

LAND USE SUMMARY

PROJECT PARCEL ID:

TOTAL SITE AREA:
PROPOSED USE:
TOTAL UNITS:
DENSITY:
EXISTING LAND USE:

EXISTING ZONING:
PHASING:
WATER SERVICE:

SEWAGE DISPOSAL:

FLOOD INFORMATION:

PROJECTED SCHOOL POPULATION:
PROJECTED TRAFFIC GENERATION:
AVERAGE DAILY TRIPS (ITE 230):
PEAK HOUR TRIPS:

DEVELOPMENT CRITERIA

MINIMUM LIVING AREA:
MAXIMUM BUILDING HEIGHT:
PARKING:

MINIMUM DISTANCE BETWEEN BUILDINGS:

FRONT TO FRONT:
REAR TO REAR:
SIDE TO SIDE:
SIDE TO REAR:

MIN. FRONT YARD:
MIN. REAR YARD:

MIN. LOT SIZE:
MIN. LOT AREA:

MIN. WIDTH OF TOWNHOMES:
MIN. PORCH REAR SETBACK:

MIN. BLDG SETBACK FROM PERIMETER OF PD:
MIN. BLDG SETBACK FROM THOMPSON ROAD ROW:

MIN. BLDG SETBACK FROM CL OF THOMPSON ROAD:
OPEN SPACE:

BUILDING COVERAGE:
IMPERVIOUS AREA:

RECREATION AREA:

11-21-28-0000-00-005, 11-21-28-0000-00-007

11-21-28-0000-00-233, 11-21-28-0000-00-246

27.4 ac. ±

ATTACHED TOWNHOMES

6.9 DWELLING UNITS PER ACRE

LOW-MEDIUM DENSITY

PLANNED DEVELOPMENT

ONE PHASE IS PROPOSED

CITY OF APOPKA

(300 GPD/DU x 189 DU) = 56,700 GPD

CITY OF APOPKA

(284 GPD/DU x 189 DU) = 53,676 GPD

ZONE X, PER FEMA MAP, FIRM PANEL

NO. 12095C0140 E

110

5.86 x 189 = 1,108

.52 x 189 = 98

800 SF. (HEATED/COOLED SPACE ONLY)

35 FT / TWO STORIES

2 SPACES PER UNIT

60 FT.

60 FT.

20 FT.

20 FT.

20 FT.

24 FT. X 97 FT.

2,328 SF.

24 FT.

10 FT.

25 FT.

25 FT.

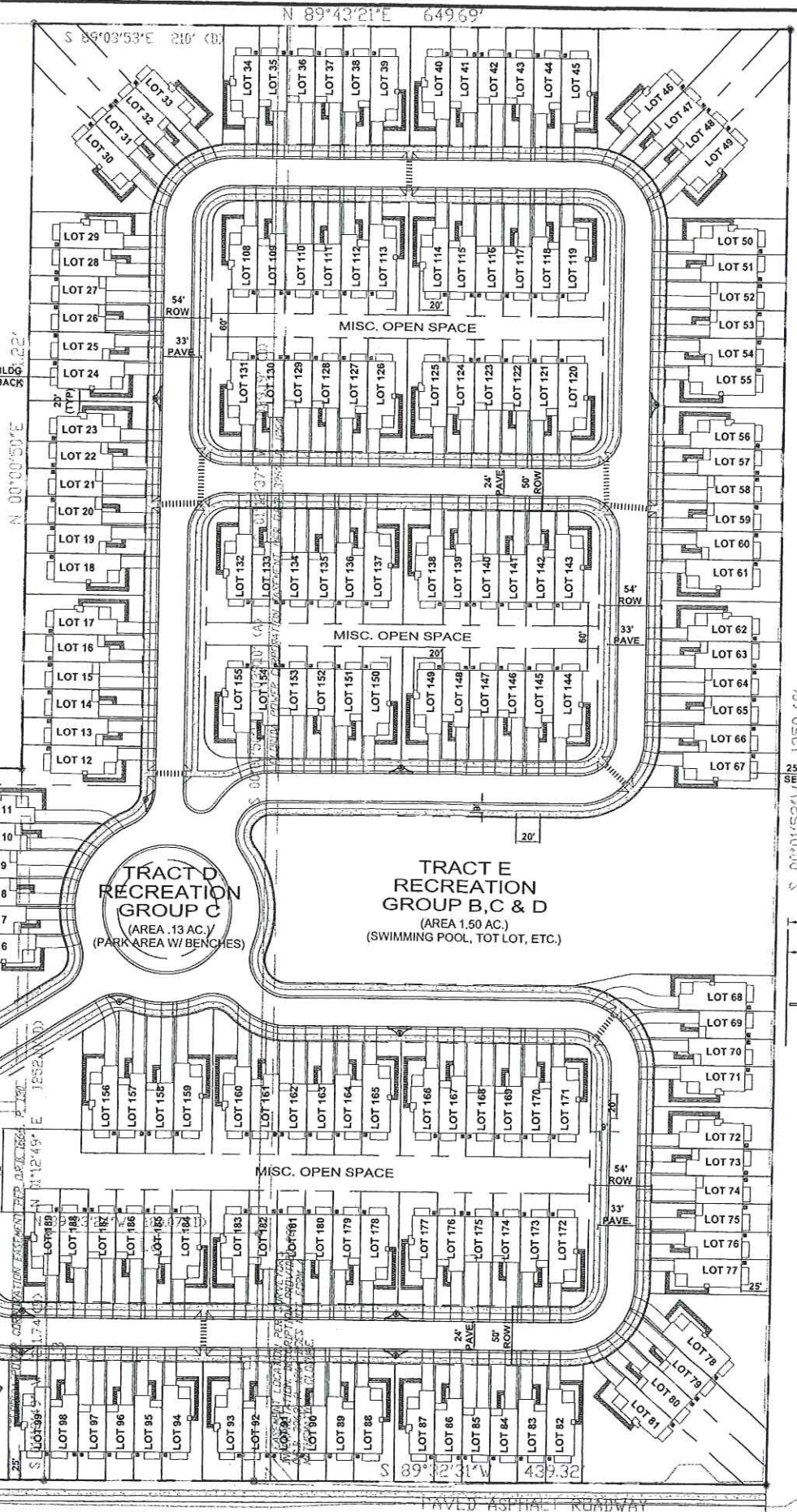
55 FT.

