

# PRELIMINARY SUBDIVISION PLAN / FINAL DEVELOPMENT PLAN FOR PADDOCK WAY

## LEGAL DESCRIPTION:

**WALTROUS PARCEL** (WESTCOR LAND TITLE INSURANCE COMPANY ORDER NUMBER 2022-05)

THE NORTH 400 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, LESS THE EAST 218 FEET OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

**APPEL PARCEL** (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10223514)

LOT 8, LAKE HAYES WOODS, AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD, UTILITIES AND DRAINAGE PURPOSES UPON AND ACROSS THE WEST 20 FEET THEREOF AND THE SOUTH 30 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

**BROOME PARCEL** (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10212763)

LOT 2, LAKE HAYES WOODS, AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD, UTILITIES AND DRAINAGE PURPOSES UPON AND ACROSS THE EAST 20 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

**CLUBURN PARCEL** (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10212827)

LOT 6, LAKE HAYES WOODS, AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD, UTILITIES AND DRAINAGE PURPOSES UPON AND ACROSS THE WEST 20 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

**HONOLD PARCEL** (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10212871)

LOT 5, LAKE HAYES WOODS, AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD, UTILITIES AND DRAINAGE PURPOSES UPON AND ACROSS THE WEST 20 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

**SPINKS PARCEL** (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10212918)

LOT 7, LAKE HAYES WOODS, AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR ROAD, UTILITIES AND DRAINAGE PURPOSES UPON AND ACROSS THE WEST 20 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

**LUSCUSKIE PARCEL** (CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10254519)

THE EAST 265 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LESS THE NORTH 400.0 FEET AND ALSO LESS THE SOUTH 33 FEET FOR ROAD. LOCATED IN SEMINOLE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6545, PAGE 2005, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE PLAT "MAGNOLIA POINTE", AS RECORDED IN PLAT BOOK 67, PAGES 16 AND 17, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°04'19" WEST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 892.29 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAKE HAYES ROAD; THENCE NORTH 89°29'51" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 0.73 FEET; THENCE NORTH 00°02'35" EAST, A DISTANCE OF 892.29 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT; THENCE SOUTH 89°31'16" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1.18 FEET TO THE POINT OF BEGINNING.

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SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA  
FOR  
DLC PADDOCK WAY, LLC  
P.O. BOX 2181  
ORLANDO, FL 32802-2181  
PH (407) 755-3065



