APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

June 3, 2026 9:00 AM

Apopka City Hall Commission Chambers

PUBLIC COMMENT PERIOD

PLAT

1. **PL-26-1 - Chandler Row Plat (fka INB Homes) Plat Application (PL), (2nd Submittal)**
   Owner(s): MRP HNHB LLC
   Applicant(s): Kimley Horn and Associates - Brian Ashby
   Location: 4648 Chandler Road
   Proposed Use: Residential Development for 240 lots
   Project Manager: Bobby Howell, AICP

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. **MDP-26-1 - Paulucci Acres - Pod 1 A/B & 4 - Major Development Plan (MDP), (3rd Submittal)**
   Owner(s): Paulucci Acres LLC
   Applicant(s): 1828 Engineering LLC - Luke Classon
   Location: 2213 Vick Road, Vick Road, Ponkan Road
   Proposed Use: Subdivision with 502 Individual Single Family Lots
   Project Manager: Amer Hamza

2. **MDP-26-2 - The Ridge PD Phase 3 - Major Develpment Plan (MDP), (1st Submittal)**
   Owner(s): Apopka Centerline Development
   Applicant(s): Vanasse Hangen Brustlin Inc - George Georgy, PE
   Location: SW Corner of Boy Scout Road and Ocoee Apopka Road
   Proposed Use: Development of a Multi-Family Residential Community
   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 Commission with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

SHEET 1 OF 5

PLAT
BOOK PAGE

CHANDLER ROW

LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 01°19'13" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 663.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°19'12" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 665.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 88°03'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 330.53 FEET; THENCE RUN SOUTH 01°19'12" WEST, 132.21 FEET; THENCE RUN NORTH 88°03'39" WEST, 330.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE RUN SOUTH 01°19'12" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 408.12 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 88°04'49" WEST, 1073.47 FEET; THENCE RUN NORTH 00°48'23" EAST, 207.99 FEET; THENCE RUN SOUTH 88°04'49" WEST, 392.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 00°48'23" EAST, 207.99 FEET; THENCE RUN SOUTH 88°04'49" WEST, 392.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 00°48'23" EAST, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 331.66 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 88°03'39" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 246.19 FEET; THENCE RUN NORTH 00°58'06" EAST, 644.32 FEET; THENCE RUN NORTH 88°08'52" EAST, 423.93 FEET; THENCE RUN NORTH 01°09'30" EAST, 653.70 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WEST KELLY PARK ROAD, AS RECORDED IN DEED BOOK 398, PAGE 178 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 87°58'52" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 85.13 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 01°09'30" WEST, 634.16 FEET; THENCE RUN NORTH 87°56'46" EAST, 719.50 FEET THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 35.017ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 87°58'52" EAST.

(2) –⊡– DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS. # 4044.

(3) –◉– DENOTES A PERMANENT CONTROL POINT (PCP) A SET NAIL AND DISK STAMPED LS # 4044.

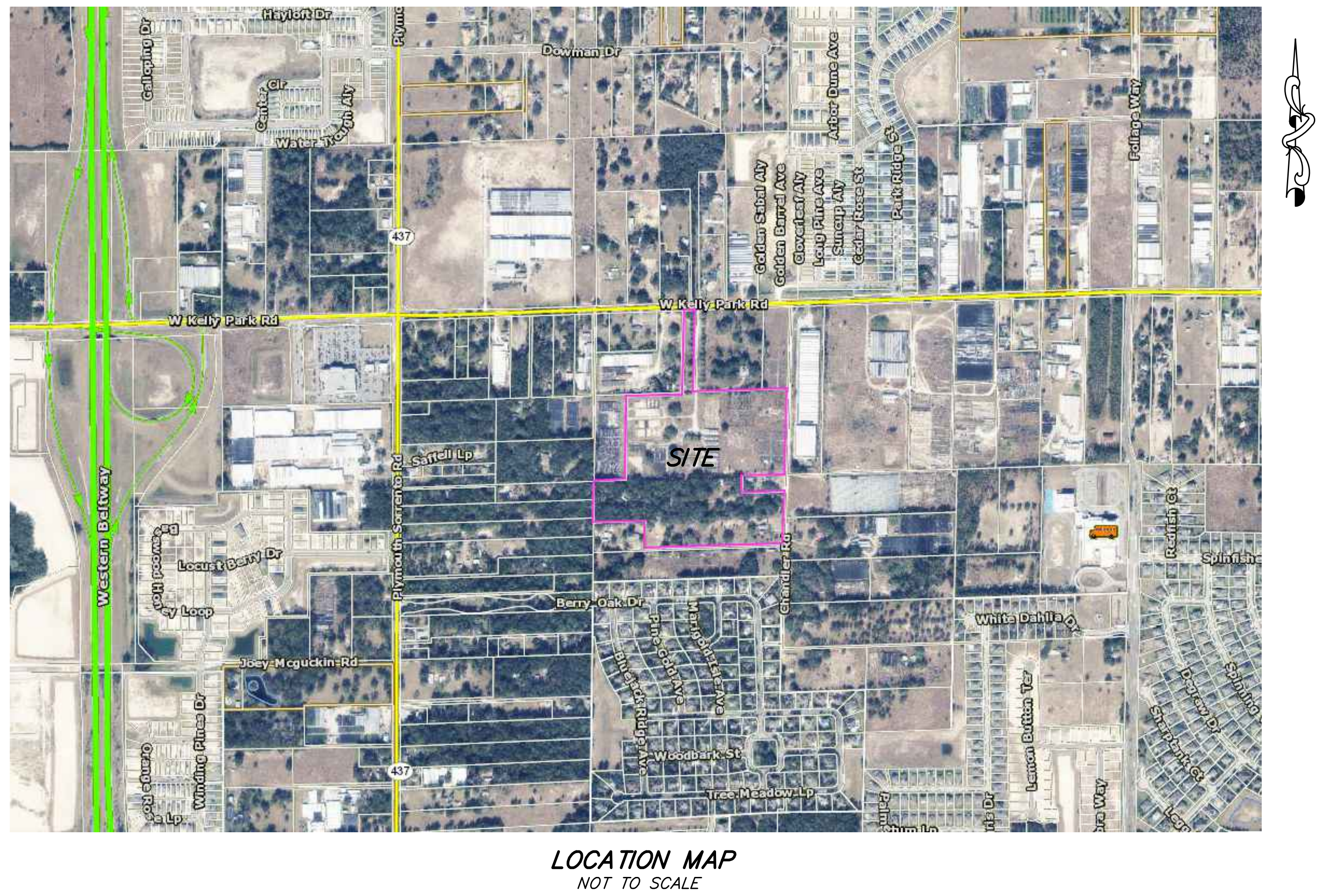
(4)TRACT ROW-DED (RIGHT-OF-WAY DEDICATION), SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.

(5)ALL TRACTS EXCEPT TRACT ROW-DED, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INC.

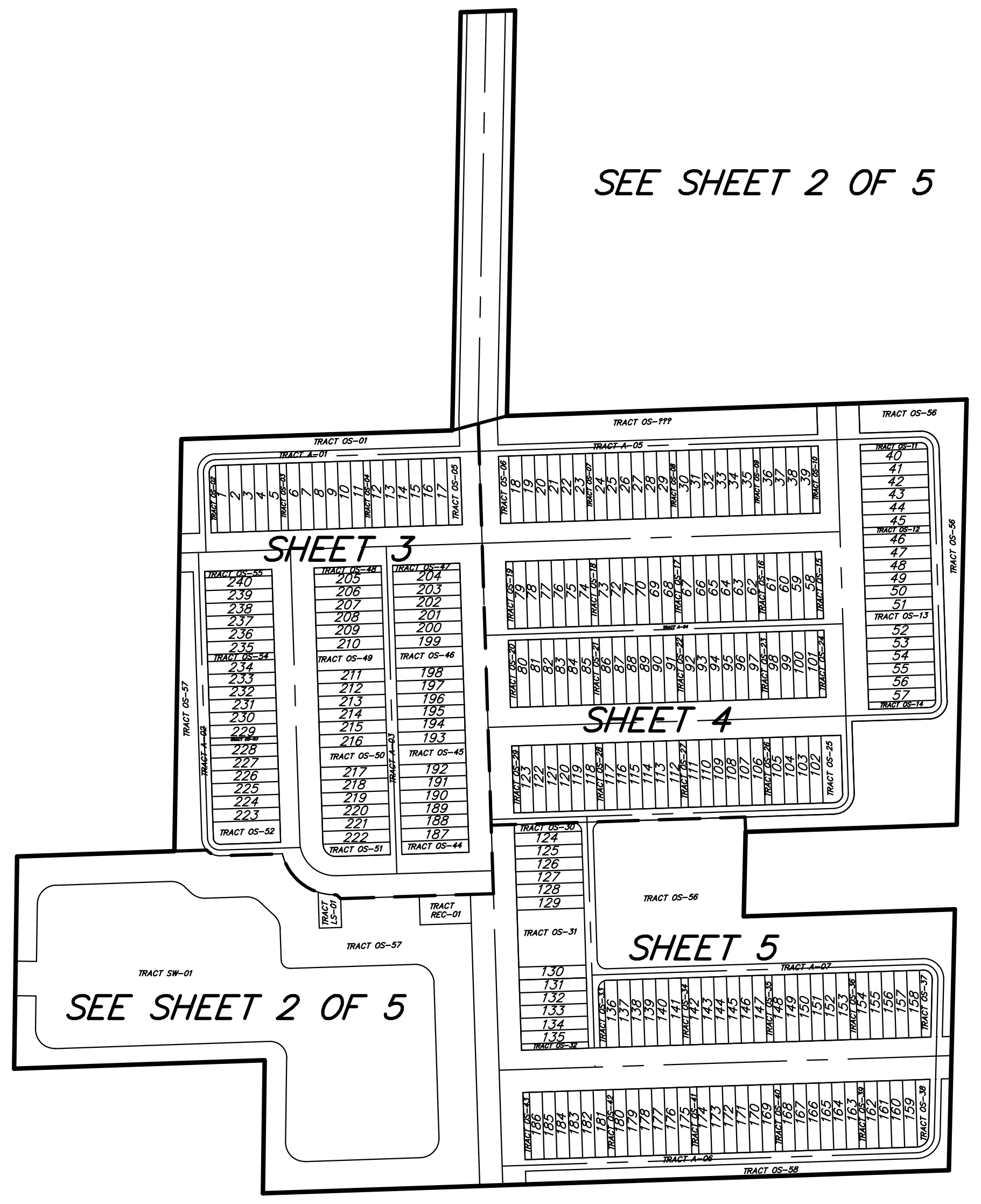
(6)TRACT SW-01 (STORMWATER TRACT) SHALL BE OWNED AND MAINTAINED BY CHANDLER ROW HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION). AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE SYSTEM OVER SAID STORMWATER TRACT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
D.B.	DEED BOOK
PG	PAGE
C.C.R.	CERTIFIED CORNER RECORDS
N.R.	NON-RADIAL
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY



LOCATION MAP
NOT TO SCALE



KEY SHEET
NOT TO SCALE

INDEX
SHEET 1 = COVER SHEET
SHEET 2 = BOUNDARY SURVEY
SHEET 3 = DETAIL SHEET
SHEET 4 = DETAIL SHEET
SHEET 5 = DETAIL SHEET

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

PEC | SURVEYING & MAPPING
CERTIFICATE OF AUTHORIZATION NUMBER LB 966
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

CHANDLER ROW

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MILLROSE PROPERTIES HOLDINGS, LLC, A FOREIGN LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LAND AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES TRACT ROW-DED (RIGHT-OF-WAY DEDICATION) TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.

IN WITNESS WHEREOF, MILLROSE PROPERTIES HOLDINGS, LLC, A FOREIGN LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE EXECUTED IN ITS NAME BY THE BELOW-NAMED OFFICER THEREUNTO DULY AUTHORIZED THIS______DAY OF________, 2026.

SIGNED, SEALED AND DELIVERED IN THE
PRESENCE OF THE FOLLOWING TWO WITNESSES:

MILLROSE PROPERTIES HOLDINGS, LLC,
A FOREIGN LIMITED LIABILITY COMPANY

____
PRINT NAME:

BY: ______________________
NAME:
TITLE:

____
(WITNESS)

____
PRINT NAME:
____
(WITNESS)

STATE OF FLORIDA

COUNTY OF _________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ______ DAY OF _____________, 2026, BY ED HADLEY AS AUTHORIZED SIGNATORY OF MRP HNHB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ________________________________ AS IDENTIFICATION.

____
PRINT NAME:______________________
NOTARY PUBLIC – STATE OF ARIZONA, COUNTY OF MARICOPA
COMMISSION NO.:___________________
MY COMMISSION EXPIRES:____________

CHANDLER ROW

DEDICATION

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SIGNED, SEALED AND DELIVERED IN THE
PRESENCE OF THE FOLLOWING TWO WITNESSES:

MRP HNHB, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

____
PRINT NAME:

BY: ______________________
NAME: ED HADLEY
TITLE: AUTHORIZED SIGNATORY

____
(WITNESS)

____
PRINT NAME:
____
(WITNESS)

STATE OF FLORIDA

COUNTY OF _________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ______ DAY OF _____________, 2026, BY ED HADLEY AS AUTHORIZED SIGNATORY OF MRP HNHB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ________________________________ AS IDENTIFICATION.

____
PRINT NAME:______________________
NOTARY PUBLIC – STATE OF ARIZONA, COUNTY OF MARICOPA
COMMISSION NO.:___________________
MY COMMISSION EXPIRES:____________

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON ________________________________ A SURVEY OF THE LANDS SHOWN IN THE FOREGOING PLAT WAS COMPLETED; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

____
DATE
LS 4044
SURVEYOR'S REGISTRATION NUMBER
LB 966
CERTIFICATE OF AUTHORIZATION NUMBER

____
SURVEYOR'S SIGNATURE
DAVID A. WHITE
SURVEYOR'S NAME (PRINTED)
PEC – SURVEYING & MAPPING
2100 Alafaya Trail, Suite 203
OVIEDO, FLORIDA, 32765

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED
AND APPROVED:

________________________ ____________
VLADIMIR SIMONOVSKI, CITY ENGINEER DATE

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR COMPLIANCE WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNED: ______________________ ____________
PRINTED NAME: EDWIN MUNOZ JR., P.S.M. DATE
REGISTRATION NUMBER LS 7288

CERTIFICATE OF APPROVAL BY THE MUNICIPALITY

THIS IS TO CERTIFY, THAT ON ________________________________
THE FOREGOING PLAT WAS APPROVED BY THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

BY______________________________
RADLEY WILLIAMS, CITY ADMINISTRATOR

ATTEST: __________________________
SUSAN M. BONE, CITY CLERK

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON ______________________________
AS DOCUMENT NO. ________________________

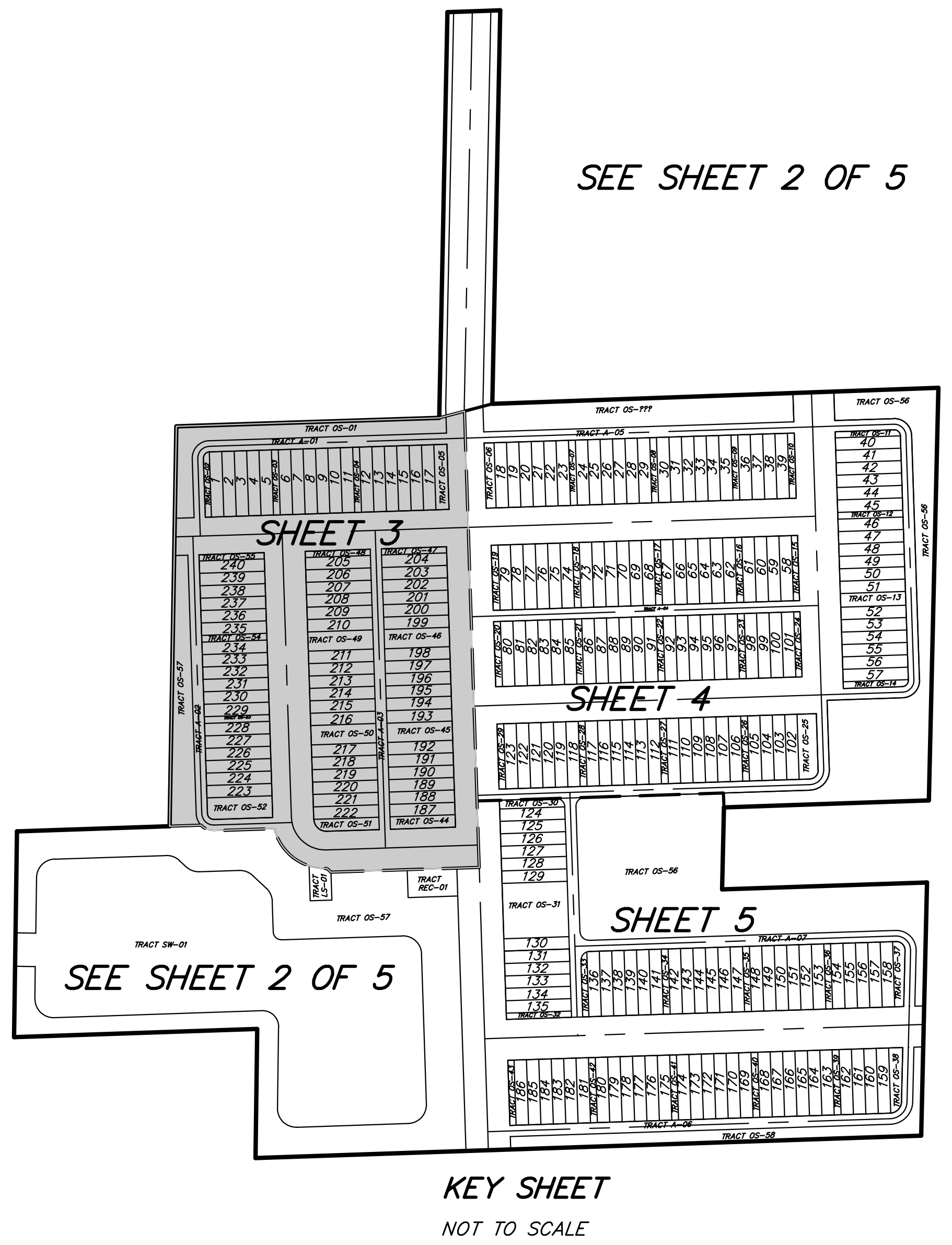
COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

BY______________________________

O:\25-102 Land Sea Homes Chandler Oaks\25-102 PLAT.dwg May 05, 2026 – 6:25pm

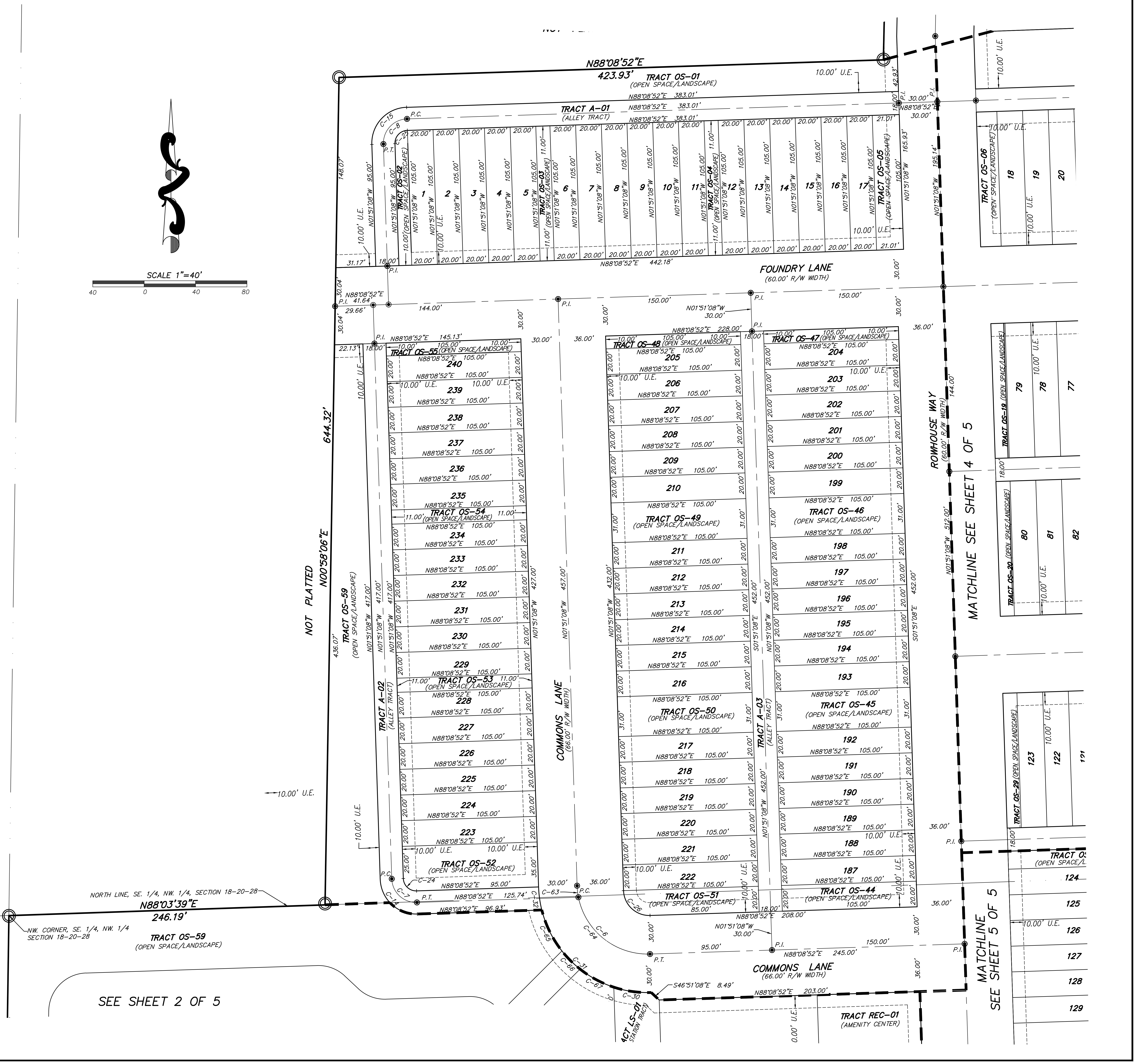
CHANDLER ROW

LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA


SEE SHEET 2 OF 5
SHEET 3
SHEET 4
SHEET 5
SEE SHEET 2 OF 5

KEY SHEET
NOT TO SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-1	19.00'	90°00'00"	29.85'	26.87'	N46°51'08"W
C-2	19.00'	90°00'00"	29.85'	26.87'	N43°08'52"E
C-3	23.00'	90°00'00"	36.13'	32.53'	N43°08'52"E
C-4	23.00'	93°10'19"	37.40'	33.41'	N45°15'58"W
C-5	28.00'	86°49'41"	42.43'	38.49'	N44°44'02"E
C-6	55.00'	90°00'00"	86.39'	77.78'	S46°51'08"E
C-7	19.00'	90°00'00"	29.85'	26.87'	S46°51'08"E
C-8	19.00'	90°00'00"	29.85'	26.87'	S43°08'52"W
C-14	28.00'	90°00'00"	43.98'	39.60'	S46°51'08"E
C-15	28.00'	90°00'00"	43.98'	39.60'	S43°08'52"W
C-24	10.00'	90°00'00"	15.71'	14.14'	S46°51'08"E
C-25	10.00'	90°00'00"	15.71'	14.14'	S43°08'52"W
C-26	20.00'	90°00'00"	31.42'	28.28'	S46°51'08"E
C-30	85.00'	19°56'55"	29.59'	29.45'	S81°52'40"E
C-31	85.00'	70°03'05"	103.92'	97.57'	S36°52'40"E
C-63	55.00'	9°25'05"	9.04'	9.03'	S06°33'40"E
C-64	55.00'	80°34'55"	77.35'	71.13'	S51°33'40"E
C-65	85.00'	24°08'09"	35.81'	35.54'	S26°08'45"E
C-66	85.00'	13°30'46"	20.05'	20.00'	S44°58'12"E
C-67	85.00'	20°10'38"	29.93'	29.78'	S61°48'54"E


SEE SHEET 2 OF 5
SCALE 1"=40'
40 0 40 80
N88°08'52"E
423.93'
TRACT OS-01
(OPEN SPACE/LANDSCAPE)
10.00' U.E.
TRACT A-01
(ALLEY TRACT)
N88°08'52"E 383.01'
FOUNDRY LANE
(60.00' R/W WIDTH)
N88°08'52"E 442.18'
ROWHOUSE WAY
(60.00' R/W WIDTH)
COMMONS LANE
(66.00' R/W WIDTH)
TRACT A-02
(ALLEY TRACT)
TRACT A-03
(ALLEY TRACT)
TRACT OS-59
(OPEN SPACE/LANDSCAPE)
NOT PLATTED
N00°58'06"E
644.32'
NORTH LINE, SE. 1/4, NW. 1/4, SECTION 18-20-28
N88°03'39"E
246.19'
NW. CORNER, SE. 1/4, NW. 1/4
SECTION 18-20-28
TRACT OS-59
(OPEN SPACE/LANDSCAPE)
SEE SHEET 2 OF 5
TRACT REC-01
(AMENITY CENTER)
TRACT LS-01
(LIFT STATION TRACT)
S46°51'08"E 8.49'
N88°08'52"E 203.00'
N88°08'52"E 245.00'
MATCHLINE SEE SHEET 4 OF 5
MATCHLINE SEE SHEET 5 OF 5
TRACT OS-02
TRACT OS-03
TRACT OS-04
TRACT OS-05
TRACT OS-06
TRACT OS-18
TRACT OS-20
TRACT OS-29
TRACT OS-44
TRACT OS-45
TRACT OS-46
TRACT OS-47
TRACT OS-48
TRACT OS-49
TRACT OS-50
TRACT OS-51
TRACT OS-52
TRACT OS-53
TRACT OS-54
TRACT OS-55
(OPEN SPACE/LANDSCAPE)
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17
18 19 20
77 78 79 80 81 82
122 123 124 125 126 127 128 129
187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204
205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222
223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240
N88°08'52"E 105.00'
N01°51'08"W 105.00'
P.I.
P.C.
P.T.

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PEC SURVEYING & MAPPING
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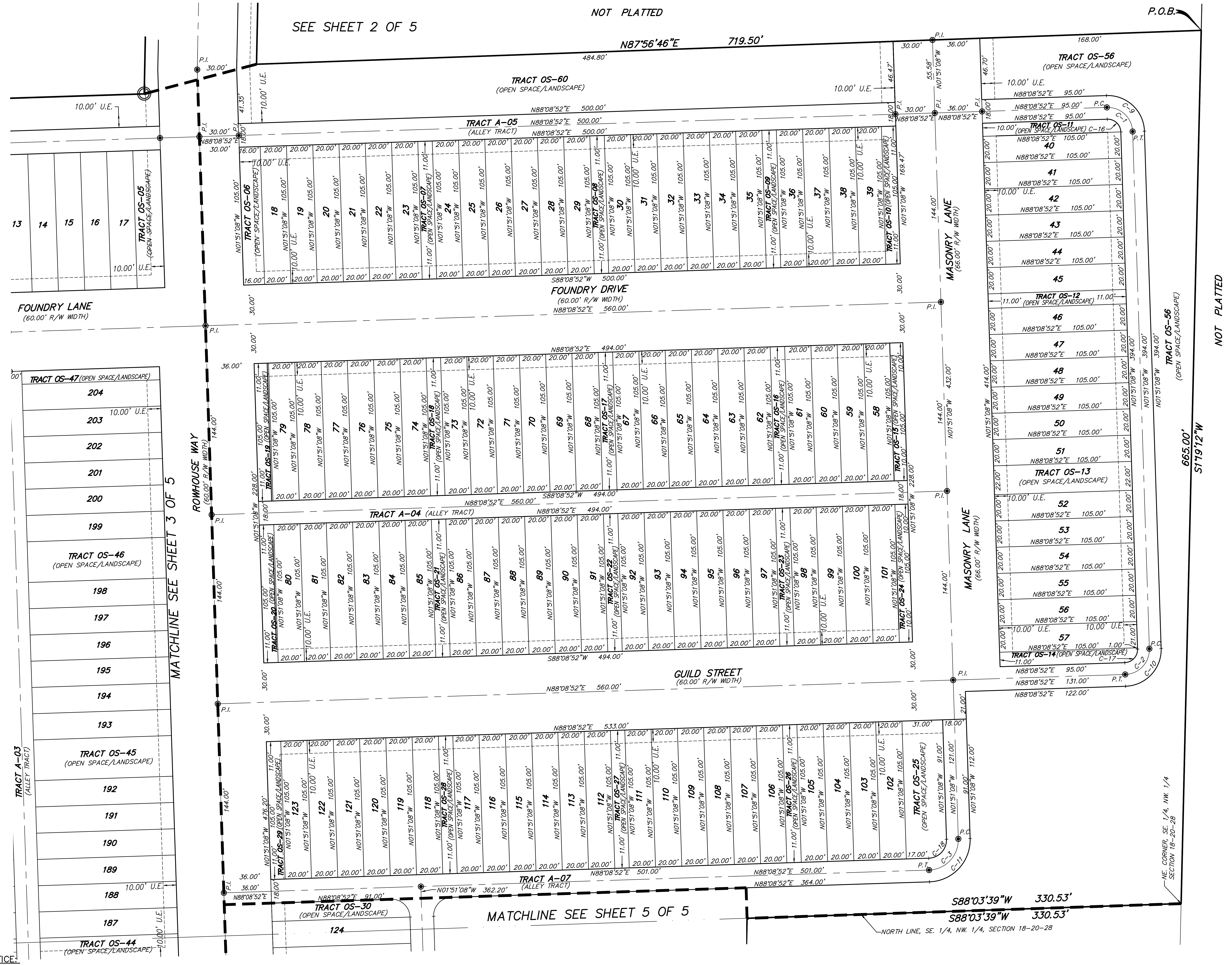
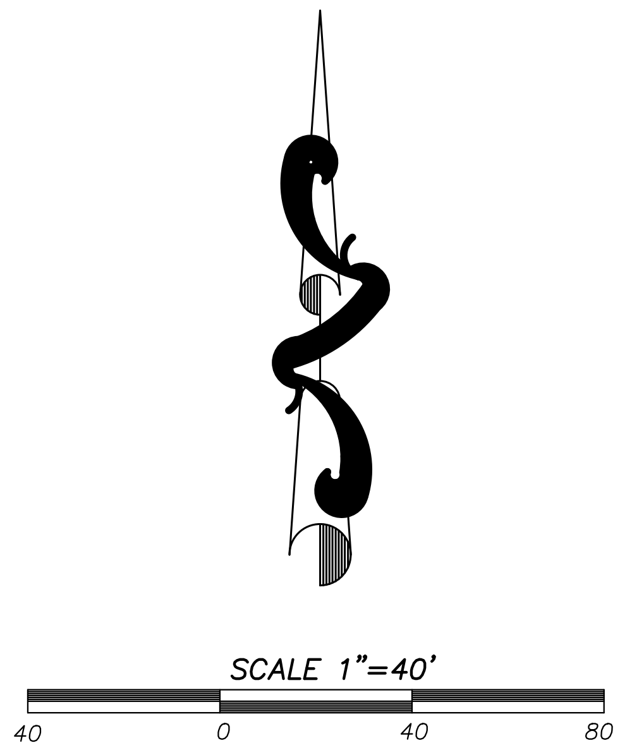
O:\25-102 Land Sea Homes Chandler Oaks\25-102 PLAT.dwg May 05, 2026 - 6:25pm

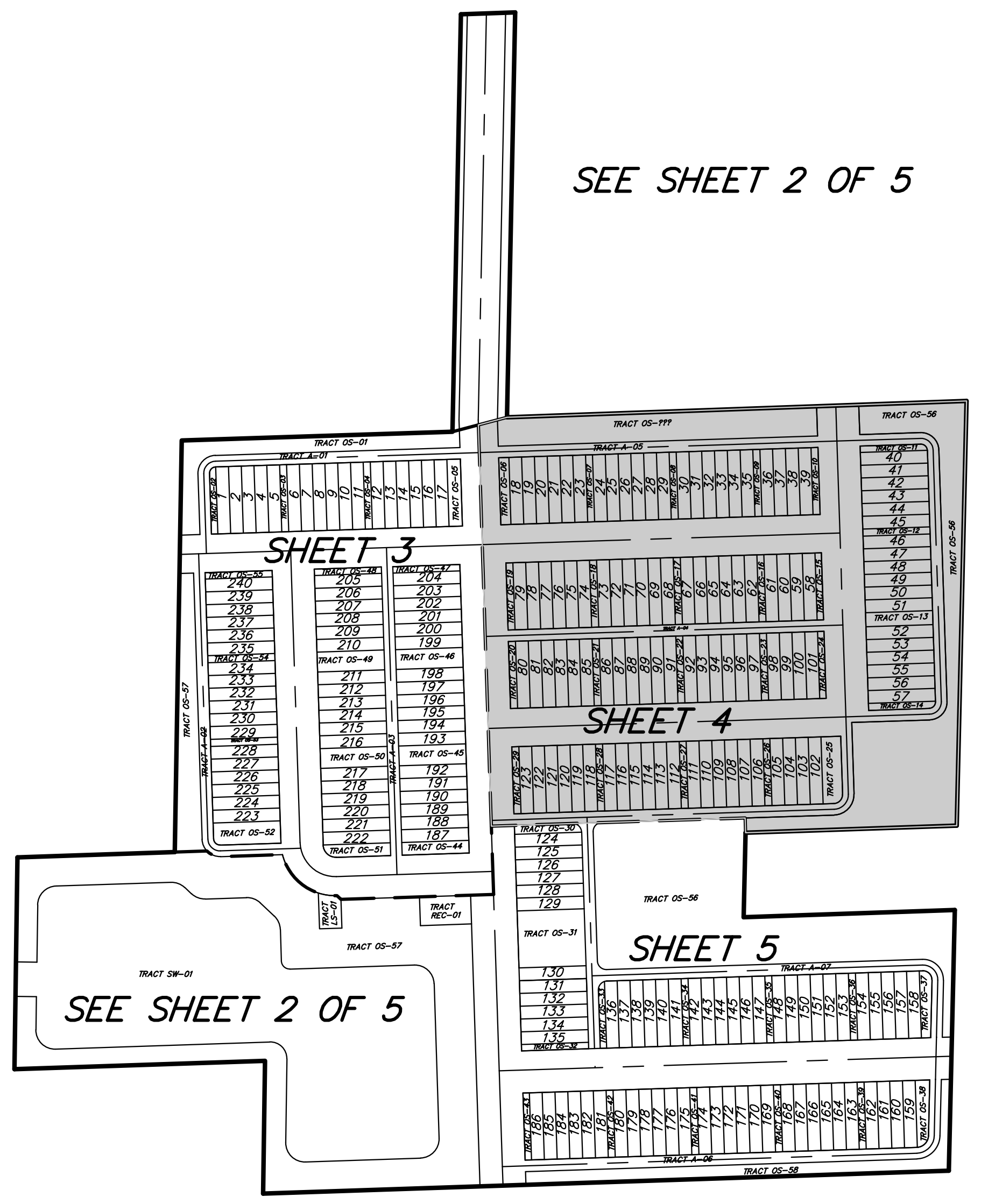
CHANDLER ROW

LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA


NOT PLATTED
SEE SHEET 2 OF 5
P.O.B.
N87°56'46"E 719.50'
484.80'
168.00'
TRACT OS-56 (OPEN SPACE/LANDSCAPE)
TRACT OS-60 (OPEN SPACE/LANDSCAPE)
TRACT A-05 (ALLEY TRACT)
N88°08'52"E 500.00'
10.00' U.E.
P.I.
30.00'
36.00'
TRACT OS-06 (OPEN SPACE/LANDSCAPE)
TRACT OS-07 (OPEN SPACE/LANDSCAPE)
TRACT OS-08 (OPEN SPACE/LANDSCAPE)
TRACT OS-09 (OPEN SPACE/LANDSCAPE)
TRACT OS-10 (OPEN SPACE/LANDSCAPE)
TRACT OS-11 (OPEN SPACE/LANDSCAPE)
TRACT OS-05 (OPEN SPACE/LANDSCAPE)
13 14 15 16 17
18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39
N01°51'08"W 105.00'
20.00'
S88°08'52"W 500.00'
FOUNDRY DRIVE (60.00' R/W WIDTH)
N88°08'52"E 560.00'
FOUNDRY LANE (60.00' R/W WIDTH)
MASONRY LANE (66.00' R/W WIDTH)
40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57
N88°08'52"E 105.00'
N88°08'52"E 95.00'
TRACT OS-12 (OPEN SPACE/LANDSCAPE)
TRACT OS-13 (OPEN SPACE/LANDSCAPE)
TRACT OS-14 (OPEN SPACE/LANDSCAPE)
N01°51'08"W 394.00'
N01°51'08"W 414.00'
N01°51'08"W 432.00'
665.00' S1°19'12"W
TRACT OS-56 (OPEN SPACE/LANDSCAPE)
NOT PLATTED
TRACT OS-47 (OPEN SPACE/LANDSCAPE)
204 203 202 201 200 199 198 197 196 195 194 193 192 191 190 189 188 187
TRACT OS-46 (OPEN SPACE/LANDSCAPE)
TRACT OS-45 (OPEN SPACE/LANDSCAPE)
TRACT OS-44 (OPEN SPACE/LANDSCAPE)
TRACT A-03 (ALLEY TRACT)
MATCHLINE SEE SHEET 3 OF 5
ROWHOUSE WAY (60.00' R/W WIDTH)
144.00'
N88°08'52"E 494.00'
TRACT OS-15 (OPEN SPACE/LANDSCAPE)
TRACT OS-16 (OPEN SPACE/LANDSCAPE)
TRACT OS-17 (OPEN SPACE/LANDSCAPE)
TRACT OS-18 (OPEN SPACE/LANDSCAPE)
TRACT OS-19 (OPEN SPACE/LANDSCAPE)
58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79
S88°08'52"W 494.00'
N88°08'52"E 560.00'
TRACT A-04 (ALLEY TRACT)
228.00'
TRACT OS-20 (OPEN SPACE/LANDSCAPE)
TRACT OS-21 (OPEN SPACE/LANDSCAPE)
TRACT OS-22 (OPEN SPACE/LANDSCAPE)
TRACT OS-23 (OPEN SPACE/LANDSCAPE)
TRACT OS-24 (OPEN SPACE/LANDSCAPE)
80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101
GUILD STREET (60.00' R/W WIDTH)
N88°08'52"E 560.00'
N88°08'52"E 131.00'
N88°08'52"E 122.00'
N88°08'52"E 533.00'
TRACT OS-25 (OPEN SPACE/LANDSCAPE)
TRACT OS-26 (OPEN SPACE/LANDSCAPE)
TRACT OS-27 (OPEN SPACE/LANDSCAPE)
TRACT OS-28 (OPEN SPACE/LANDSCAPE)
TRACT OS-29 (OPEN SPACE/LANDSCAPE)
102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123
N88°08'52"E 501.00'
TRACT A-07 (ALLEY TRACT)
N88°08'52"E 364.00'
N01°51'08"W 362.20'
N88°08'52"E 91.00'
TRACT OS-30 (OPEN SPACE/LANDSCAPE)
124
MATCHLINE SEE SHEET 5 OF 5
S88°03'39"W 330.53'
NE. CORNER, SE. 1/4, NW. 1/4 SECTION 18-20-28
NORTH LINE, SE. 1/4, NW. 1/4, SECTION 18-20-28
C-1 C-2 C-3 C-9 C-10 C-11 C-16 C-17 C-18
P.C. P.T.


SCALE 1"=40'
40
0
40
80

CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-1	19.00'	90°00'00"	29.85'	26.87'	N46°51'08"W
C-2	19.00'	90°00'00"	29.85'	26.87'	N43°08'52"E
C-3	23.00'	90°00'00"	36.13'	32.53'	N43°08'52"E
C-9	28.00'	90°00'00"	43.98'	39.60'	N46°51'08"W
C-10	28.00'	90°00'00"	43.98'	39.60'	N43°08'52"E
C-11	32.00'	90°00'00"	50.27'	45.25'	N43°08'52"E
C-16	10.00'	90°00'00"	15.71'	14.14'	N46°51'08"W
C-17	10.00'	90°00'00"	15.71'	14.14'	N43°08'52"E
C-18	14.00'	90°00'00"	21.99'	19.80'	N43°08'52"E


SEE SHEET 2 OF 5
SHEET 3
SHEET 4
SHEET 5
SEE SHEET 2 OF 5

KEY SHEET
NOT TO SCALE

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

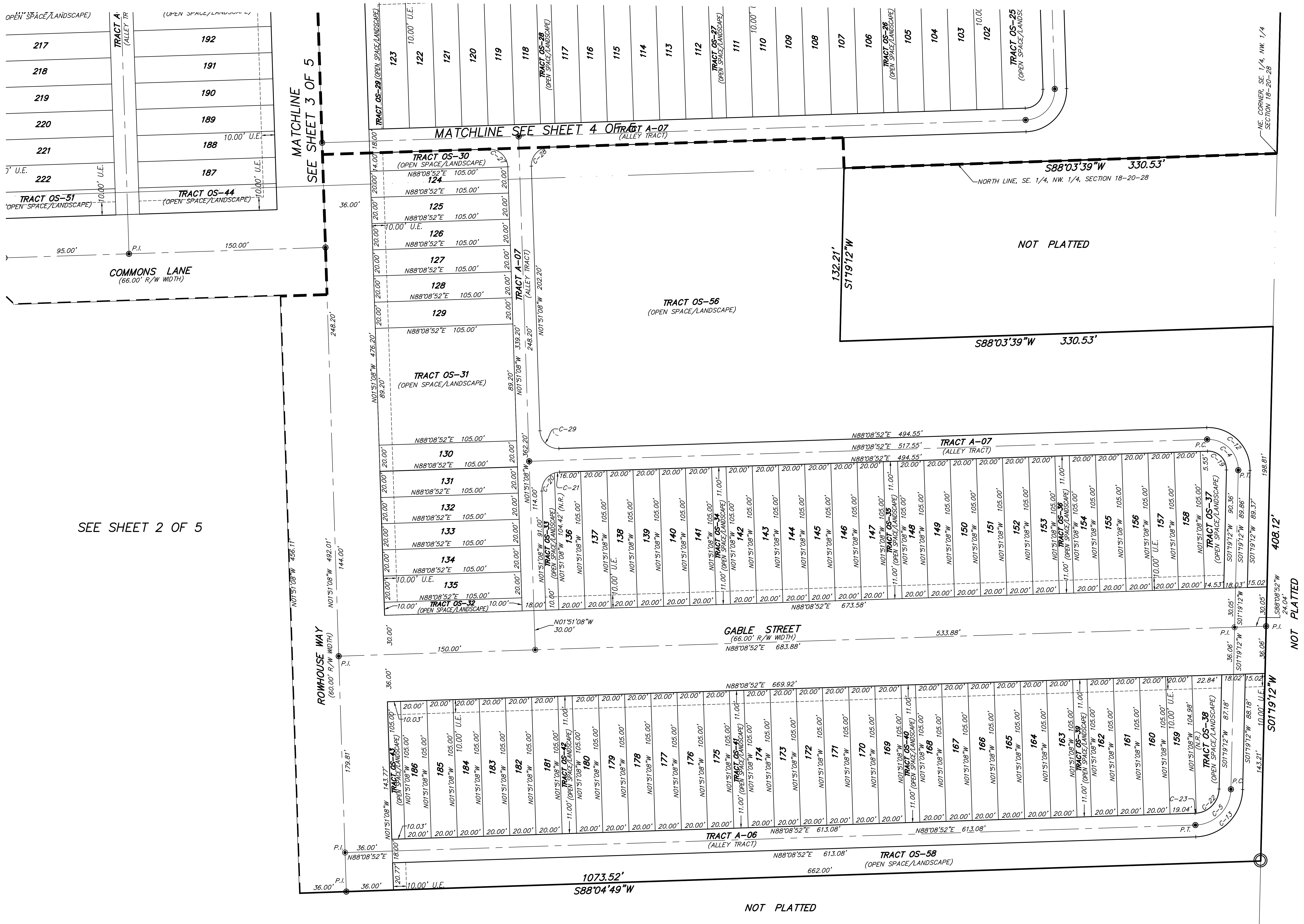
PEC SURVEYING & MAPPING
CERTIFICATE OF AUTHORIZATION NUMBER LB 966
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

SHEET 5 OF 5

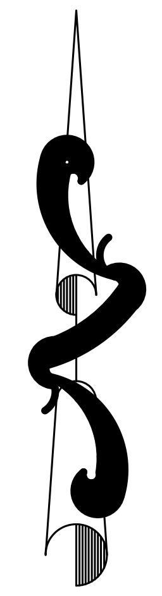
PLAT BOOK	PAGE

CHANDLER ROW

LYING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

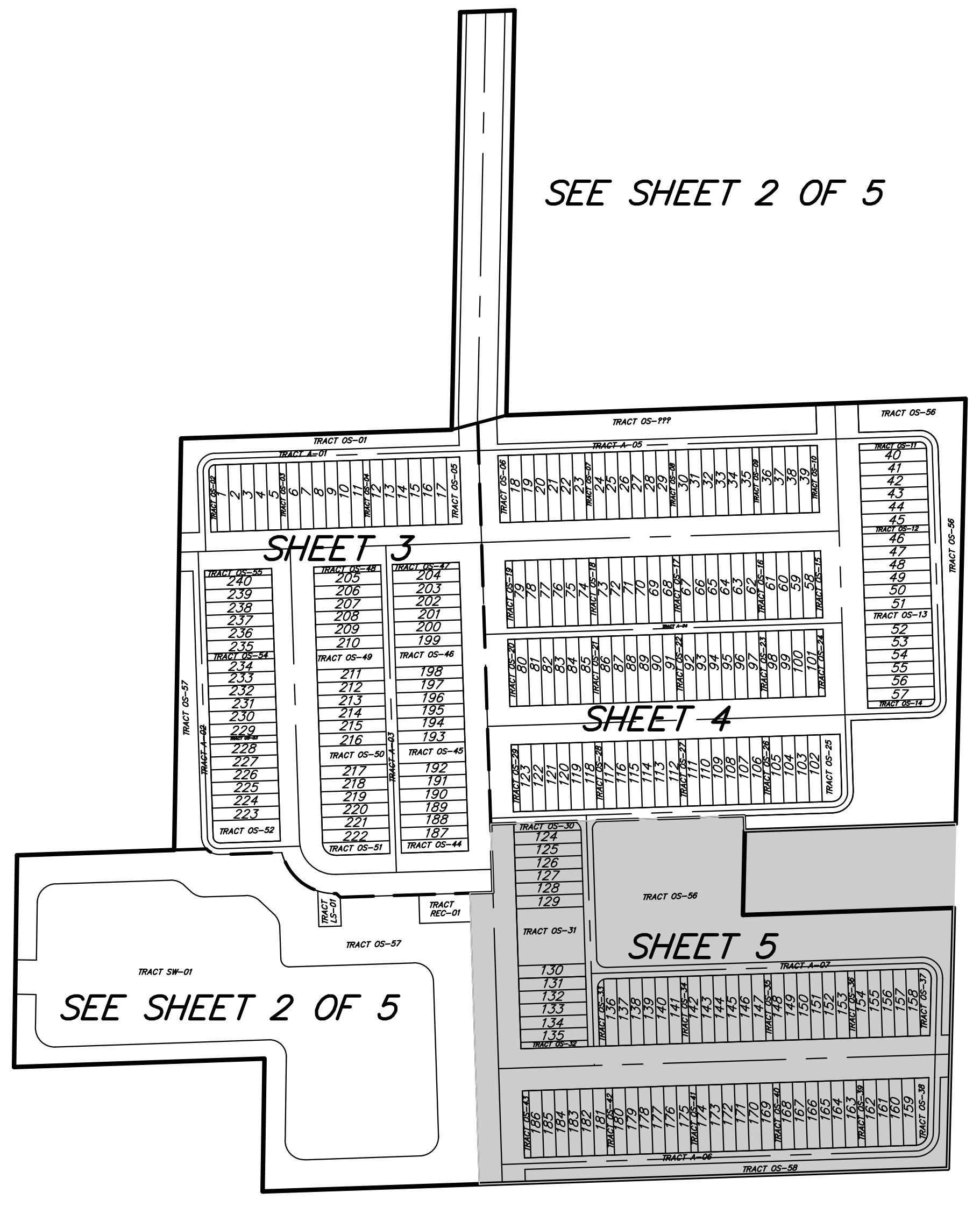


MATCHLINE SEE SHEET 3 OF 5
MATCHLINE SEE SHEET 4 OF 5
SEE SHEET 2 OF 5
NOT PLATTED
NE. CORNER, SE. 1/4, NW. 1/4 SECTION 18-20-28
NORTH LINE, SE. 1/4, NW. 1/4, SECTION 18-20-28
S88°03'39"W 330.53'
132.21' S1°19'12"W
S88°03'39"W 330.53'
TRACT OS-56 (OPEN SPACE/LANDSCAPE)
TRACT A-07 (ALLEY TRACT)
TRACT A-06 (ALLEY TRACT)
TRACT OS-58 (OPEN SPACE/LANDSCAPE)
TRACT OS-30 (OPEN SPACE/LANDSCAPE)
TRACT OS-31 (OPEN SPACE/LANDSCAPE)
TRACT OS-32 (OPEN SPACE/LANDSCAPE)
TRACT OS-44 (OPEN SPACE/LANDSCAPE)
TRACT OS-51 (OPEN SPACE/LANDSCAPE)
COMMONS LANE (66.00' R/W WIDTH)
95.00'
150.00'
GABLE STREET (66.00' R/W WIDTH)
N88°08'52"E 683.88'
533.88'
ROWHOUSE WAY (60.00' R/W WIDTH)
N01°51'08"W 30.00'
408.12'
S01°19'12"W
1073.52' S88°04'49"W
662.00'
N88°08'52"E 613.08'
N88°08'52"E 673.58'
N88°08'52"E 669.92'
N88°08'52"E 494.55'
N88°08'52"E 517.55'
P.I.
P.C.
P.T.
10.00' U.E.
20.00'
105.00'
N01°51'08"W
N88°08'52"E 105.00'
102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123
124 125 126 127 128 129 130 131 132 133 134 135
136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158
159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186
187 188 189 190 191 192
217 218 219 220 221 222
TRACT OS-25 TRACT OS-26 TRACT OS-27 TRACT OS-28 TRACT OS-29
TRACT OS-33 TRACT OS-34 TRACT OS-35 TRACT OS-36 TRACT OS-37 TRACT OS-38 TRACT OS-39 TRACT OS-40 TRACT OS-41 TRACT OS-42 TRACT OS-43
C-3 C-4 C-5 C-11 C-12 C-13 C-19 C-20 C-21 C-22 C-23 C-27 C-28 C-29



SCALE 1"=40'
40 0 40 80

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-3	23.00'	90°00'00"	36.13'	32.53'	N43°08'52"E
C-4	23.00'	93°10'19"	37.40'	33.41'	N45°15'58"W
C-5	28.00'	86°49'41"	42.43'	38.49'	N44°44'02"E
C-11	32.00'	90°00'00"	50.27'	45.25'	N43°08'52"E
C-12	32.00'	93°10'19"	52.04'	46.49'	N45°15'58"W
C-13	37.00'	86°49'41"	56.07'	50.86'	N44°44'02"E
C-19	14.00'	93°10'19"	22.77'	20.34'	N45°15'58"W
C-20	14.00'	73°23'54"	17.93'	16.73'	S34°50'50"W
C-21	14.00'	16°36'06"	4.06'	4.04'	S79°50'50"W
C-22	19.00'	83°56'08"	27.83'	25.41'	N43°17'16"E
C-23	19.00'	2°53'32"	0.96'	0.96'	N86°42'06"E
C-27	14.00'	90°00'00"	21.99'	19.80'	N46°51'08"W
C-28	14.00'	90°00'00"	21.99'	19.80'	S43°08'52"W
C-29	14.00'	90°00'00"	21.99'	19.80'	S46°51'08"E



SEE SHEET 2 OF 5
SHEET 3
SHEET 4
SHEET 5
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PEC SURVEYING & MAPPING
CERTIFICATE OF AUTHORIZATION NUMBER LB 966
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

O:\25-102 Land Sea Homes Chandler Oaks\25-102 PLAT.dwg May 05, 2026 - 6:25pm

MAJOR DEVELOPMENT PLAN
FOR
PAULUCCI ACRES POD 1A/B & 4
CITY OF APOPKA, FLORIDA

OCPA PARCEL ID # 28-20-28-0000-00-099, 28-20-28-0000-00-009, 28-20-28-0000-00-012, 28-20-28-0000-00-089, 28-20-28-0000-00-090

LEGAL DESCRIPTION PER JOHNSTON'S SURVEYING, LLC DATED: DECEMBER 2, 2025

PAULUCCI ACRES - AREA 2

A PARCEL OF LAND BEING A PORTION OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST; THENCE RUN N00°01'03"W ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 28, A DISTANCE OF 1,335.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN S89°43'51"E ALONG SAID SOUTH LINE, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF VICK ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES; THENCE RUN N00°01'03"W, A DISTANCE OF 465.64 FEET; THENCE RUN N02°52'48"W, A DISTANCE OF 100.12 FEET; THENCE RUN N00°01'03"W, A DISTANCE OF 549.32 FEET; THENCE RUN N07°57'22"E, A DISTANCE OF 100.98 FEET; THENCE RUN N00°10'01"E, A DISTANCE OF 1,251.27 FEET; THENCE RUN N89°45'29"W, A DISTANCE OF 14.00 FEET; THENCE RUN N00°11'11"E, A DISTANCE OF 189.99 FEET; THENCE RUN S89°46'44"E, A DISTANCE OF 14.00 FEET; THENCE RUN N03°39'01"W, A DISTANCE OF 209.17 FEET; THENCE RUN N00°11'11"E, A DISTANCE OF 132.27 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST PONKAN ROAD; THENCE RUN N70°42'52"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1,060.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 300.00 FEET OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 28; THENCE RUN S00°05'12"W ALONG SAID WEST LINE, A DISTANCE OF 695.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN S89°44'39"E ALONG SAID SOUTH LINE, A DISTANCE OF 1,631.03 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF THE SAID SECTION 28 AND A POINT ON THE WEST LINE OF PITMAN ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 100-102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°00'35"W ALONG SAID LINE, A DISTANCE OF 663.03 FEET TO A POINT ON THE NORTH LINE OF TRADITIONS AT WEKIVA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 60-62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH, WEST AND SOUTH LINE OF SAID TRADITIONS AT WEKIVA, THE FOLLOWING THREE (3) COURSES AND DISTANCE; THENCE RUN N89°45'43"W, A DISTANCE OF 10.66 FEET; THENCE RUN S00°18'57"W, A DISTANCE OF 632.92 FEET; THENCE RUN S89°46'09"E, A DISTANCE OF 13.85 FEET TO A POINT ON THE WEST LINE OF ALEXANDRIA PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 93-96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°01'22"W ALONG SAID WEST LINE, A DISTANCE OF 1,351.56 FEET TO A POINT LYING 10.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N89°43'51"W, PARALLEL TO AND 10.00 FEET NORTH OF THE SAID SOUTH LINE, A DISTANCE OF 1,636.00 FEET; THENCE RUN S00°16'09"W, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N89°43'51"W ALONG SAID SOUTH LINE, A DISTANCE OF 993.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,472,545 SQUARE FEET OR 171.546 ACRES, MORE OR LESS.

PROJECT TEAM:

APPLICANT/DEVELOPER
PULTE HOME COMPANY, LLC
MANAGER: AARON STRUCKMEYER, P.E.
4901 VINELAND RD, SUITE 500
ORLANDO, FLORIDA 32811
PHONE: (407) 661-2201
EMAIL: AARON.STRUCKMEYER@PULTEGROUP.COM

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1828 ENGINEERING, LLC
ENGINEER: LUKE M. CLASSON, P.E.
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MAITLAND, FLORIDA 32751
PHONE: (407) 558-2228
EMAIL: LCLASSON@1828ENG.COM

SURVEYOR
JOHNSTON'S SURVEYING, LLC
SURVEYOR: RICHARD D. BROWN, P.S.M.
900 CROSS PRAIRIE PARKWAY
KISSIMMEE, FLORIDA 34744
PHONE: (407) 847-2179
FAX: (407) 847-6140
EMAIL: RICK@JSURVEYING.COM

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BIO-TECH CONSULTING, INC.
ENVIRONMENTALIST: STEPHEN BUTLER
3025 EAST SOUTH STREET
ORLANDO, FLORIDA 32803
PHONE: (407) 894-5969
EMAIL: STEVE@BIO-TECHCONSULTING.COM

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DEVO ENGINEERING, LLC.
ENGINEER: DEVO SEEREERAM, Ph.D., P.E.
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
PHONE: (407) 290-2371
FAX: (407) 298-9011
EMAIL: DEVO@DEVOENG.COM

TRAFFIC ENGINEER
TRAFFIC & MOBILITY CONSULTANTS, LLC
ENGINEER: MOHAMMED ABDALLAH, P.E.
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
PHONE: (407) 531-5332
EMAIL: MOHAMMEDA@TRAFFICMOBILITY.COM

UTILITY PROVIDERS

WATER/SEWER/RECLAIMED:
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FLORIDA 32703
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

GAS
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FLORIDA 34787
CONTACT: MINGO COLON
PHONE: (407) 656-2734

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

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	2	C1.0	ABBREVIATIONS & SYMBOLS
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	12	C2.0	MASTER PLAN
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	15 - 22	C3.0 - C3.7	GEOMETRY PLAN
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△1	29	C3.15	LIGHTING PLAN
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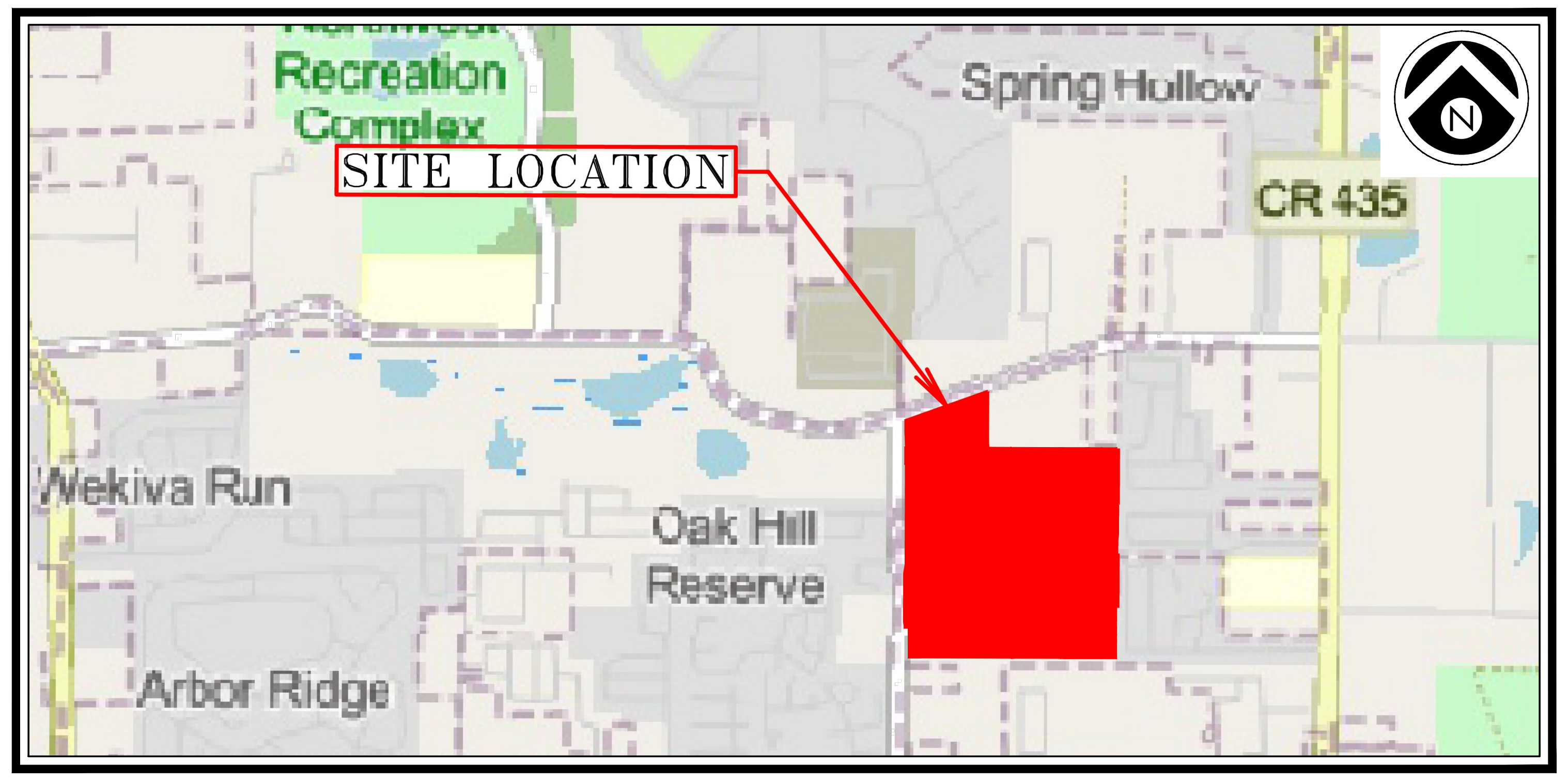
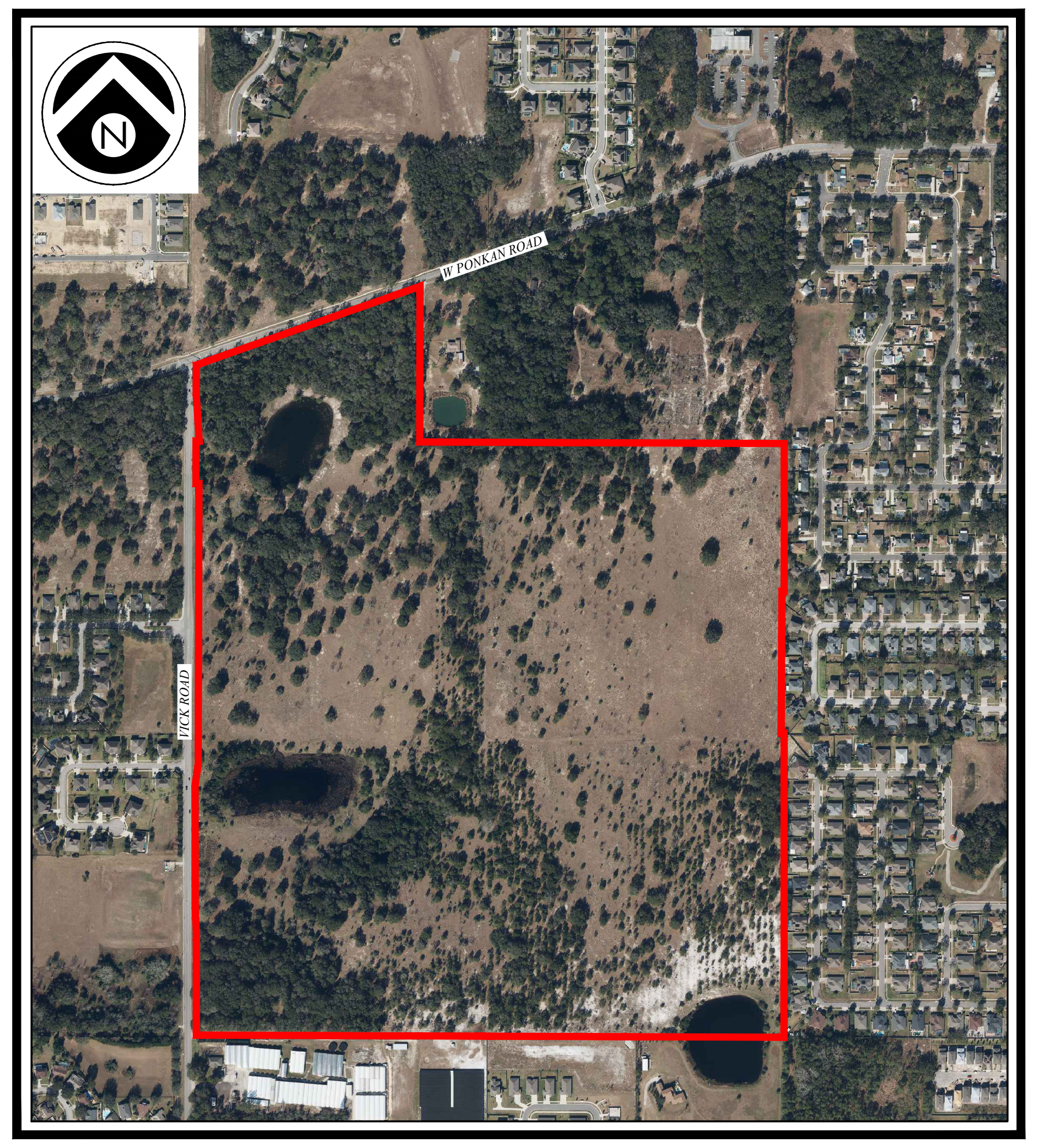
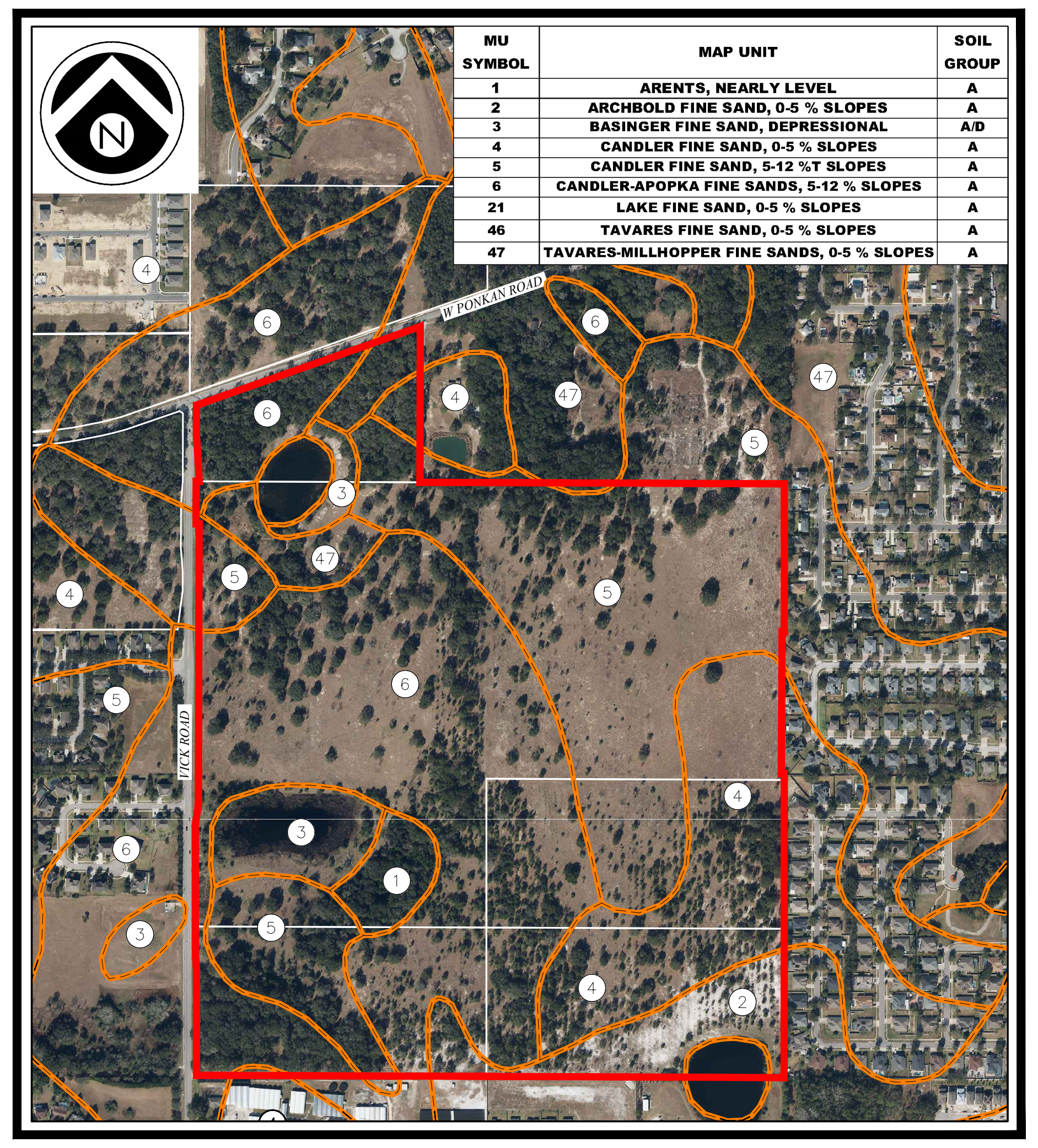
	73-76	PL-500 - PL-503	PHOTOMETRIC PLAN
	77-90	SHEET 1 - 14	BOUNDARY AND TOPOGRAPHIC SURVEY



VICINITY MAP
SCALE: 1" = 2000'

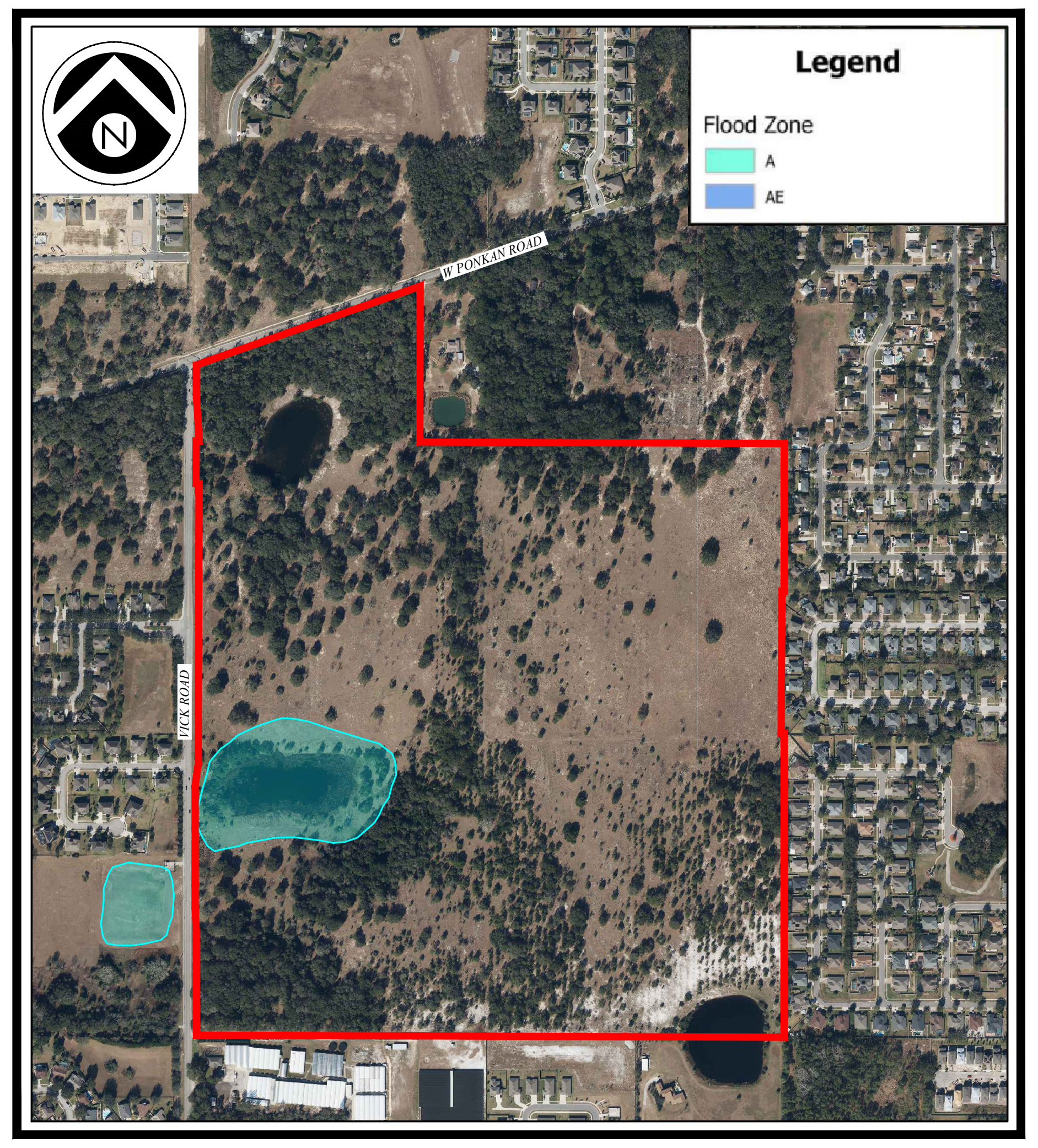


AERIAL MAP
SCALE: 1" = 750'



MU SYMBOL	MAP UNIT	SOIL GROUP
1	ARENTS, NEARLY LEVEL	A
2	ARCHBOLD FINE SAND, 0-5 % SLOPES	A
3	BASINGER FINE SAND, DEPRESSIONAL	A/D
4	CANDLER FINE SAND, 0-5 % SLOPES	A
5	CANDLER FINE SAND, 5-12 %T SLOPES	A
6	CANDLER-APOPKA FINE SANDS, 5-12 % SLOPES	A
21	LAKE FINE SAND, 0-5 % SLOPES	A
46	TAVARES FINE SAND, 0-5 % SLOPES	A
47	TAVARES-MILLHOPPER FINE SANDS, 0-5 % SLOPES	A

SOILS MAP
SCALE: 1" = 750'



FEMA FLOOD MAP
SCALE: 1" = 750'

NARRATIVE:

THE PROPERTY IS MADE UP OF FIVE PARCELS THAT ARE LOCATED ALONG THE EAST SIDE OF VICK ROAD AND SOUTH OF WEST PONKAN ROAD. THE ADDRESSES FOR THE CORRESPONDING PARCELS ARE 2213 VICK ROAD AND PONKAN ROAD, APOPKA, FLORIDA 32712, IN THE CITY OF APOPKA. THE SUBJECT PROPERTY HAS A TOTAL AREA OF 171.55AC. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL SUBDIVISION WITH 502 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

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

REV.	DATE	DESCRIPTION
△1	03/24/2026	CITY OF APOPKA COMMENTS DATED 03/09/2026
△2	04/30/2026	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026
△3		
△4		
△5		
△6		
△7		
△8		
△9		
△10		

LUKE CLASSON
No 77066
4/30/26

Digitally signed by Luke M Classon
DN: CN=Luke M Classon, dnQualifier=A01410D00000194C333C3600020809, O=Unaffiliated, C=US
Date: 2026.05.01 11:01:44-04'00'

Luke M Classon

This item has been digitally signed and sealed by Luke M. Classon, PE on the date adjacent to the seal.