25% MINIMUM

30% OF GROSS LAND MAXIMUM

75% MAXIMUM

2.5 AC. PER 1,000 PROJECTED POPULATION



TOTAL UNITS
26 - 6 UNIT BLDG = 156
7 - 4 UNIT BLDG = 28
1 - 5 UNIT BLDG = 5
TOTAL = 189 UNITS

LAND USE SUMMARY
LOT AREA = 13.32 Ac.
STORMWATER = 4.38 Ac. (16.0%)
RIGHT-OF-WAY = 5.72 Ac.
RECREATION = 1.63 Ac.
MISC. OPEN SPACE = 1.89 Ac.
RIGHT-OF-WAY DED. = 0.42 Ac.
TOTAL = 27.36 Ac.

OPEN SPACE CALCULATION
TOTAL REQ. (27.36 Ac. x 25%) = 6.84 Ac. (25%)
TOTAL PROVIDED = 6.94 Ac.
RECREATION = 1.63
STORMWATER = 3.42 (50% OF REQ'D OPEN SPACE)
MISC. OPEN SPACE = 1.89

RECREATIONAL CALCULATION
TOTAL REQUIRED = 1.47 AC.
189 UNITS X 3.1 PERSONS PER UNIT = 586

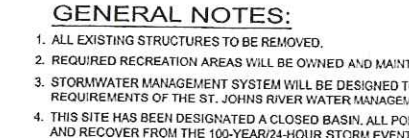
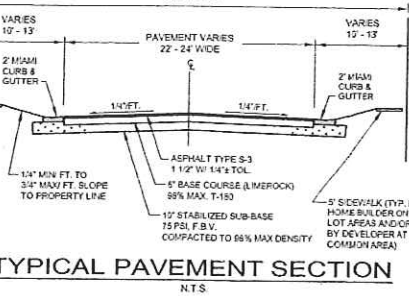
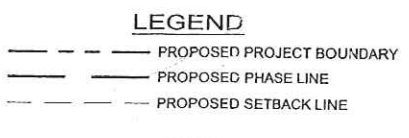
RESIDENTS
586 RESIDENTS @ 2.5 ACRES PER 1,000 RESIDENTS
TOTAL PROVIDED = 1.60 AC.

