



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

February 18, 2026 9:00 AM
Apopka City Hall Council Chambers

SPECIAL EVENTS

1. **Top Select Volleyball Academy - End of Season Family Day - Apopka Amphitheater 3710 Jason Dwelley Parkway - May 17th 2026 - 10:00am-3:00pm**
Owner(s): Top Select Volleyball Academy
Applicant(s): Michelle Santoni-Miranda
Location: Apopka Amphitheater 3710 Jason Dwelley Parkway
Proposed Use: End of Season Family Day
Project Manager: Carolyn Ray
2. **T-Dogg's Bigg Dreams Charity - RNB Picnic Fest - Apopka Amphitheater 3710 Jason Dwelley Parkway - May 23rd 2026 - 5:00pm - 10:00pm**
Owner(s): T-Dogg's Bigg Dreams Charity
Applicant(s): Travis Gammage
Location: Apopka Amphitheater 3710 Jason Dwelley Parkway
Proposed Use: Concert
Project Manager: Carolyn Ray
3. **First Baptist Church of Apopka - Crossover Community Block Party - 441 South Highland Avenue - June 6th 2026 - 10am-2pm**
Owner(s): First Baptist Church of Apopka
Applicant(s): Nicole Gutierrez
Location: 441 South Highland Avenue
Proposed Use: Neighborhood Block Party
Project Manager: Carolyn Ray

ANNEXATION:

1. **AN-26-1 Bateman Annexation (AN), 1st Submittal**
Owner(s): LMB Capital LLC
Applicant(s): Denny Shiver
Location: 2850 Dowman Drive, 2864 Dowman Dr, Dowman Dr
Proposed Use: Retail/High Density Residential
Project Manager: Jean Sanchez

FUTURE LAND USE AMENDMENT

1. **FLU-25-13 - Orange Townhomes - Future Land Use (FLU), 1st Submittal**
Owner(s): JV CV Residential Properties LLC
Applicant(s): Alynne Cordray
Location: 17 West Orange Avenue, 15 North Washington Avenue
Proposed Use: Residential Mixed Use/Townhouses
Project Manager: Jun Sohn

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. **MDP-25-13 - Ondich North - Major Development Plan (MDP), 2nd Submittal**

Owner(s): HMF LLC, PM S-1 REO LLC, Stallings Euell E Jr, Stallings Crystal Denise, Stallings Charles P, Stallings Kim L
Applicant(s): 1828 Engineering LLC, Sofia Sierra-Gill P.E
Location: Oak Ln, 3845 Ondich Road, 4255 Ondich Road, 4267 Ondich Road, 3658 Ondich Road
Proposed Use: Subdivision with 196 Residential Single Family Lots
Project Manager: Jean Sanchez

CONSTRUCTION SITE PLAN

1. **CSP-26-2 Crossroads at Kelly Park Phase 2A-1 and 2A-2 Construction Plans - Revision to Previous Construction Site Plan (CSP), 1st Submittal**

Owner(s): Jen Florida 51 LLC
Applicant(s): Marc D Stehli - Pape Dawson
Location: Soapberry Avenue
Proposed Use: Residential Infrastructure
Project Manager: Jean Sanchez

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.



DRC: 2/18

Special Event Permit Application

Welcome! A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Note: Special event permit applications must be submitted at least 60 days before the event.

Incomplete applications will not be reviewed and will be denied. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Contact Events:

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60 to 90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00.
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	Top Select Volleyball Academy
Name of Applicant	Michelle Santoni-Miranda
Mailing Address	1101 N KELLER RD, STE D

City	Orlando
State	FL
Zip Code	32810
Cell Phone	4072423498
Email	michelle@topselectvolleyball.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No
State of Florida Tax ID Number	26-3196160
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 AnnualResaleCertificate 2026.pdf
Name of the Event	End of Season Family Day
Date(s) of the Event	Sunday, May 17, 2026
Hours of the Event	10:00am - 3:00pm
Location of the Event	Apopka Amphitheatre
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	750
Briefly describe the event and all activities that will occur during the event:	This is our annual end of season event that has taken place on the amphitheater for the past 4years. It is a family day type event, where we have fun activities for parents and players, goofy games, awards ceremony, dj music, etc. All on the grounds of the amphitheater.
Event Category	• Other
Please specify	Family day, goofy games, award ceremony
Are there flyers or advertisements for this event?	No
Additional Event Information	A Volleyball Academy End of Season activity.
Will there be admission fees to your event?	No
Will you be serving alcohol?	No
Is your event open to the public?	No
Does your event include food concession?	No
Do you intend to have food trucks at your event?	No

Will there be merchandising vending at your event?	No
Will they need electric?	Yes

Additional fees apply for electric use.

Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents? 10 x 10 tents (one by team 30 tents) will be set on the road/grass bordering the Amphitheatre.

Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	05/17/2026
Start Time	8:00 AM (EST)
End Time	9:30 AM (EST)

Event Dates

Date	05/17/2026
Start Time	10:00 AM (EST)
End Time	3:00 PM (EST)

Take Down/Load Out

Date	05/17/2026
Start Time	3:00 PM (EST)
End Time	3:30 PM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant	Michelle Santoni-Miranda
Title of Applicant	Director, Top Select Volleyball Academy
Date Submitted	02/03/2026

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant

Michelle Santoni-Miranda

Title of Applicant

Director Of Operations Top Select Volleyball Academy

Sponsoring Organization Name

Top Select Volleyball Academy



Re: Top Select Volleyball Academy Sunday, May 17, 2026 - Special Events Application

From Michelle Santoni <michelle@topselectvolleyball.com>

Date Fri 2/6/2026 4:27 PM

To Events <events@apopka.net>

CAUTION: This Email originated from a source outside the City of Apopka. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.



This message needs your attention

- This is their first email to your company.

Report this Email or Mark as Safe

Powered by Mimecast



Event Description:

With this event we close the 2025-2026 Volleyball Season of our Volleyball Academy.

The event will take place at the Apopka Amphitheater and surrounding lawn area.

Each of our 30 teams will put up a 10 x 10 tent in the lawn area in front of the amphitheater. Each team will organize their own tail gate on that tent to include snacks, beverage, etc and will decorate their tents.

The administration/staff of Top Select will use the amphitheater to present the year end awards and will be having DJ music and goofy game through the duration of the activity. We bring an ice cream truck to give away, and offer pop-corn and cotton candy.

Thank you,



2026 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/23

This Certificate Expires on 12/31/2026

Business Name and Location Address

SELECT VOLLEYBALL ACADEMY, INC
TOP SELECT VOLLEYBALL ACADEMY
1101 N KELLER RD STE E
ORLANDO FL 32810-5944

Certificate Number

58-8018221131-6

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit floridarevenue.com/taxes/certificates

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices



Amp

DRC 2/18

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- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	T-Dogg's Bigg Dreams Charity
Name of Applicant	Travis Gammage
Mailing Address	280 sw 8th ct

City	Deerfield bch
State	FL
Zip Code	33441
Cell Phone	9548578802
Email	travisgammage@gmail.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes
State of Florida Tax ID Number	85-8018804343C-8

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate

Consumer's Certificate of Exemption
Issued Pursuant to Chapter 212, Florida Statutes

85-8018804343C-8	06/21/2022	06/30/2027	501(C)(3) ORGANIZATION
Sales Tax Number	Effective Date	Expiration Date	Exempt Organization

This Certificate Will

TODD'S BROS. BREWERY CHARTY INC.
380 W. 1ST ST.
DEERFIELD BEACH, FL 33441-0231

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

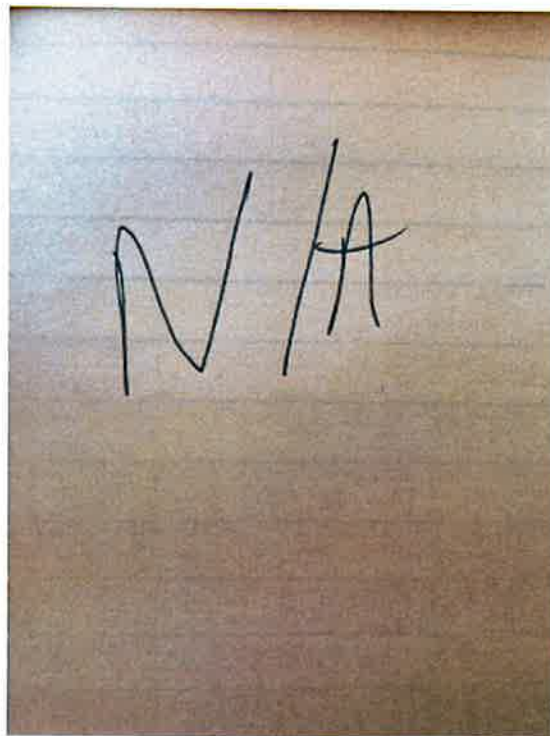
Important Information for Exempt Organizations

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. (See Rule 12A-1.030, Florida Administrative Code (F.A.C.).)
2. Your Consumer's Certificate of Exemption is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement, except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).

It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violations will require the revocation of this certificate.

If you have questions about your exemption certificate, please call Taxpayer Service at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.



Name of the Event RNB PICNIC FEST

Date(s) of the Event May 23

Hours of the Event 5

Location of the Event Apopka Amphitheater

Does the location of the event take place on Public or Private Property?

Yes

Anticipated attendance: 4500

Briefly describe the event and all activities that will occur during the event: Karaoke , and Old School Rnb Music

Event Category • Concert Performance

Are there flyers or advertisements for this event?

No

Additional Event Information We just did this event January 31 at the weather was so bad we're bringing it back to make sure the customers are happy

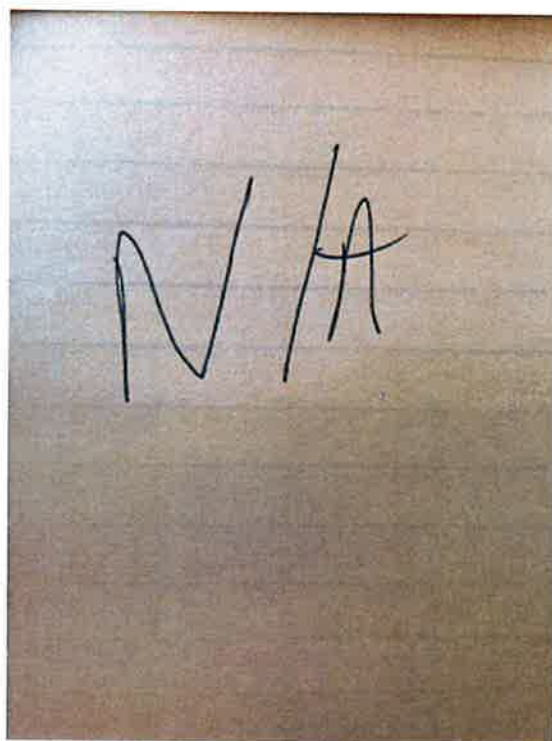
Will there be admission fees to your event?

Yes

Will you be serving alcohol?

Yes

Copy of your liquor license & insurance



If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?

No

Does your event include food concession?

Yes

Do you intend to have food trucks at your event?

Yes

How many?

6

Will there be merchandising vending at your event?

Yes

How many vendors?

6

Will they need electric?	No
Will you be hiring a private security company for the event?	Yes
Name of Security Company: DMF STAFFING	
Do you require overnight security?	No
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents? 10x10	
Will Inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Layout map for event



Date/Time (on site load in and load out)
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For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	05/23/2026
Start Time	7:00 AM (EST)
End Time	10:00 AM (EST)

Event Dates

Date	05/23/2026
Start Time	5:00 AM (EST)
End Time	10:00 PM (EST)

Take Down/Load Out

Date	05/23/2026
Start Time	10:00 PM (EST)
End Time	1:00 AM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant	Travis Gammage
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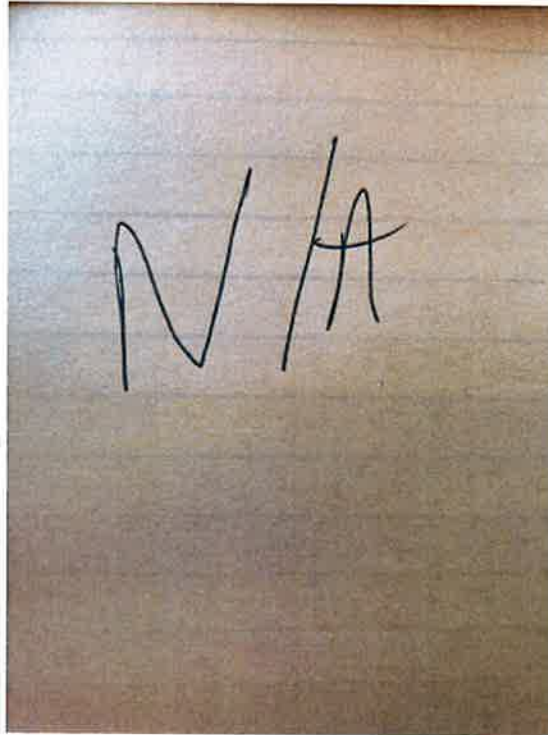
Title of Applicant	Owner
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The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.



The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.

- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance (including all extensions to the insurance certificate—to also include a copy of the complete insurance policy) on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant

A handwritten signature in black ink, appearing to read 'Travis Gammage', written on a horizontal line.

Name of Applicant Travis Gammage

Title of Applicant Owner

Sponsoring Organization Name N/A



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA



DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE CATERER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 565, FLORIDA STATUTES
SERIES: 13CT
CONSUMPTION ON PREMISES ONLY

PROFESSIONAL CONCESSIONS INC

PROFESSIONAL CONCESSIONS INC MIZNER PARK CATERING
590 PLAZA REAL
BOCA RATON FL 33432

LICENSE NUMBER: BEV6013513

EXPIRATION DATE: **MARCH 31, 2026** To be updated and

Always verify licenses online at MyFloridaLicense.com approved prior to event date

ISSUED: 03/01/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Business Tax Office
150 NE 2nd Ave.
Deerfield Beach, FL 33441
Phone: (954) 250-4057
E-mail: web.btr@deerfieldbeachfl.gov



Business Tax Receipt License
2025 - 2026
License Number: 2026-464758
Expires: 9/30/2026

2 EXTREME MARKETING AND
PROMOTION LLC
280 SW 8 CT
DEERFIELD BEACH, Florida 33441

Classification: BUSINESS OFFICE/AGENT OR
AGENCY
Business Location: 280 SW 8 CT DFB 33441
Service(s): HOME OFFICE - EVENT PLANNER
SRVCS

Notice: This Business Tax Receipt License becomes **NULL** and **VOID** if ownership, business name, or business location has changed. The business owner must apply for a Certificate of Use. Once the Certificate of Use has been issued, the business owner must apply for the Business Tax Receipt License.

Detach and retain for your records

***** Business Tax Receipt License *****

License Number: 2026-464758

- This Business Tax Receipt License represents proof of payment of your Business Tax Receipt License Fee for the period of October 1 to September 30th. Please exercise diligence in maintaining this receipt.
- Once you have obtained a Business Tax Receipt License, you will be sent a renewal notice each year beginning July 1st (90 days prior to expiration), to the address listed on the Business Tax Receipt License. Please check all Business Tax Receipt License information and report any errors immediately via email to web.btr@deerfieldbeachfl.gov. The City may impose fines and penalties for failure to renew this Business Tax Receipt License
- Your current Business Tax Receipt License shall be posted so that it is can be viewed by anyone upon entering the place of business.
- Any change to the ownership, business name or location, requires that the business owner must apply for a Certificate of Use. Once the Certificate of Use has been issued, the business owner must apply for the Business Tax Receipt License.
- If you have more than one business location, you must obtain a Business Tax Receipt License for each location.

This Business Tax Receipt License does not represent an endorsement or certification of the business listed herein by the City of Deerfield Beach.

2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N20000007843

Entity Name: T-DOGG'S BIGG DREAMS CHARITY INC

Current Principal Place of Business:

280 SW 8 CT.
DEERFIELD BEACH, FL 33441

Current Mailing Address:

P.O. BOX 4631
DEERFIELD BEACH, FL 33442 US

FEI Number: 85-2369497

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GAMMAGE, TRAVIS
280 SW 8 CT.
DEERFIELD BEACH, FL 33441 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name GAMMAGE, TRAVIS
Address P.O. BOX 4631
City-State-Zip: DEERFIELD BEACH FL 33442

Title T
Name LYONS, GLENDREA
Address P.O. BOX 4631
City-State-Zip: DEERFIELD BEACH FL 33442

Title S
Name TOBIAS, KENISHA
Address P.O. BOX 4631
City-State-Zip: DEERFIELD BEACH FL 33442

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TRAVIS GAMMAGE

OWNER

04/02/2025

Electronic Signature of Signing Officer/Director Detail

Date



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8018804343C-8	06/21/2022	06/30/2027	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

T DOGGS BIGG DREAMS CHARITY INC
280 SW 8TH CT
DEERFIELD BEACH FL 33441-5223

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your Consumer's Certificate of Exemption is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).

It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.

If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-8800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



RNB Picnic



City of Apopka Special Events Application

02/05/2026 11:30 AM (EST)



DRC: 2/18

Special Event Permit Application

Welcome! A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Note: Special event permit applications must be submitted at least 60 days before the event.

Incomplete applications will not be reviewed and will be denied. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Contact Events:
events@apopka.net
 407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60 to 90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00.
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name	First Baptist Church of Apopka
Name of Applicant	Nicole Gutierrez
Mailing Address	441 S. Highland Ave.

City	Apopka
State	Florida
Zip Code	32703
Cell Phone	321-877-9204
Email	nicole@fbcapopka.net
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes
State of Florida Tax ID Number	85-8012557200C-3

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate	 FBCA tax exempt.pdf
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 Business Tax Reciept.pdf
	 Business Tax receipt 2.pdf
Name of the Event	Crossover Community Block Party
Date(s) of the Event	June 6, 2026
Hours of the Event	10am-2pm
Location of the Event	441 S. Highland Ave.
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	300
Briefly describe the event and all activities that will occur during the event:	block party that will feature games, bounce houses, food (provided by the church not vendors), entertainment on church property. Also, a visit from the fire and police departments.
Event Category	• Neighborhood Block Party
Are there flyers or advertisements for this event?	Yes
Attach Flyer or Advertisement 1	 Red Playful Illustrative Block Party Flyer.pdf
Will there be admission fees to your event?	No
Will you be serving alcohol?	No
Is your event open to the public?	Yes

Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	No
Will there be merchandising vending at your event?	No
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents? 10x10

Will inflatables be used at your event?	Yes
Will your event include any fireworks or pyrotechnics?	No

Layout map for event

 site layout for June 6.pdf

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 06/06/2026

Start Time 8:00 AM (EST)

End Time 10:00 AM (EST)

Event Dates

Date 06/06/2026

Start Time 10:00 AM (EST)

End Time 2:00 PM (EST)

Take Down/Load Out

Date 06/06/2026

Start Time 2:00 PM (EST)

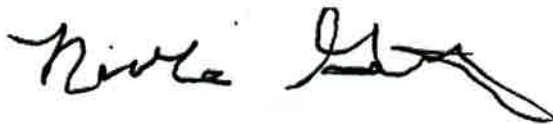
End Time 4:00 PM (EST)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant Nicole Gutierrez

Title of Applicant Children's Ministry Director

Date Submitted 02/05/2026

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!



The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance (**including all extensions to the insurance certificate—to also include a copy of the complete insurance policy**) on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or

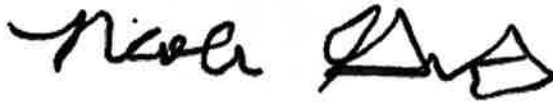
self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.

- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant

Nicole Gutierrez

Title of Applicant

Children's Ministry Director

Sponsoring Organization Name

First Baptist Church of Apopka



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brown & Brown Insurance Services, Inc. 2290 Lucien Way, Suite 400 Maitland FL 32751		CONTACT NAME: Amy Manor CRIS PHONE (A/C, No, Ext): (407) 660-8282 FAX (A/C, No): (407) 660-2012 E-MAIL ADDRESS: Amy.Manor@bbrown.com	
INSURED First Baptist Church of Apopka, Inc., DBA: Highland Christian Academy 441 South Highland Avenue Apopka FL 32703		INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia Indemnity Insurance Company INSURER B: Technology Insurance Company, Inc. INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 18058 42376	

COVERAGES

CERTIFICATE NUMBER: CL2561249045

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y		PHPK2555246-005	06/19/2025	06/19/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 Employee Benefits \$ 1,000,000
	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PHPK2555246-005 06/19/2025 06/19/2026 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP - Basic \$ 10,000
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			PHUB864251-005	06/19/2025	06/19/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	TWC4617029	06/19/2025	06/19/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Sexual/Physical Abuse Coverage			PHPK2555246-005	06/19/2025	06/19/2026	General Aggregate \$1,000,000 Each Occurrence \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Apopka is granted additional insured status by the General Liability policy with regards to the operations of the named insured when required by written contract or agreement.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John D. [Signature]



Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8012557200C-3	05/31/2022	05/31/2027	RELIGIOUS-PHYSICAL PLACE
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

FIRST BAPTIST CHURCH OF APOPKA INC
441 S HIGHLAND AVE
APOPKA FL 32703-5339

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



NEIGHBORHOOD BLOCK PARTY

**JUNE 6, 2026
10AM-2PM**

FREE FUN, FOOD, GAMES!

**441 S. HIGHLAND AVE. @ FIRST BAPTIST
CHURCH APOPKA**







BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 00°09'58" EAST FOR ANGULAR DETERMINATION ONLY. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). 2011 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (9901) AS REFERENCED BY CERTIFIED CORNER RECORD #0047863, NORTHING 1610937.517, EASTING 476803.923.

THESE 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.

THESE ARE THE RESULTS OF A VISUAL INSPECTION OF THE PROPERTY. 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.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, DATED 9/24/2021.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

THE PROPERTY DESCRIBED HEREON CONTAINS 4.84 ACRES, MORE OR LESS.

LAST DATE IN FIELD: OCTOBER 12, 2024

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	CHORD DIRECTION
C1 (D)	824.30	165.49	011°30'11"	165.21	N275°45'04"
C2 (M)	824.30	165.49	011°30'11"	165.21	N272°49'57"

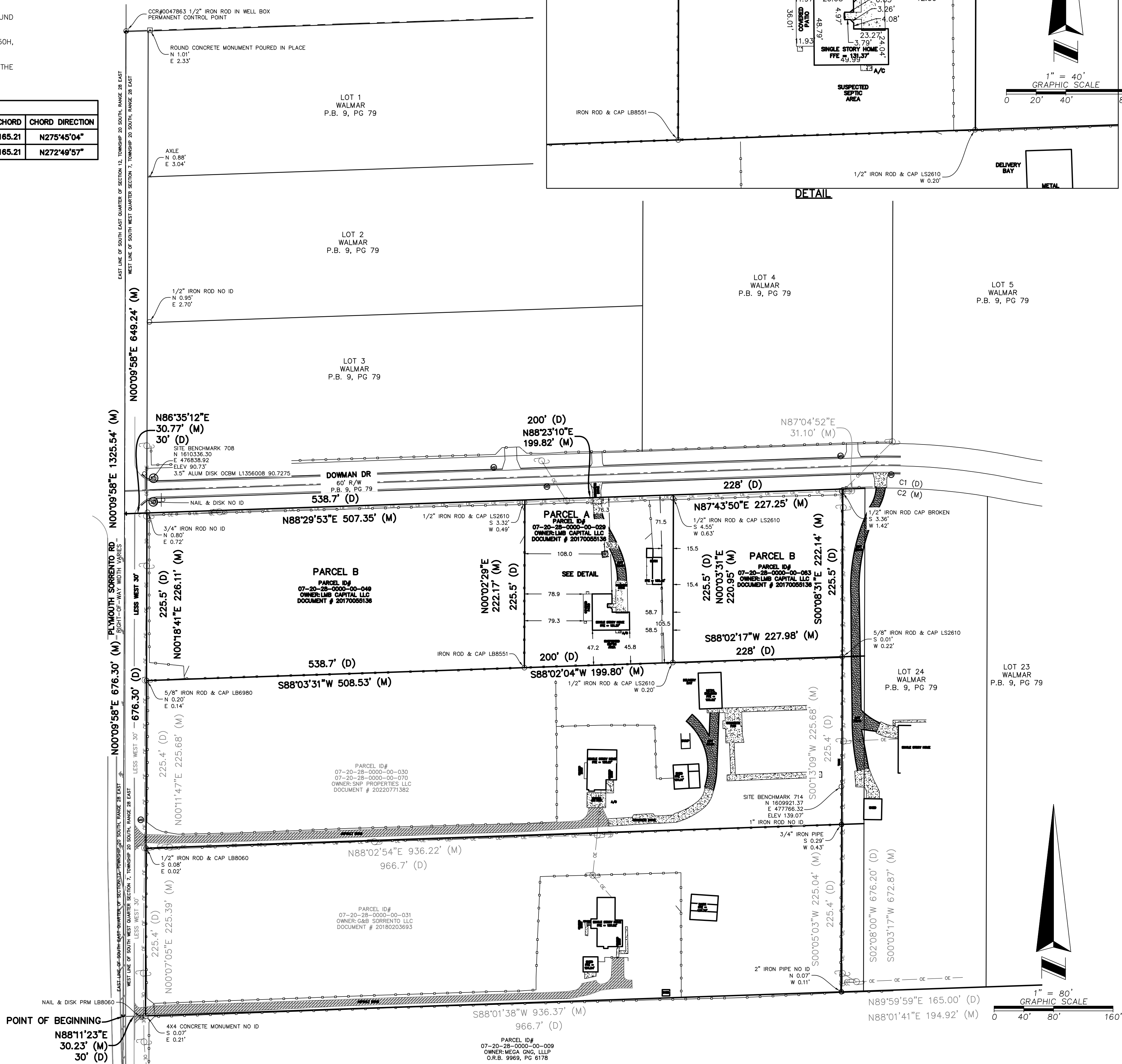
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

THE WEST 200 FEET OF THE EAST 428 FEET OF THE WEST 966.7 FEET, (LESS THE SOUTH 450.8 FEET THEREOF) OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN EAST 3,016 FEET, THENCE NORTH 659.2 FEET, THENCE WEST 3,010.52 FEET, THENCE SOUTH 676.3 FEET TO THE **POINT OF BEGINNING**, LYING IN ORANGE COUNTY, FLORIDA

THE WEST 966.7 FEET (LESS THE SOUTH 450.8 FEET THEREOF); **BEGINNING** AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN EAST 3,016 FEET; NORTH 659.2 FEET; WEST 3,010.52 FEET; SOUTH 676.3 FEET TO THE **POINT OF BEGINNING**, ORANGE COUNTY, FLORIDA (LESS THE WEST 30 FEET FOR ROAD RIGHT-OF-WAY, LESS THE WEST 200 FEET OF THE EAST 428 FEET OF SAID WEST 966.7 FEET).

BENCHMARK LOCATION		CONTROL STRUCTURE		CONCRETE MONUMENT	
	CABLE TELEVISION CABINET		STORM DRAINAGE MANHOLE		E EAST/EASTING
	CABLE TELEVISION MARKER		MITERED END SECTION		EC EDGE OF CONCRETE
	CABLE TELEVISION RISER		YARD DRAIN		ELEV ELEVATION
	CABLE TELEVISION VAULT		FOUND BRASS OR ALUMINUM DISK		EP EDGE OF PAVEMENT
	ELECTRICAL CABINET		FOUND CONCRETE MONUMENT		ESMT EASEMENT
	CONCRETE LIGHT POLE		FOUND IRON PIPE		FFE FINISH FLOOR ELEVATION
	CONCRETE POWER POLE		FOUND IRON ROD		FND FOUND
	FIBERGLASS LIGHT POLE		FOUND NAIL & DISK		LB LICENSED BUSINESS
	GUY POLE		SET CONCRETE MONUMENT		LS LICENSED SURVEYOR
	GUY WIRE		SET IRON ROD		PS PARKING SPACE
	LANDSCAPE LIGHT		SET NAIL & DISK		HC HANDICAPPED
	ELECTRICAL MANHOLE		SET TRAVERSE POINT OR BENCHMARK		N NORTH/NORTHING
	ELECTRICAL MARKER		TELECOMMUNICATION CABINET		(D) DEED
	METAL LIGHT POLE		TELECOMMUNICATION MANHOLE		(M) MEASURED
	POWER POLE		TELECOMMUNICATION MARKER		N/D NAIL AND DISK
	ELECTRICAL METER		TELECOMMUNICATION RISER		PB PLAT BOOK
	ELECTRICAL PANEL		TELECOMMUNICATION VAULT		PG(S) PAGE(S)
	ELECTRICAL RISER		TRAFFIC ELECTRIC CABINET		PC POINT OF CURVATURE
	TRANSFORMER		PEDESTRIAN CROSS POLE		PT POINT OF TANGENT
	ELECTRICAL VAULT		SIGNAL MAST ARM		PCP PERMANENT CONTROL POINT
	WOODEN LIGHT POLE		TRAFFIC ELECTRIC VAULT		PRM PERMANENT REFERENCE MONUMENT
	WOODEN POWER POLE		TREE BAY		PS PARKING SPACE
	FIBER OPTIC MARKER		TREE CAMPHOR		P PROPERTY LINE
	FIBER OPTIC RISER		TREE CEDAR		PSM PROFESSIONAL SURVEYOR AND MAPPER
	FIBER OPTIC VAULT		TREE CHINA BERRY		R RADIUS
	FORCE MAIN AIR RELEASE VALVE		TREE CYPRESS		RCP REINFORCED CONCRETE PIPE
	FORCE MAIN MARKER		TREE ELM		RLS REGISTERED LICENSED SURVEYOR
	FORCE MAIN MANHOLE		TREE GREEN ASH		R/W RIGHT OF WAY
	FORCE MAIN VALVE		TREE HICKORY		S SOUTH
	IRRIGATION VALVE		TREE LAUREL OAK		TH TEST HOLE
	BOLLARD		TREE LIVE OAK		VVH VERIFIED VERTICAL & HORIZONTAL
	CLEANOUT		TREE MAGNOLIA		CONTOUR
	MAILBOX		TREE MAPLE		SPOT ELEVATION
	MULTI STAND SIGN		TREE PALM		WTR WATER
	SATELLITE		TREE PECAN		—btv— BURIED CABLE TV
	SINGLE STAND SIGN		TREE PINE		—ec— BURIED ELECTRICAL
	SOIL BORING LOCATION		TREE SWEET GUM		—bfo— BURIED FIBER OPTIC
	TEST HOLE LOCATION		TREE SYCAMORE		—bfm— BURIED FORCE MAIN
	UNKNOWN MANHOLE		TREE TURKEY OAK		—gc— BURIED GAS
	UNKNOWN UTILITY RISER		WATER AIR RELEASE VALVE		—brw— BURIED RECLAIMED WATER
	UNKNOWN VAULT		BACKFLOW PREVENTER		—ss— BURIED SANITARY SEWER
	UNKNOWN VENT		HOSE BIBB		—bt— BURIED TELECOMMUNICATION
	WELL		FIRE DEPARTMENT CONNECTION		—tte— BURIED TRAFFIC ELECTRICAL
	WETLAND FLAG		FIRE HYDRANT		—bu— BURIED UNKNOWN
	NATURAL GAS MARKER		WATER MARKER		—bw— BURIED WATER
	NATURAL GAS METER		WATER METER		—CL— CENTERLINE
	NATURAL GAS VALVE		WATER RISER		—C— CONTINUOUS
	NATURAL GAS VENT		WATER VALVE		--- DASHED LINE
	RECLAIMED WATER AIR RELEASE VALVE		WETLANDS		—F— FENCE LINE
	RECLAIMED WATER MARKER		ASPHALT		—FM— FORCE MAIN
	RECLAIMED WATER RISER				



PANTALONE INDUSTRIES
3920 GREENVIEW PINES COURT
ORLANDO, FLORIDA 32817
(STEPHEN@PANTALONEINDUSTRIES.COM)
(304) 376-4439

BOUNDARY SURVEY
OF
2864 DOWMAN DR
N 7, TOWNSHIP 20 SOUTH, RANGE
ORANGE COUNTY, FLORIDA

FOR:
DI FRANCESCO, LLC

FOR THE LICENSED BUSINESS #8551 BY:

JOHN F. LOCKLIN DCM 06573

[illegible]

JOB #: 2864 DOWMAN DR
DATE: 10/13/2024
SCALE: 1" = 80' / 1" = 40'
CALC BY: SP
FIELD BY: CG
DRAWN BY: KM
CHECKED BY: JL

SHEET 1 OF 1

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 110195887:

PARCEL 1:

THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼, LYING NORTH OF ONDICH ROAD AND THE NORTH ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

ORANGE C

THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UNIMPEDED PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, AND EGRESS AS CREATED IN THAT CERTAIN EASEMENT AGREEMENT, RECORDED MARCH 7, 2018 IN INSTRUMENT NO. 20180135614, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

A TRACT OF LAND, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

[illegible]

PARCEL 4:

THE NE ¼ OF THE NE ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 27 EAST, TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 2, AS RECORDED IN OFFICIAL RECORDS BOOK 3995, PAGE 3632 AND OVER THE EAST 20 FEET OF THE SOUTHWEST ¼ OF THE NE ¼ OF THE SE ¼, AS RECORDED IN OFFICIAL RECORDS BOOK 5142, PAGE 3281, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING: 196.834 ACRES, MORE OR LESS.

APPLICANT/DEVELOPER
PULTE HOME COMPANY, LLC.
CONTACT: BERNARD SULLIVAN
4901 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
PHONE: (407) 967-5564
MAIL: BERNARD.SULLIVAN@PULTEGROUP.COM

EMAIL: BERNARD.SULLIVAN@PULTEGROUP.COM

ENVIRONMENTAL CONSULTANT
BIO-TECH CONSULTING, INC.
ENVIRONMENTALIST: STEPHEN BUTLER
3025 EAST SOUTH STREET
ORLANDO, FLORIDA 32803
PHONE: (407) 894-5969

EMAIL: STEVE@BIO-TECHCONSULTING.COM

ENGINEER
1828 ENGINEERING, LLC
ENGINEER: SOFIA C. SIERRA-GIL, P.E.
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MAITLAND, FLORIDA 32751
PHONE: (407) 558-2228
EMAIL: SSANCHEZ@1828ENG.COM

GEOTECHNICAL ENGINEER
UNIVERSAL ENGINEERING SCIENCES, LLC
ENGINEER: RICARDO C. KIRIAKIDIS, .P.E.
3532 MAGGIE BLVD.,
ORLANDO, FLORIDA 32811
PHONE: (407) 423-3106
EMAIL: RKIRIAKIDIS@TEAMUES.COM

SURVEYOR
ALLEN & COMPANY, INC.
SURVEYOR: BRICE HELLSTORM, P.S.M.
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
PHONE: (407) 654-5355
EMAIL: BRICE@ALLEN-COMPANY.COM

TRAFFIC ENGINEER
TRAFFIC & MOBILITY CONSULTANTS, LLC
ENGINEER: AYMAN HASAN AS-SAIDI, P.E.
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
PHONE: (407) 531-5332
EMAIL: AYMANA@TRAFFICMOBILITY.COM

WATER/SEWER/RECLAIMED:
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FLORIDA 32703
CONTACT:VLADIMIR SIMONOVSKI, P.E.
PHONE: (407) 703-1731

CONTACT: VLADIMIR SIMONOVSKI, P.E.
PHONE: (407) 703-1731

SOLID WASTE COLLECTION:
CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FLORIDA 32703
PHONE: (407) 703-1731

CABLE:
CHARTER COMMUNICATIONS
(A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: TRACEY DOMOSTOY
PHONE: (407) 532-8509

TELEPHONE/FIBER:
CENTURY LINK
33 NORTH MAIN STREET, ROOM 144
WINTER GARDEN, FLORIDA 34787
CONTACT: BILLY HAGER
PHONE: (407) 814-5329

**CHARTER COMMUNICATIONS
(A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: TRACEY DOMOSTOY
PHONE: (407) 532-8509**

POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
CONTACT: JENNIFER NAZARIAN
PHONE: (407) 938-6611

OCA PARCEL ID # 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053,
02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020



SCALE: 1" = 2000'



SCALE: 1" = 1000'



SCALE: 1" = 1000'



SCALE: 1" = 1000'

1	C0.0	COVER SHEET
2	C1.0	ABBREVIATIONS & SYMBOLS
3	C1.1	OVERALL EXISTING CONDITIONS
4-13	C1.2 - C1.11	EXISTING CONDITIONS PLAN
14	C2.0	MASTER PLAN
15	C2.1	MASTER PLAN - DEVELOPMENT STANDARDS
16	C3.0	OVERALL GEOMETRY PLAN
17-25	C3.1 - C3.9	GEOMETRY PLAN
26	C3.10	LOT TABLES
27	C3.11	CURVE TABLES
28	C3.12	CROSS SECTIONS
29	C3.13	PHASING PLAN
30	C3.14	FIRETRUCK ROUTE PLAN
31	C3.15	FIRETRUCK ROUTE DETAILS
32	C3.16	LIGHTING PLAN
33	C4.0	OVERALL UTILITY & DRAINAGE PLAN
34-43	C4.1 - C4.10	UTILITY & DRAINAGE PLAN
44	C5.0	OVERALL PAVING & GRADING PLAN
45-53	C5.1 - C5.9	PAVING & GRADING PLAN
54	-	CODE LANDSCAPE PLAN COVER
55-62	LP-200 - LP-207	EXISTING TREE COVERAGE PLAN
63	LP-208	EXISTING TREE MITIGATION PLAN
64-82	LP-209 - LP-227	EXISTING TREE NUMBER REFERENCE
83-91	LP-300 - LP-308	CODE LANDSCAPE PLAN
92	LP-309	PLANT LIST AND NOTES
93	LP-310	CODE LANDSCAPE DETAILS
94	SHEET 1	LEGAL DESCRIPTION, NOTES AND LEGEND
95	SHEET 2	BOUNDARY SURVEY (NORTHERN AREA)
96	SHEET 3	BOUNDARY SURVEY (SOUTHERN AREA)
97	SHEET 4	KEY MAPS
98-103	SHEETS 5 - 10	TOPOGRAPHIC SURVEY
104-106	SHEETS 11 - 13	ROUTE SURVEY
107-119	SHEETS 14 - 26	TREE SURVEY
120-138	SHEETS 27 - 45	TREE TABLES

THE PROPERTY IS MADE UP OF SIX PARCELS THAT ARE LOCATED ALONG THE WEST OF STATE ROAD 453, NORTH OF ONDICH ROAD, AND NORTHEAST OF THE CROSSROADS AT KELLY PARK DEVELOPMENT. THE ADDRESSES FOR THE CORRESPONDING PARCELS ARE 3658, 3845, 4255, 4267, ONDICH ROAD, & OAK LANE, APOPKA, FLORIDA, 32712, IN THE CITY OF APOPKA. THE SUBJECT PROPERTY HAS A TOTAL AREA OF 196.83AC. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL SUBDIVISION WITH 196 INDIVIDUAL SINGLE FAMILY LOTS, ASSOCIATED ROADWAYS, AND RETENTION/ DETENTION AREAS. THE POTABLE WATER, RECLAIMED WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF APOPKA UTILITIES. A FEE SIMPLE OWNERSHIP, SUCH AS A HOME OWNERS ASSOCIATION, WILL BE CREATED TO CONTROL AND MAINTAIN ALL OF THE PROPOSED SUBDIVISION'S COMMON AREAS, WHICH INCLUDE ALL LANDS EXCLUDING THE INDIVIDUAL LOTS.

NOT FOR CONSTRUCTION

1828 ENGINEERING

2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

PERMITS REQUIRED

[illegible]

ABBREVIATIONS

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

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

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

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

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

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

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

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

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

J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

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

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

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

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

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

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

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

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

J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

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

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

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

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

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

Q	
Q	FLOW RATE

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

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

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

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

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

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

Y	
YD	YARD
YR	YEAR

MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

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

SANITARY SEWER

		SANITARY SEWER LINE
		CLEANOUT
		FORCE MAIN
	S	MANHOLE

POTABLE WATER

	WM	WATER MAIN
		EXISTING VALVE
		FIRE HYDRANT
	M	WATER METER

STORM DRAIN

		STORM SEWER
		CURB INLET
	D	MANHOLE
		MITERED END
		STORM INLET
	x100.00	SPOT ELEVATION

HIGHWAY & UTILITIES

		BENCHMARK
		BOUND CORNER
		CONCRETE
	520	COUNTY ROADS
	95	INTERSTATE ROADS
		LIGHT POLE
		SIGN
		EDGE OF PAVEMENT W/O CURB

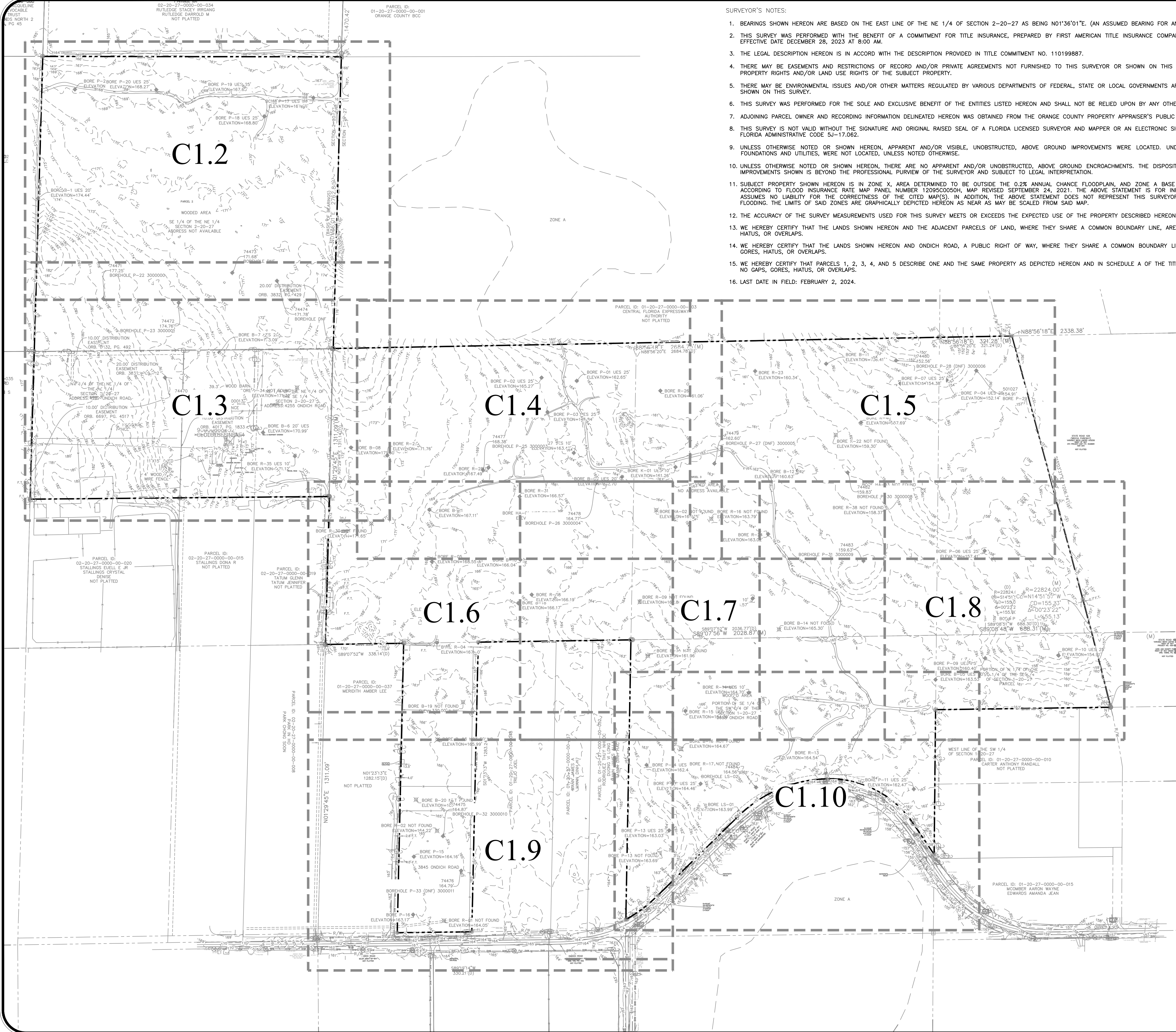
PROPOSED SYMBOLS

LINES

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

SANITARY SEWER

	100 LF OF 8" PVC @ 0.40%	SANITARY PIPE
		CLEANOUT
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE

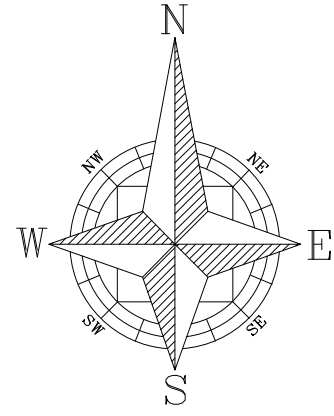


SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 2-20-27 AS BEING N01°36'01"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110199887, EFFECTIVE DATE DECEMBER 28, 2023 AT 8:00 AM.
3. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED IN TITLE COMMITMENT NO. 110199887.
4. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
7. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
10. 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.
11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X. AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE A BASE FLOOD ELEVATIONS NOT DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095000504, 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. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
12. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON; (RURAL) 1 FOOT IN 5,000 FEET.
13. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
14. WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND ONDICH ROAD, A PUBLIC RIGHT OF WAY, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
15. WE HEREBY CERTIFY THAT PARCELS 1, 2, 3, 4, AND 5 DESCRIBE ONE AND THE SAME PROPERTY AS DEPICTED HEREON AND IN SCHEDULE A OF THE TITLE COMMITMENT ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
16. LAST DATE IN FIELD: FEBRUARY 2, 2024.

LEGEND OF SYMBOLS AND ABBREVIATIONS:

- | | |
|--------|---|
| ORB. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| PG.(S) | PAGE(S) |
| LB | LICENSED BUSINESS |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| ID | IDENTIFICATION |
| CCR | CERTIFIED CORNER RECORD |
| R/W | RIGHT OF WAY |
| R | RADIUS |
| CB | CHORD BEARING |
| CD | CHORD DISTANCE |
| Δ | DELTA/CENTRAL ANGLE |
| L | ARC LENGTH |
| (D) | DESCRIBED |
| (M) | MEASURED |
| ⊙ | METAL POWER POLE |
| ⊙ | WOODEN POWER POLE |
| ⊙ | GUY WIRE |
| ⊙ | FLAG POLE |
| ⊙ | FENCE GATE |
| ⊙ | FOUND CONCRETE MONUMENT AS NOTED |
| ⊙ | FOUND IRON ROD OR PIPE AS NOTED |
| ⊙ | SET 1/2" IRON ROD AND CAP OR NAIL & DISK LB#6723 |
| ⊙ | FENCE LINE, AS NOTED |
| ⊙ | OVERHEAD ELECTRIC LINE |
| ⊙ | EASEMENTS AREAS |
| ⊙ | FENCE TIE |
| ⊙ | SOIL BORING (BORING NOT FOUND, ELEVATION TAKEN AT PROVIDED COORDINATES) |
| ⊙ | SOIL BORING |



GRAPHIC SCALE



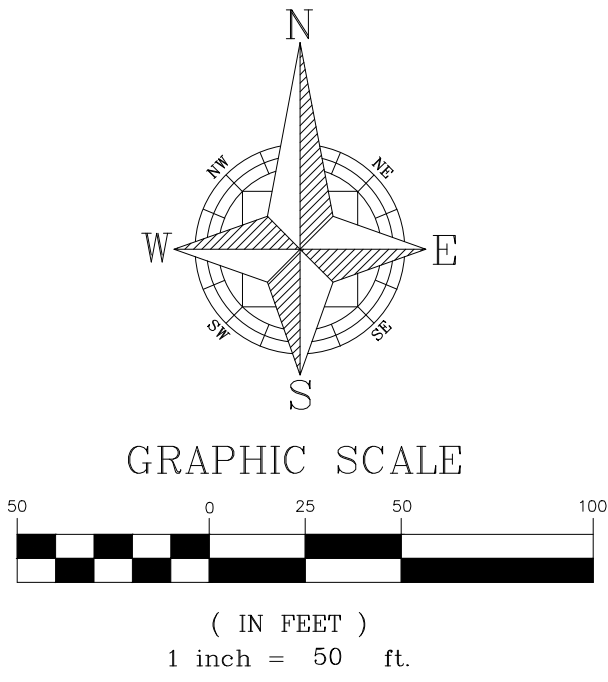
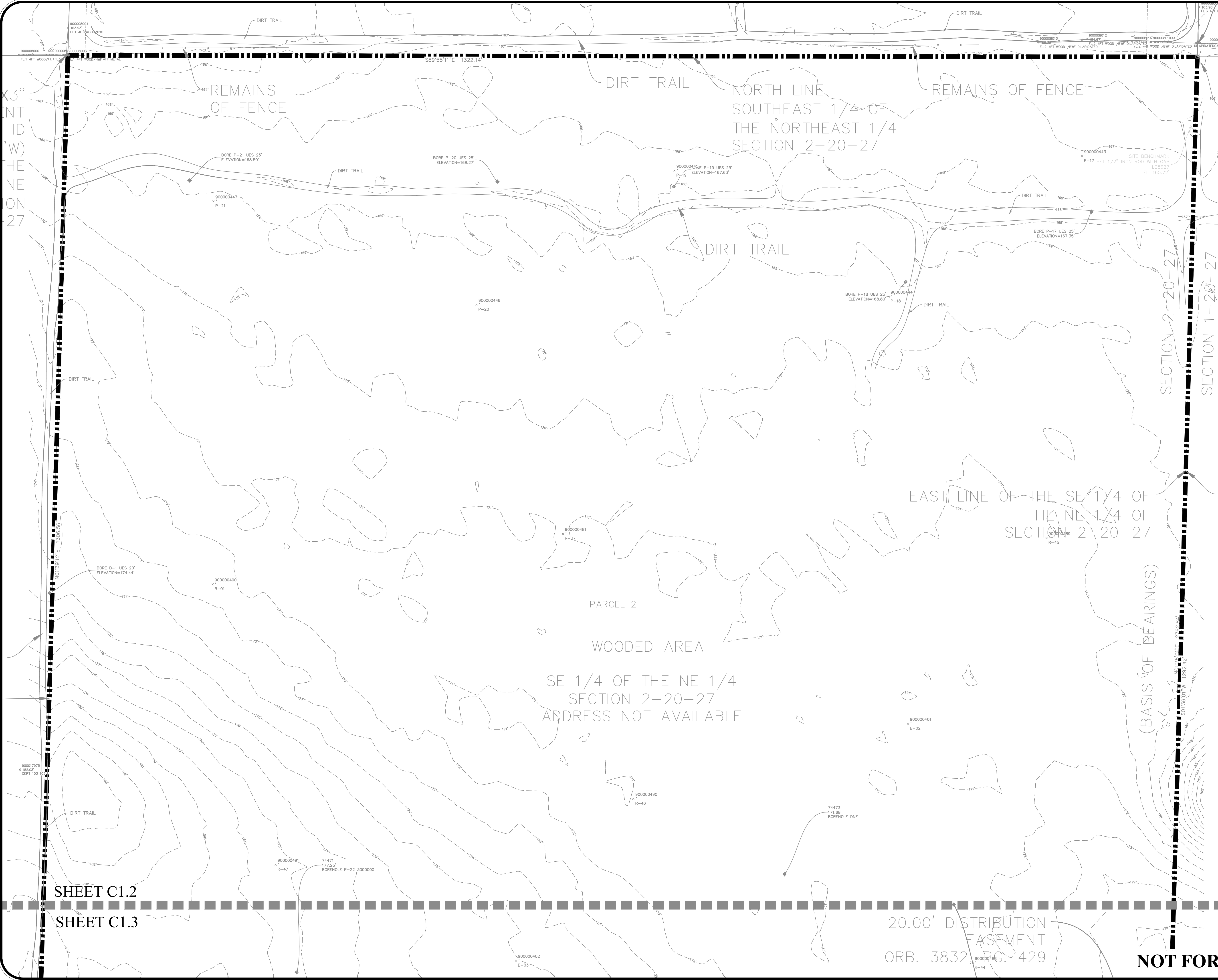
(IN FEET)
1 inch = 200 ft.

