

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

July 15, 2026 9:00 AM

Apopka City Hall Commission Chambers

PUBLIC COMMENT PERIOD

SPECIAL EXCEPTION

1. **SPX-26-1 - Carolina Textiles Outdoor Storage Overnight Parking - Special Exception (SPX), (2nd Submittal)**

Owner(s): Carolina Textiles / Brad Grossman

Applicant(s): Beaufort Design Build - Adam Biery

Location: 300 S South Bradshaw Road

Proposed Use: Special Exception use for overnight parking for outdoor storage as a principle use

Project Manager: Jun Sohn, Ph.D

SITE PLAN

SUBDIVISION PLAN

1. **MDP 25-12 - Wolf Lake Ranch Phase 3 MDP - Major Development Plan (MDP), (2nd Submittal)**

Owner(s): David L Lutz, Ponkan Pines Nursery

Applicant(s): Kimley-Horn and Associates - Joshua Enot

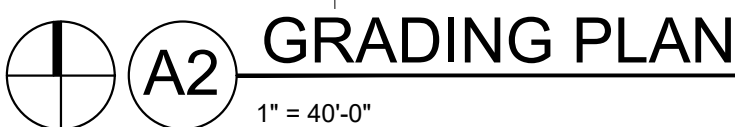
Location: 3100 Ponkan Pines Road and 3250 Ponkan Pines Road

Proposed Use: 42 Single Family detached lots and associated infrastructure

Project Manager: Jean Sanchez

ITEMS FOR DISCUSSION

ADJOURNMENT



- A. TOTAL GROSS BUILDING AREA = 24,990 SF

- SHEET KEY NOTES:**

- ZONING DATA:**

- LEGEND:**

BUILDING WILL BE FULLY
SPRINKLERED IN
ACCORDANCE WITH
NFPA 13

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

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BEAUFORT
DESIGN
BUILD

ARCHITECT / ENGINEER'S SEAL

**CAROLINA
TEXTILES**

CAROLINA TEXTILES
APOPKA FL

300 SOUTH BRADSHAW ROAD
APOPKA, FL 32703

DESIGN DEVELOPMENT

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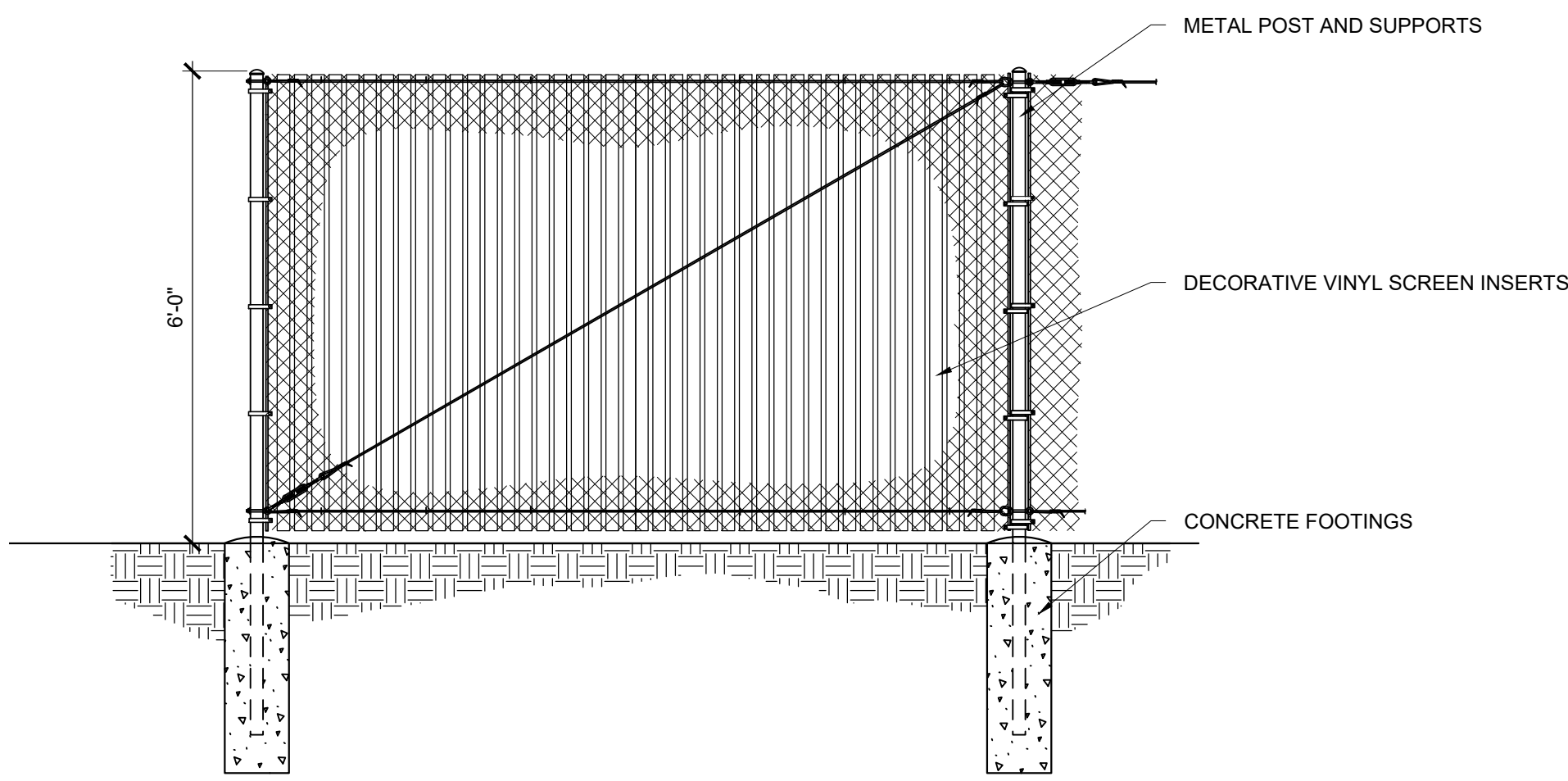
SHEET INFORMATION

DATE	APRIL 23, 2026
JOB NUMBER	25039.00
DRAWN	GRM
CHECKED	ADB
APPROVED	DCS

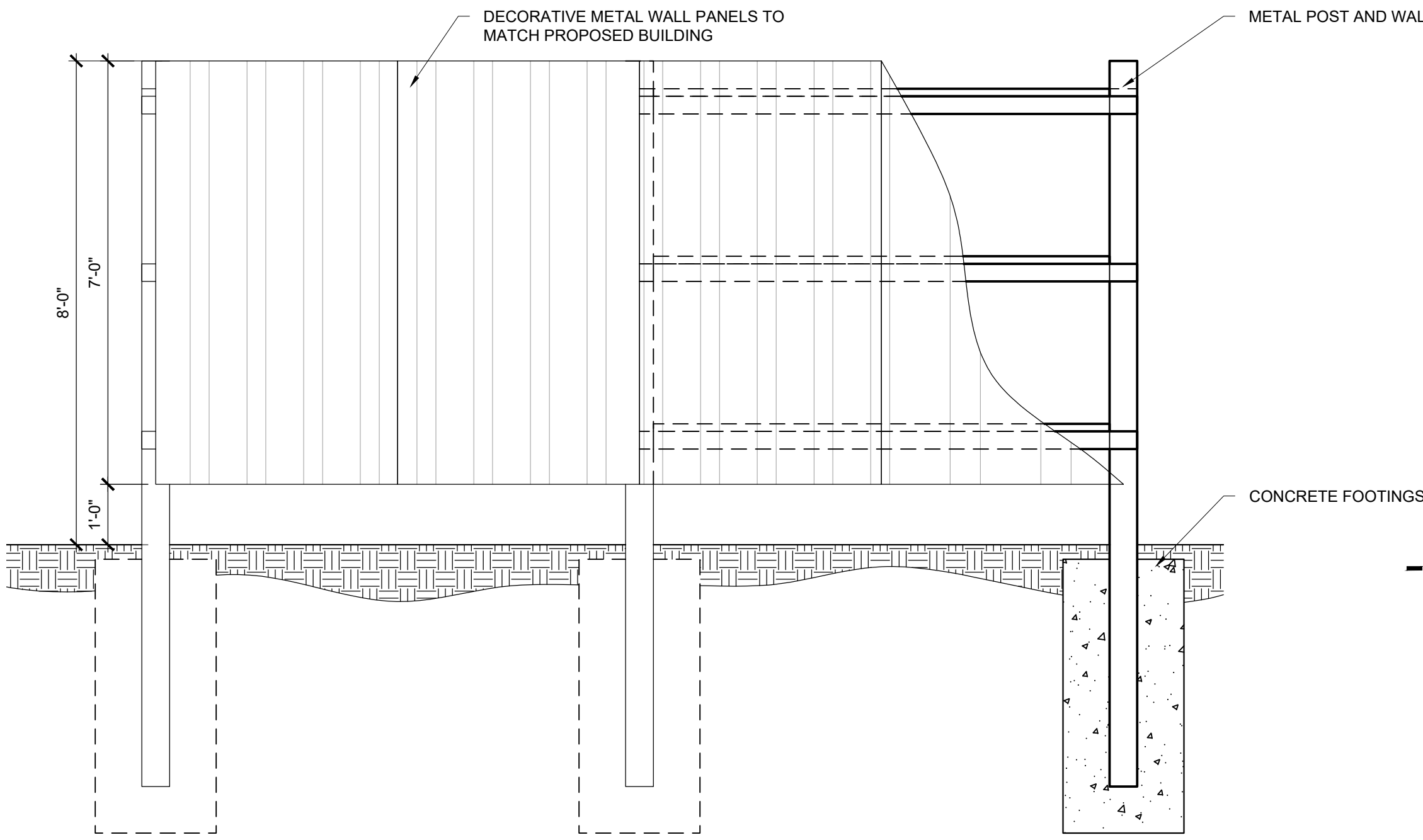
CONCEPTUAL GRADING PLAN



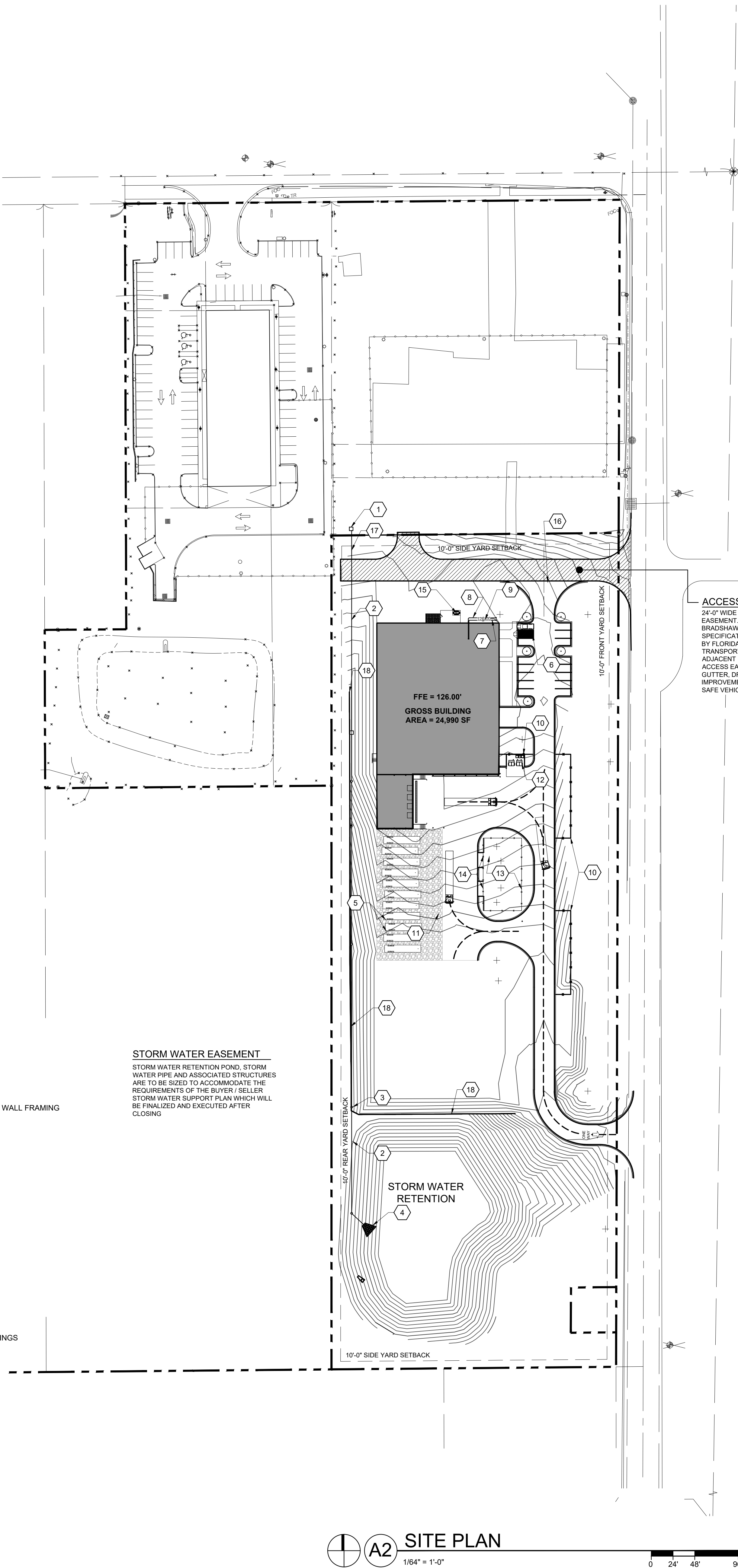
ADJACENT LOT, DECORATIVE CHAIN-LINK SCREEN WALL PHOTO



C5 DECORATIVE CHAIN-LINK SCREEN WALL
1/2" = 1'-0"



A5 DECORATIVE METAL SCREEN WALL
1/2" = 1'-0"



ACCESS EASEMENT
24'-0" WIDE ASPHALT PAVED ACCESS EASEMENT, ENTRANCE / EXIT AT SOUTH BRADSHAW ROAD DESIGN AND SPECIFICATIONS ARE SUBJECT TO APPROVAL BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). OWNER OF ADJACENT PROPERTY SERVED BY THE ACCESS EASEMENT) MAY INSTALL CURB AND GUTTER, DRAINAGE FEATURES AND SIMILAR IMPROVEMENTS AS NECESSARY TO ENSURE SAFE VEHICULAR ACCESS

STORM WATER EASEMENT
STORM WATER RETENTION POND, STORM WATER PIPE AND ASSOCIATED STRUCTURES ARE TO BE SIZED TO ACCOMMODATE THE REQUIREMENTS OF THE BUYER / SELLER STORM WATER SUPPORT PLAN WHICH WILL BE FINALIZED AND EXECUTED AFTER CLOSING

A2 SITE PLAN
1/64" = 1'-0"

GENERAL NOTES:

A. TOTAL GROSS BUILDING AREA = 24,990 SF

SHEET KEY NOTES: (X)

1. REINFORCED CONCRETE STRUCTURE FOR CONNECTION OF FUTURE STORM WATER PIPE
2. REINFORCED CONCRETE STORM SEWER PIPE. SIZE TO BE AS DETERMINED AND AS DOCUMENTED IN THE BUYER / SELLER STORM WATER SUPPORT PLAN, SEE S-101F FOR ADDITIONAL INFORMATION
3. STORM SEWER MANHOLE. SPACING TO BE DETERMINED BY VOLUME AND FLOW RATE
4. RIP-RAP OUTLET STRUCTURE
5. 40' TRACTOR TRAILER
6. ACCESSIBLE PARKING SPACE
7. 4" DOMESTIC WATER LINE FROM EXISTING UTILITY LINE AT SOUTH BRADSHAW ROAD. UTILITY COMPANY TO LOCATE TAP AND METER
8. 4" SANITARY SEWER LINE TO EXISTING UTILITY LINE AT SOUTH BRADSHAW ROAD. UTILITY COMPANY TO LOCATE TAP
9. RP2 BACKFLOW PREVENTER IN VAULT
10. DECORATIVE METAL SCREEN WALL, SEE DETAIL A5 ON SHEET AC-102
11. TRAILER STORAGE
12. DUMPSTER LOCATION
13. FENCED OUTDOOR STORAGE AREA, SEE DETAIL C5 ON SHEET AC-102
14. 16'-0" SLIDING GATE
15. ELECTRICAL TRANSFORMER SET BY UTILITY COMPANY ON REINFORCED CONCRETE PAD CONSTRUCTED BY CONTRACTOR. COORDINATE WITH UTILITY COMPANY ON PAD LOCATION, DIMENSIONS AND REINFORCING
16. 24'-0" WIDE ASPHALT PAVED ACCESS EASEMENT TO ADJACENT PROPERTY. PAVED DRIVEWAY DOES NOT INCLUDE CONCRETE CURB AND GUTTER UNLESS INSTALLED BY THE SELLER (ADJACENT PROPERTY OWNER)
17. STORM WATER PIPE TO BE STUBBED-UP AND CAPPED 5'-0" INSIDE OF ADJACENT PROPERTY LINE
18. RETAINING WALL

ZONING DATA:

