

HOLDEN AVENUE PD - HAVEN OAKS

DEVELOPMENT PLAN / PRELIMINARY SUBDIVISION PLAN

RECEIVED

4/7/2022

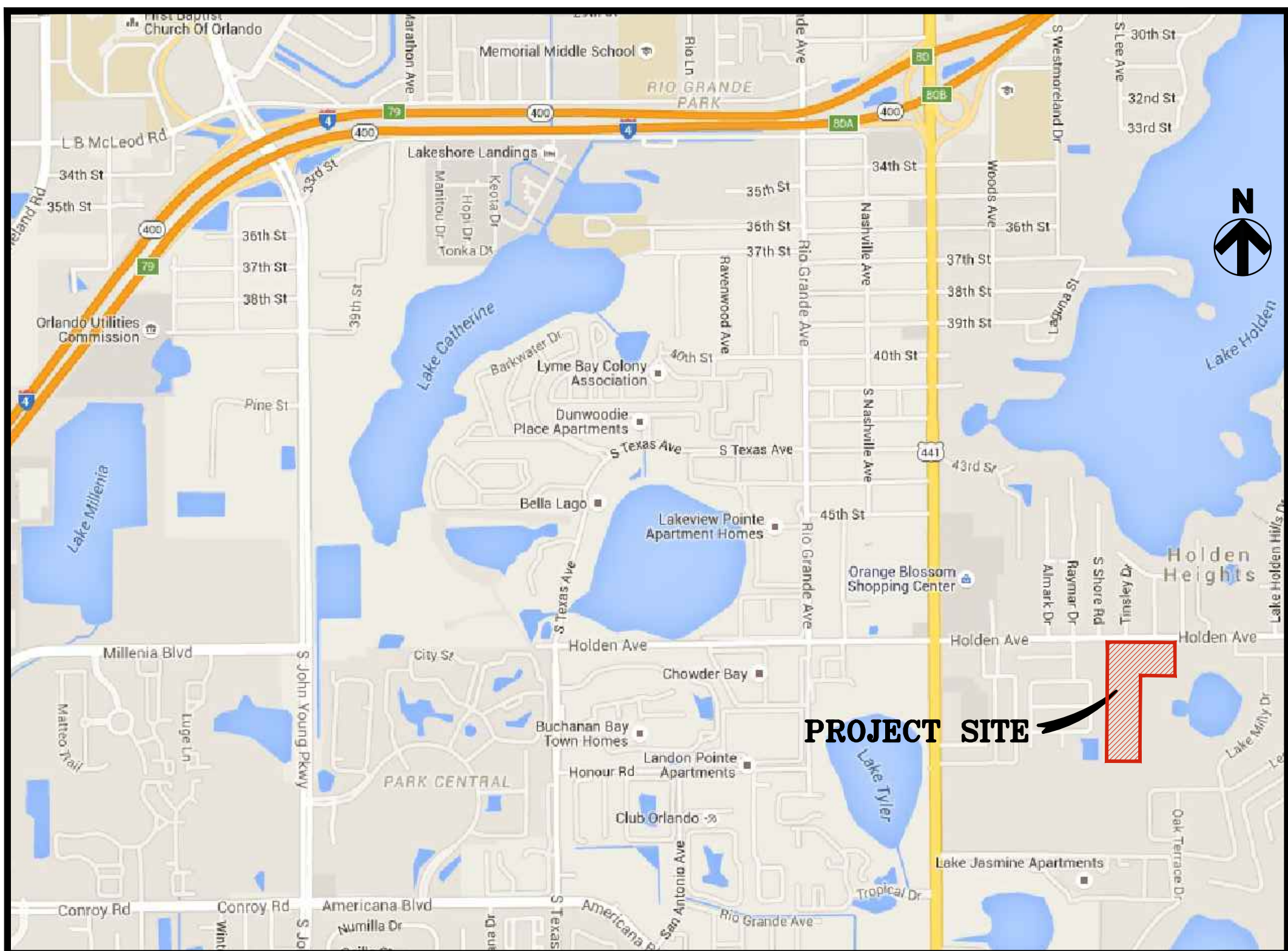
CITY OF EDGEWOOD

ORLANDO, FLORIDA

PARCEL ID# 14-23-29-0000-00-004
14-23-29-0000-00-005
14-23-29-0000-00-062
14-23-29-0000-00-064
14-23-29-0000-00-063 &
14-23-29-0000-00-042

April 6, 2022

LOCATION MAP:



PROJECT TEAM

OWNER/APPLICANT
TOLL BROTHERS, INC.
2966 COMMERCE PARK DR., SUITE 100
ORLANDO, FL 32819

CIVIL ENGINEER
AVCON, INC.
5555 E MICHIGAN ST, SUITE 200
ORLANDO, FL 32822
(407) 599-1122

SURVEYOR
ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
(407) 654 - 5355

ENVIRONMENTAL
BIO-TECH CONSULTING
3025 E. SOUTH STREET
ORLANDO, FL 32803
(407) 894-5969

GEOTECHNICAL
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD.
ORLANDO, FL 32811
(407) 423-0504

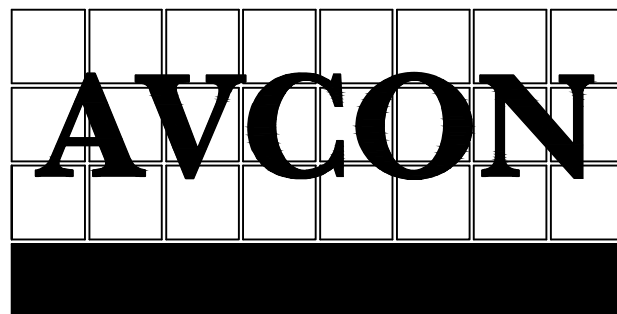
UTILITY PROVIDERS

SEWER

ORANGE COUNTY UTILITIES (OCU)
9150 CURRY FORD RD,
ORLANDO, FL 32825
(407) 836-5515

WATER

ORLANDO UTILITIES COMMISSION (OUC)
3800 GARDENIA AVE
ORLANDO, FL
(407) 423-9018



AVCON, INC.
ENGINEERS & PLANNERS
5555 East Michigan Street., Suite #00 Orlando, FL 32822-2779
Office: (407) 599-1122 • Fax: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5657
www.avconinc.com

ENGINEER OF RECORD:

RICHARD V. BALDOCCHI
FL P.E. #38092

Sheet List Table

Sheet Number	Sheet Title
C-000	Cover Sheet
C-100	Boundary Survey
C-101	Boundary Survey
C-102	Topographic Survey
C-200	Project Maps
C-300	Site & Geometry Plan
C-301	Roadway Expansion & Driveway Plan
C-302	Vehicle Tracking Plan
C-303	Lot Impervious Surface Ratio Calculations
C-304	Tree Plan
C-305	Tract Boundary Exhibit
C-400	Drainage Plan
C-500	Utility Plan

APPROVED WAIVERS:

1. A WAIVER FOR EDGEWOOD CODE SECTION 126-280 TO ALLOW A CULS-DE-SAC ON A STREET EXCEEDING 500 FEET. THE WAIVER WAS REQUESTED AS THE CULS-DE-SAC IS THE ONLY WAY FOR THE ENTIRE PROPERTY TO BE DEVELOPED.
2. A WAIVER FOR EDGEWOOD CODE SECTION 126-282 TO WAIVE THE REQUIREMENT FOR STREET STUB OUTS TO ADJOINING UNPLATTED AREAS. THE WAIVER WAS REQUESTED TO ALLOW FOR THE DEVELOPMENT TO BE GATED AND SURROUNDED BY THE ARCHITECTURAL PRECAST CONCRETE WALL
3. A WAIVER PER EDGEWOOD CODE SECTION 134-460(a)(9) TO ALLOW FOR A MAXIMUM IMPERVIOUS SURFACE AREA RATIO OF 70% FOR RESIDENTIAL LOTS WITHIN THE HOLDEN AVENUE PD.

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 165 FT OF THE FOLLOWING TRACT: BEGIN AT A POINT 6 2/3 CHAINS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 S, RANGE 29 EAST, RUN THENCE EAST 5 1/3 CHAINS; THENCE SOUTH 20 CHAINS TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; 5 1/3 CHAINS; THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING.

PARCEL 2:

THE EAST 187 FEET OF THE FOLLOWING: BEGIN 440 FEET EAST OF THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN EAST 352 FEET; THENCE SOUTH 1320 FEET; THENCE WEST 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA (LESS THE NORTH 30 FEET FOR RIGHT OF WAY).

ALSO DESCRIBED AS THE EAST 187 FEET TO THE FOLLOWING: BEGINNING AT A POINT 6 2/3 CHAINS EAST OF THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 5 1/3 CHAINS, THENCE SOUTH TO THE SOUTH LINE OF THE SAID FOR1Y 20 CHAINS; THENCE WEST ALONG THE SAID SOUTH LINE OF THE SAID FOR1Y 5 1/3 CHAINS, THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING (LESS THE NORTH 30 FEET FOR RIGHT OF WAY).

PARCEL 3

THE NORTH 380 FEET OF THE WEST 303 FEET OF THE EAST 426.7 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS N 155 FEET OF E 125 FEET, AND LESS N 155 FEET OF W 128 FEET, AND LESS N 30 FEET FOR ROAD), SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA.

PARCEL 4

THE NORTH 155 FEET OF THE WEST 125 FEET OF THE EAST 248.7 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS NORTH 30 FEET FOR ROAD) OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, OF ORANGE COUN1Y, FLORIDA.

PARCEL 5

THE NORTH 155 FEET OF THE WEST 128 FEET OF THE EAST 426.7 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, ORANGE COUN1Y, FLORIDA, LESS THE NORTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

PARCEL 6

THE NORTH 380 FEET OF THE WEST 100 FEET OF THE EAST 526.7 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AND CONTAINS 13.68 ACRES MORE OR LESS.

AVCON PROJECT NO.

2019.0099.15

DATE

04/06/2022

REVISIONS

NO.	DATE	DESCRIPTION	SHEETS

4/7/2022



**ALLEN
&
COMPANY**
Professional Surveyors & Mappers

**ALTA/NSPS LAND TITLE
BOUNDARY SURVEY**
OF
SODO HOLDEN AVENUE
SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF EDGEWOOD
ORANGE COUNTY, FLORIDA

FOR:
TOLL BROTHERS

FOR THE LICENSED BUSINESS #6723 BY:

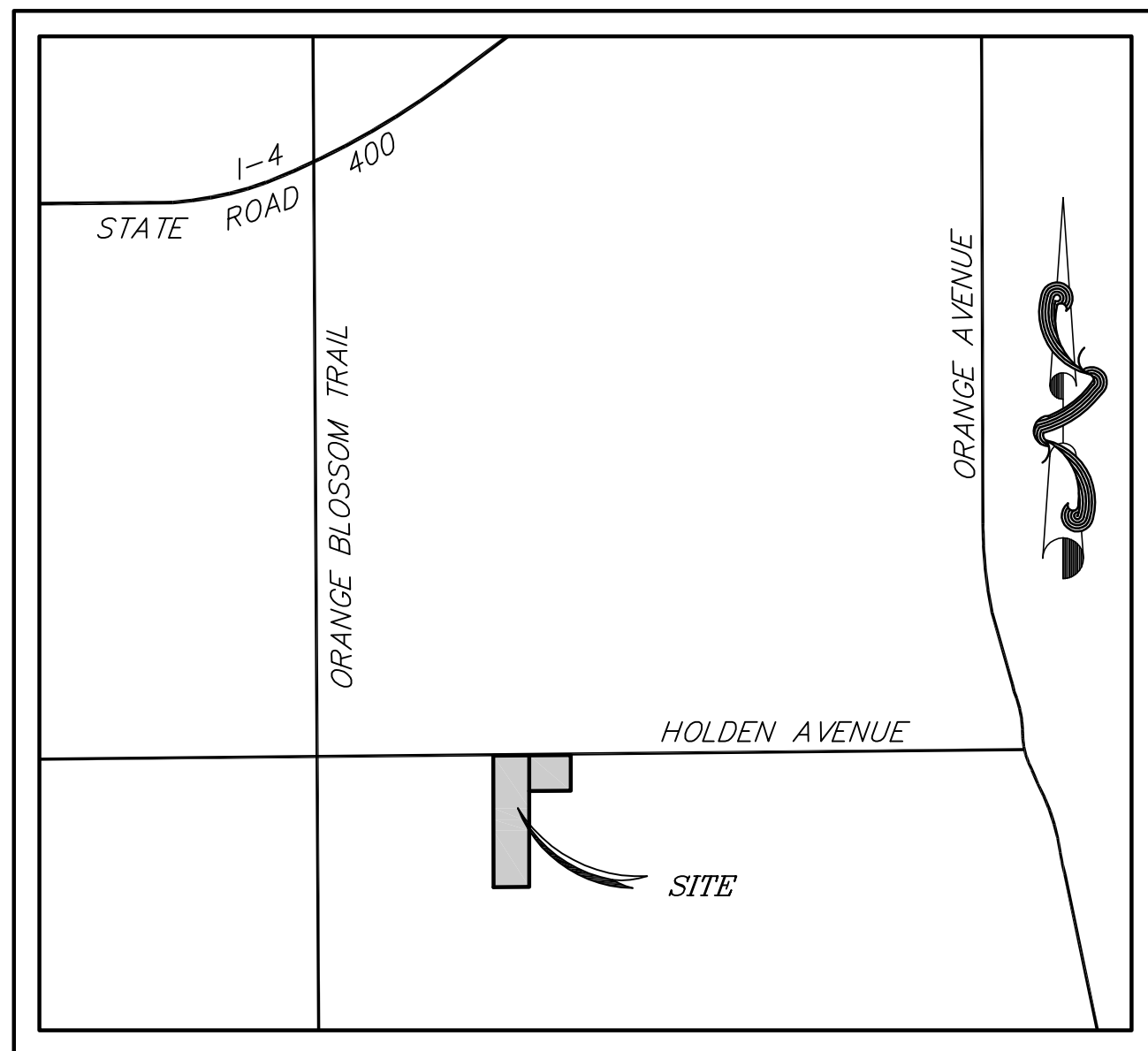
JAMES L. RICKMAN, P.S.M. #5633

[illegible]

JOB # 20190788
DATE: JANUARY 8, 2020
SCALE: 1" = 60'
CALC BY: JLR/SEJ
FIELD BY: BA/DH
DRAWN BY: SEJ
CHECKED BY: MR

SHEET 1 OF 2

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AND CONTAINS 13.68 ACRES MORE OR LESS.

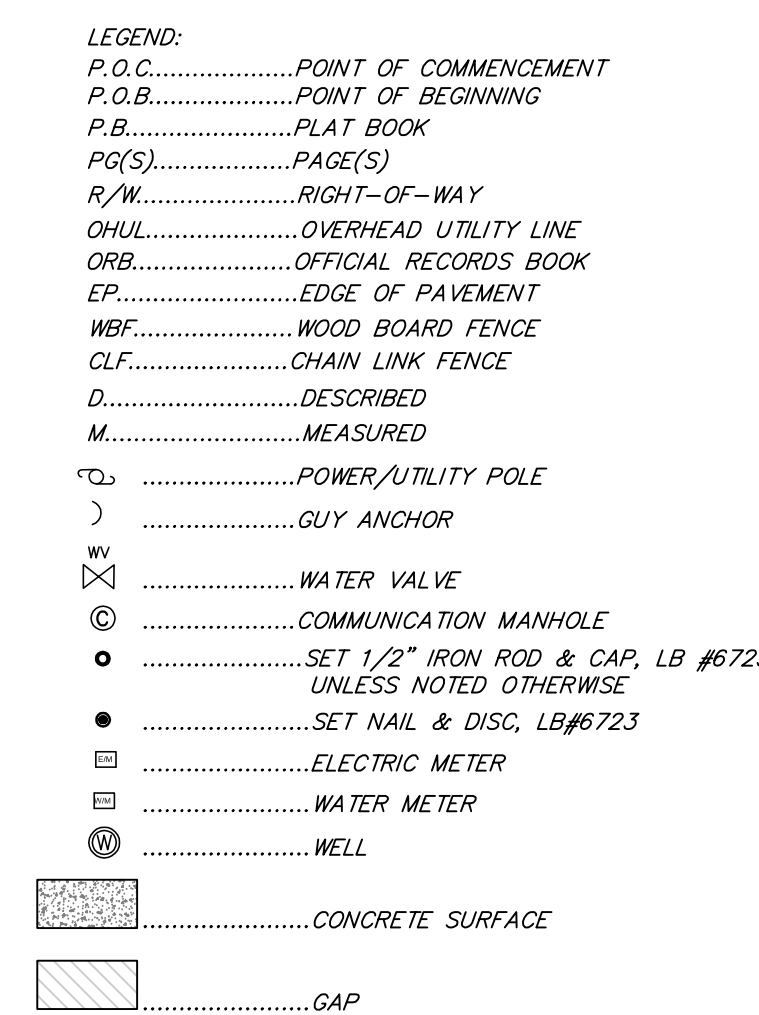


NOT TO SCALE

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH RANGE 29 EAST, BEING NORTH 89°33'17" EAST.
2. 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.
3. 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.
4. 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.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. 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.
7. 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.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
9. THE LEGAL DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
10. THE LANDS SHOWN HEREON LIE IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.1201830410F, 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.
11. THERE WAS NO VISUAL EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS. THE STRUCTURES LOCATED ON THE SUBJECT PROPERTY APPEAR TO BE VACATED.
12. THE SURVEYOR WAS NOT SUPPLIED ANY ZONING INFORMATION FOR THE SUBJECT PROPERTY.
13. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
14. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PER THE DESCRIPTION PROVIDED BY THE CLIENT. A GAP APPEARS BETWEEN THE LEGAL DESCRIPTIONS FOR PARCELS 1 AND 2 AND BETWEEN THE LEGAL DESCRIPTIONS FOR PARCELS 3 THROUGH 6. THE EAST LINE OF PARCEL 2 AND THE WEST LINE OF PARCEL 6 ARE NOT CONTIGUOUS.
15. THE PROPOSED LAND USE HAS NOT BEEN PROVIDED TO THE SURVEYOR.
16. WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 20377-4393766, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 24, 2019 AT 8:00 A.M. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B, SECTION II" OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
4. DISTRIBUTION EASEMENT RECORDED IN BOOK 3981, PAGE 916. (AS TO PARCEL 3). AFFECTS THE SUBJECT AND IS SHOWN HEREON. THERE MAY BE OTHER FACILITIES ON THE SUBJECT PROPERTY THAT ARE SUBSURFACE AND COULD AFFECT THE LOCATION OF THE EASEMENT AREA.