EXISTING CONDITION PLAT BASED ON
SURVEY PROVIDED BY:

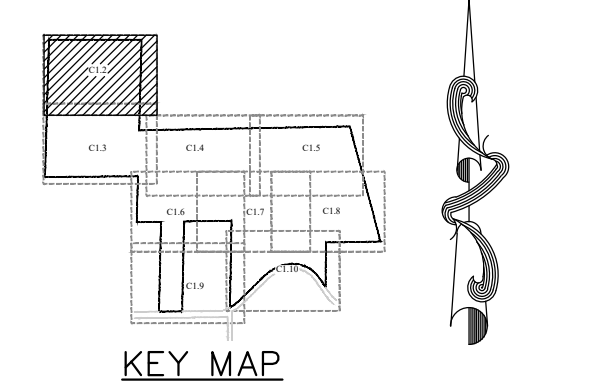
ALLEN & COMPANY, PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24

1828 ENGINEERING		OVERALL EXISTING CONDITIONS		MAJOR DEVELOPMENT PLAN		ONDICH NORTH		CITY OF APOKA, FLORIDA	
2400 MATLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2225		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060		DATE: 1/19/2026		SHEET: C.1.1		PROJECT: PUL-037	
DATE: 1/19/2026		CHECKED: L. CLASON		DESIGNED: S. SIERRA-GIL		DRAWN: L. GRAHAM		SCALE: 1" = 200'	
DESCRIPTION		RECD		DATE		DATE		DATE	

NOT FOR CONSTRUCTION



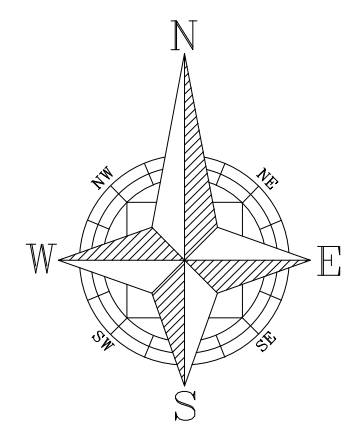
EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:
ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24



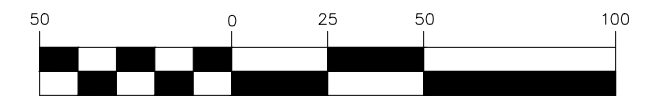
1828 ENGINEERING				2400 MATLAND CENTER PKWY., SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2225		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060		DATE 01/19/2026		DESCRIPTION CITY OF APOPKA COMMENTS DATED 12/16/2023		BY AF			
EXISTING CONDITIONS PLAN				MAJOR DEVELOPMENT PLAN				ONDICH NORTH CITY OF APOPKA, FLORIDA							
SCALE 1" = 50'		PROJECT PUL-037		SHEET C1.2		DRAWING L. GRAHAM		DESIGNED S. SIERRA-GIL		CHECKED L. CLASSON		DATE 1/19/2026			
SHEET C1.2				SHEET C1.3				20.00' DISTRIBUTION EASEMENT ORB. 3832 PG. 429				NOT FOR CONSTRUCTION			

SHEET C1.3

20.00' DISTRIBUTION
EASEMENT
ORB. 3832 PG. 429



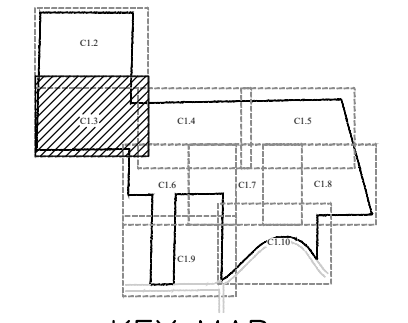
GRAPHIC SCALE



1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24



KEY MAP

- 10.00' DISTRIBUTION
EASEMENT
- ORB. 3832, PG. 492

20.00' DISTRIBUTION
EASEMENT
ORB. 3832, PG. 492

NW 1/4 OF THE NE 1/4 OF
THE SE 1/4
SECTION 2-20-27
ADDRESS: 4267 ONDICH ROAD

10.00' DISTRIBUTION
EASEMENT
ORB. 6697, PG. 4517

4' HOG WIRE
FENCE

- 10.00' DISTRIBUTION
EASEMENT
ORB. 4017, PG. 1833

WOOD BARN

NE 1/4 OF THE NE 1/4 OF
THE SE 1/4
SECTION 2-20-27
PARCELS 4
ADDRESS: 4255 ONDICH ROAD

N.W. CORNER OF THE S
SECTION 1-20-27
FOUND 1-1/2" IRON P
CCR #111219

4' WOOD/HOG
WIRE FENCE

11'X15' SHED
4' WOOD/HOG WIRE FENCE

6' CHAIN LINK FENCE

FOUND 1/2" IRON ROD

N01°29'49"E 1311.14'($\hat{D}$)

FOUND 1 1/2" IRON ROD
WITH CAP STAMPED
"LB7064 WITH SS"
0.3Z'-W, 0.86 T C1.3 T C1.4

WEST LINE OF THE
1/4 172' OF THE SW 1

NOT FOR CONSTRUCTION

1828 ENGINEERING

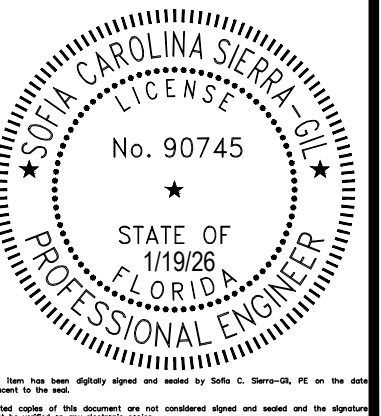
EXISTING CONDITIONS PLAN

MAJOR DEVELOPMENT PLAN

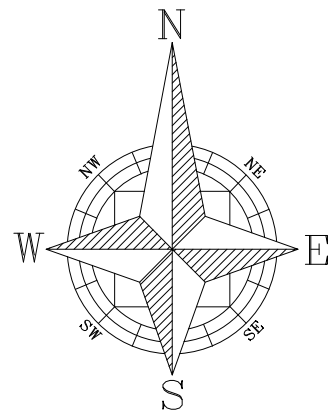
CITY OF AOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 1/19/2026

SCALE	" = 50'
PROJECT	UL-037
SHEET	C1.3



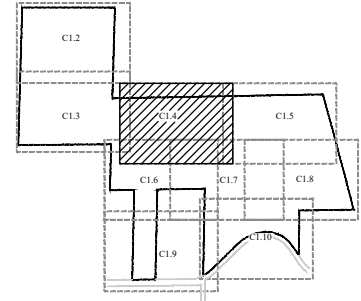
P:\PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D Layouts\04 MDP EXISTING CONDITIONS.dwg Modified: 1/19/2026 By: sanchez Plotted By: sofia sanchez



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:
ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24



KEY MAP

SCRIBED AS
-27
3
ION 1-20-27

PARCEL ID: 01-20-27-0000-00-003
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY
NOT PLATTED

SHEET C1.4

SHEET C1.5

CORNER OF THE SW 1/4 OF
SECTION 1-20-27
1-1/2" IRON PIPE, NO ID
11219

N88°56'20"E 2684.78'(D)
NORTH LINE OF THE SOUTH 1/2
OF SECTION 1-20-27

1/2" IRON ROD
P STAMPED
WITH
0.86

ST LINE OF THE NW
1/4 OF THE SW 1/4
SECTION 1-20-27

EASEMENT
2, PG. 328

SHEET C1.4

SHEET C1.6

SHEET C1.4

SHEET C1.6

SHEET C1.6

SHEET C1.7

SHEET C1.4

SHEET C1.7

SHEET C1.4

SHEET C1.5

EXISTING CONDITIONS PLAN
MAJOR DEVELOPMENT PLAN

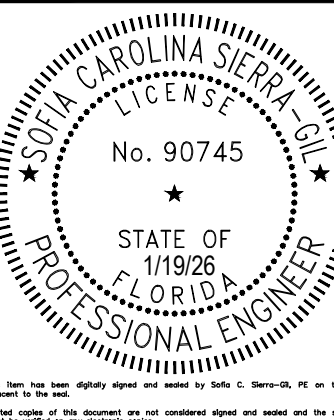
ONDICH NORTH
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

2400 MATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2225
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 35060

DRAWN:
L. GRAHAM
DESIGNED:
S. SIERRA-GIL
CHECKED:
L. CLASSON
DATE:
1/19/2026

SCALE
1" = 50'
PROJECT
PUL-037
SHEET
C1.4



NOT FOR CONSTRUCTION

003

SHEET C1.4

SHEET C1.5

(D)

OUTH 1/2
1-20-27

PARCEL 3

WOODED AREA
ADDRESS AVAILABLE

SHEET C1.4

SHEET C1.5

SHEET C1.5
SHEET C1.7

SHEET C1.7

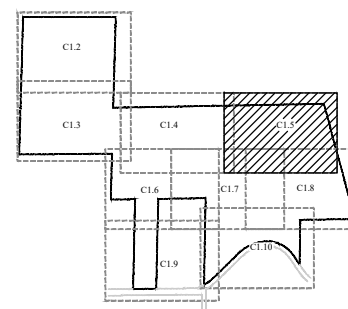
SHEET C1.8

SHEET C1.5
SHEET C1.8

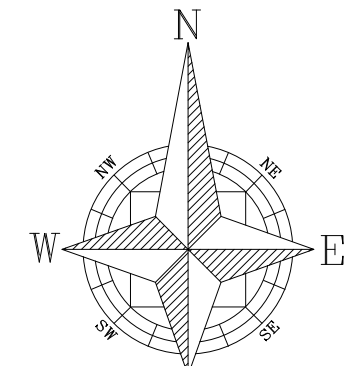
NORTH LINE OF SW 1/4 OF SECTION 1-20-27

NE CORNER OF THE SW 1/4 OF
SECTION 1-20-27
FOUND 5/8" IRON ROD WITH
CAP STAMPED
0.22' N

N88°56'20"E 321.24'(D)
NORTH LINE OF THE
SOUTHEAST 1/4 OF
SECTION 1-20-27



KEY MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24

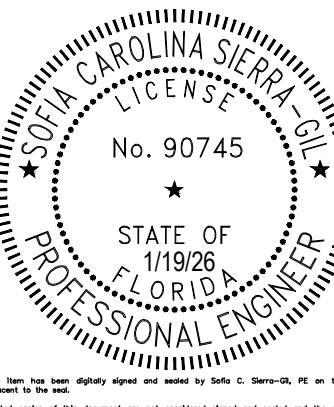
1828 ENGINEERING

EXISTING CONDITIONS PLAN
MAJOR DEVELOPMENT PLAN

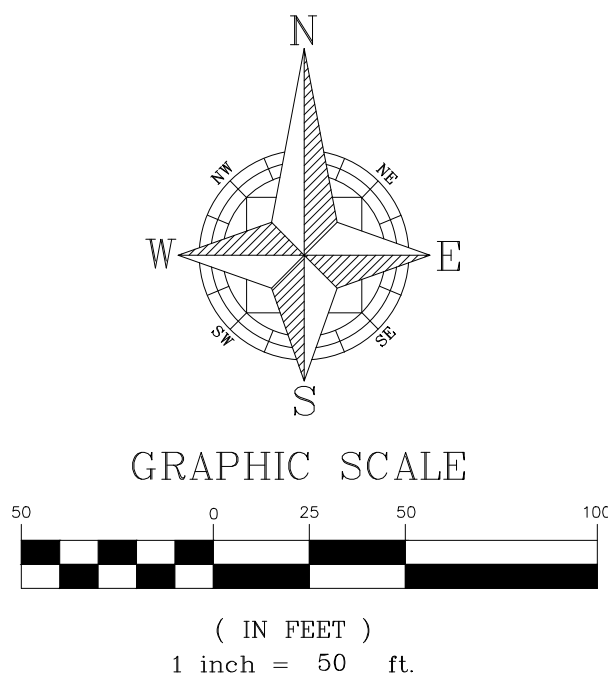
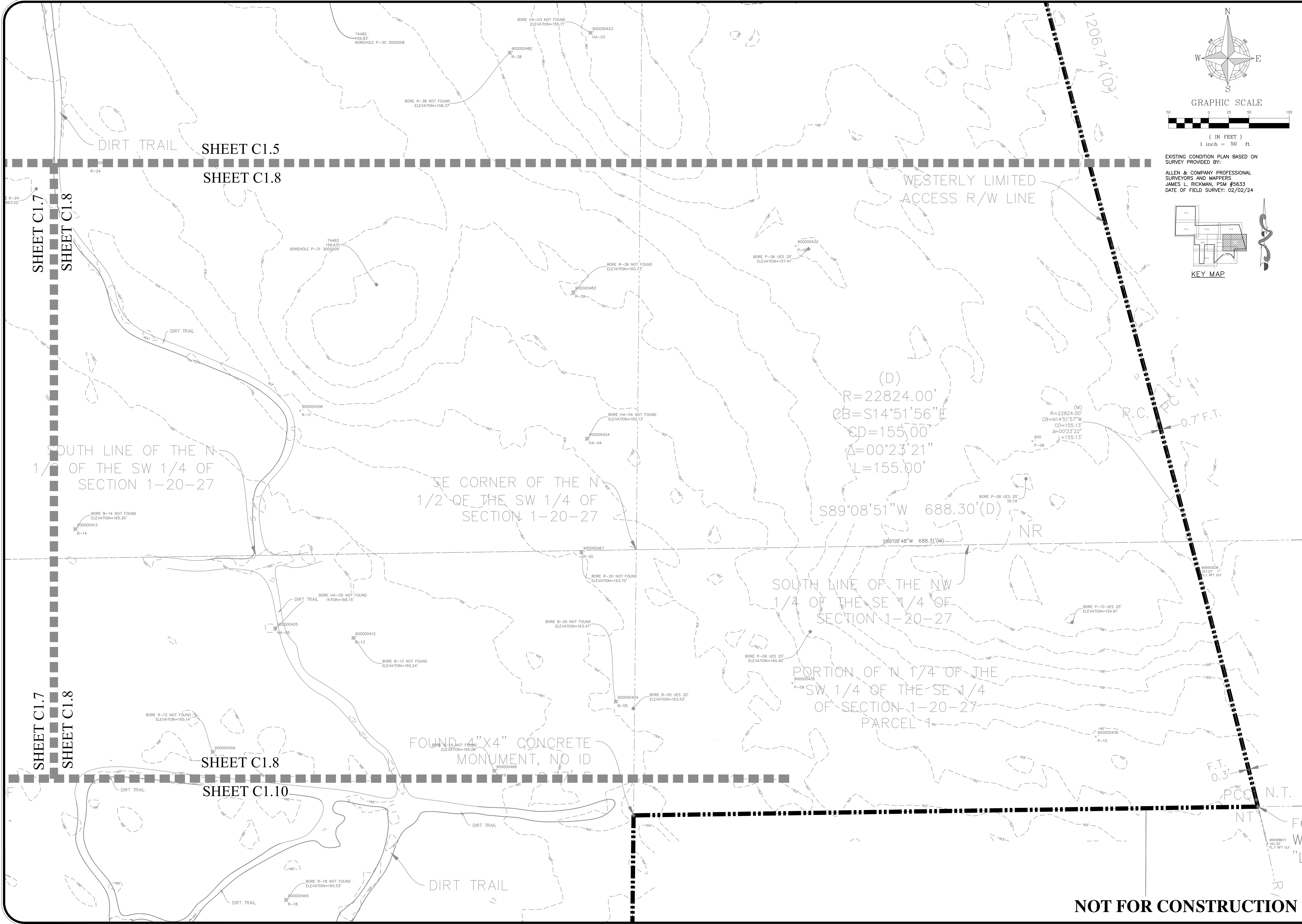
ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWN:
L. GRAHAM
DESIGNED:
S. SIERRA-GIL
CHECKED:
L. CLASSON
DATE:
1/19/2026

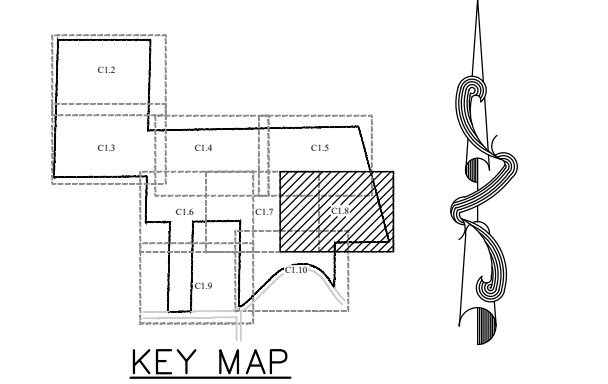
SCALE
1" = 50'
PROJECT
PUL-037
SHEET
C1.5



NOT FOR CONSTRUCTION

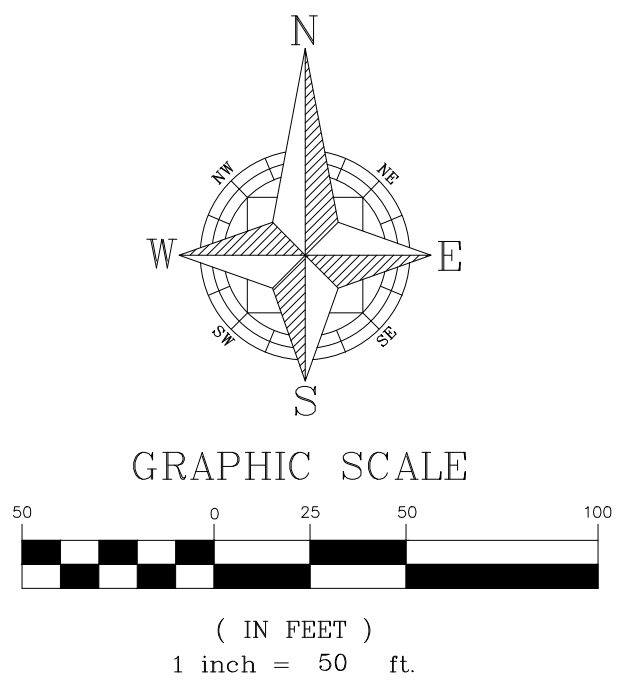


EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:
ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24

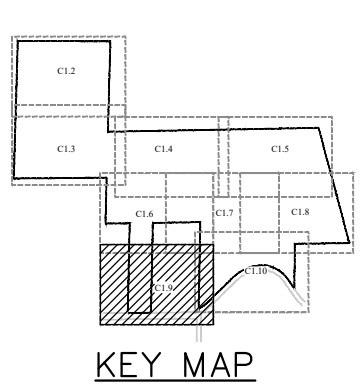


1828 ENGINEERING				2400 MATLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2225		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060		DATE 01/19/2026		CITY OF APOPKA COMMENTS DATED 12/16/2025		BY															
EXISTING CONDITIONS PLAN				MAJOR DEVELOPMENT PLAN				ONDICH NORTH CITY OF APOPKA, FLORIDA				SCALE 1" = 50'		PROJECT PUL-037		SHEET C1.8		DRAWING L. GRAHAM		DESIGNED S. SIERRA-GIL		CHECKED L. CLASON		DATE 1/19/2026		L. GRAHAM FL 70745 STATE OF FLORIDA PROFESSIONAL ENGINEER	

NOT FOR CONSTRUCTION



EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:
ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSM #5633
DATE OF FIELD SURVEY: 02/02/24



DISTRIBUTION
T
24, PG. 2784
RANT OF
T
25, PG. 3632

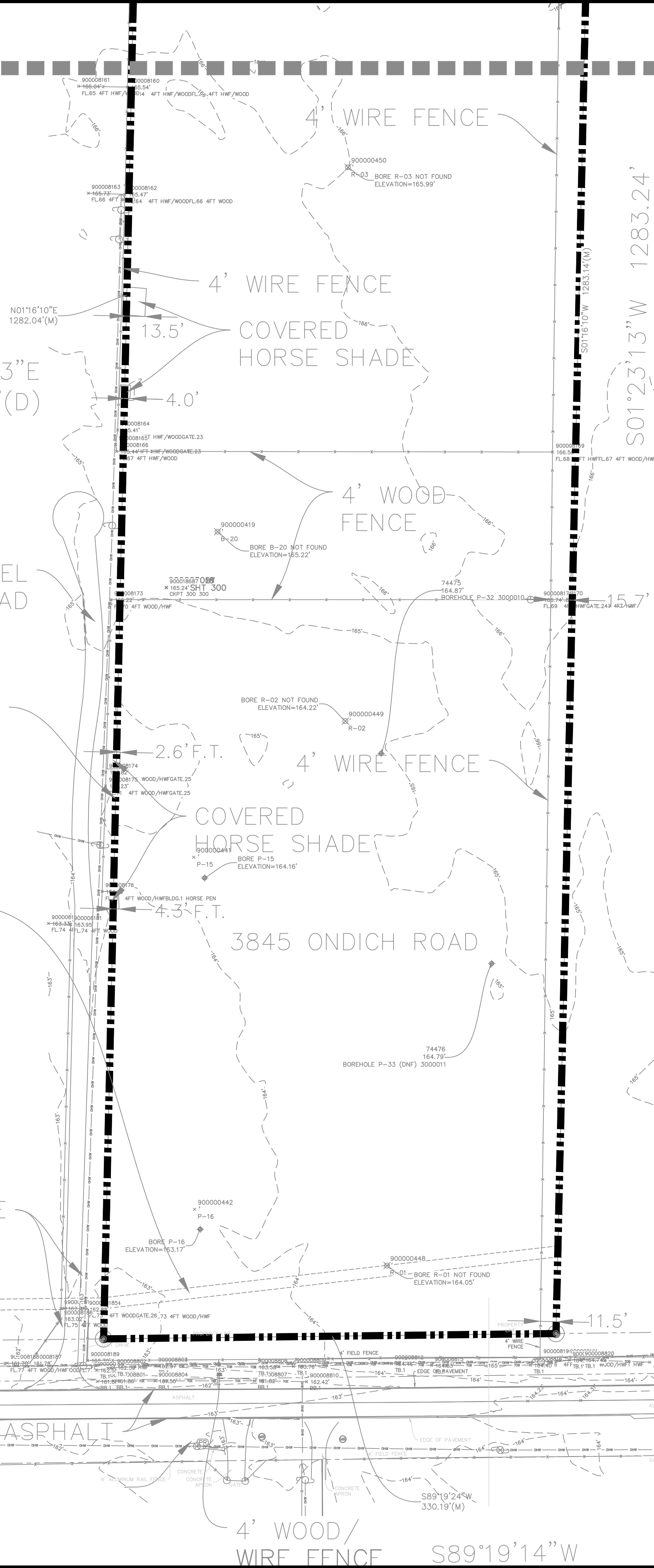
N01°23'13"E
1282.15'(D)
PLATTED
ASPHALT/GRAVEL
ROAD

WEST LINE OF THE WEST
330.00' OF THE E 1/2
OF THE SW 1/4 OF THE
SW 1/4 OF SECTION
1-20-27

8.00' FLORIDA POWER
AND LIGHT EASEMENT
ORB. 2234, PG. 208

GATE CODE

SW CORN
FOUND 6
IRON PIPE
CCR 111220
R/W
MONUMENT WITH 1" PINCHED
30.00' R/W AS MONUMENTED
60.00' R/W PER
ORB. 100,
PG. 603
R/W
ONDICH ROAD
90.00' RIGHT OF WAY
NOT PLATTED



1-20-27

SHEET C1.6
SHEET C1.9

SHEET C1.7
SHEET C1.9

PARCEL ID: 01-20-27-0000-00-017
MANN JAMES A
MANN DINH H

PARCEL ID: 01-20-27-0000-00-018
RODRIGUEZ THUY NHUOC
DUONG VI LONG
MANN JAMES ALLAN
MANN DINH H

SHEET C1.9
SHEET C1.10

EAST LINE OF SW
1/4 OF SW 1/4
OF SECTION
1-20-27

FOUND 1/2" IRON
ROD WITH CAP
STAMPED "LB6948"
(2.87'N, 4.88'E)

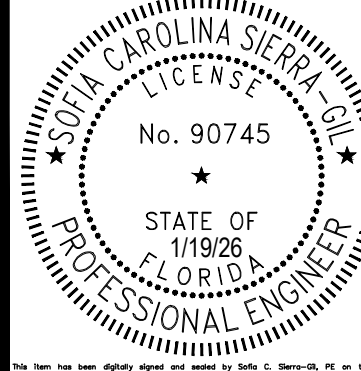
ONDICH
ORB. 100, PG. 603
NOT PLATTED
SHEET C1.9
SHEET C1.11

NOT FOR CONSTRUCTION

1828 ENGINEERING

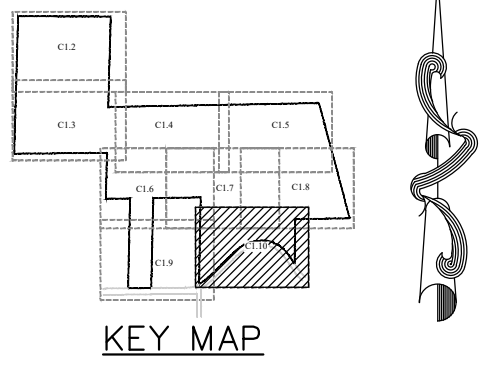
EXISTING CONDITIONS PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWING:
L. GRAHAM
DESIGNED:
S. SIERRA-GIL
CHECKED:
L. CLASSON
DATE:
1/19/2026
SCALE
1" = 50'
PROJECT
PUL-037
SHEET
C1.9



REV	DATE	DESCRIPTION
1	01/19/2026	CITY OF APOPKA COMMENTS DATED 12/16/2025
2	01/19/2026	BY

2400 MATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 35060



SHEET C1.8
SHEET C1.10

FOUND 6"X6"
CONCRETE MONUMENT,
BROKEN NO ID

FOUND 1/2" IRON ROD -
WITH ILLEGIBLE CAP

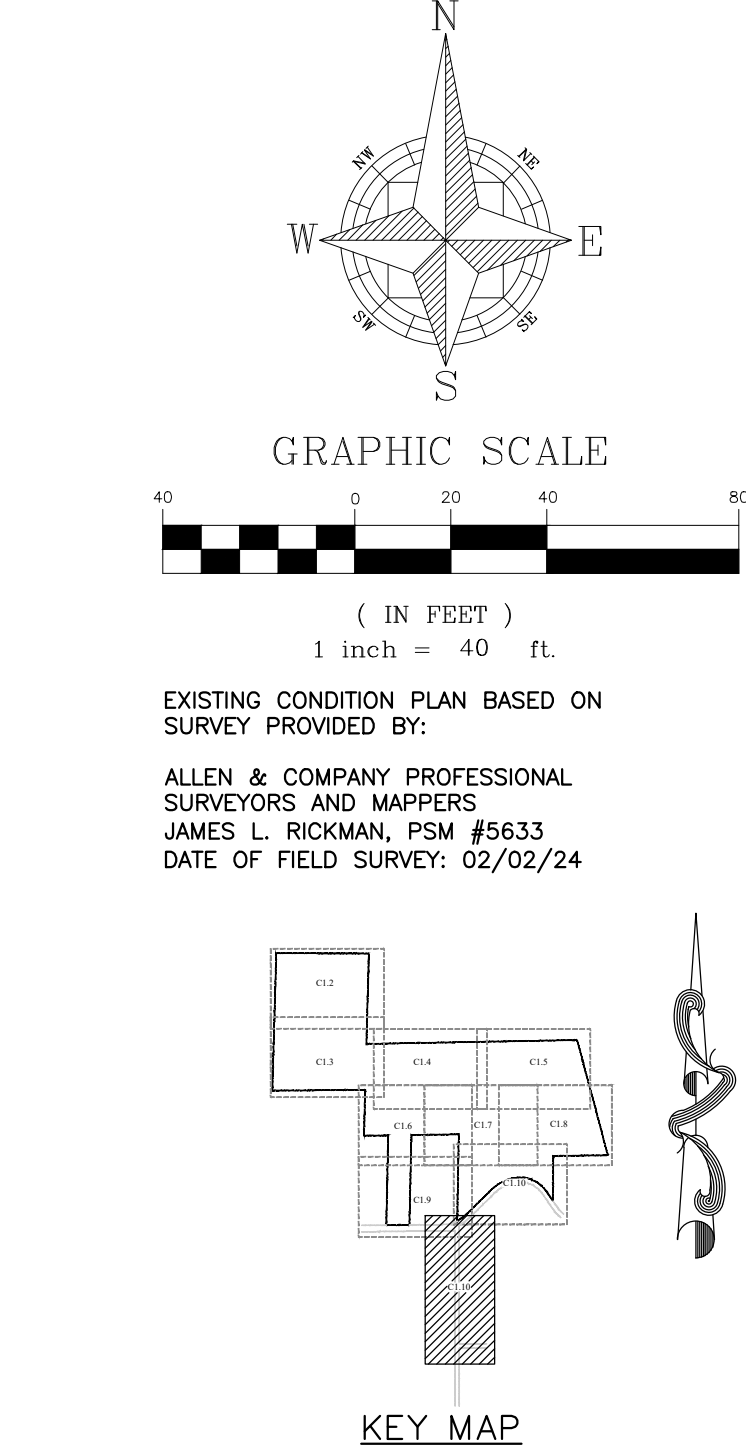
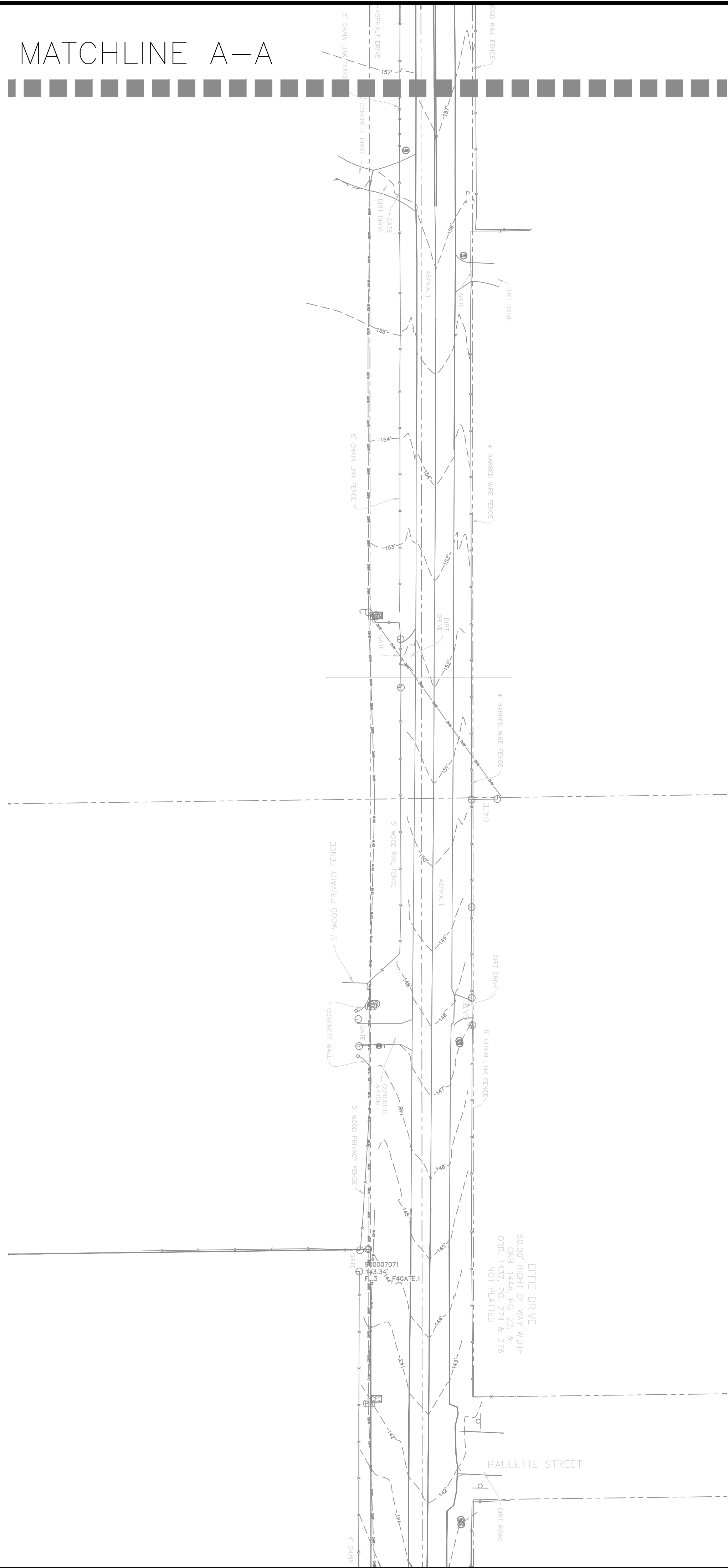
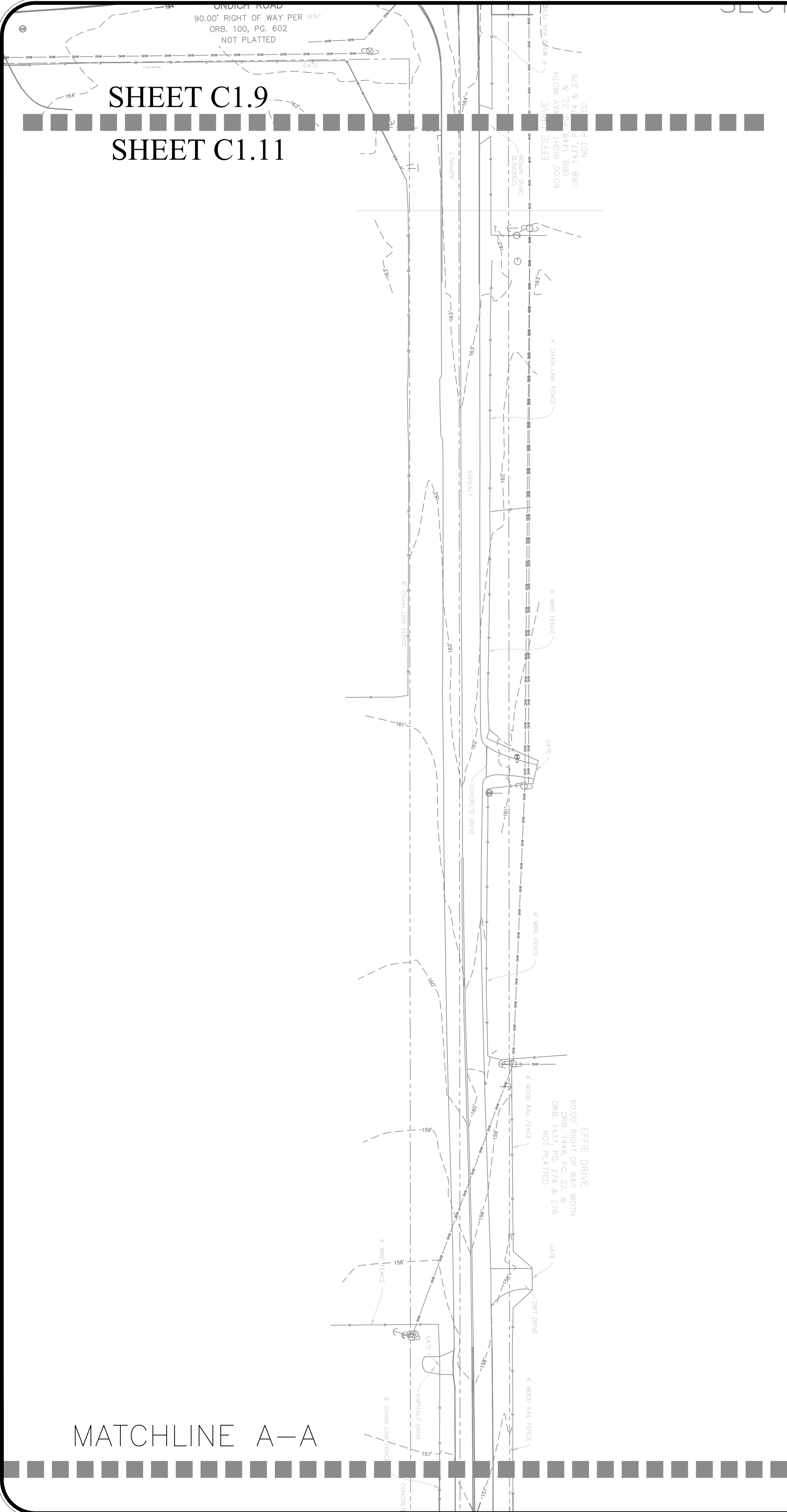
FOUND 6"X6"
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BROKEN NO ID
0.38' E

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OF SECTION 1-
PAR

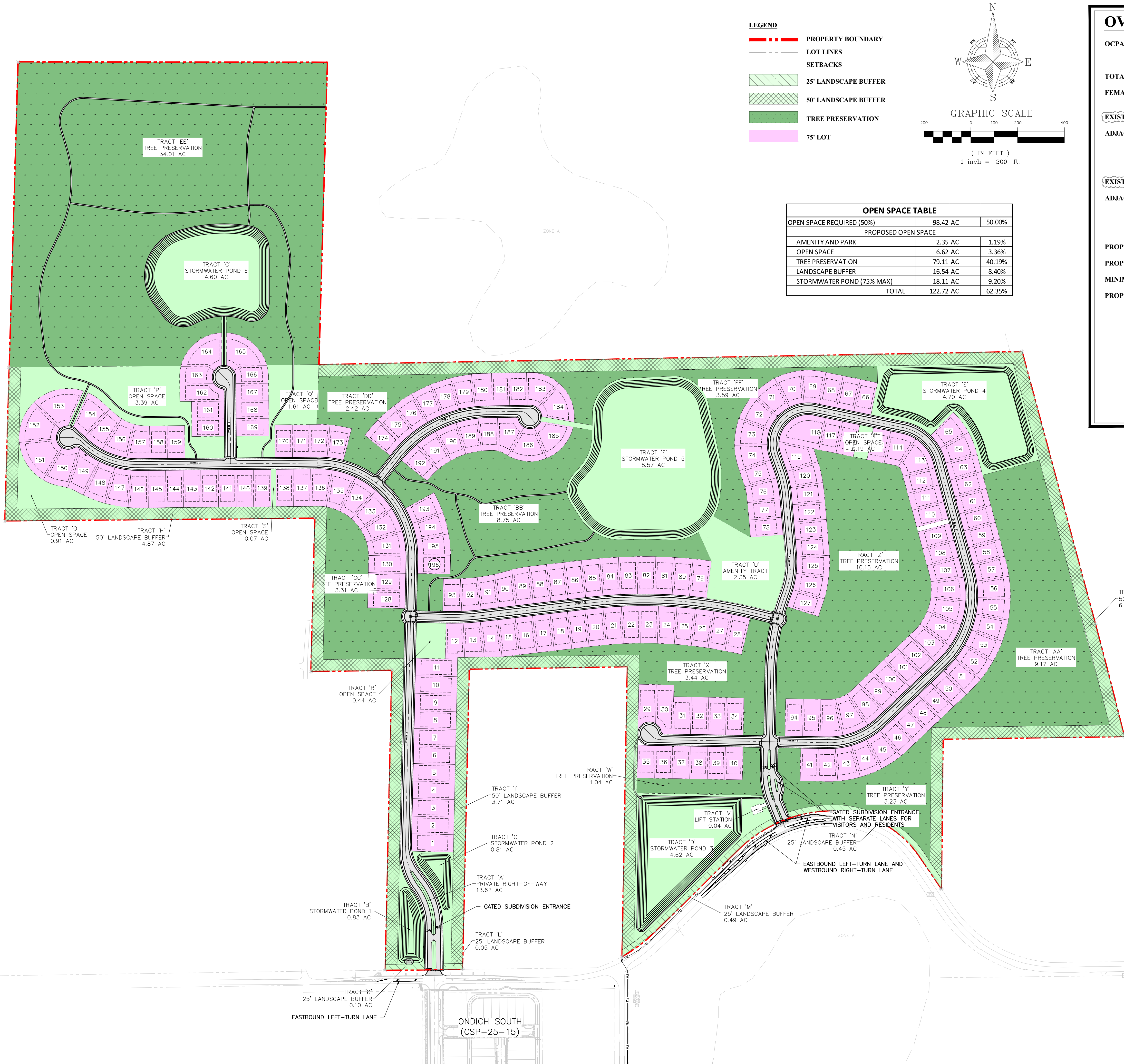
SE CORNER OF
THE E 1/2 OF THE

NOT FOR CONSTRUCTION

	SCALE		DRAWN: L. GRAHAM		EXISTING CONDITIONS PLAN		1828 ENGINEERING 2400 MATLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228 BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060	REV	DATE	DESCRIPTION	BY
	PROJECT		DESIGNED: S. SIERRA-GUIL		MAJOR DEVELOPMENT PLAN						
	SHEET		CHECKED: L. GLASSON		ONDICH NORTH						
	C1.10		DATE: 1/19/2026		CITY OF APOPKA, FLORIDA						



1828 ENGINEERING	
2400 MATLAND CENTER PKWY, SUITE 107 MATLAND, FLORIDA 32751 (407) 558-2228	
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060	
CITY OF APOPKA, FLORIDA	
EXISTING CONDITIONS PLAN	
MAJOR DEVELOPMENT PLAN	
ONDICH NORTH	
CITY OF APOPKA, FLORIDA	
DRAWING: L. GRAHAM	
DESIGNED: S. SIERRA-GIL	
CHECKED: L. CLASSON	
DATE: 1/19/2026	
SCALE: 1" = 40'	
PROJECT: PUL-037	
SHEET: C1.10	
NOT FOR CONSTRUCTION	



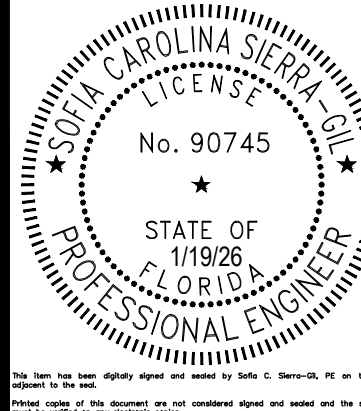
OVERALL SITE DATA:

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TOTAL PROPERTY AREA:	196.83 Ac.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:	X
FIRM PANEL #12095C0050H1 DATED SEPT. 24, 2021	
EXISTING FUTURE LAND USE (FLU):	RS (CITY)
ADJACENT FUTURE LAND USE (FLU):	NORTH SOUTH EAST WEST
EXISTING ZONING:	PD (CITY)
ADJACENT ZONING:	NORTH SOUTH EAST WEST
PROPOSED NUMBER OF DWELLING UNITS:	196 LOTS
PROPOSED NET DENSITY:	0.99 DU/Ac.
MINIMUM OPEN SPACE:	50% (98.42 Ac.)
PROPOSED MINIMUM LOT REQUIREMENTS:	75'x130' LOTS
MINIMUM LOT AREA	9,750 SF
MINIMUM LOT WIDTH	75 ft.
MINIMUM LOT DEPTH	130 ft.
MAXIMUM BUILDING HEIGHT	35 ft. (2-story)
SETBACKS	FRONT/STREET SIDE REAR SIDE CORNER
	25 ft. min. 25 ft. min. 7.5 ft. min. 25 ft. min.

1828 ENGINEERING

MASTER PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWN:	L. GRAHAM	DESIGNED:	S. SIERRA-GIL	CHECKED:	L. CLAYSON	DATE:	1/19/2026
SCALE:	1" = 200'	PROJECT:	PUL-037	SHEET:	C2.0		



NOT FOR CONSTRUCTION

ONDICH NORTH MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards⁽¹⁾

1. LOT CRITERIA:

Description	Single-Family Detached 75-Foot Lots
Front Porch Setback ⁽²⁾	10' min.
Front/Street Side Setback	25' min.
Rear Setback ⁽³⁾	25' min.
Side Setback	7.5' min.
Garage Front Setback	30' min.
Min. Average Lot Area	9,750 SF
Min. Lot Width	75'
Min. Lot Depth	130'
Max. Lot Coverage	75%
Max. Building Height	35' 2 Stories
Min. Living Area	1,500 SF

- (1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch setback as allowed per City of Apopka Development Design Guidelines 3.2.1.
(3) Swimming pools and other structures are allowed to encroach within the building setbacks as allowed in Section 4.3.4 of the City of Apopka Land Development Code.

B. Architectural, Buildings, and Accessory Structures

- Architectural design shall meet the intent of City of Apopka Development Design Guidelines unless otherwise stated.
- All lots shall have detached single-family homes.
- Each individual single-family home shall have a minimum of two (2) bedrooms.
- All lots shall have minimum two (2) car garages.
- Mail delivery for all lots within the project shall occur at cluster mailbox units. Approval from the Postmaster of the location(s) shall be submitted prior to approval of the Construction Site Plan.
- AC condenser units ("Units") and similar equipment shall be placed in the side or rear yard area. Units and similar equipment shall be placed with a minimum three (3) feet setback from side property line. Units shall be screened from side streets with landscaping or opaque fencing.
- Storage sheds or similar storage facilities are allowed within the development as long as street buffering and/or adequate screening is provided as specified through the HOA documents.
- A property owner may request approval by the City to allow one (1) accessory dwelling unit (ADU) per lot provided the ADU meets all requirements as specified through the HOA documents.
- Swimming pools shall be allowed on all lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Development Design Guidelines except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director or the Planning Director, or a designee, if such changes

1

- represent equivalent architectural value. Substantial deviations from architectural renderings must be approved by City Council.
- Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 4/12. Roof pitch over porches shall be a minimum of 4/12.
 - Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
 - Aluminum or vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.
 - Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
 - Concrete or pavers shall be installed for driveways, lead walks, porches, and porticos.
11. Front Building Entrance Elevation Design Standards:
- A front-entry garage shall be flush with or behind the primary residential façade or porch.
 - All lots shall be allowed to have front-entry, side-entry or courtyard-entry garages.
 - A three car front-entry garage can comprise more than fifty percent of the front façade length if
 - habitable floor is located over the majority of the garage or
 - (2) an architectural feature such as dormers gives an appearance of an occupied floor above the garage.
 - Front porches and porticos may be at grade level.
 - Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
 - Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
 - Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
 - Modification or replacement of the exterior elevations can be approved by the Community Development Director or the Planning Director, or a designee, if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
12. Individual Lot Front & Rear Yard Fencing Standards:
- Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
 - Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
 - Vinyl fencing shall be allowed.

C. Utilities and Infrastructure

- Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka and FDEP standards.
- Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
- Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka and FDEP standards.
- Utility easements shall be dedicated to the City of Apopka.

2

- Stabilized access roadways and fire protection, which can be provided via a temporary source (i.e., water tank), must be in place before building construction may begin.
- Solid waste collection and public safety (police and fire) provided by the City of Apopka.
- Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
- A final drainage report and soils report will be submitted with the Construction Site Plan.
- Drainage easements to be dedicated to the Homeowners' Association ("HOA") unless otherwise required by the City of Apopka.
- All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
- Internal rights-of-way are to be constructed per City of Apopka standards.
- The internal rights-of-way are permitted to be private and the community is permitted to be gated. The installation of access gates at the entrances of the project is permitted. Any access gates shall be owned and maintained by the HOA.
- Five-foot (5') wide sidewalks are to be constructed adjacent to internal rights-of-way throughout the entire development. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
- Power service within the development shall be underground. No overhead service will be allowed.
- Vehicular, pedestrian and accent lighting shall substantially conform to Section 3.10 of the City of Apopka Development Design Guidelines.

D. Recreation and Open Space

- Required project open space shall be a minimum of 50% of the developed site area in accordance with the requirements for the Northern Area of the Joint Planning Area (JPA) as set forth in the Settlement Interlocal Agreement between the City of Apopka and Orange County effective October 26, 2004.
- Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.
- The amenity tract shall be approximately 2.77 acres as shown on the Master Plan. A specific park site plan showing amenities/equipment shall be provided with the Construction Site Plan. Park amenities shall include a cabana with restrooms, a swimming pool, and a covered mailbox kiosk at a minimum. The swimming pool shall meet minimum sizing requirements based on the Florida Building Code. Documentation/calculations that the proposed pool size and deck complies with state health standards will be provided at the Building Permit Application.

E. Buffers and Landscaping

- A buffer with a minimum width of ten (10) feet shall be provided along Ondich Road. This tract shall be dedicated to and maintained by the HOA.
- A buffer with a minimum width of fifty (50) feet shall be provided along the property boundaries adjacent to proposed development unless otherwise specified in these Development Standards. This tract shall be dedicated to and maintained by the HOA.
- The design of all buffer tracts shall comply with Water Wise Ordinance 2069 and Section 5.3 of the City of Apopka Land Development Code. Landscaping, Irrigation, and Hardscape Plans shall be provided at Construction Site Plan.
- Entrance feature and community sign details will be provided with the Construction Site Plan.

3

- Final landscape plans for the buffer areas along the proposed entrances on Ondich Road shall be provided with the Construction Site Plan.
- Tree Planting Conditions – A minimum of four (4) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any. Street tree plantings shall conform to Section 3.6 of the City of Apopka Development Design Guidelines.
- Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designated to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

F. Maintenance and Plat

- The HOA shall maintain all common areas and all fences/walls and landscaping within said areas.
- The HOA shall be responsible for the maintenance of all private rights-of-way and stormwater collection systems within the private rights-of-way of the development.
- The City of Apopka shall be responsible for maintenance of utilities (potable water main, reclaimed water main, force main, etc.) within the private rights-of-way of the development.

G. Wetlands and Environmental

- There are no wetland areas within the site.
- According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095-C-0050-H, dated September 24, 2021, the entire site of the proposed development is located within Unshaded Zone 'X' (areas determined to outside the 500-year floodplain).
- An erosion control plan will be submitted with the Construction Site Plan.
- Tree removal, tree replacement, and landscaping shall comply with Water Wise Ordinance 2069 and Section 5.3 of the City of Apopka Land Development Code.
- An individual lot clearing/arbor permit is required prior to clearing or grading any lot or issuance of a building permit. Placement of the house shall preserve existing trees to the greatest practical extent. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

H. Development Condition Continuity

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

I. Signage

- Signage shall comply with Section 5.10 of the City of Apopka Land Development Code and with the City of Apopka Development Design Guidelines.
- The general locations of the primary entry signs shall be identified on the PD Master Development Plan.

