



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

April 16, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

FUTURE LAND USE AMENDMENT

1. FLU-25-4, The Summit at Wolf Lake Ranch - Future Land Use Amendment (FLU), 1st Submittal
Owner(s): David Lutz Life Estate
Applicant(s): William Maki
Location: North of Ponkan Road, west of Ponkan Pines Road and east of Little Joy Court
Proposed Use: RSF-1B (Residential Single-Family—Large Lot)
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

REZONING

1. FLU-25-4, The Summit at Wolf Lake Ranch - Rezone (RZ), 1st Submittal
Owner(s): David Lutz Life Estate
Applicant(s): William Maki
Location: North of Ponkan Road, west of Ponkan Pines Road and east of Little Joy Court
Proposed Use: RSF-1B (Residential Single-Family—Large Lot)
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

PLAT

1. PL-25-2, Orlando Apopka Center - Plat (PL), 1st Submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. MDP-25-5, 1770 Sheeler Avenue - Major Development Plan (MDP), 1st Submittal

SUBDIVISION:

MAJOR DEVELOPMENT PLAN

1. MDP-25-2, Invitation Cove - Major Development Plan (MDP), 2nd Submittal
Owner(s): A&R Meridian Apopka Development LLC
Applicant(s): Cycorp Engineering - Kim Fischer
Location: 730 Monroe Avenue
Proposed Use: Residential - Townhomes
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

DISCUSSION

ADJOURNMENT

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

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

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THE SUMMIT AT WOLF LAKE RANCH COMPREHENSIVE PLAN AMENDMENT

*PREPARED
FEBRUARY 2025*

Property Identification Numbers:

PID: 19-20-28-0000-00-035, 19-20-28-0000-00-019

Property Owners:

Ponkan Pines Nursery Inc

PO Box 2326

Apopka, FL 32704-2326

Lutz Mary T Life Estate & Lutz David L Life Estate

3250 N Ponkan Pines Rd

Apopka, FL 32712-5626

Consultant Team:

Applicant / Urban Planner:

Daly Design Group

913 N Pennsylvania Ave

Winter Park, FL 32789

Contact: Mr. William Maki

Email: bmaki@dalydesign.com

Environmental Consultant:

Bio-Tech Consulting Inc

3025 East South Street

Orlando, FL 32803

Contact: Mr. Steve Butler

Email: steve@bio-techconsulting.com

Traffic Engineer:

Traffic & Mobility Consultants

1507 S Hiawassee Rd, Suite 212

Orlando, FL 32835

Contact: Mr. Mohammed Abdallah

Email: mohammed@trafficmobility.com

Civil Engineer:

Kimley Horn

200 South Orange Ave, Suite 600

Orlando, FL 32801

Contact: Ms. Catherine Felter

Email: catherine.felter@kimley-horn.com

Geotechnical Engineer:

Yovaish Engineering

953 Sunshine Ln

Altamonte Springs, FL 32714

Contact: Mr. Doug Yovaish

Email: doug@yovaish.com

Surveyor:

Allen and Company

213 S Dillard St, Ste 210

Winter Garden, FL 34787

Contact: Mr. James Rickman

Email: jim@allen-company.com

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- A.** Orange County Public Schools Capacity Determination
- B.** Environmental Assessment – Prepared by Bio-Tech

1.1 Project Location:

The subject site is located on the west side of Ponkan Pines Road and north of Ponkan Rd. The subject site is comprised of (2) individual tax parcels that are currently accessed via Ponkan Pines Road. The northern property (PID 19-20-28-0000-00-019) is currently utilized as a private residence. The southern property (PID 19-20-28-0000-00-035) is currently being utilized as an indoor wholesale nursery (Ponkan Pines Nursery) (**Exhibit 1**).

1.2 Legal Description:

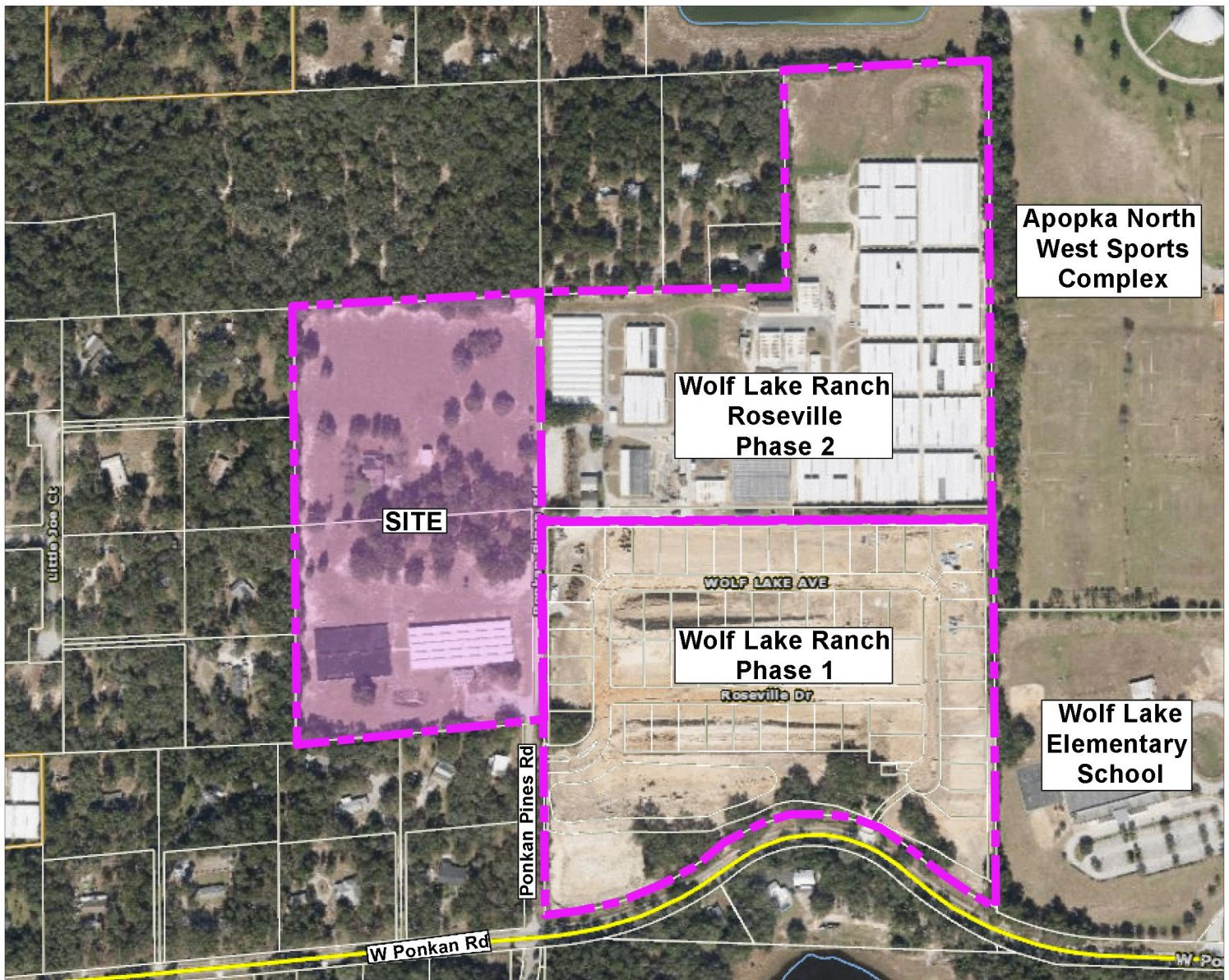
LEGAL DESCRIPTION:

THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE EAST 30 FEET OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. SUBJECT TO AN NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT OVER THE EAST 30 FEET THEREOF.

TOGETHER WITH:

THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LESS THE EAST 30 FEET THEREOF, LYING AND BEING IN ORANGE COUNTY, FLORIDA.

CONTAINING 21.43 ACRES MORE OR LESS



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Job No.: 21251-3 Scale: nts Date: 02.19.2025

The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 1 Location Map



1.3 **Project Overview:**

The subject site consists of (2) individual tax parcels comprising of approximately 21.43 acres located within the City of Apopka. Both parcels (PID 19-20-28-0000-00-019 & 19-20-28-0000-00-035) currently have an existing Future Land Use (FLU) designation of Mixed-Use (MU), which permits a residential density of 15 du/ac (321 Units), and a commercial intensity of 2.0 FAR (1,866,982 SF).

The applicant is requesting to amend the existing Future Land Use (FLU) from MU (**Exhibit 2**) to Very Low Density Suburban Residential (RVLS) to allow up to 2.0 du/ac (42 Units) (**Exhibit 3**). Due to the property's location within the Wekiva River study area, the site is limited to a maximum residential density of 2.0 du/ac. The applicant seeks approvals to develop a maximum of 42 single family residential lots on the subject site. In conjunction with the application to amend the Future Land Use, the applicant has submitted an application to rezone the properties from Mixed-Use East Shore Gateway (MU-ES-GT) (**Exhibit 4**) to Large Lot Single Family Residential (RSF-1B) (**Exhibit 5**) concurrent with this application.

The proposed community will be developed consistent with the Apopka Land Development Code (LDC). Stormwater Retention will be provided on-site. The stormwater management system will be designed and constructed consistent with the City of Apopka and the St. John's River Water Management District standards. Recreation for this community will be provided in the form of community recreation areas that may include active / passive recreation opportunities. Open Space shall be provided consistent with Apopka's LDC and will be in the form of retention ponds, open space, and landscape buffers.

1.4 **Existing Conditions:**

Topography:

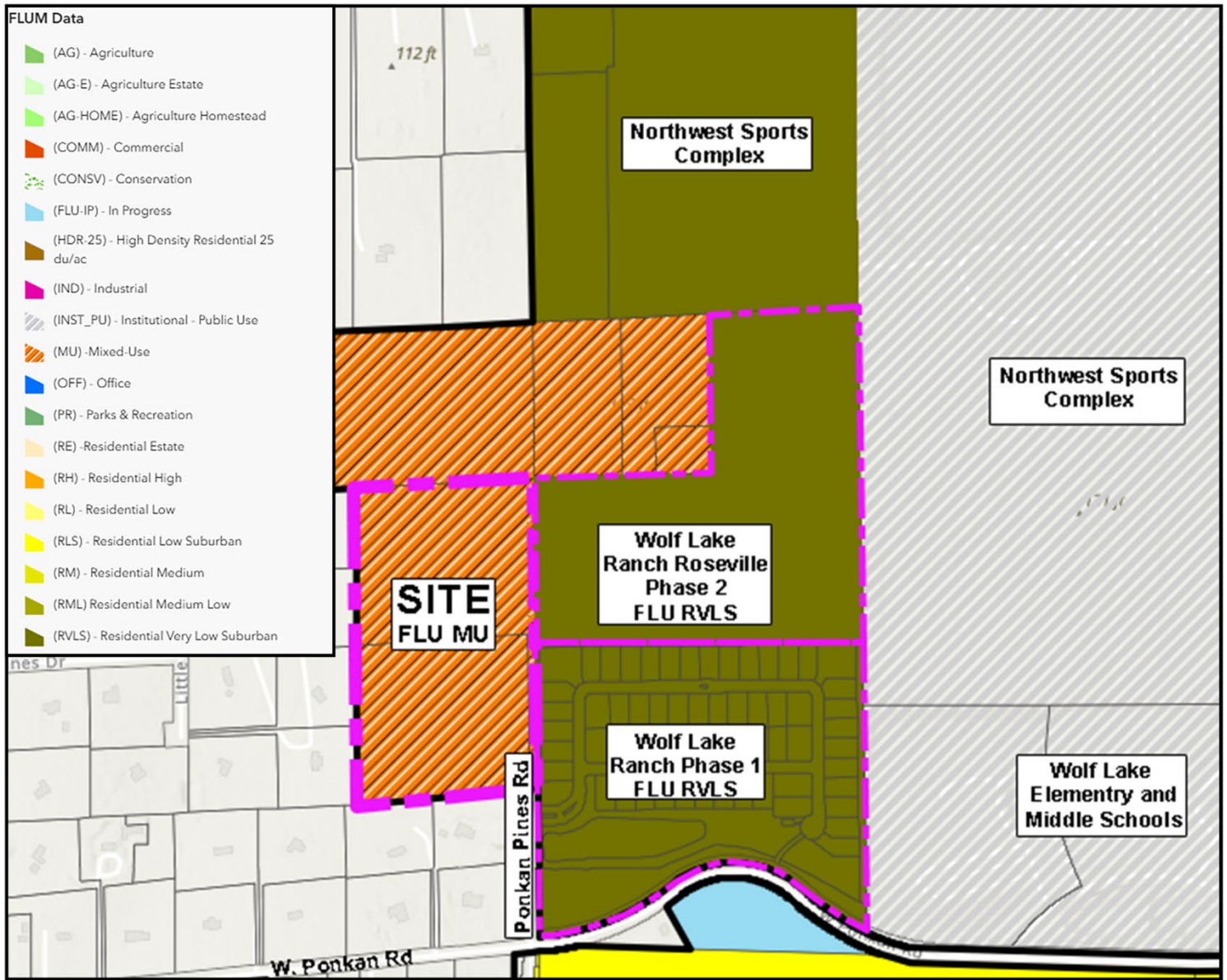
The subject site has approximately 29' of topographic relief across the site. The northern parcel has a ridge running from the east to west with the lowest point being along the southwestern boundary. The elevations on site range from elevation 114,' at the peak of the ridge along the eastern boundary on the northern parcel, to 85' along the southwestern boundary (**Exhibit 6**).

Soils:

The site is comprised of Chandler Fine Sands 0-5% slopes, and Chandler Fine Sands 5-12% slopes (**Exhibit 7**).

FEMA:

Per FEMA Map Panel 12095C0110H the site is not within a flood zone (**Exhibit 8**).



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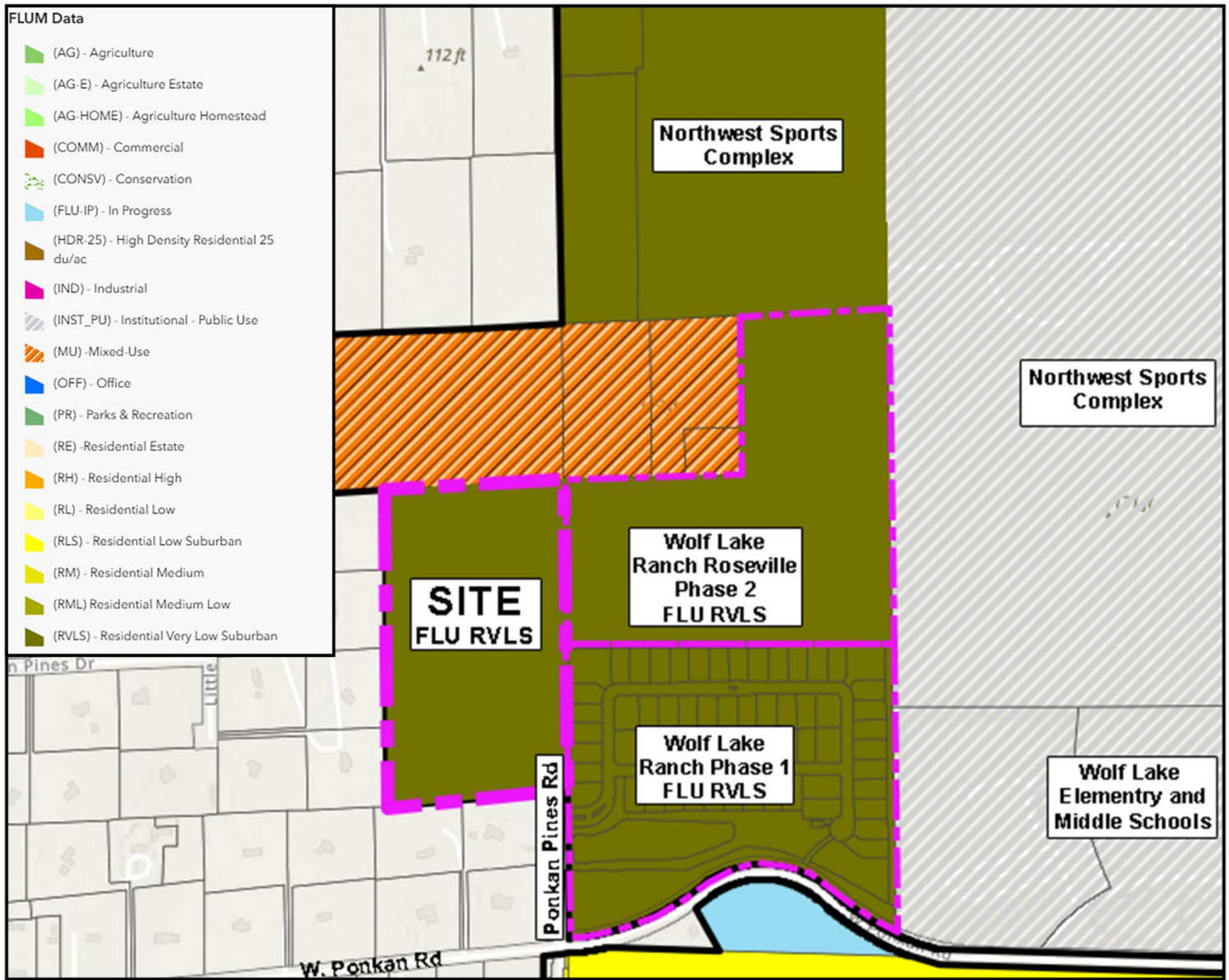
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Exhibit 2 Existing FLU





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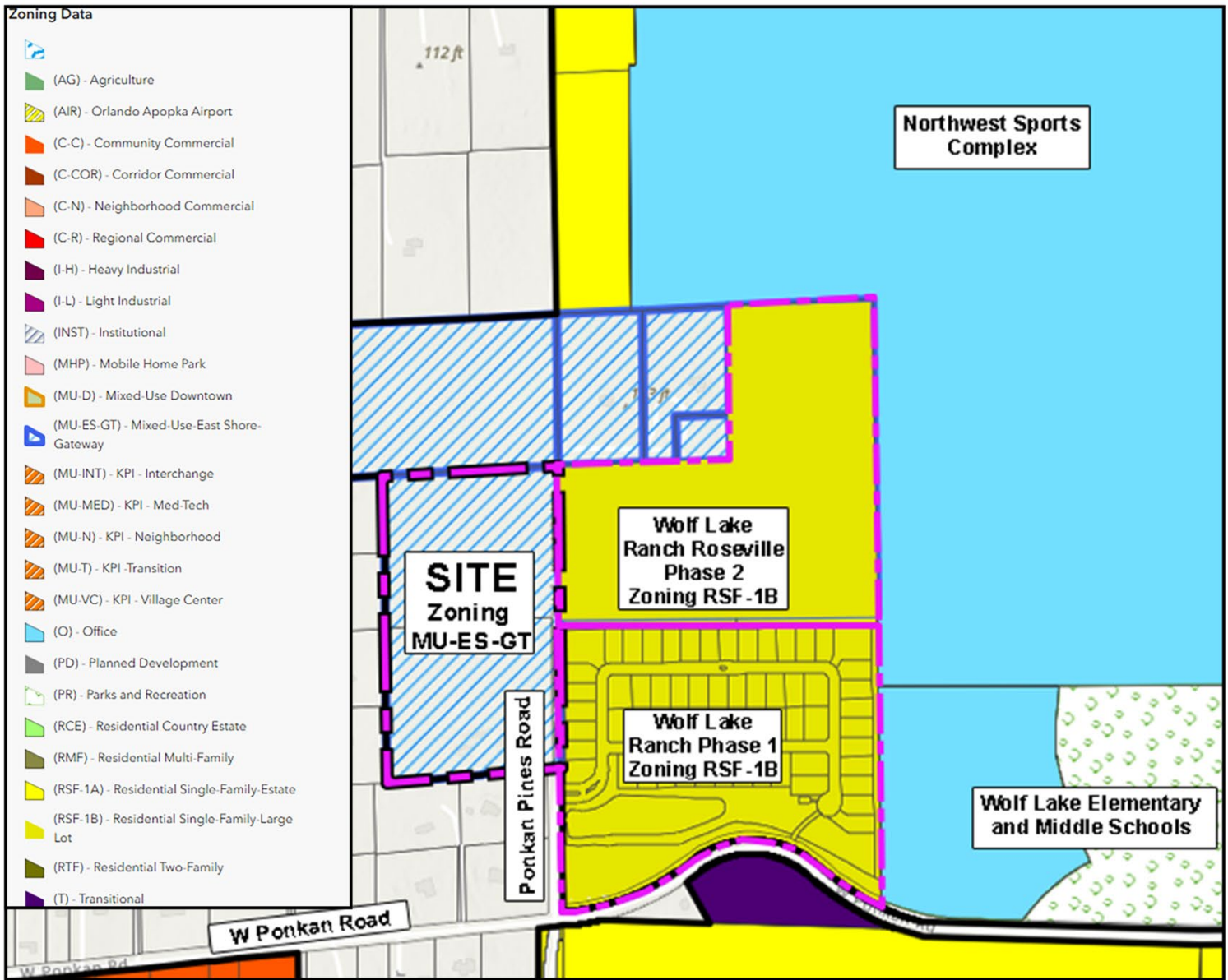
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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 3 Proposed FLU





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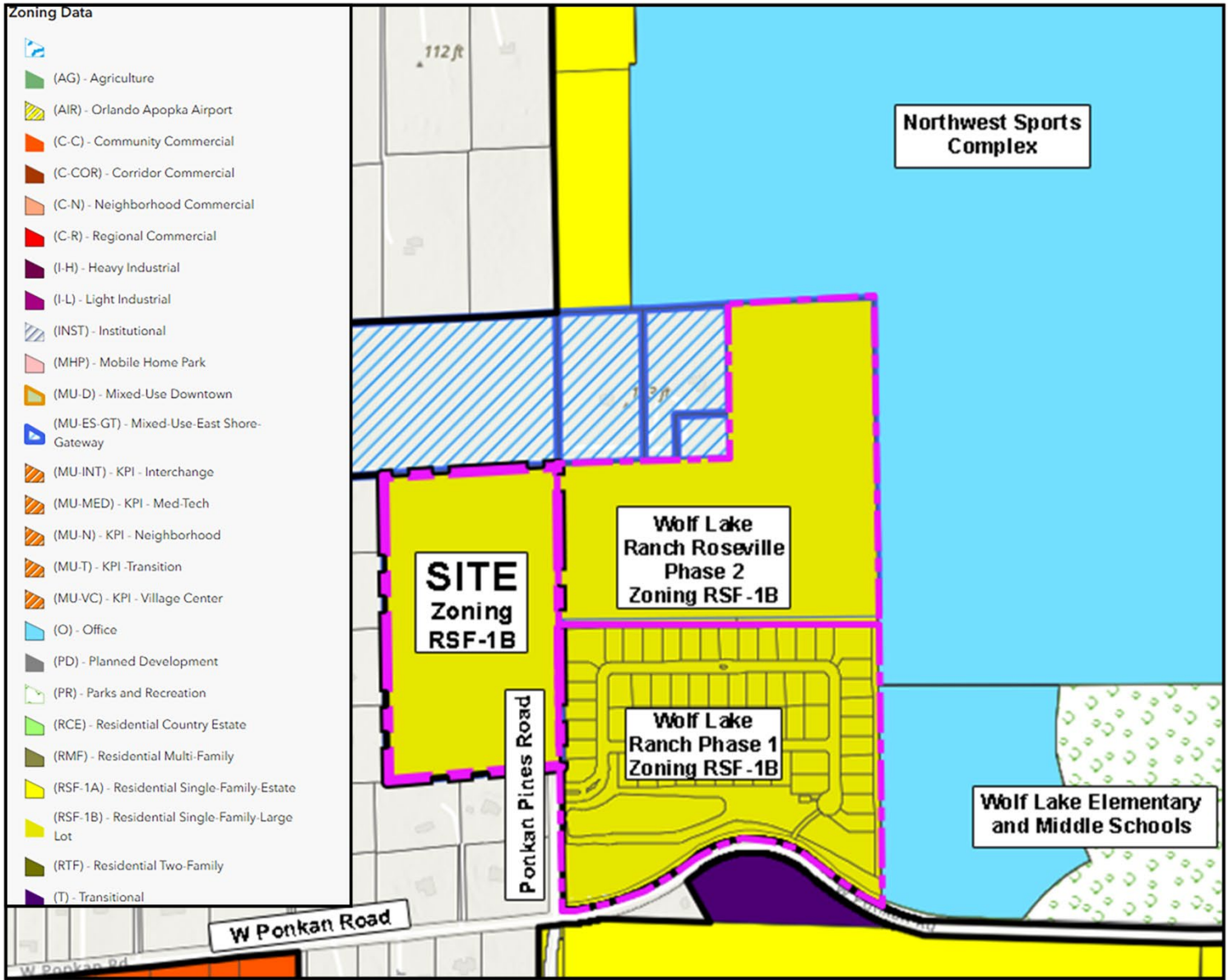
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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 4 Existing Zoning





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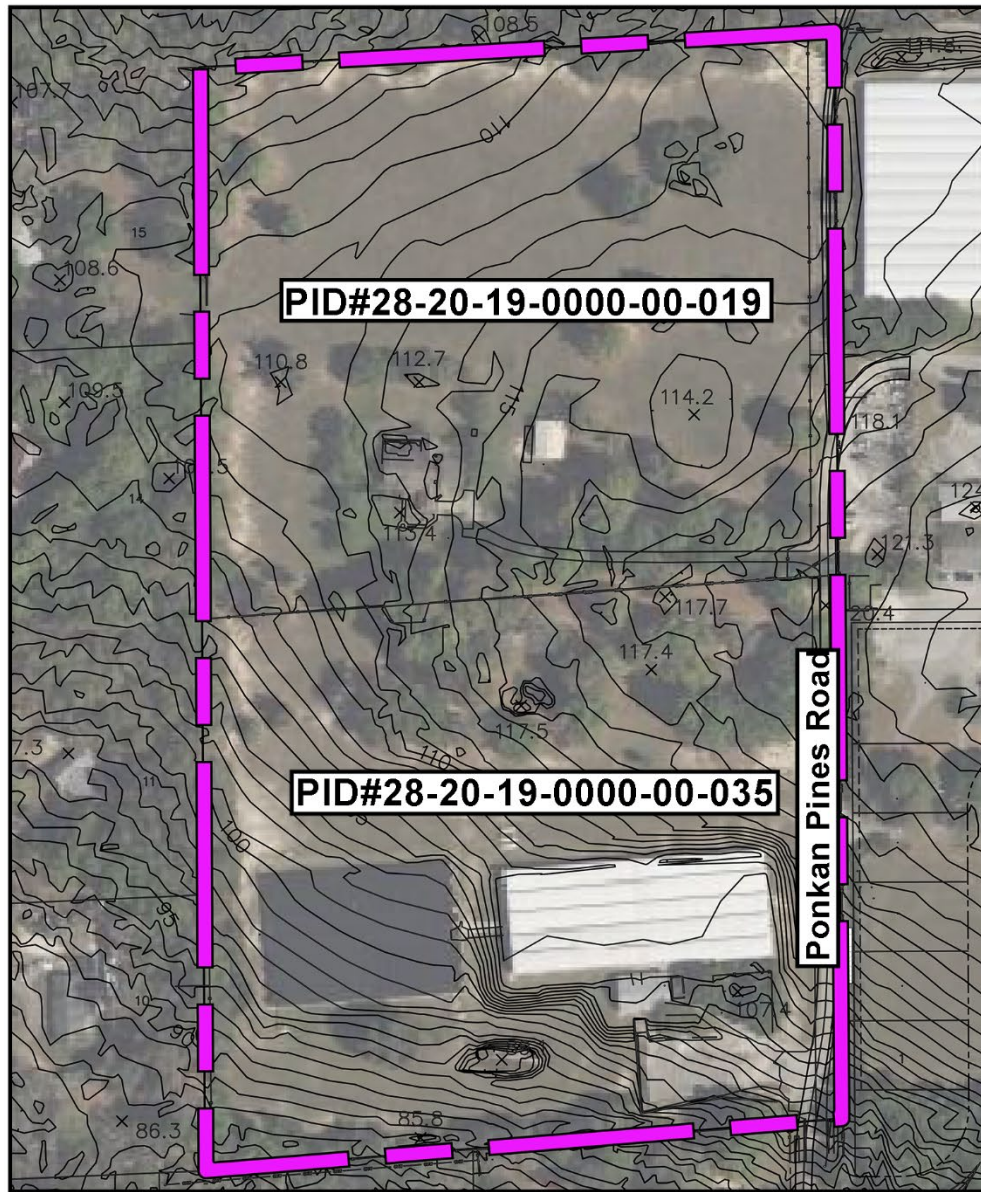
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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 5 Proposed Zoning





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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 6 Topography Map





Map Unit Symbol	Map Unit Name
4	Candler fine sand, 0 to 5 percent slopes
5	Candler fine sand, 5 to 12 percent slopes
Totals for Area of Interest	



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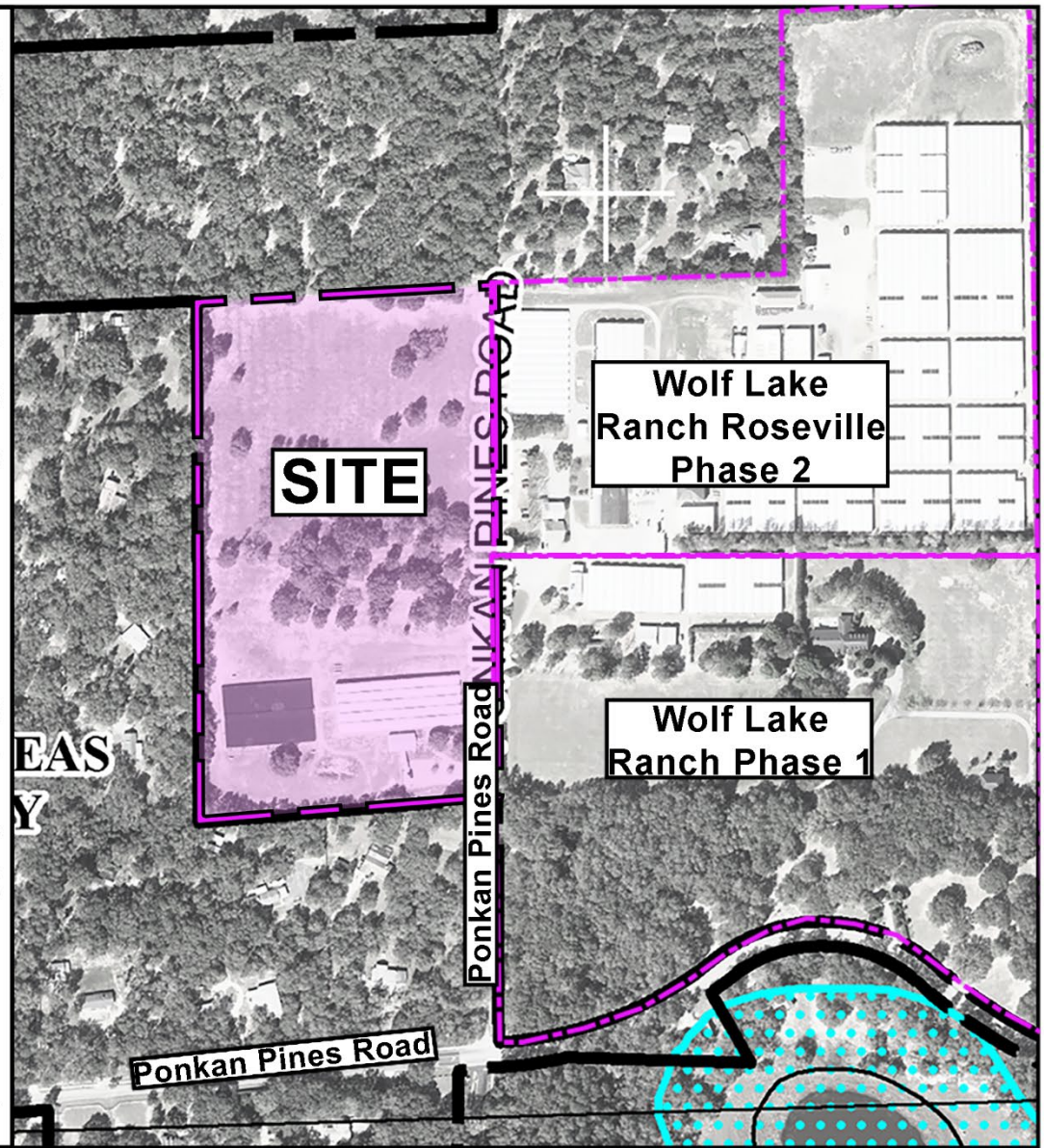
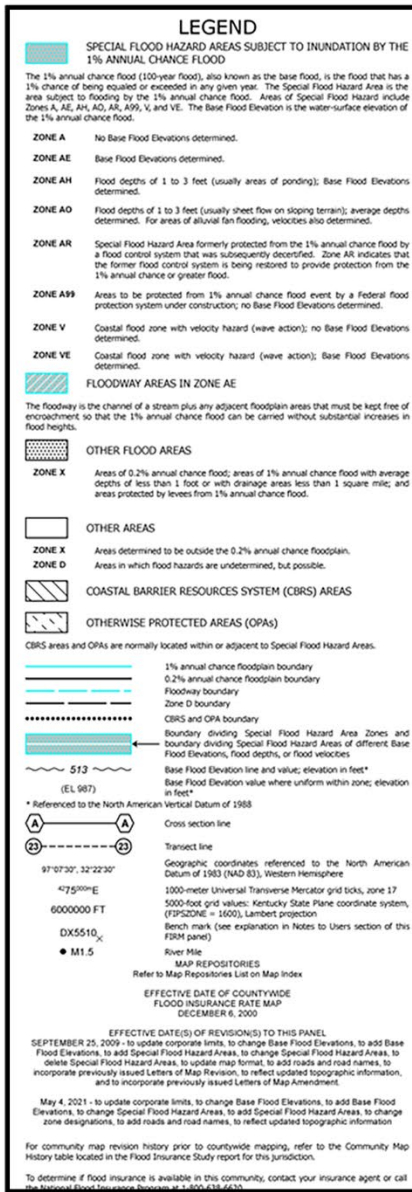
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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 7 Soils Map





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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 8 FEMA Map



1.5 Adjacent Uses:

The tax parcel adjacent to the north of the subject site is an unimproved property within the City of Apopka (PID 19-20-28-0000-00-013). The property has an existing Future Land Use of Mixed Use (MU) and an existing Zoning of Mixed-Use Eastern Gateway (MU-ES-GT).

East of the subject site is Phase 1 and 2 of the Wolf Lake Ranch Subdivision (120 lots). Phase 1 is currently under construction and has primary access provided via a gated entrance on Ponkan Pines Road. Phase 2 has recently been rezoned for Low Density Residential development. Access to Phase 2 is through the main entrance for Phase 1. The properties have an existing Future Land Use of RVLS and an existing Zoning of RSF-1B.

The property adjacent to the south and west of the subject site are existing platted single-family homes and are located within unincorporated Orange County. The properties have access via W Ponkan Road south of the subject site. The properties have an existing Orange County Future Land Use of Rural (R), and an existing Orange County Zoning of Agricultural-Residential (A-R).

See Table 1.5 (a) for existing Future Land Use and Zoning on the adjacent properties.

Table 1.5 (a): Adjacent FLU and Zoning Table				
<u>Location</u>	<u>City / County</u>	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
NORTH	CITY	MU	MU-ES-GT	VACANT
EAST	CITY	RVLS	RSF-1B	WOLF LAKE RANCH SUBDIVISION PHASES 1 & 2 (120 SINGLE-FAMILY LOTS)
SOUTH	COUNTY	R	A-R	SINGLE-FAMILY RESIDENTIAL
WEST	COUNTY	R	A-R	SINGLE-FAMILY RESIDENTIAL

1.6 Consistency with the 2030 Comprehensive Plan:

1.6.1 Future Land Use Element:

Policy 1.2

The public facilities that are needed to serve future development shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with development.

Response:

Public utilities will be provided by the City of Apopka. Public utilities are available adjacent to the subject site as they were extended up Ponkan Pines Road to serve the Wolf Lake Ranch subdivision the east. There is an existing 8" watermain, 6" reclaim water main within Wolf Lake Ranch. There is an existing 8" sanitary sewer gravity line within Wolf Lake Ranch. These utilities will be extended to the subject property to serve the future residents of this community. See Table 1.7 (a) for estimated LOS for this project.