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

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\COVER SHEET.dwg Plotted:4/30/2026 By:afrancis

ABBREVIATIONS

A

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

B

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

C

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

D

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

E

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

F

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

G

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

H

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

I

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

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L

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

M

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

N

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

O

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

P

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

Q

Q	FLOW RATE

R

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

S

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

T

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

U

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

V

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

W

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

Y

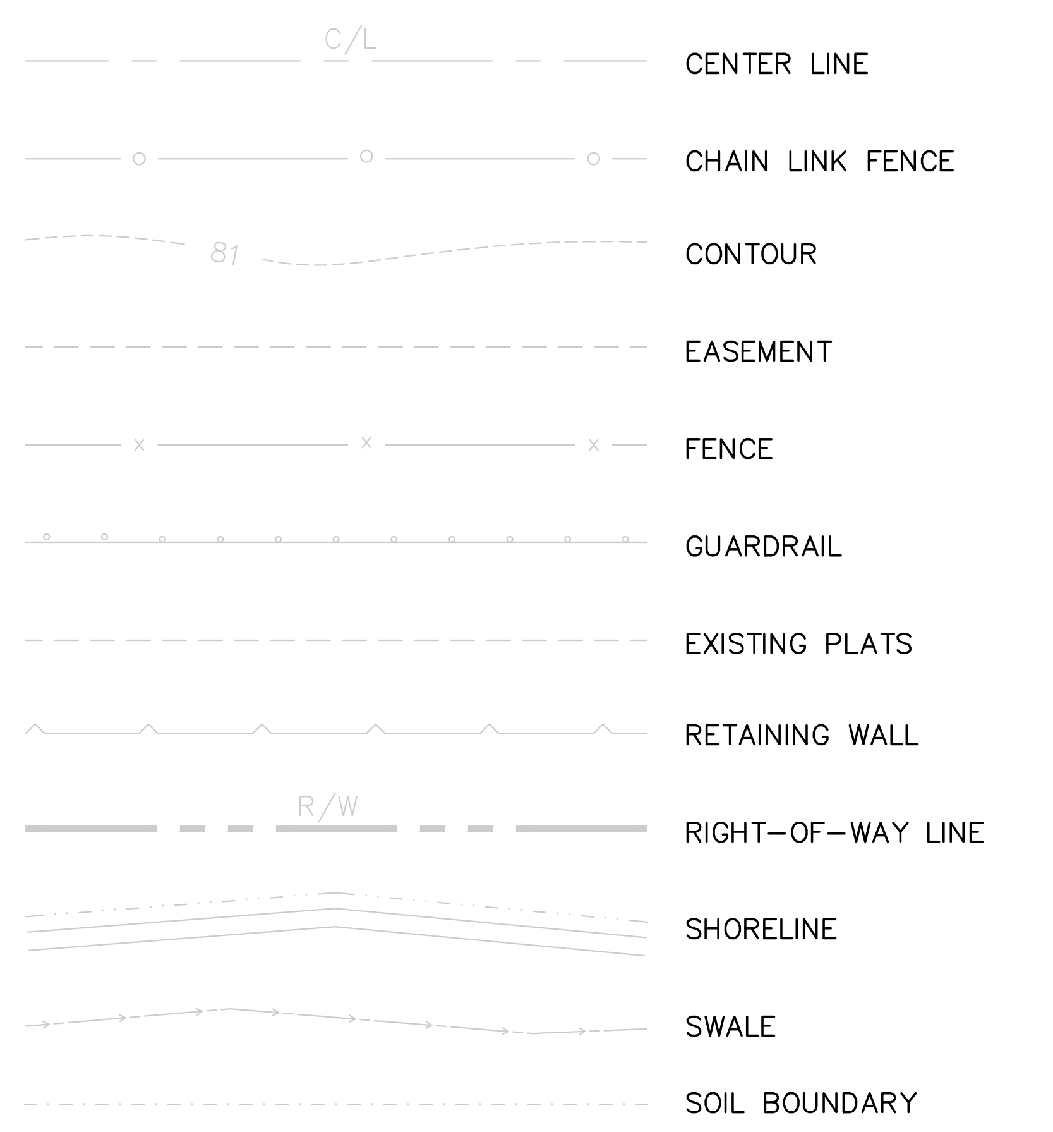
YD	YARD
YR	YEAR

MISC

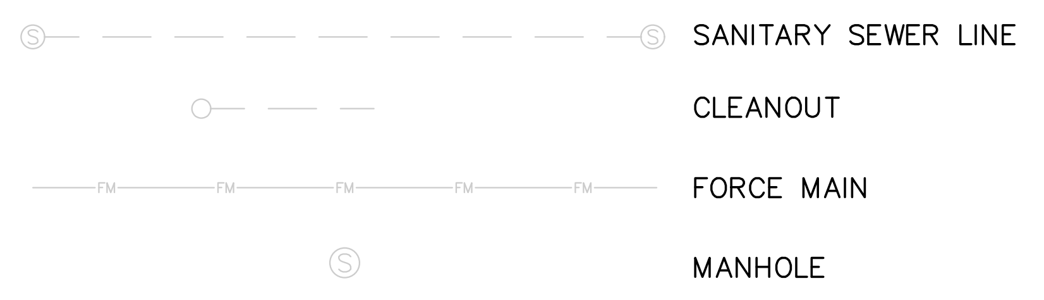
&	AND
@	AT
△	DELTA

EXISTING SYMBOLS

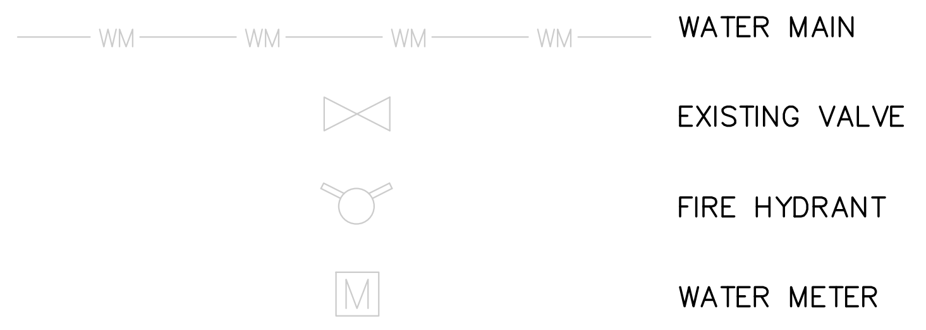
LINES


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

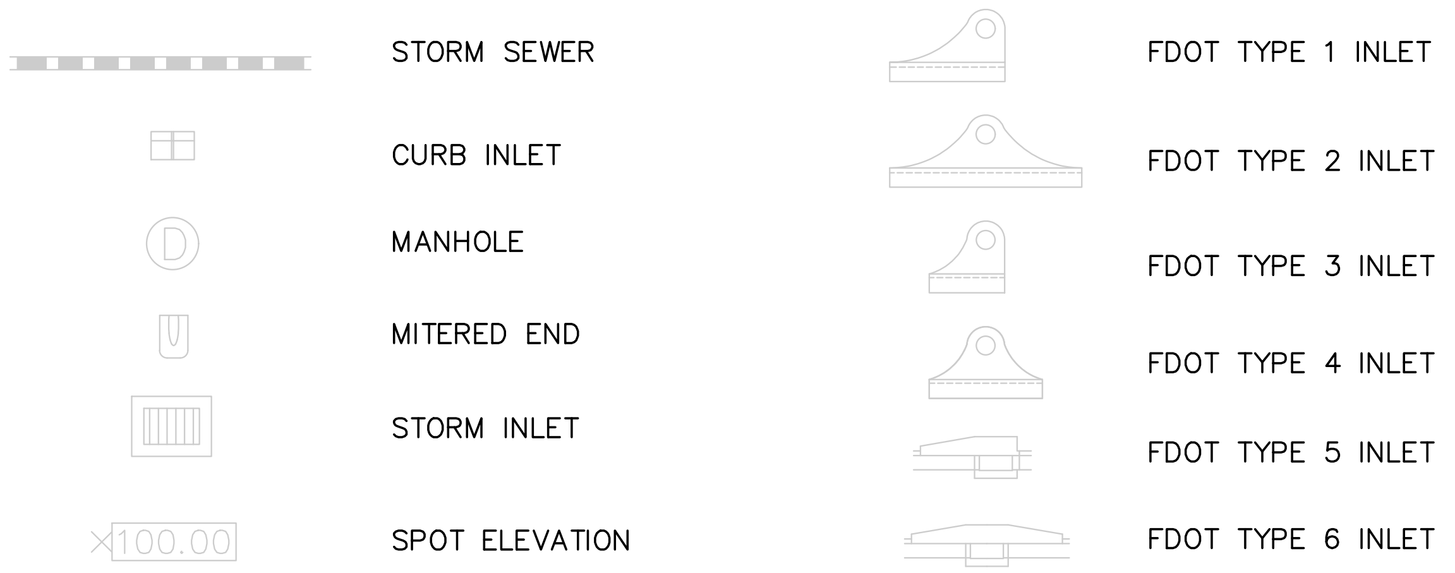
SANITARY SEWER


S
SANITARY SEWER LINE
CLEANOUT
FM
FORCE MAIN
S
MANHOLE

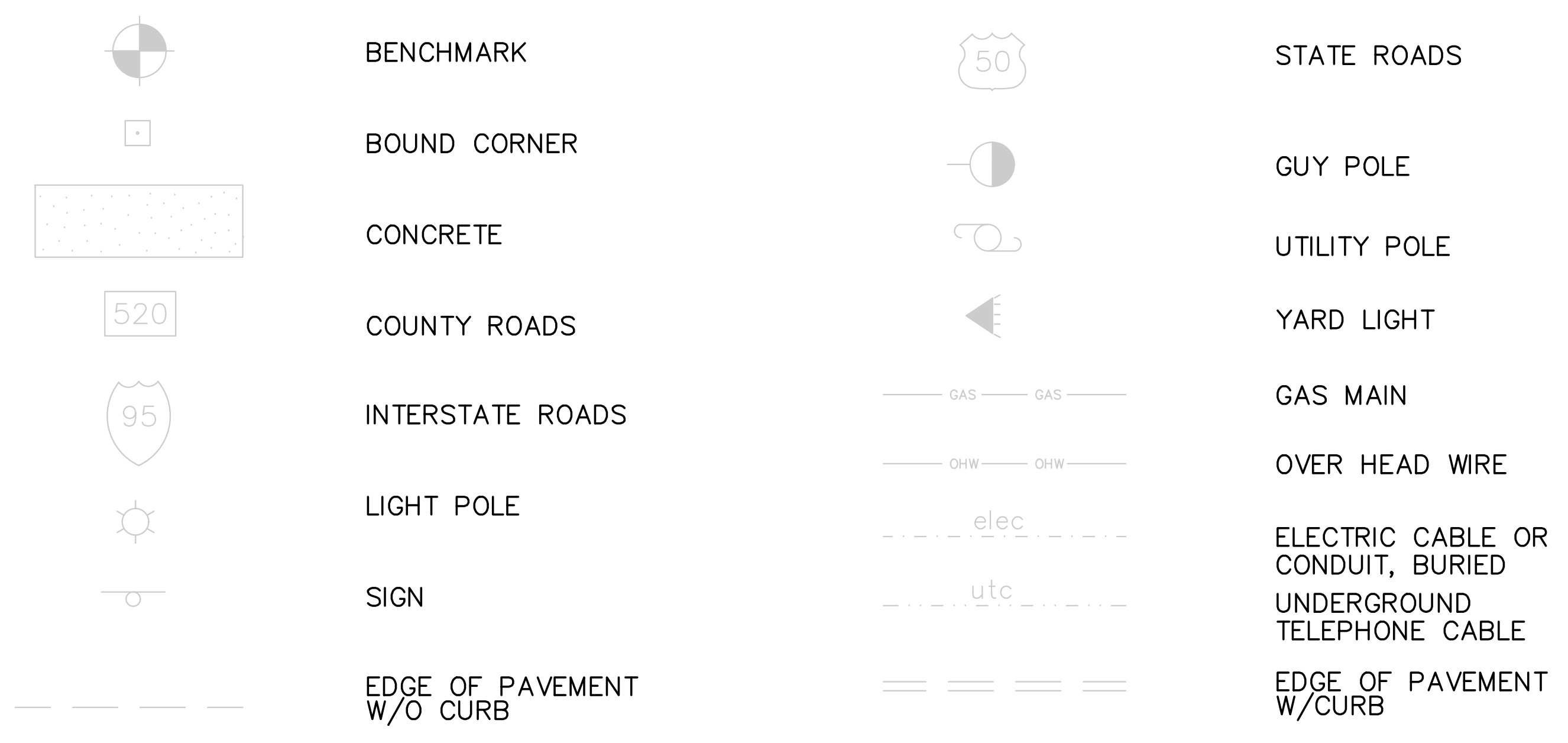
POTABLE WATER


WM
WATER MAIN
EXISTING VALVE
FIRE HYDRANT
M
WATER METER

STORM DRAIN

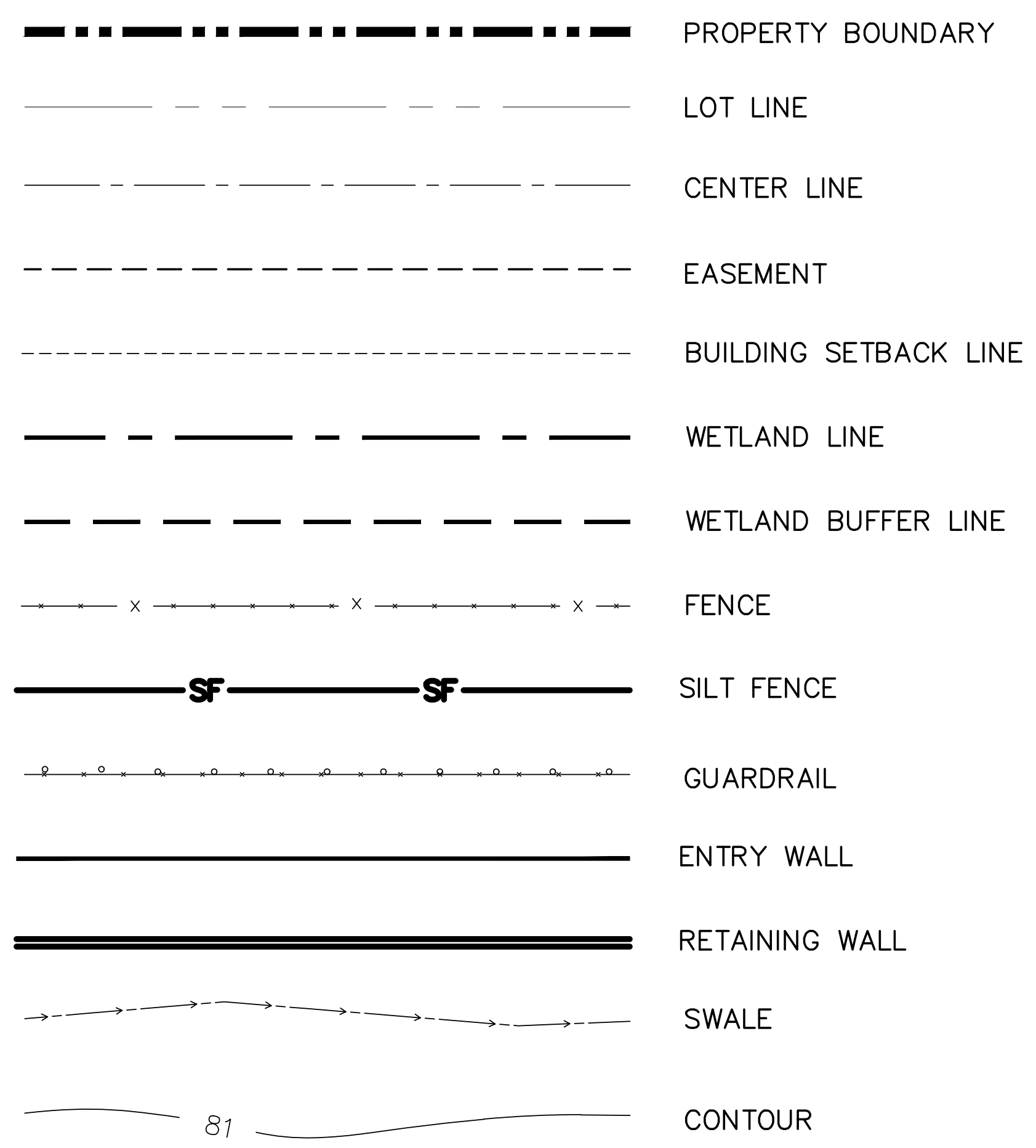

STORM SEWER
CURB INLET
D
MANHOLE
MITERED END
STORM INLET
100.00
SPOT ELEVATION
FDOT TYPE 1 INLET
FDOT TYPE 2 INLET
FDOT TYPE 3 INLET
FDOT TYPE 4 INLET
FDOT TYPE 5 INLET
FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

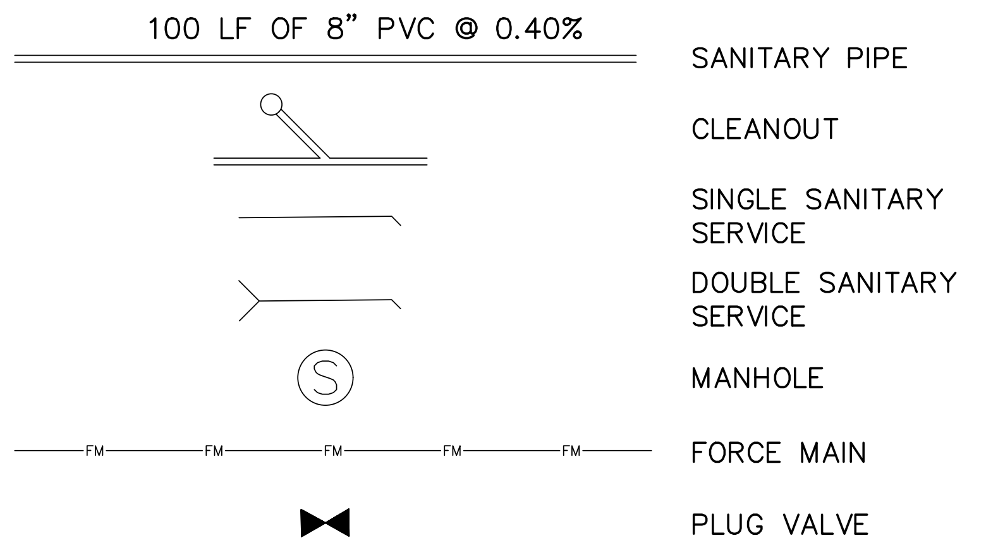

BENCHMARK
BOUND CORNER
CONCRETE
520
COUNTY ROADS
95
INTERSTATE ROADS
LIGHT POLE
SIGN
EDGE OF PAVEMENT W/O CURB
50
STATE ROADS
GUY POLE
UTILITY POLE
YARD LIGHT
GAS
GAS MAIN
OHW
OVER HEAD WIRE
elec
ELECTRIC CABLE OR CONDUIT, BURIED
utc
UNDERGROUND TELEPHONE CABLE
EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

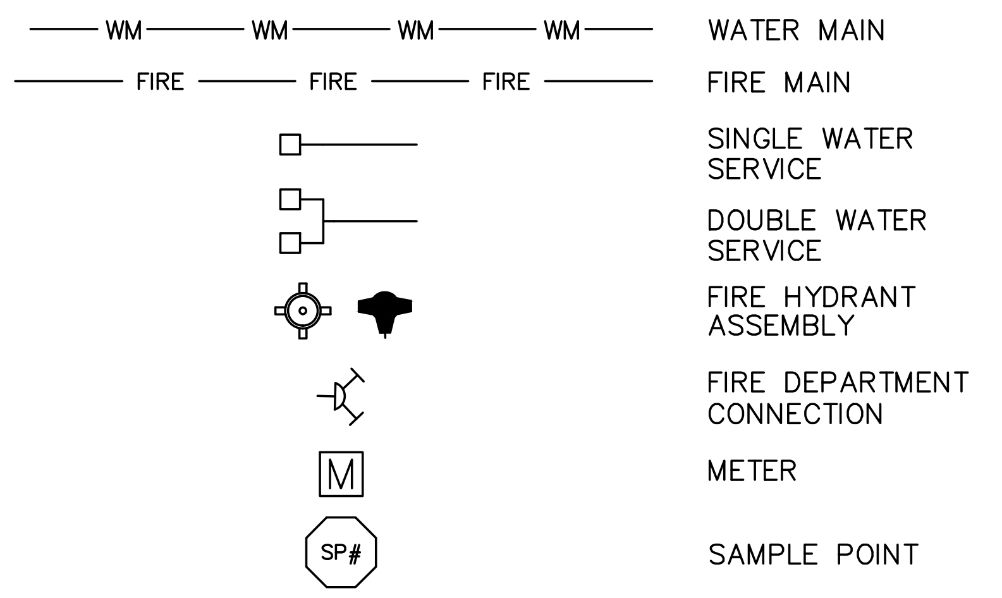
LINES


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

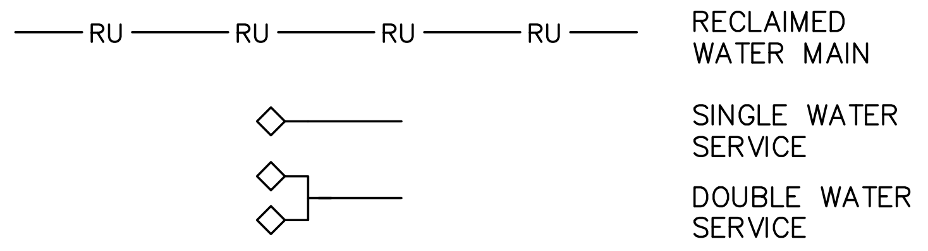
SANITARY SEWER


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

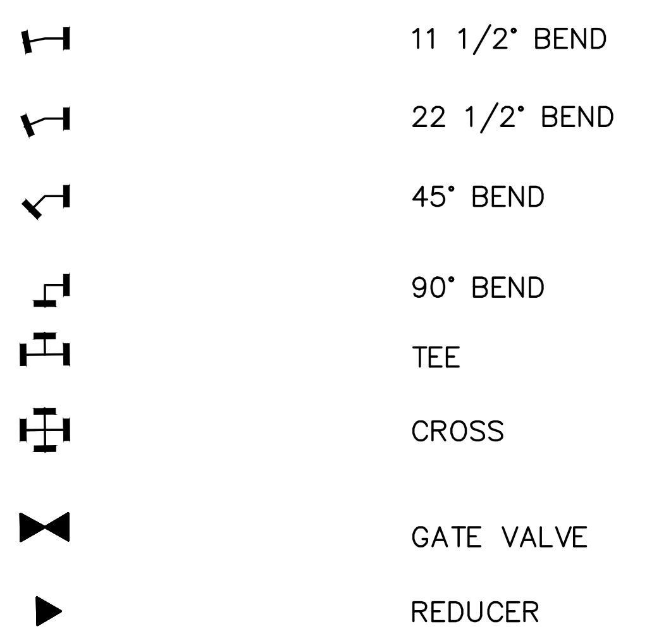
POTABLE WATER


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

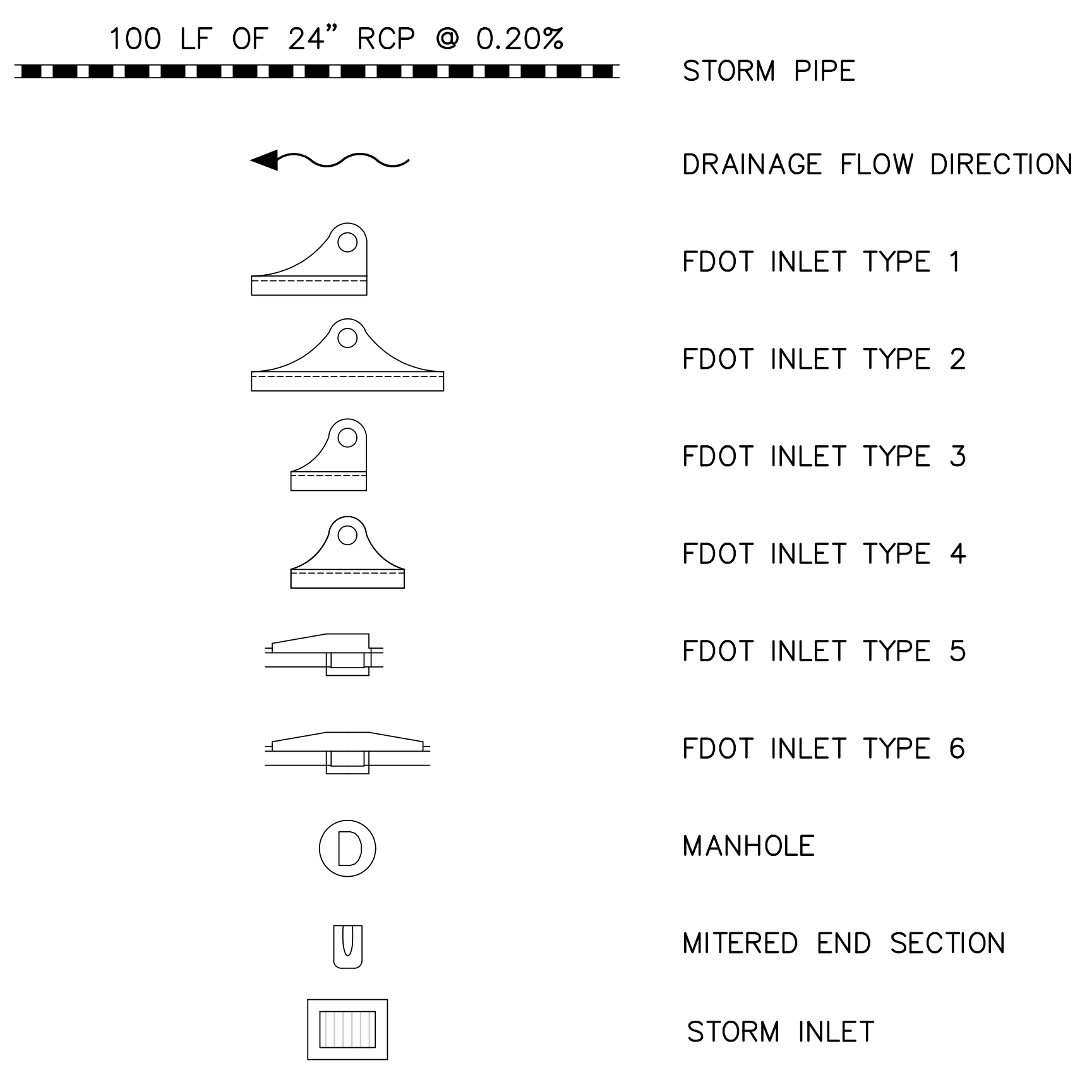
RECLAIMED WATER


RU
RECLAIMED WATER MAIN
SINGLE WATER SERVICE
DOUBLE WATER SERVICE

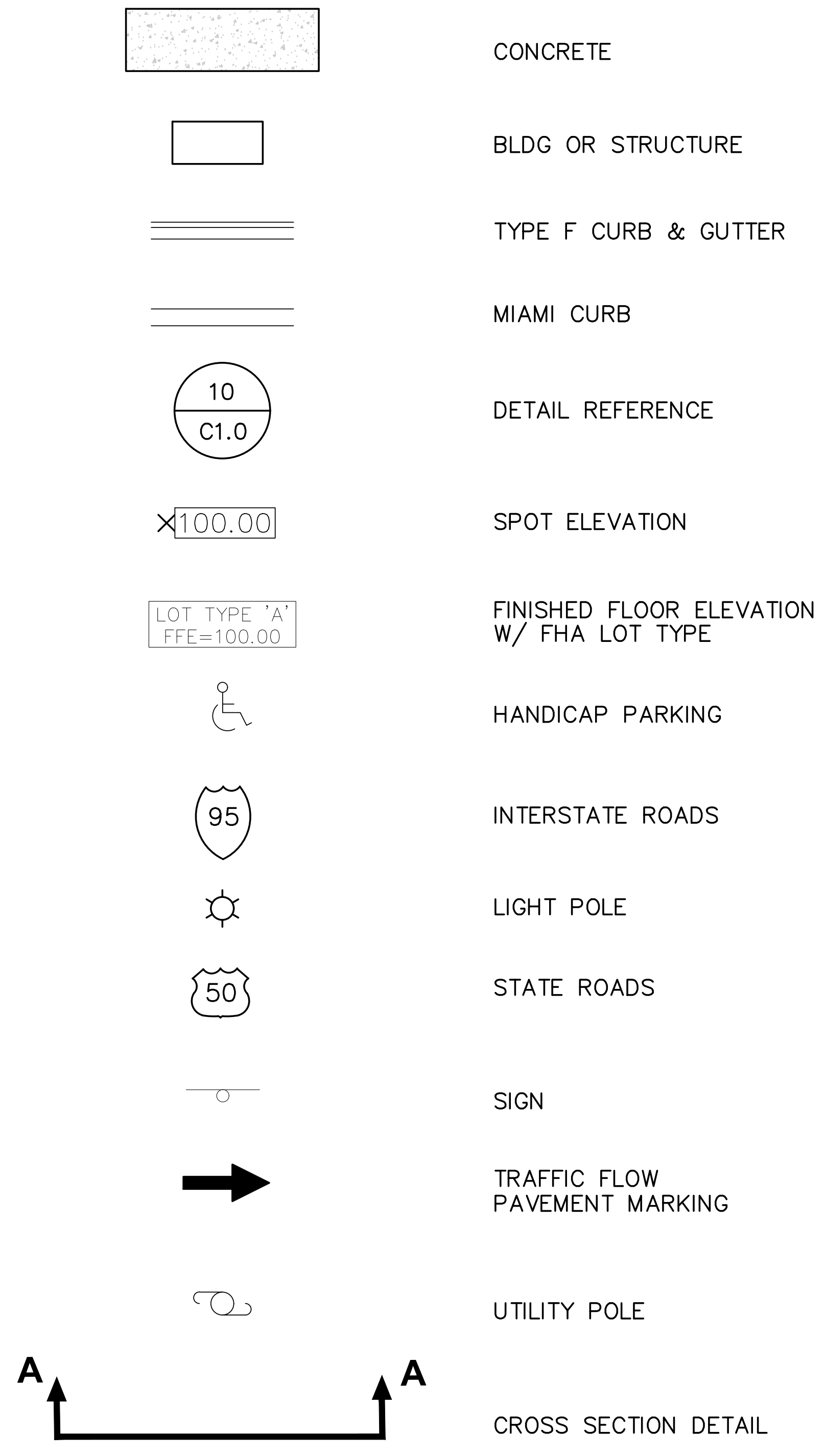
GENERIC UTILITIES


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

STORM


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

ROADWAY & GRADING


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

NOTES:

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

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			
5			
4			
3			
2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
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NO. 39060

ABBREVIATIONS & SYMBOLS
MAJOR DEVELOPMENT PLAN

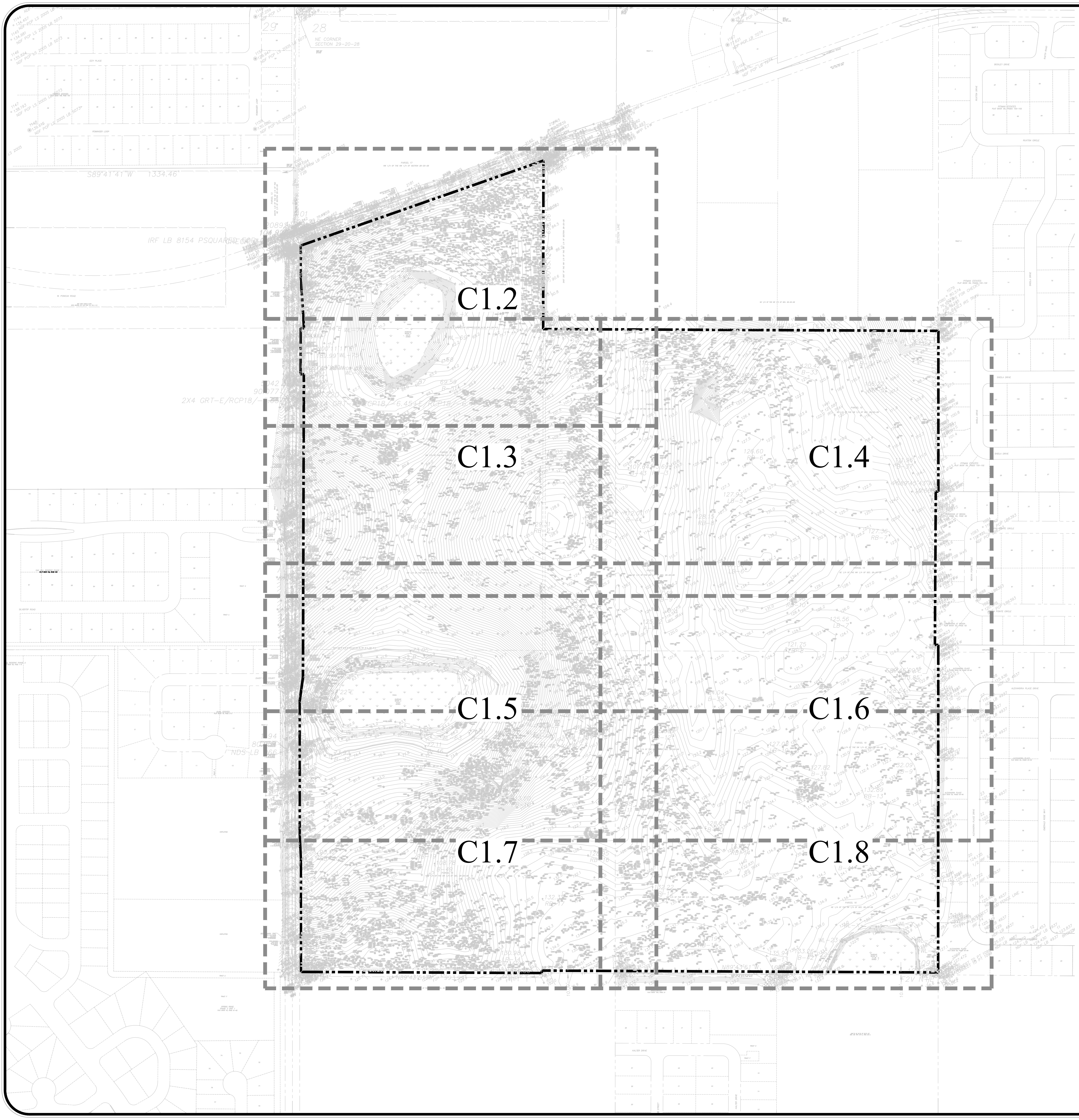
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

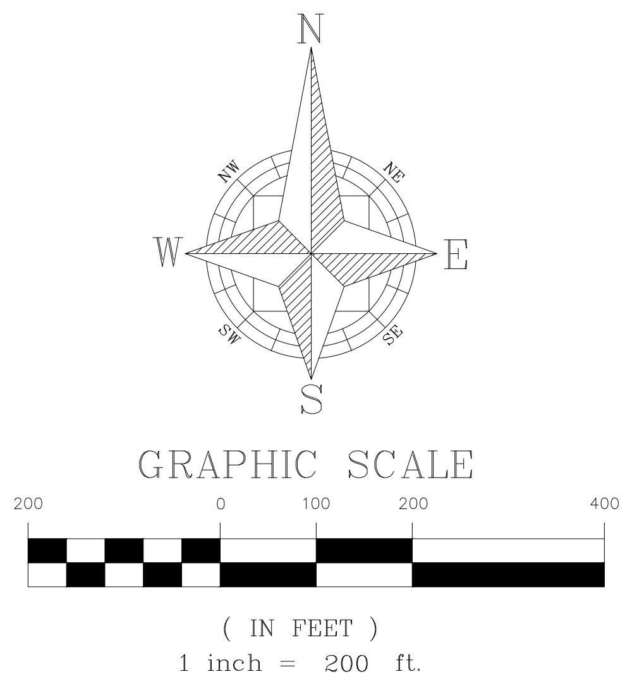
DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE N.T.S.
PROJECT PUL-061
SHEET C1.0

LUKE CLASSON
No 77066
STATE OF FLORIDA
4/30/26

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\ABBREVIATIONS & SYMBOLS.dwg Modified: 1/21/2026 By: lgraham Plotted By: andrew francis





SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS ORANGE COUNTY BENCHMARK S-1302-068, AN ALUMINUM DISK ON THE NORTH SIDE OF PONKAN ROAD, ELEVATION = 94.23 (NAVD'88)

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). BASIS OF BEARING IS N70°42'52"E ALONG THE SOUTH RIGHT OF WAY LINE OF W. PONKAN ROAD.

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12095C0110 H, DATED 09/24/2021, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONES "A" AND "X".

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND OTHER HARD SURFACE FEATURES; ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT. ALL OTHERS ARE AS NOTED.

ABBREVIATIONS

P.B.	PLAT BOOK
D.B.	DEED BOOK
BK.	BOOK
PG.	PAGE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
COR.	CORNER
AC.	ACRES
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
AC.	BENCHMARK
P.S.M.	CONCRETE BLOCK & STUCCO
(C)	CALCULATED
(P)	PLAT
(D)	DESCRIBED
(M)	MEASURED
C.B.	CHORD BEARING
CH.	CHORD
R.	RADIUS
L	LENGTH
△	DELTA
T	TANGENT
C/L	CENTERLINE
°	DEGREES
'	MINUTES
"	SECONDS
±	MORE OR LESS
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
B.W.F.	BARBED WIRE FENCE
H.W.F.	HOG WIRE FENCE
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
EP	EDGE OF PAVEMENT
FRM.	FRAME
O/S	OFFSET
	ALL PROPERTY CORNERS AS NOTED.
D.U.E.	DRAINAGE AND UTILITY EASEMENT
ID	IDENTIFICATION
P.C.P	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
F/F	FINISH FLOOR ELEVATION
L.F.E.	LOWEST FLOOR ELEVATION
G.F.E.	GARAGE FLOOR ELEVATION
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS
STY.	STORY
CONC.	CONCRETE
EL.	ELEVATION
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.I.	POINT OF INTERSECTION
SIR	SET 1/2" IRON ROD (LB 966)
C.M.P.	CORRUGATED METAL PIPE
R.C.P.	REINFORCED CONCRETE PIPE
INV.	INVERT
FD.	FOUND
P.R.M.	PERMANENT REFERENCE MONUMENT
TX	TRANSFORMER
—BE—	UNDERGROUND POWER LINE
—OHU—	OVERHEAD POWER LINE
—BT—	BURIED TELEPHONE LINE
—GAS—	BURIED GAS MAIN
—W—	BURIED WATER LINE
—SAN—	BURIED SANITARY SEWER LINE

LEGEND

⊕	BENCHMARK
	WOOD POWER POLE
CPP	CONCRETE POWER POLE
	METAL POWER POLE
(	GUY WIRE ANCHOR
☼	WOOD LIGHT POLE
CLP	CONCRETE LIGHT POLE
MLP	METAL LIGHT POLE
FLP	FIBERGLASS LIGHT POLE
	FIRE HYDRANT
WV	WATER VALVE
MW	WELL
WM	WATER METER
RWV	RECLAIMED WATER VALVE
RWM	RECLAIMED WATER METER
ARV	AIR RELEASE VALVE
CO	CLEAN OUT
Ⓢ	SANITARY SEWER M.HOLE
Ⓓ	STORM SEWER M.HOLE
☐ GM	GAS METER
GV	GAS VALVE
CATV	CABLE TELEVISION RISER
☐ TELR	TELEPHONE RISER
TCB	TELEPHONE CONTROL BOX
TRANS	ELECTRIC TRANSFORMER
☐ ESM	ELECTRIC SERVICE METER
TSC	TRAF. SIGNAL CONTROL BOX
○	BOLLARD
	SIGN
FO	FIBER OPTIC MARKER
△ TEL	TELEPHONE MARKER
△ GAS	GAS MARKER

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
8			
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
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NO. 39060

OVERALL EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE: 1" = 200'
PROJECT: PUL-061
SHEET: C1.1

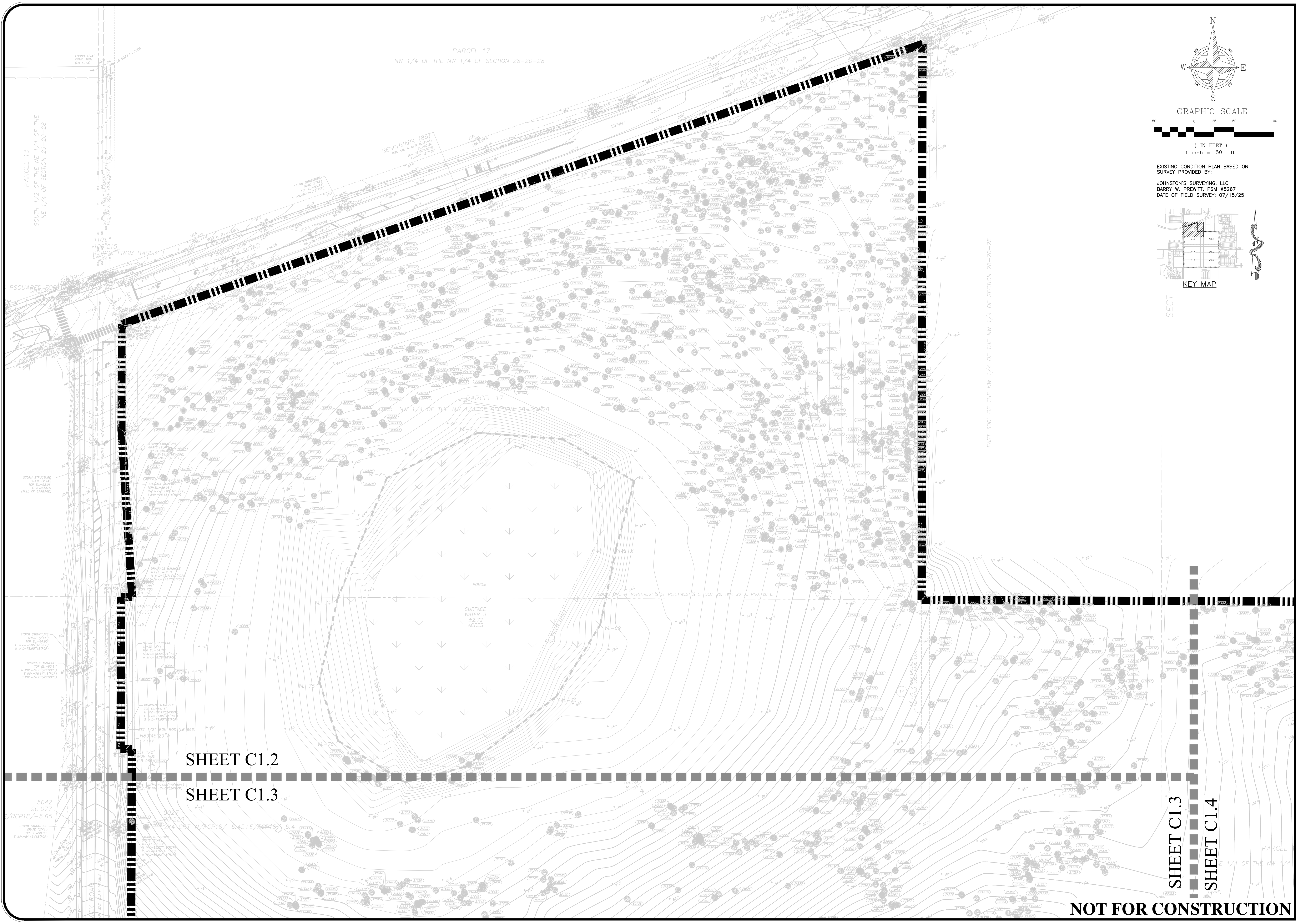
LUKE CLASSON
No 77066
4/30/26

This item has been digitally signed and sealed by Luke M. Classon, PE on the date adjacent to the seal.

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

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\EXISTING CONDITIONS.dwg Modified:1/21/2026 By:lgraham Plotted By:andrew francis

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\EXISTING CONDITIONS.dwg Modified:1/21/2026 By:lgraham Plotted By:andrew francis


PARCEL 17
NW 1/4 OF THE NW 1/4 OF SECTION 28-20-28
PARCEL 13
SOUTH 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29-20-28
W. PONKAN ROAD
BENCHMARK (85)
PSQUARED FORD
ASPHALT
POND±
SURFACE WATER 3 ±2.72 ACRES
EAST 300' OF THE NW 1/4 OF SECTION 28-20-28
SOUTH LINE OF NORTHWEST ¼ OF NORTHWEST ¼ OF SEC. 28, TWP. 20 S., RNG. 28 E.
SHEET C1.2
SHEET C1.3
SHEET C1.4
N
S
E
W
SW
SE
GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.
C1.2
C1.3
C1.4
C1.5
C1.6
C1.7
C1.8
KEY MAP

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
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4			
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1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C1.2

LUKE CLASSON
No 77066
4/30/26

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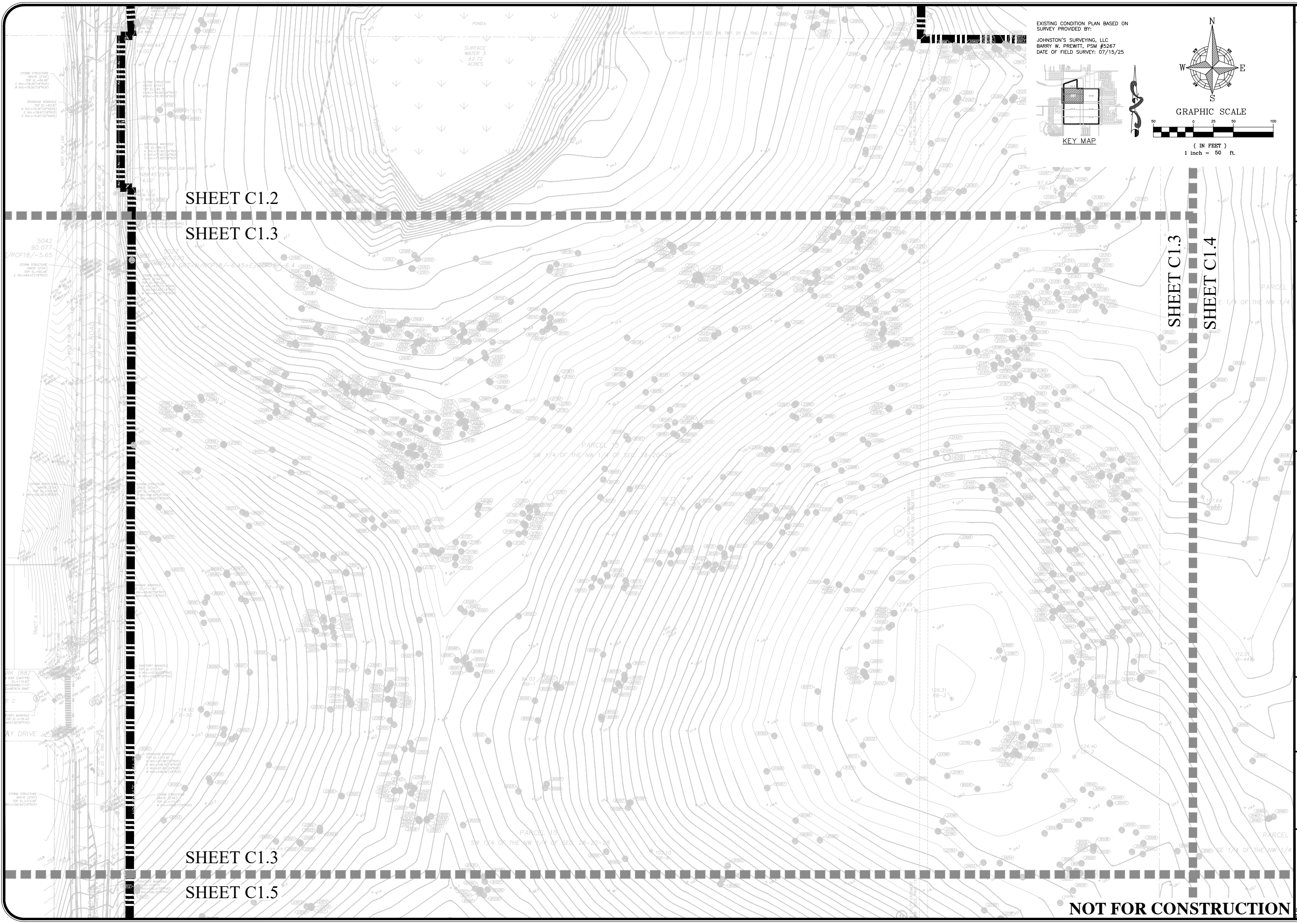
SHEET C1.2
SHEET C1.3
SHEET C1.3
SHEET C1.4
SHEET C1.3
SHEET C1.5
PARCEL 15
SW 1/4 OF THE NW 1/4 OF SEC. 28-20-28
SURFACE WATER 3 ±2.72 ACRES
KEY MAP
C1.2
C1.3
C1.4
C1.5
C1.6
C1.7
C1.8
N
S
E
W
NW
NE
SW
SE
GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C1.3

LUKE CLASSON
No 77066
4/30/26

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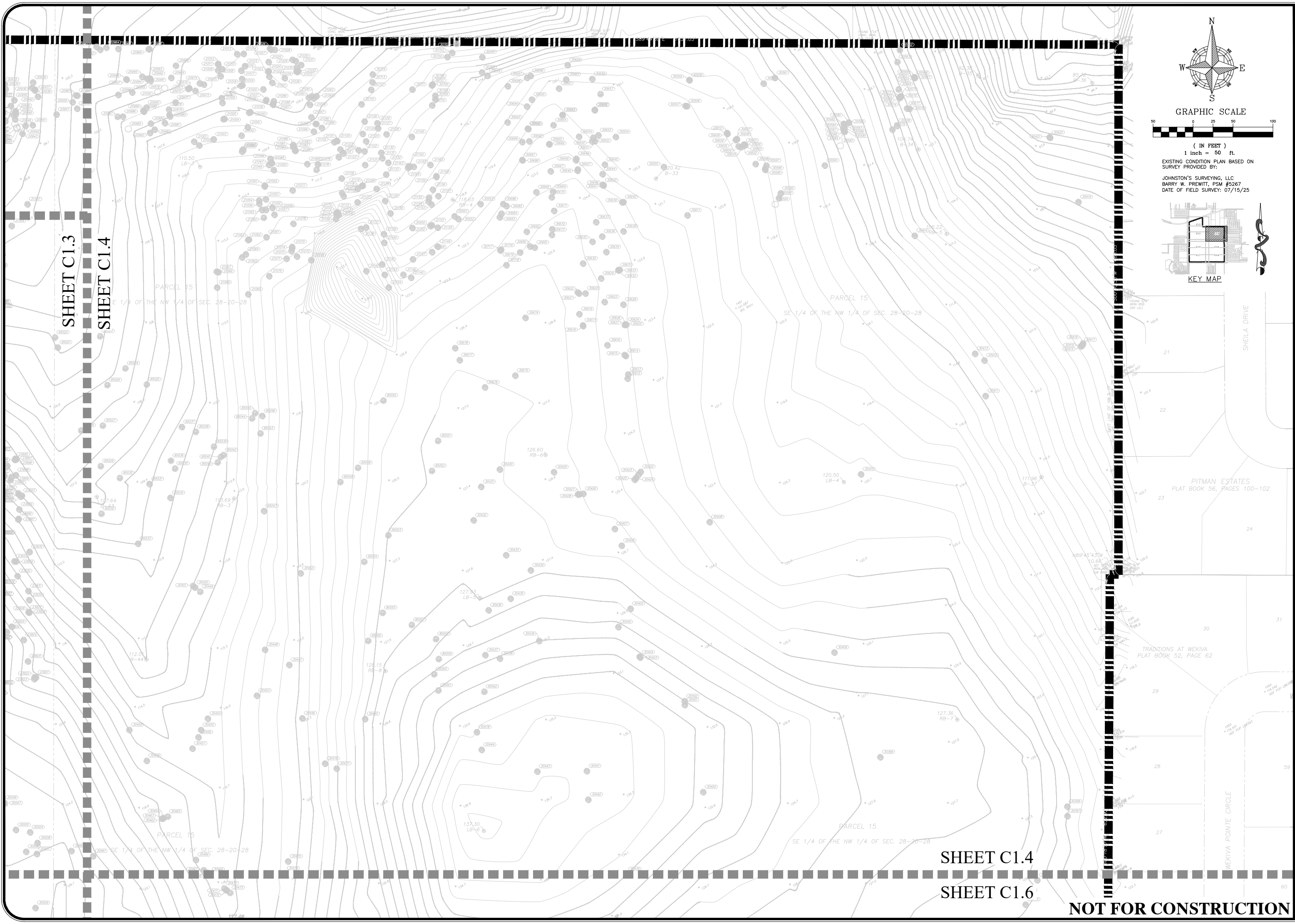
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\EXISTING CONDITIONS.dwg Modified:1/21/2026 By:lgraham Plotted By:andrew francis


SHEET C1.3
SHEET C1.4
SHEET C1.4
SHEET C1.6
PARCEL 15
SE 1/4 OF THE NW 1/4 OF SEC. 28-20-28
PARCEL 15
SE 1/4 OF THE NW 1/4 OF SEC. 28-20-28
PARCEL 15
SE 1/4 OF THE NW 1/4 OF SEC. 28-20-28
PITMAN ESTATES
PLAT BOOK 56, PAGES 100-102
TRADITIONS AT WEKIVA
PLAT BOOK 52, PAGE 62
SHEILA DRIVE
WEKIVA POINTE CIRCLE
N
E
S
W
SW
SE
GRAPHIC SCALE
50
0
25
50
100
KEY MAP
C1.2
C1.3
C1.4

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25

NOT FOR CONSTRUCTION

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1828 ENGINEERING

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MAITLAND, FLORIDA 32751
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BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN:
B. KILLELA
DESIGNED:
S. SANCHEZ
CHECKED:
L. CLASSON
DATE:
4/30/2026

SCALE
1" = 50'
PROJECT
PUL-061
SHEET
C1.4

LUKE CLASSON
No 77066
4/30/26

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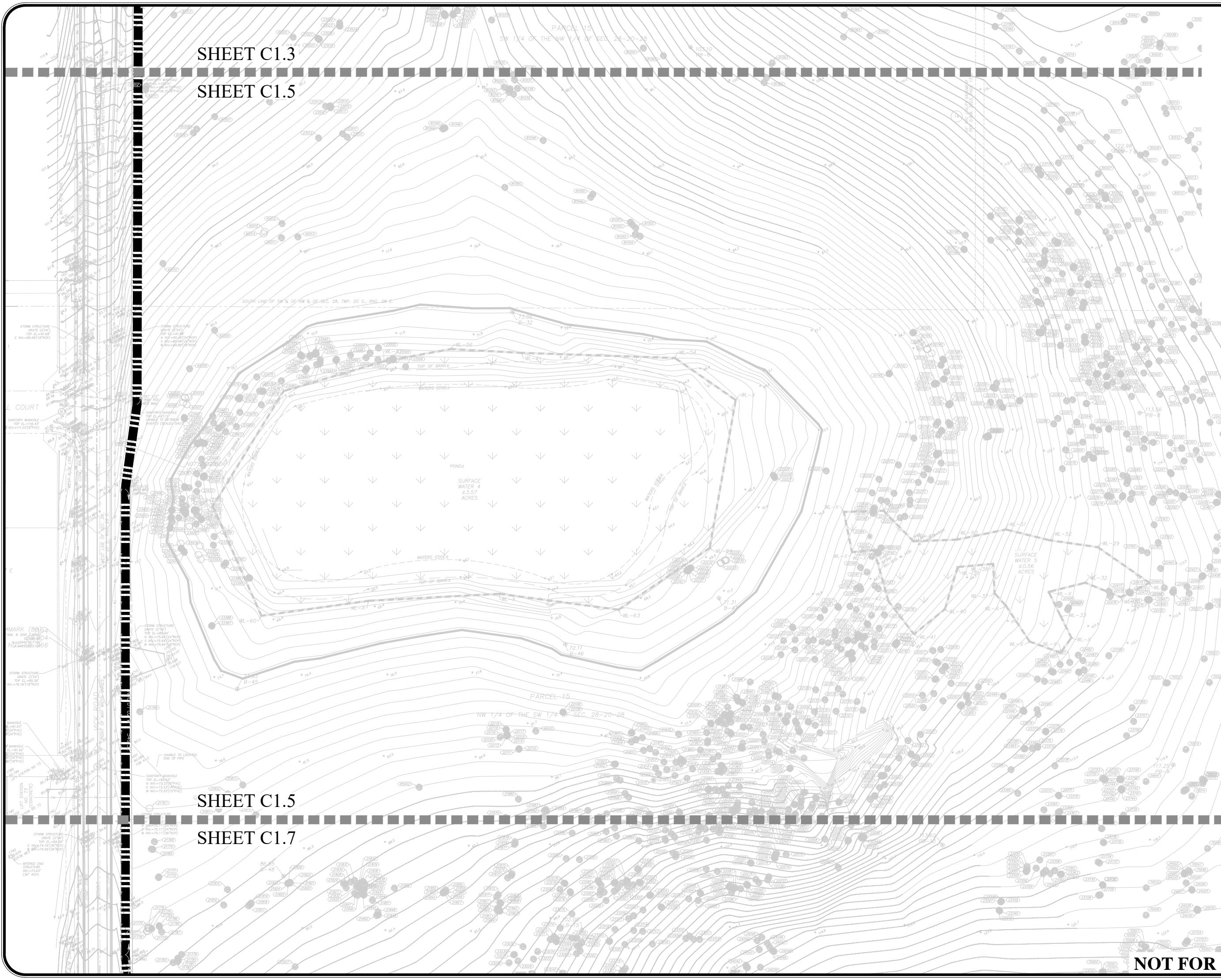
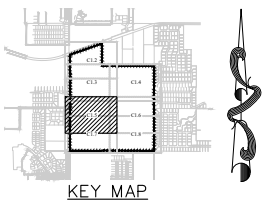

SHEET C1.3
SHEET C1.5
SHEET C1.5
SHEET C1.7
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
PARCEL 15
SW 1/4 OF THE NW 1/4 OF SEC. 28-20-28
SOUTH LINE OF SW 1/4 OF NW 1/4 OF SEC. 28, TWP. 20 S., RNG. 28 E.
SURFACE WATER 4 ±3.57 ACRES
SURFACE WATER 5 ±0.56 ACRES
TOP OF BANKS
WATERS EDGE
PARCEL 15
NW 1/4 OF THE SW 1/4 OF SEC. 28-20-28
NE 1/4 OF THE SW
N
S
E
W
GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25


C1.2
C1.3
C1.4
C1.5
C1.6
C1.7
C1.8

KEY MAP

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C1.5

LUKE CLASSON
No 77066
4/30/26

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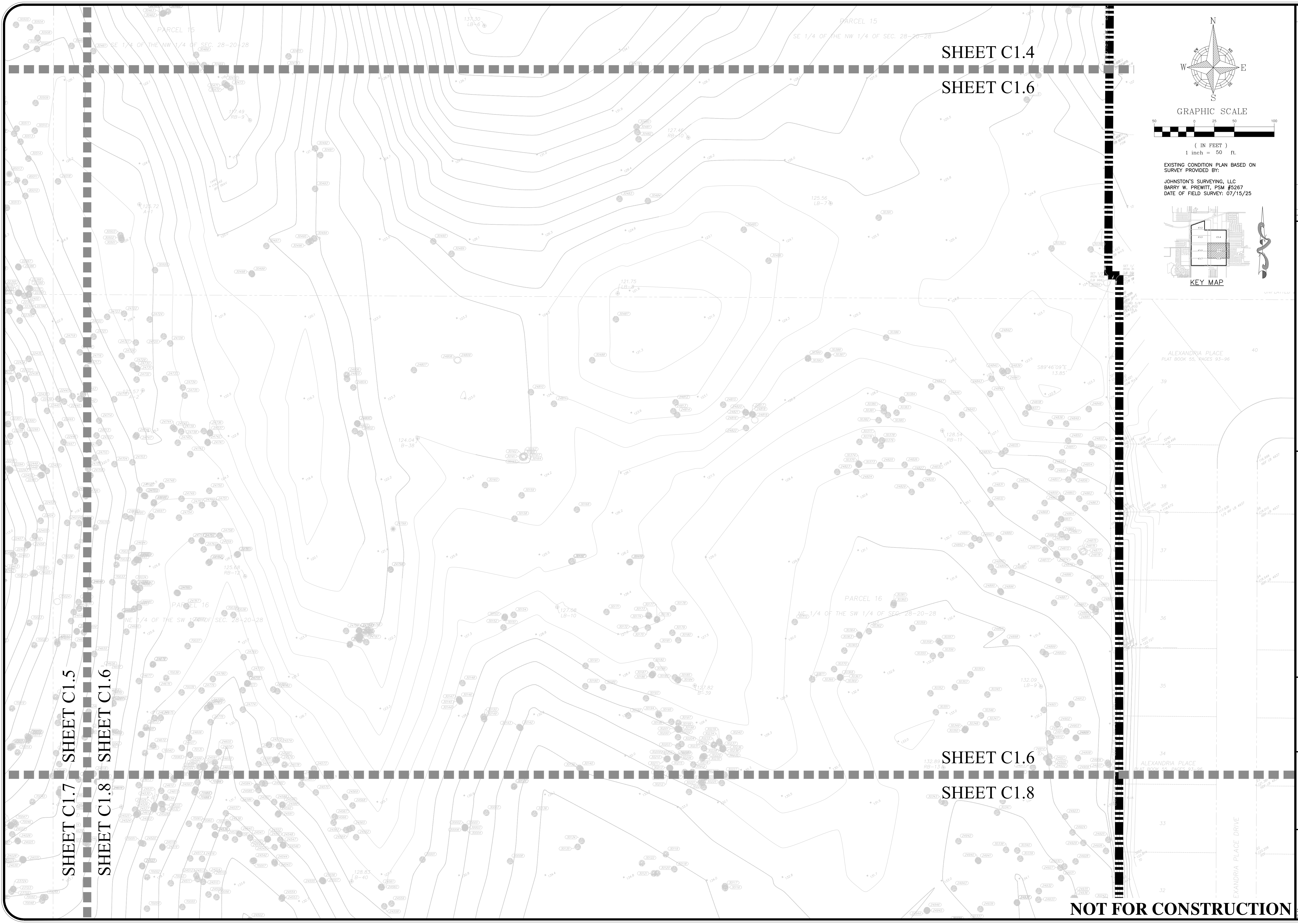
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\EXISTING CONDITIONS.dwg Modified:1/21/2026 By:lgraham Plotted By:andrew francis


SHEET C1.4
SHEET C1.6
SHEET C1.6
SHEET C1.8
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
PARCEL 15
SE 1/4 OF THE NW 1/4 OF SEC. 28-20-28
PARCEL 16
NE 1/4 OF THE SW 1/4 OF SEC. 28-20-28
ALEXANDRIA PLACE
PLAT BOOK 55, PAGES 83-86
ALEXANDRIA PLACE DRIVE
N
E
S
W
SW
SE
C1.2
C1.3
C1.4
KEY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25

NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\EXISTING CONDITIONS.dwg Modified: 1/21/2026 By: lgraham Plotted By: andrew francis

REV.	DATE	DESCRIPTION	BY
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1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C1.6

LUKE CLASSON
No 77066
4/30/26

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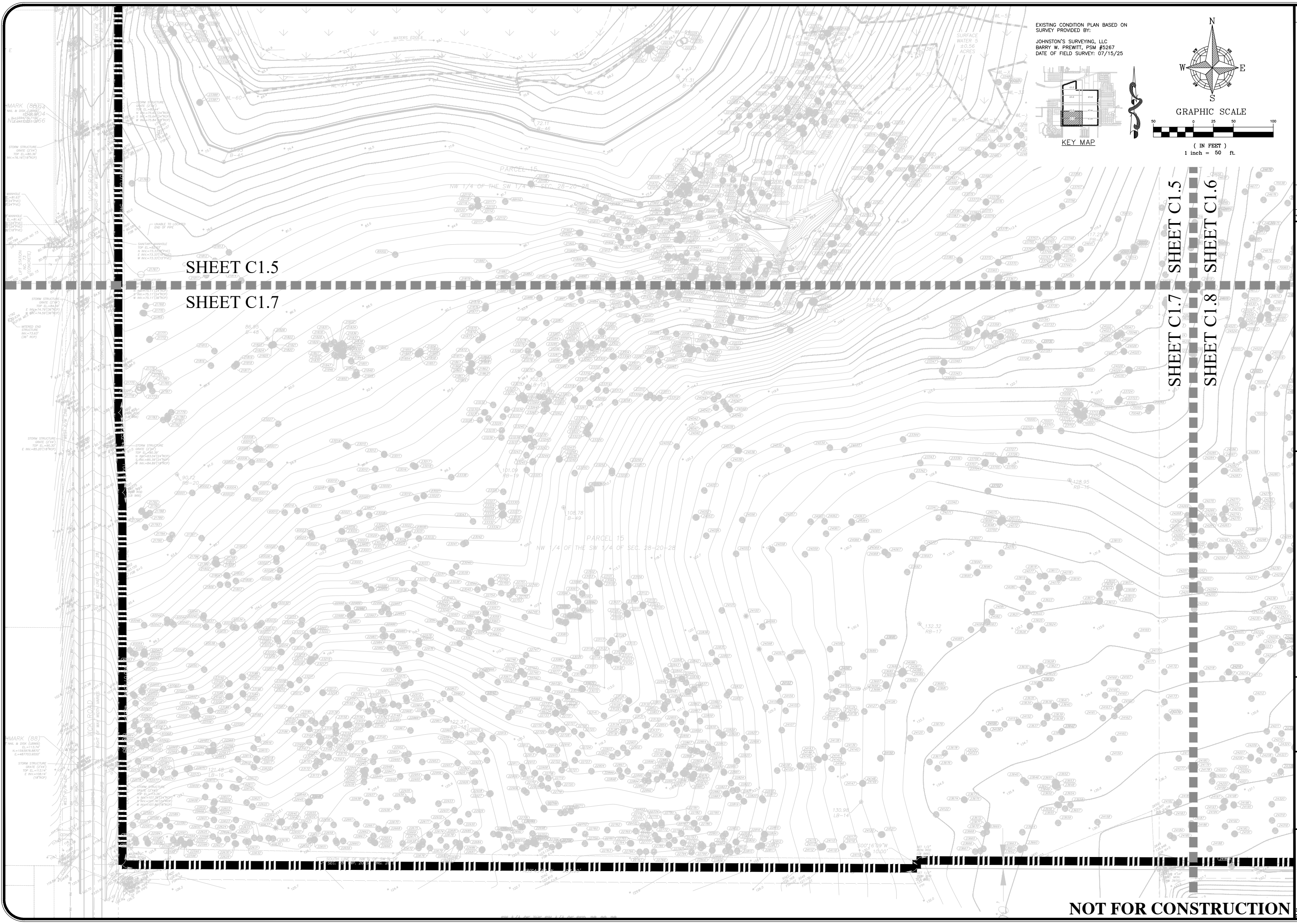
SHEET C1.5
SHEET C1.7
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
PARCEL 15
NW 1/4 OF THE SW 1/4 OF SEC. 28-20-28
VICK ROAD
KEY MAP
C1.2
C1.3
C1.4
C1.5
C1.6
C1.7
C1.8
N
S
E
W
NE
NW
SE
SW
GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.

EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25

NOT FOR CONSTRUCTION

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1828 ENGINEERING

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN:
B. KILLELA
DESIGNED:
S. SANCHEZ
CHECKED:
L. CLASSON
DATE:
4/30/2026

SCALE
1" = 50'
PROJECT
PUL-061
SHEET
C1.7

LUKE CLASSON
No 77066
4/30/26

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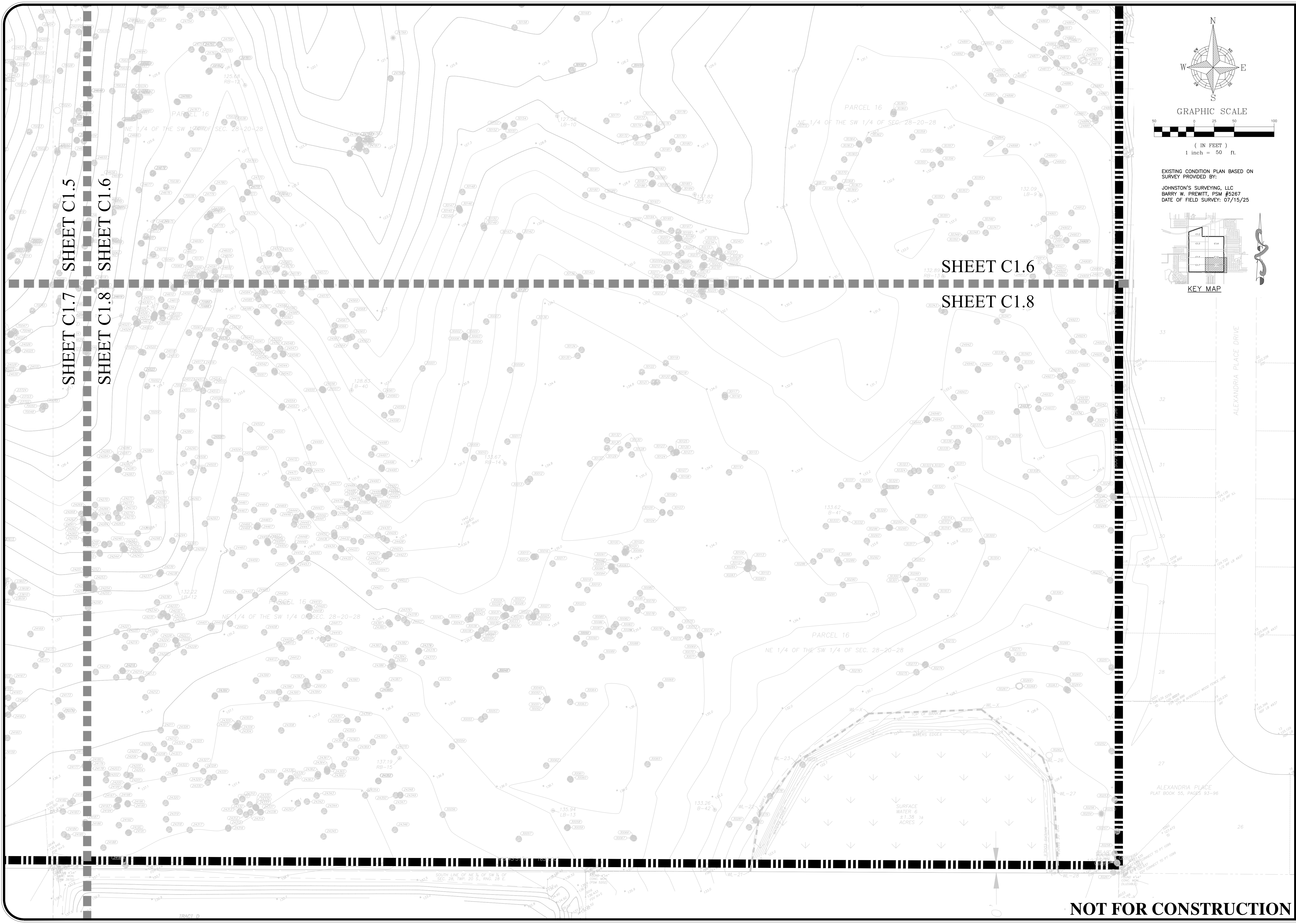
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.6
SHEET C1.8
PARCEL 16
NE 1/4 OF THE SW 1/4 OF SEC. 28-20-28
SURFACE WATER 6 ±1.38 ac ACRES
WATERS EDGE
ALEXANDRIA PLACE DRIVE
ALEXANDRIA PLACE
PLAT BOOK 55, PAGES 93-96
SOUTH LINE OF NE 1/4 OF SW 1/4 OF SEC. 28, TWP. 20 S., RNG. 28 E.
TRACT D
N
E
S
W
GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.
C1.2
C1.3
C1.4
C1.5
C1.6
C1.7
C1.8
KEY MAP

EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:

JOHNSTON'S SURVEYING, LLC
BARRY W. PREWITT, PSM #5267
DATE OF FIELD SURVEY: 07/15/25

NOT FOR CONSTRUCTION

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1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C1.8

LUKE CLASSON
No 77066
4/30/26

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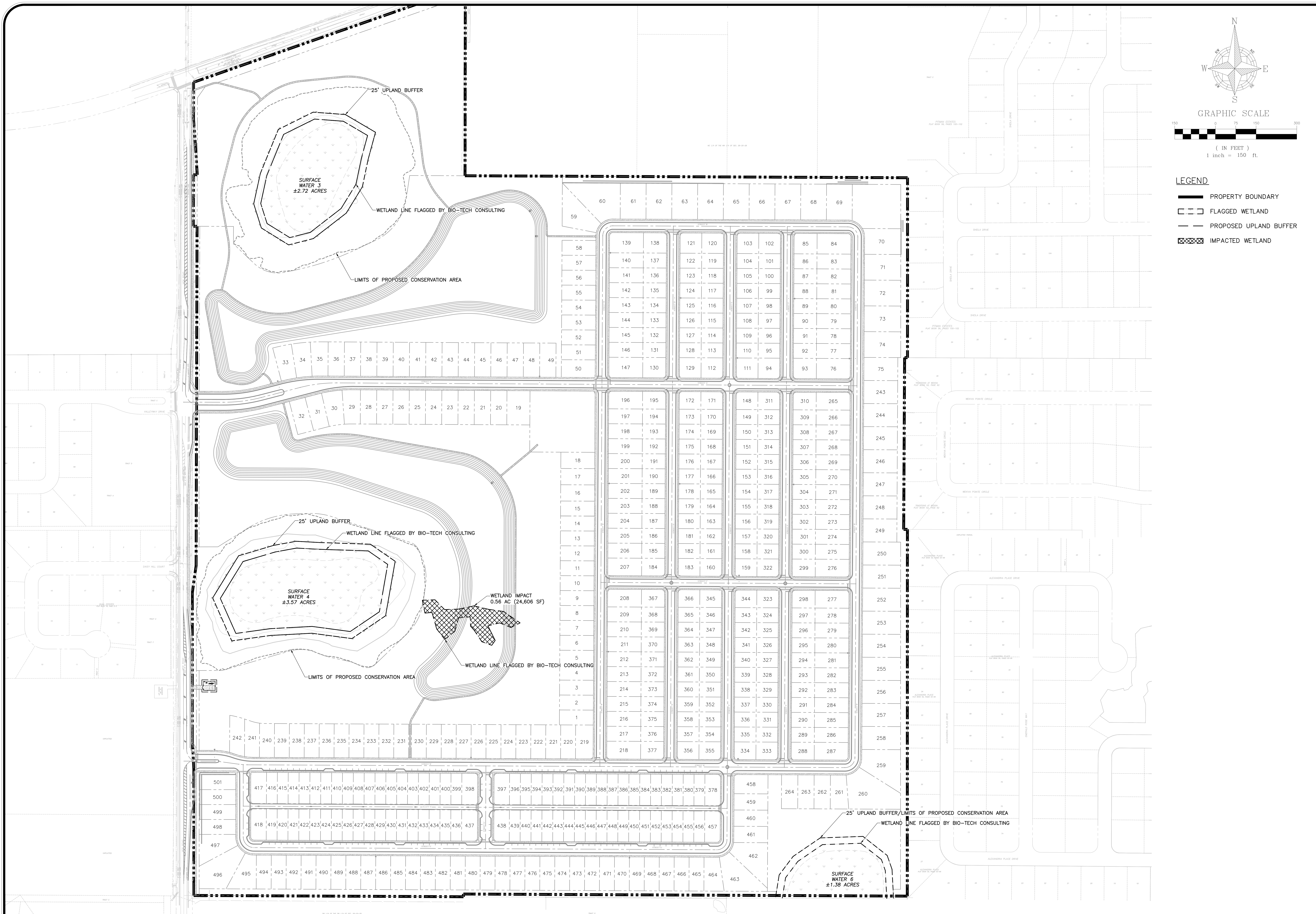
N
E
S
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GRAPHIC SCALE
150
0
75
150
300
(IN FEET)
1 inch = 150 ft.
LEGEND
PROPERTY BOUNDARY
FLAGGED WETLAND
PROPOSED UPLAND BUFFER
IMPACTED WETLAND
25' UPLAND BUFFER
SURFACE WATER 3 ±2.72 ACRES
WETLAND LINE FLAGGED BY BIO-TECH CONSULTING
LIMITS OF PROPOSED CONSERVATION AREA
25' UPLAND BUFFER
WETLAND LINE FLAGGED BY BIO-TECH CONSULTING
SURFACE WATER 4 ±3.57 ACRES
WETLAND IMPACT 0.56 AC (24,606 SF)
WETLAND LINE FLAGGED BY BIO-TECH CONSULTING
LIMITS OF PROPOSED CONSERVATION AREA
25' UPLAND BUFFER/LIMITS OF PROPOSED CONSERVATION AREA
WETLAND LINE FLAGGED BY BIO-TECH CONSULTING
SURFACE WATER 6 ±1.38 ACRES

NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\WETLAND IMPACT PLAN.dwg Modified:1/28/2026 By:afrancis Plotted By:andrew francis

REV.	DATE	DESCRIPTION	BY
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1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

WETLAND IMPACT PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 150'
PROJECT PUL-061
SHEET C1.9

LUKE CLASSON
No 77066
STATE OF FLORIDA
4/30/26

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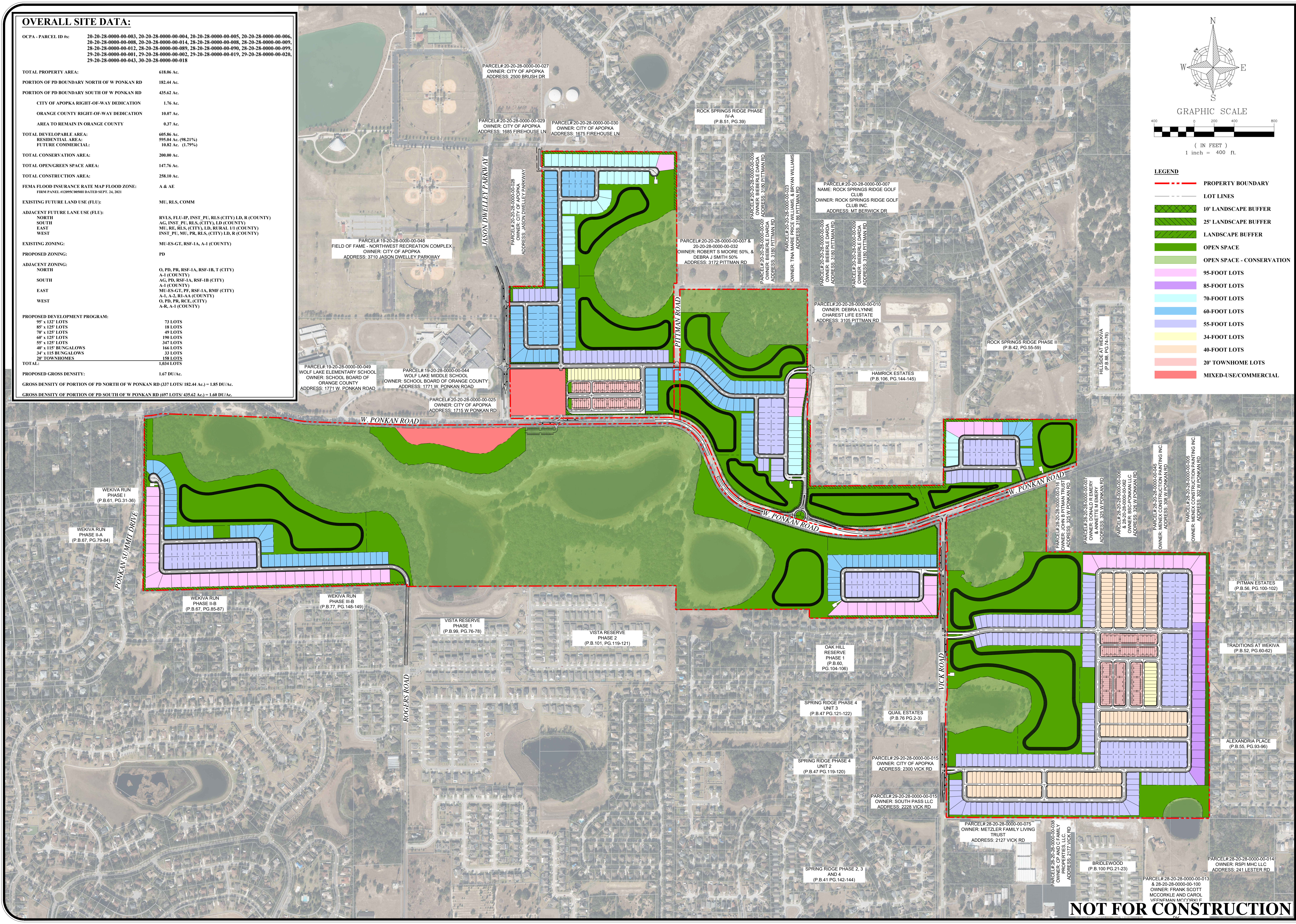
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\Master Plan.dwg Modified:1/22/2026 By:lgraham Plotted By:andrew francis

OVERALL SITE DATA:

OCPA - PARCEL ID #s:	20-20-28-0000-00-003, 20-20-28-0000-00-004, 20-20-28-0000-00-005, 20-20-28-0000-00-006, 20-20-28-0000-00-008, 20-20-28-0000-00-014, 28-20-28-0000-00-008, 28-20-28-0000-00-009, 28-20-28-0000-00-012, 28-20-28-0000-00-089, 28-20-28-0000-00-090, 28-20-28-0000-00-099, 29-20-28-0000-00-001, 29-20-28-0000-00-002, 29-20-28-0000-00-019, 29-20-28-0000-00-020, 29-20-28-0000-00-043, 30-20-28-0000-00-018
TOTAL PROPERTY AREA:	618.06 Ac.
PORTION OF PD BOUNDARY NORTH OF W PONKAN RD	182.44 Ac.
PORTION OF PD BOUNDARY SOUTH OF W PONKAN RD	435.62 Ac.
CITY OF APOPKA RIGHT-OF-WAY DEDICATION	1.76 Ac.
ORANGE COUNTY RIGHT-OF-WAY DEDICATION	10.07 Ac.
AREA TO REMAIN IN ORANGE COUNTY	0.37 Ac.
TOTAL DEVELOPABLE AREA:	605.86 Ac.
RESIDENTIAL AREA:	595.04 Ac. (98.21%)
FUTURE COMMERCIAL:	10.82 Ac. (1.79%)
TOTAL CONSERVATION AREA:	200.00 Ac.
TOTAL OPEN/GREEN SPACE AREA:	147.76 Ac.
TOTAL CONSTRUCTION AREA:	258.10 Ac.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: FIRM PANEL #12095C0050H DATED SEPT. 24, 2021	A & AE
EXISTING FUTURE LAND USE (FLU):	MU, RLS, COMM
ADJACENT FUTURE LANE USE (FLU):	
NORTH	RVLS, FLU-IP, INST_PU, RLS (CITY) LD, R (COUNTY)
SOUTH	AG, INST_PU, RLS, (CITY), LD (COUNTY)
EAST	MU, RE, RLS, (CITY), LD, RURAL 1/1 (COUNTY)
WEST	INST_PU, MU, PR, RLS, (CITY) LD, R (COUNTY)
EXISTING ZONING:	MU-ES-GT, RSF-1A, A-1 (COUNTY)
PROPOSED ZONING:	PD
ADJACENT ZONING:	
NORTH	O, PD, PR, RSF-1A, RSF-1B, T (CITY) A-1 (COUNTY)
SOUTH	AG, PD, RSF-1A, RSF-1B (CITY) A-1 (COUNTY)
EAST	MU-ES-GT, PF, RSF-1A, RMF (CITY) A-1, A-2, R1-AA (COUNTY)
WEST	O, PD, PR, RCE, (CITY) A-R, A-1 (COUNTY)
PROPOSED DEVELOPMENT PROGRAM:	
95' x 132' LOTS	73 LOTS
85' x 125' LOTS	18 LOTS
70' x 125' LOTS	49 LOTS
60' x 125' LOTS	190 LOTS
55' x 125' LOTS	347 LOTS
40' x 115' BUNGALOWS	166 LOTS
34' x 115 BUNGALOWS	33 LOTS
20' TOWNHOMES	158 LOTS
TOTAL:	1,034 LOTS
PROPOSED GROSS DENSITY:	1.67 DU/Ac.

GROSS DENSITY OF PORTION OF PD NORTH OF W PONKAN RD (337 LOTS/ 182.44 Ac.) = 1.85 DU/Ac.

GROSS DENSITY OF PORTION OF PD SOUTH OF W PONKAN RD (697 LOTS/ 435.62 Ac.) = 1.60 DU/Ac.


PARCEL#:20-20-28-0000-00-027
OWNER: CITY OF APOPKA
ADDRESS: 2500 BRUSH DR
PARCEL#:20-20-28-0000-00-029
OWNER: CITY OF APOPKA
ADDRESS: 1685 FIREHOUSE LN
PARCEL#:20-20-28-0000-00-030
OWNER: CITY OF APOPKA
ADDRESS: 1675 FIREHOUSE LN
ROCK SPRINGS RIDGE PHASE IV-A
(P.B.51, PG.39)
PARCEL#:19-20-28-0000-00-048
FIELD OF FAME - NORTHWEST RECREATION COMPLEX
OWNER: CITY OF APOPKA
ADDRESS: 3710 JASON DWELLEY PARKWAY
JASON DWELLEY PARKWAY
PARCEL#:20-20-28-0000-00-028
OWNER: CITY OF APOPKA
ADDRESS: JASON DWELLEY PARKWAY
PARCEL#:20-20-28-0000-00-007 &
20-20-28-0000-00-032
OWNER: ROBERT S MOORE 50%, &
DEBRA J SMITH 50%
ADDRESS: 3172 PITTMAN RD
PARCEL#:20-20-28-0000-00-009
OWNER: BIEBERLE DARDA
ADDRESS: 3180 PITTMAN RD
PARCEL#:20-20-28-0000-00-009
OWNER: BIEBERLE DARDA
ADDRESS: 3180 PITTMAN RD
PARCEL#:20-20-28-0000-00-023
OWNER: TINA MARIE PRICE WILLIAMS, & BRYAN WILLIAMS
ADDRESS: 3186 PITTMAN RD
PARCEL#:20-20-28-0000-00-009
OWNER: BIEBERLE DARDA
ADDRESS: 3180 PITTMAN RD
PARCEL#:20-20-28-0000-00-009
OWNER: BIEBERLE DARDA
ADDRESS: 3180 PITTMAN RD
PARCEL#:20-20-28-0000-00-007
NAME: ROCK SPRINGS RIDGE GOLF CLUB
OWNER: ROCK SPRINGS RIDGE GOLF CLUB INC.
ADDRESS: MT BERWICK DR
PARCEL#:20-20-28-0000-00-010
OWNER: DEBRA LYNNE CHAREST LIFE ESTATE
ADDRESS: 3105 PITTMAN RD
PITTMAN ROAD
ROCK SPRINGS RIDGE PHASE II
(P.B.42, PG.55-59)
HAMRICK ESTATES
(P.B.106, PG.144-145)
HILLSIDE AT WEKIVA
(P.B.88, PG.74-76)
PARCEL#:19-20-28-0000-00-049
WOLF LAKE ELEMENTARY SCHOOL
OWNER: SCHOOL BOARD OF ORANGE COUNTY
ADDRESS: 1771 W. PONKAN ROAD
PARCEL#:19-20-28-0000-00-044
WOLF LAKE MIDDLE SCHOOL
OWNER: SCHOOL BOARD OF ORANGE COUNTY
ADDRESS: 1771 W. PONKAN ROAD
PARCEL#:20-20-28-0000-00-025
OWNER: CITY OF APOPKA
ADDRESS: 1715 W PONKAN RD
W. PONKAN ROAD
W. PONKAN ROAD
W. PONKAN ROAD
PARCEL#:28-20-28-0000-00-016
OWNER: JOHN B PITMAN TRUST
ADDRESS: 325 W PONKAN RD
PARCEL#:28-20-28-0000-00-007
OWNER: DONALD R EMERY & ANNETTE M EMERY
ADDRESS: 325 W PONKAN RD
PARCEL#:28-20-28-0000-00-006 & 28-20-28-0000-00-062
OWNER: BSC-PONKAN LLC
ADDRESS: 326 W PONKAN RD
PARCEL#:28-20-28-0000-00-045
OWNER: MENEX CONSTRUCTION PAINTING INC.
ADDRESS: 308 W PONKAN RD
PARCEL#:28-20-28-0000-00-005
OWNER: MENEX CONSTRUCTION PAINTING INC.
ADDRESS: 302 W PONKAN RD
PITMAN ESTATES
(P.B.56, PG.100-102)
WEKIVA RUN PHASE I
(P.B.61, PG.31-36)
WEKIVA RUN PHASE II-A
(P.B.67, PG.79-84)
PONKAN SUMMIT DRIVE
WEKIVA RUN PHASE II-B
(P.B.67, PG.85-87)
WEKIVA RUN PHASE III-B
(P.B.77, PG.148-149)
VISTA RESERVE PHASE 1
(P.B.99, PG.76-78)
VISTA RESERVE PHASE 2
(P.B.101, PG.119-121)
ROGERS ROAD
OAK HILL RESERVE PHASE 1
(P.B.60, PG.104-106)
VICK ROAD
TRADITIONS AT WEKIVA
(P.B.52, PG.60-62)
SPRING RIDGE PHASE 4 UNIT 3
(P.B.47 PG.121-122)
QUAIL ESTATES
(P.B.76 PG.2-3)
ALEXANDRIA PLACE
(P.B.55, PG.93-96)
SPRING RIDGE PHASE 4 UNIT 2
(P.B.47 PG.119-120)
PARCEL#:29-20-28-0000-00-015
OWNER: CITY OF APOPKA
ADDRESS: 2300 VICK RD
PARCEL#:29-20-28-0000-00-015
OWNER: SOUTH PASS LLC
ADDRESS: 2228 VICK RD
PARCEL#:28-20-28-0000-00-075
OWNER: METZLER FAMILY LIVING TRUST
ADDRESS: 2127 VICK RD
PARCEL#:28-20-28-0000-00-038
OWNER: CP AND C FAMILY PROPERTIES, LLC.
ADDRESS: 2177 VICK RD
BRIDLEWOOD
(P.B.100 PG.21-23)
PARCEL#:28-20-28-0000-00-014
OWNER: RSPI MHC LLC
ADDRESS: 241 LESTER RD
SPRING RIDGE PHASE 2, 3 AND 4
(P.B.41 PG.142-144)
PARCEL#:28-20-28-0000-00-013
& 28-20-28-0000-00-100
OWNER: FRANK SCOTT MCCORKLE AND CAROL VEENEMAN MCCORKLE
N
NE
E
SE
S
SW
W
NW

GRAPHIC SCALE

400 0 200 400 800

(IN FEET)
1 inch = 400 ft.

LEGEND

🟥	**PROPERTY BOUNDARY**
— —	**LOT LINES**
▨	**10' LANDSCAPE BUFFER**
▨	**25' LANDSCAPE BUFFER**
▨	**LANDSCAPE BUFFER**
🟩	**OPEN SPACE**
🟩	**OPEN SPACE - CONSERVATION**
🟪	**95-FOOT LOTS**
🟪	**85-FOOT LOTS**
🟦	**70-FOOT LOTS**
🟦	**60-FOOT LOTS**
🟪	**55-FOOT LOTS**
🟨	**34-FOOT LOTS**
🟧	**40-FOOT LOTS**
🟥	**20' TOWNHOME LOTS**
🟥	**MIXED-USE/COMMERCIAL**

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			
5			
4			
3			
2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

MASTER PLAN
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 400'
PROJECT PUL-061
SHEET C2.0

LUKE CLASSON
No 77066
STATE OF FLORIDA
4/30/26

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

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\Master Plan.dwg Modified:1/22/2026 By:graham Plotted By:andrew francis

PAULUCCI ACRES MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards (1)

1. Residential Lot Criteria:

Description	Single-Family Detached 95' & 85' Lots (Front-Loaded)	Single-Family Detached 70' Lots (Front-Loaded)	Single-Family Detached 55' Lots (Front-Loaded)	Single-Family Detached 55' Short Lots (Front-Loaded)	Single-Family Detached 34' & 40' Lots (Rear-Loaded)	Single-Family Attached 20' Townhomes (Rear-Loaded)
Front Porch Setback	10' min.	10' min.	10' min.	10' min.	10' min.	10' min.
Front Building Setback	Minimum:15'	Minimum: 15'	Minimum: 15'	Minimum: 10'	Minimum: 15'	Minimum: 15'
Front Garage Setback (2)	Minimum: 25'	Minimum: 25'	Minimum: 25'	Minimum: 25'	N/A	N/A
Street Side Setback	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'
Side Setback	10' min.	5' min.	5' min.	5' min.	5' min.	0' for interior units 10' minimum for exterior units
Rear Setback	20' min.	20' min.	20' min.	10' min.	5' min.	5' min.
Garage Rear Setback	N/A	N/A	N/A	N/A	With driveway: 20' min. Without driveway: 5' min.	With driveway: 20' min. Without driveway: 5' min.
Min. Lot Area	10,625 SF	8,750 SF	6,875 SF	3,850 SF	3,910 SF	2,100 SF
Min. Lot Width	85'	70'	55'	55'	34'	20'
Min. Lot Depth	125'	125'	125'	70'	115'	105'
Max. Lot Coverage	75%	75%	75%	75%	75%	90%
Max. Building Height	35'/2 Stories	35'/2 Stories	35'/2 Stories	35'/2 Stories	35'/2 Stories	35'/2 Stories
Min. Living Area	1,600 SF	1,600 SF	1,600 SF	1,500 SF	1,300 SF	1,200 SF

(1) See PD Master Plan for depiction of conceptual typical site details.
(2) Front Garage Setback applies to homes with a garage facing the street, the Front Garage Setback does not apply to side loaded garages where just the typical front building setback would apply.
(3) An accessory dwelling unit (ADU), as defined in the City of Apopka Land Development Code ("LDC"), shall be allowed on all lots except 55' short lots. The ADU shall have a maximum gross floor area of 1,000 square feet. The setback for an ADU shall be the same as the principal structure and shall meet the applicable front, side and rear yard setbacks set forth in the above table.

2. Non-Residential Development:
   a) The Commercial Parcels, as identified on the PD Master Plan, shall be subject to the standards set forth in this Section A.2.
   b) Non-Residential Parcel Criteria:

Description	Commercial Parcels
Min. Lot Area	Minimum: 7,500 SF
Min. Lot Width	Minimum:75'
Front Yard Setback(1)	Minimum: 15' Maximum: 80'
Min. Building width in build-to-zone (% of lot width) (2)	Minimum: 60%
Side Yard Setback(3)	10' min.
Corner Side Yard Setback	20' min.
Rear Yard Setback	10' min.
Max. Building Height	45' max.
FAR	Minimum: 0.25 Maximum: 1.0
Min. Lot Depth	125'
Max. Lot Coverage	75%

(1) The area between the minimum and maximum build-to-lines that extends the width of the lot constitutes the build-to-zone.
(2) The remaining build-to-zone width may be occupied by outdoor gathering spaces, outdoor dining areas, walkways, landscaped areas, stormwater management facilities that use low impact development techniques.
(3) Minimum of 15 ft. between structures, only applies to exterior units.

   c) For the Commercial Parcels, at least one handicap parking space to be van accessible per LDC requirements.
   d) Connectivity: The vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the site and adjacent parcels of land. The Director may waive or modify the requirement on determining that such cross-access is impractical due to site constraints, or is inappropriate due to traffic safety issues, or undesirable due to the proposed development's incompatibility with existing development on the adjacent parcel. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining parcels of land, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate land records.
   e) Building Facades: Façades shall not exceed 20 horizontal feet and ten vertical feet without including at least one of the following elements:(canopies, recesses, arcades, raised parapets, roof forms, adjacent display windows) to establish clearly defined, highly visible, primary building entrances. Building facades along public streets shall maintain a pedestrian scale and integrate the public and private spaces using architectural elements.
   f) Building Massing and Façade Articulation: Therefore, building facades shall not exceed 60 feet along a street frontage without providing a substantial volume break such as a volume recess, a tower or bay, or an architecturally prominent public entrance The recesses and projections shall have a minimum depth of three feet.
   g) Flat Roof Design: When a flat roof is proposed, parapet walls with three-dimensional cornice treatments shall conceal the roof. The cornice shall include a perpendicular projection of a minimum of eight (8) inches from the parapet facade plane.
   h) Building Orientation: Locate and configure outparcels and their buildings to define street edges, development entry points, and gathering spaces. The outparcels shall meet the build-to-line setbacks. Additional buildings may be on the same parcel and are permitted to be setback further from the road, if outparcels are framing the street and meet the building width minimum percentage requirement.
   i) Building Entrances: All primary pedestrian entrances into principal buildings shall be clearly defined and emphasized using changes in the wall plane or facade material, pilasters, awnings, canopies, porches, or other architectural elements. Where the facade of a principal building abuts or faces a street, at least one operable pedestrian entrance providing both ingress and egress shall be provided. If the facade includes multiple tenant spaces, at least one such entrance shall be provided for each street-level tenant space. These required pedestrian entrances shall open directly to the street sidewalk without requiring pedestrians to pass through a garage, parking lot, or other non-pedestrian area located between the entrance and the street.

   j) Transparency: Where the facade of a building abuts or faces a street or an adjoining public gathering space, a minimum of 25 percent the street-level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians. Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and nonreflective, with a minimum of twenty-five (25%) percent transparency (windows) (See 4.2.3).
   k) Parking: Along any street, all proposed new or additional surface vehicle parking shall be predominately located to the rear or side of the development's principal building(s) or in a parking structure. No more than two bays of parking may be located in the front of the building. Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings or landscaped areas. All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and a primary pedestrian entrance(s) to the building(s) served by the parking area.
   l) Bicycle Parking: New development shall provide at least one bicycle rack, locker, or other bicycle parking facility designed to accommodate parking spaces for at least four bicycles, plus additional or larger facilities designed to accommodate parking spaces for at least two additional bicycles for each 40 vehicle parking spaces over 80 parking spaces. Required bicycle parking facilities shall be located within 50 feet of the primary pedestrian entrance(s) to the development's principal building(s).
   m) Parking Structure: Where the street-level facade of a parking structure abuts or faces a pedestrian street frontage, the facade shall be articulated through use of at least three of the following features: (1) windows or window-shaped openings; (2) masonry columns; (3) decorative wall insets or projections; (4) awnings; (5) changes in color or texture of exterior materials; (6) integrated vegetation (hanging or along trellises); or (7) other similar features approved by the Director.
   n) Open Space: Each development shall provide outdoor gathering spaces such as courtyards, plazas, pocket parks, where appropriate for the area being served. At a minimum, provide pedestrian amenities such as plazas, seating areas or gathering spaces between buildings that are visible and accessible.

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

~~1.~~ Architectural design shall -be consistent with the approved elevations contained within the PD.
2. Each individual single-family home shall have a minimum of two (2) bedrooms.
3. All rear-loaded lots shall have a minimum of one (1) car garage.
4. Mail delivery for all lots within the project shall occur at cluster mailbox units. Approval from the Postmaster of the locations shall be submitted prior to approval of the Construction Site Plan.
5. AC condenser units, pool equipment, and other similar equipment shall be placed in the side and/or rear yard area. AC condenser units, pool equipment, and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For corner lots, AC condenser units, pool equipment, and similar equipment shall be screened from side streets with landscaping or opaque fencing.
6. Storage sheds or similar storage facilities shall not be allowed.

7. Swimming pools shall not be allowed on rear-loaded lots or 55' front-loaded short lots.
8. Architectural Design Standards:
   a) Architectural styles shall be consistent with the PD Master Plan and as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the City Council.
   b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
   c) Minimum roof pitch over the main house and garage shall be 4/12. Roof pitch over porches shall be a minimum of 3/12.
   d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
   e) Aluminum fascia or vinyl soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
   f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
   g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
9. Front Building Entrance Elevation Design Standards:
   a) Primary residential entries shall be allowed to be recessed up to fourteen (14) feet from the face of the primary façade, provided that the primary residential entry shall not be recessed by more than 6 feet on both sides.
   b) Front porches and porticos may be at grade level or elevated.
   c) Should any home's front elevation excluding the garage area comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
   d) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
   e) Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
   f) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
   g) Modification or replacement of the exterior must be approved by City Council except as contemplated herein.
10. Individual Lot Front, Side, and Rear Yard Fencing Standards:
   a) The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
   b) Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
   c) Fencing in front yards and street corner side yards of lots shall adhere to LDC standards.
   d) Vinyl fencing shall be allowed.

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

1. Architectural design shall be consistent with the design of the PD Master Plan.
2. Each individual townhome shall have a minimum of two (2) bedrooms.
3. All rear-loaded lots shall have a minimum of one (1) car garage.
4. Mail delivery for all lots within the development shall occur at cluster mailbox units. Approval from the Postmaster of the locations shall be submitted prior to approval of the Construction Site Plan.

5. AC condenser units and similar equipment shall be placed in the rear yard area for interior lots and in the rear or side yard for exterior lots. For exterior lots when placed within the side yard, AC condenser units and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For interior lots, AC condenser units and similar equipment shall be placed within the rear yard with no minimum setback from the side property line. For corner lots, AC condenser units and similar equipment shall be screened from side streets with landscaping or opaque fencing.
6. Storage sheds or similar storage facilities shall not be allowed.
7. Swimming pools shall not be allowed for individual townhome units.
8. Architectural Design Standards:
   a) Architectural styles must be consistent with the approved PD Master Plan. Modification or replacement of the exterior elevations must be approved by City Council except as contemplated herein.
   b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
   c) Minimum roof pitch over the main house and garage shall be 4/12. Roof pitch over porches shall be a minimum of 3/12.
   d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
   e) Aluminum fascia or vinyl soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
   f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
   g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
9. Front Building Entrance Elevation Design Standards:
   a) Primary residential entries shall be allowed to be recessed up to fourteen (14) feet from the face of the primary façade, provided that the primary residential entry shall not be recessed by more than 6 feet on both sides.
   b) Front porches and porticos may be at grade level or elevated.
   c) Should any home's front elevation excluding the garage area comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
   d) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
   e) Modification or replacement of the exterior elevations must be approved by City Council except as contemplated herein.
10. Individual Lot Front, Side, and Rear Yard Fencing Standards:
   a) The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
   b) Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
   c) Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
   d) Vinyl fencing shall be allowed.

D. Utilities and Infrastructure

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.

2. Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
3. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
4. If any utility extension or upsizing is requested or required by the City in excess of what is required to service the project, then the City and the Developer shall enter into a utility agreement, which shall provide for, among other items, the City to reimburse the Developer for any utility extension and upsizing in excess of what is required to service the project.
5. 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.
6. A final drainage report and soils report will be submitted with the Construction Site Plan.
7. Utility easements shall be dedicated to the City of Apopka.
8. Drainage easements to be dedicated to a homeowners association ("HOA"), a property owners association ("POA") and/or community development district ("CDD") unless otherwise required by the City of Apopka.
9. 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.
10. On-site streets are to be constructed per City of Apopka standards.
11. 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.
12. Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
13. The internal rights-of-way may either be dedicated to the Public or privately owned and maintained by the HOA and/or CDD, as shown on the Major Development Plan. The installation of access gates for any development phase(s) with private internal rights-of-way, as shown on the Major Development Plan, shall be permitted. Any access gates shall be owned and maintained by the HOA.
14. The internal alley rights-of-way are to be privately owned and maintained by the HOA and/or CDD.
15. Five-foot (5') sidewalks are to be constructed within internal Streets Type E rights-of-way throughout the entire project in compliance with the LDC. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
16. Garages shall be accessed from the adjacent Alley Street Type at the rear of the lot for all rear-loaded lots.
17. Power service within the project shall be underground. No overhead service will be allowed.
18. Vehicular, Pedestrian and Accent lighting shall substantially conform to the LDC.
19. Right-of-way dedication tracts along the project's frontage on W. Ponkan Road, as generally depicted on the PD Master Plan, shall be dedicated to Orange County via plat or separate instrument at the time of final plat of the applicable adjacent phase of development.
20. Right-of-way dedication tracts along the project's frontage on Vick Road, as generally depicted on the PD Master Plan, shall be dedicated to the public at final plat of the applicable adjacent phase of development.
21. An access easement, as shown on the PD Master Plan, for emergency access shall be granted by the City in connection with approval of the Construction Site Plan for the applicable phase of development served by such access easement.

E. Recreation and Open Space

1. Required open space for the planned development shall be a minimum of 50% of the overall PD acreage. The aggregate open space provided across all phases of development, as demonstrated in the Major Development Plan, must collectively satisfy this overall requirement. Notwithstanding the foregoing: (i) each separate residential phase of development shall provide a minimum of 30% of its acreage as open space, except for Pod 5, as identified on the PD Master Plan, which will have its open space aggregated with Pod 1A/B for purposes of satisfying the minimum 30% open space requirement; and (ii) each separate commercial phase of development shall provide a minimum of 20% of its acreage as open space.

2. All open space tracts identified on the PD Master Plan (including, without limitation, the City Park tract to be dedicated to the City, the stormwater tract to be dedicated to Orange County, and any other stormwater management facilities and ponds to be owned and maintained by the HOA, POA and/or CDD), regardless of whether such open space tract is to be dedicated to the City, Orange County or any other governmental authority, shall be included in the open space calculation for the overall 50% requirement and for the respective phase of development that such open space tract is located within.
3. The stormwater tract and any other stormwater management facilities and ponds identified on the PD Master Plan to be dedicated to Orange County shall be dedicated to Orange County via plat or separate instrument at the time of final plat of the applicable adjacent phase of development or at such other time as approved by Orange County.
4. Dedication of the City Park tract to the City is required within 24 months after the Construction Site Plan for the initial phase of development is approved. Dedication of the City Park tract will be via plat or separate instrument.
5. In connection with the approval of the Major Development Plan for the phase of development that includes the City Park tract, the City and Developer shall enter into a park agreement, which shall provide for, among other items, the following: (i) the design, permitting, engineering and construction of improvements to the City Park tract as agreed upon by the City and Developer, including an interconnected stabilized trail, a right-in, right-out access to W. Ponkan Road and unpaved parking, all as generally shown on the PD Master Plan, and associated impact fee credits for all of the cost of the design, permitting, engineering and construction of such improvements and the timing for issuance of such reimbursement, and (ii) future access and parking for the City Park upon development of the Commercial Parcel located south of W. Ponkan Road. The location and extent of the trails, parking and access to the City Park as generally shown on the PD Master Plan are conceptual in nature and may be modified as needed.
6. For the Amenity Tracts, general amenity programming is detailed within the PD Master Plan and shall be provided with the Major Development Plan for each phase. Specific amenity programming for a development phase shall be provided with the Construction Site Plan for such phase. The Amenity Tracts will be dedicated to the HOA.
7. Ownership and maintenance of the open space shall be in the name of the HOA, CDD, POA and/or other entity acceptable to the Community Development Director or the Planning Director, or a designee, except with respect to the City Park tract to be dedicated to the City and to the stormwater tract to be dedicated to Orange County.
8. The open space tracts labeled as Conservation Area shall allow areas for trails, open gathering spaces and passive recreation.

F. Buffers and Landscaping

1. A ten-foot (10') buffer tract for entry wall/rail/fence and/or landscaping will be provided along all offsite existing public rights-of-way, as shown on the PD Master Plan, provided that no buffer tract shall be required when any open space tracts labeled as Conservation Area are adjacent to such rights-of-way. This tract shall be dedicated to and maintained by the HOA and/or CDD. The buffer tract requirement set forth in this section shall not apply to the Commercial Parcels.

2. A perimeter buffer with a minimum width of twenty-five (25) feet for landscaping purposes shall be provided along the project boundary, except as shown on the PD Master Plan including without limitation: (i) where adjacent to offsite existing public rights-of-way (see above requirement), (ii) where stormwater pond tracts are along the project boundary, (iii) where open space tracts labeled as Conservation Area are along the project boundary, and (iv) the Commercial Parcels. These perimeter buffer tracts shall be dedicated to and maintained by the HOA and/or CDD. For purposes of clarity, the perimeter buffer tract requirement set forth in this section shall not apply to the Commercial Parcels.
3. The future development Commercial Parcels shall provide buffering within the respective parcel when it is developed in accordance with the minimum requirements in the LDC.
4. The design of all buffer tracts shall follow the LDC.
5. Code-required preliminary landscaping and tree preservation plans shall be provided at Major Development Plan for each phase. Hardscape and irrigation plans shall be provided at Construction Site Plan for each phase.
6. Entrance feature and community sign details will be provided with the Construction Site Plan.
7. Tree Planting Conditions. Minimum of one (1) new tree shall be planted per front-loaded residential lot. The new tree 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.
8. 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.

G. Maintenance

1. The HOA, POA and/or CDD shall maintain common areas including all fences/walls and landscaping within said common areas.
2. The HOA and/or CDD shall be responsible for the maintenance of all private rights-of-way and stormwater collection systems within the private rights-of-way within the project.
3. The City of Apopka shall be responsible for the maintenance of all Publicly dedicated rights-of-way, on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of the project. The maintenance of the street lighting will be funded using a municipal service taxing unit (MSTU) or by the CDD.
4. A maintenance agreement between the HOA and/or CDD and the City will be entered into for the maintenance of the natural vegetation, as and when necessary, that is located within the City's 20-foot platted right-of-way located between the southern boundary of Pod 6, as identified on the PD Master Plan, and the northern boundary of Wekiva Run concurrently with approval of the Construction Site Plan for Pod 6. The Developer and the City shall agree upon the form of maintenance agreement prior to the approval of the Construction Site Plan for Pod 6.

H. Wetlands and Environmental

1. Multiple wetlands are present within the property limits. An upland buffer with a minimum width of 25 feet shall be provided along all preserved wetlands.
2. According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095-C-0110-H, dated September 24, 2021, portions of the proposed development site are located within unshaded Zone 'X' (areas determined to be outside the 500-year floodplain) and shaded Zones 'AE'

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

MASTER PLAN - DEVELOPMENT STANDARDS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE: N.T.S.
PROJECT: PUL-061
SHEET: C2.1

LUKE CLASSON
No 77066
4/30/26

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

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\Master Plan.dwg Modified:1/22/2026 By:lgraham Plotted By:andrew francis

and ‘A’ (areas determined to be subject to flooding by the 100-year flood where the Base Flood Elevation has or has not, respectively, been determined).

3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with the LDC.

I. Development Condition Continuity

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

J. Signage

Signage shall comply with the LDC.

K. Lighting

1. Lighting shall comply with the LDC.
2. All Alley Street Types shall have street lighting within the Alley.
3. Street and parking areas or pedestrian path light poles shall be decorative type. Details regarding the decorative type of light pole selected will be from the City of Apopka/Utility Company list of approved lighting (except for lighting along W. Ponkan Road) and will be selected and provided with the Construction Site Plan for the respective phase of development .

L. Garbage Pickup

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

M. Building Permits & Model Homes

1. 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.
2. Each model home shall be allowed to be temporarily used for a sales office associated with the residential development. A townhome building may serve as one model home.
3. A Temporary Certificate of Acceptance (TCO) for each model home shall be allowed with temporary utilities (i.e., sewer holding tank and generator power).
4. Homes shall not receive a final Certificate of Acceptance (CO) until a final plat is recorded in the public records of Orange County, Florida.

N. Miscellaneous

5. 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.
6. All acreages are subject to change with Major Development Plan (MDP), Construction Site Plan (CSP), and Final Plat review and approval. References in these PD Development Standards to Construction Site Plan and final plat shall mean and refer to the Construction Site Plan and/or final plat for each respective and applicable phase of development.

7. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the residential development and will be prohibited through the HOA documents.
8. All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.
9. Retaining walls within the project shall be allowed to be a maximum of ten (10) feet in height. Structural plans and calculations for each proposed retaining wall signed and sealed by a licensed structural engineers shall be provided at Construction Site Plan.
10. The project will be developed and constructed in separate phases.
11. The architectural theme of the residential and non-residential development is “Florida Natural.”
12. Minor Adjustments (as defined in the Development Agreement) to these PD Development Standards and the PD Master Plan will be processed in accordance with the Development Agreement for this project, as may be amended from time to time (the “Development Agreement”), notwithstanding any term or provision to the contrary.

O. Non-Residential Uses

1. Non-residential uses shall only be located within the Commercial Parcels.
2. The permitted uses for the Commercial Parcel located south of W. Ponkan Road shall be as follows:
    a. Child care facility
    b. Confectionery store, ice cream, candy
    c. Mobile food vendor
    d. Restaurant
    e. Grocery store and food market
    f. Coffee shops including those that have a drive-thru component
    g. Art, music, dance, or martial arts studio/school
    h. Consumer goods establishment
    i. Beauty salon or barber shop
    j. Pet beauty parlor
    k. Veterinary hospital or clinic
    l. Nail care establishment
    m. Personal or household goods repair establishment
    n. Bank or other financial institution
    o. Dry cleaning or laundry drop-off/pick-up establishment
    p. Drug store or pharmacy
    q. Health care clinic or office
    r. Office, professional or general business
3. The permitted uses for the Commercial Parcel located north of W. Ponkan Road shall be as follows:
    a. Child care facility
    b. Health care clinic or office
    c. Pet beauty parlor
    d. Veterinary hospital or clinic
    e. Brewpub or microbrewery
    f. Mobile food vendor
    g. Restaurant
    h. Office, professional or general business
    i. Art, music, dance, or martial arts studio/school
    j. Beauty salon or barber shop
    k. Confectionery store, ice cream, candy
    l. Dry cleaning or laundry drop-off/pick-up establishment
    m. Nail care establishment
    n. Personal or household goods repair establishment
    o. Bank or other financial institution
    p. Consumer goods establishment
    q. Drug store or pharmacy
    r. Grocery store and food market
    s. Hotel
    t. Coffee shops including those that have a drive-thru component
4. A drive-thru is a permitted accessory use for the Commercial Parcels; provided, however, that no “fast food” drive-thru restaurants are permitted.
5. Multi-family apartment use is not permitted.

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BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

MASTER PLAN – DEVELOPMENT
STANDARDS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

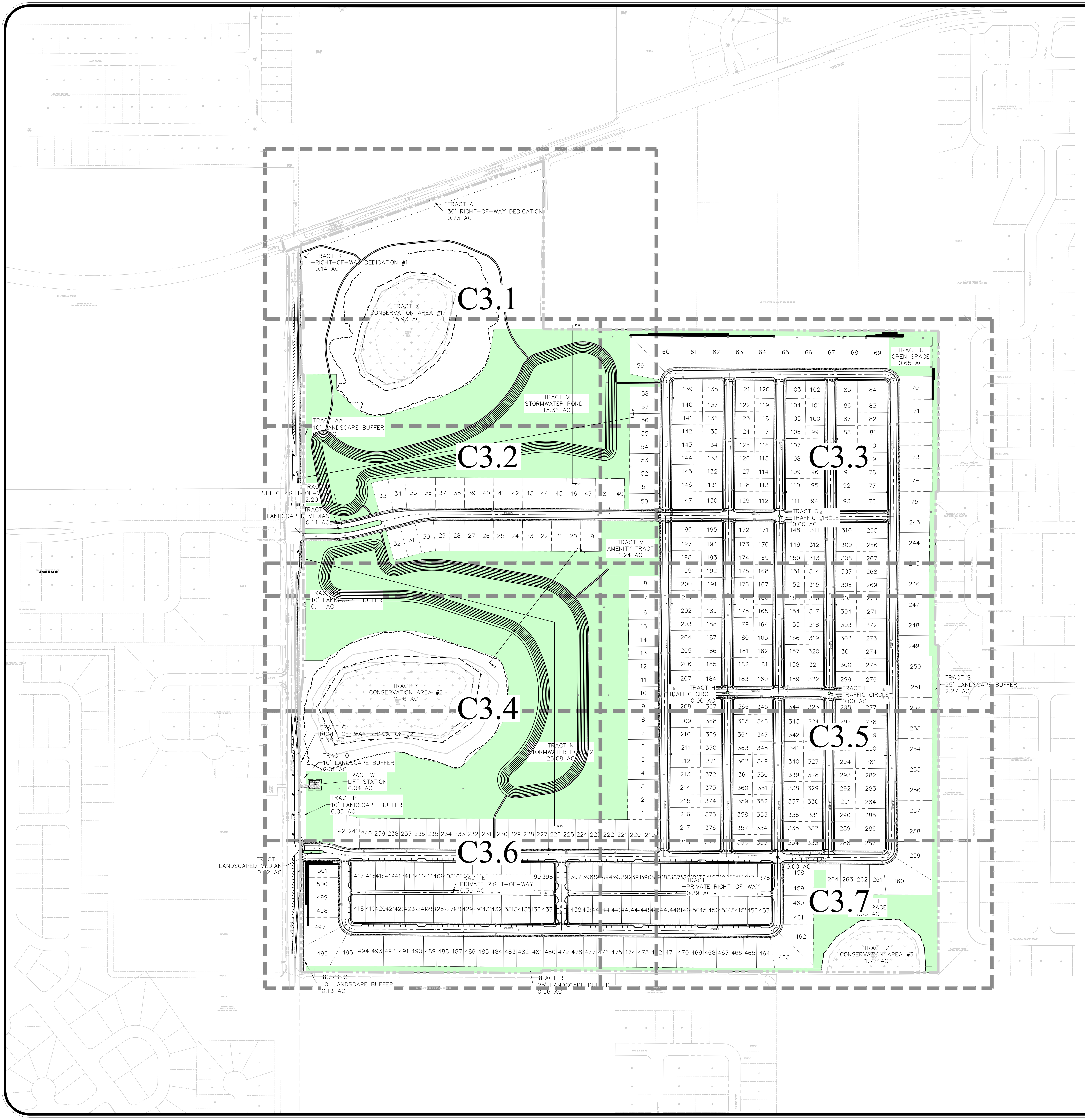
DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE N.T.S.
PROJECT PUL-061
SHEET C2.2

LUKE CLASSON
No 77066
STATE OF FLORIDA
4/30/26

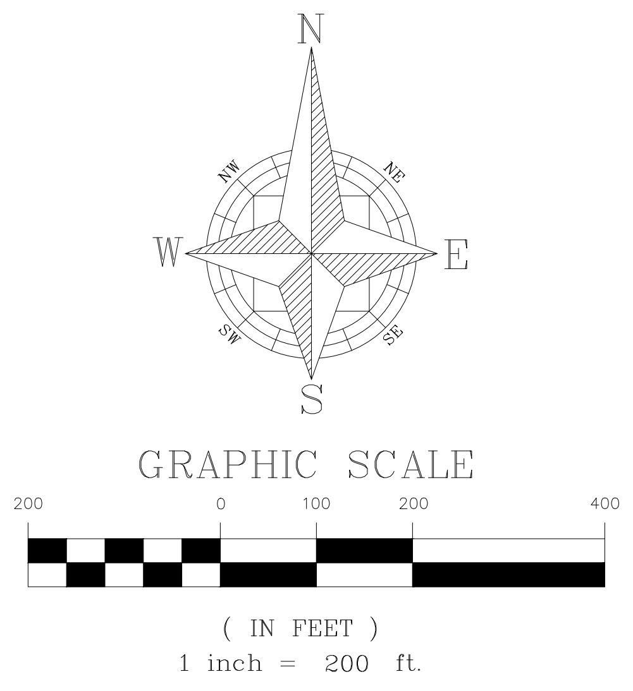
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\GEOMETRY PLAN.dwg Modified: 4/24/2026 By: afrancis Plotted By: andrew francis


TRACT A
30' RIGHT-OF-WAY DEDICATION
0.73 AC
TRACT B
RIGHT-OF-WAY DEDICATION #1
0.14 AC
TRACT X
CONSERVATION AREA #1
15.93 AC
C3.1
TRACT M
STORMWATER POND 1
15.36 AC
TRACT AA
10' LANDSCAPE BUFFER
C3.2
C3.3
TRACT U
OPEN SPACE
0.65 AC
PUBLIC RIGHT-OF-WAY
2.20 AC
LANDSCAPED MEDIAN
0.14 AC
TRACT G
TRAFFIC CIRCLE
0.00 AC
TRACT V
AMENITY TRACT
1.24 AC
TRACT BB
10' LANDSCAPE BUFFER
0.11 AC
TRACT Y
CONSERVATION AREA #2
9.06 AC
C3.4
TRACT C
RIGHT-OF-WAY DEDICATION #2
0.35 AC
TRACT O
10' LANDSCAPE BUFFER
0.01 AC
TRACT W
LIFT STATION
0.04 AC
TRACT P
10' LANDSCAPE BUFFER
0.05 AC
TRACT N
STORMWATER POND 2
25.08 AC
TRACT H
TRAFFIC CIRCLE
0.00 AC
TRACT I
TRAFFIC CIRCLE
0.00 AC
C3.5
TRACT S
25' LANDSCAPE BUFFER
2.27 AC
TRACT L
LANDSCAPED MEDIAN
0.02 AC
C3.6
TRACT E
PRIVATE RIGHT-OF-WAY
0.39 AC
TRACT F
PRIVATE RIGHT-OF-WAY
0.39 AC
TRACT J
TRAFFIC CIRCLE
0.00 AC
C3.7
TRACT Z
CONSERVATION AREA #3
1.77 AC
TRACT Q
10' LANDSCAPE BUFFER
0.13 AC
TRACT R
25' LANDSCAPE BUFFER
0.96 AC

PROPOSED GREEN BUILDING STANDARDS:

PASSIVE SOLAR	
- ORIENT A MINIMUM OF 50 PERCENT OF RESIDENTIAL DWELLING UNITS OR LOTS IN THE DEVELOPMENT WITHIN 20 PERCENT OF EAST-WEST AXIS FOR MAXIMUM PASSIVE SOLAR EXPOSURE	**1.50 pt.**
VEGETATION	
- 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.**
RESILIENCY TO NATURAL HAZARDS	
- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION	**1.00 pt.**
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES	**0.25 pt.**
TOTAL :	**4.25 pt.**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S
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GRAPHIC SCALE
200
0
100
200
400
(IN FEET)
1 inch = 200 ft.

POD 1A/1B/4 SITE DATA:

OCPA - PARCEL ID #s:	**28-20-28-0000-00-089, 28-20-28-0000-00-090, 28-20-28-0000-00-012, 28-20-28-0000-00-009, 28-20-28-0000-00-099**
TOTAL AREA:	**171.55 Ac.**
RIGHT-OF-WAY DEDICATION	**1.22 Ac.**
TOTAL DEVELOPABLE AREA:	**170.33 Ac.**
TOTAL CONSERVATION AREA:	**26.73 Ac.**
TOTAL OPEN/GREEN SPACE AREA:	**2.16 Ac.**
TOTAL CONSTRUCTION AREA:	**143.6 Ac.**
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: **FIRM PANEL #12095C0050H DATED SEPT. 24, 2021**	**A & AE**
EXISTING FUTURE LAND USE (FLU):	**RLS**
ADJACENT FUTURE LANE USE (FLU):	
NORTH	**MU**
SOUTH	**AG, RLS (CITY), LD (COUNTY)**
EAST	**RLS, (CITY), LD (COUNTY)**
WEST	**INST_PU, RLS, (CITY)**
EXISTING ZONING:	**RSF-1A**
ADJACENT ZONING:	
NORTH	**MU-ES-GT, RSF-1A (CITY), A-1 (COUNTY)**
SOUTH	**AG, RSF-1B (CITY), A-1 (COUNTY)**
EAST	**RSF-1A, (CITY), R1-AA (COUNTY)**
WEST	**O, PD, RCE, RSF-1A(CITY)**
PROPOSED DEVELOPMENT PROGRAM:	
95' x 132' LOTS	**15 LOTS**
85' x 125' LOTS	**19 LOTS**
60' x 125' LOTS	**46 LOTS**
55' x 125' LOTS	**149 LOTS**
55' x 85' LOTS	**64 LOTS**
55' x 80' LOTS	**128 LOTS**
40' x 115' BUNGALOWS	**80 LOTS**
TOTAL:	**501 LOTS**
PROPOSED GROSS DENSITY:	**2.92 DU/Ac.**

NOTES:

1. PER SECTIONS 21(f) AND 21(g) OF THE RECORDED DEVELOPMENT AGREEMENT FOR PAULUCCI ACRES, MODIFICATIONS TO THE TOTAL NUMBER OF LOTS WITHIN ANY INDIVIDUAL PHASE OR POD ARE PERMITTED SO LONG AS THE TOTAL MAXIMUM NUMBER OF DWELLING UNITS DOES NOT INCREASE. MODIFICATIONS TO THE LOT TYPES OR MIX OF LOT SIZES WITHIN ANY INDIVIDUAL PHASE OR POD ARE CONSIDERED MINOR ADJUSTMENTS SO LONG AS THE MODIFICATION RESULTS IN AN INCREASE IN LOT SIZE.

⚠1

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' RIGHT-OF-WAY DEDICATION	0.73 AC	31,816 SF	CITY
TRACT 'B'	RIGHT-OF-WAY DEDICATION #1	0.14 AC	5,988 SF	CITY
TRACT 'C'	RIGHT-OF-WAY DEDICATION #2	0.35 AC	15,099 SF	CITY
TRACT 'D'	PUBLIC RIGHT-OF-WAY	22.20 AC	967,079 SF	CITY
TRACT 'E'	PRIVATE RIGHT-OF-WAY	0.39 AC	16,812 SF	H.O.A.
TRACT 'F'	PRIVATE RIGHT-OF-WAY	0.39 AC	16,783 SF	H.O.A.
TRACT 'G'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'H'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'I'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'J'	TRAFFIC CIRCLE	0.00 AC	68 SF	H.O.A.
TRACT 'K'	LANDSCAPED MEDIAN	0.14 AC	6,190 SF	H.O.A.
TRACT 'L'	LANDSCAPED MEDIAN ⚠1	0.02 AC	726 SF	H.O.A.
TRACT 'M'	STORMWATER POND 1	15.36 AC	668,996 SF	H.O.A.
TRACT 'N'	STORMWATER POND 2	25.09 AC	1,092,709 SF	H.O.A.
TRACT 'O'	10' LANDSCAPE BUFFER	0.01 AC	543 SF	H.O.A.
TRACT 'P'	10' LANDSCAPE BUFFER	0.05 AC	2,248 SF	H.O.A.
TRACT 'Q'	10' LANDSCAPE BUFFER	0.13 AC	5,810 SF	H.O.A.
TRACT 'R'	25' LANDSCAPE BUFFER	0.94 AC	41,155 SF	H.O.A.
TRACT 'S'	25' LANDSCAPE BUFFER	2.07 AC	90,025 SF	H.O.A.
TRACT 'T'	OPEN SPACE	2.16 AC	94,079 SF	H.O.A.
TRACT 'U'	AMENITY TRACT	1.24 AC	54,153 SF	H.O.A.
TRACT 'V'	LIFT STATION	0.04 AC	1,950 SF	CITY
TRACT 'W'	CONSERVATION AREA #1	15.93 AC	694,080 SF	H.O.A.
TRACT 'X'	CONSERVATION AREA #2	9.06 AC	394,803 SF	H.O.A.
TRACT 'Y'	CONSERVATION AREA #3	1.77 AC	76,959 SF	H.O.A. ⚠1
TRACT 'AA'	10' LANDSCAPE BUFFER	0.14 AC	6,082 SF	H.O.A.
TRACT 'BB'	10' LANDSCAPE BUFFER	0.11 AC	4,932 SF	H.O.A.