4

J. Lighting

- Lighting shall comply with Section 5.6 of the City of Apopka Land Development Code and Section 3.10 of the City of Apopka Development Design Guidelines. Street and parking areas or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

K. Building Permits & Model Homes

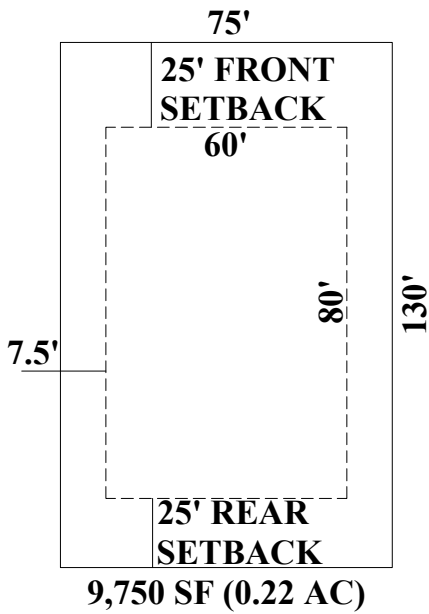
- Building permits shall be issued and home construction shall be allowed for up to 50% of the homes within the project upon completion of stabilized access and fire protection, which can be provided via a temporary source (i.e., water tank), and prior to plat recording.
- Each model home shall be allowed to be temporarily used for a sales office associated with the residential development.
- A Temporary Certificate of Acceptance (TCO) for each model home shall be allowed with temporary utilities (i.e., sewer holding tank and generator power).
- Model homes shall not receive a final Certificate of Acceptance (CO) until a final plat is recorded in the Public Records of Orange County, Florida.

L. Miscellaneous

- Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
- All acreages are subject to change with Major Development Plan, Construction Site Plan and Final Plat review and approval.
- Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are allowed within the development as long as adequate screening is provided as specified through the HOA documents.
- All lots shall have uniform address numbers on the front facades of the residence.

5

TYPICAL 75' LOT
SIZE/PROPOSED
BUILDABLE AREA



1828 ENGINEERING

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 35060

2400 MATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

MASTER PLAN – DEVELOPMENT
STANDARDS
MAJOR DEVELOPMENT PLAN

ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWING:
L. GRAHAM

DESIGNED:
S. SIERRA – GIL

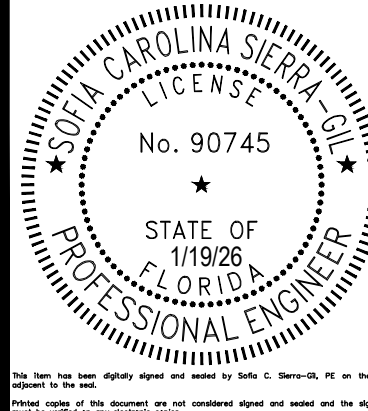
CHECKED:
L. CLASSON

DATE:
1/19/2026

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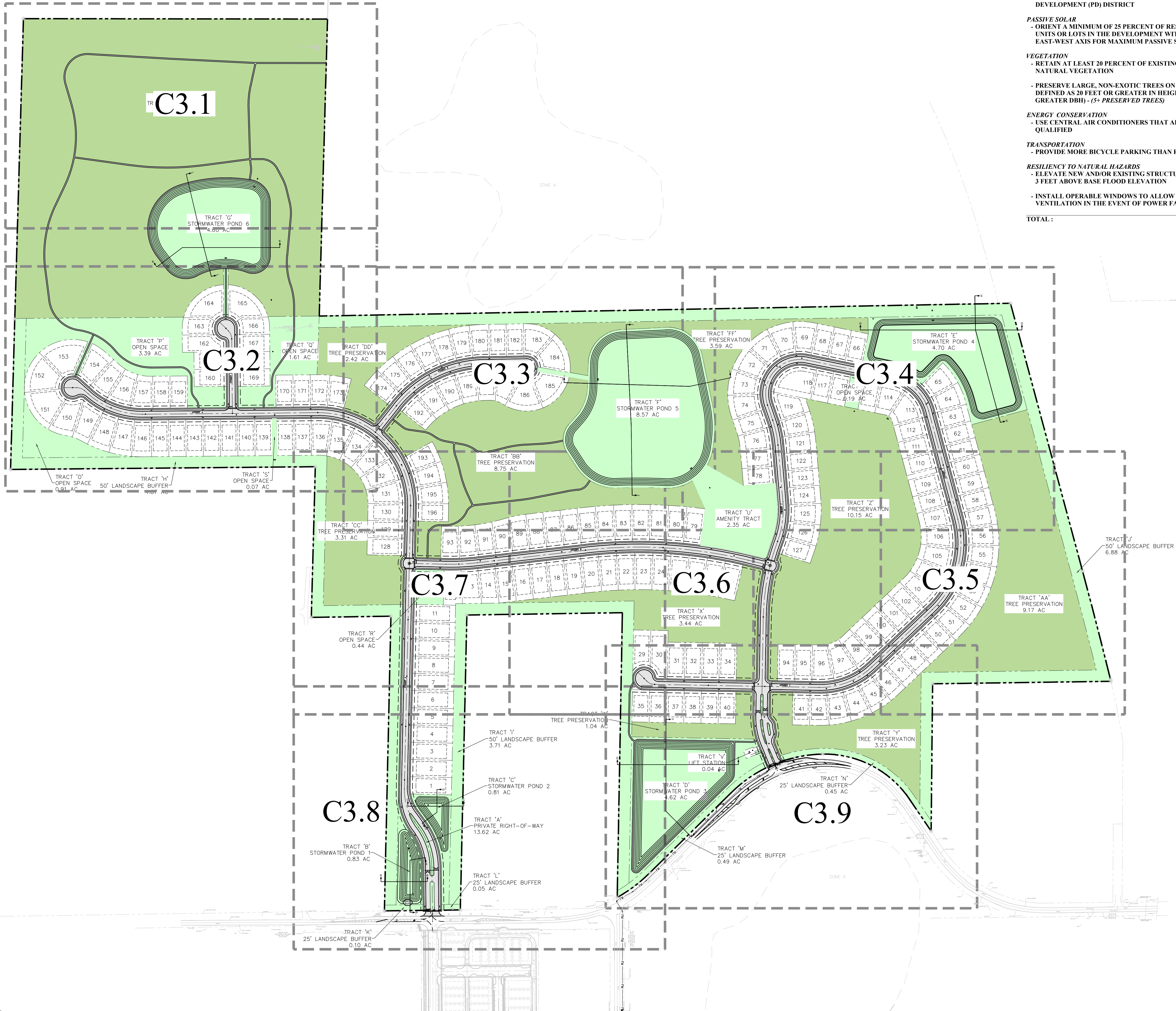
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PUL-037

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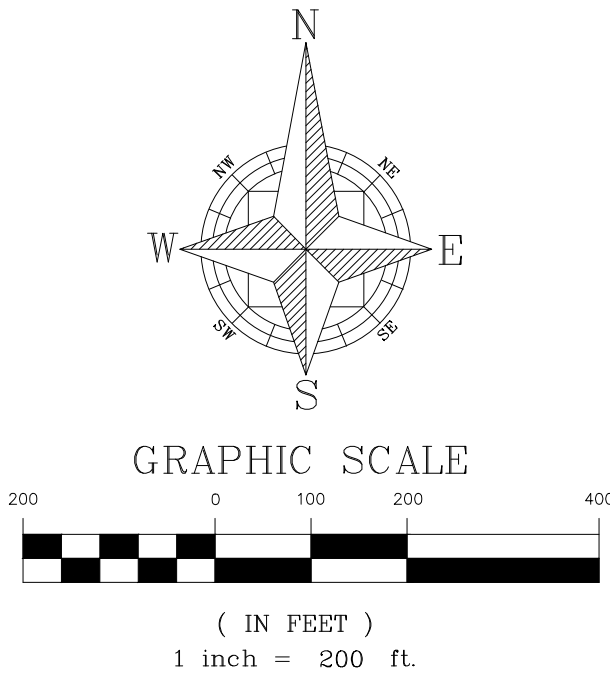
NOT FOR CONSTRUCTION

P:\PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D Layouts\04 MDP\GEOMETRY PLAN.dwg Modified: 1/15/2026 By: sofia sanchez



PROPOSED GREEN BUILDING STANDARDS:

LOCATION - DEVELOPMENT AS A TRADITIONAL NEIGHBORHOOD PLANNED DEVELOPMENT (PD) DISTRICT		0.75 pt.
PASSIVE SOLAR - ORIENT A MINIMUM OF 25 PERCENT OF RESIDENTIAL DWELLING UNITS OR LOTS IN THE DEVELOPMENT WITHIN 20 PERCENT OF EAST-WEST AXIS FOR MAXIMUM PASSIVE SOLAR EXPOSURE		1.00 pt.
VEGETATION - RETAIN AT LEAST 20 PERCENT OF EXISTING PRE-DEVELOPMENT NATURAL VEGETATION		0.75 pt.
- PRESERVE LARGE, NON-EXOTIC TREES ON SITE (LARGE TREE DEFINED AS 20 FEET OR GREATER IN HEIGHT AND 24 INCHES OR GREATER DBH) - (5+ PRESERVED TREES)		1.00 pt.
ENERGY CONSERVATION - USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED		0.50 pt.
TRANSPORTATION - PROVIDE MORE BICYCLE PARKING THAN REQUIRED		0.50 pt.
RESILIENCY TO NATURAL HAZARDS - ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION		1.00 pt.
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES		0.25 pt.
TOTAL :		5.75 pt.



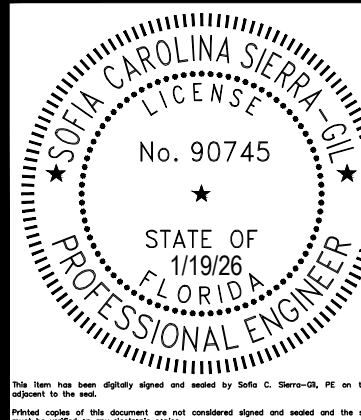
LEGEND	
	TREE PRESERVATION AREA
	OPEN SPACE

1828 ENGINEERING

OVERALL GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOKA, FLORIDA

DRAWN: L. GRAHAM	DESIGNED: S. SIERRA-GIL	CHECKED: L. CLASON	DATE: 1/15/2026
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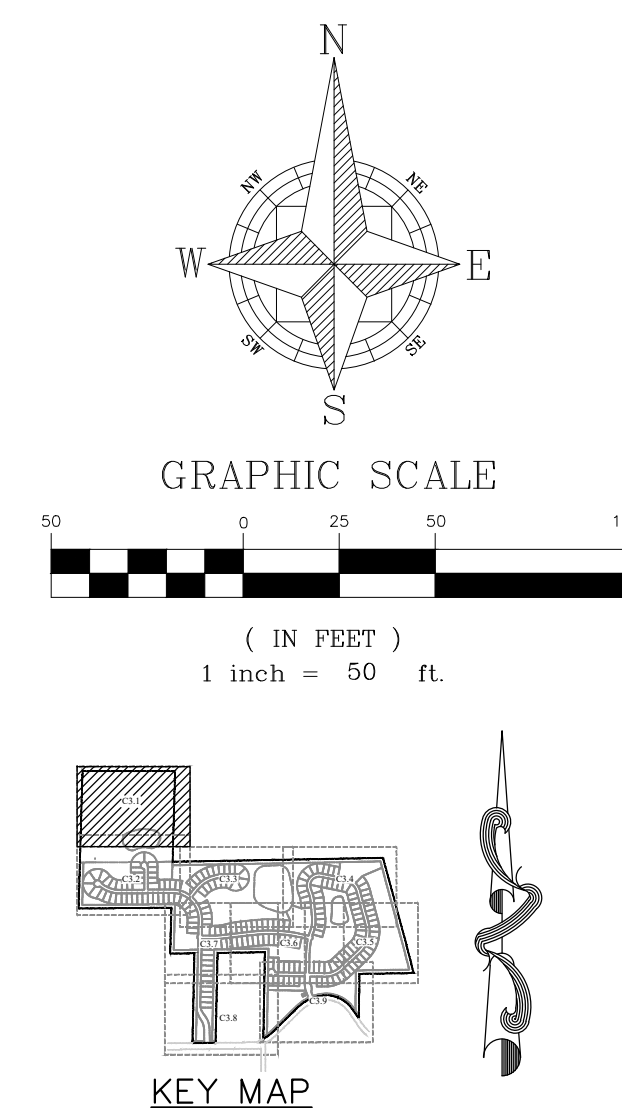
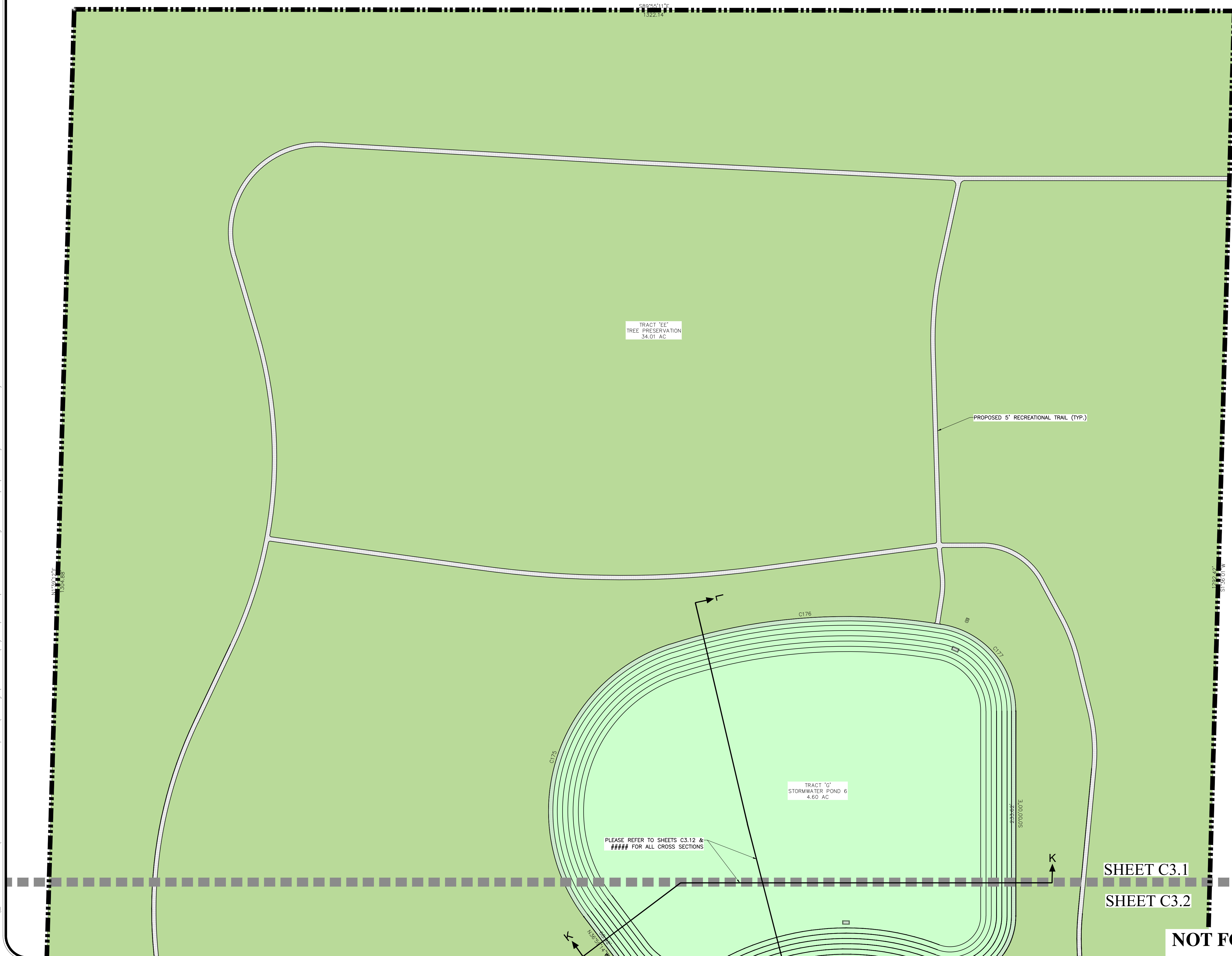
SCALE 1" = 200'	PROJECT PUL-037	SHEET C.1.1
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2400 MATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 35060

REV	DATE	DESCRIPTION
1	01/19/2026	CITY OF APOKA COMMENTS DATED 12/16/2025
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NOT FOR CONSTRUCTION



1828 ENGINEERING

2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

GEOMETRY PLAN

ONDICH NORTH
CITY OF AOPKA, FLORIDA

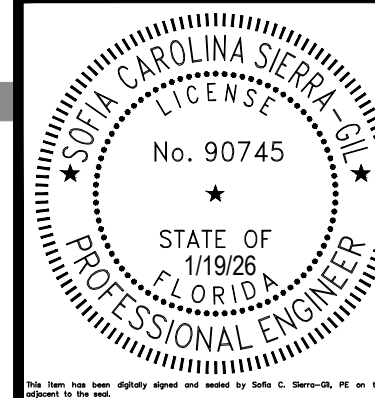
DRAWN:
L. GRAHAM

DESIGNED:
S. SIERRA-C

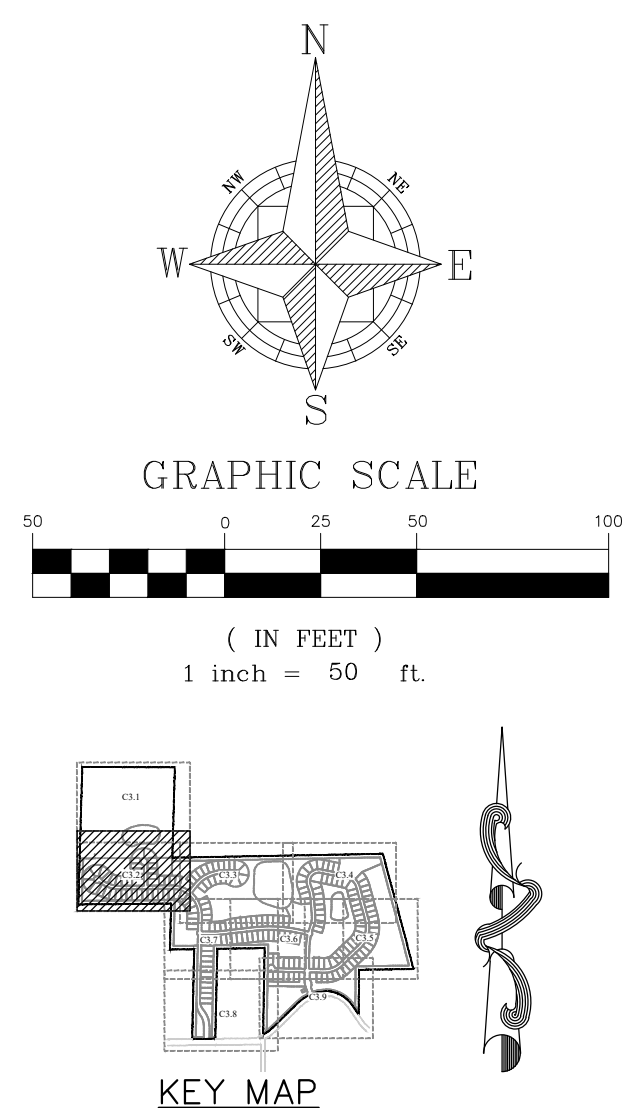
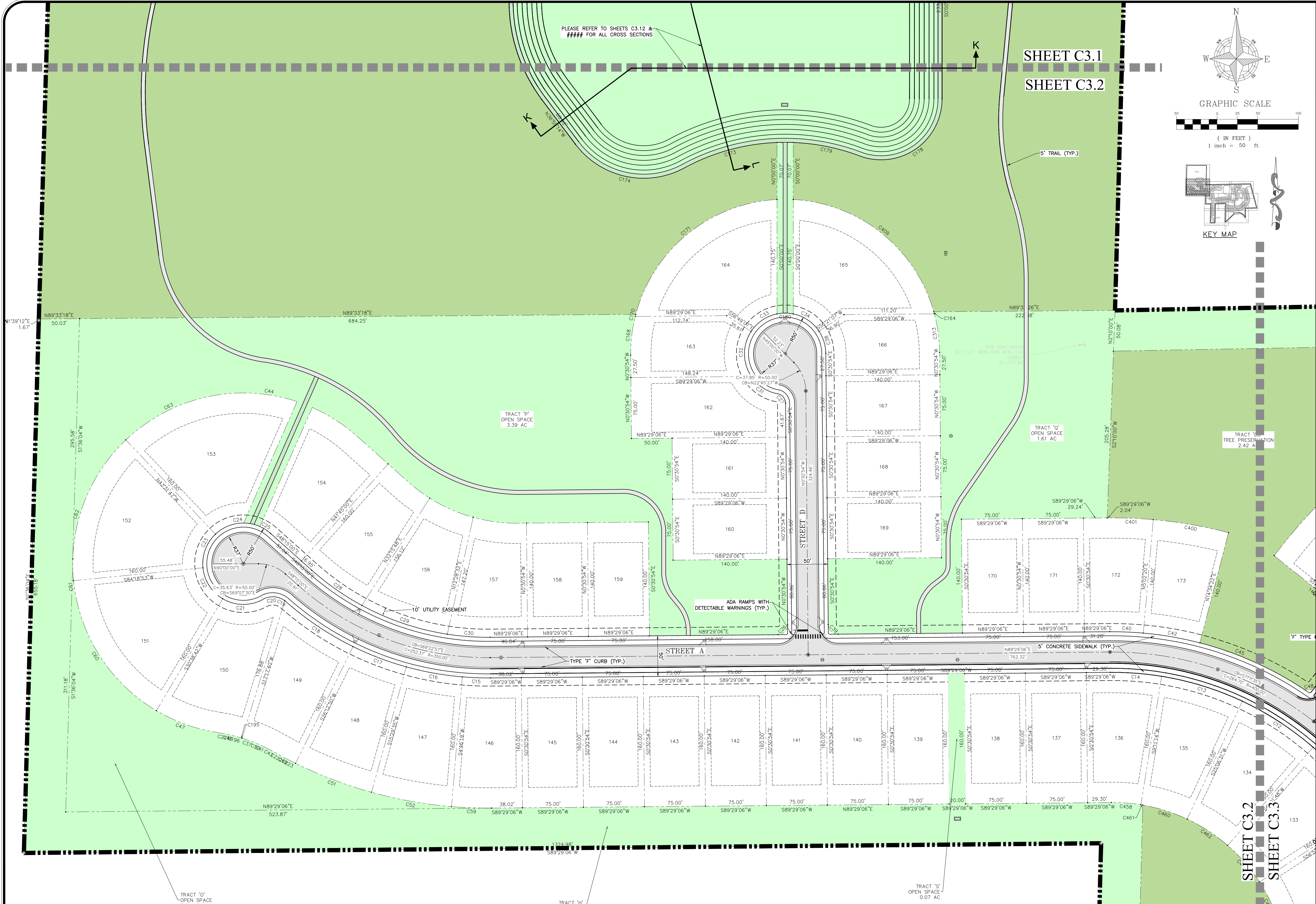
CHECKED:
L. CLASSON

DATE:
4/15/2005

SCALE
1" = 50'
PROJECT
PUL-037
SHEET
C31

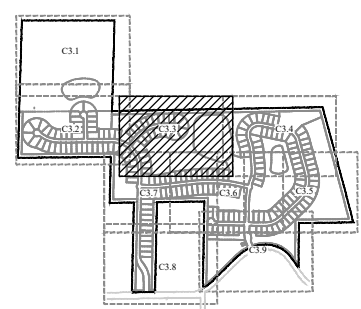


NOT FOR CONSTRUCTION



1828 ENGINEERING		GEOMETRY PLAN		MAJOR DEVELOPMENT PLAN		ONDICH NORTH		CITY OF APOKA, FLORIDA	
2400 MATLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060		DRAWN: L. GRAHAM		DESIGNED: S. SIERRA-GIL		CHECKED: L. CLASON	
DATE: 1/15/2026		PROJECT: PUL-037		SCALE: 1" = 50'		SHEET: C3.2		STATE OF FLORIDA PROFESSIONAL ENGINEER No. 90745 1/19/26	

NOT FOR CONSTRUCTION



KEY MAP

TRACT '00
TREE PRESERVATION
2.42 A

N88°56'18"E
3006.03'

1488.
38°56'18" W

38°56'18" W

PLEASE REFER TO SHEETS C3.12 &
FOR ALL CROSS SECTIONS

TRACT 'F'
STORMWATER POND 5
8.57 AC

TRACT 'BB'
TREE PRESERVATION
8.75 AC

SHEET C3.2

SHEET C3.3

SHEET C3.3

SHEET C3.5

SHEET C3.5

SHEET C3.6

SHEET C3.3

SHEET C3.6

SHEET C3.3

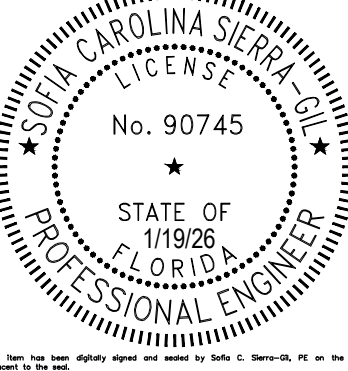
SHEET C3.4

NOT FOR CONSTRUCTION

1828 ENGINEERING

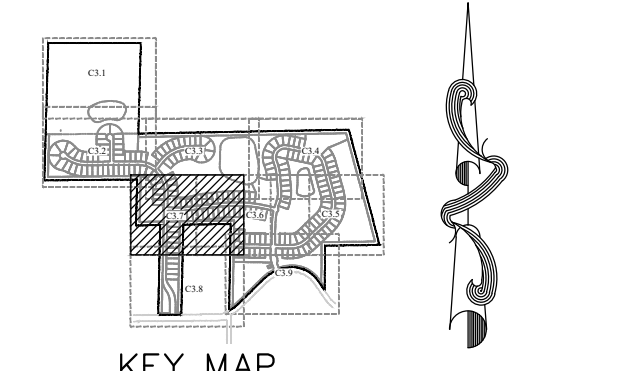
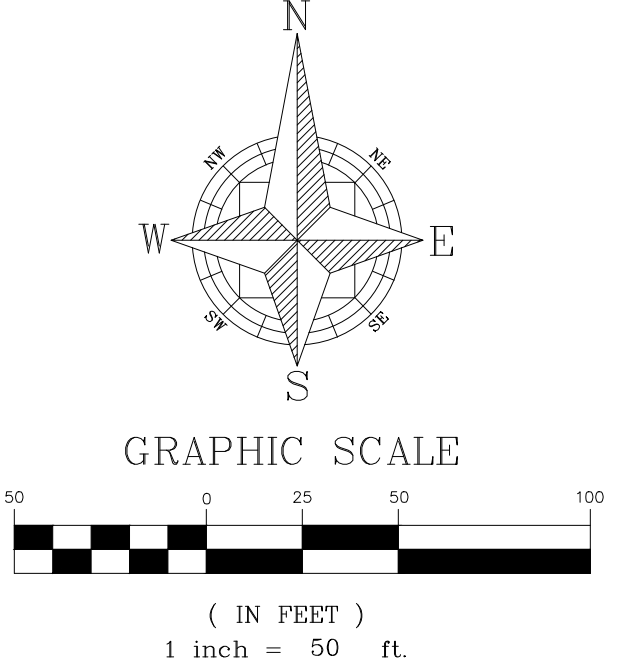
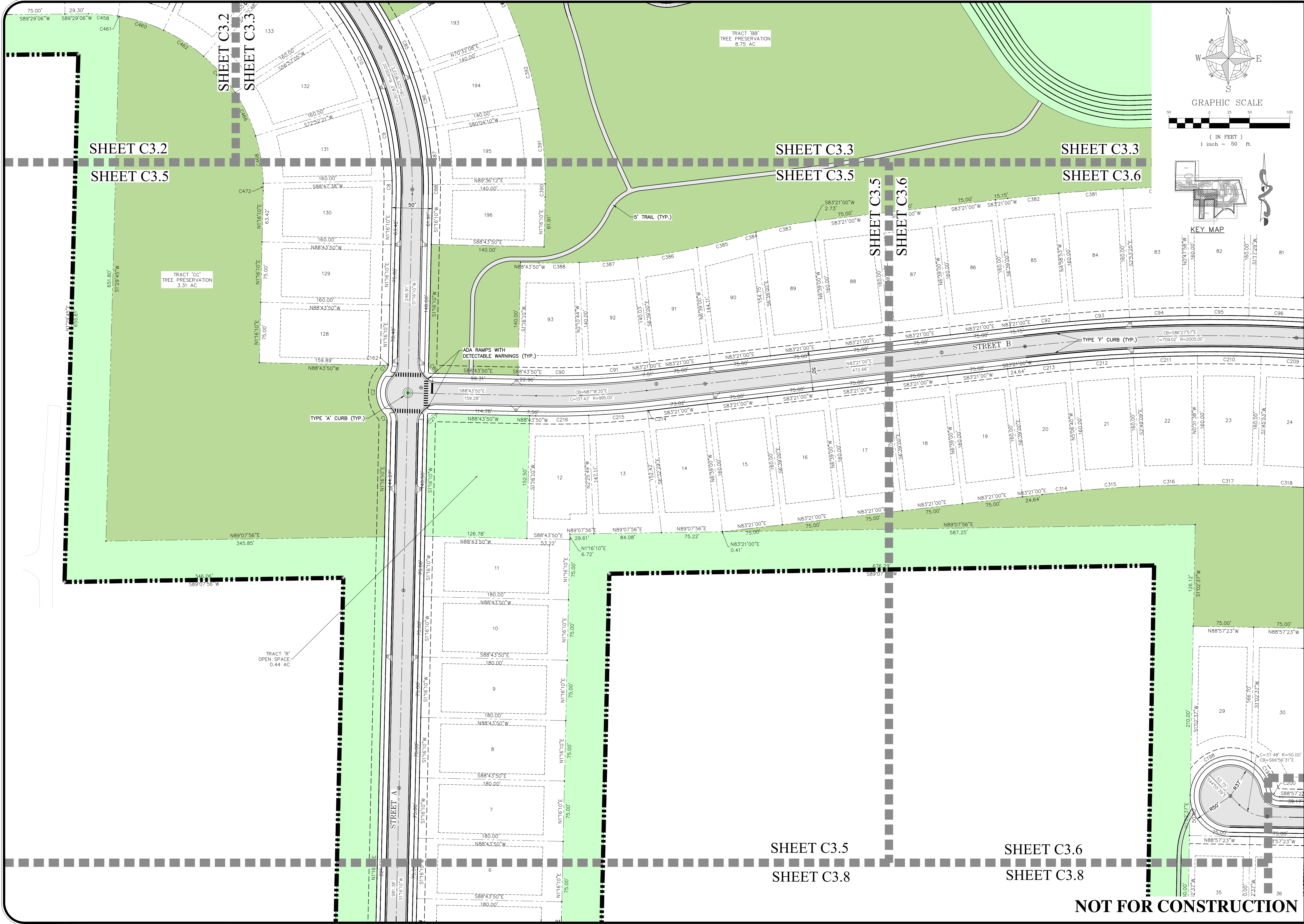
GEOMERTY PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF AOPKA, FLORIDA

SCALE	1" = 50'	DRAWN: L. GRAHAM
PROJECT	PUL-037	DESIGNED: S. SIERRA-GIL
SHEET		CHECKED: L. CLASSON
C3.3		DATE: 1/15/2026



2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

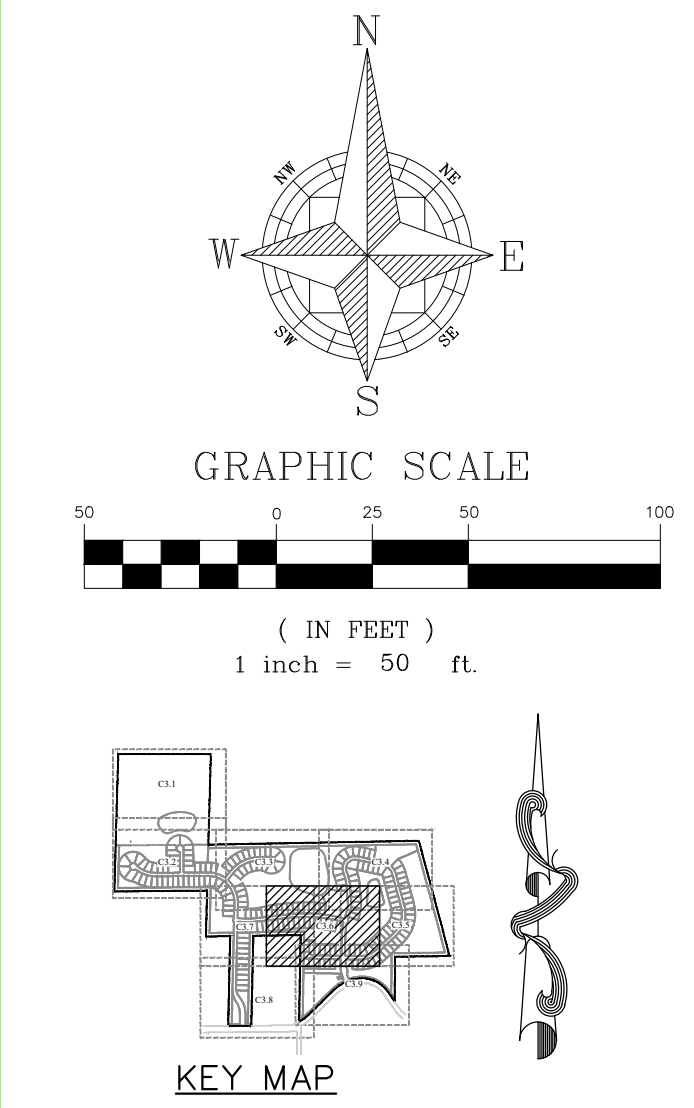
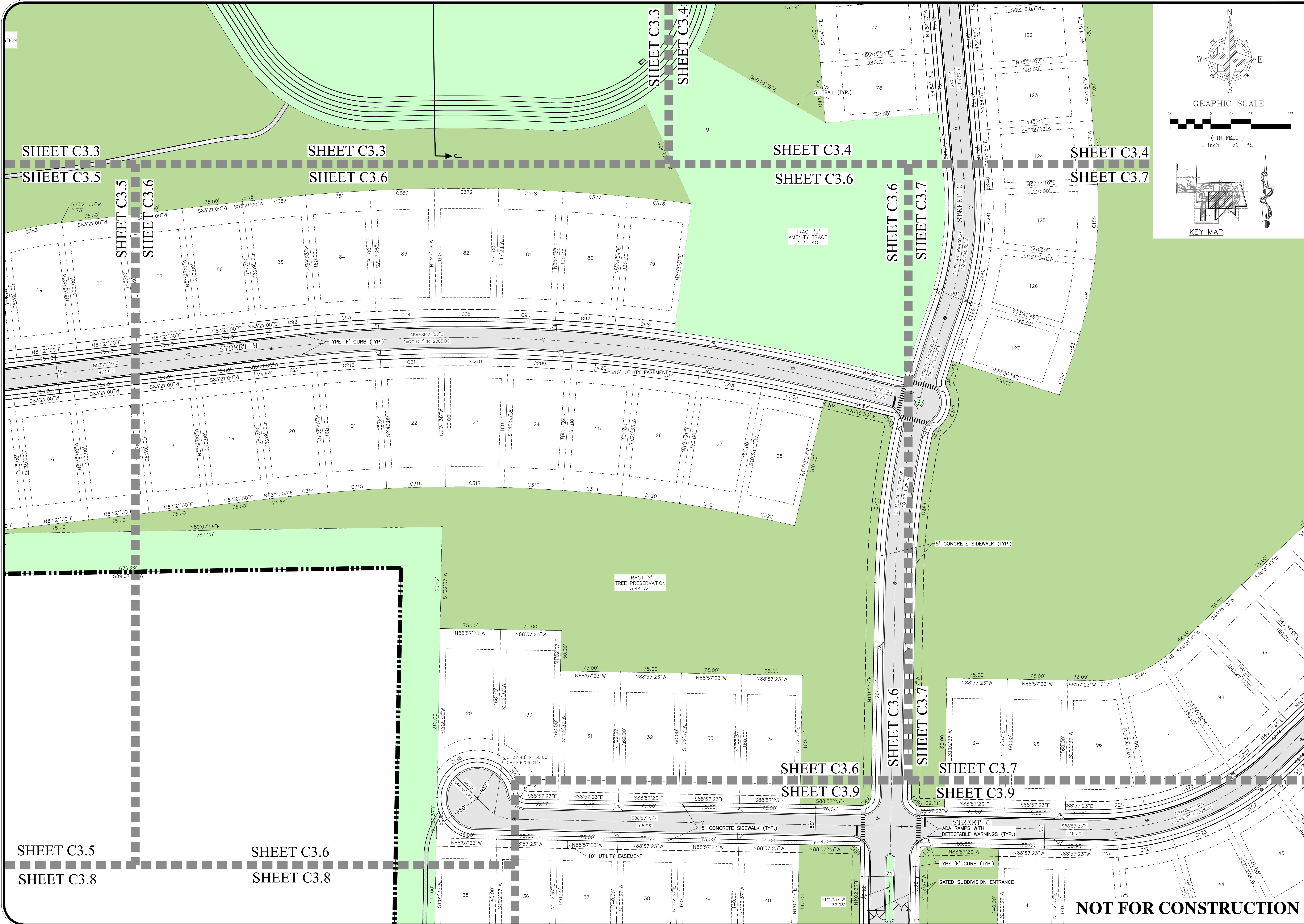
DATE	DESCRIPTION	BY
01/12/2020	OFFICE OF THE COMPTROLLER, BUREAU OF THE COMPTROLLER	



1828 ENGINEERING				2400 MATLAND CENTER PKWY., SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060		DATE	BY
GEOMETRY PLAN				MAJOR DEVELOPMENT PLAN		ONDICH NORTH		REV	DESCRIPTION
CITY OF APOPKA, FLORIDA									
DRAWN:	L. GRAHAM	DESIGNED:	S. SIERRA-GIL	CHECKED:	L. CLASON	DATE:	1/15/2026		
SCALE	1" = 50'	PROJECT	PUL-037	SHEET	C3.5				
STATE OF FLORIDA PROFESSIONAL ENGINEER No. 90745 1/19/26									

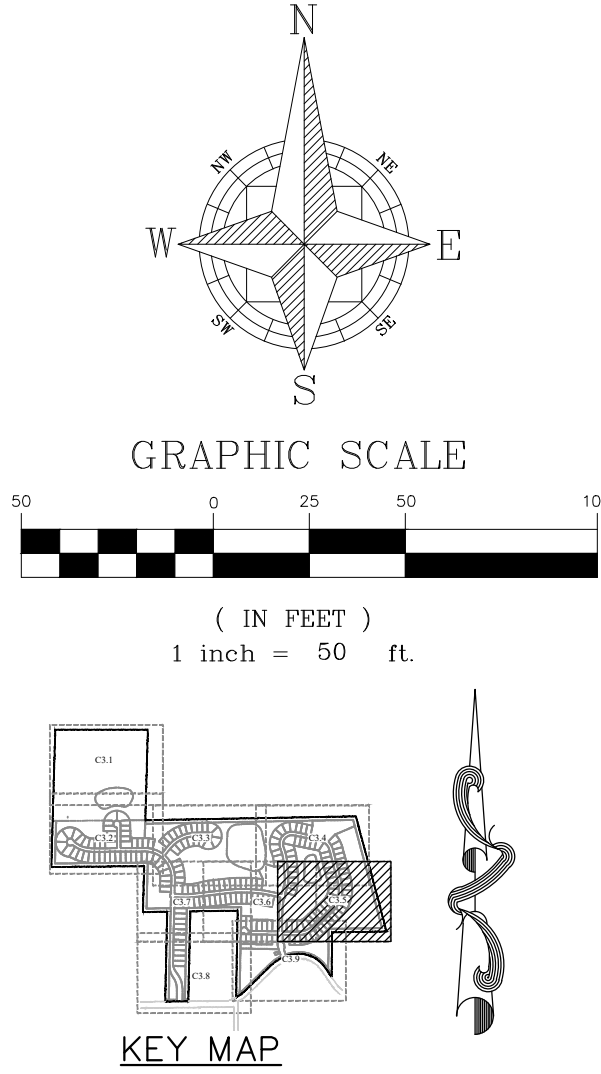
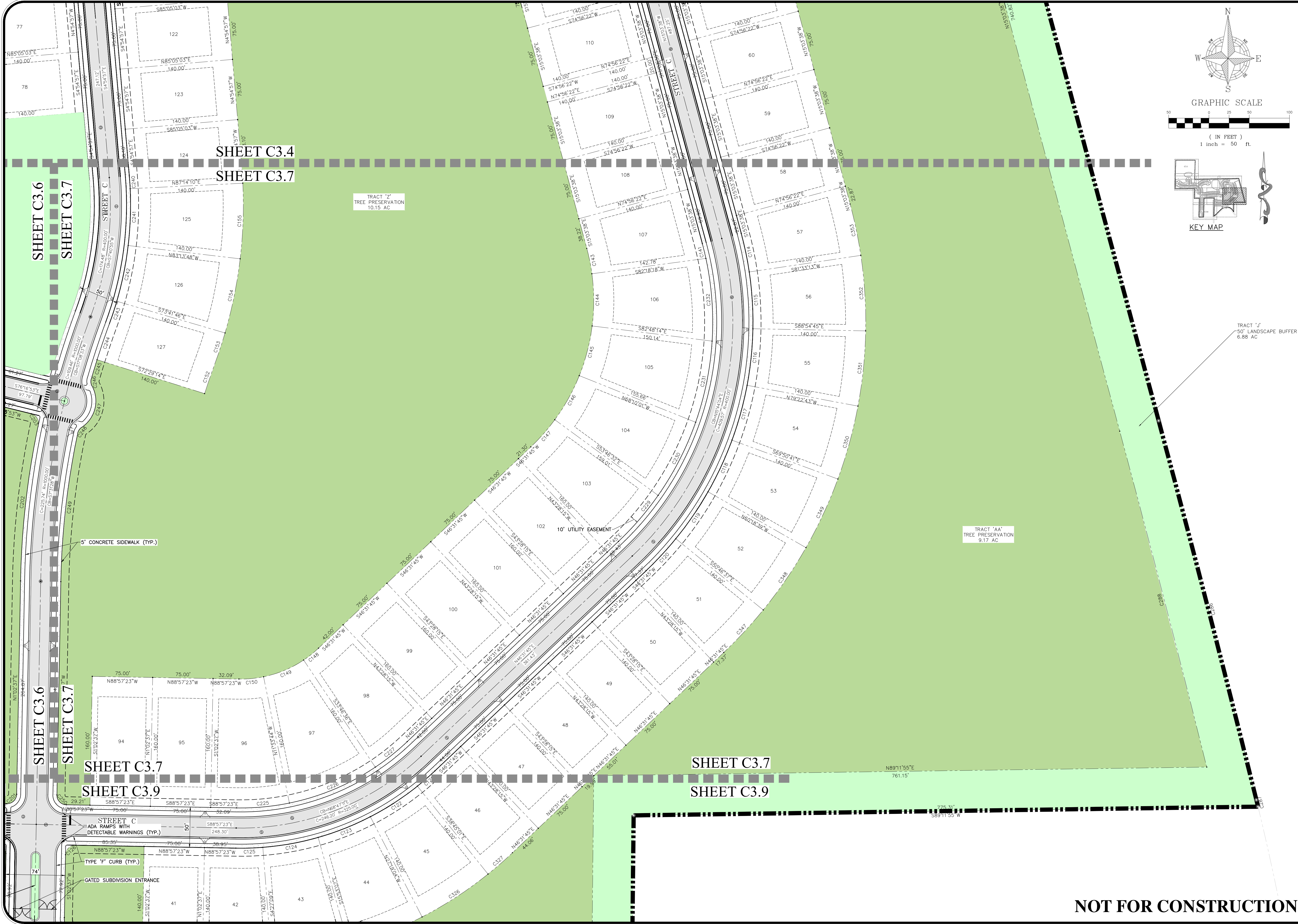
NOT FOR CONSTRUCTION

P:\PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D Layouts\04 MDP GEOMETRY PLAN.dwg Modified: 1/15/2026 By: afrancis Plotted By: sofia sanchez



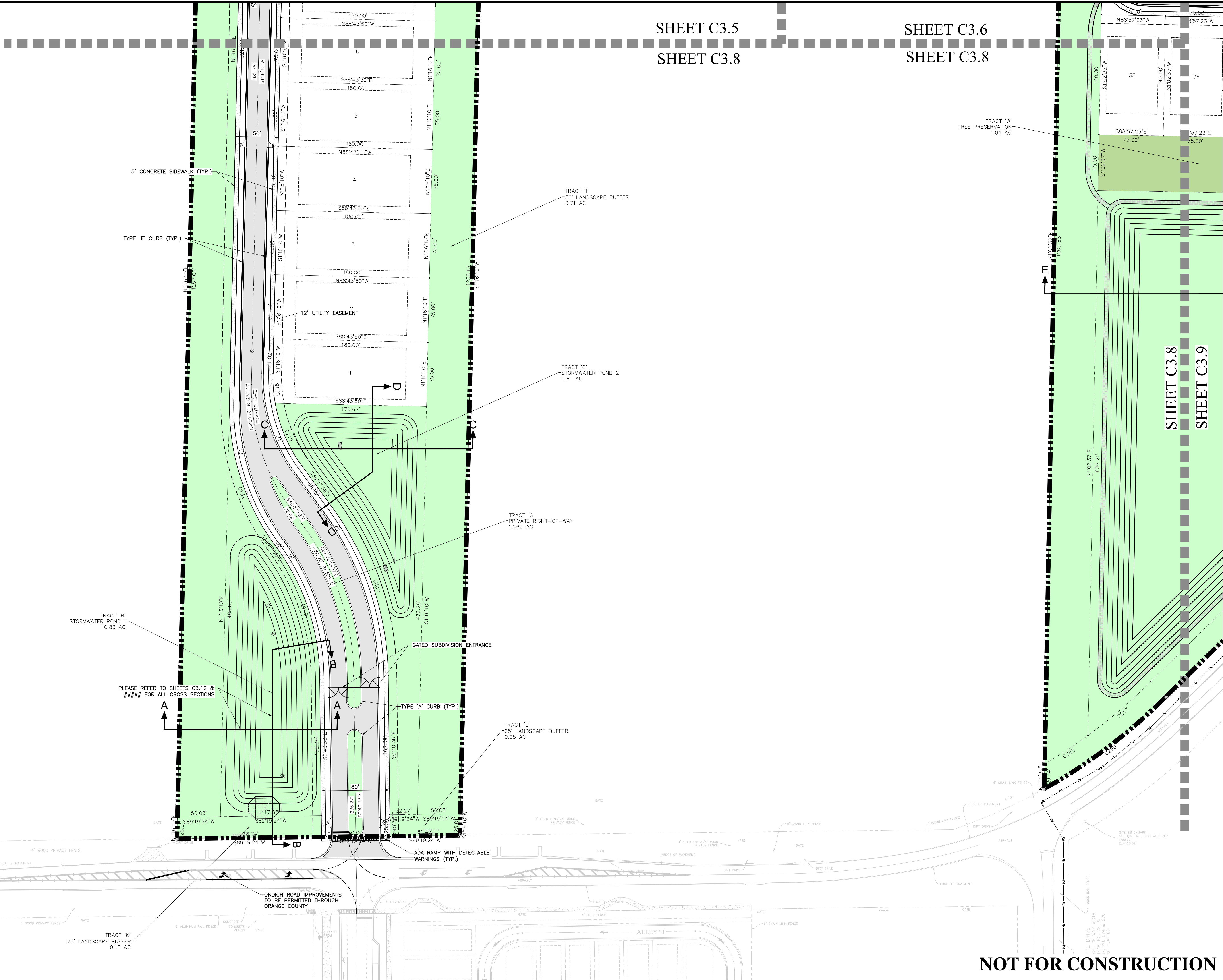
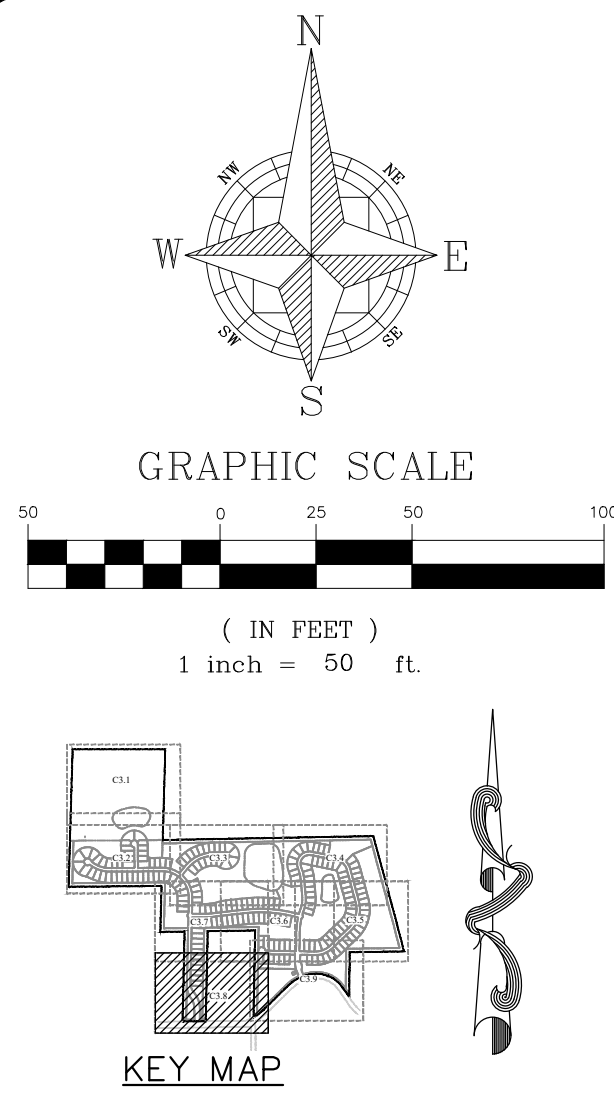
1828 ENGINEERING		GEOMETRY PLAN		SCALE: 1" = 50'	
2400 MATLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228		MAJOR DEVELOPMENT PLAN		PROJECT: PUL-037	
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060		ONDICH NORTH		SHEET: C3.6	
CITY OF APOPKA, FLORIDA		DRAWN: L. GRAHAM		DESIGNED: S. SIERRA-GIL	
DATE: 1/15/2026		CHECKED: L. CLASON		DATE: 1/15/2026	
BY: AF		STATE OF FLORIDA		No. 90745	
DESCRIPTION		PROFESSIONAL ENGINEER		1/19/26	