Policy 1.5

Public facilities and utilities shall be located to consider maximizing the efficiency of services provided, minimize their costs and minimize their impacts upon the natural environment.

Response:

Public utilities exist adjacent to the subject site. Utilities shall be extended into the site to serve the future residents. The developer shall incur the cost of extending services to the community.

Policy 1.15

An assessment shall be made at the time of any and all Comprehensive Plan Land Use Amendments of the soil conditions and topography of the subject property and the ability of the soil and topography to support the proposed density / intensity and land uses.

Response:

Based upon publicly available information, soils and topography are sufficient to support the proposed land use. A Geotechnical Report will be submitted with subsequent permitting to further demonstrate suitability of the site. The stormwater ponds and amenities have been designed based on the current topography and natural features of the site.

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Response:

Based on the existing acreage of the site at 21.43 acres at 2 dwelling units per acre, the applicant is proposing to develop a maximum of 42 single-family residential homes. The proposed Future Land Use and associated residential uses are consistent with the Comprehensive Plan and is compatible with the adjacent uses.

Policy 4.15

The City of Apopka recognizes the need to protect specific rare natural communities within the Wekiva Study Area. These include the Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Communities. The City shall require that a site assessment produced by an environmental professional verify the existence or lack thereof of these natural communities on all sites over 10 acres in size.

- If portions of these communities (less than or equal to 50%) exist on potential development sites, they shall be protected. The development potential lost through this protection shall be allowed to be transferred to more appropriate areas of the site. If more than 50% of the site is encompassed by one of these communities, 50% of the natural community shall be protected with the density transferred from the protected portion of the site to the developed portion.*

Response:

The subject site is within the Wekiva Study Area. The site has been utilized as an indoor commercial plant nursery and a large lot single family homestead.

Based on preliminary review of the site, the majority of the existing tree canopy are Live Oaks and Cabbage Palms. Preliminary review of the existing vegetation is not consistent with a protected Xeric community.

A tree survey will be provided for review with a Master Development Plan. Tree preservation and mitigation shall be consistent with the rules and regulations of the City of Apopka's LDC. An Environmental Assessment is attached for review (Appendix B).

- As part of this assessment, the developer shall identify any karst features that include but are not limited to sinkholes with a direct connection to the aquifer and other karst features located on the site. All development shall maintain buffers in accordance with Policy 15.2 of this element.*

Response:

Based upon publicly available information and site inspections, there are no karst features located within this property. A detailed Geotechnical Report will be submitted with subsequent permitting.

Objective 6

- *The City of Apopka shall provide water and sewer services within the corporate limits or to areas within its Utility Service Area as defined in the Amended and Restated Water, Wastewater and Reclaimed Water Territorial Agreement with Orange County. Amendment to the Agreement shall required amendment to the Comprehensive Plan.*

Response:

Existing utilities are available adjacent to the subject parcel. Utility services for potable water, reclaim water, and sanitary sewer service shall be provided by the City of Apopka.

Objective 10

- *All new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature unless a proposed development would have less impact on natural resources.*

Response:

The subject site is within the Wekiva River Study Area, which limits residential development to 2 du/ac. The applicant is seeking approvals to develop the 21.43-acre site with a maximum of 42 dwelling units, consistent with the policies established in the Wekiva Study Area.

Objective 15

Site plans, subdivisions, or their functional equivalent, such as Planned Unit Developments, within the Wekiva Study Area shall meet the design standards as set forth in the following policies.

Policy 15.1

Conservation subdivision designs shall include:

- 1) *Clustering of units on small lots;*
- 2) *Establishment of open space, which shall be connected whenever possible, in recordable easements, plat or other recordable instrument. Open spaces percentages shall be as provided for in Policies 3.1.s;*
- 3) *Central water and sewer treatment facilities connected to the regional system; and*
- 4) *Minimal site disturbance.*

Response:

The subject site is within the Wekiva Study Area. The applicant is proposing to develop 42 single family units on 21.43 acres of land. The minimum lot size shall be consistent with the City of Apopka zoning RSF-1B, which permits a maximum of 2 du/ac and minimum 75'-wide lots. A Master Development Plan will be submitted to demonstrate compliance with the RSF-1B standards.

Open space shall be provided in the form of landscape buffers, recreation area, community gathering spaces, tree preservation areas, and connected open space

tracts. These community amenities have been designed around and within the desired tree preservation areas so they will be a focal point within the community. The developer will extend the existing potable water, reclaim water, and sanitary sewer utilities to serve the subject site.

1.6.2 Transportation Element:

Objective 4

To discourage urban sprawl, the City of Apopka shall coordinate transportation system improvements through the adopted Future Land Use Map to support existing and projected population densities, housing and employment patterns; and ensure that land development is consistent with existing and proposed transportation facilities.

Response:

The subject site access shall be provided through the dedication of right of way to extend Ponkan Pines Rd to the northern boundary of the subject site. The existing Ponkan Pines Rd has been reconstructed, and the future road will be extended to provide access to the subject site. A comprehensive traffic study shall be provided with the review of the Master Development Plan. Improvements will be made, as required, to support the proposed development and ensure it is consistent with the existing and proposed transportation facilities.

1.7 Estimated Level of Services (LOS):

The City of Apopka has an adopted LOS for Potable Water at 153 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 17,289 gallons of potable water per day.

<u>Potable Water LOS</u>			
<u>Units</u>	<u>Population</u>	<u>LOS per Capita (GPD)</u>	<u>Estimated Demand (GPD)</u>
42	113	153	17,289

The City of Apopka has an adopted LOS for Sanitary Sewer at 90 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 10,170 gallons of sanitary sewer per day.

<u>Sanitary Sewer LOS</u>			
<u>Units</u>	<u>Population</u>	<u>LOS per Capita (GPD)</u>	<u>Estimated Demand (GPD)</u>
42	113	90	10,170

The City of Apopka has an estimated LOS for Reclaim Water at 177 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 20,001 gallons of reclaim water per day.

<u>Reclaim Water LOS</u>			
<u>Units</u>	<u>Population</u>	<u>LOS per Capita (GPD)</u>	<u>Estimated Demand (GPD)</u>
42	113	177	20,001

1.8 Project Compatibility Analysis

- a. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and other adopted City plans;

Response:

The proposed Comprehensive Plan Amendment and associated residential uses are similar and compatible with the existing surrounding residential uses. While the uses are a step up in density from the current use, they are a substantial step down in density from the existing Future Land Use designation of Mixed Use. The proposed Future Land Use designation of RSLV is consistent with the City's 2030 Comprehensive Plan and supporting documents and provides a transitional density between the existing single-family residential to the south and east and the Mixed-Use Future Land Use to the north. The proposed density of 2 du/ac is consistent with the RVLS Future Land Use Designation and Wekiva Study Area. The analysis of adjacent uses, levels of service and Comprehensive Plan policies, which is provided within this report, demonstrates how the proposed development furthers the goals, objectives, and policies of the Comprehensive Plan. The proposed development will be designed and constructed in conformance with the City's adopted Land Development Code and the Wekiva Study Area.

- b. Is in conflict with any provisions of the LDC;

Response:

The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). There are no conflicts. A Master Development Plan and Construction

Site Plan will be submitted to further demonstrate compliance with the Land Development Code (LDC).

c. Addresses a demonstrated community need;

Response:

According to the cities published statistical information, since 2014 the City of Apopka has experienced a significant increase in the number of residents that have relocated to the city. The current growth rate in the city averages 2.3% annually; the population has been projected to be approximately 60,510 residents by the end of 2024. The increase in population increases the demand for more housing opportunities to support the projected growth. The proposed development will help serve the demand while providing compatible residential uses.

d. Is required by changed conditions;

Response:

The subject site is located north of Ponkan Rd within the Wekiva Study Area. Residential development greater than 2 du/ac is not permitted on the subject site. The existing Future Land Use (FLU) and Zoning require a higher residential density (15 du/ac) and commercial intensity (2.0 FAR) that would not be permitted under the existing Wekiva Study Area policies. As such, modification to the Future Land Use and Zoning is required. The applicant is proposing residential development that would be limited to a maximum of 2 du/ac, consistent with the Wekiva Study Area. The location of the Northwest Regional Park Complex, Wolf Lake Ranch Elementary, and Wolf Lake Ranch Middle School to the east demonstrates how this area is changing from nurseries to residential subdivisions and validates the changing character of the area from rural to residential. The existing plant nursery on the subject site has closed down. The requested very low residential density development is consistent with the adjacent single family residential communities within the city. The Phase 1 and Phase 2 of the Wolf Lake Ranch Subdivision demonstrates the changing character of the Ponkan Pines Road Corridor as the nurseries are closing and new subdivisions are coming into and thriving in this area of Apopka.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

Response:

The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for

residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). The proposed residential uses and proposed density are consistent with the existing surrounding single-family residential uses. The RVLS and RSF-1B provides a transitional density between the single-family residential uses to the south and the existing mixed use to the north. This is the same Future Land Use and Zoning as the property to the east. These findings combined make the RSF-1B the appropriate zoning district for the subject property.

f. Would result in a logical and orderly development pattern;

Response:

The Summit at Wolf Lake Ranch, with the proposed RVLS Future Land Use and RSF-1B Zoning, is consistent with the existing adjacent development. The site will be developed with similar lot sites and homes with the recently approved adjacent residential subdivisions. Access to the site will be provided along Ponkan Pines Rd, which will be further improved.. Please see Table 1.5 (a) for Adjacent Uses, and Table 1.7 (a) for Concurrency. The development pattern of the proposed subdivision demonstrates a consistent transition from defunct nurseries to high-value large-lot subdivisions. The development pattern demonstrates a pattern of consistent lot sizes as the uses transition from old nurseries to residential uses along the Ponkan Pines Road Corridor. The extension of Ponkan Pines Road to the north leaves only one vacant property between this site and the City's desired future roadway connection to the north.

g. 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;

Response:

The preliminary site layout preserves the most significant historic trees as a central park and amenity for the residents. The subdivisions will be designed with that as a central element and focal point. The stormwater is proposed to be located in the lowest portions of the property. An Environmental Assessment will be provided with subsequent permitting, and a Sand Skink Study will be conducted starting in March 2025. The development is consistent with the surrounding uses and is not expected to have adverse impacts to water, air, noise, stormwater, wildlife, vegetation, and the natural function of the environment. Through the Master Development Plan and Construction Site Plan processes and the associated Water Management District review, the project will demonstrate compliance with the City's Land Development Code.

- h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

Response:

The project will be served by existing public facilities. The existing potable water, reclaim water, and sanitary sewer will be extended with the expansion of Ponkan Pines Rd to serve this community. Stormwater will be designed to meet the City of Apopka's and St John's River Water Management Districts requirements. An estimated level of service analysis has been provided. See Table 1.7 (a). Impact Fees will be paid at the time of home construction, consistent with the City of Apopka's Land Development Code.

1.9 Summary

The request for this Comprehensive Plan Amendment is consistent with the goals, objectives, and policies of the City's 2030 Comprehensive Plan. The request followed all code procedures, and the site will be designed in compliance with the City's Land Development Code. The project is consistent with the existing surrounding developments. The expansion of the development remains compatible with the existing surrounding residential uses and continues a consistent development pattern along the extension of the Ponkan Pines Road Corridor.



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Exhibit 1 Location Map



THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE EAST 30 FEET OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 20 SOUTH RANGE 28 EAST, ORANGE COUNTY, FLORIDA. SUBJECT TO AN NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT OVER THE EAST 30 FEET THEREOF.

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LESS THE EAST 30 FEET THEREOF, LYING AND BEING IN ORANGE COUNTY, FLORIDA.

LEGAL DESCRIPTION

WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B, PART II", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

9. NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER THE EAST 30 FEET GRANTED IN WARRANTY DEED FILED NOVEMBER 9, 1981 IN BOOK 3237, PAGE 1841. (SEE ALSO AFFIDAVIT FILED NOVEMBER 13, 1981 IN BOOK 3238, PAGE 2257). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

10. NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER THE EAST 60 FEET AND SOUTH 60 FEET GRANTED IN EASEMENT FILED MAY 14, 1985 IN BOOK 3641, PAGE 1309, SUBSEQUENTLY CONVEYED IN QUIT CLAIM DEED FILED MAY 14, 1985 IN BOOK 3641, PAGE 1308. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

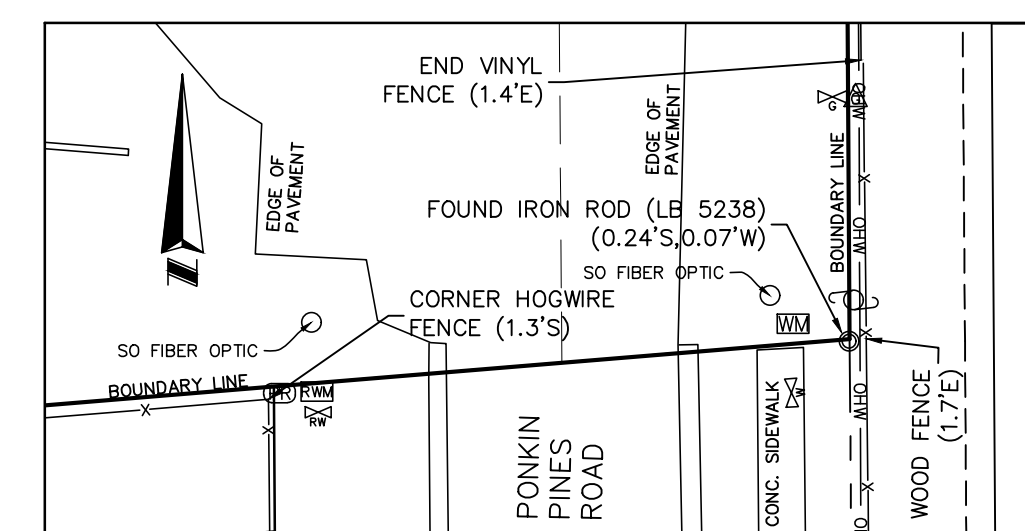
11. EASEMENT RECORDED IN BOOK 4614, PAGE 734.AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

12. ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 4482, PAGE 638. AFFECTS THE SUBJECT PROPERTY AS TO MAINTENANCE FROM THE MORTGAGED PROPERTY TO PONKIN ROAD.

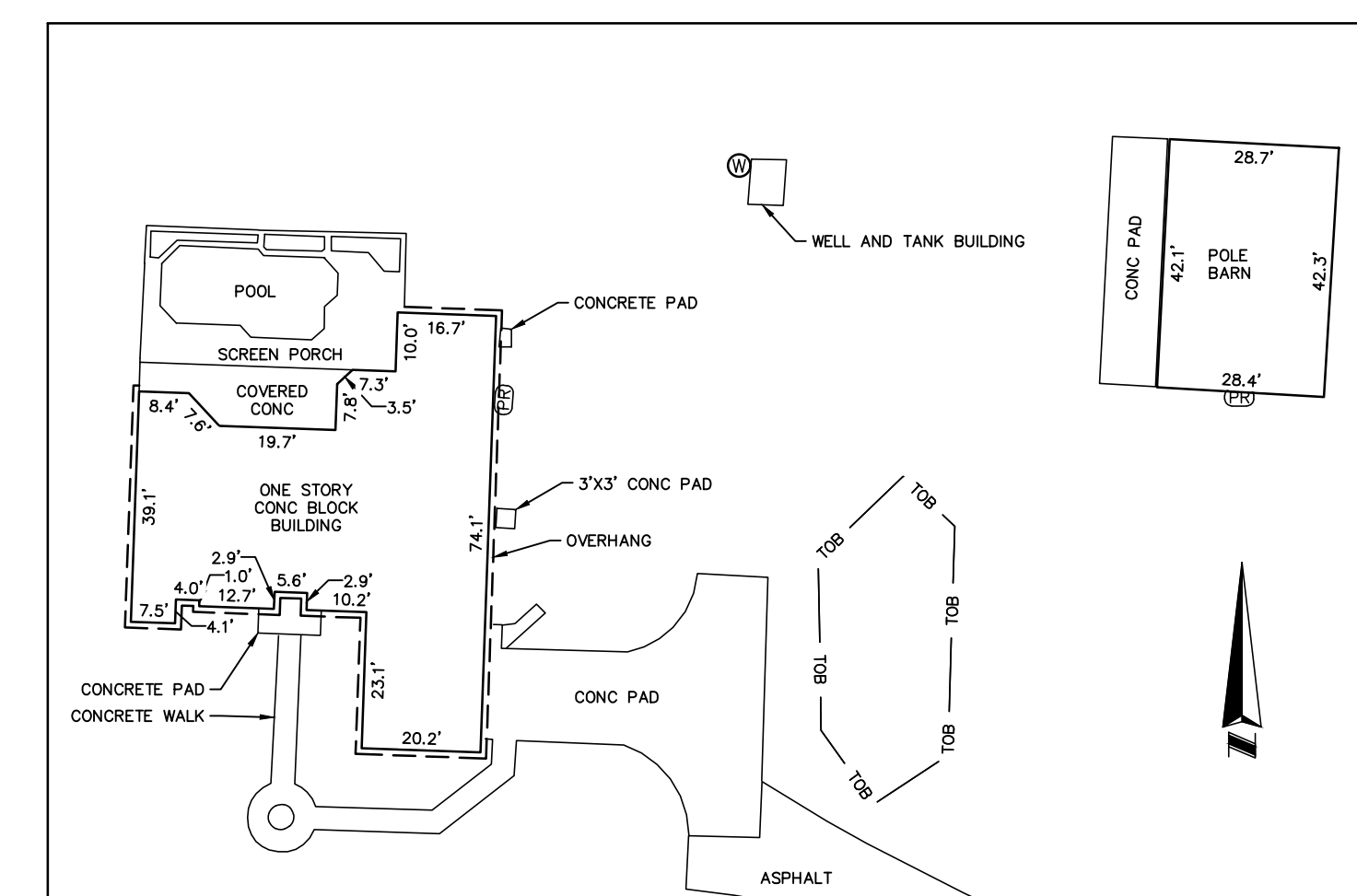
13. EASEMENT(S) SET FORTH IN WARRANTY DEED RECORDED IN BOOK 3547, PAGE 235. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

9. 60 FOOT WIDE EASEMENT FOR JOINT DRIVEWAY AND UTILITIES RECORDED MAY 14, 1985 IN BOOK 3641, PAGE 1308, AND BOOK 3641, PAGE 1309. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

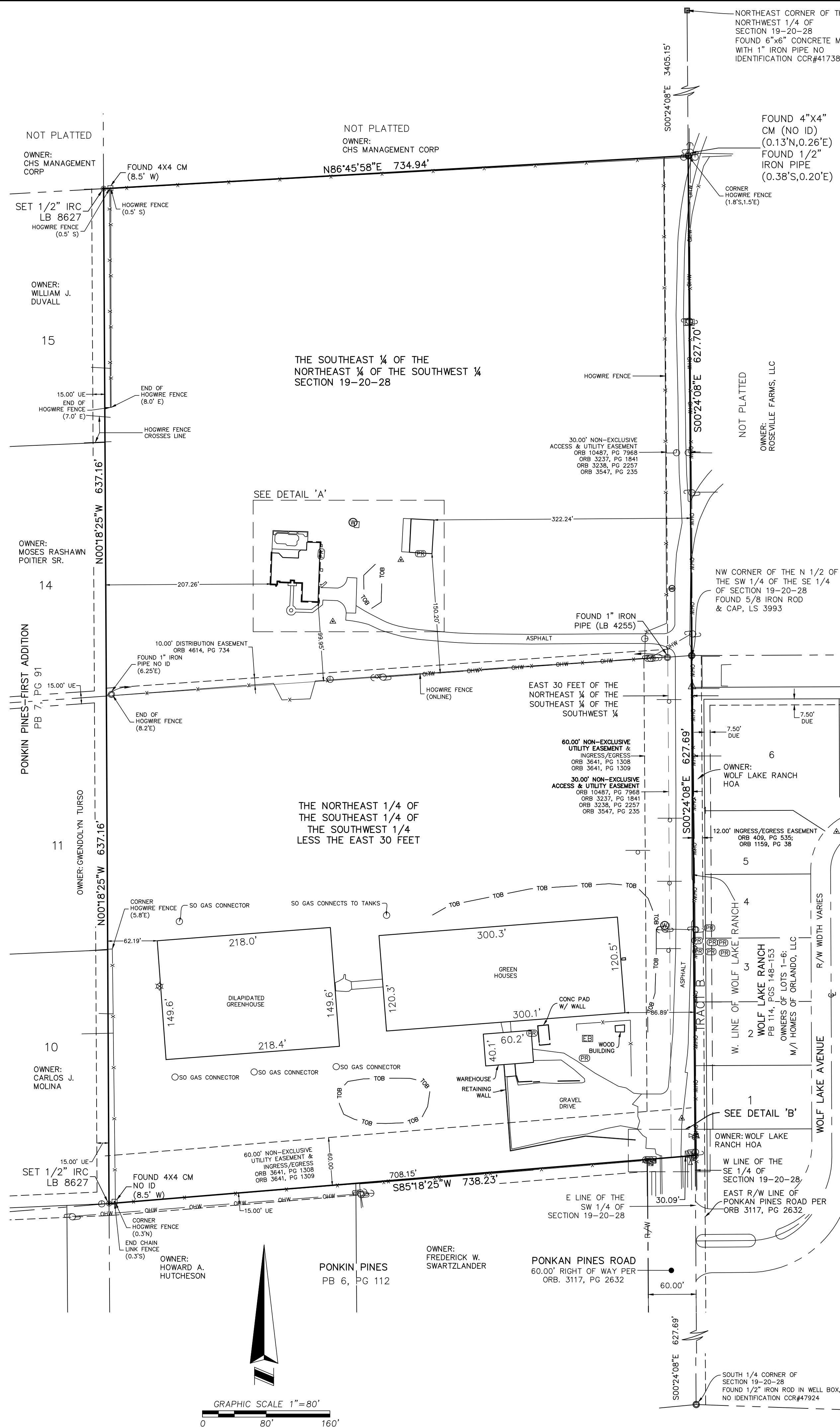
PB	PLAT BOOK		FOUND CONCRETE MONUMENT AS NOTED
ORB	OFFICIAL RECORDS BOOK		FOUND IRON ROD OR PIPE AS NOTED
PG(S)	PAGE(S)		NATURAL GAS MARKER
CL	CENTERLINE		NATURAL GAS VALVE
DUE	DRAINAGE UTILITY EASEMENT		TELECOMMUNICATION RISER
UE	UTILITY EASEMENT		RECLAIMED WATER VALVE
CCR	CERTIFIED CORNER RECORD		CLEANOUT
HOA	HOME OWNERS' ASSOCIATION		RECLAIMED WATER METER
SO	STUB-OUT		ELECTRICAL BOX
ID	IDENTIFICATION		WOODEN POWER POLE
CONC	CONCRETE		MAILBOX
LB	LICENSED BUSINESS		SINGLE STAND SIGN
IRC	IRON ROD & CAP		GATE
			GUY WIRE
			WATER METER
			WATER VALVE
			WELL
			OVERHEAD ELECTRICAL LINE
			SET TRAVERSE POINT OR BENCHMARK



DETAIL 'B' SCALE: 1" = 20'



DETAIL 'A' SCALE: 1" = 30'



1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTER OF SECTION LINE OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING SOUTH 00°24'08" EAST (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. 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.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110543764, EFFECTIVE DATE NOVEMBER 12, 2024 AT 8:00 A.M. AND COMMITMENT NUMBER 110543847, EFFECTIVE DATE NOVEMBER 25, 2024 AT 8:00 A.M.
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 CODE 5J-17.062.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNLESS NOTED 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, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
10. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 1201800110H, MAP NUMBER 12095C0110H, 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.

11. 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).

12. THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES WHICH HAVE BEEN RECORDED IN SUBDIVISION PLATS AND NO RECORD DOCUMENTS HAVE BEEN DELIVERED TO SURVEYOR FOR SAID LINES.

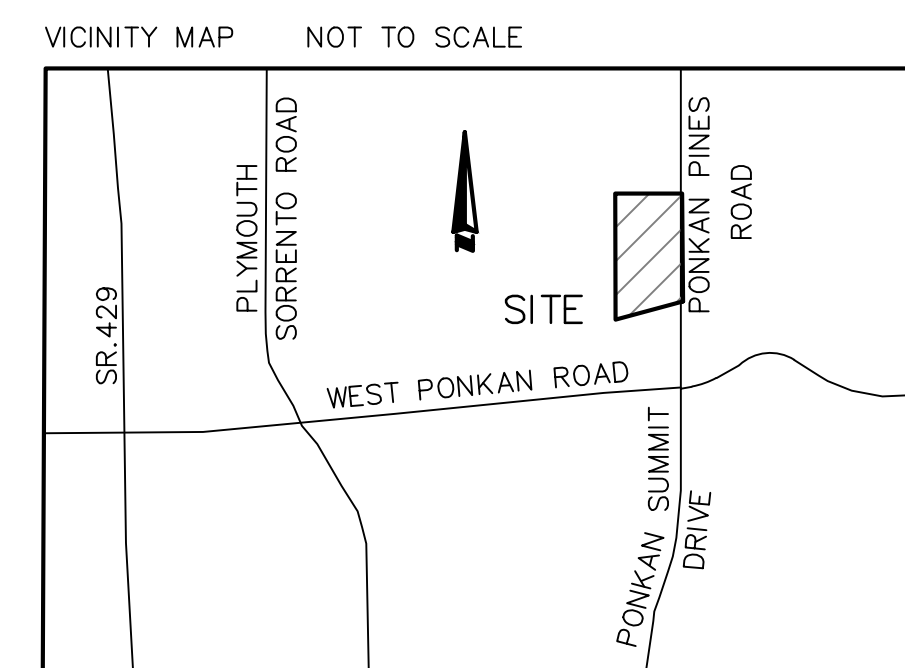
13. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES AND BURIAL GROUNDS ON THE PROPERTY.

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

15. 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.

16. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

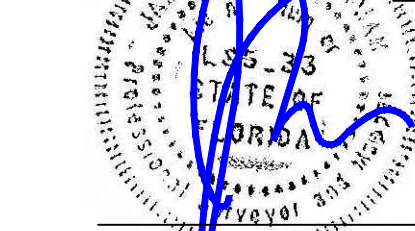
17. THERE IS NO OBSERVABLE EVIDENCE OF CURB CUTS OR DRIVEWAY ACCESS TO ABUTTING STREETS OR ROADS.



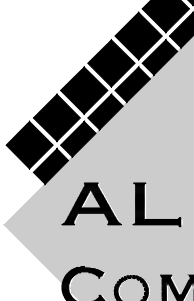
- M/I HOMES OF ORLANDO, LLC., A FLORIDA LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- PONKIN PINES NURSERY, INC., A FLORIDA CORPORATION
- DAVID L. LUTZ AND MARY T. LUTZ.

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, 5, 6, 8, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF.

DATE OF PLAT OR MAP 12/14/2024



JAMES L. RICKMAN, PSM #5633



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ALTA/NSPS LAND TITLE BOUNDARY,
TOPOGRAPHIC AND TREE SURVEY
OF
WOLF LAKE RANCH PHASE 3
SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

FOR:

M/I HOMES OF
ORLANDO, LLC

[illegible]

JOB #: 20240959
DATE: 12/14/24
SCALE: 1"=80'
CALC BY: SEJ
FIELD BY: DH
DRAWN BY: SEJ & JJ
CHECKED BY: ARH

SHEET 1 OF 1



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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 1 Location Map



THE SUMMIT AT WOLF LAKE RANCH COMPREHENSIVE PLAN AMENDMENT

***PREPARED
FEBRUARY 2025***

Property Identification Numbers:

PID: 19-20-28-0000-00-035, 19-20-28-0000-00-019

Property Owners:

Ponkan Pines Nursery Inc

PO Box 2326

Apopka, FL 32704-2326

Lutz Mary T Life Estate & Lutz David L Life Estate

3250 N Ponkan Pines Rd

Apopka, FL 32712-5626

Consultant Team:

Applicant / Urban Planner:

Daly Design Group

913 N Pennsylvania Ave

Winter Park, FL 32789

Contact: Mr. William Maki

Email: bmaki@dalydesign.com

Environmental Consultant:

Bio-Tech Consulting Inc

3025 East South Street

Orlando, FL 32803

Contact: Mr. Steve Butler

Email: steve@bio-techconsulting.com

Traffic Engineer:

Traffic & Mobility Consultants

1507 S Hiawassee Rd, Suite 212

Orlando, FL 32835

Contact: Mr. Mohammed Abdallah

Email: mohammed@trafficmobility.com

Civil Engineer:

Kimley Horn

200 South Orange Ave, Suite 600

Orlando, FL 32801

Contact: Ms. Catherine Felter

Email: catherine.felter@kimley-horn.com

Geotechnical Engineer:

Yovaish Engineering

953 Sunshine Ln

Altamonte Springs, FL 32714

Contact: Mr. Doug Yovaish

Email: doug@yovaish.com

Surveyor:

Allen and Company

213 S Dillard St, Ste 210

Winter Garden, FL 34787

Contact: Mr. James Rickman

Email: jim@allen-company.com

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Table of Appendix:

- A.** Orange County Public Schools Capacity Determination
- B.** Environmental Assessment – Prepared by Bio-Tech

1.1 Project Location:

The subject site is located on the west side of Ponkan Pines Road and north of Ponkan Rd. The subject site is comprised of (2) individual tax parcels that are currently accessed via Ponkan Pines Road. The northern property (PID 19-20-28-0000-00-019) is currently utilized as a private residence. The southern property (PID 19-20-28-0000-00-035) is currently being utilized as an indoor wholesale nursery (Ponkan Pines Nursery) (**Exhibit 1**).

1.2 Legal Description:

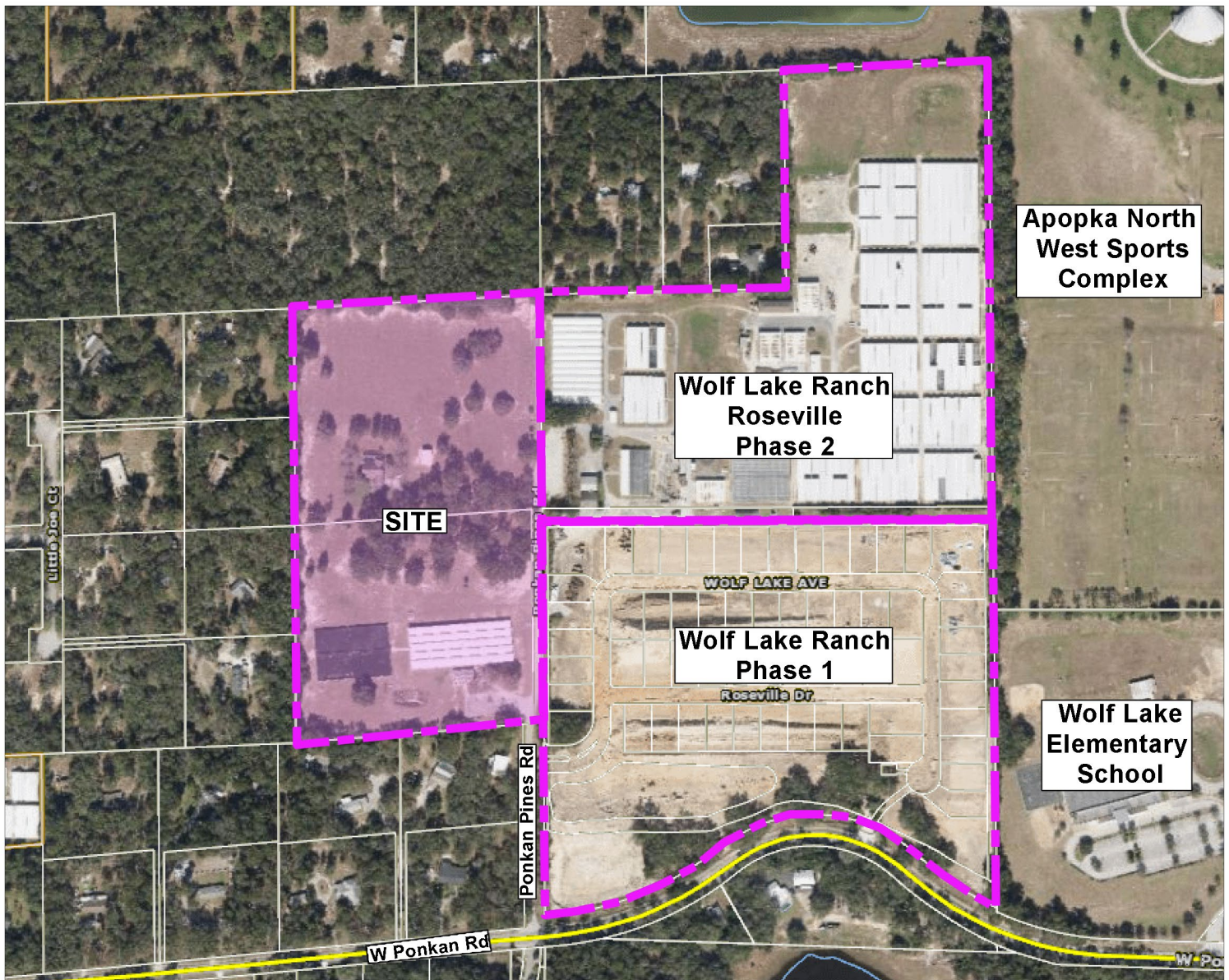
LEGAL DESCRIPTION:

THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE EAST 30 FEET OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. SUBJECT TO AN NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT OVER THE EAST 30 FEET THEREOF.

TOGETHER WITH:

THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LESS THE EAST 30 FEET THEREOF, LYING AND BEING IN ORANGE COUNTY, FLORIDA.

CONTAINING 21.43 ACRES MORE OR LESS



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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 1 Location Map



1.3 **Project Overview:**

The subject site consists of (2) individual tax parcels comprising of approximately 21.43 acres located within the City of Apopka. Both parcels (PID 19-20-28-0000-00-019 & 19-20-28-0000-00-035) currently have an existing Future Land Use (FLU) designation of Mixed-Use (MU), which permits a residential density of 15 du/ac (321 Units), and a commercial intensity of 2.0 FAR (1,866,982 SF).

The applicant is requesting to amend the existing Future Land Use (FLU) from MU (**Exhibit 2**) to Very Low Density Suburban Residential (RVLS) to allow up to 2.0 du/ac (42 Units) (**Exhibit 3**). Due to the property's location within the Wekiva River study area, the site is limited to a maximum residential density of 2.0 du/ac. The applicant seeks approvals to develop a maximum of 42 single family residential lots on the subject site. In conjunction with the application to amend the Future Land Use, the applicant has submitted an application to rezone the properties from Mixed-Use East Shore Gateway (MU-ES-GT) (**Exhibit 4**) to Large Lot Single Family Residential (RSF-1B) (**Exhibit 5**) concurrent with this application.

The proposed community will be developed consistent with the Apopka Land Development Code (LDC). Stormwater Retention will be provided on-site. The stormwater management system will be designed and constructed consistent with the City of Apopka and the St. John's River Water Management District standards. Recreation for this community will be provided in the form of community recreation areas that may include active / passive recreation opportunities. Open Space shall be provided consistent with Apopka's LDC and will be in the form of retention ponds, open space, and landscape buffers.