FIELD WORK WAS COMPLETED ON JANUARY 8, 2020



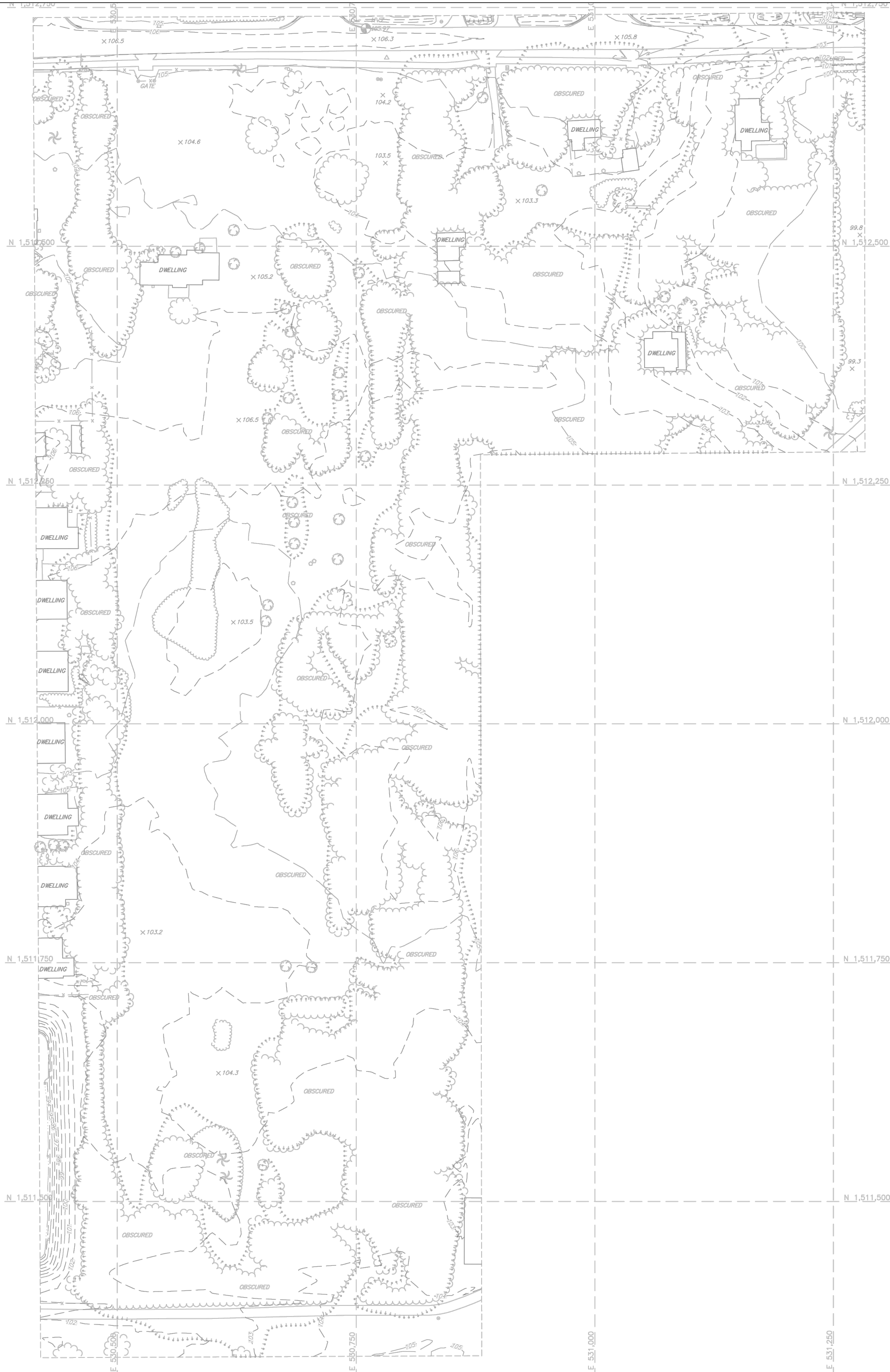
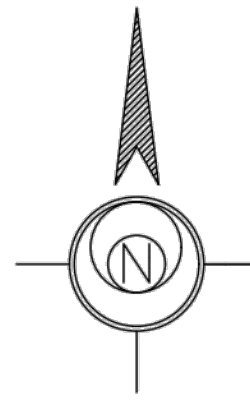
**ALTA/NSPS LAND TITLE
BOUNDARY SURVEY**
OF
SODO HOLDEN AVENUE
SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF EDGEWOOD
ORANGE COUNTY, FLORIDA

FOR:
THORNTON PROPERTIES

[illegible]

JOB # 20150572
DATE: JANUARY 8, 2020
SCALE: 1" = 60'
CALC BY: JLR/SEJ
FIELD BY: BA/DH
DRAWN BY: SEJ
CHECKED BY: MR

SHEET 2 OF 2



LOCATION MAP
NOT TO SCALE

AERIAL SURVEY CONTROL:

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
AT1	1512897.36	529281.20	106.70	HV1
AT2	1511399.64	529393.62	102.99	HV2
AT3	1511977.13	530027.68	104.91	HV3
AT4	1511099.81	531253.49	101.36	HV4
AT5	1511273.66	532028.56	102.58	HV5
AT6	1512916.88	531961.18	96.92	HV6
AT7	1512727.95	530760.22	105.97	HV7

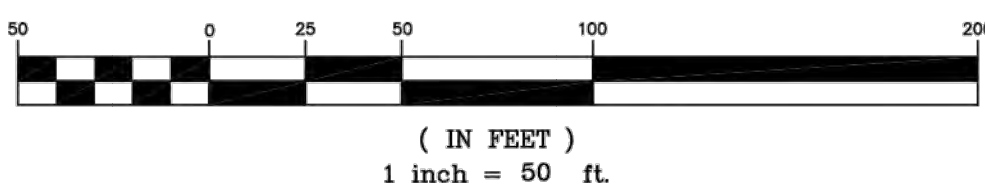
NOTES:

- PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY ESE CONSULTANTS, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY. AERIAL PHOTOGRAPHY PERFORMED BY MIDWEST AERIAL PHOTOGRAPHY ON NOVEMBER 10, 2019 WITH A PHOTO SCALE OF 4cm GSD.
- PHOTOGRAMMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE AMERICAN SOCIETY OF PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=50' AND A CONTOUR INTERVAL OF 1'.
- AERIAL CONTROL PROVIDED BY ESE CONSULTANTS, INC., ON NOVEMBER 13 AND 21, 2019.
- FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. BUILDING OUTLINES REPRESENT APPROXIMATE ROOF LINE LOCATIONS AS SEEN ON THE AERIAL PHOTOGRAPHY.
- THE HORIZONTAL DATUM AND VERTICAL DATUM ARE ON A SITE DATUM.
- PROPOSED AND EXISTING BOUNDARIES SHOWN ARE GRAPHIC REPRESENTATION ONLY AND ARE SUBJECT TO VERIFICATION BY THE END USER.
- DELINEATED AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
- DELINEATED AREAS DESIGNATED AS "INUNDATED" INDICATE THE GROUND IS OBSCURED BY STANDING WATER. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
- TOPOGRAPHIC INFORMATION FOR INTERNAL USE ONLY. NOT FOR PUBLICATION OUTSIDE OF TOLL BROTHERS, INC.

LEGEND:

	HYDRANT		MISCELLANEOUS FEATURE
	VALVE		DEFINED TREE LOCATION
	MANHOLE		UNDEFINED TREE LOCATION
	CURB INLET		SHRUB
	INLET		SPOT ELEVATION
	WELLHEAD		SWAMP
	STREET LAMP		PALM TREE
	PRIVATE LAMP		FLAG POLE
	UTILITY POLE		HORIZ. & VERT. AERIAL CONTROL
	UTILITY POLE & LAMP		HORIZ. AERIAL CONTROL
	SUPPORT POLE		VERT. AERIAL CONTROL
	UTILITY TOWER		
	POST		
	SINGLE POST SIGN		
	DOUBLE POST SIGN		
	PRIVATE MAILBOX		
	PUBLIC MAILBOX		
	OBSCURED AREA		
	TREE LINE		
	BRUSH/SHRUBLINE		
	WATER		
	SWAMP		
	TRAIL		
	STONE WALL		
	FENCE		
	CONSTRUCTION/TEMPORARY FENCE		
	GUIDE RAIL		
	MAPPING LIMIT		
	INUNDATED AREA		

GRAPHIC SCALE



RECEIVED

4/7/2022

CITY OF EDGEWOOD

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

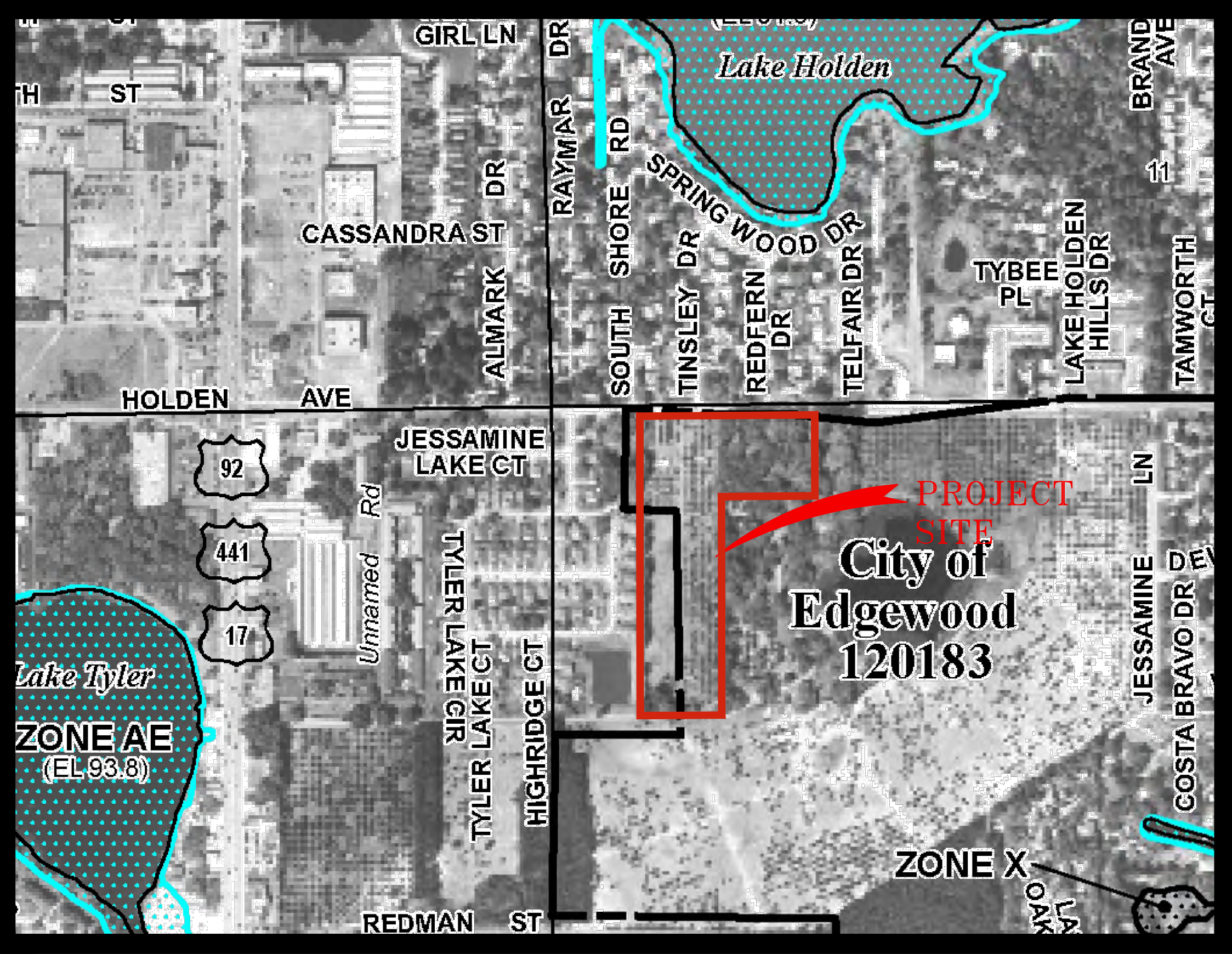
ESE Consultants, Inc.
250 Gibraltar Road • Suite 2E • Horsham, PA 19044
T: 215-914-2050

MAP OF TOPOGRAPHY

SODO HOLDEN
CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA

DATE: 1-31-2020	SCALE: 1"=50'
DESIGN: SBG	DRAWN: SBG
JOB NO.: 4762	FILE NAME: 4762-MOT
REF. NO.:	
SHEET NO.: 1	OF 1

FLOOD MAP

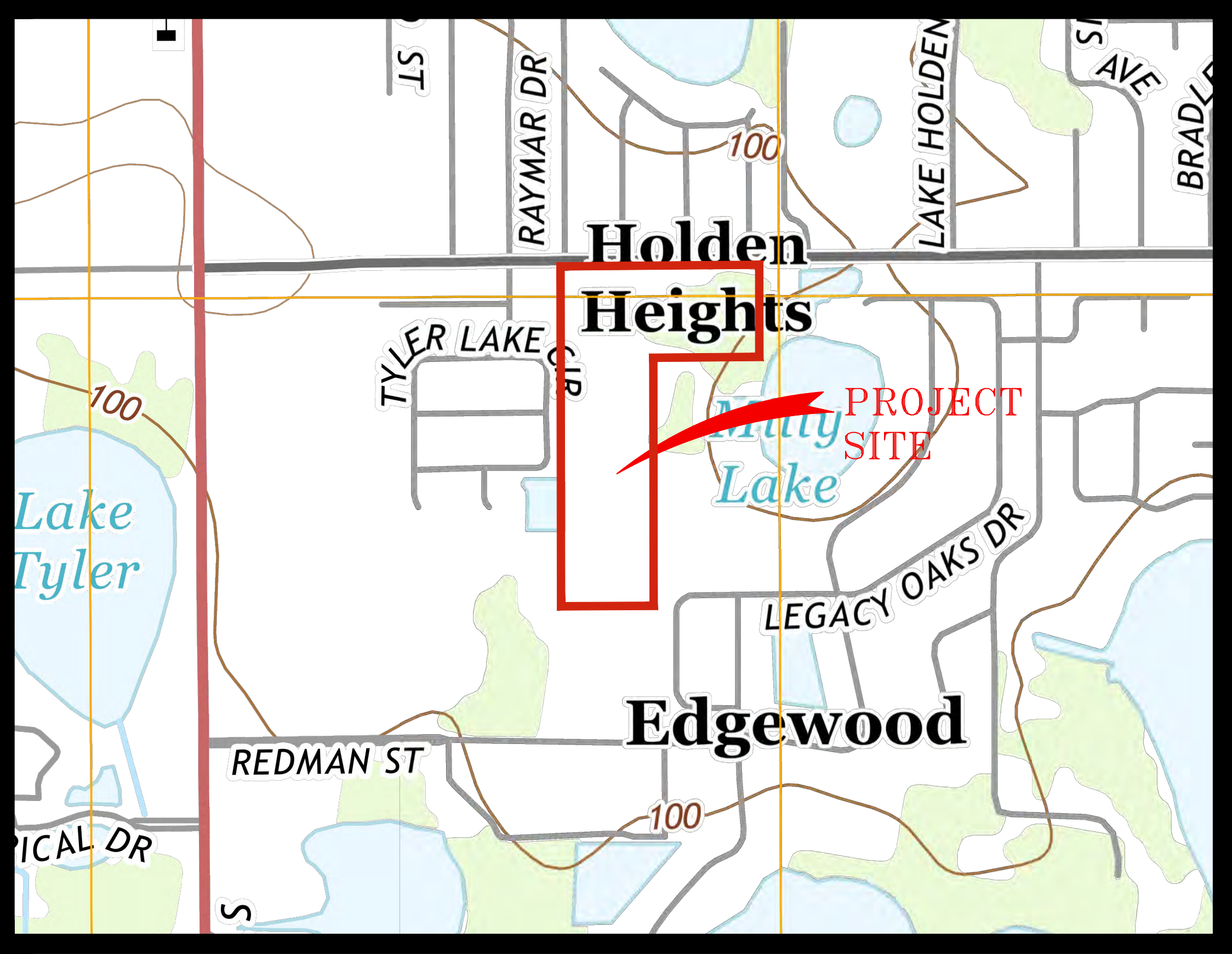


SOILS MAP



- SOILS LEGEND**
- 3 BASINGER FINE SAND DEPRESSIONAL, 0 TO 1 PERCENT SLOPES
 - 43 SEFFNER FINE SAND, 0 TO 2 PERCENT SLOPES
 - 48 TAVARES-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
 - 99 WATER

