

APOPKA DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

August 9, 2023 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

1. Kasheta Farms, Inc.: New Year's Eve Block Party
2. The Rotary Club of Apopka: Fall Festival
3. iHeartMedia: Barks in the City
4. Winn-Dixie: Ice Cream Social

ANNEXATION

1. Floridian North - Annexation

FUTURE LAND USE AMENDMENT

1. Floridian North - Future Land Use Amendment, 1st Submittal

REZONING

1. Floridian North - Rezoning, 1st Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. Shoppes at East Shore Multi-family - Construction Site Plan (CSP), 1st Submittal
2. Ocoee-Apopka Road Multi-Family - Revision to Construction Site Plan, 1st Submittal
3. Hawthorn Business Center - Construction Site Plan, 1st Submittal
4. AdventHealth Apopka Replacement Campus Phase 2 - Construction Site Plan, 2nd submittal

PLAT

1. Crossroads at Kelly Park, Phase 1A - Plat, 1st submittal

DISCUSSION

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

12/31/2023

- Completed Special Event Permit Application (Online Form or print form can be requested at events@apopka.net).
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (If on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing

Applicant must be present for duration of event.

Organization Name	Kasheta Farms Inc.
Name of Applicant	Caitlin Kasheta
Mailing Address	841 Votaw Rd
City	Apopka
State	Florida
Zip Code	32703
Cell Phone	4074622315
Email	kashetafarms@gmail.com

Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?

Yes

State of Florida Tax ID Number 87-1215669

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate

File(s) attached:

 501(c)(3) Certificate.pdf

Name of the Event	New Year's Eve Block Party
Date(s) of the Event	12/31/23
Hours of the Event	6pm-12am
Location of the Event	East 5th Street

Does the location of the event take place on Public or Private Property?

Yes

Anticipated attendance: 1500

Briefly describe the event and all activities that will occur during the event: Block part consists of live music, food trucks, and a bounce house.

Event Category

- Street Festival
- Festival/Celebration
- Neighborhood Block Party

Are there flyers or advertisements for this event?

No

Additional Event Information Flyer and/or advertisements will be created by end of August.

Will there be admission fees to your event?

No

Will you be serving alcohol?

No

Is your event open to the public?

Yes

Does your event include food concession?

No

Do you intend to have food trucks at your event?

Yes

How many? 5

Will there be merchandising vending at your event?

No

Will they need electric?

No

Will you be hiring a private security company for the event?

No

Do you require overnight security?

No

Are there musical entertainment features related to your event?

Yes

Please attach a list of all stage performance schedules.

Please attach a list of all stage performance schedules.

File(s) attached:



New Year's Eve Entertainment.pdf

Will amplified sound be used during the event?

Yes

Will any streets be closed or will the flow of traffic be affected by the event?

Yes

Please indicate the road names East 5th street between Park Ave and Central Ave

Does your event include the use of tents?

No

Will inflatables be used at your event?

Yes

Will your event include any fireworks or pyrotechnics?

No

Layout map for event

File(s) attached:



Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 12/31/2023

Start Time 12:00 PM (EDT)

End Time 5:00 PM (EDT)

Event Dates

Date 12/31/2023

Start Time 6:00 PM (EDT)

End Time 12:00 AM (EDT)

Take Down/Load Out

Date 01/01/2024

Start Time 12:00 AM (EDT)

End Time 1:00 AM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant

Caitlin Kasheta

Title of Applicant

Founder/Executive Director

Date Submitted

07/31/2023

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.

- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the Insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant

A handwritten signature in black ink, appearing to read 'Caitlin Kasheta', written over a horizontal line.

Name of Applicant

Caitlin Kasheta

Title of Applicant

Founder/Executive Director

Sponsoring Organization Name

Kasheta Farms Inc.



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

KASHETA FARMS INC
841 VOTAW RD
APOPKA, FL 32703

Date:
09/15/2021
Employer ID number:
87-1215669
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
June 15, 2021
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053572008431

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Letter 947 (Rev. 2-2020)
Catalog Number 35152P

New Year's Eve Entertainment

6:00pm – 10:00pm: The Groove Slayers (pending)

10:00pm – 12:00am: DJ (pending)



10/19 - 10/22
KLNP

- Completed Special Event Permit Application (Online Form or print form can be requested at events@apopka.net).
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing

Applicant must be present for duration of event.

Organization Name The Rotary Club of Apopka

Name of Applicant The Rotary Club of Apopka

Mailing Address PO Box 7

City Apopka

State FL

Zip Code 32703

Cell Phone 4072426831

Email jond@ins4fl.com

Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?

Yes

State of Florida Tax ID Number 270809484

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Name of the Event Fall Festival

Date(s) of the Event 10/19-10/22

Hours of the Event 5PM to 10 on 19th, 5 to 11 on 20th, 12PM to 11 PM on 21st, 12PM to 8PM on 22

Location of the Event Kit Land Nelson Park

Does the location of the event take place on Public or Private Property?

Yes

Anticipated attendance: 2000

- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

Briefly describe the event and all activities that will occur during the event: Carnival rides, beer/wind garden

Event Category • Festival/Celebration

Are there flyers or advertisements for this event?

Yes

Will there be admission fees to your event?

Yes

Will you be serving alcohol?

Yes

If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?

Yes

Does your event include food concession?

Yes

Do you intend to have food trucks at your event?

Yes

How many?

5

Will there be merchandising vending at your event?

Yes

How many vendors?

5

Will they need electric?

Yes

Additional fees apply for electric use.

Will you be hiring a private security company for the event?

No

Do you require overnight security?

Yes

Are there musical entertainment features related to your event?

Yes

Please attach a list of all stage performance schedules.

Will amplified sound be used during the event?

No

Will any streets be closed or will the flow of traffic be affected by the event?

Yes

Please indicate the road names N Forest Ave

Does your event include the use of tents?

Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents?	10x20
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	10/15/2023
Start Time	12:00 PM (EDT)
End Time	12:00 PM (EDT)

Event Dates

Date	10/19/2023
Start Time	5:00 PM (EDT)
End Time	11:00 PM (EDT)

Take Down/Load Out

Date	10/22/2023
Start Time	8:00 PM (EDT)
End Time	12:00 PM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant Jonathan DeClue

Title of Applicant Chair

Date Submitted 07/05/2023

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant

A handwritten signature in black ink, appearing to read 'Jonathan DeClue', written over a horizontal line.

Name of Applicant Jonathan DeClue

Title of Applicant Chair

Sponsoring Organization Name Rotary Club of Apopka

2/24
amp

- Completed Special Event Permit Application (Online Form or print form can be requested at events@apopka.net).
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing

Applicant must be present for duration of event.

Organization Name iHeartMedia

Name of Applicant Chianna Ray

Mailing Address 2500 Maitland Center Parkway Suite 401

City Maitland

State FL

Zip Code 32810

Cell Phone 2534265615

Email chiannaray@iheartmedia.com

Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?

No

State of Florida Tax ID Number 74-2722883

Name of the Event Barks in The City

Date(s) of the Event February 24, 2024

Hours of the Event 6

Location of the Event Apopka Amphitheater

Does the location of the event take place on Public or Private Property?

Yes

Anticipated attendance: 1500

Briefly describe the event and all activities that will occur during the event:

The Pawty

Barks in the City - Where you and your dogs pawty. Barks in the City is a family fun event where we celebrate our furry family members.

Come out and enjoy food & signature PUPtails, live music, kids zone, doggy zone and more.

Doggy Zone – Dog snack vendors, dog adoption, agility course, Solar Installers doggy kissing booth, Canine Caricatures Pet Portraits and more!

Kids Zone - Bounce House, Coloring Wall, Slime Bar, Water Sponge Bombs & Cotton Candy - Provided by Something to Celebrate

Live Band, Food Trucks, FREE Parking & More

Event Category

• Festival/Celebration

Are there flyers or advertisements for this event?

No

Will there be admission fees to your event?

No

Will you be serving alcohol?

Yes

If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?

Yes

Does your event include food concession?

Yes

Do you intend to have food trucks at your event?

Yes

How many?

-3

Will there be merchandising vending at your event?

Yes

How many vendors?

10

Will they need electric?

Yes

Additional fees apply for electric use.

Will you be hiring a private security company for the event?

Yes

Name of Security Company:

NA

Do you require overnight security?

No

Are there musical entertainment features related to your event?

Yes

Please attach a list of all stage performance schedules.

Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents?	10x10
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No
Layout map for event	<i>File(s) attached:</i> 

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	02/24/2024
Start Time	6:00 AM (EDT)
End Time	11:00 AM (EDT)

Event Dates

Date	02/24/2024
Start Time	11:00 AM (EDT)
End Time	5:00 PM (EDT)

Take Down/Load Out

Date	02/24/2024
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Start Time 5:00 PM (EDT)

End Time 8:00 PM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant Chianna Ray

Title of Applicant Partnerships Manager

Date Submitted 07/11/2023

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant	Chianna Ray
Title of Applicant	Partnerships Manager
Sponsoring Organization Name	iHeartMedia



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/13/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA, LLC. 4400 Comerica Bank Tower 1717 Main Street Dallas, TX 75201-7357	CONTACT NAME: Cathy Crown PHONE (A/C, No, Ext): 210-551-7053 FAX (A/C, No): E-MAIL ADDRESS: Cathy.Crown@marsh.com
INSURED iHeartMedia, Inc., iHeartCommunications, Inc., iHeartMedia + Entertainment, Inc. & their subsidiaries 20880 Stone Oak Parkway San Antonio, TX 78258	INSURER(S) AFFORDING COVERAGE INSURER A: National Union Fire Ins Co Pittsburgh PA INSURER B: AIU Insurance Company INSURER C: The Insurance Company of The State of Pennsylvania INSURER D: N/A INSURER E: INSURER F:
CN103696528-GAW1m-GAW-23-24 022424 022424 CRay	NAIC # 19445 19399 19429 N/A

COVERAGES

CERTIFICATE NUMBER:

HOU-003997197-12

REVISION NUMBER: 20

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☒ LOC OTHER:			GL6547106	03/31/2023	03/31/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☒ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CA7030905(MA) CA7030906(VA) CA7030907 *AOS except ME, MT, SD, VT, WY.	03/31/2023 03/31/2023 03/31/2023	03/31/2024 03/31/2024 03/31/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC015824935(AOS) WC015824937(WI) WC015824936(CA)	03/31/2023 03/31/2023 03/31/2023	03/31/2024 03/31/2024 03/31/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: iHeartMedia = Entertainment, Inc- Orlando- Maitland ; Barks in the City, Location: Apopka Amphitheater : 2/24/24; 3710 Jason Dwellley Pkwy, Apopka, FL 32712.

City of Apopka is included as additional insured on general and auto liability but only to the extent of the liability assumed under written contract.

The General Liability policy is primary and non-contributory, but only with respect to liability that arises out of the acts or omissions of the Named Insured; or, to the extent of the liability assumed by the Named Insured under written contract.

See next page

CERTIFICATE HOLDER

CANCELLATION

City of Apopka 120 E. Main Street, Apopka, FL 32703	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Marsh USA LLC</i>
---	---

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AGENCY CUSTOMER ID: CN103696528

LOC #: Dallas



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA, LLC.		NAMED INSURED iHeartMedia, Inc., iHeartCommunications, Inc., iHeartMedia + Entertainment, Inc. & their subsidiaries 20880 Stone Oak Parkway San Antonio, TX 78258
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Workers Compensation is evidenced for employees of the Named Insured Only.

The Auto Liability policy is primary, but only with respect to liability that arises out of the acts or omissions of the Named Insured; or, to the extent of the liability assumed by the Named Insured under written contract.



8/12/2023
KLNP

- Completed Special Event Permit Application (Online Form or print form can be requested at events@apopka.net).
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing

Applicant must be present for duration of event.

Organization Name Winn-Dixie

Name of Applicant Cassidy Davis

Mailing Address 8928 Prominence Parkway

City Jacksonville

State FL

Zip Code 32256

Cell Phone 8645617830

Email cassidydavis@segrocers.com

Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?

No

State of Florida Tax ID Number 9

Name of the Event Winn-Dixie Ice Cream Social

Date(s) of the Event August 12

Hours of the Event 11 AM to 3 PM

Location of the Event Kit Land Nelson Park

near Edwards Field + splash Pad

Does the location of the event take place on Public or Private Property?

Yes

Anticipated attendance: 200

Briefly describe the event and all activities that will occur during the event:

Winn-Dixie will provide an ice cream truck and hand out ice cream to members of the community visiting the park.

Setting up games for the community to play

Event Category • Other

Please specify Ice cream social

Are there flyers or advertisements for this event?

No

Will there be admission fees to your event?

No

Will you be serving alcohol?

No

Is your event open to the public?

No

Does your event include food concession?

Yes

Do you intend to have food trucks at your event?

Yes

How many?

1

Will there be merchandising vending at your event?

No

Will they need electric?

No

Will you be hiring a private security company for the event?

No

Do you require overnight security?

No

Are there musical entertainment features related to your event?

No

Will amplified sound be used during the event?

No

Will any streets be closed or will the flow of traffic be affected by the event?

No

Does your event include the use of tents?

No

Will inflatables be used at your event?

No

Will your event include any fireworks or pyrotechnics?

No

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 08/12/2023

Start Time 10:00 AM (EDT)

End Time 11:00 AM (EDT)

Event Dates

Date	08/12/2023
Start Time	11:00 AM (EDT)
End Time	3:00 PM (EDT)

Take Down/Load Out

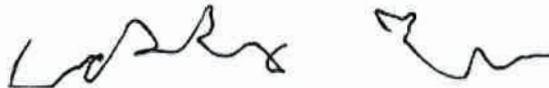
Date	08/12/2023
Start Time	1:00 PM (EDT)
End Time	3:30 PM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant Cassidy Davis

Title of Applicant Local Community Manager

Date Submitted 07/28/2023

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

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- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
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contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.

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Signature of Applicant



Name of Applicant

Cassidy Davis

Title of Applicant

Local COmmunity Manager

Sponsoring Organization Name

Southeastern Grocers



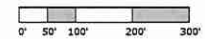
FLORIDIAN NORTH CONCEPTUAL PLAN

Legend

- Upland Open Space - 3.81 Acres
- Stormwater - 8.94 Acres
- 22' Townhomes - 122
- 55' Single Family Homes - 91
- Pool / Amenities

ACREAGE & DENSITY

Net Acreage: ± 43.17 Acres
 Proposed Units: 213 (4.93 du/ac)
 Combined Open Space = 12.75 Acres (29%)



