



**Planning and Zoning Commission
February 3, 2022
Council Chambers
6:00 PM**



- I. Call to Order
- II. Pledge of Allegiance
- III. Election of 2022 Chair and Vice-Chair
- IV. Approval of Minutes of Previous Meeting
 1. Minutes of the January 20, 2022 Planning and Zoning Commission meeting
- V. Public Period
- VI. Public Hearing
 1. Community Meetings
 - A. Petition # 2021-02 (AZ-PD) 1250 N. Maitland Avenue -- Maitland Landings; Planned Development (Option 1)
- VII. Old Business
- VIII. New Business
- IX. Any Other Business the Board Deems Advisable
- X. Adjournment

More than one member of the City Council may be present and speak at this meeting.

Notice: Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407-539-6219) 48 hours in advance of the meeting.

Appeals: Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such a person must provide a method for recording the proceedings

MEETING DATE		AGENDA
February 3, 2022		Section: Approval of Minutes of Previous Meeting
Department/Office : Community Development	AGENDA REPORT	Item #: 1.
Subject: Minutes of the January 20, 2022 Planning and Zoning Commission meeting		
Requested Action or Motion: After review, approve the minutes of the January 20, 2022 Planning and Zoning Commission meeting.		
Summary Explanation & Background:		
Fiscal Impact: NA		
Exhibits: 1. p & Z minutes of Jan 20 2022		
Commission/Board: Planning and Zoning Commission		
Contact Person: Barrett Chaix 407-539-6213		
Reviewed by City Attorney No		



**Planning and Zoning
Commission Minutes
January 20, 2022
Council Chambers
6:00 PM**



I. CALL TO ORDER

Present: 4- Chairman Keith Holloway, Vice-Chair Matthew Lamb,
Kathleen McIver, Glen Jaffee

Remote: 0 -

Absent: 1 - Jaimie Kay Bennett

Also present were Community Development Director Dan Matthys, Senior Planner Barrett Chaix, and City Attorney Drew Smith.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

Vice-Chair Lamb noted that on Page 6 of the draft minutes, the volunteer event was to take place in February, not in January as appeared in the draft minutes. Vice-Chair Lamb made a motion to approve the minutes with the inclusion of the noted correction on Page 6.

RESULT: Approved

MOVER: Matthew Lamb

SECONDER: Glen Jaffee

AYES: Glen Jaffee, Kathleen McIver, Matthew Lamb, Keith Holloway

NAYS: None

IV. PUBLIC PERIOD

Chairman Holloway asked if there was anyone from the public who wished to speak on a non-agenda item. Hearing none, he closed the public period.

V. PUBLIC HEARING

1. PUBLIC HEARING

2. PUBLIC HEARING

A. PUBLIC HEARING**City of Maitland Land Development Code Update**

Senior Planner Barrett Chaix presented information and background on the requested recommendation of approval of the Land Development Code (LDC) Update. Chairman Holloway noted for the record that Commissioner Jamie Bennett submitted a letter in support of the LDC amendment because she was unable to attend the meeting. After some discussion of specific items in the LDC and the editing process, the item was opened for public comment. The following community members spoke about the proposed LDC update.

- Thomasina Williams (no address given) spoke in support of the proposed LDC, citing the additional flexibility on certain development standards and reduced side yard setbacks would allow for property redevelopment in neighborhoods.
- Barry Kalmanson (500 N. Maitland Ave. #305) cited concerns about cross-access easement requirements and requested that the code be amended to waive the requirement when two neighboring property owners couldn't agree. He advocated for a higher F.A.R. and lower residential densities.
- Mike Dabby (605 Waverly Lane) cited concerns about parking minimums being too low.
- Dale McDonald (108 Tangelo Court) cited opposition to staff granting adjustments of up to 25% of development standards.

Chairman Hollway closed the public hearing and asked staff to respond to comments from the public. After discussion, a motion was made by Vice-Chair Lamb and seconded by Commissioner Jaffee to recommend approval of the proposed ordinance updating the Land Development Code, certifying consistency with the Comprehensive Development Plan.

RESULT:	Approved
MOVER:	Matthew Lamb
SECONDER:	Glen Jaffee
AYES:	Jaffee, McIver, Lamb, Holloway.
NAYS:	None

B. PUBLIC HEARING**Petition 2022 -02 (AZ) Amendment of the Official Zoning Map Consistent with Land Development Code Update**

Senior Planner Chaix gave an overview of the request and background of the map amendment

made necessary by the proposed LDC update. He noted two minor cartographical errors noted by staff since the draft zoning map was distributed in the agenda packet. Chairman Holloway opened the public hearing and the following members of the community spoke:

- Barry Kalmanson (500 N. Maitland Ave. #305) expressed concern about potential multifamily development on the west side of North Wymore. He asserted that the single family residential zoning on 'Dog Island' is inappropriate and that a GAP -- Government, Arts, and Public district would be appropriate because it is owned by the state and leased by the City.
- Mike Dabby (605 Waverly Lane) expressed concern with the maximum heights allowed in the R-MF district proposed for undeveloped property on Grove St. He asked why one of the properties was zoned R-MX Residential Mixed, Duplex and Multi-family and stated that any non-residential use or residential use over two stories would be unacceptable there.

Seeing no one else who wished to speak, Chairman Holloway closed the public hearing. Following a brief discussion about the speakers' concerns, Commissioner Jaffee made a motion to, after correcting the two minor cartographical errors identified by staff, and by revising the map to place 'Dog Island' in the GAP - Government, Arts, and Public district, forward the amendment of the official zoning map to City Council with a recommendation of approval, certifying consistency with the comprehensive development plan and that satisfactory provision and arrangement has been made concerning the factors itemized for review by the development review committee.

RESULT:	Approved
MOVER:	Glen Jaffee
SECONDER:	Matthew Lamb
AYES:	Jaffee, McIver, Lamb, Holloway
NAYS:	None

3. PUBLIC HEARING

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ANY OTHER BUSINESS THE BOARD DEEMS ADVISABLE

Senior Planner Chaix noted that there would be a February 3, 2022 Planning and Zoning Commission meeting and the agenda item would be the proposed Maitland Landings planned development.

IX. ADJOURNMENT

There being no further business before the Commission, the meeting adjourned at 7:30pm.

Chairperson

Date

Attest

Date

DRAFT

MEETING DATE		AGENDA
February 3, 2022		Section: Public Hearing
Department/Office : Community Development	AGENDA REPORT	Item #: A.

Subject:

Petition # 2021-02 (AZ-PD) 1250 N. Maitland Avenue -- Maitland Landings; Planned Development (Option 1)

Requested Action or Motion:

After holding a public hearing, provide directions to DRC in regards to their review of the application with regard to the factors identified in [Chapter 7.5-53 \(VI\)\(a\) through \(r\)](#) and after its action is taken, return the application to the planning and zoning commission for a recommendation to city council.

Summary Explanation & Background:

The owner, AG Properties, LLC is requesting a rezoning of an 8.62 acre property (1250 N. Maitland Avenue) from PD, RS-3 single family residential, and R-1AA single family residential to PD Planned Development. The Future Land Use Designation of the subject property is Traditional Neighborhood, which permits a residential density of up to 4.5 Dwelling Units per acre. The subject property was previously used as a school and is developed with a vacant concrete block structure approximately 13,800 SF in size. The subject property contains portions of Mayo Avenue, Oak Avenue, and the entirety of Altamone Springs Avenue which are currently proposed to be vacated concurrent with the PD.



The application is for Option I Planned Development. If the PD ordinance and preliminary development plan is approved, the site plan with construction-level details and subdivision plat will be applied for and reviewed at a later date.

The applicant is proposing 26 optional conjoined dwellings, with each unit on its own lot and 9 single-

family dwellings, for a total of 35 lots and five tracts for retention/open space/roadway at an overall density of 4.06 units per acre. The road is proposed to be private (and potentially gated) but the sewer and water systems would be public. The proposed development would be accessed from Amado Lane.

The applicant is proposing the following development standards:

- Minimum Lot Width: 45 feet
- Minimum Lot Size: 3,750 square feet
- Minimum Front Yard Setback: 12 feet (with garage setback at least 20 feet)
- Minimum Side Yard Setback: 5 feet
- Minimum Rear Yard Setback: 20 feet
- Minimum Open Space: 25%

The proposed private street would be 50 ft in width, which is less than the minimum right-of-way width of 60 ft. A pavement width of 21 feet to 27 feet is proposed. On-street parking would be prohibited on the portion of the street with 21 ft width. A 50 foot cul-de-sac radius is proposed, instead of 60 foot radius required by the LDC.

After this community meeting, the Planning and Zoning Commission should provide directions to DRC in regards to their review of the application with regard to the factors identified in [Chapter 7.5-53 \(VI\)\(a\) through \(r\)](#). DRC will then complete its review of the application, and return the petition to the Planning and Zoning Commission for a recommendation to City Council.

The relevant factors itemized for review by the DRC are:

- a. Ingress and egress to property;
- b. Off-street parking and loading areas;
- c. The economic, noise, glare or odor effects;
- d. Refuse and service areas;
- e. Screening and buffering;
- f. Signs;
- g. Required yards and other open space;
- h. Compatibility with adjacent and surrounding properties;
- i. Compliance with ordinances and regulations ;
- j. Doesn't reduce levels of service;
- k. Meets the purpose/intent of the planned development district;
- l. Consistency with the Comprehensive Development Plan.

Fiscal Impact:

NA

Exhibits:

1. Maitland Landings Townhouse-models 102821

- | |
|---|
| 2. Planned Development Plans and Survey
3. Maitland Landings Landscape and Hardscape Submittal 10-7-21 |
| Commission/Board: Planning and Zoning Commission |
| Contact Person: Barrett Chaix 407-539-6213 |
| Reviewed by City Attorney
No |



preliminary conceptual renderings and designs that may change

Townhouses

Maitland Landings

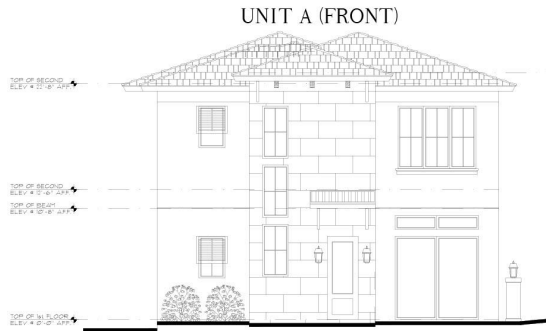


Representative Conceptual Building Design Notes: Townhouses

- All driveways to be a minimum of twenty feet
- Wall material options to include:
 - Cementitious horizontal, vertical, and board and batten siding
 - Brick and or stone
 - Painted and/or natural
 - Stucco, sand finish
 - Corrugated aluminum siding
 - Natural wood plank accents, such as Ipe or similar
 - Stucco, masonry, or metal posts and columns
- Roofing material options to include:
 - Standing seam metal
 - Low slope single ply with parapet or drip edge
 - Architectural style shingles
 - Metal canopies and louvered sun shades, primarily at porches and/or above Openings
- Door and window material:
 - Vinyl clad impact resistant with tinted double insulated panels

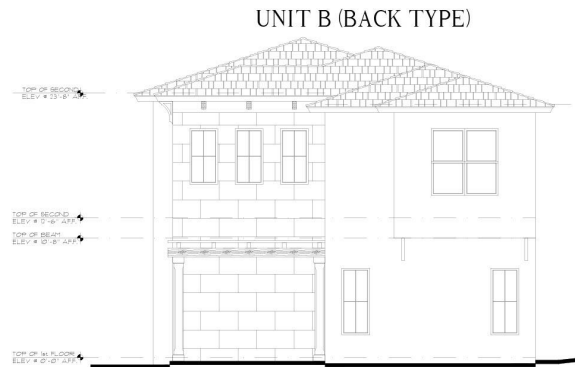


Maitland Landings



RIGHT ELEVATIONS

SCALE: 1/4"=1'-0"
SOUTH ELEVATION



LEFT ELEVATIONS

SCALE: 1/4"=1'-0"
SOUTH ELEVATION



Maitland Landings

preliminary conceptual renderings and designs that may change



preliminary conceptual renderings and designs that may change

Streetscape Scene

Maitland Landings





preliminary conceptual renderings and designs that may change

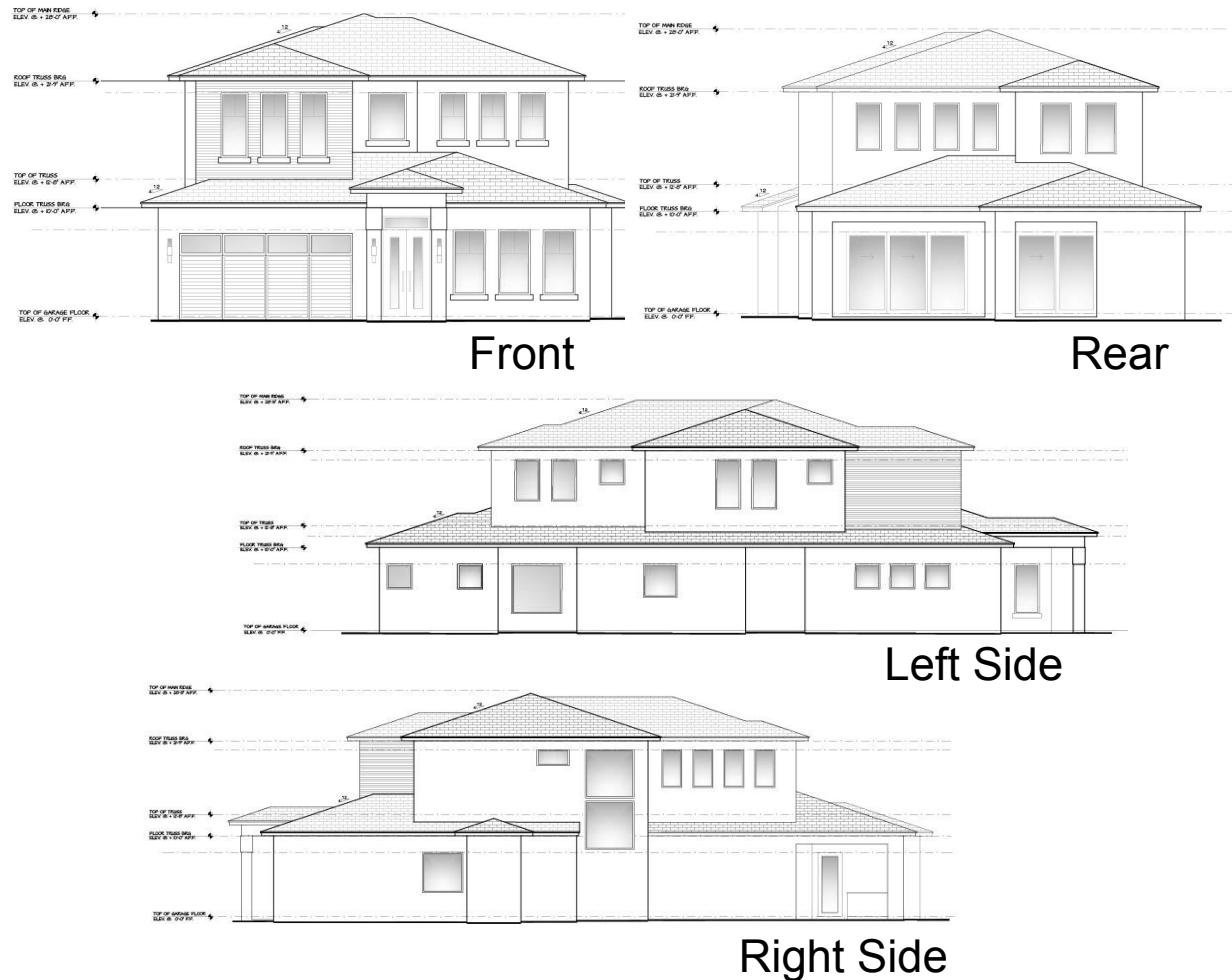
Plan A.1

Maitland Landings



Wall material options to include:

- Cementitious horizontal, vertical, and board and batten siding
- Brick and or stone
- Painted and/or natural
- Stucco, sand finish
- Corrugated aluminum siding
- Natural wood plank accents, such as Ipe or similar
- Stucco, masonry, or metal posts and columns
- Roofing material options to include:
- Standing seam metal
- Low slope single ply with parapet or drip edge
- Architectural style shingles
- Metal canopies and louvered sun shades, primarily at porches and/or above openings
- Door and window material:
- Vinyl clad impact resistant with tinted double insulated panes



Conceptual building elevations, structural heights, general architectural style, and materials

Plan A.1



Maitland Landings



preliminary conceptual renderings and designs that may change

Plan B.1



Maitland Landings

Wall material options to include:

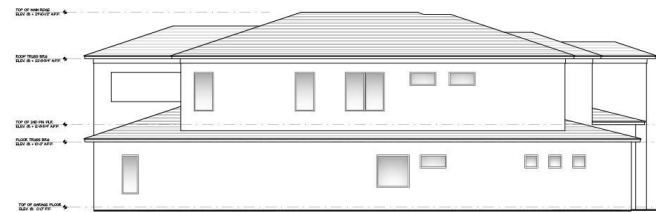
- Cementitious horizontal, vertical, and board and batten siding
 - Brick and or stone
 - Painted and/or natural
 - Stucco, sand finish
 - Corrugated aluminum siding
 - Natural wood plank accents, such as Ipe or similar
 - Stucco, masonry, or metal posts and columns
- Roofing material options to include:
- Standing seam metal
 - Low slope single ply with parapet or drip edge
 - Architectural style shingles
 - Metal canopies and louvered sun shades, primarily at porches and/or above openings
- Door and window material:
- Vinyl clad impact resistant with tinted double insulated panes



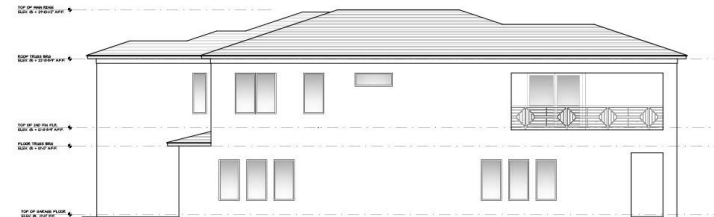
Front



Rear



Left Side



Right Side

Conceptual building elevations, structural heights, general architectural style, and materials

Plan B.1



Maitland Landings

LEGAL DESCRIPTION:

PARCEL 2:
BEGINNING 147 FEET EAST OF THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN EAST 618.4 FEET, SOUTH 27 DEGREES WEST 150 FEET TO NORTH LINE OF OAK AVENUE, NORTHWESTERLY TO THE POINT OF BEGINNING, WOODBRIDGE SUBDIVISION, ACCORDING TO THE PAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:
STRIP 10 FEET WIDE NORTH OF AND ADJOINING LOTS 48 AND 49, 264 FEET LONG, WOODBRIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCELS 4 AND 5:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°55'57" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF LOT 51, WOODBRIDGE SUBDIVISION, AS RECORDED IN PLAT BOOK B, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°55'57" EAST ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 25.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF OAK AVENUE AS RECORDED IN AFOREMENTIONED WOODBRIDGE SUBDIVISION, SAID POINT BEING A POINT ON A CURVE THAT IS CONCAVE NORTHEAST AND HAVING A RADIUS OF 1006.79 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 57°59'57" EAST RUN SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 22°07'18" ALONG THE ARC OF SAID CURVE, A DISTANCE OF 388.72 FEET; TO THE NORTHEAST CORNER OF LOT 52 OF AFOREMENTIONED WOODBRIDGE SUBDIVISION; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 25°32'20" WEST, ALONG THE EAST LINE OF SAID LOT 52, A DISTANCE OF 159.67 FEET; THENCE DEPARTING SAID EAST LINE OF LOT 52 RUN SOUTH 64°27'40" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 25°32'20" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 64°27'40" WEST, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT 52 OF AFOREMENTIONED WOODBRIDGE SUBDIVISION; THENCE RUN SOUTH 25°32'20" WEST, ALONG SAID EAST LINE OF LOT 50, A DISTANCE OF 184.00 FEET, TO THE NORTHWEST CORNER OF LOT 48 AFOREMENTIONED WOODBRIDGE SUBDIVISION; THENCE RUN SOUTH 64°15'19" EAST, ALONG THE NORTHERLY LINE OF LOTS 48 AND 49 AFOREMENTIONED WOODBRIDGE SUBDIVISION, A DISTANCE OF 235.73 FEET TO THE NORTH RIGHT OF WAY LINE OF MAYO AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 169, PAGES 689 TO 693, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°13'32" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF MAYO AVENUE, A DISTANCE OF 170.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH HAVING RADIUS OF 746.20 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'27", A DISTANCE OF 149.87 FEET TO THE SOUTH LINE OF LOT 46 AFOREMENTIONED WOODBRIDGE SUBDIVISION; THENCE RUN SOUTH 89°13'32" WEST, ALONG THE SOUTH LINE OF LOTS 44, 45 AND 46 AFOREMENTIONED WOODBRIDGE SUBDIVISION, A DISTANCE OF 101.40 FEET, TO THE SOUTHWEST CORNER OF LOT 44; THENCE RUN NORTH 00°44'45" WEST, ALONG THE WEST LINE OF LOTS 44, 50 AND 51, AFOREMENTIONED WOODBRIDGE SUBDIVISION, A DISTANCE OF 616.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°44'45" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 341.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°44'45" EAST, A DISTANCE OF 308.01 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 426-A, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75504-2601, SHEET 6; THENCE RUN SOUTH 89°17'26" WEST, ALONG SAID NORTH RIGHT OF WAY OF STATE ROAD 426-A, A DISTANCE OF 377.34 FEET TO THE SOUTHEAST CORNER OF KEVIN LEXINGTON PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 21, PAGES 43 THROUGH 45, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°17'26" WEST, ALONG THE BOUNDARY OF SAID KEVIN LEXINGTON PARK SUBDIVISION, A DISTANCE OF 79.57 FEET; THENCE RUN NORTH 00°42'34" WEST, ALONG THE BOUNDARY OF SAID KEVIN LEXINGTON PARK SUBDIVISION, A DISTANCE OF 110.00 FEET; THENCE RUN NORTH 89°17'26" EAST, ALONG THE BOUNDARY OF SAID KEVIN LEXINGTON PARK SUBDIVISION, A DISTANCE OF 282.39 FEET TO THE SOUTHEAST CORNER OF LOT 12 AFOREMENTIONED KEVIN LEXINGTON PARK SUBDIVISION; THENCE RUN NORTH 00°48'15" WEST, ALONG THE EAST LINE OF LOTS 10, 11 AND 12 AFOREMENTIONED KEVIN LEXINGTON PARK SUBDIVISION, A DISTANCE OF 198.01 FEET, TO THE NORTHEAST CORNER OF LOT 10, SAID POINT BEING ON THE SOUTH LINE OF LOT 7, STONEHILL SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGES 135 AND 136, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°17'27" EAST, ALONG THE SOUTH LINE OF LOTS 7 AND 8, SAID STONEHILL SUBDIVISION, A DISTANCE OF 174.65 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
BEGIN AT THE NORTHEAST CORNER OF LOT 52, WOODBRIDGE, RECORDED IN PLAT BOOK B, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN SOUTH 25 DEGREES WEST ALONG THE EAST LINE OF SAID LOT 52, 159.67 FEET; THENCE SOUTH 67 DEGREES 50 MINUTES 30 SECONDS EAST 124 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 40 SECONDS EAST 76.88 FEET; THENCE NORTH 65 DEGREES WEST 50 FEET; THENCE NORTH 25 DEGREES EAST 100 FEET TO THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE; THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY OF SAID OAK AVENUE, 49.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 7:
BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE, SAID POINT BEING 49.22 FEET SOUTHEASTERLY FROM THE NORTHEAST CORNER OF LOT 52 OF WOODBRIDGE, AS RECORDED IN PLAT BOOK B, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE SOUTH 25 DEGREES WEST 100 FEET; THENCE SOUTH 65 DEGREES EAST 50 FEET; THENCE NORTH 23 DEGREES 10 DEGREES 08 MINUTES EAST 118.20 FEET TO THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE; THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE 50 FEET, MORE OR LESS, TO POINT OF BEGINNING.