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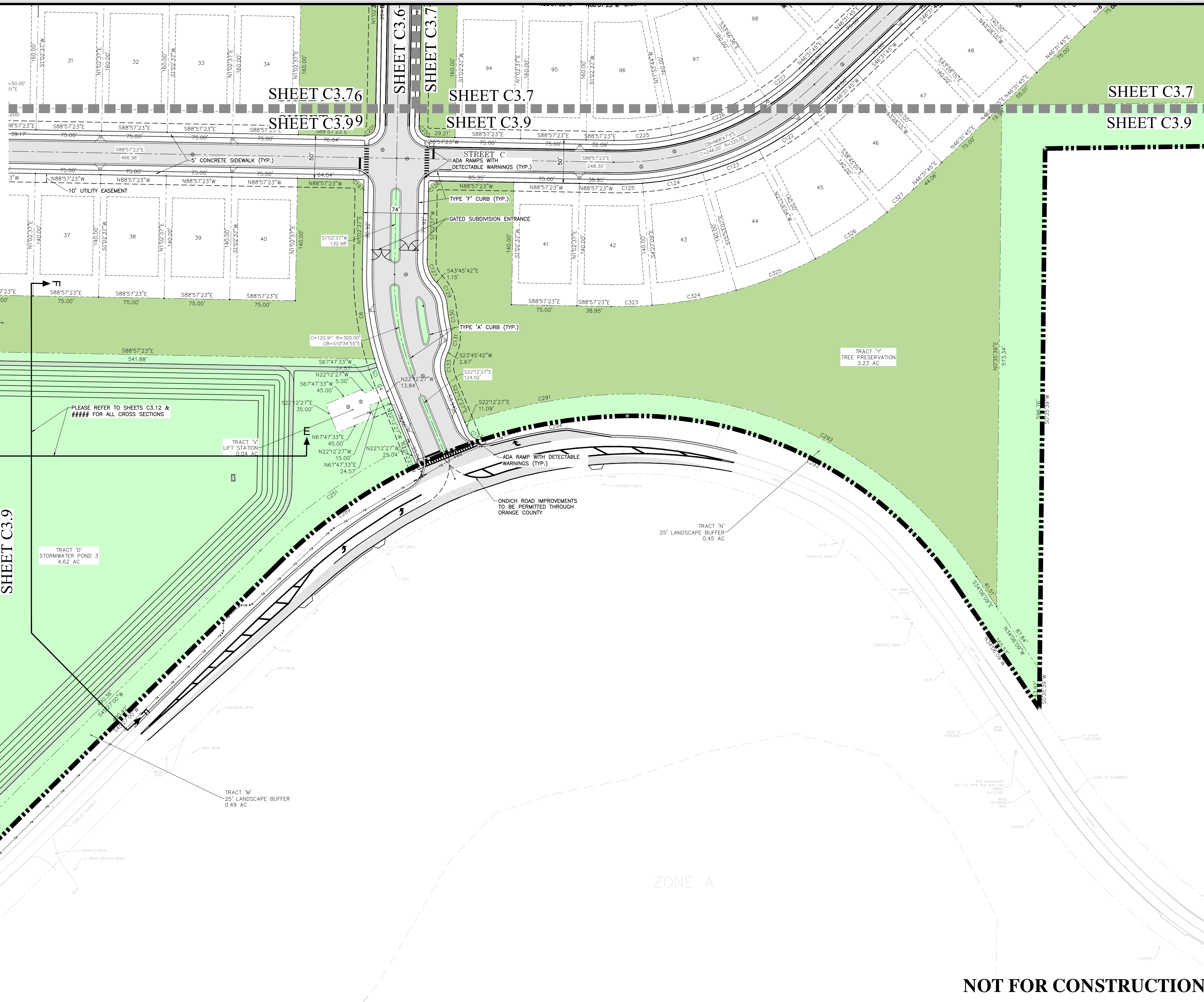
1828 ENGINEERING		GEOMETRY PLAN		DRAWING: L. GRAHAM	
MAJOR DEVELOPMENT PLAN		DESIGNED: S. SIERRA-GIL		PROJECT: PUL-037	
ONDICH NORTH		CHECKED: L. CLASON		SHEET: C3.7	
CITY OF APOKA, FLORIDA		DATE: 1/15/2026			
2400 MATLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060		BY: AF	
		CITY OF APOKA COMMENTS DATED 12/16/2025		DESCRIPTION	

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DRAWING: L. GRAHAM		DESIGNED: S. SIERRA-GIL		CHECKED: L. CLASSON		DATE: 1/15/2026	
PROJECT: PUL-037		SHEET: C3.8		1828 ENGINEERING			
GEOMETRY PLAN				MAJOR DEVELOPMENT PLAN			
ONDICH NORTH				CITY OF APOPKA, FLORIDA			
2400 MATLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228				BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060			
SCALE: 1" = 50'		SHEET: C3.8		REVISIONS			
STATE OF FLORIDA		PROFESSIONAL ENGINEER		DATE: 01/19/2026 BY: [Signature]			



NOT FOR CONSTRUCTION

	SCALE		1" = 50'	DRAWN: L. GRAHAM	GEOMETRY PLAN MAJOR DEVELOPMENT PLAN ONDICH NORTH CITY OF APOPKA, FLORIDA	1828 ENGINEERING	2400 MATLAND CENTER PKWY., SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228	BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060	01/19/2026 CITY OF APOPKA COMMENTS DATED 12/16/2025	REV. DATE DESCRIPTION BY
	PROJECT PUL-037	DESIGNED: S. SIERRA-GIL		CHECKED: L. CLASSON						

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
1	0.31 AC	13,462 SF	7,779 SF	75.22 LF	PRIVATE
2	0.31 AC	13,500 SF	7,800 SF	75.00 LF	PRIVATE
3	0.31 AC	13,500 SF	7,800 SF	75.00 LF	PRIVATE
4	0.31 AC	13,500 SF	7,800 SF	75.00 LF	PRIVATE
5	0.31 AC	13,500 SF	7,800 SF	75.00 LF	PRIVATE
6	0.31 AC	13,500 SF	7,800 SF	75.00 LF	PRIVATE
7	0.31 AC	13,500 SF	7,800 SF	75.00 LF	PRIVATE
8	0.31 AC	13,500 SF	7,800 SF	75.00 LF	PRIVATE
9	0.31 AC	13,500 SF	7,800 SF	75.00 LF	PRIVATE
10	0.31 AC	13,500 SF	7,800 SF	75.00 LF	PRIVATE
11	0.31 AC	13,500 SF	7,800 SF	75.00 LF	PRIVATE
12	0.27 AC	11,784 SF	6,380 SF	73.37 LF	PRIVATE
13	0.27 AC	11,723 SF	6,298 SF	73.18 LF	PRIVATE
14	0.27 AC	11,733 SF	6,377 SF	74.95 LF	PRIVATE
15	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
16	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
17	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
18	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
19	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
20	0.28 AC	12,108 SF	6,674 SF	77.82 LF	PRIVATE
21	0.28 AC	12,160 SF	6,710 SF	79.20 LF	PRIVATE
22	0.28 AC	12,160 SF	6,710 SF	79.20 LF	PRIVATE
23	0.28 AC	12,160 SF	6,710 SF	79.20 LF	PRIVATE
24	0.28 AC	12,160 SF	6,710 SF	79.20 LF	PRIVATE
25	0.28 AC	12,160 SF	6,710 SF	79.20 LF	PRIVATE
26	0.28 AC	12,160 SF	6,710 SF	79.20 LF	PRIVATE
27	0.28 AC	12,160 SF	6,710 SF	79.20 LF	PRIVATE
28	0.28 AC	12,160 SF	6,710 SF	79.20 LF	PRIVATE
29	0.29 AC	12,591 SF	6,792 SF	104.72 LF	PRIVATE
30	0.34 AC	14,960 SF	8,568 SF	98.31 LF	PRIVATE
31	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
32	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
33	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
34	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
35	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
36	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
37	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
38	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
39	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
40	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
41	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
42	0.25 AC	11,094 SF	5,782 SF	72.53 LF	PRIVATE
43	0.27 AC	11,733 SF	6,192 SF	69.84 LF	PRIVATE
44	0.27 AC	11,733 SF	6,192 SF	69.84 LF	PRIVATE
45	0.27 AC	11,733 SF	6,192 SF	69.84 LF	PRIVATE
46	0.25 AC	11,013 SF	5,730 SF	72.90 LF	PRIVATE
47	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
48	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
49	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE

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

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
50	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
51	0.26 AC	11,268 SF	5,894 SF	71.56 LF	PRIVATE
52	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
53	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
54	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
55	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
56	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
57	0.26 AC	11,202 SF	5,851 SF	71.93 LF	PRIVATE
58	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
59	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
60	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
61	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
62	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
63	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
64	0.27 AC	11,872 SF	6,282 SF	68.09 LF	PRIVATE
65	0.28 AC	12,326 SF	6,573 SF	67.15 LF	PRIVATE
66	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
67	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
68	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
69	0.28 AC	12,192 SF	6,487 SF	65.83 LF	PRIVATE
70	0.29 AC	12,758 SF	6,852 SF	65.09 LF	PRIVATE
71	0.29 AC	12,758 SF	6,852 SF	65.09 LF	PRIVATE
72	0.29 AC	12,758 SF	6,852 SF	65.09 LF	PRIVATE
73	0.29 AC	12,758 SF	6,852 SF	65.09 LF	PRIVATE
74	0.28 AC	12,411 SF	6,628 SF	66.67 LF	PRIVATE
75	0.25 AC	10,765 SF	5,570 SF	80.67 LF	PRIVATE
76	0.26 AC	11,458 SF	6,016 SF	95.31 LF	PRIVATE
77	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
78	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
79	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
80	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
81	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
82	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
83	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
84	0.28 AC	12,320 SF	6,820 SF	74.08 LF	PRIVATE
85	0.28 AC	12,256 SF	6,776 SF	74.27 LF	PRIVATE
86	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
87	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
88	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
89	0.27 AC	11,874 SF	6,504 SF	75.00 LF	PRIVATE
90	0.26 AC	11,174 SF	5,919 SF	75.00 LF	PRIVATE
91	0.24 AC	10,613 SF	5,482 SF	75.00 LF	PRIVATE
92	0.25 AC	10,884 SF	5,647 SF	83.20 LF	PRIVATE
93	0.25 AC	10,798 SF	5,592 SF	81.34 LF	PRIVATE
94	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
95	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
96	0.30 AC	12,880 SF	7,204 SF	98.10 LF	PRIVATE
97	0.31 AC	13,648 SF	7,732 SF	16.31 LF	PRIVATE
98	0.29 AC	12,676 SF	7,064 SF	92.76 LF	PRIVATE

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

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
99	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
100	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
101	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
102	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
103	0.30 AC	12,876 SF	7,201 SF	94.98 LF	PRIVATE
104	0.30 AC	13,008 SF	7,267 SF	102.42 LF	PRIVATE
105	0.29 AC	12,768 SF	7,050 SF	103.12 LF	PRIVATE
106	0.28 AC	12,316 SF	6,662 SF	103.33 LF	PRIVATE
107	0.26 AC	11,162 SF	5,820 SF	88.58 LF	PRIVATE
108	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
109	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
110	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
111	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
112	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
113	0.32 AC	14,018 SF	7,661 SF	151.99 LF	PRIVATE
114	0.28 AC	12,253 SF	6,527 SF	113.06 LF	PRIVATE
115	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
116	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
117	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
118	0.48 AC	21,056 SF	10,625 SF	75.18 LF	PRIVATE
119	0.31 AC	13,520 SF	7,312 SF	132.98 LF	PRIVATE
120	0.26 AC	11,430 SF	5,998 SF	71.16 LF	PRIVATE
121	0.25 AC	10,947 SF	5,687 SF	73.16 LF	PRIVATE
122	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
123	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
124	0.25 AC	10,736 SF	5,552 SF	74.06 LF	PRIVATE
125	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
126	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
127	0.25 AC	10,928 SF	5,675 SF	76.58 LF	PRIVATE
128	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
129	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
130	0.28 AC	12,186 SF	6,728 SF	79.62 LF	PRIVATE
131	0.30 AC	13,116 SF	7,367 SF	104.21 LF	PRIVATE
132	0.30 AC	13,116 SF	7,367 SF	104.21 LF	PRIVATE
133	0.30 AC	13,116 SF	7,367 SF	104.21 LF	PRIVATE
134	0.30 AC	13,116 SF	7,367 SF	104.21 LF	PRIVATE
135	0.30 AC	13,116 SF	7,367 SF	104.21 LF	PRIVATE
136	0.29 AC	12,681 SF	7,068 SF	92.80 LF	PRIVATE
137	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
138	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
139	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
140	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
141	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
142	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
143	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
144	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
145	0.28 AC	12,000 SF	6,600 SF	75.00 LF	PRIVATE
146	0.29 AC	12,800 SF	7,150 SF	72.62 LF	PRIVATE
147	0.31 AC	13,622 SF	7,715 SF	70.17 LF	PRIVATE

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

LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
148	0.31 AC	13,622 SF	7,715 SF	70.17 LF	PRIVATE
149	0.32 AC	14,080 SF	7,983 SF	99.13 LF	PRIVATE
150	0.35 AC	15,369 SF	8,799 SF	80.24 LF	PRIVATE
151	0.45 AC	19,474 SF	11,737 SF	46.77 LF	PRIVATE
152	0.43 AC	18,943 SF	11,372 SF	45.57 LF	PRIVATE
153	0.49 AC	21,211 SF	12,918 SF	38.16 LF	PRIVATE
154	0.34 AC	14,695 SF	8,452 SF	66.74 LF	PRIVATE
155	0.29 AC	12,598 SF	7,005 SF	75.58 LF	PRIVATE
156	0.30 AC	12,893 SF	7,117 SF	111.36 LF	PRIVATE
157	0.27 AC	11,753 SF	6,226 SF	98.84 LF	PRIVATE
158	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
159	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
160	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
161	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
162	0.31 AC	13,566 SF	7,473 SF	97.87 LF	PRIVATE
163	0.24 AC	10,426 SF	5,478 SF	58.53 LF	PRIVATE
164	0.43 AC	18,635 SF	10,359 SF	39.52 LF	PRIVATE
165	0.42 AC	18,357 SF	10,176 SF	39.11 LF	PRIVATE
166	0.24 AC	10,329 SF	5,452 SF	56.42 LF	PRIVATE
167	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
168	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
169	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
170	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
171	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
172	0.25 AC	11,096 SF	5,783 SF	72.47 LF	PRIVATE
173	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
174	0.26 AC	11,154 SF	5,821 SF	72.32 LF	PRIVATE
175	0.26 AC	11,347 SF	5,944 SF	71.51 LF	PRIVATE
176	0.26 AC	11,347 SF	5,944 SF	71.51 LF	PRIVATE
177	0.26 AC	11,347 SF	5,944 SF	71.51 LF	PRIVATE
178	0.26 AC	11,347 SF	5,944 SF	71.51 LF	PRIVATE
179	0.26 AC	11,347 SF	5,944 SF	71.51 LF	PRIVATE
180	0.25 AC	11,092 SF	5,781 SF	72.58 LF	PRIVATE
181	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
182	0.24 AC	10,500 SF	5,400 SF	75.00 LF	PRIVATE
183	0.32 AC	13,728 SF	7,475 SF	47.13 LF	PRIVATE
184	0.37 AC	15,945 SF	8,895 SF	41.56 LF	PRIVATE
185	0.36 AC	15,619 SF	8,686 SF	40.59 LF	PRIVATE
186	0.35 AC	15,147 SF	8,386 SF	45.08 LF	PRIVATE
187	0.30 AC	12,900 SF	6,976 SF	136.03 LF	PRIVATE
188	0.25 AC	10,920 SF	5,661 SF	83.46 LF	PRIVATE
189	0.26 AC	11,499 SF	6,042 SF	96.33 LF	PRIVATE
190	0.26 AC	11,499 SF	6,042 SF	96.33 LF	PRIVATE
191	0.26 AC	11,499 SF	6,042 SF	96.33 LF	PRIVATE
192	0.26 AC	11,447 SF	6,009 SF	95.23 LF	PRIVATE
193	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
194	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
195	0.26 AC	11,531 SF	6,063 SF	70.72 LF	PRIVATE
196	0.25 AC	10,683 SF	5,518 SF	74.27 LF	PRIVATE
* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA					

P:\PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D Layouts\04 MDP CURVE, LINE, & LOT DATA TABLES.dwg Modified: 1/15/2026 By: sofia sanchez

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C1	9.11	8.89'	N20°28'33"W	12.00'
C2	59.21	53.68'	N1°16'10"E	39.00'
C3	0.50	0.50'	N64°30'00"E	605.07'
C4	1.16	1.16'	N22°06'31"W	337.00'
C5	31.88	31.87'	N19°17'58"W	337.00'
C6	103.71	103.30'	N7°46'22"W	337.00'
C7	7.50	7.38'	N26°51'10"E	12.00'
C8	16.20	16.20'	N0°01'54"E	375.00'
C9	104.21	103.87'	N9°10'00"W	375.00'
C10	104.21	103.87'	N25°05'17"W	375.00'
C11	104.21	103.87'	N41°00'34"W	375.00'
C12	104.21	103.87'	N56°55'51"W	375.00'
C13	104.21	103.87'	N72°51'08"W	375.00'
C14	63.50	63.42'	N85°39'50"W	375.00'
C15	34.60	34.59'	N87°52'18"W	375.00'
C16	70.17	70.07'	N79°52'03"W	375.00'
C17	70.17	70.07'	N69°08'48"W	375.00'
C18	99.13	98.84'	N56°12'48"W	375.00'
C19	28.38	26.88'	N86°16'04"W	25.00'
C20	28.38	26.88'	N86°16'04"W	25.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C130	26.75	26.74'	S9°01'28"E	241.00'
C131	26.99	26.55'	S5°46'44"W	43.00'
C132	179.52	176.35'	S17°25'54"E	275.00'
C133	29.69	28.90'	S0°46'37"W	37.00'
C137	22.30	20.30'	S64°47'52"E	15.00'
C141	18.68	18.68'	N13°37'59"W	375.00'
C143	32.14	32.12'	S11°22'40"E	250.00'
C144	64.97	64.79'	S0°14'58"E	250.00'
C145	63.87	63.69'	S14°30'52"W	250.00'
C146	62.79	62.63'	S29°01'44"W	250.00'
C147	44.96	44.90'	S41°22'37"W	250.00'
C148	23.69	23.66'	S51°22'34"W	140.00'
C149	54.28	53.94'	S67°19'50"W	140.00'
C150	30.80	30.74'	S84°44'27"W	140.00'
C152	40.33	40.32'	N18°53'47"E	835.00'
C153	39.21	39.20'	N18°17'30"E	565.00'
C154	94.01	93.91'	N11°32'13"E	565.00'
C155	94.01	93.91'	N2°00'11"E	565.00'
C156	21.22	21.22'	N3°50'24"W	565.00'
C157	44.20	44.19'	N6°58'29"W	615.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C353	65.22	65.19'	N11°45'12"W	565.00'
C354	87.13	86.93'	N21°53'57"W	365.00'
C355	108.93	108.53'	N37°17'16"W	365.00'
C356	64.42	64.32'	N43°57'23"E	335.00'
C357	67.94	67.82'	N55°16'32"E	335.00'
C358	67.94	67.82'	N66°53'43"E	335.00'
C359	67.94	67.82'	N78°30'54"E	335.00'
C360	26.97	26.97'	N86°37'54"E	335.00'
C361	24.83	24.77'	S83°56'53"E	100.00'
C362	34.77	34.59'	S66°52'25"E	100.00'
C363	11.90	11.89'	S58°42'25"E	190.00'
C364	171.31	165.56'	S86°19'48"E	190.00'
C365	171.31	165.56'	S86°19'48"E	190.00'
C366	182.51	175.57'	N40°19'21"E	190.00'
C367	182.51	175.57'	N40°19'21"E	190.00'
C368	95.62	95.26'	N87°05'55"W	315.00'
C369	117.17	116.50'	S73°32'56"W	315.00'
C370	117.17	116.50'	S52°14'13"W	315.00'
C371	117.17	116.50'	S30°55'29"W	315.00'
C372	117.17	116.50'	S9°36'45"W	315.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C21	51.86	49.57'	N89°04'14"W	50.00'
C22	46.77	45.09'	N32°33'18"W	50.00'
C23	45.57	44.01'	N20°21'19"E	50.00'
C24	38.16	37.24'	N68°19'39"E	50.00'
C25	15.69	15.63'	S57°14'28"E	50.00'
C26	18.85	16.97'	N44°29'06"E	12.00'
C27	16.51	15.24'	N39°56'06"W	12.00'
C28	75.58	75.41'	S54°54'45"E	325.00'
C29	111.36	110.81'	S71°23'27"E	325.00'
C30	52.80	52.74'	S85°51'39"E	325.00'
C31	39.68	38.65'	N56°37'13"W	50.00'
C32	58.53	55.24'	N0°21'08"W	50.00'
C33	39.52	38.50'	N55°49'20"E	50.00'
C34	39.11	38.12'	S56°03'20"E	50.00'
C37	42.49	42.41'	N66°37'08"W	200.00'
C38	28.91	28.51'	S17°04'54"E	50.00'
C39	18.85	16.97'	S45°30'54"E	12.00'
C40	41.20	41.18'	S87°44'17"E	425.00'
C41	42.49	42.41'	N66°37'08"W	200.00'
C42	70.72	70.64'	S80°11'39"E	425.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C158	92.13	92.04'	N13°19'31"W	615.00'
C159	15.19	15.19'	N18°19'28"W	615.00'
C160	12.77	12.70'	S67°57'11"E	35.00'
C161	25.93	25.34'	S36°16'56"E	35.00'
C162	1.61	1.61'	S5°06'28"W	12.00'
C164	2.59	2.59'	N15°22'56"W	190.00'
C168	48.01	47.88'	N6°43'24"E	190.00'
C170	2.74	2.74'	N14°22'30"E	190.00'
C171	239.41	223.88'	N50°53'09"E	190.00'
C173	119.20	118.16'	S74°39'43"W	260.00'
C174	149.33	137.06'	N77°43'47"W	105.00'
C175	380.91	325.89'	N17°34'25"E	200.00'
C176	314.50	311.49'	N85°53'23"E	655.00'
C177	140.25	129.03'	S40°10'39"E	100.00'
C178	144.80	123.34'	S55°18'39"W	75.00'
C179	83.58	83.22'	N78°35'13"W	260.00'
C180	20.14	20.00'	N90°00'00"W	50.00'
C194	83.82	83.75'	S68°28'22"W	580.07'
C197	18.85	16.97'	N43°57'23"W	12.00'
C198	104.72	86.60'	N61°02'37"E	50.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C373	98.90	98.49'	S10°02'16"E	315.00'
C374	15.38	15.38'	S17°29'09"E	285.00'
C375	54.83	54.75'	S10°25'40"E	285.00'
C376	79.92	79.92'	N83°28'52"W	2190.00'
C377	79.92	79.92'	N85°34'20"W	2190.00'
C378	79.92	79.92'	N87°39'47"W	2190.00'
C379	79.92	79.92'	N89°45'14"W	2190.00'
C380	79.92	79.92'	S88°09'18"W	2190.00'
C381	79.92	79.92'	S86°03'51"W	2190.00'
C382	63.78	63.78'	S84°11'04"W	2190.00'
C383	72.53	72.46'	S79°11'41"W	500.00'
C384	14.29	14.29'	S74°13'13"W	500.00'
C385	61.47	61.46'	S75°31'23"W	830.00'
C386	75.14	75.11'	S80°14'18"W	830.00'
C387	72.28	72.26'	S85°19'35"W	830.00'
C388	49.95	49.95'	S89°32'43"W	830.00'
C390	16.43	16.43'	N0°26'11"E	565.00'
C391	94.01	93.91'	N5°09'49"W	565.00'
C392	94.01	93.91'	N14°41'51"W	565.00'
C393	94.01	93.91'	N24°13'53"W	565.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C43	42.49	42.41'	N66°37'08"W	200.00'
C44	226.63	215.79'	N77°23'09"E	210.00'
C45	138.90	138.28'	S66°03'53"E	425.00'
C46	30.43	30.40'	N77°03'52"W	200.00'
C47	80.89	80.39'	N70°23'21"W	210.00'
C48	17.76	16.19'	N80°53'26"E	12.00'
C49	30.38	30.38'	N62°09'33"W	535.00'
C50	42.49	42.41'	N66°37'08"W	200.00'
C51	100.11	99.96'	N69°08'48"W	535.00'
C52	100.11	99.96'	N79°52'03"W	535.00'
C53	55.18	55.15'	N41°27'29"E	525.00'
C54	71.51	71.46'	N48°22'16"E	525.00'
C55	71.51	71.46'	N56°10'33"E	525.00'
C56	71.51	71.46'	N63°58'49"E	525.00'
C57	71.51	71.46'	N71°47'06"E	525.00'
C58	71.51	71.46'	N79°35'22"E	525.00'
C59	49.37	49.35'	N87°52'18"W	535.00'
C60	196.65	189.54'	N32°31'42"W	210.00'
C61	196.65	189.54'	N32°31'42"W	210.00'
C62	164.45	160.28'	N24°02'06"E	210.00'

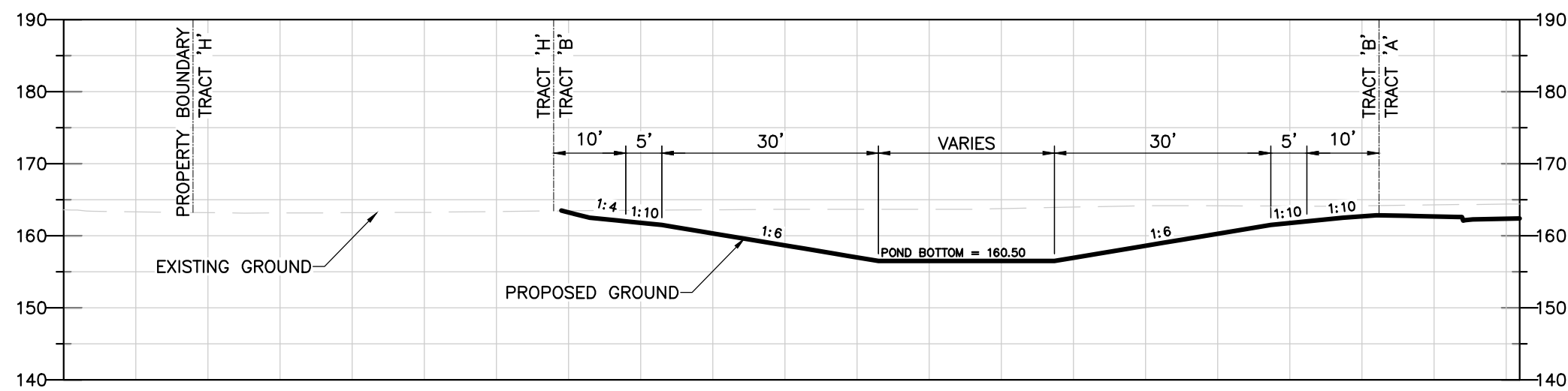
Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C199	42.62	41.34'	S34°32'11"E	50.00'
C200	16.51	15.24'	S49°32'11"E	12.00'
C201	18.85	16.97'	N46°02'37"E	12.00'
C202	195.11	194.82'	N6°29'49"E	1025.00'
C203	18.48	16.71'	N32°09'56"W	12.00'
C204	17.08	17.08'	N76°31'43"W	1980.00'
C205	79.20	79.20'	N77°55'18"W	1980.00'
C206	79.20	79.20'	N80°12'49"W	1980.00'
C207	79.20	79.20'	N82°30'20"W	1980.00'
C208	79.20	79.20'	N84°47'51"W	1980.00'
C209	79.20	79.20'	N87°05'22"W	1980.00'
C210	79.20	79.20'	N89°22'52"W	1980.00'
C211	79.20	79.20'	S88°19'37"W	1980.00'
C212	79.20	79.20'	S86°02'06"W	1980.00'
C213	53.18	53.18'	S84°07'10"W	1980.00'
C214	1.93	1.93'	S83°24'16"W	1020.00'
C215	73.18	73.17'	S85°30'51"W	1020.00'
C216	65.87	65.85'	S89°25'10"W	1020.00'
C217	18.85	16.97'	S46°16'10"W	12.00'
C218	34.19	34.14'	S41°9'41"E	175.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C400	94.01	93.91'	N80°11'39"W	565.00'
C401	54.77	54.75'	N87°44'17"W	565.00'
C409	236.14	221.24'	S51°22'40"E	190.00'
C458	36.41	36.36'	N85°39'50"W	215.00'
C460	57.37	57.20'	N72°32'09"W	215.00'
C461	2.37	2.37'	N80°29'47"W	215.00'
C462	59.74	59.55'	N56°55'51"W	215.00'
C464	59.74	59.55'	N41°00'34"W	215.00'
C466	59.74	59.55'	N25°05'17"W	215.00'
C468	59.74	59.55'	N9°10'00"W	215.00'
C472	9.29	9.29'	N0°01'54"E	215.00'

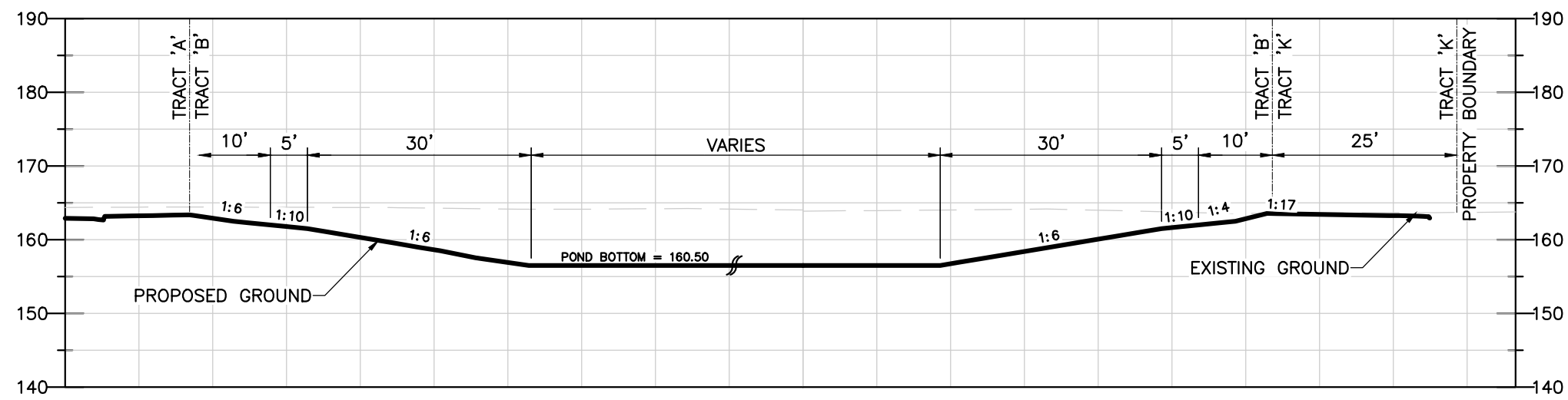
Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C63	226.63	215.79'	N77°23'09"E	210.00'
C64	49.91	49.89'	N86°12'54"E	525.00'
C69	36.38	35.58'	S70°13'06"E	50.00'
C70	41.56	40.38'	S25°33'44"E	50.00'
C71	40.59	39.49'	S44°34'57"W	50.00'
C72	45.08	43.57'	N86°19'48"W	50.00'
C75	42.13	40.90'	N36°21'40"W	50.00'
C76	16.51	15.24'	N51°38'30"W	12.00'
C77	38.25	38.24'	S86°37'54"E	475.00'
C78	96.33	96.17'	S78°30'54"W	475.00'
C79	96.33	96.17'	S66°53'43"W	475.00'
C80	96.33	96.17'	S55°16'32"W	475.00'
C81	91.35	91.21'	S43°57'23"W	475.00'
C83	17.89	16.28'	S4°16'13"E	12.00'
C84	133.44	132.89'	S37°59'35"E	425.00'
C85	70.72	70.64'	S24°13'53"E	425.00'
C86	70.72	70.64'	S14°41'51"E	425.00'
C87	70.72	70.64'	S5°09'49"E	425.00'
C88	12.36	12.36'	S0°26'11"W	425.00'
C89	18.85	16.97'	S43°43'50"E	12.00'

Curve Table				
Curve #		Chord Length	Chord Direction	Radius
C219	80.05	79.35'	S23°01'45"E	175.00'
C220	210.40	207.06'	S18°24'17"E	340.00'
C225	66.00	65.87'	N84°44'27"E	300.00'
C226	116.31	115.59'	N67°19'50"E	300.00'
C227	50.76	50.70'	N51°22'34"E	300.00'
C229	75.55	75.43'	N40°45'26"E	375.00'
C230	102.42	102.10'	N27°09'41"E	375.00'
C231	103.12	102.79'	N11°27'35"E	375.00'
C232	103.33	103.01'	N4°18'43"W	375.00'
C233	129.64	126.69'	N36°16'56"W	175.00'
C234	63.83	63.48'	N67°57'11"W	175.00'
C235	211.39	187.08'	S53°09'07"W	125.00'
C236	51.79	51.42'	S7°09'47"E	125.00'
C237	11.73	11.73'	S18°19'28"E	475.00'
C238	71.16	71.09'	S13°19'31"E	475.00'
C239	34.14	34.13'	S6°58'29"E	475.00'
C240	15.96	15.96'	S3°50'24"E	425.00'
C241	70.72	70.64'	S21°03'11"W	425.00'
C242	70.72	70.64'	S1°32'13"W	425.00'
C243	29.49	29.49'	S18°17'30"W	425.00'

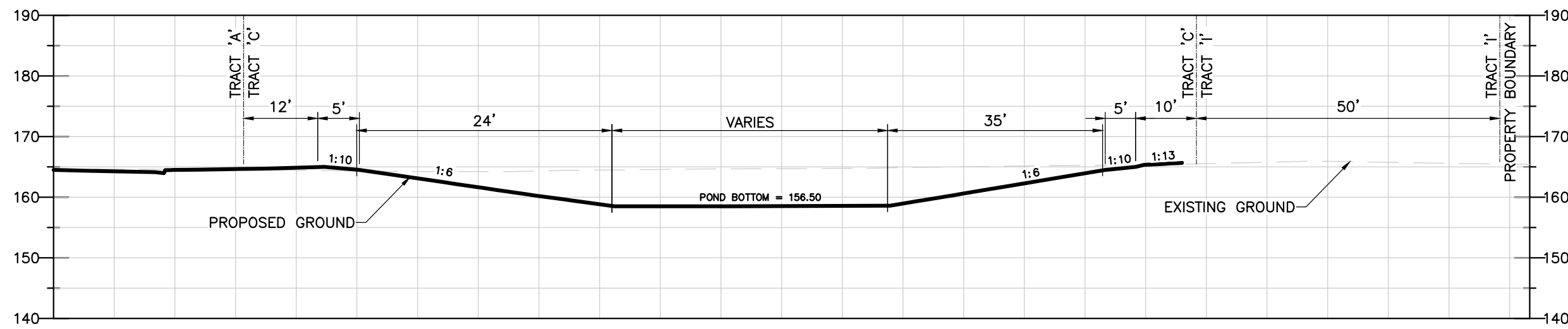
P:\PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D Layouts\04 MDP CROSS SECTIONS.dwg Modified: 1/16/2026 By: sofia sanchez



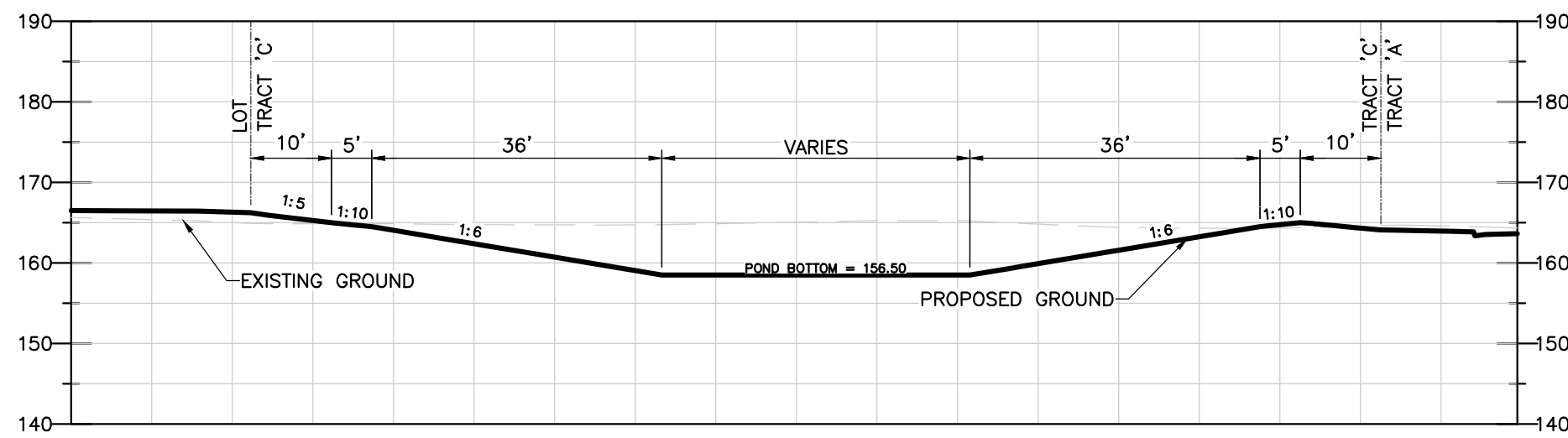
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N.T.S.



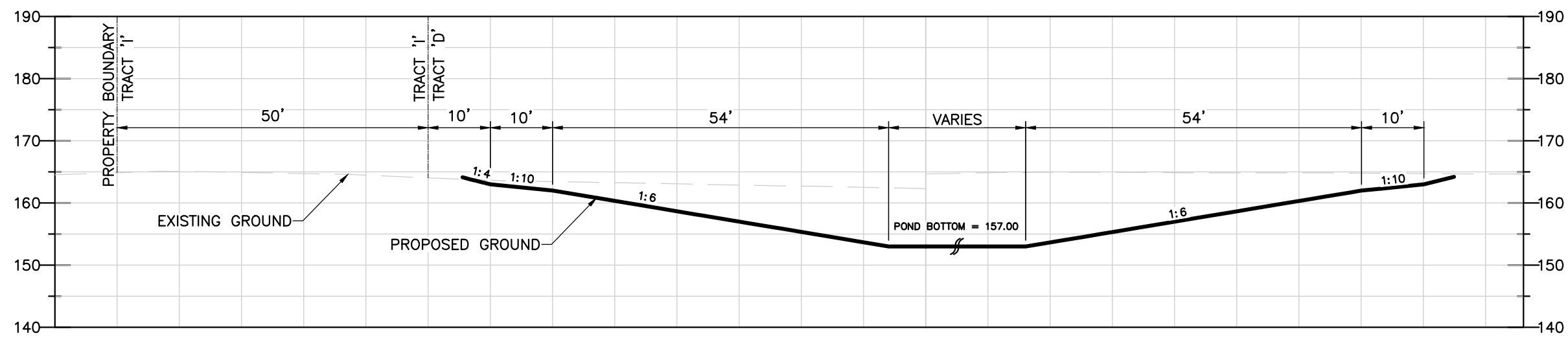
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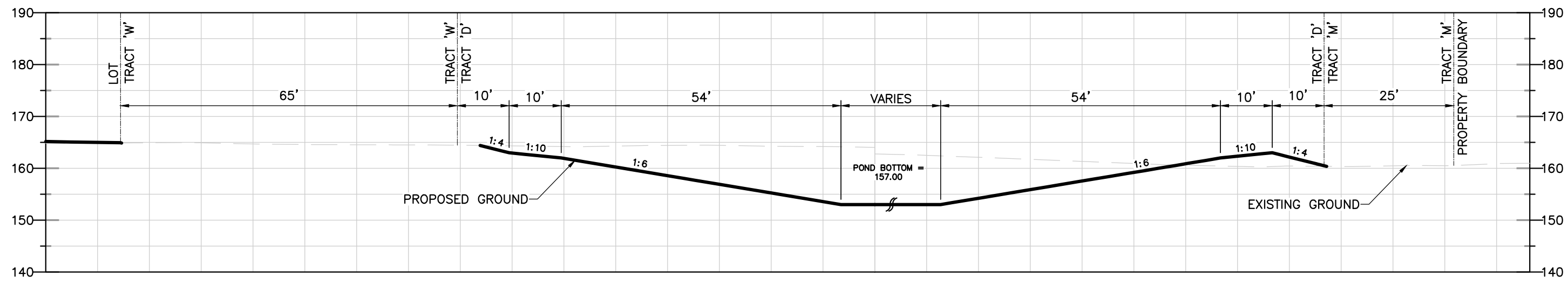
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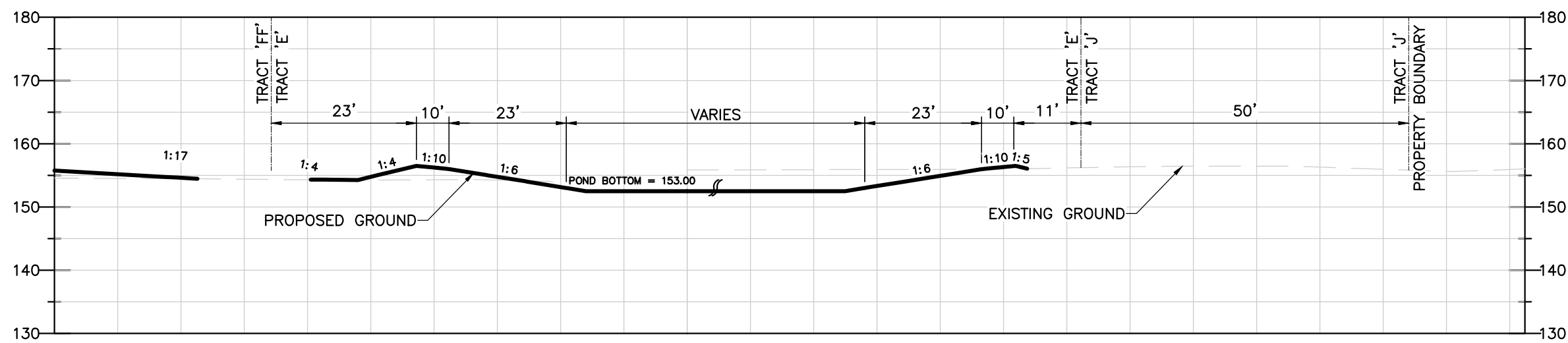
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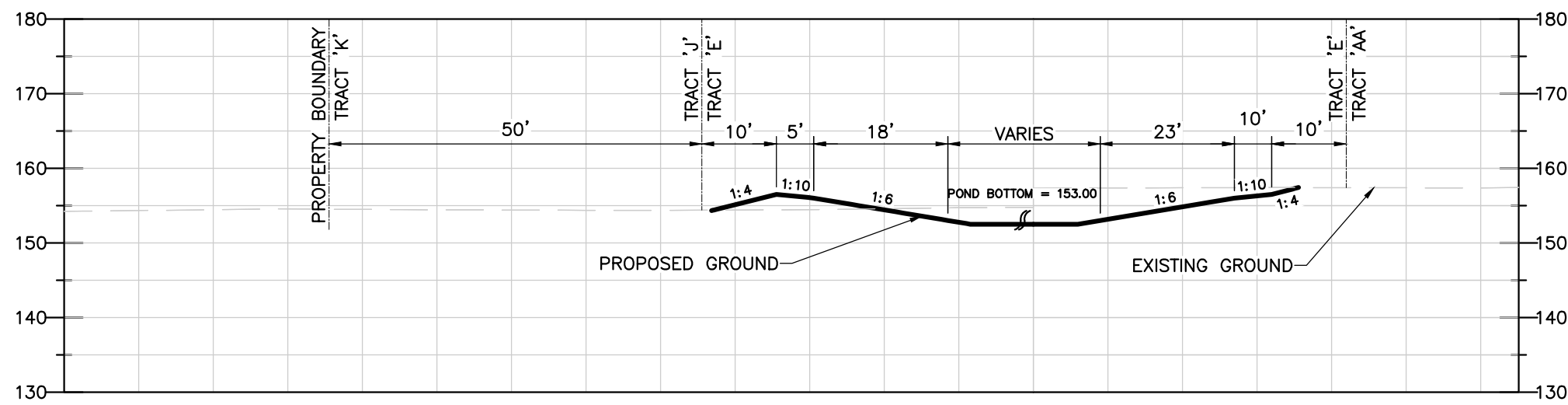
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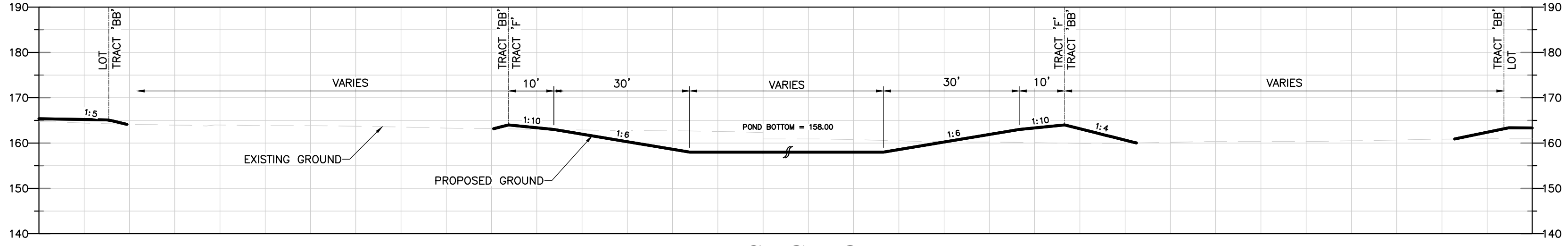
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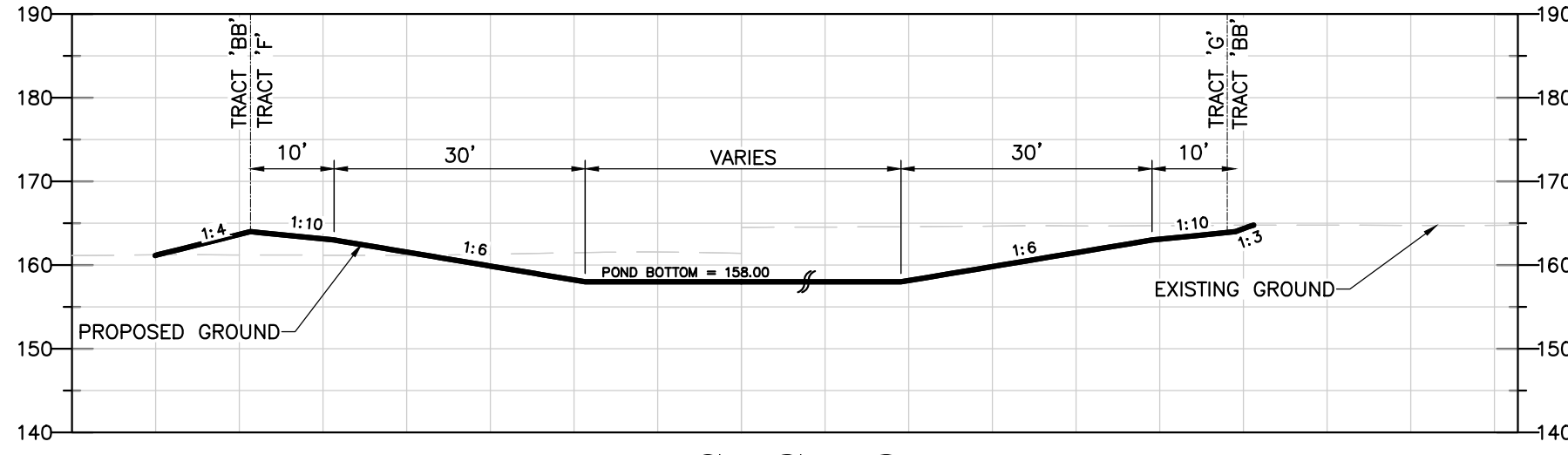
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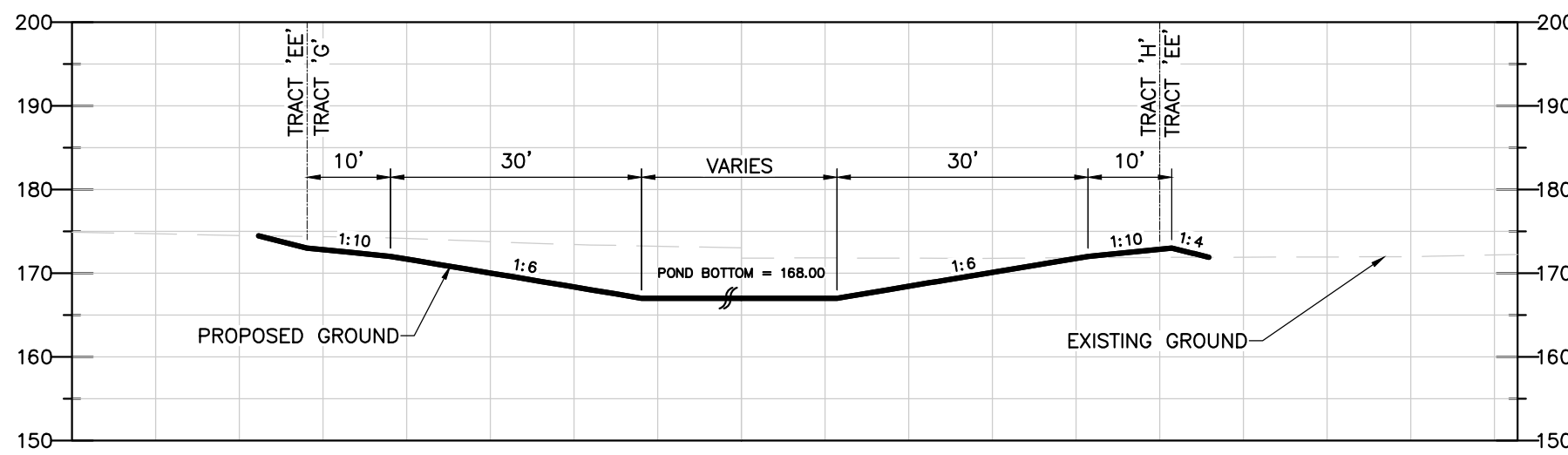
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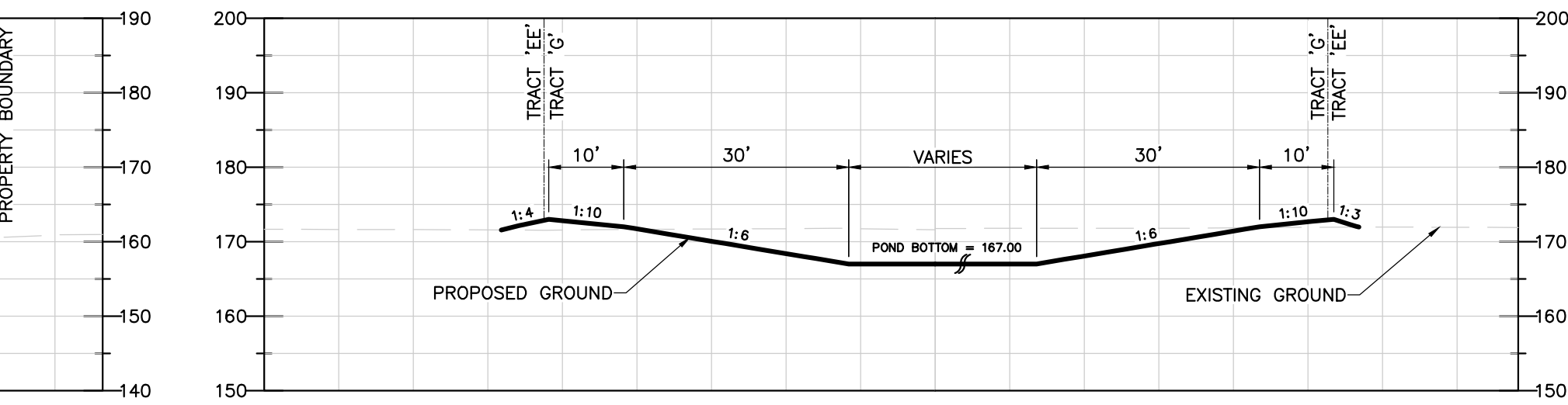
SECTION I-I
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SECTION J-J
N.T.S.