- A. ADDRESS: SOUTH BRADSHAW ROAD, APOPKA, FLORIDA 32703
- B. ZONING DISTRICT: LIGHT INDUSTRIAL
- C. INTENSITY AND DIMENSIONAL STANDARDS
- C.1. MINIMUM LOT AREA: 12,000 SF
- C.2. MINIMUM LOT WIDTH: 100 FT
- C.3. MINIMUM FRONT YARD SETBACK: 10 FT
- C.4. MINIMUM SIDE YARD SETBACK: 10 FT
- C.5. MINIMUM REAR YARD SETBACK: 10 FT
- C.6. MAXIMUM BUILDING HEIGHT: 45 FT
- C.7. MAXIMUM FLOOR AREA RATIO: 0.40
- D. OFF-STREET VEHICULAR PARKING
- D.1. PRINCIPAL USE CATEGORY: WAREHOUSE DISTRIBUTION
- D.3. MINIMUM NUMBER OF SPACES: 2 / 1,000 SF OF OFFICES
- D.3.1. OFFICE SPACE: 2,102 GROSS SF
- D.3.2. PARKING REQUIRED: 2,102 / 1,000 = 2.1 x 2 = 5 SPACES
- D.3.3. PARKING PROVIDED = 15 (BASED ON THE # OF EMPLOYEES)
- D.4. ACCESSIBLE PARKING SPACES: 1
- D.5. DIMENSIONAL STANDARDS (90 DEGREE): 9'-0" WIDE x 18'-0"
- D.6. AISLE WIDTH: 24'-0"
- D.7. LOADING AREA: TO THE MAXIMUM EXTENT PRACTICABLE, LOADING AREAS SHOULD BE LOCATED TO THE REAR OF THE SPACE THEY SERVE
- D.8. LOADING BERTH SIZE: 15' WIDE x 55' LONG (FULL SIZE TRACTOR TRAILER)
- D.9. MINIMUM NUMBER OF LOADING BERTHS: 2
- D.10. NUMBER OF LOADING BERTHS PROVIDED: 4
- E. LANDSCAPING
- E.1. BUFFERYARD: TYPE A - BASIC
- E.2. PARKING LOT: NO MORE THAN TEN (1) PARKING SPACES WITHOUT A TREE ISLAND
- E.3. FOUNDATION PLANTING: THE FACADE FACING A RIGHT-OF-WAY SHALL CONTAIN A FOUR (4) FOOT WIDE FOUNDATION LANDSCAPING AREA ADJACENT TO THE BUILDING AND EXTENDING THE LENGTH OF THE FACADE. LANDSCAPING SHALL CONTAIN:
- E.3.1. 24" TALL PLANTED 30' ON CENTER
- E.3.2. ONE (1) SMALL DECORATIVE OR ORNAMENTAL TREE THAT IS AT LEAST 15 GALLONS PLANTED 20'-0" ON CENTER
- E.4. LOW VOLUME IRRIGATION IS REQUIRED IN BUFFERS AND FOUNDATION BEDS
- F. DESIGN GUIDELINES FOR LIGHT INDUSTRIAL USES
- F.1. PROVIDE A CONTINUOUS LANDSCAPE AREA BETWEEN THE STREET AND BUILDING UNINTERRUPTED BY PARKING AREAS OR DRIVEWAYS FOR AT LEAST 50% OF THE FRONTAGE
- F.2. SURFACE PARKING MUST BE SCREENED FROM ADJACENT PARCELS WITH LANDSCAPING
- F.3. ALL ROOFTOP EQUIPMENT MUST BE SCREENED FROM ALL DIRECTIONS
- F.4. BLANK WALLS SHALL BE ENHANCED BY THE USE OF VERTICAL ELEMENTS AND WINDOWS TO BREAK THE MONOTONY. AT LEAST FIFTY (50%) OF THE MAIN FACADE FACING A MAJOR THOROUGHFARE MUST INCORPORATE ARCHITECTURAL DETAIL
- F.5. PROVIDE PEDESTRIAN AND BICYCLE CONNECTIONS FROM PRINCIPAL STRUCTURES TO ADJACENT USES
- F.6. IF PARKING IS PROVIDED IN FRONT OF THE BUILDING, WALKWAYS SHALL BE PROVIDED TO CONNECT THE PUBLIC SIDEWALK AND BUILDING
- F.7. ANY TYPE OF SERVICE OR STORAGE AREA MUST BE SCREENED FROM PUBLIC VIEW
- F.7.1. LOADING, SERVICE AND GARBAGE AREAS MUST BE LOCATED WHERE THEY ARE NOT VISIBLE FROM ROADWAYS. OTHERWISE, MAKE SCREENING AND INTEGRAL PART OF THE BUILDING BY EXTENDING A WING WALL AND USING MATERIALS CONSISTENT WITH THE BUILDING FACADE
- F.8. STORM WATER RETENTION PONDS ARE TO BE NATURALISTIC AND MAY ONLY BE FENCED WITH SPECIAL PERMISSION

LEGEND:

- PROPOSED SINGLE STORY WAREHOUSE BUILDING
- 100'-0" EXISTING / PROPOSED SPOT ELEVATION
- EXISTING CONTOUR LINES
- PROPOSED GRADING

**BUILDING WILL BE FULLY
SPRINKLERED IN
ACCORDANCE WITH
NFPA 13**

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornellus, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
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ARCHITECT / ENGINEER'S SEAL

CAROLINA
TEXTILES

CAROLINA TEXTILES
APOPKA FL

300 SOUTH BRADSHAW ROAD
APOPKA, FL 32703

DESIGN
DEVELOPMENT

REVISIONS / SUBMISSIONS		DATE
NO.	DESCRIPTION	
S2	RESUBMISSION PER SPECIAL EXCEPTION COMMENTS DATED MAY 19, 2026	05/27/2026

SHEET INFORMATION

DATE	APRIL 23, 2026
JOB NUMBER	25039.00
DRAWN	GRM
CHECKED	ADB
APPROVED	DCS

ARCHITECTURAL
SITE PLAN

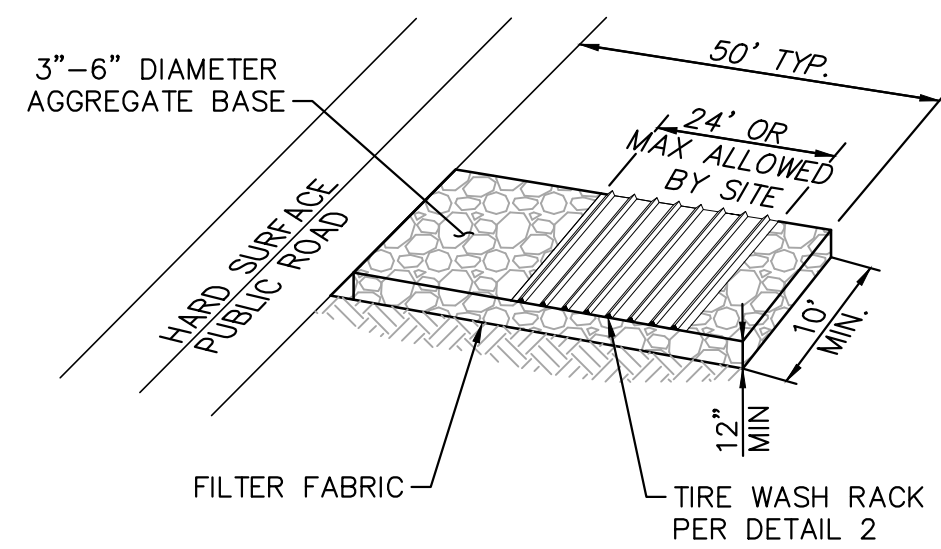
AC-102

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This drawing, sheet set 1495681003-Wake Ranch-Lutz, Layout MPD2-03 STORMWATER POLLUTION PREVENTION PLAN, June 08, 2022, 03:08:47pm, K:\proj_civil\1495681003-wake ranch-lutz\CADD\CD\CONGLASHSHEETS\C2-0-SWPPP.dwg, was created by Krimley-Horn and Associates, Inc. shall be without liability to Krimley-Horn and Associates, Inc.

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	SHEET NUMBER MDP.2.0	CITY OF APOPKA FLORIDA	WOLF LAKE RANCH	STORMWATER POLLUTION PREVENTION PLAN	KHA PROJECT 149561003 DATE 6/8/26 SCALE AS SHOWN DESIGNED BY CF DRAWN BY MAM CHECKED BY BAS	LICENSED PROFESSIONAL NOT FOR CONSTRUCTION DATE:	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35108	No.	REVISIONS	DATE	BY
								1	CITY OF APOPKA MDP COMMENTS	6/5/26	MW

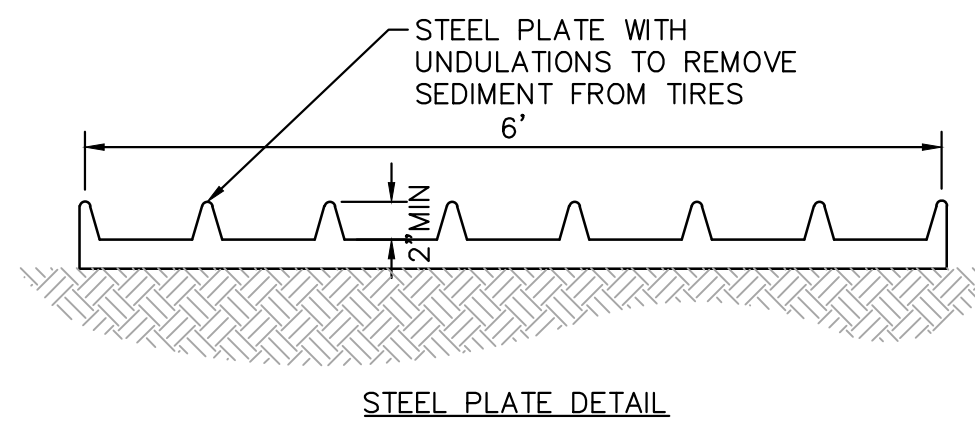


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

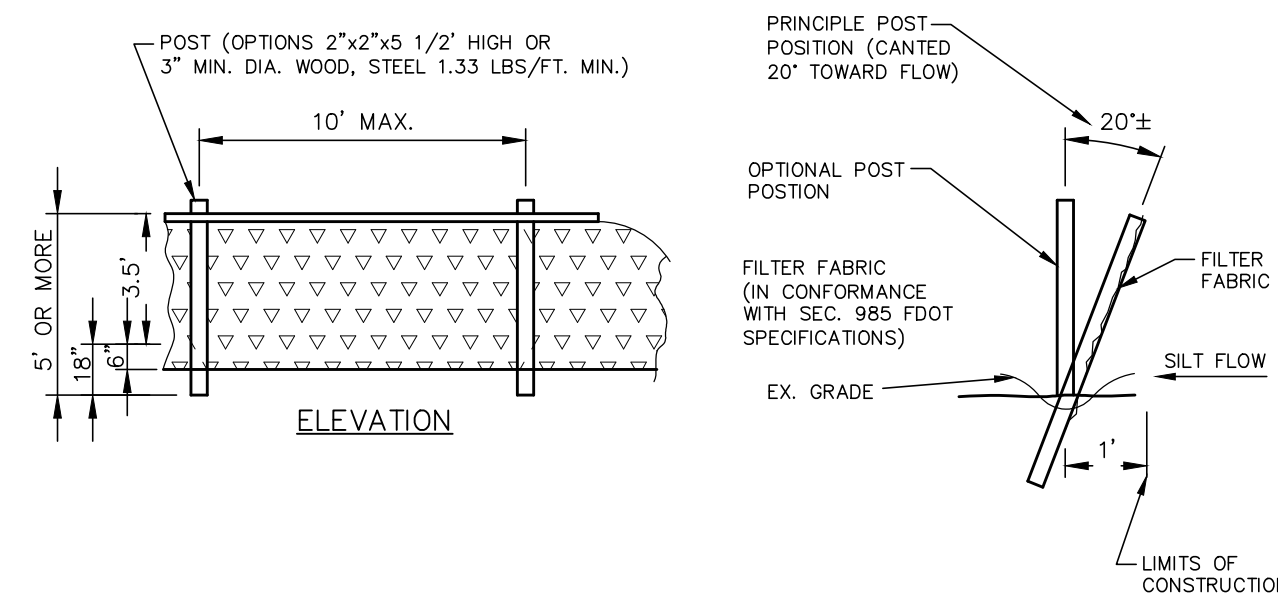
STABILIZED CONSTRUCTION ENTRANCE

1



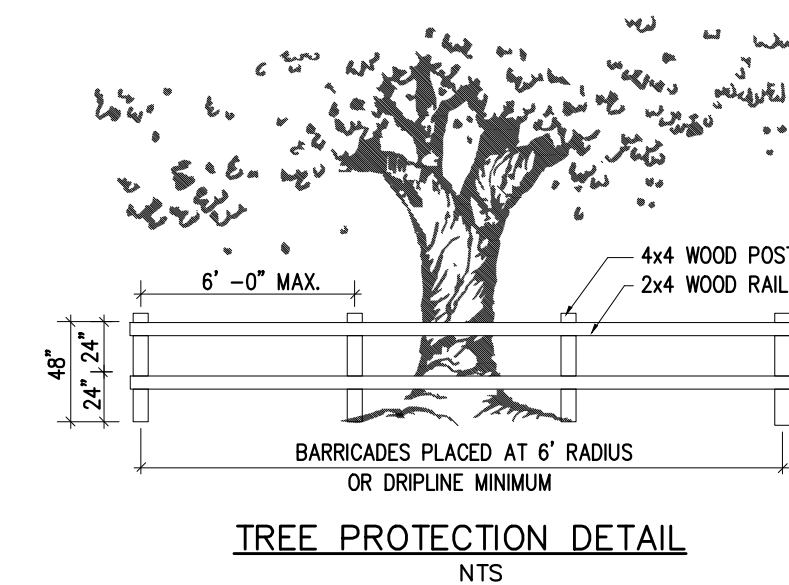
TIRE WASH RACK

N.T.S



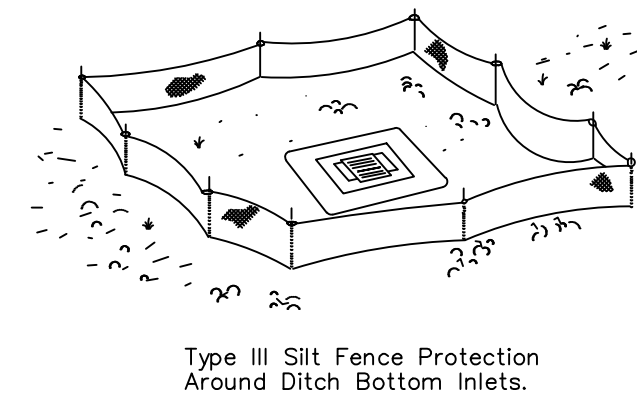
TYPICAL SILT FENCE

N.T.S.



TREE PROTECTION DETAIL

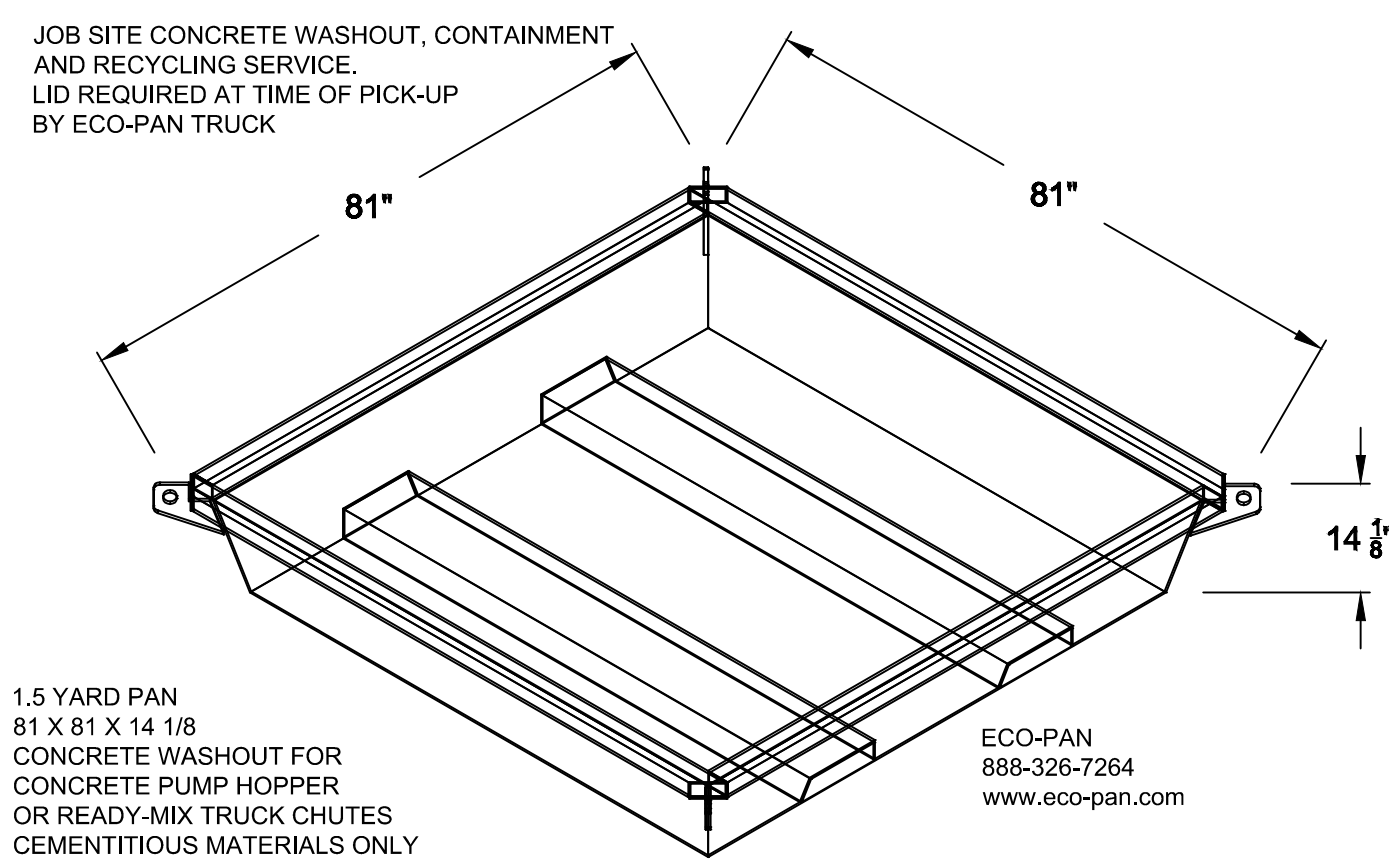
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SILT FENCE APPLICATIONS
NOT TO SCALE