DEVELOPMENT PROGRAM

95'x132' LOT	15 LOTS
85'x125' LOT	20 LOTS
60'x125' LOT	44 LOTS
55'x125' LOT	150 LOTS
55'x85' LOT	64 LOTS
55'x80' LOT	128 LOTS
40'x115' LOT	80 LOTS
Total	501 LOTS

OPEN SPACE TABLE

POD 1A/B & 4 REQUIRED OPEN SPACE (30%)	51.46 AC	30.00%
PROPOSED OPEN SPACE		
AMENITY AND PARK	1.24 AC	0.73%
OPEN SPACE	2.16 AC	1.27%
CONSERVATION AREA	26.76 AC	15.71%
LANDSCAPE BUFFER	3.46 AC	2.03%
STORMWATER POND (75% MAX)	30.33 AC	17.81%
TOTAL	63.96 AC	37.29%

PARKING TABLE

PARKING REQUIRED (2 SPACES/DU)	1004 SPACES
PARKING PROVIDED	
PARALLEL 7'x22' SPACE	138 SPACES
ADA ACCESSIBLE 9'x22' SPACE	0 SPACES
GARAGE PARKING (MIN. 1)	501 SPACES
DRIVEWAY PARKING (MIN. 1)	501 SPACES
TOTAL:	1140 SPACES

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

OVERALL GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE: 1" = 200'
PROJECT: PUL-061
SHEET: C3.0

LUKE CLASSON
No 77066
4/30/26

This item has been digitally signed and sealed by Luke M. Classon, PE on the date adjacent to the seal.
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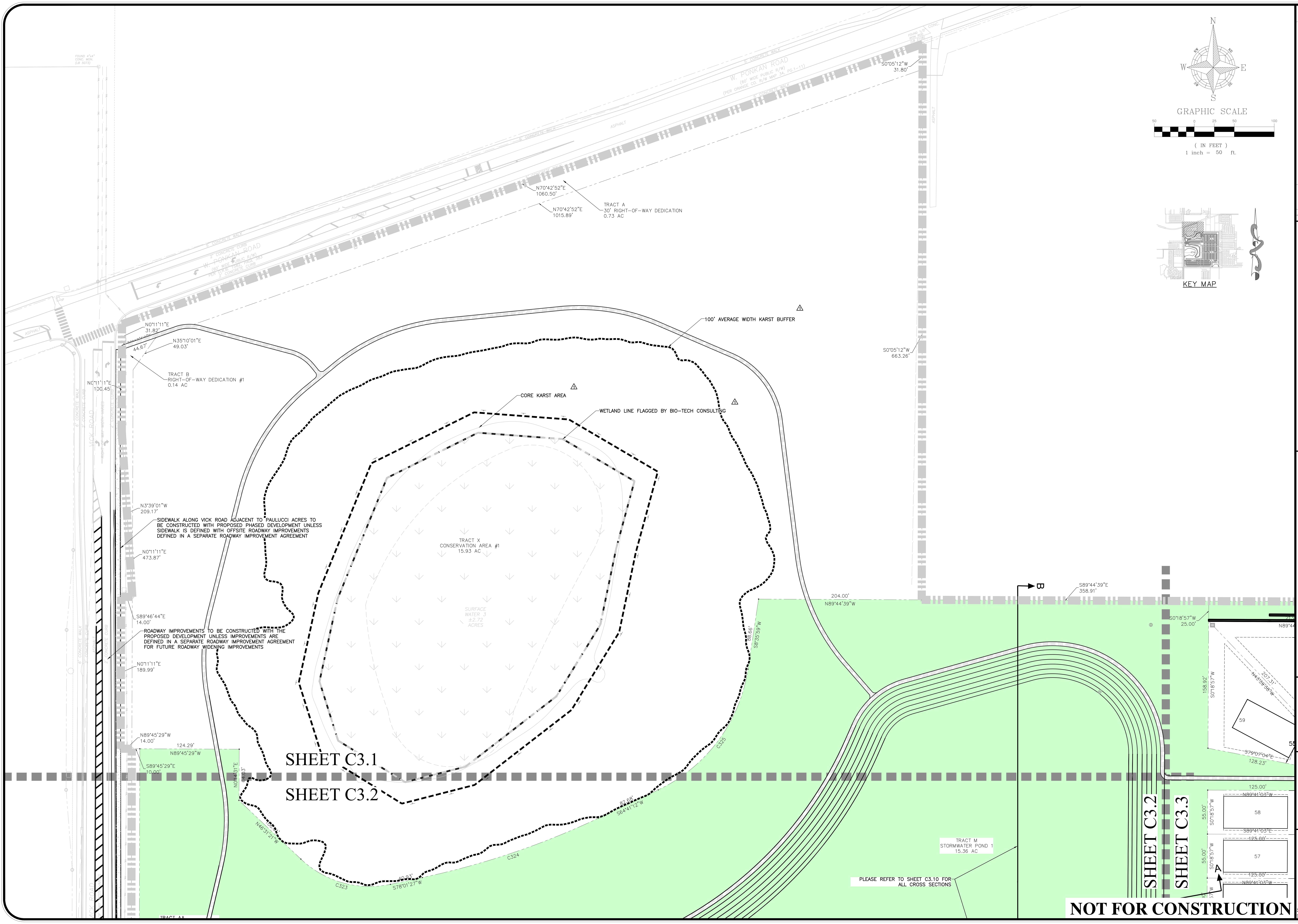
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\GEOMETRY PLAN.dwg Modified: 4/24/2026 By: afrancis Plotted By: andrew francis



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GRAPHIC SCALE
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50
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(IN FEET)
1 inch = 50 ft.
KEY MAP
W. PONKAN ROAD
(60' WIDE PUBLIC R/W)
(PER ORANGE CO. R/W MAP 34, PG.1-11)
ASPHALT
VICK ROAD
RIGHT OF WAY WIDTH VARIES
6' CONCRETE WALK
2' CONCRETE CURB
S0°05'12"W
31.80'
N70°42'52"E
1060.50'
N70°42'52"E
1015.89'
TRACT A
30' RIGHT-OF-WAY DEDICATION
0.73 AC
100' AVERAGE WIDTH KARST BUFFER
S0°05'12"W
663.26'
N0°11'11"E
31.82'
N35°10'01"E
49.03'
44.67'
TRACT B
RIGHT-OF-WAY DEDICATION #1
0.14 AC
N0°11'11"E
100.45'
CORE KARST AREA
WETLAND LINE FLAGGED BY BIO-TECH CONSULTING
N3°39'01"W
209.17'
SIDEWALK ALONG VICK ROAD ADJACENT TO PAULUCCI ACRES TO BE CONSTRUCTED WITH PROPOSED PHASED DEVELOPMENT UNLESS SIDEWALK IS DEFINED WITH OFFSITE ROADWAY IMPROVEMENTS DEFINED IN A SEPARATE ROADWAY IMPROVEMENT AGREEMENT
N0°11'11"E
473.87'
TRACT X
CONSERVATION AREA #1
15.93 AC
SURFACE
WATER 3
12.72
ACRES
S89°46'44"E
14.00'
ROADWAY IMPROVEMENTS TO BE CONSTRUCTED WITH THE PROPOSED DEVELOPMENT UNLESS IMPROVEMENTS ARE DEFINED IN A SEPARATE ROADWAY IMPROVEMENT AGREEMENT FOR FUTURE ROADWAY WIDENING IMPROVEMENTS
N0°11'11"E
189.99'
N89°45'29"W
14.00'
124.29'
N89°45'29"W
S89°45'29"E
10.00'
N0°14'31"E
64.03'
SHEET C3.1
SHEET C3.2
N46°31'21"W
C323
C324
C325
40.93'
S78°01'27"W
82.68'
S64°41'12"W
88.66'
S8°35'59"W
204.00'
N89°44'39"W
B
S89°44'39"E
358.91'
S0°18'57"W
25.00'
N89°44
158.92'
S0°18'57"W
207.31'
N43°39'38"W
59
S79°07'04"E
128.23'
125.00'
N89°41'03"W
55.00'
S0°18'57"W
58
S89°41'03"E
125.00'
55.00'
S0°18'57"W
57
125.00'
N89°41'03"W
A
TRACT M
STORMWATER POND 1
15.36 AC
PLEASE REFER TO SHEET C3.10 FOR ALL CROSS SECTIONS
SHEET C3.2
SHEET C3.3
TRACT AA

NOT FOR CONSTRUCTION

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GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE	PROJECT	SHEET
1" = 50'	PUL-061	C3.1

LUKE CLASSON
No 77066
4/30/26

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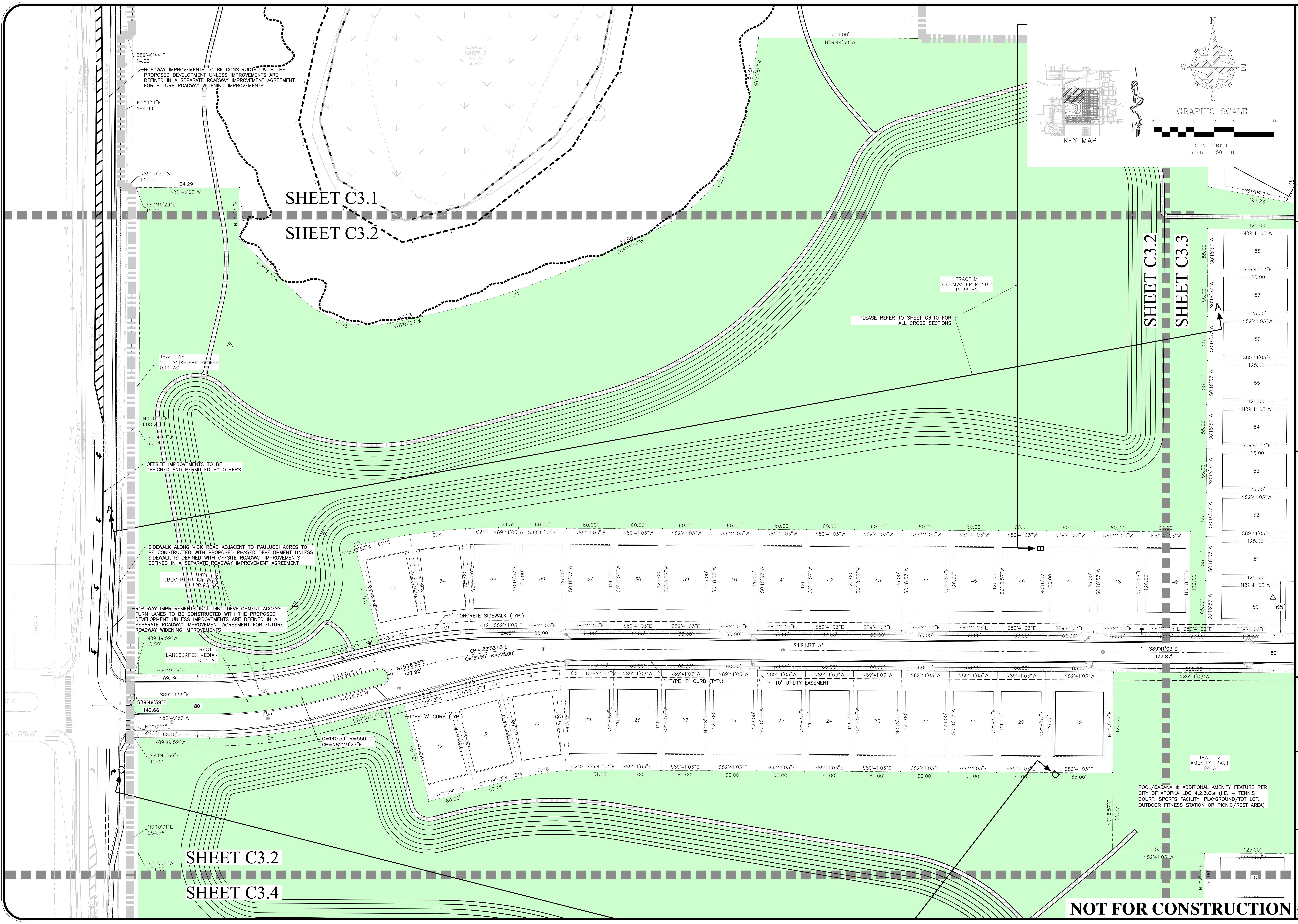
SHEET C3.1
SHEET C3.2
SHEET C3.3
SHEET C3.4
ROADWAY IMPROVEMENTS TO BE CONSTRUCTED WITH THE PROPOSED DEVELOPMENT UNLESS IMPROVEMENTS ARE DEFINED IN A SEPARATE ROADWAY IMPROVEMENT AGREEMENT FOR FUTURE ROADWAY WIDENING IMPROVEMENTS
OFFSITE IMPROVEMENTS TO BE DESIGNED AND PERMITTED BY OTHERS
SIDEWALK ALONG VICK ROAD ADJACENT TO PAULUCCI ACRES TO BE CONSTRUCTED WITH PROPOSED PHASED DEVELOPMENT UNLESS SIDEWALK IS DEFINED WITH OFFSITE ROADWAY IMPROVEMENTS DEFINED IN A SEPARATE ROADWAY IMPROVEMENT AGREEMENT
ROADWAY IMPROVEMENTS INCLUDING DEVELOPMENT ACCESS TURN LANES TO BE CONSTRUCTED WITH THE PROPOSED DEVELOPMENT UNLESS IMPROVEMENTS ARE DEFINED IN A SEPARATE ROADWAY IMPROVEMENT AGREEMENT FOR FUTURE ROADWAY WIDENING IMPROVEMENTS
TRACT AA 10' LANDSCAPE BUFFER 0.14 AC
TRACT D PUBLIC RIGHT-OF-WAY 22.20 AC
TRACT K LANDSCAPED MEDIAN 0.14 AC
TRACT M STORMWATER POND 1 15.36 AC
PLEASE REFER TO SHEET C3.10 FOR ALL CROSS SECTIONS
TRACT V AMENITY TRACT 1.24 AC
POOL/CABANA & ADDITIONAL AMENITY FEATURE PER CITY OF APOPKA LDC 4.2.3.C.e (I.E. – TENNIS COURT, SPORTS FACILITY, PLAYGROUND/TOT LOT, OUTDOOR FITNESS STATION OR PICNIC/REST AREA)
SURFACE WATER 3 ±2.72 ACRES
STREET 'A'
5' CONCRETE SIDEWALK (TYP.)
TYPE 'F' CURB (TYP.)
TYPE 'A' CURB (TYP.)
10' UTILITY EASEMENT
CB=N82°53'55"E C=135.55' R=525.00'
C=140.59' R=550.00' CB=N82°49'27"E
N75°28'53"E 147.92'
S89°41'03"E 977.87'
50'
65'
80'
KEY MAP
N
E
S
W
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.
A
B
C
D
NOT FOR CONSTRUCTION

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REV.	DATE	DESCRIPTION	BY
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C3.2

LUKE CLASSON
No 77066
4/30/26

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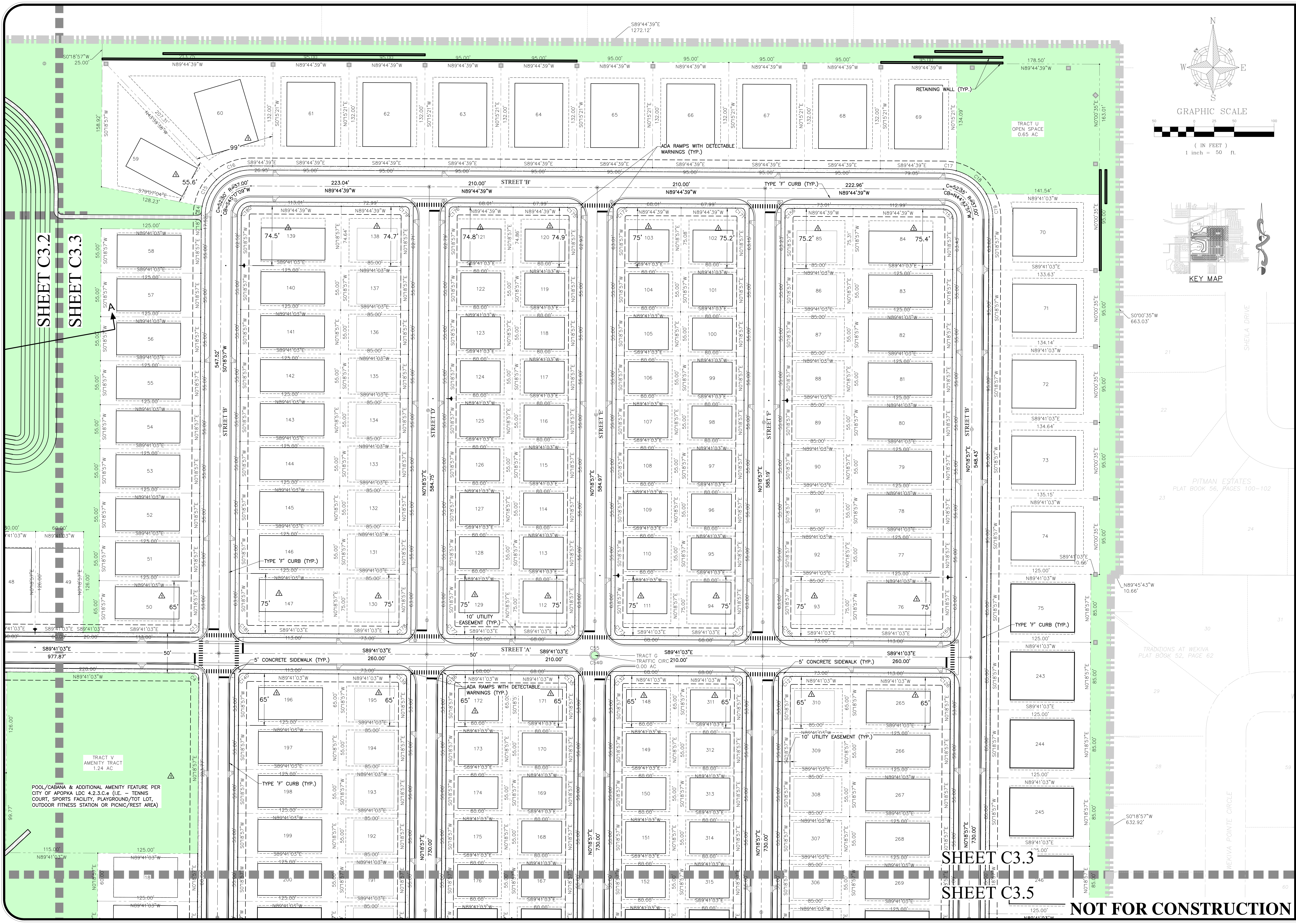
S89°44'39"E 1272.12'
STREET 'A'
STREET 'B'
STREET 'D'
STREET 'E'
STREET 'F'
TRACT U OPEN SPACE 0.65 AC
TRACT V AMENITY TRACT 1.24 AC
POOL/CABANA & ADDITIONAL AMENITY FEATURE PER CITY OF APOPKA LDC 4.2.3.C.e (I.E. – TENNIS COURT, SPORTS FACILITY, PLAYGROUND/TOT LOT, OUTDOOR FITNESS STATION OR PICNIC/REST AREA)
TRACT G TRAFFIC CIRC 0.00 AC
RETAINING WALL (TYP.)
ADA RAMPS WITH DETECTABLE WARNINGS (TYP.)
TYPE 'F' CURB (TYP.)
5' CONCRETE SIDEWALK (TYP.)
10' UTILITY EASEMENT (TYP.)
PITMAN ESTATES PLAT BOOK 56, PAGES 100-102
TRADITIONS AT WEKIVA PLAT BOOK 52, PAGE 62
SHEILA DRIVE
WEKIVA POINTE CIRCLE
SHEET C3.2
SHEET C3.3
SHEET C3.5
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
N
S
E
W
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\GEOMETRY PLAN.dwg Modified: 4/24/2026 By:afrancis Plotted By:andrew francis

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MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C3.3

LUKE CLASSON
No 77066
4/30/26

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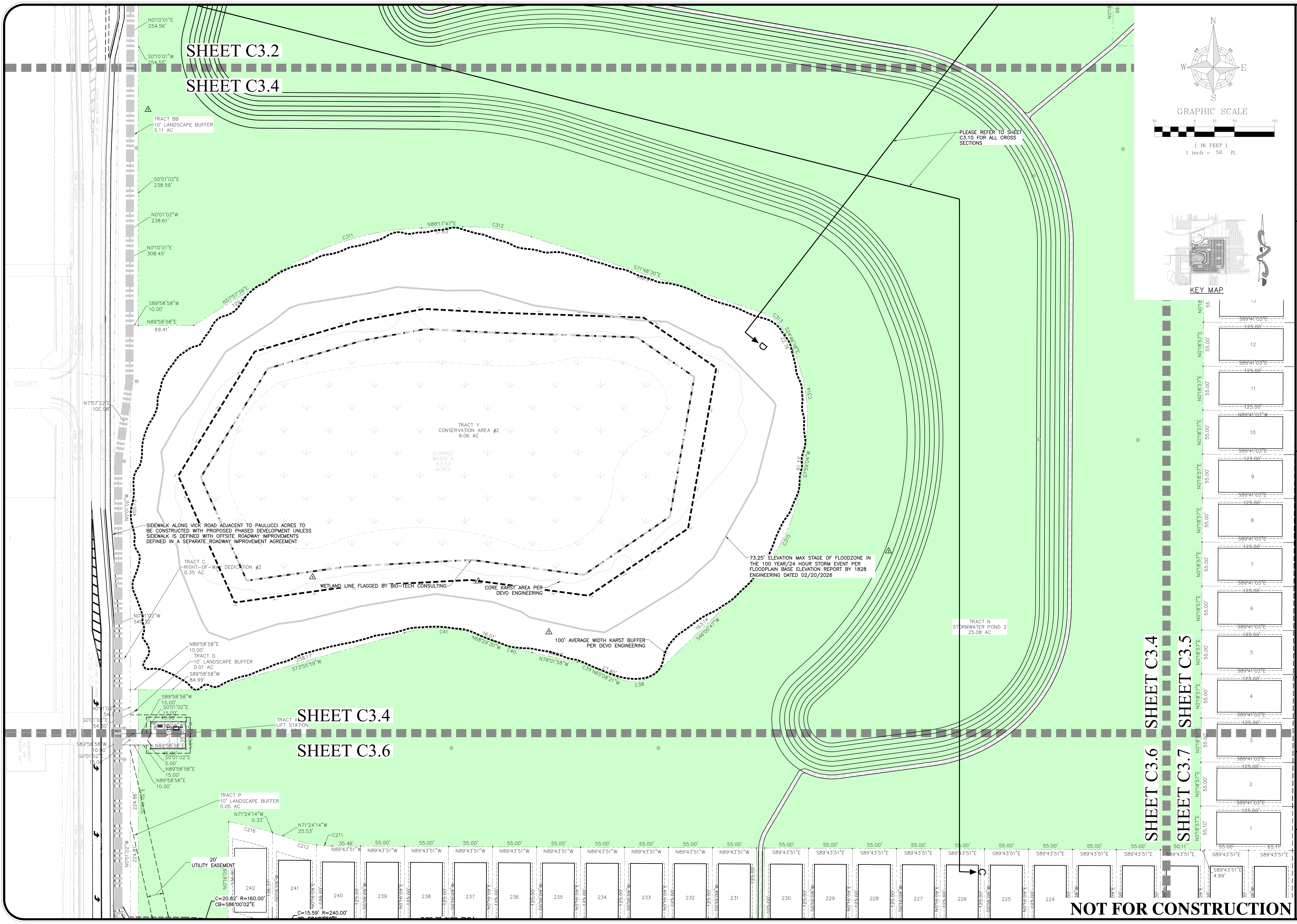
SHEET C3.2
SHEET C3.4
SHEET C3.4
SHEET C3.6
SHEET C3.4
SHEET C3.5
SHEET C3.6
SHEET C3.7
N0°10'01"E 254.56'
S0°10'01"W 254.56'
TRACT BB 10' LANDSCAPE BUFFER 0.11 AC
S0°01'02"E 238.59'
N0°01'02"W 238.61'
N0°10'01"E 308.45'
S89°58'58"W 10.00'
N89°58'58"E 69.41'
N7°57'22"E 100.58'
N57°57'39"E
N88°17'47"E
C311
C312
C313
C314
C315
S71°48'30"E
S24°46'15"E
S7°59'04"W
S46°00'47"W
TRACT Y CONSERVATION AREA #2 9.06 AC
SURFACE WATER 4 ±3.57 ACRES
SIDEWALK ALONG VICK ROAD ADJACENT TO PAULUCCI ACRES TO BE CONSTRUCTED WITH PROPOSED PHASED DEVELOPMENT UNLESS SIDEWALK IS DEFINED WITH OFFSITE ROADWAY IMPROVEMENTS DEFINED IN A SEPARATE ROADWAY IMPROVEMENT AGREEMENT
TRACT C RIGHT-OF-WAY DEDICATION #2 0.35 AC
WETLAND LINE FLAGGED BY BIO-TECH CONSULTING
CORE KARST AREA PER DEVO ENGINEERING
73.25' ELEVATION MAX STAGE OF FLOODZONE IN THE 100 YEAR/24 HOUR STORM EVENT PER FLOODPLAIN BASE ELEVATION REPORT BY 1828 ENGINEERING DATED 02/20/2026
100' AVERAGE WIDTH KARST BUFFER PER DEVO ENGINEERING
PLEASE REFER TO SHEET C3.10 FOR ALL CROSS SECTIONS
TRACT N STORMWATER POND 2 25.08 AC
C41
C40
C39
C38
N68°29'30"W
N78°01'58"W
N65°08'21"W
S73°55'59"W 258.17'
N0°01'02"W 549.32'
N89°58'58"E 10.00'
TRACT O 10' LANDSCAPE BUFFER 0.01 AC
S89°58'58"W 84.99'
S89°58'58"W 15.00'
S0°01'02"E 15.00'
45.00'
N0°01'02"W 54.30'
S0°01'02"E 54.30'
TRACT W LIFT STATION
S89°58'58"W 10.00'
S0°01'02"E 15.00'
N89°58'58"E 45.00'
N0°01'02"W 35.00'
S0°01'02"E 5.00'
N89°58'58"E 15.00'
N89°58'58"E 10.00'
224.86'
S0°01'02"E
N0°01'02"W 224.81'
TRACT P 10' LANDSCAPE BUFFER 0.05 AC
N71°24'14"W 0.33'
N71°24'14"W 25.53'
C216
C212
C211
20' UTILITY EASEMENT
C=20.82' R=160.00' CB=S86°02'E
C=15.59' R=240.00'
VICK ROAD RIGHT OF WAY WIDTH VARIES
N89°43'51"W
S89°43'51"E
55.00'
125.00'
N0°18'57"E
S89°41'03"E
1
2
3
4
5
6
7
8
9
10
11
12
13
224
225
226
227
228
229
230
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241
242
GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.
KEY MAP
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W

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C3.4

LUKE CLASSON
No 77066
4/30/26

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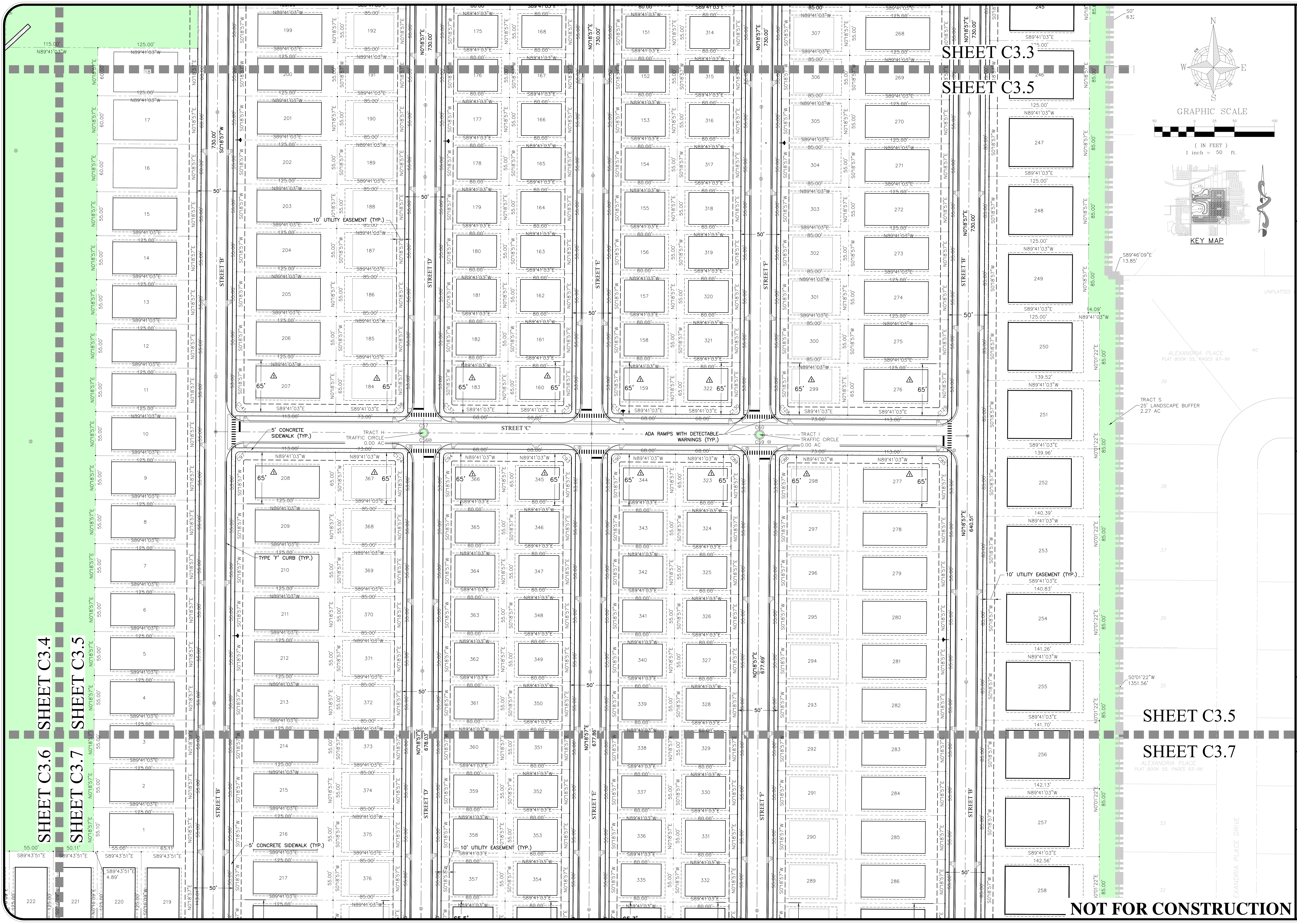
SHEET C3.3
SHEET C3.5
SHEET C3.4
SHEET C3.6
SHEET C3.7
STREET 'B'
STREET 'C'
STREET 'D'
STREET 'E'
STREET 'F'
10' UTILITY EASEMENT (TYP.)
5' CONCRETE SIDEWALK (TYP.)
TRACT H TRAFFIC CIRCLE 0.00 AC
TRACT I TRAFFIC CIRCLE 0.00 AC
ADA RAMPS WITH DETECTABLE WARNINGS (TYP.)
TYPE 'F' CURB (TYP.)
5' CONCRETE SIDEWALK (TYP.)
TRACT S 25' LANDSCAPE BUFFER 2.27 AC
ALEXANDRIA PLACE PLAT BOOK 55, PAGES 93-96
UNPLATTED
EXANDRIA PLACE DRIVE
S89°46'09"E 13.85'
S0°01'22"W 1351.56'
N0°18'57"E 730.00'
N0°18'57"E 640.51'
N0°18'57"E 678.03'
N0°18'57"E 677.86'
N0°18'57"E 677.69'
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
N
S
E
W

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GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C3.5

LUKE CLASSON
No 77066
4/30/26

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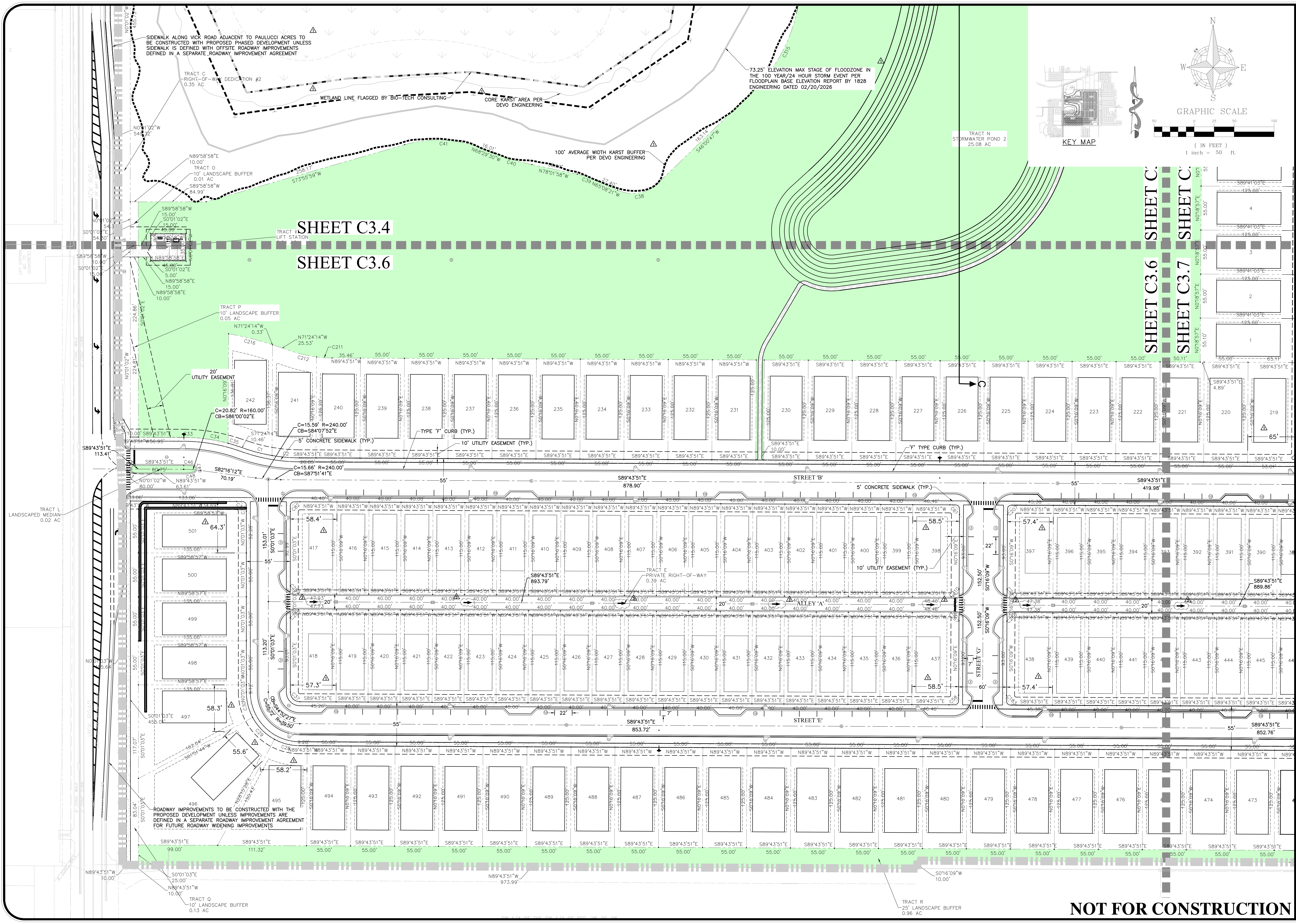
SIDEWALK ALONG VICK ROAD ADJACENT TO PAULUCCI ACRES TO BE CONSTRUCTED WITH PROPOSED PHASED DEVELOPMENT UNLESS SIDEWALK IS DEFINED WITH OFFSITE ROADWAY IMPROVEMENTS DEFINED IN A SEPARATE ROADWAY IMPROVEMENT AGREEMENT
TRACT C
RIGHT-OF-WAY DEDICATION #2
0.35 AC
WETLAND LINE FLAGGED BY BIO-TECH CONSULTING
CORE KARST AREA PER DEVO ENGINEERING
100' AVERAGE WIDTH KARST BUFFER PER DEVO ENGINEERING
73.25' ELEVATION MAX STAGE OF FLOODZONE IN THE 100 YEAR/24 HOUR STORM EVENT PER FLOODPLAIN BASE ELEVATION REPORT BY 1828 ENGINEERING DATED 02/20/2026
TRACT N
STORMWATER POND 2
25.08 AC
KEY MAP
N
E
W
S
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
TRACT O
10' LANDSCAPE BUFFER
0.01 AC
TRACT V
LIFT STATION
SHEET C3.4
SHEET C3.6
SHEET C3.6
SHEET C3.7
TRACT P
10' LANDSCAPE BUFFER
0.05 AC
20' UTILITY EASEMENT
TYPE 'F' CURB (TYP.)
5' CONCRETE SIDEWALK (TYP.)
10' UTILITY EASEMENT (TYP.)
'F' TYPE CURB (TYP.)
STREET 'B'
5' CONCRETE SIDEWALK (TYP.)
TRACT L
LANDSCAPED MEDIAN
0.02 AC
TRACT E
PRIVATE RIGHT-OF-WAY
0.39 AC
10' UTILITY EASEMENT (TYP.)
ALLEY 'A'
STREET 'G'
STREET 'E'
VICK ROAD
ROADWAY IMPROVEMENTS TO BE CONSTRUCTED WITH THE PROPOSED DEVELOPMENT UNLESS IMPROVEMENTS ARE DEFINED IN A SEPARATE ROADWAY IMPROVEMENT AGREEMENT FOR FUTURE ROADWAY WIDENING IMPROVEMENTS
TRACT Q
10' LANDSCAPE BUFFER
0.13 AC
TRACT R
25' LANDSCAPE BUFFER
0.96 AC
S89°43'51"E 878.90'
S89°43'51"E 893.79'
S89°43'51"E 853.72'
S89°43'51"E 889.86'
S89°43'51"E 852.76'
S89°43'51"E 419.98'
N89°43'51"W 973.99'
1 2 3 4
219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242
390 391 392 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417
418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 443 444 445
473 474 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501

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MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C3.6

LUKE CLASSON
No 77066
STATE OF FLORIDA
4/30/26

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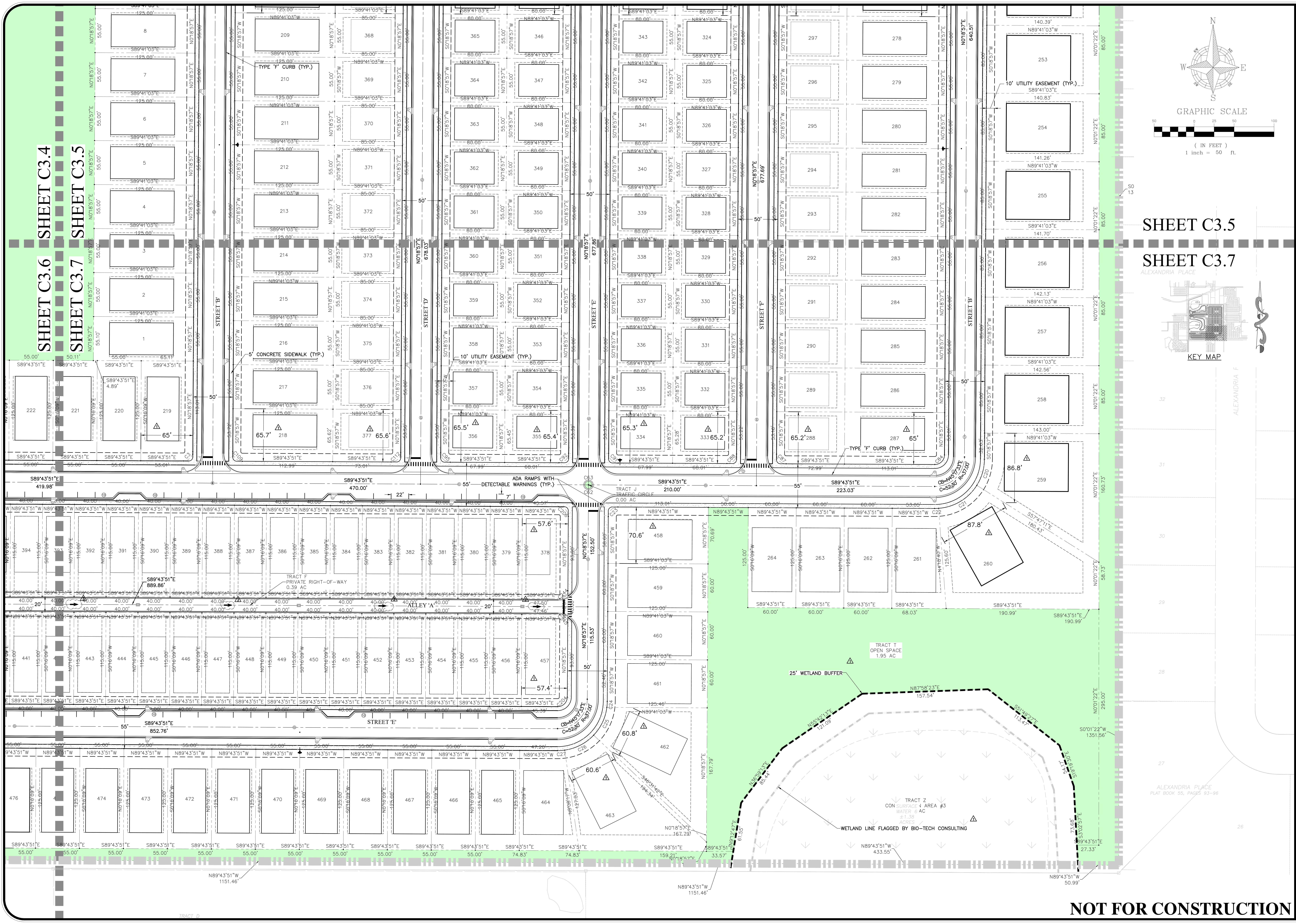
SHEET C3.4
SHEET C3.5
SHEET C3.6
SHEET C3.7
STREET 'B'
STREET 'D'
STREET 'E'
STREET 'F'
ALLEY 'A'
TYPE 'F' CURB (TYP.)
5' CONCRETE SIDEWALK (TYP.)
10' UTILITY EASEMENT (TYP.)
ADA RAMPS WITH DETECTABLE WARNINGS (TYP.)
TRACT J TRAFFIC CIRCLE 0.00 AC
TRACT F PRIVATE RIGHT-OF-WAY 0.39 AC
TRACT T OPEN SPACE 1.95 AC
25' WETLAND BUFFER
TRACT Z CONSERVATION AREA #3 SURFACE WATER 6.AC
WETLAND LINE FLAGGED BY BIO-TECH CONSULTING
ALEXANDRIA PLACE PLAT BOOK 55, PAGES 93-96
N
W
E
S
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.
ALEXANDRIA PLACE
KEY MAP
NOT FOR CONSTRUCTION

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MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
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SCALE 1" = 50'
PROJECT PUL-061
SHEET C3.7

LUKE CLASSON
No 77066
4/30/26

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LOT DATA TABLE					
LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
1	0.16 AC	6,881 SF	3,604 SF	55.00 LF	PRIVATE
2	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
3	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
4	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
5	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
6	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
7	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
8	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
9	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
10	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
11	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
12	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
13	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
14	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
15	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
16	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
17	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
18	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
19	0.25 AC	10,710 SF	5,265 SF	85.00 LF	PRIVATE
20	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
21	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
22	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
23	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
24	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
25	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
26	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
27	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
28	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
29	0.18 AC	7,961 SF	4,293 SF	67.96 LF	PRIVATE
30	0.19 AC	8,405 SF	4,561 SF	76.66 LF	PRIVATE
31	0.18 AC	7,693 SF	4,130 SF	62.64 LF	PRIVATE
32	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
33	0.18 AC	8,042 SF	4,380 SF	57.42 LF	PRIVATE
34	0.18 AC	8,042 SF	4,380 SF	57.42 LF	PRIVATE
35	0.18 AC	7,844 SF	4,244 SF	58.46 LF	PRIVATE
36	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
37	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
38	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
39	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
40	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
41	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
42	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
43	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
44	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
45	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
46	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
47	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
48	0.17 AC	7,560 SF	4,050 SF	60.00 LF	PRIVATE
49	0.17 AC	7,560 SF	4,050 SF	65.00 LF	PRIVATE
50	0.19 AC	8,094 SF	3,600 SF	71.85 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
51	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
52	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
53	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
54	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
55	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
56	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
57	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
58	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
59	0.31 AC	13,670 SF	8,337 SF	38.37 LF	PRIVATE
60	0.46 AC	20,204 SF	11,651 SF	74.47 LF	PRIVATE
61	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
62	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
63	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
64	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
65	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
66	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
67	0.29 AC	12,540 SF	6,525 SF	95.00 LF	PRIVATE
68	0.31 AC	13,595 SF	6,525 SF	95.00 LF	PRIVATE
69	0.58 AC	25,351 SF	7,244 SF	43.70 LF	PRIVATE
70	0.34 AC	14,807 SF	16,165 SF	85.56 LF	PRIVATE
71	0.34 AC	14,807 SF	8,066 SF	95.00 LF	PRIVATE
72	0.29 AC	12,719 SF	6,666 SF	95.00 LF	PRIVATE
73	0.29 AC	12,767 SF	6,704 SF	95.00 LF	PRIVATE
74	0.29 AC	12,815 SF	6,742 SF	95.00 LF	PRIVATE
75	0.30 AC	12,864 SF	6,780 SF	95.00 LF	PRIVATE
76	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
77	0.21 AC	9,344 SF	4,400 SF	81.85 LF	PRIVATE
78	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
79	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
80	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
81	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
82	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
83	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
84	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
85	0.22 AC	9,391 SF	4,429 SF	75.43 LF	PRIVATE
86	0.15 AC	6,367 SF	3,592 SF	75.23 LF	PRIVATE
87	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
88	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
89	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
90	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
91	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
92	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
93	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
94	0.15 AC	6,344 SF	3,575 SF	81.85 LF	PRIVATE
95	0.14 AC	5,969 SF	3,300 SF	81.85 LF	PRIVATE
96	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
97	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
98	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
99	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
100	0.10 AC	4,400 SF	2,700 SF	55.00 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
101	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
102	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
103	0.14 AC	5,979 SF	3,307 SF	82.02 LF	PRIVATE
104	0.14 AC	5,972 SF	3,302 SF	81.85 LF	PRIVATE
105	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
106	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
107	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
108	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
109	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
110	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
111	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
112	0.14 AC	5,969 SF	3,300 SF	81.85 LF	PRIVATE
113	0.14 AC	5,969 SF	3,300 SF	81.85 LF	PRIVATE
114	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
115	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
116	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
117	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
118	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
119	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
120	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
121	0.14 AC	5,955 SF	3,294 SF	81.80 LF	PRIVATE
122	0.14 AC	5,955 SF	3,289 SF	81.63 LF	PRIVATE
123	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
124	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
125	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
126	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
127	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
128	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
129	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
130	0.14 AC	5,969 SF	3,300 SF	81.85 LF	PRIVATE
131	0.15 AC	6,344 SF	3,575 SF	81.85 LF	PRIVATE
132	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
133	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
134	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
135	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
136	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
137	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
138	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
139	0.15 AC	6,317 SF	3,554 SF	81.58 LF	PRIVATE
140	0.21 AC	9,291 SF	4,366 SF	81.36 LF	PRIVATE
141	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
142	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
143	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
144	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
145	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
146	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
147	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
148	0.21 AC	9,344 SF	4,400 SF	81.85 LF	PRIVATE
149	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
150	0.10 AC	4,400 SF	2,700 SF	55.00 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
151	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
152	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
153	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
154	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
155	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
156	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
157	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
158	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
159	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
160	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
161	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
162	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
163	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
164	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
165	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
166	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
167	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
168	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
169	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
170	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
171	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
172	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
173	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
174	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
175	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
176	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
177	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
178	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
179	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
180	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
181	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
182	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
183	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
184	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
185	0.13 AC	5,494 SF	2,925 SF	71.85 LF	PRIVATE
186	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
187	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
188	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
189	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
190	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
191	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
192	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
193	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
194	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
195	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
196	0.13 AC	5,494 SF	2,925 SF	71.85 LF	PRIVATE
197	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
198	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
199	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
200	0.16 AC	6,875 SF	3,600 SF	55.00 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
201	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
202	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
203	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
204	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
205	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
206	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
207	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
208	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
209	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
210	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
211	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
212	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
213	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
214	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
215	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
216	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
217	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
218	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
219	0.19 AC	8,178 SF	3,654 SF	72.57 LF	PRIVATE
220	0.19 AC	8,101 SF	3,605 SF	71.85 LF	PRIVATE
221	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
222	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
223	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
224	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
225	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
226	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
227	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
228	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
229	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
230	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
231	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
232	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
233	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
234	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
235	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
236	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
237	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
238	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
239	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
240	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
241	0.16 AC	6,876 SF	3,600 SF	55.00 LF	PRIVATE
242	0.16 AC	7,147 SF	3,789 SF	55.05 LF	PRIVATE
243	0.18 AC	7,648 SF	4,172 SF	56.76 LF	PRIVATE
244	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
245	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
246	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
247	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
248	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
249	0.24 AC	10,625 SF	5,200 SF	85.00 LF	PRIVATE
250	0.24 AC	10,625 SF	5,200 SF	85.00 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
251	0.27 AC	11,841 SF	6,130 SF	85.00 LF	PRIVATE
252	0.27 AC	11,878 SF	6,158 SF	85.00 LF	PRIVATE
253	0.27 AC	11,915 SF	6,186 SF	85.00 LF	PRIVATE
254	0.27 AC	11,952 SF	6,215 SF	85.00 LF	PRIVATE
255	0.28 AC	11,989 SF	6,243 SF	85.00 LF	PRIVATE
256	0.28 AC	12,026 SF	6,271 SF	85.00 LF	PRIVATE
257	0.28 AC	12,063 SF	6,299 SF	85.00 LF	PRIVATE
258	0.28 AC	12,100 SF	6,328 SF	85.00 LF	PRIVATE
259	0.28 AC	12,136 SF	6,356 SF	85.00 LF	PRIVATE
260	0.38 AC	16,740 SF	9,529 SF	67.15 LF	PRIVATE
261	0.51 AC	22,088 SF	13,453 SF	57.87 LF	PRIVATE
262	0.18 AC	7,878 SF	4,256 SF	58.01 LF	PRIVATE
263	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
264	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
265	0.17 AC	7,500 SF	4,500 SF	60.00 LF	PRIVATE
266	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
267	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
268	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
269	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
270	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
271	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
272	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
273	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
274	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
275	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
276	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
277	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
278	0.19 AC	8,094 SF	3,600 SF	71.85 LF	PRIVATE
279	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
280	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
281	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
282	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
283	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
284	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
285	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
286	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
287	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
288	0.19 AC	8,101 SF	3,604 SF	71.85 LF	PRIVATE
289	0.13 AC	5,506 SF	2,934 SF	71.85 LF	PRIVATE
290	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
291	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
292	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
293	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
294	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
295	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
296	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
297	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
298	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
299	0.13 AC	5,494 SF	2,925 SF	71.85 LF	PRIVATE
300	0.13 AC	5,494 SF	2,925 SF	71.85 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
301	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
302	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
303	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
304	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
305	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
306	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
307	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
308	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
309	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
310	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
311	0.13 AC	5,494 SF	2,925 SF	71.85 LF	PRIVATE
312	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
313	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
314	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
315	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
316	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
317	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
318	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
319	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
320	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
321	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
322	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
323	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
324	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
325	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
326	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
327	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
328	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
329	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
330	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
331	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
332	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
333	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
334	0.12 AC	5,189 SF	2,715 SF	72.06 LF	PRIVATE
335	0.12 AC	5,194 SF	2,719 SF	72.19 LF	PRIVATE
336	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
337	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
338	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
339	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
340	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
341	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
342	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
343	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
344	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
345	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
346	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
347	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
348	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
349	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
350	0.10 AC	4,400 SF	2,700 SF	55.00 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
351	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
352	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
353	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
354	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
355	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
356	0.12 AC	5,202 SF	2,725 SF	72.23 LF	PRIVATE
357	0.12 AC	5,208 SF	2,729 SF	72.36 LF	PRIVATE
358	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
359	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
360	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
361	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
362	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
363	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
364	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
365	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
366	0.10 AC	4,400 SF	2,700 SF	55.00 LF	PRIVATE
367	0.12 AC	5,169 SF	2,700 SF	71.85 LF	PRIVATE
368	0.13 AC	5,494 SF	2,925 SF	71.85 LF	PRIVATE
369	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
370	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
371	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
372	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
373	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
374	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
375	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
376	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
377	0.11 AC	4,675 SF	2,925 SF	55.00 LF	PRIVATE
378	0.13 AC	5,544 SF	2,963 SF	72.40 LF	PRIVATE
379	0.15 AC	6,564 SF	3,565 SF	64.43 LF	PRIVATE
380	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
381	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
382	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
383	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
384	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
385	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
386	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
387	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
388	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
389	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
390	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
391	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
392	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
393	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
394	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
395	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
396	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
397	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
398	0.15 AC	6,546 SF	3,551 SF	64.23 LF	PRIVATE
399	0.15 AC	6,670 SF	3,653 SF	65.31 LF	PRIVATE
400	0.11 AC	4,600 SF	2,850 SF	40.00 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
401	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
402	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
403	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
404	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
405	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
406	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
407	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
408	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
409	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
410	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
411	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
412	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
413	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
414	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
415	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
416	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
417	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
418	0.15 AC	6,637 SF	3,624 SF	65.31 LF	PRIVATE
419	0.15 AC	6,559 SF	3,564 SF	64.05 LF	PRIVATE
420	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
421	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
422	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
423	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
424	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
425	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
426	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
427	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
428	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
429	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
430	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
431	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
432	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
433	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
434	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
435	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
436	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
437	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
438	0.15 AC	6,670 SF	3,653 SF	65.31 LF	PRIVATE
439	0.15 AC	6,546 SF	3,551 SF	64.23 LF	PRIVATE
440	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
441	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
442	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
443	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
444	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
445	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
446	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
447	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
448	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
449	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
450	0.11 AC	4,600 SF	2,850 SF	40.00 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
451	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
452	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
453	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
454	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
455	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
456	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
457	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
458	0.15 AC	6,551 SF	3,556 SF	64.23 LF	PRIVATE
459	0.20 AC	8,799 SF	4,051 SF	77.44 LF	PRIVATE
460	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
461	0.17 AC	7,500 SF	4,000 SF	60.00 LF	PRIVATE
462	0.17 AC	7,501 SF	4,000 SF	60.02 LF	PRIVATE
463	0.32 AC	14,003 SF	8,519 SF	39.14 LF	PRIVATE
464	0.34 AC	14,675 SF	9,062 SF	41.54 LF	PRIVATE
465	0.19 AC	8,202 SF	4,474 SF	56.30 LF	PRIVATE
466	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
467	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
468	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
469	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
470	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
471	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
472	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
473	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
474	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
475	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
476	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
477	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
478	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
479	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
480	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
481	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
482	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
483	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
484	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
485	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
486	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
487	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
488	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
489	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
490	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
491	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
492	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
493	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
494	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
495	0.16 AC	6,875 SF	3,600 SF	55.00 LF	PRIVATE
496	0.23 AC	9,860 SF	5,629 SF	42.01 LF	PRIVATE
497	0.38 AC	16,575 SF	10,145 SF	39.30 LF	PRIVATE
498	0.25 AC	11,033 SF	5,649 SF	42.00 LF	PRIVATE
499	0.17 AC	7,425 SF	3,600 SF	55.00 LF	PRIVATE
500	0.17 AC	7,425 SF	3,600 SF	55.00 LF	PRIVATE
501	0.17 AC	7,425 SF	3,600 SF	55.00 LF	PRIVATE
502	0.17 AC	7,425 SF	3,600 SF	55.03 LF	PRIVATE

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

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			
5			
4			
3			
2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

LOT TABLES
MAJOR DEVELOPMENT PLAN
PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE N.T.S.
PROJECT PUL-061
SHEET C3.8

LUKE CLASSON
No 77066
4/30/26

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

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\LOT AND CURVE TABLES.dwg Modified:1/26/2026 By:lgraham Plotted By:andrew francis

Curve Table

Curve #	Arc Length	Chord Length	Chord Direction	Radius
C1	33.52'	33.48'	S75°55'59"E	212.00'
C2	34.30'	34.26'	S85°05'48"E	212.00'
C3	18.84'	16.96'	N45°17'33"E	12.00'
C4	18.85'	16.97'	N44°41'03"W	12.00'
C5	36.72'	36.71'	S88°08'48"W	485.00'
C6	76.66'	76.58'	S81°26'58"W	485.00'
C7	12.19'	12.19'	S76°12'05"W	485.00'
C8	151.22'	150.81'	S82°49'27"W	590.00'
C9	130.72'	130.36'	N82°49'27"E	510.00'
C10	54.90'	54.88'	N78°15'55"E	565.00'
C11	57.42'	57.40'	N83°57'38"E	565.00'
C12	33.96'	33.95'	N88°35'38"E	565.00'
C13	18.85'	16.97'	N45°18'57"E	12.00'
C14	11.43'	11.42'	N5°35'56"E	62.00'
C15	38.37'	37.76'	N28°36'39"E	62.00'
C16	47.52'	46.37'	N68°17'52"E	62.00'
C17	16.13'	16.09'	S82°17'23"E	62.00'
C18	48.63'	47.40'	S52°21'50"E	62.00'
C19	32.69'	32.31'	S14°47'19"E	62.00'
C20	34.52'	34.07'	S16°15'53"W	62.00'
C21	57.87'	55.79'	S58°57'04"W	62.00'
C22	4.96'	4.95'	S87°58'44"W	62.00'
C23	18.84'	16.96'	S45°17'33"W	12.00'
C24	7.56'	7.55'	S3°48'29"W	62.00'
C25	39.14'	38.49'	S25°23'10"W	62.00'

Curve Table

Curve #	Arc Length	Chord Length	Chord Direction	Radius
C26	41.54'	40.77'	S62°40'01"W	62.00'
C27	9.10'	9.09'	S86°03'56"W	62.00'
C28	32.73'	32.40'	N75°44'12"W	67.00'
C29	39.30'	38.74'	N44°56'24"W	67.00'
C30	32.88'	32.55'	N14°04'40"W	67.00'
C31	2.75'	2.74'	N6°34'24"W	12.00'
C32	16.04'	14.88'	N51°25'48"W	12.00'
C33	55.99'	55.84'	S82°18'16"E	216.00'
C34	55.99'	55.84'	S82°18'16"E	216.00'
C35	13.10'	13.10'	S73°08'27"E	216.00'
C37	18.79'	16.93'	S44°52'27"E	12.00'
C38	54.07'	50.88'	S80°26'13"W	45.00'
C39	27.00'	26.95'	N71°35'10"W	120.00'
C40	49.96'	49.90'	N73°15'44"W	300.00'
C41	98.37'	96.62'	N87°16'46"W	150.00'
C43	7.31'	6.58'	N44°52'27"W	4.67'
C44	7.35'	6.62'	N45°07'33"E	4.67'
C46	11.95'	11.95'	S87°50'08"E	180.67'
C47	9.95'	7.17'	S8°10'54"E	3.67'
C48	10.35'	10.30'	S79°55'22"W	28.67'
C49	15.18'	13.67'	N44°49'59"W	9.67'
C50	15.18'	13.67'	N45°10'01"E	9.67'
C51	138.49'	138.11'	N82°49'27"E	540.33'
C52	30.37'	19.33'	S14°31'07"E	9.67'
C53	143.45'	143.06'	S82°49'27"W	559.67'

Curve Table

Curve #	Arc Length	Chord Length	Chord Direction	Radius
C54	14.66'	9.33'	N90°00'00"W	4.67'
C55	14.66'	9.33'	N90°00'00"E	4.67'
C56	14.66'	9.33'	N90°00'00"W	4.67'
C57	14.66'	9.33'	N90°00'00"E	4.67'
C58	18.85'	16.97'	N45°16'09"E	12.00'
C59	14.66'	9.33'	N90°00'00"W	4.67'
C60	14.66'	9.33'	N90°00'00"E	4.67'
C61	18.85'	16.97'	N44°43'51"W	12.00'
C62	14.66'	9.33'	N90°00'00"W	4.67'
C63	14.66'	9.33'	N90°00'00"E	4.67'
C82	18.91'	17.01'	S45°07'33"W	12.00'
C84	18.84'	16.96'	N45°17'33"E	12.00'
C85	18.85'	16.97'	N44°41'03"W	12.00'
C86	18.85'	16.97'	S45°18'57"W	12.00'
C87	18.86'	16.98'	S44°42'27"E	12.00'
C88	18.84'	16.96'	N45°17'33"E	12.00'
C89	18.85'	16.97'	N44°41'03"W	12.00'
C90	18.85'	16.97'	S45°18'57"W	12.00'
C91	18.86'	16.98'	S44°42'27"E	12.00'
C92	18.84'	16.96'	N45°17'33"E	12.00'
C93	18.85'	16.97'	N44°41'03"W	12.00'
C94	18.85'	16.97'	S45°18'57"W	12.00'
C95	18.86'	16.98'	S44°42'27"E	12.00'
C97	18.85'	16.97'	S45°18'57"W	12.00'
C109	18.86'	16.98'	S44°42'27"E	12.00'

Curve Table

Curve #	Arc Length	Chord Length	Chord Direction	Radius
C112	18.84'	16.96'	N45°17'33"E	12.00'
C124	18.85'	16.97'	N44°41'03"W	12.00'
C126	18.85'	16.97'	N44°41'03"W	12.00'
C127	18.85'	16.97'	S45°18'57"W	12.00'
C128	18.85'	16.97'	S44°41'03"E	12.00'
C129	18.85'	16.97'	N45°18'57"E	12.00'
C130	18.85'	16.97'	N45°18'57"E	12.00'
C131	18.85'	16.97'	N44°41'03"W	12.00'
C132	18.85'	16.97'	S45°18'57"W	12.00'
C133	18.85'	16.97'	S44°41'03"E	12.00'
C134	18.85'	16.97'	N45°18'57"E	12.00'
C135	18.85'	16.97'	N44°41'03"W	12.00'
C136	18.85'	16.97'	S45°18'57"W	12.00'
C137	18.85'	16.97'	S44°41'03"E	12.00'
C138	18.85'	16.97'	N45°18'57"E	12.00'
C139	18.85'	16.97'	N44°41'03"W	12.00'
C140	18.85'	16.97'	S45°18'57"W	12.00'
C141	18.85'	16.97'	S44°41'03"E	12.00'
C153	18.86'	16.98'	N44°42'51"W	12.00'
C156	18.84'	16.96'	S45°17'09"W	12.00'
C166	18.85'	16.97'	S44°41'03"E	12.00'
C169	18.85'	16.97'	N45°18'57"E	12.00'
C170	18.85'	16.97'	N45°18'57"E	12.00'
C171	18.86'	16.98'	N44°42'51"W	12.00'
C172	18.84'	16.96'	S45°17'09"W	12.00'

Curve Table

Curve #	Arc Length	Chord Length	Chord Direction	Radius
C173	18.85'	16.97'	S44°41'03"E	12.00'
C174	18.85'	16.97'	N45°18'57"E	12.00'
C175	18.86'	16.98'	N44°42'51"W	12.00'
C176	18.84'	16.96'	S45°17'09"W	12.00'
C177	18.85'	16.97'	S44°41'03"E	12.00'
C178	18.85'	16.97'	N45°18'57"E	12.00'
C179	18.86'	16.98'	N44°42'51"W	12.00'
C180	18.84'	16.96'	S45°17'09"W	12.00'
C181	18.85'	16.97'	S44°41'03"E	12.00'
C183	18.85'	16.97'	S44°43'51"E	12.00'
C204	18.84'	16.96'	N45°17'33"E	12.00'
C206	18.86'	16.98'	N44°42'27"W	12.00'
C207	18.85'	16.97'	S45°16'09"W	12.00'
C211	19.59'	19.58'	N86°13'22"W	160.00'
C212	31.59'	31.53'	N77°03'33"W	160.00'
C216	56.35'	56.29'	N76°00'59"W	350.00'
C217	9.02'	9.02'	N76°12'05"E	359.00'
C218	56.74'	56.69'	N81°26'58"E	359.00'
C219	27.18'	27.18'	N88°08'48"E	359.00'
C240	41.53'	41.53'	S88°35'38"W	691.00'
C241	70.23'	70.20'	S83°57'38"W	691.00'
C242	67.15'	67.12'	S78°15'55"W	691.00'
C243	15.71'	14.14'	S44°43'51"E	10.00'
C244	15.70'	14.14'	N45°17'33"E	10.00'
C245	15.72'	14.15'	N44°42'27"W	10.00'

Curve Table

Curve #	Arc Length	Chord Length	Chord Direction	Radius
C266	15.71'	14.14'	S45°16'09"W	10.00'
C267	15.71'	14.14'	N44°43'51"W	10.00'
C288	15.76'	14.18'	S45°07'33"W	10.00'
C289	15.66'	14.11'	S44°52'27"E	10.00'
C310	15.71'	14.14'	N45°16'09"E	10.00'
C311	185.31'	183.15'	N73°07'43"E	350.00'
C312	86.81'	86.37'	S81°45'22"E	250.00'
C313	41.05'	39.90'	S48°17'24"E	50.00'
C314	114.34'	112.79'	S8°23'37"E	200.00'
C315	132.74'	130.32'	S26°59'55"W	200.00'
C323	120.98'	116.31'	S74°14'57"E	125.00'
C324	232.79'	232.26'	N71°21'19"E	1000.00'
C325	195.78'	188.06'	N36°38'35"E	200.00'

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			
5			
4			
3			
2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

CURVE TABLES
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C3.9

LUKE CLASSON
No 77066
4/30/26

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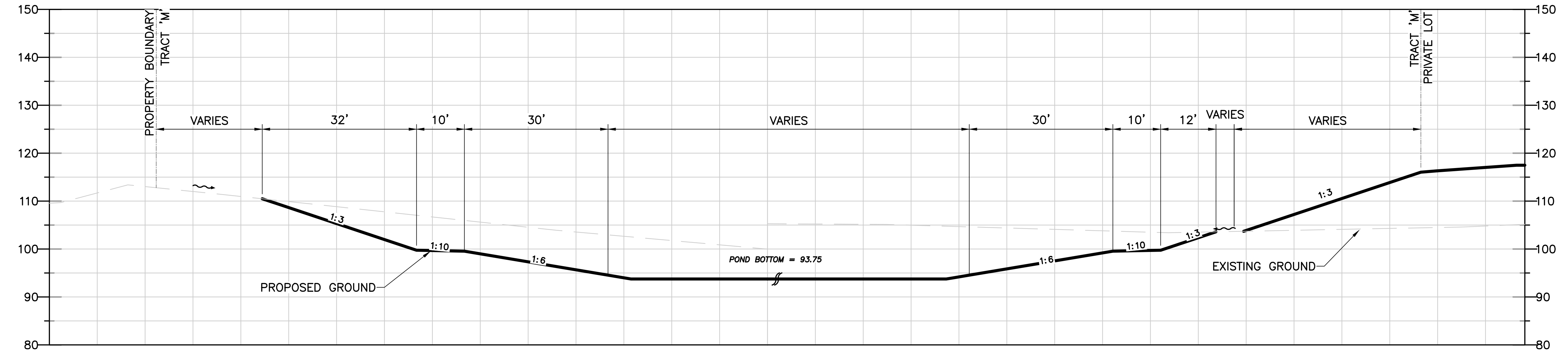
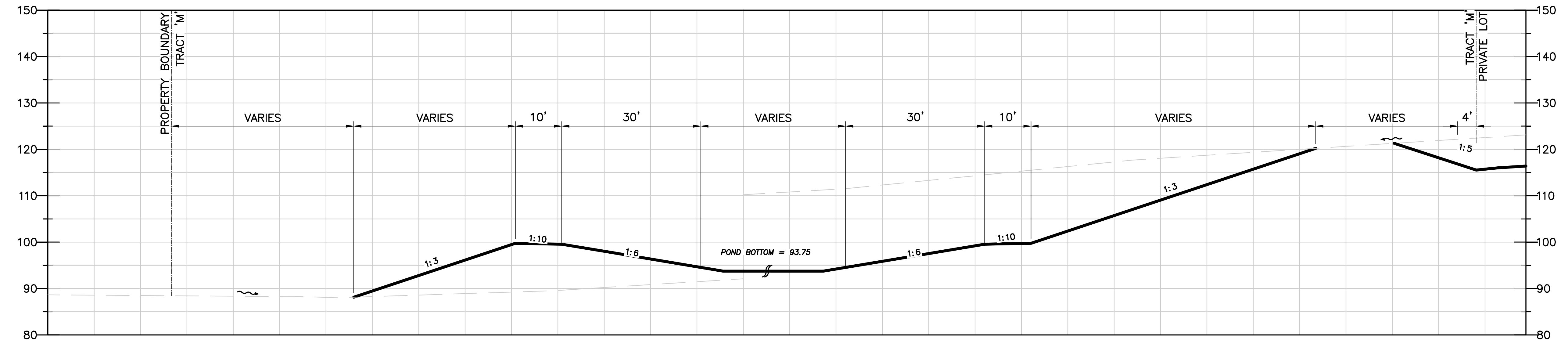

PROPERTY BOUNDARY
TRACT 'M'
TRACT 'M'
PRIVATE LOT
VARIES
32'
10'
30'
VARIES
30'
10'
12'
VARIES
VARIES
1:3
1:10
1:6
POND BOTTOM = 93.75
1:6
1:10
1:3
1:3
PROPOSED GROUND
EXISTING GROUND
150
140
130
120
110
100
90
80

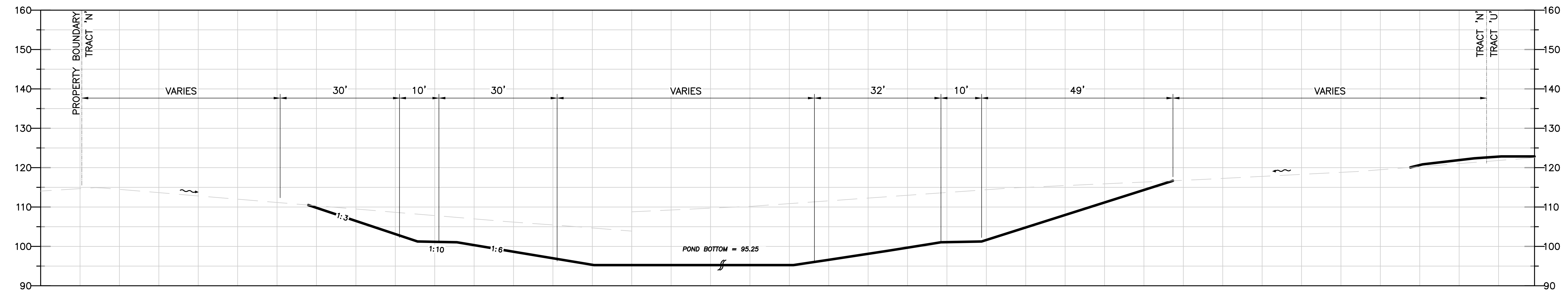
SECTION A-A

N.T.S.


PROPERTY BOUNDARY
TRACT 'M'
TRACT 'M'
PRIVATE LOT
VARIES
VARIES
10'
30'
VARIES
30'
10'
VARIES
VARIES
4'
1:3
1:10
1:6
POND BOTTOM = 93.75
1:6
1:10
1:3
1:5
150
140
130
120
110
100
90
80

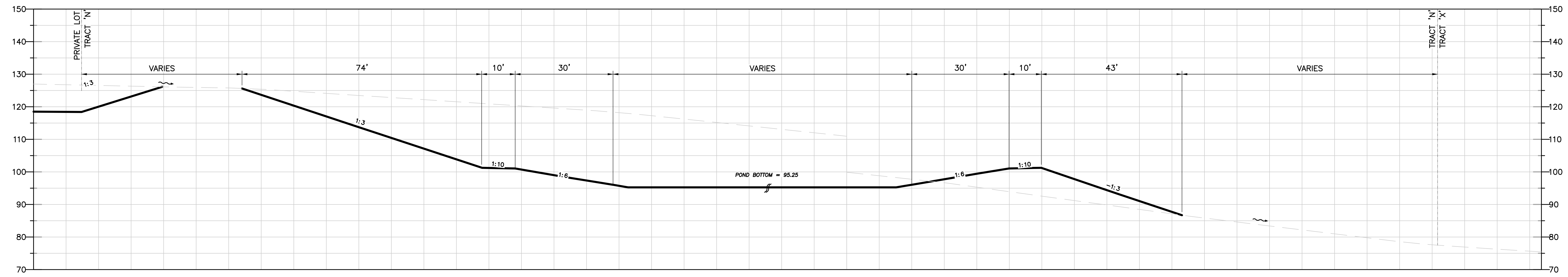
SECTION B-B

N.T.S.


PROPERTY BOUNDARY
TRACT 'N'
TRACT 'N'
TRACT 'U'
VARIES
30'
10'
30'
VARIES
32'
10'
49'
VARIES
1:3
1:10
1:6
POND BOTTOM = 95.25
160
150
140
130
120
110
100
90

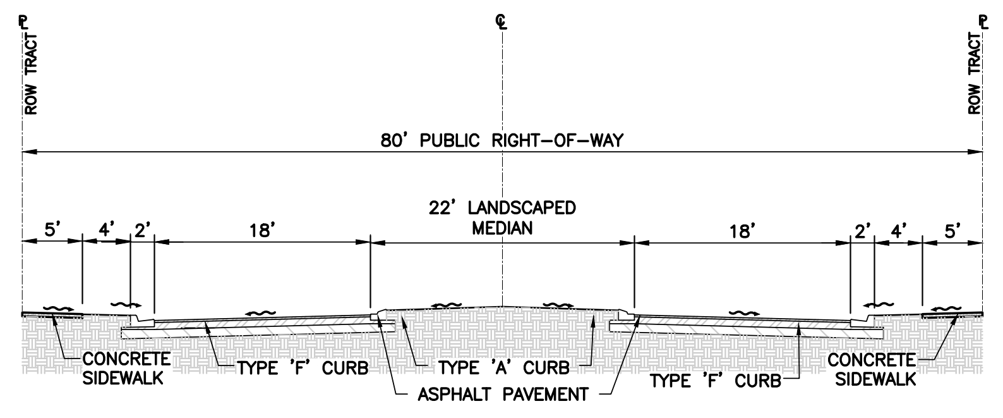
SECTION C-C

N.T.S.


PRIVATE LOT
TRACT 'N'
TRACT 'N'
TRACT 'X'
VARIES
74'
10'
30'
VARIES
30'
10'
43'
VARIES
1:3
1:3
1:10
1:6
POND BOTTOM = 95.25
1:6
1:10
1:3
150
140
130
120
110
100
90
80
70

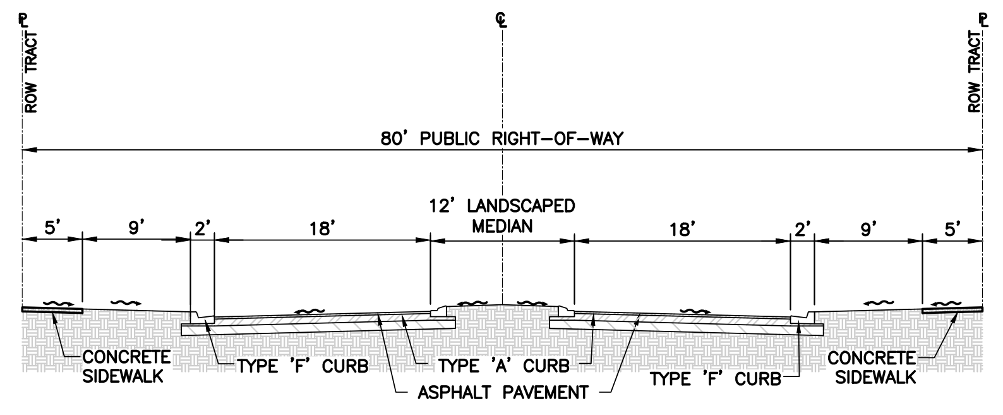
SECTION D-D

N.T.S.


ROW TRACT
ROW TRACT
80' PUBLIC RIGHT-OF-WAY
22' LANDSCAPED MEDIAN
5'
4'
2'
18'
18'
2'
4'
5'
CONCRETE SIDEWALK
TYPE 'F' CURB
TYPE 'A' CURB
ASPHALT PAVEMENT
TYPE 'F' CURB
CONCRETE SIDEWALK

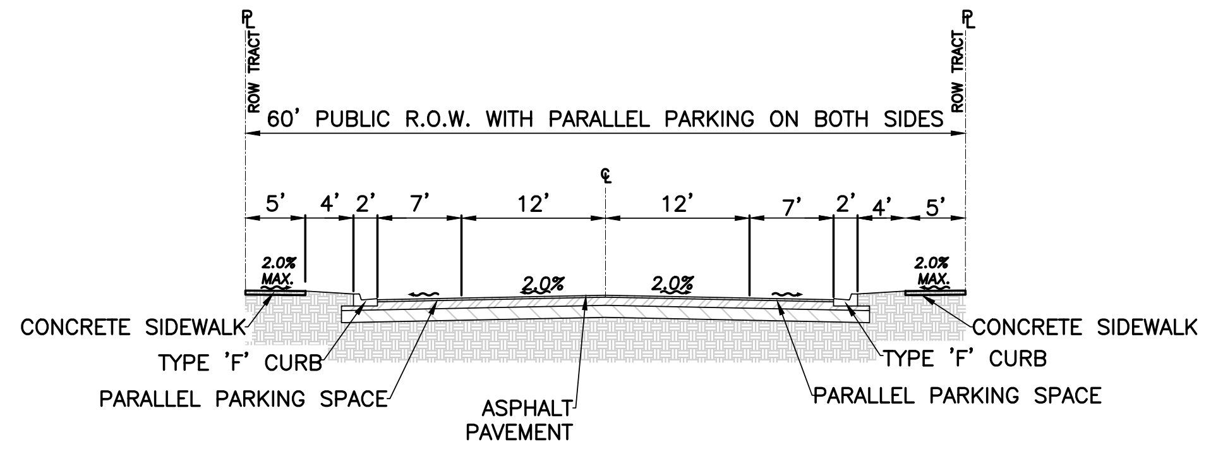
NORTHERN ENTRANCE R.O.W.

N.T.S.


ROW TRACT
ROW TRACT
80' PUBLIC RIGHT-OF-WAY
12' LANDSCAPED MEDIAN
5'
9'
2'
18'
18'
2'
9'
5'
CONCRETE SIDEWALK
TYPE 'F' CURB
TYPE 'A' CURB
ASPHALT PAVEMENT
TYPE 'F' CURB
CONCRETE SIDEWALK

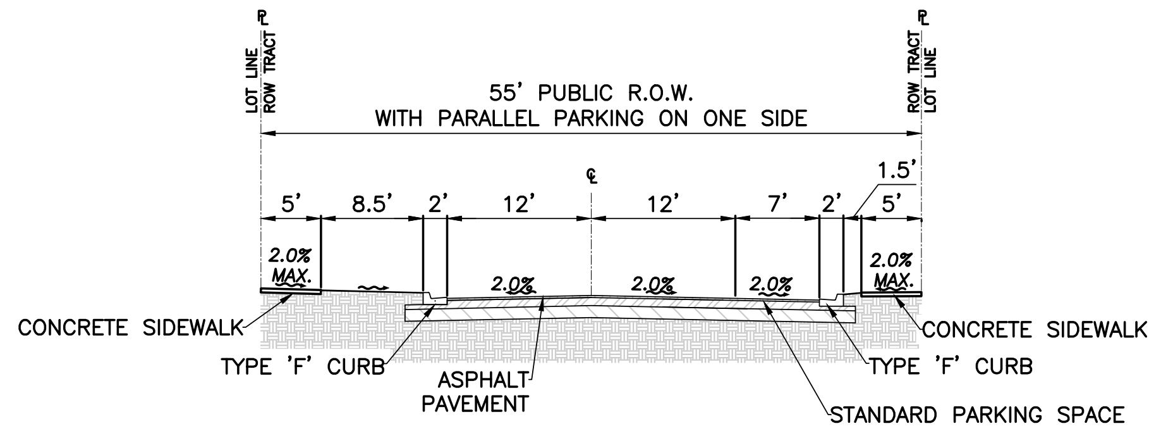
SOUTHERN ENTRANCE R.O.W.

N.T.S.