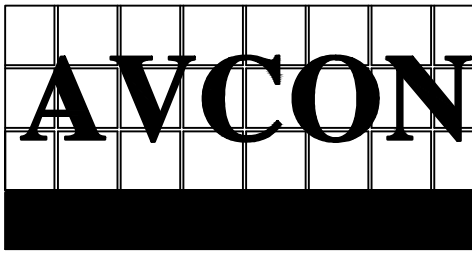
USGS TOPO MAP



AERIAL MAP



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4/7/2022
CITY OF EDGEWOOD



AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHIGAN ST., SUITE 200 - ORLANDO, FL 32822-2779
OFFICE: (407) 599-1125 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057
www.avconinc.com

RICHARD V. BALDOCCHI
P.E. #38092

DEVELOPMENT PLAN /
PRELIMINARY
SUBDIVISION PLAN

HOLDEN AVENUE PD

PROJECT MAPS

ATTENTION:
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SCALE:

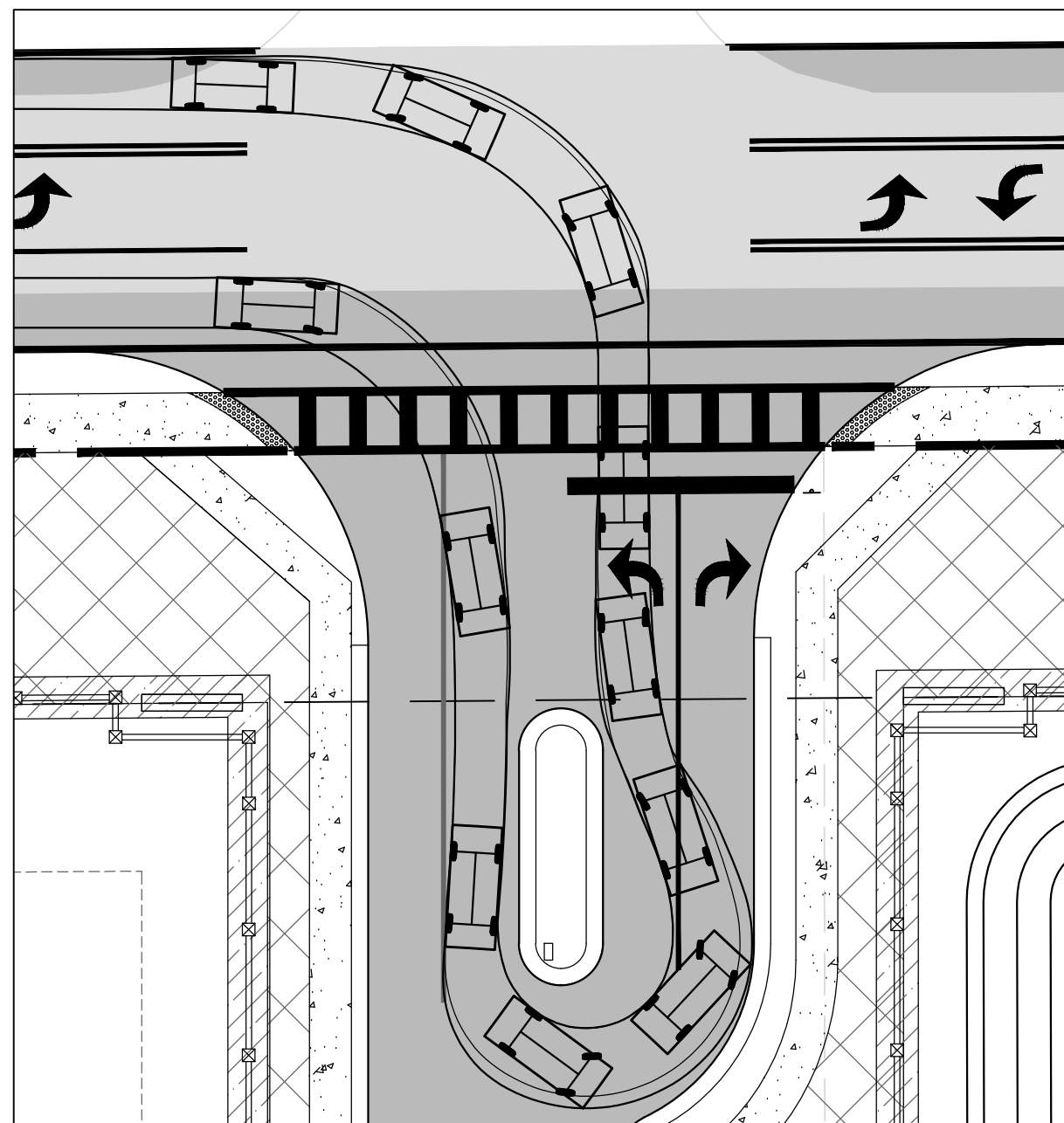
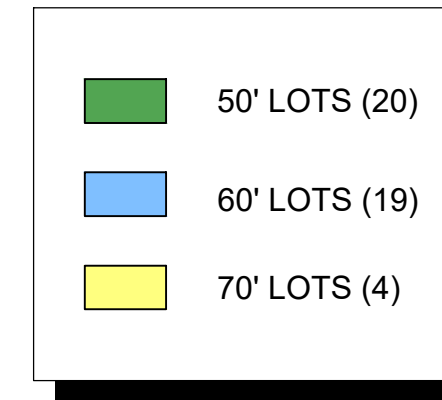
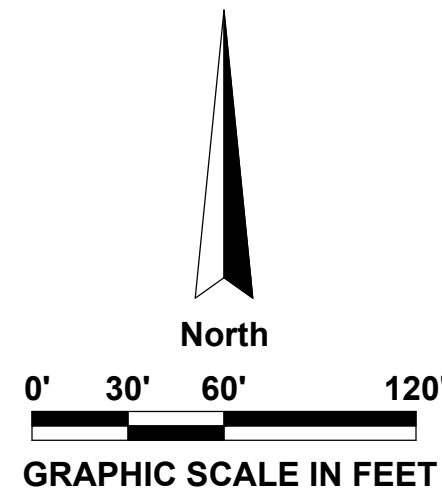
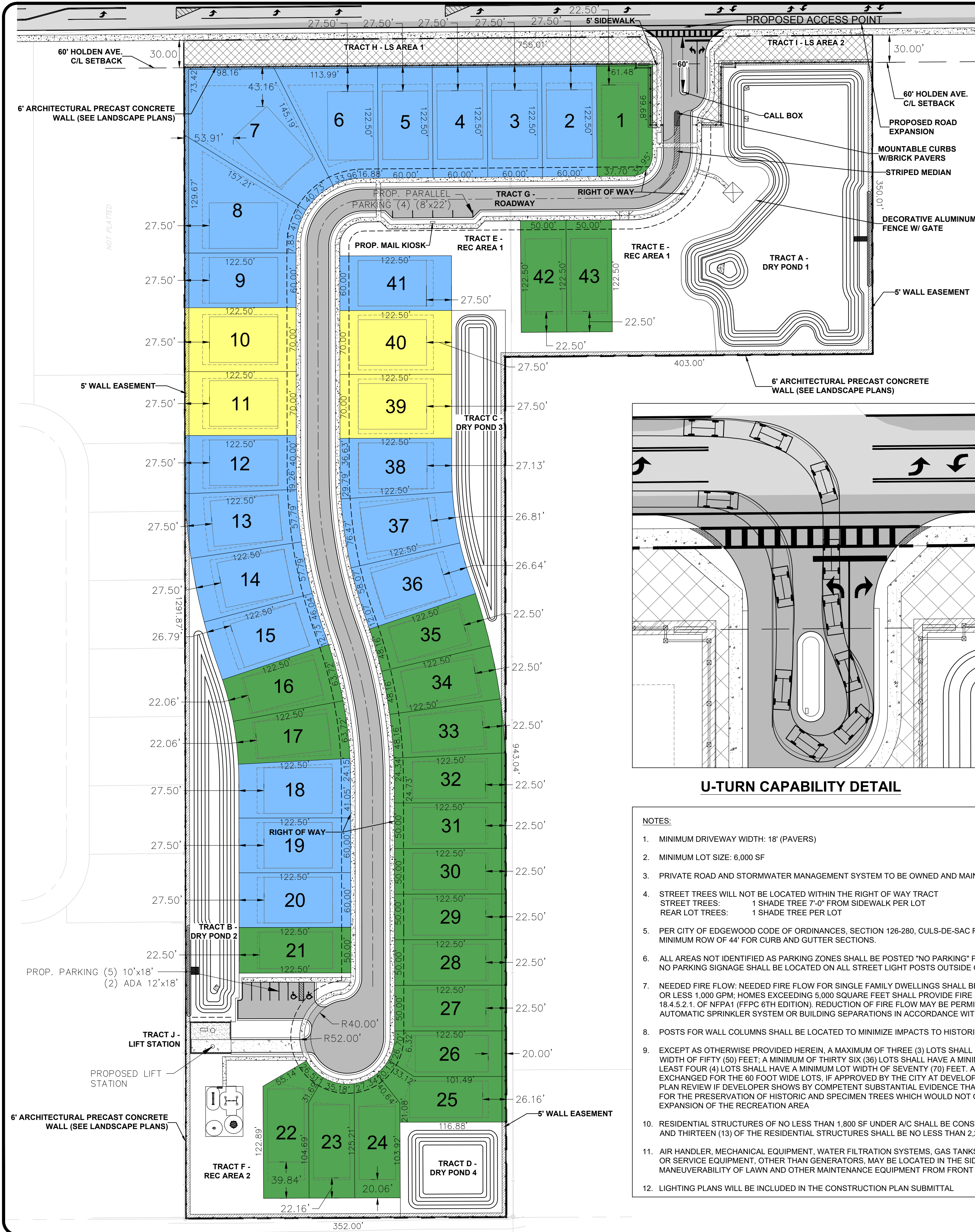
REVISIONS:			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RVB
DRAWN BY: BRE
CHECKED BY: RVB
APPROVED BY: RVB
DATE: April 6, 2022

AVCON PROJECT No. 2019.0099.15

SHEET NUMBER

C-200



U-TURN CAPABILITY DETAIL

NOTES:

1. MINIMUM DRIVEWAY WIDTH: 18' (PAVERS)
2. MINIMUM LOT SIZE: 6,000 SF
3. PRIVATE ROAD AND STORMWATER MANAGEMENT SYSTEM TO BE OWNED AND MAINTAINED BY THE HOA
4. STREET TREES WILL NOT BE LOCATED WITHIN THE RIGHT OF WAY TRACT
STREET TREES: 1 SHADE TREE 7'-0" FROM SIDEWALK PER LOT
REAR LOT TREES: 1 SHADE TREE PER LOT
5. PER CITY OF EDGEWOOD CODE OF ORDINANCES, SECTION 126-280, CULS-DE-SAC REQUIRES A MINIMUM RADIUS OF 34' AND A MINIMUM ROW OF 44' FOR CURB AND GUTTER SECTIONS.
6. ALL AREAS NOT IDENTIFIED AS PARKING ZONES SHALL BE POSTED "NO PARKING" PER 18.2.3.5.1 NFPA 1 (FFPC 6TH EDITION). NO PARKING SIGNAGE SHALL BE LOCATED ON ALL STREET LIGHT POSTS OUTSIDE OF THE SPECIFIED PARKING ZONES.
7. NEEDED FIRE FLOW: NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SQUARE FEET OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1. OF NFPA1 (FFPC 6TH EDITION). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR BUILDING SEPARATIONS IN ACCORDANCE WITH TABLE 14.4.5.1.4 (FFPC 6TH EDITION).
8. POSTS FOR WALL COLUMNS SHALL BE LOCATED TO MINIMIZE IMPACTS TO HISTORIC TREE ROOTS.
9. EXCEPT AS OTHERWISE PROVIDED HEREIN, A MAXIMUM OF THREE (3) LOTS SHALL BE ALLOWED TO HAVE A MINIMUM LOT WIDTH OF FIFTY (50) FEET; A MINIMUM OF THIRTY SIX (36) LOTS SHALL HAVE A MINIMUM LOT WIDTH OF SIXTY (60) FEET; AT LEAST FOUR (4) LOTS SHALL HAVE A MINIMUM LOT WIDTH OF SEVENTY (70) FEET. ADDITIONAL FIFTY-FOOT WIDE LOTS MAY BE EXCHANGED FOR THE 60 FOOT WIDE LOTS, IF APPROVED BY THE CITY AT DEVELOPMENT PLAN/PRELIMINARY SUBDIVISION PLAN REVIEW IF DEVELOPER SHOWS BY COMPETENT SUBSTANTIAL EVIDENCE THAT THE REDUCTION OF LOT SIZE ALLOWS FOR THE PRESERVATION OF HISTORIC AND SPECIMEN TREES WHICH WOULD NOT OTHERWISE HAVE BEEN PRESERVED OR EXPANSION OF THE RECREATION AREA
10. RESIDENTIAL STRUCTURES OF NO LESS THAN 1,800 SF UNDER A/C SHALL BE CONSTRUCTED ON THE SUBJECT PROPERTY AND THIRTEEN (13) OF THE RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN 2,200 SQUARE FEET UNDER A/C
11. AIR HANDLER, MECHANICAL EQUIPMENT, WATER FILTRATION SYSTEMS, GAS TANKS, PROPANE TANKS, AND OTHER UTILITY OR SERVICE EQUIPMENT, OTHER THAN GENERATORS, MAY BE LOCATED IN THE SIDE YARD SETBACKS PROVIDED THE MANEUVERABILITY OF LAWN AND OTHER MAINTENANCE EQUIPMENT FROM FRONT YARD TO REAR YARD IS MAINTAINED
12. LIGHTING PLANS WILL BE INCLUDED IN THE CONSTRUCTION PLAN SUBMITTAL

