,000 PSI
WOOD FLOAT FINISH. SAW CUT
CONTRACTION JOINTS AT 5' O.C. MIN.
EXPANSION JOINT AT 20' O.C. MIN

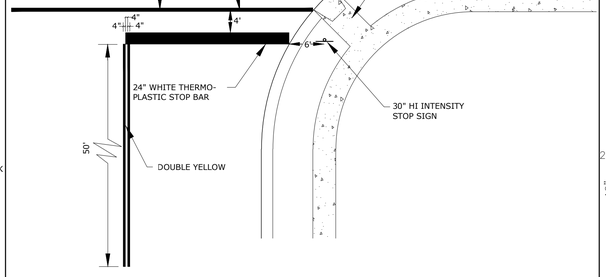
NOTE: ALL SIDEWALK TO BE CONSTRUCTED AS PART OF INFRASTRUCTURE

104 - STANDARD SIDEWALK DETAIL
N.T.S.

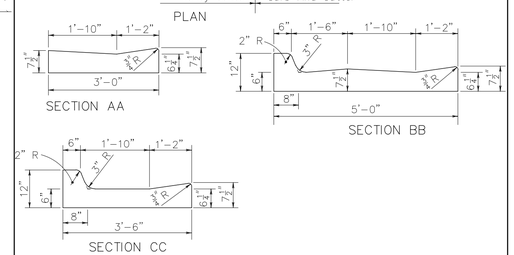


For curb, gutter, curb and gutter and traffic separators provide 4" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.

105 - MIAMI CURB
N.T.S.



110 - STOP SIGN, STOP BAR & CROSSWALK
N.T.S.

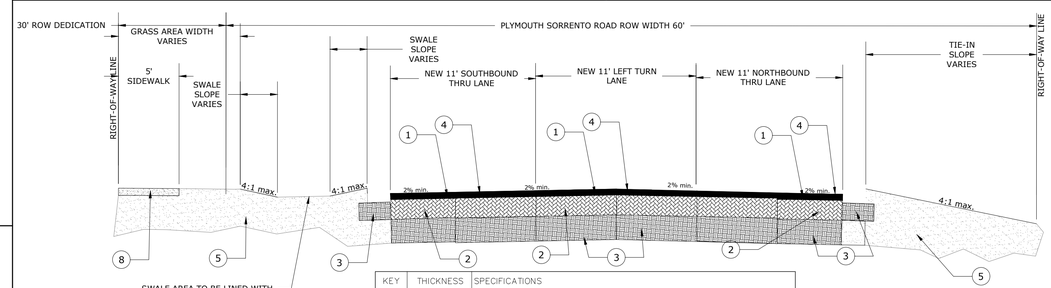


113 - VALLEY GUTTER DETAIL
N.T.S.

Lot Area Table				
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
1	8,991.00	0.21	75	RSF-1B
2	9,000.00	0.21	75	RSF-1B
3	9,000.00	0.21	75	RSF-1B
4	10,553.00	0.24	90	RSF-1B
5	10,553.37	0.24	90	RSF-1B
6	9,000.00	0.21	75	RSF-1B
7	9,000.00	0.21	75	RSF-1B
8	9,055.48	0.21	75	RSF-1B
9	10,636.00	0.24	75	RSF-1B
10	9,000.00	0.21	75	RSF-1B
11	9,000.00	0.21	75	RSF-1B
12	9,000.00	0.21	75	RSF-1B
13	9,000.00	0.21	85	RSF-1B
14	9,000.00	0.21	85	RSF-1B
15	9,463.20	0.22	75	RSF-1B
16	9,544.89	0.22	75	RSF-1B
17	11,371.17	0.26	75	RSF-1B
18	9,000.00	0.21	75	RSF-1B
19	9,000.00	0.21	75	RSF-1B
20	9,000.00	0.21	75	RSF-1B
21	9,000.00	0.21	75	RSF-1B
22	9,000.00	0.21	75	RSF-1B
23	10,665.87	0.24	75	RSF-1B
24	10,665.87	0.24	75	RSF-1B
25	9,000.00	0.21	75	RSF-1B
26	9,000.00	0.21	75	RSF-1B
27	9,000.00	0.21	75	RSF-1B
28	9,000.00	0.21	75	RSF-1B
29	9,000.00	0.21	75	RSF-1B
30	10,665.87	0.24	75	RSF-1B
31	9,000.00	0.21	75	RSF-1B
32	9,000.00	0.21	85	RSF-1B
33	9,000.00	0.21	75	RSF-1B
34	9,000.00	0.21	75	RSF-1B
35	10,083.03	0.23	75	RSF-1B
36	12,099.87	0.28	75	RSF-1B
37	9,000.00	0.21	75	RSF-1B
38	9,000.00	0.21	75	RSF-1B
39	9,000.00	0.21	75	RSF-1B
40	10,665.87	0.24	75	RSF-1B
41	10,665.87	0.24	75	RSF-1B
42	9,000.00	0.21	90	RSF-1B
43	9,000.00	0.21	90	RSF-1B
44	9,000.00	0.21	75	RSF-1B
45	12,099.87	0.28	75	RSF-1B
46	9,000.00	0.21	75	RSF-1B
47	9,000.00	0.21	75	RSF-1B
48	9,000.00	0.21	75	RSF-1B
49	9,000.00	0.21	75	RSF-1B
50	9,000.00	0.21	75	RSF-1B
51	9,000.00	0.21	75	RSF-1B
52	9,944.63	0.23	75	RSF-1B
53	9,355.21	0.21	90	RSF-1B
54	9,000.00	0.21	75	RSF-1B
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56	9,000.17	0.21	75	RSF-1B
57	8,997.18	0.21	75	RSF-1B
58	9,000.00	0.21	75	RSF-1B
59	10,979.79	0.25	75	RSF-1B
60	10,665.87	0.24	75	RSF-1B
61	10,665.87	0.24	75	RSF-1B
62	9,000.00	0.21	75	RSF-1B