ROW TRACT
ROW TRACT
60' PUBLIC R.O.W. WITH PARALLEL PARKING ON BOTH SIDES
5'
4'
2'
7'
12'
12'
7'
2'
4'
5'
2.0% MAX
2.0%
2.0%
2.0% MAX
CONCRETE SIDEWALK
TYPE 'F' CURB
PARALLEL PARKING SPACE
ASPHALT PAVEMENT
PARALLEL PARKING SPACE
TYPE 'F' CURB
CONCRETE SIDEWALK

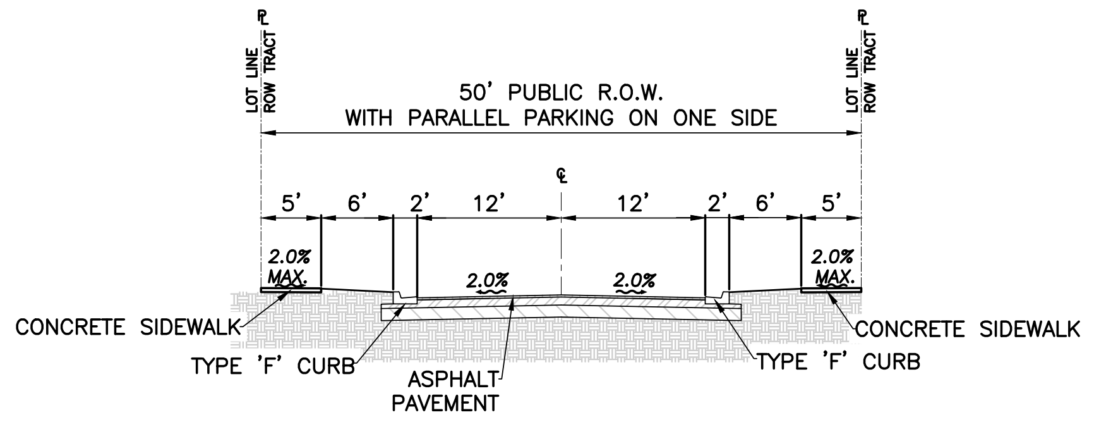
60' RIGHT-OF-WAY SECTION

N.T.S.


LOT LINE
ROW TRACT
ROW TRACT
LOT LINE
55' PUBLIC R.O.W. WITH PARALLEL PARKING ON ONE SIDE
5'
8.5'
2'
12'
12'
7'
2'
1.5'
5'
2.0% MAX
2.0%
2.0%
2.0%
2.0% MAX
CONCRETE SIDEWALK
TYPE 'F' CURB
ASPHALT PAVEMENT
STANDARD PARKING SPACE
TYPE 'F' CURB
CONCRETE SIDEWALK

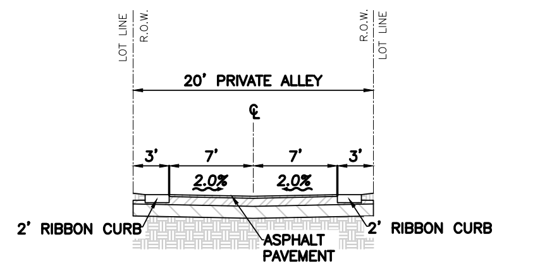
55' RIGHT-OF-WAY SECTION

N.T.S.


LOT LINE
ROW TRACT
ROW TRACT
LOT LINE
50' PUBLIC R.O.W. WITH PARALLEL PARKING ON ONE SIDE
5'
6'
2'
12'
12'
2'
6'
5'
2.0% MAX
2.0%
2.0%
2.0% MAX
CONCRETE SIDEWALK
TYPE 'F' CURB
ASPHALT PAVEMENT
TYPE 'F' CURB
CONCRETE SIDEWALK

50' RIGHT-OF-WAY SECTION

N.T.S.


20' PRIVATE ALLEY
3'
7'
7'
3'
2.0%
2.0%
2' RIBBON CURB
ASPHALT PAVEMENT
2' RIBBON CURB

TYPICAL ALLEY SECTION

N.T.S.

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			
5			
4			
3			
2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

CROSS SECTIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE N.T.S.
PROJECT PUL-061
SHEET C3.10

LUKE CLASSON
No 77066
4/30/26

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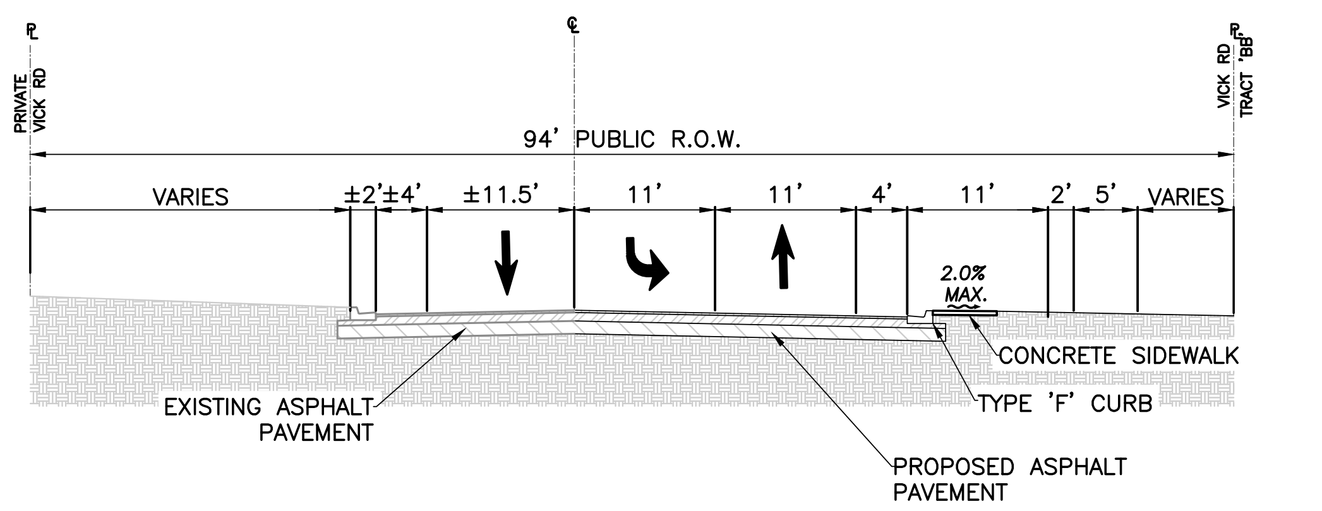
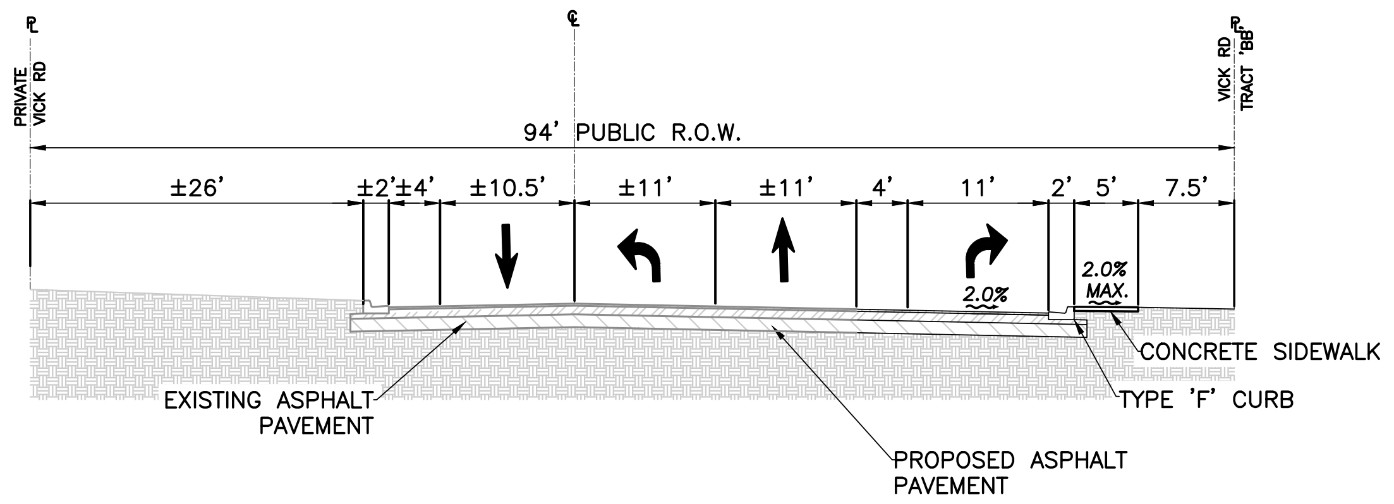
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\CROSS SECTIONS.dwg Modified:4/29/2026 By:afrancis Plotted By:andrew francis


2
PL
PRIVATE VICK RD
CL
PL
VICK RD TRACT 'BB'
94' PUBLIC R.O.W.
VARIES
±2'
±4'
±11.5'
11'
11'
4'
11'
2'
5'
VARIES
2.0% MAX.
CONCRETE SIDEWALK
TYPE 'F' CURB
EXISTING ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT

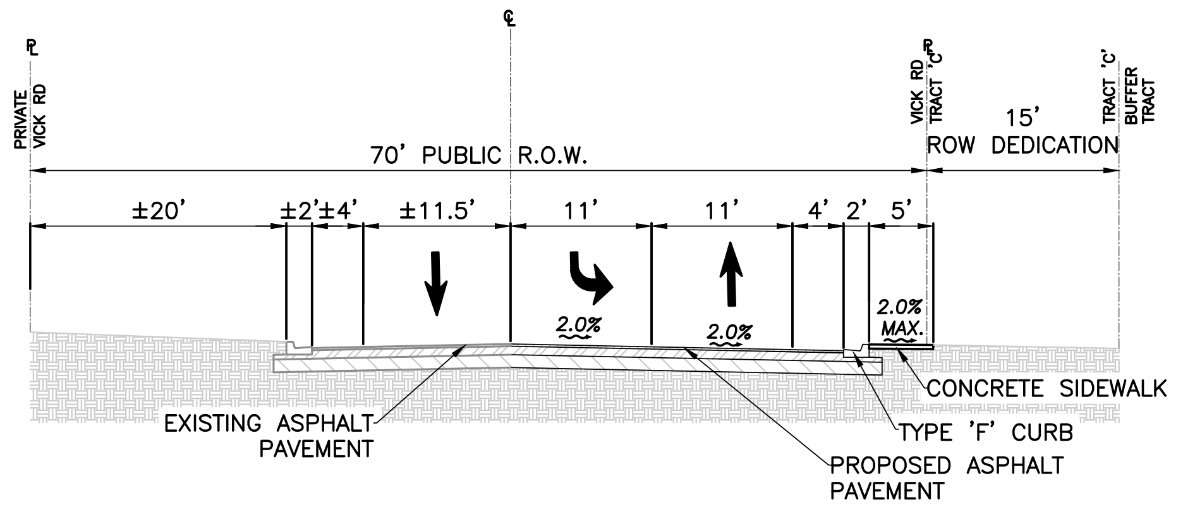
VICK ROAD RIGHT TURN LANE - NORTH

N.T.S.


PL
PRIVATE VICK RD
CL
PL
VICK RD TRACT 'BB'
94' PUBLIC R.O.W.
±26'
±2'
±4'
±10.5'
±11'
±11'
4'
11'
2'
5'
7.5'
2.0%
2.0% MAX.
CONCRETE SIDEWALK
TYPE 'F' CURB
EXISTING ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT

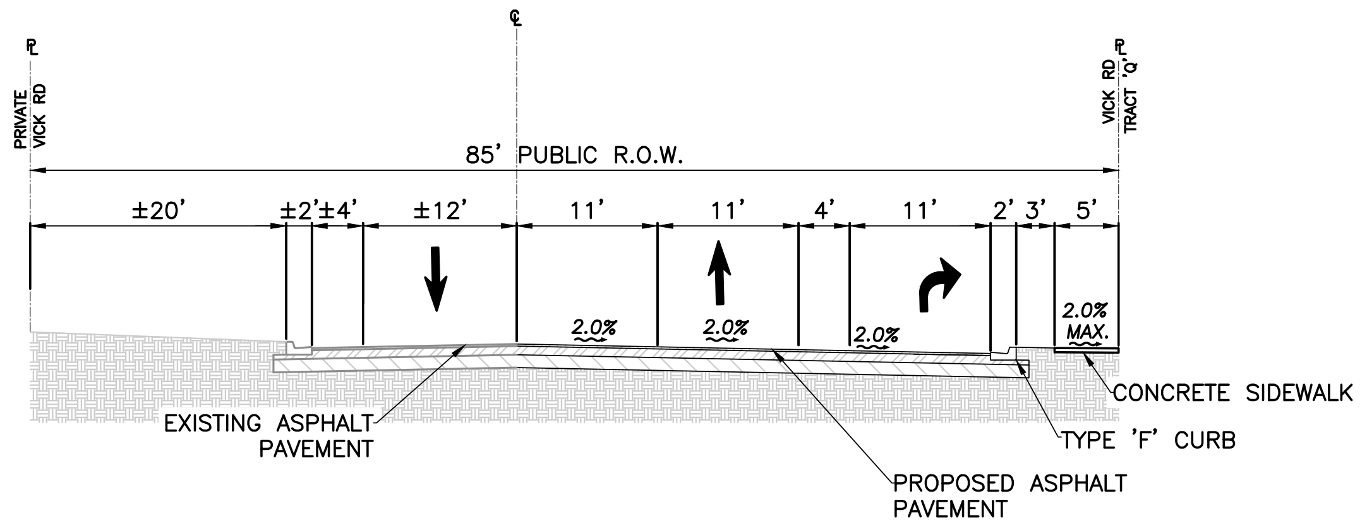
VICK ROAD RIGHT TURN LANE - NORTH

N.T.S.


PL
PRIVATE VICK RD
CL
PL
VICK RD TRACT 'C'
TRACT 'C' BUFFER TRACT
70' PUBLIC R.O.W.
15' ROW DEDICATION
±20'
±2'
±4'
±11.5'
11'
11'
4'
2'
5'
2.0%
2.0%
2.0% MAX.
CONCRETE SIDEWALK
TYPE 'F' CURB
EXISTING ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT

VICK ROAD LEFT TURN LANE - SOUTH

N.T.S.


PL
PRIVATE VICK RD
CL
PL
VICK RD TRACT 'Q'
85' PUBLIC R.O.W.
±20'
±2'
±4'
±12'
11'
11'
4'
11'
2'
3'
5'
2.0%
2.0%
2.0%
2.0% MAX.
CONCRETE SIDEWALK
TYPE 'F' CURB
EXISTING ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT

VICK ROAD RIGHT TURN LANE - SOUTH

N.T.S.

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			
5			
4			
3			
2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

CROSS SECTIONS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE N.T.S.
PROJECT PUL-061
SHEET C3.11

LUKE CLASSON
No 77066
4/30/26

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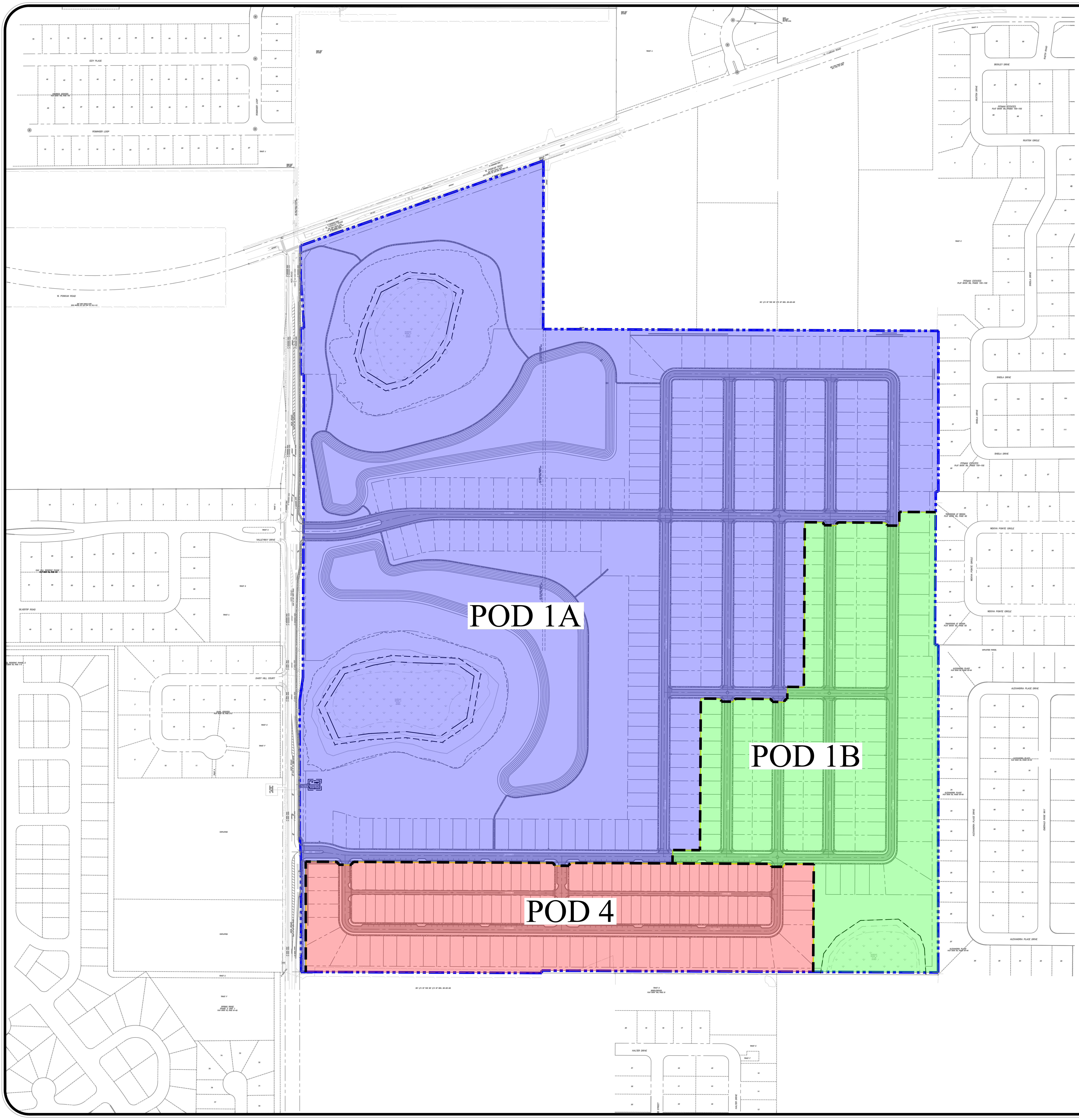
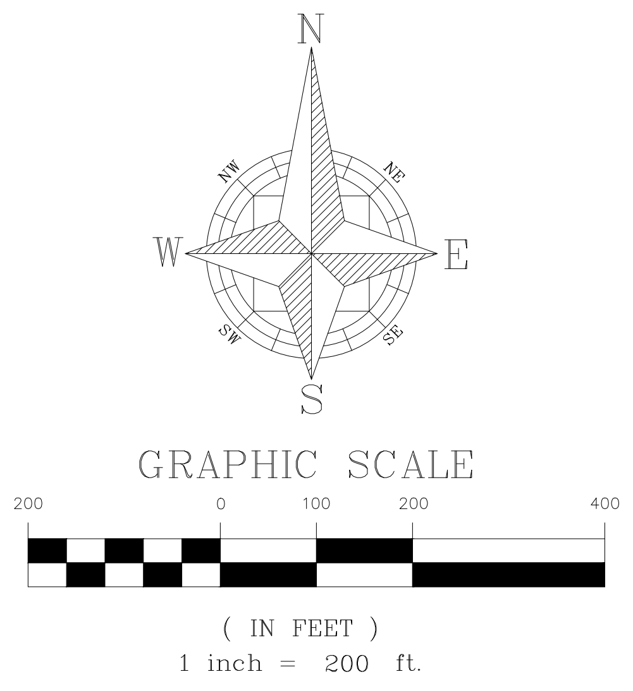
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\CROSS SECTIONS.dwg Modified: 4/29/2026 By: afrancis Plotted By: andrew francis

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\PHASING PLAN.dwg Modified: 4/30/2026 By: afrancis Plotted By: andrew francis





LEGEND

- PROPERTY BOUNDARY
- PHASING LINE
- 🟦 POD 1A
- 🟩 POD 1B
- 🟥 POD 4

SITE DATA

LOT TYPE	POD 1A	POD 1B	POD 4	TOTAL
40'x115' REAR-LOADED	0	0	80	80
55'x80' FRONT-LOADED	72	56	0	128
55'x85' FRONT-LOADED	30	34	0	64
55'x125' FRONT-LOADED	90	23	37	150
60'x125' FRONT-LOADED	33	11	0	44
85'x125' FRONT-LOADED	1	19	0	20
95'x132' FRONT-LOADED	15	0	0	16
TOTAL UNITS	241	143	117	501

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			
5			
4			
3			
2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

PHASING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 200'
PROJECT PUL-061
SHEET C3.12

LUKE CLASSON
No 77066
STATE OF FLORIDA
4/30/26

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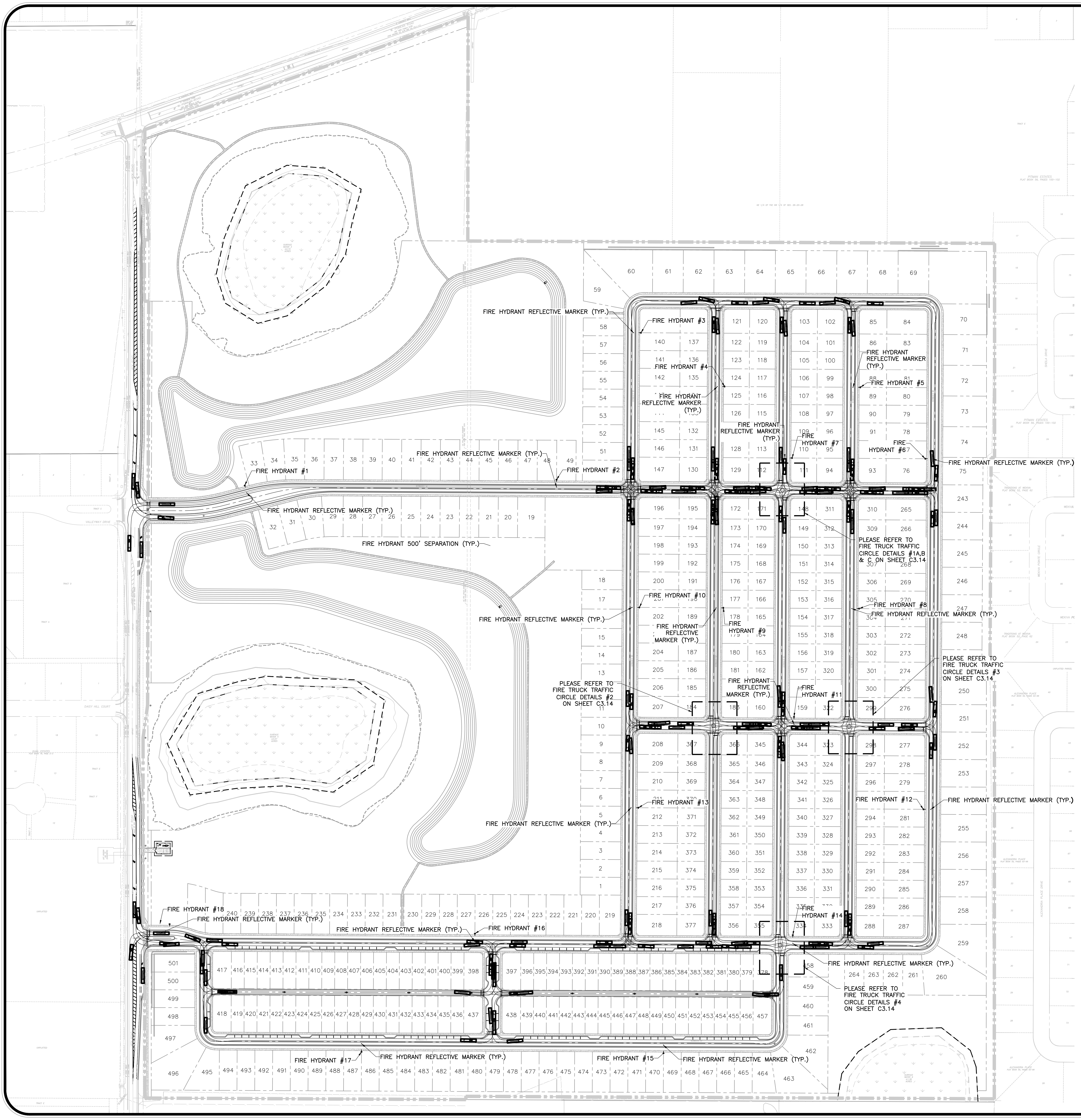

FIRE HYDRANT #1
FIRE HYDRANT #2
FIRE HYDRANT #3
FIRE HYDRANT #4
FIRE HYDRANT #5
FIRE HYDRANT #6
FIRE HYDRANT #7
FIRE HYDRANT #8
FIRE HYDRANT #9
FIRE HYDRANT #10
FIRE HYDRANT #11
FIRE HYDRANT #12
FIRE HYDRANT #13
FIRE HYDRANT #14
FIRE HYDRANT #15
FIRE HYDRANT #16
FIRE HYDRANT #17
FIRE HYDRANT #18
FIRE HYDRANT REFLECTIVE MARKER (TYP.)
FIRE HYDRANT 500' SEPARATION (TYP.)
PLEASE REFER TO FIRE TRUCK TRAFFIC CIRCLE DETAILS #1A,B & C ON SHEET C3.14
PLEASE REFER TO FIRE TRUCK TRAFFIC CIRCLE DETAILS #2 ON SHEET C3.14
PLEASE REFER TO FIRE TRUCK TRAFFIC CIRCLE DETAILS #3 ON SHEET C3.14
PLEASE REFER TO FIRE TRUCK TRAFFIC CIRCLE DETAILS #4 ON SHEET C3.14

FIRE ACCESS NOTES:

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

N
W E
S

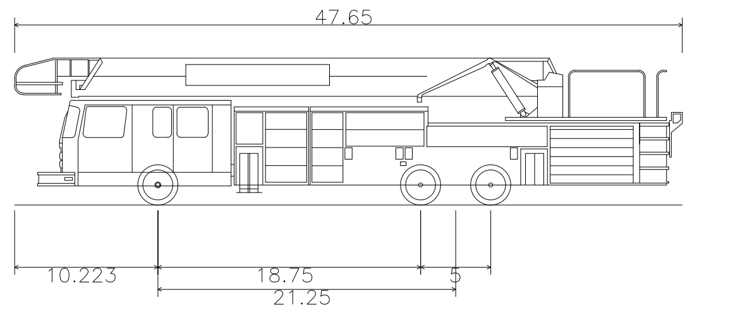
GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

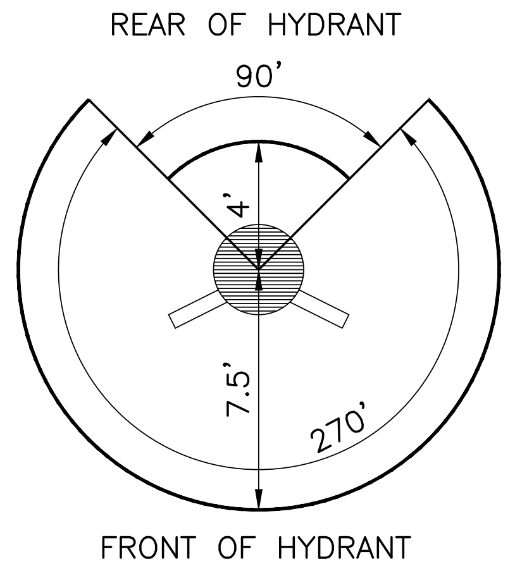
LEGEND

- - - - FIRE HYDRANT 500' RADIUS

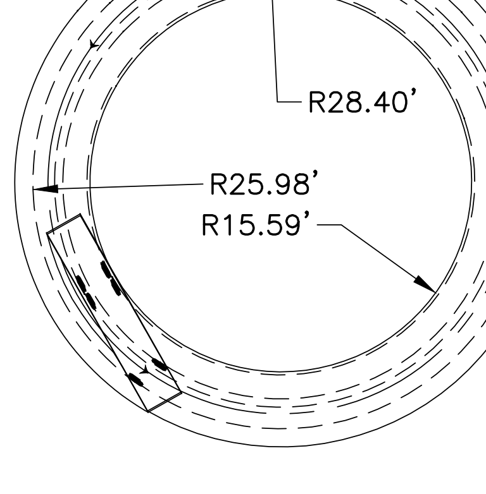

47.65
10.223
18.75
5
21.25

Rosenbauer 100 ft MM Cobra

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


REAR OF HYDRANT
90'
4'
7.5'
270'
FRONT OF HYDRANT

FIRE HYDRANT CLEARANCE DETAIL


R28.40'
R25.98'
R15.59'

TURNING RADIUS SKETCH

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			
5			
4			
3			
2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

FIRE TRUCK ROUTE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 150'
PROJECT PUL-061
SHEET C3.13

LUKE CLASSON
No 77066
4/30/26

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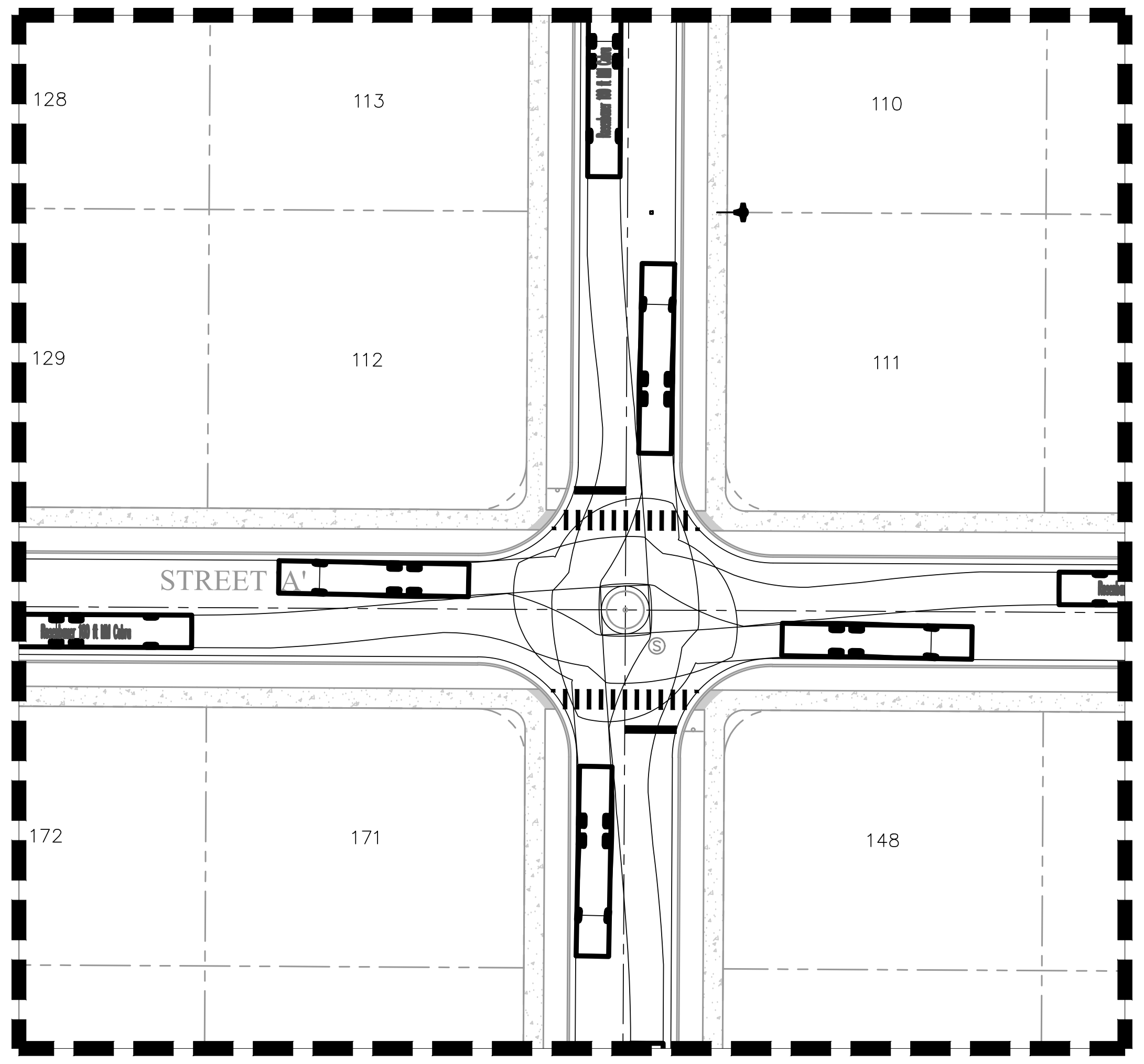
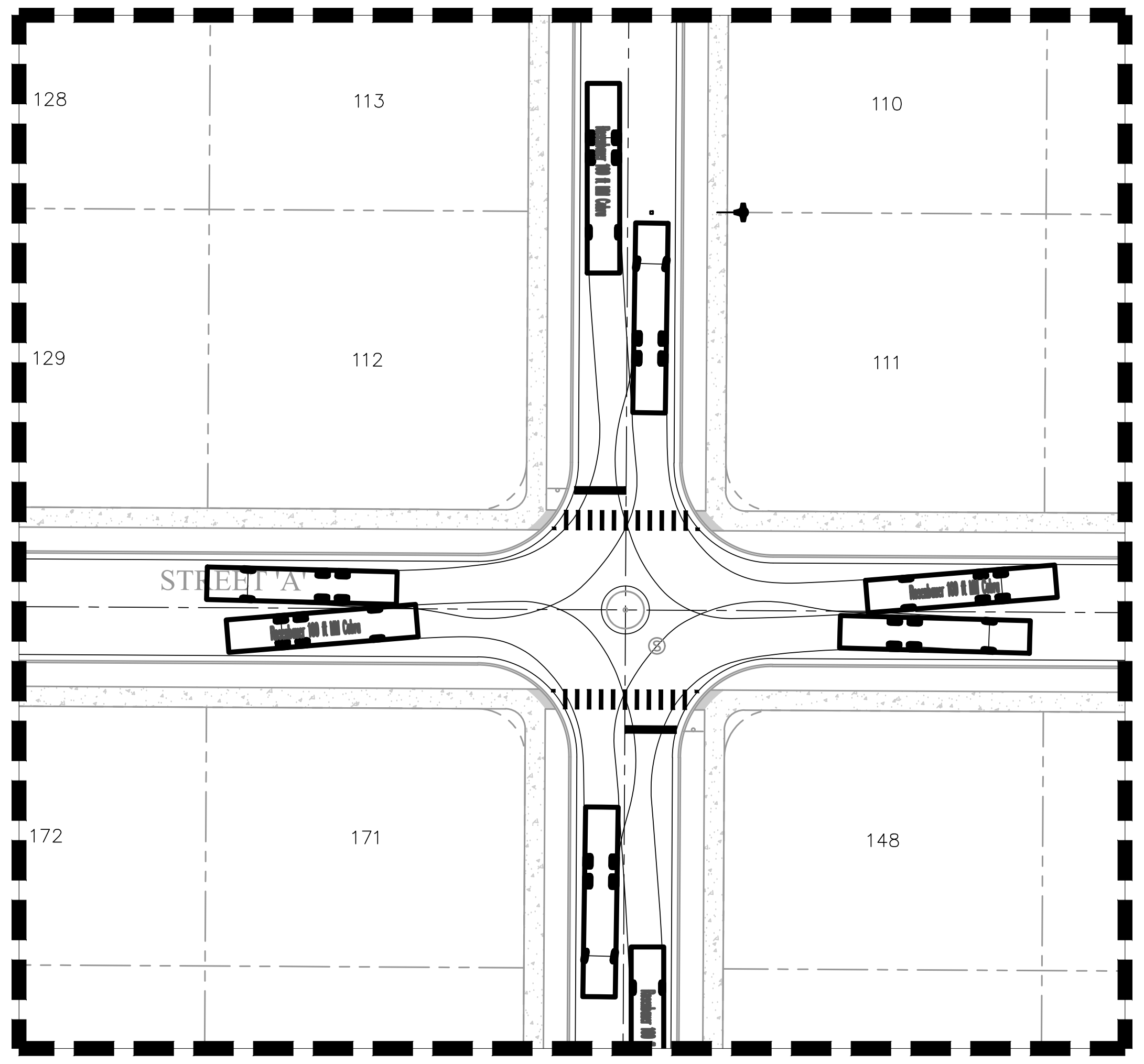
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\FIRE TRUCK ROUTE PLAN.dwg Modified:4/29/2026 By:afrancis Plotted By:andrew francis

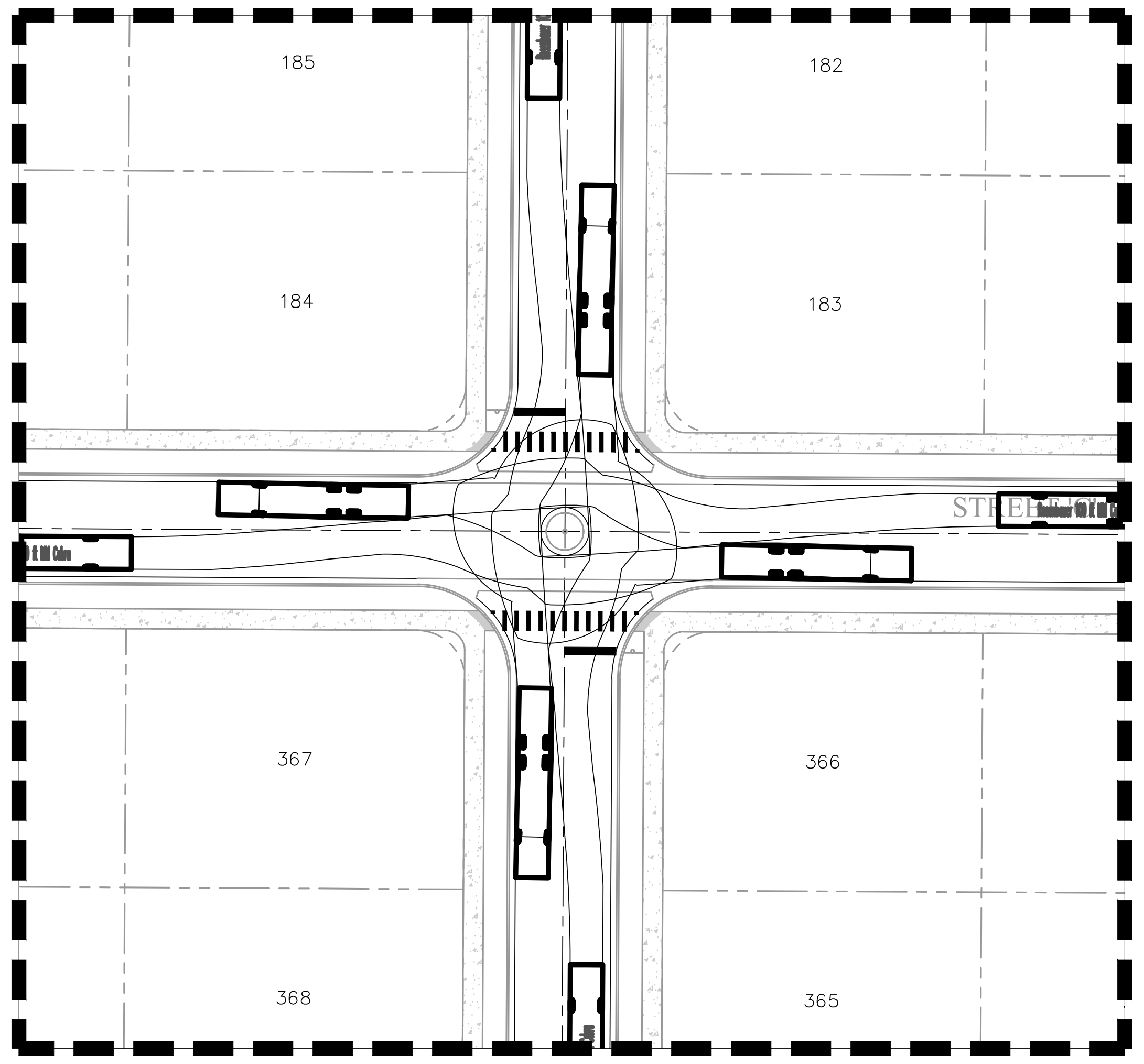
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\FIRE TRUCK ROUTE PLAN.dwg Modified:4/29/2026 By:afrancis Plotted By:andrew francis


128
113
110
129
112
111
STREET 'A'
172
171
148

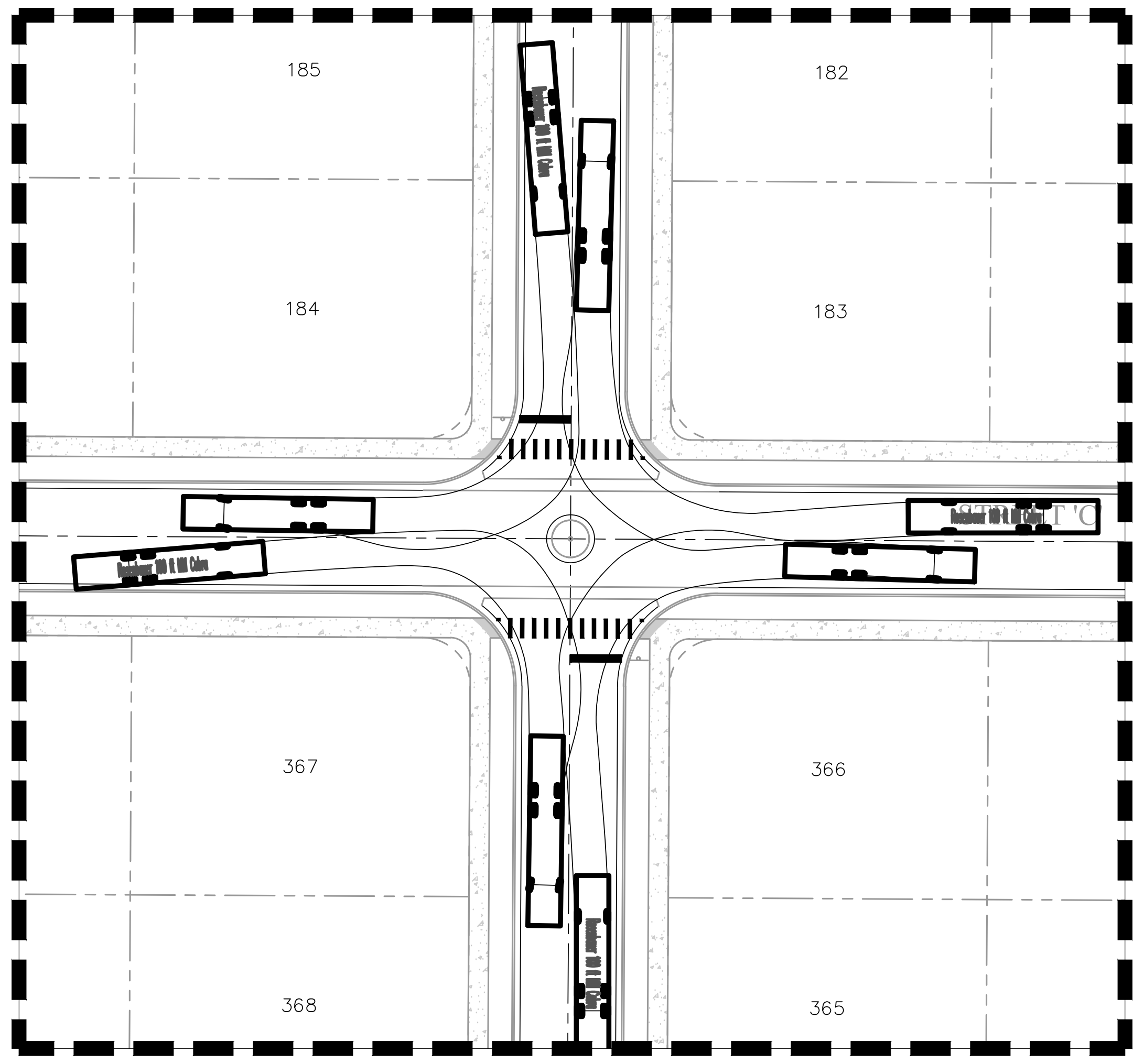
FIRE TRUCK TRAFFIC ISLAND DETAIL #1.A – LEFT – TURN MOVEMENTS
SCALE: 1" = 40'


128
113
110
129
112
111
STREET 'A'
172
171
148

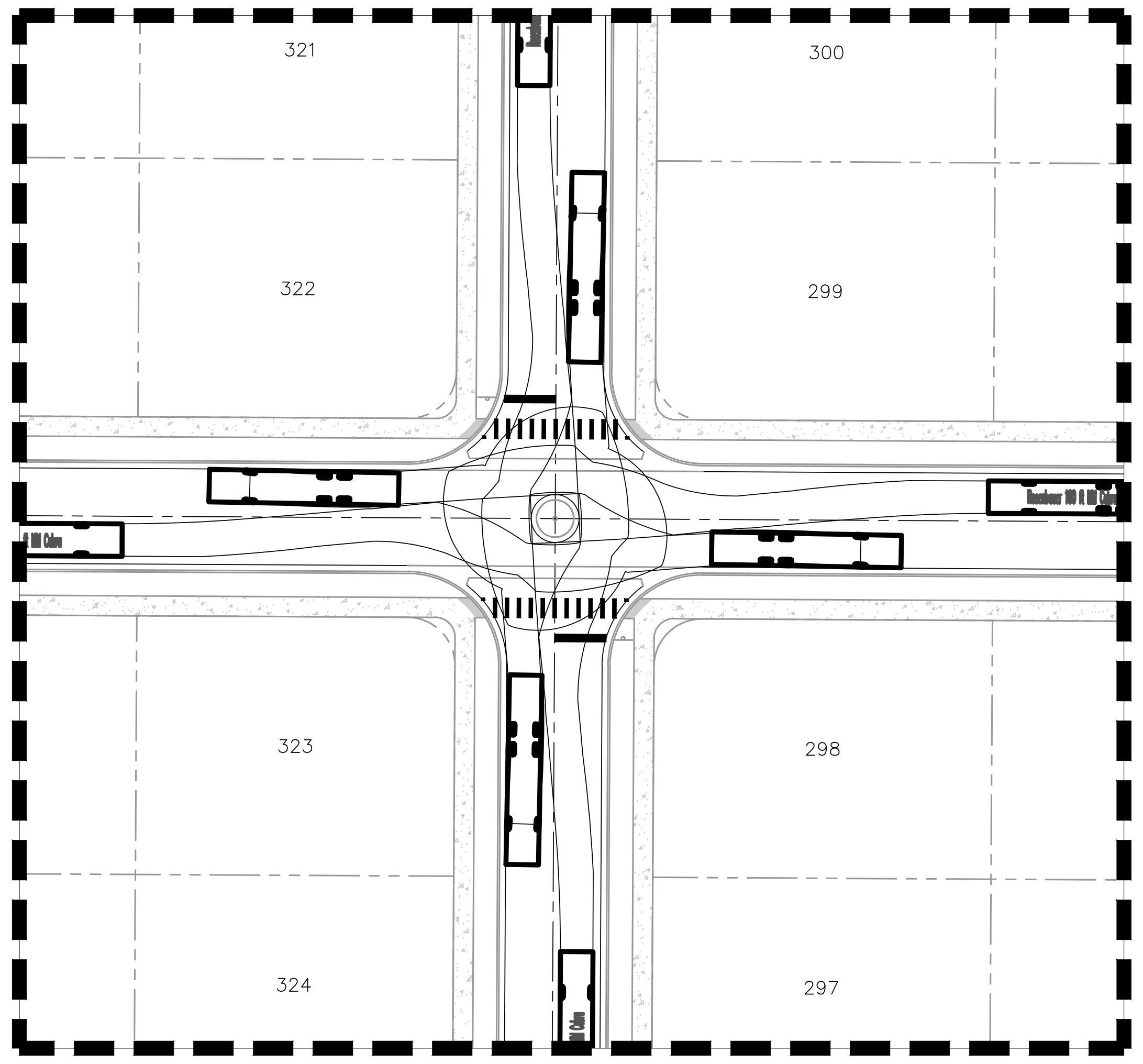
FIRE TRUCK TRAFFIC ISLAND DETAIL #1.A – RIGHT – TURN MOVEMENTS
SCALE: 1" = 40'


185
182
184
183
367
366
368
365

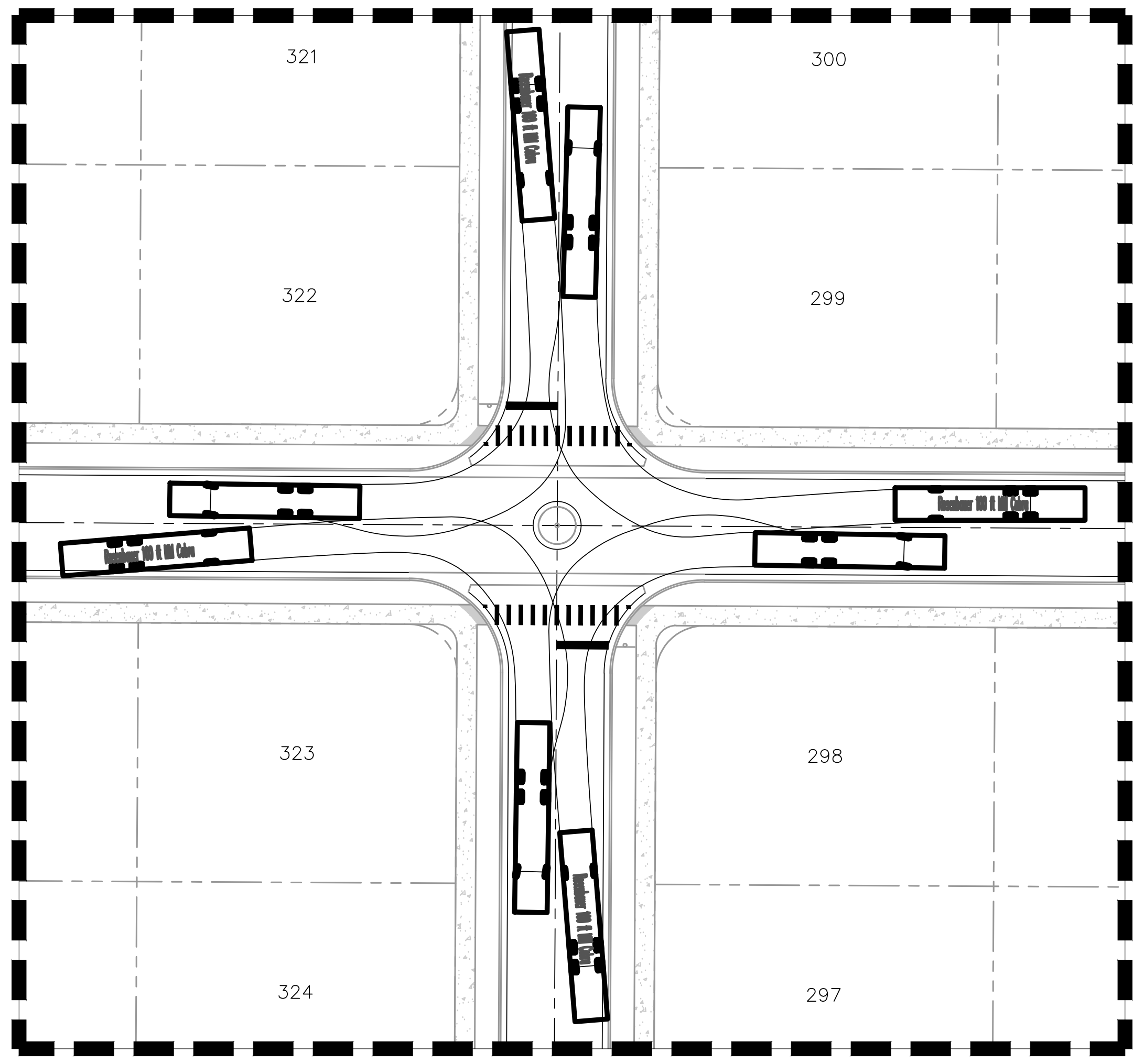
FIRE TRUCK TRAFFIC ISLAND DETAIL #2.A – LEFT – TURN MOVEMENTS
SCALE: 1" = 40'


185
182
184
183
367
366
368
365

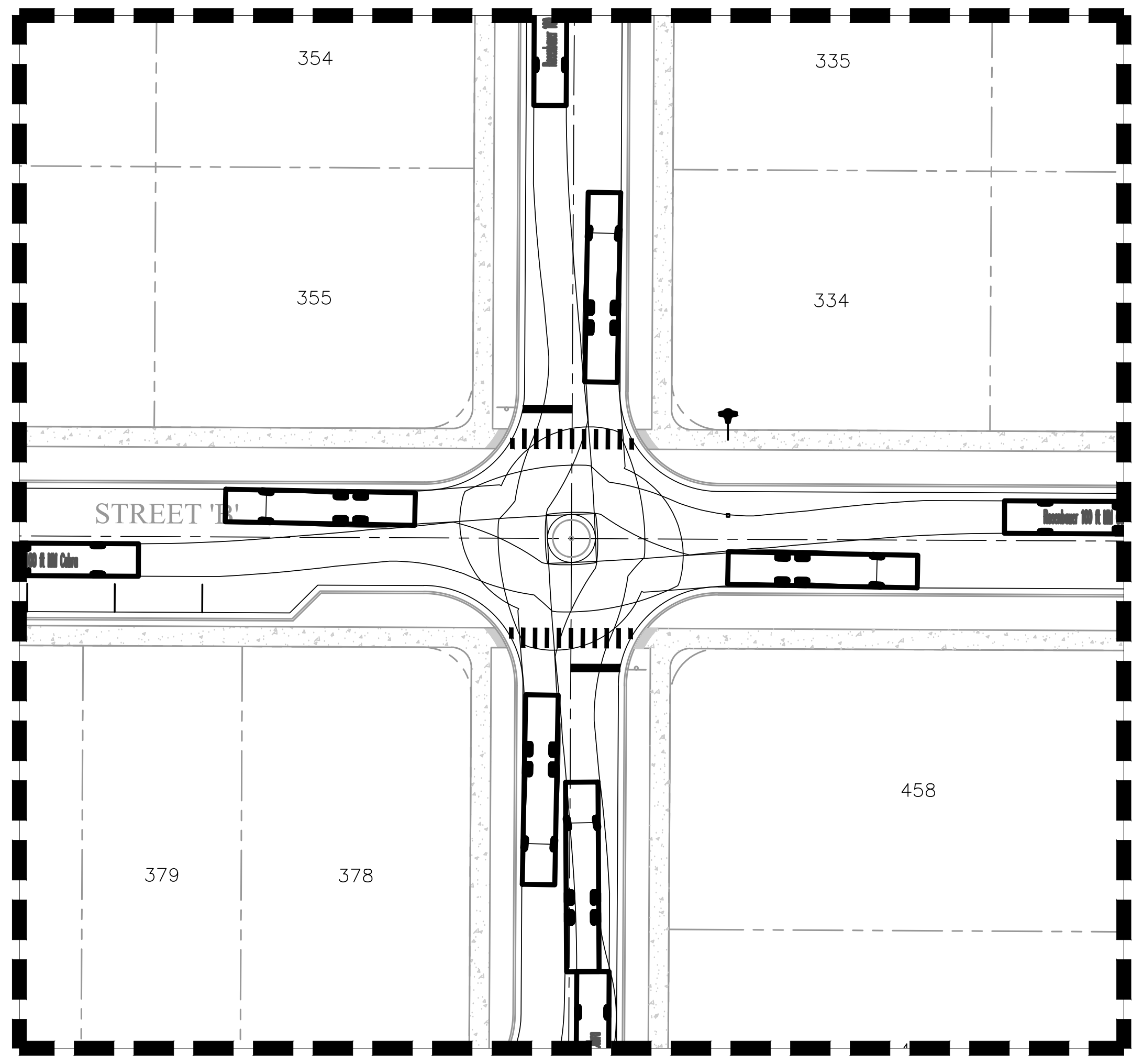
FIRE TRUCK TRAFFIC ISLAND DETAIL #2.A – RIGHT – TURN MOVEMENTS
SCALE: 1" = 40'


321
300
322
299
323
298
324
297

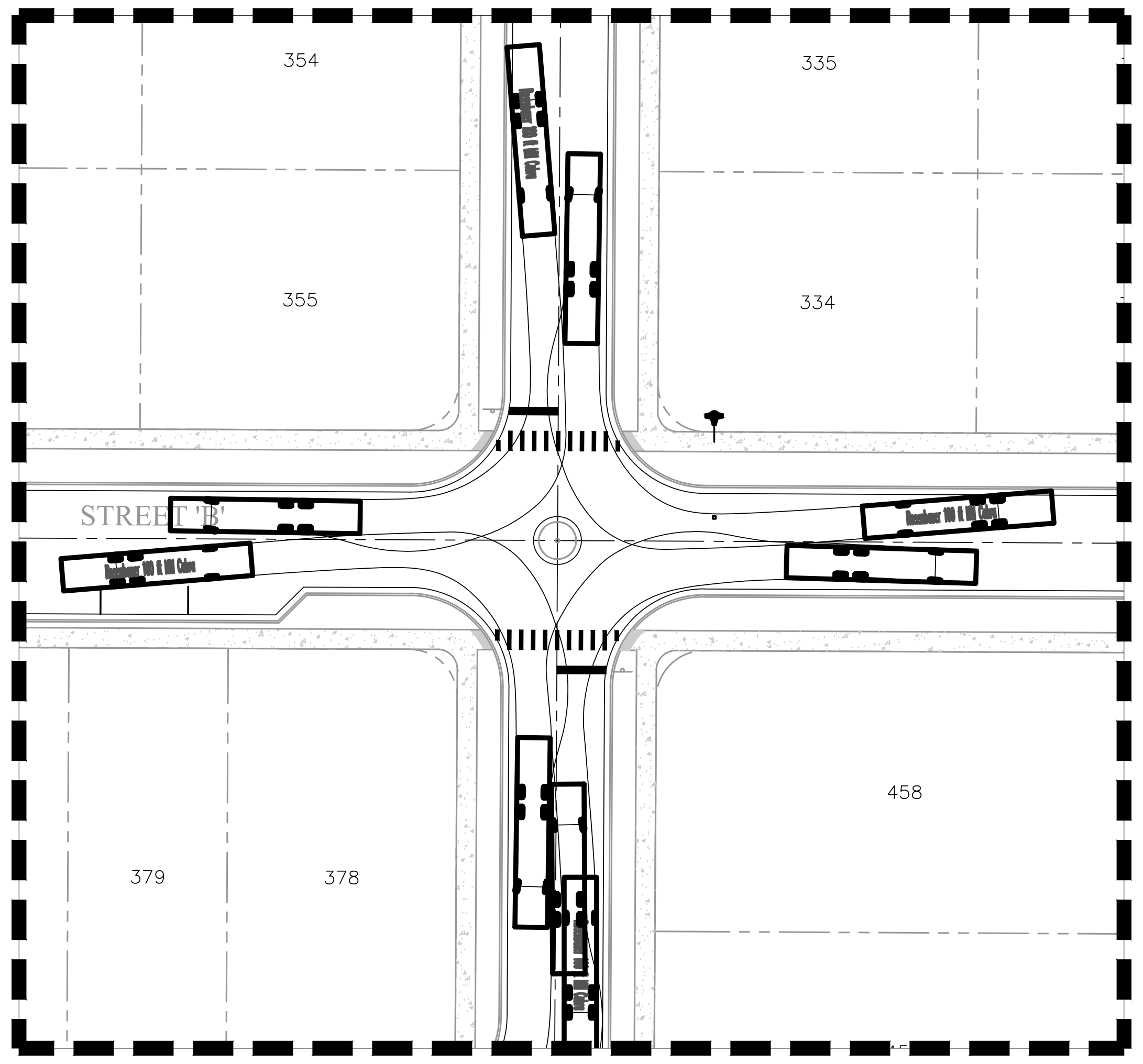
FIRE TRUCK TRAFFIC ISLAND DETAIL #3.A – LEFT – TURN MOVEMENTS
SCALE: 1" = 40'


321
300
322
299
323
298
324
297

FIRE TRUCK TRAFFIC ISLAND DETAIL #3.A – RIGHT – TURN MOVEMENTS
SCALE: 1" = 40'


354
335
355
334
STREET 'B'
458
379
378

FIRE TRUCK TRAFFIC ISLAND DETAIL #4.A – LEFT – TURN MOVEMENTS
SCALE: 1" = 40'


354
335
355
334
STREET 'B'
458
379
378

FIRE TRUCK TRAFFIC ISLAND DETAIL #4.A – RIGHT – TURN MOVEMENTS
SCALE: 1" = 40'

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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ENGINEERING REGISTRY
NO. 39060

FIRE TRUCK ROUTE DETAILS
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE: 1" = 40'
PROJECT: PUL-061
SHEET: C3.14

LUKE CLASSON
No 77066
4/30/26

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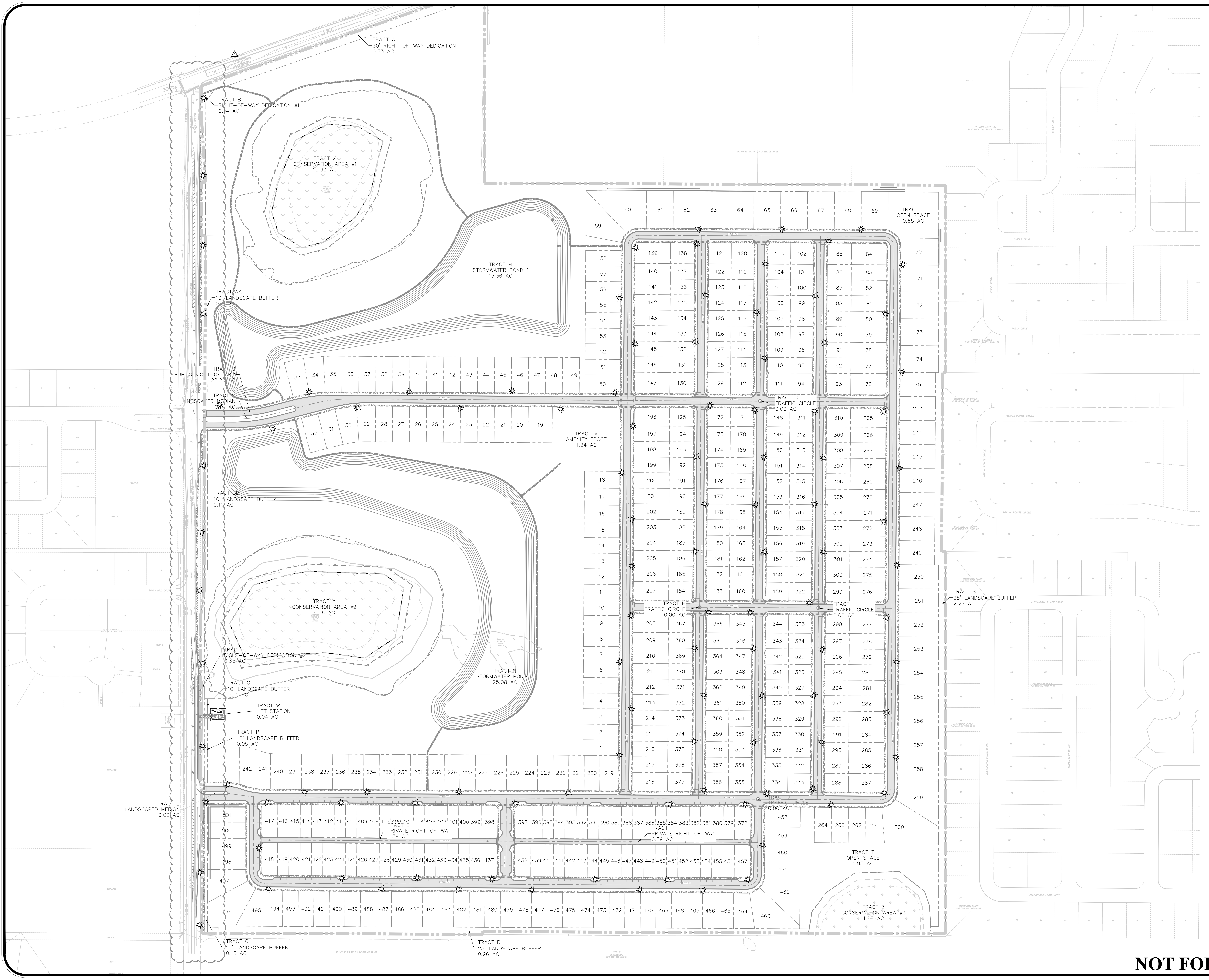
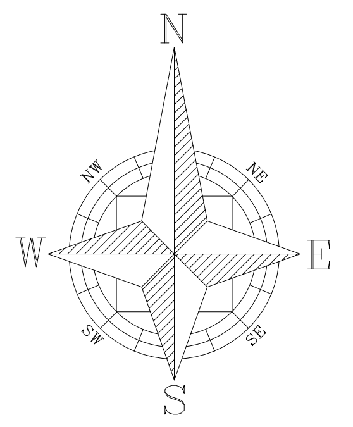

TRACT A
30' RIGHT-OF-WAY DEDICATION
0.73 AC
TRACT B
RIGHT-OF-WAY DEDICATION #1
0.14 AC
TRACT X
CONSERVATION AREA #1
15.93 AC
TRACT M
STORMWATER POND 1
15.36 AC
TRACT AA
10' LANDSCAPE BUFFER
TRACT D
PUBLIC RIGHT-OF-WAY
22.20 AC
TRACT K
LANDSCAPED MEDIAN
TRACT U
OPEN SPACE
0.65 AC
TRACT G
TRAFFIC CIRCLE
0.00 AC
TRACT V
AMENITY TRACT
1.24 AC
TRACT BB
10' LANDSCAPE BUFFER
0.11 AC
TRACT Y
CONSERVATION AREA #2
9.06 AC
TRACT H
TRAFFIC CIRCLE
0.00 AC
TRACT I
TRAFFIC CIRCLE
0.00 AC
TRACT S
25' LANDSCAPE BUFFER
2.27 AC
TRACT C
RIGHT-OF-WAY DEDICATION #2
0.35 AC
TRACT O
10' LANDSCAPE BUFFER
0.01 AC
TRACT N
STORMWATER POND 2
25.08 AC
TRACT W
LIFT STATION
0.04 AC
TRACT P
10' LANDSCAPE BUFFER
0.05 AC
TRACT L
LANDSCAPED MEDIAN
0.02 AC
TRACT E
PRIVATE RIGHT-OF-WAY
0.39 AC
TRACT F
PRIVATE RIGHT-OF-WAY
0.39 AC
TRACT J
TRAFFIC CIRCLE
0.00 AC
TRACT T
OPEN SPACE
1.95 AC
TRACT Z
CONSERVATION AREA #3
TRACT Q
10' LANDSCAPE BUFFER
0.13 AC
TRACT R
25' LANDSCAPE BUFFER
0.96 AC



GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

LEGEND

☼ PROPOSED LIGHT POLE

LIGHTING NOTES:

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

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
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NO. 39060

LIGHTING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN:
B. KILLELA

DESIGNED:
S. SANCHEZ

CHECKED:
L. CLASSON

DATE:
4/30/2026

SCALE
1" = 150'

PROJECT
PUL-061

SHEET
C3.15

LUKE CLASSON
No 77066
4/30/26

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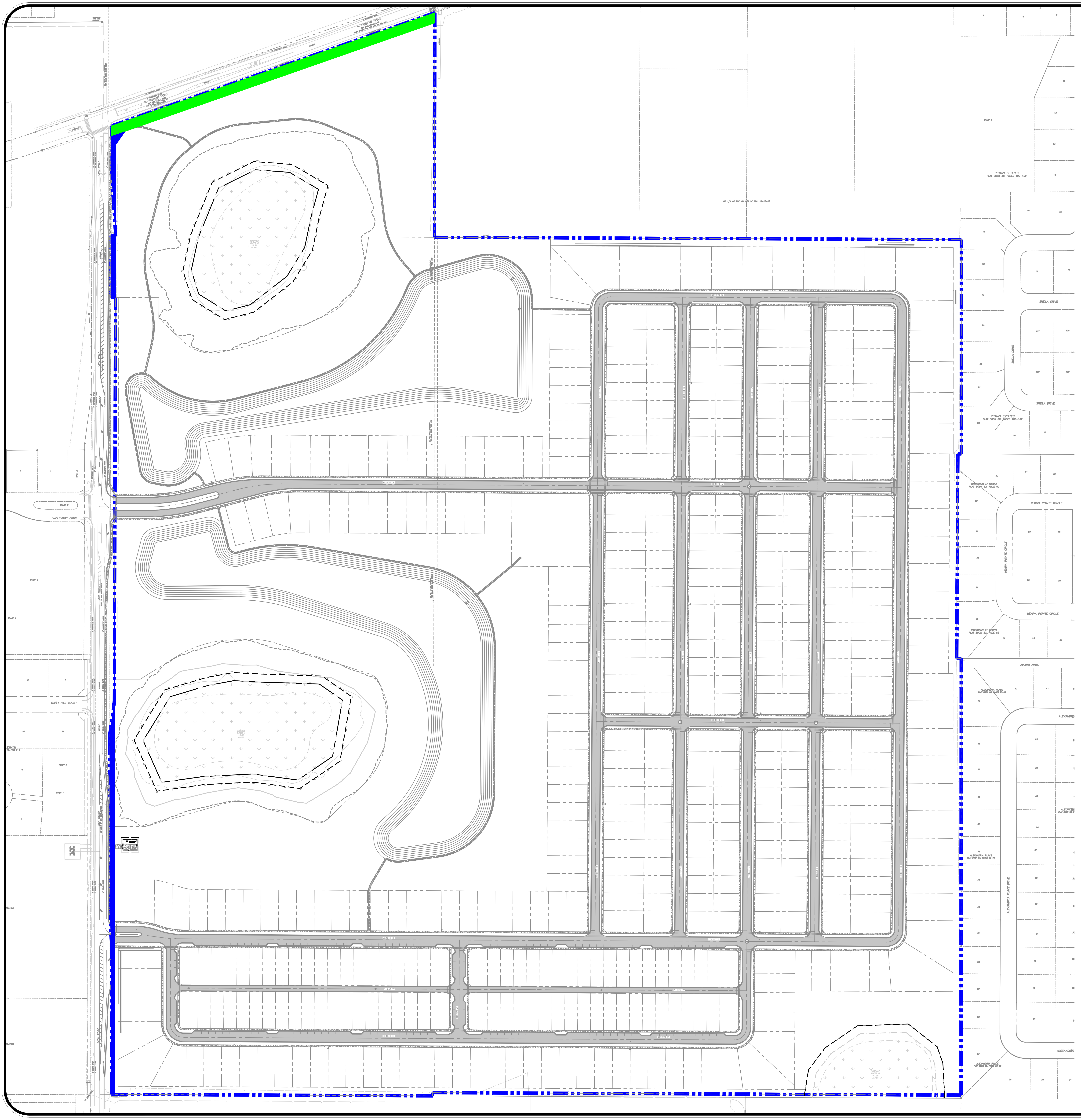
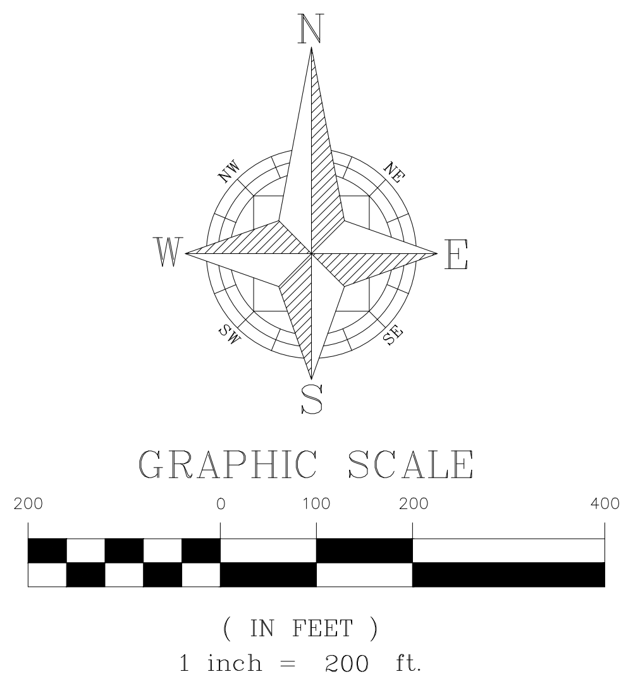
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\LIGHTING PLAN.dwg Modified: 4/29/2026 By: afrancis Plotted By: andrew francis


PITMAN ESTATES PLAT BOOK 66, PAGES 100-102
SHEILA DRIVE
MEDINA POINTE CIRCLE
ALEXANDRIA PLACE DRIVE
VALLEYWAY DRIVE
DAISY HILL COURT
UNPLATTED PARCEL


N
E
S
W
GRAPHIC SCALE
200
0
100
200
400
(IN FEET)
1 inch = 200 ft.