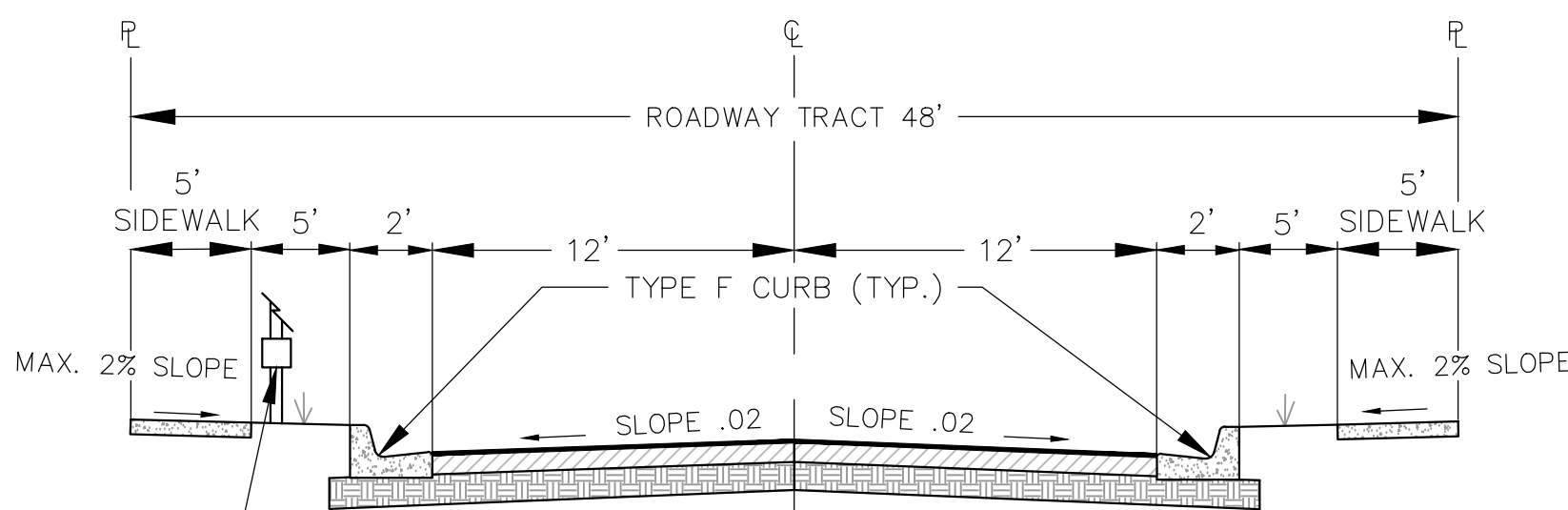
GENERAL SITE DATA	
PARCEL ID#	14-23-29-0000-00-004 14-23-29-0000-00-005 14-23-29-0000-00-062 14-23-29-0000-00-064 14-23-29-0000-00-063 & 14-23-29-0000-00-042
ZONING	PD
EXISTING USE	VACANT / SINGLE FAMILY HOME
JURISDICTION	CITY OF EDGEWOOD
FUTURE LAND USE	LOW DENSITY RESIDENTIAL (LDR)
DEVELOPABLE AREA	13.68 ACRES
LOT DENSITY	3.14 DU/AC (MAX 4 DU/AC)
PROPOSED DEVELOPMENT (SINGLE FAMILY)	43 LOTS (SINGLE PHASE)
MINIMUM LIVING AREA	1,800 SF MINIMUM. 13 OF THE RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN 2200 SF
NET UNITS PER ACRE	3.14 UNITS PER ACRE
MIN. LOT SIZE	6,000 SF
MIN. LOT WIDTH	50' (FRONT SETBACK LINE)
MAXIMUM BUILDING HEIGHT	35' TWO STORY
MAXIMUM IMPERVIOUS LOT COVERAGE	70% FOR 50' AND 60' LOTS, 63% FOR 70' LOTS
OPEN SPACE REQUIREMENT	40% (46.63% PROVIDED)
RECREATION AREA (5% OF THE TOTAL AREA)	0.775 AC REQUIRED, 0.821 PROVIDED
PROJECTED STUDENT POPULATION (43 DWELLING UNITS X 0.431 STUDENTS)	19 STUDENTS
ITE AVERAGE DAILY TRIPS (43 LOTS X 9.52 ADT)	409.4 ADT (ITE CODE 210)
QUC POTABLE WATER SERVICE (43 LOTS X 275 GPD)	11,825 GPD (8.21 GPM)
FIRE PROTECTION ORANGE COUNTY FIRE & RESCUE	1000 GPM
OCU SANITARY SEWER SERVICE (43 LOTS X 300 GPD)	12,900 GPD (8.96 GPM)
STORMWATER	STORMWATER FACILITY ON SITE
PHASING SCHEDULE	PROJECT TO BE CONSTRUCTED IN ONE PHASE
MODEL HOMES	5 ALLOWED

SETBACKS	
FRONT LOT	20' HOUSE, 23' GARAGE, 15' PORCH 35' FOR LOT 7 LOTS 22-25 PER SECTION 126-168(8)
SIDE LOT	5' for 50' & 60' lots - 7.5' for 70' lots
REAR LOT	20' BUILDING, 5' SCREEN ENCLOSURE*
URBAN MINOR ARTERIAL - HOLDEN AVENUE	60' FROM CENTERLINE
CORNER LOT SIDE STREET SETBACK	15'-0"
POOLS*	5' (50' & 60' LOTS) OR 7.5' (70' LOTS) INTERIOR SIDE, 10' SIDE STREET, 5' REAR
POOL ENCLOSURES*	5' (50' & 60' LOTS) OR 7.5' (70' LOTS) INTERIOR SIDE, 10' SIDE STREET, 5' REAR

*THE LISTED SETBACK FOR POOLS, POOL/SCREEN ENCLOSURE, AS WELL AS OTHER ACCESSORY STRUCTURES, CAN ONLY BE APPLIED TO THE LOTS ADJACENT TO HOLDEN AVENUE IF APPROVED BY ORANGE COUNTY TRAFFIC ENGINEERING / TRANSPORTATION PLANNING

TRACT AREAS		
TRACT	AREA	PERCENTAGE
TRACT A - DRY POND 1	53,803 SF - 1.235 AC	9.03%
TRACT B - DRY POND 2	24,481 SF - 0.562 AC	4.11%
TRACT C - DRY POND 3	19,436 SF - 0.446 AC	3.26%
TRACT D - DRY POND 4	12,230 SF - 0.281 AC	2.05%
TRACT E - RECREATION AREA 1	35,294 SF - 0.810 AC	5.92%
TRACT F - RECREATION AREA 2	19,876 SF - 0.456 AC	3.33%
TRACT G - ROADWAY	86,956 SF - 1.996 AC	14.59%
TRACT H - LANDSCAPE AREA 1	15,723 SF - 0.361 AC	2.64%
TRACT I - LANDSCAPE AREA 2	5,831 SF - 0.134 AC	0.98%
TRACT J - LIFT STATION TRACT	1,575 SF - 0.036 AC	0.26%
TOTAL PROPERTY	595,996 SF - 13.68 AC	100.00%
TOTAL POND TRACT AREAS	109,950 SF - 2.524 AC	18.45%
TOTAL RECREATION TRACT AREAS	55,170 SF - 1.267 AC	9.26%

OCPS STUDENT GENERATION RATES	
ELEMENTARY	0.196
MIDDLE	0.100
HIGH	0.134
TOTAL	0.431



STREET A TYPICAL SECTION (NTS.)

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DEVELOPMENT PLAN /
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HOLDEN AVENUE PD

SITE & GEOMETRY PLAN

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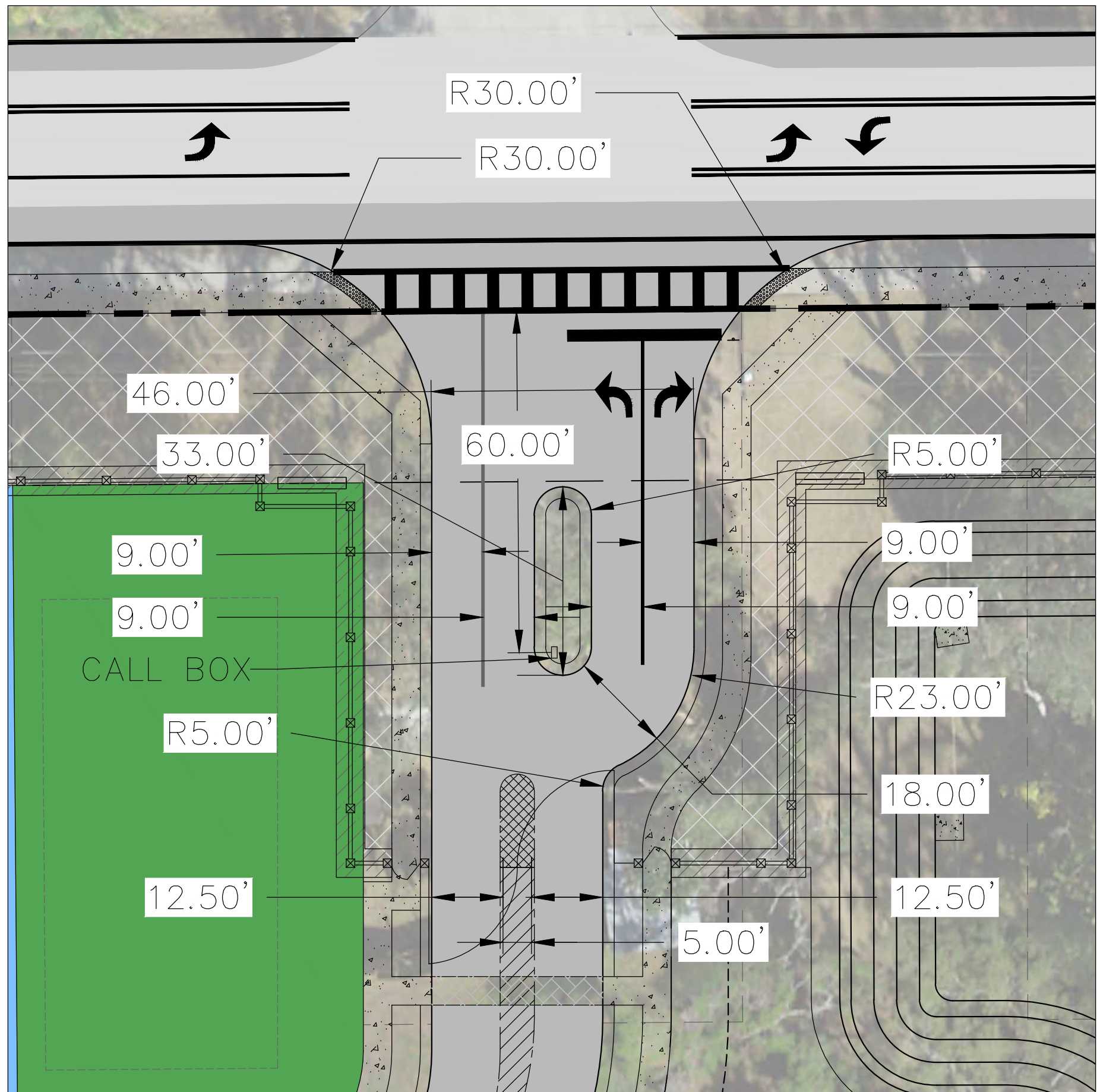
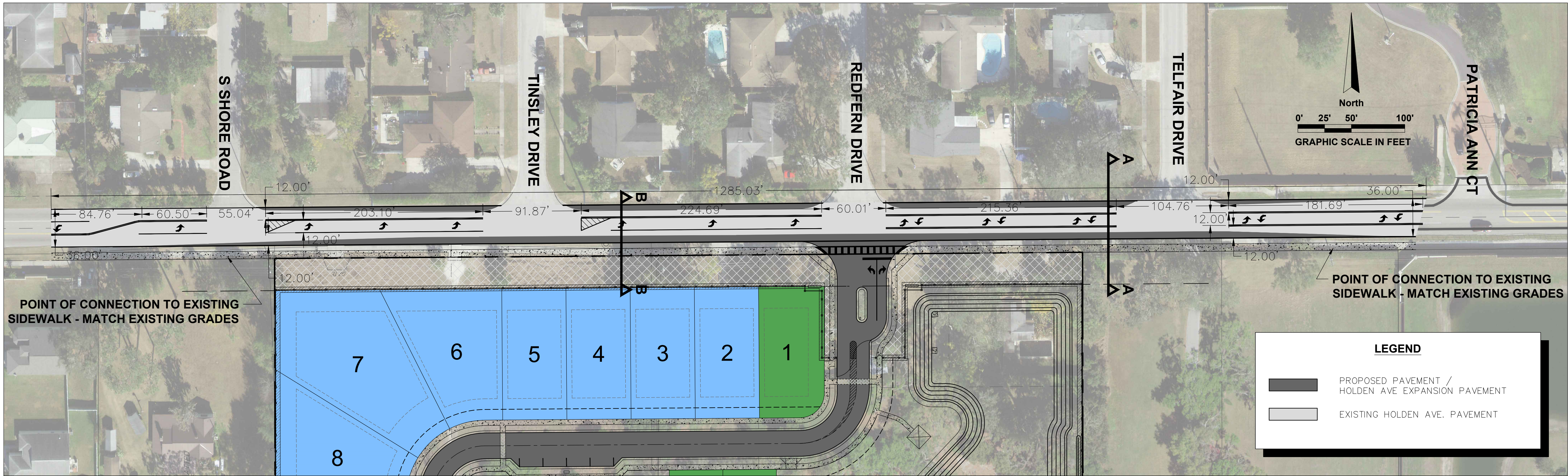
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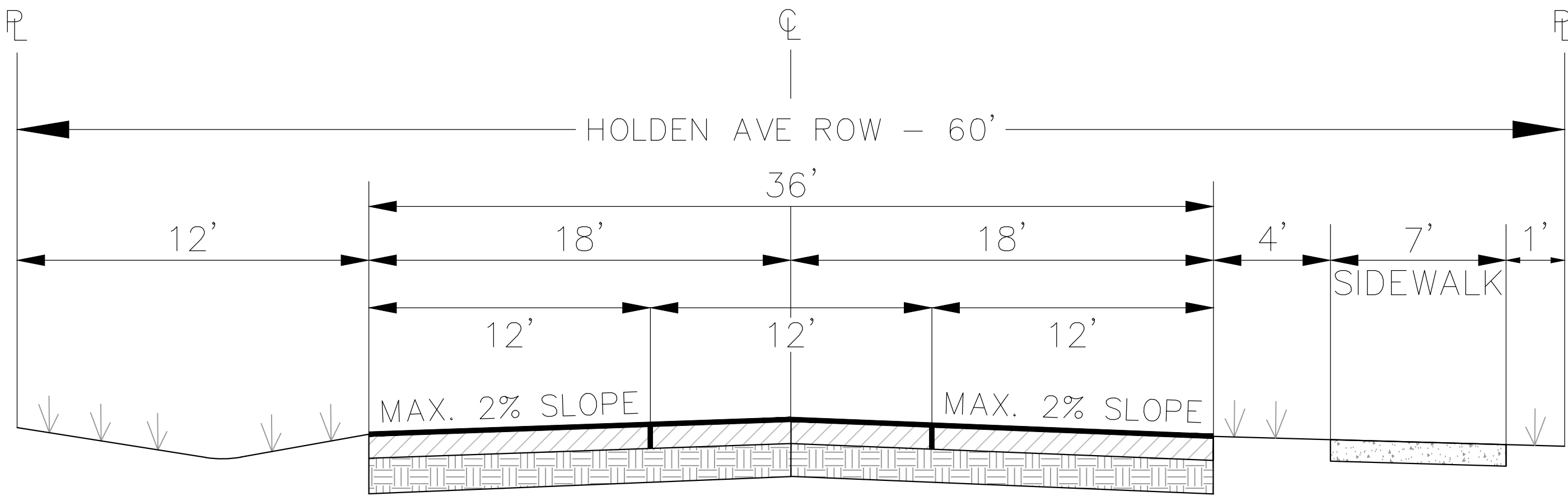
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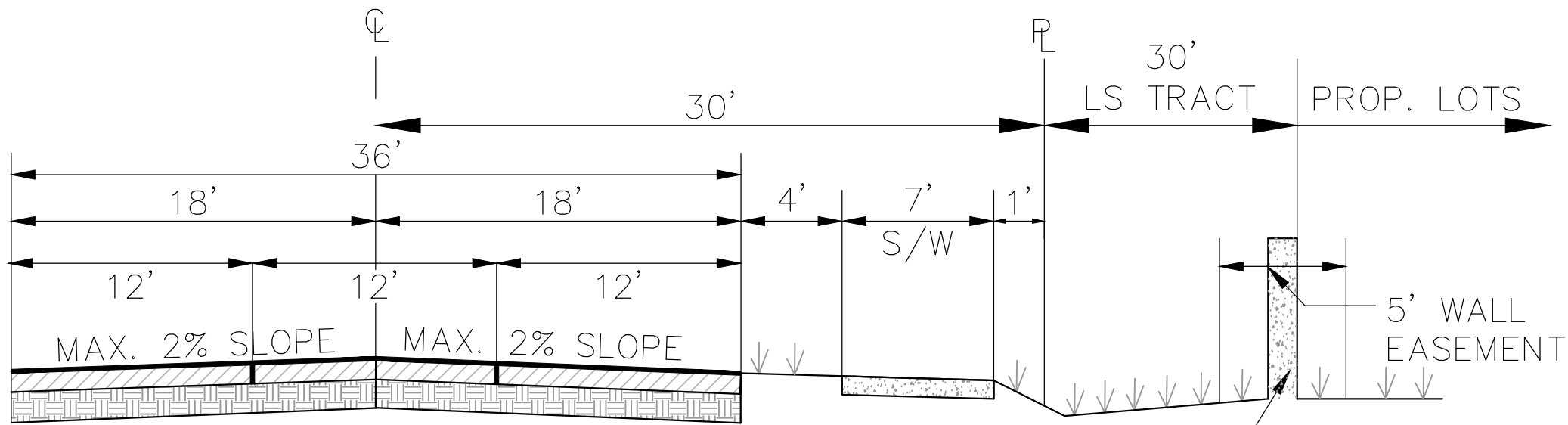
C-300