SILT FENCE APPLICATIONS

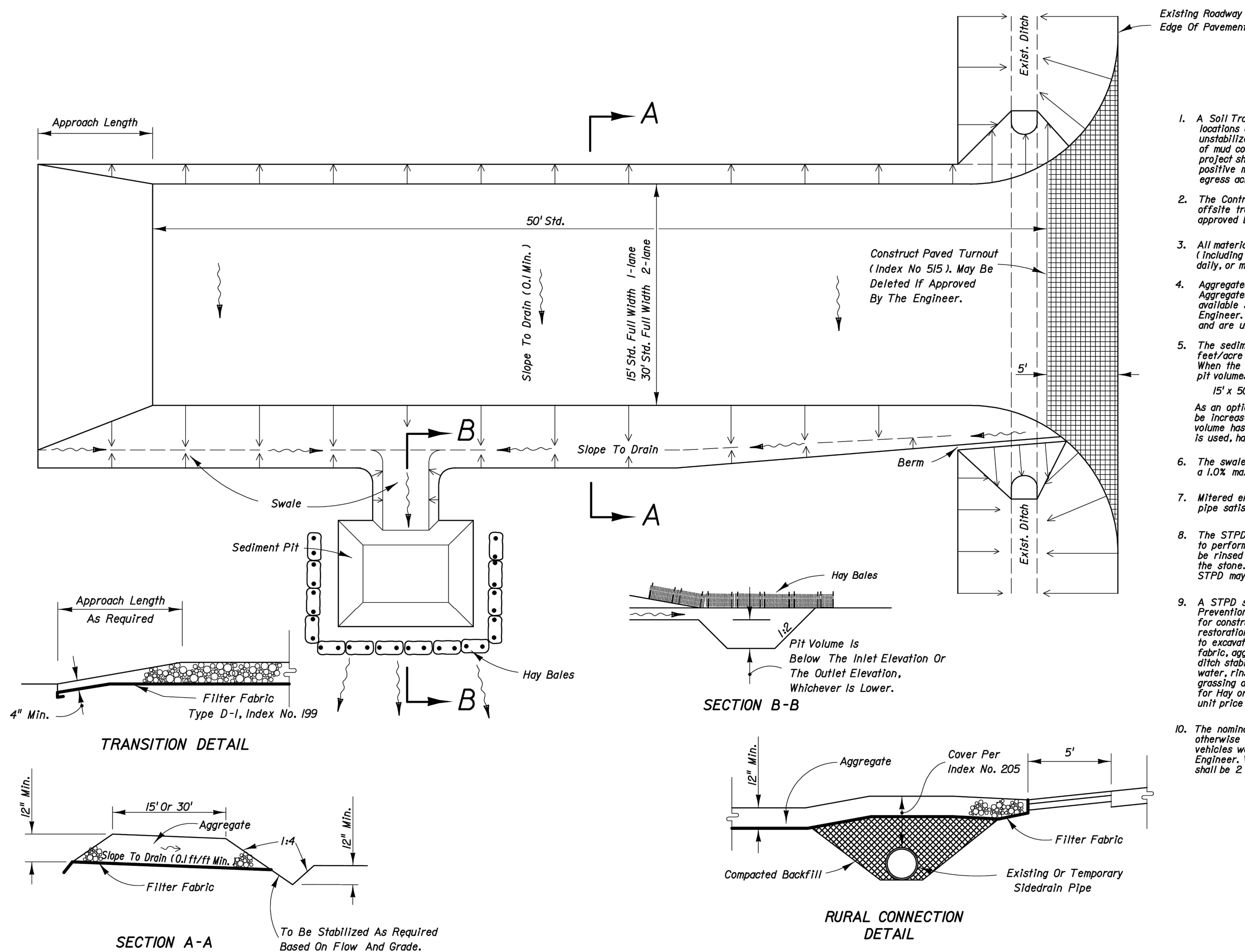
NTS



CONCRETE TRUCK WASHOUT

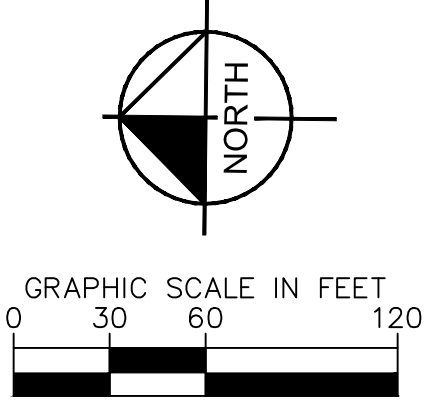
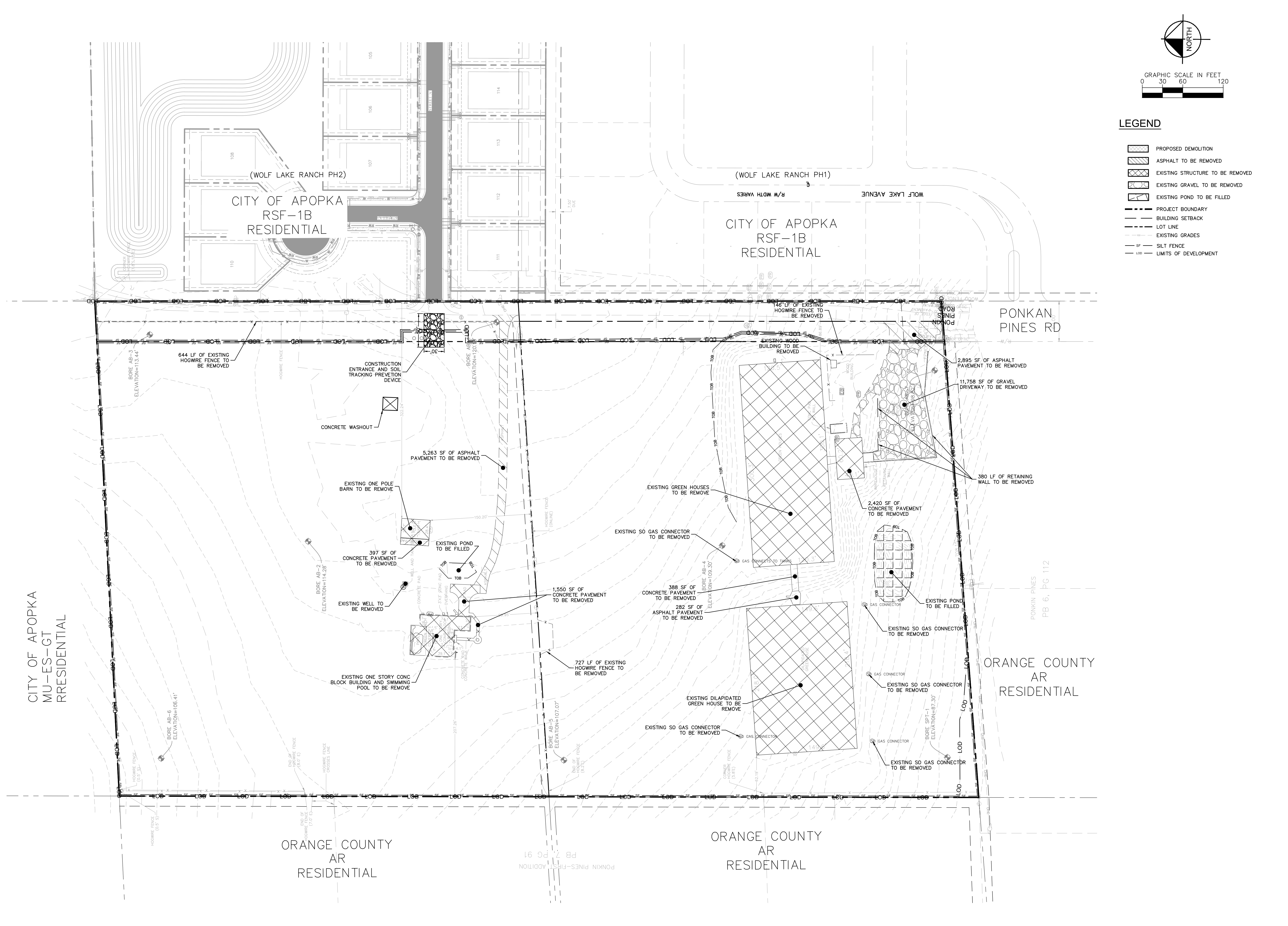
N.T.S

(e)



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			
SOIL TRACKING PREVENTION DEVICE			
TYPE A			
Names		Approved By <i>[Signature]</i>	
Dates		State Drainage Engineer	
Designed By	COM	11/94	
Drawn By	JOT	1/96	
Checked By	CPH	1/96	
Revision	00	1 of 1	Index No. 106

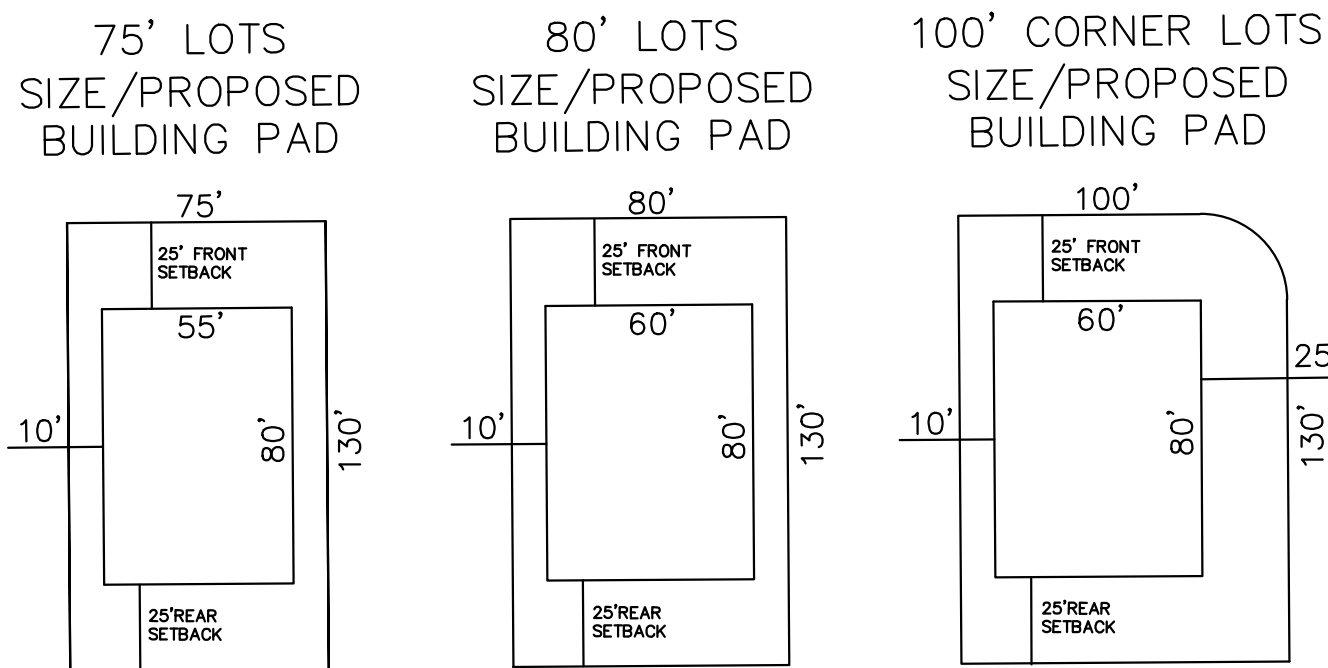
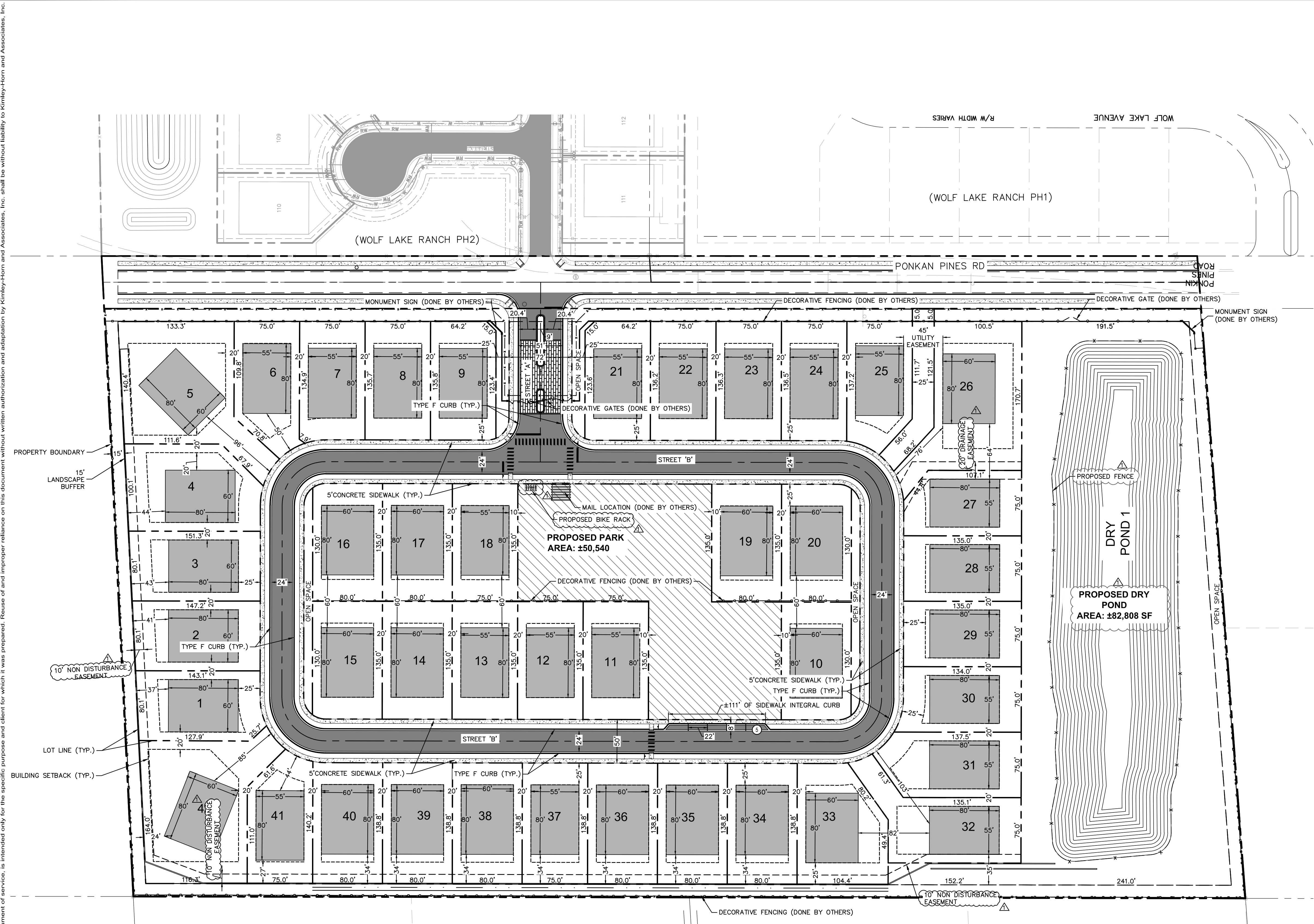
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- LEGEND**
- PROPOSED DEMOLITION
 - ASPHALT TO BE REMOVED
 - EXISTING STRUCTURE TO BE REMOVED
 - EXISTING GRAVEL TO BE REMOVED
 - EXISTING POND TO BE FILLED
 - PROJECT BOUNDARY
 - BUILDING SETBACK
 - LOT LINE
 - EXISTING GRADES
 - SILT FENCE
 - LIMITS OF DEVELOPMENT

KHA PROJECT 149561003		DATE 6/8/26		SCALE AS SHOWN		DESIGNED BY CF		DRAWN BY MAM		CHECKED BY BAS		DATE 6/8/26		BY	
EXISTING CONDITIONS AND DEMOLITION PLAN												CITY OF APOPKA			
WOLF LAKE RANCH												FLORIDA			
SHEET NUMBER MDP3.0															
Kintley»Horn												CITY OF APOPKA MDP COMMENTS			
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NOT FOR CONSTRUCTION												No.			
LICENSED PROFESSIONAL															

Plotted By:Shahid, Chris Sheet Set:149561003-Wolf Lake Ranch-1st Layout.MDP4.0 SITE PLAN, June 08, 2028 03:07:28pm K:\c\civil\149561003-wolf lake ranch-1st\CADD\CONSTRUCTION\plansheets\C4.0-SITE.dwg
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GREEN BUILDING STANDARDS

MINIMUM GREEN BUILDING POINTS:
MORE THAN 30 DUs = 4.0 PT

PROPOSED GREEN BUILDING STANDARDS:

- LOCATION:
-DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND 0.50 PT
THAT IS NOT CONTAMINATED (SITE RE-USE)
- ENERGY CONSERVATION:
-USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED 0.50 PT
- PASSIVE SOLAR:
-ORIENT A MINIMUM OF 25 PERCENT OF RESIDENTIAL DWELLINGS OR LOTS IN THE DEVELOPMENT WITHIN 20 PERCENT OF EAST-WEST AXIS FOR MAXIMUM PASSIVE SOLAR EXPOSURE 1.00 PT
- VEGETATION:
-PRESERVE 1-5 LARGE, NON-EXOTIC TREES ON SITE (LARGE TREE DEFINED AS 20 FEET OR GREATER IN HEIGHT AND 24 INCHES OR GREATER DBH) 0.50 PT

TRANSPORTATION:

- PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC.5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET
PROPOSED BICYCLE PARKING = 6 1.50 PT

RESILIENCE TO NATURAL HAZARDS

- ELEVATE NEW AND/OR STRUCTURES MORE THAN 3 FT ABOVE BASE FLOOD ELEVATION 0.50 PT
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES 0.25 PT
TOTAL PROVIDED: 4.75 PT

SITE LIGHTING:

SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF CITY OF APOPKA LAND DEVELOPMENT CODE.
(LIGHTING PLAN, SPECIFICATIONS AND PHOTOMETRIC CALCULATIONS SHALL BE DESIGNED AT TIME OF FINAL ENGINEERING)

UTILITY NOTES:

- THE DEVELOPER SHALL OBTAIN WATER, REUSE WATER AND WASTEWATER SERVICE FROM CITY OF APOPKA.
- DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER NFPA 1 AND 101 (2018 EDITION), FPPC 7TH EDITION.