LEGEND

- ▬ · ▬ · PROPERTY BOUNDARY
- 🟦 CITY ROW DEDICATION (VICK ROAD)
- 🟩 COUNTY ROW DEDICATION (W PONKAN ROAD)

REV.	DATE	DESCRIPTION	BY
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

R.O.W. DEDICATION PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN:
B. KILLELA

DESIGNED:
S. SANCHEZ

CHECKED:
L. CLASSON

DATE:
4/30/2026

SCALE
1" = 150'

PROJECT
PUL-061

SHEET
C3.16

LUKE CLASSON
No 77066
4/30/26

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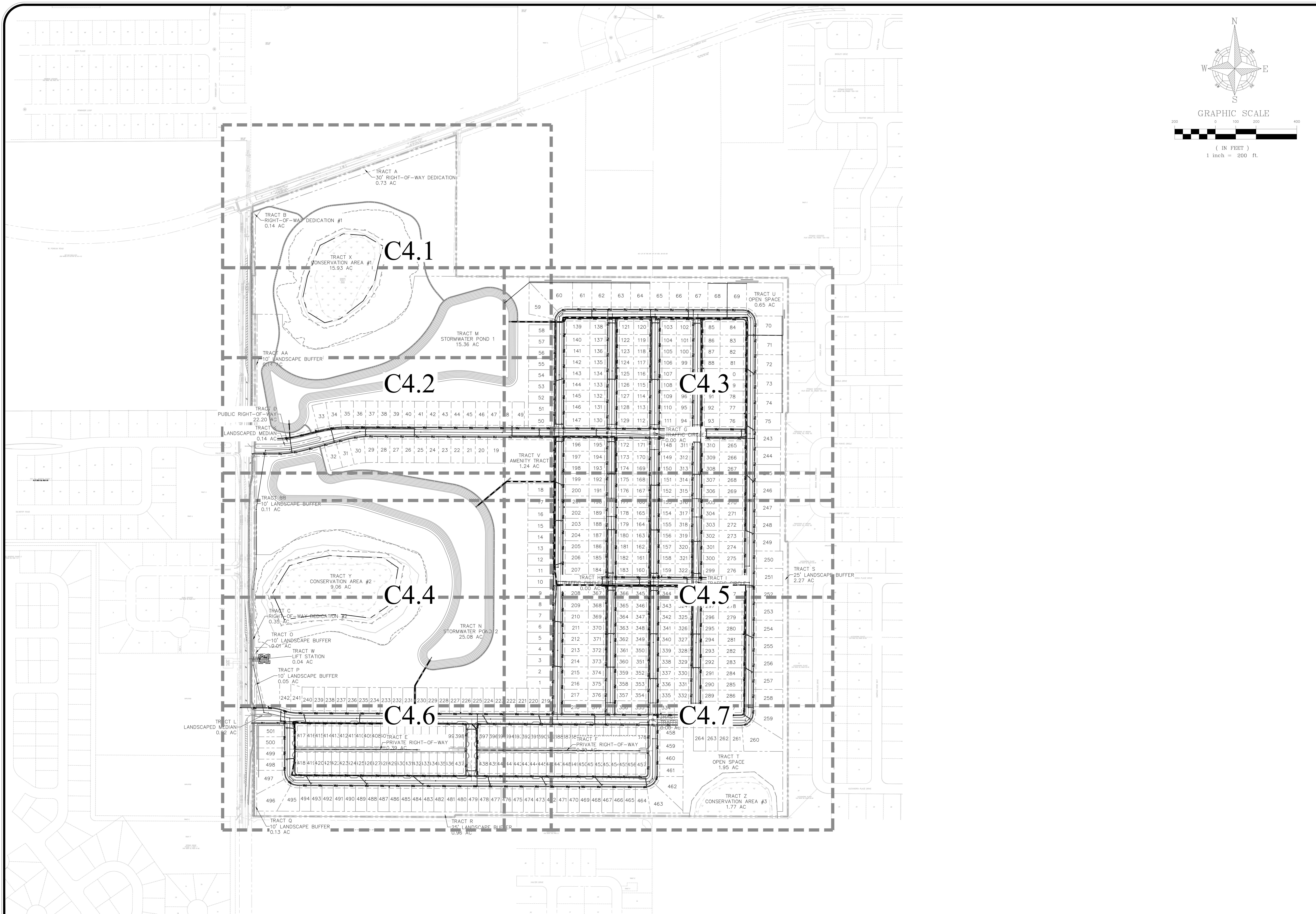
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\ROW DEDICATION PLAN.dwg Modified:4/29/2026 By:afrancis Plotted By:andrew francis

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\UTILITY & DRAINAGE PLAN.dwg Modified: 3/24/2026 By: afrancis Plotted By: andrew francis


N
S
E
W
GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.
C4.1
C4.2
C4.3
C4.4
C4.5
C4.6
C4.7
TRACT A
30' RIGHT-OF-WAY DEDICATION
0.73 AC
TRACT B
RIGHT-OF-WAY DEDICATION #1
0.14 AC
TRACT X
CONSERVATION AREA #1
15.93 AC
TRACT M
STORMWATER POND 1
15.36 AC
TRACT AA
10' LANDSCAPE BUFFER
0.13 AC
TRACT D
PUBLIC RIGHT-OF-WAY
22.20 AC
TRACT K
LANDSCAPED MEDIAN
0.14 AC
TRACT U
OPEN SPACE
0.65 AC
TRACT G
TRAFFIC CIRCLE
0.00 AC
TRACT V
AMENITY TRACT
1.24 AC
TRACT BB
10' LANDSCAPE BUFFER
0.11 AC
TRACT Y
CONSERVATION AREA #2
9.06 AC
TRACT H
TRAFFIC CIRCLE
0.00 AC
TRACT I
TRAFFIC CIRCLE
TRACT S
25' LANDSCAPE BUFFER
2.27 AC
TRACT C
RIGHT-OF-WAY DEDICATION #2
0.35 AC
TRACT N
STORMWATER POND 2
25.08 AC
TRACT O
10' LANDSCAPE BUFFER
0.01 AC
TRACT W
LIFT STATION
0.04 AC
TRACT P
10' LANDSCAPE BUFFER
0.05 AC
TRACT L
LANDSCAPED MEDIAN
0.02 AC
TRACT E
PRIVATE RIGHT-OF-WAY
0.39 AC
TRACT F
PRIVATE RIGHT-OF-WAY
0.30 AC
TRACT J
TRAFFIC CIRCLE
0.00 AC
TRACT T
OPEN SPACE
1.95 AC
TRACT Z
CONSERVATION AREA #3
1.77 AC
TRACT Q
10' LANDSCAPE BUFFER
0.13 AC
TRACT R
25' LANDSCAPE BUFFER
0.96 AC

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

OVERALL UTILITY & DRAINAGE PLAN

MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 200'
PROJECT PUL-061
SHEET C4.0

LUKE CLASSON
No 77066
4/30/26

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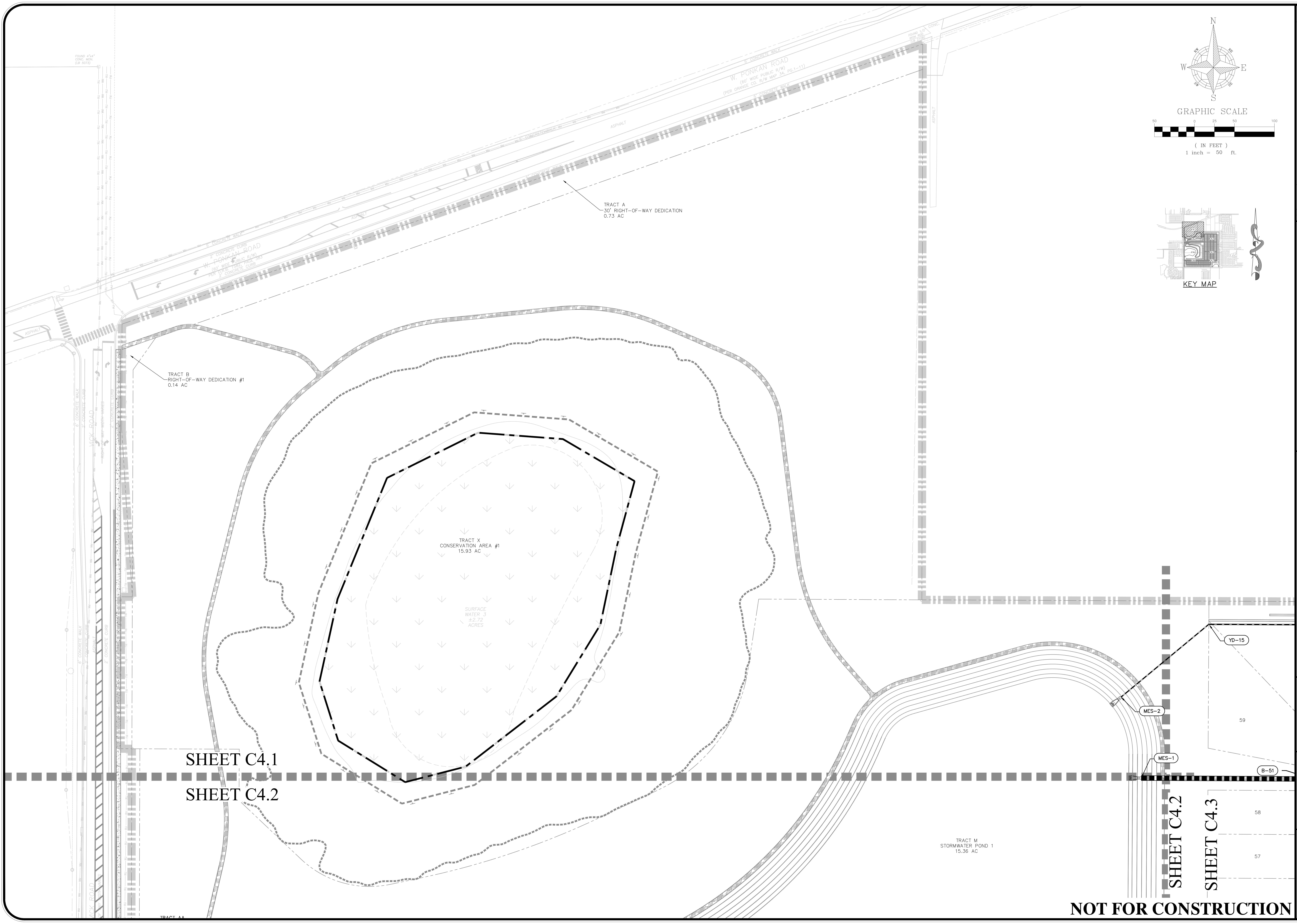
N
S
E
W
GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.
KEY MAP
FOUND 4"x4"
CONC. MON.
(LB 5073)
W. PONKAN ROAD
(60' WIDE PUBLIC R/W)
(PER ORANGE CO. R/W MAP 34, PG.1-11)
PER O.R.B. 1582, PAGE 383
5' CONCRETE WALK
2' CONCRETE CURB
ASPHALT
VICK ROAD
RIGHT OF WAY WIDTH VARIES
6' CONCRETE WALK
TRACT A
30' RIGHT-OF-WAY DEDICATION
0.73 AC
TRACT B
RIGHT-OF-WAY DEDICATION #1
0.14 AC
TRACT X
CONSERVATION AREA #1
15.93 AC
SURFACE
WATER 3
±2.72
ACRES
TRACT M
STORMWATER POND 1
15.36 AC
TRACT AA
YD-15
MES-2
MES-1
B-51
59
58
57
SHEET C4.1
SHEET C4.2
SHEET C4.2
SHEET C4.3

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

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BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C4.1

LUKE CLASSON
No 77066
4/30/26

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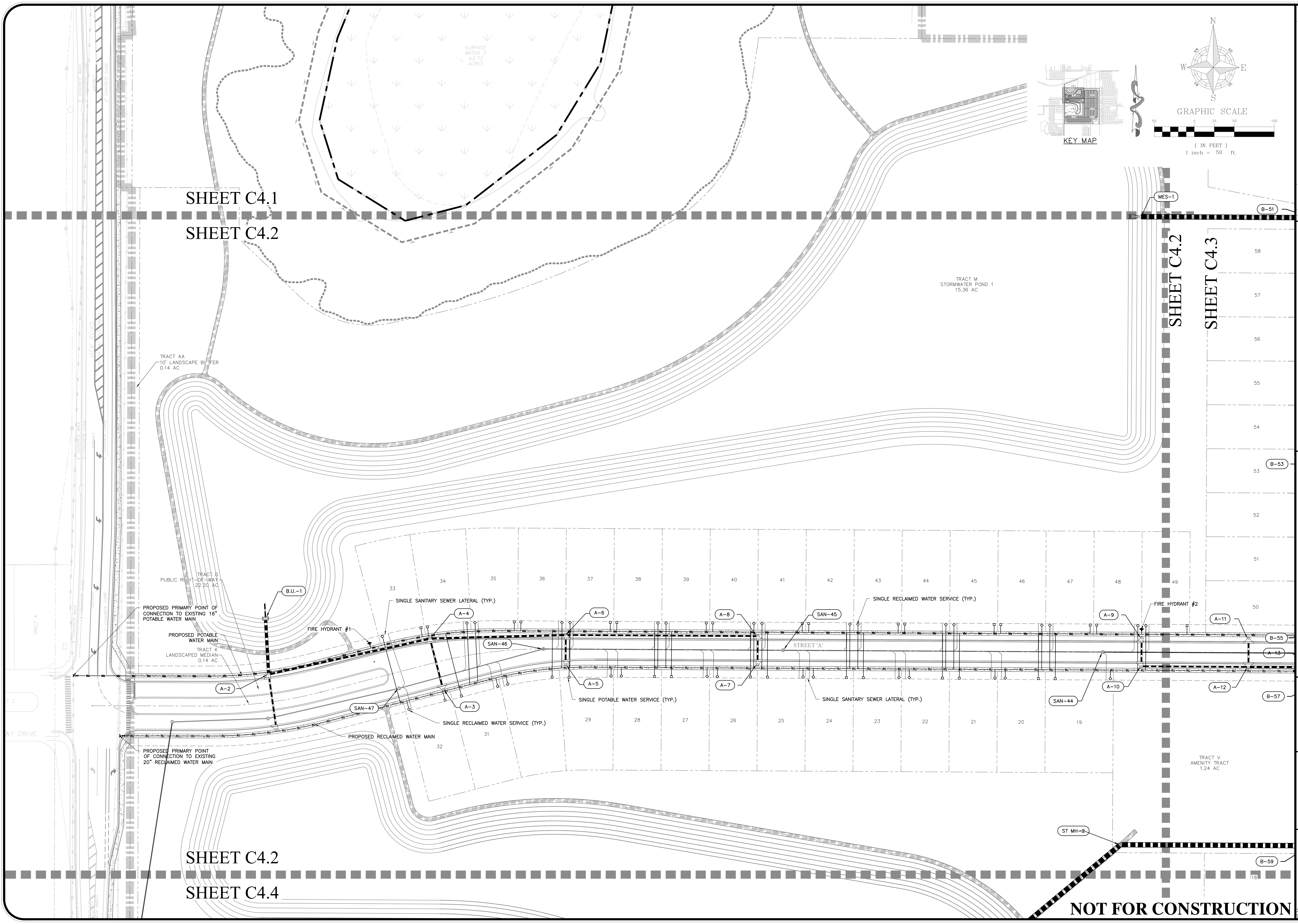
P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\UTILITY & DRAINAGE PLAN.dwg Modified: 3/24/2026 By: afrancis Plotted By: andrew francis


SHEET C4.1
SHEET C4.2
SHEET C4.2
SHEET C4.3
SHEET C4.2
SHEET C4.4
SURFACE WATER 3 ±2.72 ACRES
TRACT M STORMWATER POND 1 15.36 AC
TRACT AA 10' LANDSCAPE BUFFER 0.14 AC
TRACT D PUBLIC RIGHT-OF-WAY 22.20 AC
TRACT K LANDSCAPED MEDIAN 0.14 AC
TRACT V AMENITY TRACT 1.24 AC
TRACT A
AY DRIVE
STREET 'A'
KEY MAP
N
S
E
W
GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.
MES-1
B-51
B-53
B-55
B-57
B-59
B.U.-1
A-2
A-3
A-4
A-5
A-6
A-7
A-8
A-9
A-10
A-11
A-12
A-13
SAN-44
SAN-45
SAN-46
SAN-47
ST MH-2
PROPOSED PRIMARY POINT OF CONNECTION TO EXISTING 16" POTABLE WATER MAIN
PROPOSED POTABLE WATER MAIN
PROPOSED PRIMARY POINT OF CONNECTION TO EXISTING 20" RECLAIMED WATER MAIN
PROPOSED RECLAIMED WATER MAIN
FIRE HYDRANT #1
FIRE HYDRANT #2
SINGLE SANITARY SEWER LATERAL (TYP.)
SINGLE RECLAIMED WATER SERVICE (TYP.)
SINGLE POTABLE WATER SERVICE (TYP.)
SINGLE SANITARY SEWER LATERAL (TYP.)
SINGLE RECLAIMED WATER SERVICE (TYP.)
18
19
20
21
22
23
24
25
26
27
28
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35
36
37
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56
57
58

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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ENGINEERING REGISTRY
NO. 39060

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C4.2

LUKE CLASSON
No 77066
4/30/26

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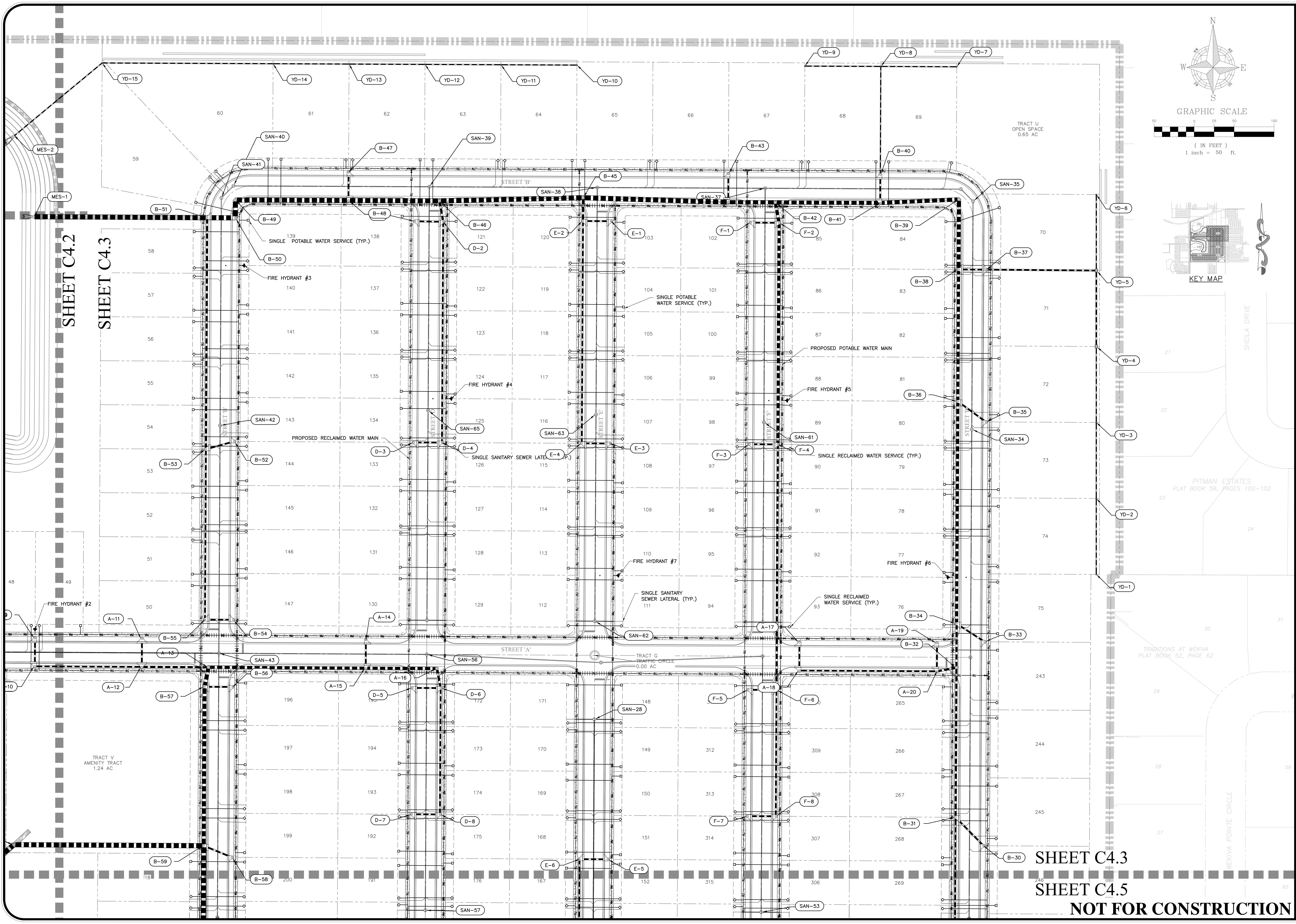

SHEET C4.2
SHEET C4.3
SHEET C4.5
N
E
S
W
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.
KEY MAP
STREET 'B'
STREET 'A'
STREET 'D'
STREET 'E'
STREET 'F'
TRACT U
OPEN SPACE
0.65 AC
TRACT V
AMENITY TRACT
1.24 AC
TRACT G
TRAFFIC CIRCLE
0.00 AC
PITMAN ESTATES
PLAT BOOK 56, PAGES 100-102
TRADITIONS AT WEKIVA
PLAT BOOK 52, PAGE 62
SHEILA DRIVE
WEKIVA POINTE CIRCLE
SINGLE POTABLE WATER SERVICE (TYP.)
SINGLE POTABLE WATER SERVICE (TYP.)
FIRE HYDRANT #2
FIRE HYDRANT #3
FIRE HYDRANT #4
FIRE HYDRANT #5
FIRE HYDRANT #6
FIRE HYDRANT #7
PROPOSED POTABLE WATER MAIN
PROPOSED RECLAIMED WATER MAIN
SINGLE SANITARY SEWER LATERAL (TYP.)
SINGLE SANITARY SEWER LATERAL (TYP.)
SINGLE RECLAIMED WATER SERVICE (TYP.)
SINGLE RECLAIMED WATER SERVICE (TYP.)
YD-1
YD-2
YD-3
YD-4
YD-5
YD-6
YD-7
YD-8
YD-9
YD-10
YD-11
YD-12
YD-13
YD-14
YD-15
MES-1
MES-2
SAN-28
SAN-34
SAN-35
SAN-37
SAN-38
SAN-39
SAN-40
SAN-41
SAN-42
SAN-43
SAN-53
SAN-56
SAN-57
SAN-61
SAN-62
SAN-63
SAN-65
B-30
B-31
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B-51
B-52
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B-58
B-59
A-10
A-11
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A-13
A-14
A-15
A-16
A-17
A-18
A-19
A-20
D-2
D-3
D-4
D-5
D-6
D-7
D-8
E-1
E-2
E-3
E-4
E-5
E-6
F-1
F-2
F-3
F-4
F-5
F-6
F-7
F-8

NOT FOR CONSTRUCTION

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MAITLAND, FLORIDA 32751
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BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C4.3

LUKE CLASSON
No 77066
4/30/26

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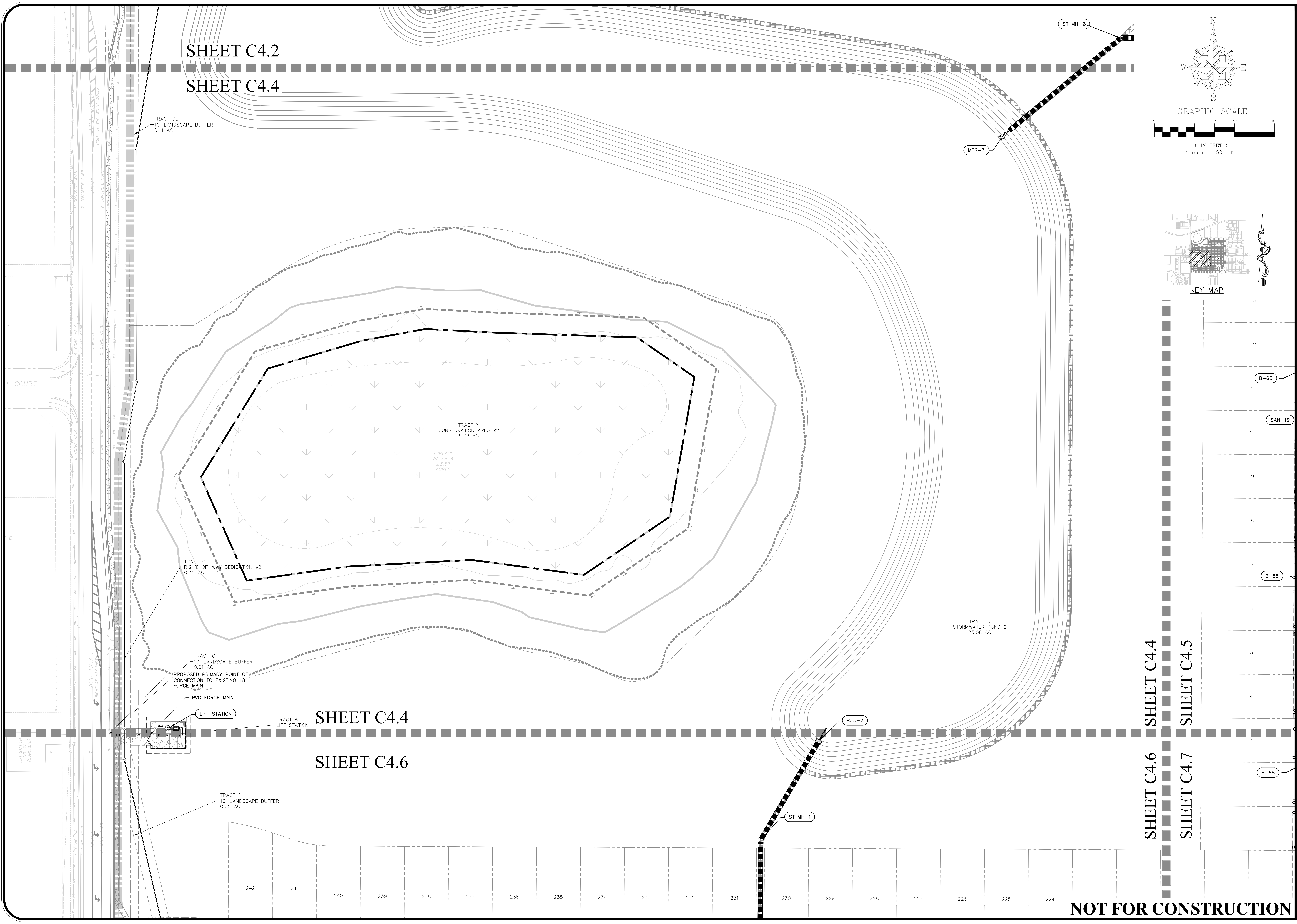
SHEET C4.2
SHEET C4.4
TRACT BB
10' LANDSCAPE BUFFER
0.11 AC
ST MH-2
MES-3
N
S
E
W
GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.
KEY MAP
L COURT
TRACT Y
CONSERVATION AREA #2
9.06 AC
SURFACE
WATER 4
±3.57
ACRES
TRACT C
RIGHT-OF-WAY DEDICATION #2
0.35 AC
TRACT N
STORMWATER POND 2
25.08 AC
TRACT O
10' LANDSCAPE BUFFER
0.01 AC
PROPOSED PRIMARY POINT OF
CONNECTION TO EXISTING 18"
FORCE MAIN
PVC FORCE MAIN
LIFT STATION
TRACT W
LIFT STATION
FM
B.U.-2
SHEET C4.4
SHEET C4.6
LIFT STATION
NO. 73
(CONCRETE)
TRACT P
10' LANDSCAPE BUFFER
0.05 AC
ST MH-1
B-63
SAN-19
B-66
B-68
SHEET C4.4
SHEET C4.5
SHEET C4.6
SHEET C4.7
12
11
10
9
8
7
6
5
4
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225
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NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-061 Paulucci Acres Pods 1A, 1B, 1C\Drawings\CAD Civil3D\Layouts\03 MDP\UTILITY & DRAINAGE PLAN.dwg Modified: 3/24/2026 By: afrancis Plotted By: andrew francis

REV.	DATE	DESCRIPTION	BY
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C4.4

LUKE CLASSON
No 77066
4/30/26

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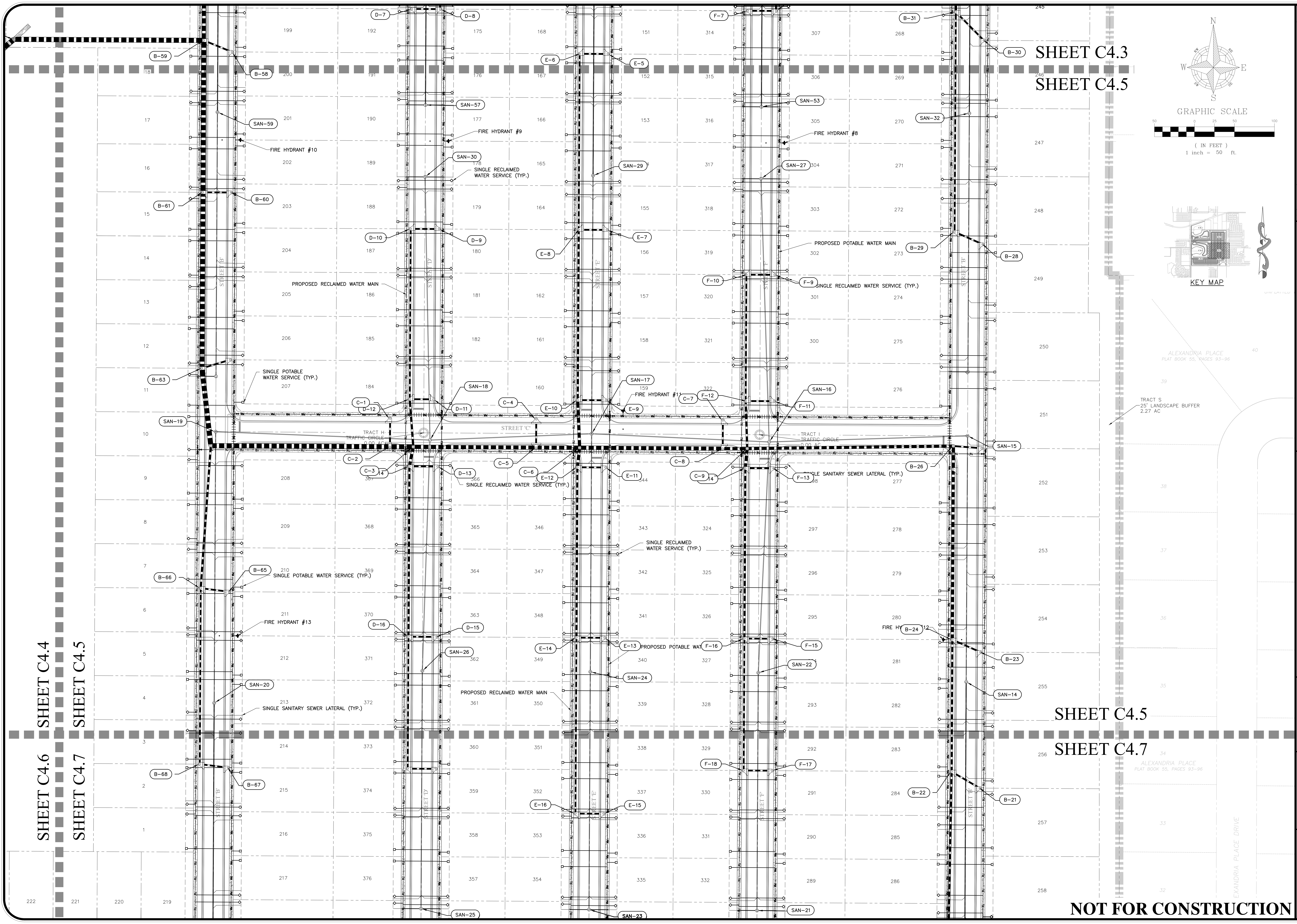
SHEET C4.3
SHEET C4.5
SHEET C4.4
SHEET C4.5
SHEET C4.6
SHEET C4.7
SHEET C4.5
SHEET C4.7
N
S
E
W
GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.
KEY MAP
B-59
B-58
B-60
B-61
B-63
B-65
B-66
B-67
B-68
B-31
B-30
B-32
B-29
B-28
B-26
B-24
B-23
B-22
B-21
D-7
D-8
D-10
D-9
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F-11
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F-15
F-16
F-17
F-18
C-1
C-2
C-3
C-4
C-5
C-6
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C-9
SAN-57
SAN-59
SAN-30
SAN-29
SAN-27
SAN-53
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SAN-26
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SAN-22
SAN-20
SAN-14
SAN-25
SAN-23
SAN-21
FIRE HYDRANT #10
FIRE HYDRANT #9
FIRE HYDRANT #8
FIRE HYDRANT #11
FIRE HYDRANT #13
FIRE HYDRANT #12
SINGLE RECLAIMED WATER SERVICE (TYP.)
PROPOSED POTABLE WATER MAIN
PROPOSED RECLAIMED WATER MAIN
SINGLE POTABLE WATER SERVICE (TYP.)
SINGLE SANITARY SEWER LATERAL (TYP.)
STREET 'B'
STREET 'C'
STREET 'D'
STREET 'E'
STREET 'F'
TRACT H
TRAFFIC CIRCLE
0.00 AC
TRACT I
TRAFFIC CIRCLE
0.00 AC
TRACT S
25' LANDSCAPE BUFFER
2.27 AC
ALEXANDRIA PLACE
PLAT BOOK 55, PAGES 93-96
ALEXANDRIA PLACE DRIVE

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN:
B. KILLELA

DESIGNED:
S. SANCHEZ

CHECKED:
L. CLASSON

DATE:
4/30/2026

SCALE
1" = 50'

PROJECT
PUL-061

SHEET
C4.5

LUKE CLASSON
No 77066
4/30/26

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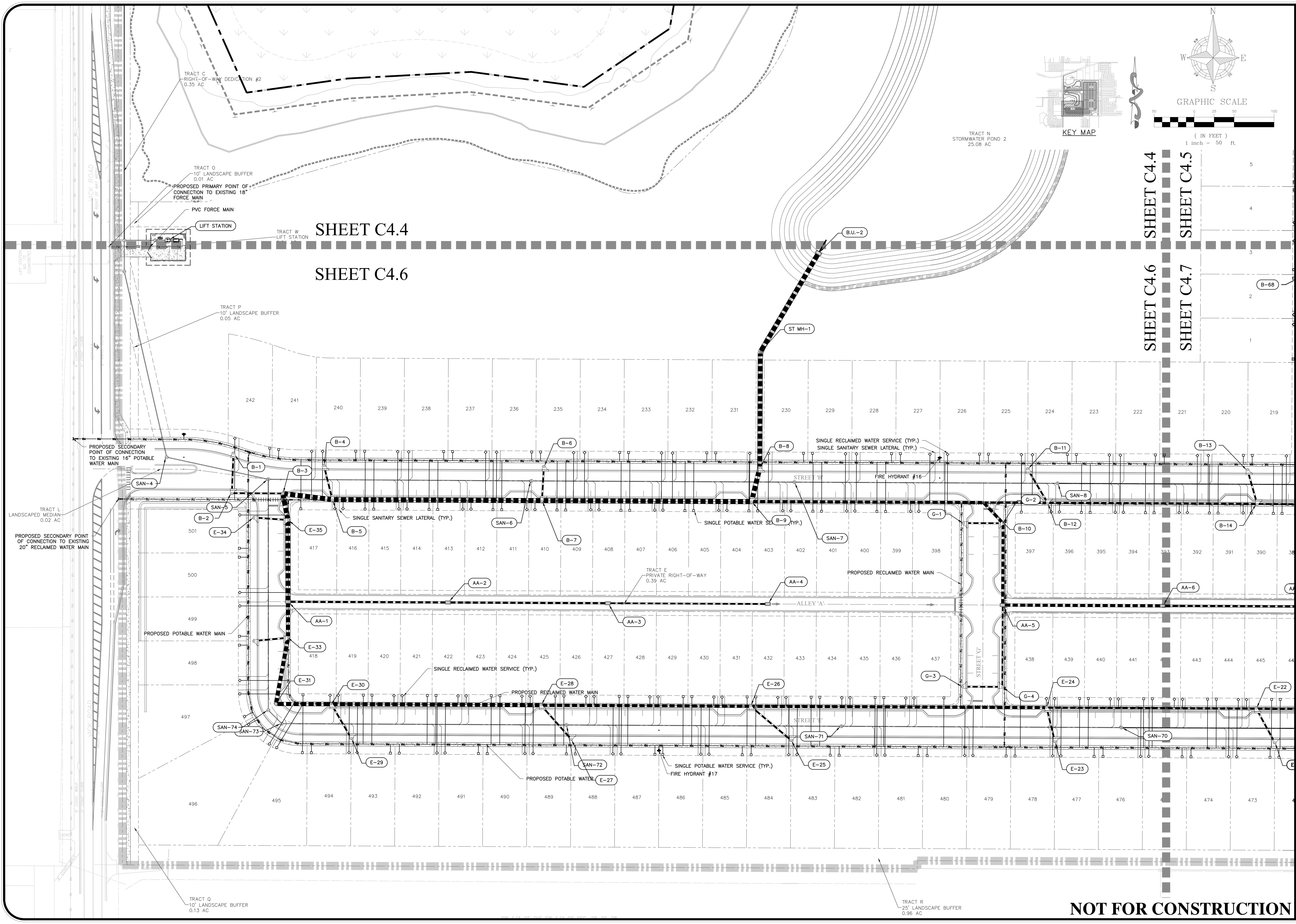
TRACT C
RIGHT-OF-WAY DEDICATION #2
0.35 AC
TRACT O
10' LANDSCAPE BUFFER
0.01 AC
PROPOSED PRIMARY POINT OF CONNECTION TO EXISTING 18" FORCE MAIN
PVC FORCE MAIN
LIFT STATION
TRACT W
LIFT STATION
SHEET C4.4
SHEET C4.6
SHEET C4.5
SHEET C4.7
LIFT STATION NO. 73 (CONCRETE)
VICK ROAD
RIGHT OF WAY WIDTH VARIES
TRACT P
10' LANDSCAPE BUFFER
0.05 AC
TRACT N
STORMWATER POND 2
25.08 AC
KEY MAP
N
S
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W
GRAPHIC SCALE
50
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100
(IN FEET)
1 inch = 50 ft.
B.U.-2
ST MH-1
B-68
PROPOSED SECONDARY POINT OF CONNECTION TO EXISTING 16" POTABLE WATER MAIN
SAN-4
TRACT L
LANDSCAPED MEDIAN
0.02 AC
PROPOSED SECONDARY POINT OF CONNECTION TO EXISTING 20" RECLAIMED WATER MAIN
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
B-11
B-12
B-13
B-14
SAN-5
SAN-6
SAN-7
SAN-8
E-34
E-35
SINGLE SANITARY SEWER LATERAL (TYP.)
SINGLE POTABLE WATER SERVICE (TYP.)
SINGLE RECLAIMED WATER SERVICE (TYP.)
SINGLE SANITARY SEWER LATERAL (TYP.)
FIRE HYDRANT #16
STREET 'B'
G-1
G-2
G-3
G-4
TRACT E
PRIVATE RIGHT-OF-WAY
0.39 AC
AA-1
AA-2
AA-3
AA-4
AA-5
AA-6
ALLEY 'A'
PROPOSED RECLAIMED WATER MAIN
PROPOSED POTABLE WATER MAIN
E-33
E-31
E-30
SINGLE RECLAIMED WATER SERVICE (TYP.)
E-28
PROPOSED RECLAIMED WATER MAIN
E-26
E-24
E-22
STREET 'G'
STREET 'E'
SAN-74
SAN-73
SAN-71
SAN-70
SAN-72
E-29
E-27
E-25
E-23
PROPOSED POTABLE WATER
SINGLE POTABLE WATER SERVICE (TYP.)
FIRE HYDRANT #17
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474
473
TRACT Q
10' LANDSCAPE BUFFER
0.13 AC
TRACT R
25' LANDSCAPE BUFFER
0.96 AC

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE: 1" = 50'
PROJECT: PUL-061
SHEET: C4.6

LUKE CLASSON
No 77066
4/30/26

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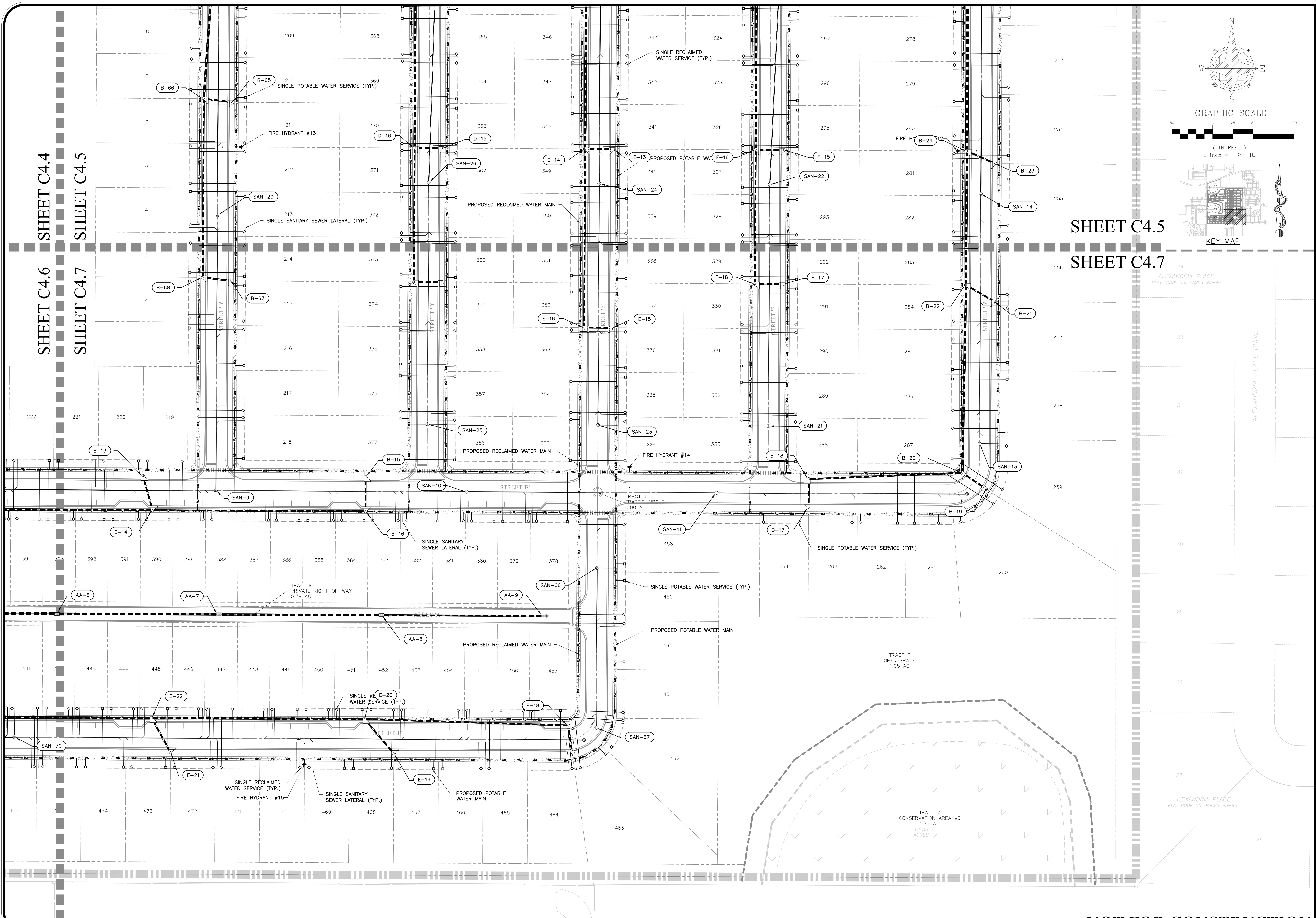

SHEET C4.4
SHEET C4.5
SHEET C4.6
SHEET C4.7
SHEET C4.5
SHEET C4.7
B-66
B-65
SINGLE POTABLE WATER SERVICE (TYP.)
FIRE HYDRANT #13
SAN-20
SINGLE SANITARY SEWER LATERAL (TYP.)
D-16
D-15
SAN-26
PROPOSED RECLAIMED WATER MAIN
SINGLE RECLAIMED WATER SERVICE (TYP.)
E-14
E-13
PROPOSED POTABLE WATER
F-16
F-15
SAN-24
SAN-22
FIRE HY
B-24
B-23
SAN-14
B-68
B-67
STREET 'B'
STREET 'D'
STREET 'E'
STREET 'F'
F-18
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E-16
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B-22
B-21
SAN-25
SAN-23
SAN-21
PROPOSED RECLAIMED WATER MAIN
FIRE HYDRANT #14
B-13
B-15
B-18
B-20
SAN-13
SAN-10
SAN-9
TRACT J
TRAFFIC CIRCLE
0.00 AC
SAN-11
B-19
B-14
B-16
SINGLE SANITARY SEWER LATERAL (TYP.)
B-17
SINGLE POTABLE WATER SERVICE (TYP.)
SAN-66
SINGLE POTABLE WATER SERVICE (TYP.)
AA-6
AA-7
TRACT F
PRIVATE RIGHT-OF-WAY
0.39 AC
AA-9
AA-8
PROPOSED POTABLE WATER MAIN
PROPOSED RECLAIMED WATER MAIN
TRACT T
OPEN SPACE
1.95 AC
E-22
E-20
SINGLE RECLAIMED WATER SERVICE (TYP.)
E-18
SAN-67
SAN-70
E-21
SINGLE RECLAIMED WATER SERVICE (TYP.)
FIRE HYDRANT #15
SINGLE SANITARY SEWER LATERAL (TYP.)
E-19
PROPOSED POTABLE WATER MAIN
TRACT Z
CONSERVATION AREA #3
1.77 AC
ALEXANDRIA PLACE
PLAT BOOK 55, PAGES 93-96
ALEXANDRIA PLACE DRIVE
ALEXANDRIA PLACE
PLAT BOOK 55, PAGES 93-96
TRACT D
8
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GRAPHIC SCALE
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100
(IN FEET)
1 inch = 50 ft.
KEY MAP

NOT FOR CONSTRUCTION

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UTILITY & DRAINAGE PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN:	B. KILLELA
DESIGNED:	S. SANCHEZ
CHECKED:	L. CLASSON
DATE:	4/30/2026
SCALE	1" = 50'
PROJECT	PUL-061
SHEET	C4.7

LUKE CLASSON
No 77066
4/30/26

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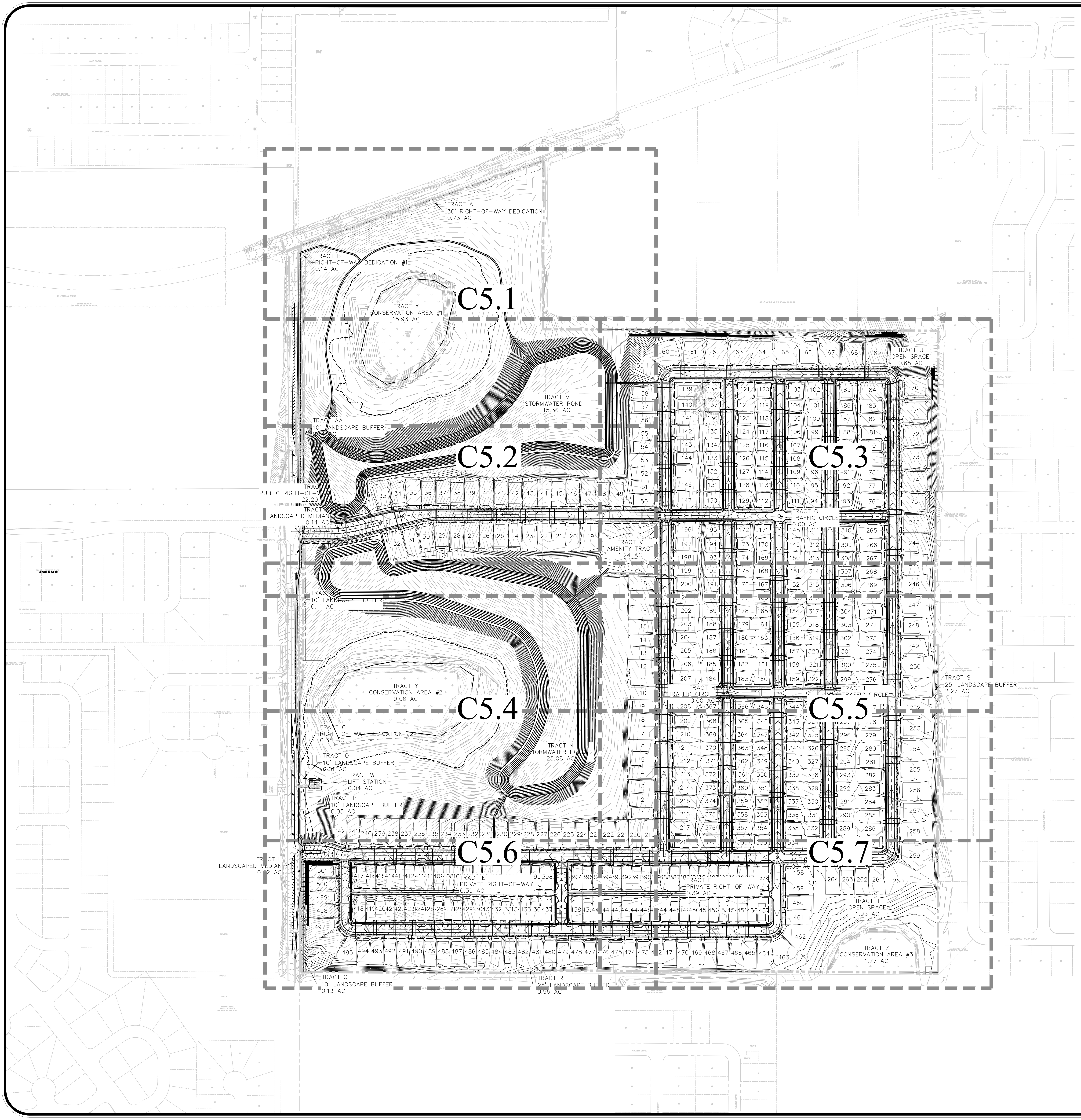
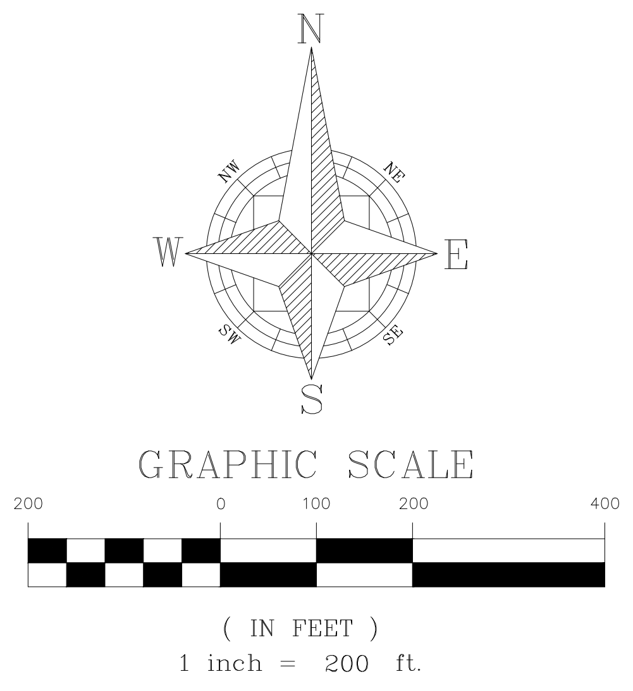
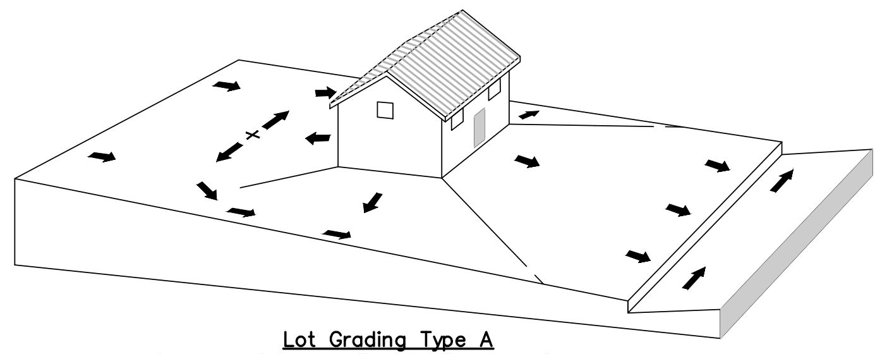

C5.1
C5.2
C5.3
C5.4
C5.5
C5.6
C5.7
TRACT A
30' RIGHT-OF-WAY DEDICATION
0.73 AC
TRACT B
RIGHT-OF-WAY DEDICATION #1
0.14 AC
TRACT X
CONSERVATION AREA #1
15.93 AC
TRACT M
STORMWATER POND 1
15.36 AC
TRACT AA
10' LANDSCAPE BUFFER
PUBLIC RIGHT-OF-WAY
22.20
LANDSCAPED MEDIAN
0.14 AC
TRACT G
TRAFFIC CIRCLE
0.00 AC
TRACT U
OPEN SPACE
0.65 AC
TRACT V
AMENITY TRACT
1.24 AC
10' LANDSCAPE BUFFER
0.11 AC
TRACT Y
CONSERVATION AREA #2
9.06 AC
TRACT C
RIGHT-OF-WAY DEDICATION #2
0.35 AC
TRACT O
10' LANDSCAPE BUFFER
TRACT W
LIFT STATION
0.04 AC
TRACT P
10' LANDSCAPE BUFFER
0.05 AC
TRACT N
STORMWATER POND 2
25.08 AC
TRACT H
TRAFFIC CIRCLE
0.00 AC
TRAFFIC CIRCLE
TRACT S
25' LANDSCAPE BUFFER
2.27 AC
TRACT L
LANDSCAPED MEDIAN
0.02 AC
TRACT E
PRIVATE RIGHT-OF-WAY
0.39 AC
TRACT F
PRIVATE RIGHT-OF-WAY
0.39 AC
TRACT T
OPEN SPACE
1.95 AC
TRACT Z
CONSERVATION AREA #3
1.77 AC
TRACT Q
10' LANDSCAPE BUFFER
0.13 AC
TRACT R
25' LANDSCAPE BUFFER
0.96 AC


N
E
S
W
GRAPHIC SCALE
200
0
100
200
400

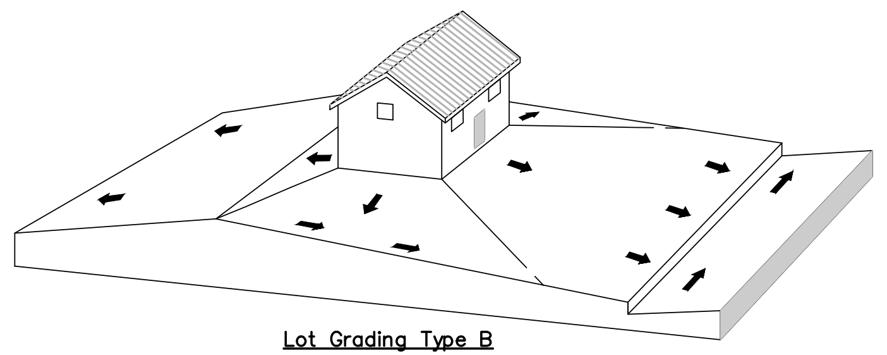
(IN FEET)
1 inch = 200 ft.

GRADING NOTES:

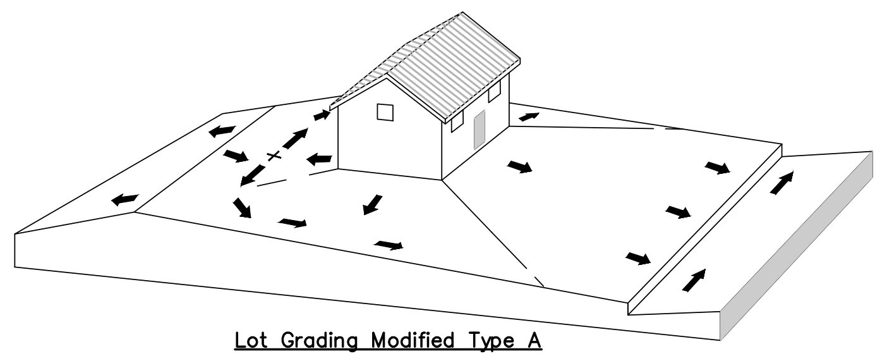
1. ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES
2. FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS
3. ADDITIONAL GEOTECHNICAL DATA TO BE PROVIDED AT CONSTRUCTION SITE PLAN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



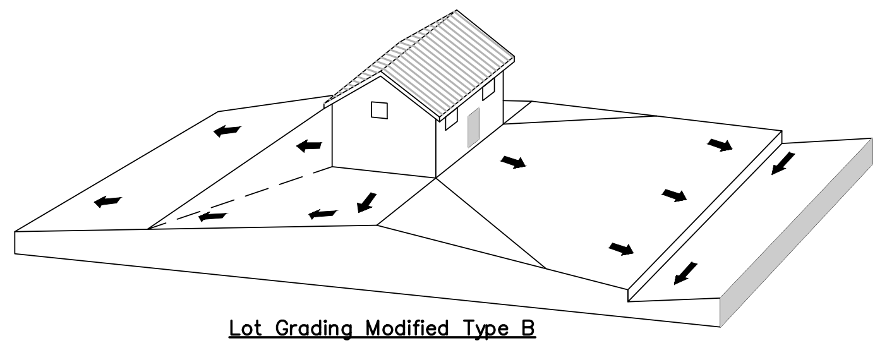
Lot Grading Type A
Drainage Directed Toward Front of Building



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



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



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

REV.	DATE	DESCRIPTION	BY
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2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

OVERALL PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN:
B. KILLELA

DESIGNED:
S. SANCHEZ

CHECKED:
L. CLASSON

DATE:
4/30/2026

SCALE
1" = 200'

PROJECT
PUL-061

SHEET
C5.0

LUKE CLASSON
No 77066
4/30/26

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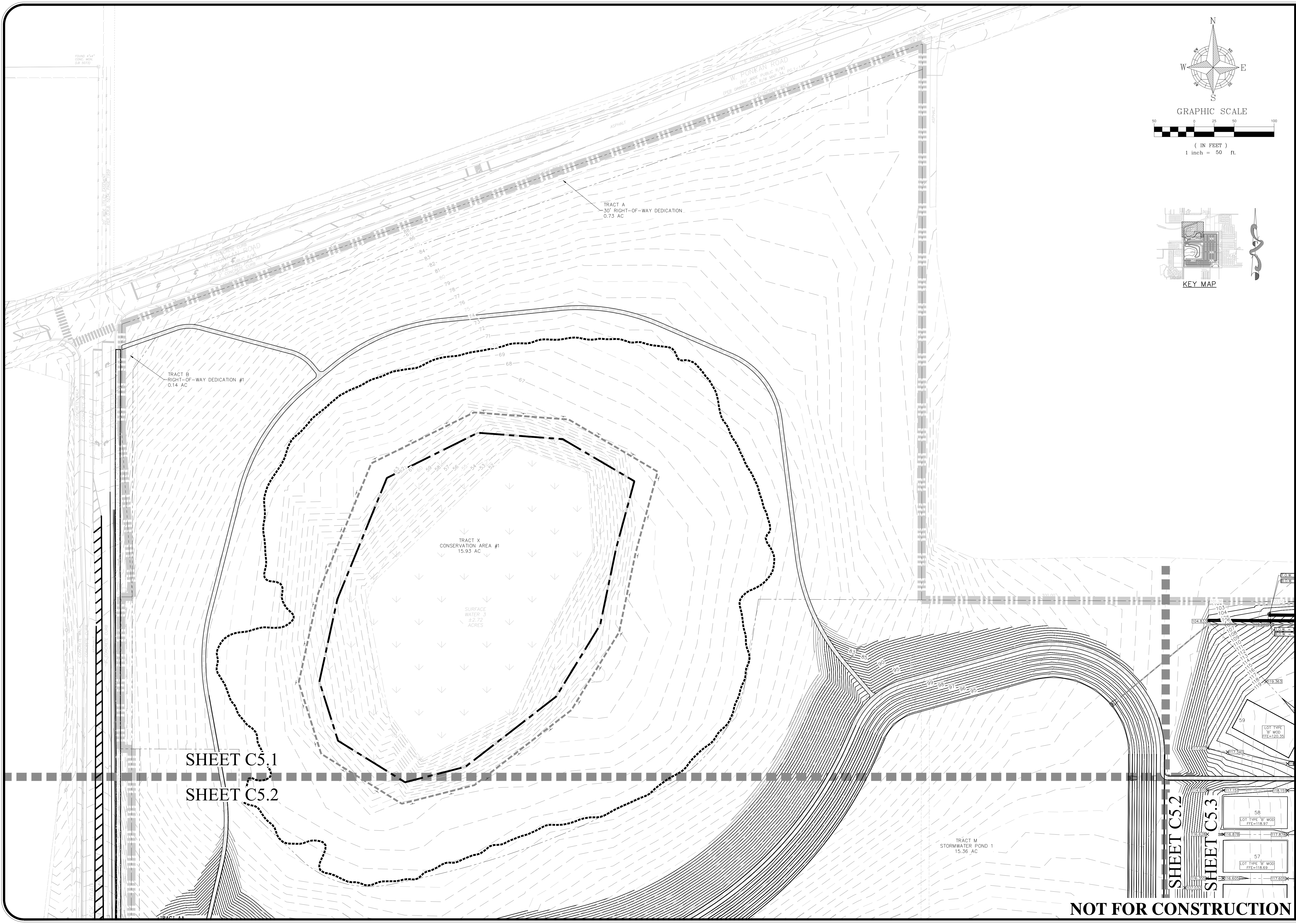
N
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GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.
KEY MAP
W. PONKAN ROAD
ASPHALT
TRACT A
30' RIGHT-OF-WAY DEDICATION
0.73 AC
TRACT B
RIGHT-OF-WAY DEDICATION #1
0.14 AC
TRACT X
CONSERVATION AREA #1
15.93 AC
SURFACE
WATER 3
±2.72
ACRES
TRACT M
STORMWATER POND 1
15.36 AC
SHEET C5.1
SHEET C5.2
SHEET C5.3
59
LOT TYPE
'B' MOD
FFE=120.35
58
LOT TYPE 'B' MOD
FFE=118.97
57
LOT TYPE 'B' MOD
FFE=118.69
T.O.W.
B.O.W.
119.363
117.027
117.340
114.810
117.151
118.151
116.628
116.878
117.878
116.355
116.605
117.605
107.032
104.833
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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2	04/30/26	CITY OF APOPKA COMMENTS DATED 04/16/2026 & 04/21/2026	LMC
1	03/24/26	CITY OF APOPKA COMMENTS DATED 03/09/2026	LMC

1828 ENGINEERING

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

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN:
B. KILLELA

DESIGNED:
S. SANCHEZ

CHECKED:
L. CLASSON

DATE:
4/30/2026

SCALE
1" = 50'

PROJECT
PUL-061

SHEET
C5.1

LUKE CLASSON
No 77066
4/30/26

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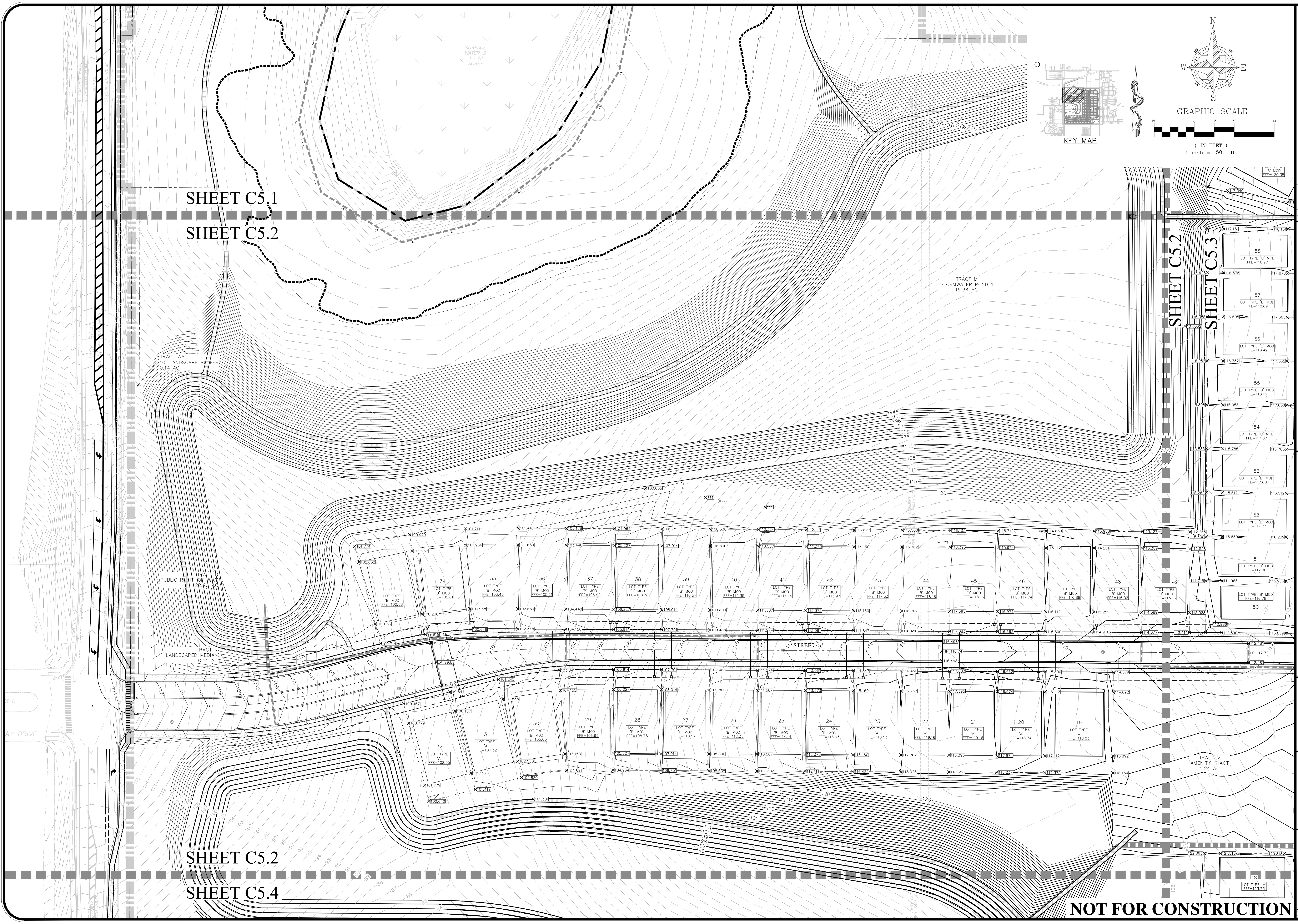
SHEET C5.1
SHEET C5.2
SHEET C5.3
SHEET C5.4
SURFACE WATER 1 ±2.72 ACRES
TRACT M STORMWATER POND 1 15.36 AC
TRACT AA 10' LANDSCAPE BUFFER 0.14 AC
TRACT K LANDSCAPED MEDIAN 0.14 AC
TRACT V AMENITY TRACT 1.2? AC
STREET
KEY MAP
N
S
E
W
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.
LOT TYPE "A"
LOT TYPE "B" MOD