Lot Area Table				
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
63	9,000.00	0.21	90	RSF-1B
64	9,000.00	0.21	75	RSF-1B
65	9,000.00	0.21	75	RSF-1B
66	9,000.00	0.21	75	RSF-1B
67	9,000.00	0.21	75	RSF-1B
68	9,000.00	0.21	75	RSF-1B
69	9,000.00	0.21	75	RSF-1B
70	9,000.00	0.21	75	RSF-1B
71	10,665.87	0.24	75	RSF-1B
72	11,284.39	0.26	75	RSF-1B
73	9,515.43	0.22	75	RSF-1B
74	9,515.43	0.22	75	RSF-1B
75	9,515.43	0.22	75	RSF-1B
76	9,515.43	0.22	75	RSF-1B
77	9,515.43	0.22	75	RSF-1B
78	9,515.43	0.22	75	RSF-1B
79	9,515.43	0.22	75	RSF-1B
80	9,515.43	0.22	75	RSF-1B
81	9,433.46	0.22	75	RSF-1B
82	10,665.87	0.24	75	RSF-1B
83	9,000.00	0.21	75	RSF-1B
84	9,000.00	0.21	75	RSF-1B
85	9,000.00	0.21	75	RSF-1B
86	9,011.41	0.21	75	RSF-1B

111 - LOT AREA TABLE
N.T.S.



KEY	THICKNESS	SPECIFICATIONS
1	2" MIN.	SP-12.5 TL-C/D Asphalt Min. 1 Lift – Max. 30% R.A.P.
2	10"	Crushed Concrete Fines Min. LBR 160 & 98% Compaction per T-180
3	12"	Type B Stabilized Subgrade, 98% Min. Compaction, LBR 40 or FBV 75 Alt SG-1: (6" additional of Key Item #2 specified above) Extend 1' beyond curb as needed
4	1.25" MIN.	FC-9.5 TL-C Asphalt Friction Course/Leveling Course 1 Lift Max. 20% R.A.P.
5	N/A	Earth / Soil
6	1.25" – 2.5"	Mill & Resurface w/ FC-9.5 TL-C Asphalt Friction Course 1 Lift Max 20% R.A.P.
7	N/A	Type 'F' Curb & Gutter
8	4"	5' Wide 4000 PSI Fiber Reinforced Sidewalk

112 - PLYMOUTH SORRENTO ROAD LEFT TURN WIDENING SECTION
N.T.S.(DESIGN SPEED 50 MPH; POSTED 45MPH)

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes Orlando
6675 Westwood Blvd.
Orlando, FL 32821

Ridgebrooke Subdivision
City of Apopka, Florida

Major Development Plan

General Details 1

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: December 08, 2024
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	#####	##########################
2	#####	##########################
3	#####	##########################
4	#####	##########################
5	#####	##########################
6	#####	##########################
7	#####	##########################
8	#####	##########################
9	#####	##########################
10	#####	##########################

SHEET NUMBER
23 OF 24













200 - CONCEPTUAL ARCHITECTURAL ELEVATIONS
N.T.S.

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ENGINEERING INC
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3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
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Major Development Plan