FIRE PROTECTION:

FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 AND 101 (2018 EDITION) AND FLORIDA FIRE PROTECTION CODE (FFPC) 7TH EDITION.

LEGEND

- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BUILDING PAD
- PROPOSED PAVERS
- PROJECT BOUNDARY
- LANDSCAPE SETBACK
- BUILDING SETBACK
- LOT LINE

SITE DATA

PROJECT LOCATION: CITY OF APOPKA, ORANGE COUNTY FLORIDA
SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST
TOTAL SITE AREA: ±21.34 AC. (929,750 SF)
R.O.W. DEDICATION: ±1.73 AC. (75,369 SF)
DEVELOPABLE AREA: ±21.34 (929,750 SF)
EXISTING ZONING: 'MU-ES-GT' MIXED USE EAST SHORE
ADJACENT ZONING: AR' AGRICULTURAL RESIDENTIAL; 'MU-ES-GT' MIXED USE EAST SHORE
FUTURE LAND USE: MIXED USE
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
PARCEL I.D.'S: 19-20-28-0000-00-019; 19-20-28-0000-00-035

BUILDING SETBACKS:

FRONT: 15 FT
REAR: 20 FT
SIDE: 5 FT
SIDE CORNER: 15 FT

BUILDING SUMMARY

PROPOSED LOTS: 42 DUs
MIN. PROPOSED LOT SIZE: 10,125 SF
MINIMUM LOT WIDTH: 75 FT
MIN. PROPOSED LOT DEPTH: 135 FT
MAXIMUM ALLOW. DENSITY: 2 DU/AC
PROPOSED DENSITY: 42 DUs / 21.34 AC = 1.97

OVERALL OPEN SPACE SUMMARY

MINIMUM OPEN SPACE CALCULATION: 19.61 AC x 20% = 3.92 AC
PROVIDED OPEN SPACE:
OPEN SPACE TRACTS: 2.80 AC
RECREATION TRACT: 1.16 AC
TOTAL PROVIDED: 3.96 AC (20.19%)

GENERAL:

PROJECT SHALL COMPLY WITH CITY OF APOPKA DESIGN STANDARDS.
SEE DRAINAGE SHEETS FOR ALL POND TYPICAL SECTIONS.

LANDSCAPING:

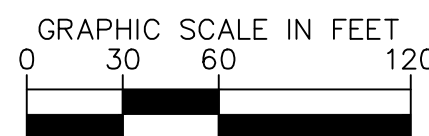
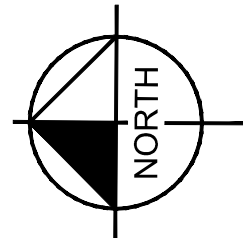
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.2 OF CITY OF APOPKA LAND DEVELOPMENT CODE.

EASEMENTS:

ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

STORM WATER MANAGEMENT:

OWNERSHIP AND MAINTENANCE OF STORM WATER POND SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET CITY OF APOPKA CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS NO. 12095C005H & 12095C0110H EFFECTIVE SEPTEMBER 24, 2021 THE SUBJECT PROPERTY IS WITHIN ZONE "X"



Kimley»Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 888-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

NOT FOR CONSTRUCTION

KHA PROJECT 149561003
DATE 6/8/26
SCALE AS SHOWN
DESIGNED BY CF
DRAWN BY MAM
CHECKED BY BAS
DATE:

SITE PLAN

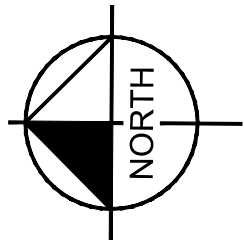
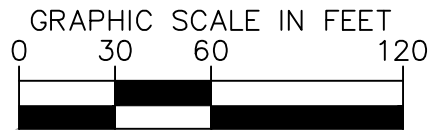
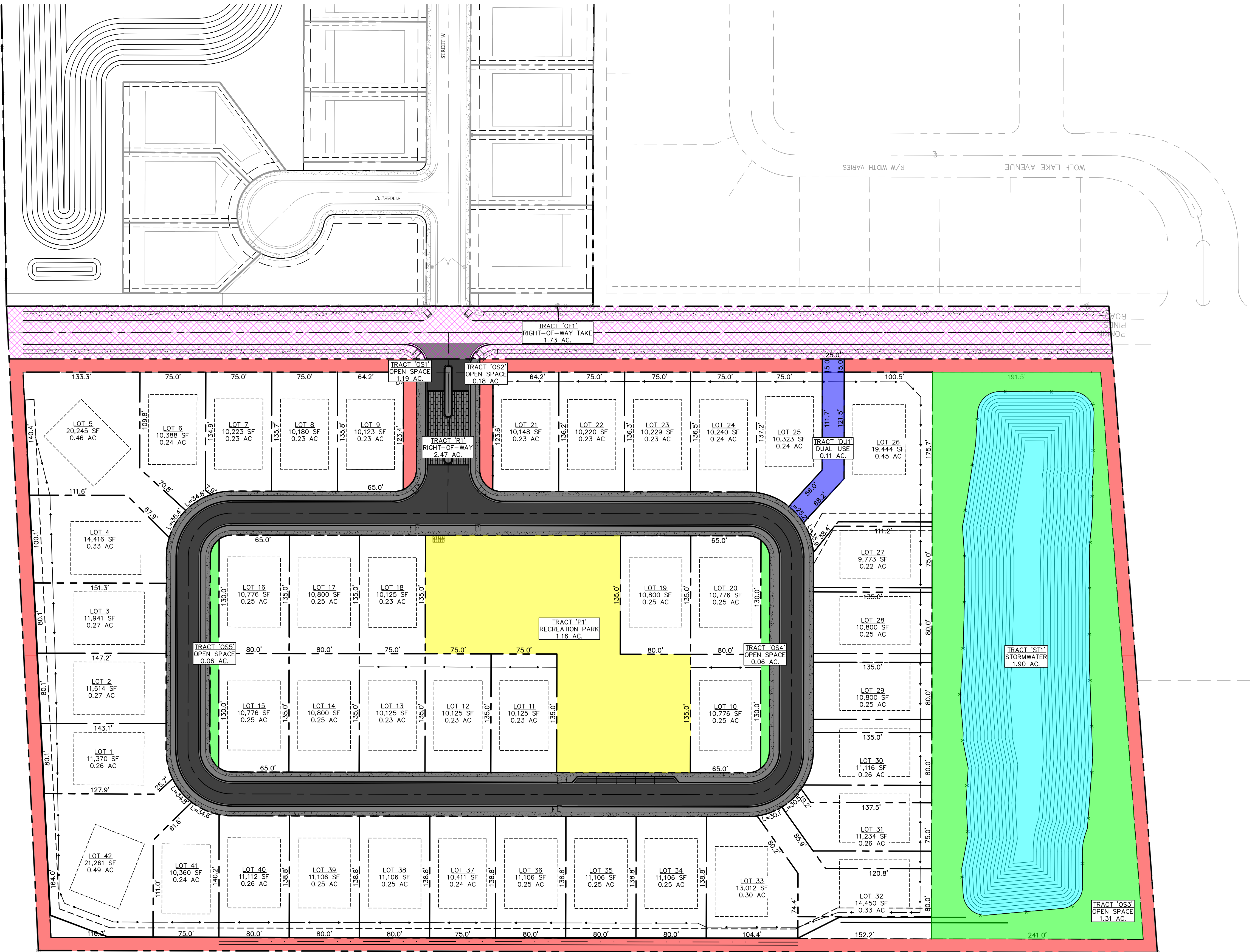
WOLF LAKE RANCH

FLORIDA

CITY OF APOPKA

SHEET NUMBER
MDP4.0

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LEGEND:

- OPEN SPACE TRACT
- BUFFER/OPEN SPACE TRACT
- PARK/RECREATION TRACT
- STORMWATER/OPEN SPACE TRACT
- RIGHT-OF-WAY TAKE TRACT
- DUAL-USE PATH TRACT
- RIGHT-OF-WAY

TRACT TABLE		
TRACT NAME	AREA (AC)	TRACT TYPE
TRACT 'OS3'	1.31 AC.	OPEN SPACE
TRACT 'OS1'	1.19 AC.	OPEN SPACE
TRACT 'DU1'	0.11 AC.	DUAL-USE
TRACT 'OS2'	0.18 AC.	OPEN SPACE
TRACT 'OF1'	1.73 AC.	RIGHT-OF-WAY TAKE
TRACT 'OS5'	0.06 AC.	OPEN SPACE
TRACT 'P1'	1.16 AC.	RECREATION PARK
TRACT 'OS4'	0.06 AC.	OPEN SPACE
TRACT 'R1'	2.47 AC.	RIGHT-OF-WAY
TRACT 'ST1'	1.90 AC.	STORMWATER

WOLF LAKE RANCH

CITY OF APOPKA

FLORIDA

TRACT PLAN

KHA PROJECT
149561003

DATE

SCALE AS SHOWN

DESIGNED BY JME

DRAWN BY CAL

CHECKED BY JME

NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL
CATHERINE FELTER P.E.
FLORIDA LICENSE NUMBER
88292

DATE: _____

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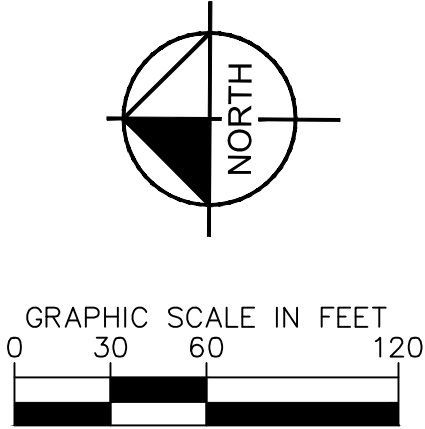
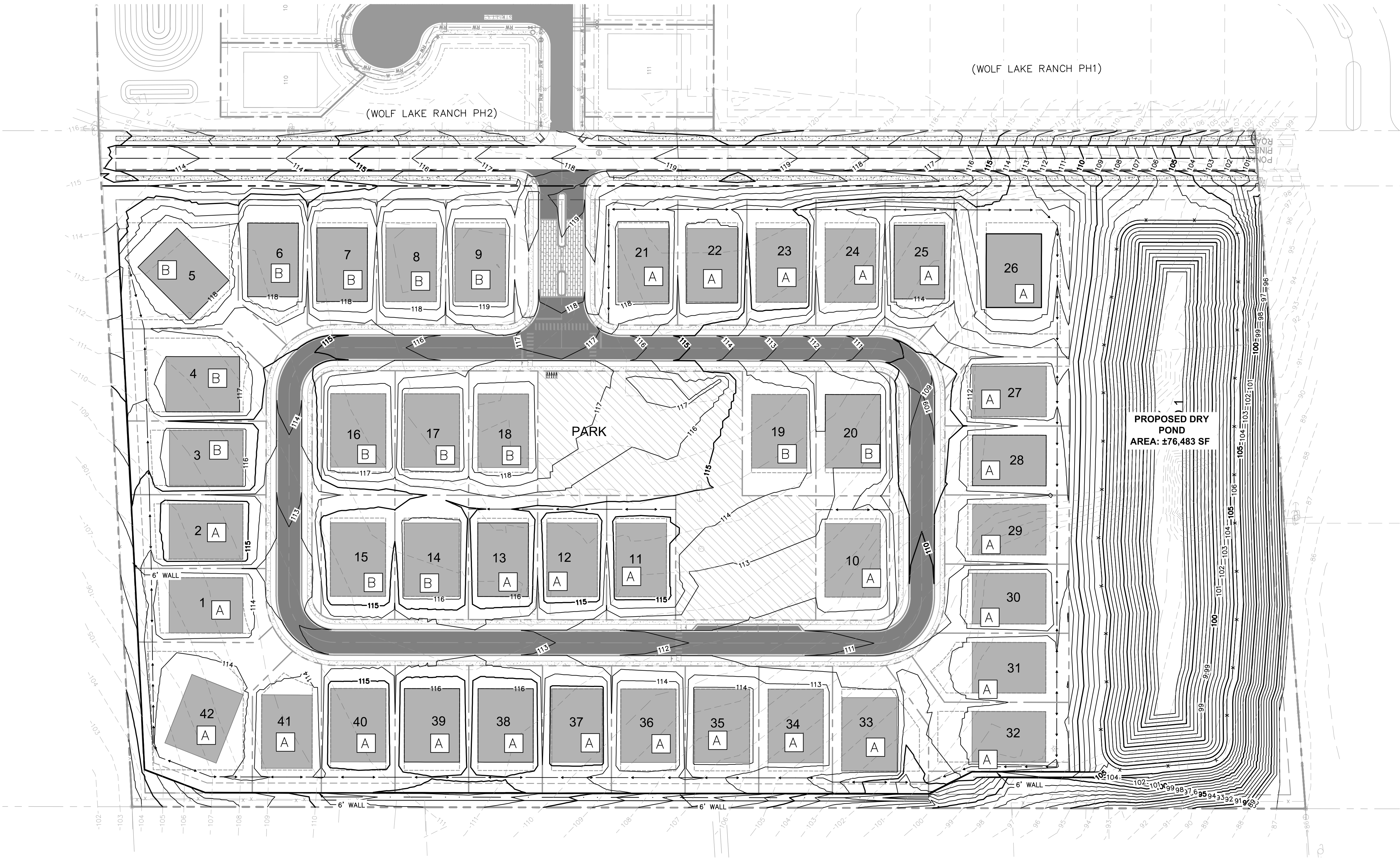
SHEET NUMBER
MDP4.1

CITY OF APOPKA MDP COMMENTS
1

REVISIONS
No.

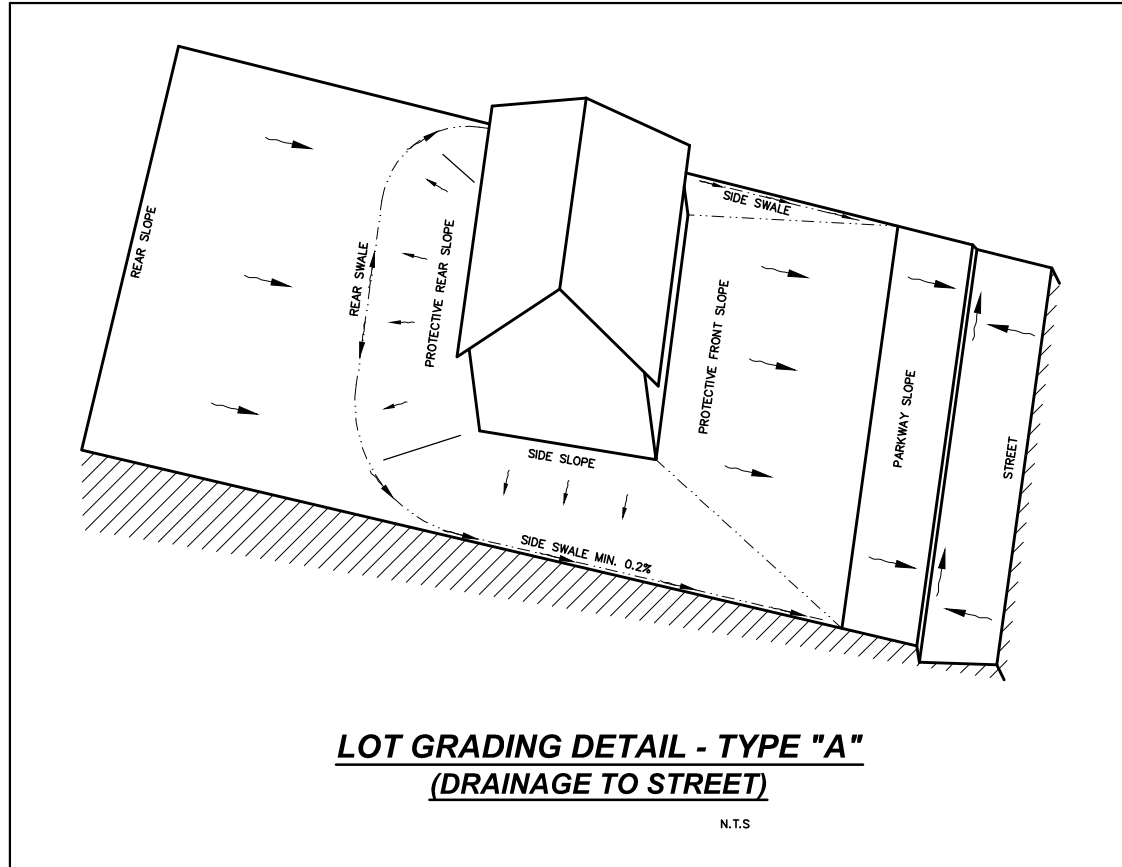
BY
DATE
6/5/26

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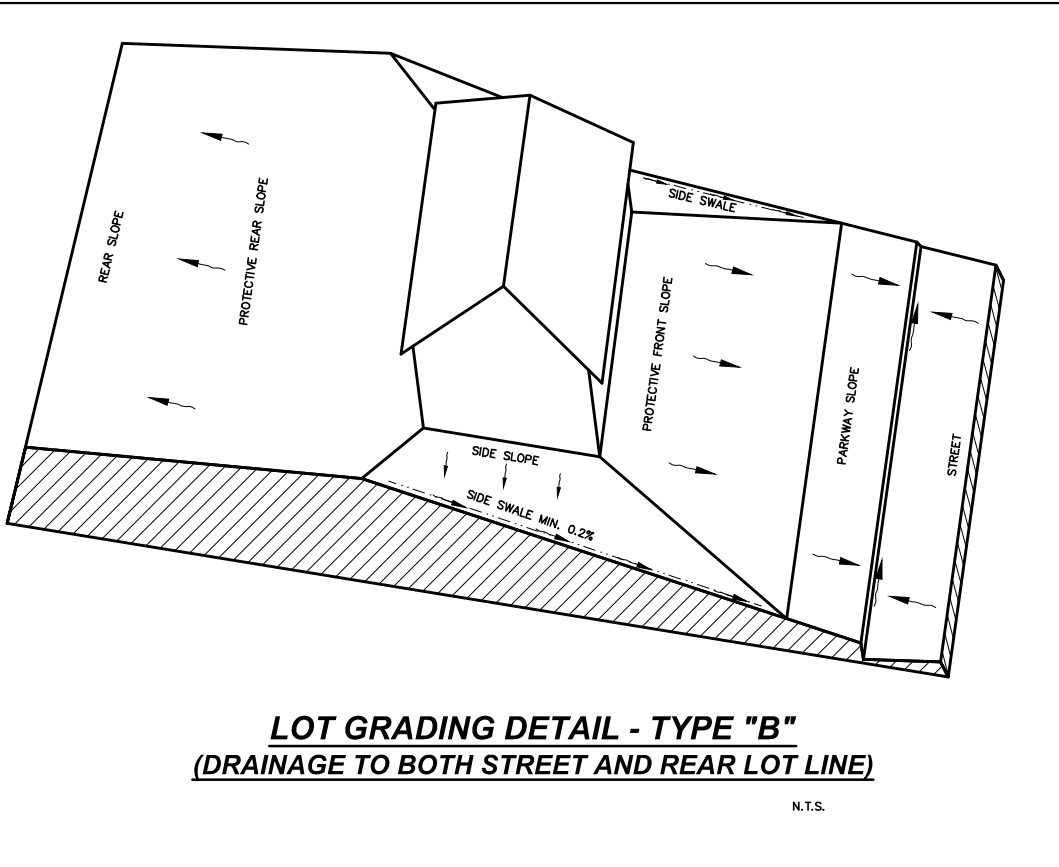