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CHECKED:
L. CLASSON

DATE:
4/30/2026

SCALE
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PROJECT
PUL-061

SHEET
C5.2

LUKE CLASSON
No 77066
4/30/26

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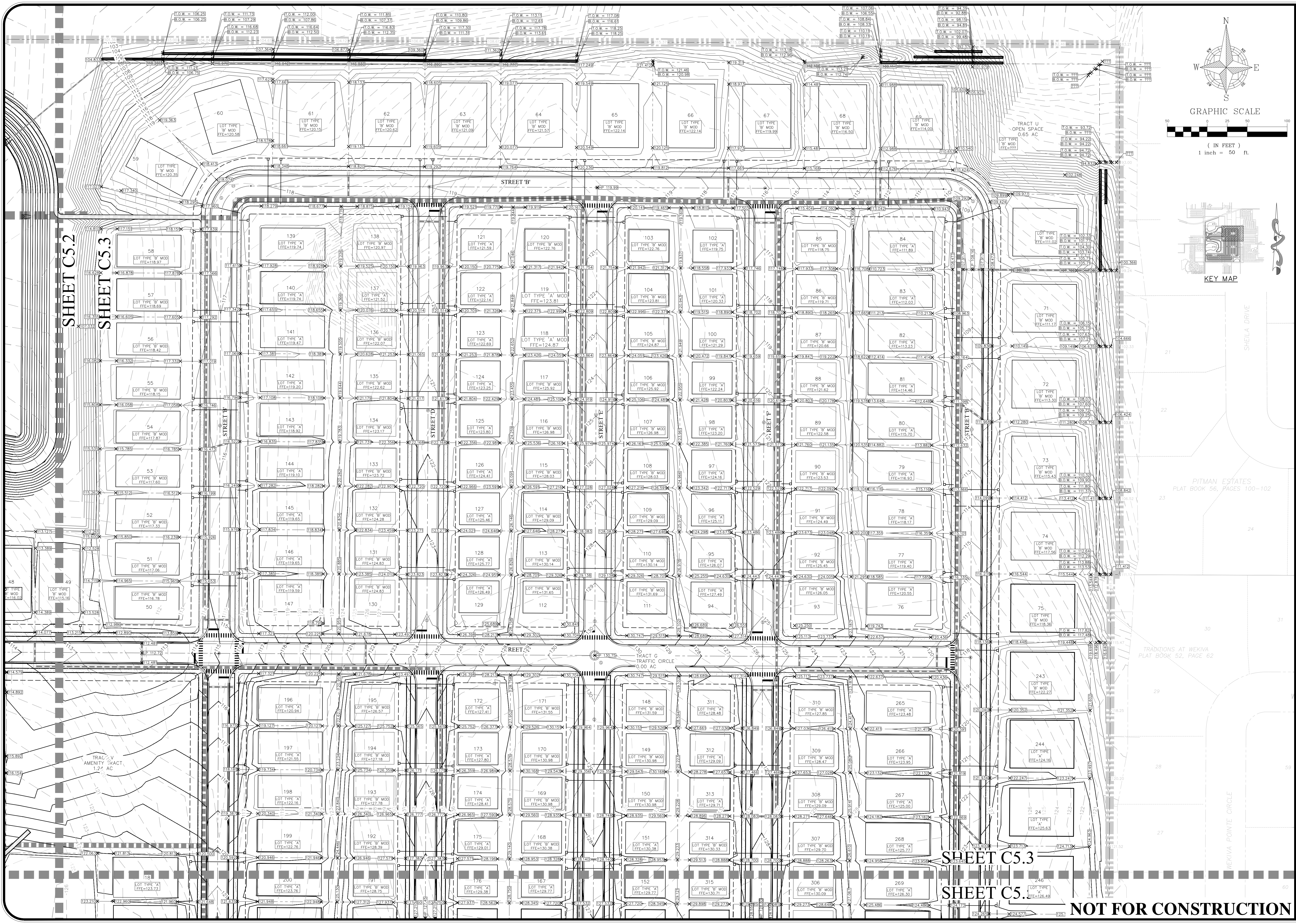
SHEET C5.2
SHEET C5.3
SHEET C5.3
SHEET C5.
STREET 'B'
STREET 'B'
STREET 'D'
STREET 'E'
STREET 'F'
TRACT U
OPEN SPACE
0.65 AC
TRACT G
TRAFFIC CIRCLE
0.00 AC
TRACT V
AMENITY TRACT
1.24 AC
PITMAN ESTATES
PLAT BOOK 56, PAGES 100-102
TRADITIONS AT WEKIVA
PLAT BOOK 52, PAGE 62
SHEILA DRIVE
WEKIVA POINTE CIRCLE
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
KEY MAP
N
S
E
W

NOT FOR CONSTRUCTION

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CITY OF APOPKA, FLORIDA

DRAWN:
B. KILLELA

DESIGNED:
S. SANCHEZ

CHECKED:
L. CLASSON

DATE:
4/30/2026

SCALE
1" = 50'

PROJECT
PUL-061

SHEET
C5.3

LUKE CLASSON
LICENSE
No 77066
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
4/30/26

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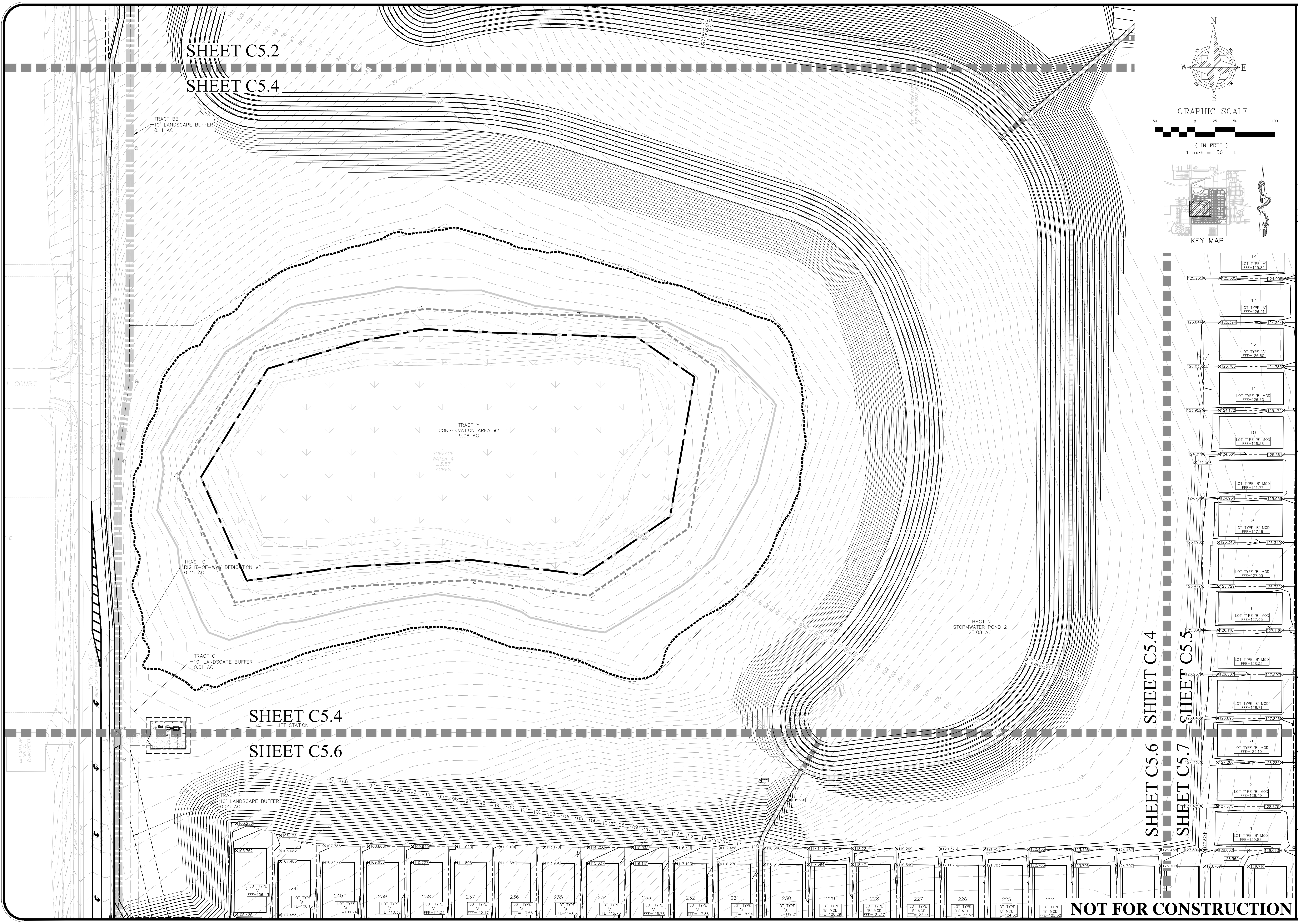
SHEET C5.2
SHEET C5.4
TRACT BB
10' LANDSCAPE BUFFER
0.11 AC
TRACT Y
CONSERVATION AREA #2
9.06 AC
SURFACE WATER 4
±3.57 ACRES
TRACT C
RIGHT-OF-WAY DEDICATION #2
0.35 AC
TRACT O
10' LANDSCAPE BUFFER
0.01 AC
TRACT N
STORMWATER POND 2
25.08 AC
SHEET C5.4
LIFT STATION
SHEET C5.6
SHEET C5.4
SHEET C5.5
SHEET C5.6
SHEET C5.7
TRACT P
10' LANDSCAPE BUFFER
0.05 AC
14 LOT TYPE 'A' FFE=125.82
13 LOT TYPE 'A' FFE=126.21
12 LOT TYPE 'A' FFE=126.60
11 LOT TYPE 'B' MOD FFE=126.60
10 LOT TYPE 'B' MOD FFE=126.38
9 LOT TYPE 'B' MOD FFE=126.77
8 LOT TYPE 'B' MOD FFE=127.16
7 LOT TYPE 'B' MOD FFE=127.55
6 LOT TYPE 'B' MOD FFE=127.93
5 LOT TYPE 'B' MOD FFE=128.32
4 LOT TYPE 'B' MOD FFE=128.71
3 LOT TYPE 'B' MOD FFE=129.10
2 LOT TYPE 'B' MOD FFE=129.49
1 LOT TYPE 'B' MOD FFE=129.88
LOT TYPE 'A' FFE=106.43
241 LOT TYPE 'A' FFE=108.15
240 LOT TYPE 'A' FFE=109.24
239 LOT TYPE 'A' FFE=110.32
238 LOT TYPE 'A' FFE=111.39
237 LOT TYPE 'A' FFE=112.47
236 LOT TYPE 'A' FFE=113.55
235 LOT TYPE 'A' FFE=114.63
234 LOT TYPE 'A' FFE=115.70
233 LOT TYPE 'A' FFE=116.78
232 LOT TYPE 'A' FFE=117.86
231 LOT TYPE 'A' FFE=118.94
230 LOT TYPE 'A' FFE=119.21
229 LOT TYPE 'B' MOD FFE=120.29
228 LOT TYPE 'B' MOD FFE=121.37
227 LOT TYPE 'B' MOD FFE=122.44
226 LOT TYPE 'B' MOD FFE=123.52
225 LOT TYPE 'B' MOD FFE=124.52
224 LOT TYPE 'B' MOD FFE=125.52
N
W
E
S
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.
KEY MAP

NOT FOR CONSTRUCTION

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1828 ENGINEERING

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(407) 558-2228

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 4/30/2026

SCALE 1" = 50'
PROJECT PUL-061
SHEET C5.4

LUKE CLASSON
No 77066
4/30/26

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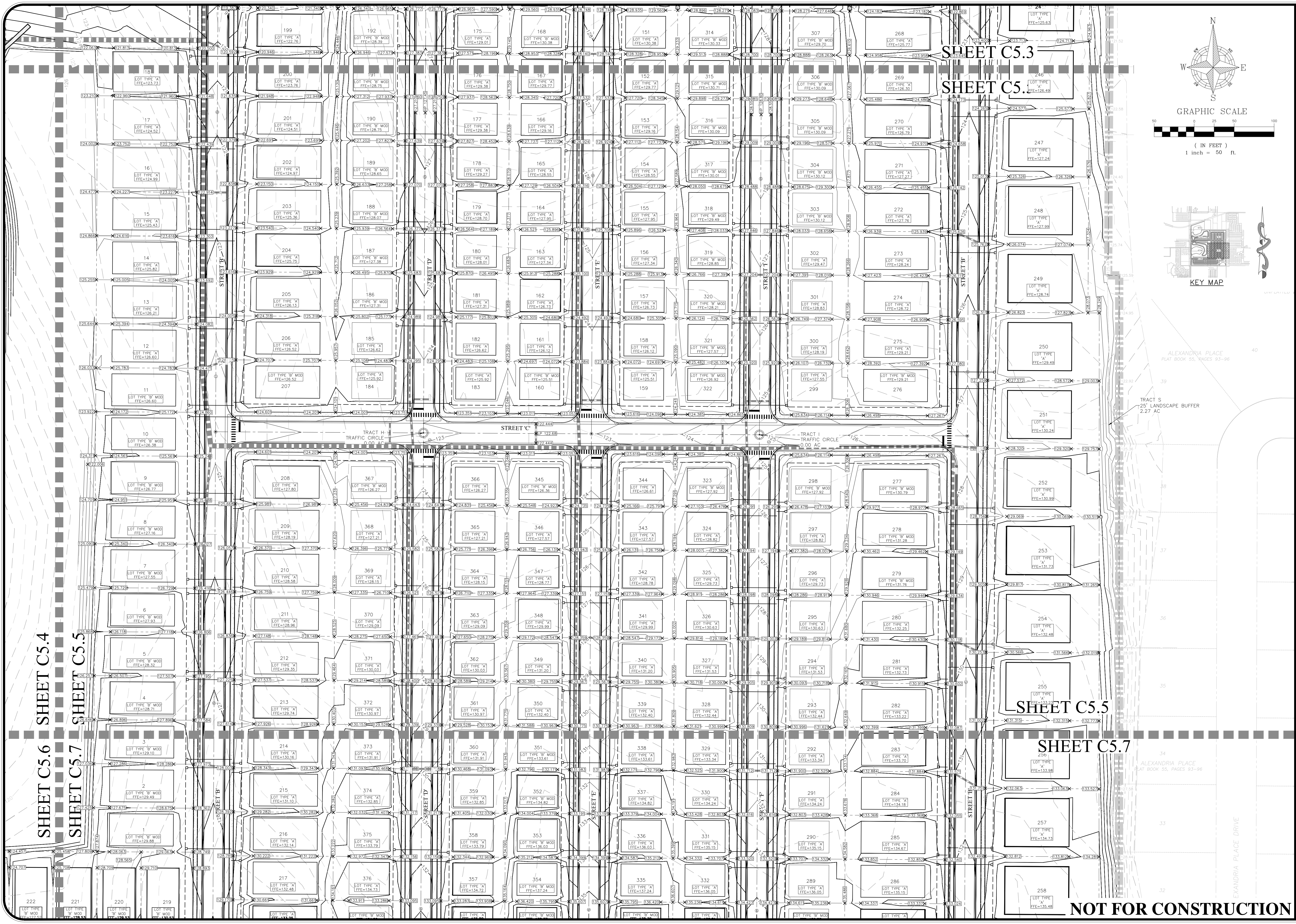
SHEET C5.3
SHEET C5.5
SHEET C5.5
SHEET C5.7
SHEET C5.4
SHEET C5.5
SHEET C5.6
SHEET C5.7
STREET 'B'
STREET 'C'
STREET 'D'
STREET 'E'
STREET 'F'
TRACT H
TRAFFIC CIRCLE
0.00 AC
TRACT I
TRAFFIC CIRCLE
0.00 AC
LP 122.68
TRACT S
25' LANDSCAPE BUFFER
2.27 AC
ALEXANDRIA PLACE
PLAT BOOK 55, PAGES 93–96
ALEXANDRIA PLACE DRIVE
N
S
E
W
GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1 inch = 50 ft.
KEY MAP
LOT TYPE 'A'
LOT TYPE 'B' MOD

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SCALE
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PROJECT
PUL-061

SHEET
C5.5

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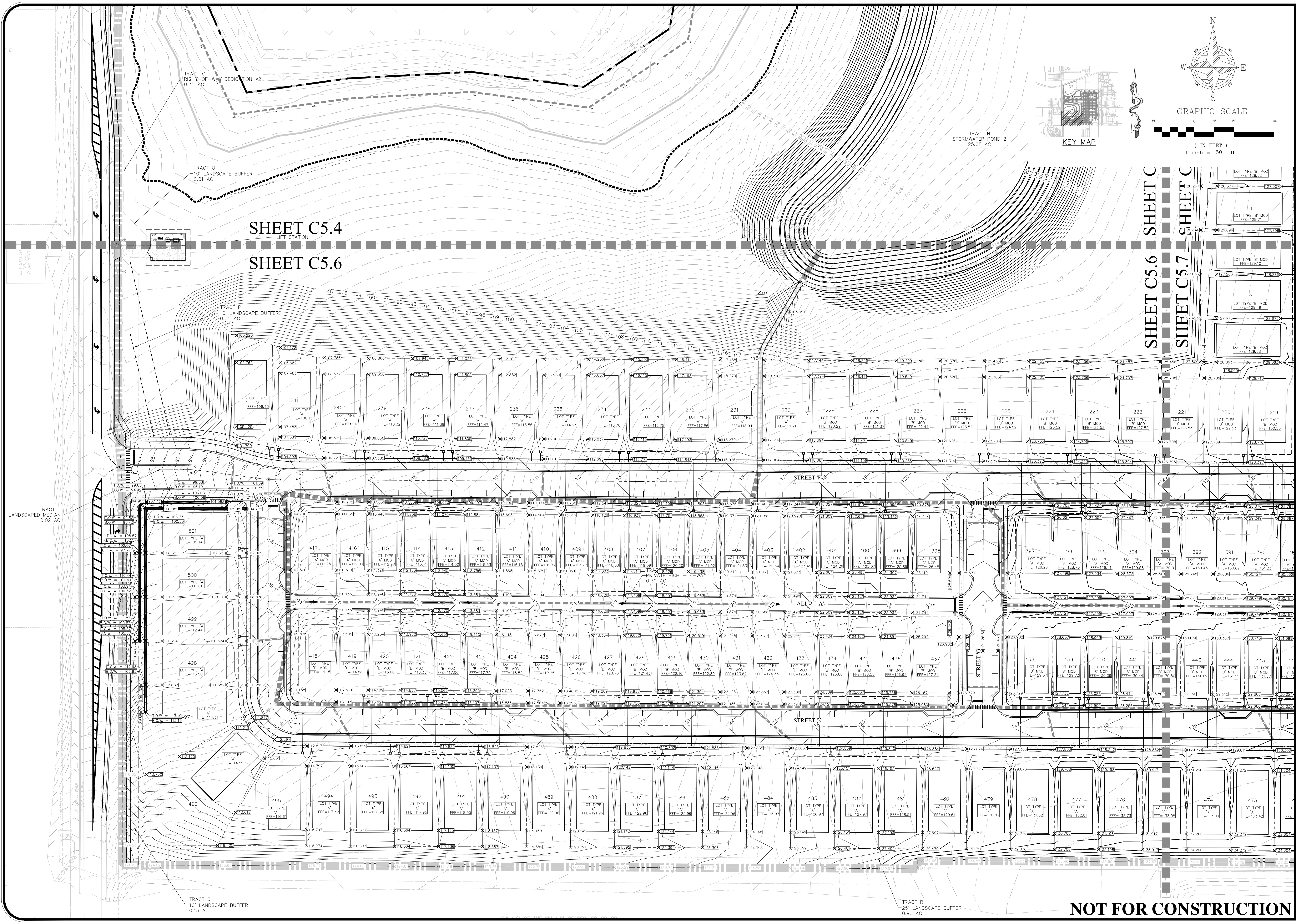
SHEET C5.4
SHEET C5.6
SHEET C5.6
SHEET C5.7
SHEET C
SHEET C
TRACT C
RIGHT-OF-WAY DEDICATION #2
0.35 AC
TRACT O
10' LANDSCAPE BUFFER
0.01 AC
LIFT STATION
TRACT N
STORMWATER POND 2
25.08 AC
TRACT P
10' LANDSCAPE BUFFER
0.05 AC
TRACT L
LANDSCAPED MEDIAN
0.02 AC
TRACT
PRIVATE RIGHT-OF-WAY
0.39 AC
TRACT Q
10' LANDSCAPE BUFFER
0.13 AC
TRACT R
25' LANDSCAPE BUFFER
0.96 AC
STREET 'F'
STREET 'G'
STREET
ALLEY 'A'
KEY MAP
N
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GRAPHIC SCALE
50
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25
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100
(IN FEET)
1 inch = 50 ft.
LOT TYPE 'A'
LOT TYPE 'A' MOD
LOT TYPE 'B' MOD
241
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PAULUCCI ACRES POD 1A, 1B, & 4
CITY OF APOPKA, FLORIDA

DRAWN:
B. KILLELA

DESIGNED:
S. SANCHEZ

CHECKED:
L. CLASSON

DATE:
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SCALE
1" = 50'

PROJECT
PUL-061

SHEET
C5.6

LUKE CLASSON
No 77066
4/30/26

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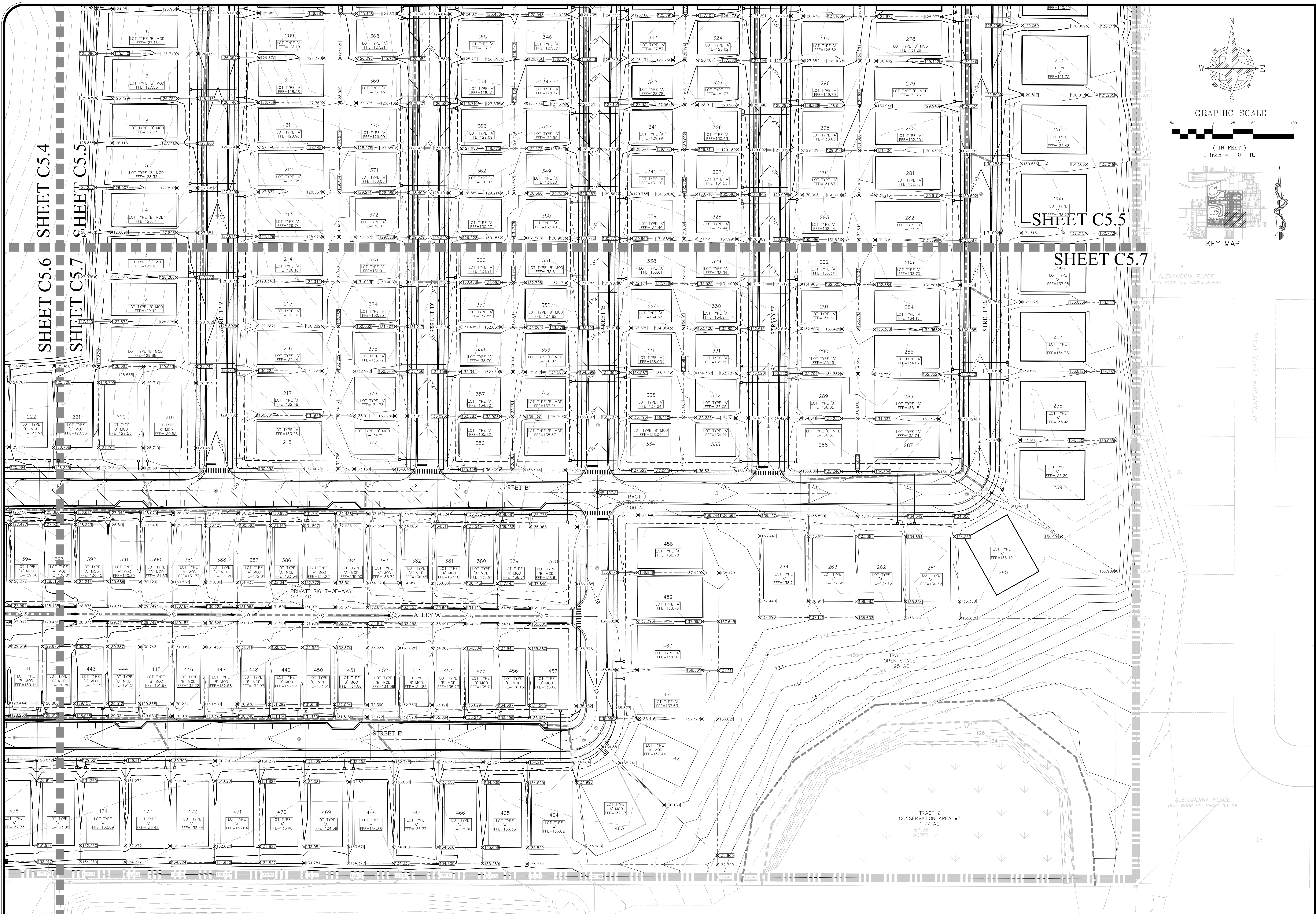
SHEET C5.4
SHEET C5.5
SHEET C5.6
SHEET C5.7
STREET 'B'
STREET 'D'
STREET 'E'
STREET 'F'
ALLEY 'A'
TRACT J
TRAFFIC CIRCLE
0.00 AC
TRACT I
PRIVATE RIGHT-OF-WAY
0.39 AC
TRACT T
OPEN SPACE
1.95 AC
TRACT Z
CONSERVATION AREA #3
1.77 AC
ALEXANDRIA PLACE
PLAT BOOK 55, PAGES 93-96
ALEXANDRIA PLACE DRIVE
LOT TYPE 'A'
LOT TYPE 'B' MOD
LOT TYPE 'A' MOD
N
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W
GRAPHIC SCALE
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KEY MAP

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PROJECT
PUL-061

SHEET
C5.7

LUKE CLASSON
No 77066
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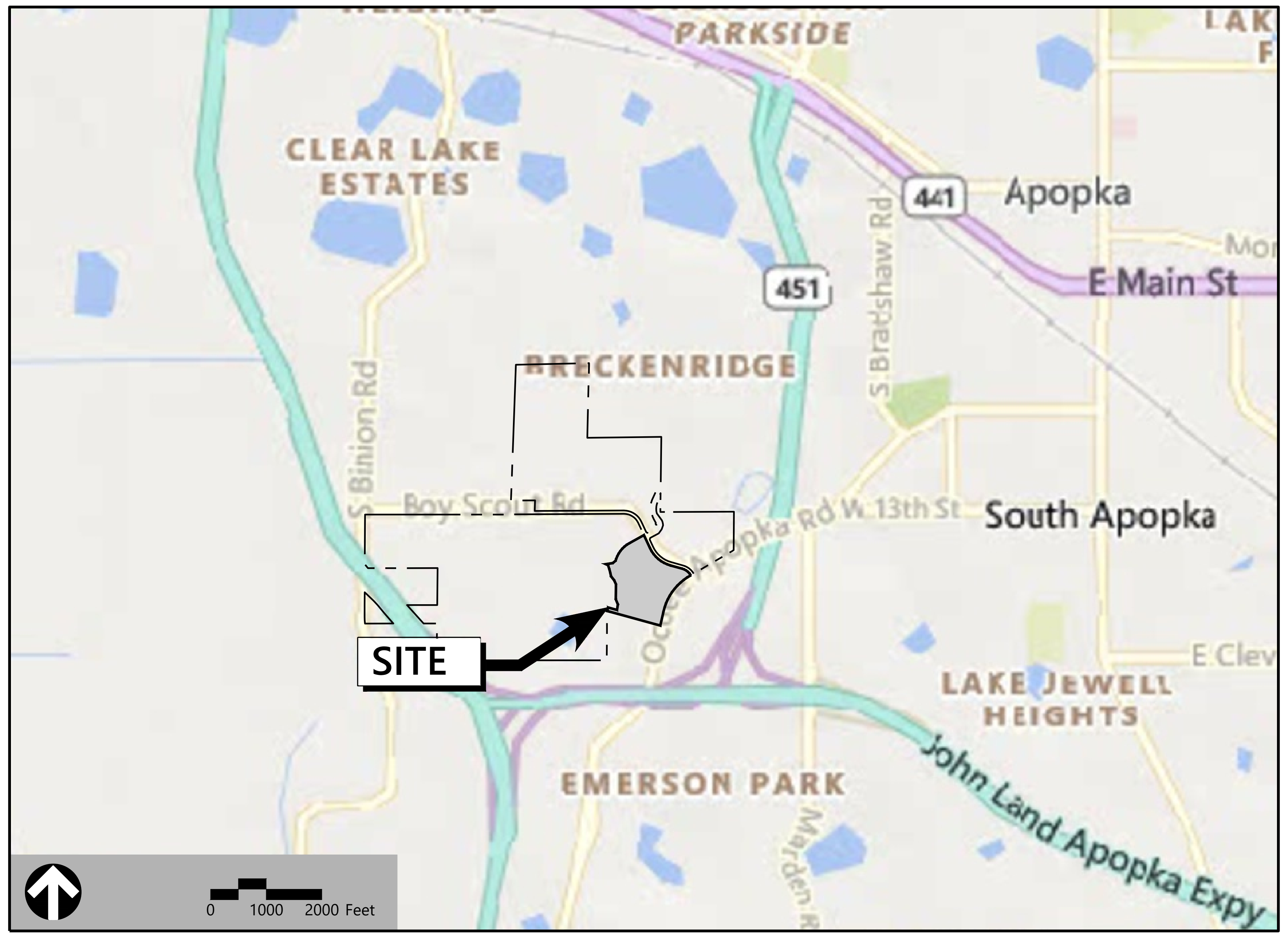
Major Development Plan

Issued for	Major Development Plan Approval
Date Issued	February 20, 2026
Latest Issue	May 1, 2026

The Ridge PD - Parcel 3

City of Apopka, Florida
Parcel IDs: 17-21-28-7345-03-000



vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Owner / Applicant

Craig Perry
Apopka Centerline Development LLC
1500 Cordova Road
Suite 203
Fort Lauderdale, Florida 33316

Sheet Index

No.	Drawing Title	Latest Issue
C-1.1	Existing Conditions Plan	March 05, 2026
C-2.0	Overall PD Site Plan	May 01, 2026
C-2.1	Master Site Plan & Site Data	May 01, 2026
C-3.0	Grading, Drainage & Utilities Plan	May 01, 2026
C-4.0	Typical Sections & Details	May 01, 2026
C-5.0	Fire Access Plan	March 05, 2026
C-6.0	Layout & Materials Plan	May 01, 2026

Reference Drawings

No.	Drawing Title	Latest Issue
L-1.0 - L-3.0	Landscape Plans	February 20, 2026
Shts. 1-6	Topographic, Underground Utility and Tree Survey	December 09, 2025
A6.11	Building Elevations	December 03, 2025

Civil Engineer
VHB
John Prowell
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407·839·4006 - F 407·839·4008

Surveyor
Allen & Company
Jim Rickman
16 E. Plant Street
Winter Garden, Florida 34787
P 407·654·5355

Geotech
Tierra, Inc
591 Susan B. Britt Court
Winter Garden, Florida 34787
P 407·877·1354 - F 407·654·7347

Environmental
Bio-Tech Consulting Inc.
Mark Ausley
3025 E. South Street
Orlando, Florida 32803
P 407·894·5969 - F 407·894·5970

1

PROJECT SCOPE

THE RIDGE PD - PARCEL 3 PROJECT CONSISTS OF THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THE WESTERN HALF OF THE SUBJECT PARCEL AS WELL AS THE EXTENSION OF BRONSON LAKE DRIVE. THE PARCEL IS LOCATED WITHIN THE RIDGE PLANNED DEVELOPMENT (RIDGE PD). THE OVERALL PARENT PARCEL ENCOMPASSES APPROXIMATELY 30.49 ACRES, OF WHICH APPROXIMATELY 14.37 ACRES ARE ALLOCATED FOR THE PROPOSED APARTMENT DEVELOPMENT.

AS PART OF THIS PROJECT, BRONSON LAKE DRIVE WILL BE EXTENDED FROM ITS PREVIOUSLY CONSTRUCTED TERMINUS AND CONNECT TO OCOEE APOPKA ROAD. THE ROADWAY EXTENSION WILL INCLUDE ALL ASSOCIATED IMPROVEMENTS INCLUDING ROADWAY CONSTRUCTION, SIDEWALKS, LANDSCAPING, AND STORMWATER DRAINAGE INFRASTRUCTURE. THE PROPOSED ROADWAY DRAINAGE SYSTEM WILL CONNECT INTO AND FUNCTION AS PART OF THE EXISTING BRONSON LAKE DRIVE DRAINAGE SYSTEM.

THE PROPOSED MULTI-FAMILY DEVELOPMENT WILL CONSIST OF 11 APARTMENT BUILDINGS (363 MULTI-FAMILY DWELLING UNITS) AND A CLUBHOUSE BUILDING, ALONG WITH ASSOCIATED SITE IMPROVEMENTS INCLUDING INTERNAL ACCESS DRIVES, PARKING AREAS, SIDEWALKS, LANDSCAPING AND SUPPORTING INFRASTRUCTURE NECESSARY TO SERVE THE RESIDENTIAL COMMUNITY.

THE REMAINDER OF PARCEL 3 IS REFERRED TO AS PARCEL 3 COMMERCIAL AND WILL BE DEVELOPED AND PERMITTED UNDER A SEPARATE MAJOR DEVELOPMENT PLAN (MDP).

THE PROPOSED 363 DU MULTI-FAMILY DEVELOPMENT ON THE WESTERN PORTION OF PARCEL 3 IS CONSISTENT THE RIDGE PD MASTER PLAN AND ORDINANCE No. 2938 FOR THE PD REZONING. THE PROPOSED DEVELOPMENT DOES NOT ALTER THE INTENDED LAND USES AND ALLOCATED CAPACITIES ESTABLISHED IN THE APPROVED PD DEVELOPMENT PROGRAM FOR PARCEL 3.

Saved Friday, May 1, 2026 6:30:15 PM GGEORGY Plotted Saturday, May 2, 2026 11:25:05 PM George Georgy

This item has been digitally signed and sealed by George E. Georgy, P.E. on May 4, 2026 using a Digital Signature.

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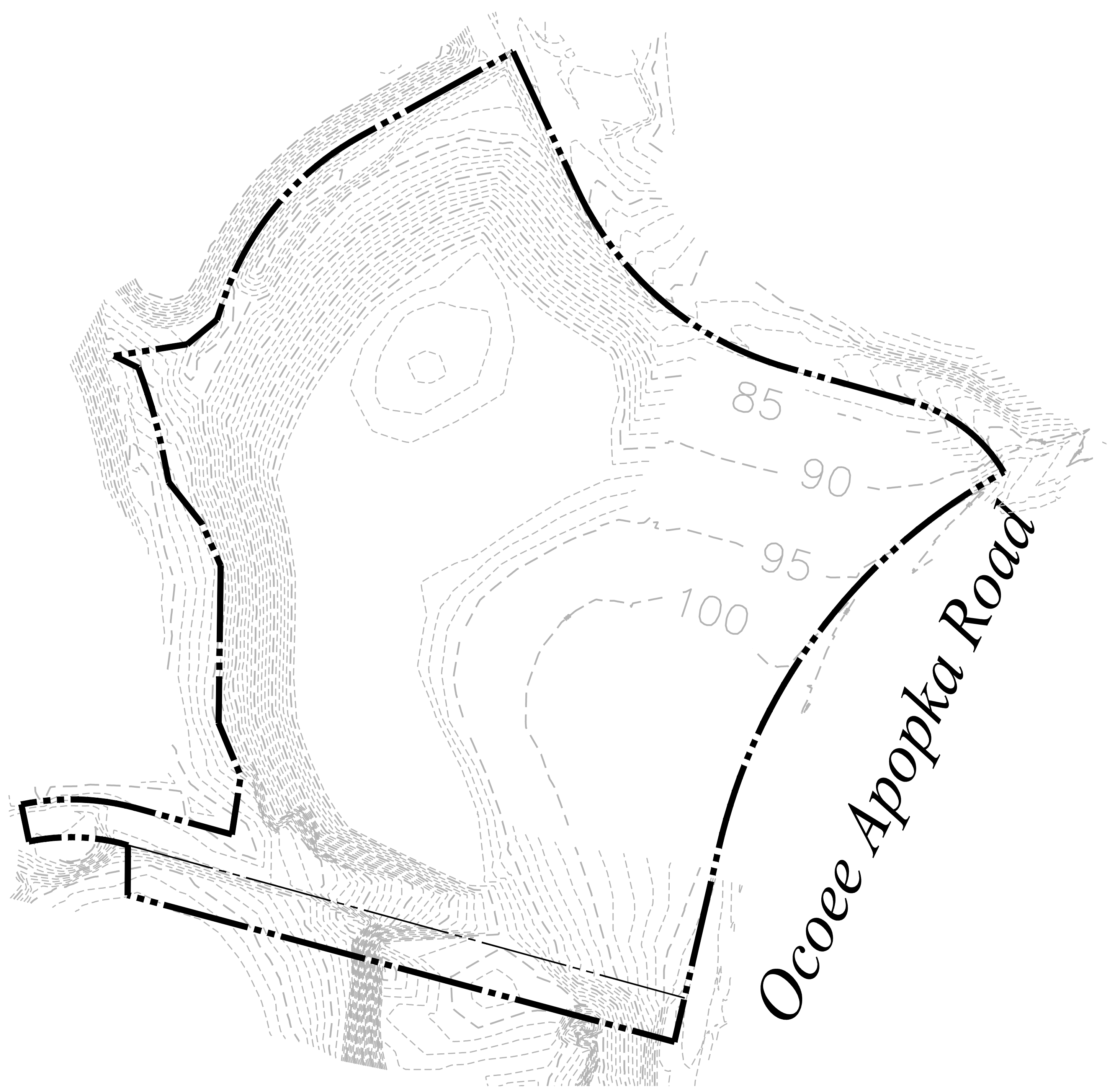
No. 84318

George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

VHB Project : 63534.011
Issued for : Major Development Plan Approval



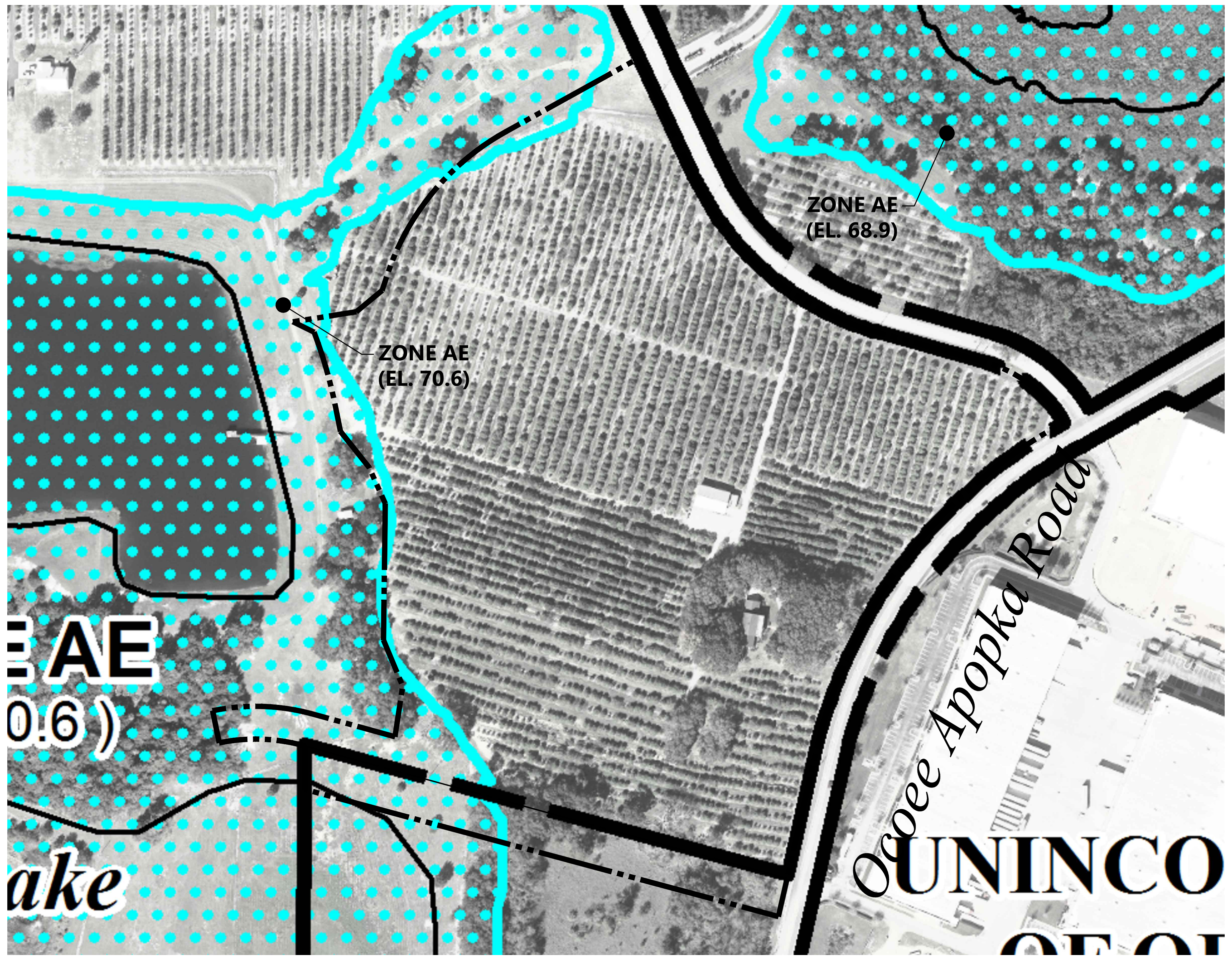
TOPOGRAPHY MAP

(NAVD 88)

CONTOUR SOURCE:
ONSITE: ALLEN & COMPANY, JAN. 2026
OFFSITE: ORANGE COUNTY GIS, 2014

LEGEND

PROJECT BOUNDARY
TOPOGRAPHIC CONTOUR



FLOODPLAIN MAP

FEMA MAP SERVICE CENTER, FIRM PANEL
12095C0120H, DATED SEPTEMBER 24, 2021

LEGEND

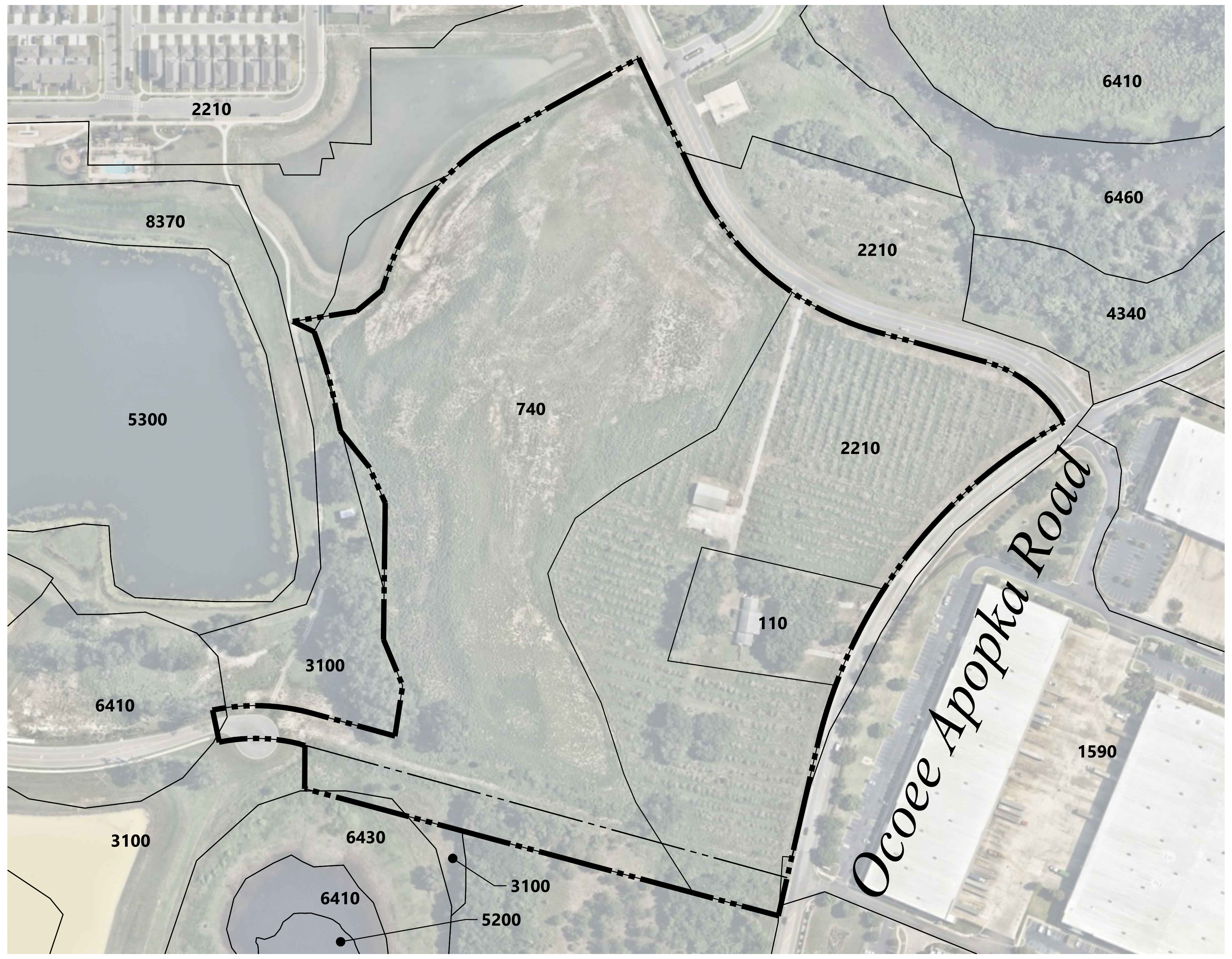
PROJECT BOUNDARY
SPECIAL FLOOD HAZARD AREA

FIRM PANEL LEGEND

ZONE A	NO BASE FLOOD ELEVATIONS DETERMINED
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



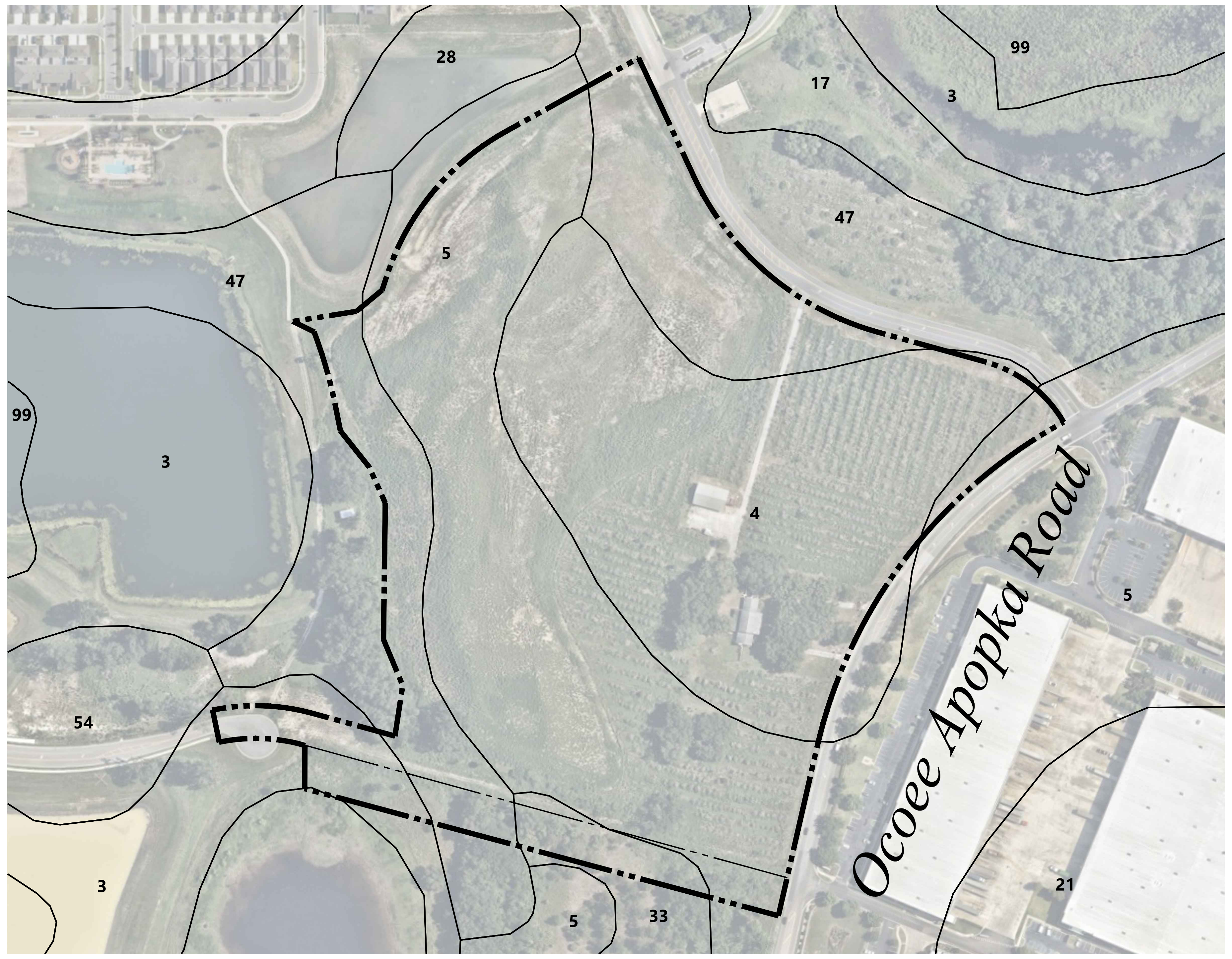
AERIAL & EXISTING LAND USE MAP

FLUCFCS SOURCE: SJRWMD, 2014
AERIAL SOURCE: NEAR MAP, 2026

LEGEND

PROJECT BOUNDARY
FLUCFCS LIMITS

CODE	DESCRIPTION
110	RESIDENTIAL, LOW DENSITY
740	DISTURBED LANDS
1590	INDUSTRIAL UNDER CONSTRUCTION
2210	CITRUS GROVES
3100	HERBACEOUS UPLAND NONFORESTED
4340	UPLAND MIXED CONIFEROUS/HARDWOOD
5200	LAKES
5300	RESERVOIRS - PITS, RETENTION PONDS, DAMS
6410	FRESHWATER MARSHES
6430	WET PRAIRIES
6460	MIXED SCRUB-SHRUB WETLAND
8370	SURFACE WATER COLLECTION BASINS



SOILS MAP

SOILS SOURCE: USDA, NRCS

LEGEND

PROJECT BOUNDARY
SOILS BOUNDARY

SOIL CODE	DESCRIPTION
3	BASINGER FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
17	FLORIDANA MUCKY FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES
21	LAKE FINE SAND, 0 TO 5 PERCENT SLOPES
28	FLORAHOME FINE SAND, 0 TO 5 PERCENT PERCENT SLOPES
33	PITS
47	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES
54	ZOLFO FINE SAND, 0 TO 2 PERCENT SLOPES
99	WATER

Saved Thursday, April 30, 2026 2:33:54 PM JOEMARTIN Plotted Saturday, May 2, 2026 11:25:10 PM George Georgy

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407.839.4006
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Number FL #3932

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0 100 200 400 Feet

The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by CJM
Checked by GEG
Issued for **Major Development Plan Approval**
Not Approved for Construction
Date **March 05, 2026**
Drawing Title

Existing Conditions Plan

Vertical Datum NAVD 1988

NO. 84318

George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

Drawing Number
C-1.1
Sheet of
Project Number
63534.011

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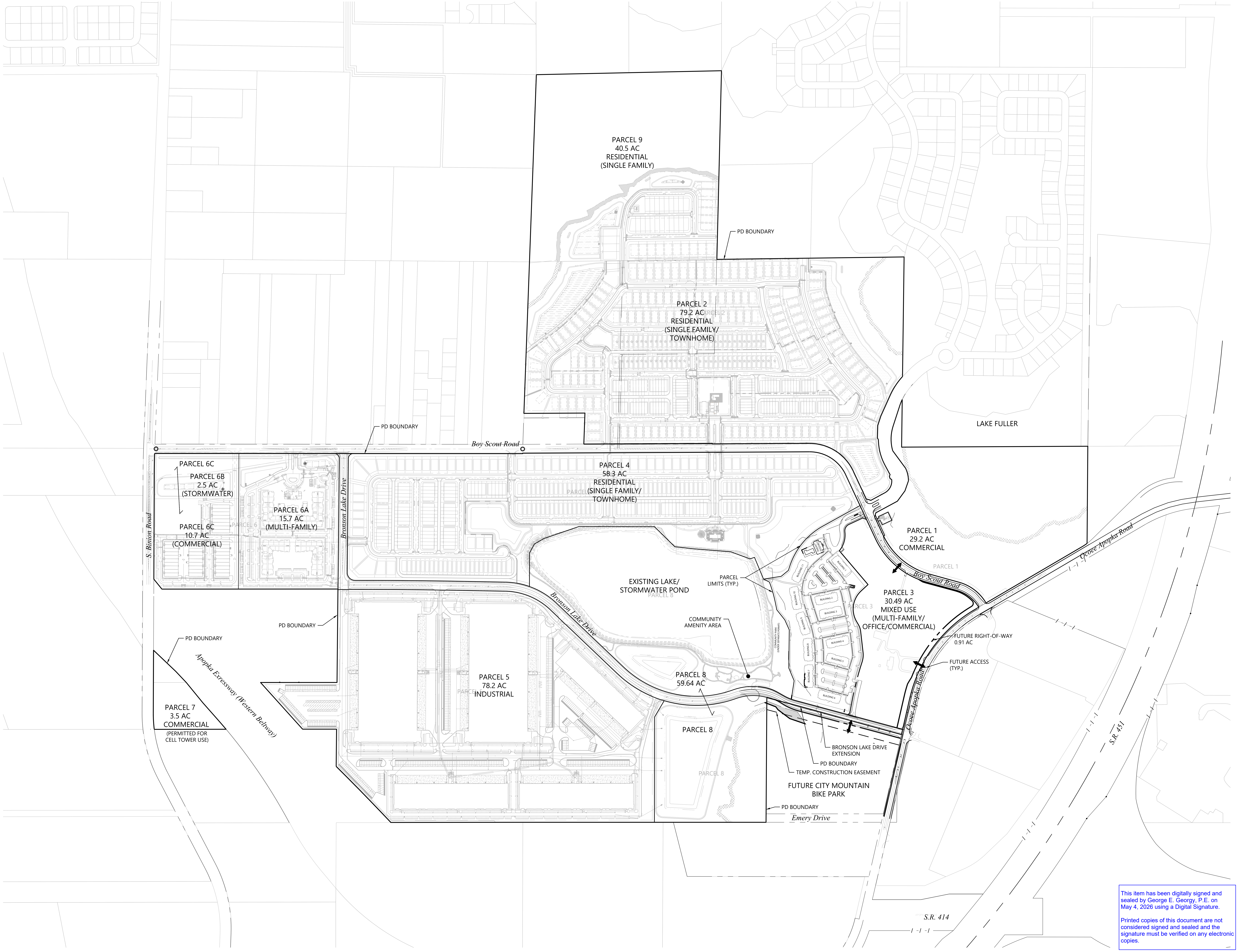
PARCEL 9
40.5 AC
RESIDENTIAL
(SINGLE FAMILY)
PD BOUNDARY
PARCEL 2
79.2 AC
RESIDENTIAL
(SINGLE FAMILY/
TOWNHOME)
LAKE FULLER
PD BOUNDARY
Boy Scout Road
PARCEL 6C
PARCEL 6B
2.5 AC
(STORMWATER)
PARCEL 6A
15.7 AC
(MULTI-FAMILY)
PARCEL 6C
10.7 AC
(COMMERCIAL)
S. Binion Road
Bronson Lake Drive
PARCEL 4
58.3 AC
RESIDENTIAL
(SINGLE FAMILY/
TOWNHOME)
PARCEL 1
29.2 AC
COMMERCIAL
PARCEL 1
Boy Scout Road
Ocoee Apopka Road
EXISTING LAKE/
STORMWATER POND
PARCEL 8
PARCEL
LIMITS (TYP.)
PARCEL 3
30.49 AC
MIXED USE
(MULTI-FAMILY/
OFFICE/COMMERCIAL)
PARCEL 3
CLUBHOUSE LEASING
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
COMMUNITY PARK (UNDER SEPARATE PERMIT)
COMMUNITY
AMENITY AREA
FUTURE RIGHT-OF-WAY
0.91 AC
FUTURE ACCESS
(TYP.)
PD BOUNDARY
Bronson Lake Drive
PD BOUNDARY
Apopka Exressway (Western Beltway)
PARCEL 5
78.2 AC
INDUSTRIAL
PARCEL 5
PARCEL 8
59.64 AC
PARCEL 8
PARCEL 8
PARCEL 7
3.5 AC
COMMERCIAL
(PERMITTED FOR
CELL TOWER USE)
BRONSON LAKE DRIVE
EXTENSION
PD BOUNDARY
TEMP. CONSTRUCTION EASEMENT
FUTURE CITY MOUNTAIN
BIKE PARK
PD BOUNDARY
Emery Drive
S.R. 451
S.R. 414

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0 150 300 600 Feet

The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by
CJM

Checked by
GEG

Issued for
Major Development Plan Approval
Not Approved for Construction

Date
March 05, 2026

Drawing Title
Overall PD Site Plan

Vertical Datum NAVD 1988

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NO. 84318

George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

Drawing Number
C-2.0

Sheet of

Project Number
63534.011

Saved Saturday, May 2, 2026 11:37:03 PM GGEORGY Plotted Saturday, May 2, 2026 11:38:02 PM George Georgy

GENERAL SITE DATA:

GENERAL:

ZONING	PD
PROPOSED MULTIFAMILY UNITS	363 DU
1-BEDROOM	15 DU/BLDG
2-BEDROOM	18 DU/BLDG
NUMBER OF BUILDINGS	11
TOTAL PROJECT ACRES	30.49 Ac.
MULTIFAMILY ACRES	14.37 Ac.
FUTURE DEVELOPMENT (COMMERCIAL) ACRES	14.27 Ac.
BRONSON LAKE DRIVE	0.91 Ac.
FUTURE OCOEE APOPKA ROAD ROW	0.94 Ac.
TOTAL NET DEVELOPABLE ACRES	28.64 Ac.
NET DENSITY (RESIDENTIAL)	25.26 DU/AC.

DEVELOPMENT PLAN CHART

PARCEL ID NUMBERS	17-21-28-7345-03-000	
FUTURE LAND USE	MU MIXED USE	
ZONING	PD	
ADJACENT FUTURE LAND USE	NORTH (CITY): COMM - COMMERCIAL, RL - RESIDENTIAL LOW	
	EAST (CITY): IND - INDUSTRIAL	
	SOUTH (CITY): R - RURAL	
	WEST (CITY): MIXED USE	
ADJACENT ZONING	NORTH (CITY): PD	
	EAST (CITY): I-L - LIGHT INDUSTRIAL	
	SOUTH (CITY): A-1 - CITRUS RURAL	
	WEST (CITY): PD	
BUILDING HEIGHT - MULTIFAMILY (PER PD):	PROPOSED: 3 STORIES	MAX: 5 STORIES/65'
MIN BLDG SETBACKS - MULTIFAMILY (PER PD):		
FRONT PRIMARY STRUCTURE	15'	
SIDE	10'	
CORNER PRIMARY	20'	
REAR PRIMARY	25'	
BUILDING SEPARATION	20'	
BUILDING HEIGHT - COMMERCIAL (PER PD):	PROPOSED: N/A	MAX: 50'
MIN BLDG SETBACKS - COMMERCIAL (PER PD):		
FRONT PRIMARY STRUCTURE	15'	
SIDE	10'	
CORNER PRIMARY	20'	
REAR PRIMARY	10'/30' (ADJACENT TO RESIDENTIAL)	
PARKING SPACES - MULTIFAMILY	PROVIDED: 507 (14 ACCESSIBLE)	
	REQUIRED: 433 (1 PER 1-BED DU, 1.35 PER >1-BED DU) (9 ACCESSIBLE)	
TOTAL OPEN SPACE - MULTIFAMILY	PROPOSED: 6.12 AC	REQ'D: 0.00 AC (per MDP)
TREE MITIGATION (SPECIMEN) - MULTIFAMILY	PROPOSED: 0.00 INCHES	REQ'D: 0.00 IN (per MDP)
WAIVER REQUEST	YES: NO: X	
VARIANCE REQUEST	YES: NO: X	

Green Building Standards - Parcel 6		
Minimum Points Required	4	4.0 points required for Residential Development greater than 30 units.
Item	Points	Notes
Use central air conditioners that are Energy Star qualified	0.5	
Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.5	The entire site is designed to drain to retention pond that will fully recover through infiltration.
Use vegetation or vegetated structures to shade HVAC units.	0.25	2 shrubs per A/C unit will be shown on the final landscape plans.
Provide a minimum of two electric vehicle (EV) level 2 charging stations that are made available in a parking structure or off-street parking lot to those using the building	0.5	
Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE)	2	0.50 per foot above BFE (assume 4 ft conservative)
Install operable windows to allow for natural ventilation in the event of power failures	0.25	
Total Recommended Potential Points	4.0	

PHASING:

THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA
AVERAGE DAILY TRAFFIC PER ITE 210 (10TH EDITION):	2,694

SIGNAGE:

SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.10.9 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

LIGHTING:

EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

GARBAGE PICKUP:

1) ONSITE COMPACTOR PROVIDED WITH PRIVATE PICKUP.
2) ANY MISCELLANEOUS GARBAGE, YARD WASTE, CONSTRUCTION DEBRIS, DEMOLITION DEBRIS, FERTILIZERS, HERBICIDES, INSECTICIDES, ETC., SHALL BE DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF ANY HAZARDOUS WASTE IS PRESENT. CALL THE ORANGE COUNTY SOLID WASTE HOTLINE AT 407-836-6601 FOR INFORMATION.

FIRE:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 5th EDITION (2012).
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2021 EDITION, FFPC 5TH EDITION (2020).
3. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.

ARCHITECTURAL:

ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.

LANDSCAPE:

1. LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH THE PD WHERE APPLICABLE AND WITH TABLE 5.2.5.B.3.D-1: BUFFERYARD APPLICATION OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. INTERIOR LANDSCAPE BUFFERS BETWEEN ABUTTING PROPERTY BOUNDARIES MAY HAVE A TEN (10) FOOT WIDE LANDSCAPE BUFFER. LANDSCAPING STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL ADHERE TO SECTION 5.2.2(B) OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

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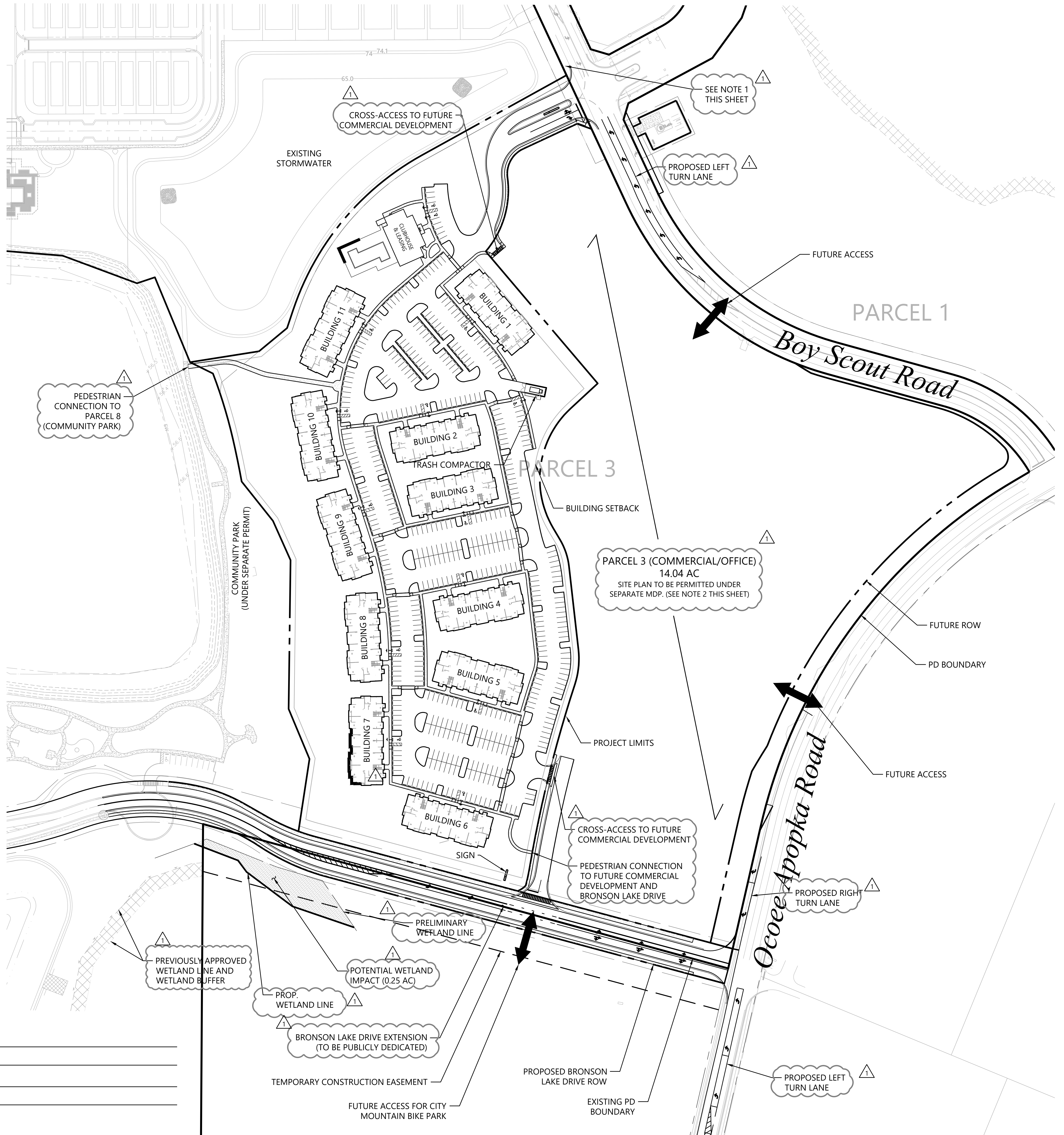
CROSS-ACCESS TO FUTURE COMMERCIAL DEVELOPMENT
EXISTING STORMWATER
CLUBHOUSE & LEASING
SEE NOTE 1 THIS SHEET
PROPOSED LEFT TURN LANE
FUTURE ACCESS
PARCEL 1
Boy Scout Road
BUILDING 1
BUILDING 11
PEDESTRIAN CONNECTION TO PARCEL 8 (COMMUNITY PARK)
BUILDING 10
BUILDING 2
TRASH COMPACTOR
PARCEL 3
BUILDING 3
BUILDING SETBACK
BUILDING 9
COMMUNITY PARK (UNDER SEPARATE PERMIT)
PARCEL 3 (COMMERCIAL/OFFICE)
14.04 AC
SITE PLAN TO BE PERMITTED UNDER SEPARATE MDP. (SEE NOTE 2 THIS SHEET)
FUTURE ROW
PD BOUNDARY
BUILDING 4
BUILDING 8
BUILDING 5
PROJECT LIMITS
BUILDING 7
FUTURE ACCESS
Ocoee Apopka Road
BUILDING 6
CROSS-ACCESS TO FUTURE COMMERCIAL DEVELOPMENT
SIGN
PEDESTRIAN CONNECTION TO FUTURE COMMERCIAL DEVELOPMENT AND BRONSON LAKE DRIVE
PROPOSED RIGHT TURN LANE
PRELIMINARY WETLAND LINE
PREVIOUSLY APPROVED WETLAND LINE AND WETLAND BUFFER
POTENTIAL WETLAND IMPACT (0.25 AC)
PROP. WETLAND LINE
BRONSON LAKE DRIVE EXTENSION (TO BE PUBLICLY DEDICATED)
TEMPORARY CONSTRUCTION EASEMENT
FUTURE ACCESS FOR CITY MOUNTAIN BIKE PARK
PROPOSED BRONSON LAKE DRIVE ROW
EXISTING PD BOUNDARY
PROPOSED LEFT TURN LANE
1

OWNERSHIP/MAINTENANCE:

ROADWAYS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
LAKE BRONSON DRIVE	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
STORM SEWER SYSTEM	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
PARK TRACTS/OPEN SPACE/LANDSCAPE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER

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NOTES:

1. SUBJECT TO DETERMINATION OF THE POSTED SPEED LIMIT ON BOY SCOUT ROAD, A RIGHT-TURN LANE MAY BE REQUIRED PRIOR TO CONSTRUCTION SITE PLAN (CSP) APPROVAL IF SPEED LIMIT EQUALS OR EXCEEDS 35 MPH.
2. REMAINDER OF PARCEL 3 TO BE PERMITTED UNDER SEPARATE MAJOR DEVELOPMENT PLAN (MDP). REMAINING CAPACITY FOR THE COMMERCIAL/OFFICE DEVELOPMENT WITHIN PARCEL 3 TO BE DETERMINED IN ACCORDANCE WITH THE RIDGE PD MASTER PLAN. THE TOTAL DEVELOPMENT CAPACITY FOR THE OVERALL PARCEL SHALL NOT EXCEED THE PD DEVELOPMENT PROGRAM FOR PARCEL 3.