INDEX OF SHEETS

C001	COVER SHEET
SVY (4)	BOUNDARY, TOPO, & TREE SURVEY
C002	SYMBOLS AND ABBREVIATIONS
C005	EXISTING CONDITIONS / DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C201	UTILITY / GRADING / DRAINAGE PLAN
C700	VEHICLE CIRCULATION PLAN
C900	DETAILS
L1.0	PRELIMINARY BUFFER FENCING PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2 – L1.3	TREE RETENTION AND REMOVAL PLAN
L1.4	PRELIMINARY FENCE AND GATE DETAILS
L1.5	ENTRY SIGNAGE PLAN



PLANNED DEVELOPMENT
– OPTION 1
PETITION # 2018-01 (AZ-PD)
MAITLAND LANDINGS

SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST
CITY OF MAITLAND, FLORIDA

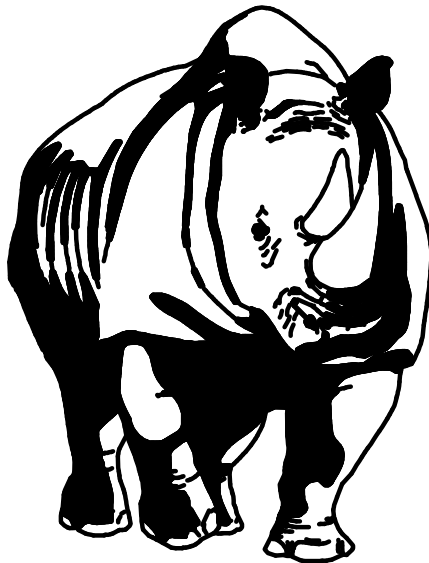
FOR

AG PROPERTIES, LLC

8815 CONROY WINDERMERE ROAD, STE 322

ORLANDO, FLORIDA 32835

(407) 346-6229



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

PROJECT TEAM MEMBERS:

APPLICANT

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(407) 346-6229

ENGINEER

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PHONE: 407-629-8330

SURVEYOR

ALLEN & COMPANY INC.
16 E PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 654-5355

UTILITY PROVIDERS:



POTABLE WATER:

CITY OF MAITLAND
1776 INDEPENDENCE LANE
MAITLAND, FL 32751
PHONE: (407) 539-6222

SAINTARY SEWER:

CITY OF MAITLAND
1776 INDEPENDENCE LANE
MAITLAND, FL 32751
PHONE: (407) 539-6222

THE ITEMS BELOW ARE THE REQUESTED CODE
VARIANCES TO LDC SEC 21-6 MATRIX 1 –
DISTRICT REGULATION – RS3

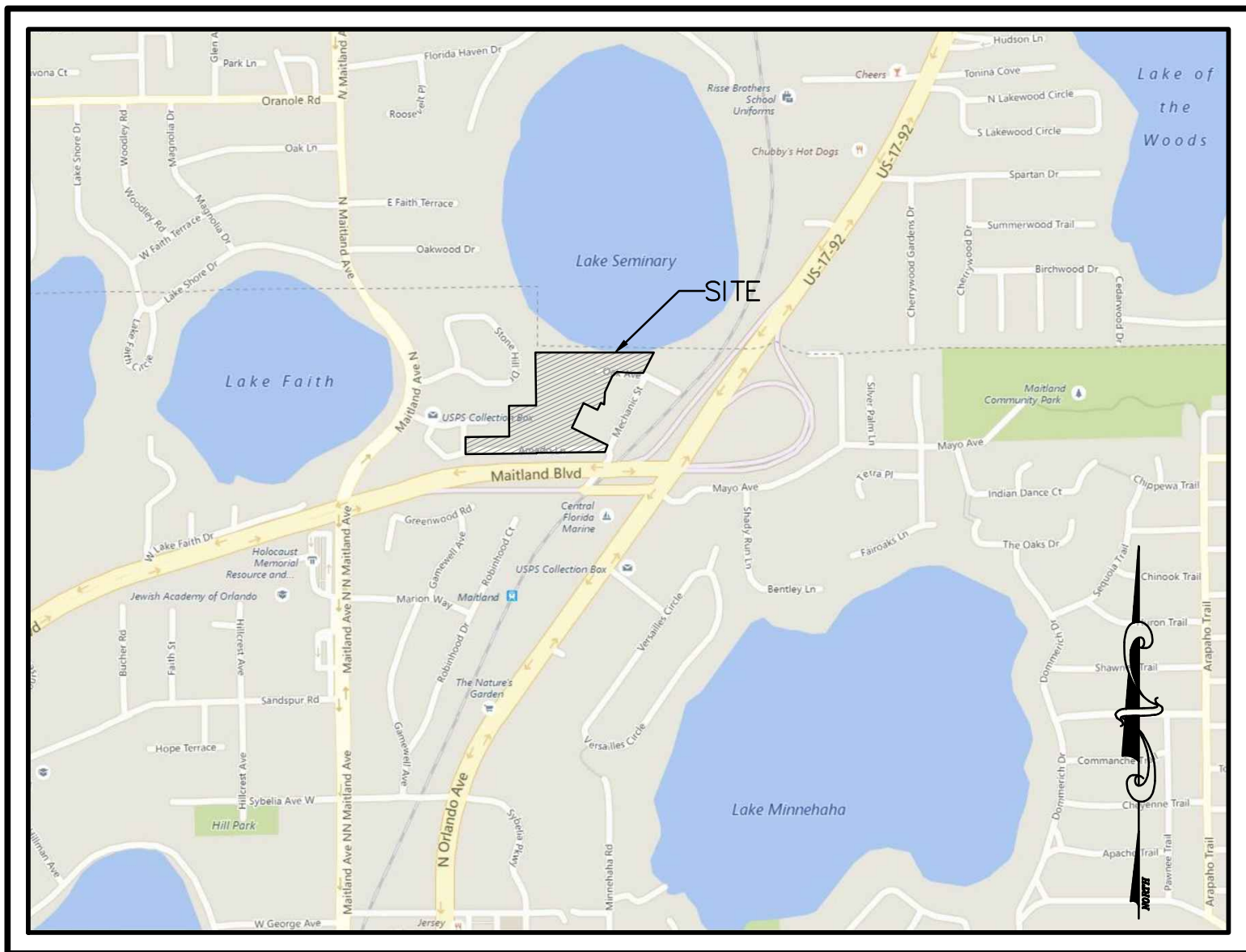
- 1) VARYING LOT WIDTHS ARE REQUESTED TO INCLUDE TWO (2) FORTY-FIVE (45) FT LOT AND TWENTY-SEVEN (27) FIFTY (50) FT LOTS IN LIEU OF THE SEVENTY-FIVE (75) REQUIREMENT. THE PURPOSE OF THIS PD REQUEST IT TO CONSOLIDATE THE EXISTING ZONING INTO A CONSISTENT ZONING CATEGORY WHICH ALLOWS THE APPLICANT TO CONSTRUCT THE PLANNED SINGLE FAMILY PRODUCT A UNIQUELY SHAPED PROPERTY.
- 2) A FRONT YARD SETBACK OF TWELVE (12) FT TO THE BUILDING ONLY IS REQUESTED IN LIEU OF TWENTY (20) FT. THE GARAGE WILL STILL REQUIRE A TWENTY (20) FT SETBACK. THE PURPOSE OF THIS REQUEST IS TO ALLOW FOR VARIOUS ARCHITECTURAL ELEMENTS SUCH AS PORCHES, ETC, TO EXTEND CLOSER TO THE FRONT LOT LINE THAN THE GARAGE.
- 3) A SIDE SETBACK OF FIVE (5) FT IS REQUESTED IN LIEU OF THE 10 FT. THIS IS REQUESTED TO ACCOMPANY THE PROPOSED LOT WIDTH OF FIFTY (50) FT TO ALLOW A STANDARD HOME TO FIT ON THE PROPOSED LOT.
- 4) A SIDE STREET SETBACK OF FOURTEEN (14) FT IS REQUESTED. CODE IS NOT CLEAR ON AN ACTUAL REQUIREMENT FOR THIS ITEM SO THIS HAS BEEN NOTED FOR CLARITY OF THE PROJECT INTENT.
- 5) A MAX LOT COVERAGE OF SEVENTY (70) PERCENT IS REQUESTED IN LIEU OF THIRTY-FIVE (35) PERCENT. THIS ITEM IS REQUESTED BECAUSE IT IS NOT PRACTICAL TO CONSTRUCT A HOME ON THE PROPOSED LOT SIZE AND MAINTAIN AN IMPERVIOUS SURFACE RATIO OF THIRTY-FIVE (35) PERCENT. THE CODE STANDARD MINIMUM PERVIOUS ARE OF THIRTY (30) PERCENT IS NOT AFFECTED BY THE CHANGE IN THIS REQUEST.
- 6) A MINIMUM LOT AREA OF FIVE THOUSAND (5000) SF IS REQUESTED IN LIEU OF SEVENTY-FIVE HUNDRED (7500) SF. THIS ITEM IS REQUESTED DUE TO THE PROPOSED LOT SIZE.

CODE VARIANCES REQUESTED TO LDC SEC 16-40

- 1) A ROW WIDTH OF FIFTY (50) FT IS REQUESTED IN LIEU OF SIXTY (60) FT PER LDC SECTION 16-40 (N). THIS ITEMS IS REQUESTED TO ACCOMPANY THE PROPOSED SINGLE FAMILY SUBDIVISION, AS A SIXTY (60) FT ROW IS NOT A STANDARD ROW WIDTH FOR A RESIDENTIAL SUBDIVISION WITH A CLOSED DRAINAGE SYSTEM SUCH AS THE PROPOSED DEVELOPMENT.
- 2) A PAVEMENT WIDTH OF TWENTY-ONE (21) FT IS REQUESTED IN LIEU OF TWENTY-SEVEN (27) FT PER LDC SECTION 16-40 (N), THIS IS REQUESTED FOR THE SOUTH EAST/WEST ROAD ONLY, ADDITIONALLY THIS ROAD SEGMENT WILL BE POSTED "NO PARKING".
- 3) PRIVATE STREETS ARE REQUESTED IN LIEU OF PUBLIC STREETS PER LDC SECTION 16-40 (L)(M). PRIVATE STREETS ARE REQUESTED BECAUSE THE APPLICANT INTENDS TO GATE THE SUBDIVISION.
- 4) A CENTER LINE RADIUS OF FIFTY (50) FT IS REQUESTED IN LIEU OF SIXTY (60) FT PER LDC SECTION 16-40 (O). THIS REQUEST IS MADE DUE TO THE CONFIGURATION OF THE PROJECT, A VEHICULAR ANALYSIS HAS BEEN PROVIDED SHOWING THAT THE CITY FIRE TRUCK ACCESS CAN STILL BE MAINTAINED WITH THIS REQUEST. PARKING IS TO BE PROHIBITED AROUND THE CURVE.



VICINITY MAP



SCALE: 1" = 1000'



NOT FOR CONSTRUCTION

*PARCEL 1:
LOT 85, WOODBRIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS A RECORDED IN PLAT
BOOK B, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.*

PARCEL 2:
BEGINNING 147 FEET EAST OF THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 21 SOUTH
RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN EAST 616.4 FEET, SOUTH 27 DEGREES WEST 150
FEET TO NORTH LINE OF OAK AVENUE, NORTHWESTERLY TO THE POINT OF BEGINNING, WOODBRIDGE
SUBDIVISION, ACCORDING TO THE PAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 71, PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:
STRIP 10 FEET WIDE NORTH OF AND ADJOINING LOTS 48 AND 49, 264 FEET LONG, WOODBRIDGE
SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 71, PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA.

PARCELS 4 AND 5:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°55'57" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF LOT 51, WOODBRIDGE SUBDIVISION, AS RECORDED IN PLAT BOOK B, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°55'57" EAST ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 25.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF MAYO AVENUE AS RECORDED IN AFOREMENTIONED WOODBRIDGE SUBDIVISION, SAID POINT BEING A POINT ON A CURVE THAT IS CONCAVE NORTHEAST AND HAVING A RADIUS OF 1006.79 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 57°59'57" EAST RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 22°07'18" ALONG THE ARC OF SAID CURVE, A DISTANCE OF 388.72 FEET; TO THE NORTHEAST CORNER OF LOT 52 OF AFOREMENTIONED WOODBRIDGE SUBDIVISION; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 25°32'20" WEST, ALONG THE EAST LINE OF SAID LOT 52, A DISTANCE OF 159.67 FEET; THENCE DEPARTING SAID EAST LINE OF LOT 52 RUN SOUTH 64°27'40" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 25°32'20" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 64°27'40" WEST, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF LOT 50 AFOREMENTIONED WOODBRIDGE SUBDIVISION; THENCE RUN SOUTH 25°32'20" WEST, ALONG SAID EAST LINE OF LOT 50, A DISTANCE OF 184.00 FEET TO THE NORTHWEST CORNER OF LOT 49 OF AFOREMENTIONED WOODBRIDGE SUBDIVISION; THENCE RUN SOUTH 64°15'19" EAST, ALONG THE NORTHERLY LINE OF LOTS 48 AND 49 AFOREMENTIONED WOODBRIDGE SUBDIVISION, A DISTANCE OF 235.73 FEET TO THE NORTH RIGHT OF WAY LINE OF MAYO AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 169, PAGES 689 TO 693, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°13'32" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF MAYO AVENUE, A DISTANCE OF 170.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH HAVING RADIUS OF 746.20 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'27", A DISTANCE OF 149.87 FEET TO THE SOUTH LINE OF LOT 46 AFOREMENTIONED WOODBRIDGE SUBDIVISION; THENCE RUN SOUTH 89°13'32" WEST, ALONG SAID SOUTH LINE OF SAID AFOREMENTIONED WOODBRIDGE SUBDIVISION, A DISTANCE OF 101.40 FEET, TO THE SOUTHWEST CORNER OF LOT 44; THENCE RUN NORTH 00°44'45" WEST, ALONG THE WEST LINE OF LOTS 44, 50 AND 51, AFOREMENTIONED WOODBRIDGE SUBDIVISION, A DISTANCE OF 616.36 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°44'45" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 341.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°44'45" EAST, A DISTANCE OF 308.01 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 426-A, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75504-2601, SHEET 6; THENCE RUN SOUTH 89°17'26" WEST, ALONG SAID NORTH RIGHT OF WAY OF STATE ROAD 426-A, A DISTANCE OF 377.34 FEET TO THE SOUTHEAST CORNER OF KEWIN LEXINGTON PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 21, PAGES 43 THROUGH 45, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°17'26" WEST, ALONG THE BOUNDARY OF SAID KEWIN LEXINGTON PARK SUBDIVISION, A DISTANCE OF 79.57 FEET; THENCE RUN NORTH 00°42'34" WEST, ALONG THE BOUNDARY OF SAID KEWIN LEXINGTON PARK SUBDIVISION, A DISTANCE OF 110.00 FEET; THENCE RUN NORTH 89°17'26" EAST, ALONG THE BOUNDARY OF SAID KEWIN LEXINGTON PARK SUBDIVISION, A DISTANCE OF 282.39 FEET TO THE SOUTHEAST CORNER OF LOT 12 AFOREMENTIONED KEWIN LEXINGTON PARK SUBDIVISION; THENCE RUN NORTH 00°48'15" WEST, ALONG THE EAST LINE OF LOTS 10, 11 AND 12, AFOREMENTIONED KEWIN LEXINGTON PARK SUBDIVISION, A DISTANCE OF 198.01 FEET, TO THE NORTHEAST CORNER OF LOT 10, SAID POINT BEING ON THE SOUTH LINE OF LOT 7 STONEHILL SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGES 135 AND 136, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°17'22" EAST, ALONG THE SOUTH LINE OF LOTS 7 AND 8, SAID STONEHILL SUBDIVISION, A DISTANCE OF 174.65 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
BEGIN AT THE NORTHEAST CORNER OF LOT 52, WOODBRIDGE, RECORDED IN PLAT BOOK B, PAGE 71,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN SOUTH 25 DEGREES WEST ALONG THE
EAST LINE OF SAID LOT 52, 159.67 FEET; THENCE SOUTH 67 DEGREES 50 MINUTES 30 SECONDS
EAST 124 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 40 SECONDS EAST 76.88 FEET; THENCE
NORTH 65 DEGREES WEST 50 FEET; THENCE NORTH 25 DEGREES EAST 100 FEET TO THE SOUTH
RIGHT OF WAY LINE OF OAK AVENUE; THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY OF SAID
OAK AVENUE, 49.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 7: BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE, SAID POINT BEING 49.22 FEET SOUTHEASTERLY FROM THE NORTHEAST CORNER OF LOT 52 OF WOODBRIDGE, AS RECORDED IN PLAT BOOK B, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE SOUTH 25 DEGREES WEST 100 FEET; THENCE SOUTH 65 DEGREES EAST 50 FEET; THENCE NORTH 23 DEGREES 10 DEGREES 08 MINUTES EAST 119.20 FEET TO THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE; THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE 50 FEET, MORE OR LESS, TO POINT OF BEGINNING.

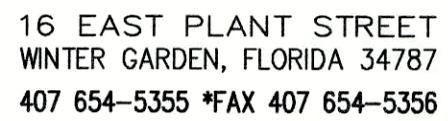
PAGE 1 COVER SHEET
PAGE 2 BOUNDARY SHEET
PAGE 3 TOPOGRAPHY SHEET
PAGE 4 TREE SHEET



1. BEARINGS SHOWN HEREON ARE ASSUMED ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30—21—30, BEING SOUTH 00°44'19" EAST.
2. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD, PROVIDED BY THE CLIENT.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
8. THE LANDS SHOWN HEREON LIE IN ZONE A, DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1201790165F, MAP NUMBER 12095C0165F, MAP REVISED SEPTEMBER 25, 2009.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
10. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
11. WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, ORDER NO. 6076503, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 19, 2016 AT 11:00 P.M. THOSE INSTRUMENTS INCLUDED IN SCHEDULE B, SECTION 2, OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
12. THE UNDERGROUND WATER LINE SHOWN HEREON IS BASED ON THE ABOVE GROUND MARKINGS OF THE SUBSURFACE UTILITY. THE SURVEYOR CANNOT CERTIFY AS TO THE ACCURACY OF THE ABOVE GROUND MARKINGS AS THEY RELATE TO THE LOCATION OF THE SUBSURFACE UTILITY.
13. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM, BENCHMARK NUMBER S-1405-053, ELEVATION BEING 86.401 (NORTH AMERICAN VERTICAL DATUM 1988).

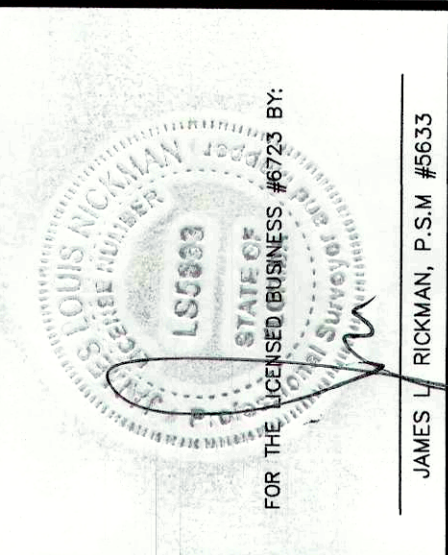
5. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF WOODBRIDGE, RECORDED IN PLAT BOOK B, PAGE 71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NO DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS WERE PROVIDED TO THE SURVEYOR. MATTERS RELATING THE PLAT HAVE BEEN ADDRESSED.

3. EASEMENT IN FAVOR OF FLORIDA PUBLIC SERVICE COMPANY, A FLORIDA CORPORATION, RECORDED OCTOBER 26, 1926 IN MISCELLANEOUS BOOK 42, PAGE 507, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (PARCELS 4 AND 5). AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.
7. RESERVATION OF ROAD RIGHT OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED APRIL 7, 1943 IN DEED BOOK 602, PAGE 534, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (PARCELS 4 AND 5). UNABLE TO DETERMINE THE AFFECT OF THIS EXCEPTION, IT IS UNKNOWN TO THE SURVEY IF THERE WAS EXISTENCE OF A STATE ROAD WITHIN 100 FEET OF THE CENTERLINE TO THE SUBJECT PROPERTY AT THE TIME THE DEED WAS PREPARED.
8. PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED JANUARY 1, 1945 IN DEED BOOK 648, PAGE 292, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOTE: AS TO SAID RESERVATION, THE RIGHT OF ENTRY HAS BEEN RELEASED PURSUANT TO FLORIDA STATUTE 270.11). (PARCELS 4 AND 5). AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.
9. PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED JANUARY 1, 1945 IN DEED BOOK 648, PAGE 293, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOTE: AS TO SAID RESERVATION, THE RIGHT OF ENTRY HAS BEEN RELEASED PURSUANT TO FLORIDA STATUTE 270.11). (PARCELS 1 THROUGH 5). AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.
10. ACCESS EASEMENT AGREEMENT BY AND BETWEEN CITADEL OF FAITH AND FREEDOM, INC., A FLORIDA CORPORATION NOT FOR PROFIT, GRANTOR, AND EURO AMERICAN INVESTORS GROUP, LTD., A FLORIDA LIMITED PARTNERSHIP, THE KEEVIN COMPANY, A FLORIDA CORPORATION, AND STRAATHOVEN BEHEER B.V., A DUTCH CORPORATION, GRANTEE, RECORDED JULY 1, 1986 IN OFFICIAL RECORDS BOOK 3802, PAGE 989, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (PARCELS 4 AND 5). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
11. UTILITY EASEMENT BY AND BETWEEN SUMMIT CHARTER SCHOOLS, GRANTOR AND THE CITY OF MAITLAND, FLORIDA, A MUNICIPAL CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, GRANTEE, RECORDED MAY 1, 2007 IN OFFICIAL RECORDS BOOK 9237, PAGE 3475, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (PARCELS 4 AND 5). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.