**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:

### OWNERS:

DLC PADDOCK WAY, LLC  
P.O. BOX 2181  
ORLANDO, FL 32802-2181  
PHONE: (407) 765-3065

### DEVELOPER:

DELANEY LAND COMPANY  
P.O. BOX 2181  
ORLANDO, FL 32802-2181  
PHONE: (407) 765-3065

### ENGINEER:

MADDEN, MOORHEAD, & STOKES, LLC  
431 E. HORATIO AVE., SUITE 260  
MAITLAND, FLORIDA 32751  
PHONE: (407) 629-8330

### SURVEYOR:

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

### GEOTECHNICAL:

GEOTECHNOLOGY ASSOCIATES, INC.  
4617 PARKBREEZE COURT  
ORLANDO, FL 32808  
321-482-4239

### LANDSCAPE ARCHITECT:

LANDSCAPE DYNAMICS  
2236 WINTER WOODS BLVD.  
WINTER PARK, FL 32792  
PHONE: (407) 677-0677

### ENVIRONMENTAL:

BIO-TECH CONSULTING  
2002 E. ROBINSON STREET  
ORLANDO, FL 32803  
PHONE: (407) 894-5969

## UTILITY PROVIDERS:

### WATER & WASTE WATER:

SEMINOLE COUNTY  
BECKY NOGGLE  
500 W. LAKE MARY BLVD.  
SANFORD, FL 32773  
PHONE: 407-665-2143

### CABLE:

SPECTRUM  
3767 ALL AMERICAN BLVD.  
ORLANDO, FL 32810  
PHONE: (407) 532-8509

### PHONE:

AT&T  
132 COMMERCE WAY  
SANFORD, FL 32771  
PHONE (407) 302-7811

### GAS:

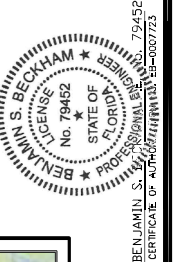
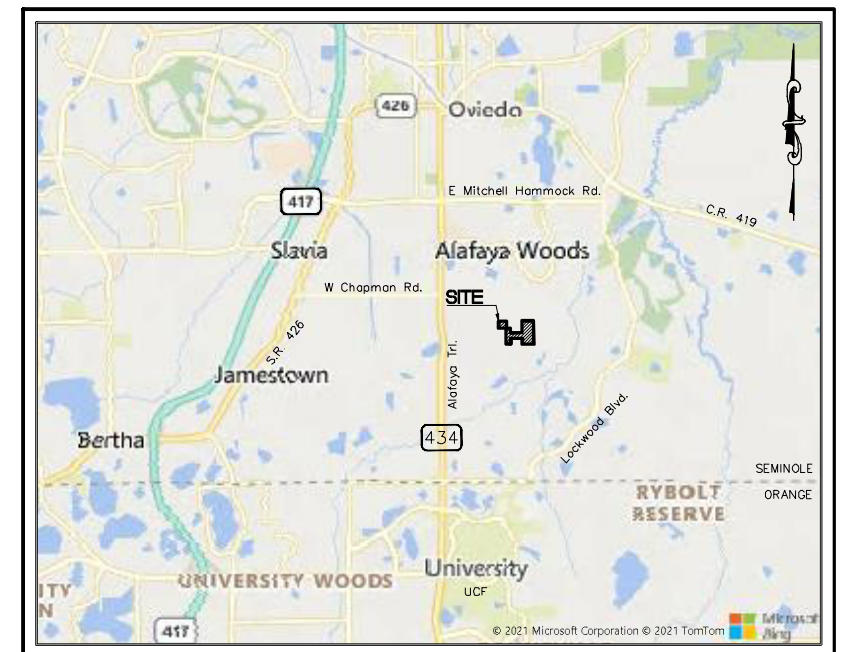
TECO PEOPLES GAS  
600 W. ROBINSON ST.  
ORLANDO, FL 32801  
PHONE (407) 420-2678

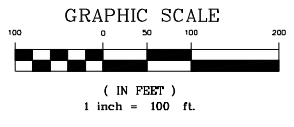
### ELECTRIC:

DUKE ENERGY  
3250 BONNETT CREEK RD.,  
PO BOX 10000  
LAKE BUENA VISTA, FL 32830  
PHONE: (407) 938-6611


## VICINITY MAP

1" = 5,000'





3. DENSITY:

 ESTIMATED NET BUILDABLE AREA:  
= LOT AREA - ESTIMATED POST DEVELOPMENT WETLAND AREA = BUILDABLE AREA:  
= LOT AREA (34.73 AC.) - ESTIMATED POST DEVELOPMENT WETLAND AREA (0 AC) = 34.23 AC.

ESTIMATED NET DENSITY:  
= ESTIMATED # OF LOTS (87 DU) / BUILDABLE AREA (34.23 AC.)  
= 2.54 DU/AC.

PROPOSED GROSS LOT DENSITY:  
= ESTIMATED # OF LOTS (87 DU) / TOTAL LOT AREA (34.23 AC.)  
= 2.54 DU/AC.