1.4 **Existing Conditions:**

Topography:

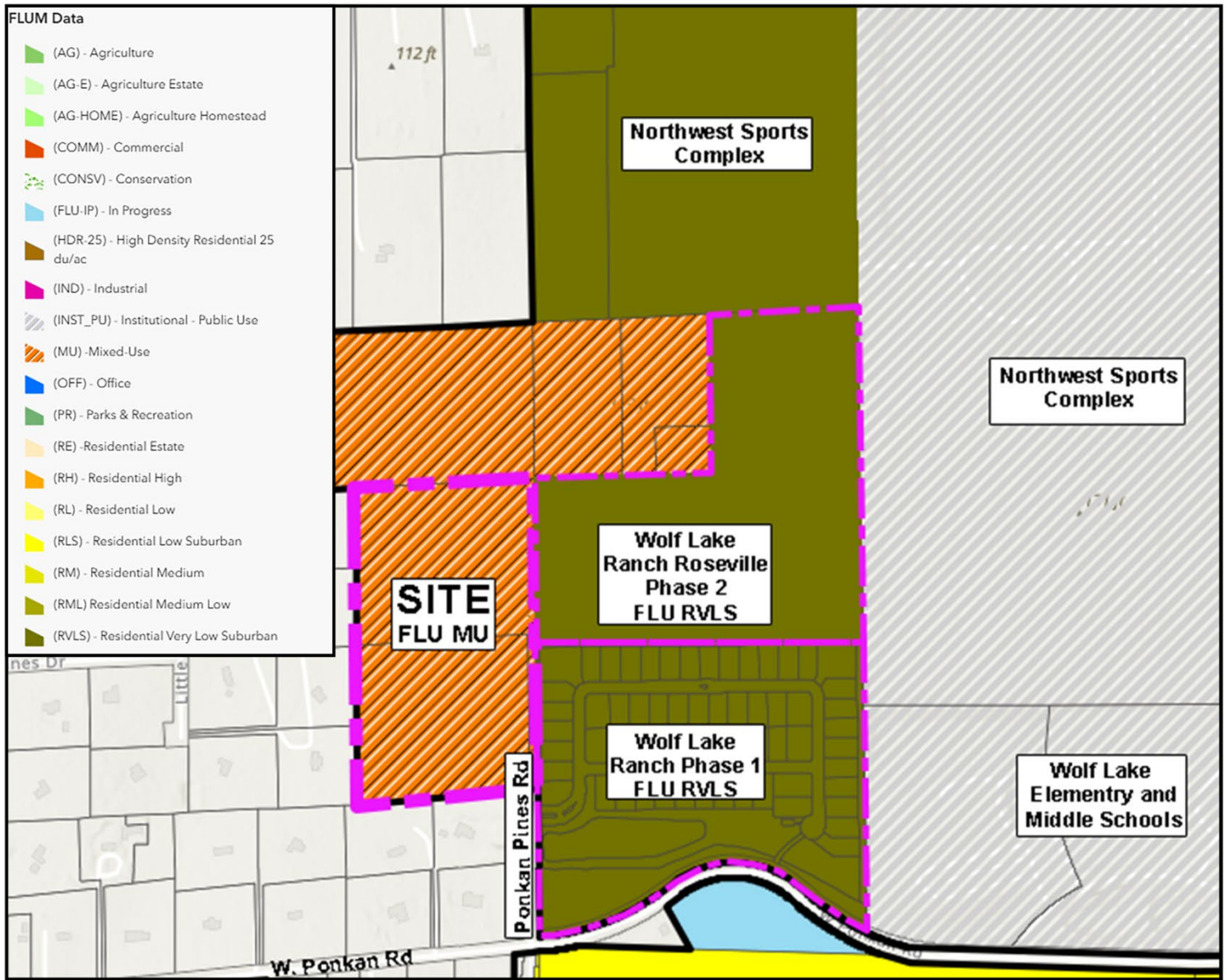
The subject site has approximately 29' of topographic relief across the site. The northern parcel has a ridge running from the east to west with the lowest point being along the southwestern boundary. The elevations on site range from elevation 114,' at the peak of the ridge along the eastern boundary on the northern parcel, to 85' along the southwestern boundary (**Exhibit 6**).

Soils:

The site is comprised of Chandler Fine Sands 0-5% slopes, and Chandler Fine Sands 5-12% slopes (**Exhibit 7**).

FEMA:

Per FEMA Map Panel 12095C0110H the site is not within a flood zone (**Exhibit 8**).



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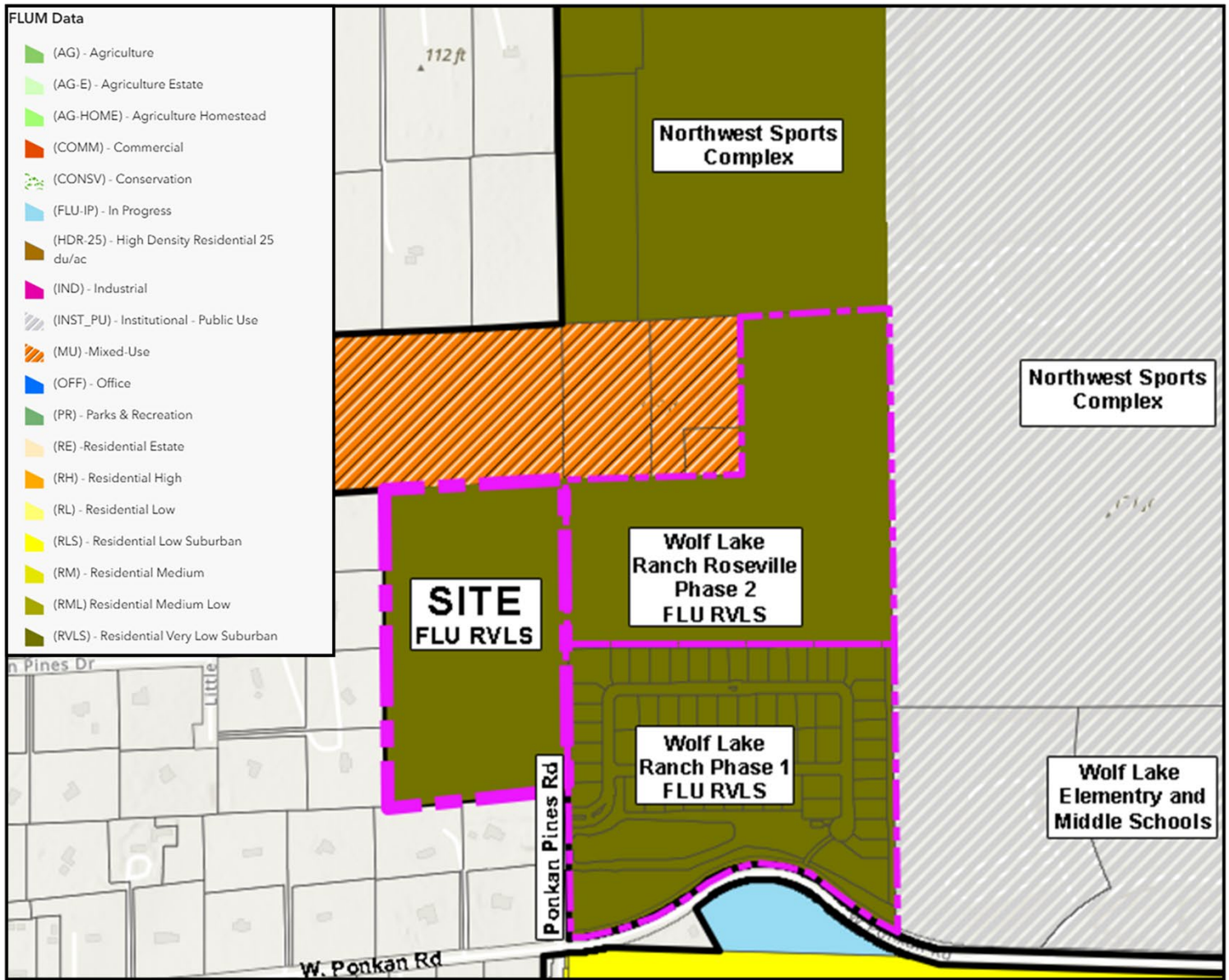
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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 2 Existing FLU





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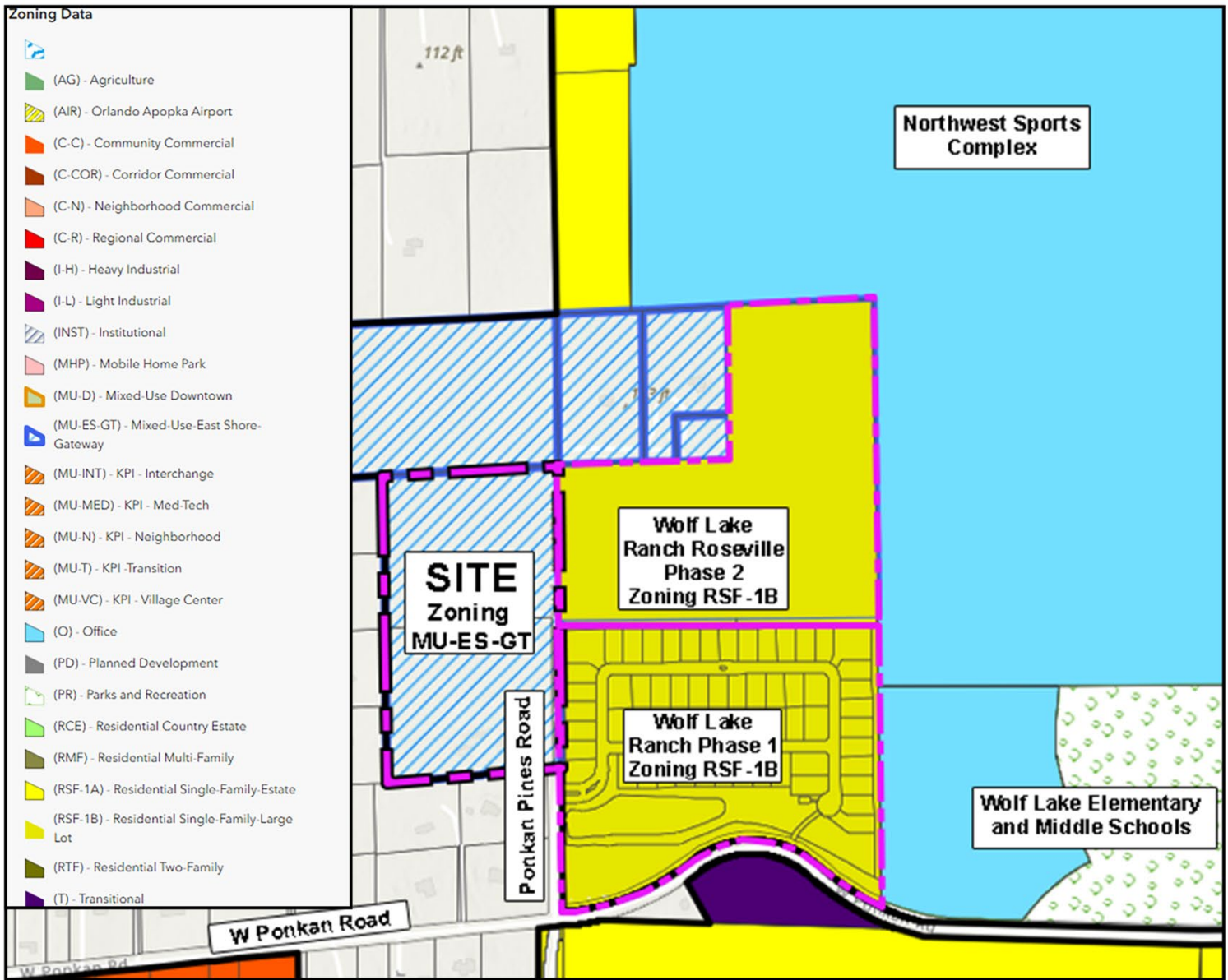
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Exhibit 3 Proposed FLU





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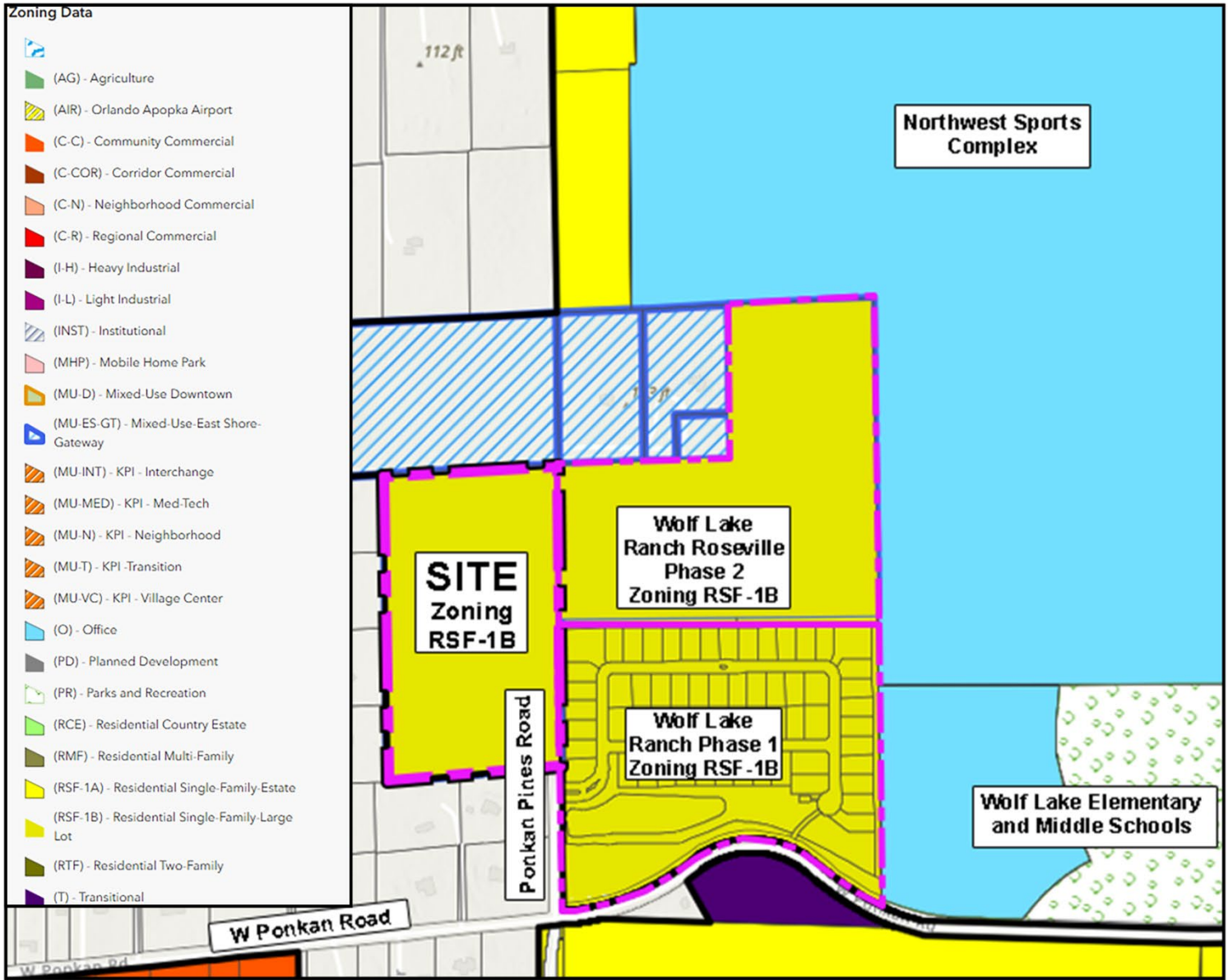
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Exhibit 4 Existing Zoning





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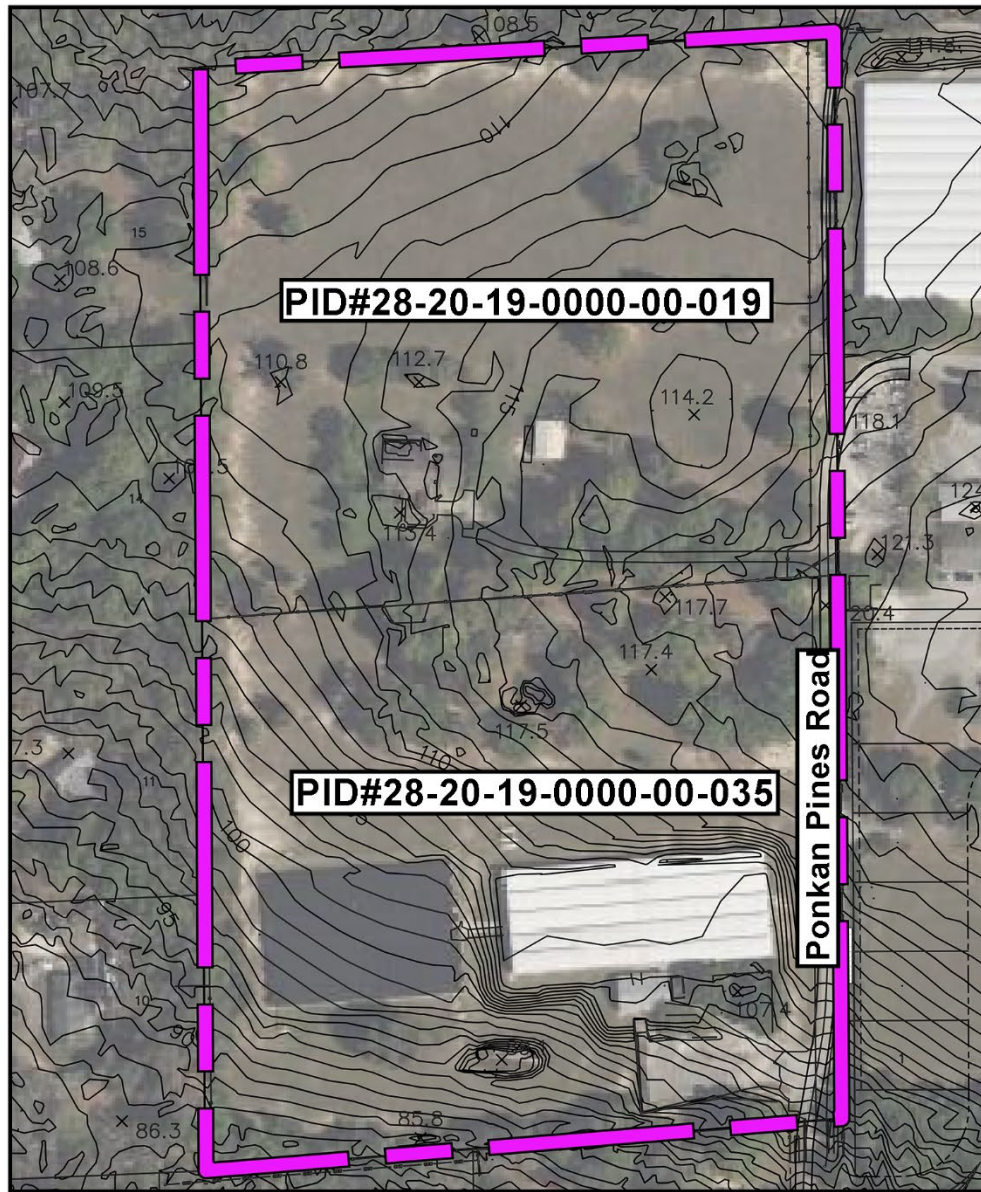
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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 5 Proposed Zoning





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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 6 Topography Map





Map Unit Symbol	Map Unit Name
4	Candler fine sand, 0 to 5 percent slopes
5	Candler fine sand, 5 to 12 percent slopes
Totals for Area of Interest	



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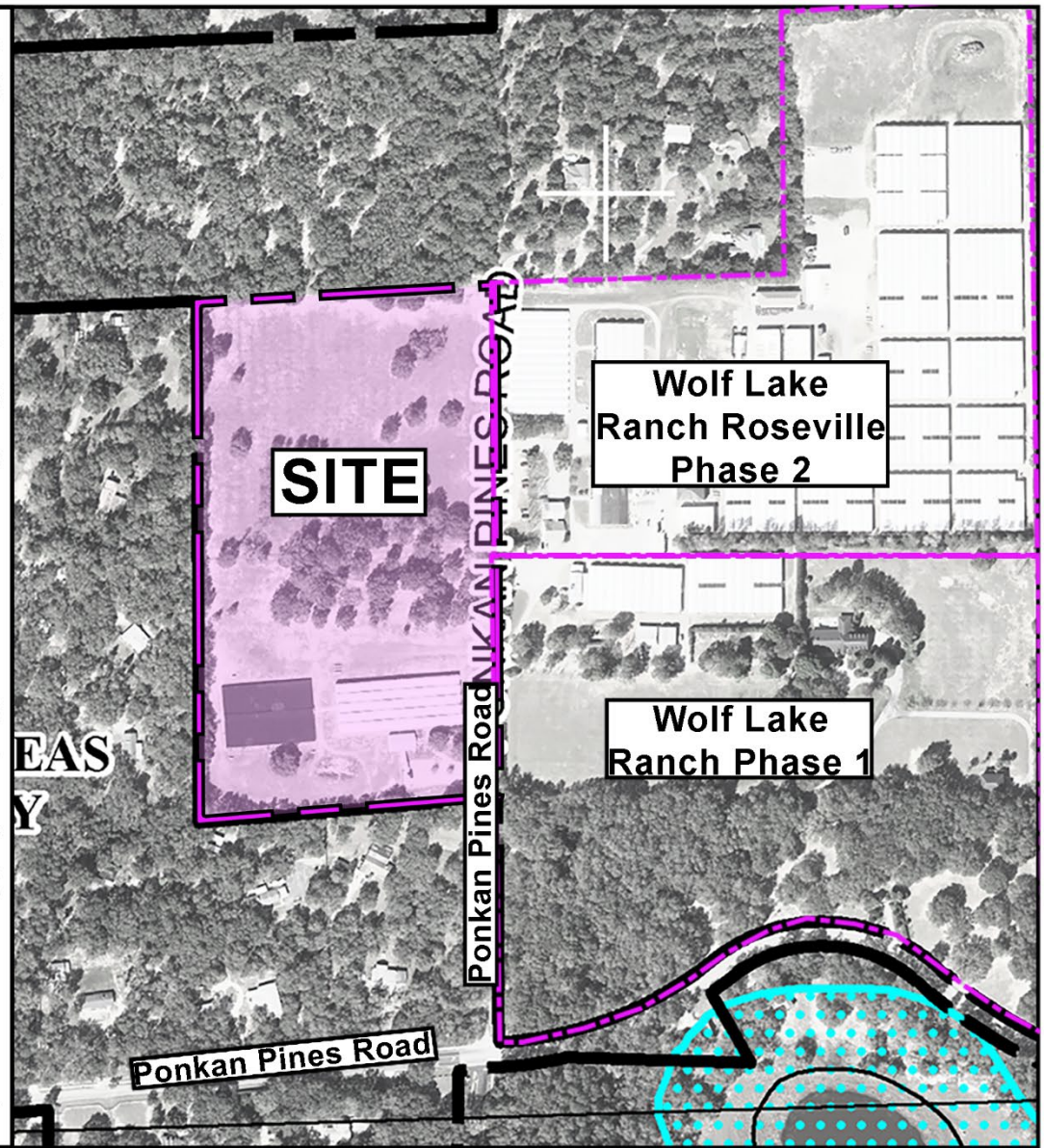
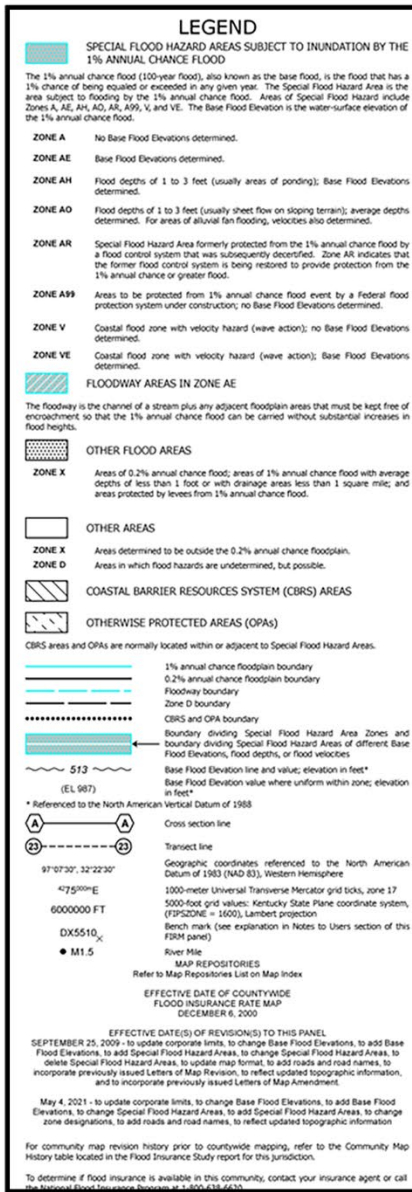
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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 7 Soils Map





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The Summit at Wolf Lake Ranch Apopka, Florida

Exhibit 8 FEMA Map



1.5 Adjacent Uses:

The tax parcel adjacent to the north of the subject site is an unimproved property within the City of Apopka (PID 19-20-28-0000-00-013). The property has an existing Future Land Use of Mixed Use (MU) and an existing Zoning of Mixed-Use Eastern Gateway (MU-ES-GT).

East of the subject site is Phase 1 and 2 of the Wolf Lake Ranch Subdivision (120 lots). Phase 1 is currently under construction and has primary access provided via a gated entrance on Ponkan Pines Road. Phase 2 has recently been rezoned for Low Density Residential development. Access to Phase 2 is through the main entrance for Phase 1. The properties have an existing Future Land Use of RVLS and an existing Zoning of RSF-1B.

The property adjacent to the south and west of the subject site are existing platted single-family homes and are located within unincorporated Orange County. The properties have access via W Ponkan Road south of the subject site. The properties have an existing Orange County Future Land Use of Rural (R), and an existing Orange County Zoning of Agricultural-Residential (A-R).

See Table 1.5 (a) for existing Future Land Use and Zoning on the adjacent properties.

Table 1.5 (a): Adjacent FLU and Zoning Table				
<u>Location</u>	<u>City / County</u>	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
NORTH	CITY	MU	MU-ES-GT	VACANT
EAST	CITY	RVLS	RSF-1B	WOLF LAKE RANCH SUBDIVISION PHASES 1 & 2 (120 SINGLE-FAMILY LOTS)
SOUTH	COUNTY	R	A-R	SINGLE-FAMILY RESIDENTIAL
WEST	COUNTY	R	A-R	SINGLE-FAMILY RESIDENTIAL

1.6 Consistency with the 2030 Comprehensive Plan:

1.6.1 Future Land Use Element:

Policy 1.2

The public facilities that are needed to serve future development shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with development.

Response:

Public utilities will be provided by the City of Apopka. Public utilities are available adjacent to the subject site as they were extended up Ponkan Pines Road to serve the Wolf Lake Ranch subdivision the east. There is an existing 8" watermain, 6" reclaim water main within Wolf Lake Ranch. There is an existing 8" sanitary sewer gravity line within Wolf Lake Ranch. These utilities will be extended to the subject property to serve the future residents of this community. See Table 1.7 (a) for estimated LOS for this project.

Policy 1.5

Public facilities and utilities shall be located to consider maximizing the efficiency of services provided, minimize their costs and minimize their impacts upon the natural environment.

Response:

Public utilities exist adjacent to the subject site. Utilities shall be extended into the site to serve the future residents. The developer shall incur the cost of extending services to the community.

Policy 1.15

An assessment shall be made at the time of any and all Comprehensive Plan Land Use Amendments of the soil conditions and topography of the subject property and the ability of the soil and topography to support the proposed density / intensity and land uses.

Response:

Based upon publicly available information, soils and topography are sufficient to support the proposed land use. A Geotechnical Report will be submitted with subsequent permitting to further demonstrate suitability of the site. The stormwater ponds and amenities have been designed based on the current topography and natural features of the site.

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Response:

Based on the existing acreage of the site at 21.43 acres at 2 dwelling units per acre, the applicant is proposing to develop a maximum of 42 single-family residential homes. The proposed Future Land Use and associated residential uses are consistent with the Comprehensive Plan and is compatible with the adjacent uses.

Policy 4.15

The City of Apopka recognizes the need to protect specific rare natural communities within the Wekiva Study Area. These include the Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Communities. The City shall require that a site assessment produced by an environmental professional verify the existence or lack thereof of these natural communities on all sites over 10 acres in size.

- If portions of these communities (less than or equal to 50%) exist on potential development sites, they shall be protected. The development potential lost through this protection shall be allowed to be transferred to more appropriate areas of the site. If more than 50% of the site is encompassed by one of these communities, 50% of the natural community shall be protected with the density transferred from the protected portion of the site to the developed portion.*

Response:

The subject site is within the Wekiva Study Area. The site has been utilized as an indoor commercial plant nursery and a large lot single family homestead.

Based on preliminary review of the site, the majority of the existing tree canopy are Live Oaks and Cabbage Palms. Preliminary review of the existing vegetation is not consistent with a protected Xeric community.

A tree survey will be provided for review with a Master Development Plan. Tree preservation and mitigation shall be consistent with the rules and regulations of the City of Apopka's LDC. An Environmental Assessment is attached for review (Appendix B).

- As part of this assessment, the developer shall identify any karst features that include but are not limited to sinkholes with a direct connection to the aquifer and other karst features located on the site. All development shall maintain buffers in accordance with Policy 15.2 of this element.*

Response:

Based upon publicly available information and site inspections, there are no karst features located within this property. A detailed Geotechnical Report will be submitted with subsequent permitting.

Objective 6

- *The City of Apopka shall provide water and sewer services within the corporate limits or to areas within its Utility Service Area as defined in the Amended and Restated Water, Wastewater and Reclaimed Water Territorial Agreement with Orange County. Amendment to the Agreement shall required amendment to the Comprehensive Plan.*

Response:

Existing utilities are available adjacent to the subject parcel. Utility services for potable water, reclaim water, and sanitary sewer service shall be provided by the City of Apopka.

Objective 10

- *All new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature unless a proposed development would have less impact on natural resources.*

Response:

The subject site is within the Wekiva River Study Area, which limits residential development to 2 du/ac. The applicant is seeking approvals to develop the 21.43-acre site with a maximum of 42 dwelling units, consistent with the policies established in the Wekiva Study Area.

Objective 15

Site plans, subdivisions, or their functional equivalent, such as Planned Unit Developments, within the Wekiva Study Area shall meet the design standards as set forth in the following policies.

Policy 15.1

Conservation subdivision designs shall include:

- 1) *Clustering of units on small lots;*
- 2) *Establishment of open space, which shall be connected whenever possible, in recordable easements, plat or other recordable instrument. Open spaces percentages shall be as provided for in Policies 3.1.s;*
- 3) *Central water and sewer treatment facilities connected to the regional system; and*
- 4) *Minimal site disturbance.*

Response:

The subject site is within the Wekiva Study Area. The applicant is proposing to develop 42 single family units on 21.43 acres of land. The minimum lot size shall be consistent with the City of Apopka zoning RSF-1B, which permits a maximum of 2 du/ac and minimum 75'-wide lots. A Master Development Plan will be submitted to demonstrate compliance with the RSF-1B standards.

Open space shall be provided in the form of landscape buffers, recreation area, community gathering spaces, tree preservation areas, and connected open space

tracts. These community amenities have been designed around and within the desired tree preservation areas so they will be a focal point within the community. The developer will extend the existing potable water, reclaim water, and sanitary sewer utilities to serve the subject site.

1.6.2 Transportation Element:

Objective 4

To discourage urban sprawl, the City of Apopka shall coordinate transportation system improvements through the adopted Future Land Use Map to support existing and projected population densities, housing and employment patterns; and ensure that land development is consistent with existing and proposed transportation facilities.

Response:

The subject site access shall be provided through the dedication of right of way to extend Ponkan Pines Rd to the northern boundary of the subject site. The existing Ponkan Pines Rd has been reconstructed, and the future road will be extended to provide access to the subject site. A comprehensive traffic study shall be provided with the review of the Master Development Plan. Improvements will be made, as required, to support the proposed development and ensure it is consistent with the existing and proposed transportation facilities.

1.7 Estimated Level of Services (LOS):

The City of Apopka has an adopted LOS for Potable Water at 153 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 17,289 gallons of potable water per day.

<u>Potable Water LOS</u>			
<u>Units</u>	<u>Population</u>	<u>LOS per Capita (GPD)</u>	<u>Estimated Demand (GPD)</u>
42	113	153	17,289

The City of Apopka has an adopted LOS for Sanitary Sewer at 90 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 10,170 gallons of sanitary sewer per day.

<u>Sanitary Sewer LOS</u>			
<u>Units</u>	<u>Population</u>	<u>LOS per Capita (GPD)</u>	<u>Estimated Demand (GPD)</u>
42	113	90	10,170

The City of Apopka has an estimated LOS for Reclaim Water at 177 gallons per day (GPD) per capita. The estimated population of this community is 113 persons. It is estimated that this community will require 20,001 gallons of reclaim water per day.

<u>Reclaim Water LOS</u>			
<u>Units</u>	<u>Population</u>	<u>LOS per Capita (GPD)</u>	<u>Estimated Demand (GPD)</u>
42	113	177	20,001

1.8 Project Compatibility Analysis

- a. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and other adopted City plans;

Response:

The proposed Comprehensive Plan Amendment and associated residential uses are similar and compatible with the existing surrounding residential uses. While the uses are a step up in density from the current use, they are a substantial step down in density from the existing Future Land Use designation of Mixed Use. The proposed Future Land Use designation of RSLV is consistent with the City's 2030 Comprehensive Plan and supporting documents and provides a transitional density between the existing single-family residential to the south and east and the Mixed-Use Future Land Use to the north. The proposed density of 2 du/ac is consistent with the RVLS Future Land Use Designation and Wekiva Study Area. The analysis of adjacent uses, levels of service and Comprehensive Plan policies, which is provided within this report, demonstrates how the proposed development furthers the goals, objectives, and policies of the Comprehensive Plan. The proposed development will be designed and constructed in conformance with the City's adopted Land Development Code and the Wekiva Study Area.

- b. Is in conflict with any provisions of the LDC;

Response:

The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). There are no conflicts. A Master Development Plan and Construction

Site Plan will be submitted to further demonstrate compliance with the Land Development Code (LDC).

c. Addresses a demonstrated community need;

Response:

According to the cities published statistical information, since 2014 the City of Apopka has experienced a significant increase in the number of residents that have relocated to the city. The current growth rate in the city averages 2.3% annually; the population has been projected to be approximately 60,510 residents by the end of 2024. The increase in population increases the demand for more housing opportunities to support the projected growth. The proposed development will help serve the demand while providing compatible residential uses.

d. Is required by changed conditions;

Response:

The subject site is located north of Ponkan Rd within the Wekiva Study Area. Residential development greater than 2 du/ac is not permitted on the subject site. The existing Future Land Use (FLU) and Zoning require a higher residential density (15 du/ac) and commercial intensity (2.0 FAR) that would not be permitted under the existing Wekiva Study Area policies. As such, modification to the Future Land Use and Zoning is required. The applicant is proposing residential development that would be limited to a maximum of 2 du/ac, consistent with the Wekiva Study Area. The location of the Northwest Regional Park Complex, Wolf Lake Ranch Elementary, and Wolf Lake Ranch Middle School to the east demonstrates how this area is changing from nurseries to residential subdivisions and validates the changing character of the area from rural to residential. The existing plant nursery on the subject site has closed down. The requested very low residential density development is consistent with the adjacent single family residential communities within the city. The Phase 1 and Phase 2 of the Wolf Lake Ranch Subdivision demonstrates the changing character of the Ponkan Pines Road Corridor as the nurseries are closing and new subdivisions are coming into and thriving in this area of Apopka.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

Response:

The applicant is requesting to amend the existing Future Land Use (FLU) map designation from Mixed-Use (MU) to Very Low Density Suburban Residential (RVLS) and to amend the existing Zoning from Mixed-Use East Shore Gateway (MU-ES-GT) to Large Lot Residential Single Family (RSF-1B). The proposed amendments will reduce the potential residential density from the current 15 du/ac to 2 du/ac and the commercial intensity from 2.0 FAR to 0.0 FAR. This request is consistent with the Wekiva Study Area policy that does not permit density for

residential development north of Ponkan Rd to be greater than 2 du/ac. The request has followed procedural requirements for processing the Comprehensive Plan Amendment and Rezoning and is consistent with the Land Development Code (LDC). The proposed residential uses and proposed density are consistent with the existing surrounding single-family residential uses. The RVLS and RSF-1B provides a transitional density between the single-family residential uses to the south and the existing mixed use to the north. This is the same Future Land Use and Zoning as the property to the east. These findings combined make the RSF-1B the appropriate zoning district for the subject property.

f. Would result in a logical and orderly development pattern;

Response:

The Summit at Wolf Lake Ranch, with the proposed RVLS Future Land Use and RSF-1B Zoning, is consistent with the existing adjacent development. The site will be developed with similar lot sites and homes with the recently approved adjacent residential subdivisions. Access to the site will be provided along Ponkan Pines Rd, which will be further improved.. Please see Table 1.5 (a) for Adjacent Uses, and Table 1.7 (a) for Concurrency. The development pattern of the proposed subdivision demonstrates a consistent transition from defunct nurseries to high-value large-lot subdivisions. The development pattern demonstrates a pattern of consistent lot sizes as the uses transition from old nurseries to residential uses along the Ponkan Pines Road Corridor. The extension of Ponkan Pines Road to the north leaves only one vacant property between this site and the City's desired future roadway connection to the north.

g. 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;

Response:

The preliminary site layout preserves the most significant historic trees as a central park and amenity for the residents. The subdivisions will be designed with that as a central element and focal point. The stormwater is proposed to be located in the lowest portions of the property. An Environmental Assessment will be provided with subsequent permitting, and a Sand Skink Study will be conducted starting in March 2025. The development is consistent with the surrounding uses and is not expected to have adverse impacts to water, air, noise, stormwater, wildlife, vegetation, and the natural function of the environment. Through the Master Development Plan and Construction Site Plan processes and the associated Water Management District review, the project will demonstrate compliance with the City's Land Development Code.