**BOUNDARY, TOPOGRAPHIC
AND TREE SURVEY**
OF
MAITLAND LANDINGS
SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

FOR:
BAKER HOSTETLER

[illegible]

JOB # _____ 20170204
DATE: _____ 9/13/2017
SCALE: _____ 1" = 50'
CALC BY: _____ SEJ
FIELD BY: _____ GB
DRAWN BY: _____ SEJ
CHECKED BY: _____ JLR

SHEET 1 OF 4



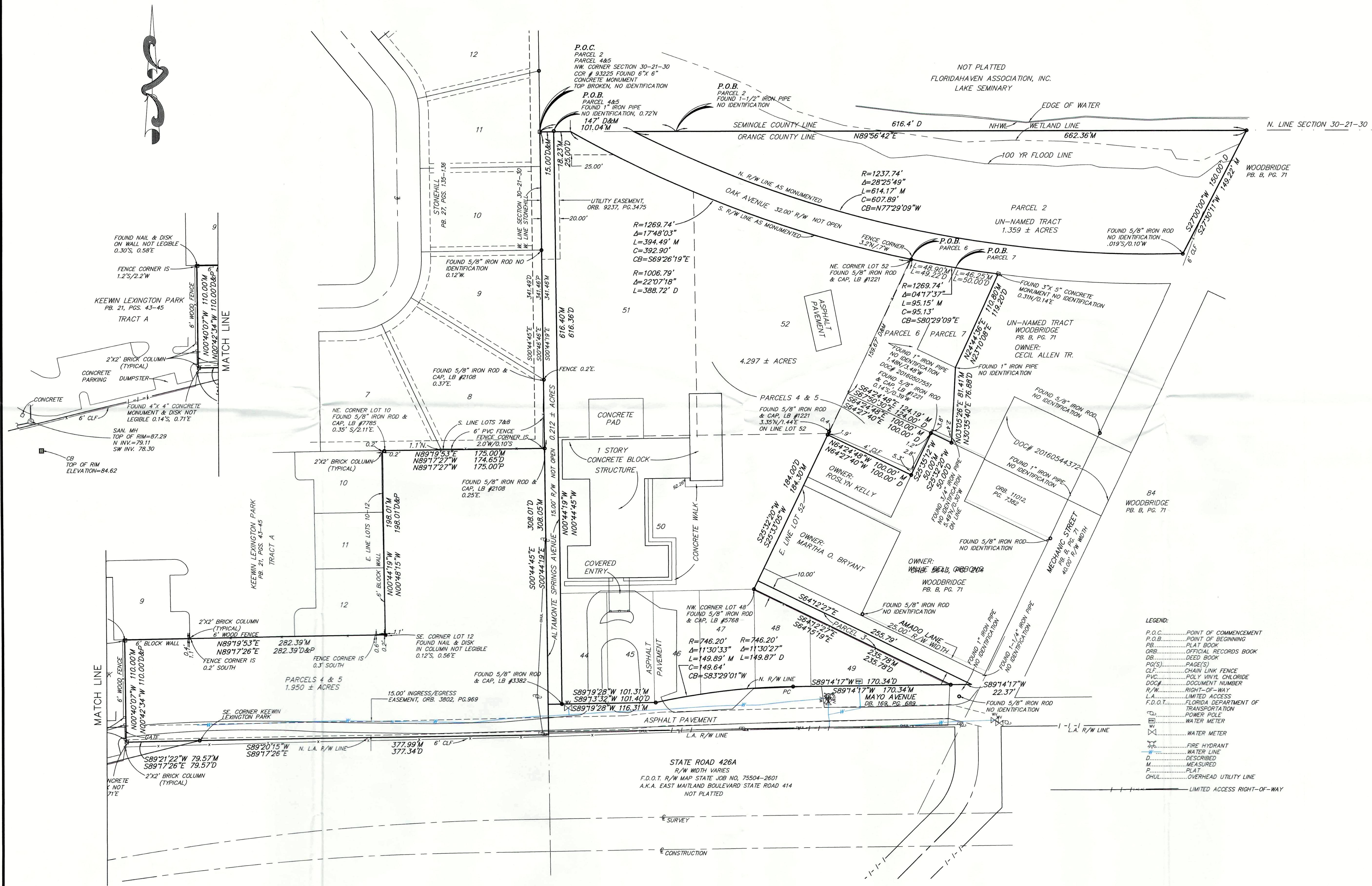
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

BOUNDARY SURVEY
OF
MAITLAND LANDINGS
SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

FOR:
BAKER HOSTETLER

DATE	REVISIONS
03/17/18	REMOVE LOT 85

JOB # 20170204
DATE: 9/13/2017
SCALE: 1" = 50'
CALC BY: SEJ
FIELD BY: GB
DRAWN BY: SEJ
CHECKED BY: JLR



- LEGEND:
- P.O.C.....POINT OF COMMENCEMENT
 - P.O.B.....POINT OF BEGINNING
 - P.B.....PLAT BOOK
 - ORB.....OFFICIAL RECORDS BOOK
 - DB.....DEED BOOK
 - PG(S).....PAGE(S)
 - CLF.....CHAIN LINK FENCE
 - PVC.....POLY VINYL CHLORIDE
 - DOC#.....DOCUMENT NUMBER
 - R/W.....RIGHT-OF-WAY
 - L.A.....LIMITED ACCESS
 - F.D.O.T.....FLORIDA DEPARTMENT OF TRANSPORTATION
 -POWER POLE
 -WATER METER
 -WATER METER
 -FIRE HYDRANT
 -WATER LINE
 - D.....DESCRIBED
 - M.....MEASURED
 - P.....PLAT
 - OHUL.....OVERHEAD UTILITY LINE
 -LIMITED ACCESS RIGHT-OF-WAY



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

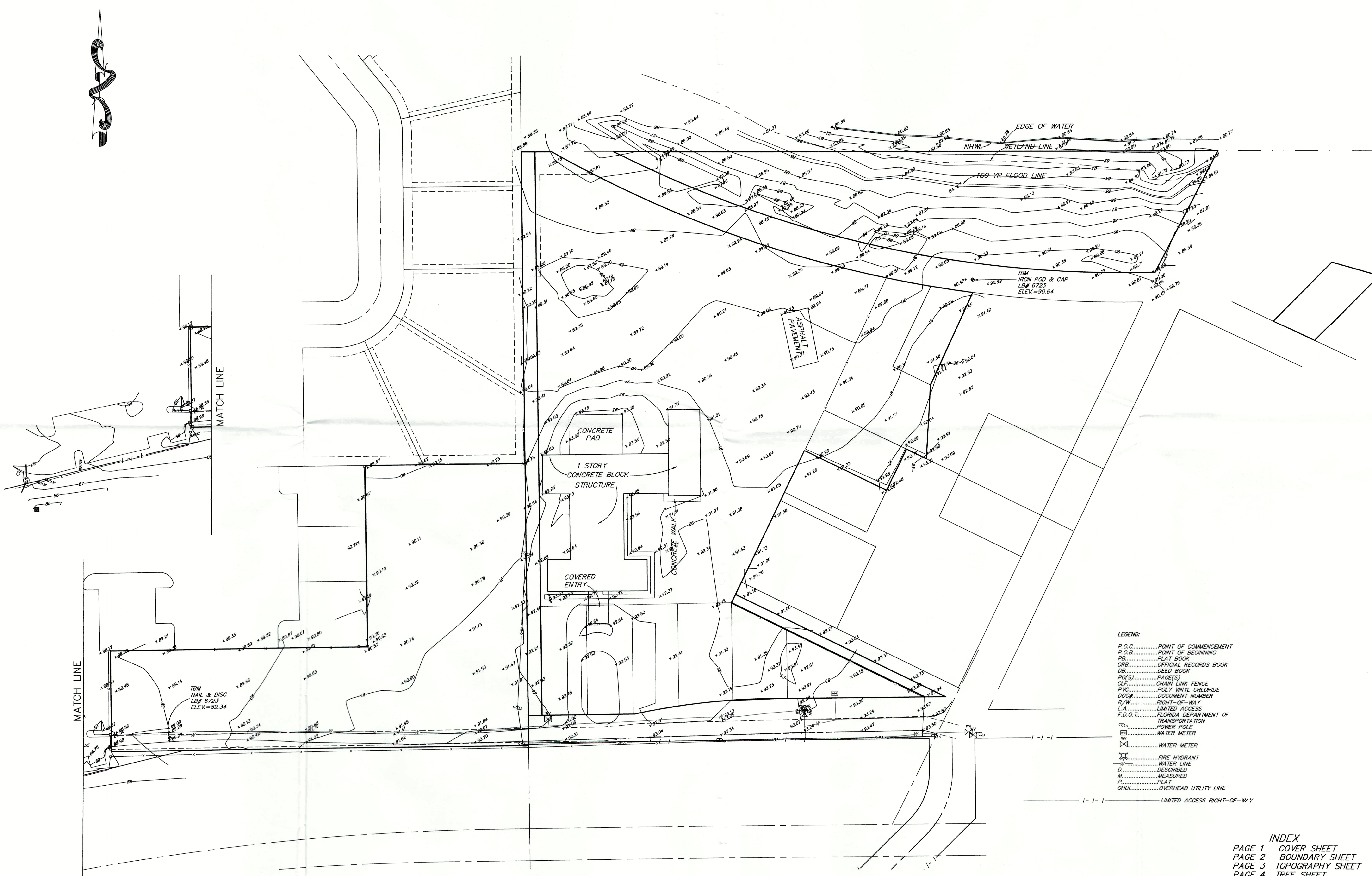
TOPOGRAPHIC SURVEY
OF
MAITLAND LANDINGS
SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

FOR:
BAKER HOSTETLER

DATE	REVISIONS
9/21/17	THREE AND OFFSITE TOPO

JOB # 20170204
DATE: 9/13/2017
SCALE: 1" = 50'
CALC BY: SEJ
FIELD BY: GB
DRAWN BY: SEJ/DY
CHECKED BY: JLR

SHEET 3 OF 4



- LEGEND:
- P.O.C.....POINT OF COMMENCEMENT
 - P.O.B.....POINT OF BEGINNING
 - P.B.....PLAT BOOK
 - O.R.B.....OFFICIAL RECORDS BOOK
 - D.B.....DEED BOOK
 - P.C(S).....PAGE(S)
 - C.L.F.....CHAIN LINK FENCE
 - P.V.C.....POLY VINYL CHLORIDE
 - D.O.C.....DOCUMENT NUMBER
 - R/W.....RIGHT-OF-WAY
 - L.A.....LIMITED ACCESS
 - F.D.O.T.....FLORIDA DEPARTMENT OF TRANSPORTATION
 - P.O.....POWER POLE
 - W.....WATER METER
 - W.....WATER METER
 - F.H.....FIRE HYDRANT
 - W.L.....WATER LINE
 - D.....DESCRIBED
 - M.....MEASURED
 - P.....PLAT
 - O.H.U.L.....OVERHEAD UTILITY LINE
 - |-|-|.....LIMITED ACCESS RIGHT-OF-WAY

INDEX
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PAGE 3 TOPOGRAPHY SHEET
PAGE 4 TREE SHEET

TREE POINT TABLE	
POINT NUMBER	DESCRIPTION
2000	TWIN 28" OAK
2001	10" OAK
2002	19" OAK
2003	9" OAK
2004	7" OAK
2005	13" OAK
2006	7" OAK
2007	6" OAK
2008	9" OAK
2009	22" OAK
2010	TWIN 6" OAK
2011	15" PINE
2012	11" OAK
2013	9" OAK
2014	8" OAK
2015	14" OAK
2016	6" OAK
2017	6" OAK
2018	TWIN 8" OAK
2019	9" OAK
2020	14" PALM
2021	14" PALM
2022	10" OAK
2023	9" OAK
2024	6" OAK
2025	TRIPLE 30" OAK
2026	TWIN 11" OAK
2027	8" OAK
2028	8" OAK
2029	7" OAK
2030	6" OAK
2031	13" OAK
2032	13" OAK
2033	7" OAK
2034	7" OAK
2035	14" OAK
2036	9" OAK
2037	12" OAK
2038	13" OAK
2039	15" OAK
2040	10" OAK CLUSTER
2041	9" OAK
2042	12" UNKNOWN (TYP)
2043	24" OAK
2046	14" OAK
2047	11" OAK
2048	TWIN 8" OAK
2049	TWIN 14" CAMPHOR
2050	18" OAK
2051	9" OAK
2052	9" OAK
2053	10" OAK
2054	8" OAK
2055	8" OAK
2056	8" OAK
2057	9" OAK
2058	7" OAK
2059	6" OAK
2060	6" OAK
2061	7" OAK
2062	6" OAK
2063	10" OAK
2064	9" OAK
2065	7" OAK
2066	8" OAK
2067	14" OAK
2068	14" OAK
2069	9" OAK
2070	8" OAK
2071	8" OAK
2072	9" OAK
2073	13" OAK
2074	11" UNKNOWN (TYP)
2075	13" OAK
2076	6" OAK
2077	6" OAK
2078	TWIN 8" OAK
2079	8" OAK
2080	10" OAK CLUSTER
2081	6" OAK
2082	13" OAK
2083	6" OAK
2084	6" OAK
2085	10" OAK
2087	TWIN 24" OAK
2088	6" OAK
2089	13" OAK
2090	8" OAK
2091	9" OAK
2092	7" OAK
2093	10" OAK
2094	8" OAK
2095	7" OAK
2096	11" OAK
2097	15" OAK
2098	16" OAK
2099	8" OAK
2100	8" OAK
2101	9" OAK
2102	9" OAK
2103	12" OAK

2104	11" OAK
2105	6" OAK
2106	13" OAK
2107	10" OAK
2108	12" OAK
2109	6" OAK
2110	TWIN 8" UNKNOWN (TYP)
2111	9" OAK
2112	10" OAK
2113	12" OAK
2114	TRIPLE 24" OAK
2115	8" OAK
2116	8" OAK
2117	TWIN 18" OAK
2118	12" OAK
2119	10" OAK
2120	10" OAK
2121	10" OAK
2122	10" OAK
2123	16" OAK
2124	10" CAMPHOR
2125	8" CAMPHOR
2126	10" PALM
2127	12" OAK
2128	12" OAK
2129	7" CAMPHOR
2130	22" OAK
2131	12" OAK
2132	14" OAK
2133	16" OAK
2134	10" CAMPHOR
2135	12" OAK
2136	8" OAK
2137	19" OAK
2138	12" PALM
2139	27" OAK
2140	10" UNKNOWN (TYP)
2141	TWIN 24" OAK
2142	9" CAMPHOR
2143	12" OAK
2144	24" OAK
2145	20" OAK
2146	20" OAK
2147	21" OAK
2148	10" OAK
2149	8" OAK
2150	11" OAK
2151	18" PALM
2152	9" PALM
2153	24" OAK
2154	9" OAK
2155	14" OAK
2156	6" CAMPHOR
2157	8" OAK
2158	21" OAK
2159	20" OAK
2160	36" CAMPHOR
2161	TWIN 24" CAMPHOR
2162	8" CAMPHOR
2163	14" CAMPHOR
2164	8" CAMPHOR
2165	8" UNKNOWN (TYP)
2166	18" OAK
2167	6" OAK
2168	22" OAK
2169	8" LIGUSTRUM
2170	8" LIGUSTRUM
2171	8" CAMPHOR
2172	24" OAK
2173	24" OAK
2174	15" OAK
2175	15" OAK
2176	10" UNKNOWN (TYP)
2177	10" OAK
2178	10" TREE
2179	TWIN 11" OAK
2180	29" OAK
2181	18" OAK
2182	23" OAK
2183	8" AUSTRALIAN PINE
2184	18" OAK
2185	20" OAK
2187	10" OAK
2188	24" OAK
2189	24" OAK
2190	10" OAK
2193	6" OAK
2194	22" OAK
2195	12" OAK
2196	14" OAK
2197	14" OAK
2198	17" OAK
2199	17" OAK
2202	12" CAMPHOR
2203	10" CAMPHOR
2204	20" OAK
2205	24" OAK
2206	20" OAK
2207	6" CAMPHOR
2208	6" CAMPHOR
2209	6" CAMPHOR
2210	10" CAMPHOR
2211	14" CAMPHOR
2212	7" CAMPHOR

2213	7" CAMPHOR
2214	TWIN 8" CAMPHOR
2215	24" OAK
2216	10" OAK
2217	10" OAK
2218	12" OAK
2219	19" OAK
2220	8" CAMPHOR
2221	8" OAK
2222	8" OAK
2223	TWIN 8" CAMPHOR
2224	18" OAK
2225	20" OAK
2226	16" PINE
2227	24" OAK
2228	TRIPLE 18" OAK
2229	10" OAK
2230	18" OAK
2231	28" OAK
2232	16" OAK
2233	TWIN 6" CAMPHOR
2234	7" LIGUSTRUM
2241	10" OAK
2242	8" OAK
2243	16" OAK
2245	TWIN 6" TREE
2246	12" OAK
2247	12" OAK
2248	12" OAK
2249	12" OAK
2250	12" OAK
2252	8" OAK
2253	12" OAK
2254	7" OAK
2255	12" OAK
2256	6" OAK
2257	7" OAK
2258	7" OAK
2259	20" OAK
2260	8" PALM
2261	10" PALM
2262	6" CAMPHOR

2263	6" CAMPHOR
2264	30" OAK
2265	10" OAK
2266	12" OAK
2267	10" OAK
2268	10" OAK
2269	9" OAK
2270	12" OAK
2271	8" OAK
2272	TWIN 8" CAMPHOR
2273	12" OAK
2274	12" OAK
2275	TWIN 8" CAMPHOR
2276	8" CAMPHOR
2277	12" OAK
2278	10" OAK
2280	14" OAK
2281	18" OAK
2282	6" CAMPHOR
2283	8" OAK
2284	8" OAK
2285	24" OAK
2286	6" OAK
2287	14" OAK
2288	14" OAK
2289	7" CAMPHOR
2290	8" CAMPHOR
2291	6" CAMPHOR
2292	8" PALM
2293	TWIN 10" CAMPHOR
2294	10" OAK
2295	10" OAK
2296	20" OAK
2297	12" OAK
2298	10" OAK
2299	6" OAK
2300	6" MAGNOLIA
2301	20" OAK
2302	12" PALM
2303	20" OAK
2304	TRIPLE 12" OAK
2305	24" OAK

2306	13" OAK
2307	13" OAK
2308	10" OAK
2309	8" OAK
2310	14" OAK
2311	10" OAK
2312	10" OAK
2313	10" OAK
2314	14" OAK
2315	12" OAK
2316	8" OAK
2317	14" OAK
2318	11" OAK
2319	12" OAK
2320	6" OAK
2321	14" OAK
2322	12" OAK
2323	12" OAK
2324	24" OAK
2325	8" OAK
2326	10" OAK
2327	8" OAK
2328	6" OAK
2329	6" OAK
2330	12" OAK
2331	8" OAK
2332	6" CAMPHOR
2333	10" OAK
2334	10" OAK
2335	8" OAK
2336	6" CAMPHOR
2337	6" CAMPHOR
2338	12" OAK
2339	10" CAMPHOR
2340	7" OAK
2341	7" OAK
2342	10" OAK
2343	10" OAK
2344	12" OAK
2345	14" OAK
2346	10" OAK
2347	6" OAK

2348	10" OAK
2349	6" CAMPHOR
2350	TWIN 16" OAK
2351	18" OAK
2352	7" OAK
2353	7" TREE
2354	10" OAK
2355	12" OAK
2356	12" OAK
2357	12" OAK
2358	10" OAK
2359	14" OAK
2360	10" OAK
2361	10" OAK
2362	10" OAK
2363	8" OAK
2364	12" OAK
2365	6" PALM
2366	12" OAK
2367	8" OAK
2368	8" OAK
2369	8" OAK
2370	7" OAK
2371	16" OAK
2372	11" OAK
2373	7" OAK
2374	6" PALM
2375	TWIN 8" CAMPHOR
2376	22" OAK
2377	18" OAK
2378	11" CHINABERRY
2379	22" OAK
2380	10" PALM
2381	7" PALM CLUSTER
2382	14" OAK
2383	12" PALM
2384	12" PALM
2387	14" OAK
2388	8" OAK
2389	13" OAK
2390	TWIN 6" CAMPHOR
2391	24" OAK

2392	12" OAK
2393	TWIN 11" OAK
2394	9" OAK
2395	8" CAMPHOR CLUSTER
2396	TRIPLE 12" OAK
2397	12" OAK
2398	13" OAK
2399	24" OAK
2400	16" OAK
2401	21" OAK
2402	11" PALM
2403	9" UNKNOWN (TYP)
2404	6" UNKNOWN (TYP)
2405	TWIN 8" UNKNOWN (TYP)
1017	8" OAK
1018	6" OAK
1019	6" OAK
1020	9" OAK
1023	14" OAK
1024	6" OAK
1025	6" OAK
1026	14" OAK
1027	12" OAK
1028	12" OAK
1029	9" OAK
1030	13" OAK
1031	10" OAK
1032	17" OAK
1034	6" OAK
1035	6" OAK
1036	6" OAK
1037	7" OAK
1038	6" OAK
1039	6" OAK
1041	6" OAK
1042	12" OAK
1043	12" PALM
1044	27" OAK
1045	7" OAK
1046	6" OAK
1047	6" OAK
1048	14" OAK
1049	9" OAK

1050	18" OAK
1051	6" OAK
1052	7" OAK
1053	6" OAK
1054	8" OAK
1055	11" OAK
11002	24X14" OAK
11003	19" OAK
11004	19" OAK
11005	12" OAK
11006	19" OAK
11007	20" OAK
11008	18" OAK
11009	18" OAK
11010	8" MAPLE
11011	9" OAK
11012	MAPLE 7
11013	12" OAK
11014	10" OAK
11015	10" OAK
11016	10" OAK
11017	11" OAK
11018	15" OAK
11019	10" OAK
11020	7" MAPLE
11021	13" OAK
11022	14" OAK
11023	9" OAK
11024	6" OAK
11025	9" OAK
11026	11" OAK
11027	9" OAK
11028	9" OAK
11029	6" OAK
11030	6" OAK
11031	13" PALM
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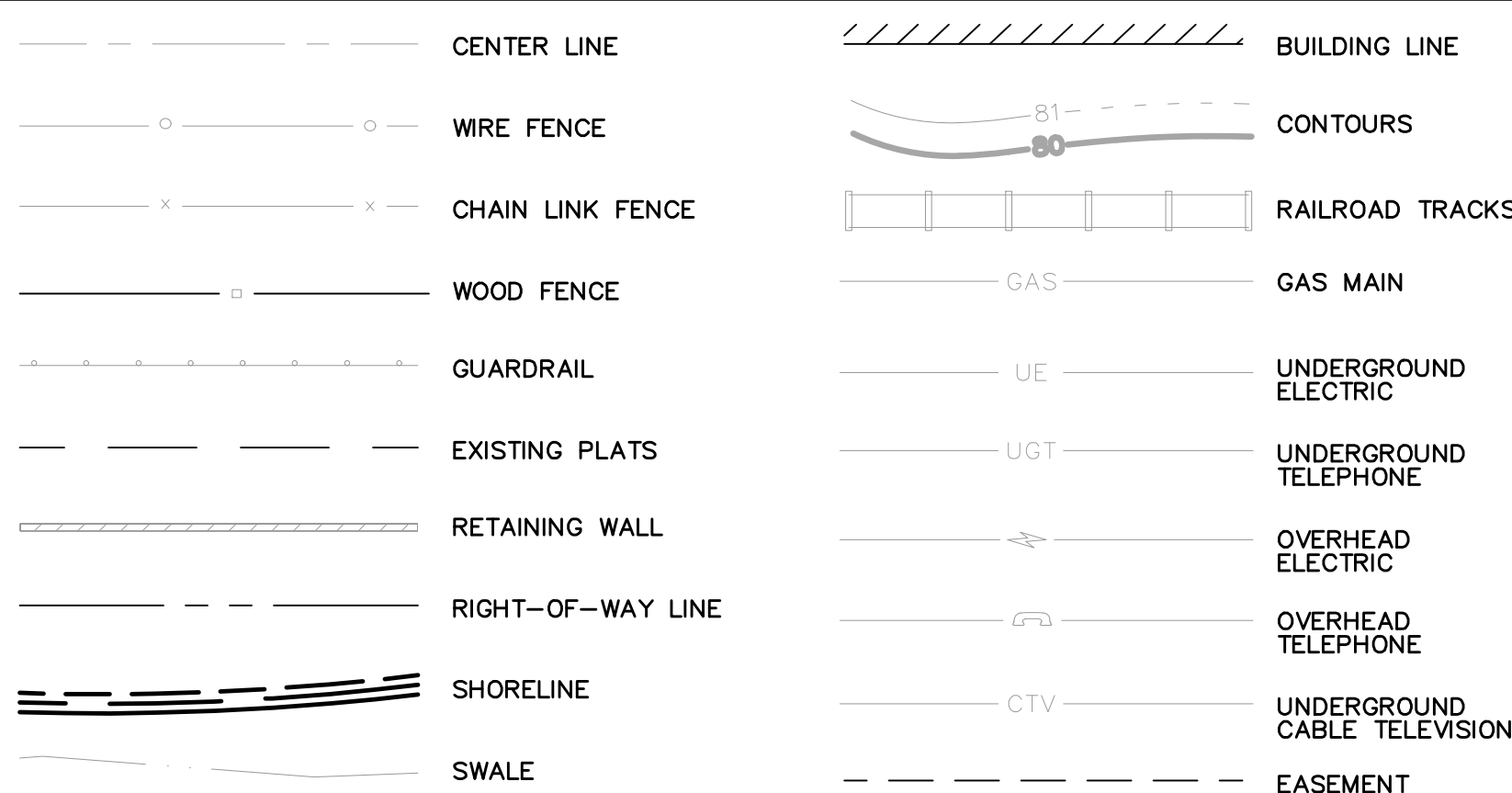
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11048	14" OAK
11049	18" OAK
11050	7" OAK
11051	6" OAK
11052	10" OAK
11053	9" OAK
11054	12" OAK
11055	8" OAK
11056	7" OAK
11057	8" OAK
11058	12" OAK
11059	6" OAK
11060	7" OAK
11063	7" OAK
11065	6" OAK
11067	22" OAK
11068	17" OAK
11072	9" OAK
11073	11" OAK
11074	15" OAK
11075	36" OAK
11078	8" OAK
11079	15" OAK
11080	17" OAK
11081	15" OAK
11082	6" OAK
11136	18" OAK
11137	12" OAK
11138	26" OAK
11146	15" OAK
11147	12" PALM

