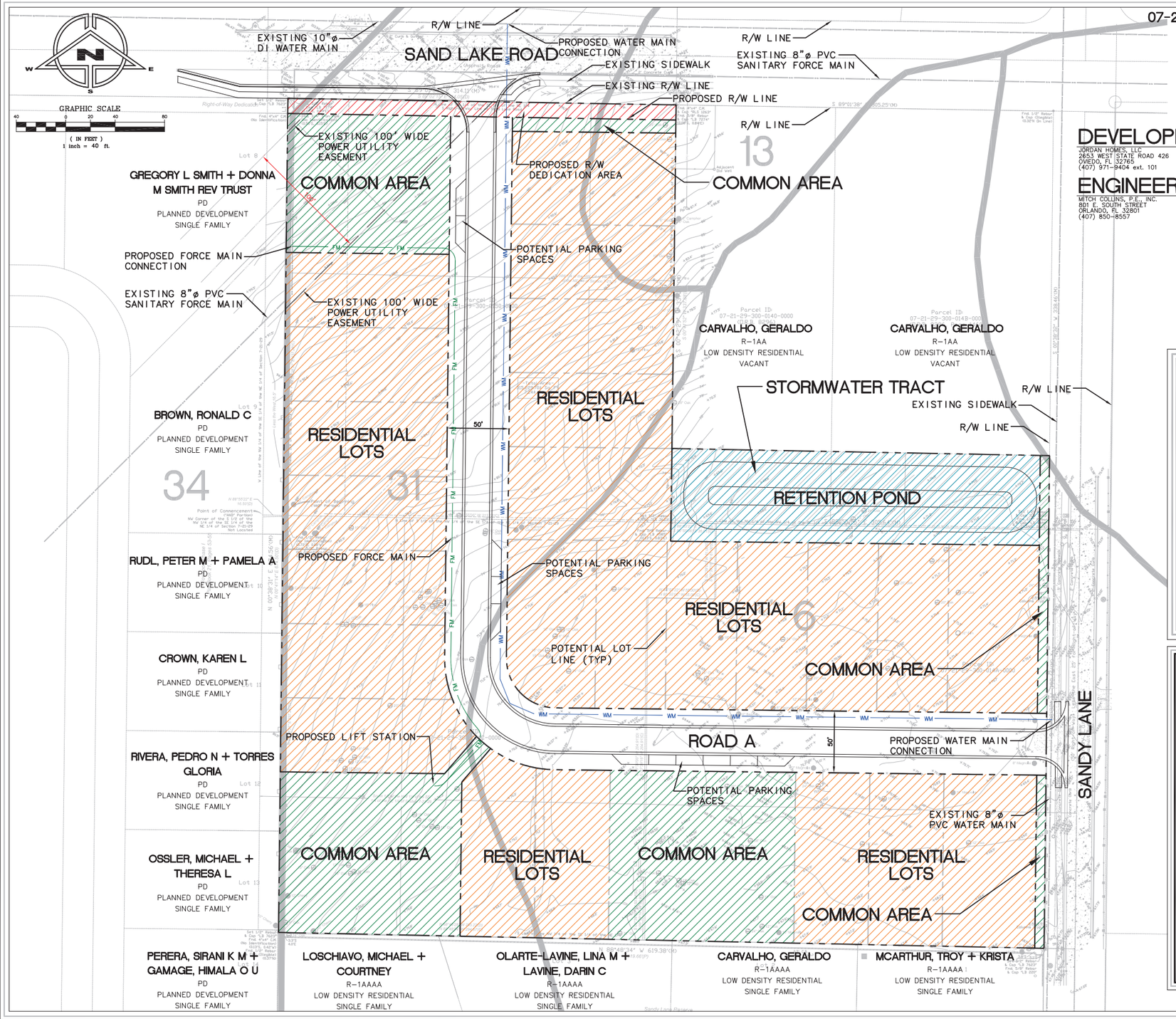

07-21-29-300-0150-0000, 07-21-29-300-014C-0000 AND 07-21-29-300-014A-0000
SAND LAKE ROAD
LONGWOOD, FLORIDA 32779

DEVELOPER:
JORDAN HOMES, LLC
2653 WEST STATE ROAD 426
OVIEDO, FL 32765
(407) 971-9404 ext. 101

ENGINEER:
MITCH COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
(407) 850-8557

VICINITY MAP
NTS
SECTION 07, TOWNSHIP 21, RANGE 29

LEGAL DESCRIPTION:

Parcel 1:

The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;

LESS the West 16.5 feet and the East 25 feet, thereof.