- h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

Response:

The project will be served by existing public facilities. The existing potable water, reclaim water, and sanitary sewer will be extended with the expansion of Ponkan Pines Rd to serve this community. Stormwater will be designed to meet the City of Apopka's and St John's River Water Management Districts requirements. An estimated level of service analysis has been provided. See Table 1.7 (a). Impact Fees will be paid at the time of home construction, consistent with the City of Apopka's Land Development Code.

1.9 Summary

The request for this Comprehensive Plan Amendment is consistent with the goals, objectives, and policies of the City's 2030 Comprehensive Plan. The request followed all code procedures, and the site will be designed in compliance with the City's Land Development Code. The project is consistent with the existing surrounding developments. The expansion of the development remains compatible with the existing surrounding residential uses and continues a consistent development pattern along the extension of the Ponkan Pines Road Corridor.

ORLANDO APOPKA COMMERCE CENTER

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

SHEET 1 OF 5

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

COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 26 THENCE S03°29'12"E ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 326.43 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER (N-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 34 AND THE POINT OF BEGINNING; THENCE N88°54'09"W ALONG SAID SOUTH LINE A DISTANCE OF 1,330.83 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTH ONE-QUARTER (N-1/4) OF NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 34; THENCE N03°33'44"W ALONG SAID WEST LINE A DISTANCE OF 330.79 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 27 AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4); THENCE N00°36'16"W A DISTANCE OF 464.46 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN O.R. 10327, PAGE 4945; THENCE CONTINUE N00°36'16"W ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 886.45 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N89°07'30"W ALONG THE NORTH LINE OF SAID LANDS AND A WESTERLY EXTENSION OF SAID NORTH LINE A DISTANCE OF 210.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 210 FEET OF THE SOUTH 636.13 FEET OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE N00°36'16"W ALONG SAID WEST LINE A DISTANCE OF 636.34 FEET TO THE NORTH LINE OF SAID SOUTH 636.13 FEET; THENCE S89°07'30"E ALONG SAID NORTH LINE A DISTANCE OF 873.86 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE WEST 220 FEET OF THE EAST ONE-HALF (E-1/2) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE N00°39'21"W ALONG THE WEST LINE OF SAID WEST 220 FEET A DISTANCE OF 397.23 FEET; THENCE S89°31'54"E A DISTANCE OF 220.04 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 220 FEET; THENCE S00°39'21"E ALONG SAID EAST LINE A DISTANCE OF 1,035.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE S89°07'32"E ALONG SAID NORTH LINE A DISTANCE OF 444.29 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 27 AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SAID SECTION 26; THENCE N89°42'40"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) A DISTANCE OF 350.39 FEET; THENCE S00°11'06"W A DISTANCE OF 15.00 FEET; THENCE N89°42'40"E A DISTANCE OF 316.77 FEET; THENCE N00°44'28"W A DISTANCE OF 15.00 FEET; THENCE N89°42'45"E A DISTANCE OF 109.14 FEET; THENCE S44°11'27"W A DISTANCE OF 90.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 565.00'; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'27", AN ARC DISTANCE OF 435.77 FEET; THENCE S00°00'00"E A DISTANCE OF 1,225.51 FEET; THENCE S89°21'00"W A DISTANCE OF 516.41 FEET TO SAID POINT OF BEGINNING.

HAVING AN AREA OF 3,960,915 SQUARE FEET, 90.93 ACRES, MORE OR LESS.

SURVEYOR'S NOTES TO PLAT

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

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

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

4. PURSUANT TO THE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS DOCUMENT # 20250110855 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, EXETER WESLEY LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY GRANTS AN EASEMENT TO TERRY L. SUMMERSILL, AND HIS HEIRS, PERSONAL REPRESENTATIVES AND ASSIGNS, FOR VEHICULAR AND PEDESTRIAN ACCESS OVER EASEMENT #1 AND OVER A 25 FOOT WIDE STRIP CENTERED ALONG THE CENTERLINE OF THE PAVED DRIVEWAY LOCATED WITHIN EASEMENT #2 COMMENCING AT THE WEST BOUNDARY OF SAID EASEMENT #2 AND TRAVERSING EASTERLY TO THE EAST BOUNDARY OF SAID EASEMENT #2, WHICH SHALL BENEFIT THE PROPERTY ACQUIRED BY SUMMERSILL BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10327, PAGE 4945, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

5. THE EASEMENTS DEPICTED ON SHEETS 3, 4 AND 5 ARE PRIVATE EASEMENTS THAT ENCUMBER THE LOTS UPON WHICH SUCH EASEMENTS ARE LOCATED AND BENEFIT ALL THE LOTS. MAINTENANCE, REPAIR AND REPLACEMENT OF SAID EASEMENTS AND THE INFRASTRUCTURE THEREIN OR RELATED THERETO SHALL BE PERFORMED AND COMPLETED BY, AND THE COSTS THEREOF SHALL BE ALLOCATED, PAID, AND COLLECTED AMONG THE RESPECTIVE LOT OWNERS, ALL IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS RECORDED BY EXETER WESLEY LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SHORTLY BEFORE OR AFTER THIS PLAT. SAID DECLARATION PROVIDES FOR THE ALLOCATION OF SUCH COSTS PURSUANT TO THE FOLLOWING PERCENTAGES: (A) LOT 1 - 43.92%; (B) LOT 2 - 22.74%; (C) LOT 3 - 16.67%; AND (D) LOT 4 - 16.67%.

PRELIMINARY PLAT

SHEET INDEX

SHEET 1 OF 5 - Legal Description, Dedications & Surveyor's Notes

SHEET 2 OF 5 - Overall Boundary Information, Lot 2 & Key Sheet

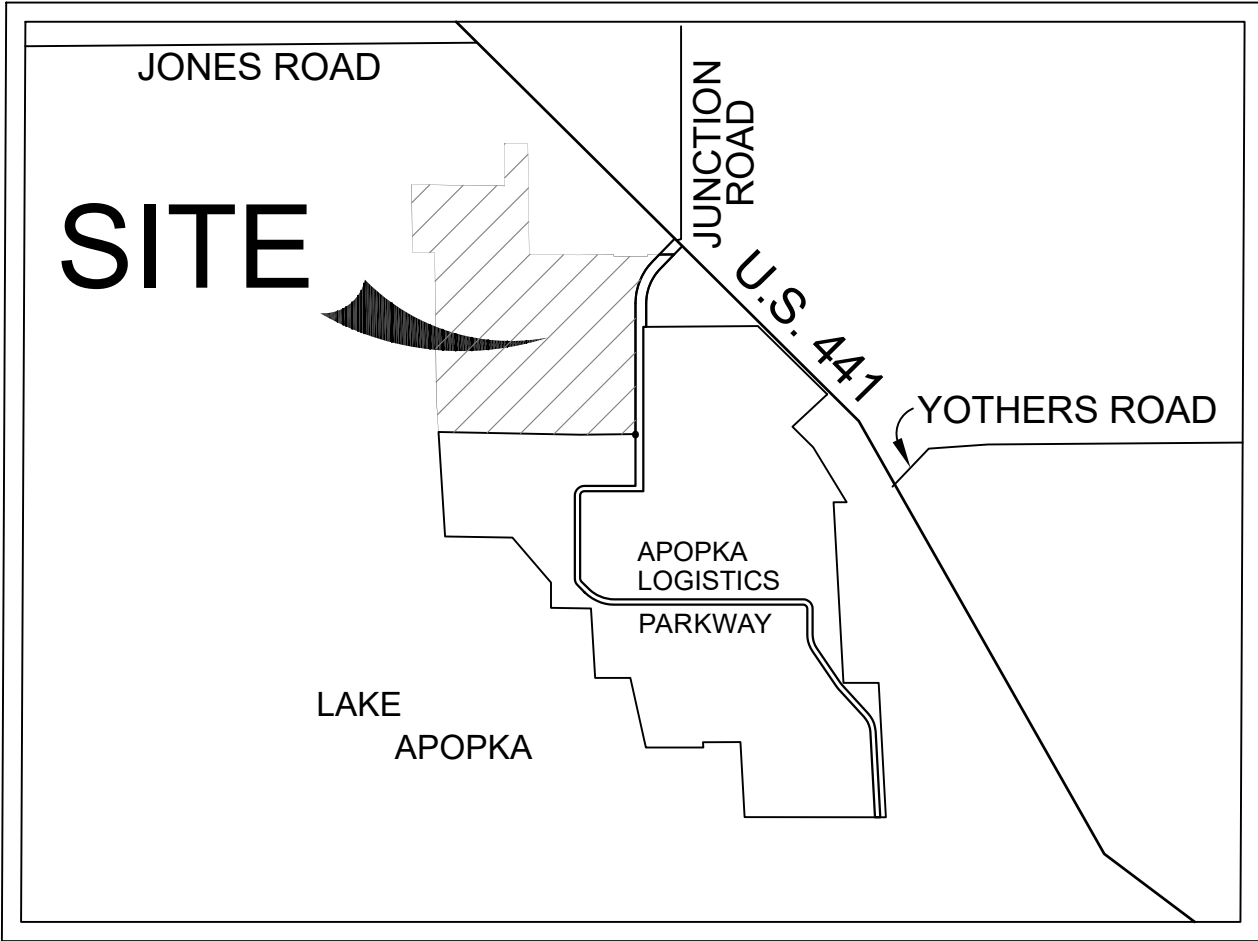
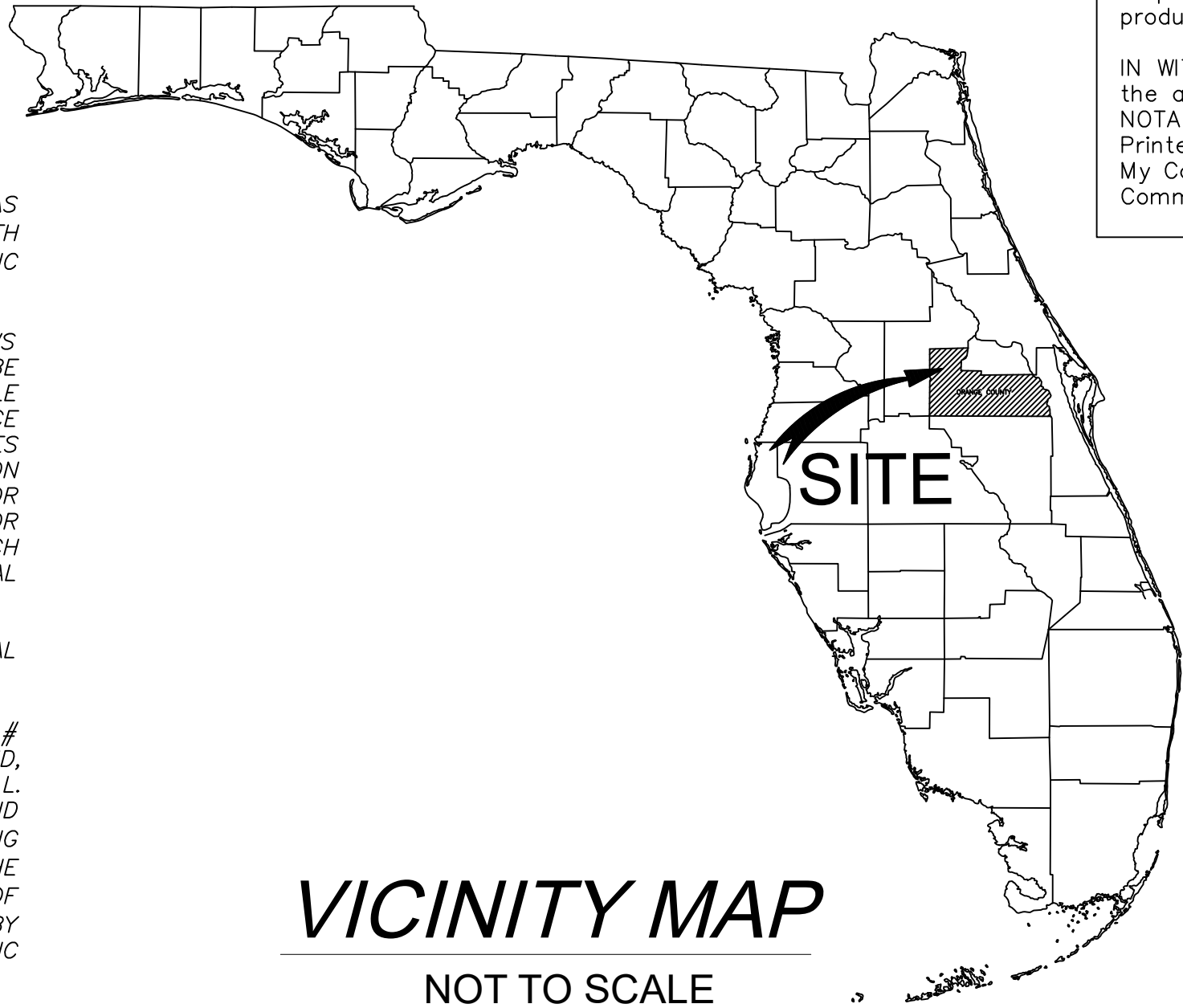
SHEET 3 OF 5 - Boundary, Lots 1, 3, 4 Information & Easement Guide

SHEET 4 OF 5 - Ingress/Egress & Drainage Easement Information for Lots 1, 3 & 4

SHEET 5 OF 5 - Water & Sanitary Easement Information for Lots 1, 3 & 4



24-1452



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

MORTGAGE JOINDER AND CONSENT TO DEDICATION

IN WITNESS THEREOF, TRUIST BANK, a NORTH CAROLINA banking association ("the Mortgagee"), is the Mortgagee under that certain mortgage and security agreement recorded April 19, 2022, as Instrument No. 20220254343, and that certain assignment of leases and rents recorded in Instrument No. 20220254344 and that certain UCC Financing Statement recorded as Instrument No. 20220254345, all of the Public Records of Orange County, Florida. The Mortgagee does hereby consent and agree to the platting of the lands described on this plat and joins in the dedication(s) contained on this plat.

TRUIST BANK, a NORTH CAROLINA banking association

By: _____
Signed _____

Printed Name _____ Title _____
Signed and sealed in the presence of WITNESS:

By: _____ By: _____

Printed Name _____ Printed Name _____

STATE OF FLORIDA, COUNTY OF _____
THIS IS TO CERTIFY, The forgoing instrument was acknowledged before me by means of (_____) physical presence or (_____) online notarization, this _____ day of _____, 2025 by _____ as _____ of Truist Bank, a North Carolina banking corporation. He/she is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
NOTARY PUBLIC _____
Printed Name _____
My Commission Expires _____
Commission Number _____

PLAT BOOK: _____ PAGE: _____

ORLANDO APOPKA COMMERCE CENTER

DEDICATION

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

IN WITNESS THEREOF, EXETER WESLEY LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY has caused these presents to be signed by the officers named below on

Date: _____

EXETER WESLEY LAND, LLC, a Delaware limited liability company
By: EXETER OPERATING PARTNERSHIP V L.P., a Delaware limited partnership, its sole member
By: EXETER OPERATING PARTNERSHIP V GP LLC, a Delaware limited liability company, its sole general partner
By: EXETER Industrial REIT V, LLC, a Delaware limited liability company, its sole member

By: Signed _____
Printed Name: Jason A. Honesty
Title: Chief Operating Officer

Signed and sealed in the presence of Witness:

By: _____ By: _____

Printed Name _____ Printed Name _____

Address _____ Address _____

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DELAWARE
On this _____ day of _____, 2025, before me, the undersigned officer, personally appeared Jason A. Honesty, who acknowledged himself to be the Chief Operating Officer of Exeter Industrial REIT V LLC, a Delaware limited liability company, the sole member of Exeter Operating Partnership V GP LLC, a Delaware limited liability company, the sole general partner of Exeter Operating Partnership V, L.P., a Delaware limited Partnership, the sole member of EXETER WESLEY LAND, LLC, a Delaware limited liability company, and that he as such officer, being authorized to do so, executed the forgoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as the Chief Operating Officer of the sole member.

WITNESS my hand and official seal hereto the day and year this certificate first above written,
(SEAL) _____ STAMP

NOTARY PUBLIC _____

My Commission Expires _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

Examined _____
and _____
Approved: _____ CHAIRMAN

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

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

Signed: _____
Printed name: ANDREW PERRY, P.S.M. Date: _____
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
Registration Number 6124

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined _____
and _____
Approved: _____ CITY ENGINEER Date: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

By: _____
City Attorney

By: _____
Mayor

ATTEST: _____ Clerk of Board

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as Document No. _____ County Comptroller in and for Orange County, Florida
By _____

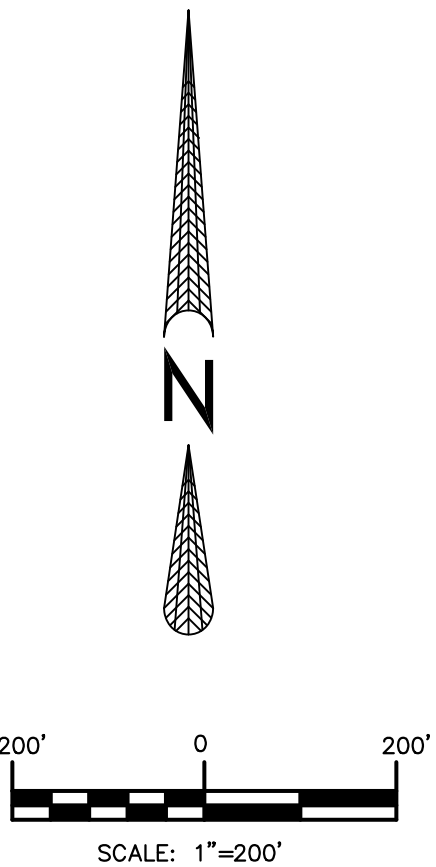
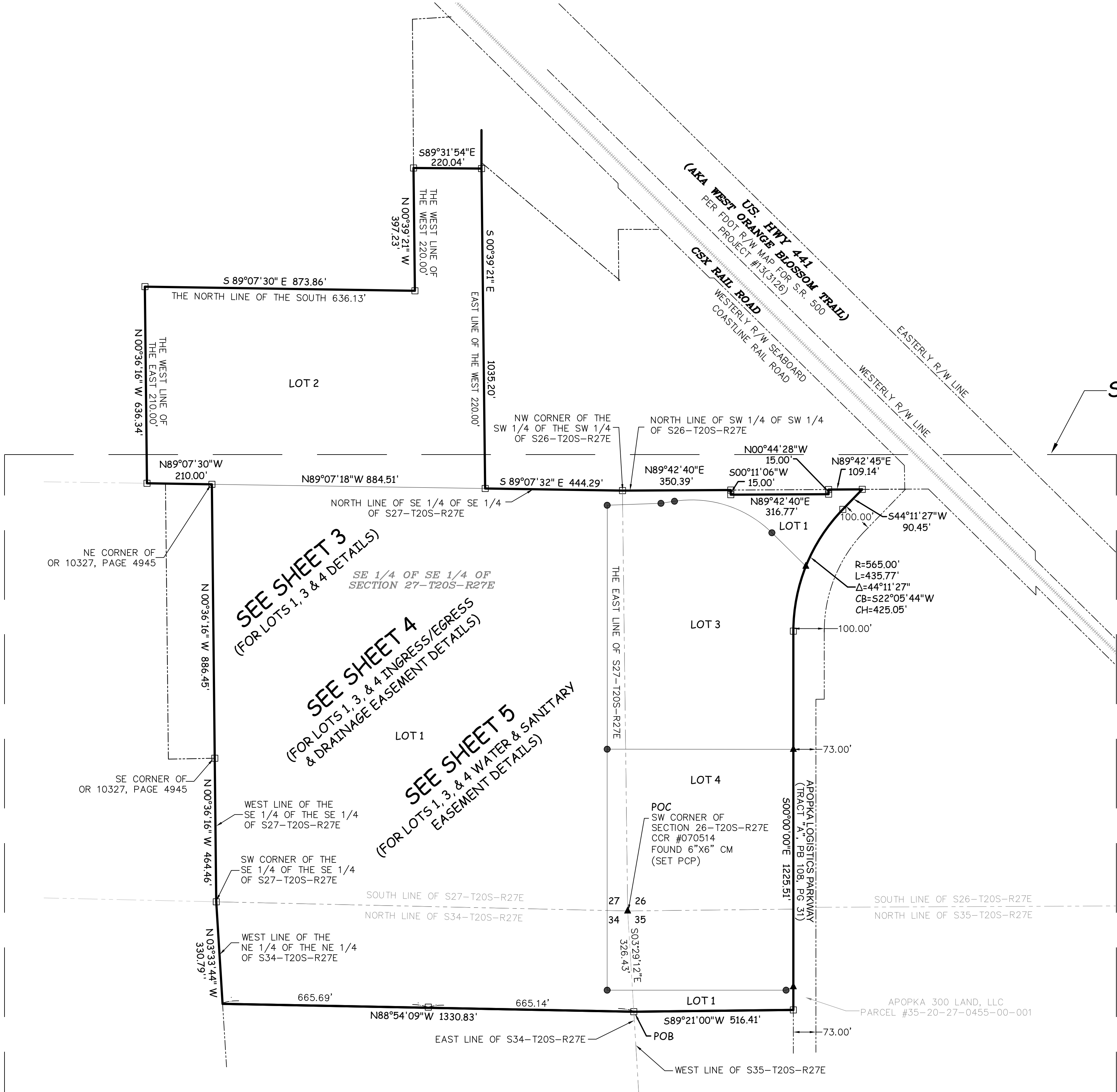
QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

THAT THE UNDERSIGNED, being a licensed land surveyor, registered in the State Of Florida, DOES HEREBY CERTIFY THAT ON _____, he completed the survey of the lands as shown in the foregoing plat, this plat was prepared under my direct supervision and is a correct representation of the lands therein described and subdivided; this plat complies with all requirements of Chapter 177, Florida Statutes; that permanent control points have been/ will be placed as shown as required by Chapter 177, Florida Statutes; and that said land is located in Sections 27, 34 & 35 Township 20 South, Range 27 East, Orange County, Florida.

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

ORLANDO APOPKA COMMERCE CENTER

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



SEE SHEETS 3, 4 AND 5

- LEGEND:**
- R = RADIUS
 - L = LENGTH
 - Δ = DELTA
 - CB = CHORD BEARING
 - CH = CHORD LENGTH
 - DB = DEED BOOK
 - LB = LICENSED BUSINESS
 - OR = OFFICIAL RECORDS
 - PB = PLAT BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - CCR = CERTIFIED CORNER RECORD
 - PRM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - CM = CONCRETE MONUMENT
 - SQ. FT. = SQUARE FEET
 - = FOUND PRM 4"x4" CONCRETE MONUMENT (LB #7970 UNLESS OTHERWISE NOTED)
 - = SET 5/8" IRON ROD AND CAP (LB #7970)
 - ▲ = SET NAIL AND DISK (LB #7970)
 - = TRUNCATED LINES

- SHEET INDEX**
- SHEET 1 OF 5 - Legal Description, Dedications & Surveyor's Notes
 - SHEET 2 OF 5 - Overall Boundary Information, Lot 2 & Key Sheet
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ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com

24-1452

PRELIMINARY PLAT

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ORLANDO APOPKA COMMERCE CENTER

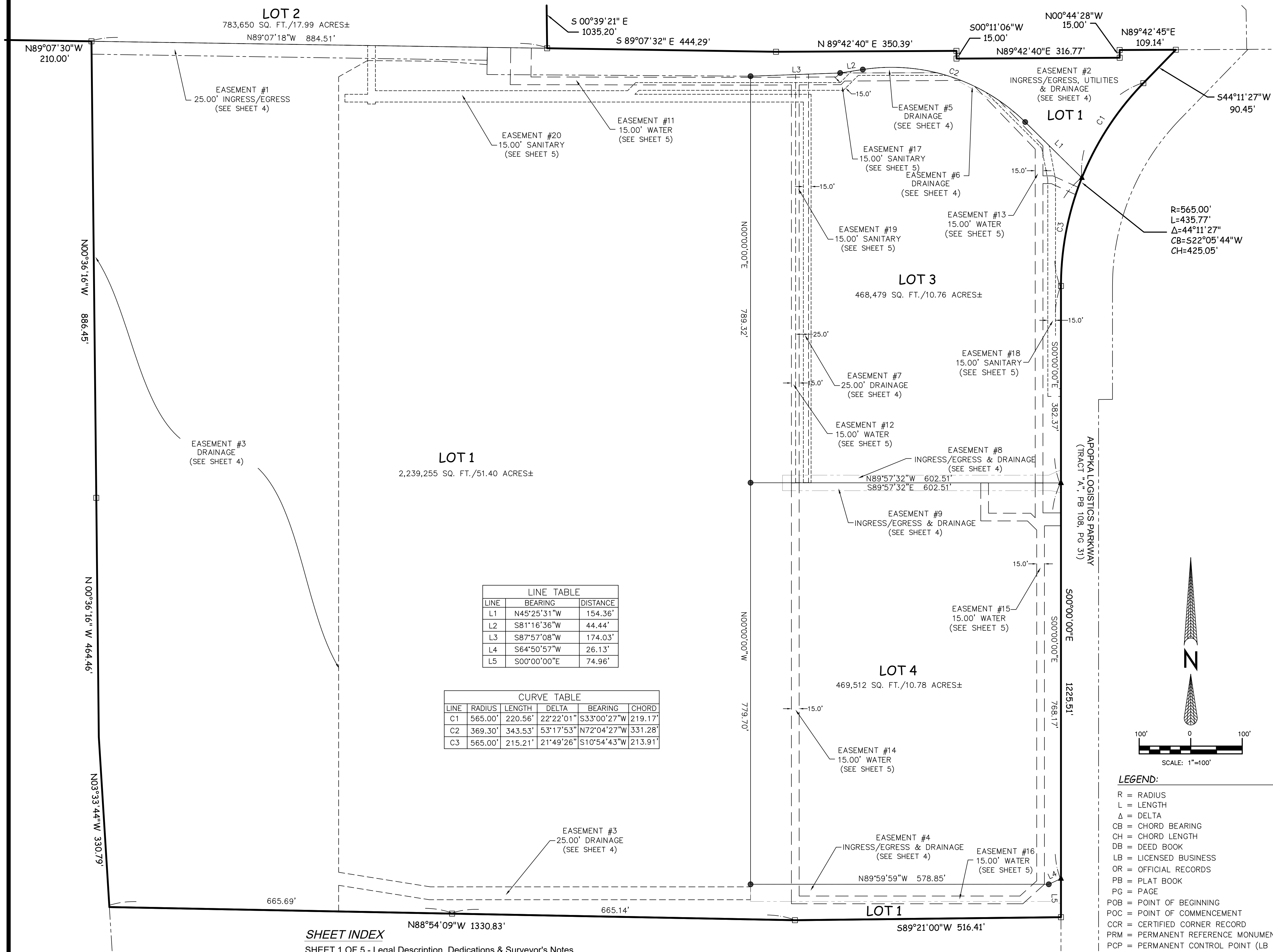
A TRACT OF LAND SITUATED IN SECTIONS 26, 27, 34 & 35 TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA
SITUATED IN THE CITY OF APOPKA, FLORIDA

SHEET 3 OF 5

PLAT BOOK: _____

PAGE: _____

PRELIMINARY PLAT



SHEET INDEX

- SHEET 1 OF 5 - Legal Description, Dedications & Surveyor's Notes
SHEET 2 OF 5 - Overall Boundary Information, Lot 2 & Key Sheet
SHEET 3 OF 5 - Boundary, Lots 1, 3, 4 Information & Easement Guide
SHEET 4 OF 5 - Ingress/Egress & Drainage Easement Information for Lots 1, 3 & 4
SHEET 5 OF 5 - Water & Sanitary Easement Information for Lots 1, 3 & 4

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24-1452

ORLANDO APOPKA COMMERCE CENTER

SHEET 4 OF 5

PLAT BOOK: _____

PAGE: _____

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

INGRESS/EGRESS & DRAINAGE EASEMENTS

LOT 2

EASEMENT #5		
LINE TABLE		
LINE	BEARING	DISTANCE
16	N81°16'37"E	44.44'
29	N89°51'42"W	188.34'

EASEMENT #5					
CURVE TABLE					
LINE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	371.60'	145.48'	22°25'51"	S87°30'28"E	144.55'

DRAINAGE EASEMENT #5
1,310 SQ. FT.

EASEMENT #1
25.00' INGRESS/EGRESS
19,201 SQ. FT./0.44 ACRES±

EASEMENT #1		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°52'42"E	24.99'
L2	N00°36'16"W	25.01'

EASEMENT #2					
CURVE TABLE					
LINE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	565.00'	220.56'	22°22'01"	S33°00'27"W	219.17'
C2	369.30'	343.53'	53°17'53"	N72°04'27"W	331.28'

EASEMENT #2		
LINE TABLE		
LINE	BEARING	DISTANCE
L11	S00°11'06"W	15.00'
L12	N00°44'28"W	15.00'
L13	N89°42'45"E	109.14'
L14	S44°11'27"W	90.45'
L15	N45°25'31"W	154.36'
L16	S81°16'37"W	44.44'
L17	S87°57'08"W	174.03'
L18	N00°52'42"E	52.75'

DRAINAGE EASEMENT #6
710 SQ. FT.

EASEMENT #6		
LINE TABLE		
LINE	BEARING	DISTANCE
30	N60°35'30"W	145.95'

EASEMENT #6					
CURVE TABLE					
LINE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	369.30'	146.91'	22°47'35"	S60°35'30"E	145.95'

EASEMENT #7		
LINE TABLE		
LINE	BEARING	DISTANCE
19	N87°57'08"E	25.02'
20	N89°57'32"W	25.00'

25.00' DRAINAGE EASEMENT #7
19,824 SQ. FT./0.46 ACRES ±

EASEMENT #8
INGRESS/EGRESS & DRAINAGE
8,136 SQ. FT./0.19 ACRES±

EASEMENT #9
INGRESS/EGRESS & DRAINAGE
8,260 SQ. FT./0.19 ACRES±

EASEMENT #4
INGRESS/EGRESS & DRAINAGE
20,234 SQ. FT./0.46 ACRES±

R=565.00'
L=435.77'
Δ=44°11'27"
CB=S22°05'44"W
CH=425.05'

LEGEND:

- R = RADIUS
L = LENGTH
Δ = DELTA
CB = CHORD BEARING
CH = CHORD LENGTH
DB = DEED BOOK
LB = LICENSED BUSINESS
NAVD = NORTH AMERICAN
VERTICAL DATUM (1988)
OA = OVERALL MEASUREMENT
OR = OFFICIAL RECORDS
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD
PRM = PERMANENT REFERENCE
MONUMENT
CM = CONCRETE MONUMENT
SQ. FT. = SQUARE FEET
□ = FOUND PRM 4"x4"
CONCRETE MONUMENT
(UNLESS OTHERWISE NOTED)
● = SET 5/8" IRON ROD
AND CAP (LB7970)

EASEMENT #8		
LINE TABLE		
LINE	BEARING	DISTANCE
21	S00°00'00"E	25.34'
23	N00°00'00"W	14.65'
24	N66°23'14"E	25.82'

EASEMENT #9		
LINE TABLE		
LINE	BEARING	DISTANCE
22	N78°42'06"W	19.89'
35	S00°00'00"E	18.90'
36	N00°00'00"W	15.42'

EASEMENT #4		
LINE TABLE		
LINE	BEARING	DISTANCE
25	S00°00'00"E	48.50'
26	N78°09'13"W	19.93'
27	N00°00'00"W	33.30'
28	N64°50'57"E	26.13'

LOT 1

LOT 3

LOT 4

EASEMENT #3		
LINE TABLE		
LINE	BEARING	DISTANCE
L3	S00°52'42"E	33.45'
L4	N85°56'42"W	92.04'
L5	N89°29'07"W	140.43'
L6	S60°37'27"W	64.19'
L7	S80°57'57"E	180.50'
L8	S00°00'00"E	25.00'
L9	N80°57'57"W	178.50'
L10	S00°00'00"E	50.77'

DRAINAGE EASEMENT #3
818,327 SQ. FT/18.79 ACRES±

DRAINAGE EASEMENT #3
818,327 SQ. FT/18.79 ACRES±

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APOPKA 300 LAND, LLC
PARCEL #35-20-27-0455-04-002

PRELIMINARY PLAT

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



24-1452

ORLANDO APOPKA COMMERCE CENTER

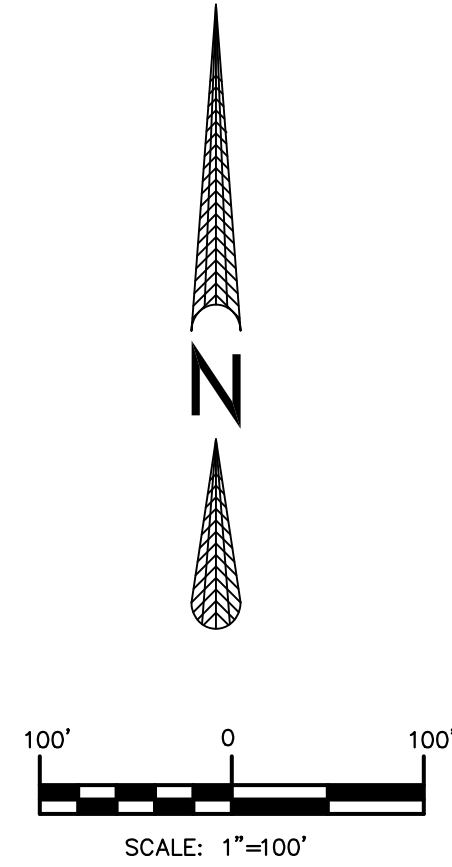
A TRACT OF LAND SITUATED IN SECTIONS 26, 27, 34 & 35 TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA
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SHEET 5 OF 5

PLAT BOOK: _____

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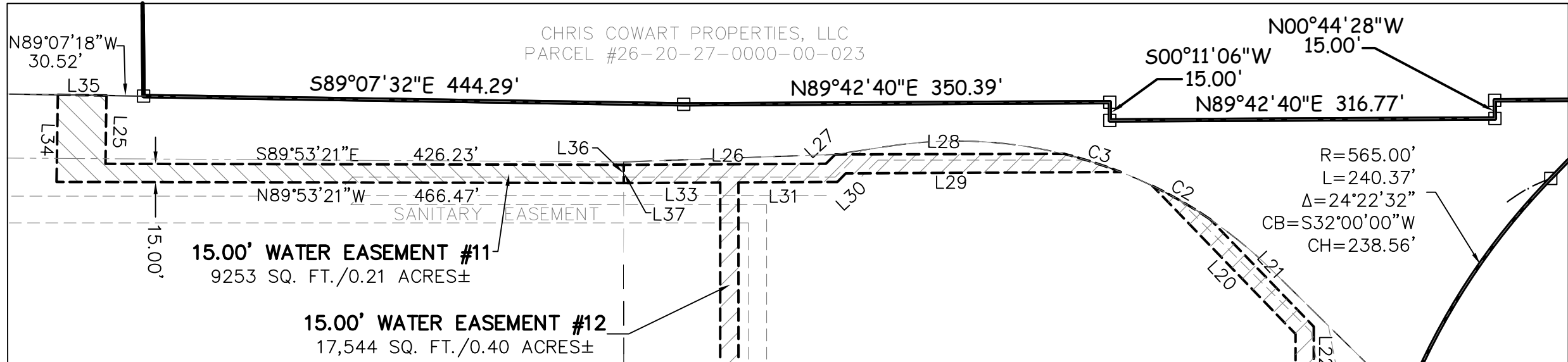
PRELIMINARY PLAT