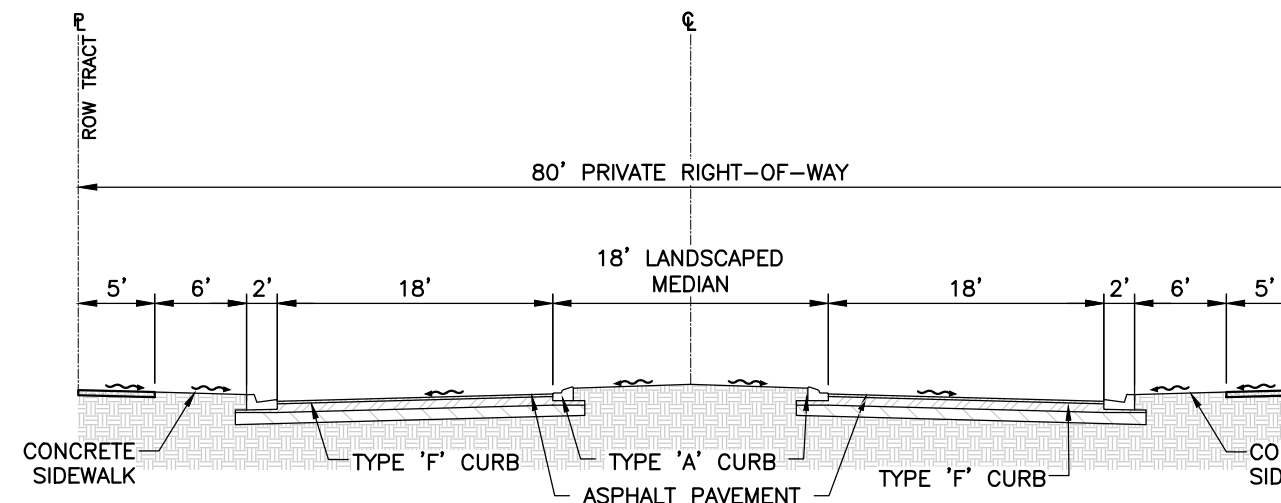
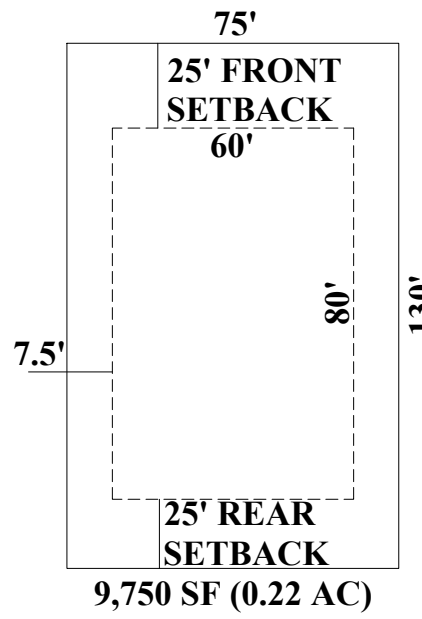


SECTION K-K
N.T.S.

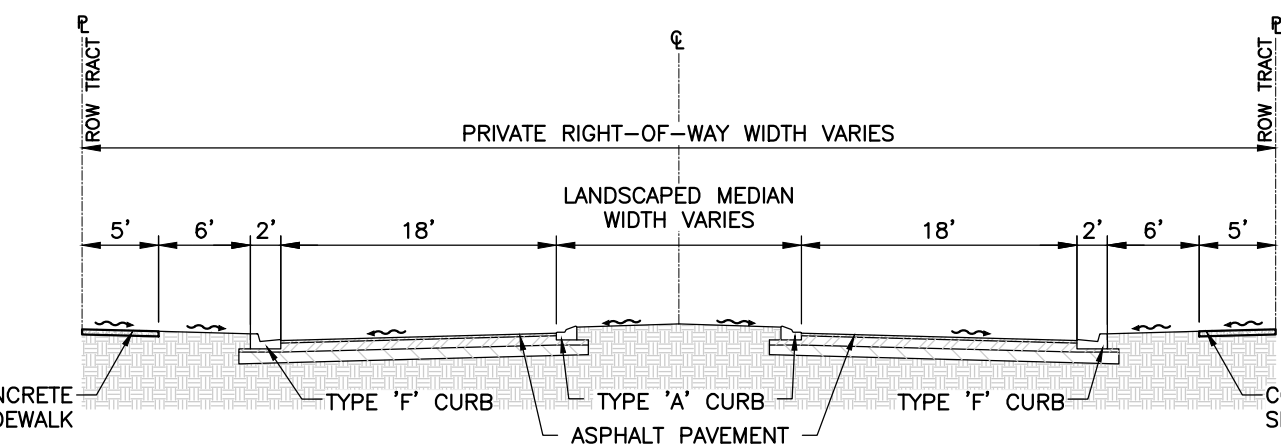


SECTION L-L
N.T.S.

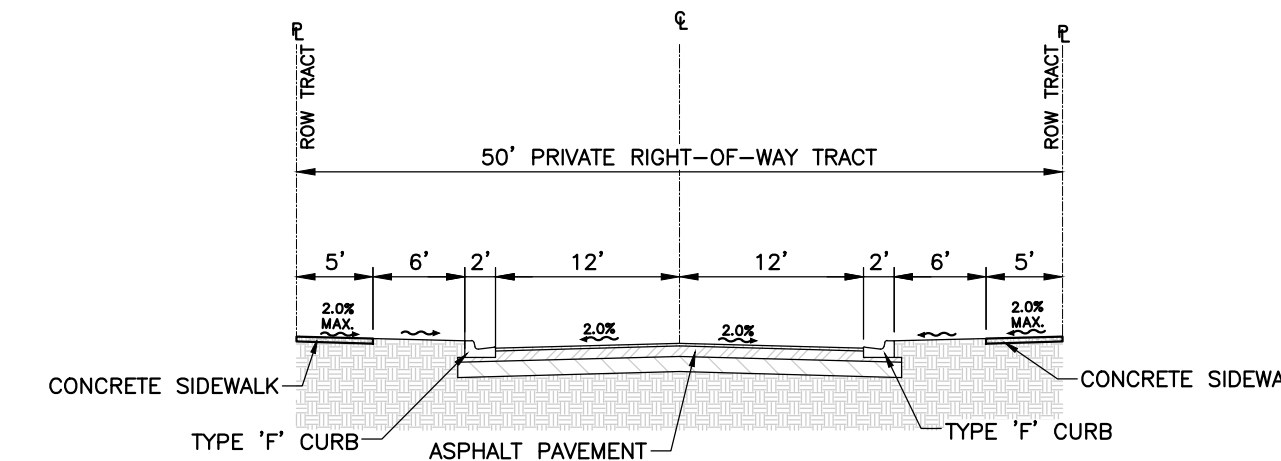
TYPICAL 75' LOT
SIZE/PROPOSED
BUILDABLE AREA



WESTERN ENTRANCE R.O.W.
N.T.S.



EASTERN ENTRANCE R.O.W.
N.T.S.



TYPICAL 50' R.O.W.
N.T.S.

NOT FOR CONSTRUCTION

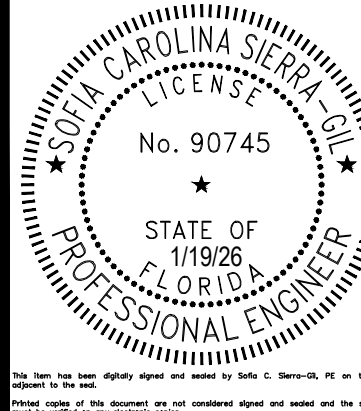
1828 ENGINEERING

CROSS SECTIONS

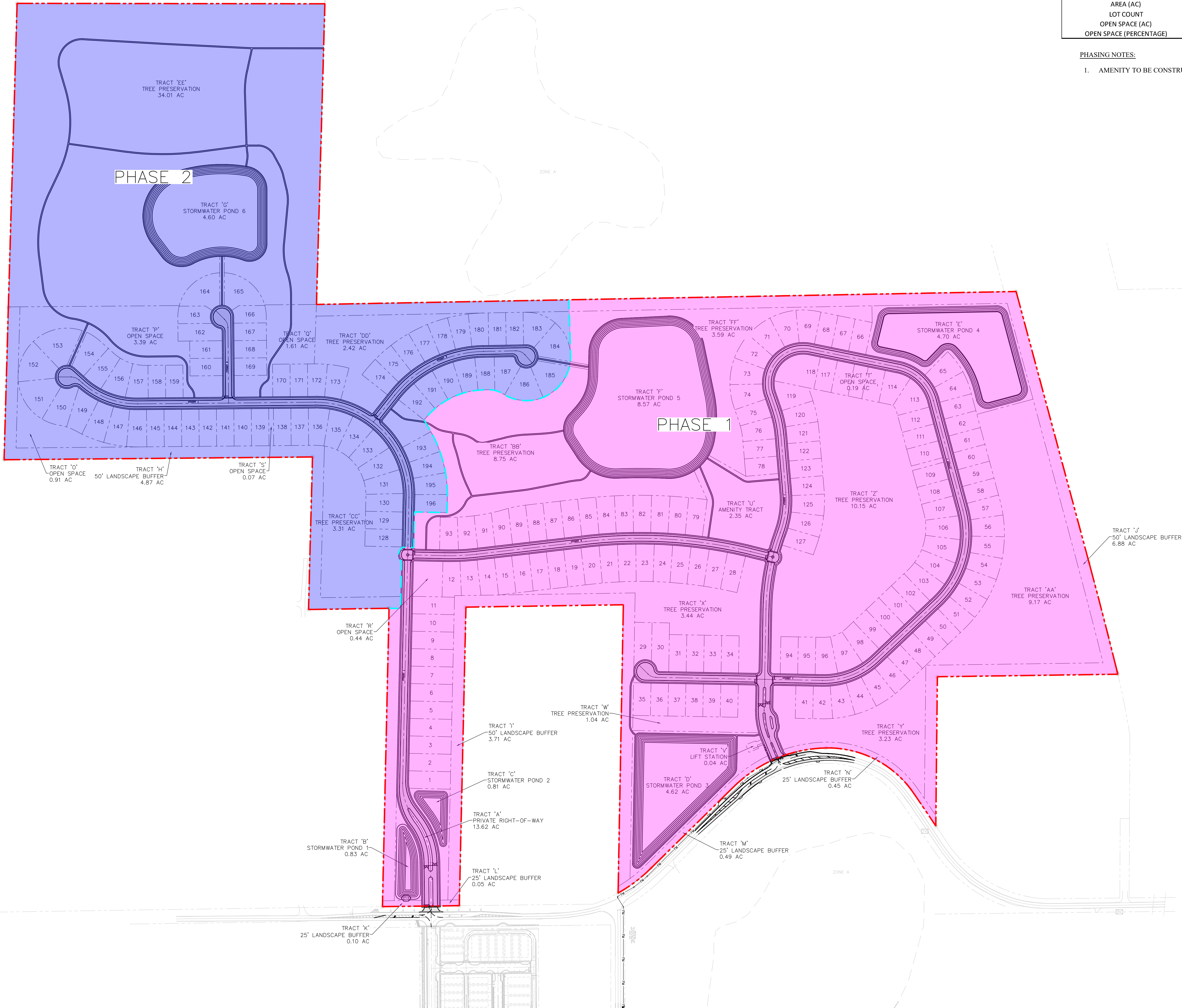
MAJOR DEVELOPMENT PLAN

ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWING:	L. GRAHAM	DESIGNED:	S. SIERRA-GIL	CHECKED:	L. CLASON	DATE:	1/16/2026
SCALE:	N.T.S.	PROJECT:	PUL-037	SHEET:	C3.12		

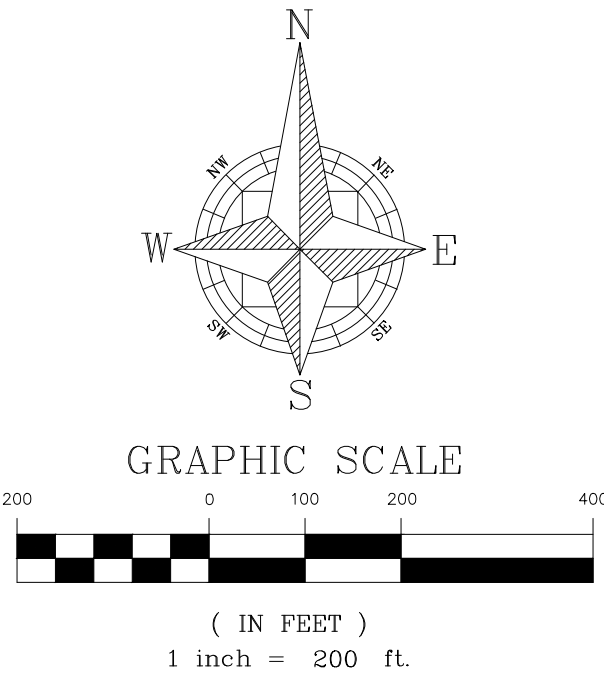


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PHASING DATA			
	Phase 1	Phase 2	Total
AREA (AC)	117.28 AC	79.55 AC	196.83 AC
LOT COUNT	127	69	196
OPEN SPACE (AC)	68.98 AC	54.29 AC	123.28 AC
OPEN SPACE (PERCENTAGE)	58.8%	68.2%	62.6%

- PHASING NOTES:
- AMENITY TO BE CONSTRUCTED AS PART OF PHASE 1.



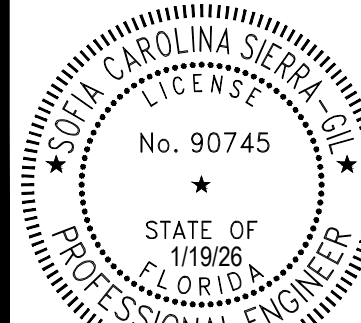
- LEGEND
- PROPERTY BOUNDARY
 - PHASING LINE
 - PHASE 1
 - PHASE 2

1828 ENGINEERING

PHASING PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 10/23/2025

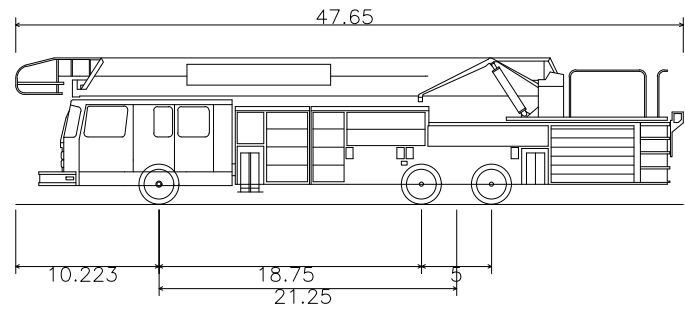
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PROJECT: PUL-037
SHEET: C1.1



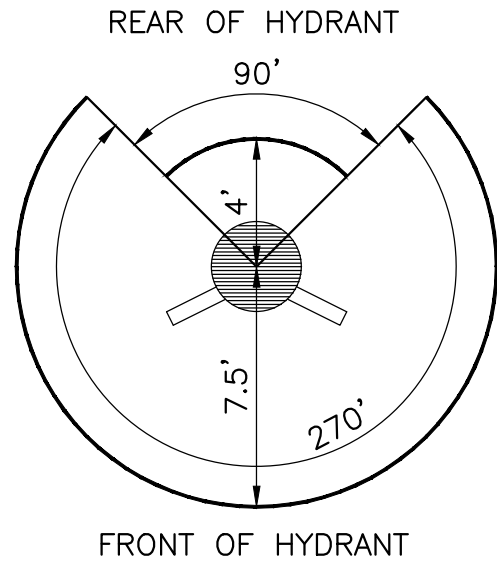
NOT FOR CONSTRUCTION

FIRE ACCESS NOTES:

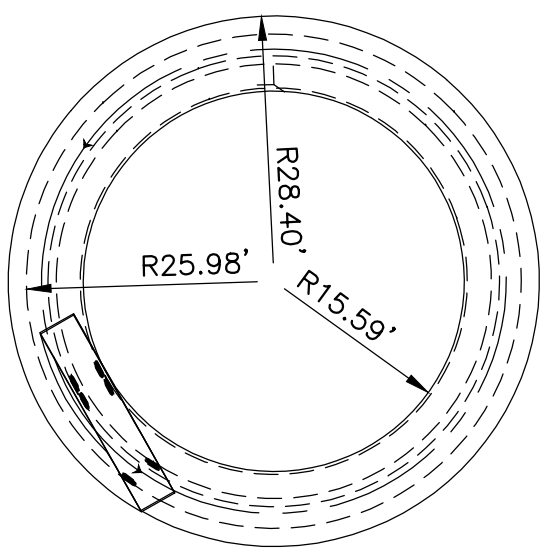
1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)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



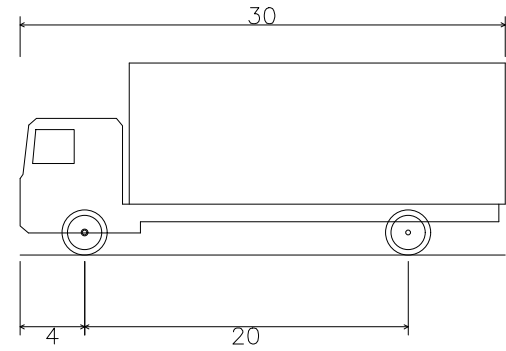
Rosenbauer 100 ft MM Cobra
Overall Length 47.65ft
Overall Width 10.223ft
Overall Body Height 18.75ft
Min Body Ground Clearance 21.25ft
Track Width 3ft
Lock-to-lock time 5s
Max Wheel Angle 3°



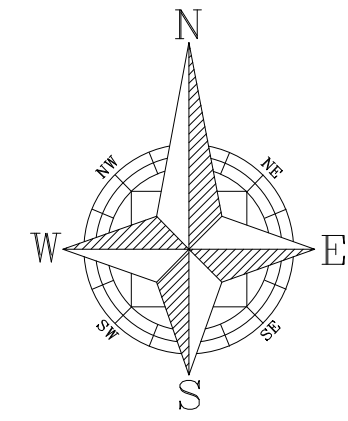
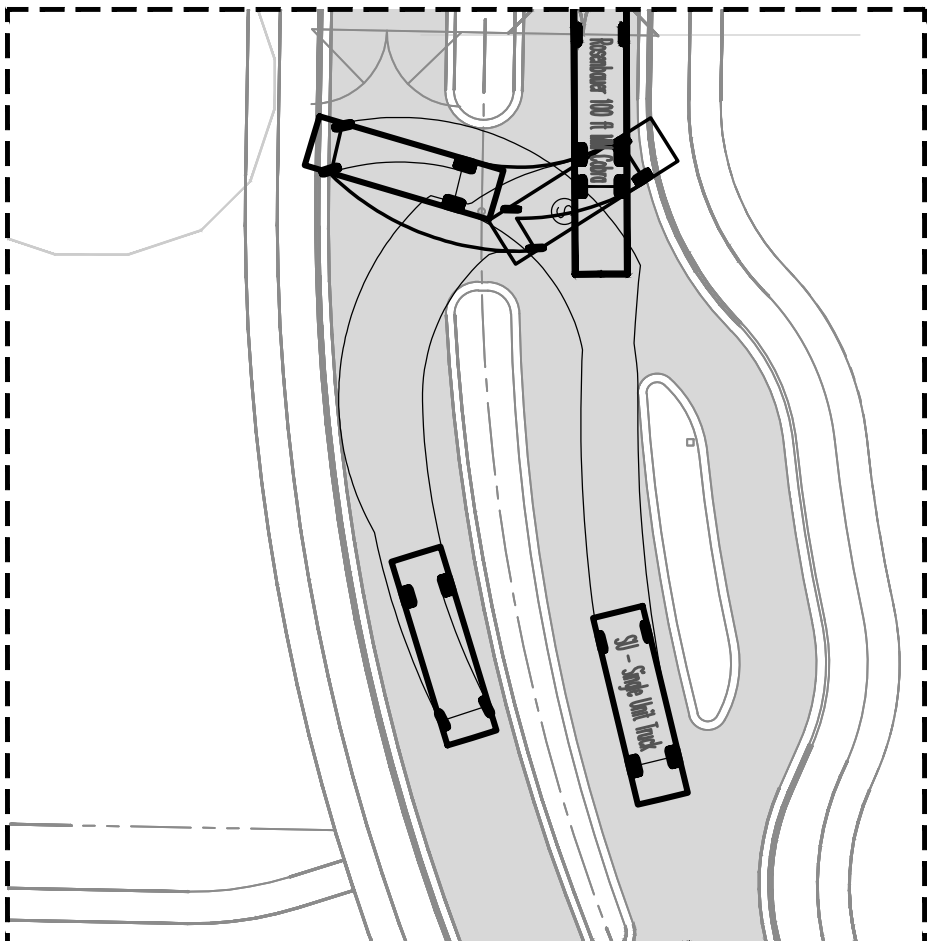
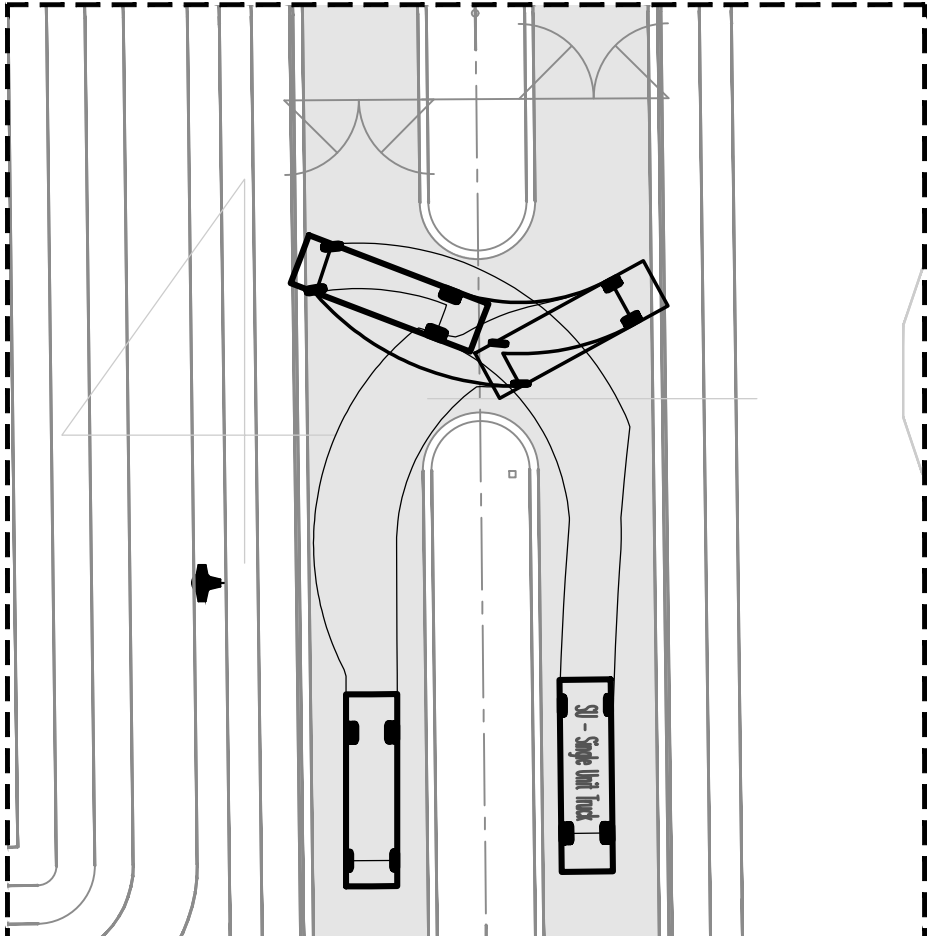
FIRE HYDRANT CLEARANCE
DETAIL



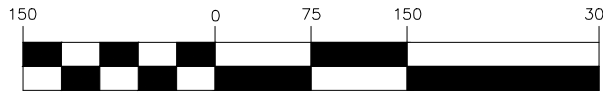
TURNING RADIUS SKETCH



SU - Single Unit Truck
Overall Length 30.000ft
Overall Width 4.000ft
Overall Body Height 20.000ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Curb to Curb Turning Radius 42.000ft



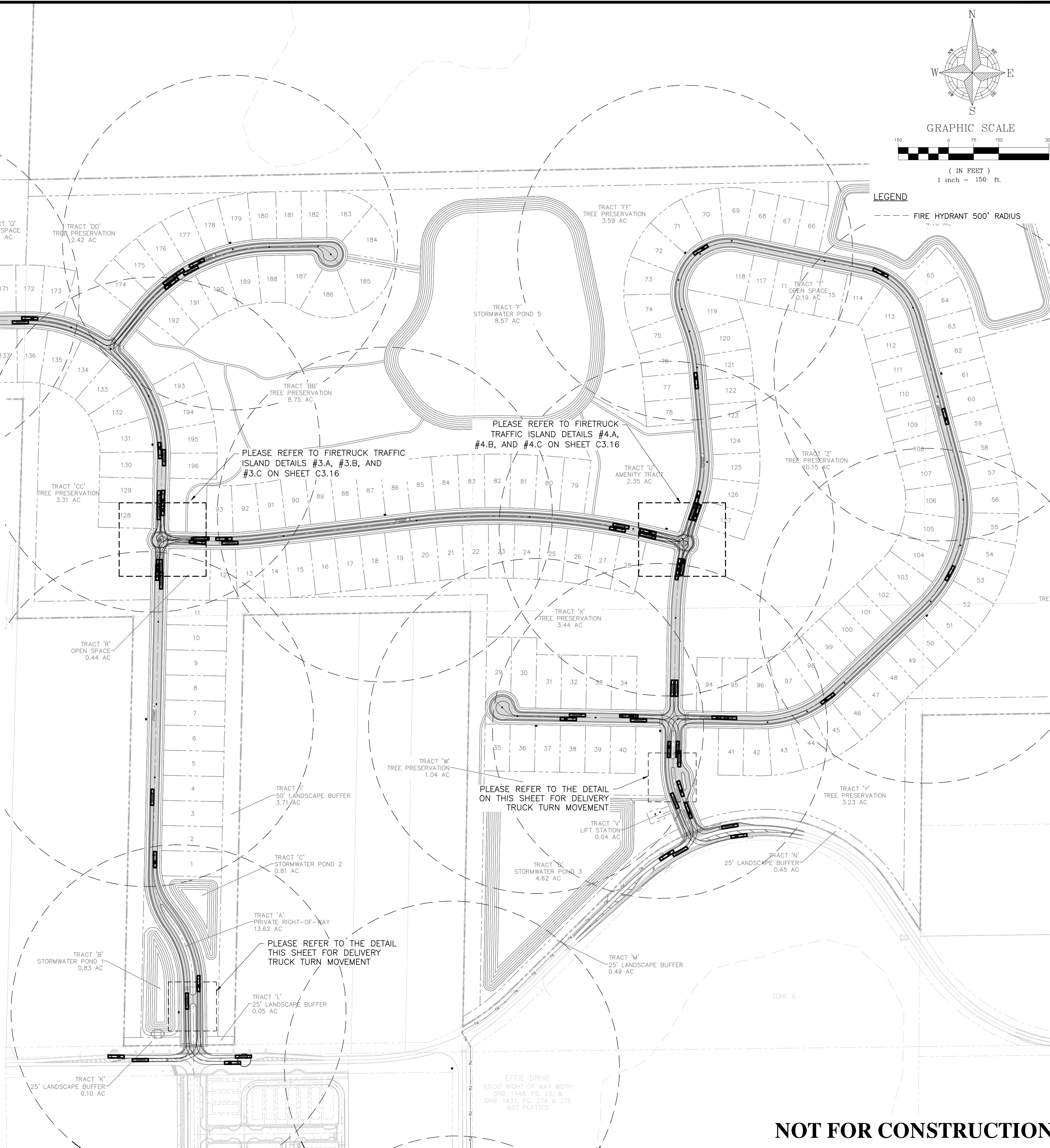
GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

LEGEND

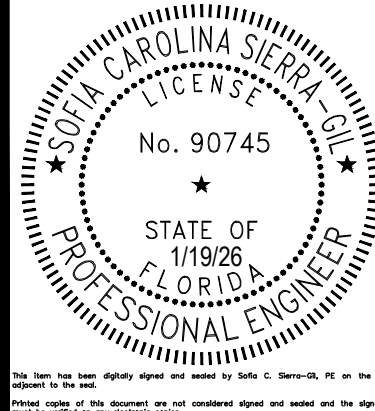
--- FIRE HYDRANT 500' RADIUS



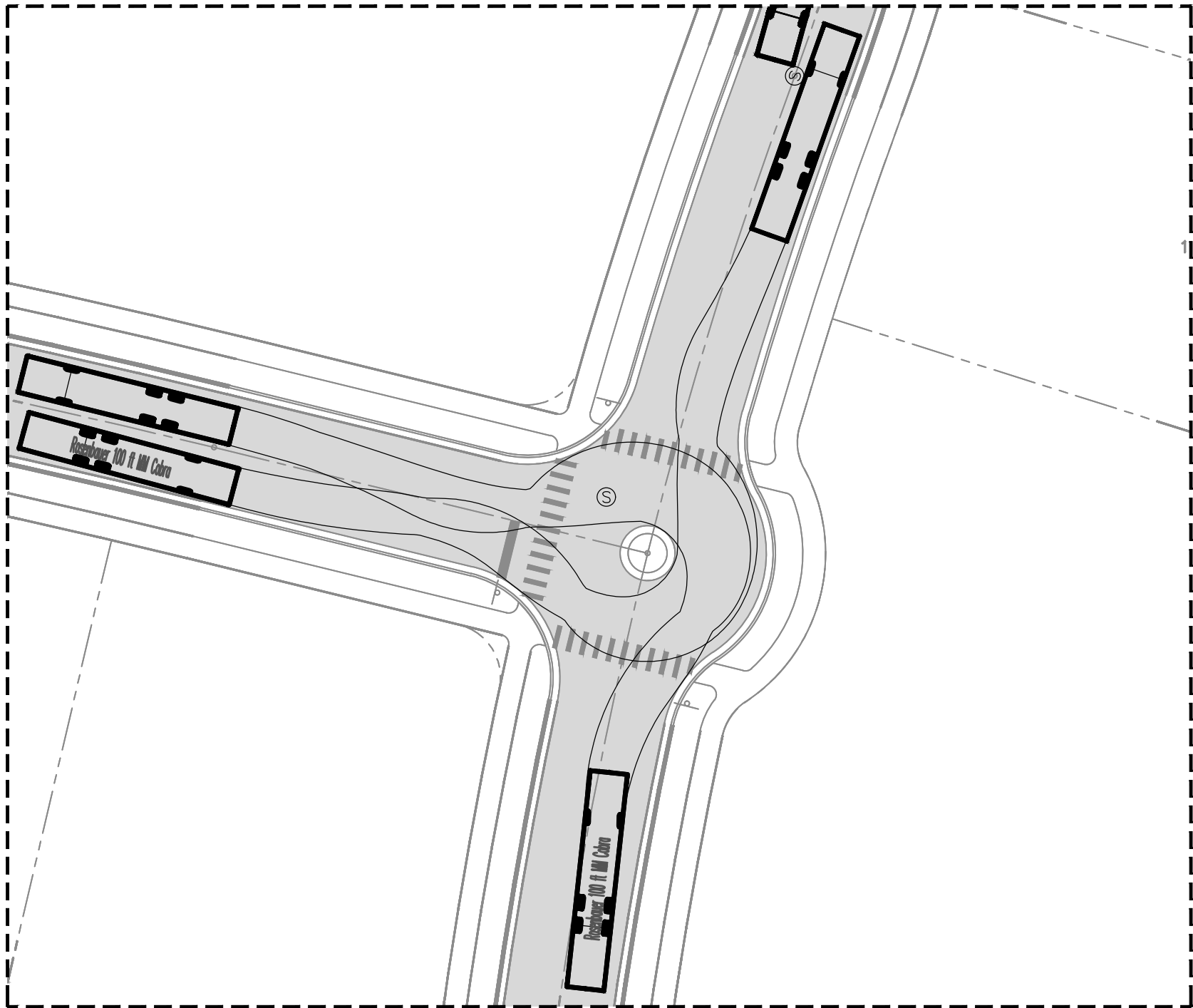
1828 ENGINEERING

FIRETRUCK ROUTE PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

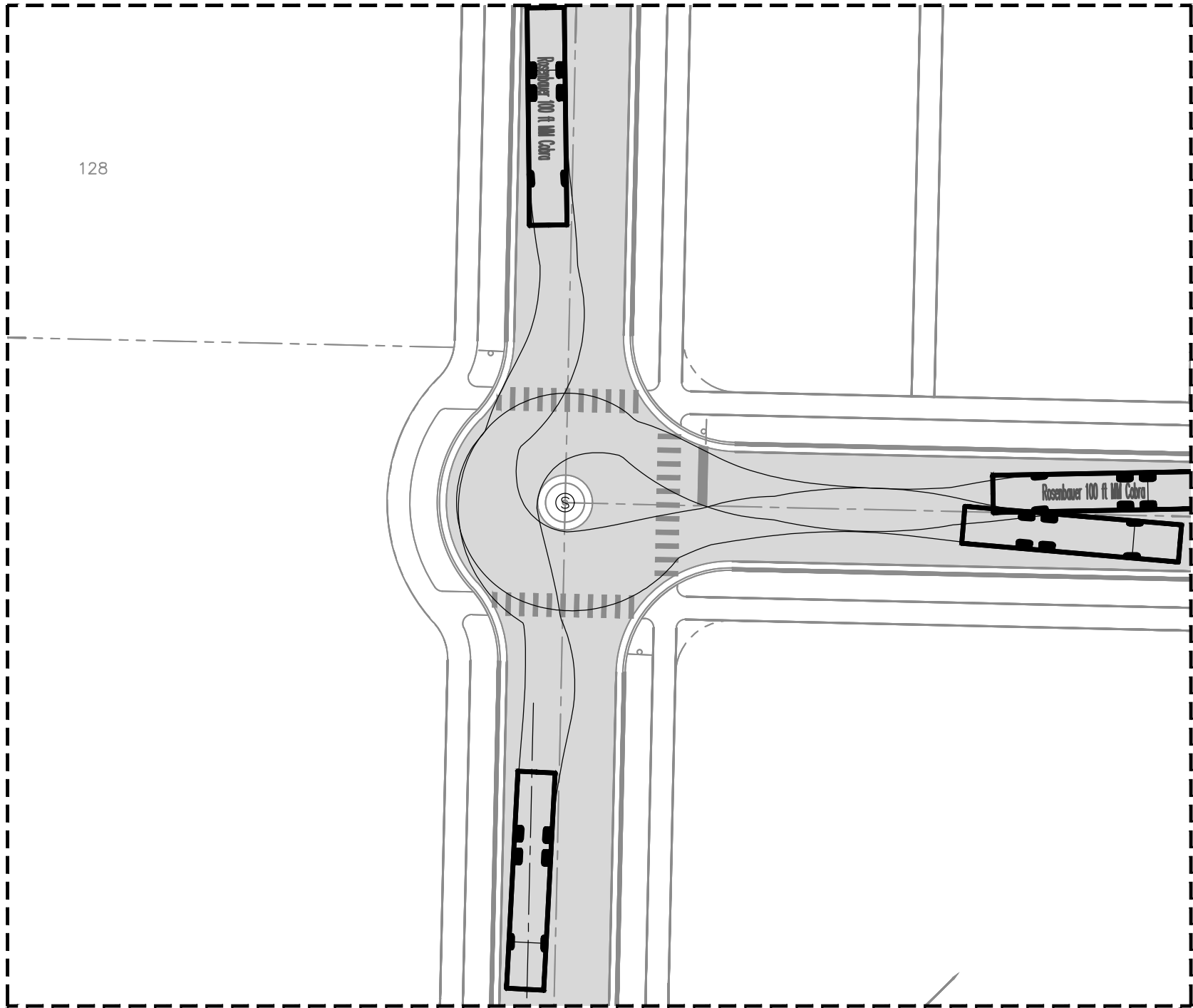
DRAWING: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLAYSON
DATE: 1/16/2026
SCALE: 1" = 150'
PROJECT: PUL-037
SHEET: C.1



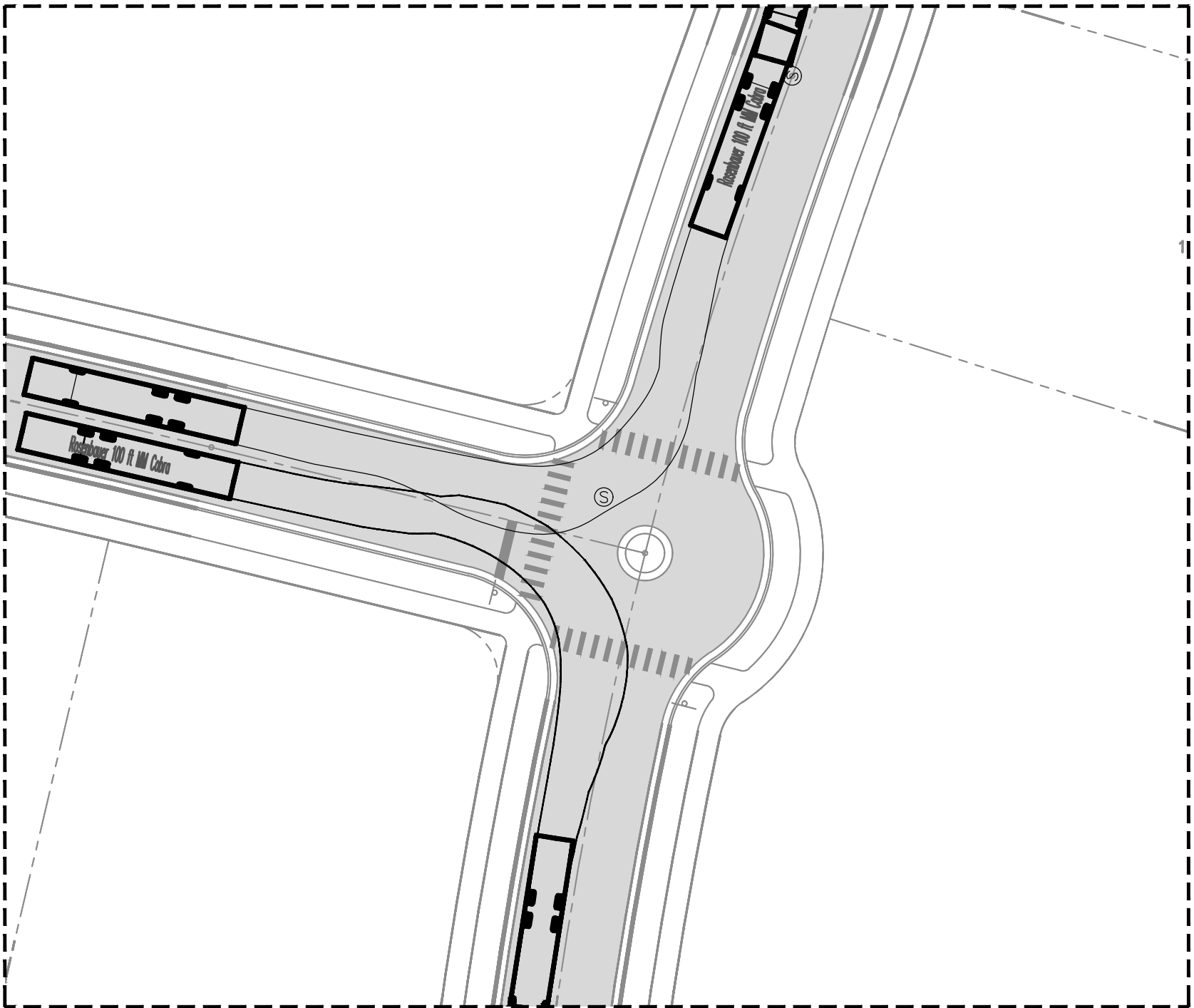
NOT FOR CONSTRUCTION



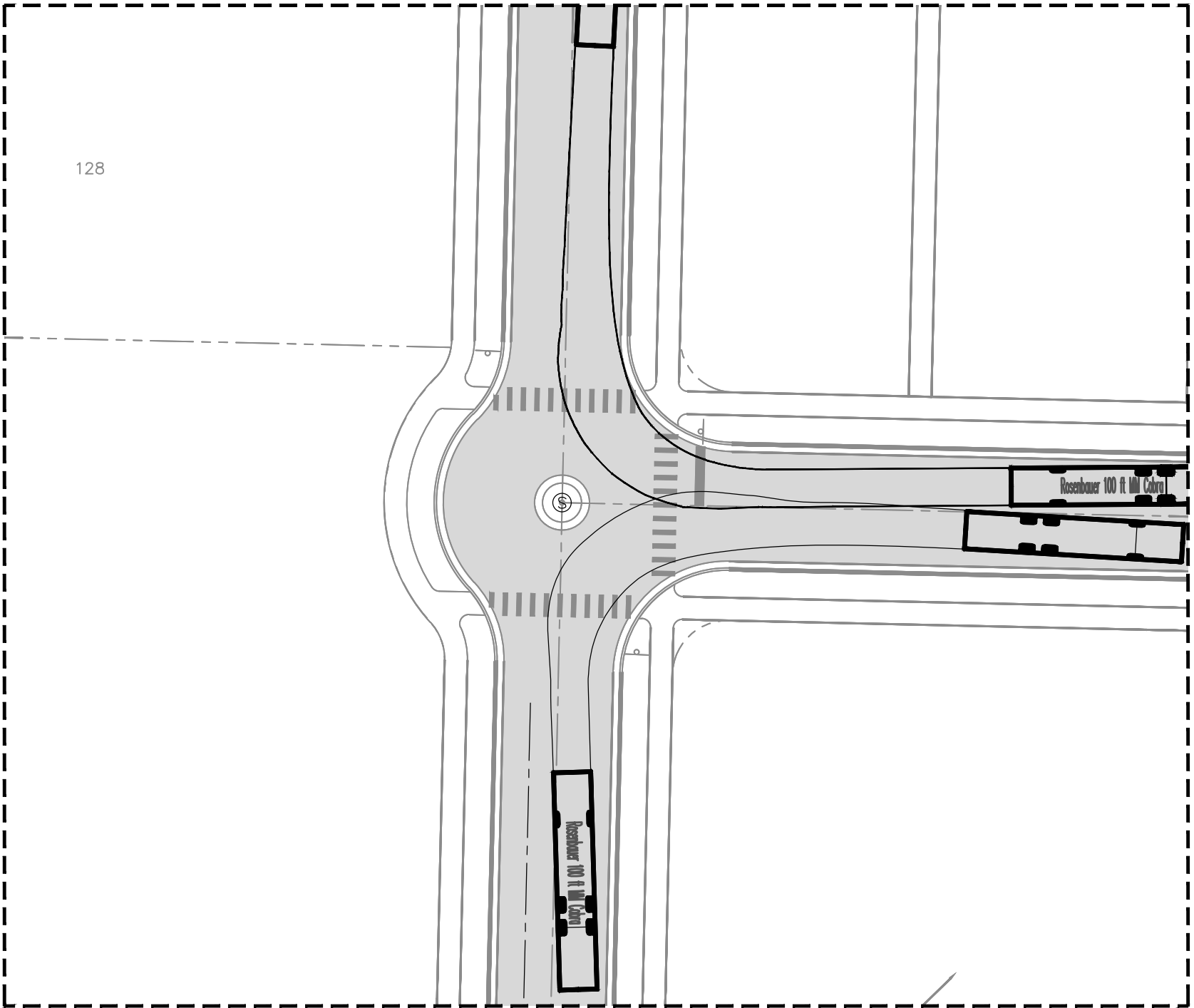
FIRE TRUCK TRAFFIC ISLAND DETAIL #4.A – LEFT – TURN MOVEMENTS
SCALE: 1" = 30'



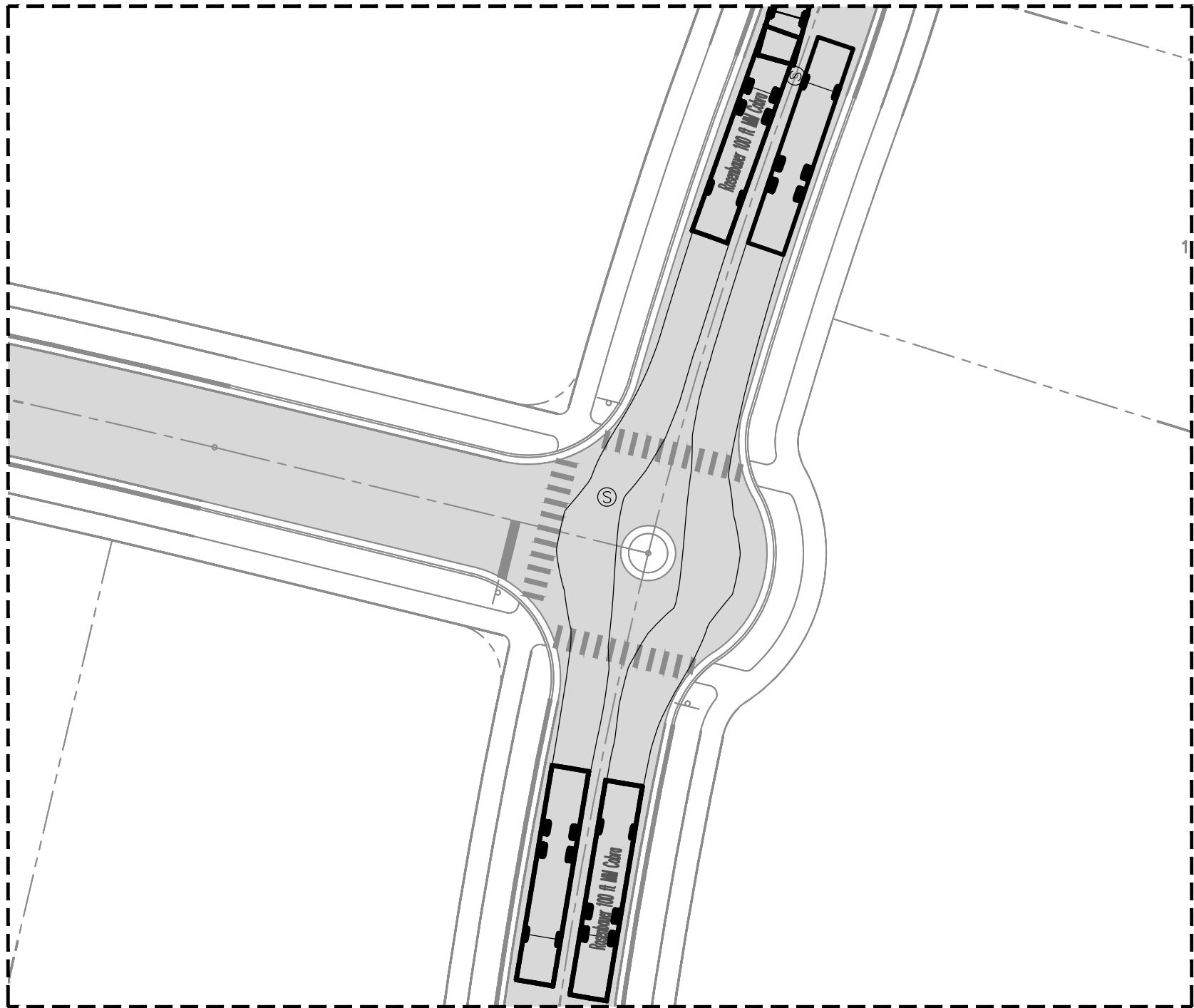
FIRE TRUCK TRAFFIC ISLAND DETAIL #3.A – LEFT – TURN MOVEMENTS
SCALE: 1" = 30'



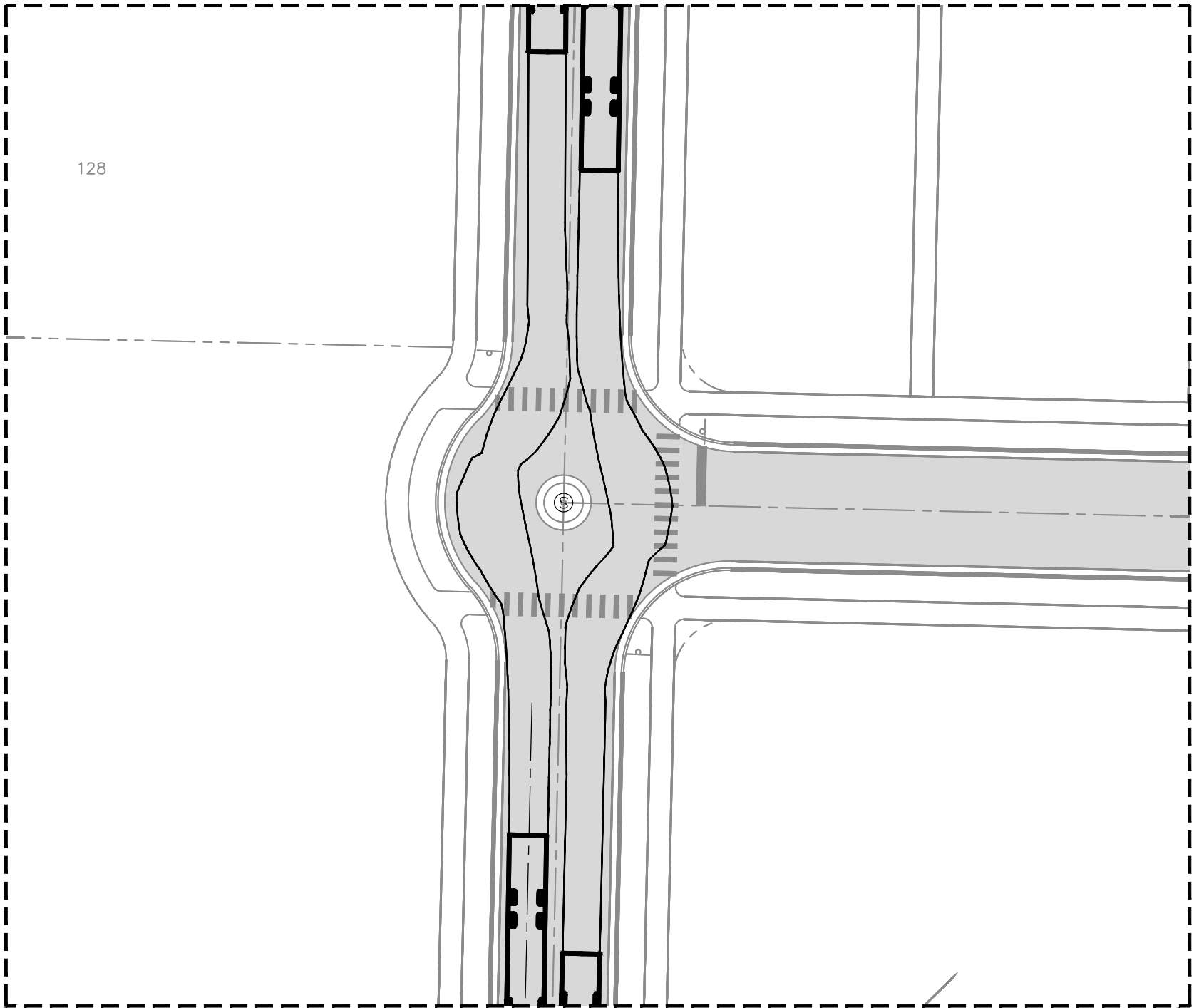
FIRE TRUCK TRAFFIC ISLAND DETAIL #4.B – RIGHT – TURN MOVEMENTS
SCALE: 1" = 30'



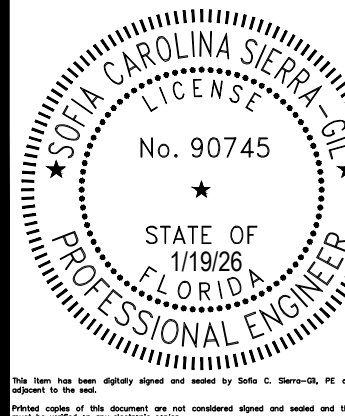
FIRE TRUCK TRAFFIC ISLAND DETAIL #3.B – RIGHT – TURN MOVEMENTS
SCALE: 1" = 30'



FIRE TRUCK TRAFFIC ISLAND DETAIL #4.C – THROUGH MOVEMENTS
SCALE: 1" = 30'