ALSO LESS AND EXCEPT those lands described in Special Warranty Deed recorded November 7, 2006, in Official Records Book 6474, Page 1233, of the Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida; thence run N89°59'44"E, a distance of 16.50 feet along the North line of said South 1/2 to the POINT OF BEGINNING; thence continue along said North line, N89°59'44"E, a distance of 350.00 feet; thence departing said North line run S00°25'54"E, a distance of 61.00 feet, parallel to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence S89°59'44"W, a distance of 55.00 feet; thence S00°25'54"E, a distance of 204.91 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence S89°34'06"W, a distance of 4.00 feet; thence S00°25'54"E, a distance of 21.00 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence N89°34'06"E, a distance of 4.00 feet; thence S00°25'54"E, a distance of 51.04 feet to a point on the South line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N89°53'46"W, along said South line, a distance of 295.00 feet; thence N00°25'54"W, parallel to and 16.50 feet Easterly of the West line of the Southeast 1/4 of Northeast 1/4 of said Section 7, a distance of 337.39 feet to the Point of Beginning.

Parcel 2:

The East 25 feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;

LESS that part for right of way of Sandy Lane.

Parcel 3:

The South 60 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;

LESS that part for Right-of-Way for Sand Lake Road and Sandy Lane.

Parcel 4-A:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA;

LESS AND EXCEPT ROAD RIGHT-OF-WAY ON NORTH AND LESS THE WEST 16.5 FEET THEREOF.

Parcel 4-B:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH; RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 88°55'22"E, A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7, 337.25 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAND LAKE ROAD); THENCE RUN S 89° 02'15" E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 314.25 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 00°41'52"W, ALONG SAID EAST LINE, 337.68 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 89° 55'22" E, 36.01 FEET; THENCE RUN S 00°39'00" W, 61.00 FEET; THENCE RUN N 89°21'00"W, 4.00 FEET; THENCE RUN S 00°39'00" W, 204.91 FEET; THENCE RUN S 89°21'00" E, 4.00 FEET; THENCE RUN S 00°39'00" W, 50.04 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ; THENCE RUN N 88°48'26"W, ALONG SAID SOUTH LINE, 295.22 FEET TO A POINT 16.50 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF SAID WEST LINE 337.25 FEET TO THE POINT OF BEGINNING.

SITE DATA:

PROJECT NAME:	SANDY LANE HOMES
ADDRESS:	SAND LAKE ROAD LONGWOOD, FL 32779
DEVELOPER ADDRESS:	2653 WEST STATE ROAD 426 OVIEDO, FL 32765
TELEPHONE:	(407) 971-9404 ext. 101

ZONING/LAND USE DATA:

ZONING (EXISTING):	R-1AA AND A-1
ZONING (PROPOSED):	MM (MISSING MIDDLE)
FUTURE LAND USE (EXISTING):	LOW DENSITY RESIDENTIAL (4 UNITS/ACRE)
FUTURE LAND USE (PROPOSED):	LOW DENSITY RESIDENTIAL (4 UNITS/ACRE)
PROPOSED USES:	24 DETACHED SINGLE FAMILY HOMES
MAX. BUILDING HEIGHT:	35 FEET
MINIMUM LOT WIDTH:	57 FEET **
MINIMUM LOT DEPTH:	130 FEET
MINIMUM LOT SIZE:	6,500 SF
PHASING:	ONE PHASE
WATER SERVICE:	SUNSHINE WATER SERVICES COMPANY
WASTEWATER SERVICE:	SEMINOLE COUNTY UTILITIES
SOILS:	6—ESTATULA—APOPKA FINE SANDS 13—EAU GALLIE AND IMMOKALEE FINE SANDS 31—TAVARES—MILHOPPER FINE SANDS
STORMWATER MANAGEMENT:	PROPOSED SHARED RETENTION POND
FLOOD ZONE:	X (FLOOD MAP 12117C0140 F)
FIRE:	SEMINOLE COUNTY FIRE STATION #13
SITE AREA:	333,566 SF=7.658 ACRES
PROPOSED DENSITY (GROSS):	3.13 UNITS/ACRE (24 UNITS/7.658 ACRES)
PROPOSED DENSITY (NET): *	3.88 UNITS/ACRE (24 UNITS/6.178 ACRES) *
MAXIMUM ISR:	60% (OVERALL PROJECT)
MINIMUM OPEN SPACE:	40% (OVERALL PROJECT)
MINIMUM OPEN SPACE:	8% OF NET BUILDABLE ACREAGE (21,538 SF) *

