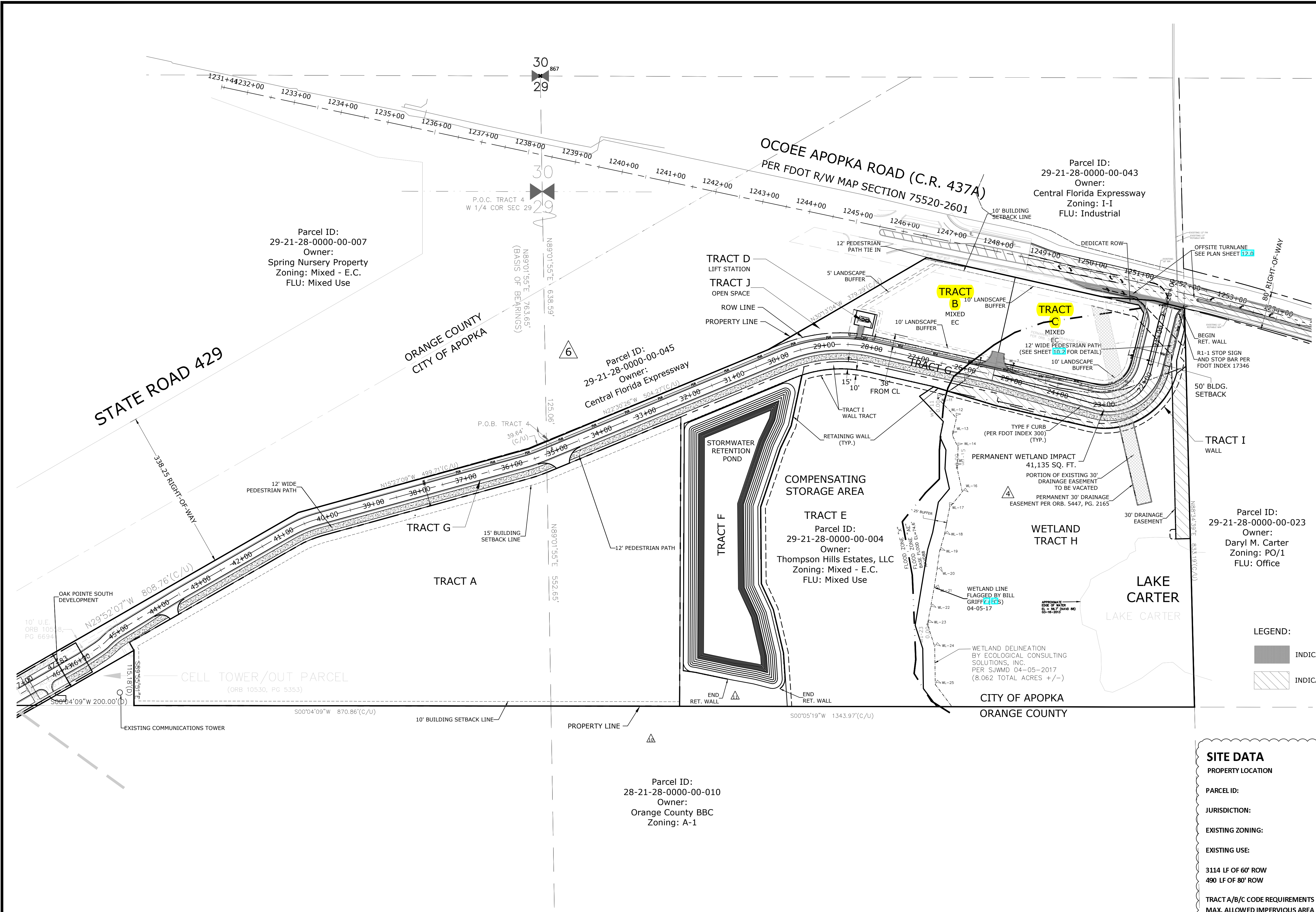


OAK POINTE - NORTH
 FOR THOMPSON HILLS ESTATES, LLC
 FINAL DEVELOPMENT PLAN (NORTH)
 CITY OF APOPKA, FLORIDA
 OVERALL SITE PLAN