LEGEND

- PROPOSED SIDEWALK
- PROPOSED BUILDING FOOTPRINT
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE



LOT GRADING DETAIL - TYPE "A"
(DRAINAGE TO STREET)



LOT GRADING DETAIL - TYPE "B"
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)

WOLF LAKE RANCH

CITY OF APOPKA

FLORIDA

OVERALL PAVING
AND GRADING PLAN

KHA PROJECT
149561003

DATE
6/8/26

SCALE AS SHOWN

DESIGNED BY CF

DRAWN BY MAM

CHECKED BY BAS

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CITY OF APOPKA MDP COMMENTS

6/8/26

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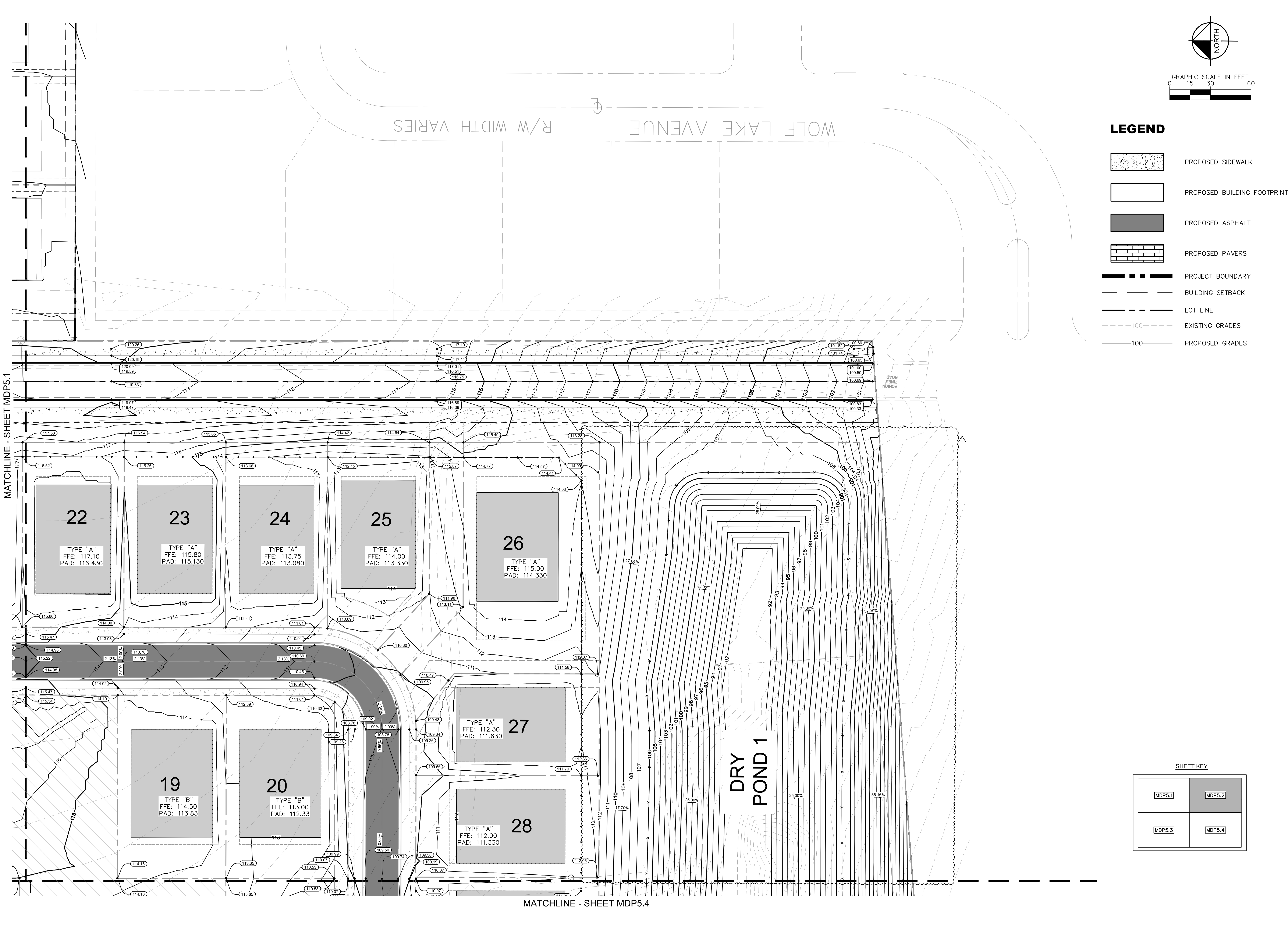
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SHEET NUMBER

MDP5.0

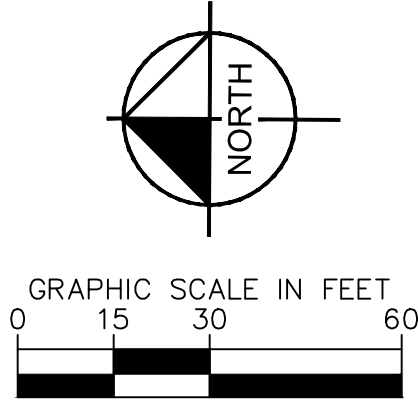
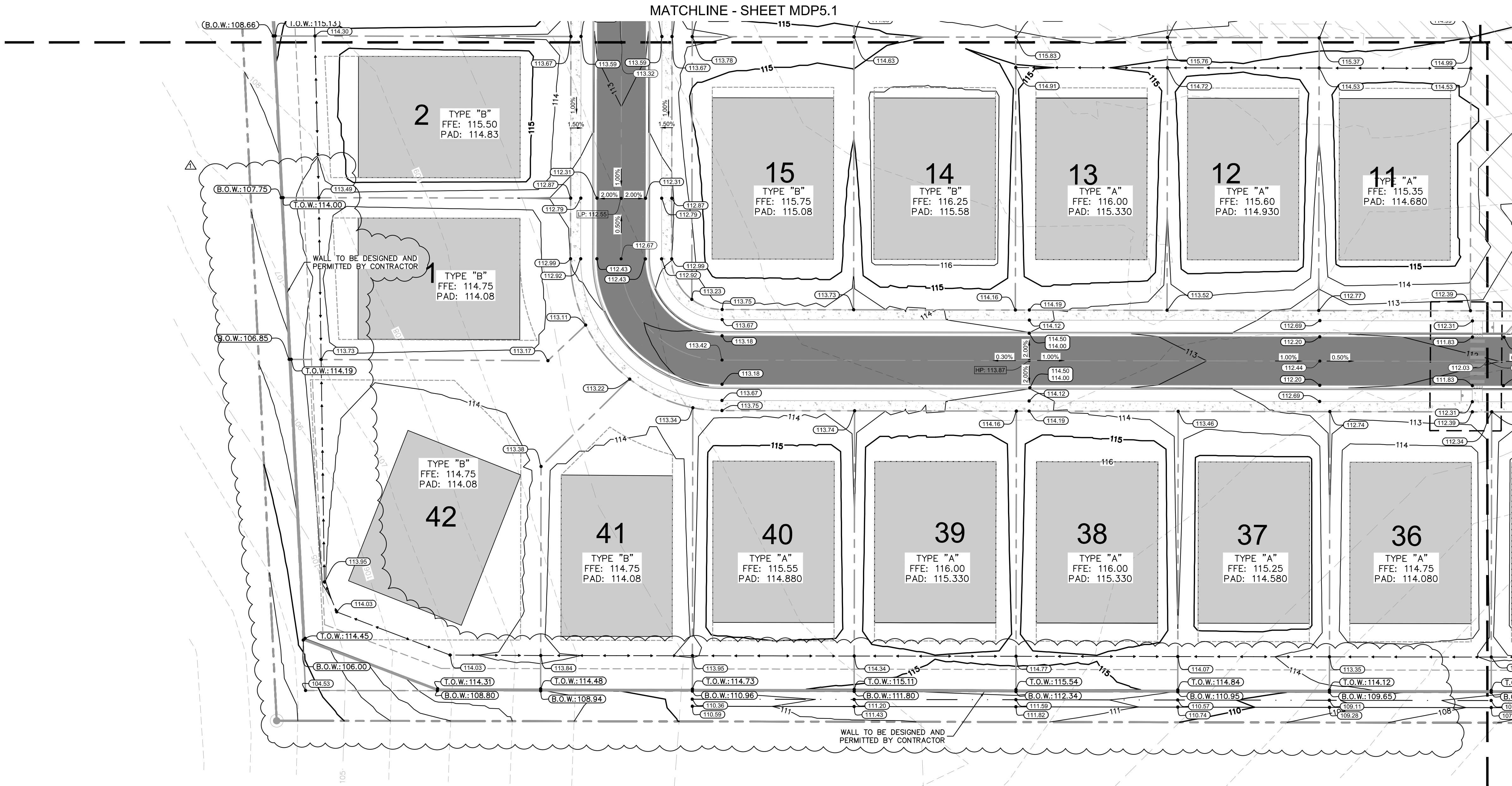
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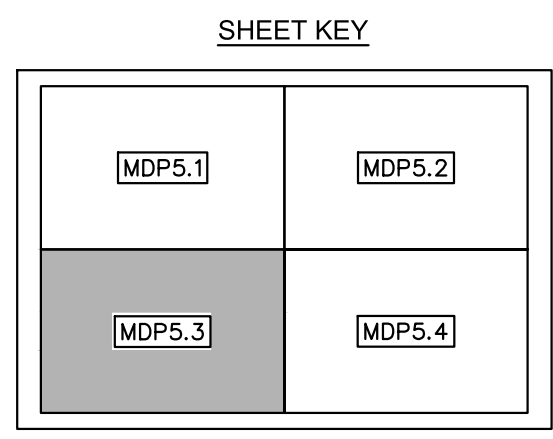


KHA PROJECT 149561003		LICENSED PROFESSIONAL		Kimley»Horn		CITY OF APOKA MDP COMMENTS		6/8/26		MM	
DATE 6/8/26		NOT FOR CONSTRUCTION		200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 888-1511 WWW.KIMLEY-HORN.COM		1		6/8/26		BY	
SCALE AS SHOWN		DESIGNED BY CF		MAM		REVISIONS		DATE		BY	
DRAWN BY		CHECKED BY		BAS		DATE		BY		BY	
WOLF LAKE RANCH				FLORIDA				SHEET NUMBER MDP5.2			
CITY OF APOKA				CITY OF APOKA MDP COMMENTS				6/8/26			

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- LEGEND**
- PROPOSED SIDEWALK
 - PROPOSED BUILDING FOOTPRINT
 - PROPOSED ASPHALT
 - PROPOSED PAVERS
 - PROJECT BOUNDARY
 - BUILDING SETBACK
 - LOT LINE
 - EXISTING GRADES
 - PROPOSED GRADES



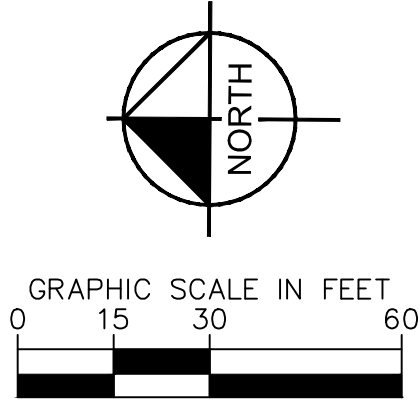
WOLF LAKE RANCH	CITY OF APOPKA	FLORIDA	SHEET NUMBER	
			MDP5.3	
			DETAILED PAVING AND GRADING PLAN	
KHA PROJECT 149561003			LICENSED PROFESSIONAL	NOT FOR CONSTRUCTION
DATE 6/8/26				
SCALE AS SHOWN				
DESIGNED BY CF			MAM	DATE:
DRAWN BY				
CHECKED BY				
CITY OF APOPKA			REVISIONS	
6/8/26			BY	
MM			DATE	
CITY OF APOPKA MDP COMMENTS			REVISIONS	
6/8/26			DATE	
WWW.KIMLEY-HORN.COM			REGISTRY No. 35106	
PHONE: (407) 888-1511				
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MATCHLINE - SHEET MDP5.3

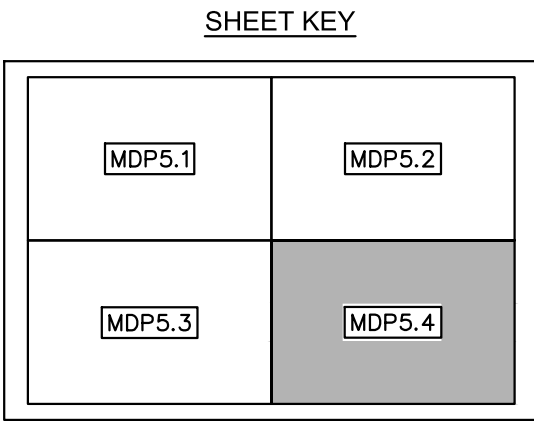


MATCHLINE - SHEET MDP5.2



LEGEND

- PROPOSED SIDEWALK
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ASPHALT
- PROPOSED PAVERS
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES



WOLF LAKE RANCH

CITY OF APOPKA

FLORIDA

SHEET NUMBER

MDP5.4

DETAILED PAVING AND GRADING PLAN

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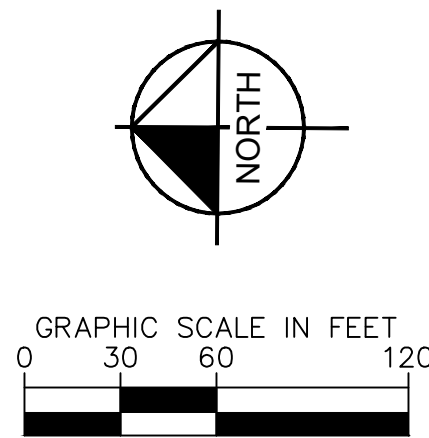
6/8/26

MM

DATE

BY

Page 16 of 23



PROPOSED STORMWATER

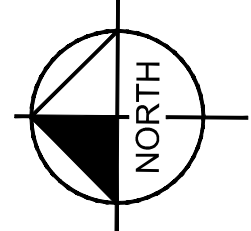
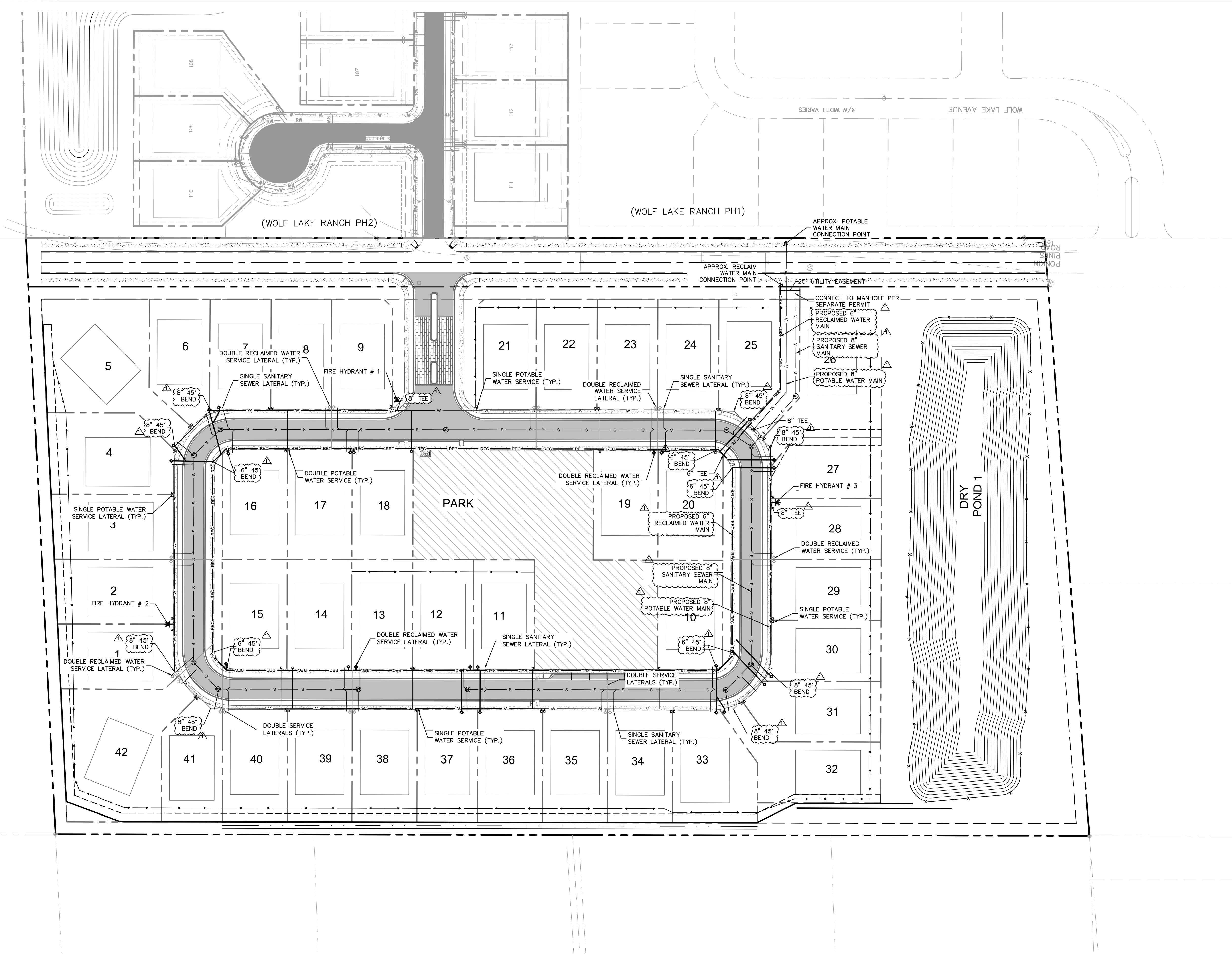
PROPOSED DIRECTION OF
STORM WATER RUNOFF