CONTACT INFO:
 Alex Stringfellow
alex@stringfellowplanning.com
 (352) 217-7710

Simon Hardt
simon@stringfellowplanning.com
 (207) 607-9366

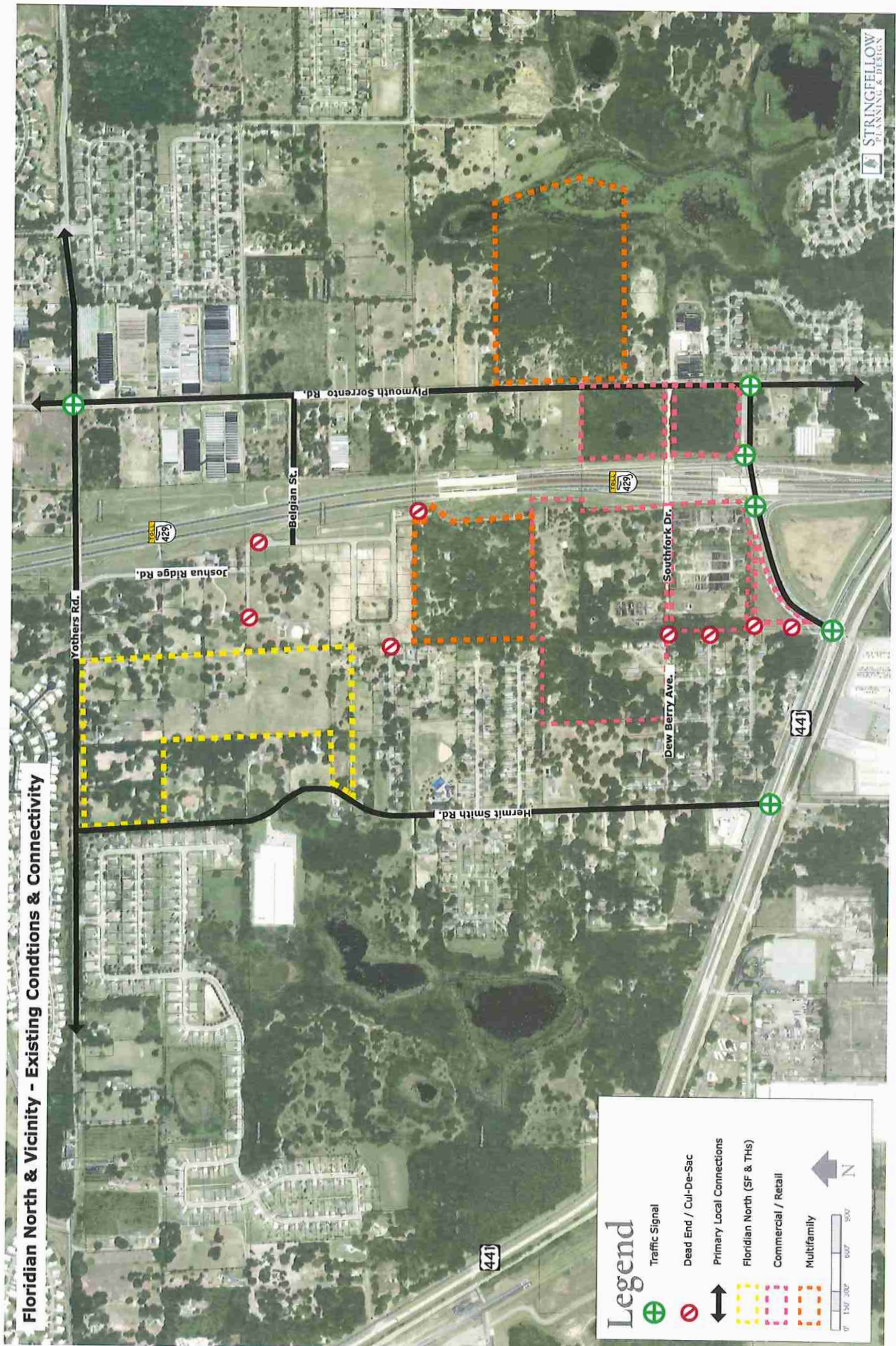


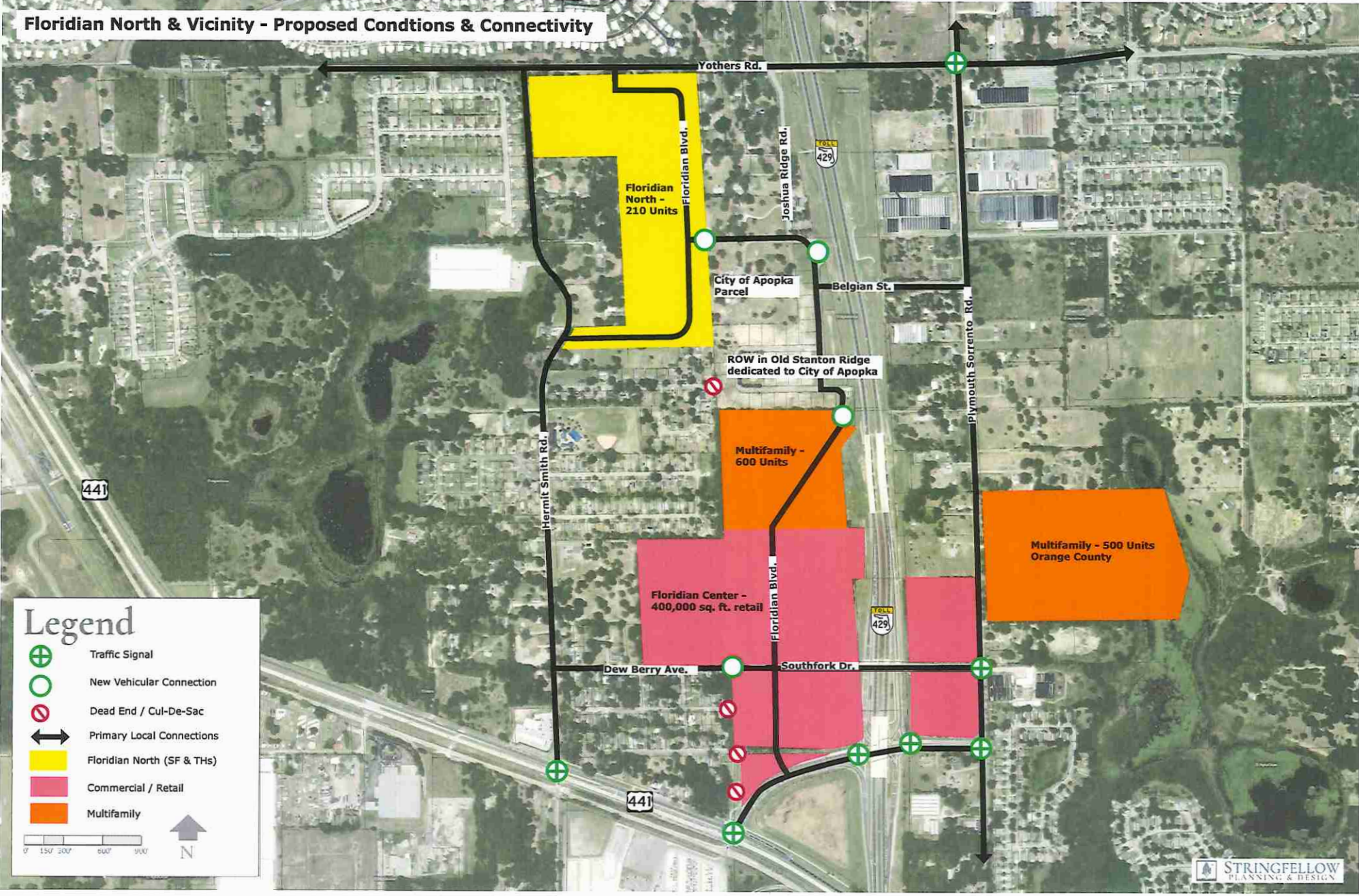
April 5, 2023

APOKA, FLORIDA | Floridian North | 1" = 100'

| P | 01

Floridian North & Vicinity - Existing Conditions & Connectivity









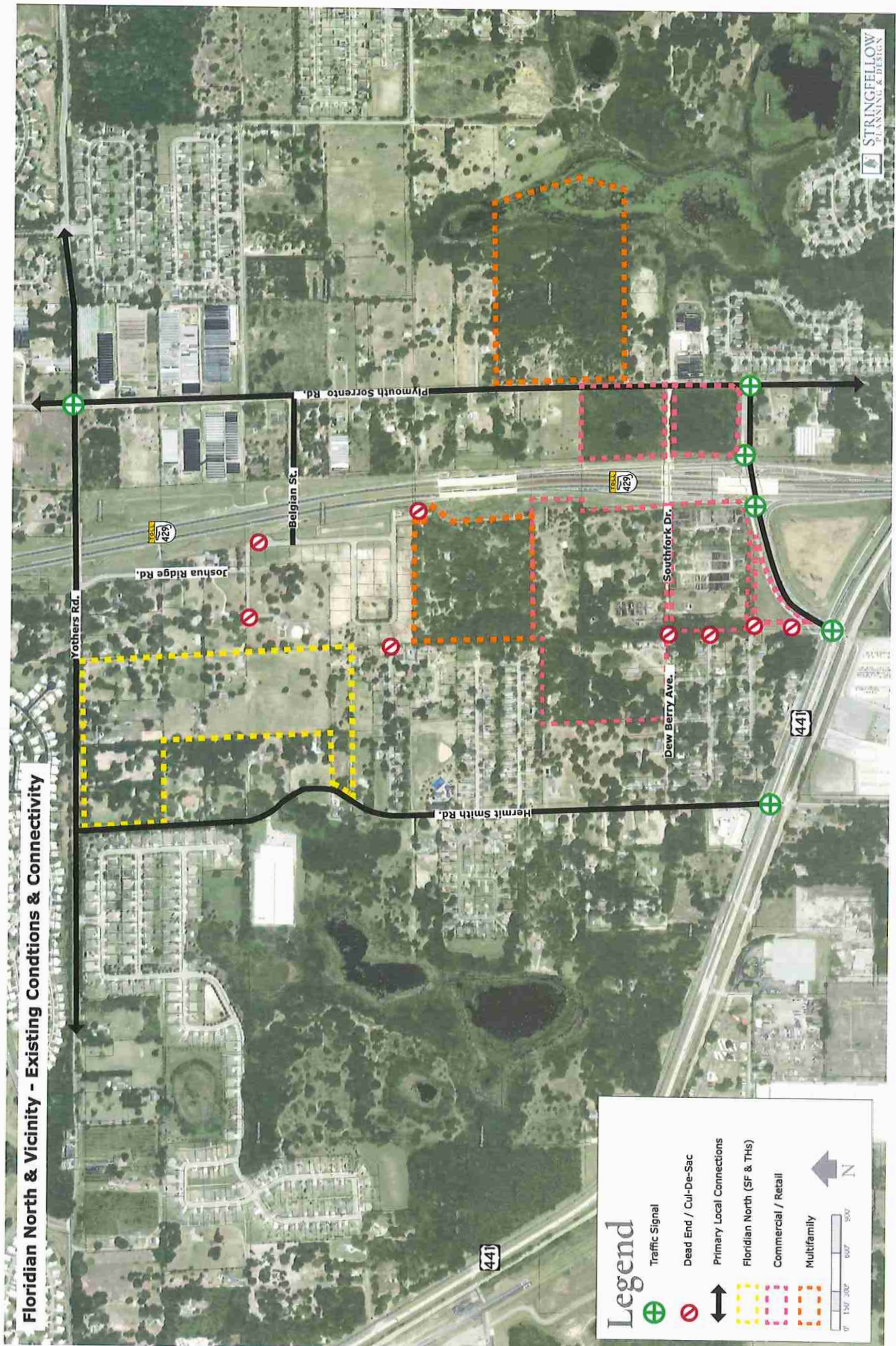
STRINGFELLOW
PLANNING & DESIGN

Floridian North

Response to Zoning Regulations

1. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans.
 - a. **Response:** The mixed-product concept plan is consistent with Apopka's GOPs within the comprehensive plan and is more consistent with more current codes the City has adopted (form-based codes and similar). The applicant maintains that the design will increase connectivity, provide for a variety of housing types, include amenitized open spaces and increased livability in this corridor.
2. Is not in conflict with any portion of this LDC;
 - a. **Response:** This application is consistent with the LDC.
3. Addresses a demonstrated community need;
 - a. **Response:** Housing continues to be a need in the community, with townhomes being one of the most attainable products for homeownership. Further, this development will set a precedent for higher quality development in this area of Apopka.
4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - a. **Response:** The project is along the booming 429 corridor and just north of a future mixed use development. This subject property is a 12 minute drive to Apopka City Hall, and a 30 minute commute to major employment centers (Downtown Orlando, Lake Mary, etc.)
5. Would result in a logical and orderly development pattern;
 - a. **Response:** The site can significantly increase connectivity in the area and provide for a well balanced site plan.
6. Would not adversely affect the property values in the area;
 - a. **Response:** No adverse effects anticipated.
7. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);
 - a. **Response:** The development will ensure that all the necessary services and utilities are provided for.
8. Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
 - a. **Response:** No adverse impacts are identified. Any and all development activity will receive permits through the appropriate governing agency (Water Management District, FDEP, Fish and Wildlife, City of Apopka, etc.)