ABBREVIATIONS

A		F		P	
AB	AREA	F&C	FRAME AND COVER	PC	POINT OF CURVATURE
ABD	ANCHOR BOLT	FD	FLOOR DRAIN	PCC	POINT OF COMPOUND CURVATURE
AC	ABANDON(ED)	FDN	FOUNDATION	PEP	POLYETHYLENE PIPE
AC	ACRES()	FDOT	FLORIDA DEPARTMENT	PP	PROFILE GRADE POINT
AC-FT	ACRE FOOT/FEET	FT	OF TRANSPORTATION	PI	POINT OF INTERSECTION
ACP	ASBESTOS CEMENT PIPE	FTI	FINISHED FLOOR	P/L	PROPERTY LINE
ADDL	ADDITIONAL	FG	FINISHED GRADE	POB	POINT OF BEGINNING
ADT	AVERAGE DAILY TRAFFIC	FH	FIRE HYDRANT	POJ	PUSH ON JOINT
AL	ALUMINUM	FI	FURNISH AND INSTALL	PP	POWER POLE
ALT	ALTERNATE	FIG	FIGURE	PR	PHONE RISER
AMP	BEFORE NOON	FIN	FINISH	PRC	POINT OF REVERSE CURVATURE
AMP	AMPERE(S)	FIT	FITTING	PRESS	PRESSURE
APPROX	APPROXIMATE	FL	FENCE LINE	PROJ	PROJECT
ARV	AIR RELEASE VALVE	FLR	FLOOR	PROP	PROPOSED
ARVV	AIR RELEASE VACUUM VALVE	FLEX	FLEXIBLE	PRVC	POINT OF REVERSE VERTICAL CURVATURE
ASPH	ASPHALT	FLAN	FLANGE	PS	POUNDS PER SQUARE FOOT
ASSY	ASSEMBLY	FM	FORCE MAIN	PSI	POUNDS PER SQUARE INCH
AVE	AVENUE	FND	FOUND	PT	POINT OF TANGENCY
AVG	AVERAGE	FPH	FEET PER HOUR	PVC	POLYVINYL CHLORIDE
AZ	AZIMUTH	FPM	FEET PER MINUTE	PWT	PAVEMENT
		FPS	FEET PER SECOND	PWR	POWER
		FT	FEET/FOOT		
		FTG	FOOTING		
B		G		Q	
BFP	BACKFLOW PREVENTER	GA	GAUGE	R	RADIUS
BLD	BASELINE	GAL	GALLON	RCP	REINFORCED CONCRETE PIPE
BLVD	BUILDING	GALV	GALVANIZED	RCPA	REINFORCED CONCRETE PIPE ARCH
BM	BENCH MARK	GM	GAS MAIN	RD	ROAD
BND	BOUNDARY	GPD	GALLONS PER DAY	RDY	ROADWAY
BO	BLOWOFF	GPH	GALLONS PER MINUTE	RED	REDUCER
BOC	BACK OF CURB	GPM	GALLONS PER MINUTE	REF	REFERENCE
BOT	BOTTOM	GPS	GALLONS PER SECOND	REIN	REINFORCE(D)
BRG	BEARING	GR	GUARD RAIL	REQD	REQUIRED
BS	BOTTOM OF SLOPE	GRD	GROUND/GRADE	REV	REVISION
BV	BUTTERFLY VALVE	GSP	GALVANIZED STEEL PIPE	RPM	REVOLUTIONS PER MINUTE
		GV	GATE VALVE	RR	RAILROAD
		GVB	GATE VALVE AND BOX	RBT	RELIEF VALVE
		GW	GUY WIRE	R/W	RIGHT-OF-WAY
		GT	GROUND WATER TABLE	RWM	REUSE WATER MAIN
C		H		S	
CAP	CAPACITY	HB	HOSE BIBB	S	SOUTH
CATCH	CATCH BASIN	HDB	HIGH DENSITY POLYETHYLENE	SAN	SANITARY SEWER
CEM	CENTER TO CENTER	HDW	HARDWARE	SAN	SANITARY BLOCK
CEM	CEMENT	HOA	HOME OWNERS ASSOCIATION	SCH	SCHEDULE
CF	CUBIC FEET	HOZ	HORIZONTAL	SD	SIDE DRAIN
CFM	CUBIC FEET PER MINUTE	HP	HORSEPOWER	SDN	SHEDF DRAIN
CFS	CUBIC FEET PER SECOND	HR	HOUS	SE	SOUTHEAST
C&G	CURBS AND GUTTER	HT	HEIGHT	SEC	SECONDS
CI	CAST IRON	HW	HEADWALL	SECT	SECTION
CIP	CAST IRON PIPE	HWL	HIGH WATER LEVEL	SH	SHEET
CJ	CONSTRUCTION JOINT	HWY	HIGHWAY	SHGWT	SEASONAL HIGH GROUND WATER TABLE
C/L	CENTER LINE	HYD	HYDRAULIC	SI	SIMILAR
CL	CONCRETE LIGHT POLE			S/L	SETBACK LINE
CLR	CLEAR/CLEARANCE	I-4	INTERSTATE HIGHWAY	SL	SLOPE
CLS	CONCRETE MONUMENT	I-A	INTERSECTION ANGLE	SM	SHEET METAL
CMP	CORRUGATED METAL PIPE	IF	INSIDE FACE	SPEC	SPECIFICATION(S)
CMPA	CORRUGATED METAL PIPE ARCH	IN	INCHES	SQ	SQUARE
CONDUIT	CONDUIT	INL	INLET	SQ IN	SQUARE INCH(ES)
CO	COUNTRY	INS	INSERT	SQ FT	SQUARE FOOT/FEET
CO	CLEANOUT	INST	INSTALL	SQ YD	SQUARE YARD(S)
COL	COLUMN	IP	IRON PIPE	SR	STATE ROAD
COMP	COMPLETE	IR	IRON ROD	SS	STAINLESS STEEL
CONC	CONCRETE	INT	INTERSECT/INTERSECTION	ST	STREET
CONN	CONNECTION	INVT	INVERT	STA	STATION
CONST	CONSTRUCT(ION)			STD	STANDARD
CONT	CONTINUOUS	JB	JUNCTION BOX	STR	STRUCTURE
COORD	COORDINATE(S)	JCT	JUNCTION	STS	STORM SEWER
COR	CORNER	JOIST	JOIST	SUP	SUPPORT
CPLG	COUPLING	JT	JOINT	SUSP	SUSPEND/SUSPENSION
CP	CONCRETE POWER POLE			SW	SERVICE
CS	CONTROL STRUCTURE			SWK	SIDEWALK
COATNG	COATING			SYM	SYMBOL(S)
CTR	CENTER			SYM	SYMMETRICAL
CTV	CABLE TELEVISION			SYS	SYSTEM
CULV	CULVERT				
CYL	CYLINDER				
D		L		T	
DBI	DOUBLE	L	LENGTH	T	TANGENT
DEG OR	DEGREE	LAT	LATITUDE	TB	TURBULOCK
DEFL	DEFLECTION	LATL	LATERAL	T&B	TOP AND BOTTOM
DEPT	DEPTH	LB	POUND	TBM	TEMPORARY BENCH MARK
DET	DETAIL	LF	LINEAR FEET/FOOT	TC	TIME OF CONCENTRATION
DHWL	DESIGN HIGH WATER LEVEL	LM	LIMIT(S)	TD	TRENCH DRAIN
DI	DUCTILE IRON	LMG	LIGHT POLE	TDH	TOTAL DYNAMIC HEAD
DIA	DIAMETER	LONG	LONG	TECH	TECHNICIAN/TECHNICAL
DIAG	DIAGONAL	LT	LEFT	TEMP	TEMPORARY
DIM	DIMENSION	LWL	LOW WATER LEVEL	TER	TERMINAL LAMP/POLE
DIP	DUCTILE IRON PIPE			TOP	TOP OF BANK
DISCH	DISCHARGE			TOT	TOP OF CURB
DIST	DISTANCE			TOS	TOE OF SLOPE
DNH	DRAIN MANHOLE			TOT	TOTAL
DN	DRAIN			TOW	TOE OF SLOPE
DWG	DRAWING			TWP	TOWNSHIP
DWY	DRIVEWAY			TY	TYPICAL
E		M		U	
E	EAST	MAINT	MAINTENANCE	UD	UNDERDRAIN
EA	EACH	MATL	MATERIAL	UG	UNDERGROUND
EC	EDGE OF CONCRETE	MAX	MAXIMUM	UN	UNDERGROUND UNLESS OTHERWISE NOTED
ED	ENERGY DISSIPATOR	MECH	MECHANICAL	UTN	UNDERGROUND TELEPHONE CABLE
EF	EACH FACE	ME	METERED END		
EFF	EFFLUENT	MFR	MANUFACTURER		
EFG	EXISTING GRADE	MGD	MILLION GALLONS PER DAY		
E/L	EASEMENT LINE	MH	MANHOLE		
ELB	ELBOW	MHC	MANHOLE COVER		
ELEC	ELECTRIC	MHM	MEAN HIGH WATER LEVEL		
ELEV	ELEVATION	MIN	MINIMUM		
ELLIP	ELLIPSE/ELLIPTICAL	MISC	MISCELLANEOUS		
ENC	ENCASEMENT	MJ	MECHANICAL JOINT		
ENG	ENGINEERING	MLP	METAL LIGHT POLE		
EOP	EDGE OF PAVEMENT	MLM	MEAN LOW WATER LEVEL		
EQ	EQUALIZATION	MON	MONITOR		
EQUIP	EQUIPMENT	MTP	MILES PER HOUR		
EQUIV	EQUIVALENT	MSL	MEAN SEA LEVEL		
ESMT	EASEMENT	MTH	MOUNTING		
EST	ESTIMATE				
EX	EXCAVATE				
EWL	ENDWALL				
EXC	EXCAVATE/EXCAVATION				
EXT	EXISTING				
EXP	EXPAND/EXPANSION				
EXT	EXTEND/EXTENSION				
		N		V	
		NAWTH	NORTH	VB	VALVE BOX
		N	NORTH	VC	VERTICAL CURVE
		N	NORTH	VCP	VERTICAL CLAY PIPE
		N	NORTH	VERT	VERTICAL
		N	NORTH	VPC	VERTICAL POINT OF CURVE
		N	NORTH	VPI	VERTICAL POINT OF INTERSECTION
		N	NORTH	VPT	VERTICAL POINT OF TANGENCY
		W			
		W	WEST		
		W	WITH		
		WM	WATER MAIN		
		W/O	WITHOUT		
		WP	WATER/WEATHER PROOF		
		WSP	WOOD POWER POLE		
		WS	WATER SURFACE		

EXISTING SYMBOLS

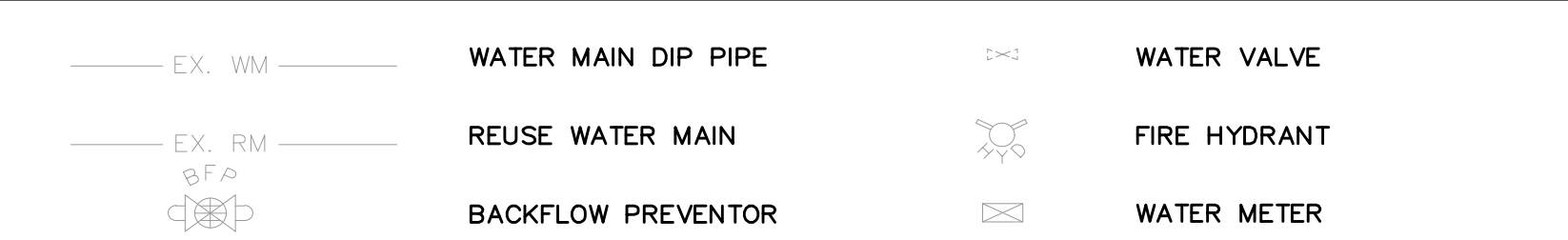
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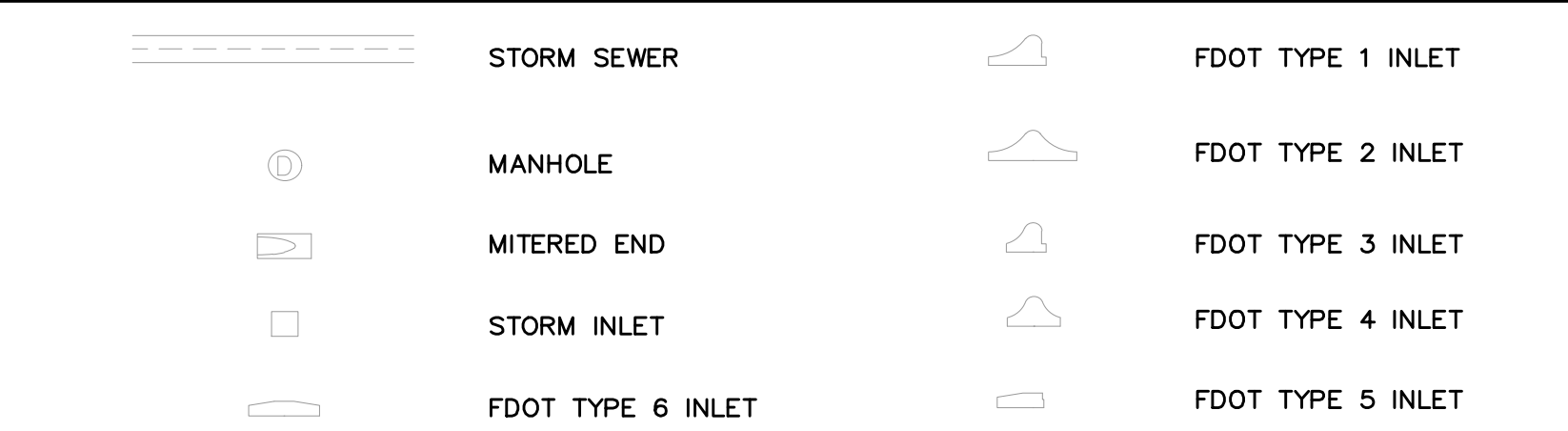
SANITARY



WATER & REUSE WATER



STORM DRAIN

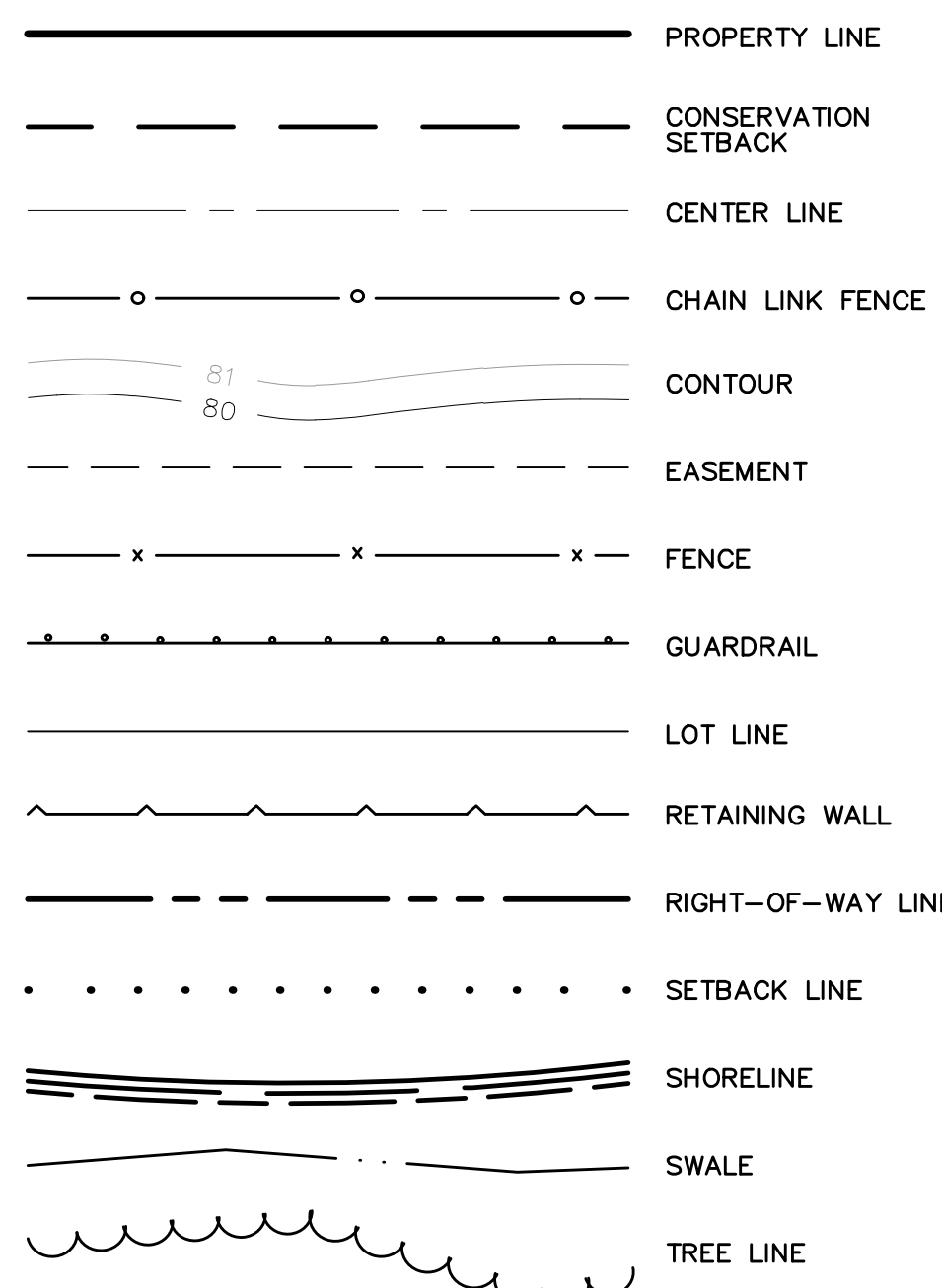


HIGHWAY & UTILITIES

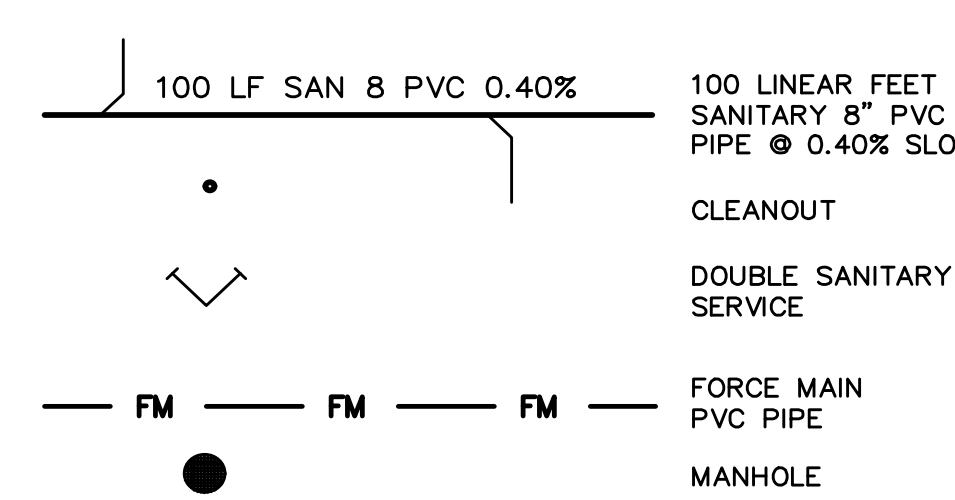


PROPOSED SYMBOLS

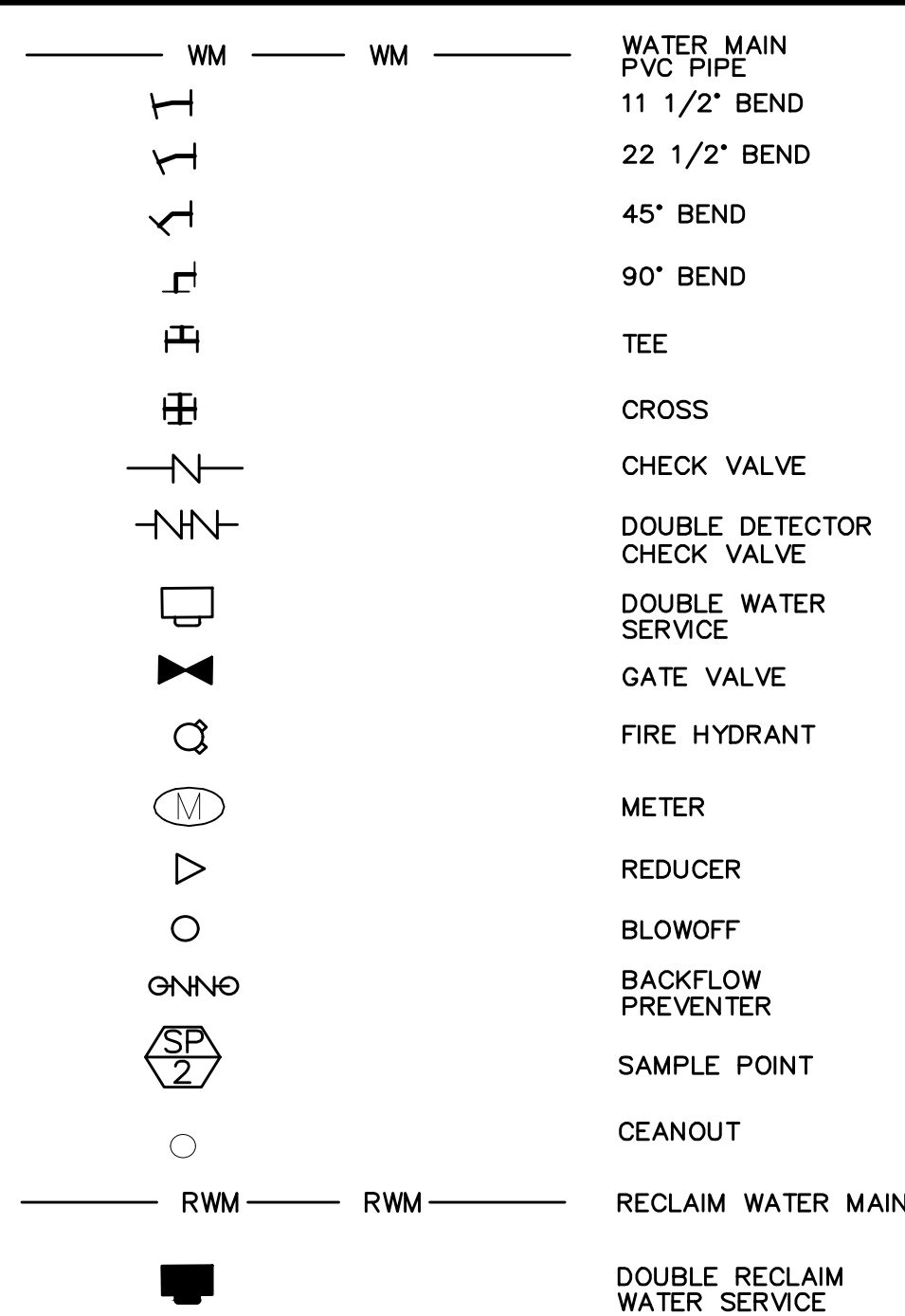
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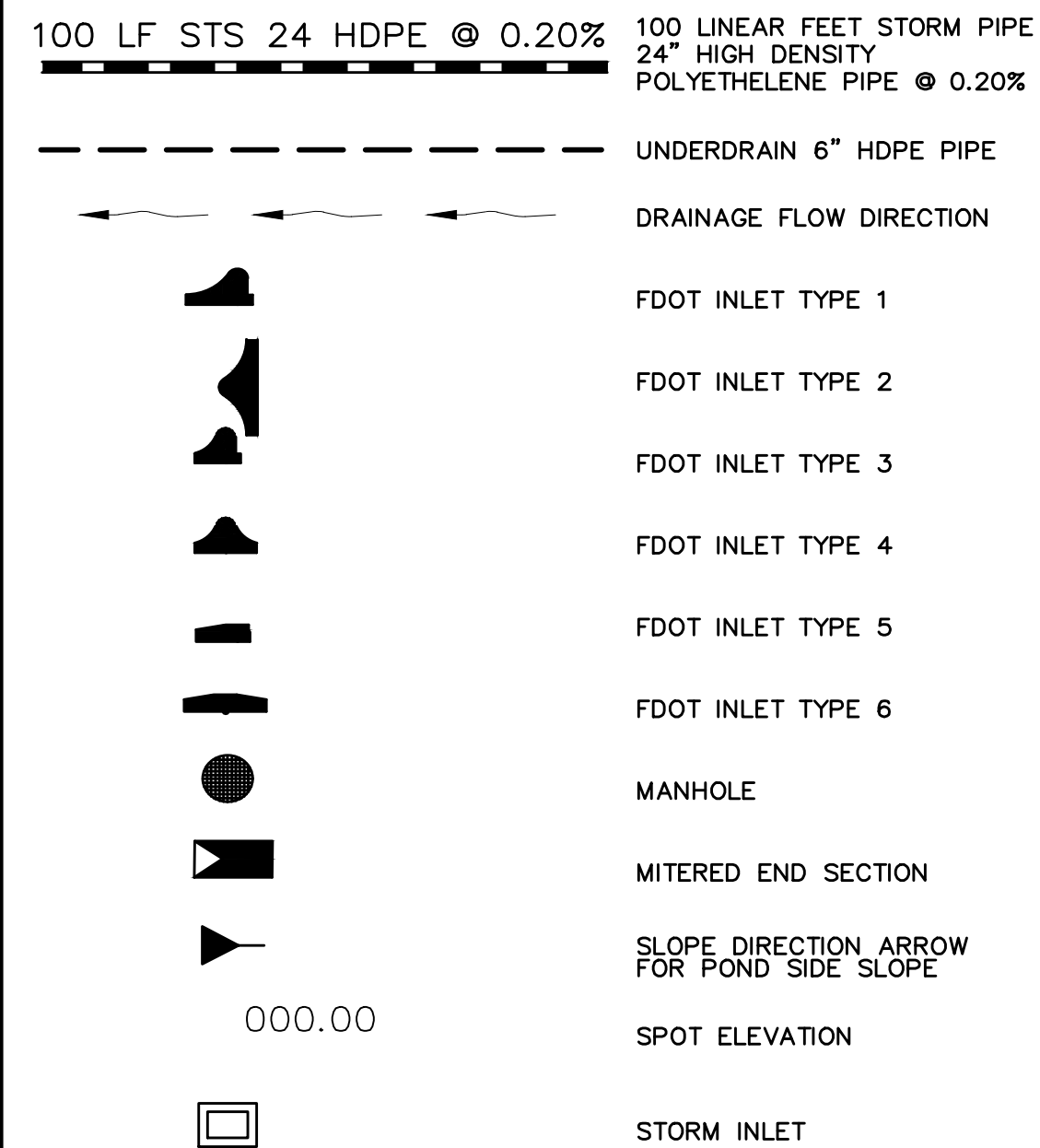
SANITARY