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D59	TYPE "3" CURB INLET PER FDOT INDEX #425-020 TOP: 96.17 W. INV OUT: 93.51
D60	FES TOP: 95.25 SE. INV IN: 93.00

SHEET NUMBER
MDP5.5

MM	6/5/26	CITY OF APOPKA MDP COMMENTS	MM
1			

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GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

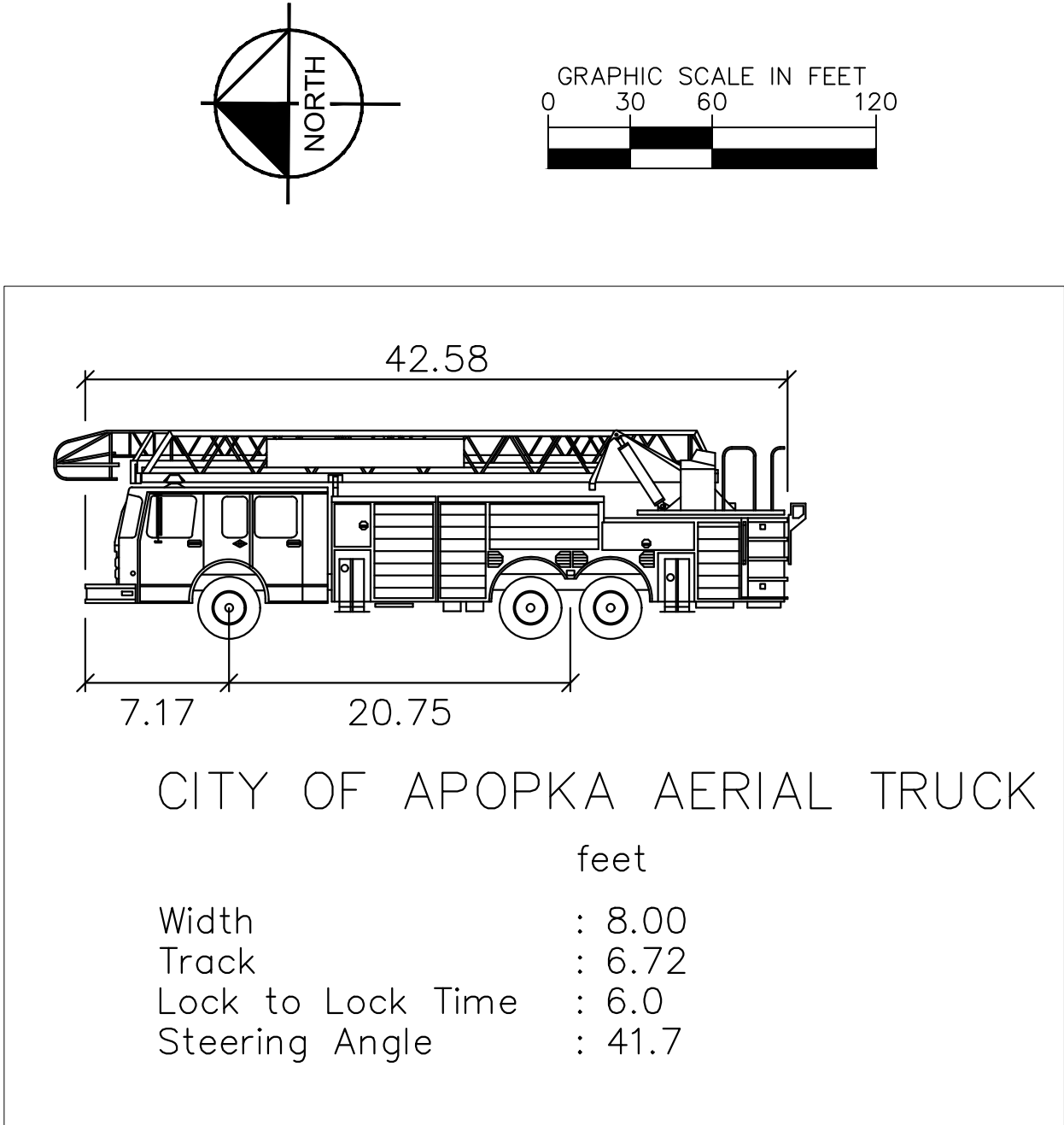
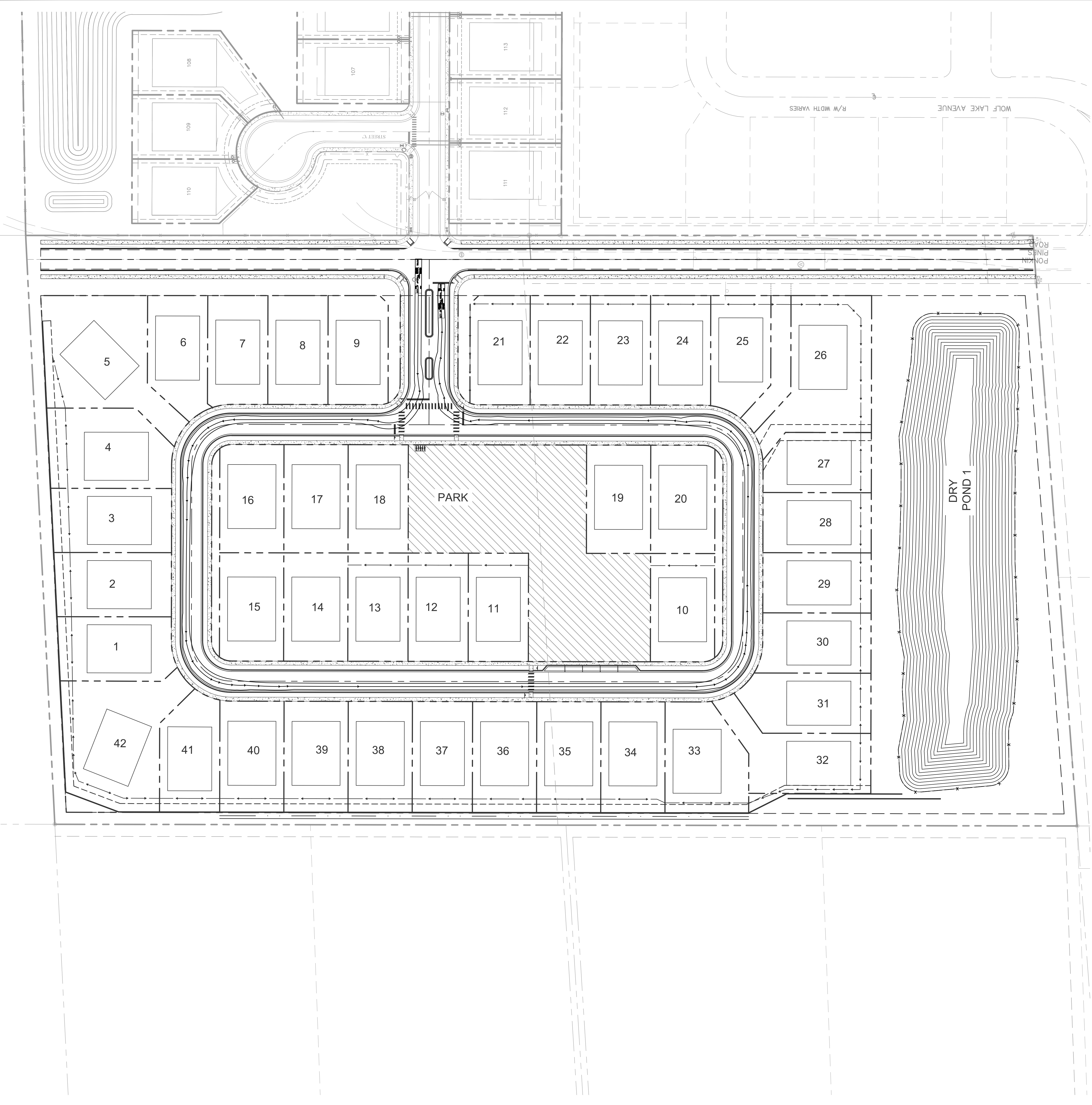
- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED RECLAIM MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

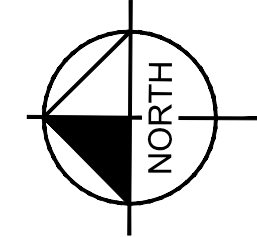
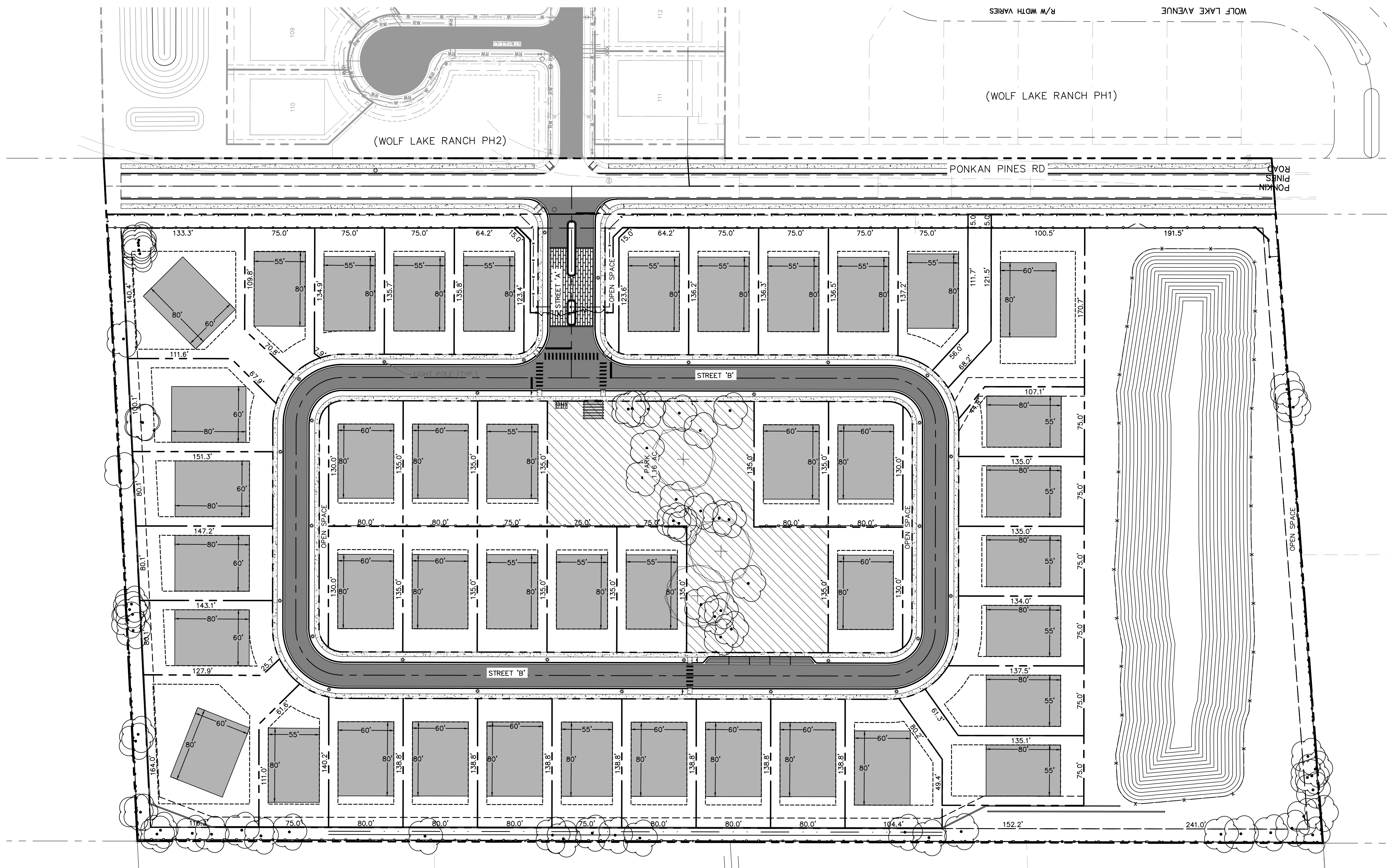
WOLF LAKE RANCH	CITY OF APOPKA	FLORIDA	SHEET NUMBER MDP6.0	UTILITY PLAN				NOT FOR CONSTRUCTION				KHA PROJECT 149561003 DATE 6/8/26 SCALE AS SHOWN DESIGNED BY CF DRAWN BY MAM CHECKED BY BAS	LICENSED PROFESSIONAL NOT FOR CONSTRUCTION	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 888-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106	1	CITY OF APOPKA MDP COMMENTS	6/8/26	MM	BY
				REVISIONS															
				DATE															

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SHEET NUMBER MDP6.1	WOLF LAKE RANCH	CITY OF APOPKA	FLORIDA	FIRE TRUCK TURN	KHA PROJECT 149561003 DATE 6/8/26 SCALE AS SHOWN DESIGNED BY CF DRAWN BY MAM CHECKED BY	LISCENSED PROFESSIONAL NOTED CATHY M. FELTER, P.E. FLORIDA LICENSE NUMBER 88292 DATE: _____	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 888-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106	REVISIONS		MM 6/8/26	BY DATE
								1	CITY OF APOPKA MDP COMMENTS		



GRAPHIC SCALE IN FEET



0 30 60 120

LEGEND

- PROPERTY BOUNDARY
 PROPOSED LIGHT

LIGHTING NOTES:

1. STREET LIGHTS AND POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES.
2. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
3. EXTERIOR LIGHTING CANNOT EXCEED 15 FEET IN RESIDENTIAL AREAS AND WITHIN 100 FEET OF RESIDENTIAL AREAS.
4. EXACT HEIGHT OF LIGHTING POLES TO BE SPECIFIED BY DUKE ENERGY AND REFLECTED ON THE DUKE ENERGY LIGHTING PLAN.
- * LIGHT POLES SHOWN FOR REFERENCE PURPOSES ONLY. PLEASE REFER TO THE EXACT LOCATION AND NUMBER OF LIGHT POLES ON THE FINAL DUKE ENERGY LIGHTING/PHOTOMETRIC PLAN(S).



SANIBEL QSM LED
(Meets Dark Sky Criteria)



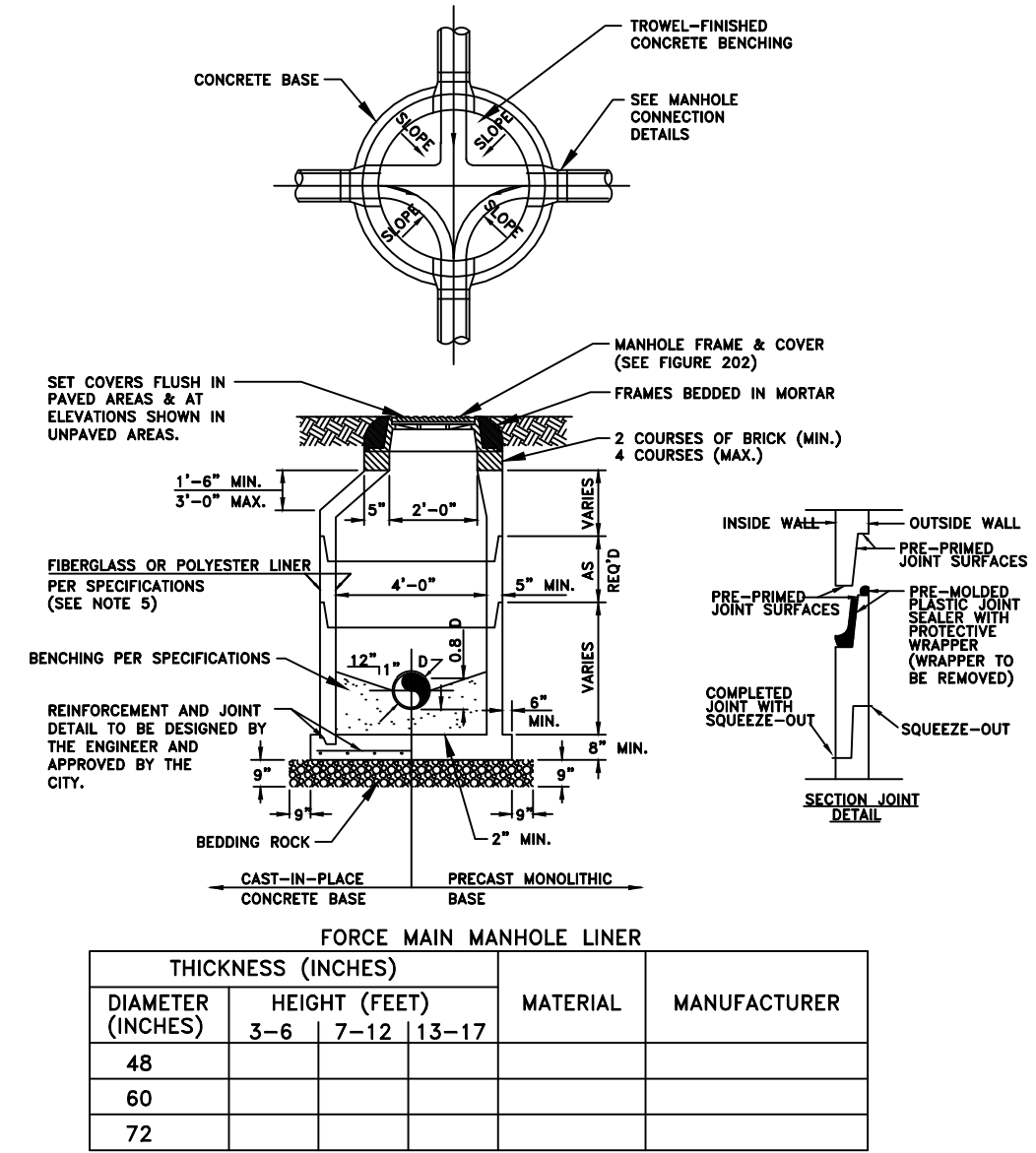
Pole Style A >

- Mounting Height:
12',15',20',25',30',35"
- Colors:
Black,Green,Bronze,Gray,Satin
Finish