FIRE TRUCK TRAFFIC ISLAND DETAIL #3.C – THROUGH MOVEMENTS
SCALE: 1" = 30'



NOT FOR CONSTRUCTION

SCALE 1" = 30'	DRAWN: L. GRAHAM
PROJECT PUL-037	DESIGNED: S. SIERRA-GIL
SHEET C3.15	CHECKED: L. CLASSON
	DATE: 1/16/2026

FIRETRUCK ROUTE DETAILS
MAJOR DEVELOPMENT PLAN

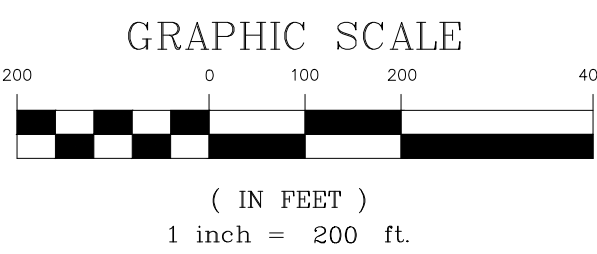
ONDICH NORTH
CITY OF APOPKA, FLORIDA

1828 ENGINEERING

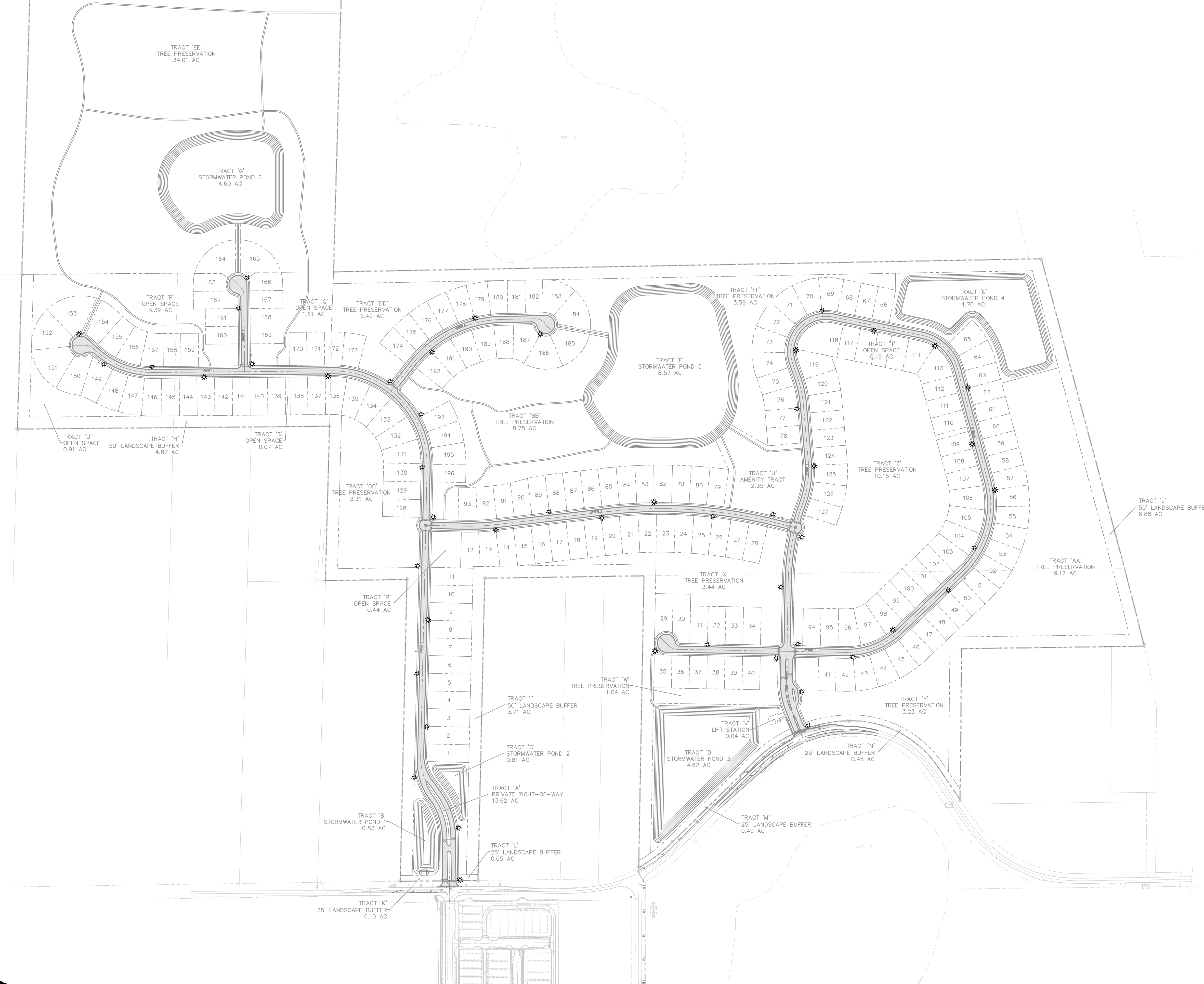
2400 MATLAND CENTER PKWY., SUITE 107
MATLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 35060

REV	DATE	DESCRIPTION
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 PROPOSED LIGHT POLE

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



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LIGHTING PLAN

ONDICH NORTH
CITY OF APOPKA, FLORIDA

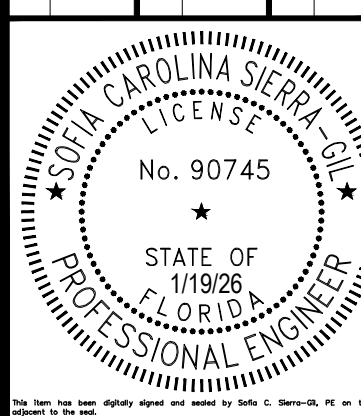
DRAWN:
L. GRAHAM

DESIGNED:
S. SIERRA-C

CHECKED:
L. CLASSON

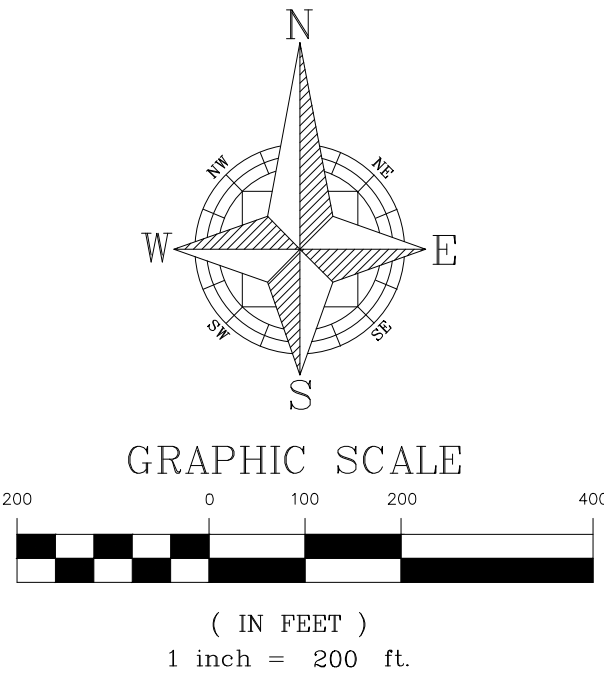
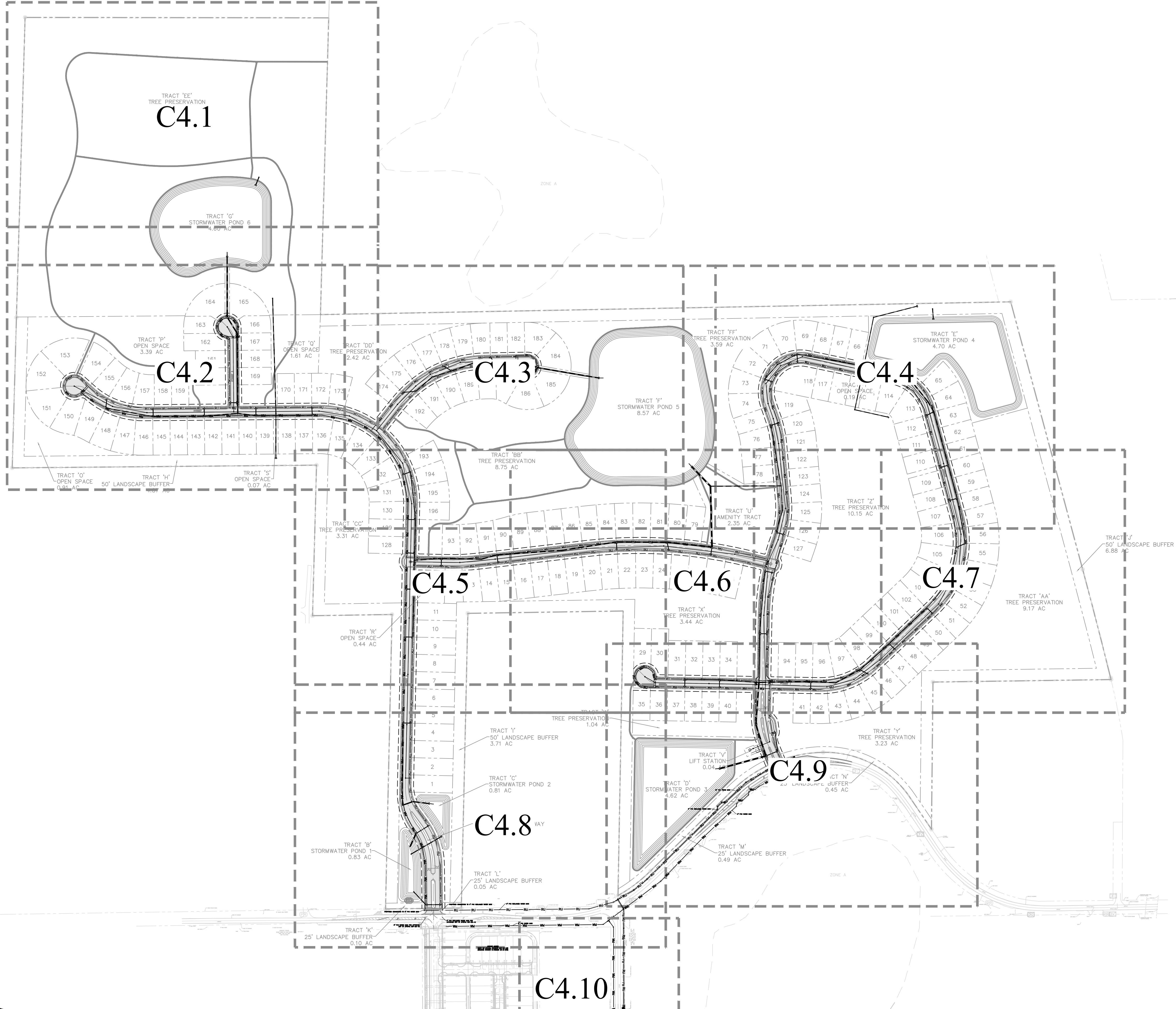
DATE:
3/20/2005

SCALE	" = 200'
PROJECT	UL-037
SHEET	C11



NOT FOR CONSTRUCTION

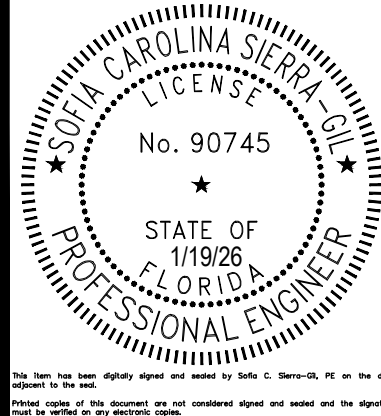
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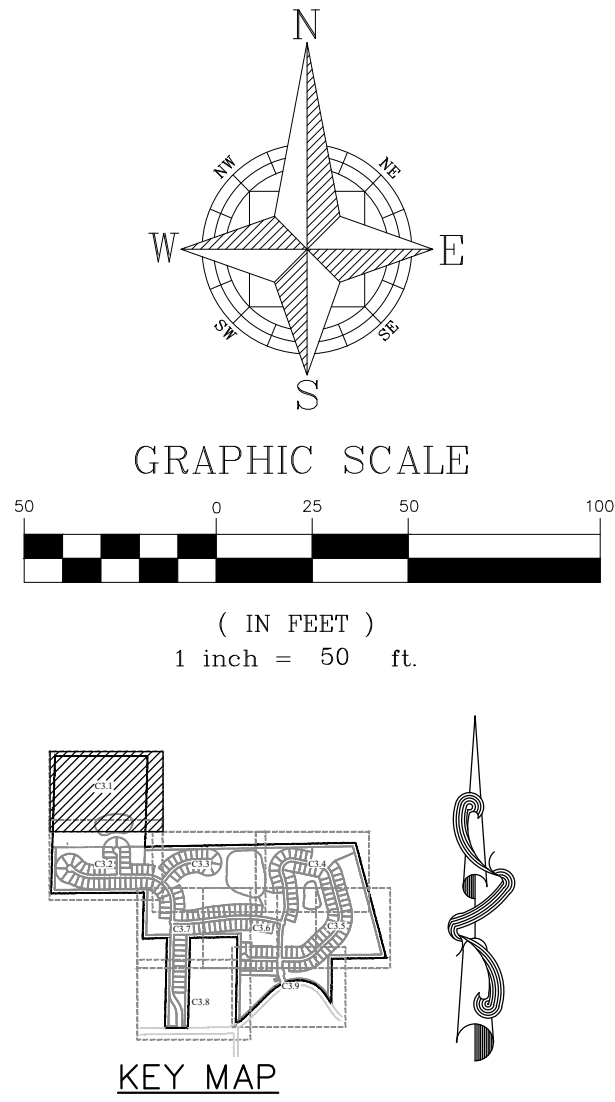
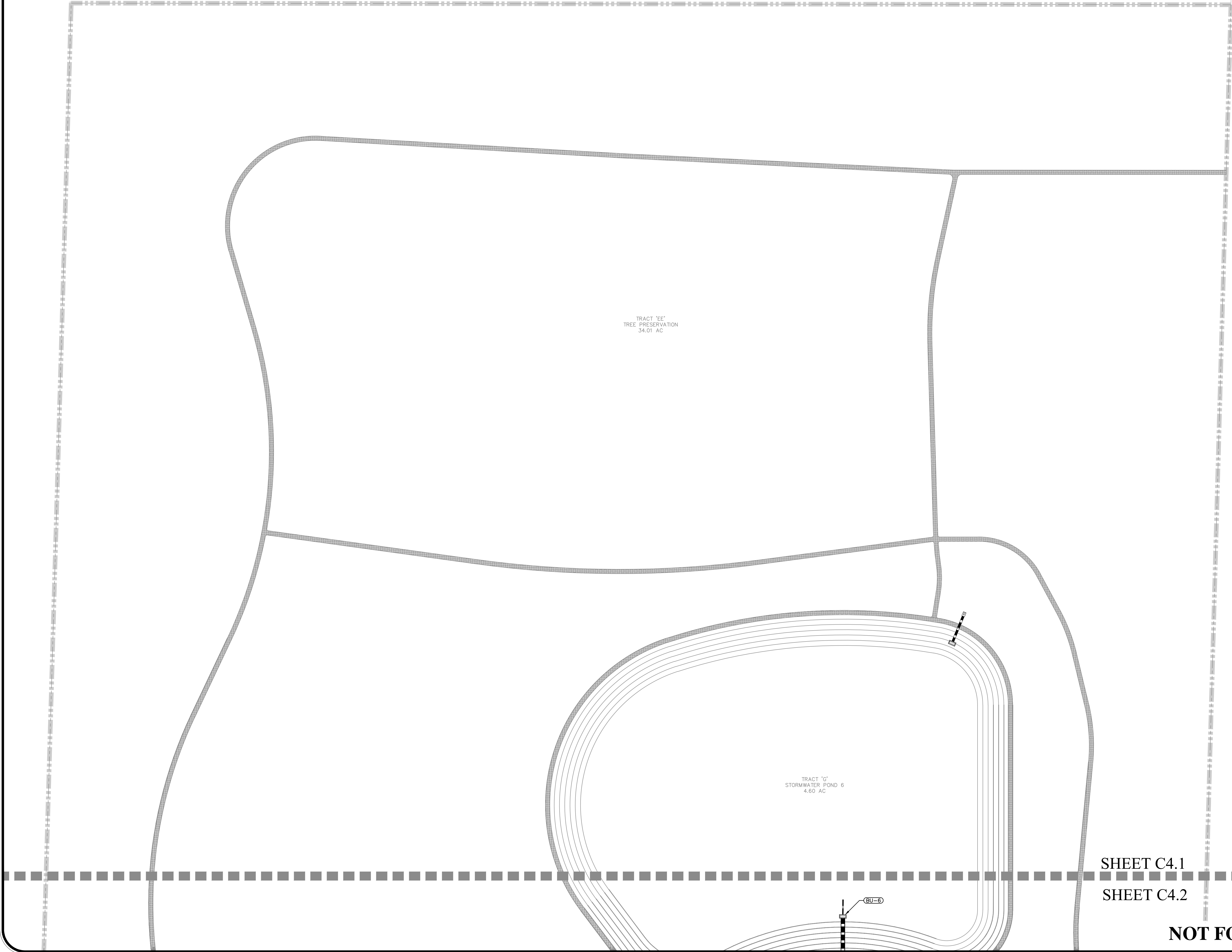
1828 ENGINEERING

OVERALL UTILITY & DRAINAGE
PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOKA, FLORIDA

DRAWN: L. GRAHAM	DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON	DATE: 1/12/2026
SCALE: 1" = 200'	PROJECT: PUL-037
SHEET: C4.0	



NOT FOR CONSTRUCTION



1828 ENGINEERING

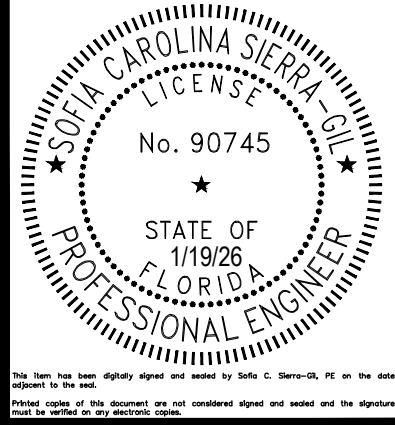
2400 MATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 35060

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

ONDICH NORTH
CITY OF APOPKA, FLORIDA

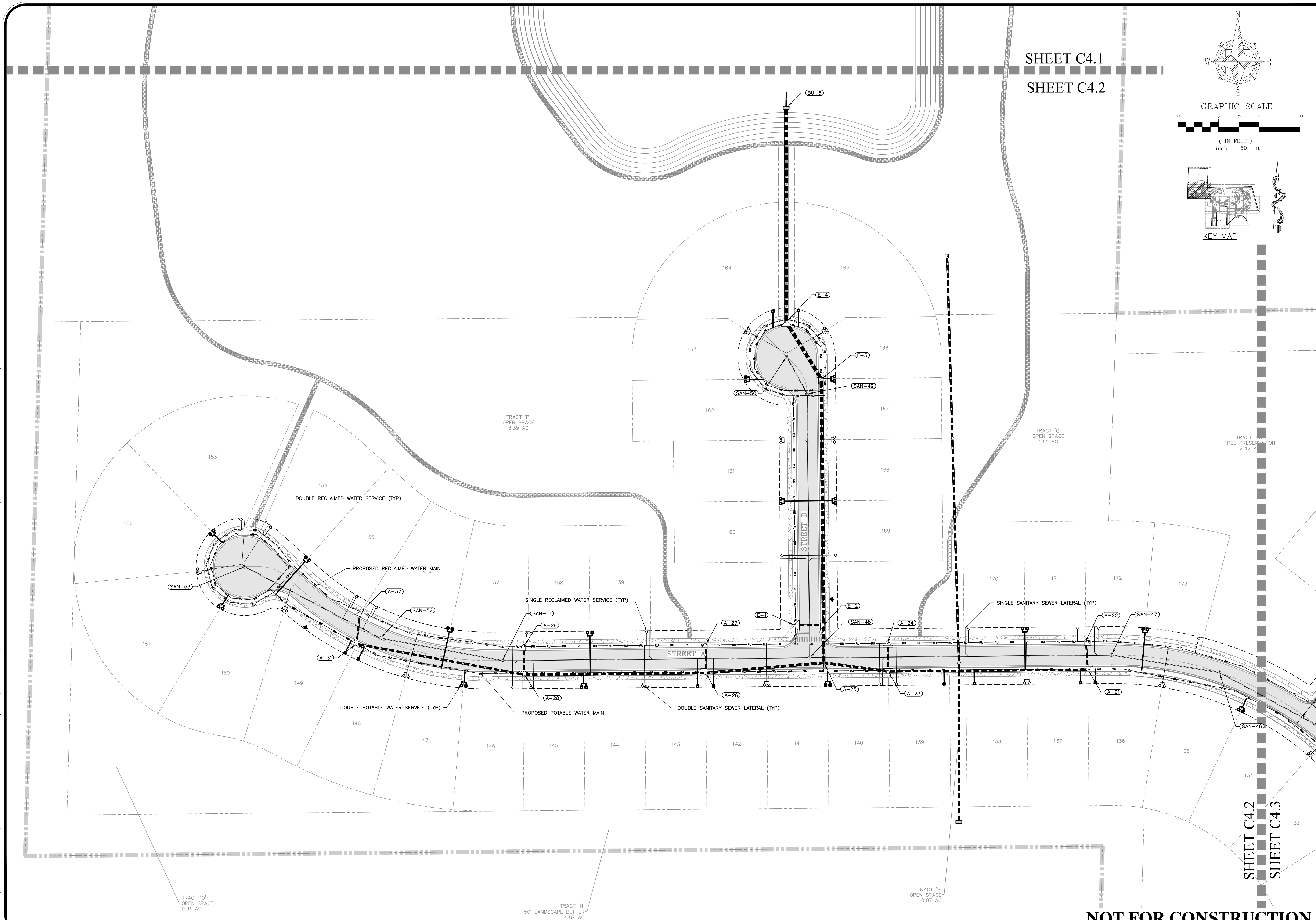
DRAWN:
L. GRAHAM
DESIGNED:
S. SIERRA-GIL
CHECKED:
L. CLASSON
DATE:
1/12/2026

SCALE
1" = 50'
PROJECT
PUL-037
SHEET
C4.1

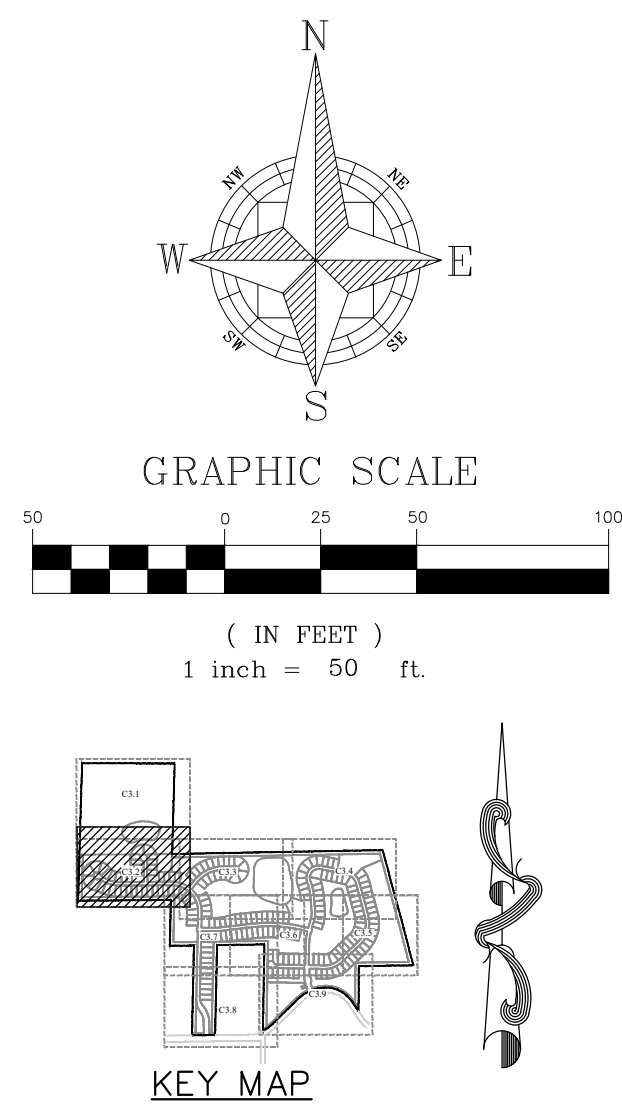


SHEET C4.1
SHEET C4.2

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



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(407) 558-2228

BOARD OF PROFESSIONAL
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NO. 39060

UTILITY & DRAINAGE PLAN

ONDICH NORTH
CITY OF APOPKA, FLORIDA

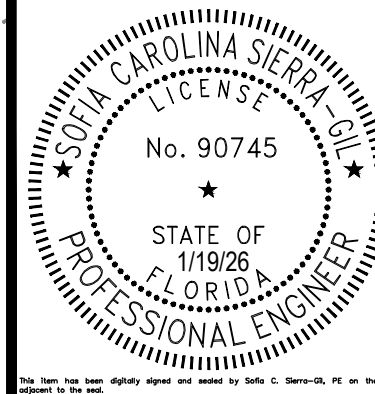
DRAWN:
L. GRAHAM

DESIGNED:
S. SIERRA-C

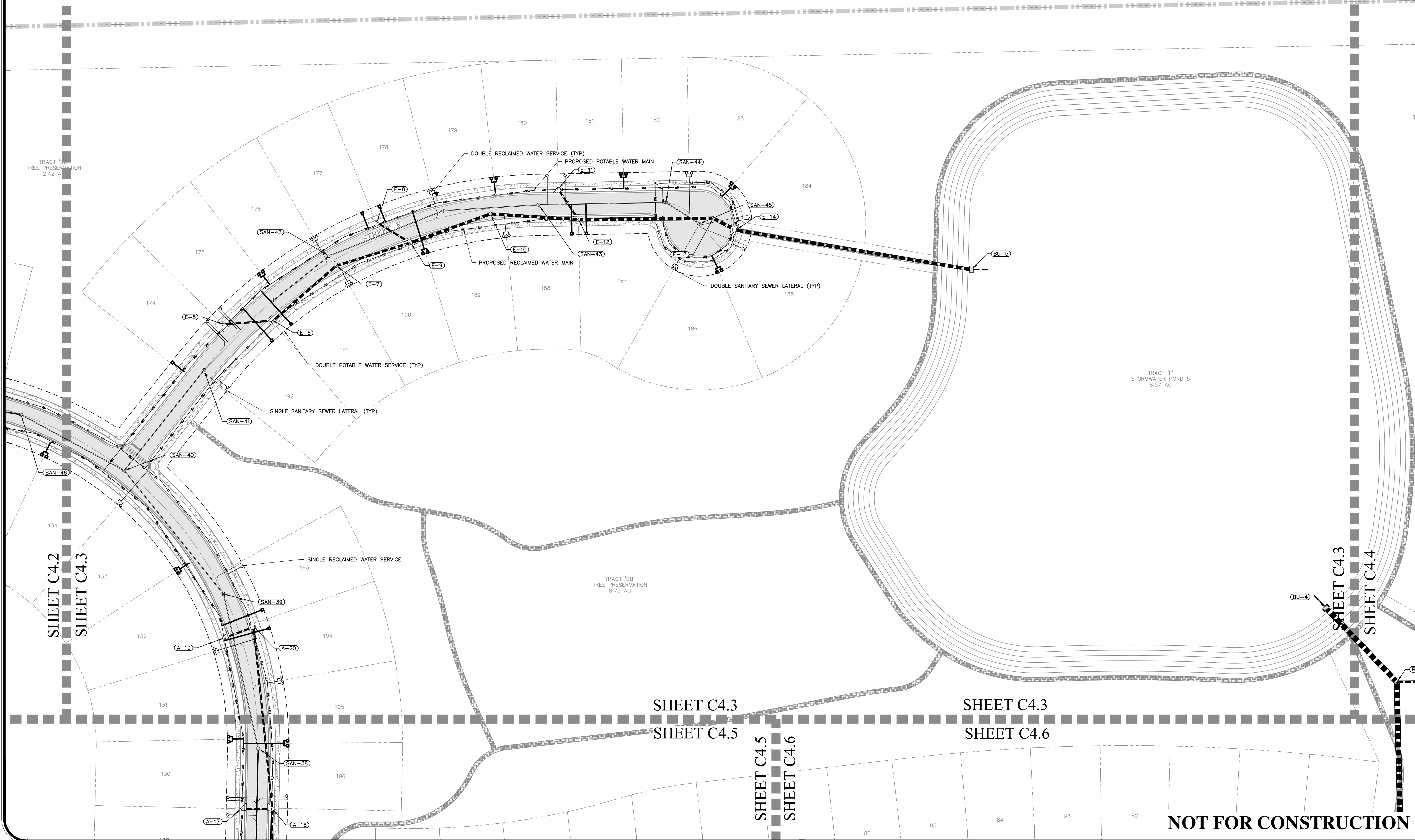
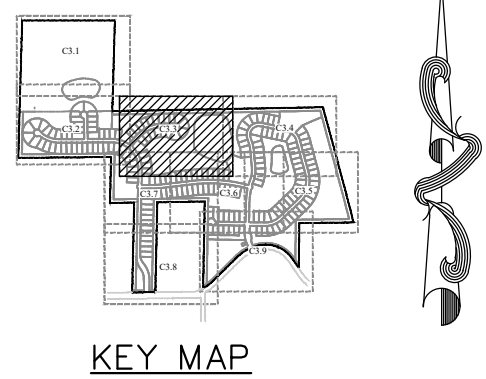
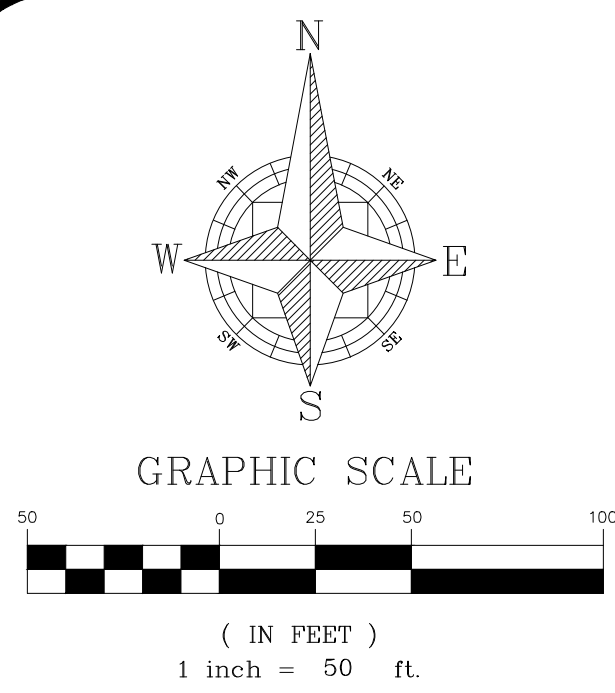
CHECKED:
L. CLASSON

DATE:
1/12/2026

SCALE
1" = 50'
PROJECT
PUL-037
SHEET
C4.2



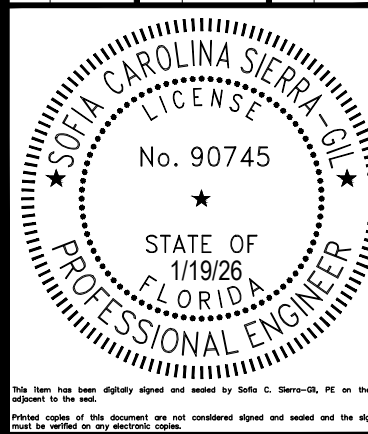
P:\PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D Layouts\04 MDP UTILITY AND DRAINAGE PLAN.dwg Modified: 1/12/2026 By: sofia sanchez



1828 ENGINEERING

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

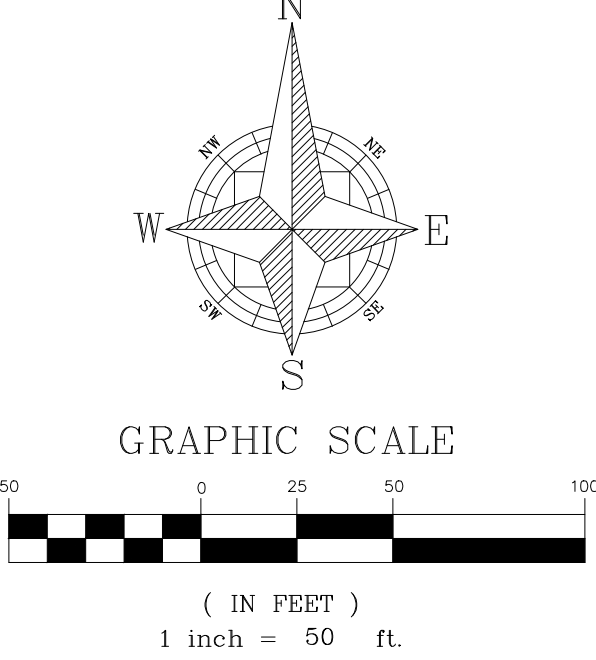
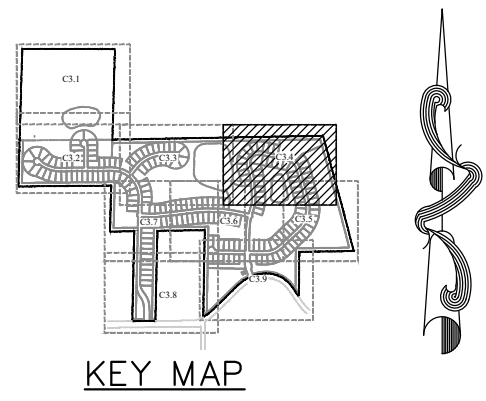
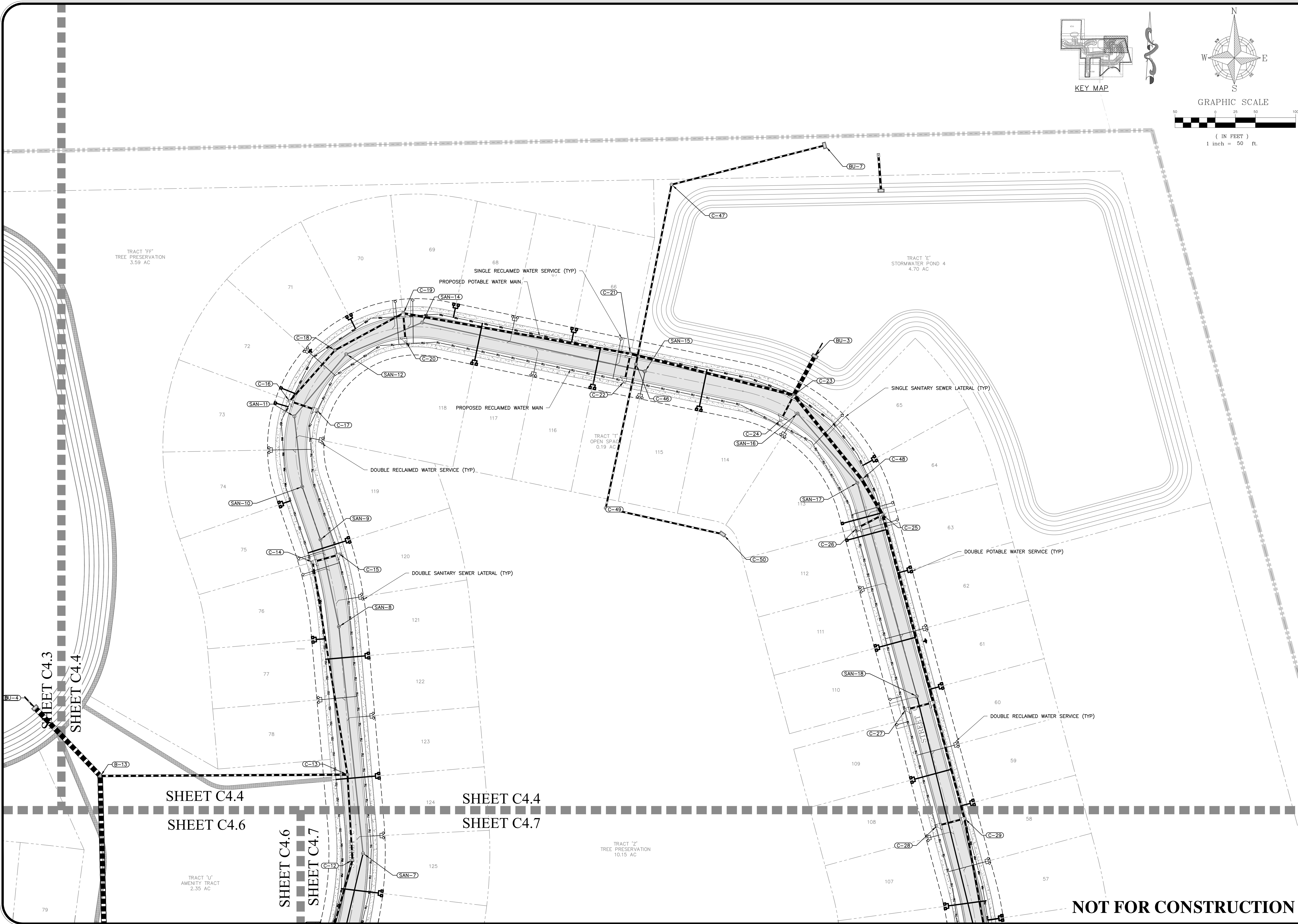
DRAWN: L. GRAHAM	SCALE 1" = 50'
DESIGNED: S. SIERRA-GIL	PROJECT PUL-037
CHECKED: L. CLASSON	SHEET C4.3
DATE: 1/12/2026	



REV	DATE	DESCRIPTION	BY
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(407) 558-2228
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NO. 35060

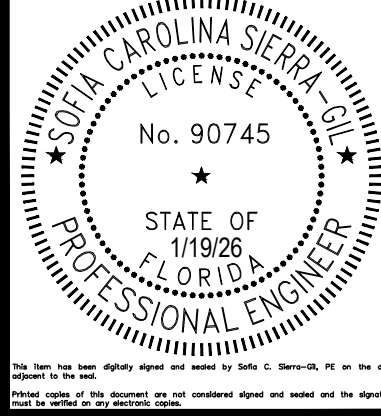
P:\PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D\Layouts\04 MDP\UTILITY AND DRAINAGE PLAN.dwg Modified: 1/12/2026 By: sfoja sanchez



1828 ENGINEERING

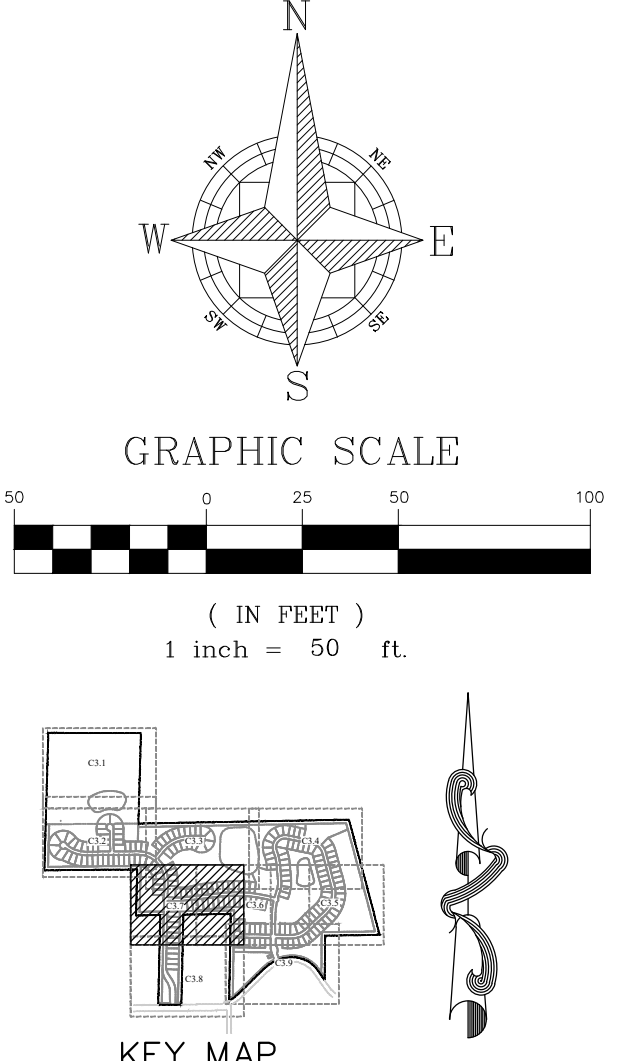
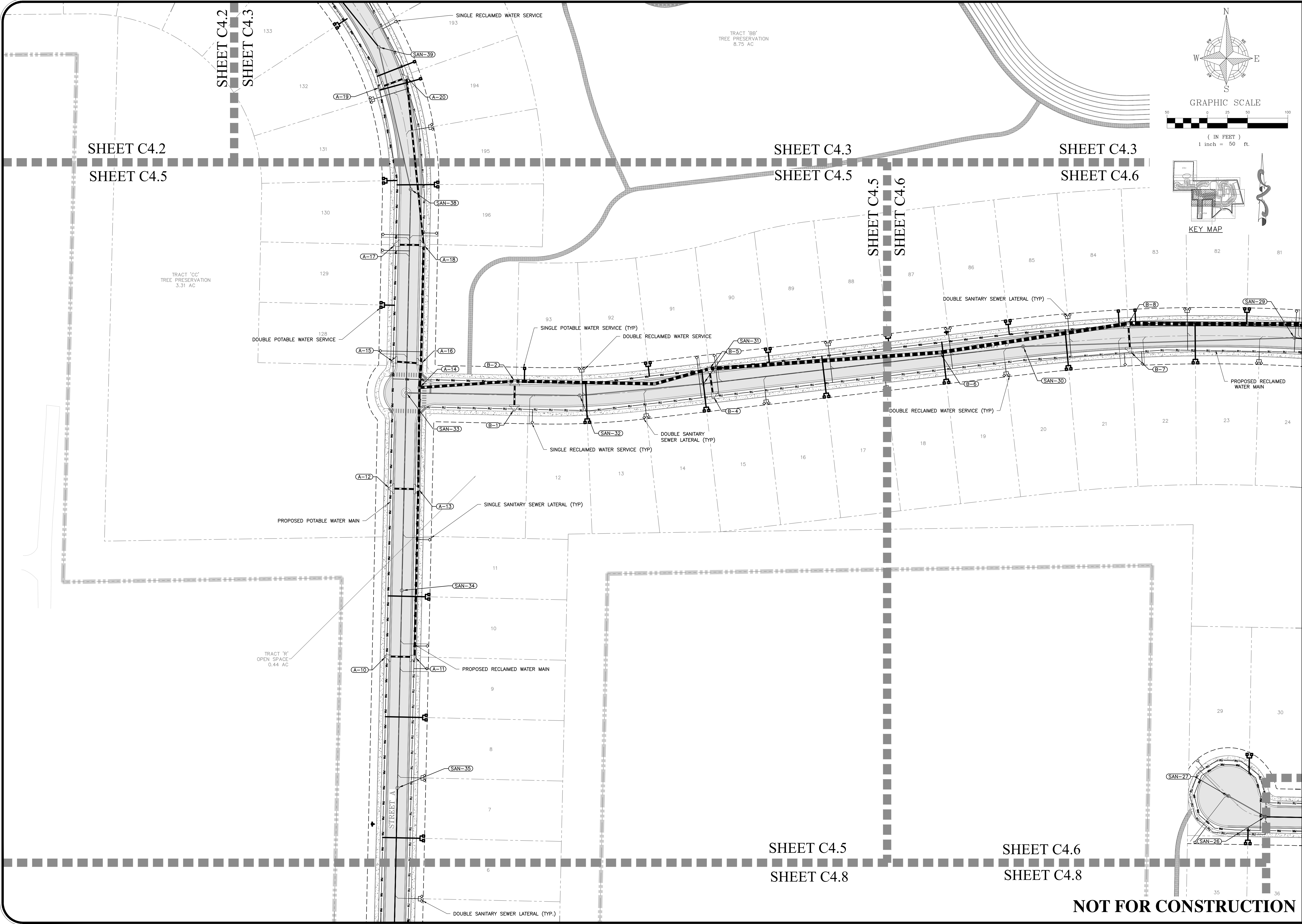
UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOKA, FLORIDA

DRAWN: L. GRAHAM	SCALE 1" = 50'
DESIGNED: S. SIERRA-GIL	PROJECT PUL-037
CHECKED: L. CLASSON	SHEET C4.4
DATE: 1/12/2026	



REV	DATE	DESCRIPTION	BY
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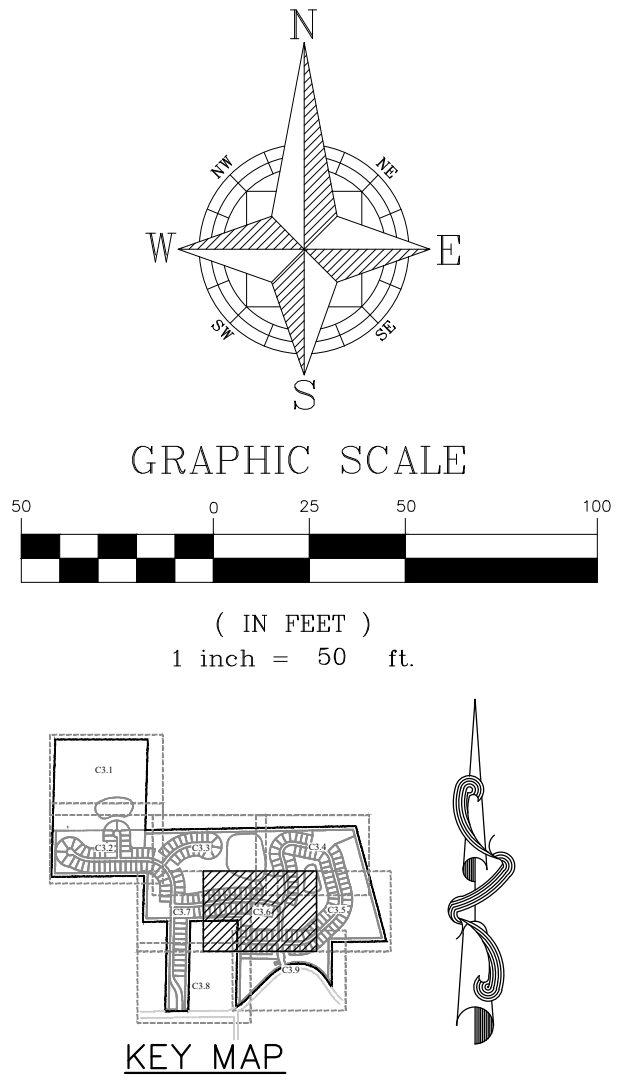
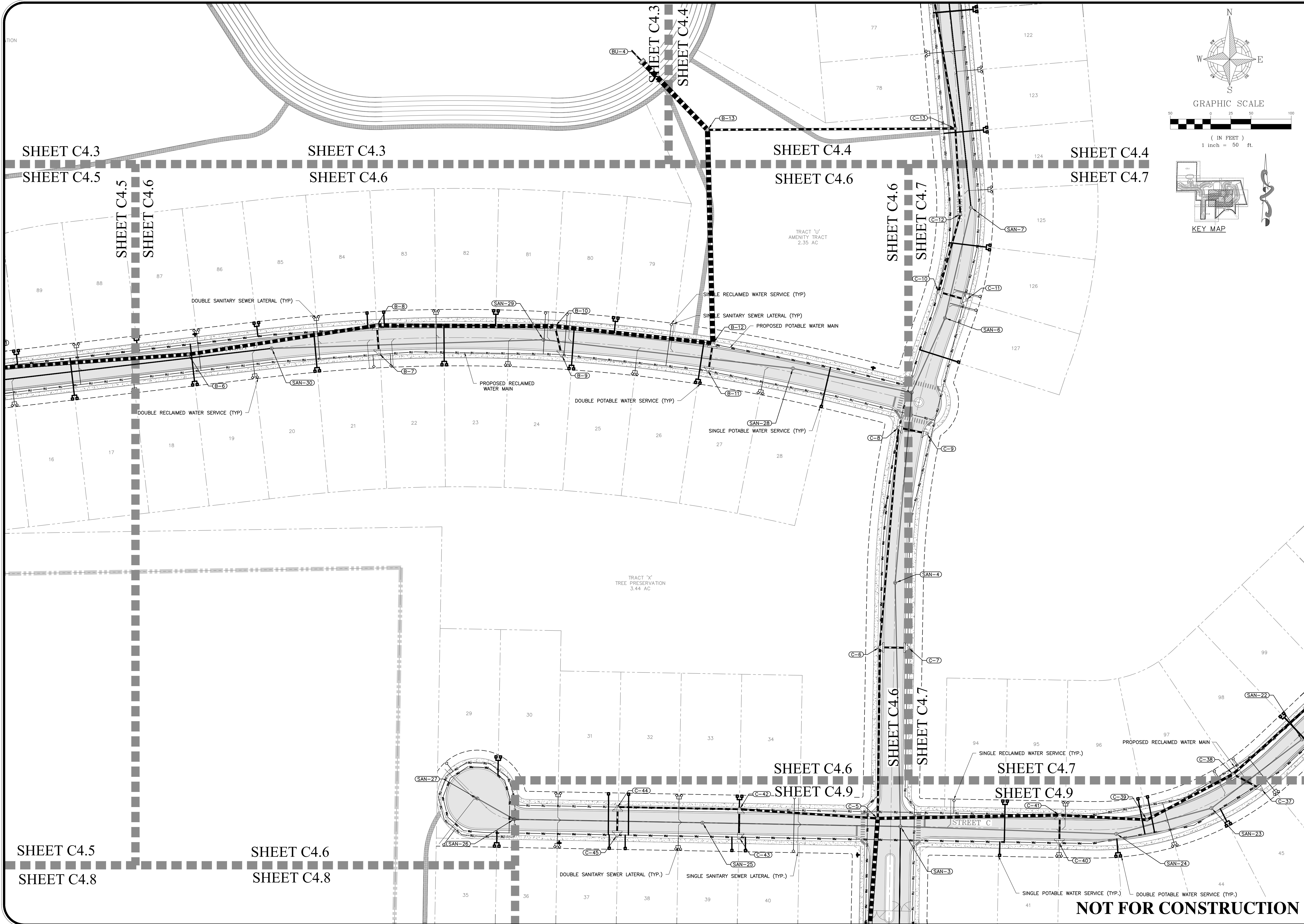


1828 ENGINEERING			
UTILITY & DRAINAGE PLAN MAJOR DEVELOPMENT PLAN ONDICH NORTH CITY OF APOPKA, FLORIDA			
DRAWN: L. GRAHAM	DESIGNED: S. SIERRA-GIL	CHECKED: L. CLASON	DATE: 1/12/2026
SCALE 1" = 50'	PROJECT PUL-037	SHEET C4.5	
NOT FOR CONSTRUCTION			

REV	DATE	DESCRIPTION	BY
1	01/19/2026	CITY OF APOPKA COMMENTS DATED 12/16/2025	AF
2			
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2400 MATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 35060

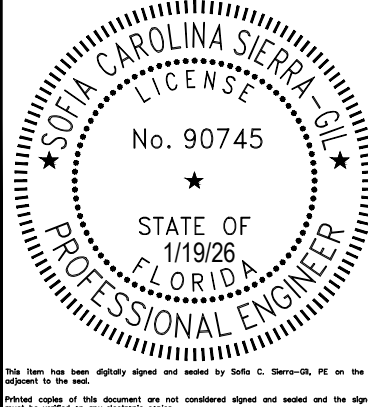
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1828 ENGINEERING