Floridian North & Vicinity - Existing Conditions & Connectivity



Legend

Traffic Signal
 Dead End / Cul-De-Sac
 Primary Local Connections
 Floridian North (SF & THs)
 Commercial / Retail
 Multifamily

0' 150' 300'

N



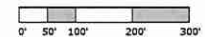
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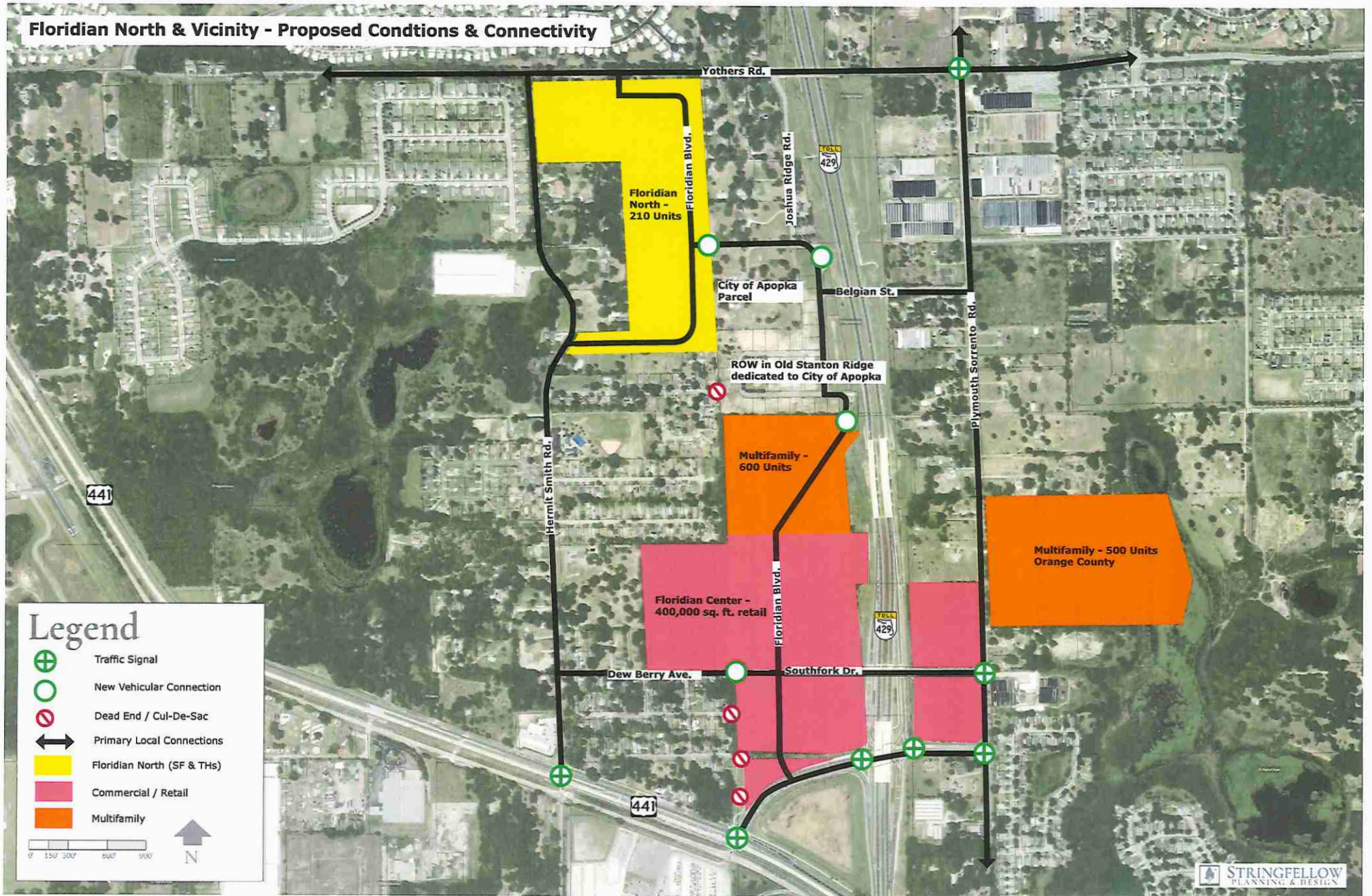
Simon Hardt
simon@stringfellowplanning.com
 (207) 607-9366



April 5, 2023

APOKA, FLORIDA | Floridian North | 1" = 100'

| P | 01





Drawing name: K:\orl_civil\049335015-keene rd\CADD\CONST\PlanSheets\CO.0 - COVER SHEET May 31, 2023 2:09pm by: Joshua Conradi
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONSTRUCTION PLANS

FOR

THE SHOPPES AT EAST SHORE-PHASE 1

ORANGE COUNTY PARCEL ID NO.

20-21-28-0000-00-021

20-21-28-0000-00-024

20-21-28-0000-00-025

20-21-28-0000-00-028

CITY OF APOPKA, FLORIDA

MAY 26, 2023



SITE

SOILS MAP

N.T.S.

- 4 CANDLER FINE SAND 0-5% SLOPES
- 5 CANDLER FINE SAND 5-12% SLOPES
- 6 CANDLER-APOPKA FINE SANDS
- 99 WATER

LEGAL DESCRIPTION:

(AS PER SURVEY)

PARCEL 1

Begin 1 052.44 feet West and 30 feet North of Southeast corner of Southwest Quarter (SW 1/4) of Section 20, Township 21 South, Range 28 East, said point being on the e Northerly right-of-way of Keene Road; Run North 770 feet to a point being 508.3 feet South of the North line of Southeast Quarter (SE 1/4) of Southwest Quarter (SW 1/4), Section 20, Township 21 South, Range 28 East, Thence run West 536.8 feet to the Easterly right-of-way of Ocoee-Apopka Road; Thence Southwesterly along on said right-of-way 797 feet to the Northerly right-of-way of Keene Road; Thence East 630.8 feet to POINT OF BEGINNING C, Orange County, Florida.

PARCEL 2

From the South 1/4 corner of Section 20, Township 21 South, Range 28 East, run North 00 degrees 00 minutes 00 seconds on ds East 786.70 feet along the North-South Quarter Section Line of said Section 20, thence run South 88 degrees 31 minutes 11 seconds West, 479.15 feet for the Point of Beginning of this description; run thence North 00 degrees 00 minutes 00 seconds East 237.23 feet, thence South 88 degrees 31 minutes 11 seconds on ds West, 1 046.71 feet to an iron pin in the present Easterly right-of-way line of State Road S-437 A, thence run South 17 degrees 26 minutes 07 seconds West, 44.70 feet of on g the a fore mentioned Easterly right-of-way line to the point of curvature of o curve con cave to the Southeastery y and having g a radius of 1421.95 feet thence run Southwesterly along the arc of said curve and the present Easterly right-of-way line of State Road S-437 A, an arc distance of 201.77 feet and through a central angle of 08 degrees 07 minutes 47 seconds to an iron pin in the present Easterly right-of-way line of State Road S-437 A, thence leaving said Easterly right-of-way line run North 88 degrees 31 minutes 11 seconds East, 1 106.75 feet to the Point of Beginning.

PARCEL 3

Beginning 713.24 feet West and 30 feet North of the Southeast corner of the Southwest Quarter of Section 20, Township 21 South, Range 28 East, run 770 feet to a point being 508.3 feet South of the North line of Southeast Quarter of the Southwest Quarter, Section 20, Township 21 South, Range 28 East; run thence West 339.2 feet, thence South 770 feet to the Northerly right-of-way of Keene e Road; thence East along said right-of-way of Keene e Road 339.2 feet to the Point of Beginning.

PARCEL 4

From the South 1/4 Corner of Section 20, Township 21 South, Range 28 East, run North 00°00'00" East 786.70 feet along the North-South Quarter Section Line of said Section 20

beginning, Orange County, Florida.
Total land area is 1,220,497 square feet, 28.02 acres more or less.