DETAIL PROVIDED FROM DUKE ENERGY
LIGHT AND POLE DETAIL

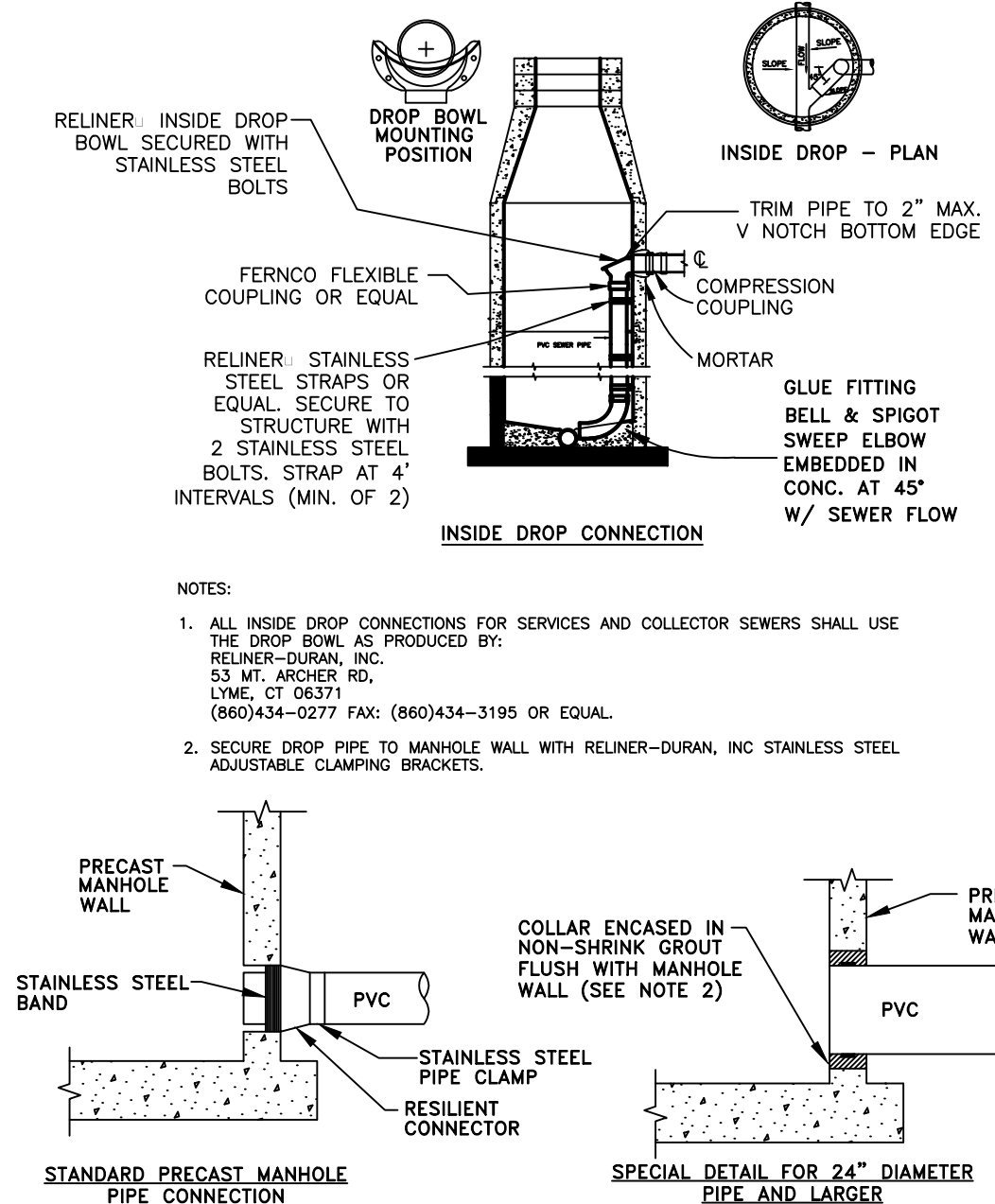
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		LIGHTING PLAN			
KHA PROJECT 149567003	LICENSED PROFESSIONAL	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 800, ORLANDO, FL PHONE: (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106			
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DRAWN BY CAL					
CHECKED BY JME	DATE:				
		1	CITY OF APOPKA MDP COMMENTS	MM	
		No.	REVISIONS	DATE	BY

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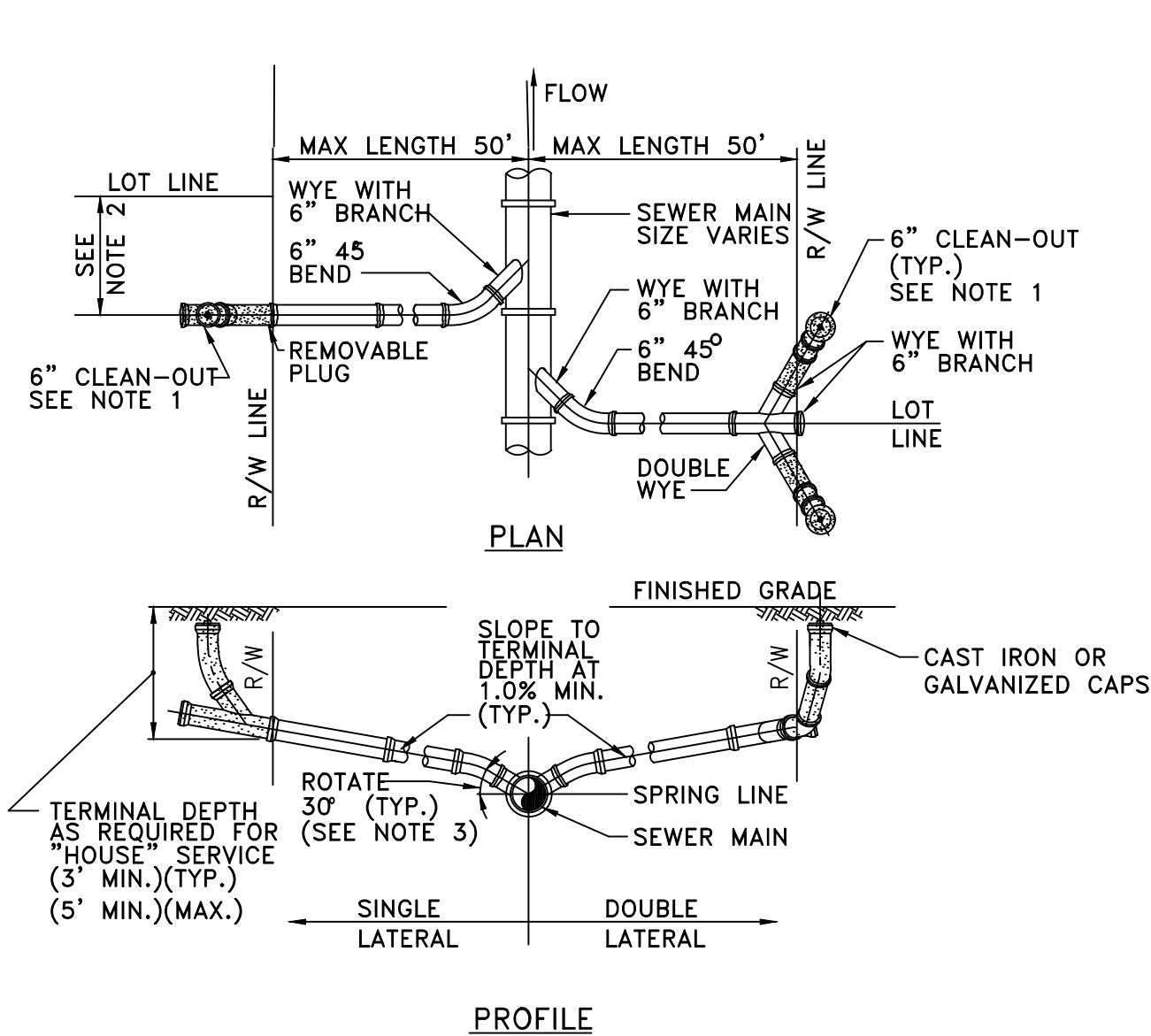
- NOTES:
- MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
 - DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
 - THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM
 - EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
 - SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED WITH HDPE OR FIBERGLASS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE



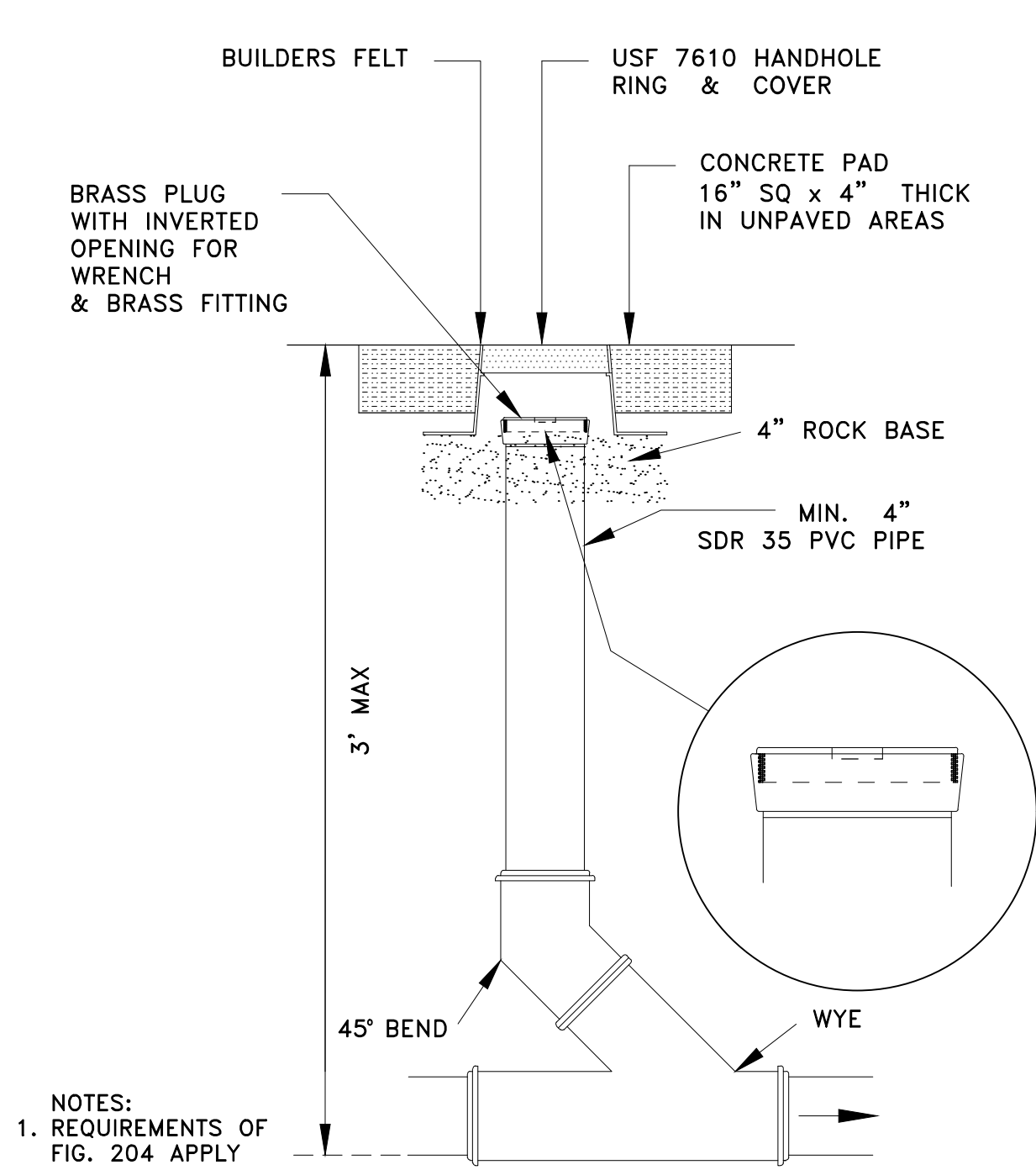
- NOTES:
- DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
 - THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
 - AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
 - CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS



- NOTES:
- CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
 - LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
 - INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
 - RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
 - GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
 - LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

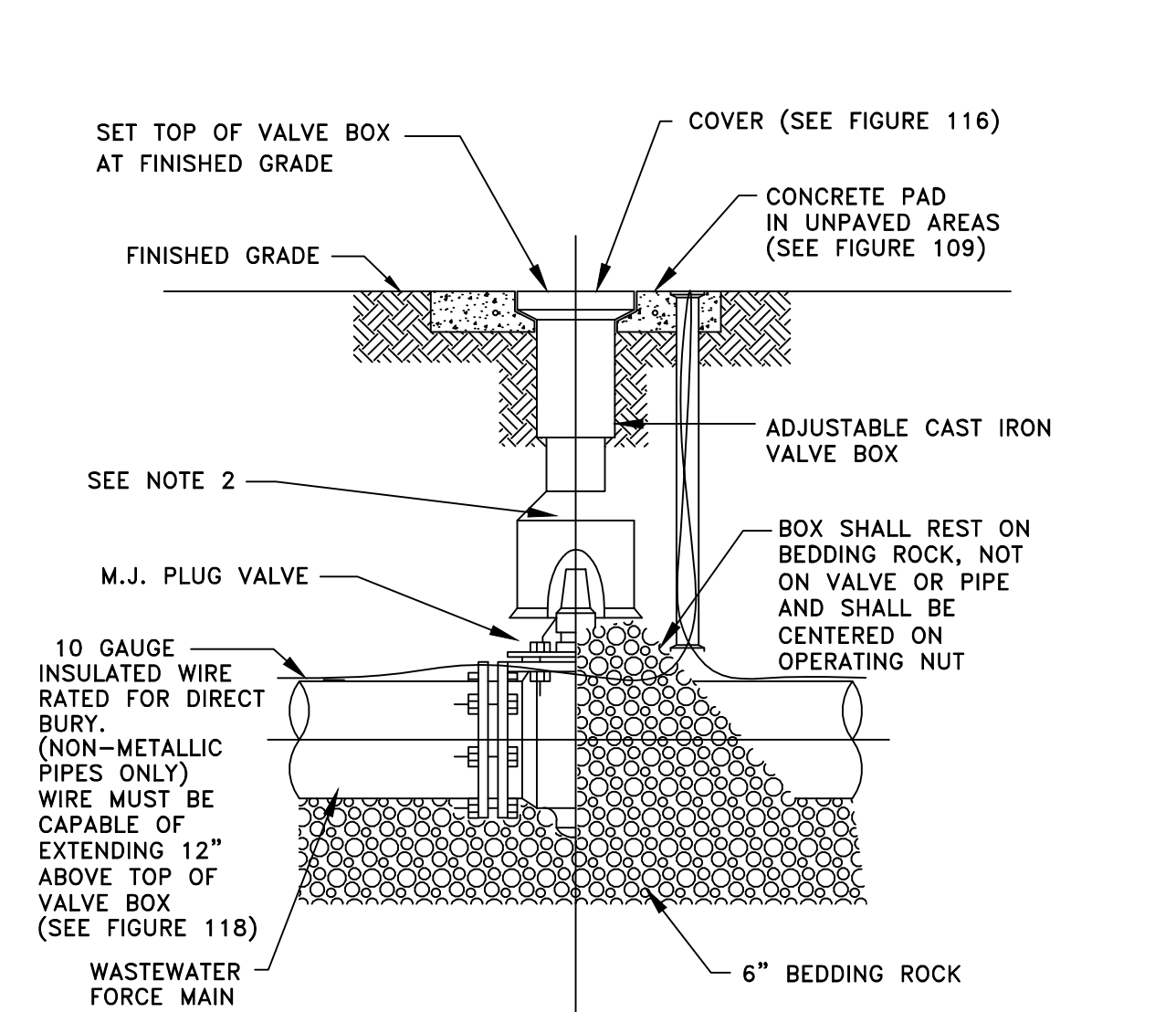


- NOTES:
- REQUIREMENTS OF FIG. 204 APPLY

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 200



- NOTES:
- PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
 - THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