SUMMARY OF AREAS:

OVERALL PROJECT AREA (GROSS):	333,566 SF=7.658 ACRES
POWER EASEMENT:	13,741 SF=0.315 ACRES AT 4.12%
R/W DEDICATION (SAND LAKE ROAD):	3,848 SF=0.088 ACRES AT 1.15%
NEW R/W (INTERNAL TO PROJECT):	46,846 SF=1.075 ACRES AT 14.04%
REMAINDER:	269,131 SF=6.178 ACRES AT 80.68%
OVERALL PROJECT AREA (NET):	269,131 SF=6.178 ACRES AT 80.68%

OVERALL PROJECT AREA (GROSS):	333,566 SF=7.658 ACRES
R/W DEDICATION (SAND LAKE ROAD):	3,848 SF=0.088 ACRES AT 1.15%
NEW R/W (INTERNAL TO PROJECT):	46,846 SF=1.075 ACRES AT 14.04%
RESIDENTIAL LOTS:	201,718 SF=4.631 ACRES AT 60.47%
STORMWATER TRACT:	22,018 SF=0.505 ACRES AT 6.60%
COMMON AREA TRACTS:	59,136 SF=1.358 ACRES AT 17.73%

DEVELOPMENT NOTES:

1. DEVELOPMENT SHALL MEET REQUIREMENTS OF SCLDC 30.10.1 REGARDING AQUIFER RECHARGE.
2. PROJECT SHALL ADHERE TO ALL MISSING MIDDLE STANDARDS CONTAINED WITHIN SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.8.3 – MM MISSING MIDDLE DISTRICT AND ALTERNATIVE STANDARDS.
3. STREET TREES ARE REQUIRED IN MISSING MIDDLE DEVELOPMENTS AND ON ALL STREETS ABUTTING MISSING MIDDLE TYPOLOGIES IN MIXED-USE DEVELOPMENTS. STREET TREES MUST MEET THE FOLLOWING STANDARDS:
   (1) BE PLANTED AN AVERAGE OF FORTY (40) FEET ON CENTER ON BOTH SIDES OF INTERNAL STREETS AND ON EXISTING RIGHTS OF WAYS ADJOINING THE SITE.
   (2) BE LOCATED IN A PLANTING STRIP OR TREE WELL WITH A MINIMUM WIDTH OF EIGHT (8) FEET. TREE WELLS OR PLANTING STRIPS LESS THAN TEN (10) FEET IN WIDTH MUST INCORPORATE A ROOT BARRIER AT THE EDGE OF PAVEMENT.
   (3) BE SELECTED FROM THE LIST OF APPROVED CANOPY STREET TREES (30.14.16(J)).
   (4) MEET THE STANDARDS OF SEC. 30.14.16. – GENERAL PROVISIONS FOR ALL LANDSCAPED AREAS.
4. LOT/TRACT LINES AND PARKING LAYOUT SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING ENGINEERING/SUBDIVISION PLAN REVIEW.
5. OPEN SPACE WILL MEET STANDARDS AS SET FORTH IN SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.8.3.8 (a) (2)

* AFTER REMOVING POWER LINE EASEMENT AND R/W DEDICATION AREAS

** ALL LOTS WILL BE MINIMUM 60 FEET WIDE EXCEPT FOR FIVE LOTS (20.83% OF TOTAL)

DATE	REVISION	BY
11-17-25	AS PER COUNTY	M.C.
12-19-25	UPDATED MINIMUM LOT WIDTH	M.C.
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--

MITCHELL COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
407-850-8557
FAX: 407-448-8579
EMAIL: MITCHCOLLINSPE@GMAIL.COM

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

DEVELOPMENT PLAN
FOR
SANDY LANE HOMES

SAND LAKE ROAD

SEMINOLE COUNTY, FLORIDA

Digitally signed by bronson m collins
Date: 2025.12.18 12:03:10 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCH COLLINS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E.# 54608,
STATE OF FLORIDA, C.A.# 9523

DATE

BRONSON M. COLLINS
LICENSE
No. 54608
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE: 1" = 40'	
DRAWN BY: M.C.	DATE: 8-8-25
CHECKED BY: M.C.	JOB NO: 225-010
SHEET NO: DP-1 OF 09	