PROJECT NARRATIVE:

THE SHOPPES AT EAST SHORE IS A 28.02 ACRE MIXED-USE PROJECT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF OCOEE APOPKA RD AND WEST KEENE RD IN APOPKA, FL. THE PROJECT PROPOSES MULTIPLE RETAIL BUILDINGS, A MEDICAL OFFICE AND OUT-PARCELS FOR FUTURE DEVELOPMENT ALONG WITH ASSOCIATED INFRASTRUCTURE. THE PROPOSED FIRST PHASE OF THIS PROJECT IS INCLUDED WITHIN THIS APPLICATION FOR CSP AND INCLUDES A GROCER AND IN-LINE RETAIL, A MEDICAL OFFICE BUILDING, MASTER UTILITY INFRASTRUCTURE AND MASTER DRAINAGE FOR THE OVERALL DEVELOPMENT.

UTILITY PROVIDERS

WATER/SEWER:

CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FL 32703
CONTACT: VLADIMIR SIMONOVSKI
PHONE: (407) 703-1731

CABLE:

CHARTER COMMUNICATIONS
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
CONTACT: RAMON NUNEZ
PHONE: (407) 215-5870

GAS:

LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
WINTER PARK, FL 34787
CONTACT: PATRICK NGUYEN
PHONE: (407) 656-2734

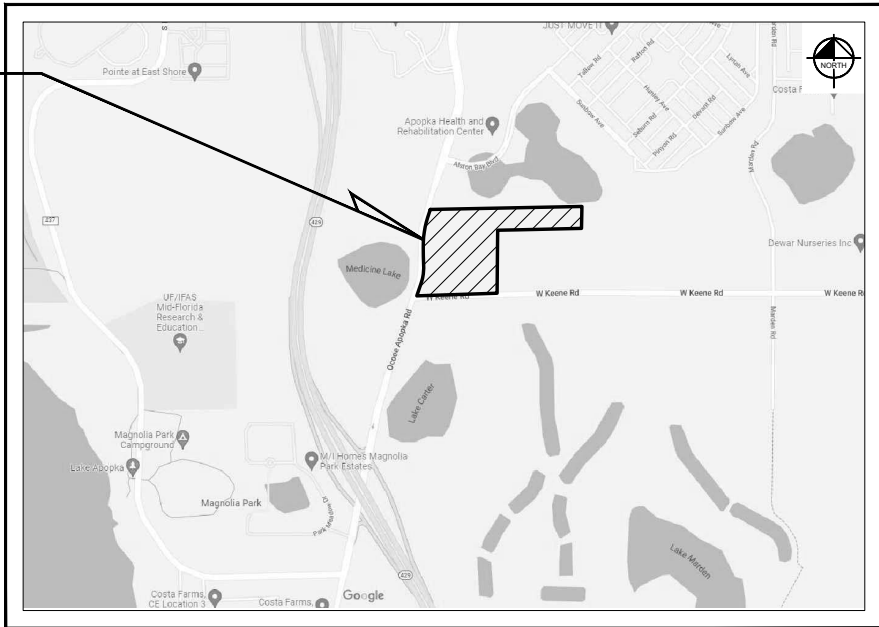
ELECTRIC:

DUKE ENERGY
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 34787
CONTACT: STEPHANIE OLMO
PHONE: (407) 905-3376

TELEPHONE:

CENTURYLINK
1325 BLAIRSTONE ROAD, ROOM 113
TALLAHASSEE, FL 32301
CONTACT: BILL MCCLOUD
PHONE: (850) 599-1444

SITE



SECTION 20, TOWNSHIP 21, RANGE 28

LOCATION MAP

N.T.S.

PROJECT TEAM

OWNER:

SHOPPES AT EAST SHORE LLC
1200 NETWORK CENTRE DR
EFFINGHAM, IL 62401-4602

DEVELOPER:

WMG DEVELOPMENT
1200 NETWORK CENTRE DRIVE, SUITE 2
EFFINGHAM, IL 62401
CONTACT: LEAH FITZPATRICK
EMAIL: LFITZPATRICK@WMGDEVELOPMENT.COM

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: JORDAN DRAPER, P.E.
PHONE: (407) 412-7741
EMAIL: JORDAN.DRAPER@KIMLEY-HORN.COM

APPLICANT:

WMG DEVELOPMENT
1200 NETWORK CENTRE DRIVE, SUITE 2
EFFINGHAM, IL 62401
CONTACT: LEAH FITZPATRICK
EMAIL: LFITZPATRICK@WMGDEVELOPMENT.COM

SURVEYOR:

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

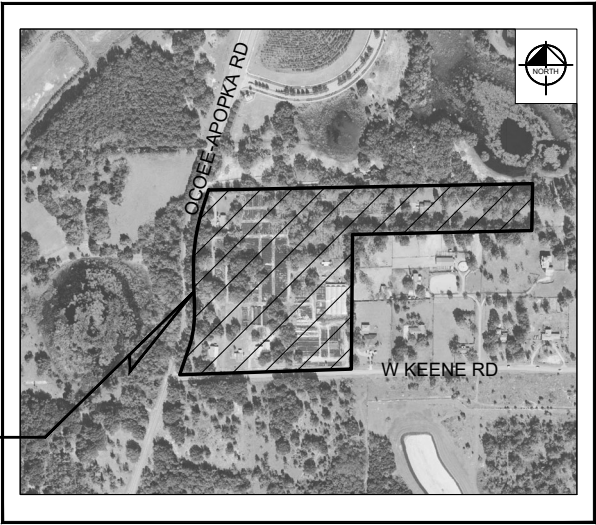
LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: MATT FRANKO
PHONE: 407-427-1629
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

PREPARED BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106



SITE

AERIAL PHOTOGRAPH

N.T.S.

INDEX OF SHEETS

C0.0	COVER SHEET
C1.0 - C1.1	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	EROSION CONTROL DETAILS
C3.0 - C3.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1 - C4.5	SITE PLAN
C5.0 - C5.4	PAVING GRADING AND DRAINAGE PLAN
C5.5	DETAILED GRADING PLAN
C6.0 - C6.3	UTILITY PLAN
C7.0	FIRE TRUCK ROUTING PLAN
C7.1	GARBAGE TRUCK ROUTING PLAN
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C9.4	LIFT STATION DETAIL PLAN
L0.50	OVERALL TREE MITIGATION PLAN
L0.51 - L0.58	TREE MITIGATION PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01 - L1.05	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE NOTES
L2.00	OVERALL SCHEMATIC IRRIGATION PLAN
L2.01 - L2.05	SCHEMATIC IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES
L3.00	PRELIMINARY PHOTOMETRIC PLAN



L. JORDAN DRAPER, P.E.
FLORIDA LICENSE NUMBER
81928
05/26/2023

THE SHOPPES AT EAST SHORE-PHASE 1
2/28/2023
ENGINEER'S PROJECT No. 049335015

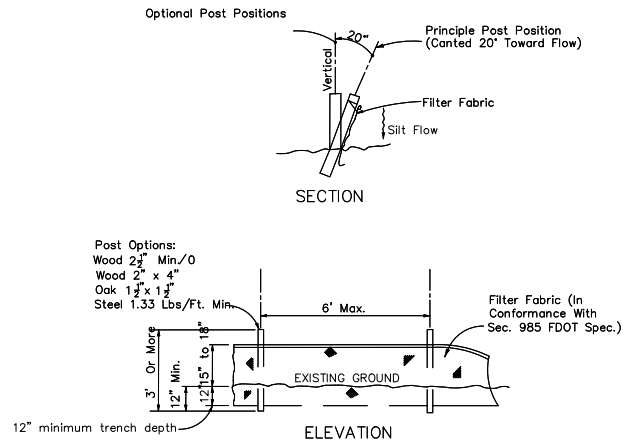
REVISIONS:

NO.	DESCRIPTION	DATE

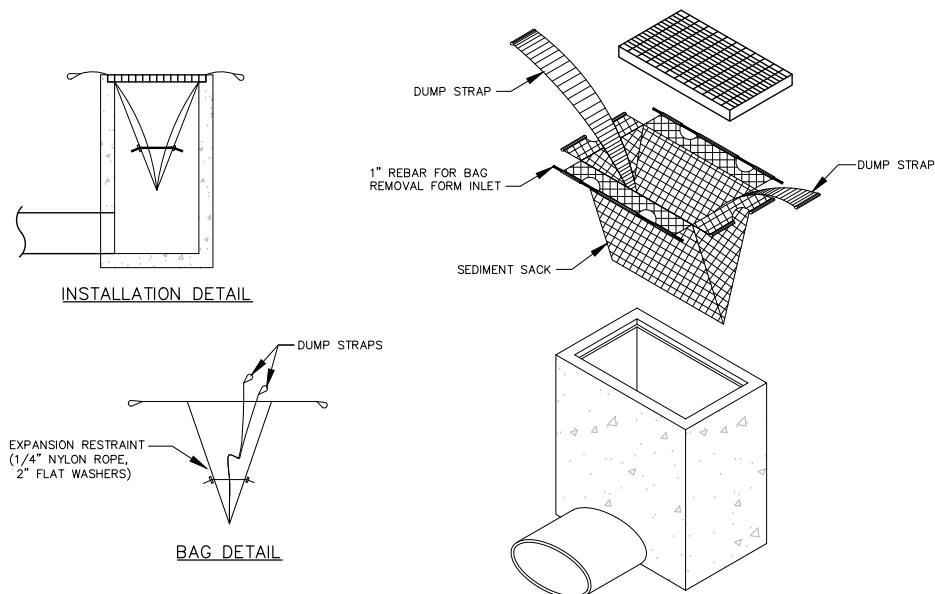
SHEET NUMBER C1.1	THE SHOPPES AT EAST SHORE-PHASE 1	FLORIDA	CITY OF APOPKA		05/26/2023	05/26/2023	Kimley»»Horn **2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106	No.	CITY OF APOPKA COMMENTS	REVISIONS	DATE	BY
					SCALE AS SHOWN DESIGNED BY MWM DRAWN BY MWM	CHECKED BY LJD DATE: 05/26/2023						