Architectual Elevations

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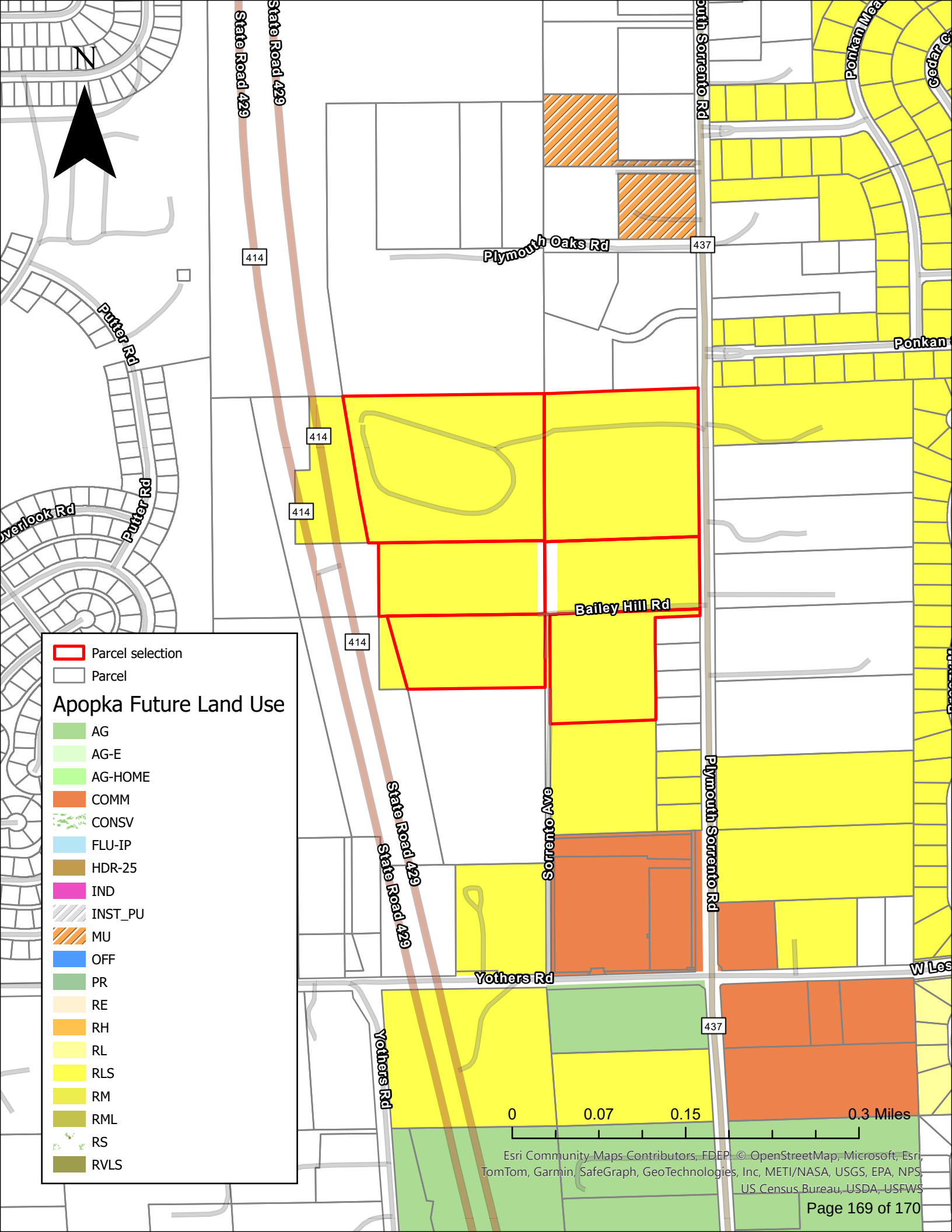
Revisions

NO.	DATE	DESCRIPTION
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3	mm/dd/yy	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
4	mm/dd/yy	xx xx xx xx xx xx
5	mm/dd/yy	xx xx xx xx xx xx
6	mm/dd/yy	xx xx xx xx xx xx
7	mm/dd/yy	xx xx xx xx xx xx
8	mm/dd/yy	xx xx xx xx xx xx
9	mm/dd/yy	xx xx xx xx xx xx
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SHEET NUMBER
24 OF 24


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State Road 429
State Road 429
South Sorrento Rd
Ponkan Meadows
Cedar C
Plymouth Oaks Rd
437
414
Putter Rd
Ponkan
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414
Putter Rd
Overlook Rd
Bailey Hill Rd
414
S Citrus Cir
State Road 429
State Road 429
Sorrento Ave
Plymouth Sorrento Rd
Yothers Rd
Yothers Rd
W Les
437
Yothers Rd
Parcel selection
Apopka City Limits
Parcel
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0.07
0.15
0.3 Miles
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Plymouth Oaks Rd
437
Putter Rd
Putter Rd
Bailey Hill Rd
Sorrento Ave
Plymouth Sorrento Rd
Yothers Rd
Yothers Rd
437
Parcel selection
Parcel
Apopka Future Land Use
AG
AG-E
AG-HOME
COMM
CONSV
FLU-IP
HDR-25
IND
INST_PU
MU
OFF
PR
RE
RH
RL
RLS
RM
RML
RS
RVLS
0
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0.3 Miles
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414
State Road 429
Sorrento Ave
Plymouth Sorrento Rd
Yothers Rd
W Les
437
Yothers Rd
Parcel selection
Parcel
Apopka Zoning
AG
AIR
C-C
C-COR
C-N
C-R
I-H
I-L
INST
MHP
MU-D
MU-ES-GT
MU-INT
MU-MED
MU-N
MU-T
MU-VC
O
PD
PR
RCE
RMF
RSF-1A
RSF-1B
RTF
T
0
0.07
0.15
0.3 Miles
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