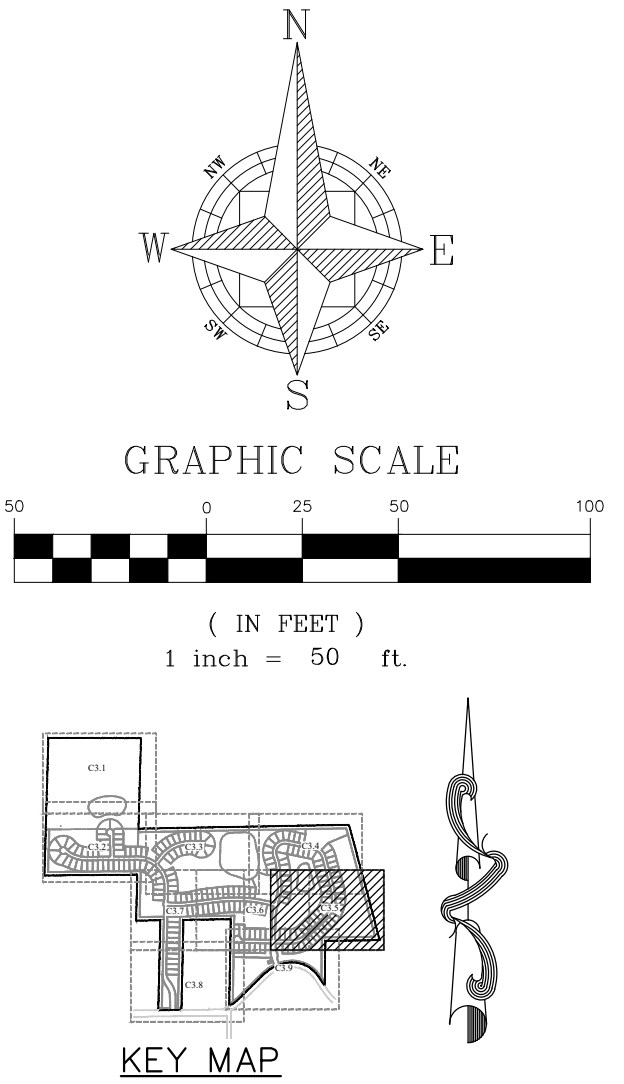
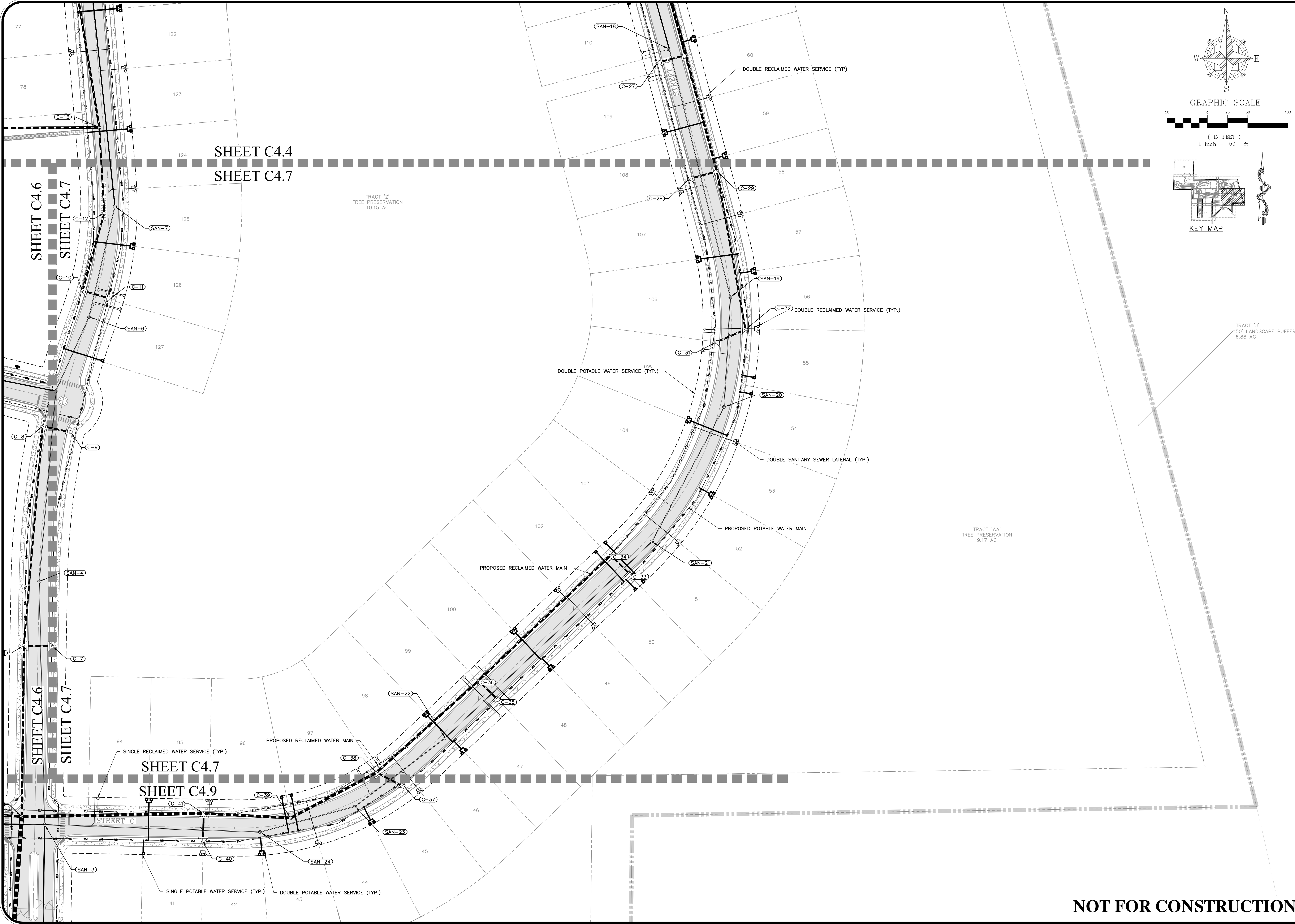
UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM	DESIGNED: S. SIERRA-GIL	CHECKED: L. CLASON	DATE: 1/12/2026
SCALE 1" = 50'	PROJECT PUL-037	SHEET C4.6	



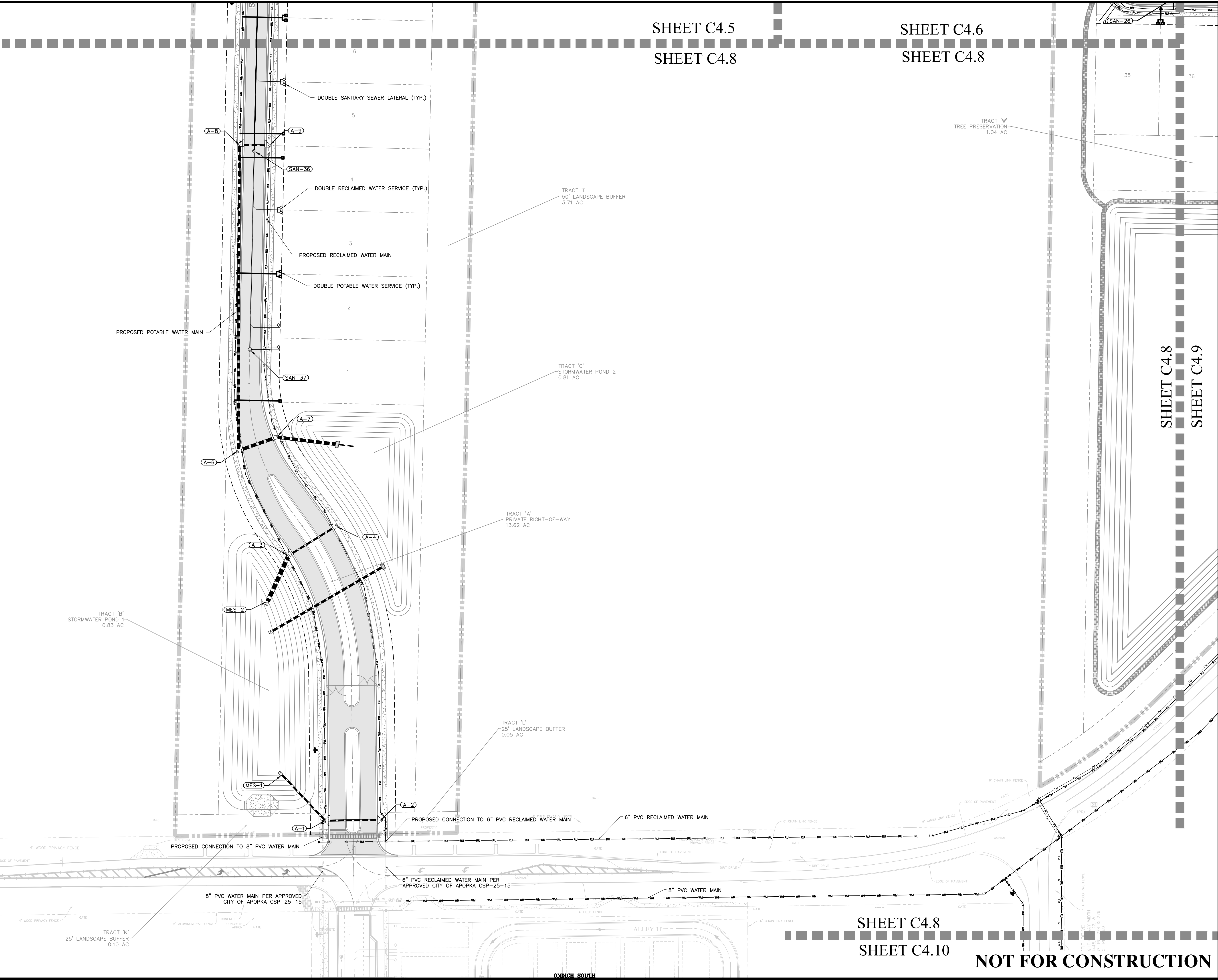
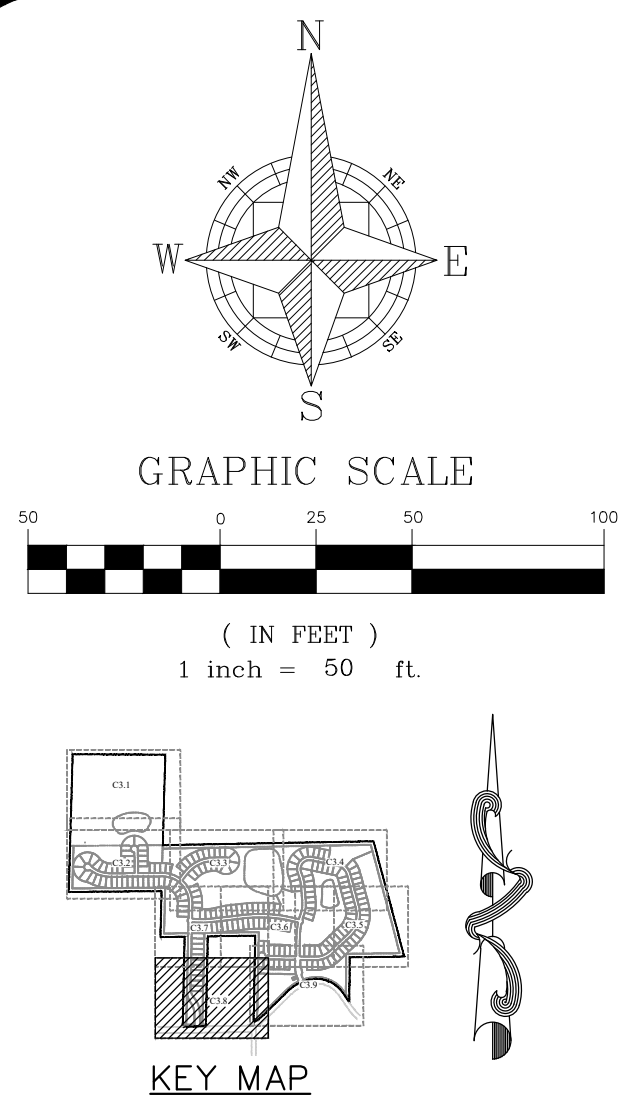
NOT FOR CONSTRUCTION

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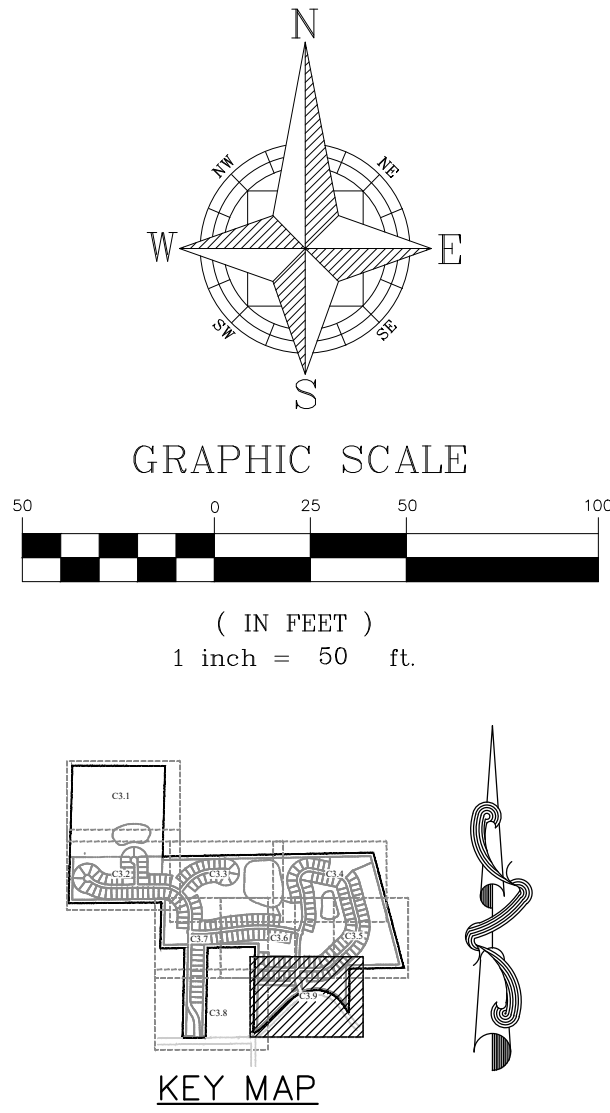
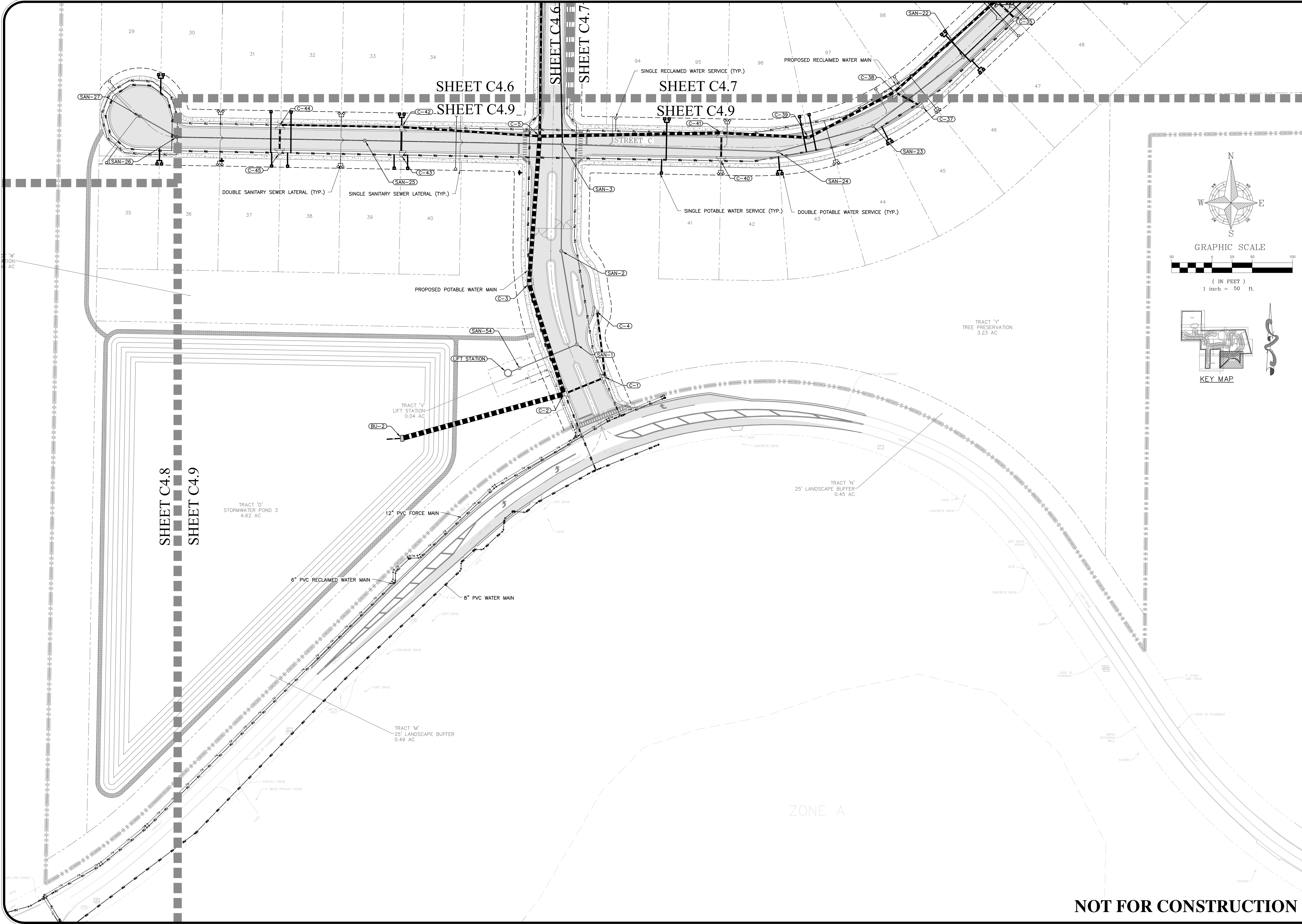
UTILITY & DRAINAGE PLAN		1828 ENGINEERING		2400 MATLAND CENTER PKWY., SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060		CITY OF APOPKA COMMENTS DATED 12/16/2023		DATE		BY	
MAJOR DEVELOPMENT PLAN		ONDICH NORTH		CITY OF APOPKA, FLORIDA		1/12/2026		1/12/2026		1/12/2026		1/12/2026	
SCALE 1" = 50'		PROJECT PUL-037		SHEET C4.7		DRAWN: L. GRAHAM		DESIGNED: S. SIERRA-GIL		CHECKED: L. CLASSON		DATE: 1/12/2026	
STATE OF FLORIDA PROFESSIONAL ENGINEER No. 90745 1/19/26		NOT FOR CONSTRUCTION											

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UTILITY & DRAINAGE PLAN		1828 ENGINEERING		2400 MATLAND CENTER PKWY., SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228	
MAJOR DEVELOPMENT PLAN		ONDICH NORTH		CITY OF APOPKA, FLORIDA	
DRAWING:	L. GRAHAM	DESIGNED:	S. SIERRA-GIL	CHECKED:	L. CLASSON
PROJECT:	PUL-037	DATE:	1/12/2026		
SHEET:	C4.8				
STATE OF FLORIDA PROFESSIONAL ENGINEER No. 90745 1/19/26					

P:\PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\Drawings\CAD Civil3D Layouts\04 MDP UTILITY AND DRAINAGE PLAN.dwg Modified:1/12/2026 By:graham Plotted By:sofia sanchez

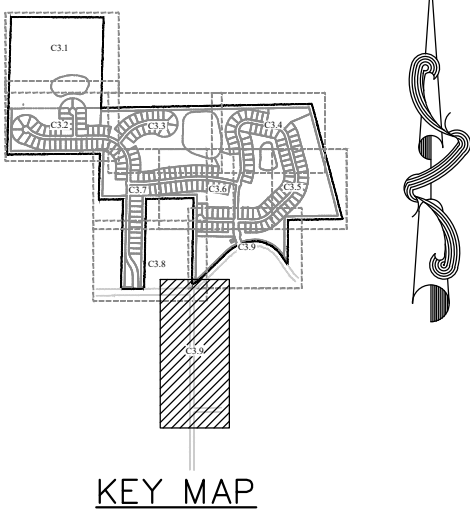
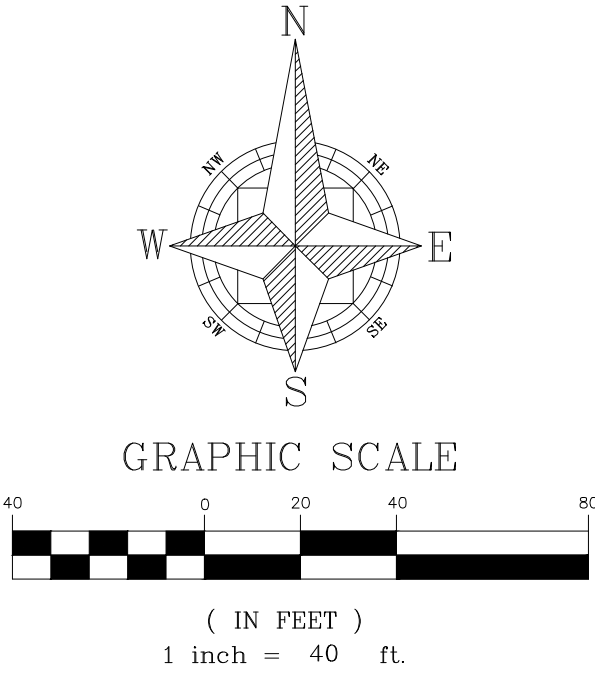


DRAWING: L. GRAHAM		DESIGNED: S. SIERRA-GIL		CHECKED: L. CLASSON		DATE: 1/12/2026	
SCALE: 1" = 50'		PROJECT: PUL-037		SHEET: C4.9			
UTILITY & DRAINAGE PLAN		MAJOR DEVELOPMENT PLAN		ONDICH NORTH CITY OF APOPKA, FLORIDA			
1828 ENGINEERING		2400 MATLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228 BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060 REV. DATE DESCRIPTION					

NOT FOR CONSTRUCTION

SHEET C4.8
SHEET C4.10

MATCHLINE A-A



16" PVC WATER WATER MAIN

12" PVC FORCE MAIN

16" PVC RECLAIMED WATER MAIN

16" PVC WATER WATER MAIN

12" PVC FORCE MAIN

16" PVC RECLAIMED WATER MAIN

PROPOSED CONNECTION TO 16" PVC WATER MAIN

PROPOSED CONNECTION TO 12" FORCE MAIN

PROPOSED CONNECTION TO 16" PVC RECLAIMED WATER MAIN

12" PVC FORCE MAIN PER APPROVED CITY OF APOPKA CSP-25-15

16" PVC WATER WATER MAIN PER APPROVED CITY OF APOPKA CSP-25-15

16" PVC RECLAIMED WATER MAIN PER APPROVED CITY OF APOPKA CSP-25-15

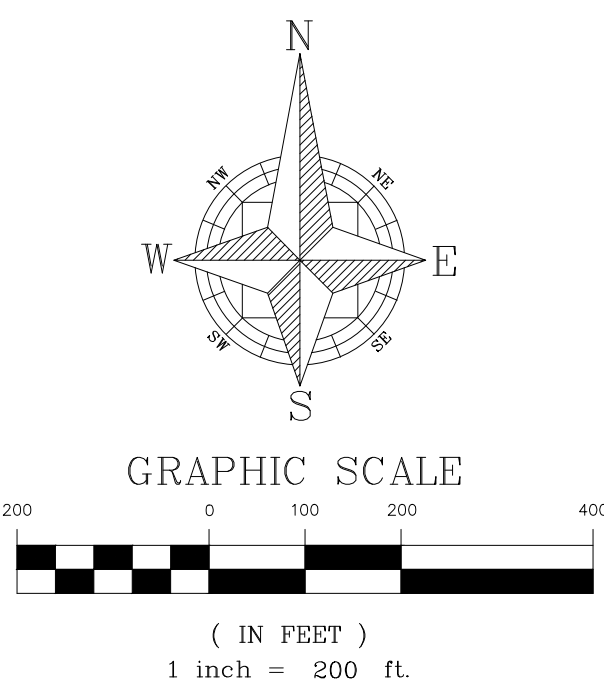
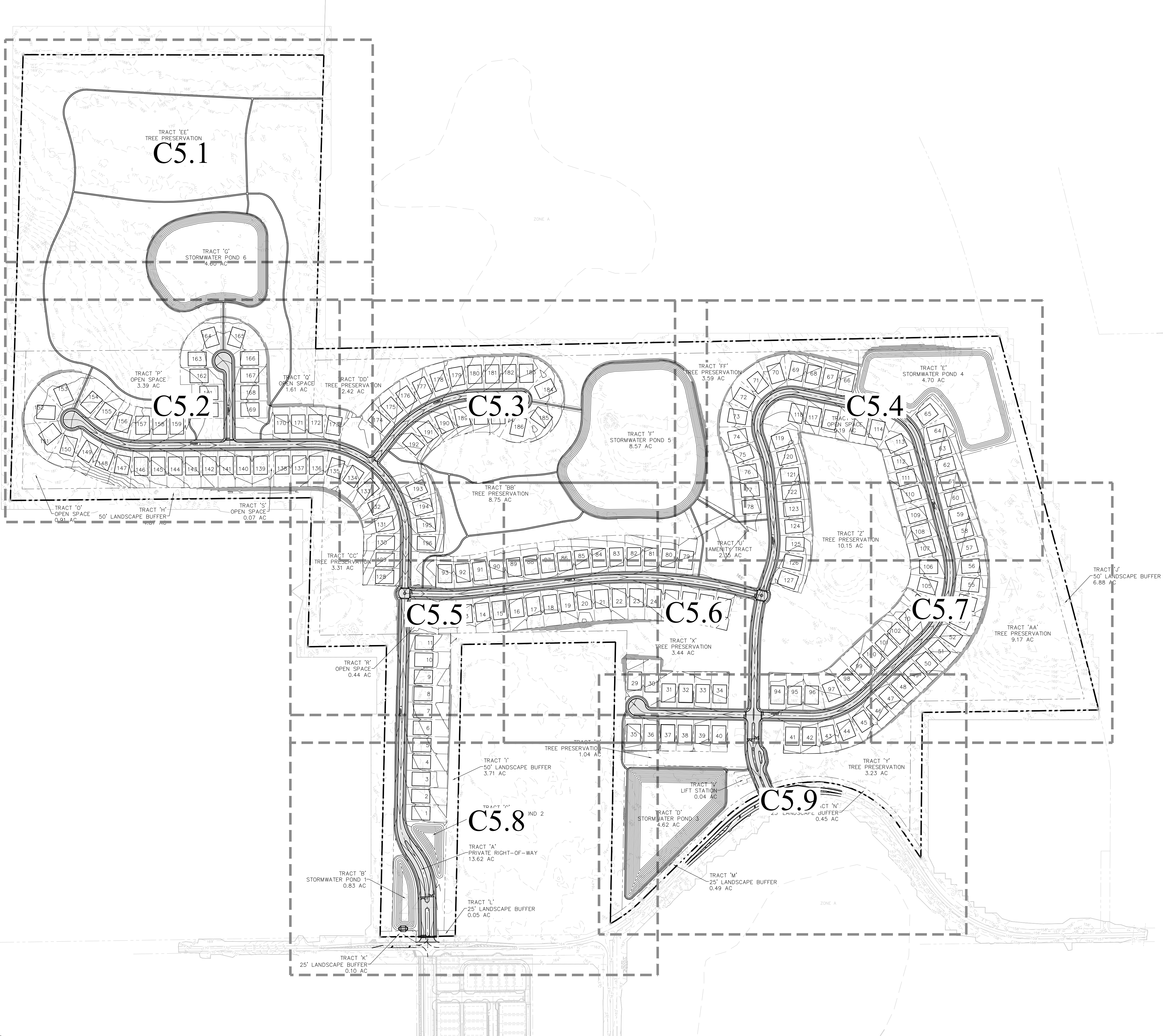
MATCHLINE A-A

ONDICH SOUTH
(CITY OF APOPKA PROJECT CSP-25-15)
(ORANGE COUNTY E-PERMIT 25-E-058)

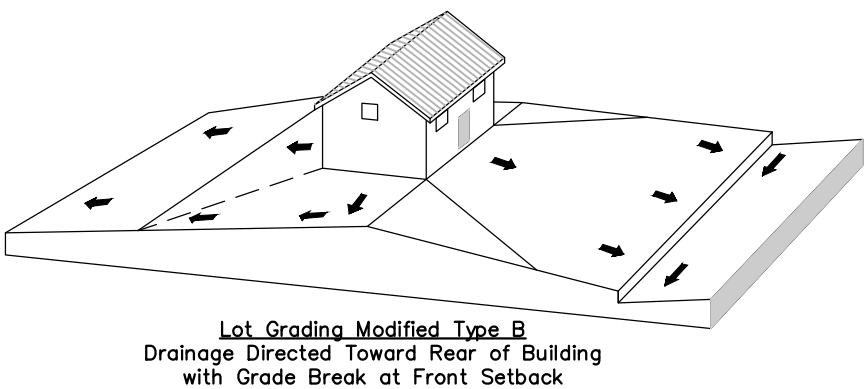
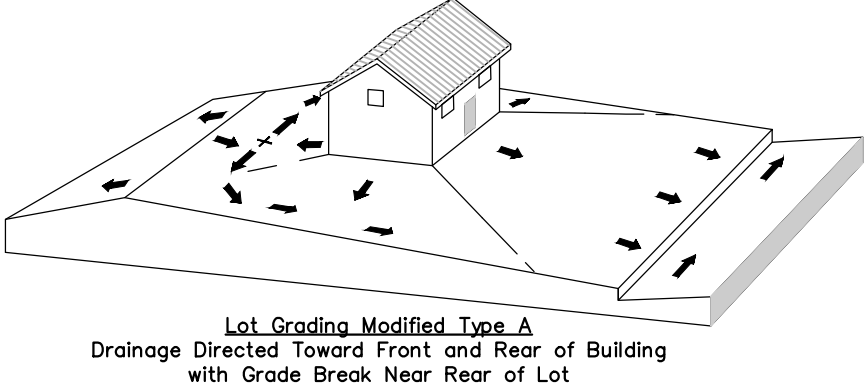
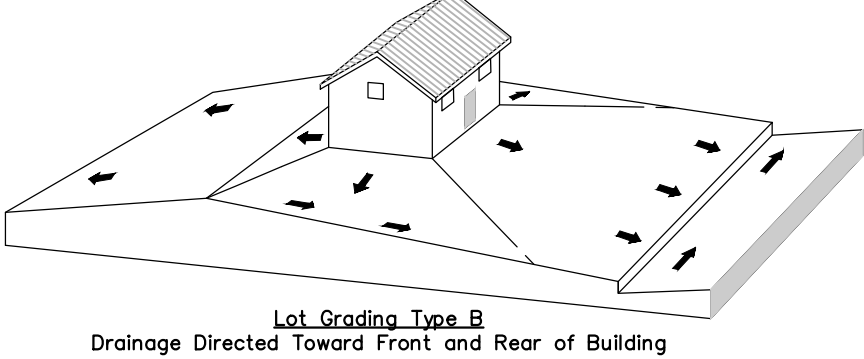
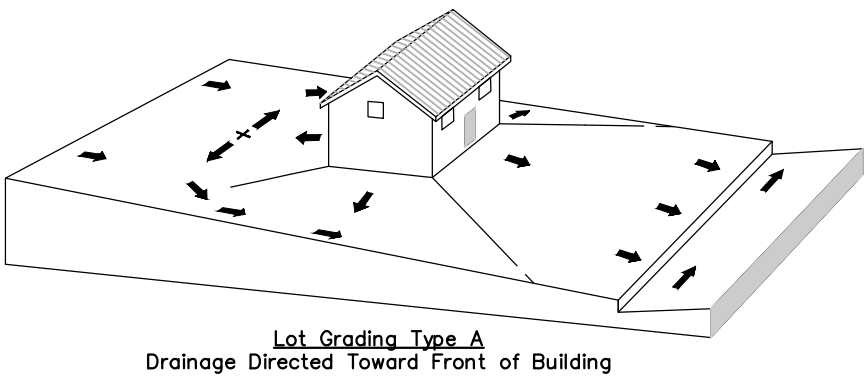
NOT FOR CONSTRUCTION

1828 ENGINEERING		UTILITY & DRAINAGE PLAN		DRAWING: L. GRAHAM		SCALE: 1" = 40'		PROJECT: PUL-037		SHEET: C4.10		ONDICH NORTH CITY OF APOPKA, FLORIDA		MAJOR DEVELOPMENT PLAN		DESIGNED: S. SIERRA-GIL		CHECKED: L. CLASSON		DATE: 1/12/2026		2400 MATLAND, CENTER PKWY, SUITE 107 MATLAND, FLORIDA 32751 (407) 558-2228		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39080		REV.		DATE		QTY OF APOPKA COMMENTS DATED 12/16/2025		DESCRIPTION		BY					

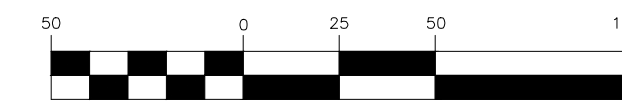
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- GRADING NOTES:**
1. ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES
 2. FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS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



1828 ENGINEERING			
2400 MATLAND CENTER PKWY., SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228 BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060			
OVERALL PAVING & GRADING PLAN		MAJOR DEVELOPMENT PLAN	
ONDICH NORTH		CITY OF APOPKA, FLORIDA	
DRAWN: L. GRAHAM	DESIGNED: S. SIERRA-GIL	CHECKED: L. CLASSON	DATE: 1/6/2026
SCALE 1" = 200'	PROJECT PUL-037	SHEET C5.0	
NOT FOR CONSTRUCTION			



(IN FEET)
1 inch = 50 ft.

2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

PAVING & GRADING PLAN

MAJOR DEVELOPMENT PLAN

ONDICH NORTH
CITY OF AOPKA, FLORIDA

DRAWN:
L. GRAHAM

DESIGNED:
S. SIERRA-C

CHECKED:
L. CLASSON

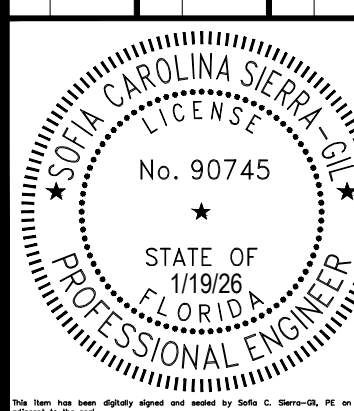
DATE:

SCALE	" = 50'
PROJECT	UL-037
SHEET	C5 1

SHEET C5.2

SHEET C5.2

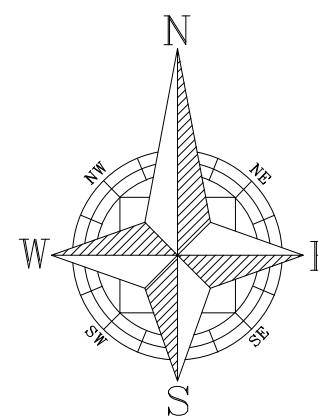
NOT FOR CONSTRUCTION



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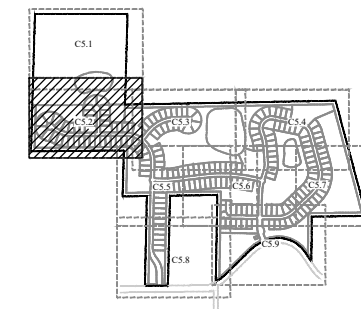
SHEET C5.2

SHEET C5.2



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



1828 ENGINEERING

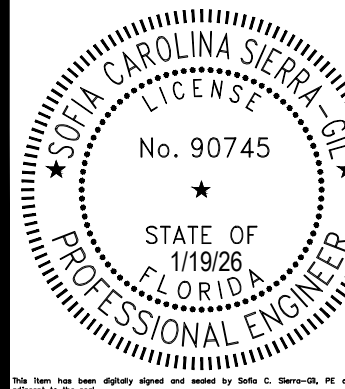
PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

ONDICH NORTH
CITY OF APOKA, FLORIDA

2400 MATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 35060

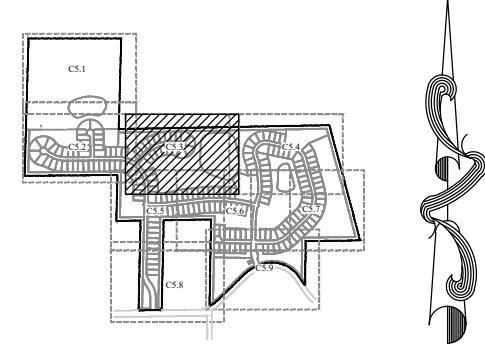
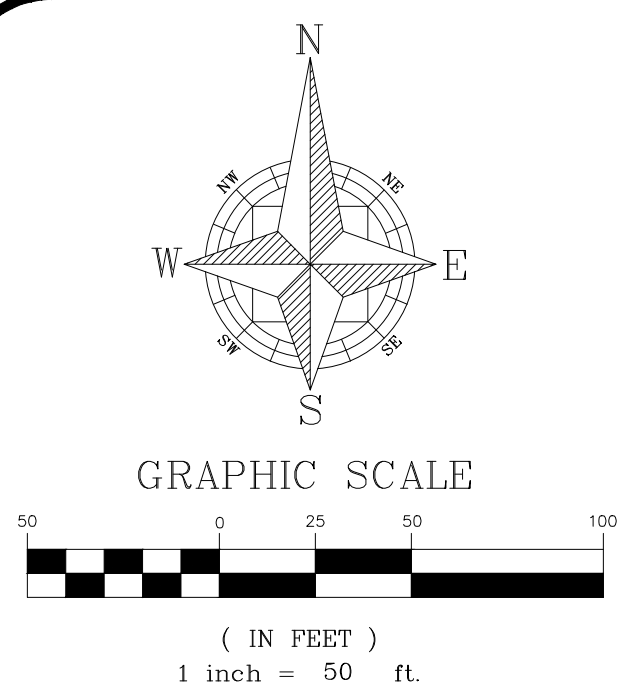
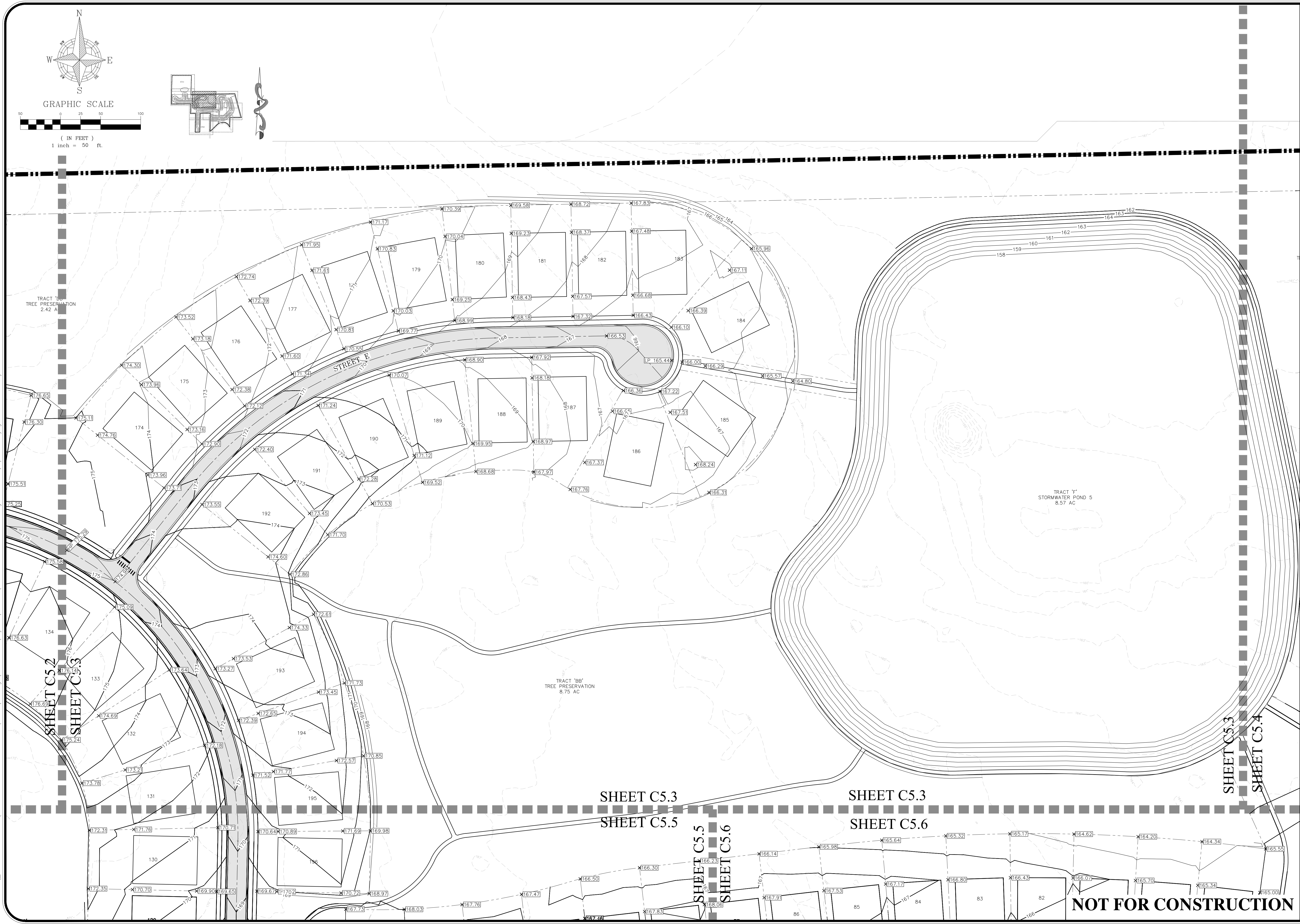
DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 1/6/2026

SCALE
1" = 50'
PROJECT
PUL-037
SHEET
C5.2



NOT FOR CONSTRUCTION

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SHEET C5.2
SHEET C5.3

SHEET C5.3
SHEET C5.4

SHEET C5.3
SHEET C5.5

SHEET C5.3
SHEET C5.6

SHEET C5.5
SHEET C5.6

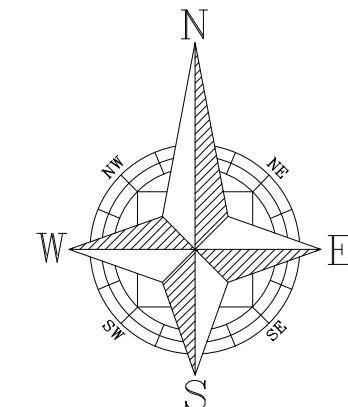
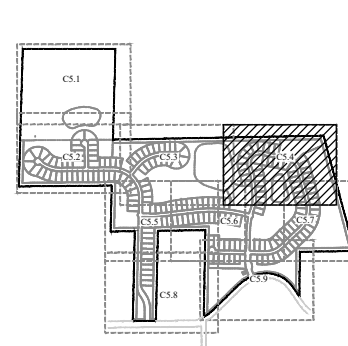
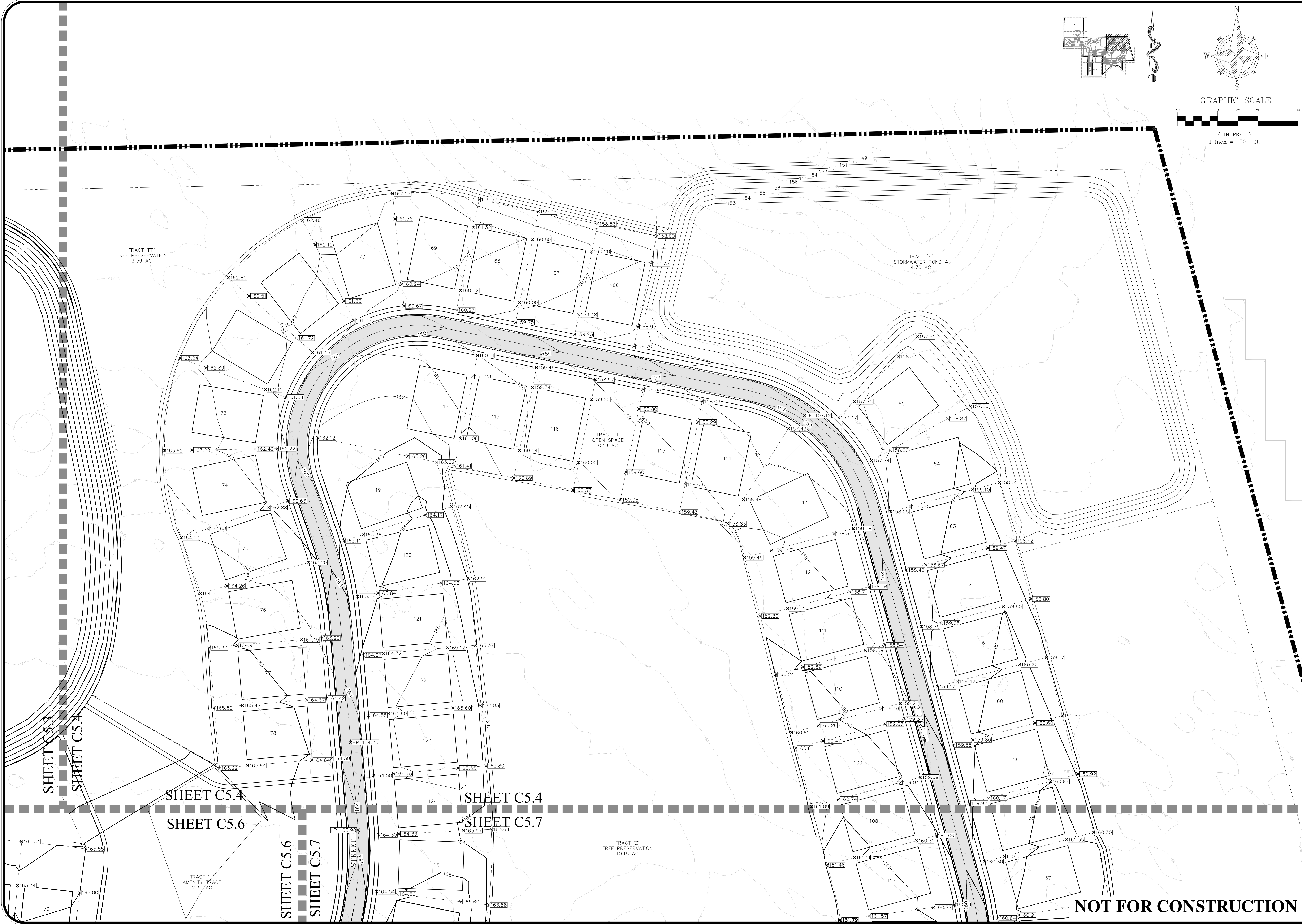
NOT FOR CONSTRUCTION

DRAWING: L. GRAHAM		SCALE: 1" = 50'		PROJECT: PUL-037		SHEET: C5.3	
DESIGNED: S. SIERRA-GIL		PROJECT: PUL-037		PROJECT: PUL-037		SHEET: C5.3	
CHECKED: L. CLASSON		PROJECT: PUL-037		PROJECT: PUL-037		SHEET: C5.3	
DATE: 1/6/2026		PROJECT: PUL-037		PROJECT: PUL-037		SHEET: C5.3	

1828 ENGINEERING		PAVING & GRADING PLAN		MAJOR DEVELOPMENT PLAN		ONDICH NORTH		CITY OF APOPKA, FLORIDA	
2400 MATLAND CENTER PKWY., SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060		DATE: 1/6/2026		BY: AF		DESCRIPTION: CITY OF APOPKA COMMENTS DATED 12/16/2025	

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 90745
1/19/26

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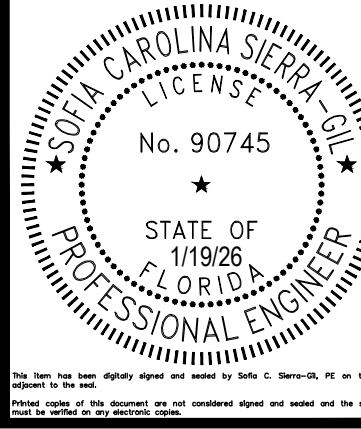
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

1828 ENGINEERING

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWN: L. GRAHAM
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASON
DATE: 1/6/2026
SCALE: 1" = 50'
PROJECT: PUL-037
SHEET: C5.4

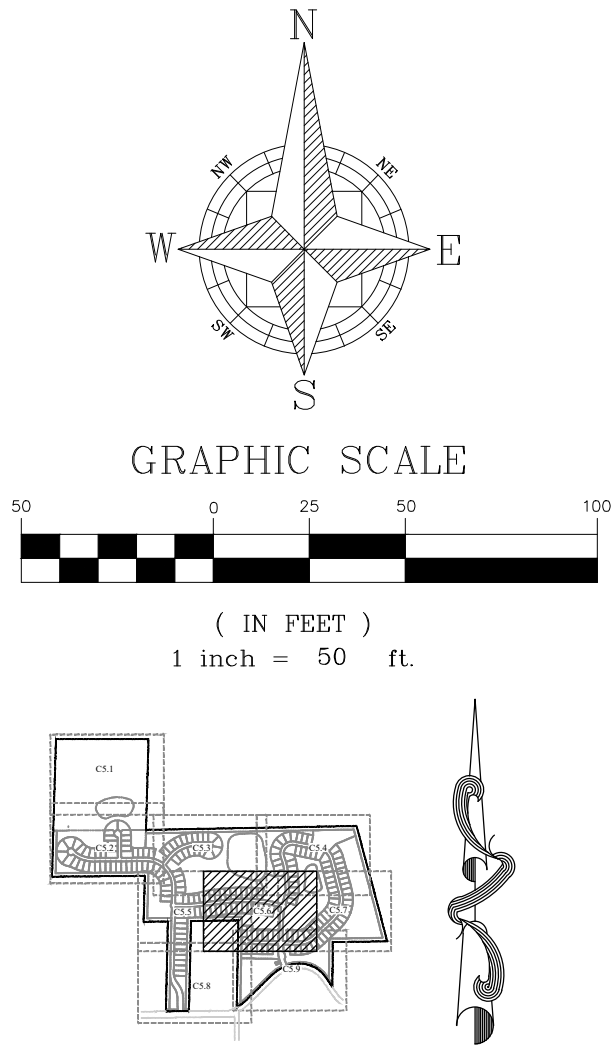
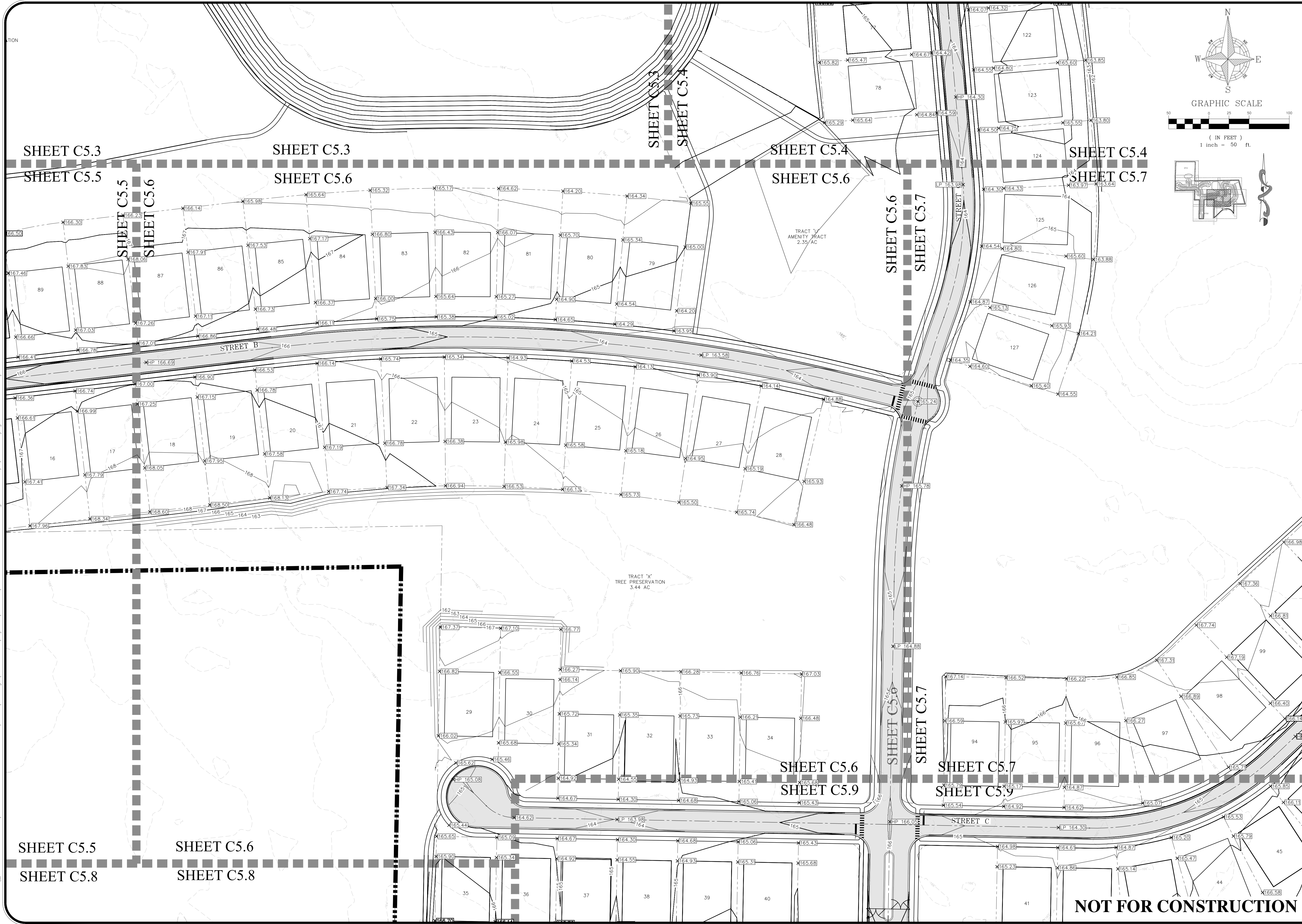