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0 60 120 240 Feet

The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by CJM
Checked by GEG
Issued for: **Major Development Plan Approval**
Not Approved for Construction
Date: March 05, 2026

Drawing Title
Master Site Plan & Site Data

Vertical Datum NAVD 1988

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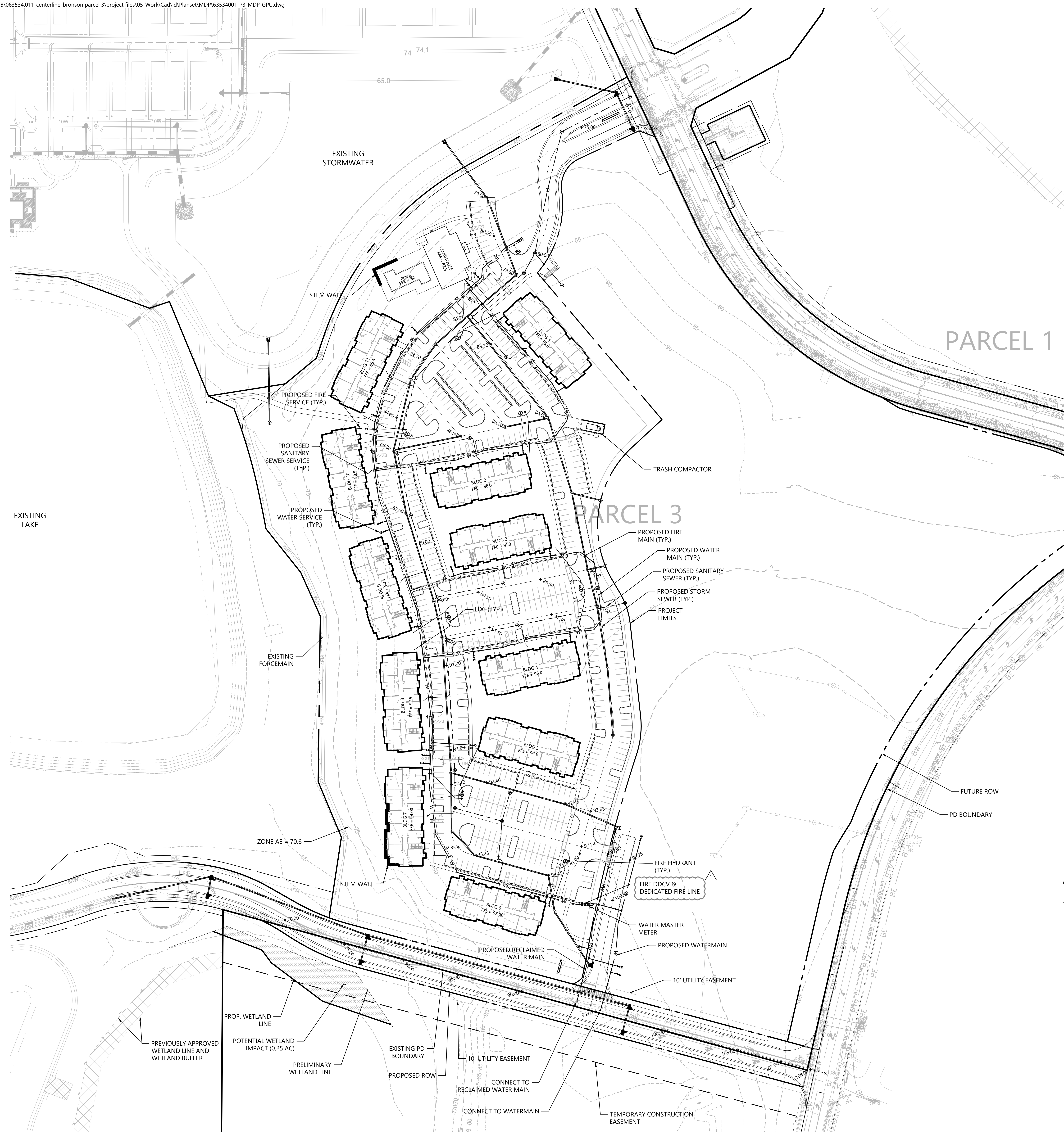
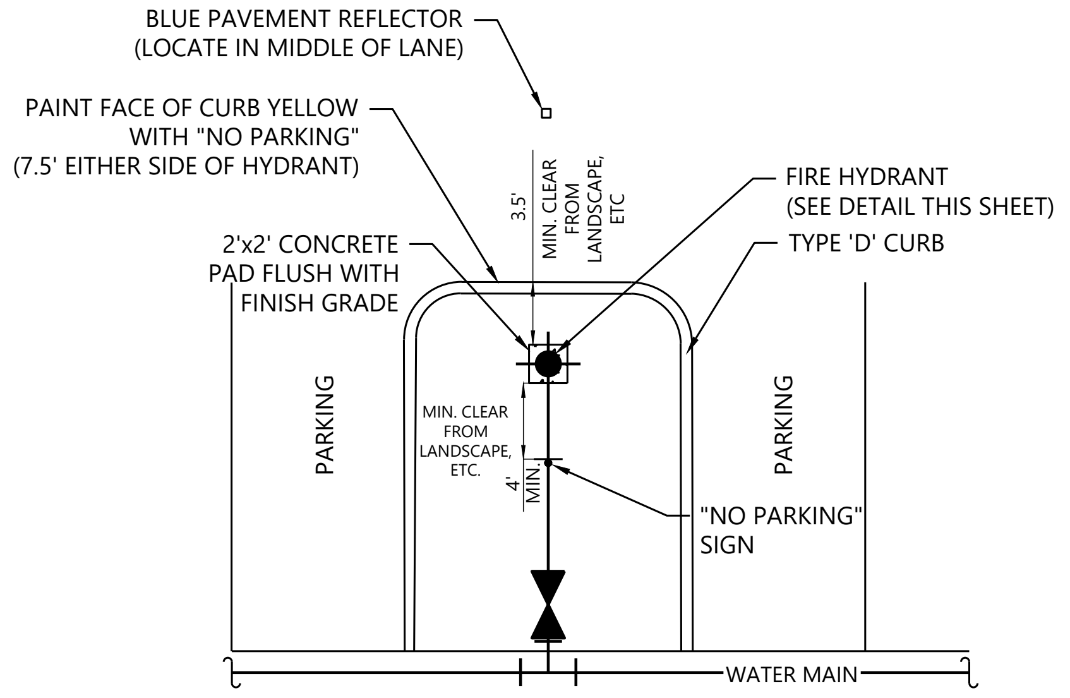
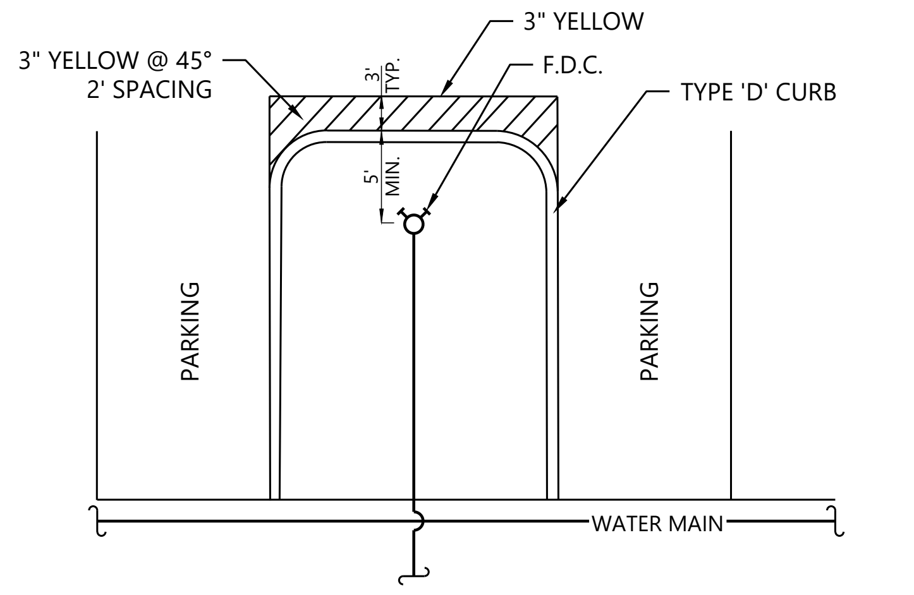

EXISTING STORMWATER
74.1
74
65.0
EXISTING LAKE
CLUBHOUSE FFE = 82.5
POOL FFE = 82
STEM WALL
PROPOSED FIRE SERVICE (TYP.)
PROPOSED SANITARY SEWER SERVICE (TYP.)
PROPOSED WATER SERVICE (TYP.)
EXISTING FORCEMAIN
ZONE AE = 70.6
STEM WALL
BLDG 1 FFE = 85.0
BLDG 2 FFE = 88.0
BLDG 3 FFE = 91.0
BLDG 4 FFE = 93.0
BLDG 5 FFE = 94.0
BLDG 6 FFE = 95.00
BLDG 7 FFE = 94.00
BLDG 8 FFE = 92.5
BLDG 9 FFE = 90.5
BLDG 10 FFE = 88.5
BLDG 11 FFE = 86.5
TRASH COMPACTOR
PARCEL 1
PARCEL 3
PROPOSED FIRE MAIN (TYP.)
PROPOSED WATER MAIN (TYP.)
PROPOSED SANITARY SEWER (TYP.)
PROPOSED STORM SEWER (TYP.)
PROJECT LIMITS
FDC (TYP.)
FIRE HYDRANT (TYP.)
FIRE DDCV & DEDICATED FIRE LINE
1
WATER MASTER METER
PROPOSED RECLAIMED WATER MAIN
PROPOSED WATERMAIN
10' UTILITY EASEMENT
FUTURE ROW
PD BOUNDARY
PREVIOUSLY APPROVED WETLAND LINE AND WETLAND BUFFER
PROP. WETLAND LINE
POTENTIAL WETLAND IMPACT (0.25 AC)
PRELIMINARY WETLAND LINE
EXISTING PD BOUNDARY
PROPOSED ROW
10' UTILITY EASEMENT
CONNECT TO RECLAIMED WATER MAIN
CONNECT TO WATERMAIN
TEMPORARY CONSTRUCTION EASEMENT


BLUE PAVEMENT REFLECTOR (LOCATE IN MIDDLE OF LANE)
PAINT FACE OF CURB YELLOW WITH "NO PARKING" (7.5' EITHER SIDE OF HYDRANT)
2'x2' CONCRETE PAD FLUSH WITH FINISH GRADE
3.5' MIN. CLEAR FROM LANDSCAPE, ETC
FIRE HYDRANT (SEE DETAIL THIS SHEET)
TYPE 'D' CURB
PARKING
MIN. CLEAR FROM LANDSCAPE, ETC.
4' MIN.
"NO PARKING" SIGN
PARKING
WATER MAIN

NOTE:
FIRE HYDRANTS SHALL BE INSTALLED ON FLAT STONES, CONCRETE SLABS OR OTHER AHJ APPROVED MATERIALS PER NFPA 24 (2016 EDITION) SUB-SECTION 7.3.1.

Typical Fire Hydrant Location Detail

N.T.S.


3" YELLOW @ 45° 2' SPACING
3' TYP.
3" YELLOW
F.D.C.
TYPE 'D' CURB
5' MIN.
PARKING
PARKING
WATER MAIN

Typical Fire Connection Location Detail

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Legend

- PD BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE
- PROPOSED DEDICATED FIRELINE
- FIRE DEPARTMENT CONNECTION (FDC)

1

FIRE NOTES:

1. FIRE SPRINKLER AND FIRE ALARM ARE REQUIRED.
2. KNOX BOX WILL BE REQUIRED PER BUILDING.
3. HYDRANTS ARE REQUIRED WITHIN 25-FT OF FIRE DEPARTMENT CONNECTIONS (FDC).
4. FIRE DEPARTMENT CONNECTIONS (FDC) ARE REQUIRED TO BE REMOTE FROM BUILDINGS.
5. NO GATES PROPOSED FOR THIS MULTI-FAMILY DEVELOPMENT.
6. NO ELEVATORS PROPOSED WITH THE PROPOSED APARTMENT BUILDINGS.

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0 40 80 160 Feet

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Parcel 3

Apopka, Florida

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1	MDP DRC Comments	05/01/2026	

Designed by	Checked by
CJM	GEG

Issued for	Date
Major Development Plan Approval **Not Approved for Construction**	**March 05, 2026**

Drawing Title
Grading, Drainage & Utilities

Vertical Datum NAVD 1988

GEORGE EMIL GEORGY
LICENSE
NO 84318
STATE OF FLORIDA
PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

Drawing Number
C-3.0

Sheet of

Project Number
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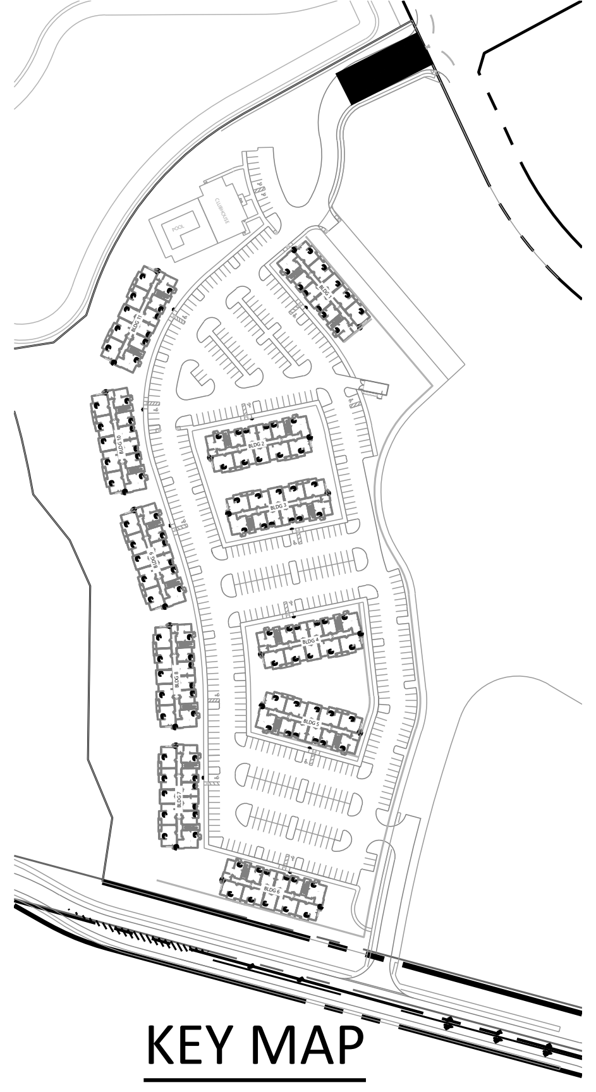
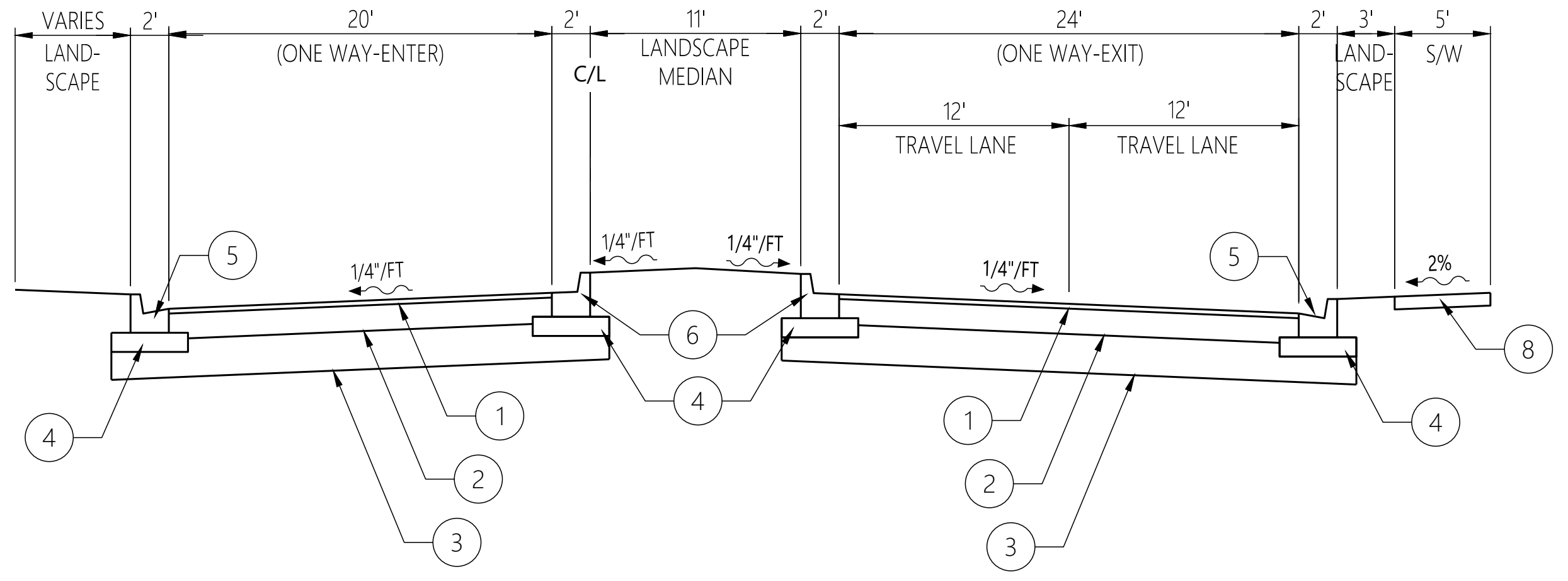
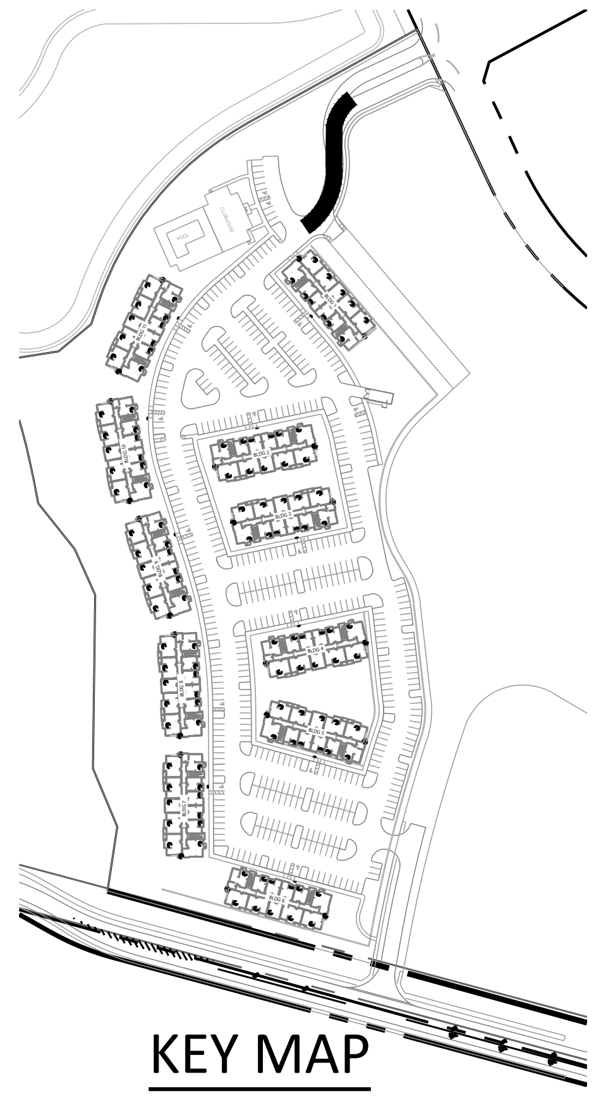
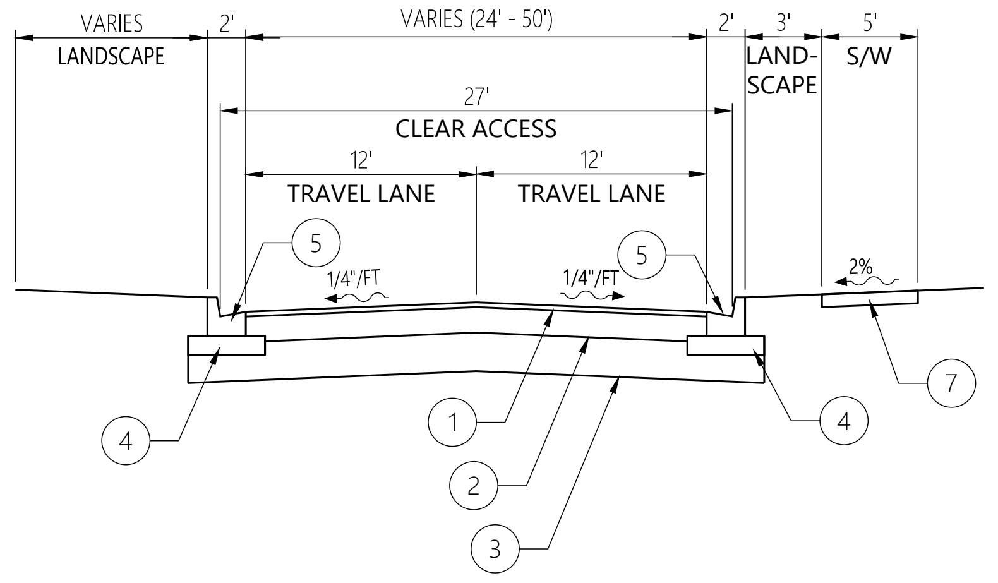

KEY MAP


VARIES
LAND-SCAPE
2'
20'
(ONE WAY-ENTER)
2'
C/L
11'
LANDSCAPE MEDIAN
2'
24'
(ONE WAY-EXIT)
12'
TRAVEL LANE
12'
TRAVEL LANE
2'
3'
LAND-SCAPE
5'
S/W
1/4"/FT
2%
1
2
3
4
5
6
8

A - Typical Entrance Road Section

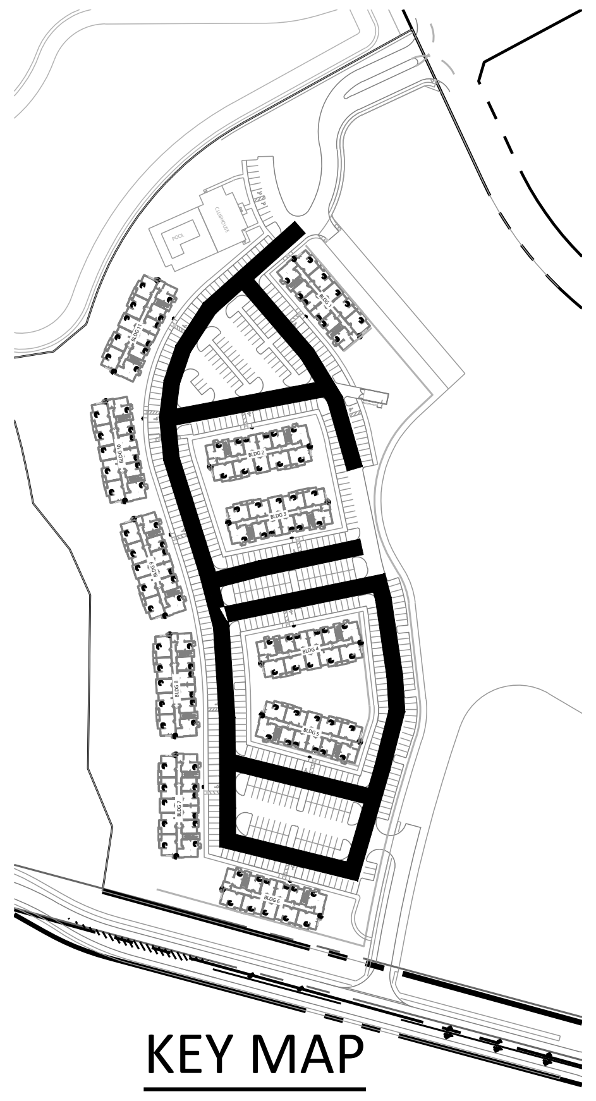
N.T.S.

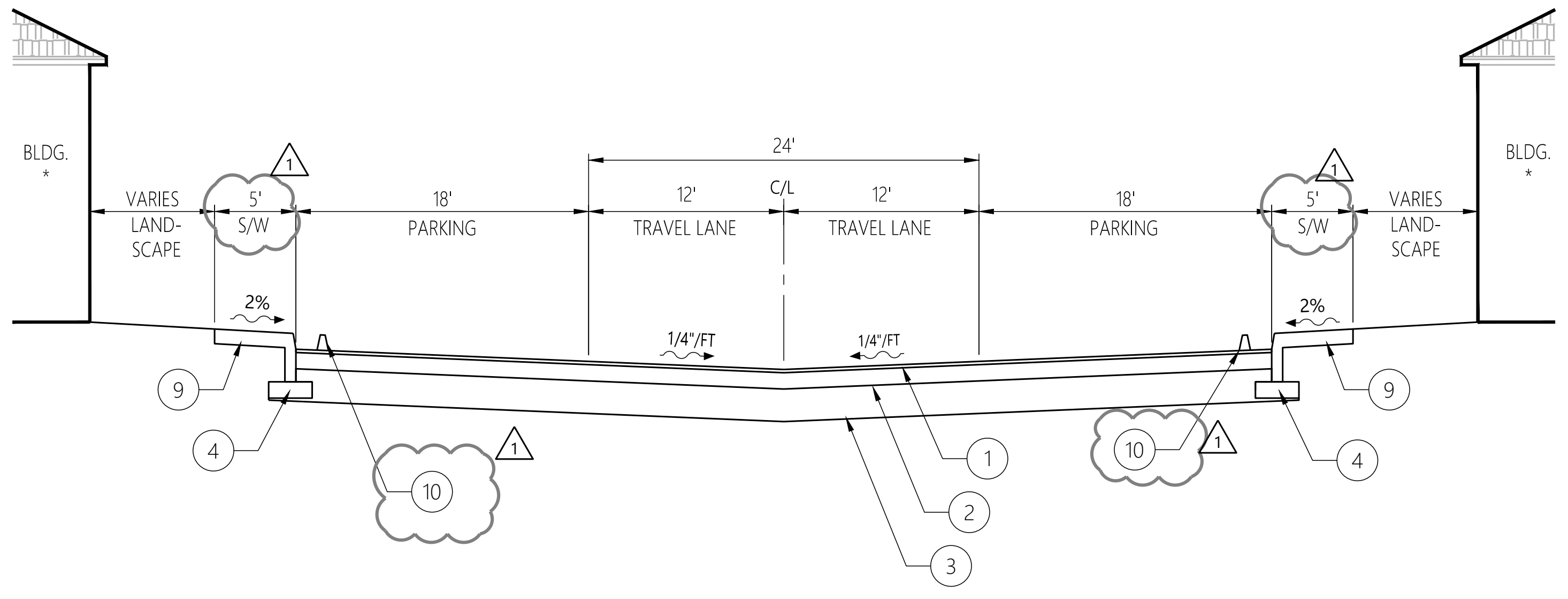

KEY MAP


VARIES
LANDSCAPE
2'
VARIES (24' - 50')
27'
CLEAR ACCESS
12'
TRAVEL LANE
12'
TRAVEL LANE
2'
3'
LAND-SCAPE
5'
S/W
1/4"/FT
2%
1
2
3
4
5
7

B - Typical Gated Entry Section

N.T.S.

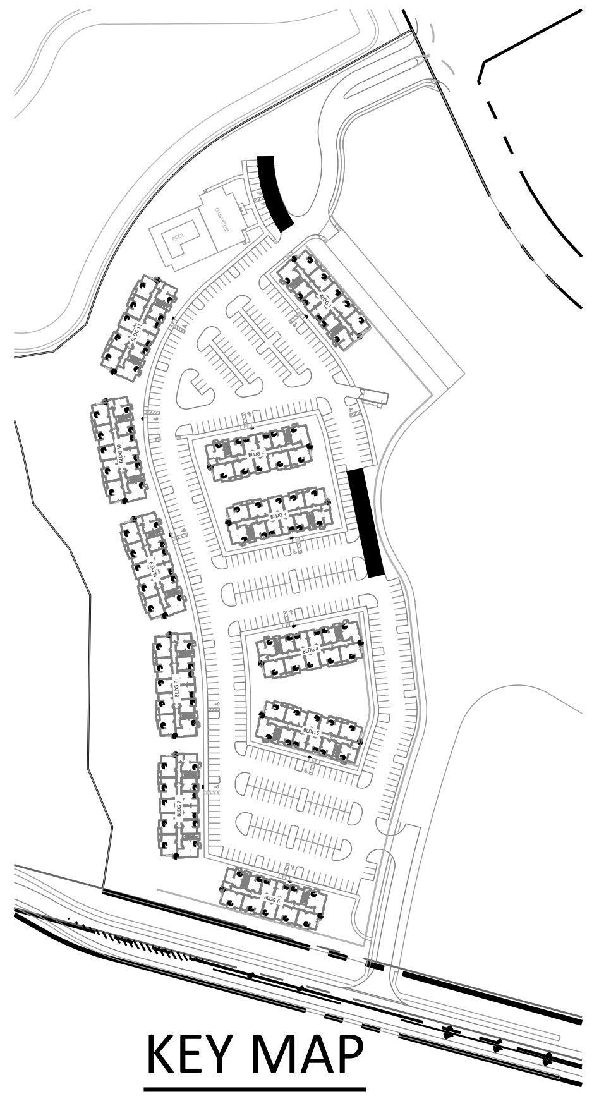

KEY MAP

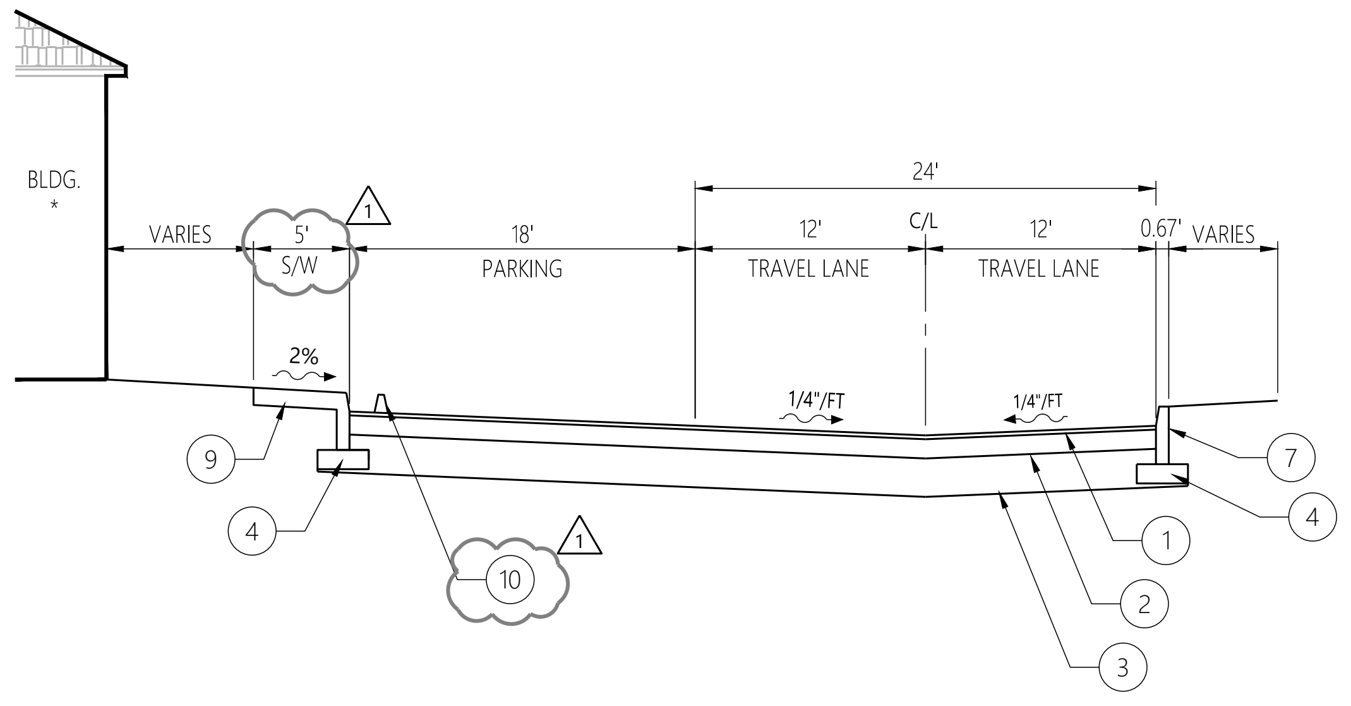

BLDG.
*
VARIES
LAND-SCAPE
5'
S/W
18'
PARKING
24'
12'
TRAVEL LANE
C/L
12'
TRAVEL LANE
18'
PARKING
5'
S/W
VARIES
LAND-SCAPE
BLDG.
*
2%
1/4"/FT
1
2
3
4
9
10

* SIDEWALK AND BUILDING OR LANDSCAPE. SEE PLANS FOR LOCATIONS.

C - Typical Pavement Section

N.T.S.

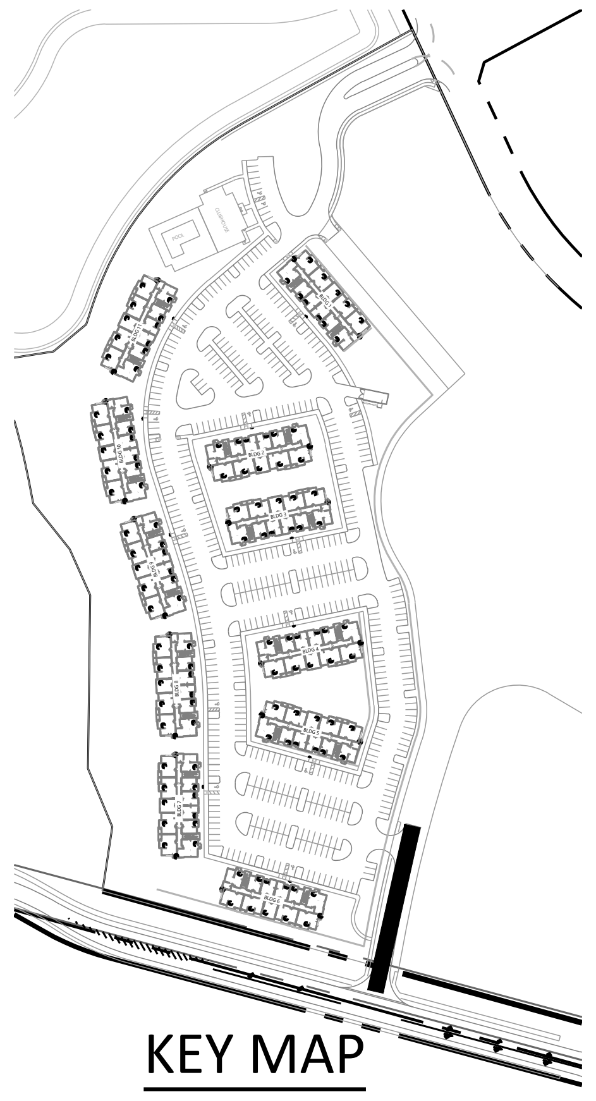

KEY MAP

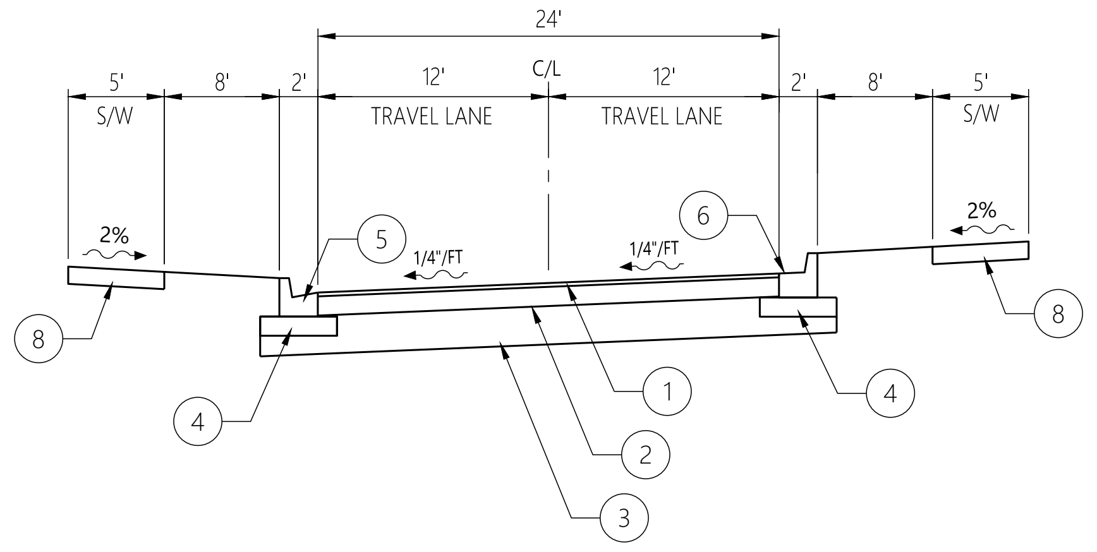

BLDG.
*
VARIES
5'
S/W
18'
PARKING
24'
12'
TRAVEL LANE
C/L
12'
TRAVEL LANE
0.67'
VARIES
2%
1/4"/FT
1
2
3
4
7
9
10

* SIDEWALK AND BUILDING OR LANDSCAPE. SEE PLANS FOR LOCATIONS.

D - Typical Pavement Section

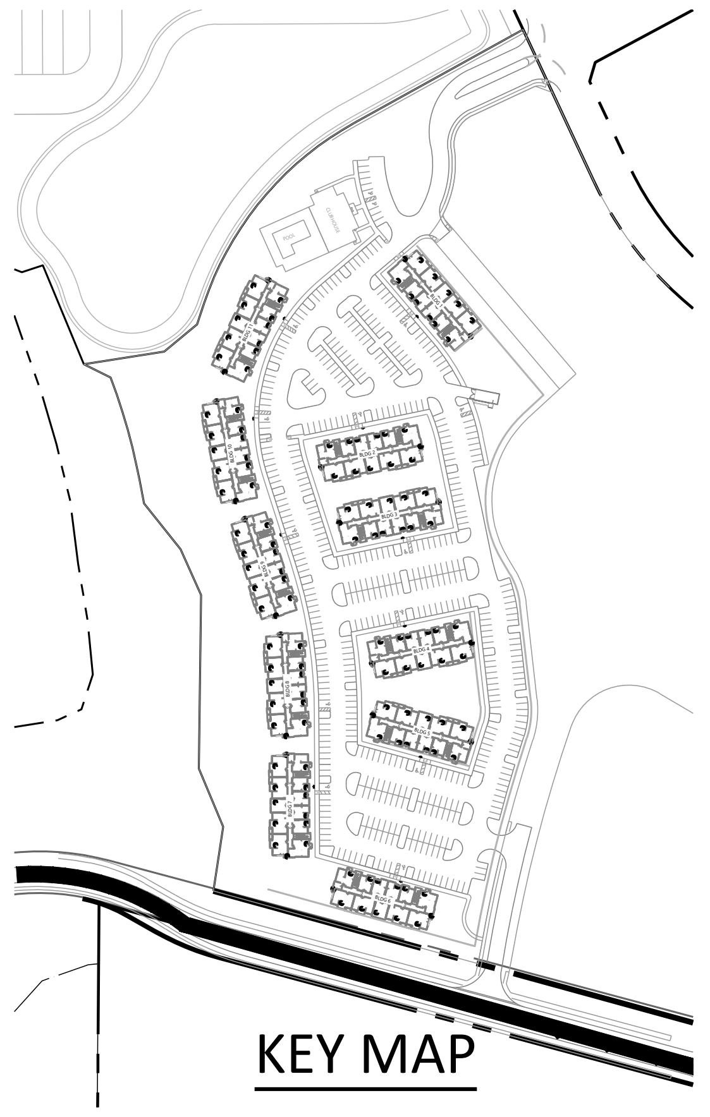
N.T.S.

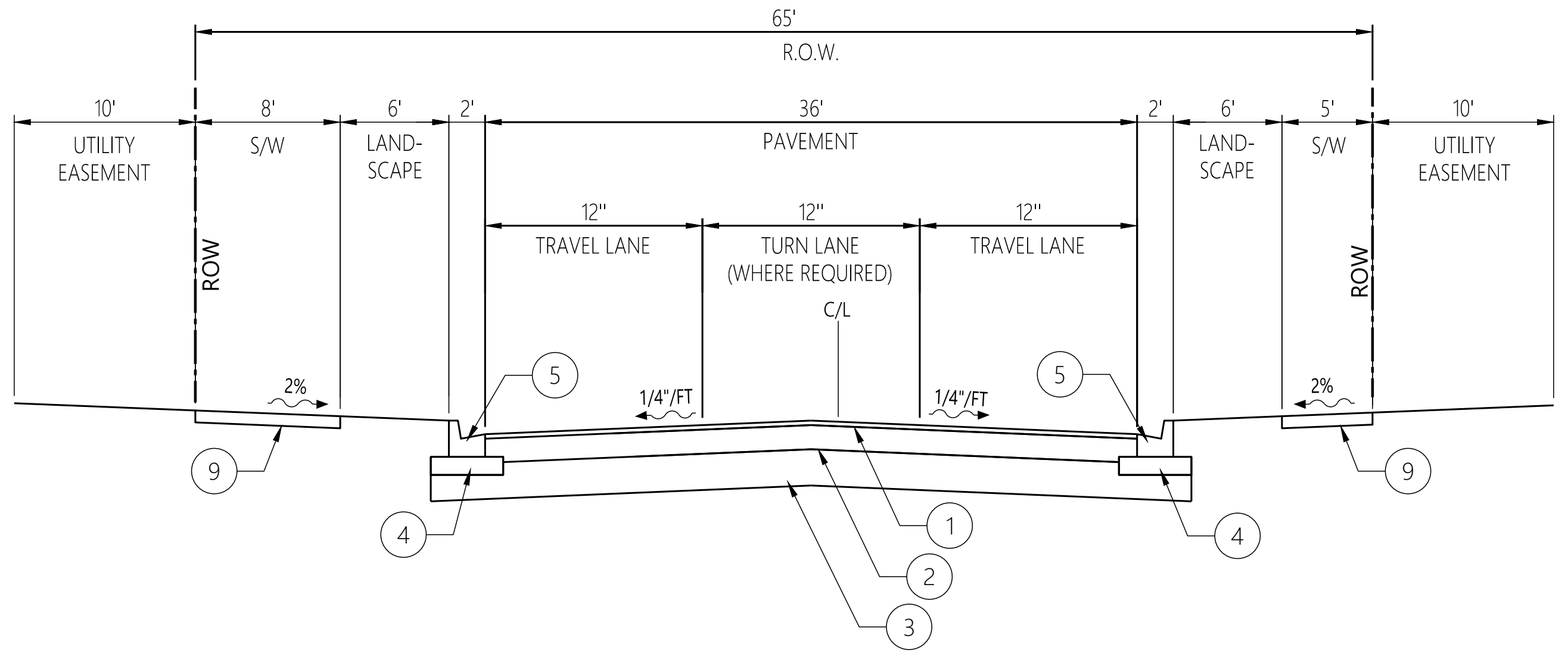

KEY MAP


5'
S/W
8'
2'
24'
12'
TRAVEL LANE
C/L
12'
TRAVEL LANE
2'
8'
5'
S/W
2%
1/4"/FT
1
2
3
4
5
6
8

E - Typical Pavement Section

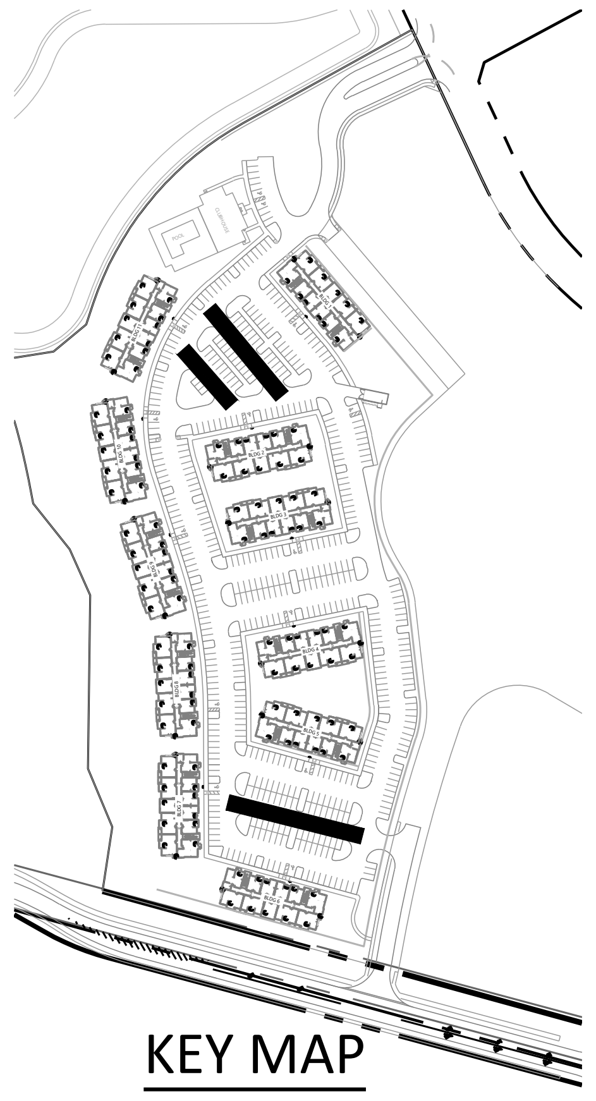
N.T.S.

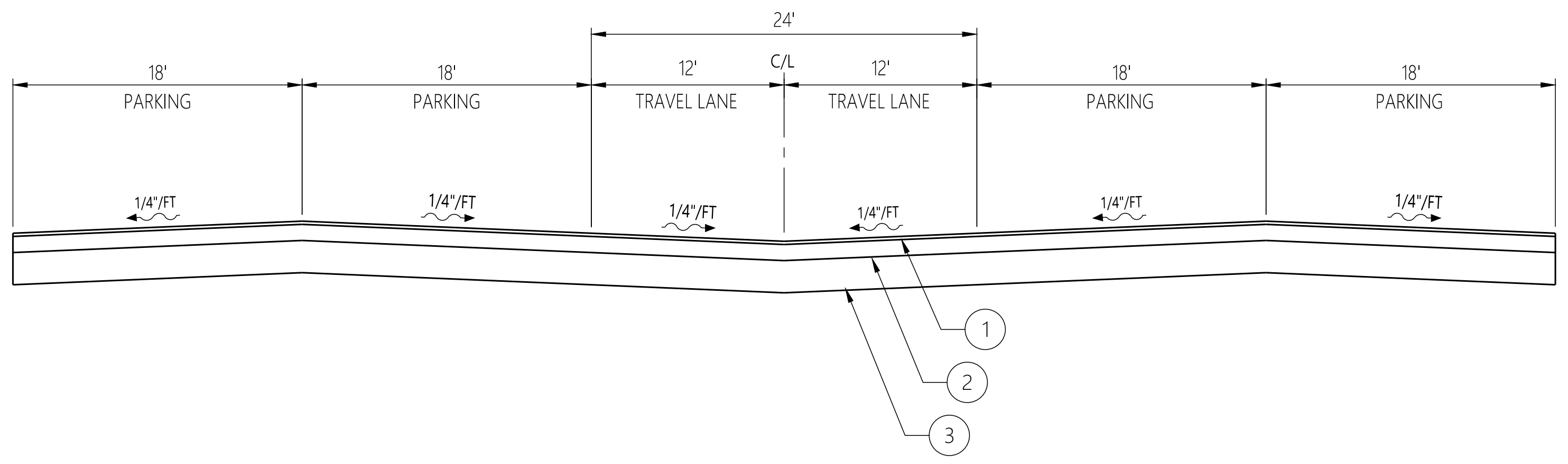

KEY MAP


65'
R.O.W.
10'
UTILITY EASEMENT
8'
S/W
6'
LAND-SCAPE
2'
36'
PAVEMENT
12'
TRAVEL LANE
12'
TURN LANE (WHERE REQUIRED)
C/L
12'
TRAVEL LANE
2'
6'
LAND-SCAPE
5'
S/W
10'
UTILITY EASEMENT
ROW
ROW
2%
1/4"/FT
1
2
3
4
5
9

F - Bronson Lake Drive Typical Section

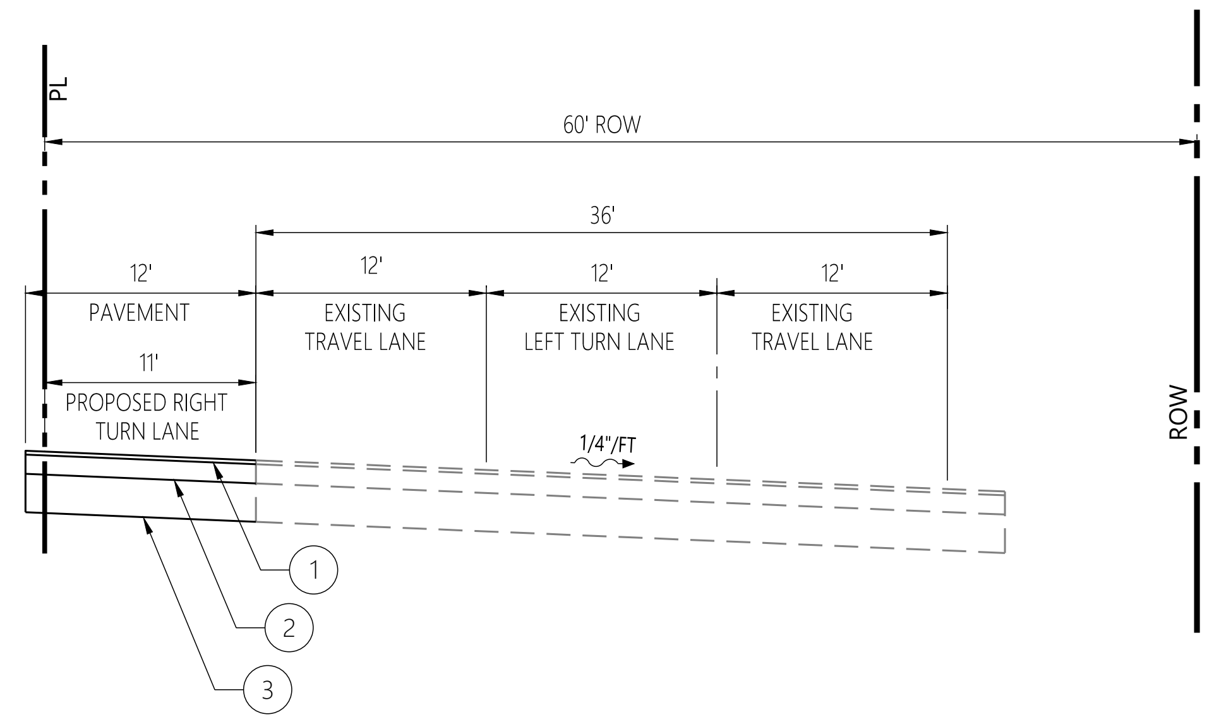
N.T.S.


KEY MAP


18'
PARKING
18'
PARKING
24'
12'
TRAVEL LANE
C/L
12'
TRAVEL LANE
18'
PARKING
18'
PARKING
1/4"/FT
1
2
3

G - Typical Pavement Section

N.T.S.


PL
60' ROW
36'
12'
PAVEMENT
11'
PROPOSED RIGHT TURN LANE
12'
EXISTING TRAVEL LANE
12'
EXISTING LEFT TURN LANE
12'
EXISTING TRAVEL LANE
ROW
1/4"/FT
1
2
3

△1 H - Ocoee Apopka Drive Typical Section

N.T.S.

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Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND:

- ① ASPHALT
- ② BASE
- ③ SUBGRADE
- ④ 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
- ⑤ TYPE 'F' CONCRETE CURB
- ⑥ TYPE 'F' CONCRETE CURB-MODIFIED (SPILL-OUT)
- ⑦ TYPE 'D' MONOLITHIC CONC. CURB
- ⑧ 4" (IN.) CONCRETE SIDEWALK (3000 P.S.I.)
- ⑨ 4" (IN.) MONOLITHIC CONCRETE SIDEWALK (3000 P.S.I.)
- ⑩ WHEEL STOP △1

* FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

PRELIMINARY - NOT FOR CONSTRUCTION

THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.

The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by CJM
Checked by GEG
Issued for
Major Development Plan Approval
Not Approved for Construction
Date March 05, 2026
Drawing Title
Typical Sections & Details

Vertical Datum NAVD 1988

No. 84318

This item has been digitally signed and sealed by George E. Georgy, P.E. on May 4, 2026 using a Digital Signature.

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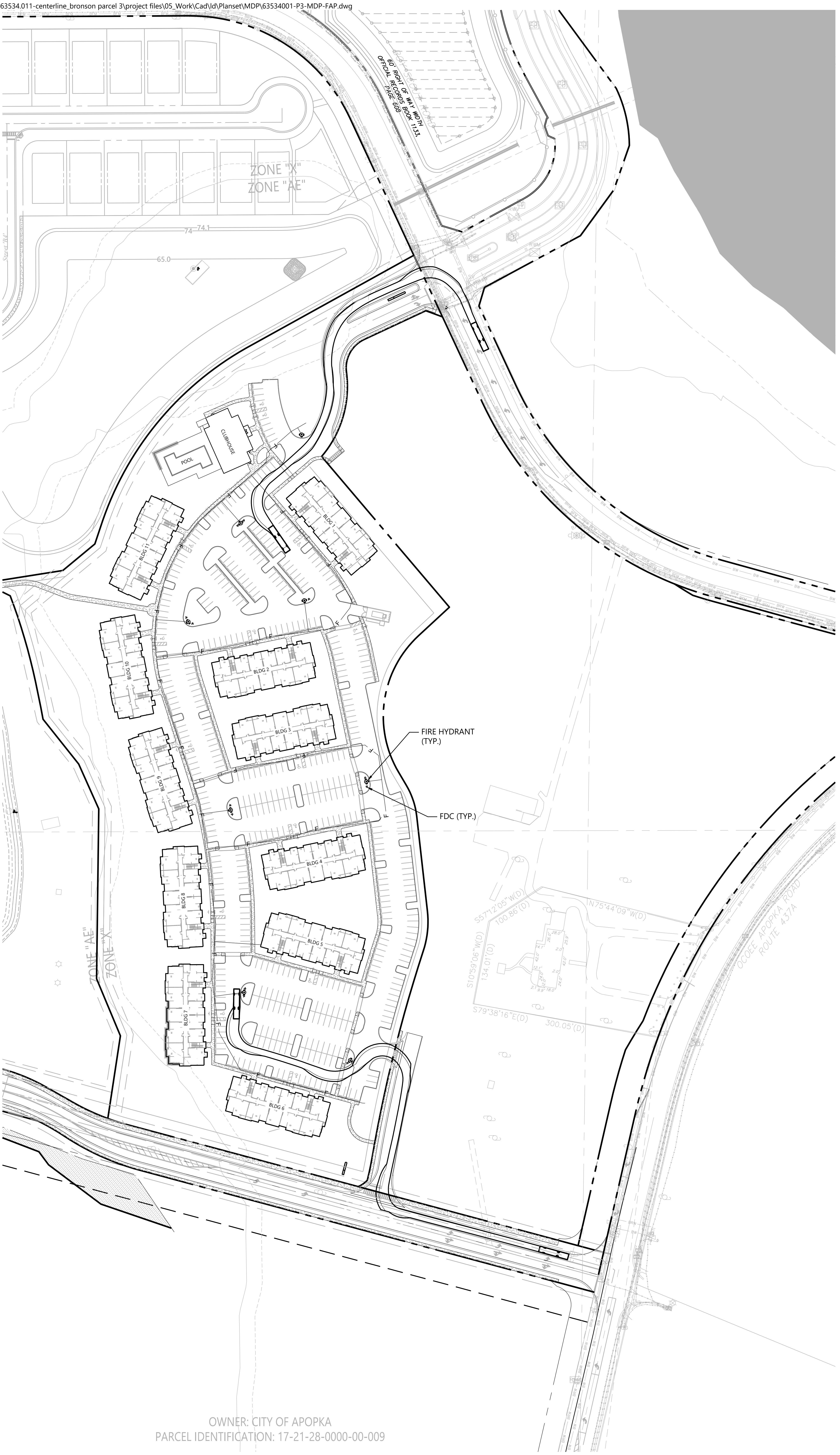
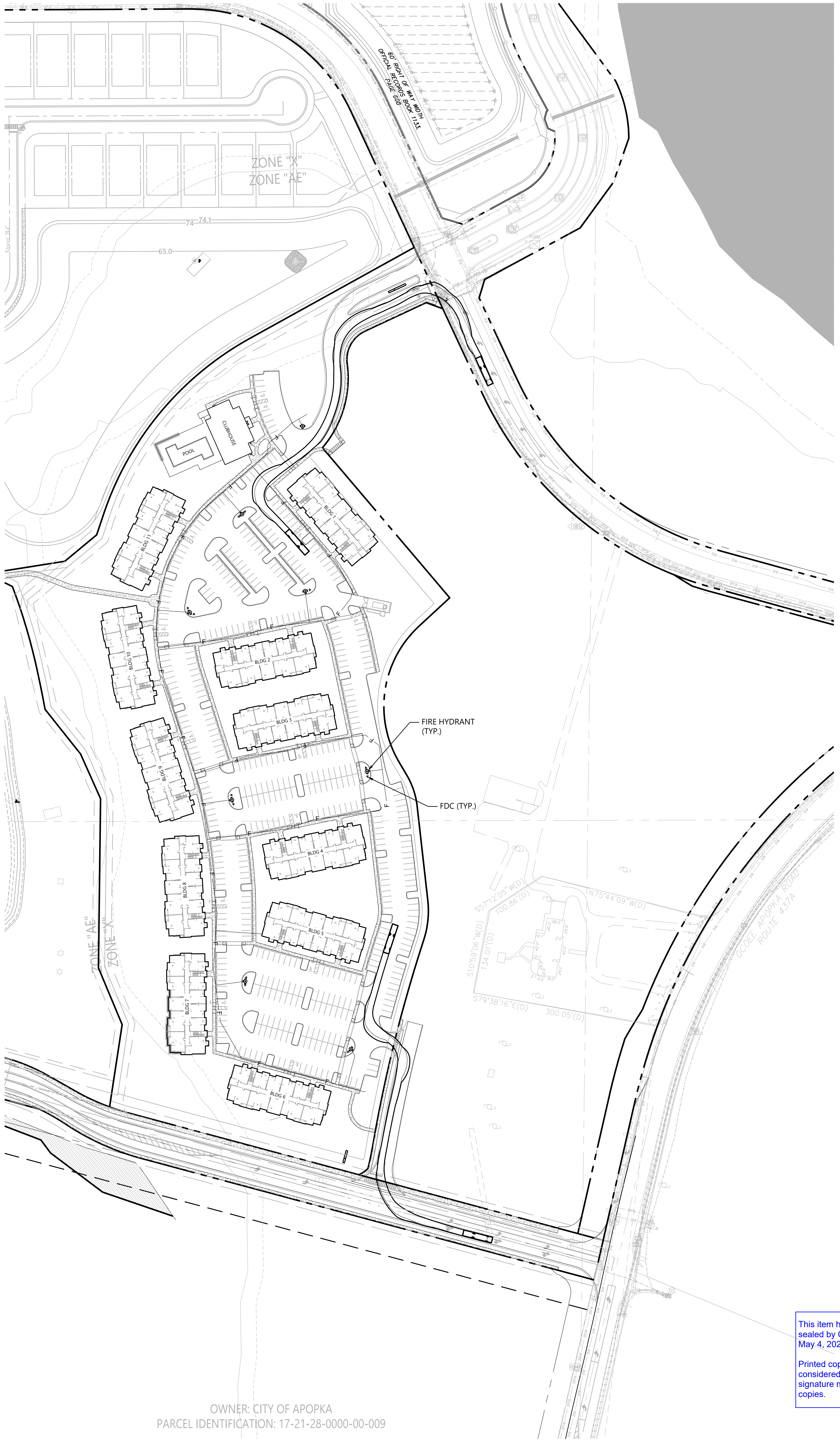
George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

Drawing Number
C-4.0
Sheet of

Project Number
63534.011

Saved Saturday, May 2, 2026 11:29:42 PM GGEORGY Plotted Saturday, May 2, 2026 11:31:49 PM George Georgy


60' RIGHT OF WAY WIDTH
OFFICIAL RECORDS BOOK 1133,
PAGE 608
BOY SCOUT ROAD
ZONE "X"
ZONE "AE"
CLUBHOUSE
POOL
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
FIRE HYDRANT (TYP.)
FDC (TYP.)
S57°12'05"W(D)
100.86'(D)
N75°44'09"W(D)
S10°59'06"W(D)
134.01'(D)
S79°38'16"E(D)
300.05'(D)
OCOEE APOPKA ROAD
ROUTE 437A
ZONE "AE"
ZONE "X"
OWNER: CITY OF APOPKA
PARCEL IDENTIFICATION: 17-21-28-0000-00-009


60' RIGHT OF WAY WIDTH
OFFICIAL RECORDS BOOK 1133,
PAGE 608
ZONE "X"
ZONE "AE"
CLUBHOUSE
POOL
FIRE HYDRANT (TYP.)
FDC (TYP.)
S57°12'05"W(D)
100.86'(D)
N75°44'09"W(D)
S10°59'06"W(D)
134.01'(D)
S79°38'16"E(D)
300.05'(D)
OCOEE APOPKA ROAD
ROUTE 437A
ZONE "AE"
ZONE "X"
OWNER: CITY OF APOPKA
PARCEL IDENTIFICATION: 17-21-28-0000-00-009

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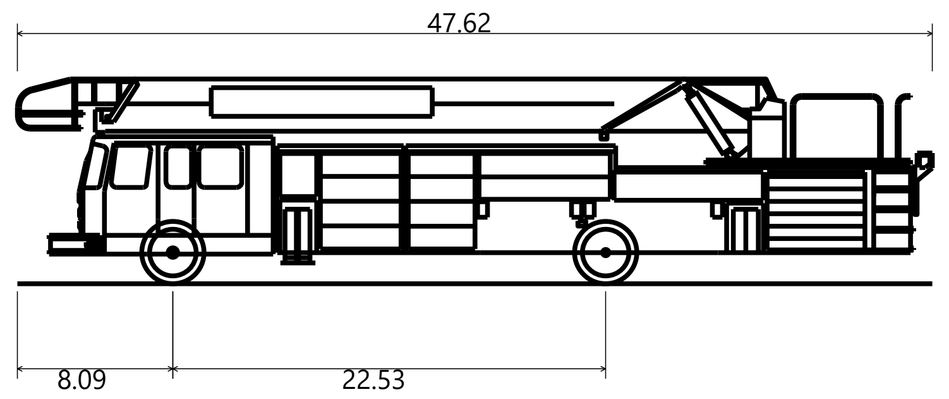
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932


47.62
8.09
22.53

Platform	
Overall Length	47.620ft
Overall Width	9.250ft
Overall Body Height	10.650ft
Min Body Ground Clearance	1.081ft
Track Width	9.250ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	41.750ft

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The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by CJM
Checked by GEG

Issued for
Major Development Plan Approval
Not Approved for Construction

Date
March 05, 2026

Drawing Title
Fire Access Plan

Vertical Datum NAVD 1988

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GEORGE EMIL GEORGY
NO. 84318

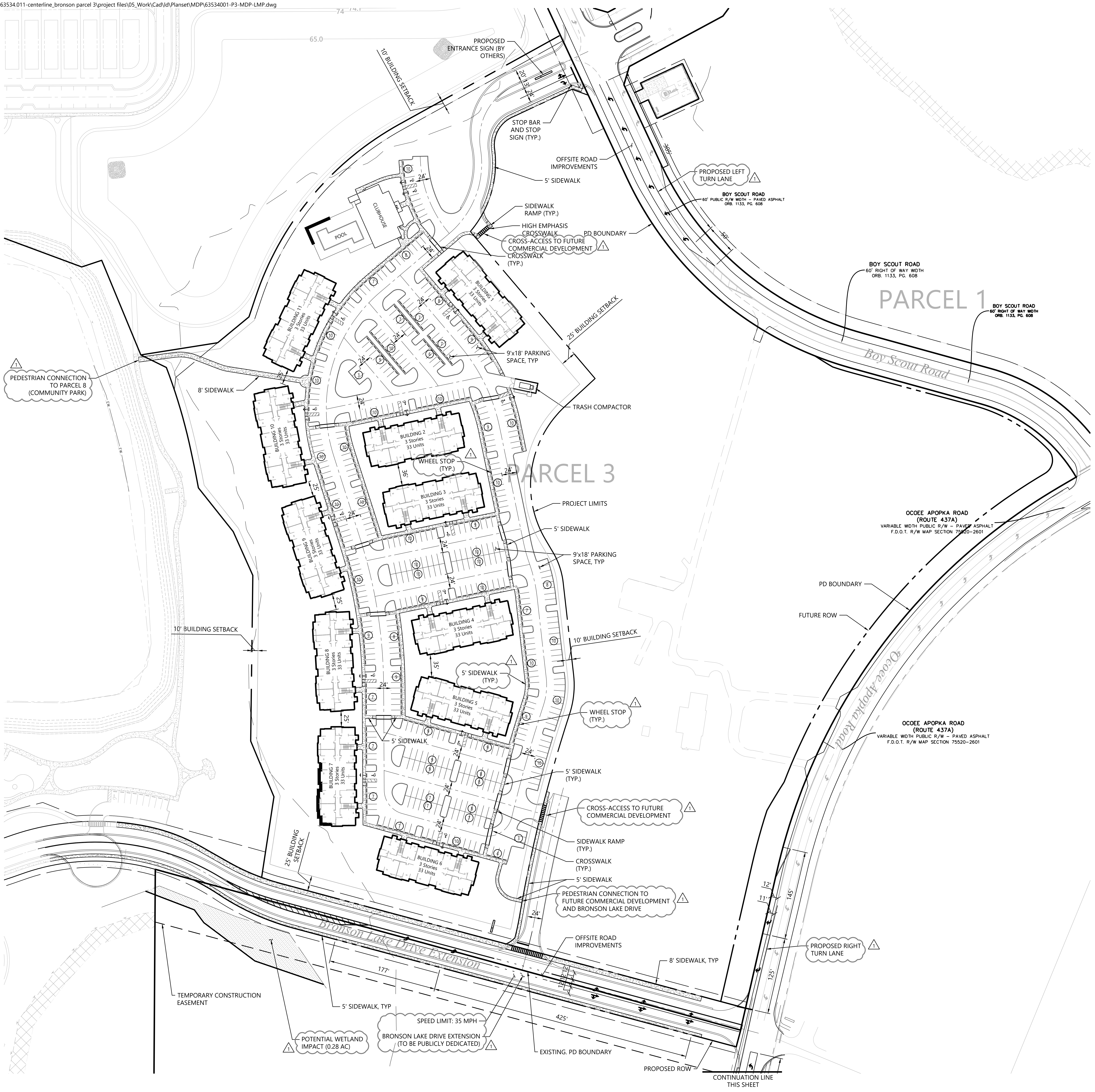
George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

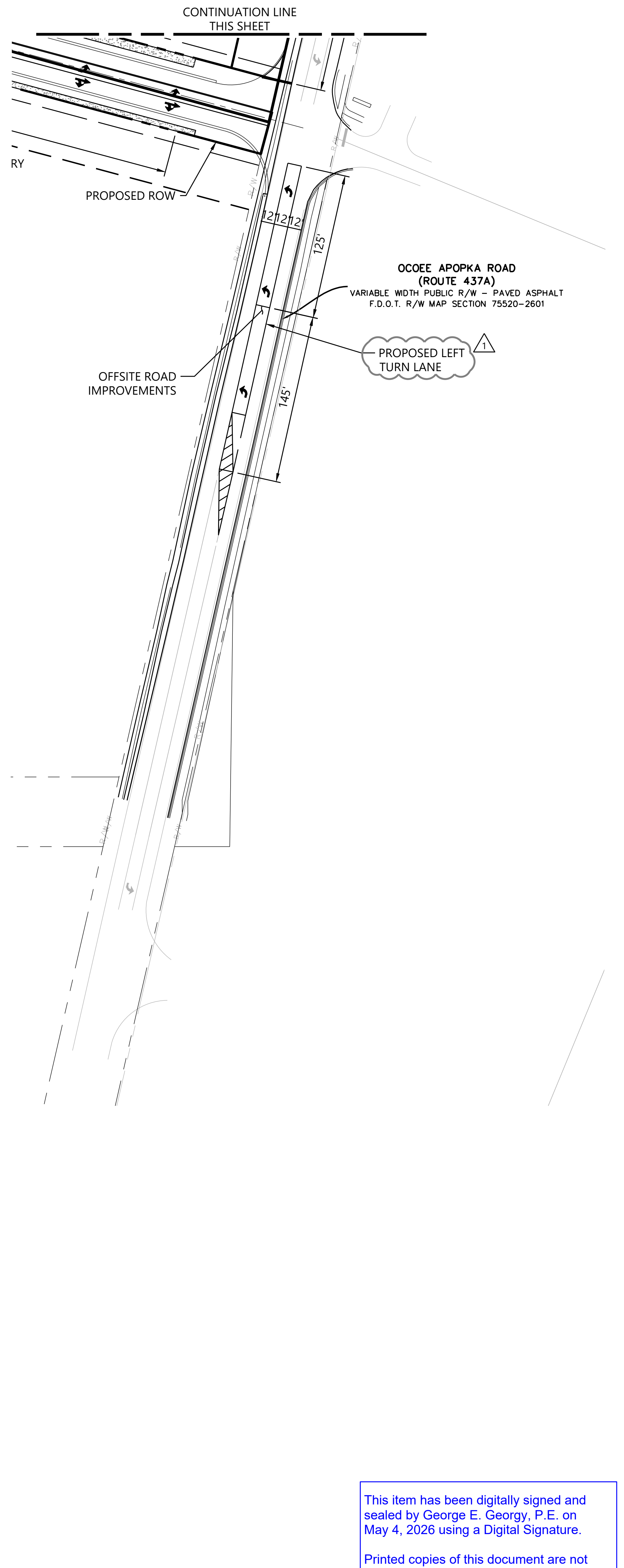
Drawing Number
C-5.0

Sheet of

Project Number
63534.011

Saved Thursday, April 30, 2026 2:39:14 PM JOEMARTIN Plotted Saturday, May 2, 2026 11:31:50 PM George Georgy c:\AMS\ACCDocs\VHB\063534.011-centerline_bronson parcel 3\project files\05_Work\Cad\ld\Planset\MDP\63534001-P3-MDP-LMP.dwg


PROPOSED ENTRANCE SIGN (BY OTHERS)
10' BUILDING SETBACK
STOP BAR AND STOP SIGN (TYP.)
OFFSITE ROAD IMPROVEMENTS
5' SIDEWALK
PROPOSED LEFT TURN LANE
BOY SCOUT ROAD
60' PUBLIC R/W WIDTH – PAVED ASPHALT
ORB. 1133, PG. 608
SIDEWALK RAMP (TYP.)
HIGH EMPHASIS CROSSWALK
PD BOUNDARY
CROSS-ACCESS TO FUTURE COMMERCIAL DEVELOPMENT
CROSSWALK (TYP.)
CLUBHOUSE
POOL
BOY SCOUT ROAD
60' RIGHT OF WAY WIDTH
ORB. 1133, PG. 608
PARCEL 1
BOY SCOUT ROAD
60' RIGHT OF WAY WIDTH
ORB. 1133, PG. 608
Boy Scout Road
25' BUILDING SETBACK
9'x18' PARKING SPACE, TYP
PEDESTRIAN CONNECTION TO PARCEL 8 (COMMUNITY PARK)
8' SIDEWALK
TRASH COMPACTOR
BUILDING 1 3 Stories 33 Units
BUILDING 2 3 Stories 33 Units
BUILDING 3 3 Stories 33 Units
BUILDING 4 3 Stories 33 Units
BUILDING 5 3 Stories 33 Units
BUILDING 6 3 Stories 33 Units
BUILDING 7 3 Stories 33 Units
BUILDING 8 3 Stories 33 Units
BUILDING 9 3 Stories 33 Units
BUILDING 10 3 Stories 33 Units
BUILDING 11 3 Stories 33 Units
WHEEL STOP (TYP.)
PARCEL 3
PROJECT LIMITS
5' SIDEWALK
9'x18' PARKING SPACE, TYP
OCOEE APOPKA ROAD (ROUTE 437A)
VARIABLE WIDTH PUBLIC R/W – PAVED ASPHALT
F.D.O.T. R/W MAP SECTION 75520-2601
PD BOUNDARY
FUTURE ROW
10' BUILDING SETBACK
10' BUILDING SETBACK
5' SIDEWALK (TYP.)
Ocoee Apopka Road
WHEEL STOP (TYP.)
OCOEE APOPKA ROAD (ROUTE 437A)
VARIABLE WIDTH PUBLIC R/W – PAVED ASPHALT
F.D.O.T. R/W MAP SECTION 75520-2601
5' SIDEWALK
5' SIDEWALK (TYP.)
CROSS-ACCESS TO FUTURE COMMERCIAL DEVELOPMENT
SIDEWALK RAMP (TYP.)
CROSSWALK (TYP.)
5' SIDEWALK
PEDESTRIAN CONNECTION TO FUTURE COMMERCIAL DEVELOPMENT AND BRONSON LAKE DRIVE
25' BUILDING SETBACK
OFFSITE ROAD IMPROVEMENTS
8' SIDEWALK, TYP
PROPOSED RIGHT TURN LANE
Bronson Lake Drive Extension
177'
425'
145'
125'
TEMPORARY CONSTRUCTION EASEMENT
5' SIDEWALK, TYP
SPEED LIMIT: 35 MPH
POTENTIAL WETLAND IMPACT (0.28 AC)
BRONSON LAKE DRIVE EXTENSION (TO BE PUBLICLY DEDICATED)
EXISTING. PD BOUNDARY
PROPOSED ROW
CONTINUATION LINE THIS SHEET


CONTINUATION LINE THIS SHEET
PROPOSED ROW
OCOEE APOPKA ROAD (ROUTE 437A)
VARIABLE WIDTH PUBLIC R/W – PAVED ASPHALT
F.D.O.T. R/W MAP SECTION 75520-2601
PROPOSED LEFT TURN LANE
OFFSITE ROAD IMPROVEMENTS
125'
145'

LEGEND

- PD BOUNDARY
- (10) PARKING COUNTS

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0 40 80 160 Feet

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Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by CJM
Checked by GEG

Issued for
Major Development Plan Approval
Not Approved for Construction
Date March 05, 2026

Drawing Title
Overall Layout & Materials Plan

Vertical Datum NAVD 1988

Drawing Number
C-6.0
Sheet of

GEORGE EMIL GEORGY
LICENSE
No. 84318
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by George E. Georgy, P.E. on May 4, 2026 using a Digital Signature.

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George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

Project Number
63534.011

Saved Saturday, May 2, 2026 11:29:58 PM GGEORGY Plotted Saturday, May 2, 2026 11:31:25 PM George Georgy