LEGEND:
 [Solid Grey Box] INDICATES PROPOSED PAVEMENT
 [Hatched Box] INDICATES PERMANENT WETLAND IMPACT

SITE DATA
 PROPERTY LOCATION: S.R. 429 & OCOEE APOPKA RD., APOPKA, ORANGE COUNTY, FL 29-21-28-0000-00-004
 PARCEL ID: 29-21-28-0000-00-023
 JURISDICTION: CITY OF APOPKA
 EXISTING ZONING: MIXED-EC
 EXISTING USE: MIXED USE
 3114 LF OF 60' ROW
 490 LF OF 80' ROW
 TRACT A/B/C CODE REQUIREMENTS:
 MAX. ALLOWED IMPERVIOUS AREA: 80%
 IMPERVIOUS AREA USED: 80%
 FLOOR AREA RATIO REQUIRED: 0.25%
 MAXIMUM BUILDING HEIGHT: 45 FT.
 SETBACKS REQUIRED:
 FRONT: 50 FT. FROM ROAD
 SIDE: CL OR 15 FT FROM PL
 REAR: 10 FT.
 CORNER: 25 FT.
 LANDSCAPE BUFFER REQUIREMENTS:
 AREAS ADJACENT TO ALL ROAD R.O.W.: 10 FT.
 SIDE: 5 FT.
 REAR: 5 FT.
 CORNER: 5 FT.

NOTES:
 1. A TRAFFIC IMPACT ANALYSIS FOR TRACTS A, B AND C IS REQUIRED AT SUCH TIME THE PARCELS DEVELOP.

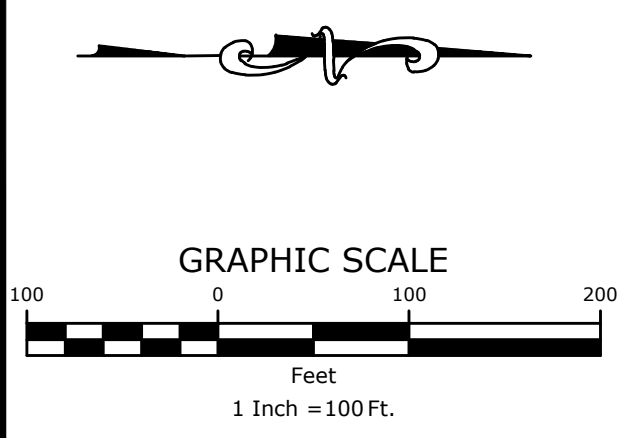
OAK POINTE NORTH TRACT TABLE

TRACT	ZONING	ACREAGE	PROPOSED USE	OWNER	MAINTAINED BY
A	MIXED - EC	10.27	FUTURE	HOA	HOA
B	MIXED - EC	1.04	MIXED EC	HOA	HOA
C	MIXED - EC	1.14	MIXED EC	HOA	HOA
D	MIXED - EC	0.05	LIFT STATION	HOA	HOA
E	MIXED - EC	4.89	STORAGE AREA	HOA	HOA
F	MIXED - EC	2.76	POND	HOA	HOA
G	MIXED - EC	3.95	R-O-W	CITY OF APOPKA	CITY OF APOPKA
H	MIXED - EC	7.65	WETLAND	HOA	HOA
I	MIXED - EC	0.83	WALL	HOA	HOA
J	MIXED - EC	0.18	OPEN SPACE	HOA	HOA
TOTAL		32.76	32.58		

REVISIONS

DATE	NO.	DETAIL	BY
9-20-18	1	ISSUED PER CITY OF APOPKA COMMENTS DATED 9/12/18	VT
01-02-19	2	REVISED PER CITY OF APOPKA COMMENTS DATED 12-10-18	SIS
04-06-20	3	REVISED PER EVANS ENGINEERING	JSK
03-10-21	4	REVISED PER QC	ATB
06-29-21	5	REVISED PER CITY OF APOPKA COMMENTS DATED 05-28-21	

DRAWN BY: CA
 CHECKED BY: DLE
 DATE: AUG, 2019
 JOB #: 25801



SHEET # **5.0**
 OF SHEETS 26