TRACT DATA

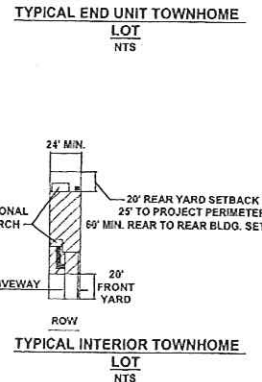
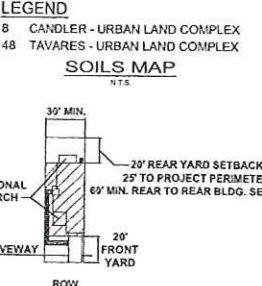
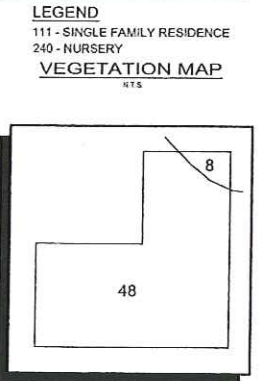
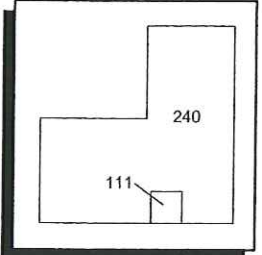
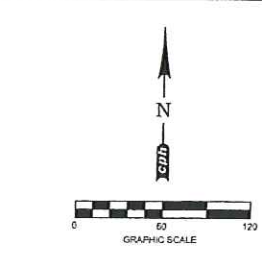
TRACT	ACREAGE	USE	OWNER/MAINTAINER
A	5.69± AC.	ROADWAY	ORNG. CO.
B	2.51± AC.	STORMWATER	H.O.A.
C	2.02± AC.	STORMWATER	H.O.A.
D	0.13± AC.	RECREATION	H.O.A.
E	1.37± AC.	RECREATION	H.O.A.

ORNG. CO. = ORANGE COUNTY
H.O.A. = HOMEOWNERS ASSOCIATION

PARKING CALCULATION
TOTAL REQ. (2 SP./UNIT) = 378 SP.
TOTAL PROVIDED = 451 SP.
2 SP./UNIT (1 @ DRIVEWAY & 1 @ GARAGE) = 378 SP.
ON-STREET = 76 SP.



- GENERAL NOTES:**
- ALL EXISTING STRUCTURES TO BE REMOVED.
 - REQUIRED RECREATION AREAS WILL BE OWNED AND MAINTAINED BY THE MASTER HOMEOWNERS ASSOCIATION.
 - STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO COMPLY WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
 - THIS SITE HAS BEEN DESIGNATED A CLOSED BASIN. ALL PONDS AREAS HAVE BEEN DESIGNED TO RETAIN AND RECOVER FROM THE 100-YEAR/24-HOUR STORM EVENT UTILIZING THE DOUBLE STACK STORM METHODOLOGY. AN EMERGENCY OVERFLOW WILL BE PROVIDED THAT WILL CONVEY STORM WATER RUNOFF TO THE EXISTING FDOT SYSTEM ALONG STATE ROAD 436 VIA CONNECTION TO AN INLET LOCATED ALONG THE EAST SIDE OF THOMPSON ROAD APPROX. 100FT NORTH OF THE STATE ROAD 436 RIGHT OF WAY.
 - ALL EXISTING ONSITE UTILITY EASEMENTS ARE TO BE VACATED.
 - NO DUMPSTERS ARE TO BE PERMITTED. ALL REFUSE COLLECTION SHALL BE PROVIDED TO EACH INDIVIDUAL TOWNHOME UNIT.
 - LIGHTING SHALL COMPLY WITH ARTICLE XVI OF CHAPTER 9 OF THE ORANGE COUNTY CODE.
 - SIGNAGE SHALL COMPLY WITH CHAPTER 31.5.
 - ALL RECREATION AREAS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
 - RETENTION PONDS WILL BE OWNED AND MAINTAINED BY THE H.O.A.
 - NEITHER POTABLE NOR IRRIGATION WELLS USING LOCAL GROUNDWATER WILL BE ALLOWED ON SITE UNTIL SUCH TIME AS TESTING OF THE LOCAL GROUNDWATER INDICATES COMPLIANCE WITH STATE WATER QUALITY GUIDELINES.



gph
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Scale: 1" = 60'
Date: OCT., 2004
Job No. A4604.1
File: A4604-PPSP

Approved
Revision

Name	Date	Activity
L.M.P./R.N.C.	10/04	Designed by
R.N.C.	10/04	Drawn by
M.H.T.	10/04	Checked by
L.M.P.	10/04	Approved by

DEVELOPMENT PLAN / PRELIMINARY SUBDIVISION PLAN
Willow Grove Townhomes
ACORN REALTY
ORANGE COUNTY, FLORIDA

Sheet No. **C-4**
LAURENCE M. FOLNER, P.E.
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