ENTRANCE DIMENSIONS
1"=20'

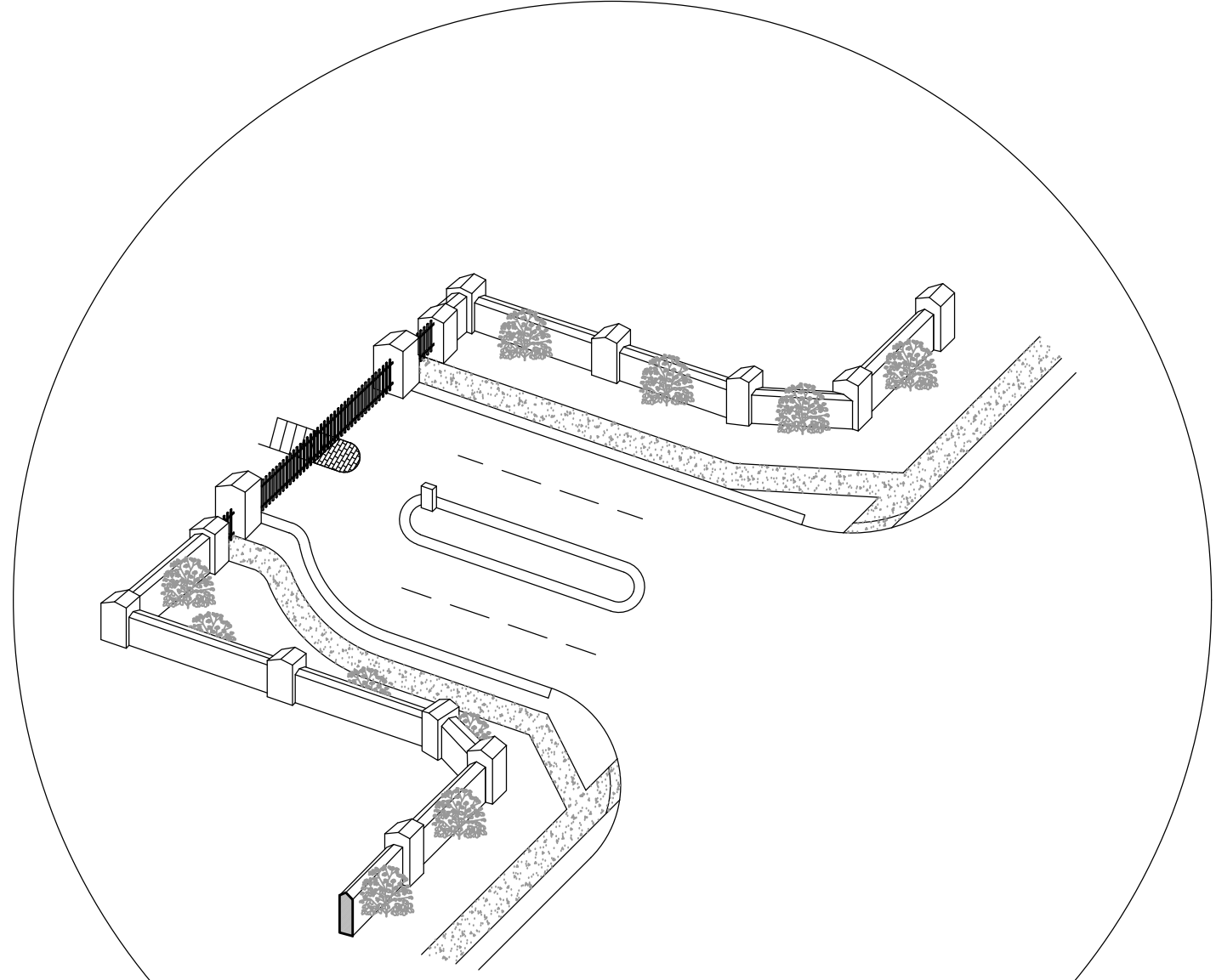


SECTION A-A
N.T.S



SECTION B-B
N.T.S

6' ARCHITECTURAL PRECAST
CONCRETE WALL
(SEE LS PLANS FOR DETAILS)



ENTRANCE DETAIL

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DEVELOPMENT PLAN /
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ROADWAY EXPANSION
& DRIVEWAY PLAN

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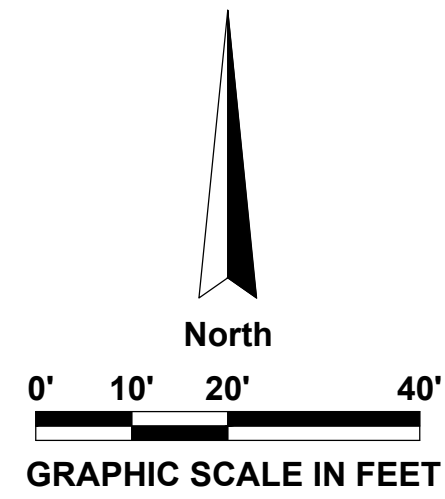
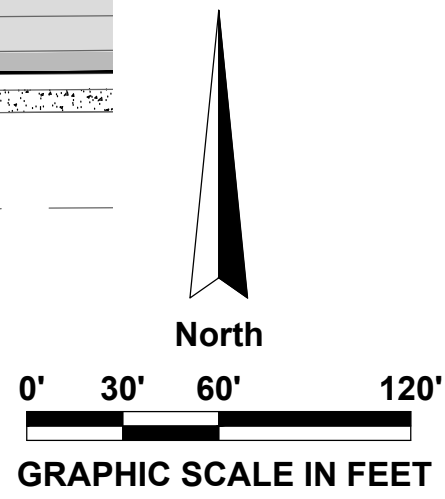
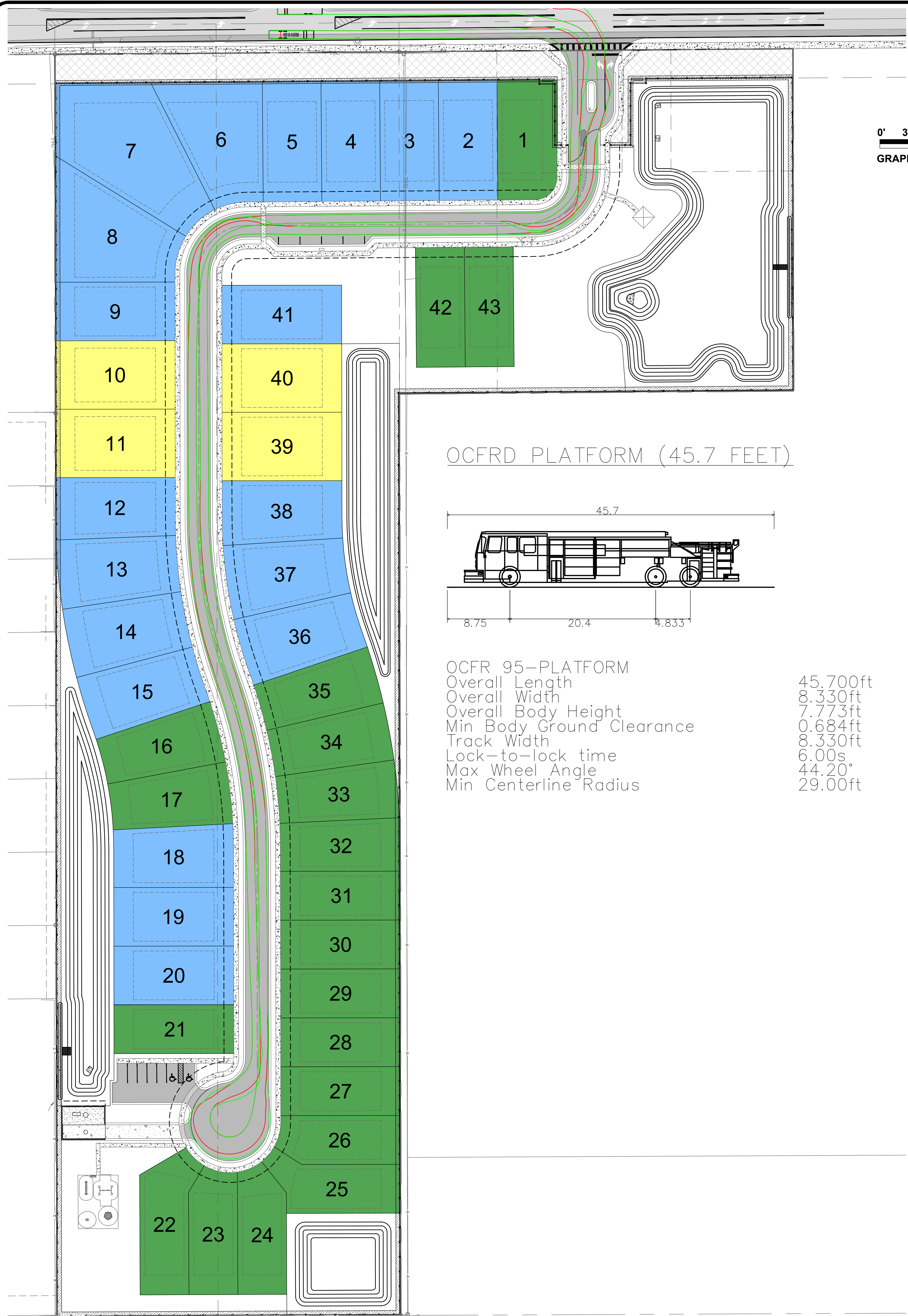
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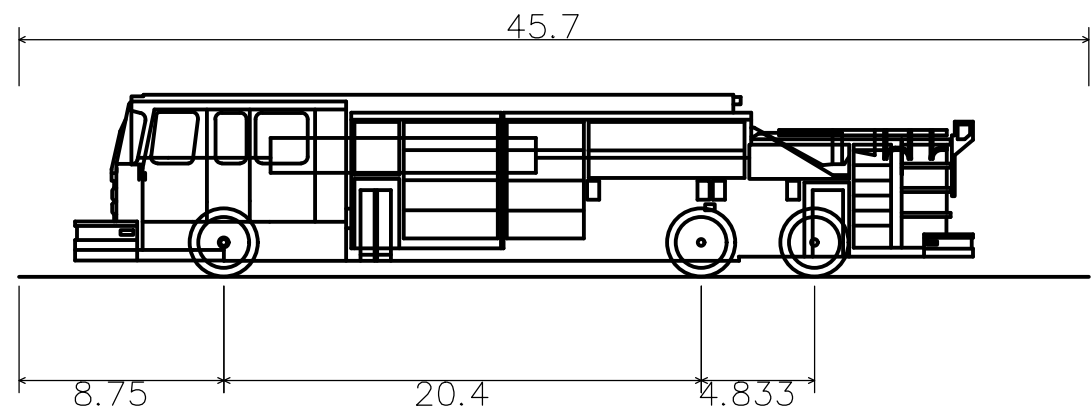
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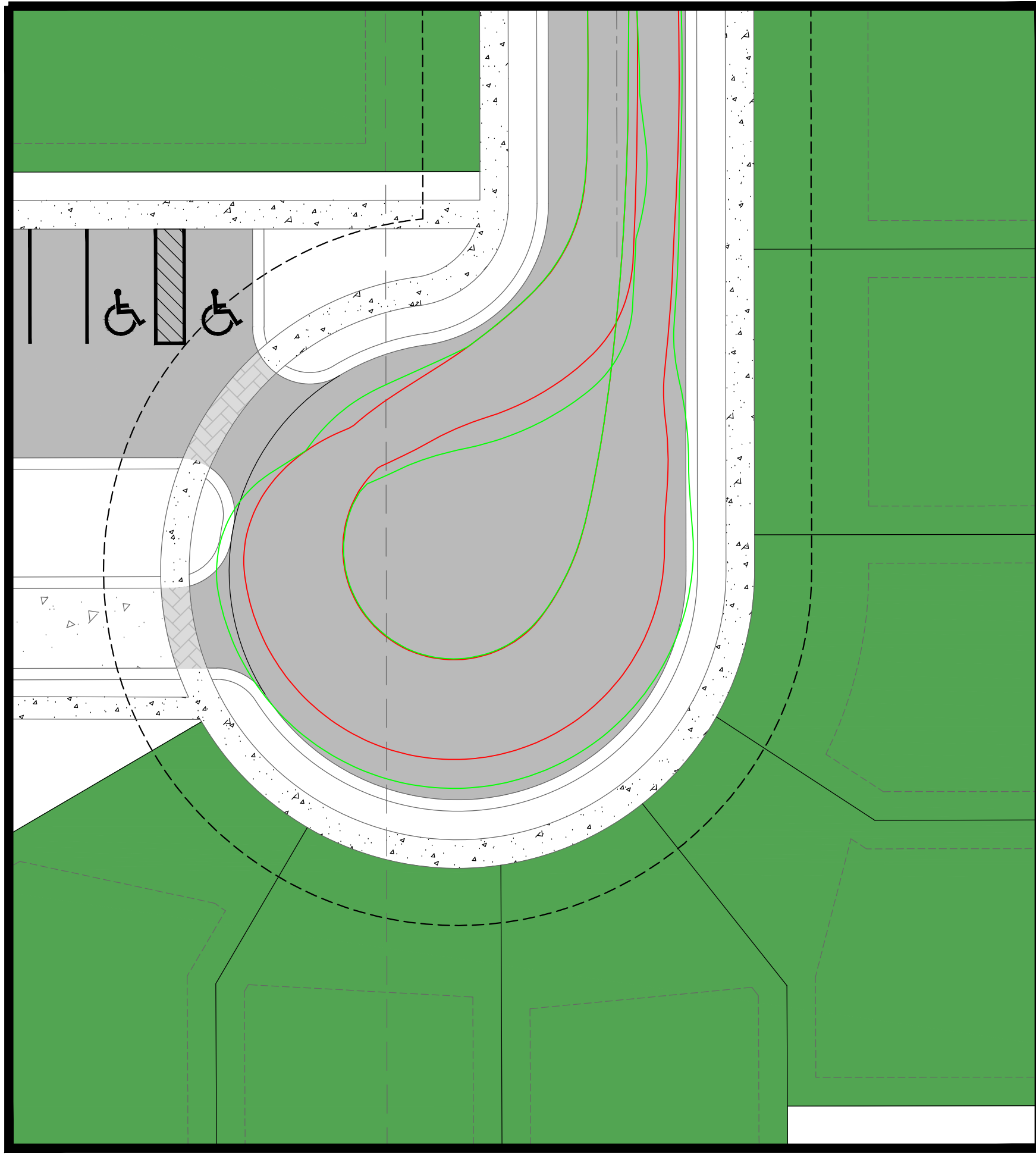
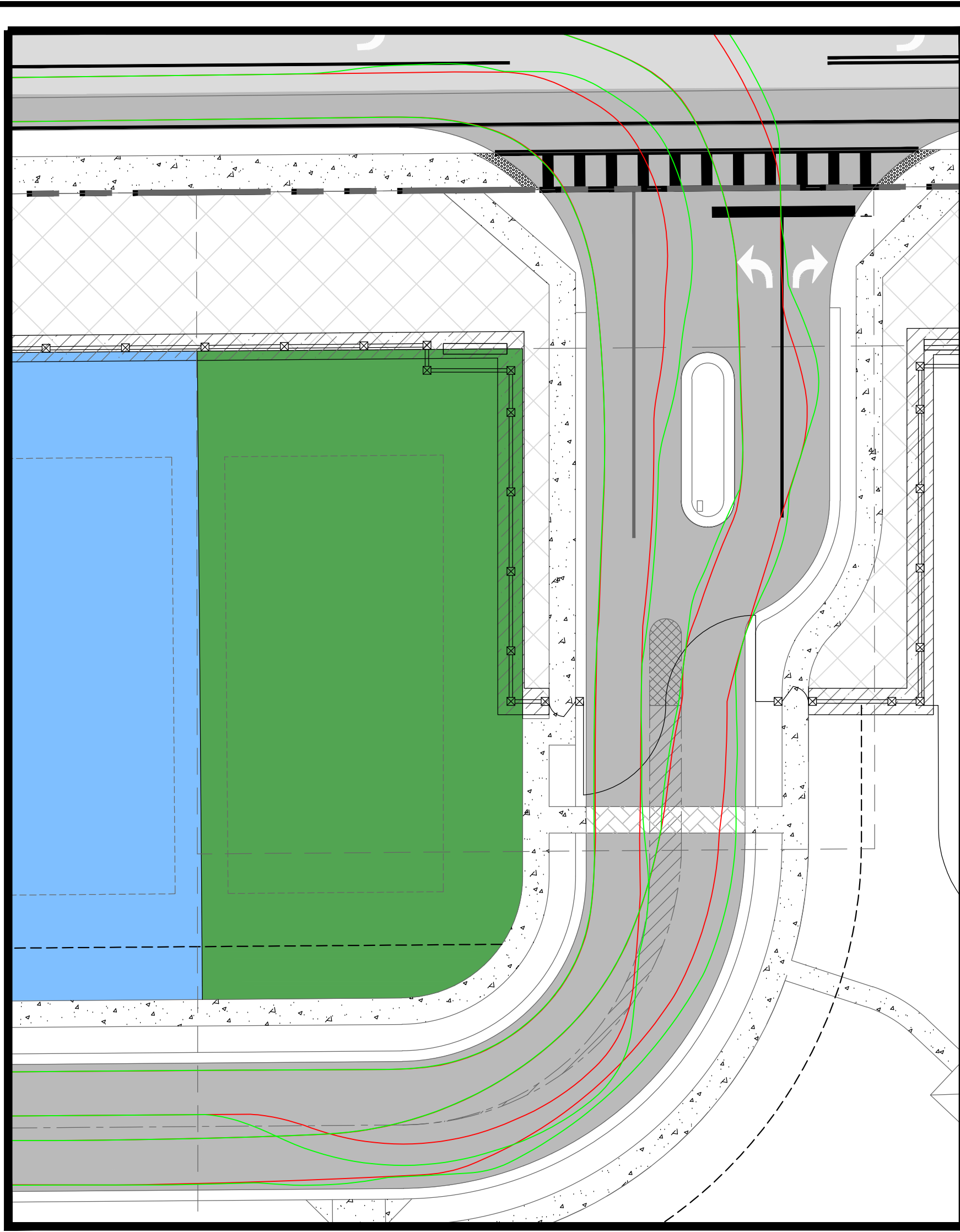
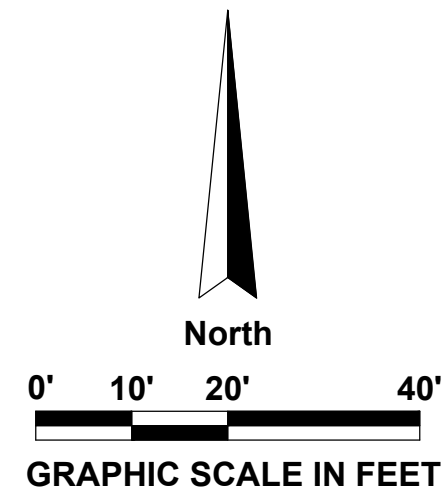
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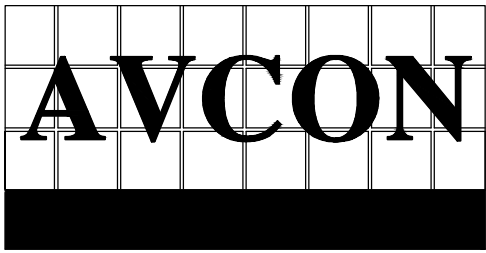
OCFRD PLATFORM (45.7 FEET)