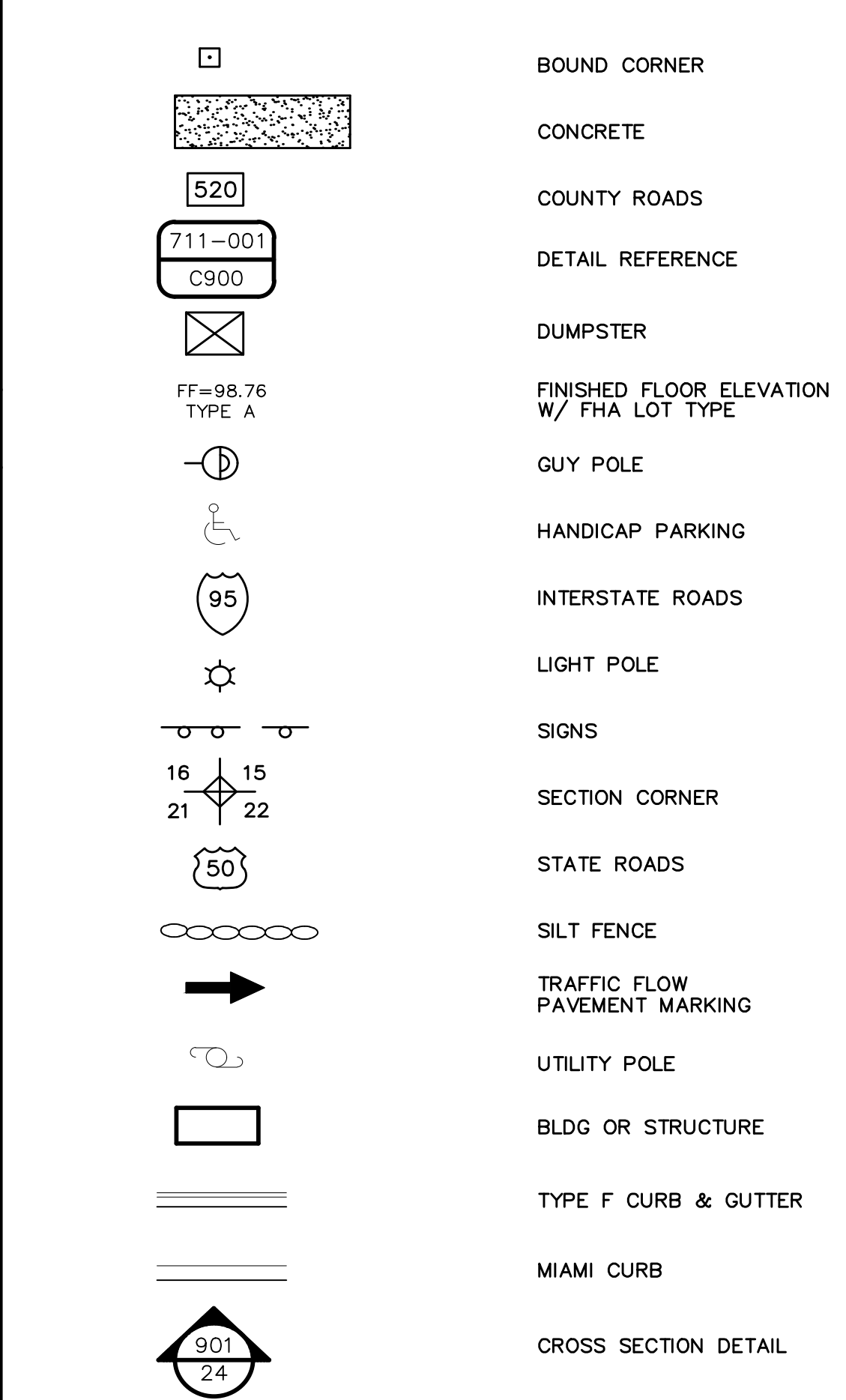
WATER & REUSE WATER



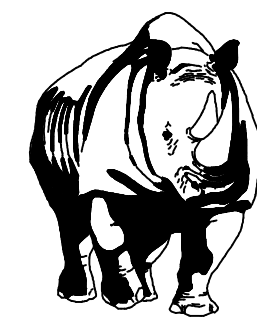
STORM DRAIN



HIGHWAY & UTILITIES



NOT FOR CONSTRUCTION

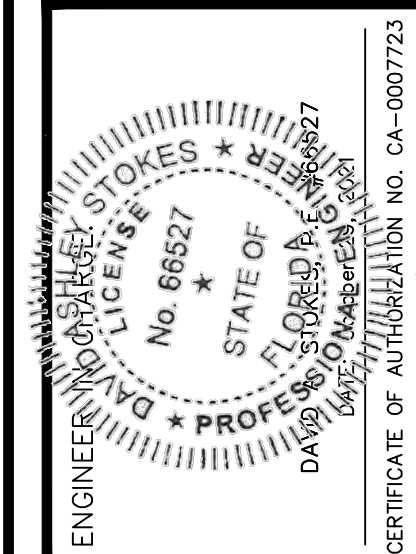


MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

SYMBOLS AND ABBREVIATIONS FOR MAITLAND LANDINGS

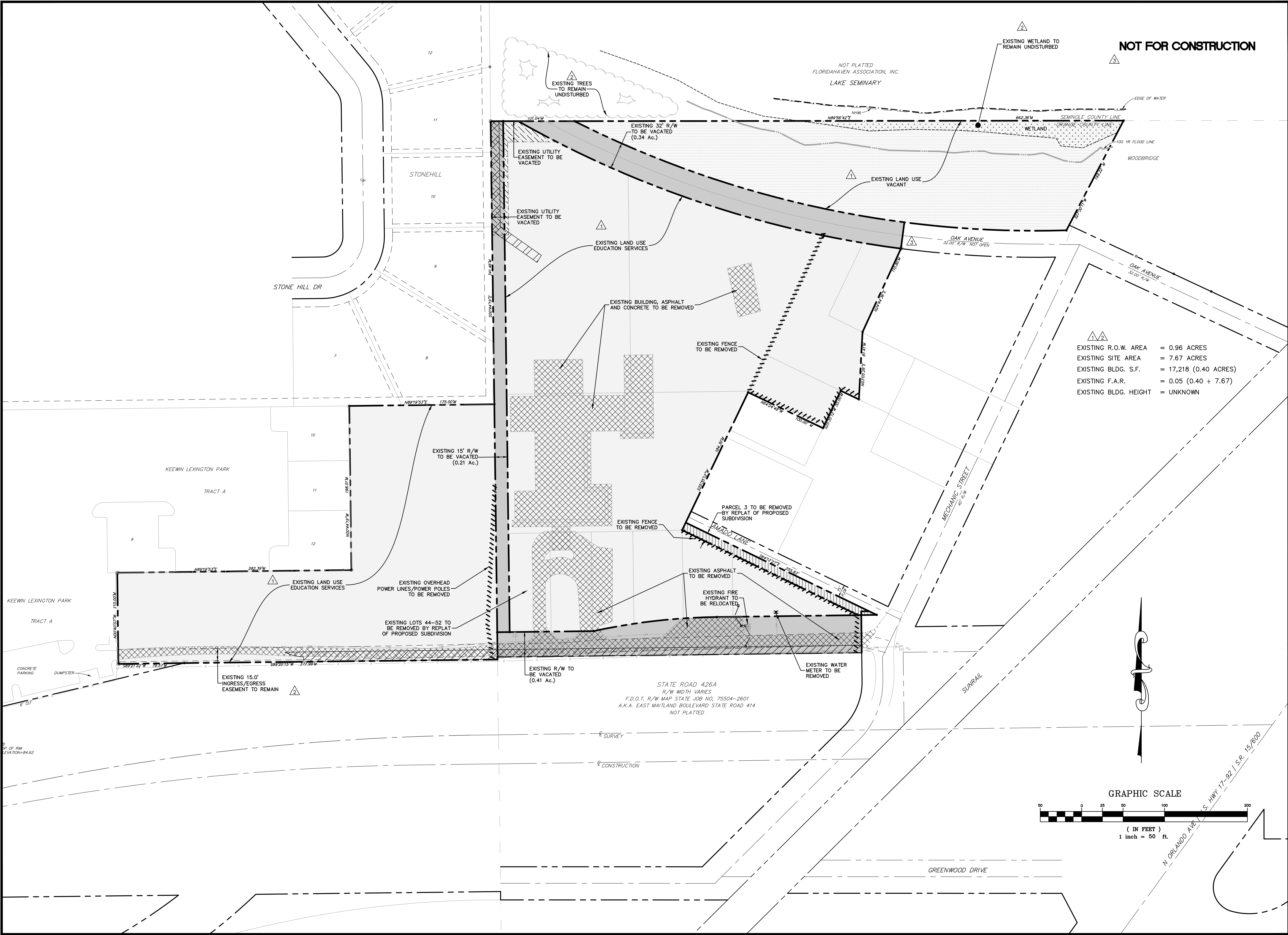
AG PROPERTIES, LLC
8815 CONROY WINDERMERE RD., STE. 322
ORLANDO, FL 32835
(407) 346-6229

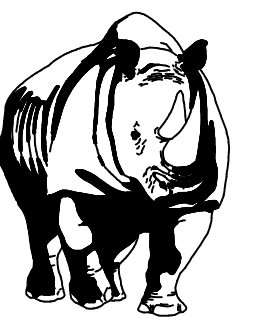


1	12/2/19	REVISED PER COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
	DATE	REVISIONS

JOB # _____ 17003
DATE: _____ 03/12/2021
SCALE: _____ N.T.S.
DESIGNED BY: _____ RJS
DRAWN BY: _____ RJS
APPROVED BY: _____ DAS

C0002

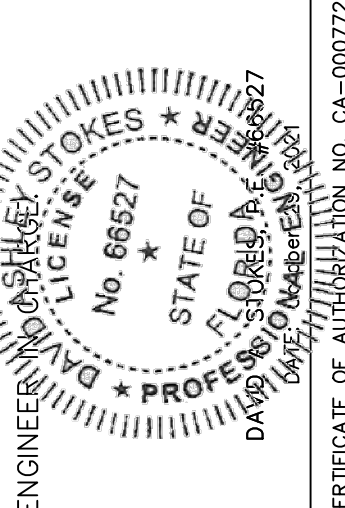




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EXIST. CONDITIONS/DEMO PLAN
FOR
MAITLAND LANDINGS
CITY OF MAITLAND
FLORIDA

AG PROPERTIES, LLC
8815 CONROY WINDERMERE RD., STE. 322
ORLANDO, FL 32835
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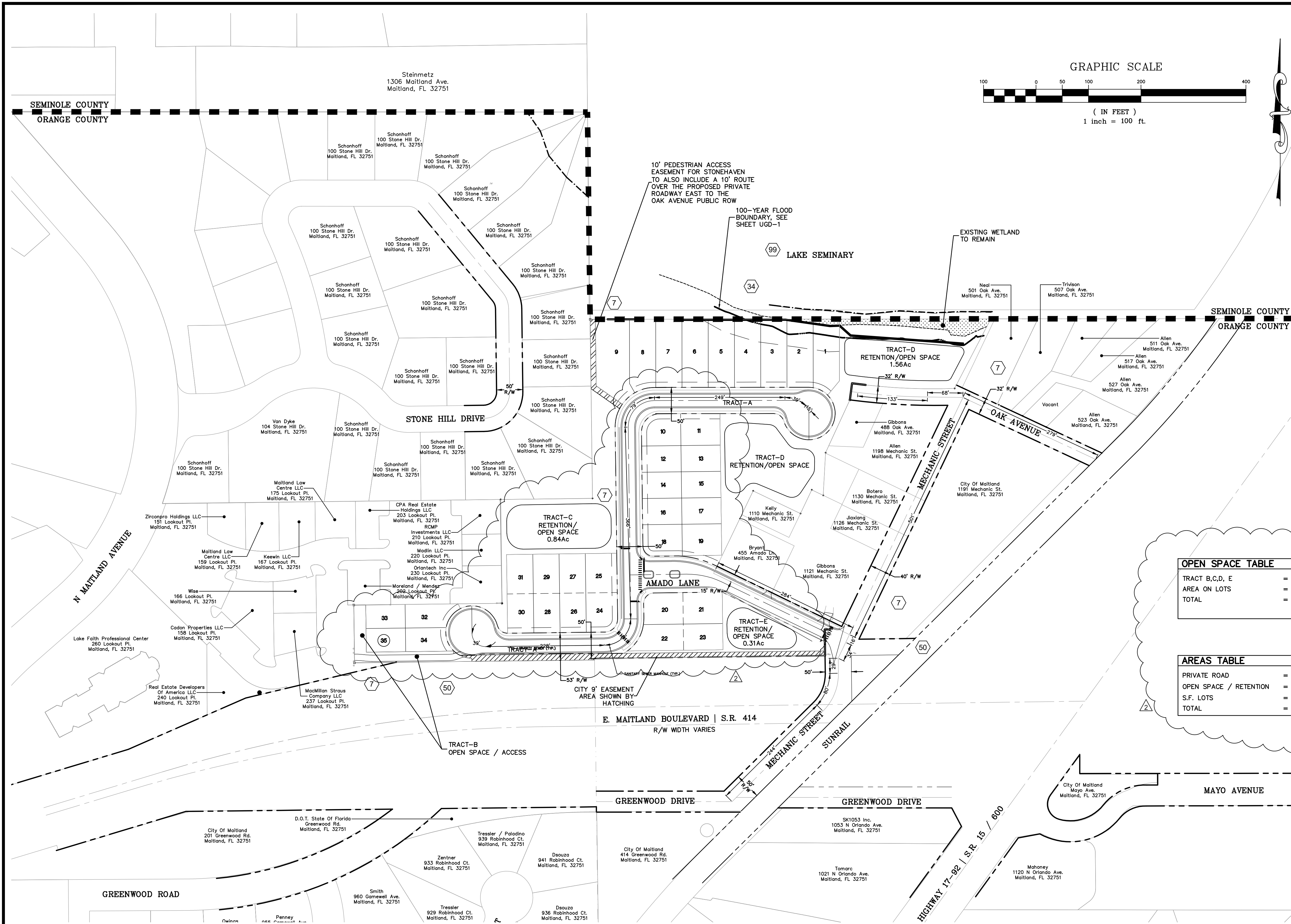
ENGINEERING * PROFESSIONAL *
Maitland Stokes
No. 68627
STATE OF FLORIDA
DATE: 10/29/2021
LIMITED EXPIRATION

CERTIFICATE OF AUTHORIZATION NO. CA-0007723

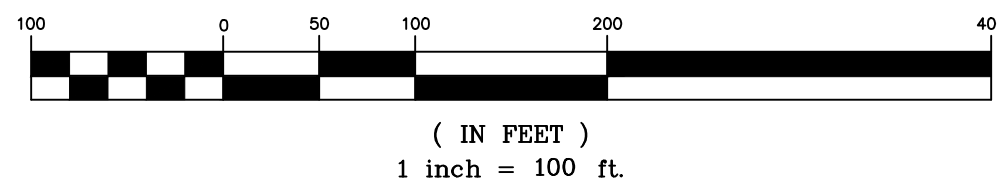
NO.	DATE	REVISIONS
1	1/29/18	PER CITY OF MAITLAND COMMENTS
2	4/2/18	PER CITY OF MAITLAND COMMENTS
3	12/70/19	REVISED PER COMMENTS
4		
5		
6		
7		
8		
9		
10		
11		
12		

JOB # 17003
DATE: 03/12/2021
SCALE: 1" = 50'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

C005



GRAPHIC SCALE



SITE DATA:

1. SITE AREA = ±8.62 AC.
INCLUDES VACATED PORTIONS OF MAYO AVE, OAK AVE, & ALL OF ALTAMONTE SPRINGS AVE.
2. EXISTING ZONING: PD
3. EXISTING LAND USE: EDUCATION SERVICES
4. PROPOSED USES: 9 SINGLE FAMILY LOTS
26 CONJOINED UNITS
5. PROPOSED SITE DENSITY:
GROSS DENSITY= 35 DU/8.62 AC. = 4.06 DU/AC.
NET DENSITY = 35 DU/8.62 AC. = 4.06 DU/AC.
6. MAXIMUM ALLOWED IMPERVIOUS AREA = 70%
7. REQUIRED OPEN SPACE: (25%) 2.16 AC.
PROPOSED OPEN SPACE: 3.57 AC. (41.41%)
DEVELOPABLE AREA OF 8.62 ACRES.
*OPEN SPACE AREAS SUBJECT TO CHANGE WITH CONSTRUCTION PLANS, MIN. 25%
8. THE CITY OF MAITLAND IS THE POTABLE WATER AND SANITARY SEWER PROVIDER.
9. THE PROJECT LIES WITHIN FLOOD ZONE "A, AE, AND X", AREAS DETERMINED TO BE INSIDE AND OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM PANEL #12085C1045 E. IMPACTS WILL BE OFF-SITE BY ON-SITE COMPENSATING STORAGE RESULTING IN NO NET IMPACTS TO THE 100-YEAR FLOODPLAIN. DETAILS TO BE PROVIDED WITH THE CONSTRUCTION DRAWINGS.
10. THE DEVELOPER IS RESPONSIBLE FOR RELOCATING AND INSTALLING UTILITIES UNDERGROUND.
11. ROADWAYS WILL BE DESIGNED TO HANDLE THE WEIGHT OF THE FIRE APPARATUS. -MINIMUM WEIGHT = 78,000 LBS.
12. PROJECT RESERVES THE RIGHT TO BE GATED.
IF GATED, GATES TO PROVIDE EMERGENCY ACCESS IN ACCORDANCE WITH CITY OF MAITLAND AND NFPA LATEST EDITION
13. UTILITY DEMANDS:
POTABLE WATER = 35 UNITS X 350 GPD/UNIT = 12,250 GPD
SANITARY SEWER = 35 UNITS X 300 GPD/UNIT = 10,500 GPD
14. PROJECT WILL BE BUILT IN ONE PHASE
15. POTABLE WATER AND SANITARY SEWER SYSTEM WILL BE OWNED AND MAINTAINED BY THE CITY OF MAITLAND
16. ON-SITE ROADWAYS, STORM SEWER, AND RETENTION PONDS WILL BE OWNED AND MAINTAINED BY THE HOA.
17. ALL NEW POWER OPERATED ACCESS CONTROL GATE SYSTEM INSTALLATIONS SHALL BE EQUIPPED WITH AN AUTOMATIC ACTIVATION SYSTEM TO ALLOW FOR EMERGENCY ACCESS BY RESPONDING FIRE/RESCUE APPARATUS AS WELL AS LAW ENFORCEMENT. A KEYPAD AND APPROPRIATE NUMERICAL CODE SHALL ALSO BE PROVIDED TO ALLOW ACCESS. A MEANS OF MANUAL OVERRIDE OR BACK-UP POWER SHALL BE PROVIDED ON ALL POWER OPERATED GATING SYSTEMS TO ALLOW FOR ACCESS IN THE EVENT OF LOSS OF POWER.

OPEN SPACE TABLE

TRACT B,C,D, E	= 2.94 Acres
AREA ON LOTS	= 0.63 Acres
TOTAL	= 3.57 Acres

AREAS TABLE

PRIVATE ROAD	= 1.89 Acres
OPEN SPACE / RETENTION	= 2.95 Acres
S.F. LOTS	= 3.78 Acres (41.41%)
TOTAL	= 8.62 Acres

SOILS LEGEND

=====	SOILS LINE
7	CANDLER-URBAN LAND
34	POMELLO
50	URBAN LAND
99	WATER

PRE VS POST-DEVELOPMENT AREAS

PRE-DEVELOPMENT AREAS	
IMPERVIOUS	= 1.03 Acres
PERVIOUS	= 7.59 Acres
WATER SURFACE	= N/A

POST-DEVELOPMENT AREAS**	
WATER SURFACE	= N/A
TOTAL IMPERVIOUS	= 5.05 Acres (58.59%)
TOTAL PERVIOUS*	= 3.57 Acres (41.41%)

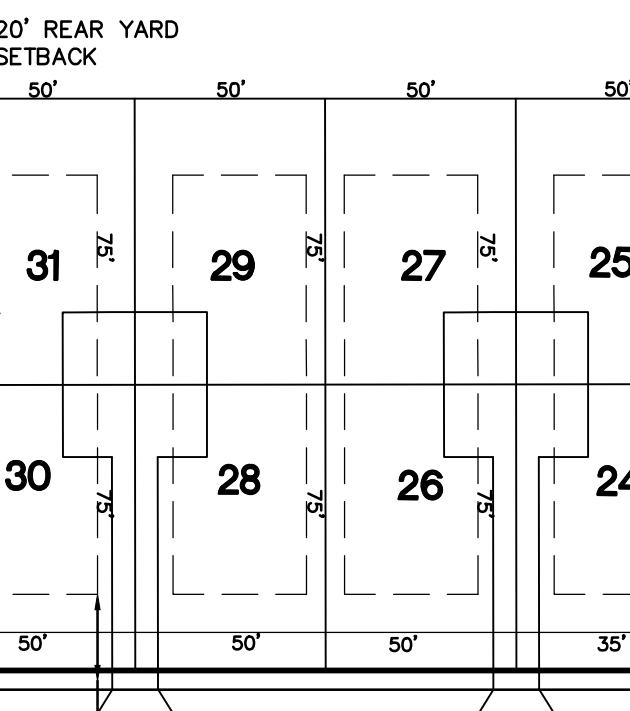
*SUBJECT TO CHANGE AT FINAL SITE PLAN, MINIMUM 30% PERVIOUS MUST BE MAINTAINED

LOT REQUIREMENTS

Min. Living Area	Permeable Surface	Max. Height	Front Yard	Street Side Yard	Side	Rear	Pool/Enclosure	Lot Coverage Max.	Parking	Open space	Lot Area	Lot Width Min.
1200 sq. ft.	30%	35 feet	20 feet garage 12 feet building	14 feet	5 feet (Such as AC units, pool equipment & generators are not exempt)	20 feet	10' pool 7' screen enclosure	35%	Min. 2 off street parking spaces 2 per unit provided	PD min. 25% upland 3.57 provided (41.41%), including area on lots	Min. 3750 sq. ft. {Lot 32,33,34 and 35 may be 45 feet width}	50 foot min.