LEGEND:

- R = RADIUS
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SQ. FT. = SQUARE FEET
□ = FOUND PRM 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
● = SET 5/8" IRON ROD AND CAP (LB7970)

EASEMENT #11		
LINE TABLE		
LINE	BEARING	DISTANCE
L25	S00°52'42"W	56.18'
L34	N00°52'42"E	71.72'
L35	S89°07'18"E	40.00'
L36	S00°00'00"W	15.00'



EASEMENT #12		
LINE TABLE		
LINE	BEARING	DISTANCE
L26	N89°42'34"E	166.28'
L27	N44°42'34"E	10.86'
L28	N89°51'42"E	188.34'
L29	S89°42'34"W	226.08'
L30	S44°42'34"W	9.90'
L31	S89°42'34"W	81.34'
L32	N89°57'32"E	15.00'
L33	S89°42'34"W	79.33'
L37	N00°00'00"E	15.00'

EASEMENT #12					
CURVE TABLE					
LINE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	414.14'	48.82'	06°45'16"	S72°09'53"E	48.79'

WATER LINE EASEMENTS

EASEMENT #13		
LINE TABLE		
LINE	BEARING	DISTANCE
L17	N65°30'38"W	51.99'
L18	S90°00'00"W	16.23'
L19	N89°57'32"W	15.00'
L20	N43°59'24"W	169.40'
L21	S43°59'24"E	122.86'
L22	S00°00'00"E	58.01'
L23	N90°00'00"E	19.49'
L24	S65°30'38"E	53.82'

EASEMENT #13					
CURVE TABLE					
LINE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	565.00'	15.07'	01°31'41"	S19°03'09"W	15.07'
C2	369.30'	54.74'	08°29'36"	S59°54'28"E	54.69'

EASEMENT #14		
LINE TABLE		
LINE	BEARING	DISTANCE
L4	S89°57'32"E	15.00'
L38	N89°59'59"W	15.00'

15.00' WATER EASEMENT #14
11,695 SQ. FT./0.27 ACRES±

LOT 4
15.00' WATER EASEMENT #15
15,149 SQ. FT./0.35 ACRES±

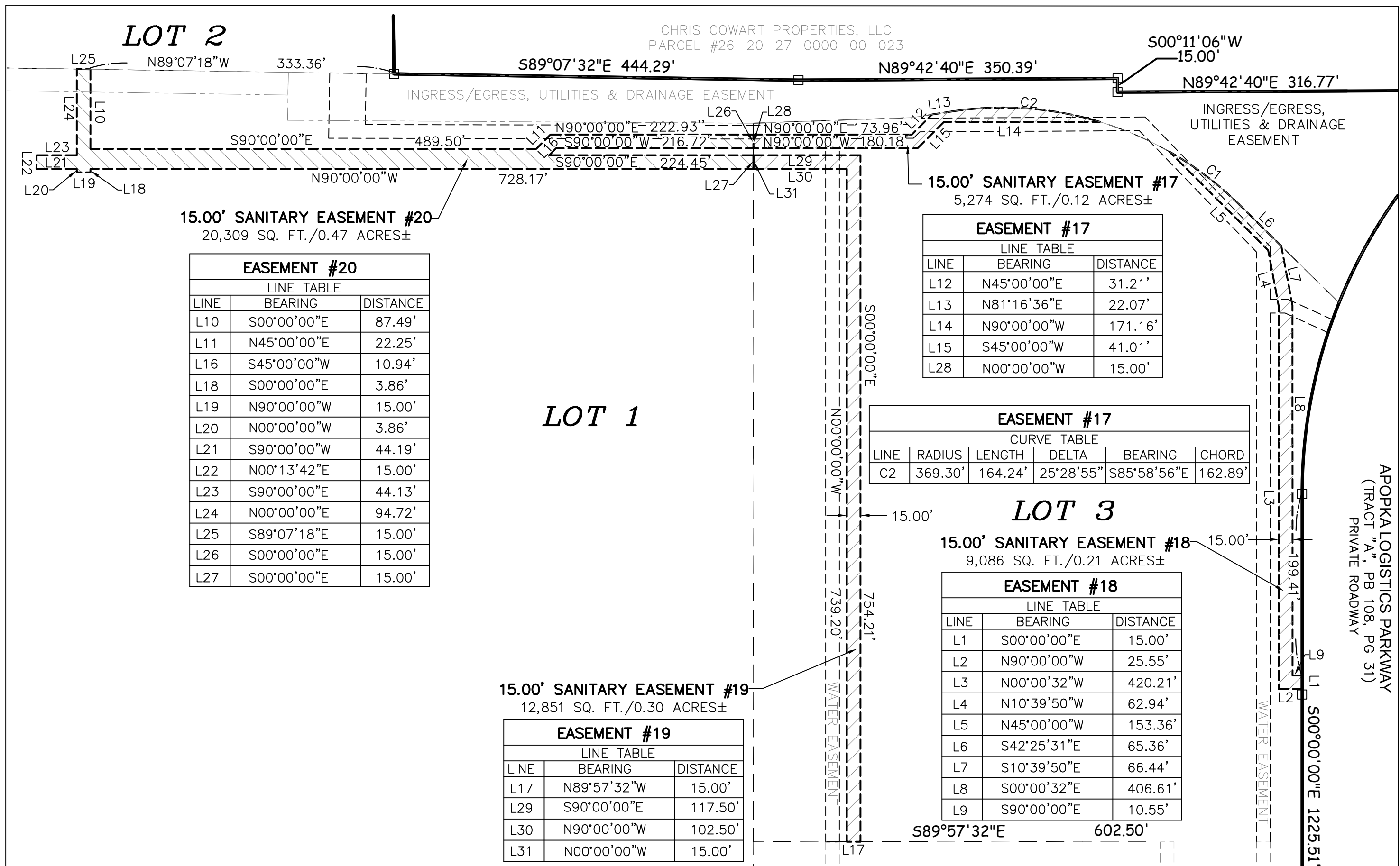
EASEMENT #15		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°02'28"W	25.00'
L2	N89°57'32"W	32.13'
L6	N45°27'50"W	25.08'
L7	N89°54'36"W	90.72'
L8	N00°02'28"E	73.82'
L9	S89°57'32"E	15.00'
L10	S00°02'28"W	58.83'
L11	S89°54'36"E	81.86'
L12	S45°27'50"E	12.42'
L13	N00°00'00"W	67.61'
L14	S89°57'32"E	15.00'
L15	S00°00'00"W	58.16'
L16	S89°57'32"E	35.01'
L39	N89°59'59"W	22.37'
L40	N47°54'02"E	9.94'

EASEMENT #16		
LINE TABLE		
LINE	BEARING	DISTANCE
L3	S47°54'02"W	56.38'
L5	N47°54'02"E	34.00'
L41	S89°59'59"E	15.00'

15.00' WATER EASEMENT #16
7,715 SQ. FT./0.18 ACRES±

WATER LINE EASEMENTS

SANITARY SEWER EASEMENTS



EASEMENT #17		
LINE TABLE		
LINE	BEARING	DISTANCE
L12	N45°00'00"E	31.21'
L13	N81°16'36"E	22.07'
L14	N90°00'00"W	171.16'
L15	S45°00'00"W	41.01'
L28	N00°00'00"W	15.00'

EASEMENT #17					
CURVE TABLE					
LINE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	369.30'	164.24'	25°28'55"	S85°58'56"E	162.89'

LOT 3
15.00' SANITARY EASEMENT #18
9,086 SQ. FT./0.21 ACRES±

EASEMENT #18		
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°00'00"E	15.00'
L2	N90°00'00"W	25.55'
L3	N00°00'32"W	420.21'
L4	N10°39'50"W	62.94'
L5	N45°00'00"W	153.36'
L6	S42°25'31"E	65.36'
L7	S10°39'50"E	66.44'
L8	S00°00'32"E	406.61'
L9	S90°00'00"E	10.55'

S89°57'32"E 602.50'

EASEMENT #19		
LINE TABLE		
LINE	BEARING	DISTANCE
L17	N89°57'32"W	15.00'
L29	S90°00'00"E	117.50'
L30	N90°00'00"W	102.50'
L31	N00°00'00"W	15.00'

SANITARY SEWER EASEMENTS

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TRIM LINE FOR ORANGE COUNTY PLATS

SHEET NUMBER
C0.0

[illegible]

SHEELER AVE
RESIDENTIAL

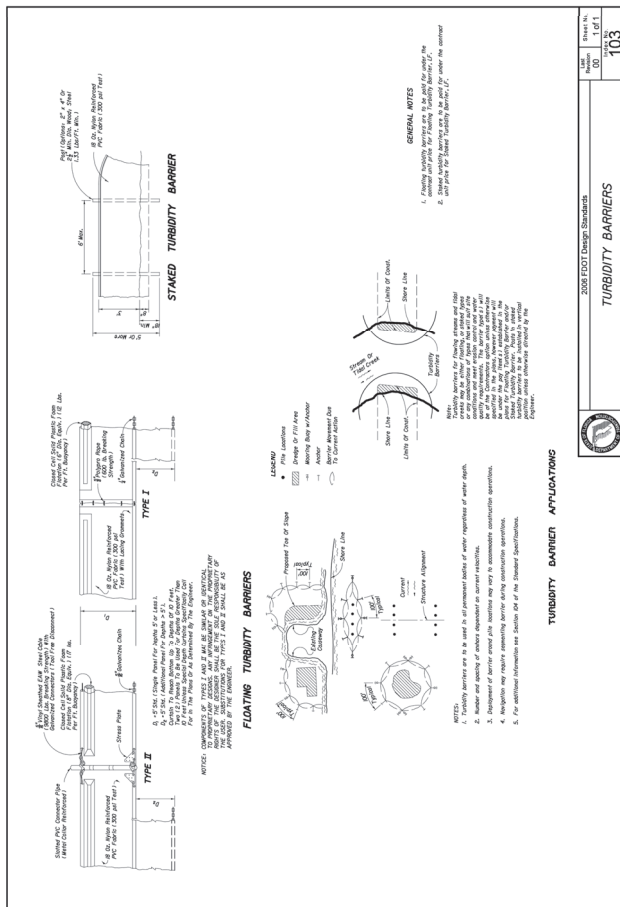
FLORIDA

EROSION CONTROL DETAILS

KPA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
2494920000	3/4/2025	AS SHOWN	DVS	JLM	JME



Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 896-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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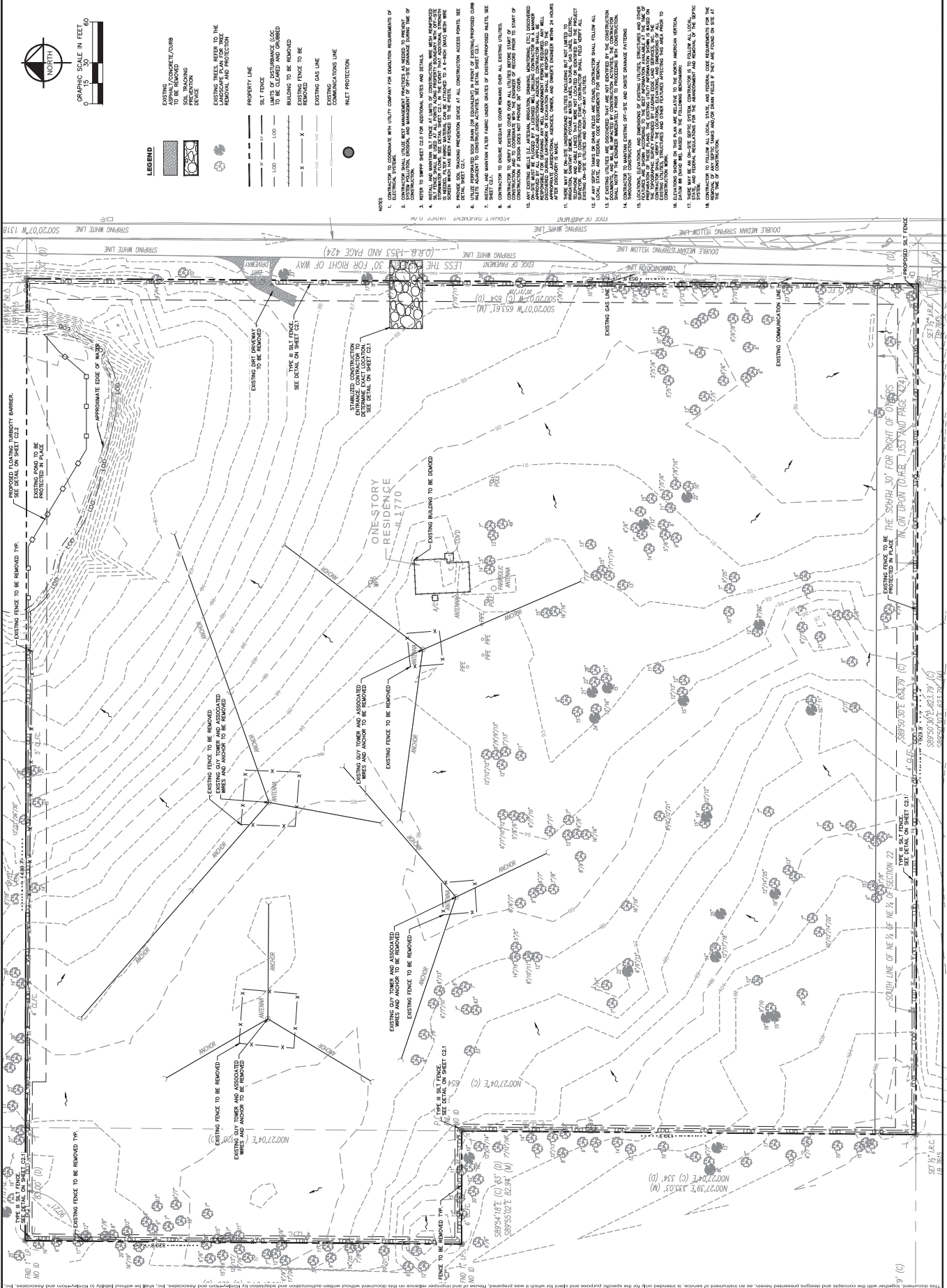
FLORIDA

EXISTING
CONDITIONS &
PLAN

KMA PROJECT	DATE	3/4/2025	SCALE AS SHOWN	DESIGNED BY	DVS	DRAWN BY	JLM	CHECKED BY	JME
-------------	------	----------	----------------	-------------	-----	----------	-----	------------	-----



Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
300 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

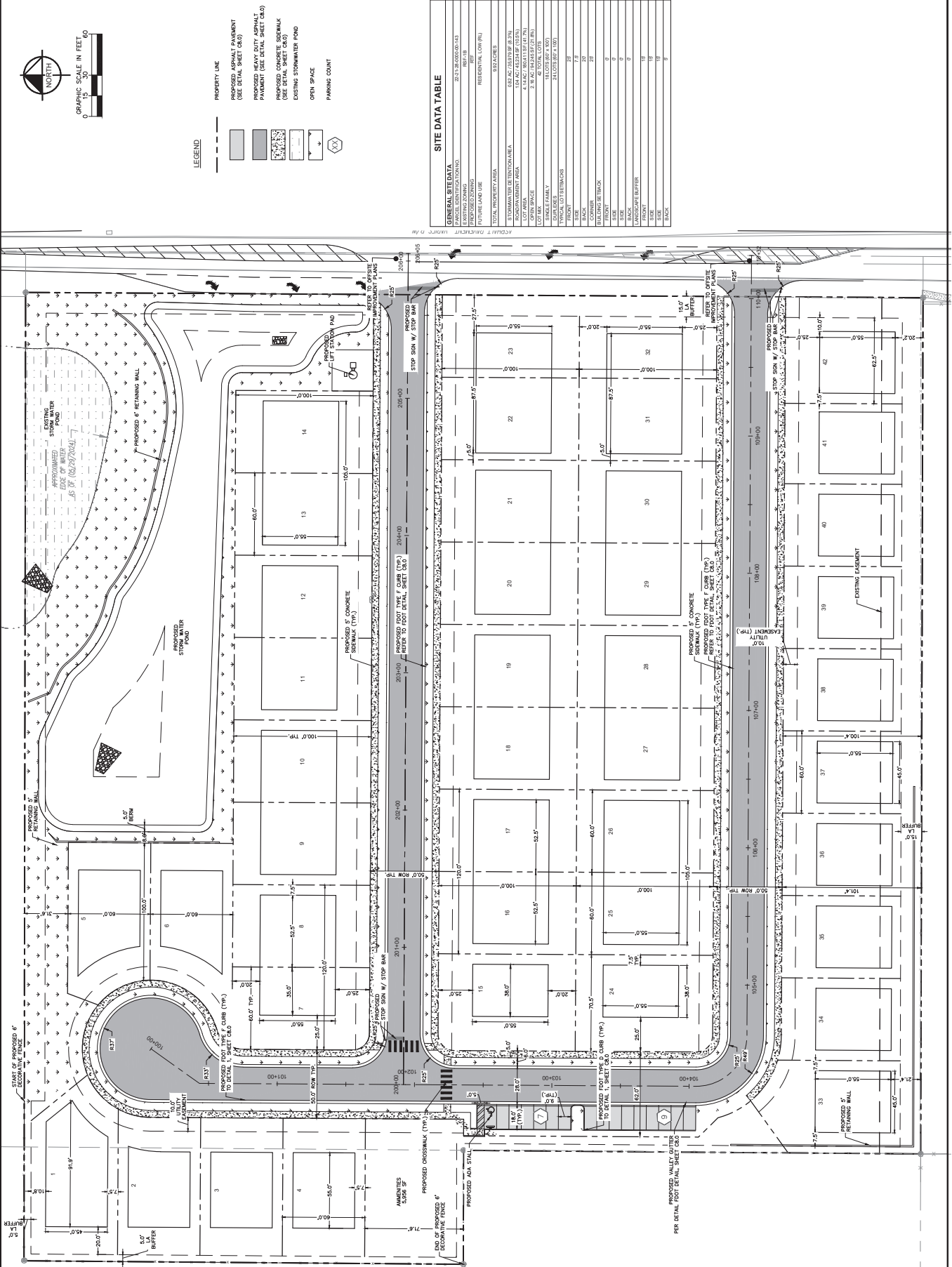
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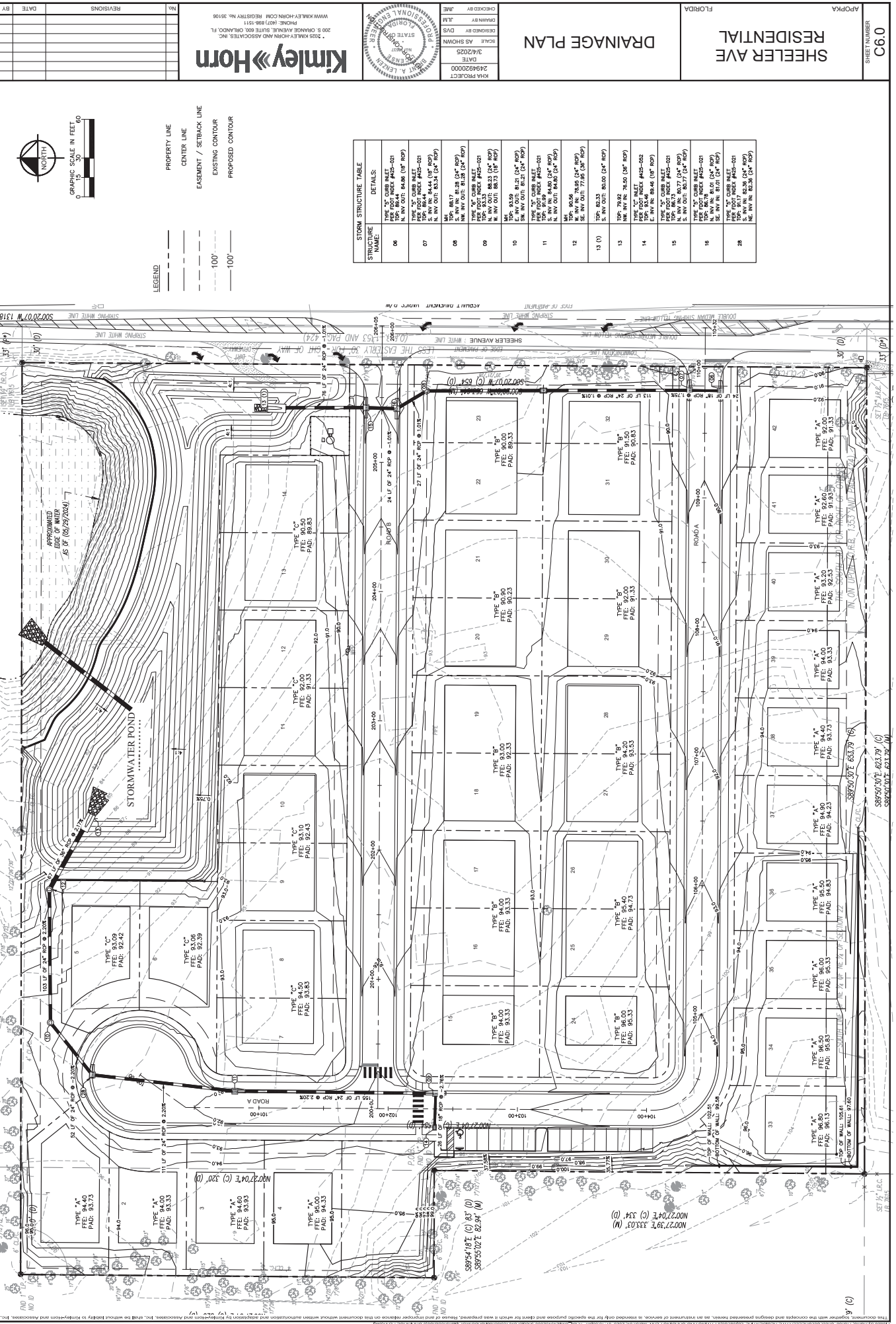
SITE PLAN

KHA PROJECT	2494920000	DATE	3/4/2025	SCALE	AS SHOWN
				DESIGNED BY	DVS
				DRAWN BY	JLM
				CHECKED BY	JME



Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
300 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 398-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

[illegible]



DRAINAGE PLAN

SHEELER AVE
RESIDENTIAL

C6.0

Kimley-Horn
INCORPORATED
300 S. GAVIN AVENUE, SUITE 100, OAKLAND, CA 94612
PHONE: (925) 888-1511
WWW.KIMLEY-HORN.COM REGISTERED NO. 30198

NO.	REVISIONS	DATE	BY

SHEELER AVE
RESIDENTIAL

FLORIDA

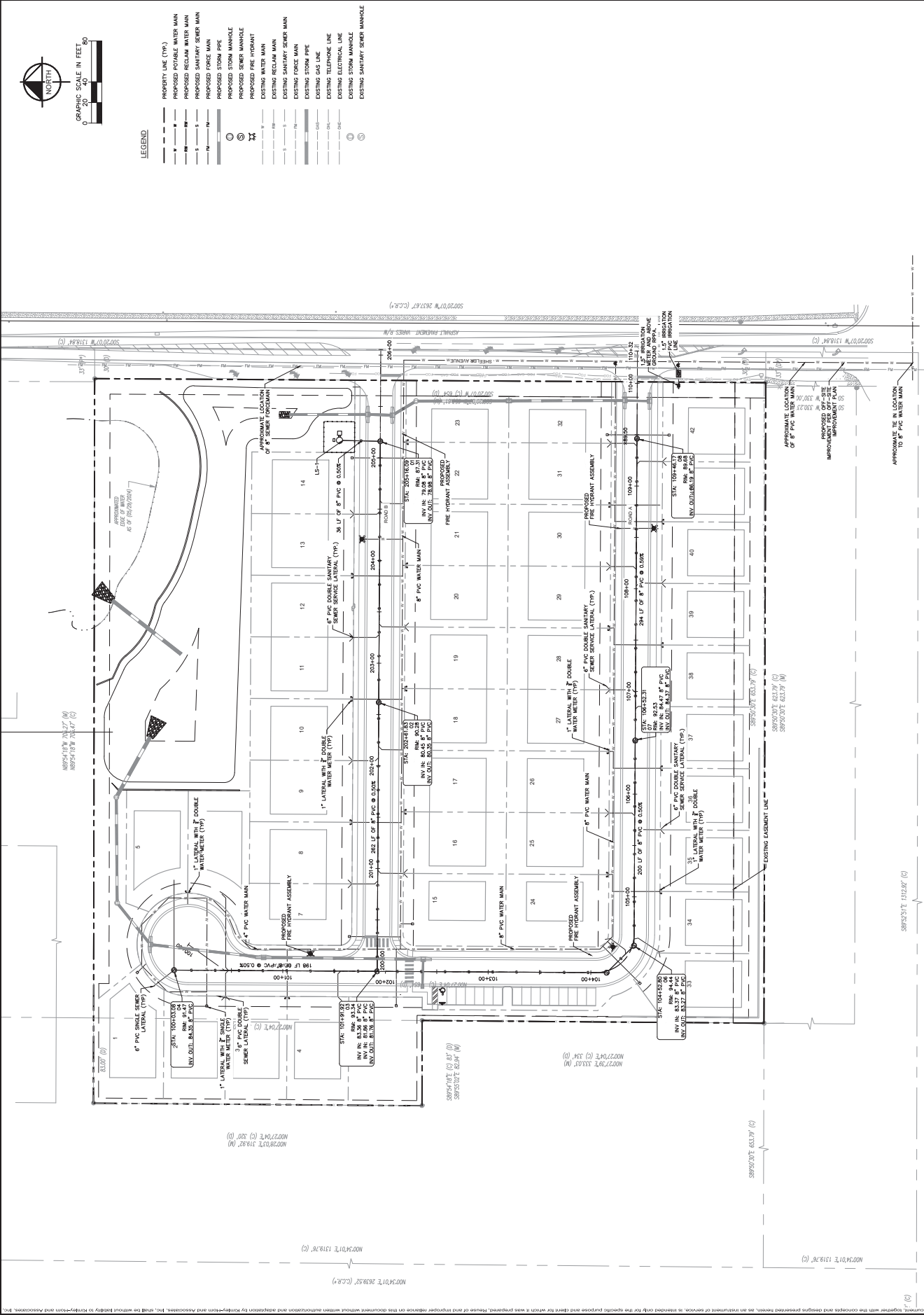
UTILITY PLAN

KHA PROJECT	2494920000	DATE	3/4/2025	SCALE	AS SHOWN	DESIGNED BY	DVS	DRAWN BY	JLM	CHECKED BY	JME
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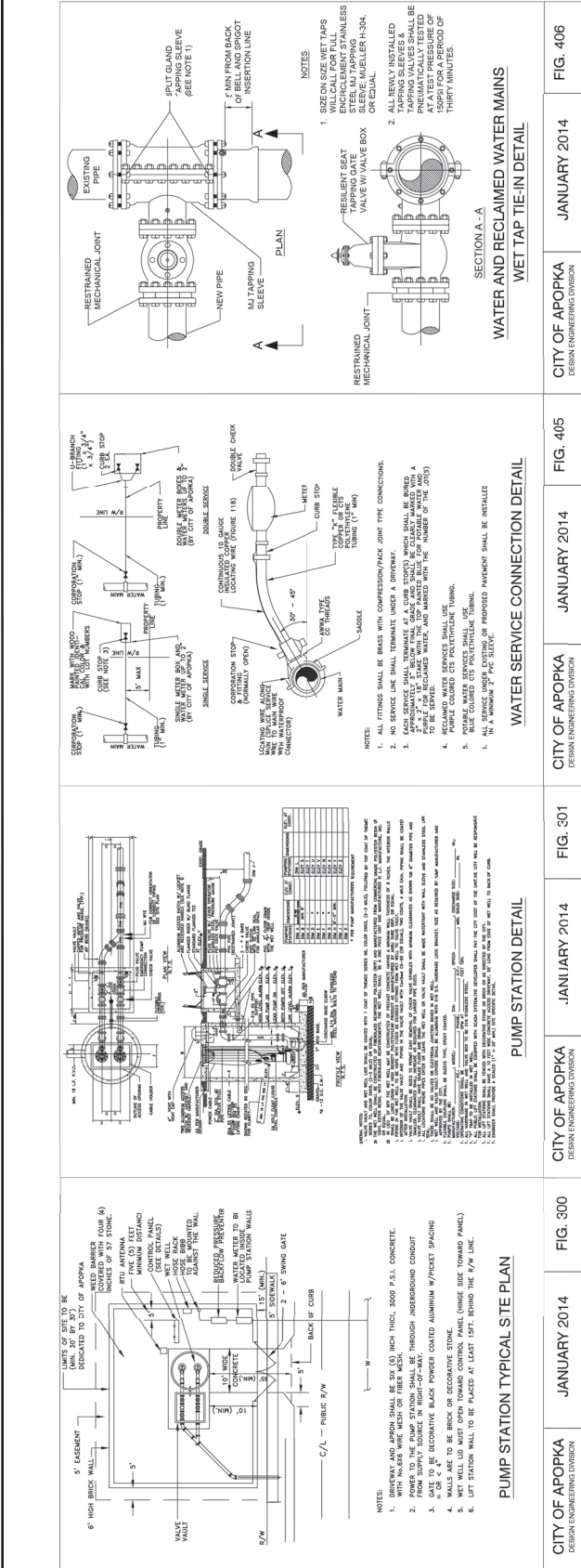


Kimley»Horn

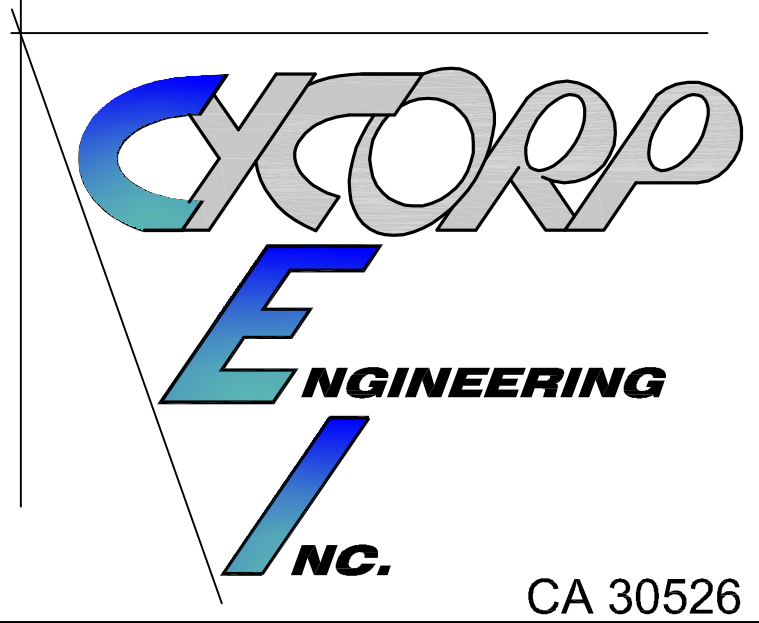
2025 KIMLEY-HORN AND ASSOCIATES, INC.
10 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

[illegible]

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. [Date of and improper reliance on this document without written authorization and adaptation by Krimley-Torm and Associates, Inc., shall be without liability to Krimley-Torm and Associates, Inc.]



MAJOR DEVELOPMENT PLAN FOR INVITATION COVE



**CIVIL ENGINEERS
LAND PLANNERS**

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

A AND R

INVITATION
COVE

730 MONROE AVE
APOPKA, FL

REVISIONS			
Description	Date	By	
1. TURN LANE	7/16/23	KF	
2.			

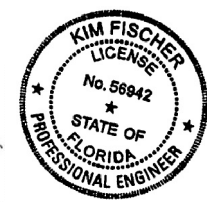
COVER SHEET

Date:
JANUARY 2025

Scale:
NTS

THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED AND SEALED
BY KIM FISCHER, P.E. ON THE DATE
AND/OR TIME STAMP SHOWN USING
A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC
COPIES.



1/15/2025
K. FISCHER, P.E.# 56942
NOT VALID UNLESS SIGNED & EMBOSSED
BY A REGISTERED ENGINEER

Sheet Number:

1

PROJECT CONTACTS

OWNER / APPLICANT:
A AND R REAL ESTATE DEVELOPMENT, LLC
SHANE ACEVEDO
315 E ROBINSON STREET, SUITE 600
ORLANDO, FL 32801
321-303-5359
SAVACOADO@GMAIL.COM

CIVIL ENGINEER / LANDSCAPE:
CYCORP ENGINEERING INC.
KIM FISCHER
1614 WHITE DOVE DRIVE
WINTER SPRINGS, FL 32708
Ph(407) 405-7819
KIM@CYCORPENGINEERS.COM

SURVEYOR
IRELAND AND ASSOCIATES
PATRICK IRELAND
800 CURRENCY CIRCLE
SUITE 1020
LAKE MARY, FL 32746
Ph(407) 678-3366
IRELANDSURVEYING@GMAIL.COM

ARCHITECT
ZERO LATITUDE, INC
JANINE HOSKINS
210 SOUTH PARK AVE
SANFORD, FL 32771
Ph(407) 928-6645
MARK@ZLATITUDE.COM

UTILITY CONTACTS

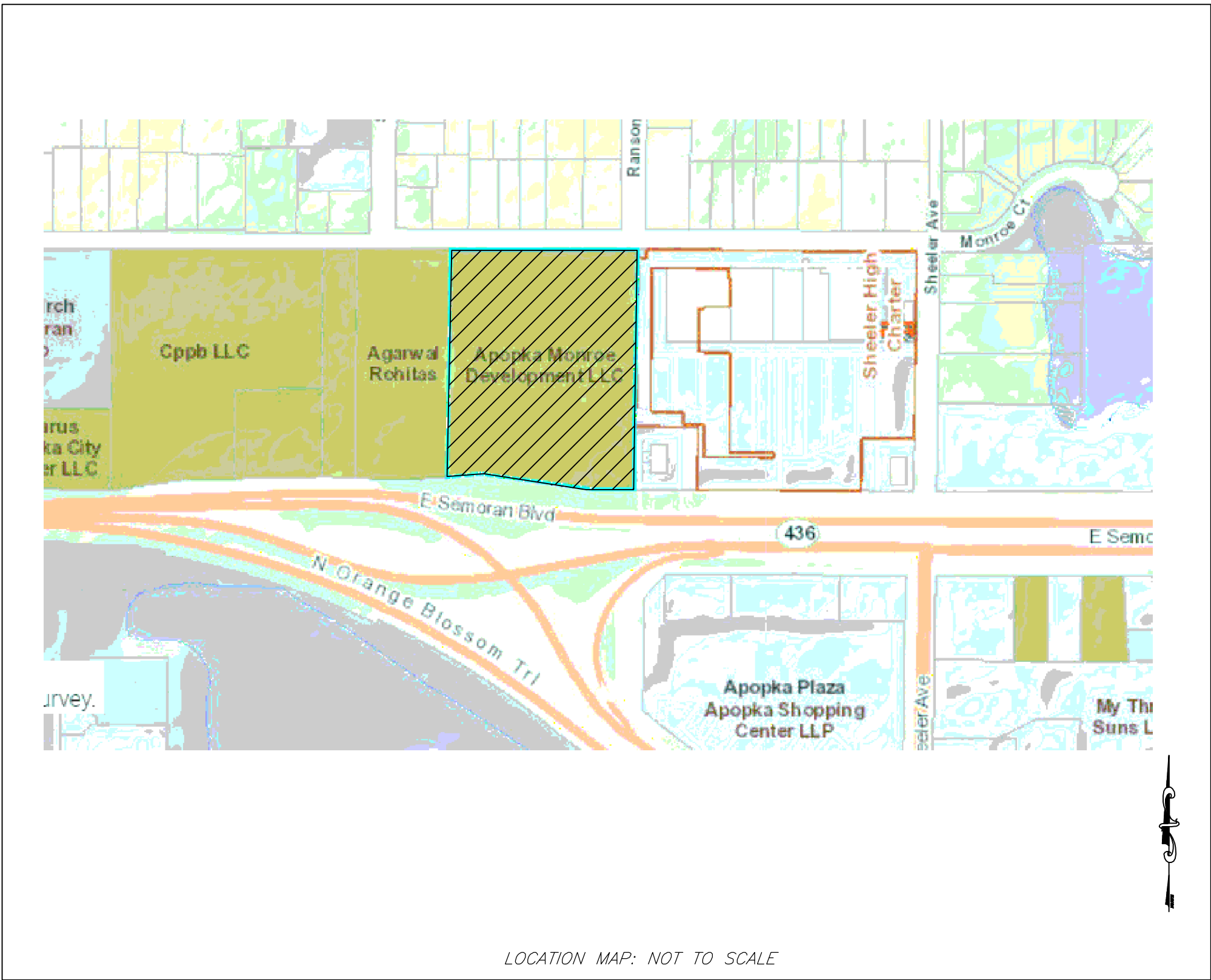
WATER:
CITY OF APOPKA
407-703-1731

SEWER
CITY OF APOPKA
407-703-1731

CABLE
BRIGHT HOUSE NETWORKS
47-532-8509

ELECTRIC
DUKE ENERGY
407-905-3321

CITY OF APOPKA



LOCATION MAP: NOT TO SCALE

PARCELS:
10-21-28-0000-00-061

PROJECT SCOPE:
TO CONSTRUCT AN 86 UNIT APARTMENTS WITH
APPLICABLE INFRASTRUCTURE.