OCFR 95-PLATFORM	
Overall Length	45.700ft
Overall Width	8.330ft
Overall Body Height	7.773ft
Min Body Ground Clearance	0.684ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Max Wheel Angle	44.20°
Min Centerline Radius	29.00ft



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DEVELOPMENT PLAN /
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VEHICLE TRACKING
PLAN

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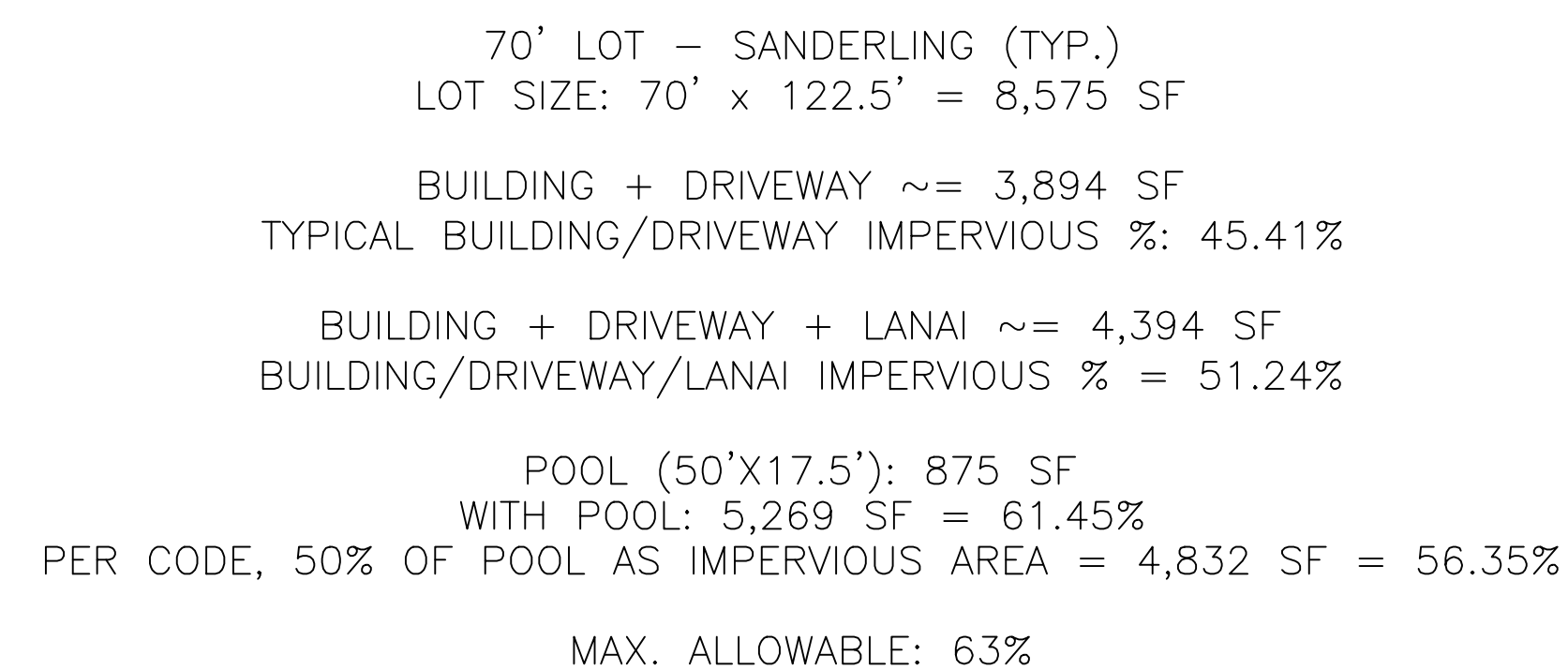
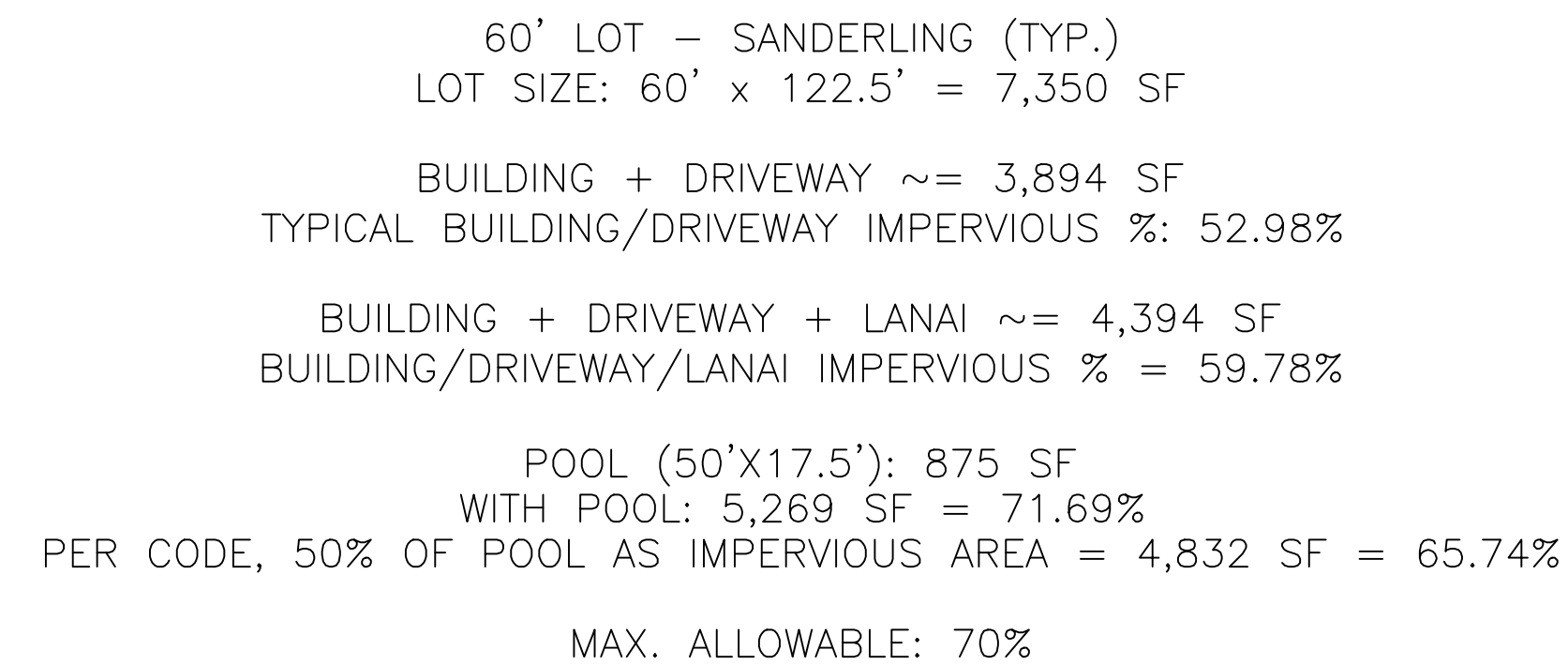
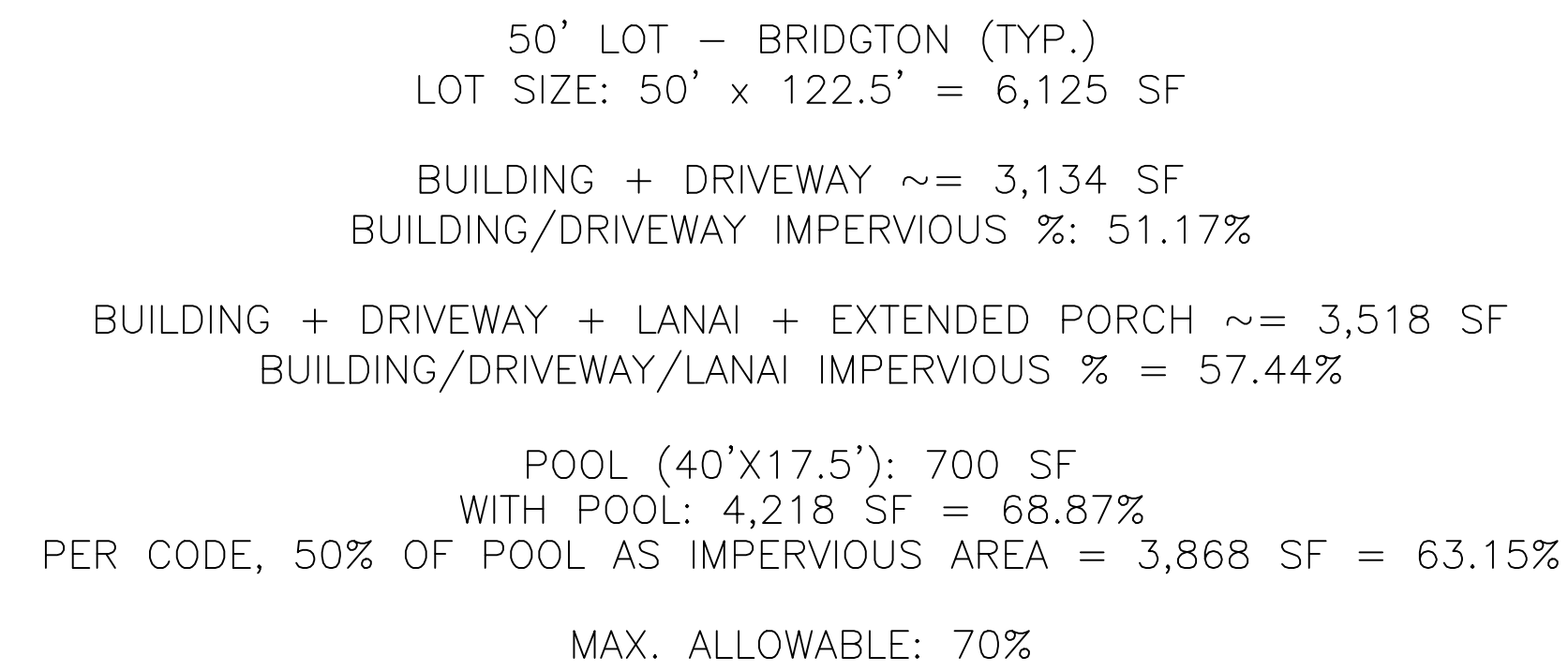
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NOTE: SAMPLE FLOOR PLANS SHOWN ARE FOR CALCULATION PURPOSES ONLY

UNDERGROUND UTILITIES WILL BE LOCATED 2' FROM THE BACK OF SIDEWALK
FRONT LOT TREES WILL BE LOCATED 7' FROM THE BACK OF SIDEWALK
24" LOT TREES ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. FRONT LOT TREES
SHALL HAVE A MINIMUM CALIPER OF 3 INCHES PER THE DEVELOPER'S AGREEMENT

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**DEVELOPMENT PLAN /
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LOT IMPERVIOUS SURFACE RATIO CALCULATIONS