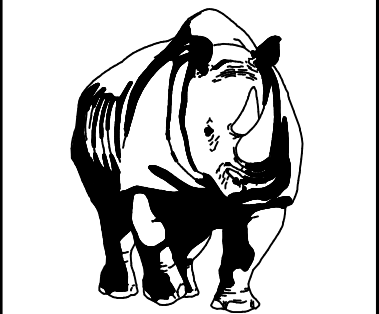
50' TYPICAL LOT SETBACKS

N.T.S.



TYPICAL CONJOINED LOT SETBACKS

N.T.S.



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

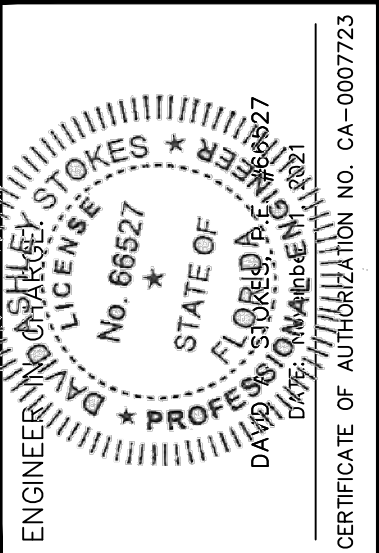
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

OVERALL SITE PLAN
FOR
MAITLAND LANDINGS

FLORIDA

CITY OF MAITLAND

AG PROPERTIES, LLC
8815 CONROY WINDERMERE RD., STE. 322
ORLANDO, FL 32835
(407) 346-6229



DATE	REVISIONS
03/12/2021	1

JOB # 17003
DATE: 03/12/2021
SCALE: 1"=100'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

C100

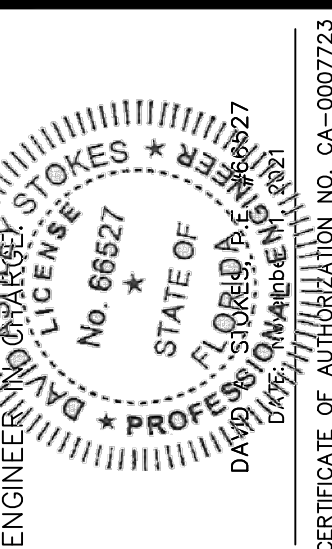


140101

SITE PLAN FOR MAITLAND LANDINGS

1000000

ORLANDO, FL 32835
(407) 346-6229

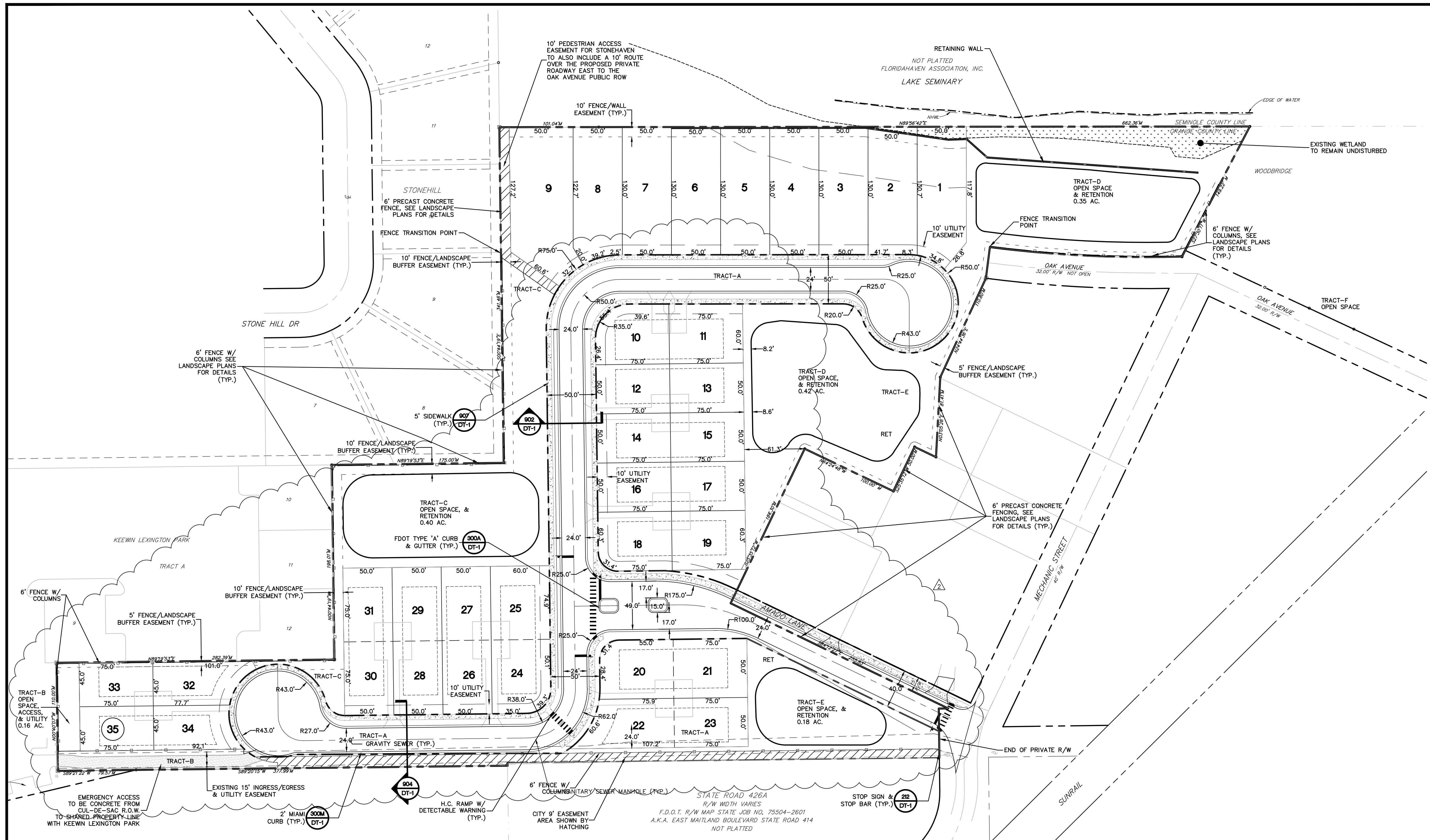


1000

DATE	REVISIONS
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
01/07/21	REVISION 1 SET - COMMENTS

JOB # 17003
DATE: 03/12/2021
SCALE: 1"=50'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

C101



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



UTILITY / GRADING / DRAINAGE PLAN

FOR

MAITLAND LANDINGS

CITY OF MAITLAND

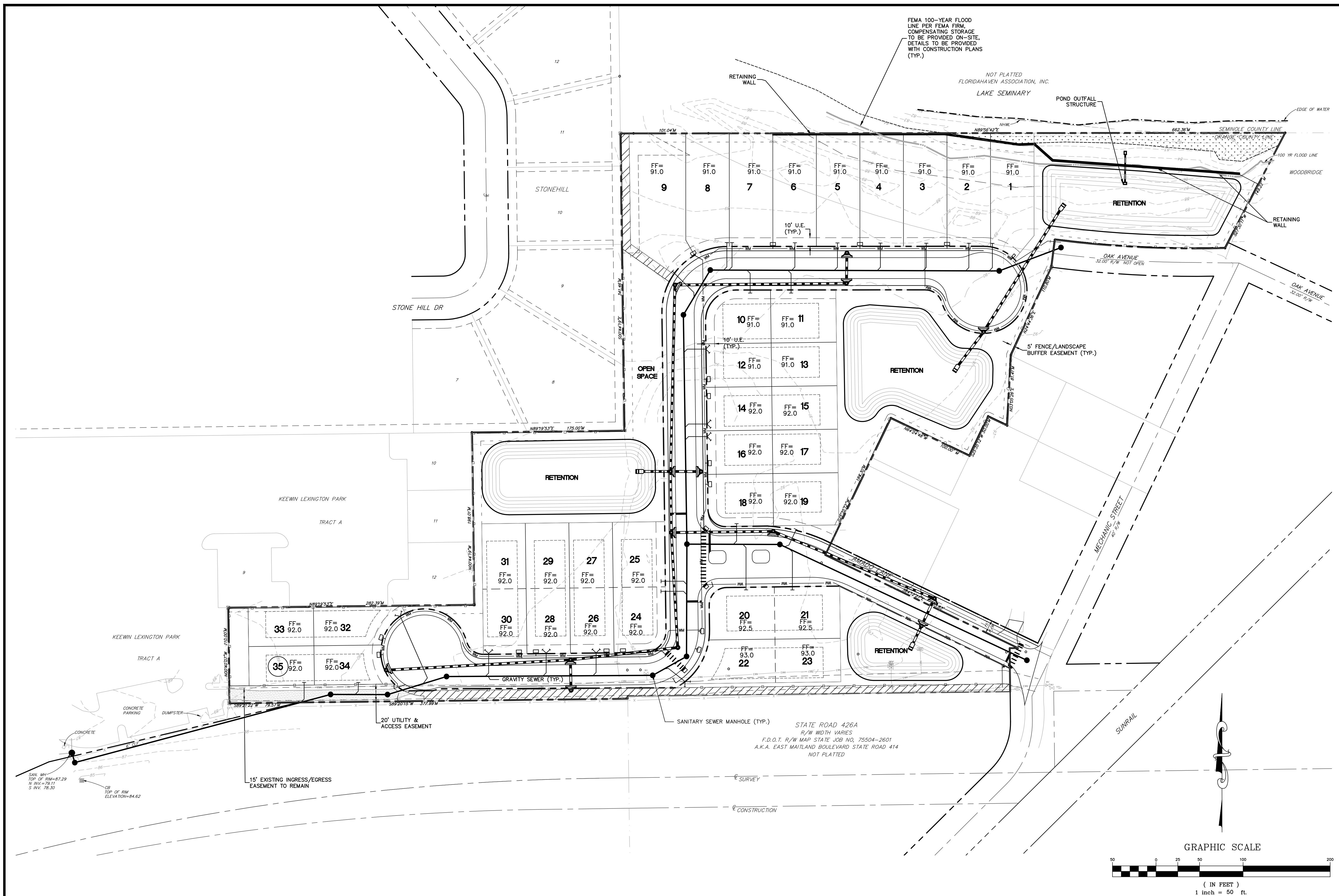
FLORIDA

[illegible]

DATE	REVISIONS
11	
10	
9	
8	
7	
6	
5	
4	12/2/19 REVISED PER CITY COMMENTS
3	11/21/18 PER CITY OF MANTLAND COMMENTS
2	4/2/18 PER CITY OF MANTLAND COMMENTS
1	4/2/18

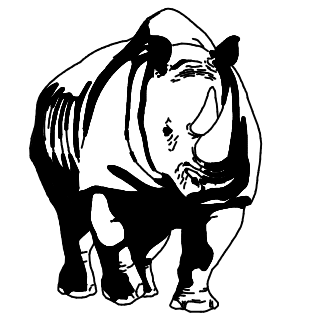
JOB # 17003
DATE: 03/12/2021
SCALE: 1" = 50'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

201



NOTE:
FINISH FLOOR ELEVATIONS
ARE PRELIMINARY

STORMWATER PIPES - TO RANGE IN SIZE FROM 15" TO 42" DIAMETER, MATERIAL TO BE HDPE
SANITARY SEWER MAIN - TO BE 8" DIAMETER PVC, SERVICE LATERALS TO BE 6" PVC
POTABLE WATER MAIN - MAINS TO BE 8" PVC, SERVICES TO BE 2" POLY OR LARGER

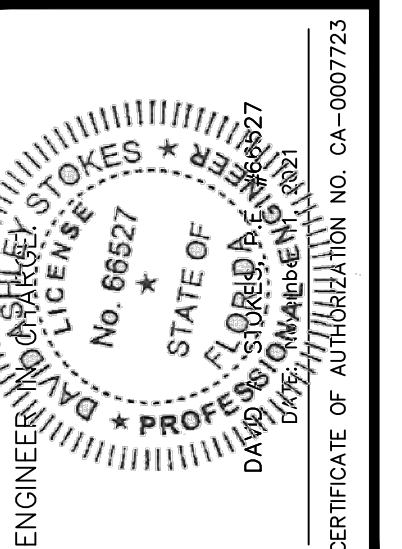


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(407) 629-8330

VEHICLE CIRCULATION PLAN
FOR
MAITLAND LANDINGS

CITY OF MAITLAND
FLORIDA

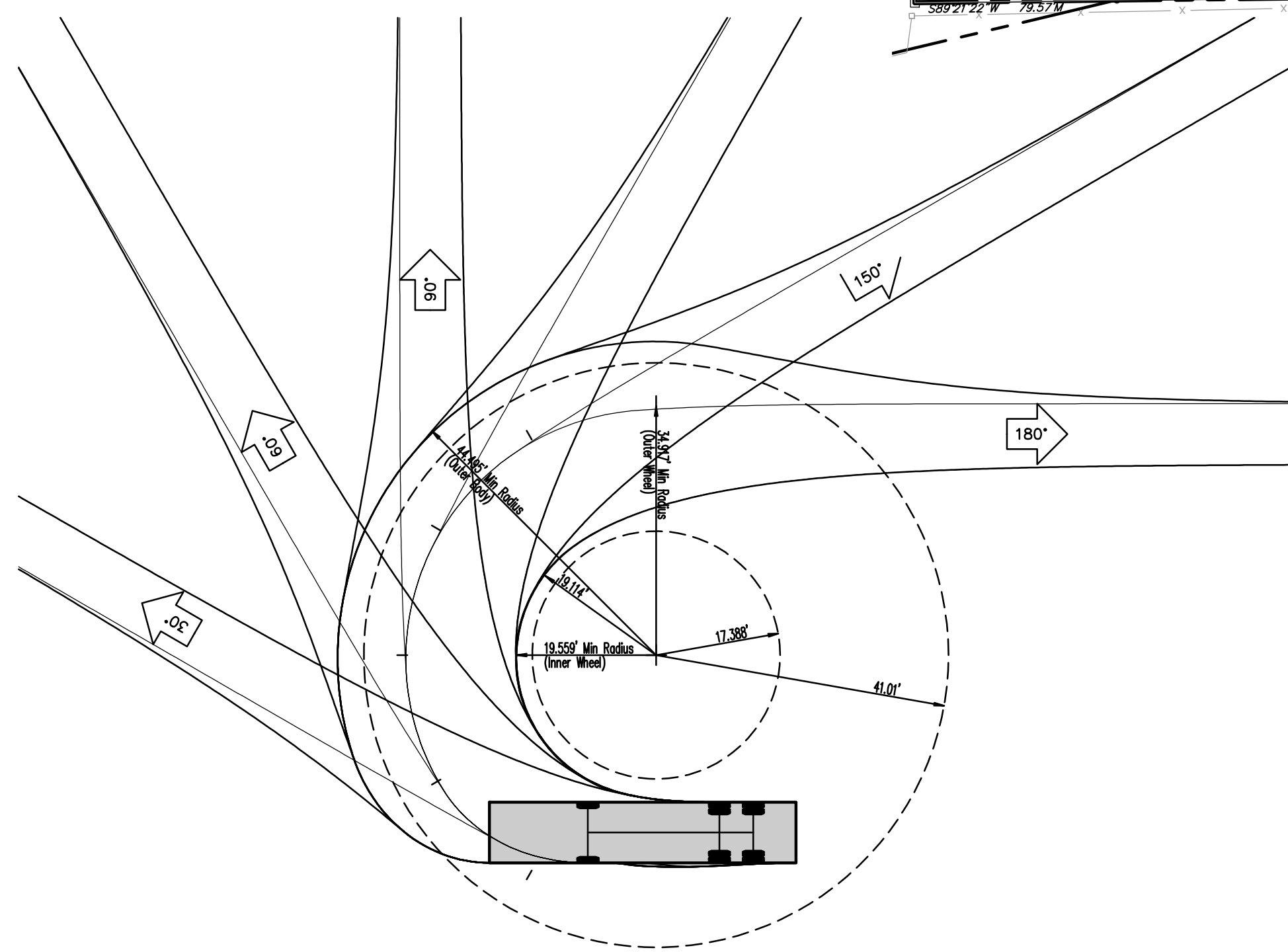
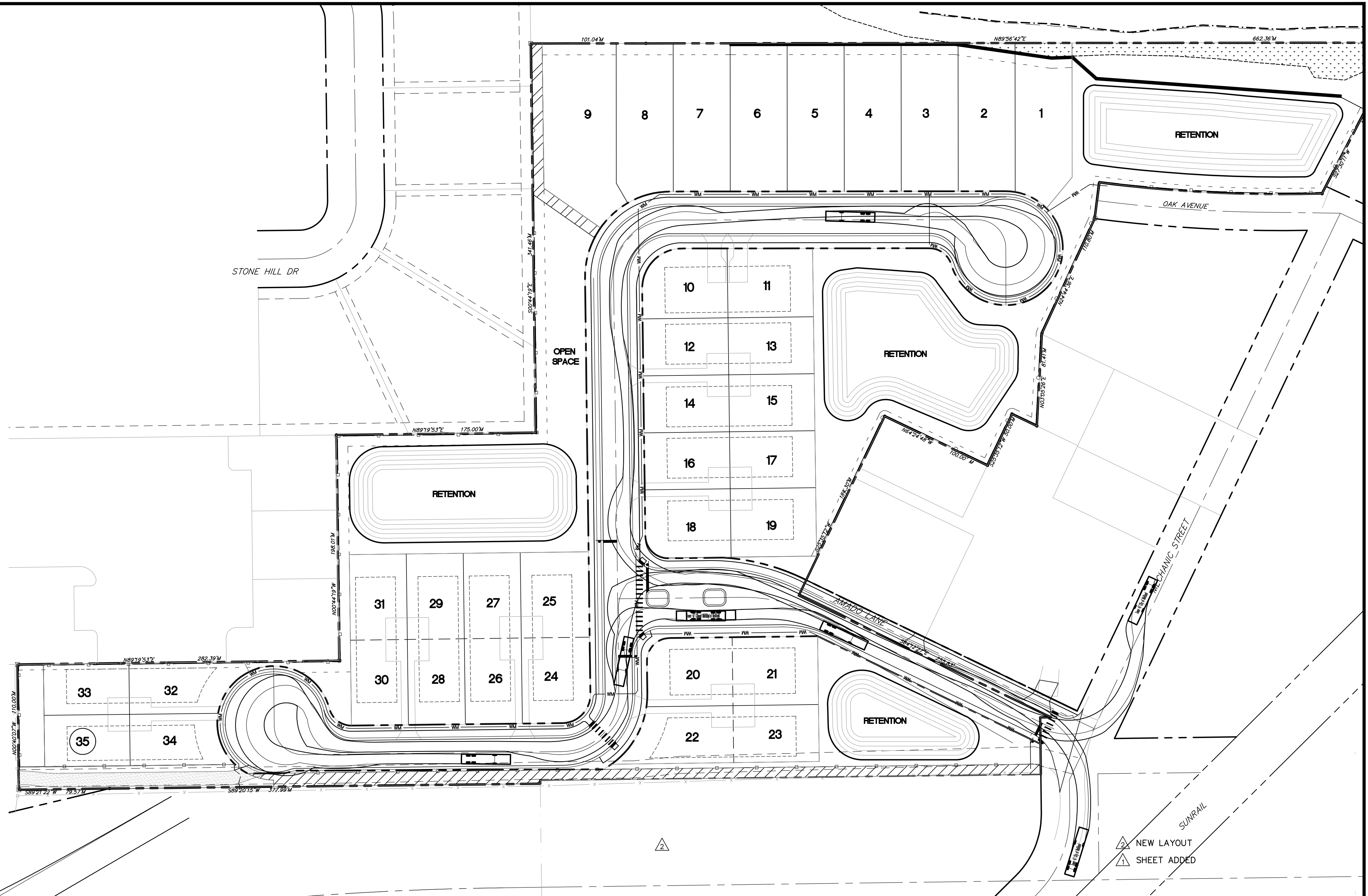
AG PROPERTIES, LLC
8815 CONROY WINDERMERE RD., STE. 322
ORLANDO, FL 32835
(407) 346-6229



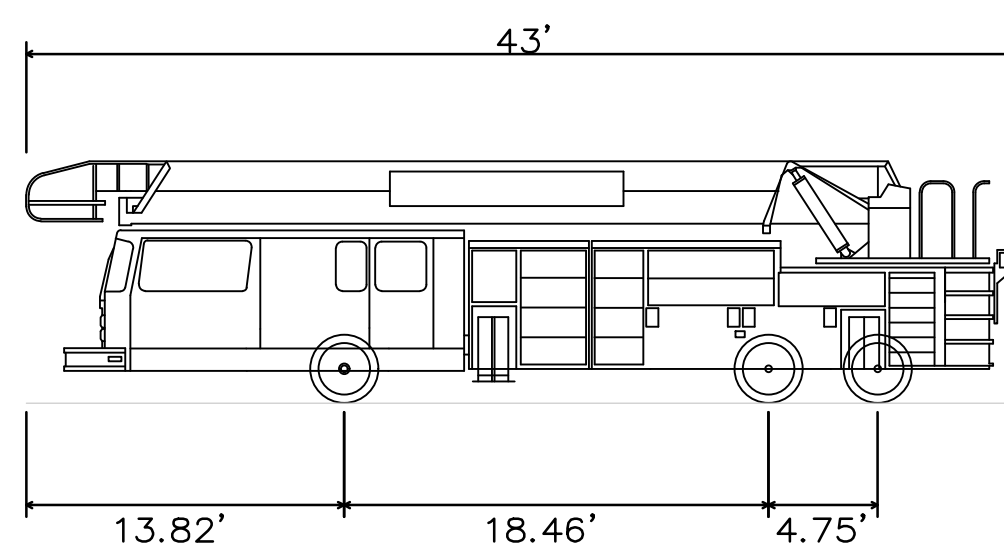
NO.	DATE	REVISIONS
1	1/19/18	PER CITY OF MAITLAND COMMENTS
2	4/2/18	PER CITY OF MAITLAND COMMENTS
3	12/2/19	REVISED PER COMMENTS
4	10/10/20	
5	10/10/20	
6	10/10/20	
7	10/10/20	
8	10/10/20	
9	10/10/20	
10	10/10/20	
11	10/10/20	

JOB # 17003
DATE: 03/12/2021
SCALE: 1" = 50'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

C700



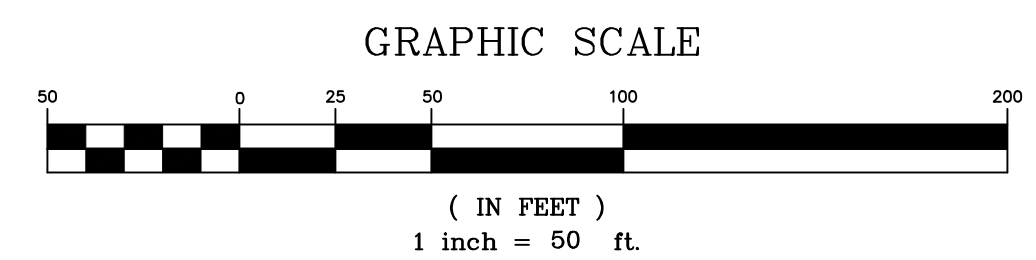
T1 VEHICLE TURNING TEMPLATE
N.T.S.

