

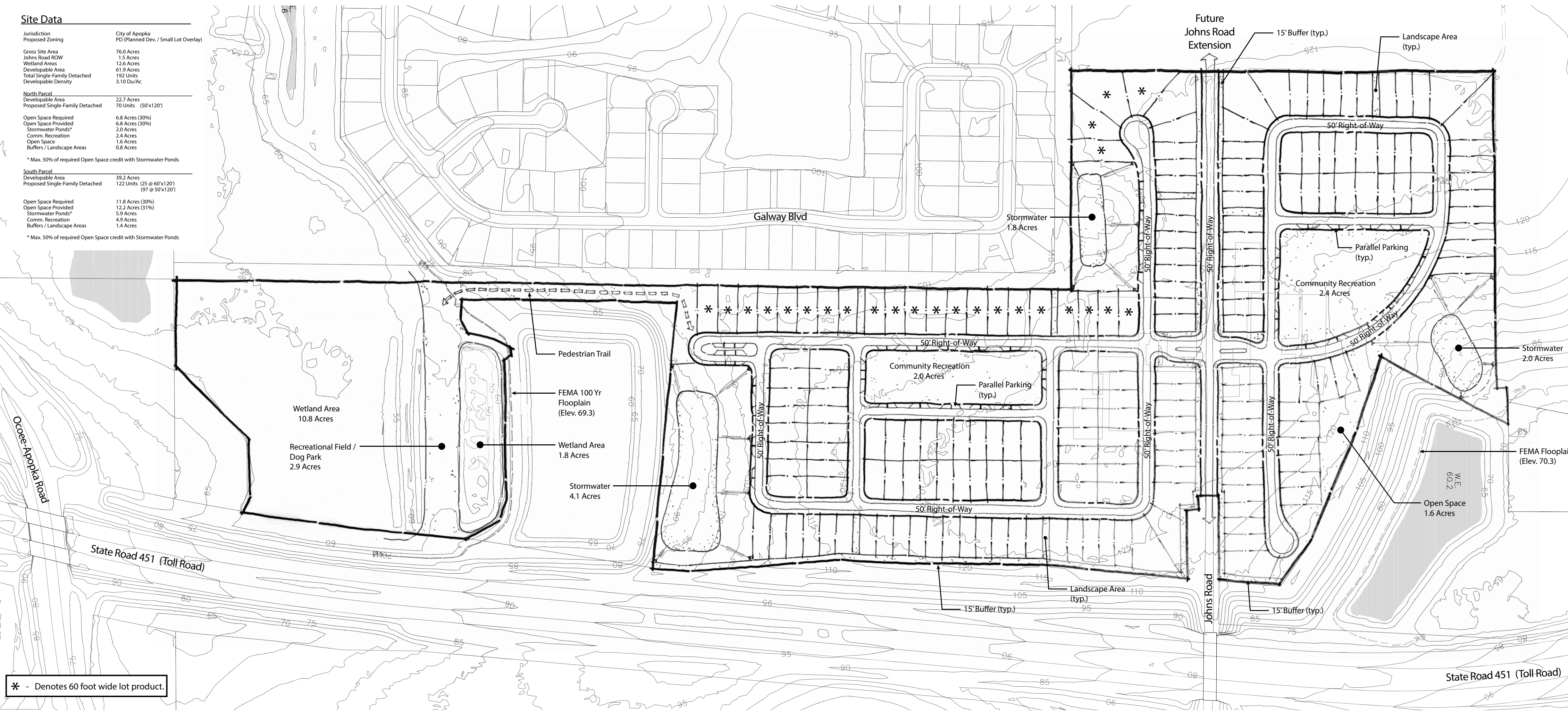
**Site Data**

Jurisdiction	City of Apopka
Proposed Zoning	PD (Planned Dev. / Small Lot Overlay)
Gross Site Area	76.0 Acres
Johns Road ROW	1.5 Acres
Wetland Areas	12.6 Acres
Developable Area	61.9 Acres
Total Single-Family Detached	192 Units
Developable Density	3.10 Du/Ac

<b>North Parcel</b>	
Developable Area	22.7 Acres
Proposed Single-Family Detached	70 Units (50'x120')
Open Space Required	6.8 Acres (30%)
Open Space Provided	6.8 Acres (30%)
Stormwater Ponds*	2.0 Acres
Comm. Recreation	2.4 Acres
Open Space	1.6 Acres
Buffers / Landscape Areas	0.8 Acres

<b>South Parcel</b>	
Developable Area	39.2 Acres
Proposed Single-Family Detached	122 Units (25 @ 60'x120') (97 @ 50'x120')
Open Space Required	11.8 Acres (30%)
Open Space Provided	12.2 Acres (31%)
Stormwater Ponds*	5.9 Acres
Comm. Recreation	4.9 Acres
Buffers / Landscape Areas	1.4 Acres

\* Max. 50% of required Open Space credit with Stormwater Ponds



\* - Denotes 60 foot wide lot product.

Conceptual Site Plan

**Johns Road Property**



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Orlando, Florida 32803 - ph. 407.487.2594

www.poulosandbennett.com  
Certificate of Authorization No. 28567

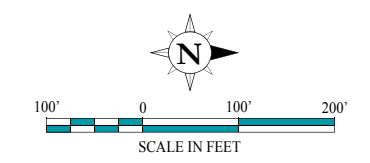


Exhibit 1

This plan is for conceptual purposes only and is subject to final survey, environmental constraints, stormwater/engineering analysis and agency review and does not represent an approval.