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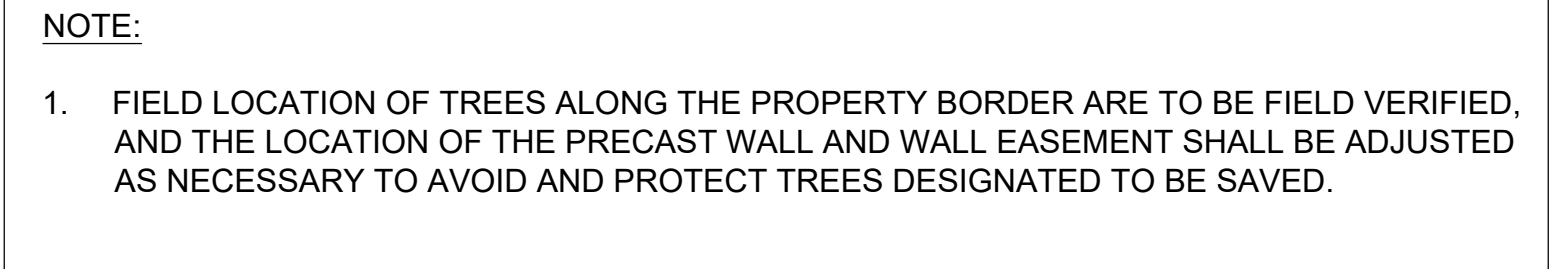
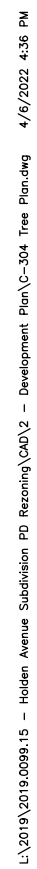
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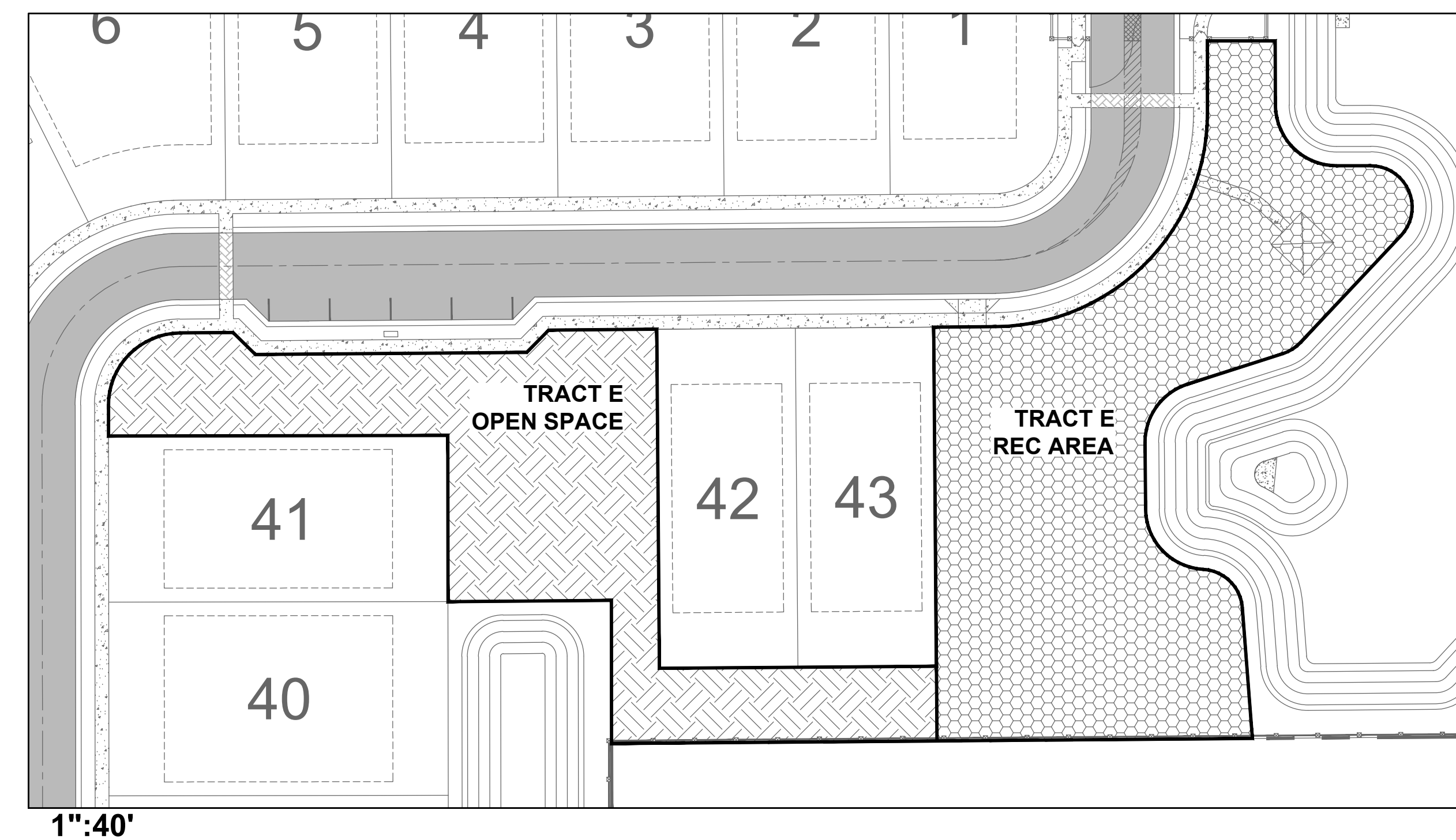
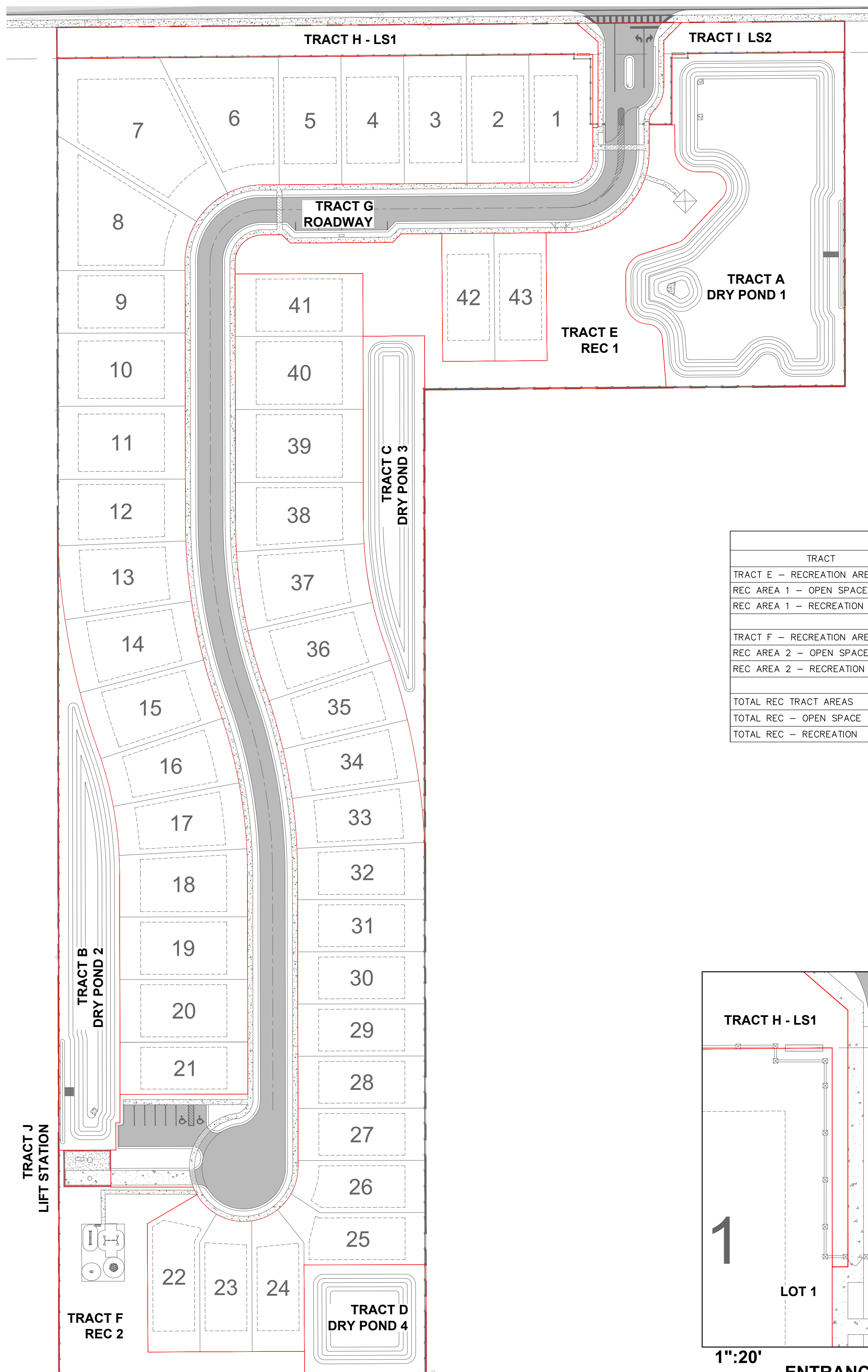
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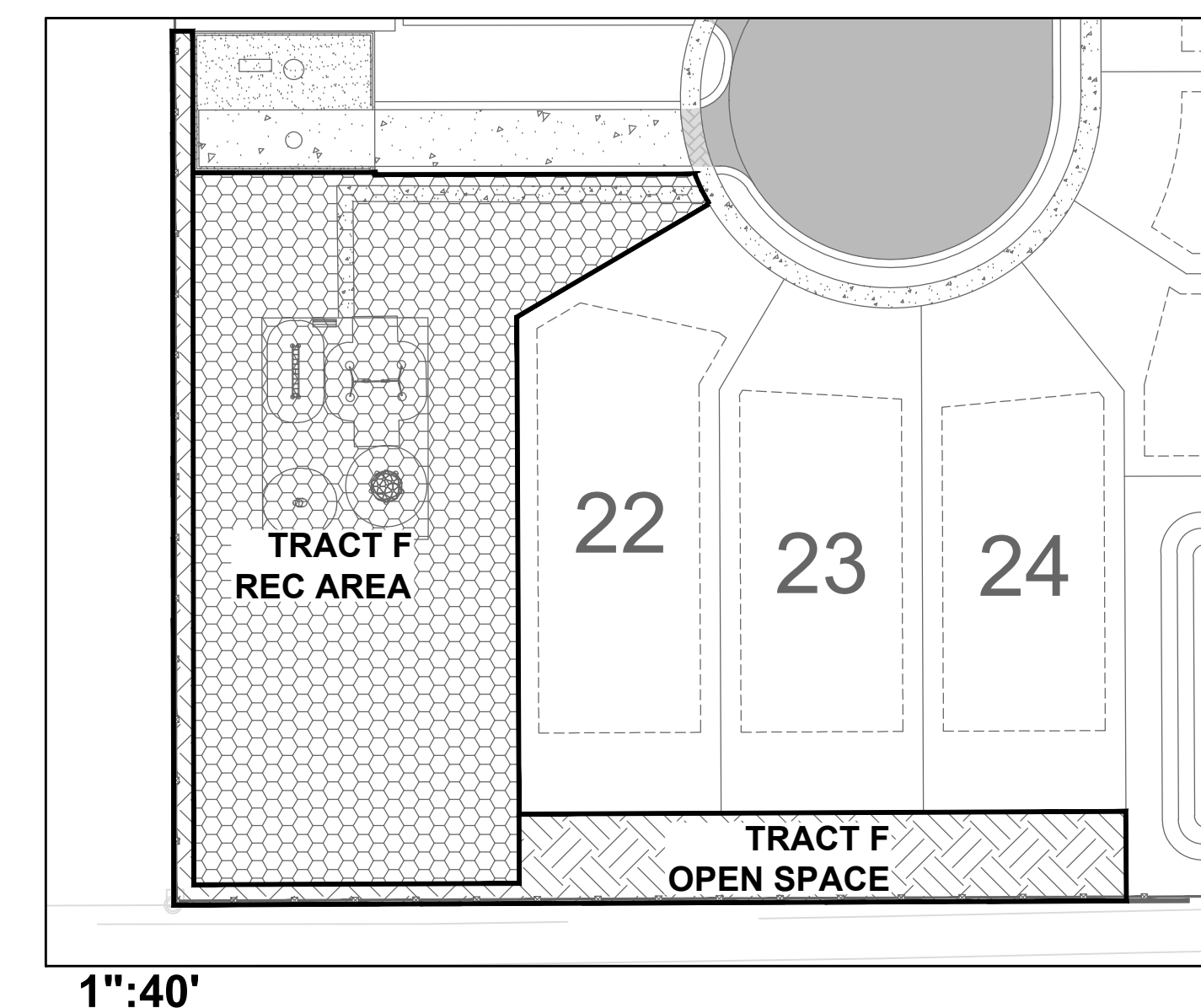
SHEET NUMBER