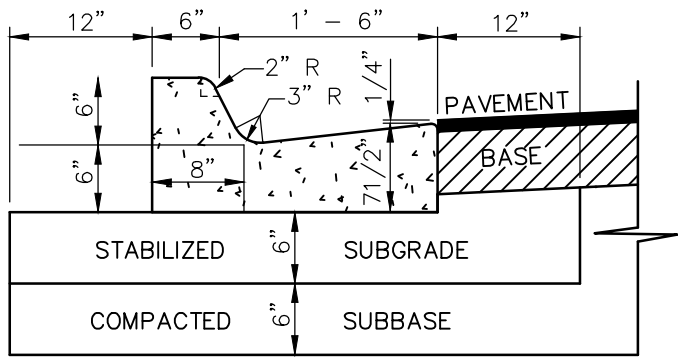


TOWER 47 CITY OF MAITLAND
OVERALL LENGTH: 43.00'
TRACK WIDTH: 8.50'
LOCK-TO-LOCK TIME: 6.00S
CURB TO CURB TURNING RADIUS: 34.92'

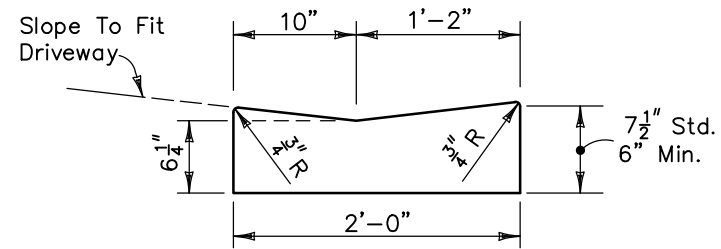
VP VEHICLE PROFILE
N.T.S.

NOT FOR CONSTRUCTION

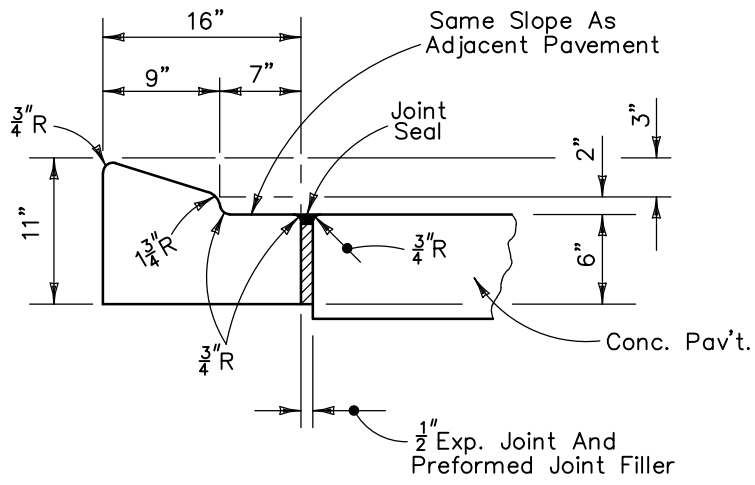




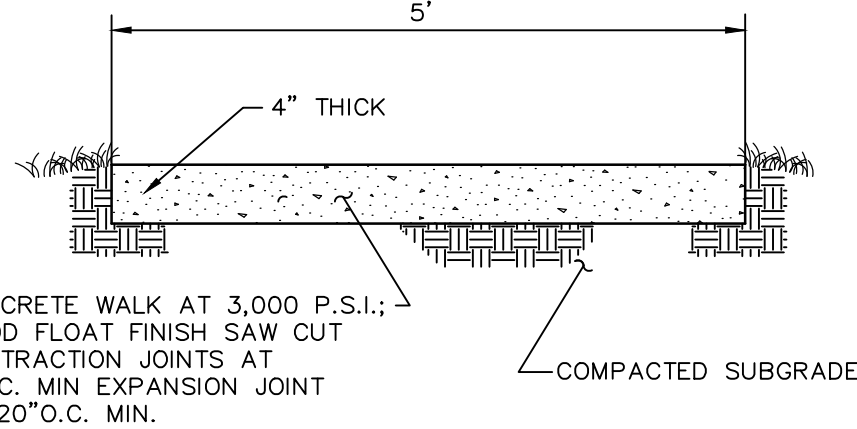
300F TYPE 'F' CURB & GUTTER
N.T.S.



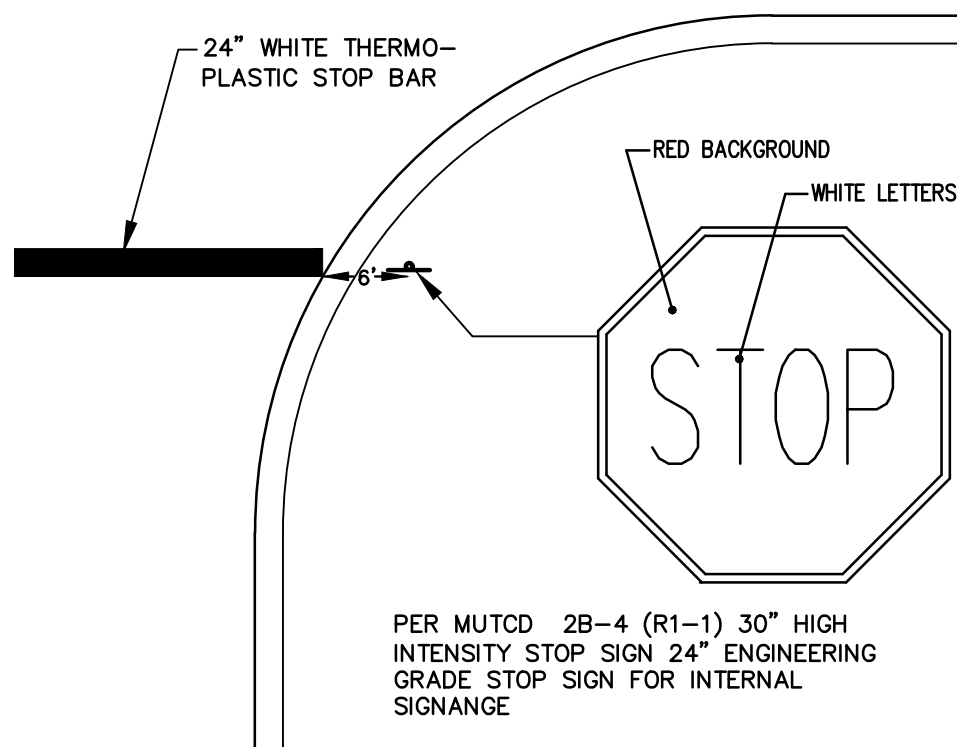
300M MIAMI CURB
N.T.S.



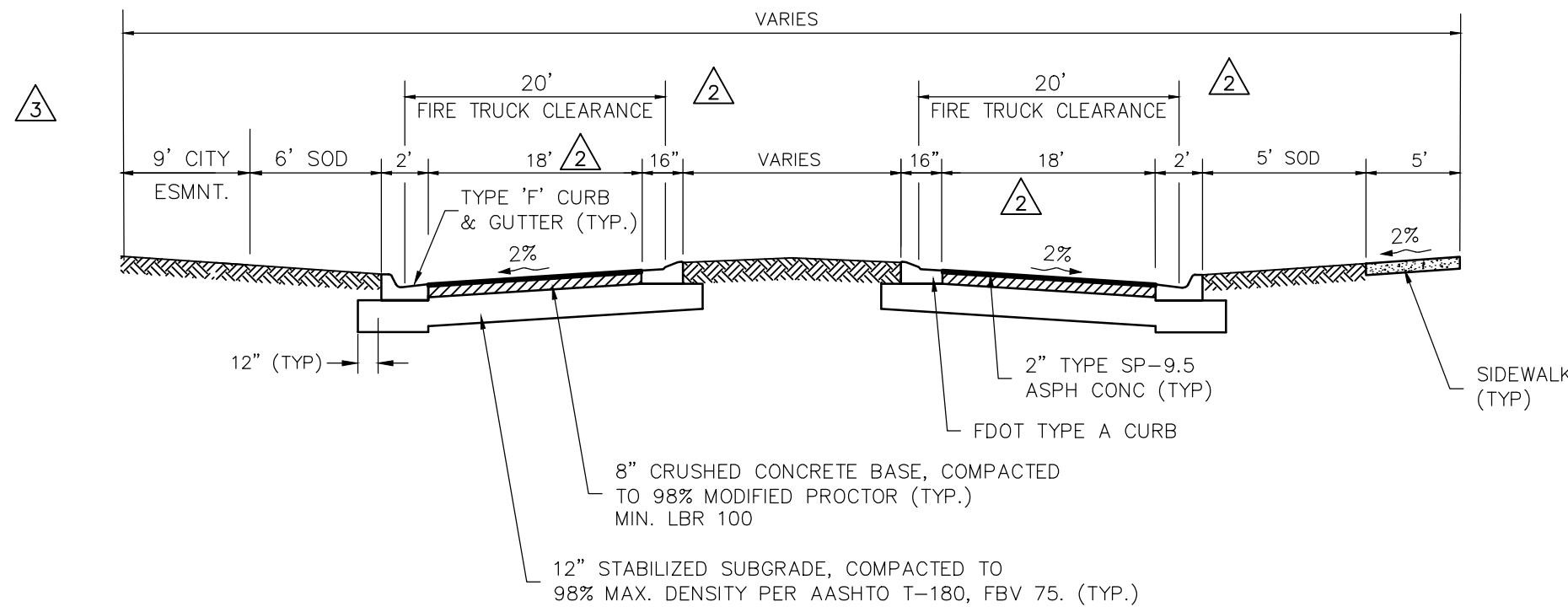
300A TYPE 'A' CURB
N.T.S.



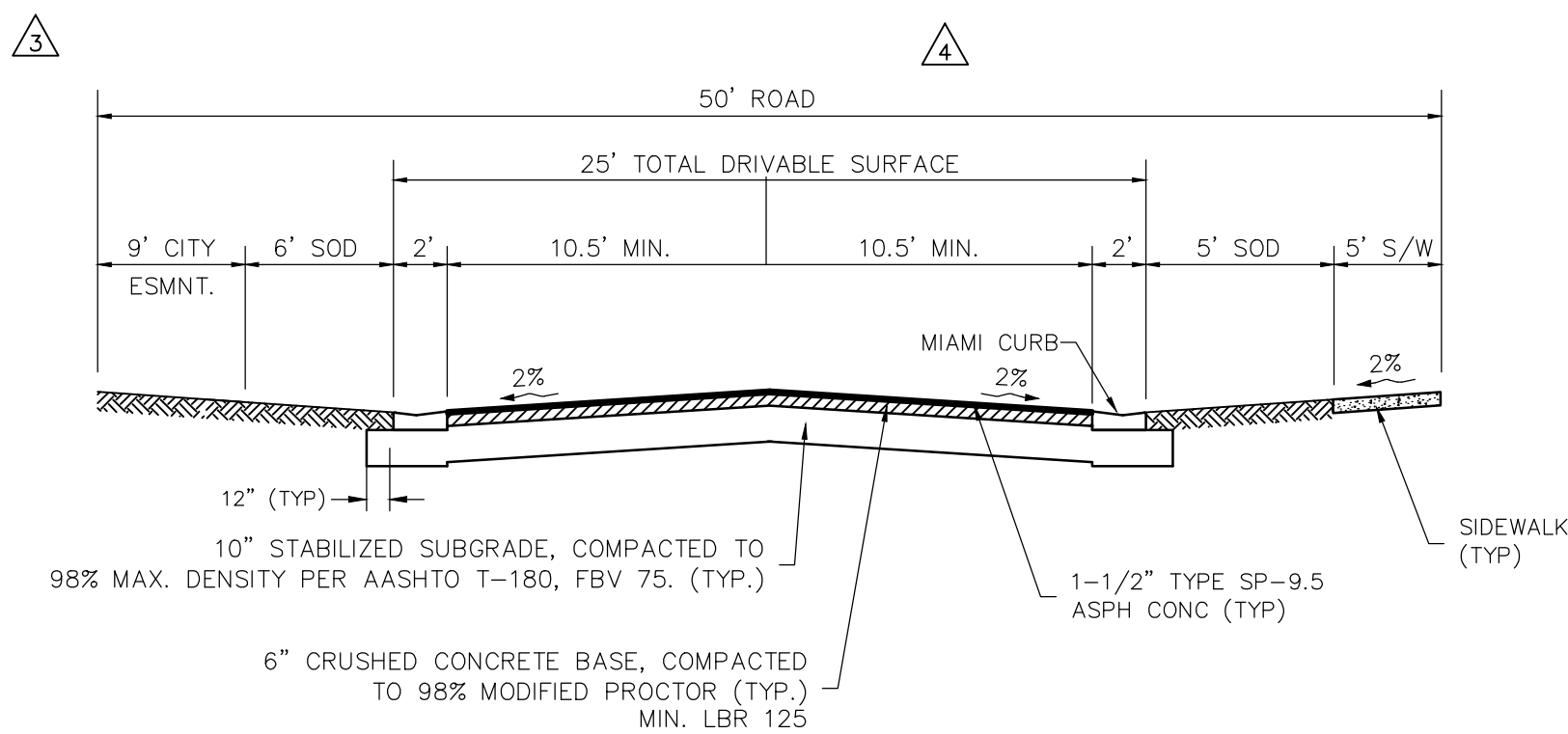
907 CONCRETE WALK
N.T.S.



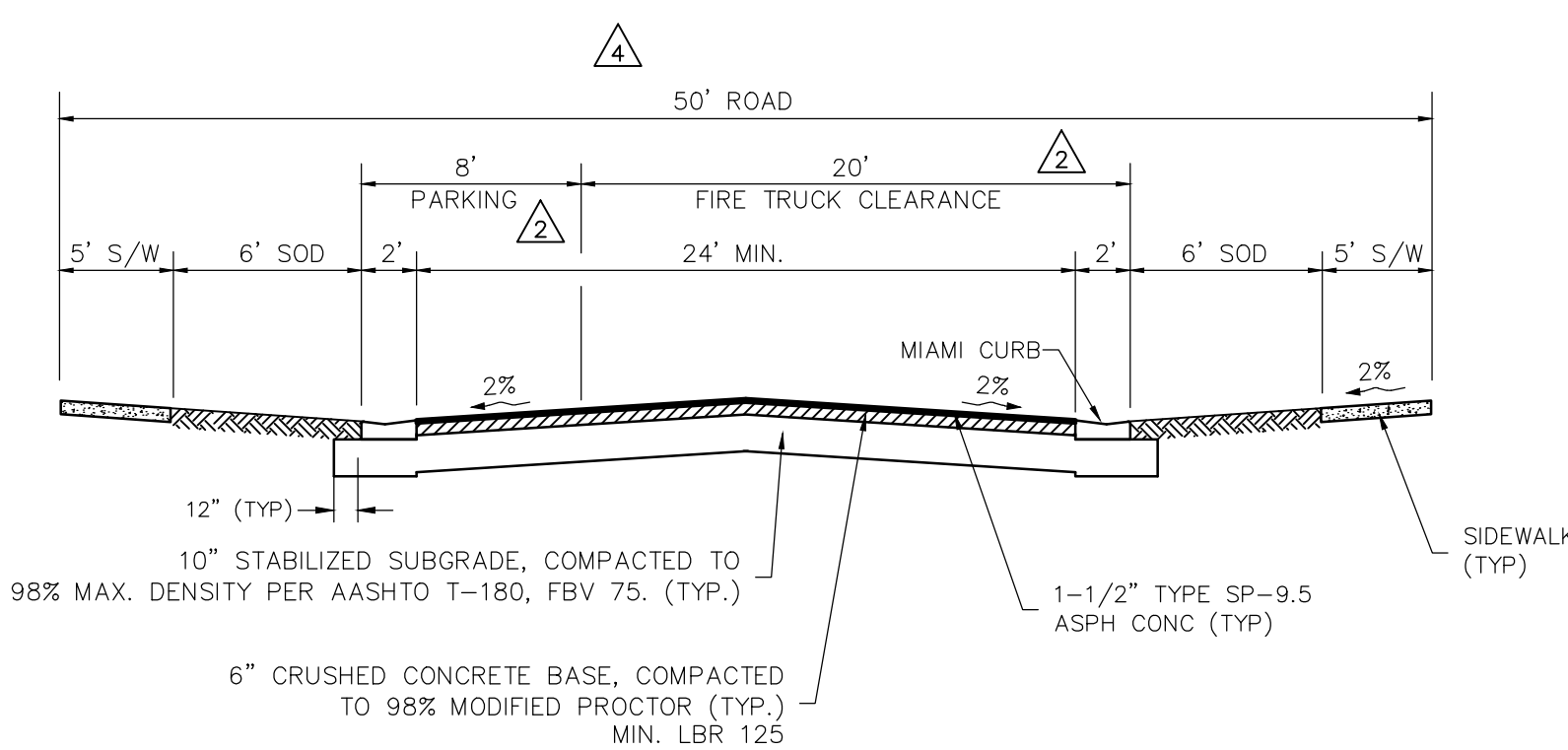
212 STOP SIGN, & STOP BAR
N.T.S.



903 TYPICAL ENTRY - ROAD SECTION
N.T.S.



904 50' ROAD SECTION (TYP.)
N.T.S.



902 50' ROAD SECTION (TYP.)
N.T.S.

NOT FOR CONSTRUCTION

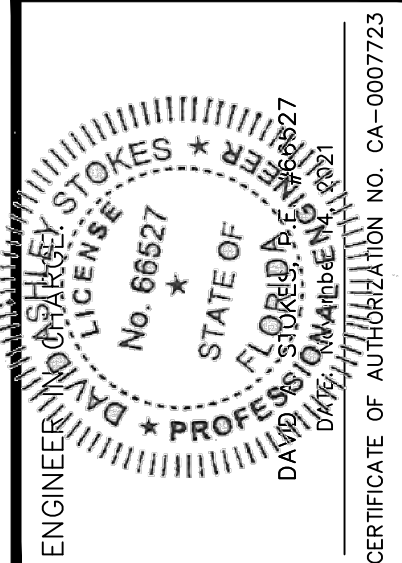


MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

DETAILS
FOR
MAITLAND LANDINGS

CITY OF MAITLAND
FLORIDA

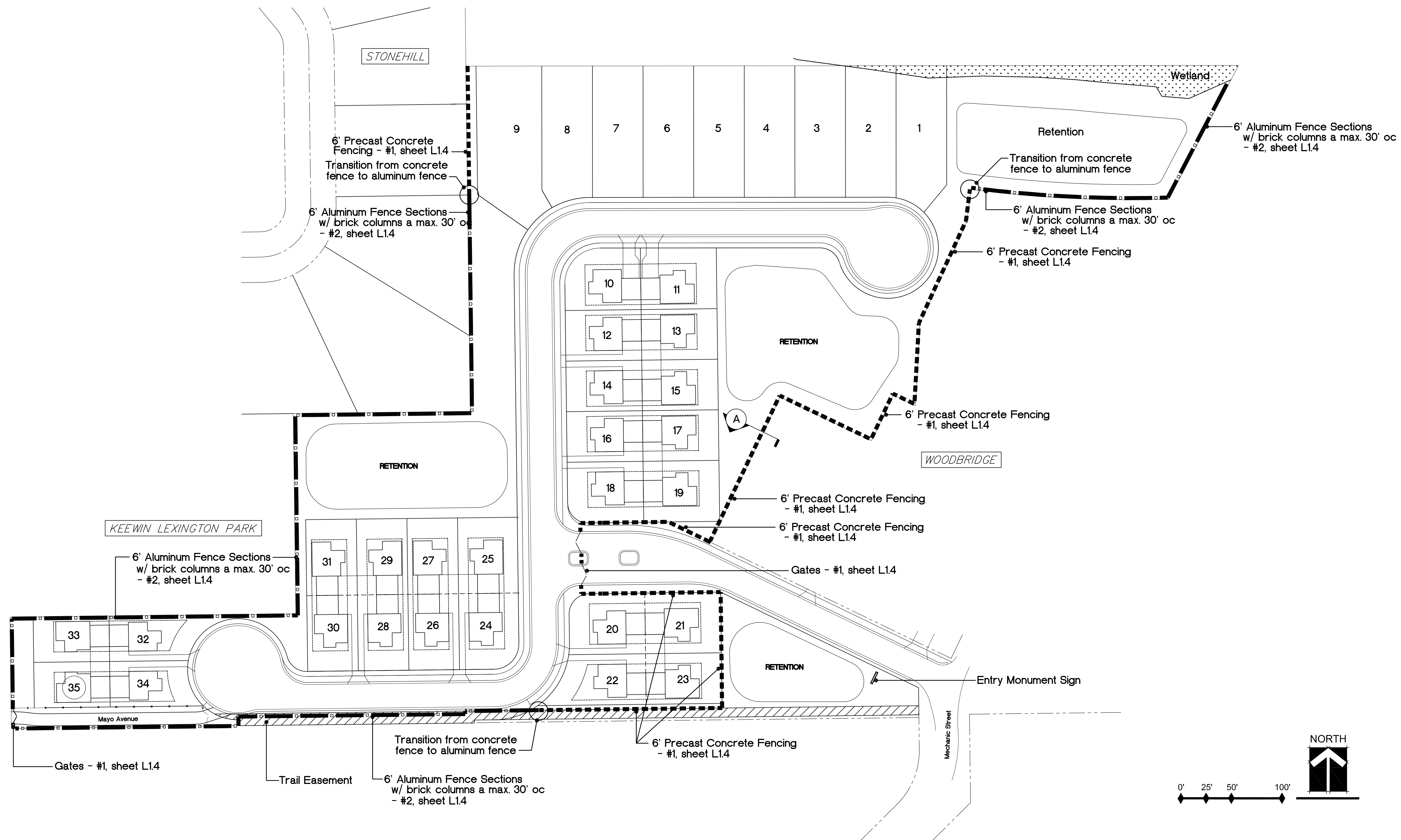
AG PROPERTIES, LLC
8815 CONROY WINDERMERE RD., STE. 322
ORLANDO, FL 32835
(407) 346-6229



DATE	REVISIONS
11/19/18	PER CITY OF MAITLAND COMMENTS
12/12/18	PER CITY OF MAITLAND COMMENTS
12/20/18	REVISED PER CITY COMMENTS
12/22/18	REVISED PER COMMENTS
1	
2	
3	
4	
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6	
7	
8	
9	
10	
11	

JOB # 17003
DATE: 03/12/2021
SCALE: N.T.S.
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

C900



Preliminary Buffer Fencing Plan

REVISIONS

Revised - 9/16/2021

NAME, PLACE AND SPECIFICATIONS ARE PROTECTED AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE OWNER. VIOLATION OF SUCH PATENT RIGHTS AND PROPRIETARY INTERESTS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



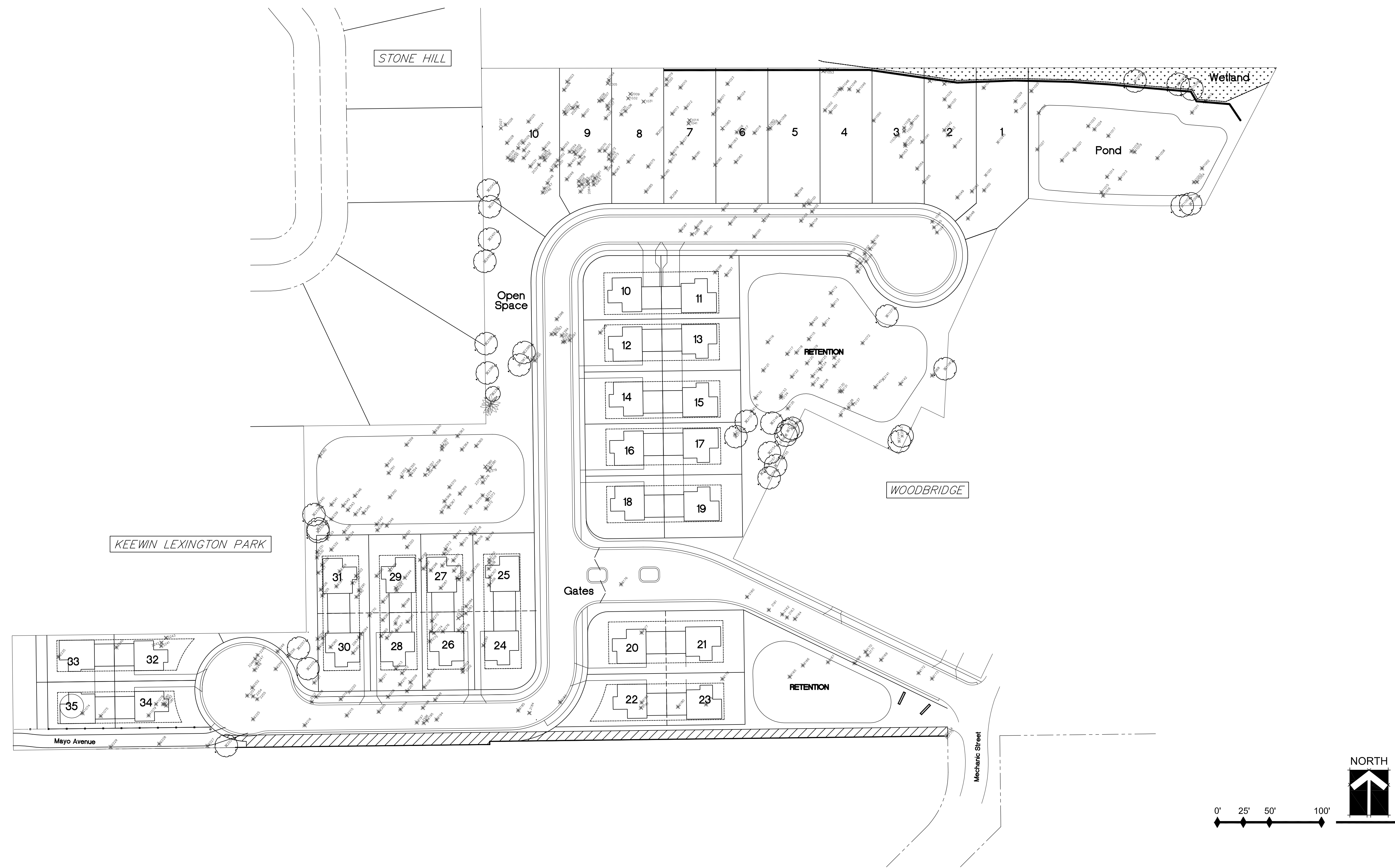
Maitland Landing
AIG Properties, LLC
7557 West Sand Lake Rd., Suite 181
Orlando, Florida 32819