Drawing name: K:\orl_civil\049335015-keene road\CAUD\CONS\PlanSheets\C2.0 - SWPPP.dwg
 C2.0 - SWPPP
 May 31, 2023
 Joshua.Corradi
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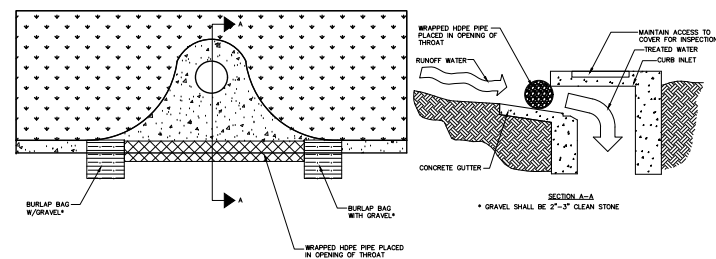
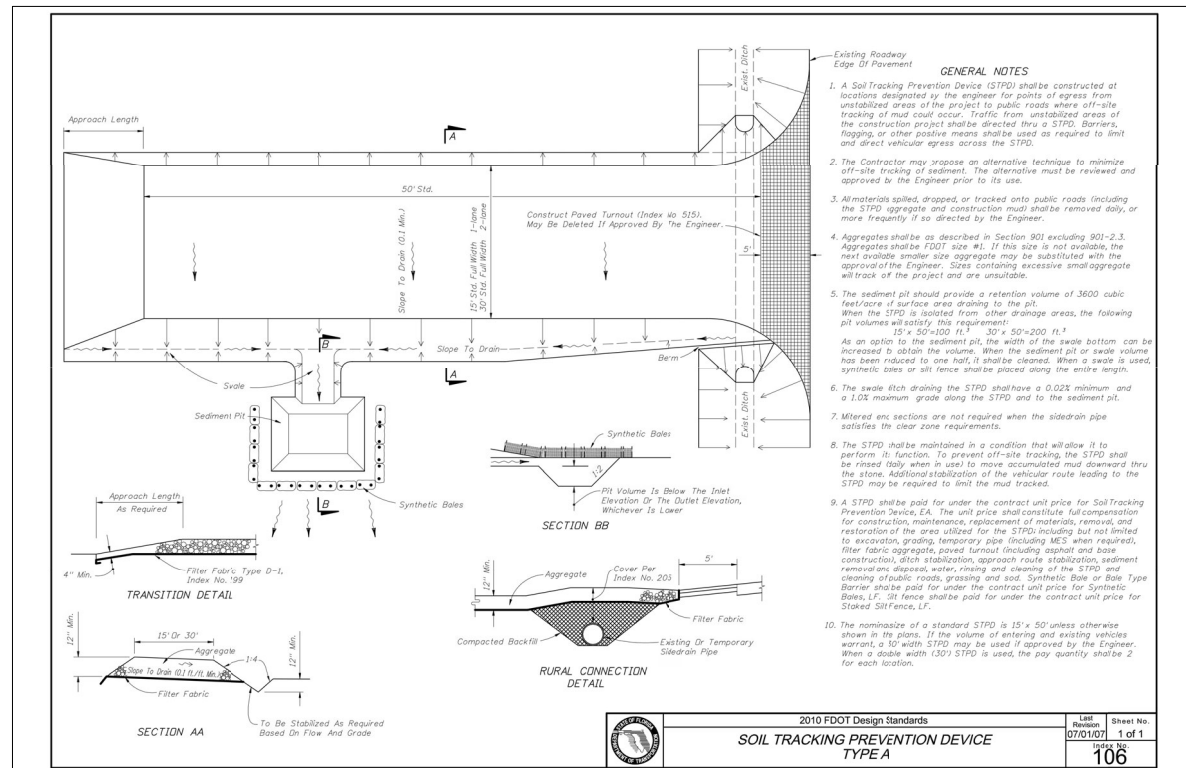
~~Page 44 of 106~~



TYPE III SILT FENCE



STANDARD INLET SEDIMENT CONTROL DEVICE



SOCK DRAIN INLET SEDIMENT FILTER
NTS

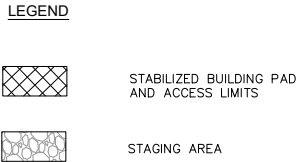
NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BEYOND THE CURB OPENING ON EACH SIDE AND BE ANCHORED WITH GRAVEL BAGS, OR SIMILAR, ON EACH END. A SPACER MUST BE PROVIDED FOR BETWEEN THE INLET OPENING AND THE PIPE TO ALLOW FOR OVERFLOW, PREVENT FLOODING AND TO PREVENT THE PIPE FROM FALLING INTO THE INLET.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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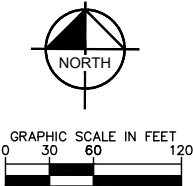
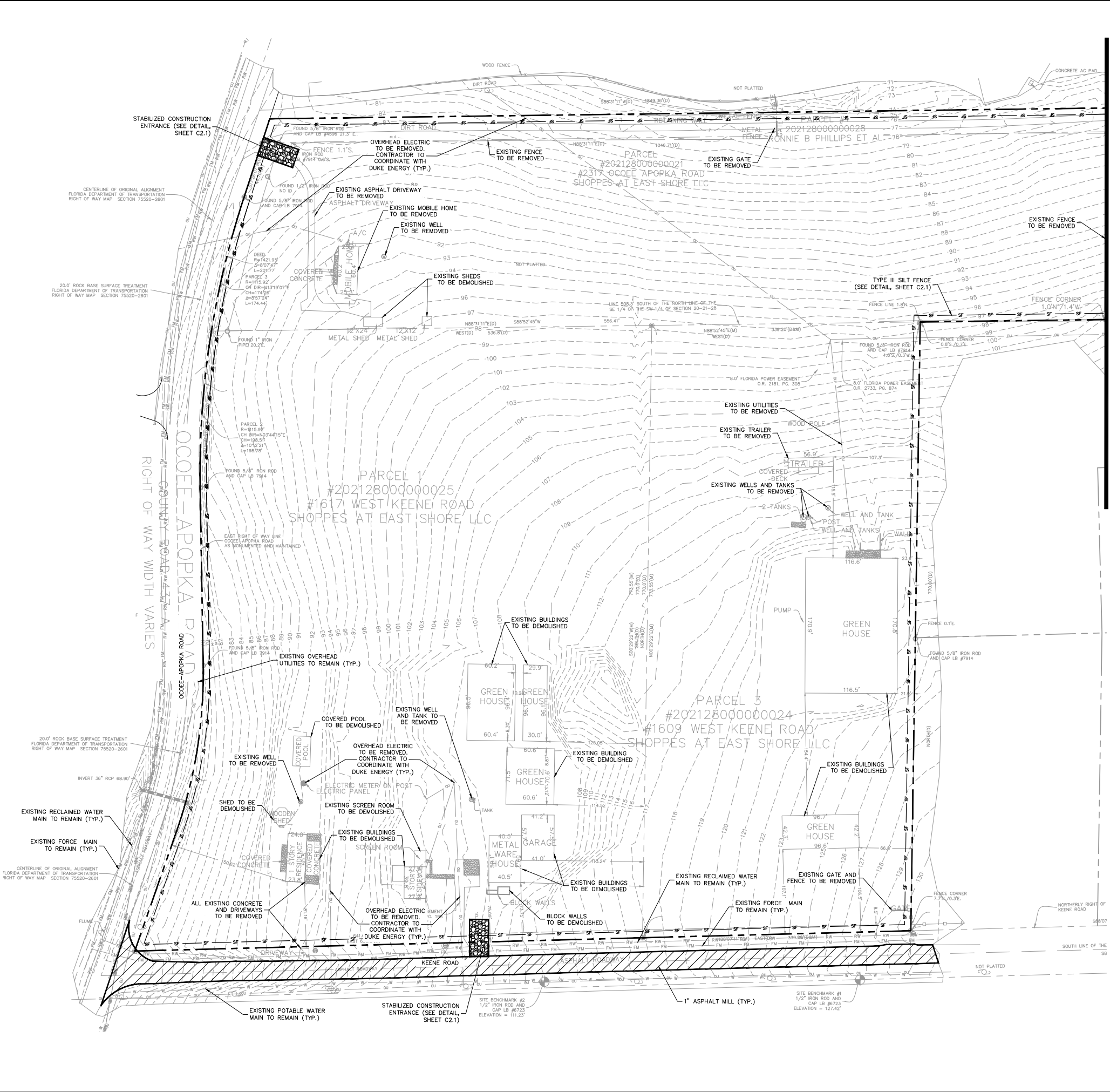
SHEET NUMBER C2.1	THE SHOPPES AT EAST SHORE-PHASE 1	EROSION CONTROL DETAILS	KHA PROJECT 049335015	LICENCED PROFESSIONAL ENGINEER L. JORDAN DRAPER, P.E. STATE OF FLORIDA LICENSE NUMBER 81367 DATE: 05/26/2023	Kimley»»Horn • • 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No.	APOPKA COMMENTS	DATE	BY
	CITY OF APOKKA	FLORIDA	DRAWN BY MWM	CHECKED BY LJLD				05/25/23 UAC	

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.