SHEET INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SITE PLAN
- 3A TURN LANE
- 4 GRADING PLAN
- 5 UTILITY PLAN
- 6 FIRE TRUCK PLAN
- 7 SITE DETAILS
- 8 UTILITY DETAILS
- 9 UTILITY DETAILS
- 10 UTILITY DETAILS
- L1 LANDSCAPE PLAN
- S1 SURVEY
- E1 PHOTOMETRIC PLAN

LEGAL DESCRIPTION:
SEE SURVEY

NOTE: DO NOT SCALE FROM DRAWINGS. CONTACT CYCORP ENGINEERING IF ADDITIONAL INFORMATION IS REQUIRED.
THESE DRAWINGS ARE THE PROPERTY OF CYCORP ENGINEERING AND MAY NOT BE USED WITHOUT WRITTEN PERMISSION

- 1) ALL CONSTRUCTION SHALL CONFORM TO CITY/COUNTY STANDARDS & SPECIFICATIONS
- 2) IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING TIE-IN LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE FIELD CONDITIONS.
- 4) LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY.
- 5) THE CONTRACTOR MUST NOTIFY CITY/COUNTY PRIOR TO COMMENCEMENT.

- 3) DIMENSIONS, LOCATIONS, AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER APPURTENANT FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND FEATURES THAT COULD AFFECT THE CONTRACTORS CONSTRUCTION.
- 7) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNERS. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- 8) ALL SITE WORK AND BUILDING CONTRACTORS AND SUB-CONTRACTORS WORKING ON THIS PROJECT MUST CARRY A RT & COMPLETE WORKLIABILITY INSURANCE AND GENERAL LIABILITY INSURANCE WITH A MINIMUM OF \$500,000.00.
- 9) CONTRACTOR IS RESPONSIBLE FOR CALLING "SUNSHINE" AT 1-800-432-4770. AND ALSO FOR CONTACTING ALL UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION IN ORDER TO PERMIT FIELD LOCATING OF THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL EXERCISE DILIGENT CAUTION IN AREAS OF BURIED UTILITIES INCLUDING THOSE NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- 0) ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- 1) CONTRACTOR SHALL SUBMIT SHOP DRAWING'S TO ENGINEER OF RECORD FOR APPROVAL FOR ALL MATERIALS SPECIFIED IN THE CIVIL DRAWINGS. FAILURE OF THE CONTRACTOR TO OBTAIN APPROVED SHOP DRAWINGS FROM ENGINEER OF RECORD PRIOR TO PROCUREMENT OF SAME COULD RESULT IN THE REMOVAL AND REPLACEMENT OF SAID ITEMS AT THE CONTRACTORS EXPENSE.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING ENGINEER OF RECORD, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- 3) CHAPTER 77-153 OF THE FL STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. SERVICE LINES MUST BE LOCATED BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL.
- 4) ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS ARE INCIDENTAL TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- 5) ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO FDOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO COUNTY/CITY AND ENGINEER OF RECORD HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, AND EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR. UNTIL THE SYSTEM IS APPROVED

- 6) RECLAIMED IRRIGATION PIPING SHALL BE LAVENDER IN COLOR
- 7) THE CONTRACTOR SHALL MAINTAIN A COPY OF SITE PERMITS AND APPROVED PLANS ONSITE.
- 8) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPED AREAS DURING CONSTRUCTION UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
- 9) CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE UTILIZED WITH THE NEW FACILITIES.
CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNER & ENGINEER OF RECORD REGARDING ANY DEMOLITION CLARIFICATIONS PRIOR TO DEMOLITION.

(1)	ALL PIPE, PIPE FITTINGS, JOINT PAINTS AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.	
(2)	ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL COME INTO CONTACT WITH DRINKING WATER WHICH CONFORM TO NSF INTERNATIONAL STANDARD #6 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(B), F.A.C.	1) TH AN
(3)	SLEEVE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THE PROJECT WILL CONTAIN NO MORE THAN 0.2 % LEAD.	2) C T RE CO
(4)	ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.335, F.A.C. BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLIDWALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. ABOVEGROUND PLASTIC PIPE WILL BE WHITE PIPE WITH BLUE STRIPES OR BLUE PAINT APPLIED IN A CONTINUOUS LINE PARALLEL TO THE AXIS OF THE PIPE WILL 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 REPAIR OR MAINTAIN THE PIPE, IT SHALL BE APPLIED IN A CONTINUOUS LINE PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT MAY BE APPLIED ALONG BOTH SIDES OF THE PIPE, AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)	3) PI AS A SO PE
(5)	NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.	5) TH CO SH RE TR EN
(6)	A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE USED AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF THE UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.	6) GL AS A
(7)	ALL WATER MAIN TEES, BENDS, ELBOWS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.	7) MA N
(8)	NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.333, F.A.C.	8) RI
(9)	NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE INSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, GRAVITY-SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III of CHAPTER 62-610, F.A.C.; A MINIMUM OF AT LEAST TWO FEET OF COVER SHALL BE MAINTAINED OVER THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III of CHAPTER 62-610, F.A.C.; AND AT LEAST SIX INCHES SHALL BE MAINTAINED BETWEEN THE INSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED 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 A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PORTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.	
(10)	NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY-, OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.	
(11)	AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS WILL BE AT LEAST SIX FEET FROM ANY OTHER JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORMWATER SEWERS, STORMWATER 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 PRESSURE-TYPE SANITARY SEWERS, WASTEWATER SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III of CHAPTER 62-610, F.A.C.	

HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS AS SET FORTH IN SECTION 13, AWWA STANDARD C600 FOR DUCTILE IRON PIPE, M23 FOR PVC PIPE, AND ALL LOCAL CODES.

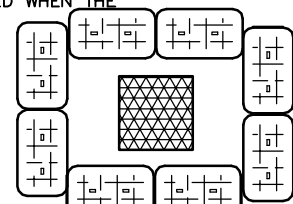
FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM. DISINFECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651, "DISINFECTING WATER MAINS", AND ALL APPROPRIATE AGENCY APPROVAL.

DURING ALL PHASES OF CONSTRUCTION THE SITE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL EXERCISE MEASURES TO PREVENT THE EROSION OF SOILS DUE TO THE ACTION OF THE WATER AND WIND. THE CONTRACTS SHALL USE THE FOLLOWING MEASURES TO ACCOMPLISH THIS OBJECTIVE:

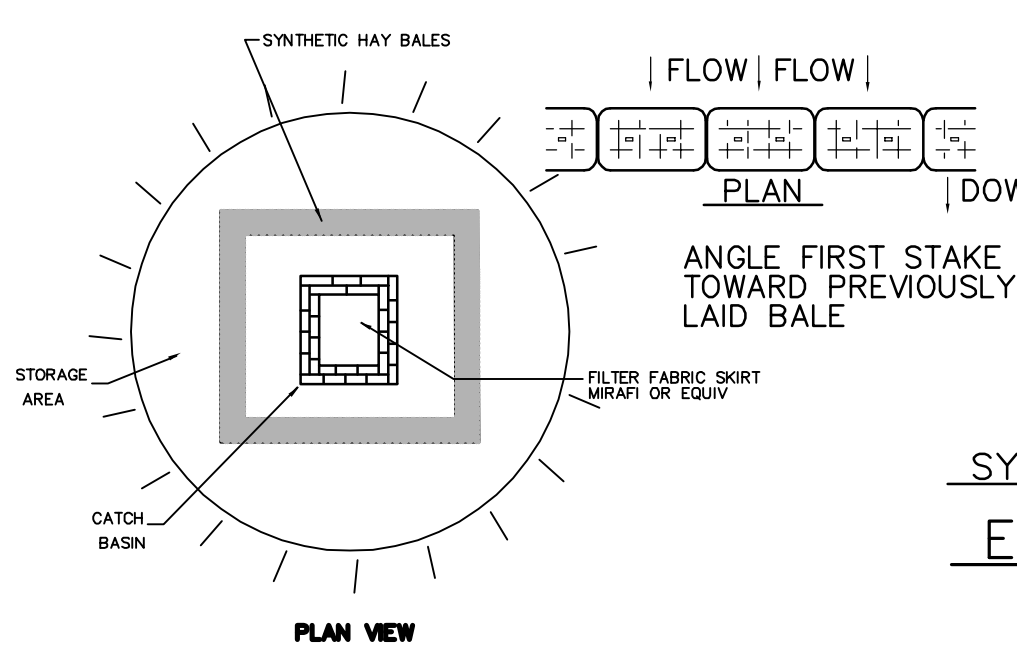
1. SET UP ON-SITE PRE-CONSTRUCTION CONFERENCE WITH CITY/COUNTY & ENGINEER OF RECORD.
2. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
3. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES. CONTACT ENGINEER OF RECORD IF ADDITIONAL MEASURES ARE REQUIRED DUE TO SITE SPECIFIC CONDITIONS.
4. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY/COUNTY AND THE WATER MANAGEMENT DISTRICT, AND NPDES CRITERIA.

1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH STORM EVENT BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AND REPAIRS MADE AS NECESSARY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED.

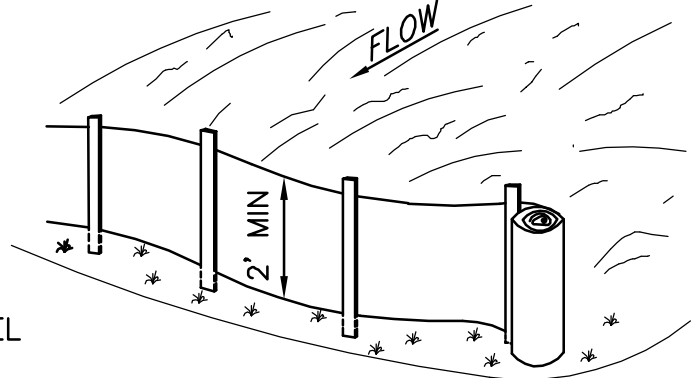
GEOTEXTILE CRITERIA
GRAB TENSILE STRENGTH 90 LBS
TRAPEZOIDAL TEAR 35 LBS
MULLEN BURST 180 PSI
SEE FDOT INDEX NO 199



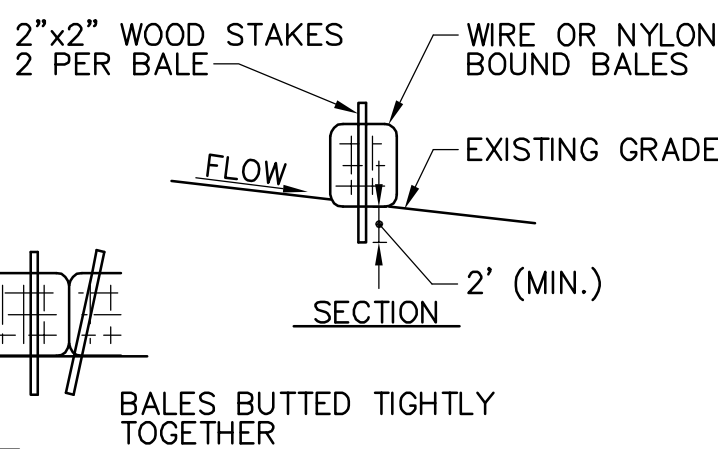
STORMWATER INLET



SYNTHETIC STRAWBALE SILT BARRIER
EROSION CONTROL DETAIL



PREASSEMBLED SILT FENCE

ELEVATION

- 1) THE CONTRACTOR IS RESPONSIBLE FOR PROCURING AND REVIEWING THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
- 2) CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE GEOTECHNICAL ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
- 3) PIPE TRENCH BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
- 4) SOILS BENEATH THE BUILDING AND PAVEMENT AREAS SHALL BE BACKFILLED AND TESTED PER THE PROJECT GEOTECHNICAL REPORT.
- 5) THE PROJECT GEOTECHNICAL ENGINEER SHALL SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION CONCRETE TESTS, AND ASPHALT (IF APPLICABLE) RESULTS. THE GEOTECHNICAL ENGINEER SHALL CERTIFY TO ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
- 6) GENERAL BACKFILL MATERIAL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAX DENSITY PER T-180 AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
- 7) MAXIMUM SIDELOPES SHALL NOT EXCEED 3:1 EXCEPT AS NOTED ON CONSTRUCTION DRAWINGS.
- 8) REFER TO GEOTECHNICAL REPORT FOR BUILDING PAD COMPACTION REQUIREMENTS.



1614 White Dove Drive
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INVITATION
COVE

730 MONROE AVE
APOPKA, FL

[illegible]

NOTES & SPECS

Date:

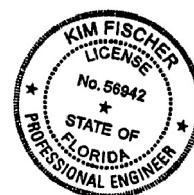
JANUARY 2025

Scale

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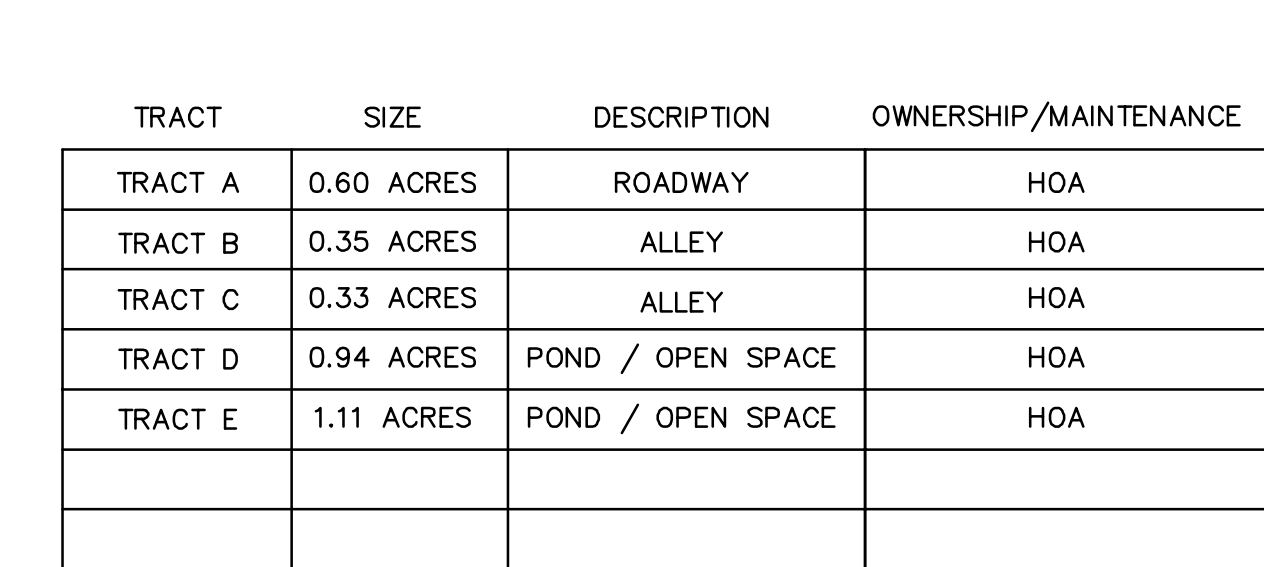
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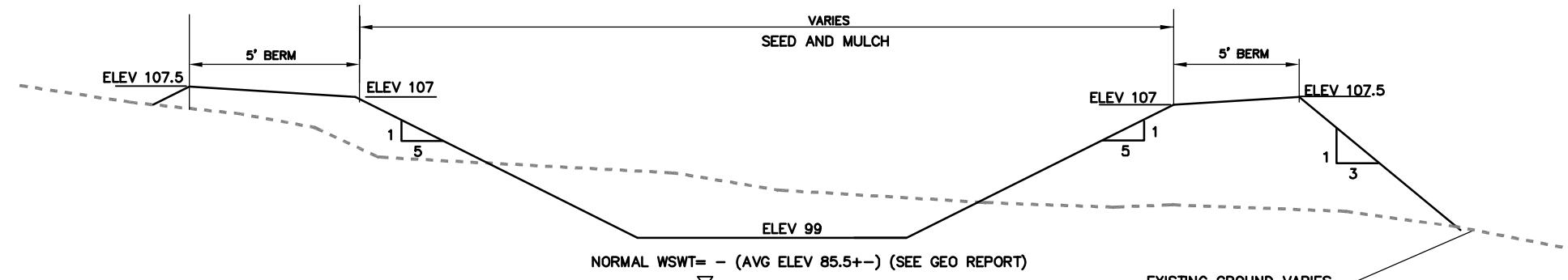
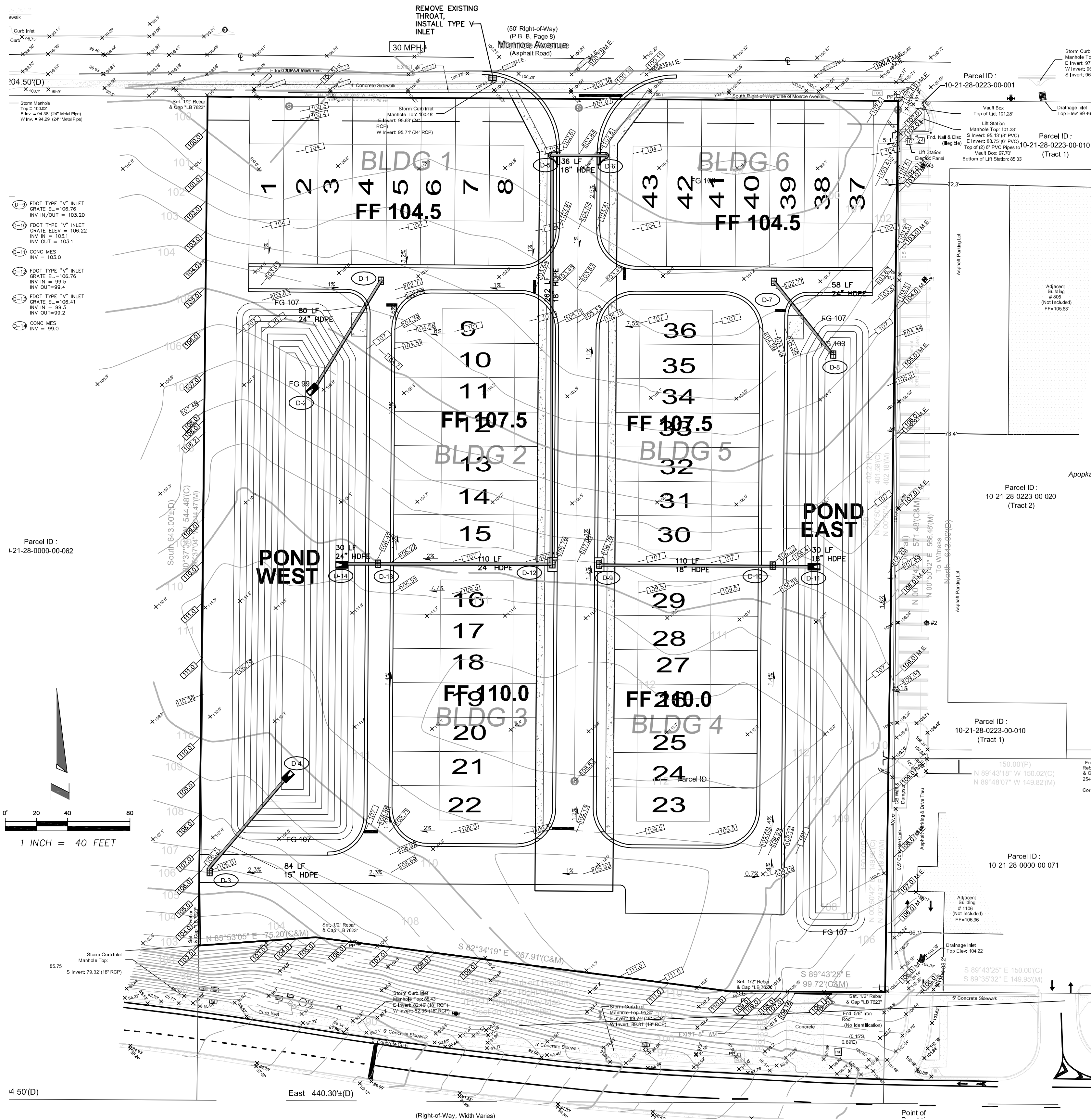
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ALL STRUCTURES, INCLUDING BUFFER FENCES, DUMPSTERS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.

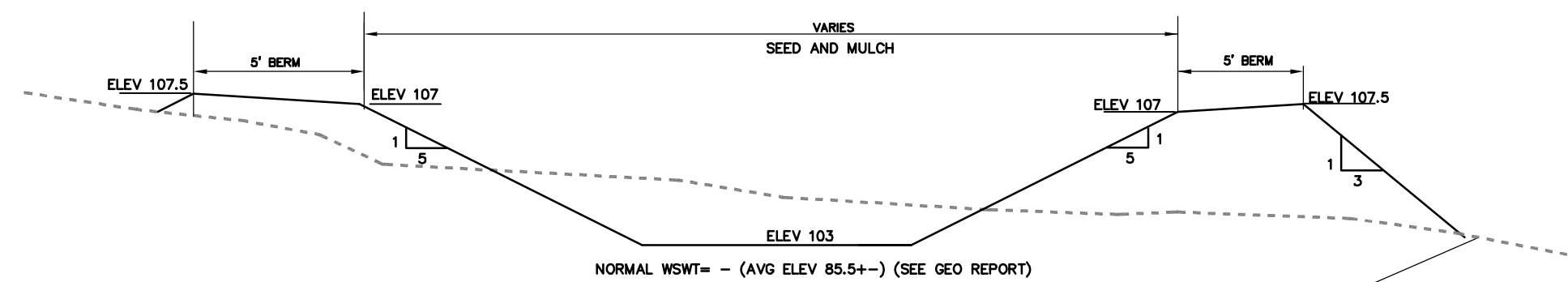




TYPICAL SECTION
DRY DETENTION POND
POND WEST

SOIL EARTHWORK NOTES

- 1) THE ENTIRE POND AREA, PLUS 10 FEET AROUND THE PERIMETER OF THE POND SHOULD BE OVEREXCAVATED TO A DEPTH OF ELEV 85 FEET. THE STRATA 1 AND 5 SAND SHOULD BE SEGREGATED FROM THE STRATUM 2 CLAYEY SAND FOR USE AS BACKFILL.
- 2) THE OVEREXCAVATED POND AREA, SHOULD BE BACKFILLED WITH FINE SANDS (UNIFIED CLASS SP) HAVING NOT MORE THAN 4% PASSING THE #200 U.S. STANDARD SIEVE SIZE AND A MINIMUM PERMEABILITY OF 40 FEET/DAY. THE ON-SITE SANDS WILL GENERALLY MEET THIS STANDARD.
- 3) THE BACKFILL SHOULD BE PLACED IN 24 INCH LIFTS USING ONLY LIGHTWEIGHT TRACK MOUNTED EQUIPMENT.
- 4) THE IN-PLACE DENSITY OF THE BACKFILLED MATERIAL SHOULD BE NO MORE THAN 100 POUNDS PER CUBIC FOOT.
- 5) FOLLOW-UP PERMEABILITY TESTING WILL BE REQUIRED FOLLOWING POND CONSTRUCTION.



TYPICAL SECTION
DRY DETENTION POND
POND EAST

SOIL EARTHWORK NOTES

- 1) THE ENTIRE POND AREA, PLUS 10 FEET AROUND THE PERIMETER OF THE POND SHOULD BE OVEREXCAVATED TO A DEPTH OF ELEV 85 FEET. THE STRATA 1 AND 5 SAND SHOULD BE SEGREGATED FROM THE STRATUM 2 CLAYEY SAND FOR USE AS BACKFILL.
- 2) THE OVEREXCAVATED POND AREA, SHOULD BE BACKFILLED WITH FINE SANDS (UNIFIED CLASS SP) HAVING NOT MORE THAN 4% PASSING THE #200 U.S. STANDARD SIEVE SIZE AND A MINIMUM PERMEABILITY OF 40 FEET/DAY. THE ON-SITE SANDS WILL GENERALLY MEET THIS STANDARD.
- 3) THE BACKFILL SHOULD BE PLACED IN 24 INCH LIFTS USING ONLY LIGHTWEIGHT TRACK MOUNTED EQUIPMENT.
- 4) THE IN-PLACE DENSITY OF THE BACKFILLED MATERIAL SHOULD BE NO MORE THAN 100 POUNDS PER CUBIC FOOT.
- 5) FOLLOW-UP PERMEABILITY TESTING WILL BE REQUIRED FOLLOWING POND CONSTRUCTION.

DRAINAGE STRUCTURES

- | | |
|---|--|
| (D-1) FDOT TYPE "C" INLET
GRATE EL.=102.77
INV IN/OUT = 99.5 | (D-9) FDOT TYPE "V" INLET
GRATE EL.=106.76
INV IN/OUT = 103.20 |
| (D-2) CONC MES
INV 99.0 | (D-10) FDOT TYPE "V" INLET
GRATE ELEV = 106.22
INV IN = 103.1
INV OUT = 103.1 |
| (D-3) FDOT TYPE "C" INLET
GRATE EL.=106.00
INV OUT=101.50 | (D-11) CONC MES
INV = 103.0 |
| (D-4) CONC MES
INV 99.0 | (D-12) FDOT TYPE "V" INLET
GRATE EL.=106.76
INV IN = 99.5
INV OUT=99.4 |
| (D-5) FDOT TYPE "I" INLET
GRATE EL.=103.45
INV IN = 99.80
INV OUT=99.70 | (D-13) FDOT TYPE "V" INLET
GRATE EL.=106.41
INV IN = 99.3
INV OUT=99.2 |
| (D-6) FDOT TYPE "I" INLET
GRATE EL.=103.45
INV OUT=99.90 | (D-14) CONC MES
INV = 99.0 |
| (D-7) FDOT TYPE "C" INLET
GRATE EL.=102.77
INV IN/OUT = 99.5 | |
| (D-8) FDOT TYPE "C" INLET
(BUBBLE UP DISCHARGE)
GRATE EL.=103.00
INV IN = 98.5 | |

SITE LEGEND

- | | | |
|-------------------------|------|-------------------|
| HANDICAP PARKING | TYP | TYPICAL |
| PROPOSED DRAINAGE INLET | HC | HANDICAP |
| PROPOSED CURB | (10) | 10 PARKING SPACES |
| SITE BOUNDARY LINE | SW | SIDEWALK |
| CENTER LINE OF ROAD | R5 | 5' RADIUS |
| RIGHT-OF-WAY | LF | LINEAR FEET |
| | SF | SQUARE FEET |
| | BE | BURIED ELECTRIC |



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LAND PLANNERS

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KIM@CYCORPENGINEERS.COM

A AND R
INVITATION
COVE
730 MONROE AVE
APOPKA, FL

REVISIONS			
Description	Date	By	
1 PER CITY COMMENTS	3/1/25	KF	
2			
3			
3			

GRADING
& DRAINAGE
PLAN

Date: JAN 2025

Scale: 1" = 40'

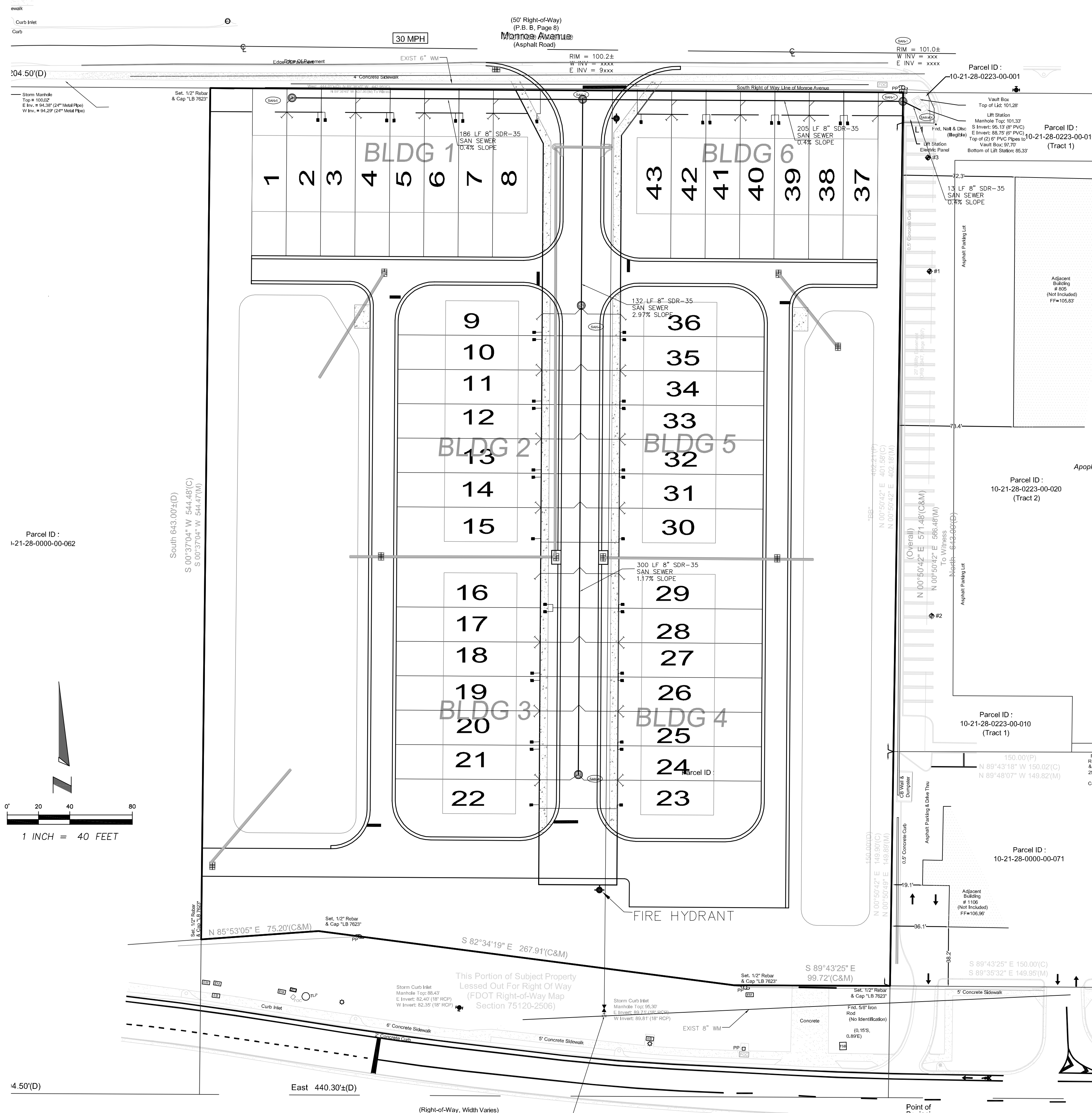
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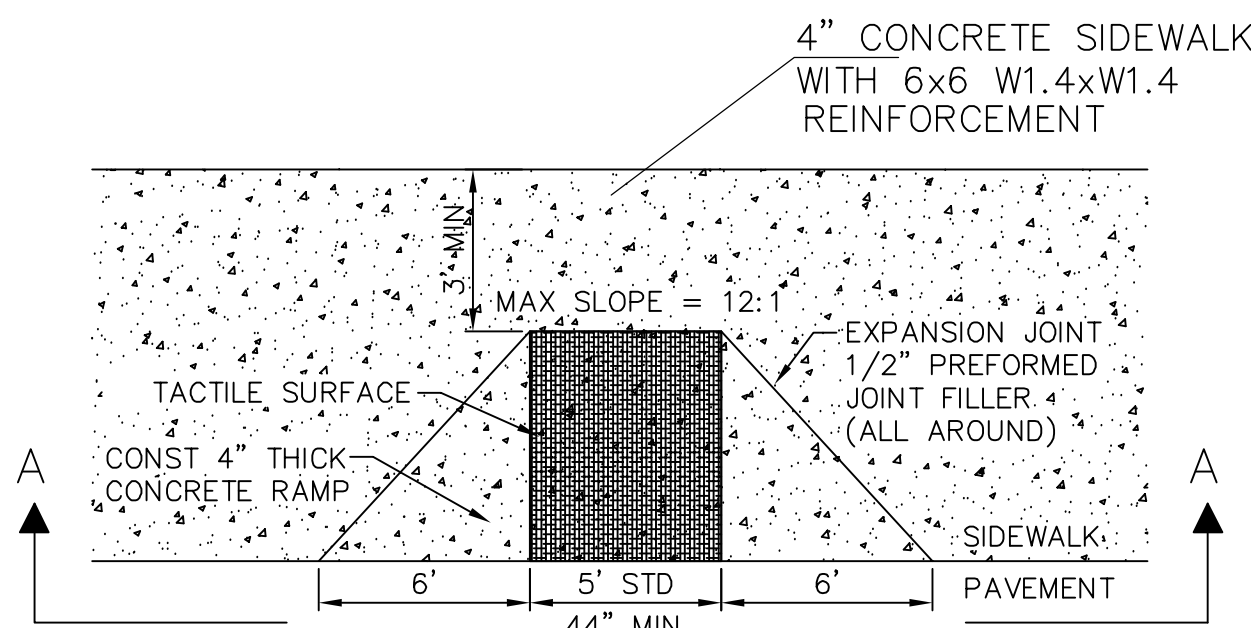
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5

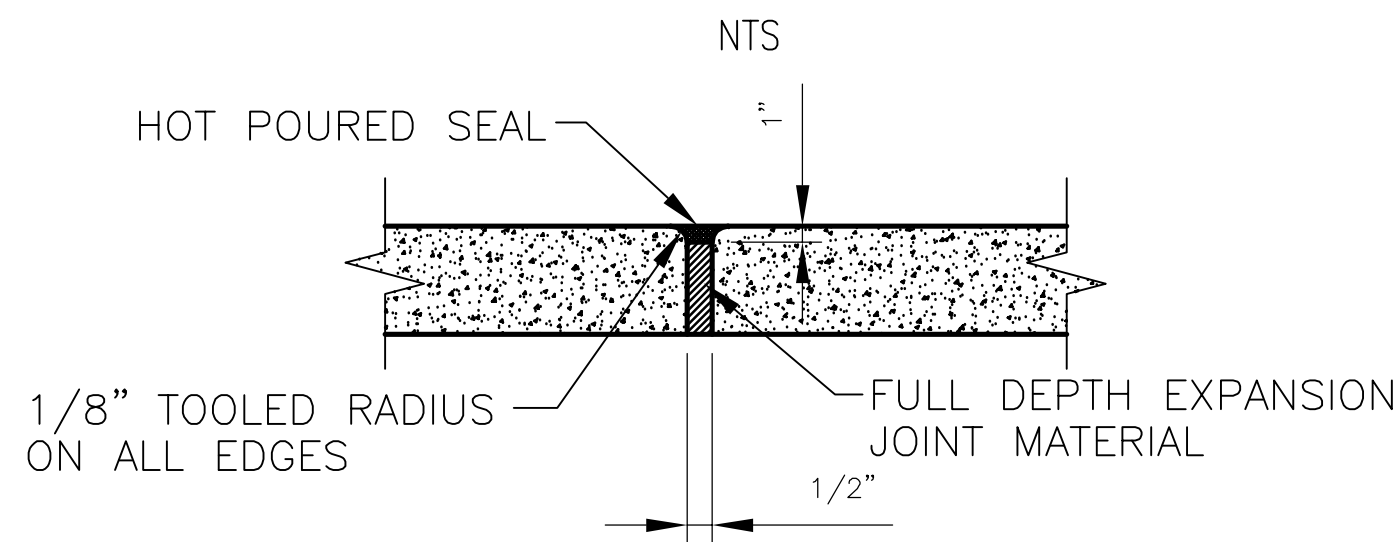


SECTION AA
HANDICAPPED RAMP

HC-RAMP1.DWG 02/27/95 NTS

TACTILE SURFACES SHALL BE CONSTRUCTED BY TEXTURING TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINT SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING.