NOTE: \*EXACT NET DENSITY TO BE DETERMINED DURING FINAL ENGINEERING DEVELOPMENT PLAN PHASE; HOWEVER, NET DENSITY WILL NOT EXCEED 2.54 DWELLING UNITS PER NET BUILDABLE ACRE

NOTE: \*HOA WILL BE RESPONSIBLE FOR MAINTENANCE FOR ALL OF PADDOCK WAY ROADWAY

TRACT TABLE						
TRACT ID	DESCRIPTION	OWNERSHIP	MAINTENANCE	AREA (SF)	AREA (AC)	PERCENTAGE
RW1	R.O.W. DEDICATION	COUNTY	COUNTY	106,453	2.44	7.14%
RW2	R.O.W. DEDICATION	COUNTY	COUNTY	123,440	2.83	8.28%
AE	EXISTING ACCESS ESMT.	HOA	HOA	11,055	0.25	0.74%
PW	PADDOCK WAY ESMT	HOA	HOA	32,444	0.74	2.18%
LS1	LIFT STATION	COUNTY	COUNTY	1,600	0.04	0.11%
OS1	OPEN SPACE	HOA	HOA	3,974	0.09	0.27%
OS2	OPEN SPACE	HOA	HOA	1,218	0.03	0.08%
OS3	OPEN SPACE / STORM	HOA	HOA	22,117	0.51	1.48%
OS4	OPEN SPACE / STORM	HOA	HOA	69,848	1.60	4.68%
OS5	OPEN SPACE	HOA	HOA	24,424	0.56	1.64%
OS6	OPEN SPACE / STORM	HOA	HOA	99,648	2.29	6.68%
OS7	OPEN SPACE	HOA	HOA	8,654	0.20	0.58%
LB1	LANDSCAPE BUFFER	HOA	HOA	13,009	0.30	0.87%
LB2	LANDSCAPE BUFFER	HOA	HOA	6409.44	0.15	0.43%
LB3	LANDSCAPE BUFFER	HOA	HOA	13,153	0.30	0.88%
LB4	LANDSCAPE BUFFER	HOA	HOA	1,181	0.03	0.08%
LB5	LANDSCAPE BUFFER	HOA	HOA	14,036	0.32	0.94%
LB6	LANDSCAPE BUFFER	HOA	HOA	4,273	0.10	0.29%
	SINGLE FAMILY	HOA	HOA	934,165	21.45	62.65%
TOTAL SITE AREA				1,491,103	34.23	100%

12. THE PROJECT SITE CONTAINS 0 AC. OF WETLANDS.
13. PER THE FIRM PANEL NO. 12117C00065F, DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
14. WATER AND SEWER, SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
15. UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
16. ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
17. THE DETERMINATION BETWEEN THE PROPOSED ROADS BEING MADE PUBLIC, OR PRIVATE AND GATED, SHALL BE DETERMINED AT FDP/PSP STAGE.
18. THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD (FDEP) REQUIREMENTS.
19. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODE AND REGULATIONS.
20. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
21. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
22. PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
23. BUFFERS SHALL BE PROVIDED AS SHOWN ON THIS PLAN.
24. PROJECT TO BE CONSTRUCTED IN A MAXIMUM OF TWO PHASES.  
  
NOTE: EACH PHASE MUST PROVIDE MINIMUM 15% OPEN SPACE UNLESS THE DEVELOPMENT PHASES HAVE INTERNAL PEDESTRIAN CONNECTIVITY VIA AN OPEN SPACE TRACT MEETING THE CRITERIA OF SDCDC Sec.30.1344.c) RESIDENTIAL OPEN SPACE
25. FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS: POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12 INCHES MINIMUM AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
26. SIDEWALKS WILL BE REQUIRED IN ACCORDANCE WITH THE CODE.
27. PROJECT COULD BE BUILT IN TWO PHASES. PHASES WOULD BE SEPARATED BY THE EXISTING PADDOCK WAY EASEMENT.

JOB # \_\_\_\_\_ 22022  
DATE: \_\_\_\_\_ 05/02/22  
SCALE: \_\_\_\_\_ 1" = 100'  
DESIGNED BY: \_\_\_\_\_ CHM  
DRAWN BY: \_\_\_\_\_ JAS  
APPROVED BY: \_\_\_\_\_ CHM