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 PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

[illegible]



FLOOD ZONE:
BASED ON FEMA FLOOD MAP 12095C0120F, DATED SEPTEMBER 25, 2009 SHOWS THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AREAS OUTSIDE THE FLOODPLAIN WITH A PORTION LYING IN ZONE AE (EL. 70.1-NAV088) AT LAKE RUTHERFORD.

- LEGEND**
- PROPERTY LINE
 - EXISTING WETLAND BOUNDARY
 - EXISTING FEMA FLOOD PLAIN
 - EXISTING POTABLE WATER MAIN
 - EXISTING RECLAIMED WATER MAIN
 - EXISTING FORCE MAIN
 - EXISTING OVERHEAD UTILITIES
 - EXISTING WETLAND
 - TYPE III SILT FENCE (SEE DETAIL, SHEET C2.1)
 - STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL, SHEET C2.1)
 - MILL EXISTING ASPHALT

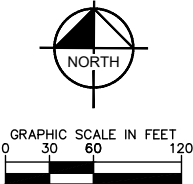
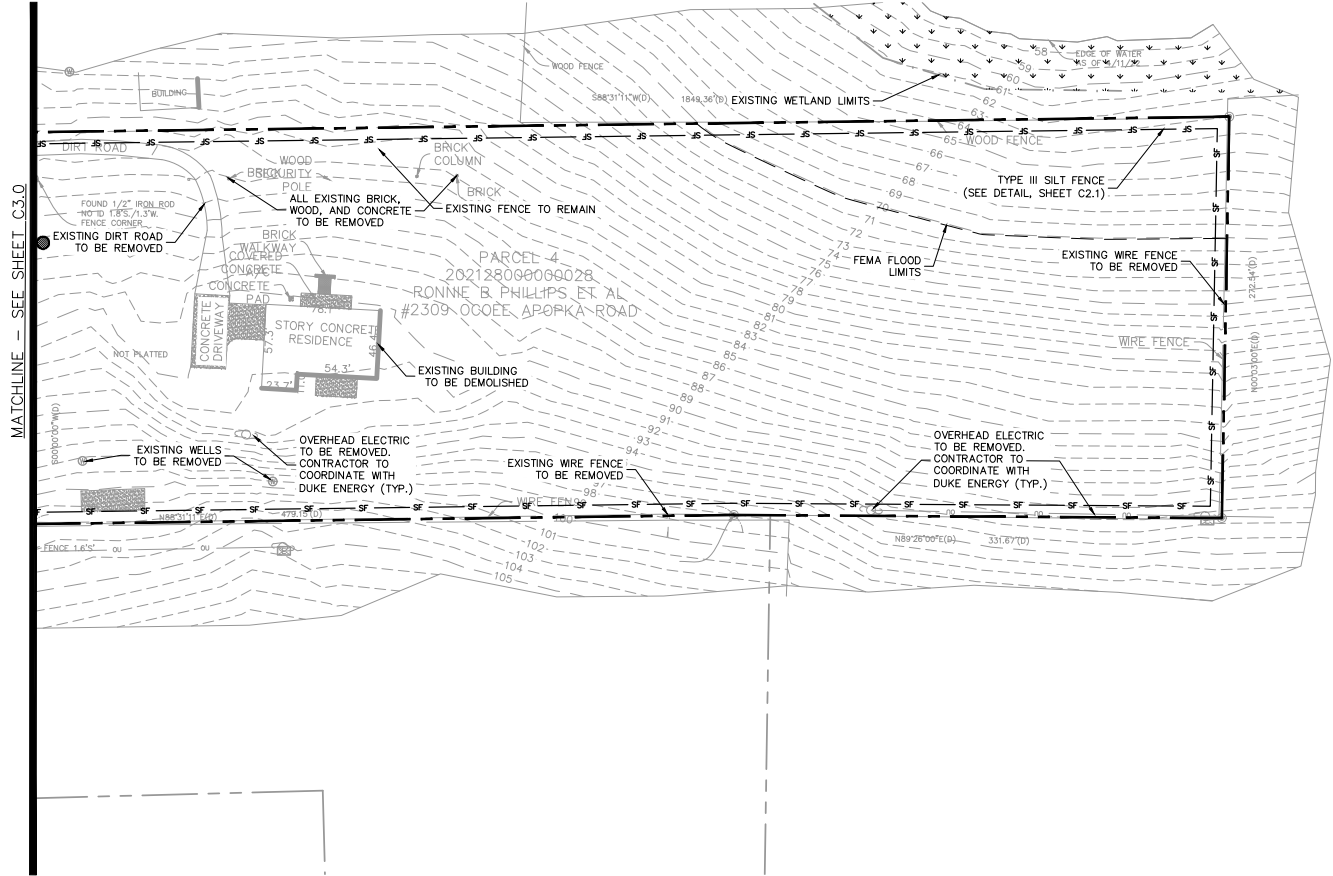
- NOTES**
- CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
 - REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
 - PROVIDE A 6 FOOT HIGH SCREEN FENCE FOR DUST ABATEMENT ON ALL PROPERTY LINES ADJACENT TO ROADS.
 - FUGITIVE DUST - NO PERSON SHALL CAUSE, LET, SUFFER, ALLOW, OR PERMIT THE EMISSIONS OF UNCONFINED PARTICULATE MATTER FROM ANY ACTIVITY, INCLUDING VEHICULAR MOVEMENT; TRANSPORTATION OF MATERIALS; CONSTRUCTION, ALTERATION, DEMOLITION OR WRECKING; OR INDUSTRIALLY RELATED ACTIVITIES, SUCH AS LOADING, UNLOADING, STORING, OR HANDLING, WITHOUT TAKING REASONABLE PRECAUTIONS TO PREVENT SUCH EMISSIONS INCLUDING BUT NOT LIMITED TO APPLICATION OF WATER, DUST SUPPRESSANTS, PLANTING OF VEGETATION, POINT OF ACTIVITY CONTROLS (HOODS, FILTERS, ETC) AND OTHER MEASURES.
 - USE CAUTION TO PREVENT EROSION DURING CONSTRUCTION ALONG THE BOUNDARY OF THE PROPERTY, INTO WETLANDS AND BUFFERS, AND INTO ALL DRAINAGE FACILITIES AND DITCHES. CONSTRUCTION WILL REQUIRE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL.
 - INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. SEE DETAIL SHEET C2.1.
 - PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1.
 - THE SITE SHALL BE STABILIZED FOLLOWING CLEARING, GRUBBING, EARTH WORK OR MASS GRADING TO ESTABLISH A DENSE STAND OF GRASS, OR SHALL INCORPORATE OTHER APPROVED BEST MANAGEMENT PRACTICES, ON ALL DISTURBED AREAS IF DEVELOPMENT DOES NOT BEGIN WITHIN 7 DAYS. FINAL STABILIZATION SHALL ACHIEVE 100% COVERAGE AND A MINIMUM OF 70% DENSITY OF THE DISTURBED LAND AREA AND SHALL INCLUDE A MAINTENANCE PROGRAM TO ENSURE MINIMUM COVERAGE SURVIVAL AND OVERALL SITE STABILIZATION UNTIL SITE DEVELOPMENT.
 - UTILIZE PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. SEE DETAIL SHEETS C2.1.
 - INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS. SEE SHEET SHEETS C2.1.
 - PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ACCESS POINTS.
 - THE RIGHT-OF-WAY AND ADJACENT PROPERTIES SHALL BE RESTORED TO EQUAL OR BETTER CONDITIONS.
 - CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
 - ALL EXISTING STRUCTURES HAVE BEEN DEMOLISHED UNDER DEMOLITION PERMIT NO. 22004301 AND NO. 22004694, EXCEPT FOR THE NURSERY IRRIGATION LINES, NURSERY FABRIC, AND A PORTION OF THE PAVED AREAS.