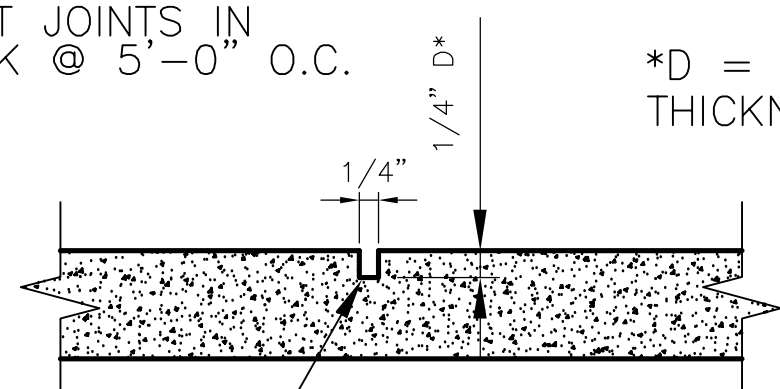
ON-SITE ONLY - NOT FDOT



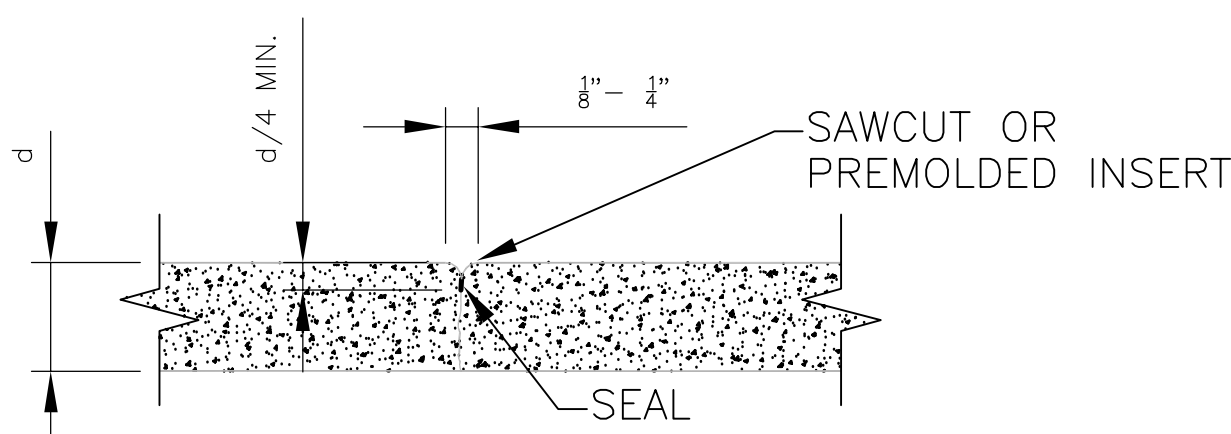
EXPANSION JOINT
NOT TO SCALE

NOTE:
SAW CUT JOINTS IN
SIDEWALK @ 5'-0" O.C.

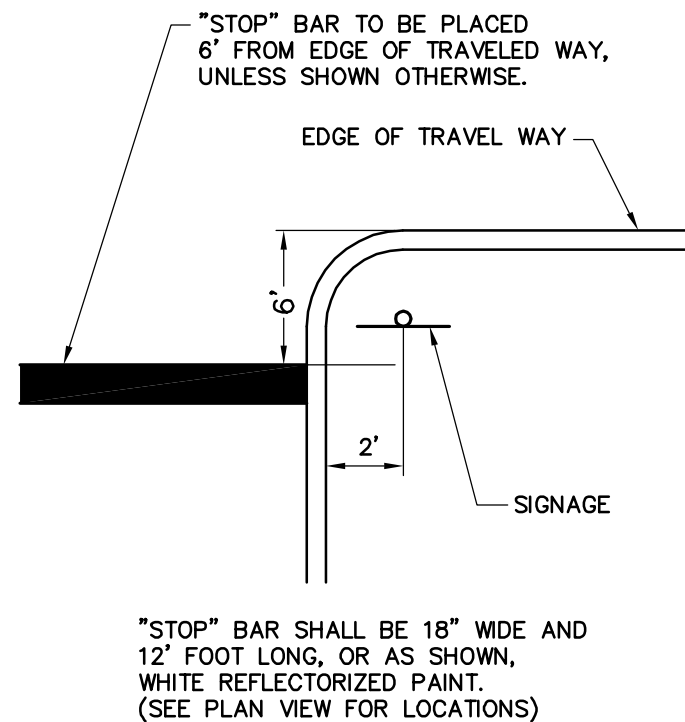
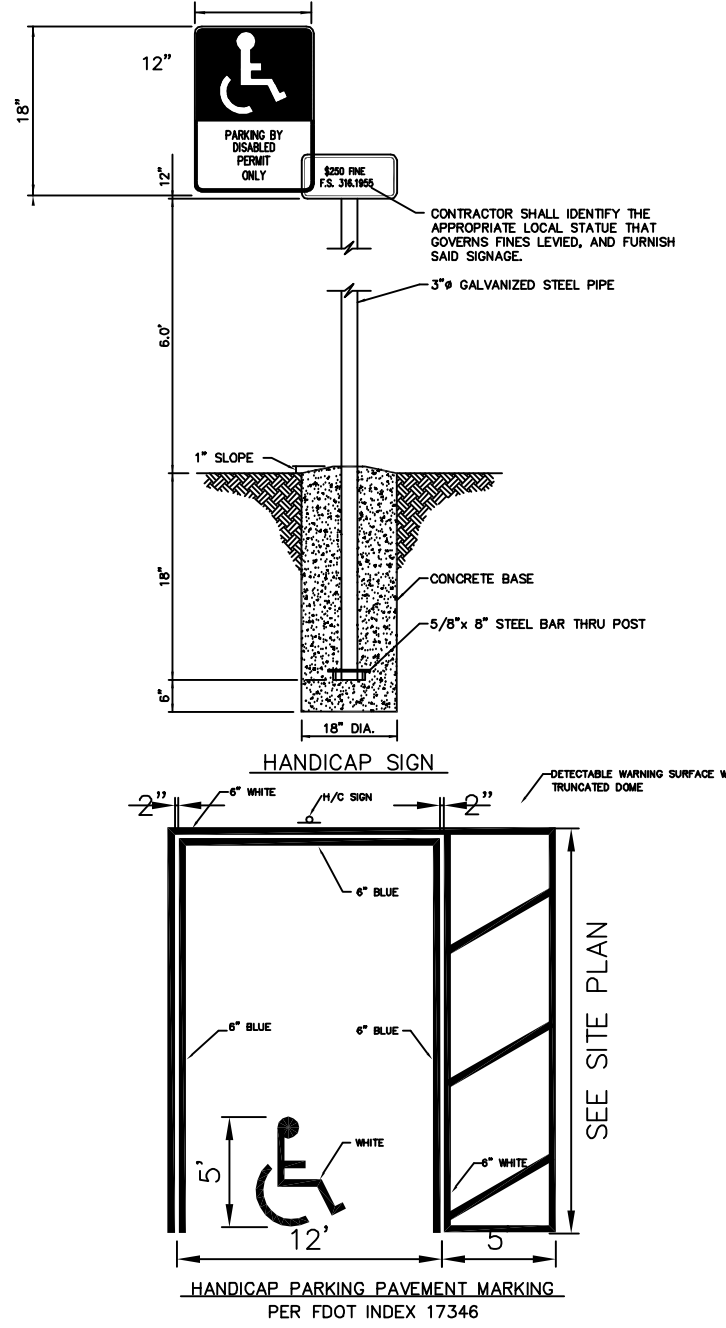
*D = SLAB
THICKNESS



SAWED CONSTRUCTION JOINT
NOT TO SCALE



PLAIN PAVEMENT
CONTROL JOINT - UNDOWELED
NOT TO SCALE
(ALL PAVEMENTS - SHORT JOINT SPACING)

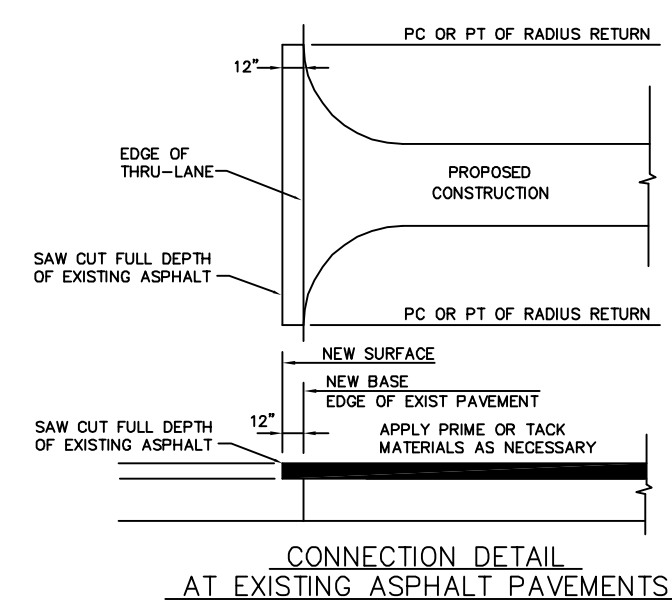


STOP BAR
DETAIL WITH SIGNAGE

NOTES

1. CONCRETE SIDEWALK SHALL CONFORM TO THE PROVISIONS OF SECTION 522-2 THROUGH 522-8 OF THE FDOT STANDARD SPECIFICATIONS.
2. CONCRETE SHALL BE CURED USING ANY METHOD CONTAINED IN SECTION 520-8 OF THE FDOT STANDARD SPECIFICATIONS.
3. 4" MINIMUM CONCRETE SLAB WITH MINIMUM 3,000 PSI CONCRETE OVER A COMPACTED FILL. SLOPE WALK 2% TO SOD AREAS.
4. 2' LEVEL ELEVATION BETWEEN SIDEWALK AND BEGINNING OF NATURAL GROUND SLOPES.
5. ALL AREAS DISTURBED SHALL BE GRASSED, SEED, MULCHED, FERTILIZED AND WATERED OR SODDED AND WATERED AS SPECIFIED.
6. 3:1 MAXIMUM TO 3:1 MINIMUM SLOPES TO SUIT EXISTING GROUND CONDITIONS.
7. EXPANSION AND CONTRACTION JOINTS SHALL COMPLY WITH SECTION 522 OF FDOT STANDARD SPECIFICATIONS.

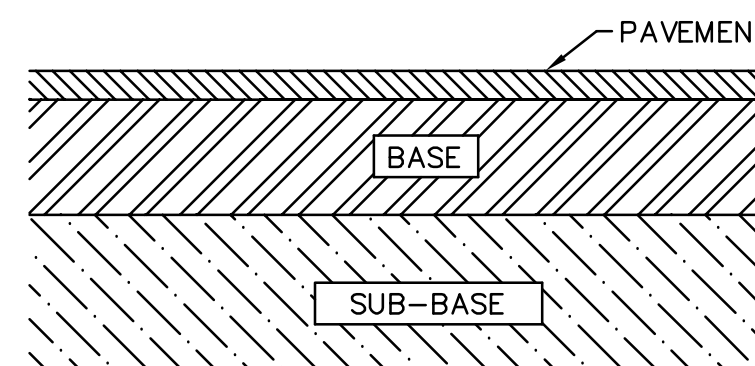
TYPICAL CROSS SECTION & DETAILS OF STANDARD
CONCRETE SIDEWALK



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

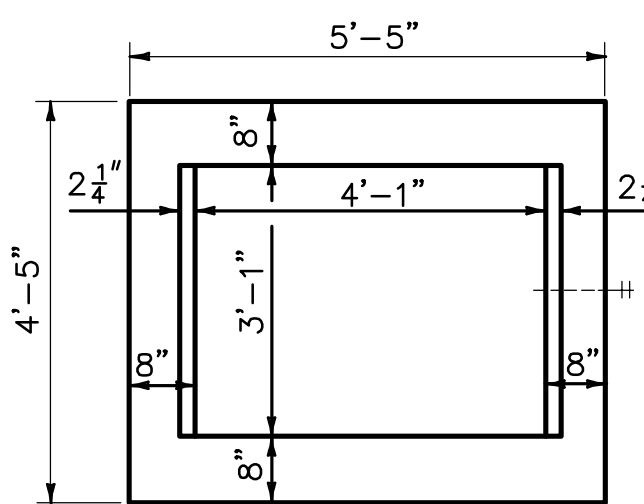
JANUARY 2014

FIG. 602



TYPICAL PAVEMENT SECTION
CRUSHED CONCRETE MUST MEET FDOT STANDARDS
AND GRADATION REQUIREMENTS

PLAN

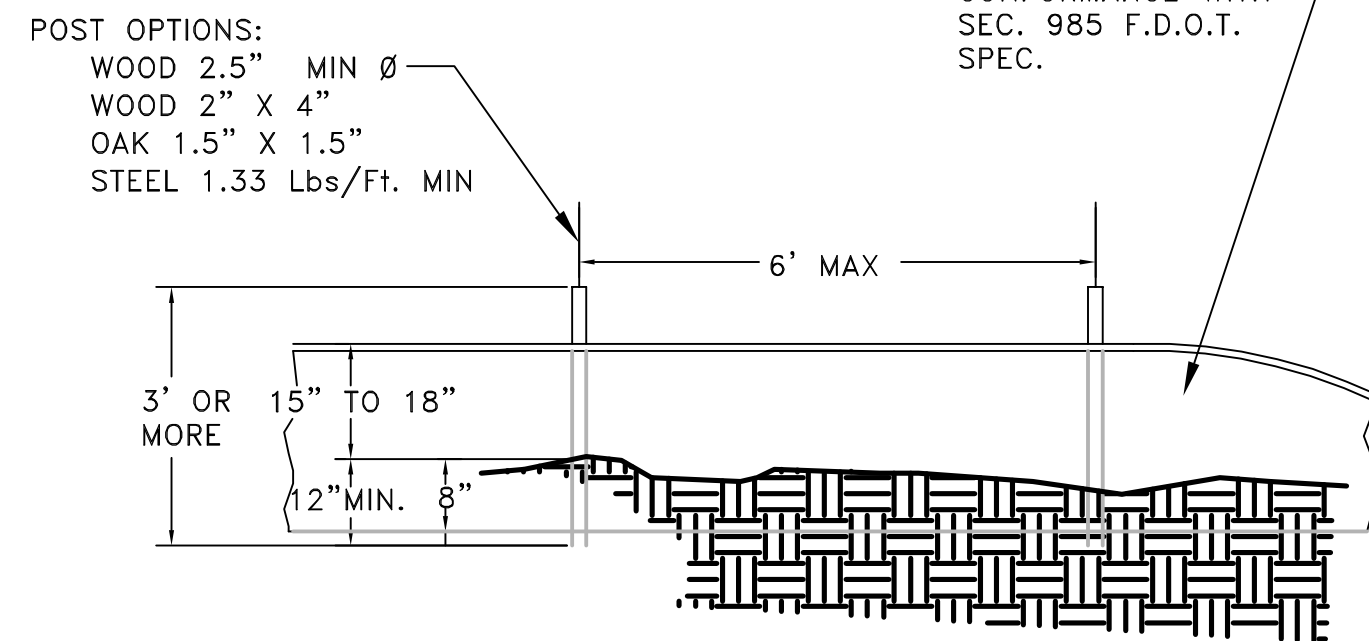


SECTION

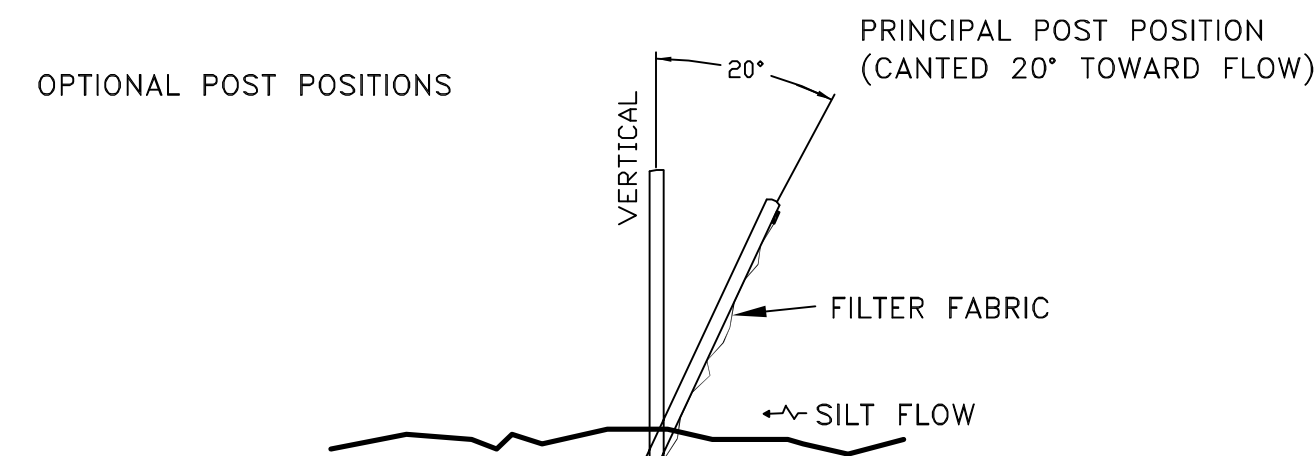
Recommended Maximum Pipe Size:
3'-1" Wall-24" Pipe
4'-1" Wall-36" Pipe

12" WHITE THERMOPLASTIC
(SEE PLAN VIEW FOR LOCATIONS)

PEDESTRIAN ACCESS STRIPPING

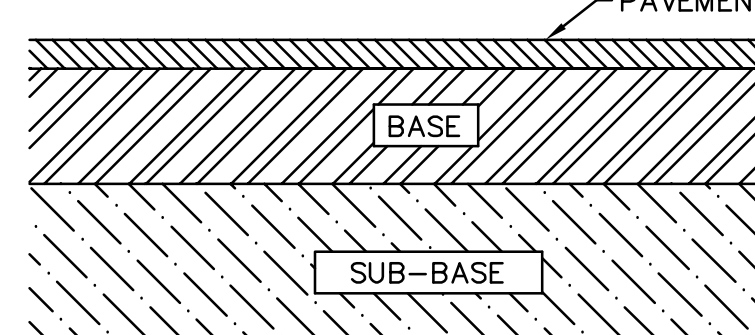


ELEVATION VIEW

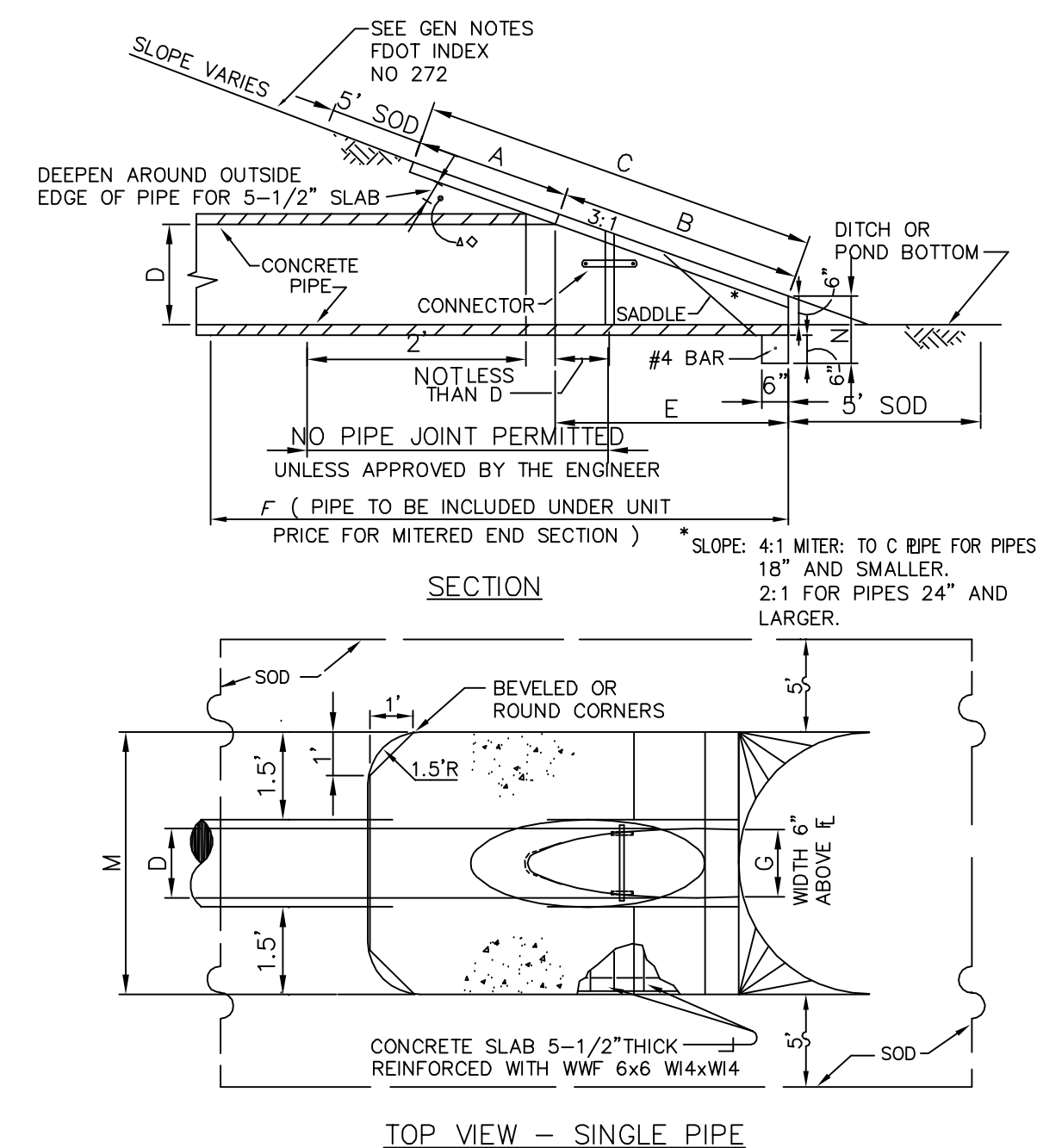


SECTION VIEW

SILT FENCE INSTALLATION



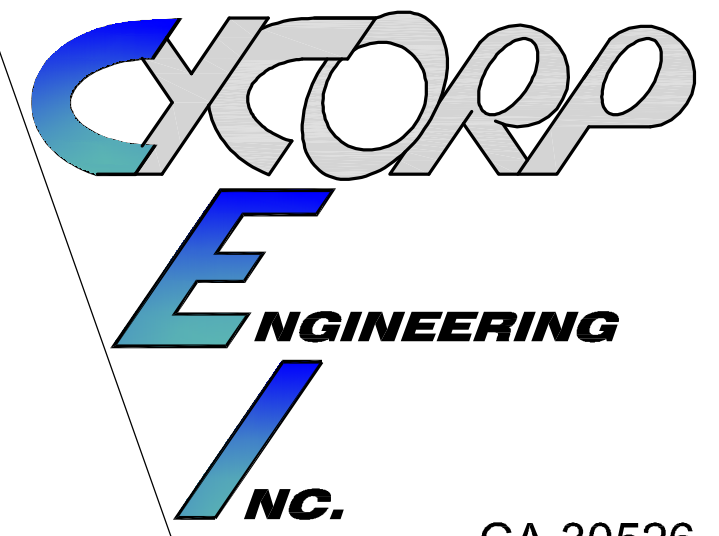
ASPHALT 1.5" THICK, FDOT TYPE SP-9.5 ASPHALTIC CONCRETE
BASE COURSE 6" CRUSHED CONCRETE BASE COMPACTED TO 98% MODIFIED PROCTOR MAX DENSITY PER AST, D-1557 & MIN LBR 100.
SUB-BASE 10" STABILIZED SUBBASE WITH MIN. (FBV) OF 50 PSI OR (LBR) OF 40%. COMPACT TO A MIN. DENSITY EQUIVALENT OF 98% OF THE MODIFIED PROCTOR DENSITY (ASTM D-1557) FOR A DEPTH OF 12" BELOW PAVEMENT SUBGRADE.



TOP VIEW - SINGLE PIPE

D	X	A	B	C	E	F	G	M			
								SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD PIPE
15'	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'
18'	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'
24'	3'-5"	2.53'	7.18'	9.74'	7.03'	11'	1.72'	5.50'	8.92'	12.33'	15.75'
30'	4'-3"	2.70'	9.25'	11.85'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'

MITERED END SECTION



CIVIL ENGINEERS
LAND PLANNERS

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

A AND R

INVITATION
COVE

730 MONROE AVE
APOPKA, FL

REVISIONS		
Description	Date	By
1.		KF
2.		

SITE DETAILS

Date:

JANUARY 2025

Scale:

NTS

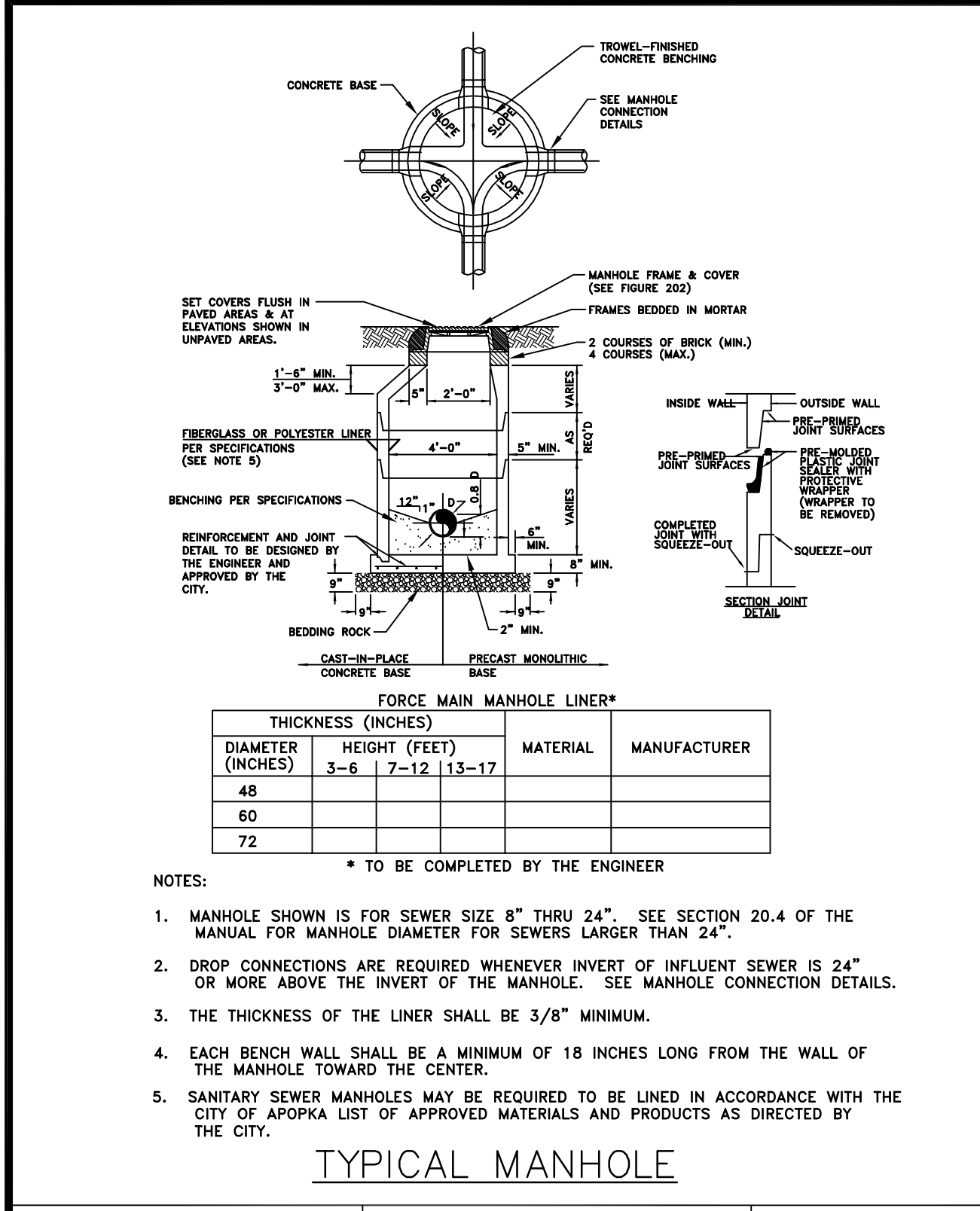
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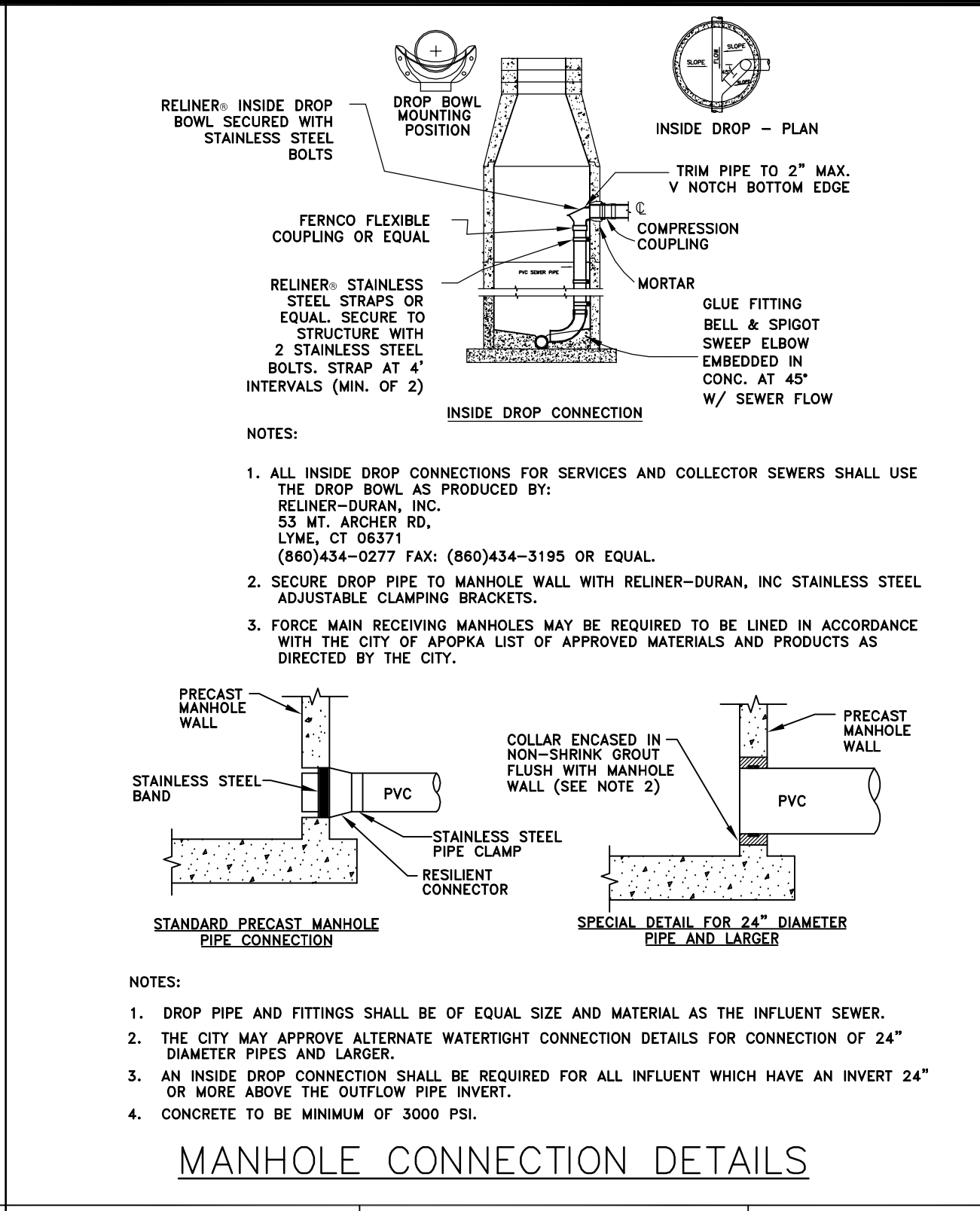
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Sheet Number:

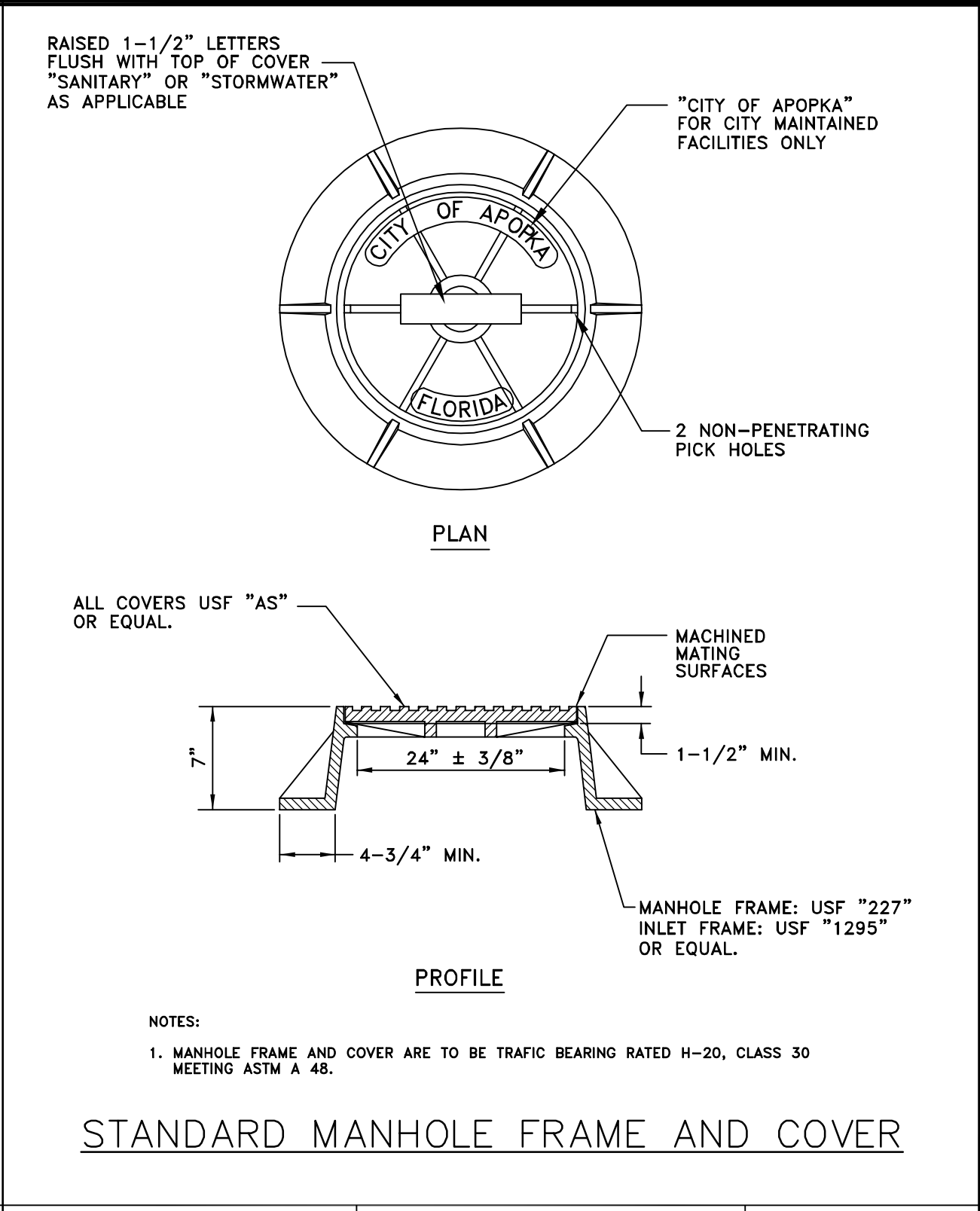
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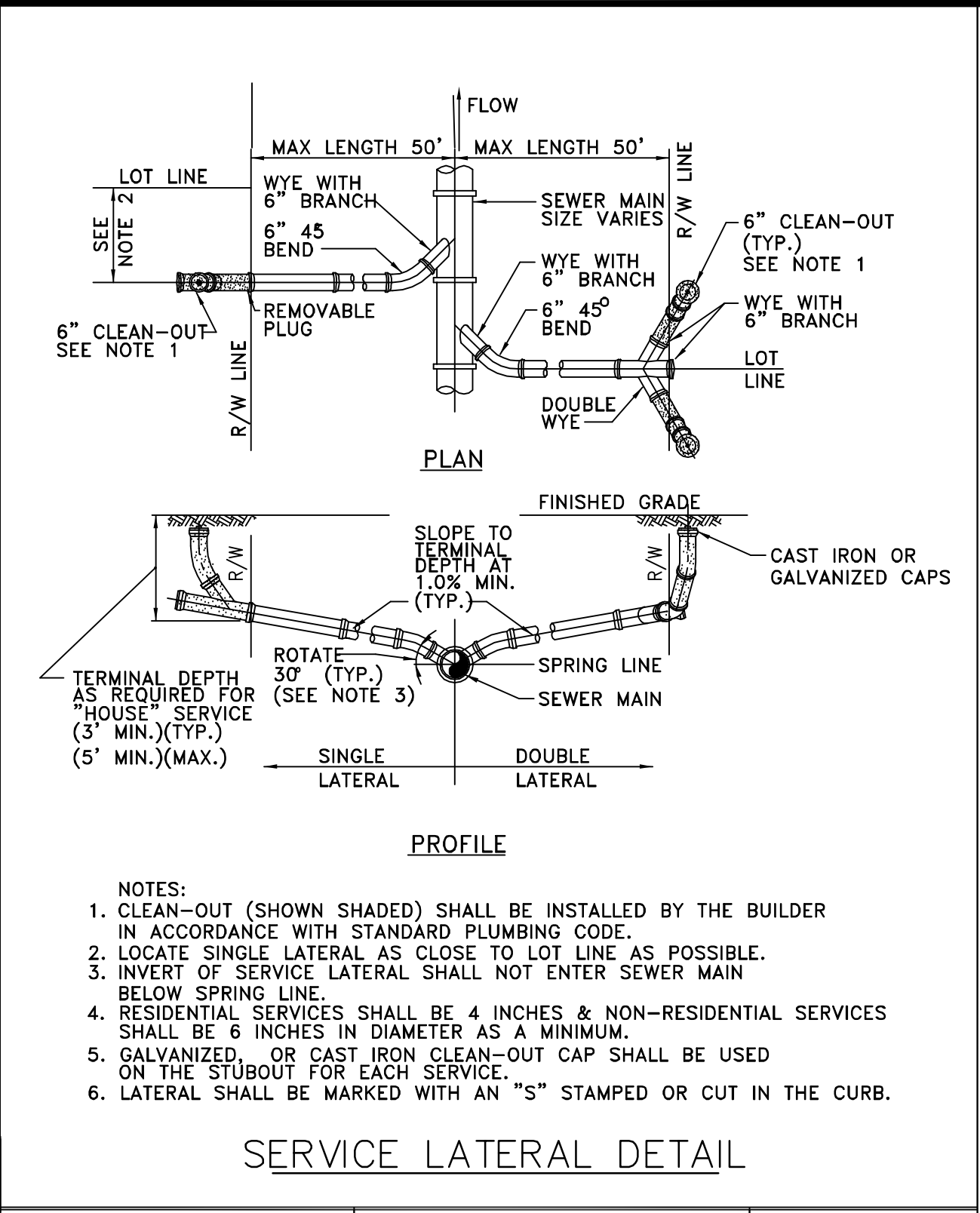
CITY OF APOPKA JANUARY 2015 FIG. 200
DESIGN ENGINEERING DIVISION