PLUG VALVE AND BOX DETAIL

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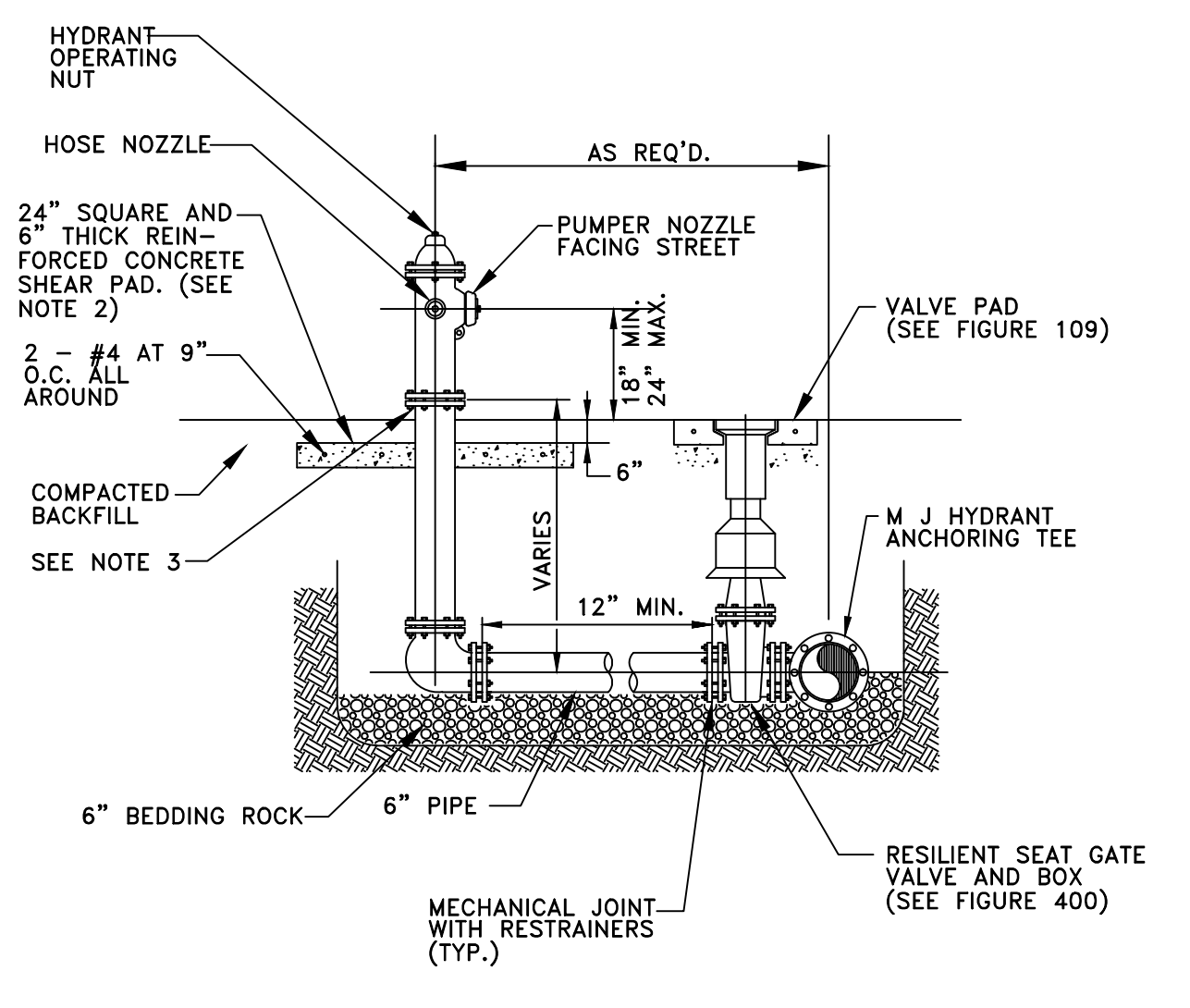
JANUARY 2014

FIG. 400 A

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DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 201



- NOTES:
- FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
 - THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
 - CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
 - FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL

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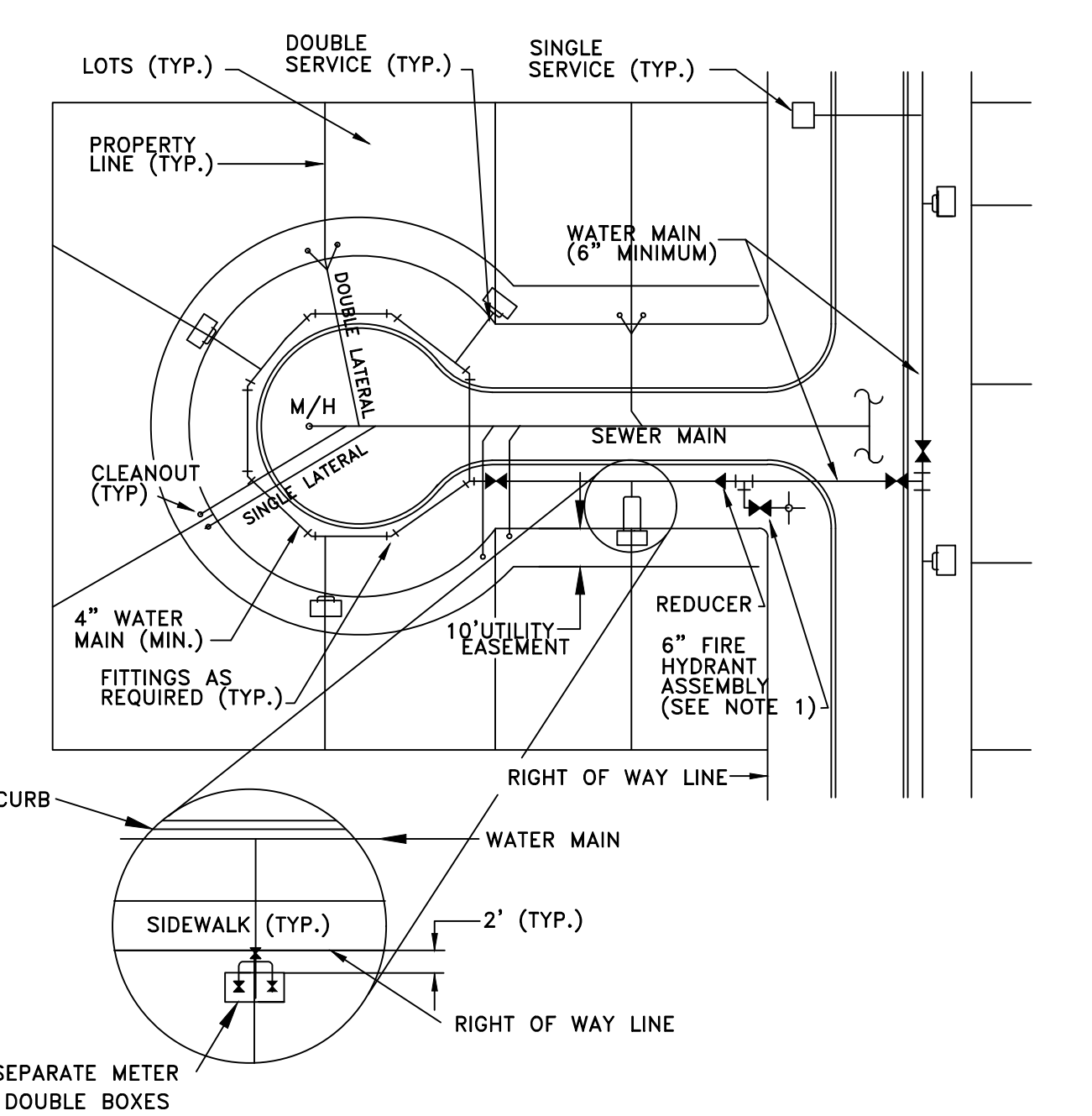
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FIG. 402

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FIG. 204



- NOTES:
- ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
 - POTABLE WATER AND RECLAIMED WATER MAINS SHALL BE LOOPED THROUGHOUT CUL-DE SAC.

TYPICAL SERVICE LOCATION DETAIL

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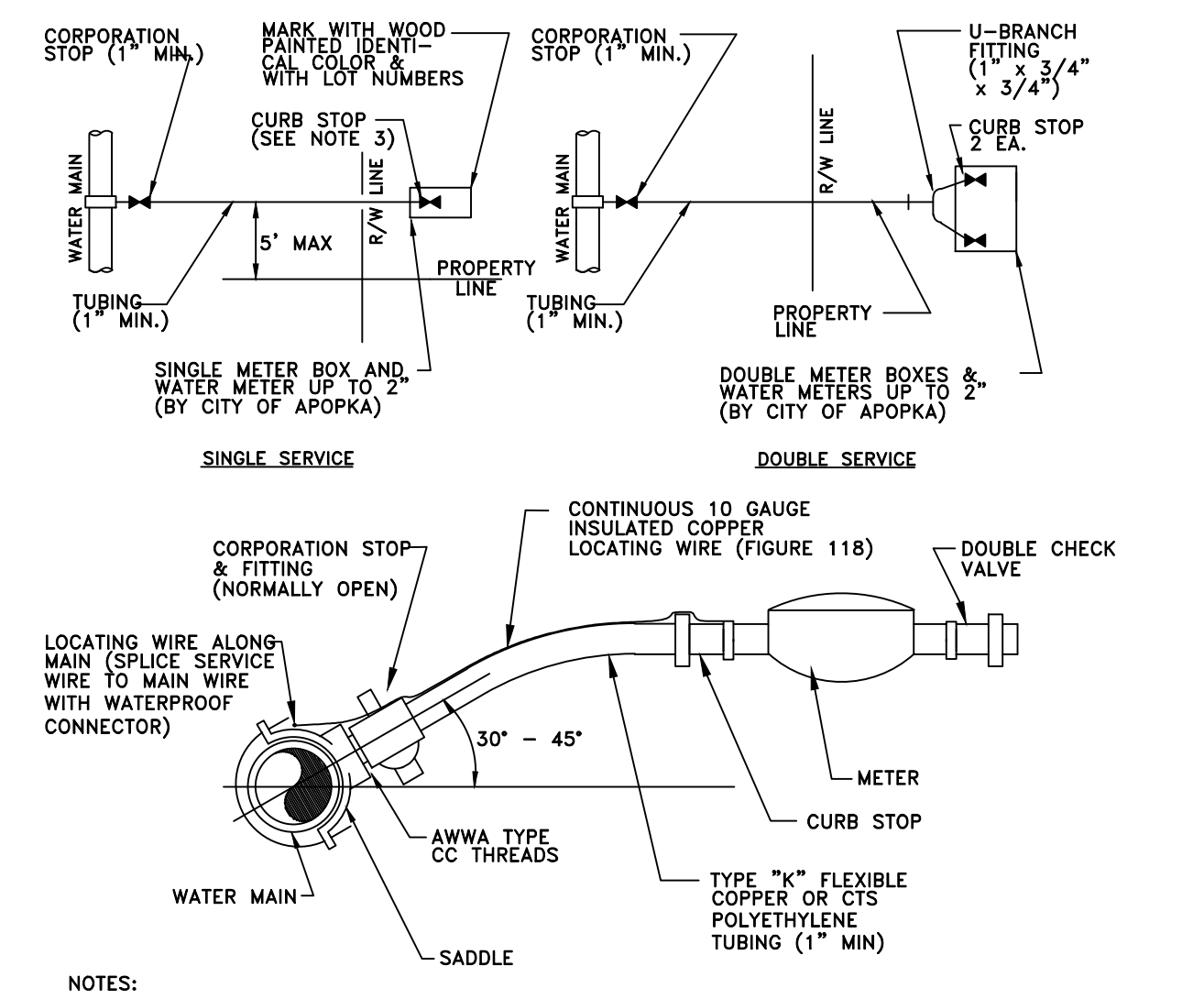
JANUARY 2014

FIG. 404

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JANUARY 2014

FIG. 205



- NOTES:
- ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
 - NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
 - EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
 - RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
 - POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
 - ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL

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FIG. 405

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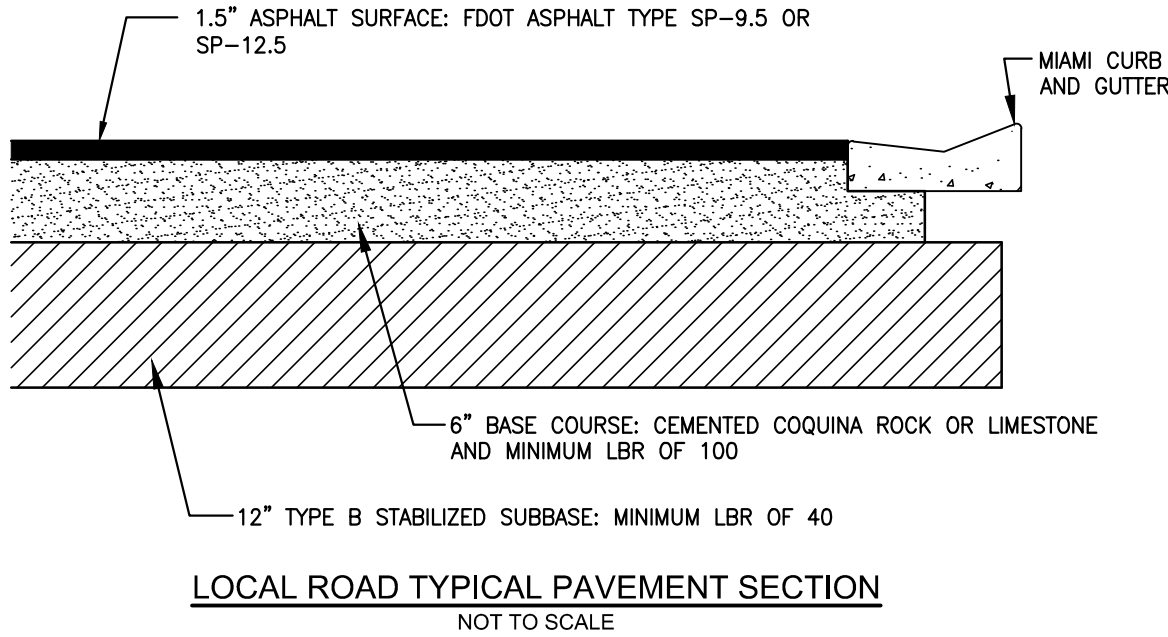
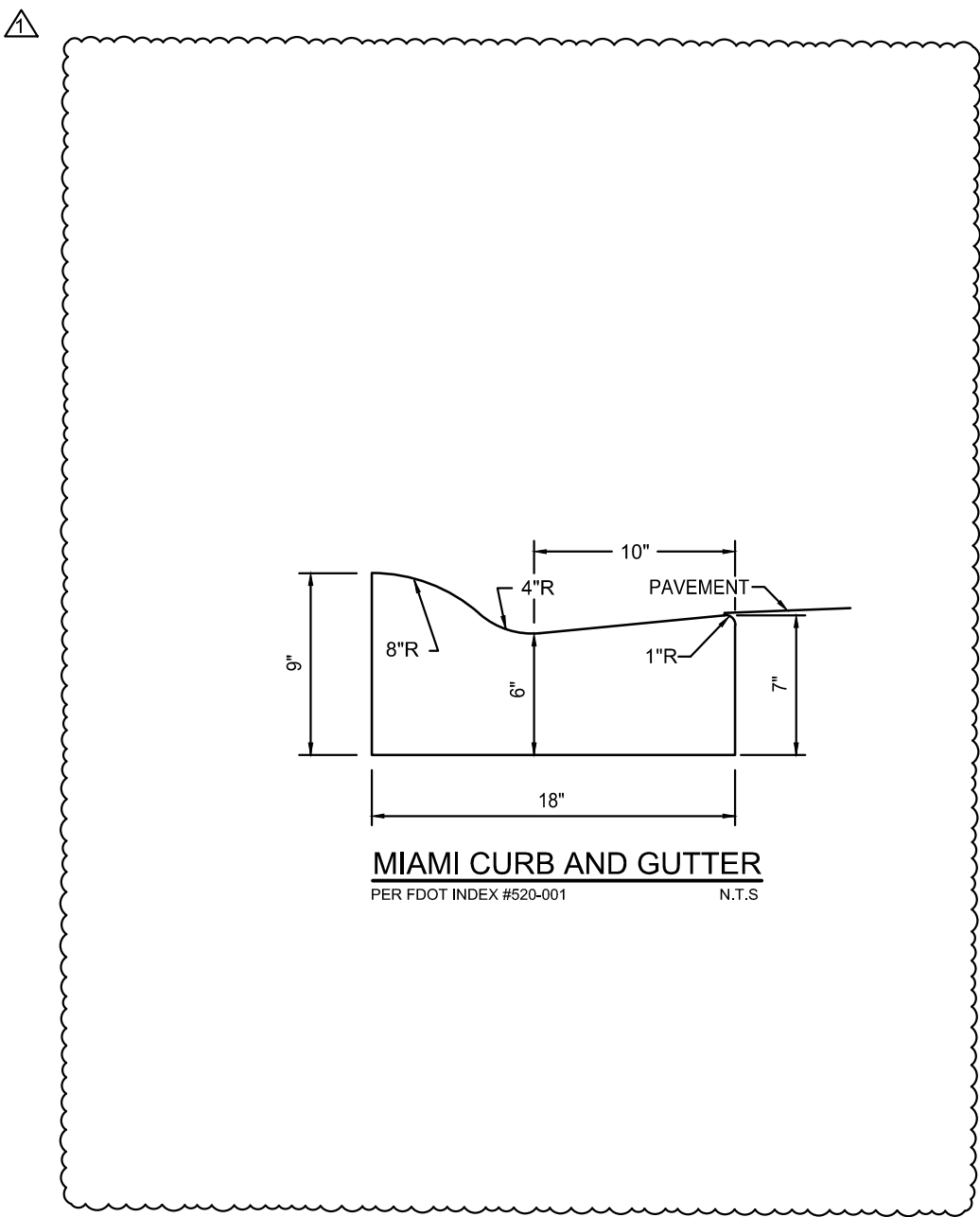
KHA PROJECT
149561003
DATE
6/8/26
SCALE
AS SHOWN
DESIGNED BY
CF
DRAWN BY
MAM
CHECKED BY
BAS
DATE:

CONSTRUCTION
DETAILS

WOLF LAKE RANCH

CITY OF APOPKA

SHEET NUMBER
MDP7.0



SHEET NUMBER MDP7.1	WOLF LAKE RANCH CITY OF APOPKA FLORIDA	CONSTRUCTION DETAILS	KHA PROJECT 149561003 DATE 6/8/26 SCALE AS SHOWN DESIGNED BY JME DRAWN BY CAL CHECKED BY JME	LICENSED PROFESSIONAL NOT FOR CONSTRUCTION	Kimley»»Horn				© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 888-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106	1	CITY OF APOPKA MDP COMMENTS	6/5/26	MM				
					REVISIONS												
					No.									DATE	BY		