100 Main St. Suite 209
Safety Harbor, Florida 34695
813 265 4808

8 NO: LP170511 PROJ MGR: REB
RAWN: REB CHECKED: REB

L1.0



Existing Trees - Point Tables

EXISTING TREES – POINT TABLE					
Tree #	DBH	Common Name	Status	Mitigation DBH Inches	Tree Retention SF Credits
1019	6"	OAK	Remove	0	0
1020	9"	OAK	Remove	0	0
1023	14"	OAK	Remove	0	0
1024	6"	OAK	Remove	0	0
1030	12"	OAK	Remove	0	0
1031	10"	OAK	Remove	0	0
1032	17"	OAK	Remove	0	0
1034	6"	OAK	Remove	0	0
1035	6"	OAK	Remove	0	0
1036	6"	OAK	Remove	0	0
1037	7"	OAK	Remove	0	0
1038	5"	OAK	Remove	0	0
1041	6"	OAK	Remove	0	0
1045	7"	OAK	Remove	0	0
1046	6"	OAK	Remove	0	0
1047	6"	OAK	Remove	0	0
1048	6"	OAK	Remove	0	0
1049	8"	OAK	Remove	0	0
1050	9"	OAK	Remove	0	0
1051	6"	OAK	Remove	0	0
1052	7"	OAK	Remove	0	0
1053	5"	OAK	Remove	0	0
1054	8"	OAK	Remove	0	0
1055	11"	OAK	Remove	0	0
11002	14"	OAK	Remove	0	0
11003	19"	OAK	Remove	0	0
11004	19"	OAK	Remove	0	0
11006	18"	OAK	Save	0	400
11007	20"	OAK	Save	0	400
11008	18"	OAK	Remove	0	0
11009	18"	OAK	Save	0	400
11010	8"	MAPLE	Save	0	400
11011	9"	OAK	Remove	0	0
11012	7"	MAPLE	Remove	0	0
11013	12"	OAK	Remove	0	0
11014	10"	OAK	Remove	0	0
11015	10"	OAK	Remove	0	0
11016	10"	OAK	Remove	0	0
11017	11"	OAK	Remove	0	0
11018	15"	OAK	Remove	0	0
11019	10"	OAK	Remove	0	0
11020	7"	MAPLE	Save	0	400
11021	8"	OAK	Remove	0	0
11022	14"	OAK	Remove	0	0
11023	6"	OAK	Remove	0	0
11024	6"	OAK	Remove	0	0
11025	9"	OAK	Remove	0	0
11026	11"	OAK	Remove	0	0
11027	9"	OAK	Remove	0	0
11028	9"	OAK	Remove	0	0
11029	6"	OAK	Remove	0	0
11030	6"	OAK	Remove	0	0
11031	13"	OAK	Remove	0	0
11032	9"	OAK	Remove	0	0
11035	7"	OAK	Remove	0	0
11036	14"	OAK	Remove	0	0
11037	9"	OAK	Remove	0	0
11038	13"	OAK	Remove	0	0
11039	10"	OAK	Remove	0	0
11040	11"	OAK	Remove	0	0
11041	8"	OAK	Remove	0	0
11042	10"	OAK	Remove	0	0
11043	7"	OAK	Remove	0	0
11044	10"	OAK	Remove	0	0
11045	13"	OAK	Remove	0	0
11046	9"	OAK	Remove	0	0
11047	6"	OAK	Remove	0	0
11048	14"	OAK	Remove	0	0
11049	18"	OAK	Remove	0	0
11050	7"	OAK	Remove	0	0
11051	6"	OAK	Remove	0	0
11052	7"	OAK	Remove	0	0
11053	10"	OAK	Remove	0	0
11054	12"	OAK	Remove	0	0
11058	12"	OAK	Remove	0	0
11059	6"	OAK	Remove	0	0
11060	7"	OAK	Remove	0	0
11063	7"	OAK	Remove	0	0
11065	6"	OAK	Remove	0	0
11067	22"	OAK	Save	0	400
11068	17"	OAK	Remove	0	0
11072	9"	OAK	Remove	0	0
11073	11"	OAK	Save	0	400
11074	15"	OAK	Remove	0	0
11075	36"	OAK	Remove	0	0
11078	8"	OAK	Remove	0	0
11079	15"	OAK	Remove	0	0
11080	17"	OAK	Remove	0	0
11081	15"	OAK	Remove	0	0
11082	6"	OAK	Remove	0	0
Sub Total Mitigated DBH Inches				0	
Sub Total Existing Tree Credit SF					400

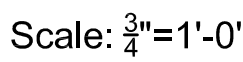
EXISTING TREES --POINT TABLE					
Tree #	DBH	Common Name	Status	Mitigation DBH Inches	Tree Retention SF Credits
2003	8"	OAK	Remove	0	0
2004	7"	OAK	Remove	0	0
2005	13"	OAK	Remove	0	0
2006	7"	OAK	Remove	0	0
2007	6"	OAK	Remove	0	0
2008	9"	OAK	Remove	0	0
2009	22"	OAK	Remove	0	0
2010	6"	TWIN OAK	Remove	0	0
2011	12"	PINE	Remove	0	0
2012	11"	OAK	Remove	0	0
2013	9"	OAK	Remove	0	0
2014	8"	OAK	Remove	0	0
2015	14"	OAK	Remove	0	0
2016	6"	OAK	Remove	0	0
2017	7"	OAK	Remove	0	0
2018	8"	TWIN OAK	Remove	0	0
2019	9"	OAK	Remove	0	0
2020	14"	PALM	Remove	0	0
2021	14"	PALM	Remove	0	0
2022	10"	OAK	Remove	0	0
2023	9"	OAK	Remove	0	0
2024	8"	OAK	Remove	0	0
2025	30"	TRIPLE OAK	Remove	0	0
2026	11"	TWIN OAK	Remove	0	0
2027	8"	OAK	Remove	0	0
2028	8"	OAK	Remove	0	0
2029	7"	OAK	Remove	0	0
2030	8"	OAK	Remove	0	0
2031	13"	OAK	Remove	0	0
2032	13"	OAK	Remove	0	0
2033	7"	OAK	Remove	0	0
2034	7"	OAK	Remove	0	0
2035	14"	OAK	Remove	0	0
2036	9"	OAK	Remove	0	0
2037	12"	OAK	Remove	0	0
2038	13"	OAK	Remove	0	0
2039	15"	OAK	Remove	0	0
2040	10"	OAK CLUSTER	Remove	0	0
2041	9"	OAK	Remove	0	0
2042	12	UNKNOWN	Save	0	400
2043	24"	OAK	Save	0	400
2046	14"	OAK	Save	0	400
2047	11"	OAK	Remove	0	0
2048	9"	TWIN OAK	Remove	0	0
2049	14"	CAMPBOR	Remove	0	0
2050	18"	OAK	Remove	0	0
2051	9"	OAK	Remove	0	0
2052	9"	OAK	Remove	0	0
2053	10"	OAK	Remove	0	0
2054	8"	OAK	Remove	0	0
2055	8"	OAK	Remove	0	0
2056	8"	OAK	Remove	0	0
2057	9"	OAK	Remove	0	0
2058	7"	OAK	Remove	0	0
2059	6"	OAK	Remove	0	0
2060	6"	OAK	Remove	0	0
2061	7"	OAK	Remove	0	0
2062	6"	OAK	Remove	0	0
2063	10"	OAK	Remove	0	0
2064	8"	OAK	Remove	0	0
2065	7"	OAK	Remove	0	0
2066	8"	OAK	Remove	0	0
2067	14"	OAK	Remove	0	0
2068	14"	OAK	Remove	0	0
2069	9"	OAK	Remove	0	0
2070	8"	OAK	Remove	0	0
2071	8"	OAK	Remove	0	0
2072	9"	OAK	Remove	0	0
2073	13"	OAK	Remove	0	0
2074	11"	UNKNOWN	Remove	0	0
2075	13"	OAK	Remove	0	0
2076	6"	OAK	Remove	0	0
2077	6"	OAK	Remove	0	0
2078	8"	OAK	Remove	0	0
2079	8"	OAK	Remove	0	0
2080	10"	OAK CLUSTER	Remove	0	0
2081	6"	OAK	Remove	0	0
2082	13"	OAK	Remove	0	0
2083	6"	OAK	Remove	0	0
2084	6"	OAK	Remove	0	0
2085	10"	OAK	Remove	0	0
2087	24"	TWIN OAK	Remove	0	0
2088	6"	OAK	Remove	0	0
2089	13"	OAK	Remove	0	0
2090	8"	OAK	Remove	0	0
2091	9"	OAK	Remove	0	0
2092	7"	OAK	Remove	0	0
2093	10"	OAK	Remove	0	0
2094	8"	OAK	Remove	0	0
2096	11"	OAK	Remove	0	0
2097	15"	OAK	Remove	0	0
2098	16"	OAK	Remove	0	0
Sub Total Mitigating DBH Inches				0	
Sub Total Existing Tree Credit SF					1200

EXISTING TREES – POINT TABLE						
TREE #	DBH	Common Name	Status	Mitigation DBH Inches	Tree Retention SF Credits	
2099	8"	OAK	Remove	0	0	
2100	8"	OAK	Remove	0	0	
2101	9"	OAK	Remove	0	0	
2102	9"	OAK	Remove	0	0	
2105	8"	OAK	Remove	0	0	
2106	13"	OAK	Remove	0	0	
2107	10"	OAK	Remove	0	0	
2108	12"	OAK	Remove	0	0	
2109	6"	OAK	Remove	0	0	
2110	8"	UNKNOWN	Remove	0	0	
2111	9"	OAK	Remove	0	0	
2112	10"	OAK	Remove	0	0	
2113	12"	OAK	Remove	0	0	
2114	24"	TRIPLE OAK	Remove	0	0	
2115	8"	OAK	Remove	0	0	
2116	8"	OAK	Remove	0	0	
2117	18"	TWIR OAK	Remove	0	0	
2118	12"	OAK	Remove	0	0	
2119	10"	PALM	Remove	0	0	
2120	10"	OAK	Remove	0	0	
2121	10"	OAK	Remove	0	0	
2122	10"	OAK	Remove	0	0	
2123	16"	OAK	Remove	0	0	
2124	10"	CAMPHOR	Remove	0	0	
2125	8"	CAMPHOR	Remove	0	0	
2126	10"	PALM	Remove	0	0	
2127	12"	OAK	Remove	0	0	
2128	12"	OAK	Remove	0	0	
2129	7"	CAMPHOR	Remove	0	0	
2130	22"	OAK	Remove	0	0	
2131	12"	OAK	Remove	0	0	
2132	14"	OAK	Remove	0	0	
2133	16"	OAK	Remove	0	0	
2134	10"	CAMPHOR	Remove	0	0	
2135	12"	OAK	Remove	0	0	
2136	8"	OAK	Remove	0	0	
2137	19"	OAK	Remove	0	0	
2138	12"	PALM	Remove	0	0	
2139	27"	OAK	Remove	0	0	
2140	10"	UNKNOWN	Remove	0	0	
2141	24"	TWIR OAK	Remove	0	0	
2142	9"	CAMPHOR	Remove	0	0	
2143	12"	OAK	Save	400	400	
2144	24"	OAK	Save	0	400	
2145	17"	OAK	Remove	0	0	
2146	20"	OAK	Remove	0	0	
2147	21"	OAK	Remove	0	0	
2148	10"	OAK	Save	0	400	
2149	8"	OAK	Save	0	0	
2150	11"	OAK	Save	400	400	
2151	18"	PALM	Save	0	400	
2152	9"	PALM	Remove	0	0	
2153	24"	OAK	Save	400	400	
2154	8"	OAK	Save	0	400	
2156	6"	CAMPHOR	Save	0	400	
2157	8"	OAK	Remove	0	0	
2158	21"	OAK	Remove	0	0	
2159	20"	OAK	Save	0	400	
2160	36"	CAMPHOR	Remove	0	0	
2161	24"	CAMPHOR	Remove	0	0	
2162	8"	CAMPHOR	Remove	0	0	
2163	14"	CAMPHOR	Remove	0	0	
2164	8"	CAMPHOR	Remove	0	0	
2165	8"	UNKNOWN	Remove	0	0	
2166	18"	OAK	Remove	0	0	
2167	6"	OAK	Remove	0	0	
2168	22"	OAK	Remove	0	0	
2169	8"	LIGUSTRUM	Remove	0	0	
2170	8"	LIGUSTRUM	Remove	0	0	
2171	8"	CAMPHOR	Remove	0	0	
2172	24"	OAK	Remove	0	0	
2173	24"	OAK	Remove	0	0	
2176	10"	UNKNOWN	Remove	0	0	
2177	10"	OAK	Remove	0	0	
2178	10"	UNKNOWN	Remove	0	0	
2179	11"	OAK	Remove	0	0	
2180	29"	OAK	Remove	0	0	
2181	18"	OAK	Remove	0	0	
2182	23"	OAK	Remove	0	0	
2183	8"	AUSTRALIAN PINE	Remove	0	0	
2184	18"	OAK	Remove	0	0	
2185	20"	OAK	Remove	0	0	
2194	22"	OAK	Remove	0	0	
2195	12"	OAK	Remove	0	0	
2196	14"	OAK	Remove	0	0	
2197	14"	OAK	Remove	0	0	
2198	17"	OAK	Remove	0	0	
2199	17"	OAK	Remove	0	0	
2202	12"	CAMPHOR	Remove	0	0	

EXISTING TREES –POINT TABLE					
Tree #	DBH	Common Name	Status	Mitigation DBH Inches	Tree Retention SF Credits
2203	17"	CAMPHOR	Remove	0	0
2204	20"	OAK	Remove	0	0
2205	24"	OAK	Remove	0	0
2208	20"	OAK	Remove	0	0
2207	6"	CAMPHOR	Remove	0	0
2208	6"	CAMPHOR	Remove	0	0
2210	10"	CAMPHOR	Remove	0	0
2211	14"	CAMPHOR	Remove	0	0
2212	7"	CAMPHOR	Remove	0	0
2213	7"	CAMPHOR	Remove	0	0
2214	8"	OAK	Remove	0	0
2215	24"	OAK	Remove	0	0
2216	10"	OAK	Remove	0	0
2217	12"	OAK	Remove	0	0
2218	12"	OAK	Remove	0	0
2219	18"	OAK	Remove	0	0
2220	8"	CAMPHOR	Remove	0	0
2221	8"	OAK	Remove	0	0
2222	6"	OAK	Save	0	400
2225	16"	PINE	Remove	0	0
2226	24"	OAK	Save	400	0
2227	18"	TRIPLE OAK	Remove	0	0
2228	24"	OAK	Remove	0	0
2229	18"	OAK	Remove	0	0
2235	6"	TWIN CAMPHOR	Remove	0	0
2240	7"	LIGUSTRUM	Remove	0	0
2241	10"	OAK	Remove	0	0
2242	8"	OAK	Remove	0	0
2243	16"	OAK	Remove	0	0
2245	6"	TWIN OAK	Remove	0	0
2246	12"	OAK	Remove	0	0
2247	12"	OAK	Remove	0	0
2248	12"	OAK	Remove	0	0
2249	12"	OAK	Remove	0	0
2250	12"	OAK	Remove	0	0
2252	8"	OAK	Remove	0	0
2253	12"	OAK	Remove	0	0
2254	7"	OAK	Remove	0	0
2255	12"	OAK	Remove	0	0
2256	6"	OAK	Remove	0	0
2257	7"	OAK	Save	0	400
2258	7"	OAK	Remove	0	0
2259	20"	OAK	Remove	0	0
2260	20"	OAK	Remove	0	0
2261	10"	PALM	Remove	0	0
2262	6"	CAMPHOR	Remove	0	0
2263	6"	CAMPHOR	Remove	0	0
2264	30"	OAK	Remove	0	0
2265	10"	OAK	Remove	0	0
2266	12"	OAK	Remove	0	0
2267	10"	OAK	Remove	0	0
2268	10"	OAK	Remove	0	0
2269	9"	OAK	Remove	0	0
2270	12"	OAK	Remove	0	0
2271	8"	OAK	Remove	0	0
2272	8"	TWIN CAMPHOR	Remove	0	0
2273	12"	OAK	Remove	0	0
2274	12"	OAK	Remove	0	0
2275	8"	TWIN OAK	Remove	0	0
2276	8"	CAMPHOR	Remove	0	0
2277	8"	OAK	Remove	0	0
2278	10"	OAK	Remove	0	0
2280	14"	OAK	Remove	0	0
2281	18"	OAK	Remove	0	0
2282	6"	CAMPHOR	Remove	0	0
2283	8"	OAK	Remove	0	0
2284	8"	OAK	Remove	0	0
2287	14"	OAK	Remove	0	0
2288	14"	OAK	Remove	0	0
2289	7"	CAMPHOR	Remove	0	0
2290	8"	CAMPHOR	Remove	0	0
2291	6"	CAMPHOR	Remove	0	0
2292	8"	PALM	Remove	0	0
2293	10"	TWIN CAMPHOR	Remove	0	0
2294	10"	OAK	Remove	0	0
2295	10"	OAK	Remove	0	0
2296	20"	OAK	Remove	0	0
2297	12"	OAK	Remove	0	0
2298	10"	OAK	Remove	0	0
2299	6"	OAK	Remove	0	0
2300	6"	MAGNOLIA	Remove	0	0
2301	6"	OAK	Remove	0	0
2302	12"	PALM	Remove	0	0
2303	8"	PALM	Remove	0	0
2304	12"	TRIPLE OAK	Remove	0	0
2305	24"	OAK	Remove	0	0
2306	13"	OAK	Remove	0	0
2307	13"	OAK	Remove	0	0

EXISTING TREES --POINT TABLE					
Tree #	DBH	Common Name	Status	Mitigation DBH Inches	Tree Retention SF Credits
2308	10"	OAK	Remove	0	0
2309	8"	OAK	Remove	0	0
2310	14"	OAK	Remove	0	0
2311	10"	OAK	Remove	0	0
2312	10"	OAK	Remove	0	0
2313	10"	OAK	Remove	0	0
2314	14"	OAK	Remove	0	0
2315	12"	OAK	Remove	0	0
2316	8"	OAK	Remove	0	0
2317	14"	OAK	Remove	0	0
2318	11"	OAK	Remove	0	0
2319	12"	OAK	Remove	0	0
2320	6"	OAK	Remove	0	0
2321	14"	OAK	Remove	0	0
2322	12"	OAK	Remove	0	0
2323	12"	OAK	Remove	0	0
2324	24"	OAK	Remove	0	0
2325	8"	OAK	Remove	0	0
2326	10"	OAK	Remove	0	0
2327	8"	OAK	Remove	0	0
2328	6"	OAK	Remove	0	0
2329	6"	OAK	Remove	0	0
2330	12"	OAK	Remove	0	0
2331	8"	OAK	Remove	0	0
2332	6"	CAMPHOR	Remove	0	0
2333	10"	OAK	Remove	0	0
2334	10"	OAK	Remove	0	0
2335	8"	OAK	Remove	0	0
2336	6"	CAMPHOR	Save	400	0
2337	6"	CAMPHOR	Save	0	400
2338	12"	OAK	Save	0	400
2339	10"	CAMPHOR	Remove	0	0
2340	7"	OAK	Remove	0	0
2341	7"	OAK	Remove	0	0
2342	10"	OAK	Remove	0	0
2343	10"	OAK	Remove	0	0
2344	12"	OAK	Remove	0	0
2345	14"	OAK	Remove	0	0
2346	10"	OAK	Remove	0	0
2347	6"	OAK	Remove	0	0
2348	10"	OAK	Remove	0	0
2349	6"	CAMPHOR	Remove	0	0
2350	16"	TWN OAK	Remove	0	0
2351	18"	OAK	Remove	0	0
2352	7"	OAK	Remove	0	0
2353	7"	OAK	Remove	0	0
2354	10"	OAK	Remove	0	0
2355	12"	OAK	Remove	0	0
2356	12"	OAK	Remove	0	0
2357	12"	OAK	Remove	0	0
2358	10"	OAK	Remove	0	0
2359	14"	OAK	Remove	0	0
2360	10"	OAK	Remove	0	0
2361	10"	OAK	Remove	0	0
2362	10"	OAK	Remove	0	0
2363	8"	OAK	Remove	0	0
2364	12"	OAK	Remove	0	0
2365	8"	PALM	Remove	0	0
2366	12"	OAK	Remove	0	0
2367	12"	OAK	Remove	0	0
2368	8"	OAK	Remove	0	0
2369	8"	OAK	Remove	0	0
2370	7"	OAK	Remove	0	0
2371	16"	OAK	Remove	0	0
2372	11"	OAK	Remove	0	0
2373	7"	OAK	Remove	0	0
2374	6"	PALM	Remove	0	0
2375	8"	TWN OAK	Remove	0	0
2376	22"	OAK	Remove	0	0
2377	16"	OAK	Remove	0	0
2379	22"	OAK	Remove	0	0
2380	10"	OAK	Remove	0	0
2381	7"	PALM	Remove	0	0
2382	14"	OAK	Remove	0	0
2383	12"	PALM	Save	0	400
2384	12"	PALM	Save	0	400
2385	11"	CHINABERRY	Save	400	0
2386	11"	CHINABERRY	Save	400	0
2387	14"	OAK	Save	400	0
2388	8"	OAK	Save	0	400
2389	13"	OAK	Save	0	400
2390	6"	TWN CAMPHOR	Remove	0	0
2391	24"	OAK	Remove	0	0
2392	12"	OAK	Remove	0	0
2393	11"	TWN OAK	Remove	0	0
2394	9"	OAK	Remove	0	0
2395	8"	CAMPHOR	Remove	0	0
2396	12"	TRIPLE OAK	Remove	0	0
2397	12"	OAK	Remove	0	0
2398	13"	OAK	Remove	0	0
2399	24"	OAK	Remove	0	0
2400	16"	OAK	Save	0	400
2401	21"	OAK	Save	400	0
2402	11"	PALM	Remove	0	0
2403	9"	UNKNOWN	Remove	0	0
2405	8"	UNKNOWN	Remove	0	0
Sub Total Mitigated DBH Inches				0	
Sub Total Existing Tree Credit SF					4800
Total Mitigated DBH Inches				0	
Total Existing Tree Credit SF					14000





2 6' Aluminum Fencing Elevation Scale: $\frac{3}{4}" = 1'-0"$

NOTE: Pedestrian entry gate(s) to match fencing

Maitland Landing Preliminary Fence and Gate Details

ISSUE DATE: 11/18/2019 REVISIONS Revised - 9/16/2021	THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER COPYRIGHT LAW AND ARE THE PROPERTY OF THE OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES ARE RESERVED.
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L1.4