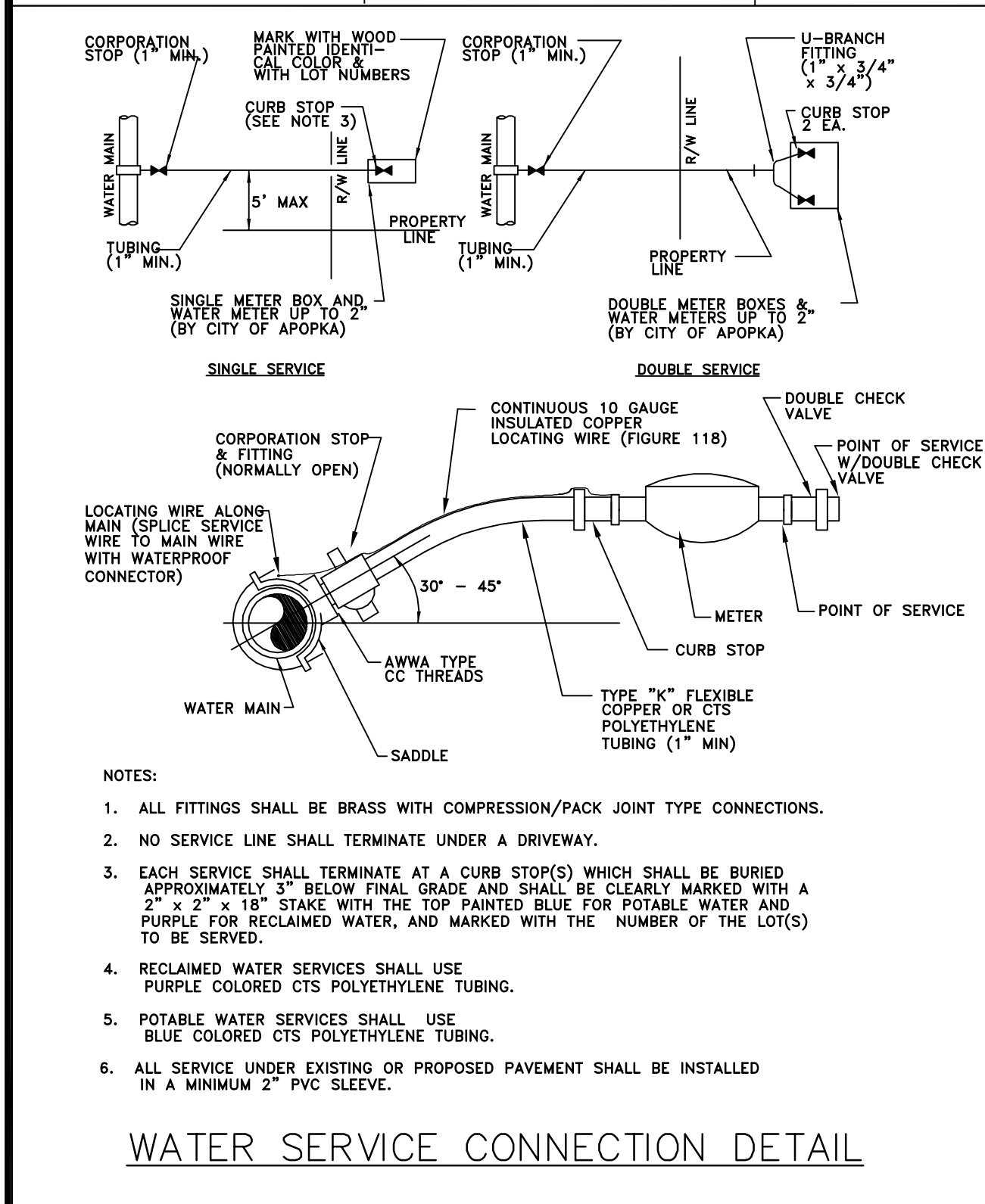
CITY OF APOPKA JANUARY 2015 FIG. 201
DESIGN ENGINEERING DIVISION



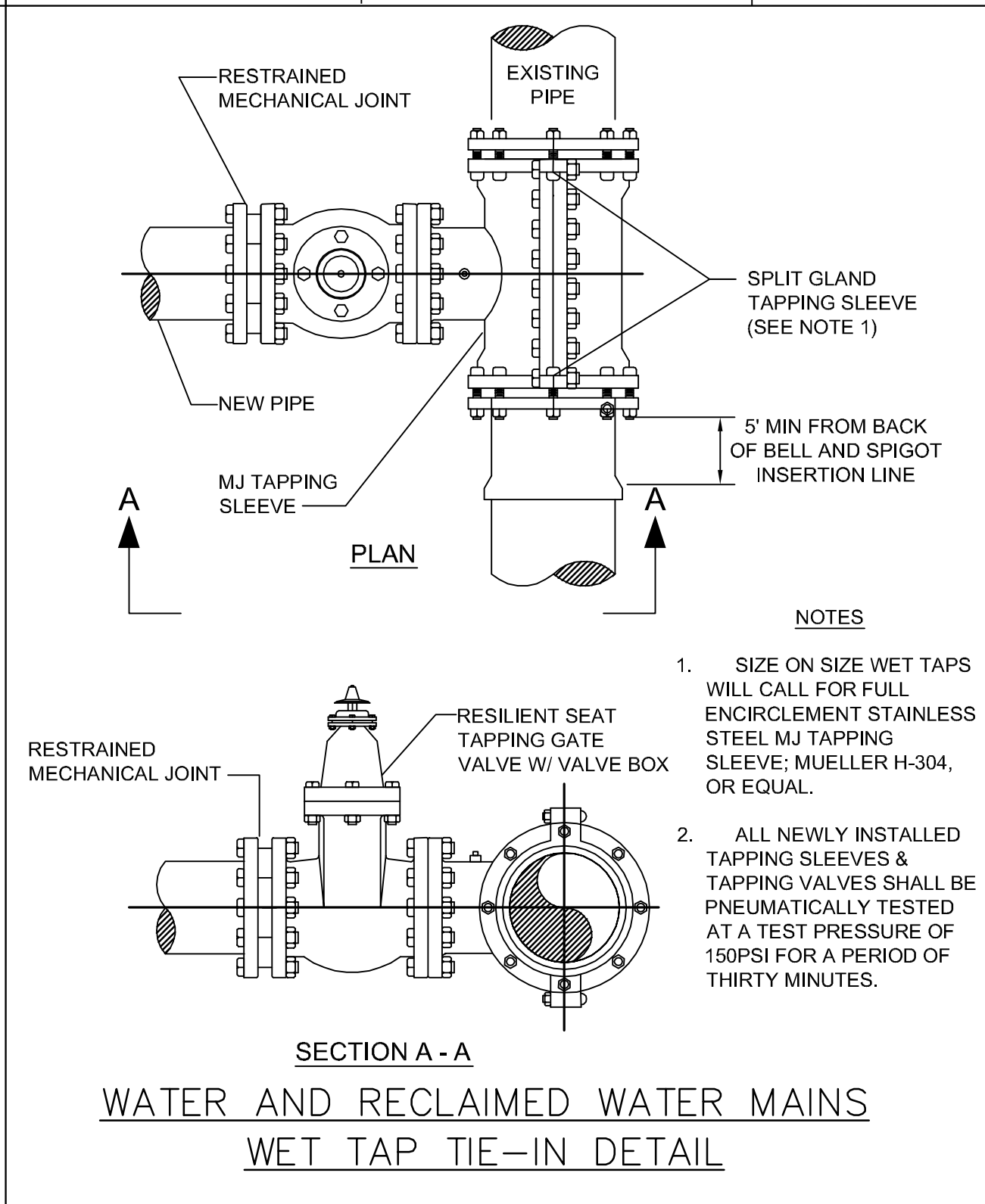
CITY OF APOPKA JANUARY 2014 FIG. 202
DESIGN ENGINEERING DIVISION



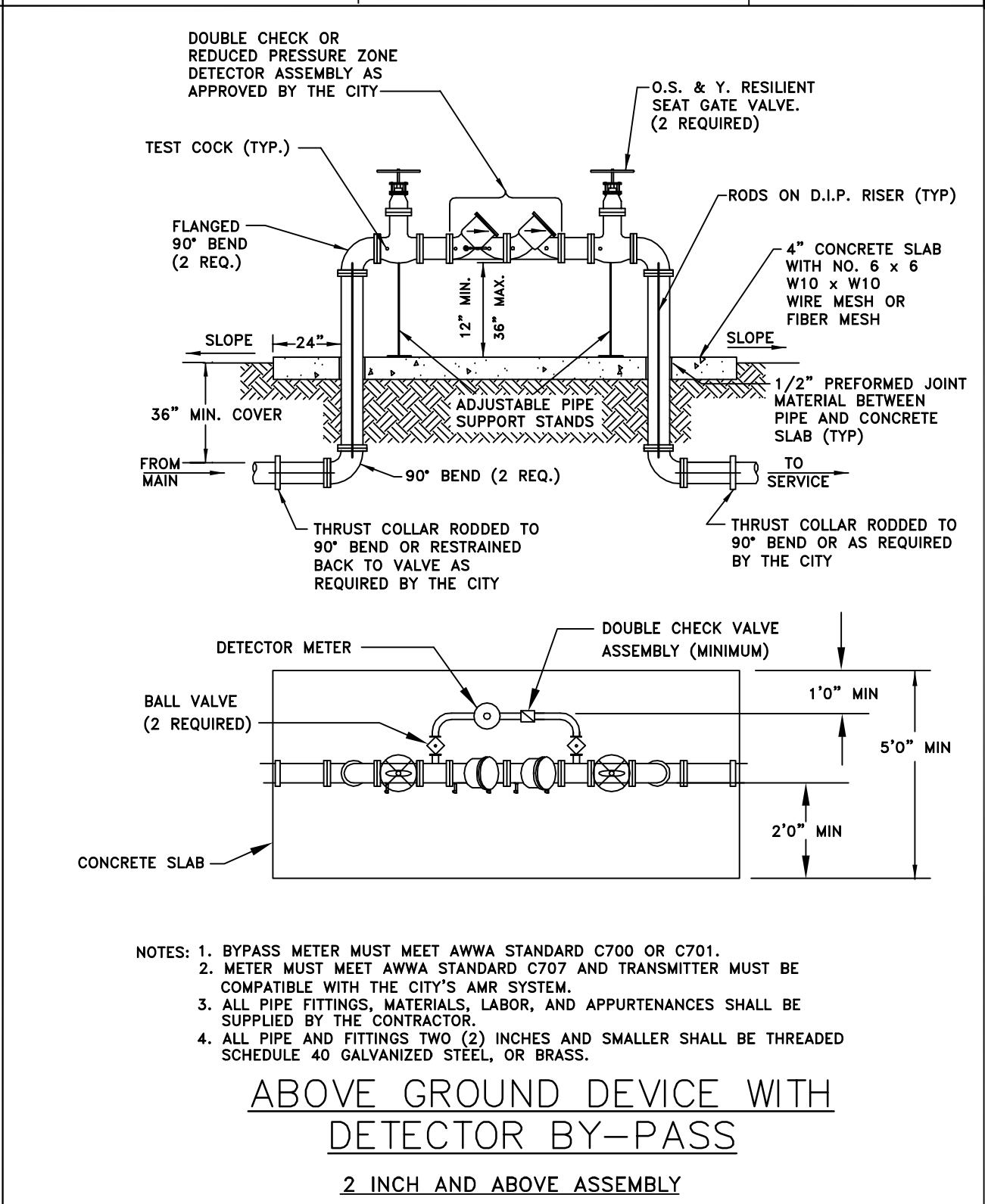
CITY OF APOPKA JANUARY 2014 FIG. 204
DESIGN ENGINEERING DIVISION



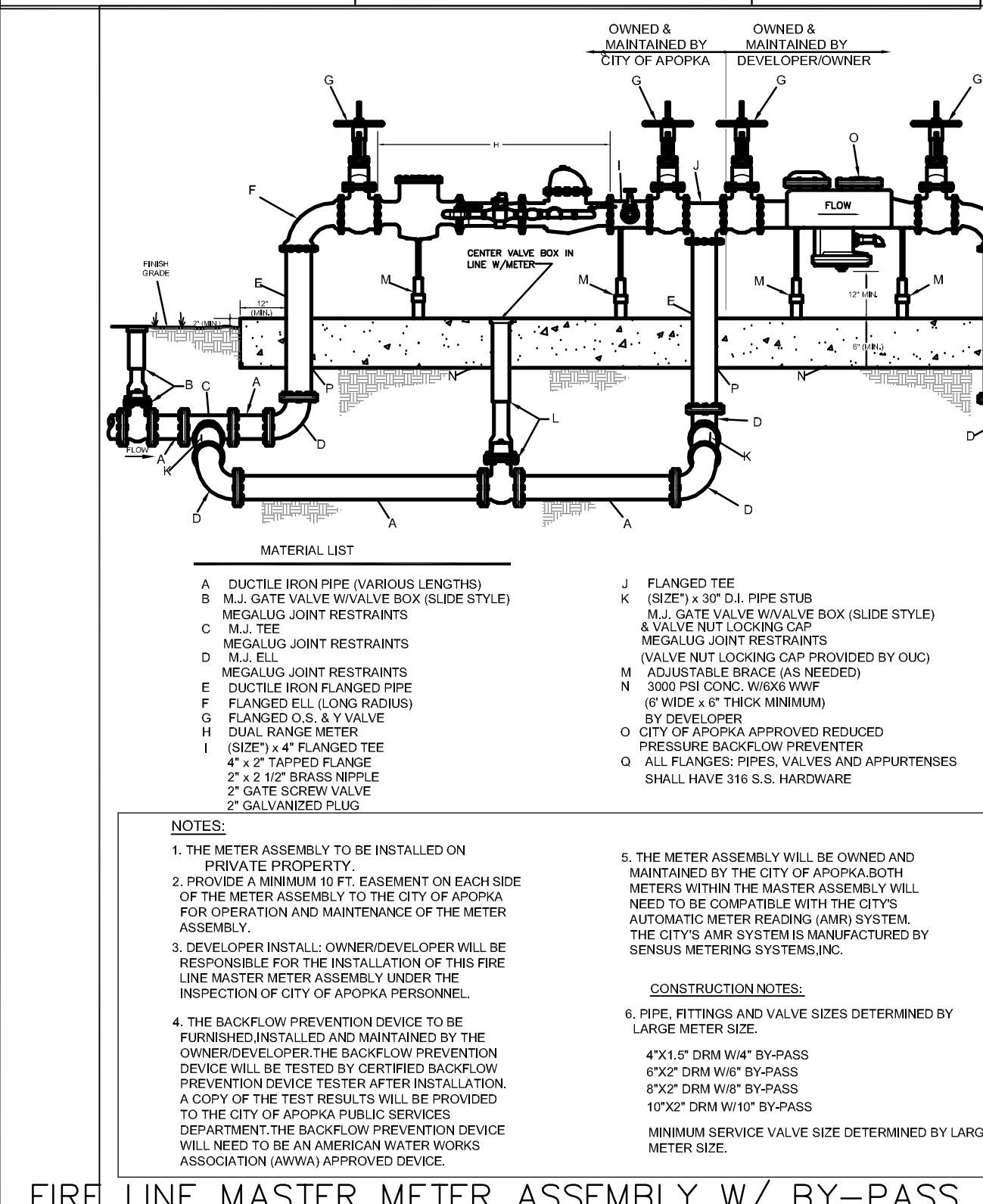
CITY OF APOPKA JANUARY 2016 FIG. 405
DESIGN ENGINEERING DIVISION



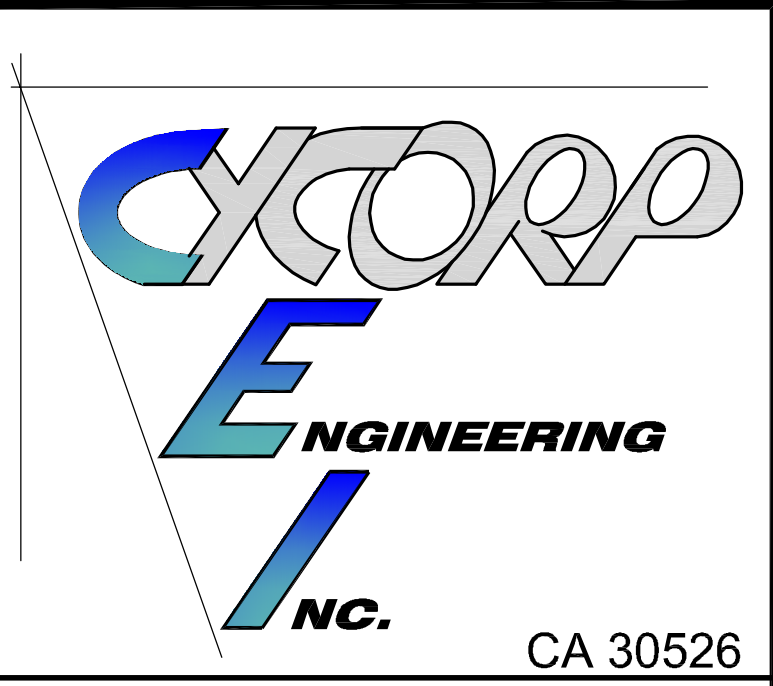
CITY OF APOPKA JANUARY 2014 FIG. 406
DESIGN ENGINEERING DIVISION



CITY OF APOPKA JANUARY 2014 FIG. 500 B
DESIGN ENGINEERING DIVISION



CITY OF APOPKA JANUARY 2014 FIG. 500 C
DESIGN ENGINEERING DIVISION



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A AND R

INVITATION COVE

730 MONROE AVE
APOPKA, FL

REVISIONS		
Description	Date	By
1.		
2.		

REVISIONS		
Description	Date	By
1.		
2.		

UTILITY DETAILS

Date: JANUARY 2025

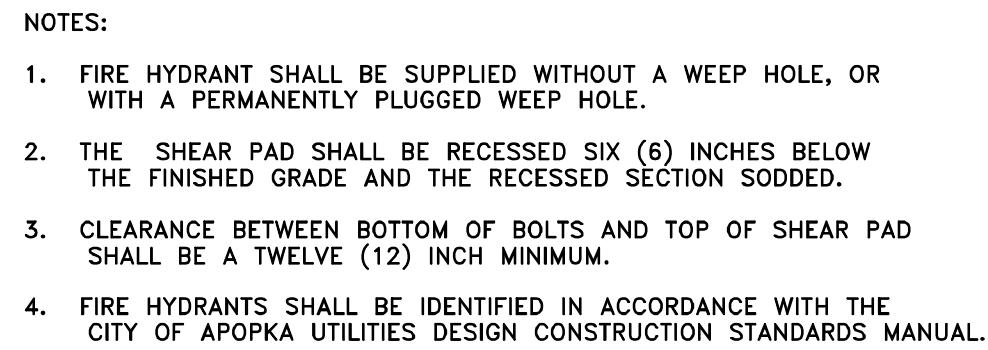
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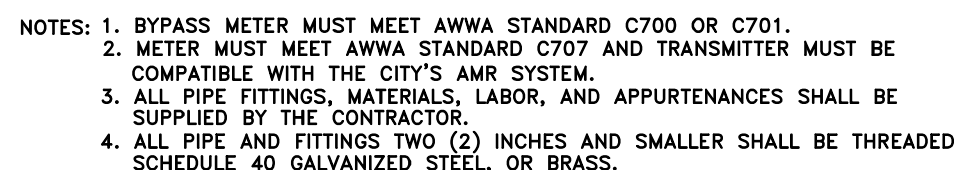
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402
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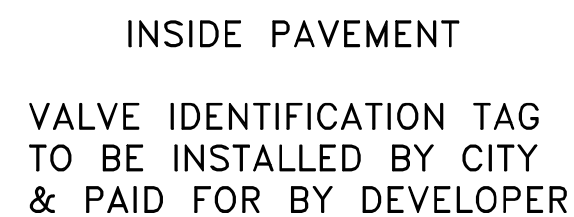
CITY OF APOPKA | JANUARY 2014 | FIG. 500 E

** ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS LENGTH ALONG RUN ASSUMED TO BE 18"

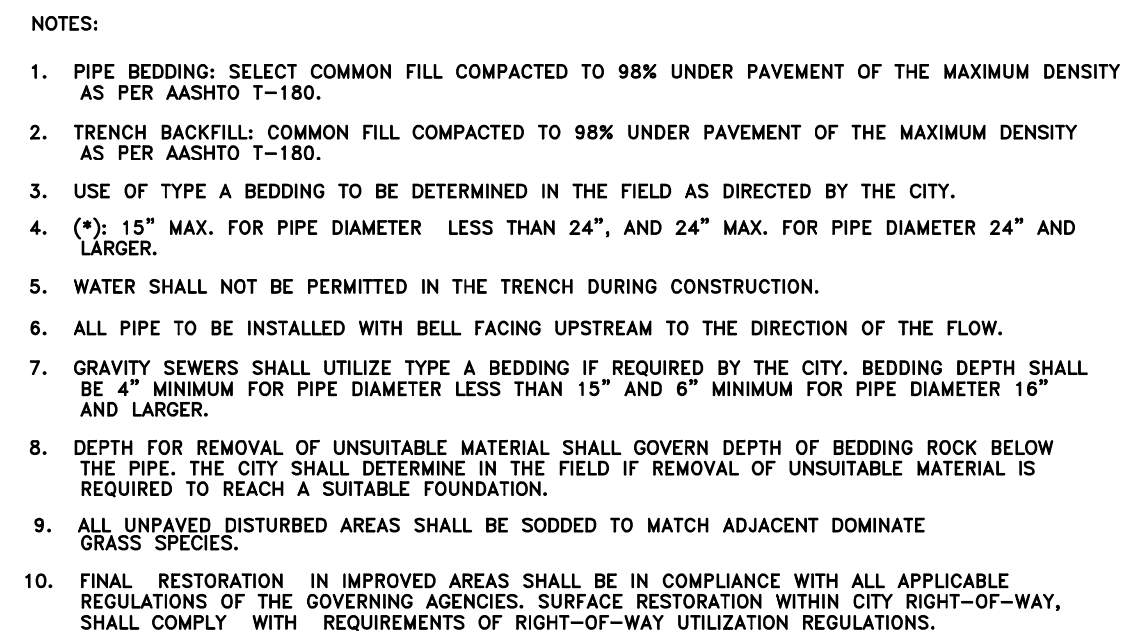
NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRU RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
TYPE OF PIPE: PVC
WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. /
SOIL DESIGNATION: SM&GND SILT WM OR RWM = 150 P.S.I.
LAYING CONDITIONS: 3
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

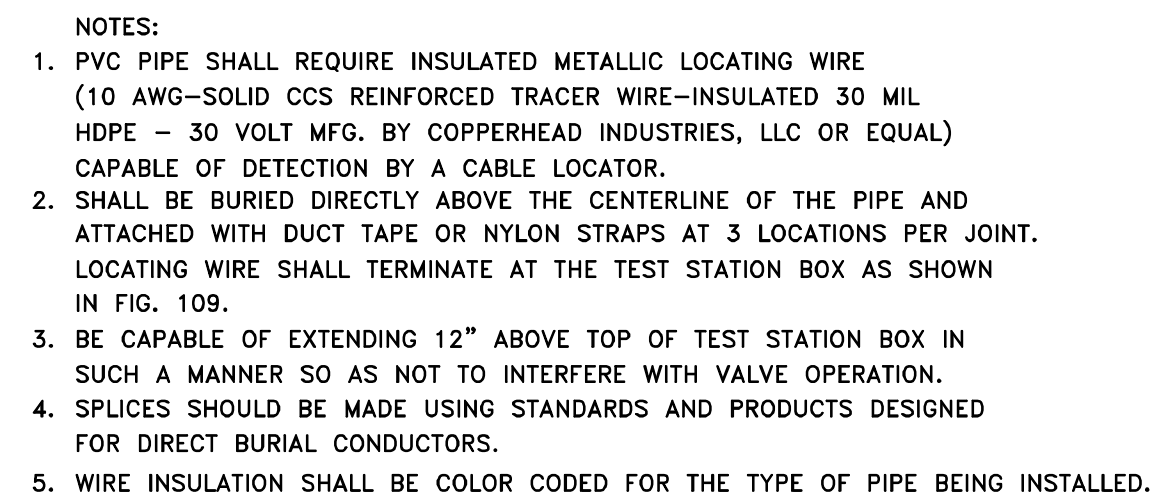
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105
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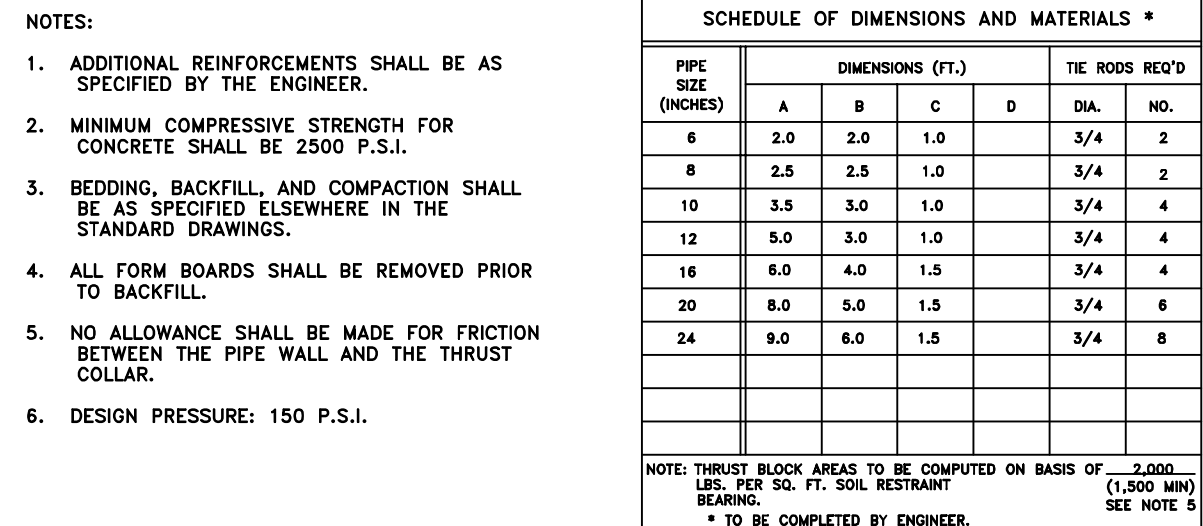
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109
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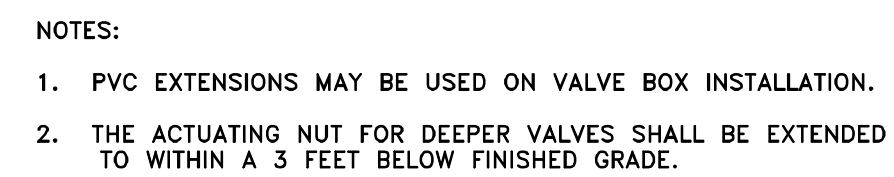
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118
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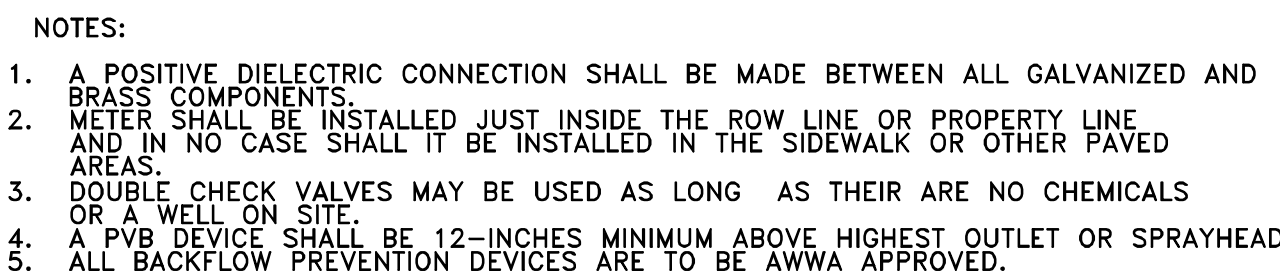


CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400
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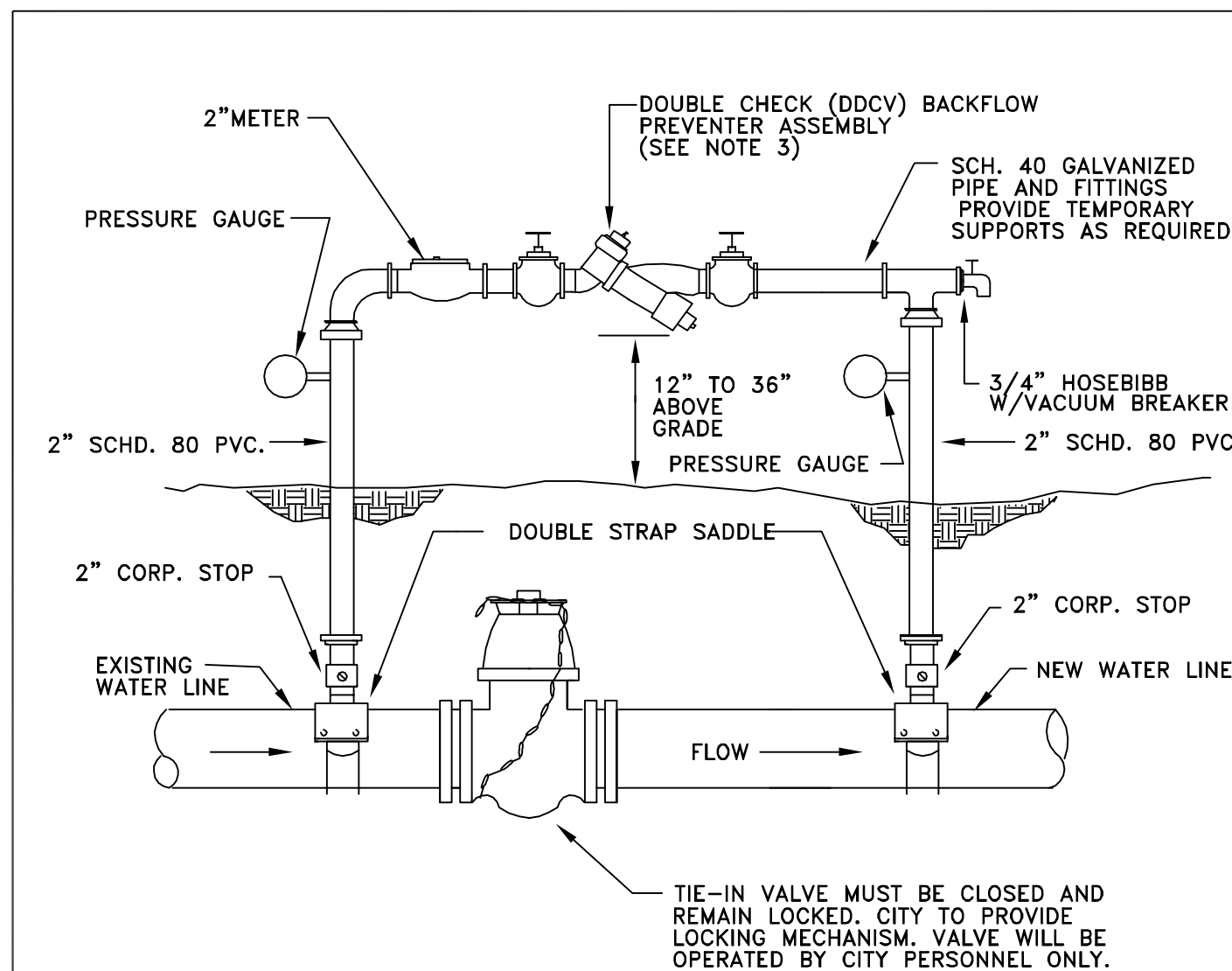




CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502
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1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter. The minimum diameter for the public bacteriological pump and for any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is received. Thurst checking and/or pressure testing may be performed temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be installed in accordance with the Florida Department of Environmental Protection (FDEP) clearance letter and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section II of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in hole. The very strict procedures outlined in the following procedures shall be followed:
 - A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
 - B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
 - * Flushing shall not be attempted during peak demand hours of the existing water mains.
 - * All downstream valves in the system must be open prior to opening the tie-in valve.
 - * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
 - * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
4. The tie-in valve shall be locked closed by the City personnel until flushing begins.
5. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
6. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personnel.
7. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation, except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall be closed. The tie-in valve shall be closed and locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared by the City for FDEP and all other pertinent agencies.
8. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation steps are to be closed and plugged with a 2 inch plug.
9. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

CITY OF APOPKA JANUARY 2014 FIG. 504 C



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
2. SEE FIGURE 504C FOR PROCEDURES.
3. DDCV IS MINIMUM PROTECTION REQUIRED. A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

CITY OF APOPKA JANUARY 2014 FIG. 504 A

KIM@CYCORPENGINEERS.COM

IN VITATION
COVE

730 MONROE AVE
APOPKA, FL

[illegible]

UTILITY DETAILS

JANUARY 2025

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