C-304

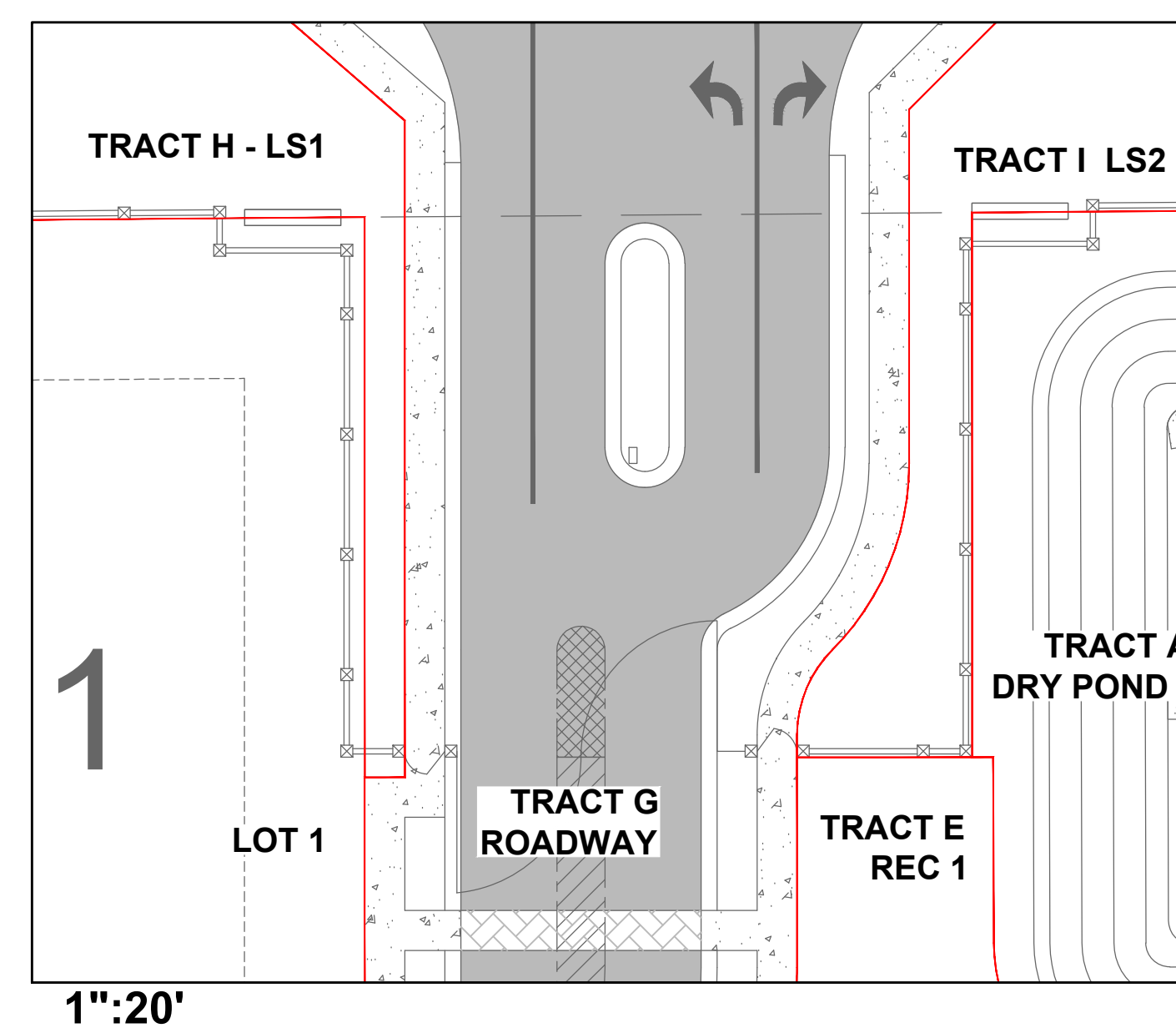


RECREATION TRACT E - BREAKDOWN

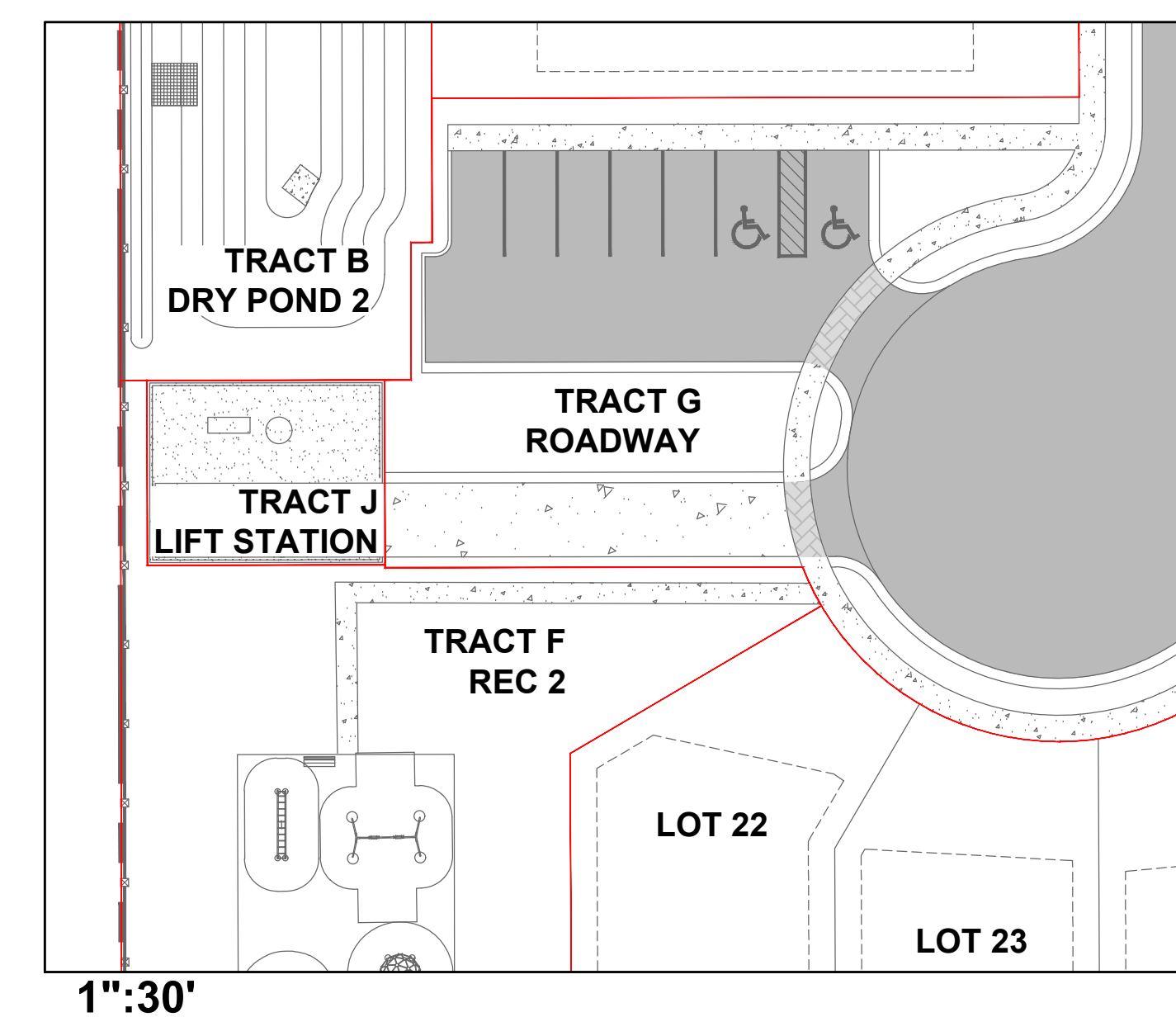
RECREATION AREAS		
TRACT	AREA (SF)	AREA (AC)
TRACT E – RECREATION AREA 1	35,294 SF	0.810 AC
REC AREA 1 – OPEN SPACE	14,607 SF	0.335 AC
REC AREA 1 – RECREATION	20,687 SF	0.475 AC
TRACT F – RECREATION AREA 2	19,876 SF	0.456 AC
REC AREA 2 – OPEN SPACE	4,799 SF	0.110 AC
REC AREA 2 – RECREATION	15,077 SF	0.346 AC
TOTAL REC TRACT AREAS	55,170 SF	1.267 AC
TOTAL REC – OPEN SPACE	19,406 SF	0.446 AC
TOTAL REC – RECREATION	35,764 SF	0.821 AC



RECREATION TRACT F - BREAKDOWN



ENTRANCE - TRACT BOUNDARIES



SOUTH _{PL} - TRACT BOUNDARIES

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TRACT BOUNDARY EXHIBIT

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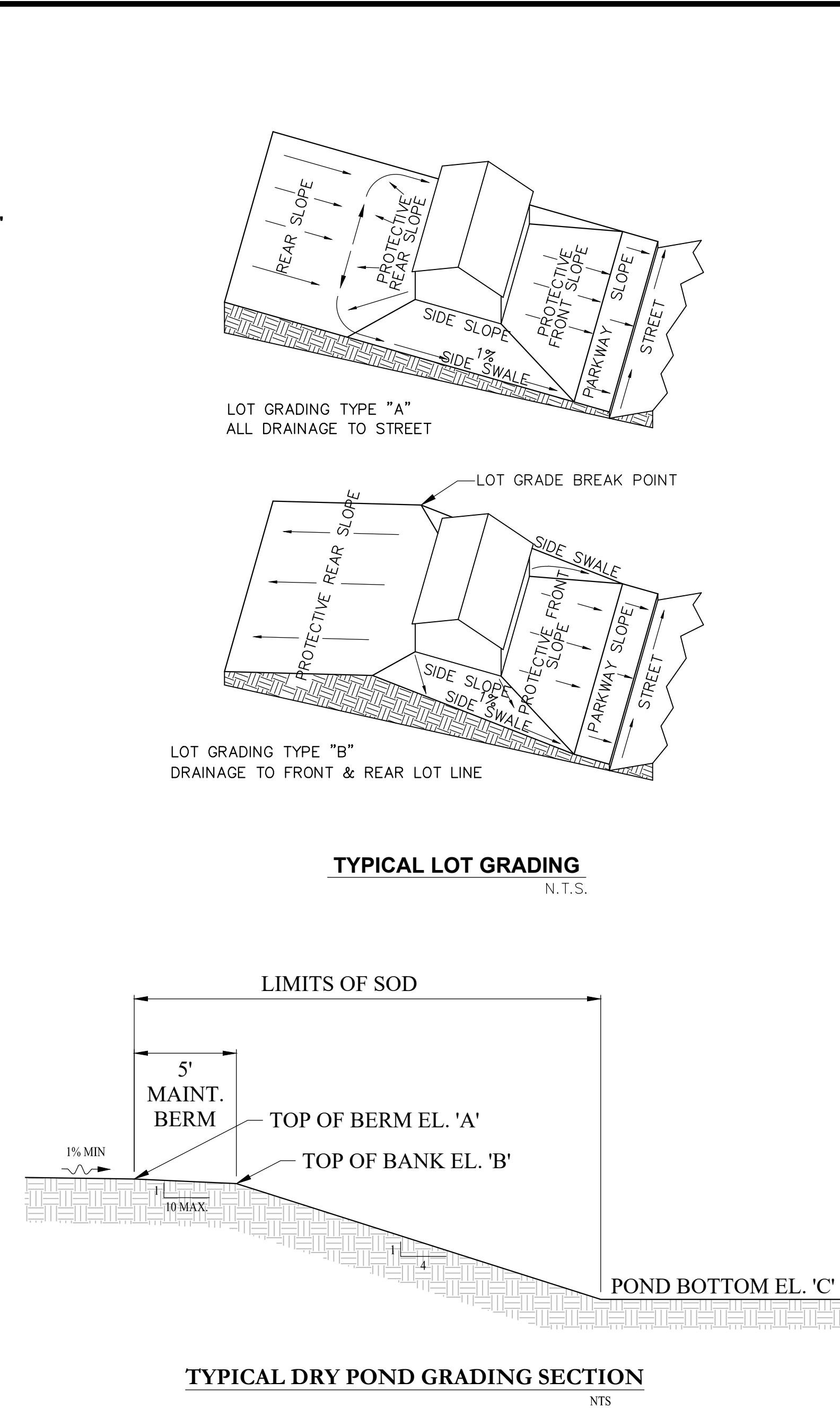
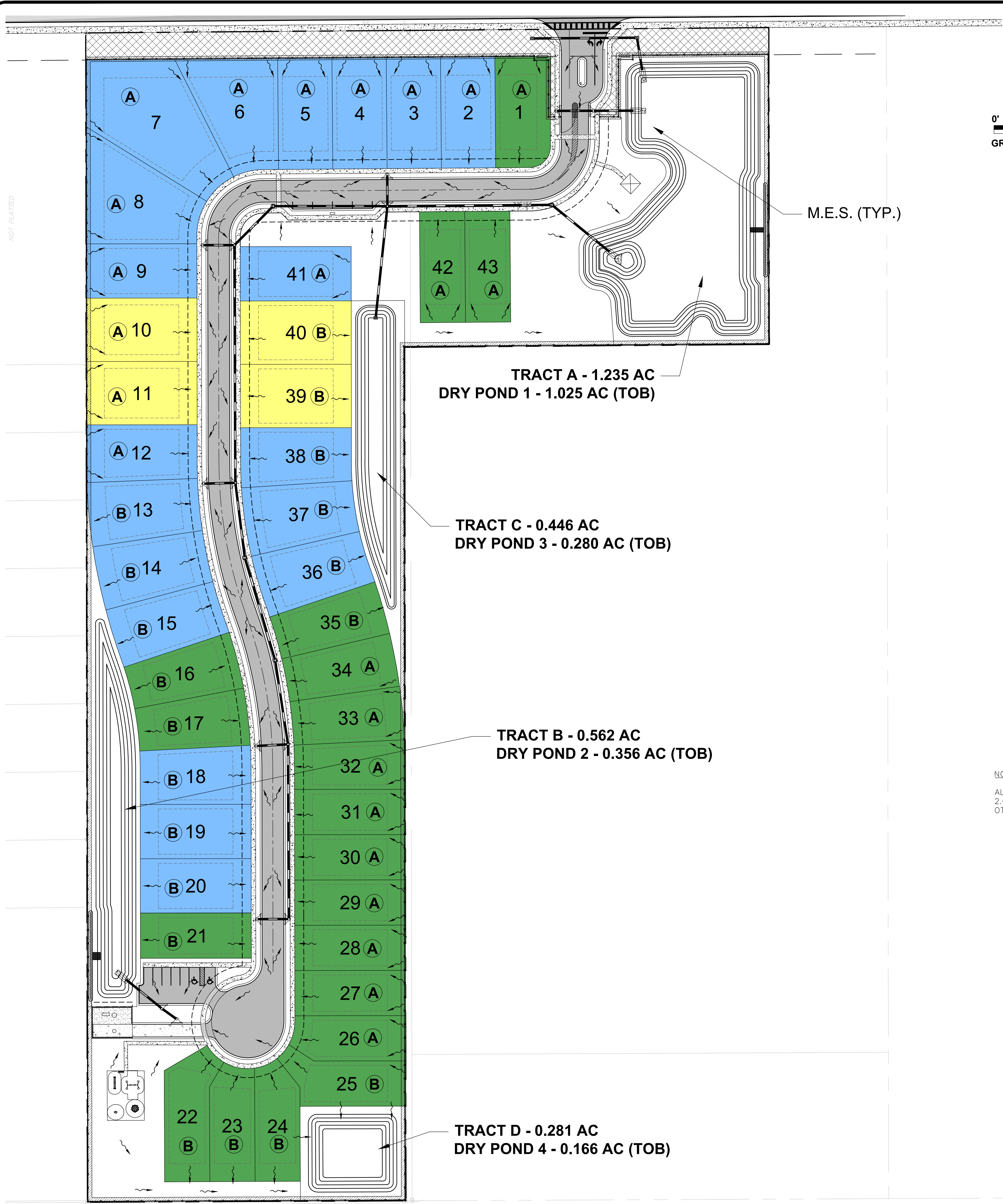
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NOTES:

ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. ALL SIDEWALKS ARE NOT TO EXCEED 5.00% LONGITUDINAL SLOPE, EXCEPT AT CURB RAMPS OR UNLESS OTHERWISE SHOWN. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.00% LONGITUDINAL SLOPE.

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DEVELOPMENT PLAN /
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DRAINAGE PLAN

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C-400

U:\0191\201910099.15 - Holden Avenue Subdivision PD - Development Plan\01910099.15 - Development Plan\01910099.15.dwg 1/2/2022 1:38 PM

10' UTILITY EASEMENT
PROPOSED WATER MAIN

HYDRANT SPACING
~482'

PROPOSED FIRE HYDRANT

HYDRANT SPACING
~500'

PROPOSED FIRE HYDRANT

PROPOSED WATER MAIN

HYDRANT SPACING
~353'

PROPOSED PUBLIC LIFT STATION

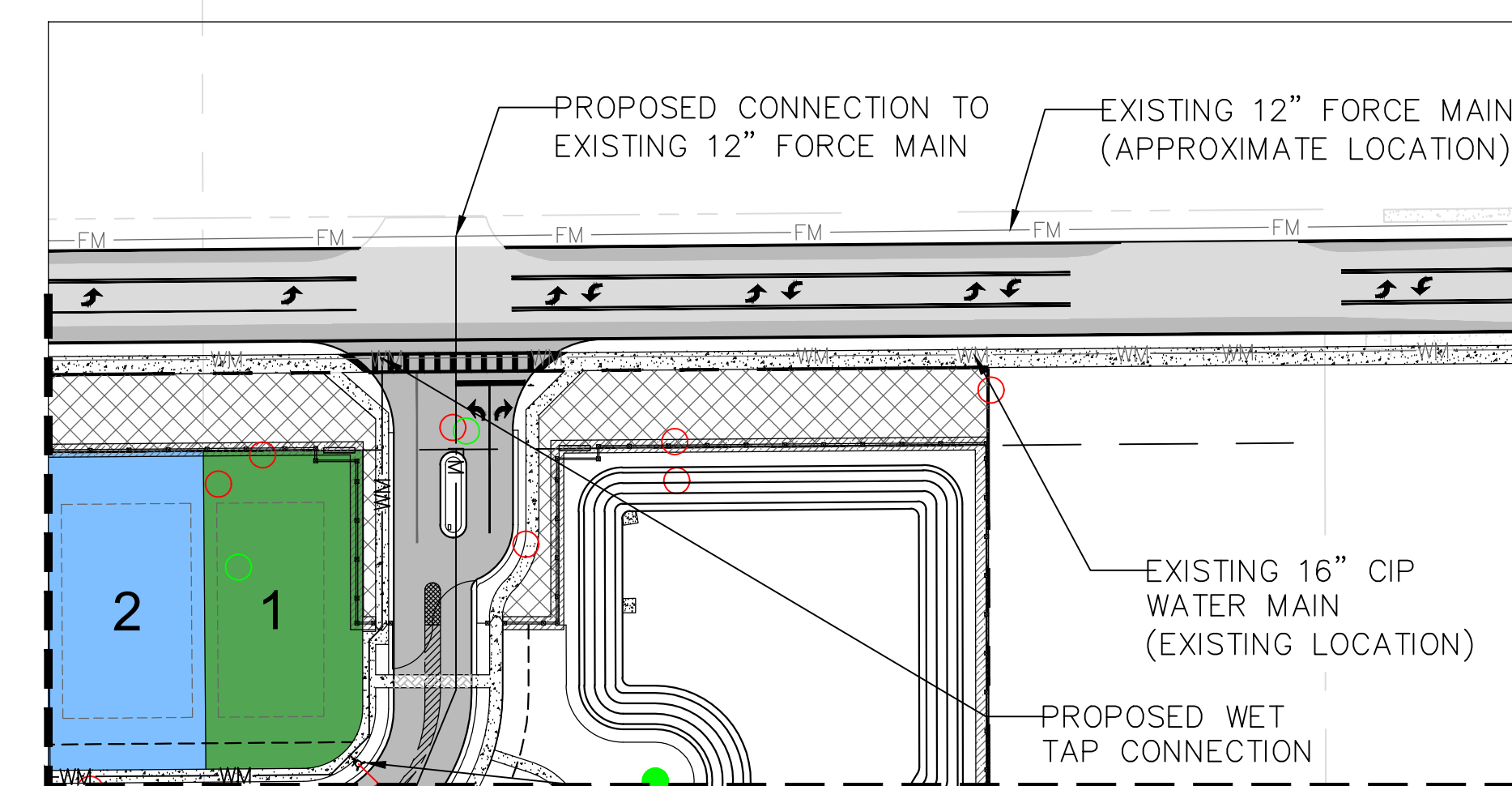
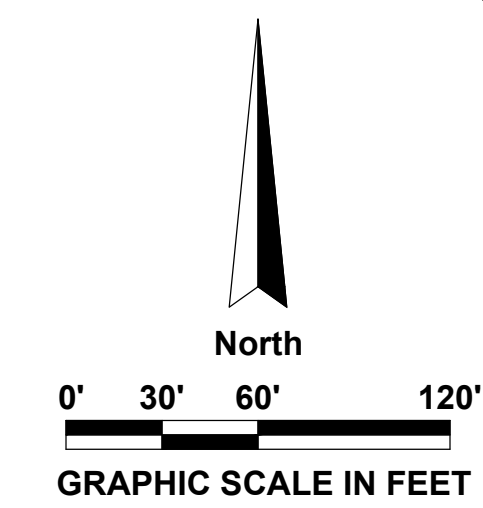
EXISTING 16" CIP WATER MAIN (EXISTING LOCATION)

PROPOSED WET TAP CONNECTION
PROPOSED FIRE HYDRANT

PROPOSED SEWER MANHOLE
PROPOSED GRAVITY SEWER
10' POWER AND COMMUNICATION EASEMENT

10' POWER AND COMMUNICATION EASEMENT

PROPOSED FORCE MAIN
PROPOSED GRAVITY SEWER
BLOWOFF VALVE
PROPOSED SEWER MANHOLE



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UTILITY PLAN

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