2400 MATLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 35060

REV	DATE	DESCRIPTION	BY
1	01/19/2026	CITY OF APOPKA COMMENTS DATED 12/16/2025	AF

NOT FOR CONSTRUCTION

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1828 ENGINEERING				2400 MATLAND CENTER PKWY, SUITE 107 MAITLAND, FLORIDA 32751 (407) 558-2228		BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 35060		DATE: 01/19/2026 BY: AF			
PAVING & GRADING PLAN				MAJOR DEVELOPMENT PLAN				ONDICH NORTH CITY OF APOKA, FLORIDA			
DRAWN: L. GRAHAM		DESIGNED: S. SIERRA-GIL		CHECKED: L. CLARSON		DATE: 1/6/2026					
SCALE 1" = 50'		PROJECT PUL-037		SHEET C5.6							
				NOT FOR CONSTRUCTION							

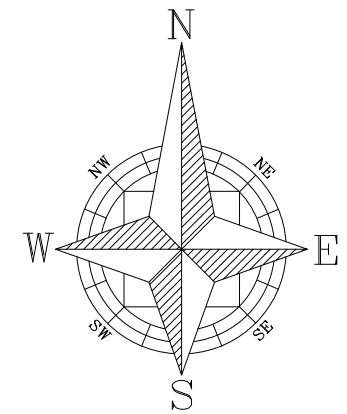
SHEET C5.6
SHEET C5.8

IMPROVEMENTS TO ONDICH ROAD TO BE
PERMITTED THROUGH ORANGE COUNTY

NOT FOR CONSTRUCTION

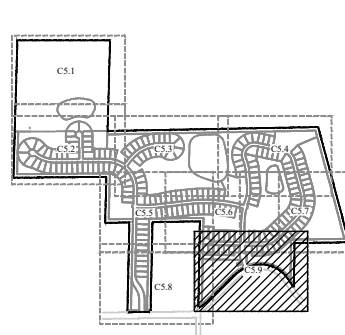
	SCALE	DRAWN:	PAVING & GRADING PLAN MAJOR DEVELOPMENT PLAN ONDICH NORTH CITY OF APOPKA, FLORIDA
	1" = 50'	L. GRAHAM	
	PROJECT	S. SIERRA-GIL	
	PUL-037	CHECKED:	
		L. CLASSON	
	SHEET	DATE:	
	C5.8	1/6/2026	

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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



SHEET C5.8

SHEET C5.9

TRACT 'D'
STORMWATER POND 3
4.62 AC

TRACT 'M'
25' LANDSCAPE BUFFER
0.49 AC

IMPROVEMENTS TO ONDICH ROAD TO BE
PERMITTED THROUGH ORANGE COUNTY

ZONE A

TRACT 'Y'
TREE PRESERVATION
3.23 AC

SHEET C5.6
SHEET C5.9

SHEET C5.7
SHEET C5.9

STREET C

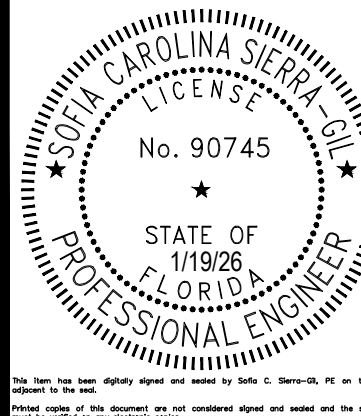
1828 ENGINEERING

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

ONDICH NORTH
CITY OF APOPKA, FLORIDA

DRAWN:
L. GRAHAM
DESIGNED:
S. SIERRA-GIL
CHECKED:
L. CLASSON
DATE:
1/6/2026

SCALE
1" = 50'
PROJECT
PUL-037
SHEET
C5.9



NOT FOR CONSTRUCTION

Construction Site Plans

for

Crossroads at Kelly Park

Phases 2A-1 & 2A-2

Utilities Summary:

Phase 2A-1

<u>POTABLE WATER:</u>	<u>RECLAIMED WATER:</u>	<u>SANITARY SEWER:</u>
8" PVC = 628 LF	6" PVC = 1,820 LF	8" PVC = 1,877 LF
6" PVC = 1,574 LF	4" PVC = 240 LF	MANHOLE = 8
8" GV = 2	6" GV = 5	8" GV = 5
6" GV = 4	4" GV = 1	6" GV = 6

Phase 2A-2

<u>POTABLE WATER:</u>	<u>RECLAIMED WATER:</u>	<u>SANITARY SEWER:</u>
8" PVC = 1,518 LF	6" PVC = 2,142 LF	8" PVC = 2,399 LF
6" PVC = 1,276 LF	4" PVC = 546 LF	MANHOLE = 13
8" GV = 5	6" GV = 8	
6" GV = 6	4" GV = 3	

City of Apopka, FL

PROJECT NARRATIVE:

LOCATED IN THE KELLY PARK INTERCHANGE DISTRICT MIXED-USE AND VILLAGE CENTER DISTRICT, THE CROSSROADS AT KELLY PARK PROJECT PROVIDES A MIXTURE OF USES INCLUDING DETACHED SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL. THIS CONSTRUCTION SITE PLAN SUBMITTAL PROPOSES CONSTRUCTION OF THE PROJECT'S PHASE 2A-1 RESIDENTIAL DEVELOPMENT CONSISTING OF 81 UNITS AND PHASE 2A-2 RESIDENTIAL DEVELOPMENT CONSISTING OF 78 UNITS AND THE ASSOCIATED UTILITIES AND DRAINAGE FACILITIES NECESSARY TO SUPPORT THE PROJECT DEVELOPMENT.

Phase 2A Legal Description:

PHASE 2A-1 (TRACT-FD-2A-1)

A PROPOSED TRACT OF LAND, BEING TRACT FD-2A-1, AS SHOWN ON, "CROSSING AT KELLY PARK PHASE 51-2, 1-3 AND 2", A PROSPED PLAT OF LANDS LOCATED IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE, THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 189.30 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°05'52" EAST, 1139.61 FEET TO A POINT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 489.84 FEET; THENCE SOUTH 89°37'26" WEST, 110.00 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF NORTH 45°22'34" WEST, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE SOUTH 89°37'26" WEST, 50.00 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF NORTH 44°37'26" WEST, TO A POINT OF TANGENCY, THENCE SOUTH 89°37'26" WEST, 190.00 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF NORTH 45°22'34" WEST, TO A POINT OF TANGENCY, THENCE NORTH 00°22'34" WEST, 26.00 FEET TO A POINT ON A NON-TANGENT LINE, THENCE SOUTH 89°37'26" WEST, 50.00 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 104°54'59", AN ARC LENGTH OF 45.78 FEET, A CHORD LENGTH OF 36.65 FEET AND A CHORD BEARING OF SOUTH 52°04'56" WEST, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE SOUTH 14°32'25" WEST, 50.00 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03°37'27", AN ARC LENGTH OF 28.46 FEET, A CHORD LENGTH OF 28.46 FEET AND A CHORD BEARING OF SOUTH 73°58'51" EAST, TO A POINT OF A CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 71°27'34", AN ARC LENGTH OF 31.38 FEET, A CHORD LENGTH OF 29.20 FEET AND A CHORD BEARING OF SOUTH 30°06'21" EAST, TO A POINT OF TANGENCY, THENCE SOUTH 00°22'34" EAST, 201.67 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°37'26" WEST, TO A POINT OF TANGENCY, THENCE SOUTH 89°37'26" WEST, 39.58 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE NORTHERLY, THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 72.50 FEET, A CENTRAL ANGLE OF 02°58'47", AN ARC LENGTH OF 3.77 FEET, A CHORD LENGTH OF 3.77 FEET AND A CHORD BEARING OF NORTH 88°53'11" WEST, TO A POINT OF TANGENCY, THENCE NORTH 87°53'47" WEST, 321.56 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE SOUTHERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 92.50 FEET, A CENTRAL ANGLE OF 06°34'30", AN ARC LENGTH OF 106.44 FEET, A CHORD LENGTH OF 106.38 FEET AND A CHORD BEARING OF SOUTH 80°18'57" WEST, TO A POINT OF POINT OF A CURVATURE OF A REVERSE CURVE CONCAVE NORTHEASTERLY, THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 80°38'28", AN ARC LENGTH OF 232.23 FEET, A CHORD LENGTH OF 232.53 FEET AND A CHORD BEARING OF NORTH 53°59'04" WEST, TO A POINT OF TANGENCY, THENCE NORTH 10°19'19" WEST, 94.24 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 12°57'16", AN ARC LENGTH OF 6.56 FEET, A CHORD LENGTH OF 6.54 FEET AND A CHORD BEARING OF NORTH 05°51'13" WEST, TO A POINT OF TANGENCY, THENCE NORTH 00°22'34" WEST, 6.14 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF NORTH 45°22'34" WEST, 50.00 FEET TO THE POINT OF A CURVATURE OF A NON-TANGENCY CURVE CONCAVE NORTHEASTERLY, THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF SOUTH 45°36'51" EAST, TO A POINT OF TANGENCY, THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°22'34" WEST, 385.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°37'26" WEST, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 16.851 ACRES MORE OR LESS.

PHASE 2A-2 (TRACT-FD-2A-2)

A PROPOSED TRACT OF LAND, BEING TRACT FD-2A-2, AS SHOWN ON, "CROSSING AT KELLY PARK PHASE 51-2, 1-3 AND 2", A PROSPED PLAT OF LANDS LOCATED IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE, THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 69.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF SOUTH 45°36'51" EAST, TO A POINT OF TANGENCY, THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°22'34" WEST, 385.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF SOUTH 44°37'26" WEST, TO THE POINT OF BEGINNING.

Utility Providers

Electric:

Duke Energy

452 E. Crown Point Rd.
Winter Garden FL 34787
407.629.1010

CATV:

Spectrum Network

100 Gordon St.
Sanford, FL 32777
321.805.3081

Telephone:

AT&T

1227 S. Division Ave
Orlando, FL 34805
407.351.7100

Gas:

Lake Apopka Natural Gas

38 N. Park Avenue
Apopka, FL 32703
407.656.2734

Surveyor:

PEC Surveying and Mapping, LLC

2100 Alafaya Trail
Oviedo, FL 32765
407.542.4967

Landscape Architect:

Bonnett Design Group, LLC

400 S Orlando Ave Suite 201
Maitland, FL 32751
407.622.1588

Water, Sewer and Reuse:

City of Apopka

748 E. Cleveland St
Apopka, FL 3270
407.703.1731

Solid Waste, Fire and Police Protection:

City of Apopka

748 E. Cleveland St
Apopka, FL 3270
407.703.1731

Environmental:

Bio-Tech Consulting Inc.

3025 East South Street
Orlando, FL 32803
407.894.5969

Transportation:

TMC Traffic & Mobility Consultants

3101 Maguire Boulevard, Suite 265
Orlando, FL 32803
407.531.5332

Parcel Id. No.:

11-20-27-1566-06-211 (Phase 2A-1)

11-20-27-1566-06-213 (Phase 2A-2)

11-20-27-1566-06-214 (Phase 2A-2)

11-20-27-1566-06-221 (Phase 2A-2)

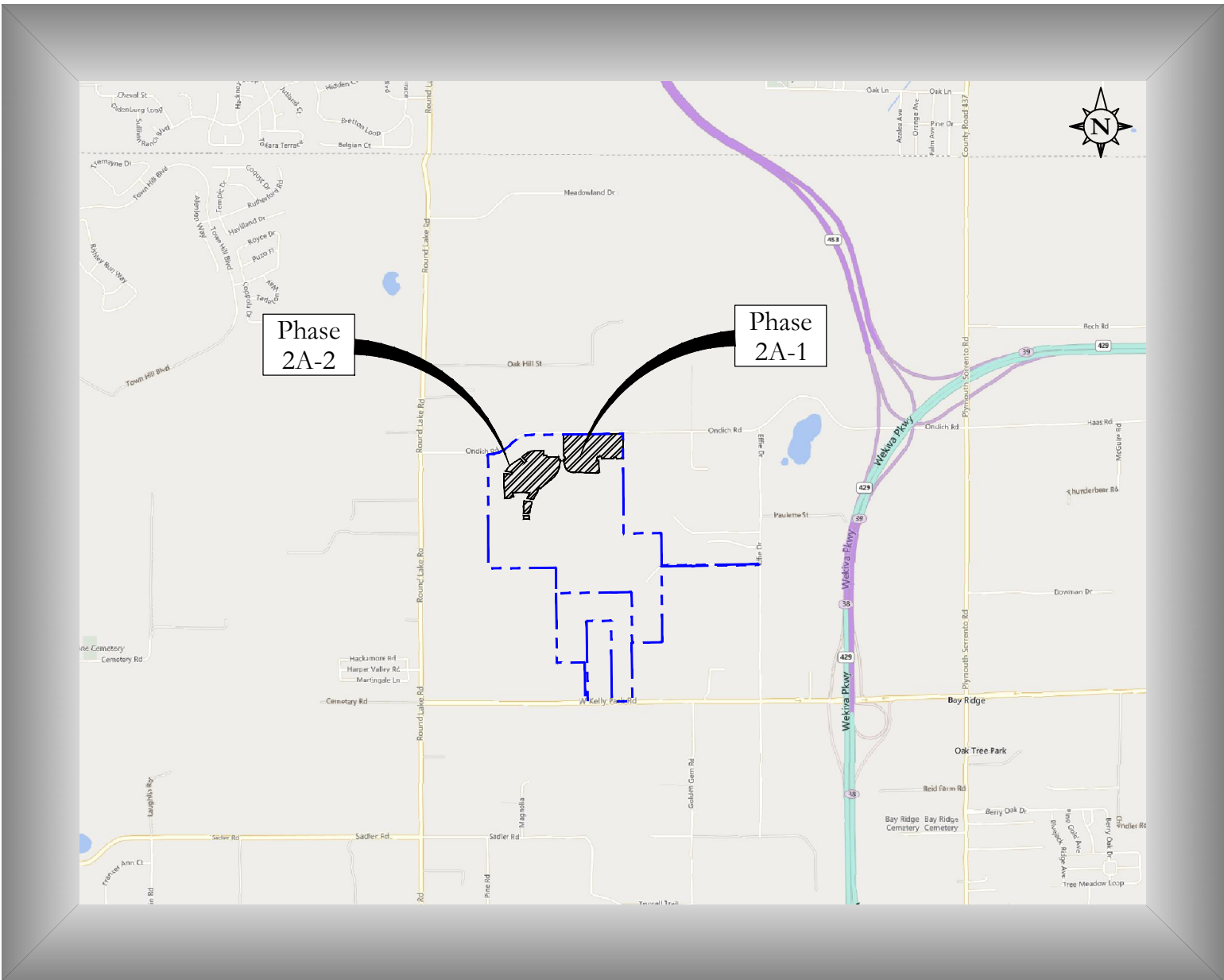
Owner/Applicant:

Jen Florida 51, LLC

1750 Broadway Street, Suite 111

Oviedo, FL 32765

813.484.7655



Vicinity Map

Scale: 1" = 3,000'

Sheet Index			Subm./Rev.							
Sheet Id.		Sheet Title	-	1	2	3	4	5	6	7
C0.00		Cover Sheet								
C0.01	-	C0.02								
C0.03		Existing Conditions Plan								
C1.00		Overall Master Plan								
C1.01		Site Data Tables								
C1.02		Overall Phasing Plan								
C1.10		Erosion Control Plan								
C1.11		Erosion Control Details								
C2.00		Site Plan								
C2.01	-	C2.03								
C3.00		Signage, Striping, & Geometry Plan								
C3.10		Typical Road Sections								
C3.11		Boring Location Map								
C3.20		Soil Borings								
C3.21		Clay Contour Map								
C4.00		Over Excavation Plan								
C4.01	-	C4.03								
C4.10	-	C4.11								
C5.00		Master Drainage Plan								
C5.10	-	C5.12								
C5.20	-	C5.22								
C5.30	-	C5.32								
C6.00	-	C6.08								
C7.00		Reclaimed Water Distribution Plan								
C9.10	-	C9.13								
		Plan & Profile								
		Fire Protection Plan								
		Apopka Construction Details								
		<u>Survey Drawings</u>								
1	-	2								
3	-	6								
		<u>Map Of Boundary And Topographic Survey</u>								
		<u>Map Of Tree Survey</u>								
		<u>Structural Drawings</u>								
S-1		Segmental Wall General Notes								
S-1A	-	S-1D								
S-2		Segmental Walls Typ. Sections And Std. Details								
		Segmental Wall Sections								
		<u>Landscape Reference Drawings</u>								
L000		Cover Sheet								
L200		Overall Layout Plan								
L201	-	L202								
L301	-	L303								
L400		Hardscape Details								
L401	-	L406								
L410		Overall Landscape Plan								
L401	-	L406								
L410		Landscape Plan								
L411	-	L412								
L500		Planting Schedule								
L501	-	L506								
L510		Landscape Details & Notes								
		Overall Irrigation Plan								
		Irrigation Plan								
		Irrigation Details & Notes								
		<u>Lighting Reference Drawings</u>								
E100		Overall Lighting Plan								
E101	-	E106								
E301		Lighting Plan								
		Lighting Cutsheet								
		Date								
-		10/23/2023								
1		01/03/2024								
2		03/05/2025								
3		01/09/2026								
		Description								
-		SUBMIT TO CITY OF APOPKA								
1		SUBMIT TO CITY OF APOPKA								
2		SUBMIT TO CITY OF APOPKA								
3		SUBMIT TO CITY OF APOPKA								

<

NOTES:

1. CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND LOCAL REGULATIONS AND SPECIFICATIONS.

2. IF YOU REQUIRE FURTHER CLARIFICATION OF WHAT THIS DOCUMENT REPRESENTS, PLEASE CONTACT THE ADA COORDINATOR OF CITY OF APOPKA AT 407-703-1700.

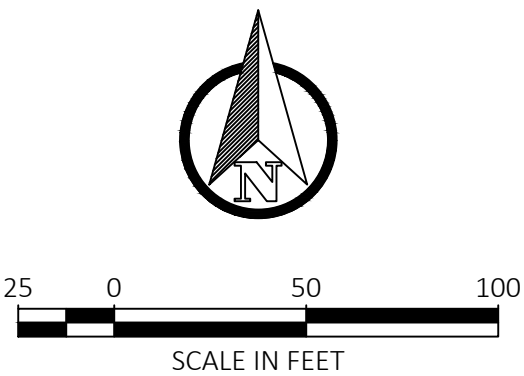


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Tel. 407.487.2594 www.poulosandbennett.com
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P&B Job No.: 21-175

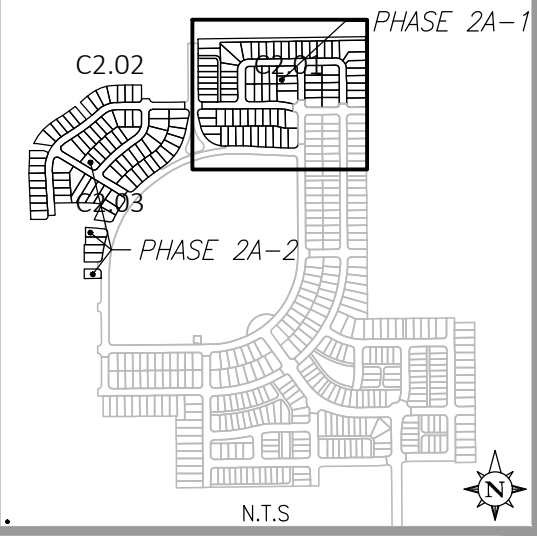
Z:\2021\21-027 GALWIN - KELLY PARK PARCELS\CD\FINAL\CITY\PHASE 1-2A\21-027-PHASE 1-2A-SSP

Ondich Road

ASPHALT ROADWAY
(60' R/W WIDTH)



Key Map:



SIGN & STRIPING LEGEND:

- 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR
PER FDOT INDEX NO. 700-010
- CURB RAMP (CR-F) AND CAST IN PLACE
DETECTABLE WARNINGS PER FDOT INDEX NO.
522-002
- STREET NAME SIGN
(D3-1)
- SPEED LIMIT SIGN (25 MPH)
(R2-1)
- 6" SOLID WHITE
PER FDOT INDEX NO. 711-001
- VALLEY GUTTER PER FDOT
INDEX NO. 520-001
- 50' LF-6" SOLID DOUBLE YELLOW
PER FDOT INDEX NO. 711-001
- SIDEWALK STANDARD CROSSWALK, 6'
AND 10' PER FDOT INDEX 711-001
- STREET TERMINATION BARRIER (FDOT INDEX 700-109)

NOTES:

- ALL STRIPING & SIGNAGE PER FDOT STANDARDS &
SPECIFICATIONS MANUAL LATEST EDITION, MUTCD & CITY
OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS,
UNLESS OTHERWISE SPECIFIED.
- ALL STRIPING SHALL BE THERMOPLASTIC UNLESS
OTHERWISE SPECIFIED.
- ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT
INDEX 711-001.
- SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
HANDICAP (HC) RAMPS AND DETECTABLE WARNING
SURFACE WILL BE CONSTRUCTED AT THE STREET
INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO
COMPLY WITH THE AMERICANS WITH DISABILITY ACT
(ADA) AND WILL MEET FDOT
- STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL
AND HOLES SHALL BE CORED. 2 INCH SQUARE
GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK
PUNCH.
- ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY
SHALL BE MANUFACTURED USING DIAMOND GRADE
REFLECTIVE SHEETING. ALL SIGNS SHALL BE
CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY
OF APOPKA CRITERIA FOR SIGN SIZE AND SHAPE AND
LETTERING DIMENSIONS.

NOTES:

- DESIGN AND POSTED SPEED LIMITS ARE AS FOLLOWS:
INTERNAL STREETS
DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH

Sign Legend

Id.	M.U.T.C.D. Number	Dimensions		Symbol
		Width	Height	
1	R1-1	30"	30"	
3	D3-1	VARIES	12"	
4	R2-1	24"	30"	

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

**SIGNAGE STRIPING &
GEOMETRY PLAN**

Sheet No.:

C2.01

Seal:

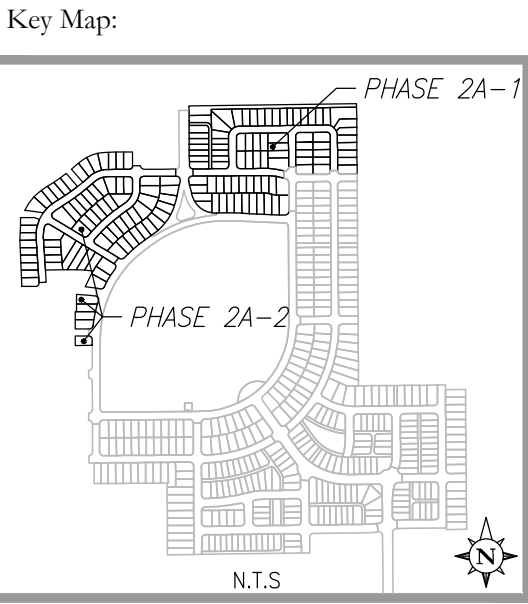


Date: 2026.01.12 13:52:08-05'00'

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Poulos & Bennett, LLC
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Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567



3	01/09/2025	RESUBMIT TO CITY OF APOPKA
2	03/05/2025	RESUBMIT TO CITY OF APOPKA
1	01/03/2024	RESUBMIT TO CITY OF APOPKA
-	10/25/2023	SUBMIT TO CITY OF APOPKA
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-175
DESIGNED BY:		KML
DRAWN BY:		KML
CHECKED BY:		MDS
APPROVED BY:		MDS
SCALE IN FEET:		1" = 100'

CROSSROADS AT KELLY PARK - PHASES 2A-1 & 2A-2

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
**MASTER DRAINAGE
PLAN**

Sheet No.: **C4.00**

Seal:  

DN: CN=Marc D Stehli,
ou=A01410D00000188AFE033DC00
27AE4A, O=Florida, C=US
Date: 2026.01.12 13:52:09-05'00'

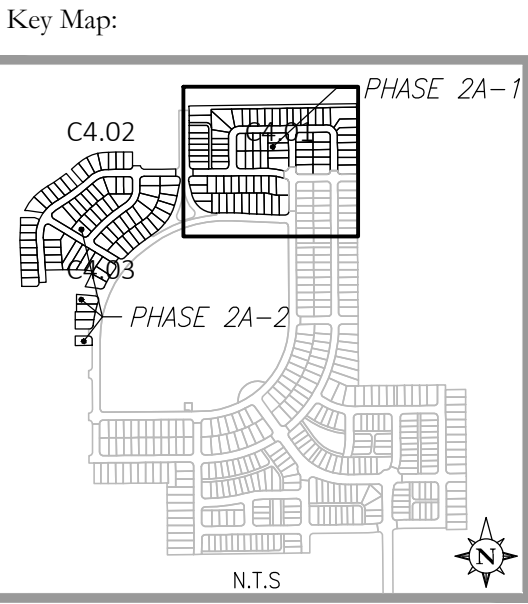
MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: January 9, 2026

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Drainage Legend		
Existing	Utility Type	Proposed
	STORM PIPE	
	STORM MANHOLE	
	P-1/P-2 INLET	
	MITERED END	
	DRAINAGE FLOW ARROW	

Grading Legend	
Symbol	Description
100.00 EX	EXISTING SPOT GRADE
✕ 104.00	PROPOSED SPOT GRADE
✕ 101.00 FL	PROPOSED SWALE/DITCH FLOW LINE ELEV.
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
	EXISTING CONTOUR
	PROPOSED CONTOUR

NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGN FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE "B" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.
2. THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
3. EXISTING TOPO SOURCE SHOWN ON THIS PLAN BASED ON APPROVED MASS GRADING PLANS AS DEPICTED IN THE CROSS ROADS AT KELLY PARK PH 1-2, 1-3, 2, MASTER INFRASTRUCTURE AND MASS GRADING PLANS.
4. INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE SETBACKS SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD A HOUSE HIGHER THAN THE HOUSE SHOWN, THE BUILDER MUST OBTAIN THE ENVELOPE PROVIDED; THE PROPOSED CHANGES MUST BE RE-SUBMITTED TO CITY OF APOPKA FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
5. ALL LOTS HAVE BEEN DESIGNING UTILIZING A 1.0% MINIMUM SLOPE. MINIMUM SLOPE PADS HAVE BEEN SET AT THE GREATER OF 18" ABOVE THE FRONTING CENTERLINE OF THE ROADWAY/ALLEY OR 1-FT ABOVE THE 100/97/24/8 STORM ELEVATION FOR THE RESPECTIVE BASIN.
6. ALL BACKYARD AND ENVIRONMENTAL SWALES LOCATED WITHIN PHASE SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
7. SIDEWALKS AND CURB RAMPS AS SHOWN ARE REQUIRED FOR THE CITY OF APOPKA. CERTIFICATION OF COMPLETION FOR INFRASTRUCTURE. CURB RAMPS SHALL BE PROVIDED AT EVERY INTERSECTION AND SIDEWALKS SHALL BE PROVIDED PER ROADWAY CROSS SECTIONS ADJACENT TO ALL RIGHT-OF-WAYS AND SHALL BE INSTALLED WITH SITE INFRASTRUCTURE WHEN ADJACENT TO COMMON AREAS OR ADJACENT TO COMMON AREAS. CURB RAMPS SHALL BE INSTALLED AT ALL HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK AND PAVEMENT SHALL MEET CITY OF APOPKA AND A.D.A. SPECIFICATIONS.
8. THE SECONDARY STORM SEWER HAS BEEN DESIGNED TO PROVIDE A MINIMUM OF 6" SEPARATION BETWEEN THE CURB GUTTER ELEVATION AND THE STORM WATER HYDRAULIC GRADE LINE.

3	01/09/2025	RESUBMIT TO CITY OF APOPKA
2	03/05/2025	RESUBMIT TO CITY OF APOPKA
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NO.	DATE	DESCRIPTIONS

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-175
DESIGNED BY:	KML
DRAWN BY:	KML
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

CROSSROADS AT KELLY PARK - PHASES 2A-1 & 2A-2

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:

**GRADING &
DRAINAGE PLAN**

Sheet No.: **C4.01**

Seal: 

DN: CN=Marc D Stehili,
c=US, o=Florida, ou=State, email=marc.d.stehill@fla.gov,
serial=27AEAA4, email=marc.d.stehill@fla.gov,
date=2026.01.12 13:52:10-0500'

MARC DANIEL STEHILL
P.E. NO. 0052781

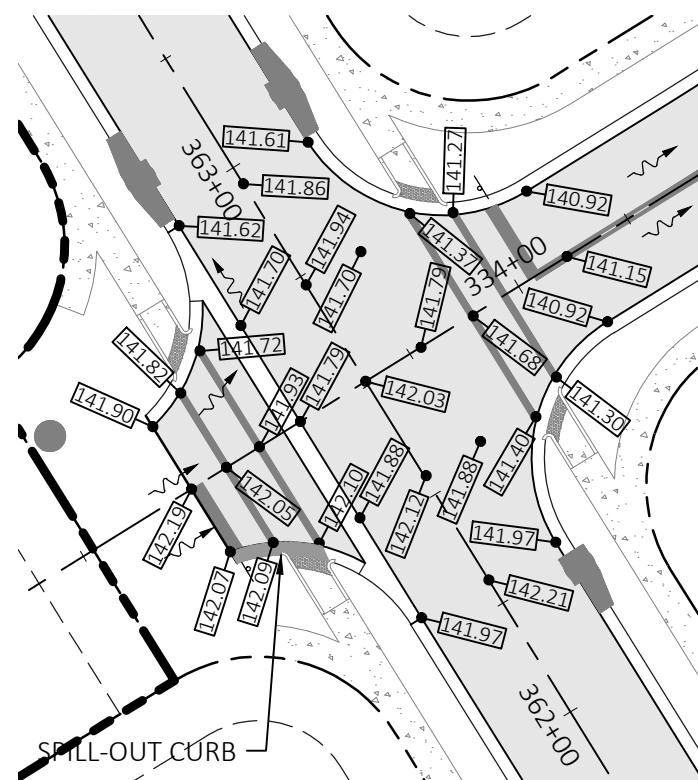
DATE: **January 9, 2026**

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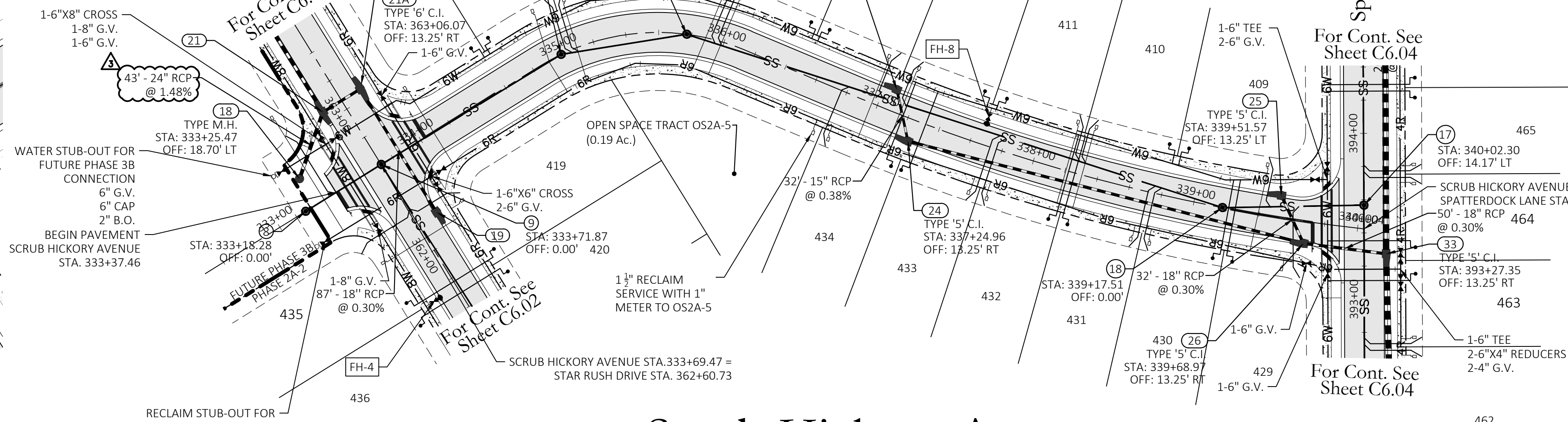
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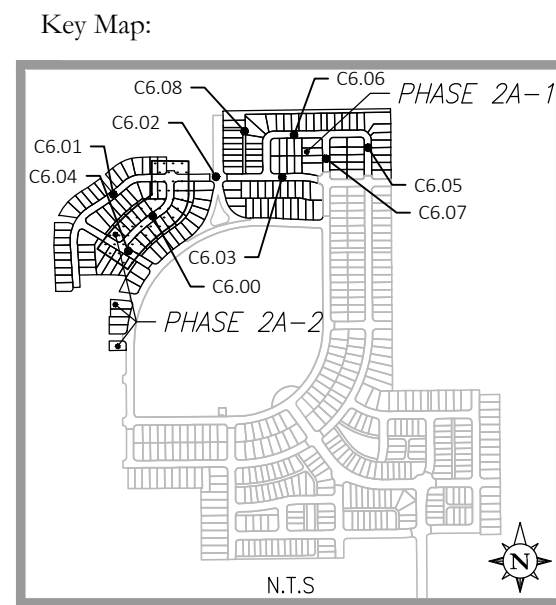
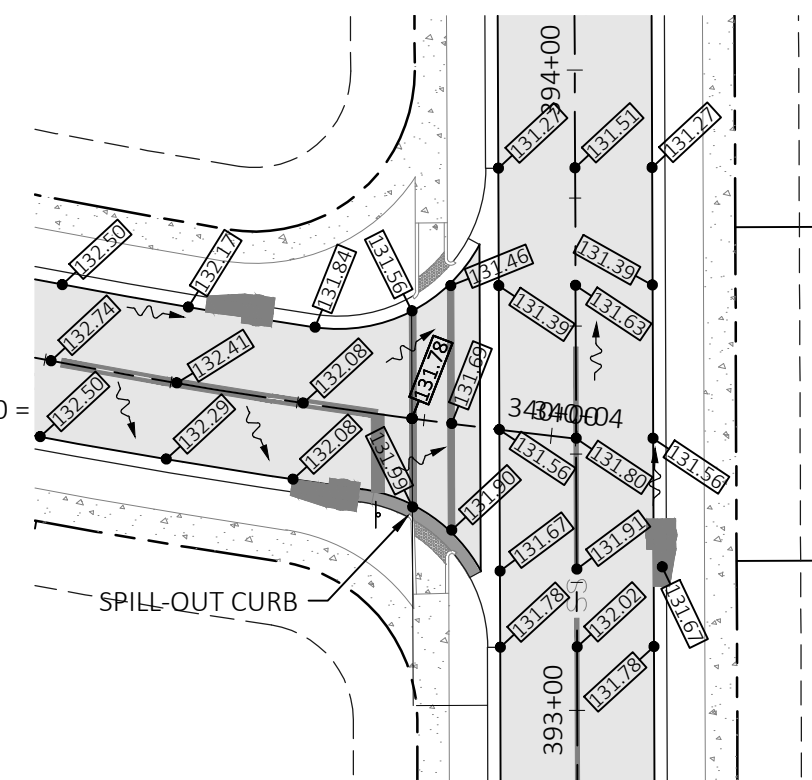
- NOTES:**
1. PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
 2. PROVIDE 3' MIN HORIZONTAL SEPARATION BETWEEN WATERMAIN / RECLAIMED WATERMAIN AND STORMWATER DRAINAGE STRUCTURES.
 3. PROVIDE 10' UTILITY EASEMENT ALONG ALL PROPOSED RIGHT-OF-WAY.
 4. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 5. PROVIDE 36" MIN. COVER BETWEEN PROPOSED GRADE AND TOP OF POTABLE WATER, RECLAIMED WATER, AND FORCEMAIN PIPE.



Scrub Hickory Avenue &
Star Rush Drive Intersection



Scrub Hickory Avenue &
Spatterdock Lane Intersection



3	01/09/2025	RESUBMIT TO CITY OF APOPKA
2	03/05/2025	RESUBMIT TO CITY OF APOPKA
1	01/03/2024	RESUBMIT TO CITY OF APOPKA
-	10/23/2023	SUBMIT TO CITY OF APOPKA
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-175
DESIGNED BY:	KML
DRAWN BY:	KML
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

CROSSROADS AT KELLY PARK - PHASES 2A-1 & 2A-2

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
**SCRUB HICKORY
AVENUE
PLAN & PROFILE**

Sheet No.:

C6.00

Seal: 

DN: CN=Marc D Stehli,
ou=qualifier=A01410D00000188AFE033DC00
27FAEA4, O=Florida, C=US
Date: 2026.01.12 13:52:13-05'00'

MARC DANIEL STEHLI
P.E. NO. 0062781

DATE: January 9, 2026

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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

A detailed site map showing the layout of the proposed development. The map includes several lots labeled C6.00 through C6.08. Two areas are designated as PHASE 2A-1 and PHASE 2A-2. A North arrow is located in the bottom right corner, and the text 'N.T.S.' (Not To Scale) is centered at the bottom.

Project Name:

**CROSSROADS AT
KELLY PARK -
PHASES 2A-1 & 2A-2**

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:

**STAR RUSH DRIVE
PLAN & PROFILE**

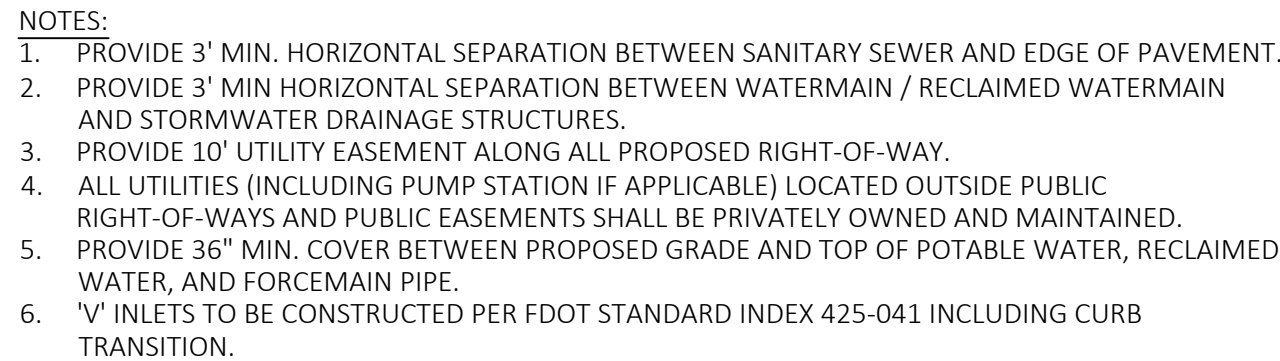
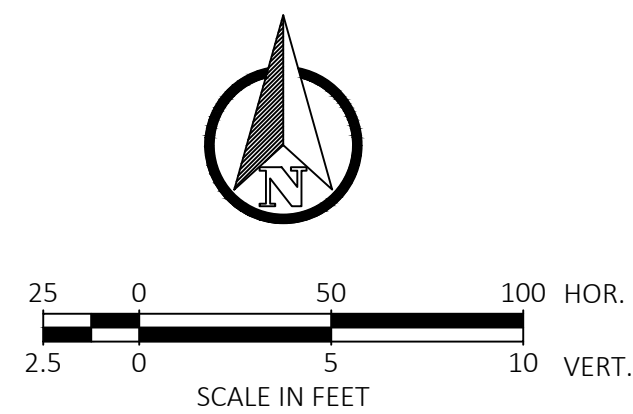
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DATE: January 9, 2026

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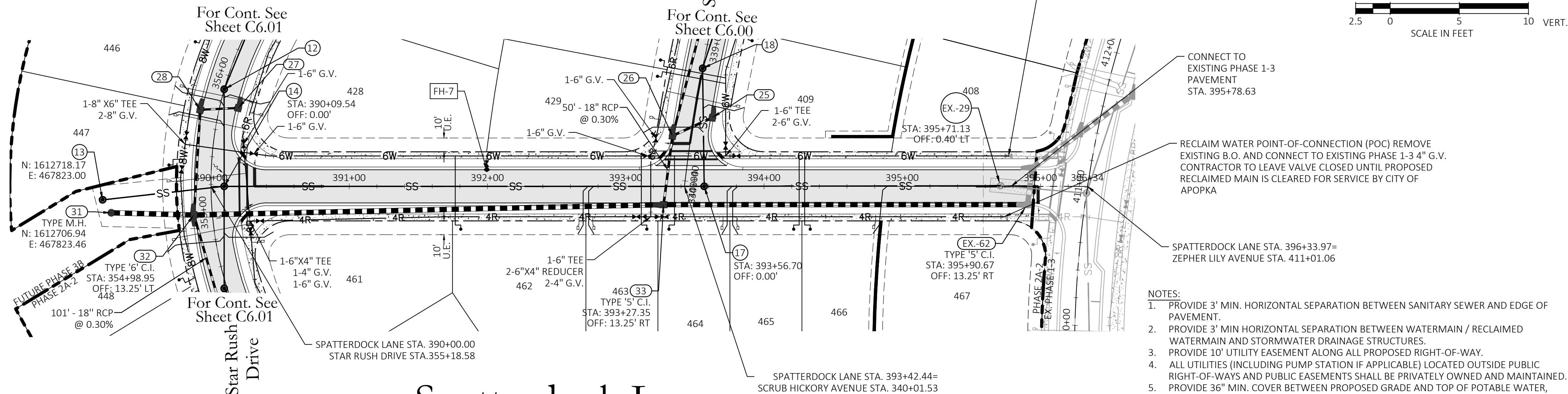


CROSSROADS AT KELLY PARK - PHASES 2A-1 & 2A-2

Sheet No.: **C6.02**

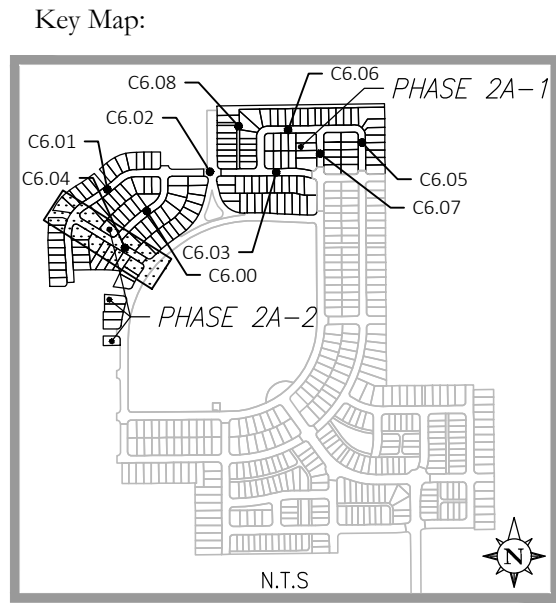
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Page 100 of 102



NOTES:

1. PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
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CROSSROADS AT KELLY PARK - PHASES 2A-1 & 2A-2

Sheet Title:

**SPATTERDOCK LANE
PLAN & PROFILE**

Sheet No.: **C6.04**

Seal: 

MARC DANIEL STEHLI
P.E. NO. 0052781

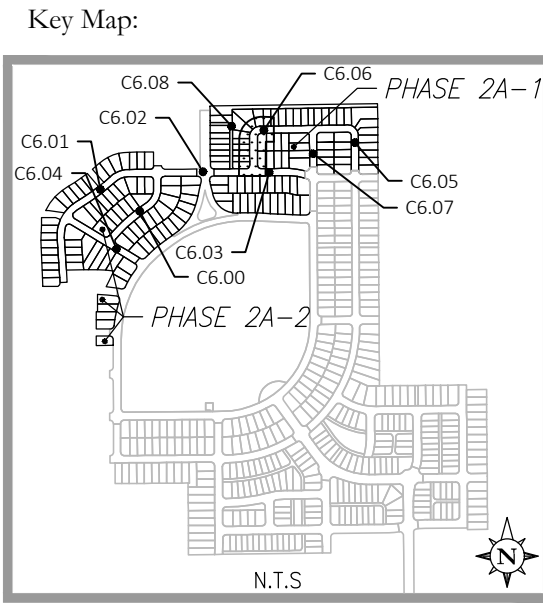
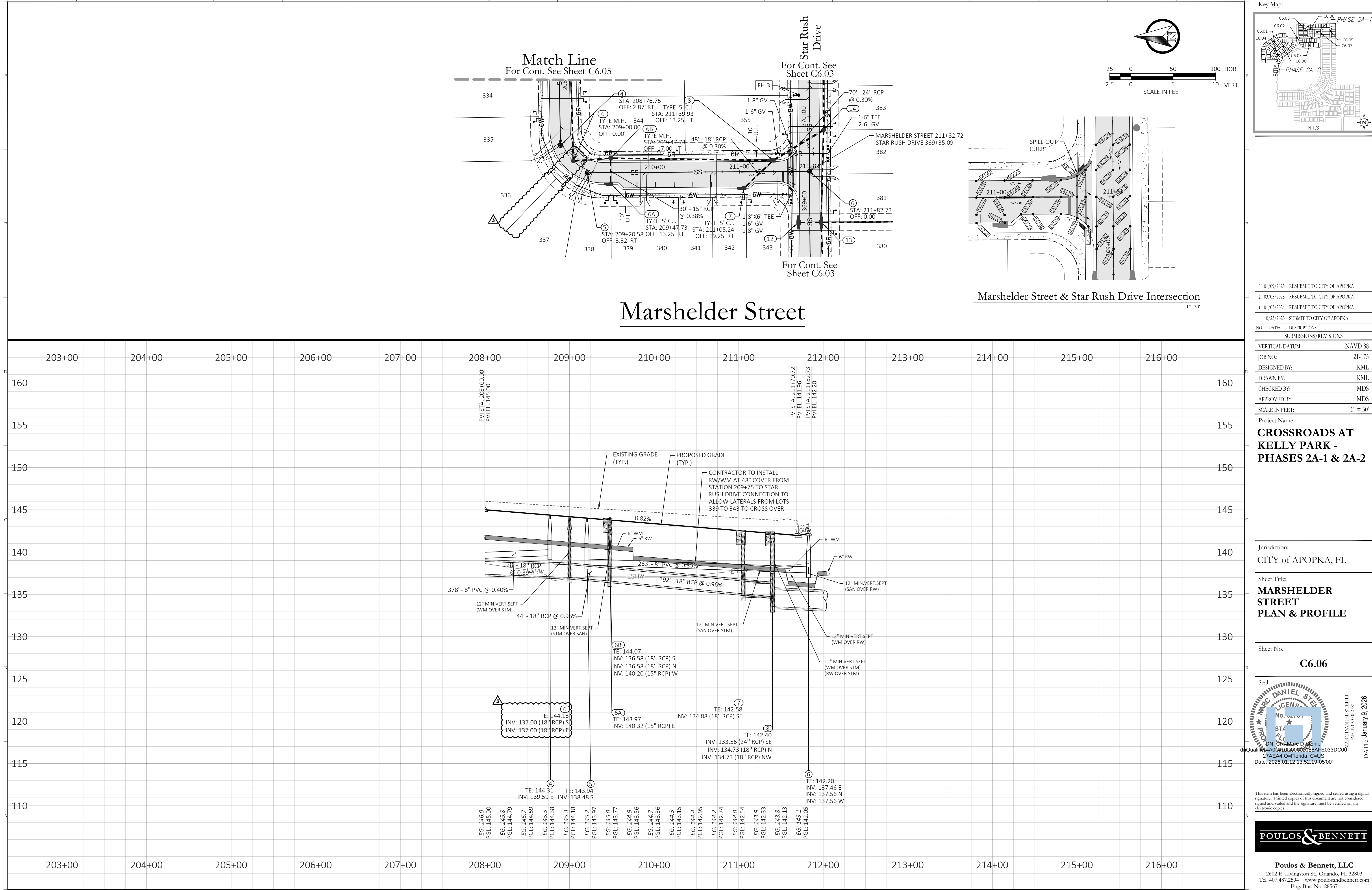
DATE: January 9, 2026

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ou=qualified-A0141000000000B8A6E033DC00
27AE4A, o=Florida, c=US
Date: 2026.01.12 13:52:17-05'00'

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Z:\2021\21-027 GALWIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-2A\21-027-PHASE 1-2A-PP MARSHELDER STREET



3	01/09/2025	RESUBMIT TO CITY OF APOPKA
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Project Name:
**CROSSROADS AT
KELLY PARK -
PHASES 2A-1 & 2A-2**

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
**MARSHELDER
STREET
PLAN & PROFILE**

Sheet No.:
C6.06

Seal:

DN: CN=Marc D Stehli,
OU=Engineering, O=Florida, C=US
Date: 2026.01.12 13:52:19-05'00'

MARC DANIEL STEHLI
P.L. NO. 1052781
January 9, 2026

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