VERTICAL DATUM:
ELEVATIONS BASED ON ORANGE COUNTY DATUM BENCHMARK B 082-033, ELEVATION BEING 90.23 (NAV088)

Always call 811 two full business days before you dig to have underground utilities located and marked.

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THE SHOPPES AT EAST SHORE-PHASE 1		EXISTING CONDITIONS AND DEMOLITION PLAN		Kimley»Horn • 2023 KIMLEY-HORN AND ASSOCIATES, INC. 180 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106		CITY OF APOPKA COMMENTS: 05/25/23 JAC	
SHEET NUMBER C3.0		DATE 05/26/2023		DRAWN BY MMW		CHECKED BY LUD	
CITY OF APOPKA		FLORIDA		DATE 05/25/23 JAC		BY	



FLOOD ZONE:
BASED ON FEMA FLOOD MAP 12095C0120F, DATED SEPTEMBER 25, 2009 SHOWS THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AREAS OUTSIDE THE FLOODPLAIN WITH A PORTION LYING IN ZONE AE (EL. 70.1) AT LAKE RUTHERFORD.

- LEGEND**
- PROPERTY LINE
 - EXISTING WETLAND BOUNDARY
 - EXISTING FEMA FLOOD PLAIN
 - EXISTING POTABLE WATER MAIN
 - EXISTING RECLAIMED WATER MAIN
 - EXISTING FORCE MAIN
 - EXISTING OVERHEAD UTILITIES
 - EXISTING WETLAND
 - TYPE III SILT FENCE (SEE DETAIL, SHEET C2.1)
 - STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL, SHEET C2.1)
 - MILL EXISTING ASPHALT

- NOTES**
- CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
 - REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
 - INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. SEE DETAIL SHEET C2.1.
 - PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1.
 - UTILIZE PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. SEE DETAIL SHEETS C2.1.
 - INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS, SEE SHEET SHEETS C2.1.
 - PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ACCESS POINTS.
 - CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
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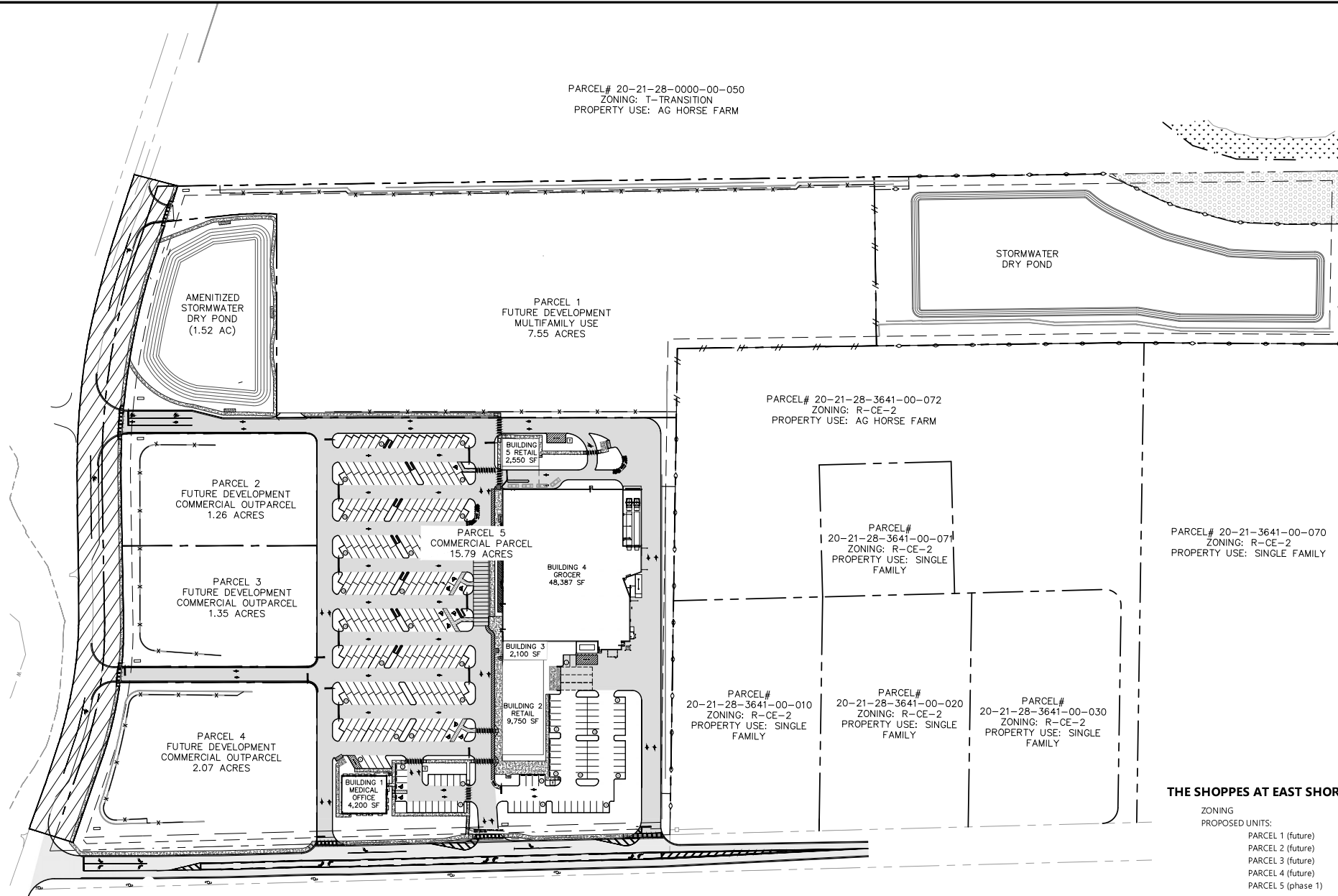
VERTICAL DATUM:
ELEVATIONS BASED ON ORANGE COUNTY DATUM BENCHMARK B 082-033, ELEVATION BEING 90.23 (NAVD88)

THIS PLAN AND THE EXISTING CONDITIONS SHOWN ON THIS PLAN DO NOT SUPERSEDE OR SUBSTITUTE ANY SURVEYED INFORMATION. PLEASE REFERENCE SURVEY FOR OFFICIAL LOCATIONS AND INFORMATION OF THE EXISTING CONDITIONS.

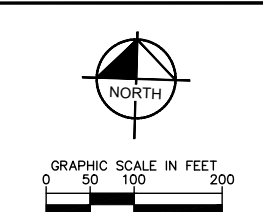
Always call 811 two full business days before you dig to have underground utilities located and marked.

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KHA PROJECT 049335015		DATE 05/26/2023		SCALE AS SHOWN		DESIGNED BY MWW		DRAWN BY MWW		CHECKED BY LJD		DATE 05/26/2023	
KIMLEY-HORN & ASSOCIATES, INC.		JORDAN DRAPER, P.E.		STATE OF FLORIDA		PROFESSIONAL ENGINEER		LICENSE NO. 15111		EXP. DATE 05/26/2025			
THE SHOPPES AT EAST SHORE-PHASE 1		CITY OF APOPKA		FLORIDA		SHEET NUMBER C3.1		CITY OF APOPKA COMMENTS		REVISIONS		DATE BY	
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801		PHONE: 407-898-1511		WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106							
Kimley»Horn													



<u>PARCEL 5: SITE DATA:</u>	
<u>PARCEL ACREAGE:</u>	15.79 ACRES
<u>PERVIOUS AREA:</u>	1.91 ACRES
<u>IMPERVIOUS AREA:</u>	10.04 ACRES
<u>POND AREA:</u>	3.92 ACRES
<u>FAR:</u>	0.10
<u>MAX BUILDING HEIGHT:</u>	45 FT
<u>PROPOSED BUILDING HEIGHT:</u>	35 FT
<u>PARKING:</u>	
<u>REQUIRED:</u>	
MEDICAL -11 SPACE/300 SF	26 SPACES
+1SPACE/EMPLOYEE:	
RETAIL -11 SPACE/250 SF:	58 SPACES
GROCERY -3.5 SPACE/1000 SF:	170 SPACES
	254 SPACES
<u>PROVIDED:</u>	
MEDICAL:	26 SPACES
RETAIL:	58 SPACES
GROCERY:	269 SPACES
<u>PARKING PROVIDED:</u>	
STANDARD PARKING (10'x18'):	89 SPACES
60 DEGREE SPACES (10'x18'):	249 SPACES
ADJ. PARKING (12'x18'):	15 SPACES
TOTAL PARKING PROVIDED:	353 SPACES
<u>BIKE PROVIDED:</u>	
PROVIDED:	24 SPACES
<u>FAR</u>	
MAXIMUM:	1.0
PROVIDED:	0.1



<u>LEGEND</u>	
	CONCRETE SIDEWALK (SEE DETAIL, SHEET C9.0)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C9.0)
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
	PROPOSED ASPHALT PAVEMENT KEENE RD. (MATCH EXISTING SECTION)
	OFF-SITE IMPROVEMENTS (BY OTHERS)
	TREE PRESERVATION AREA
	WETLANDS
	PROPOSED ALUMINUM FENCE
	PROPOSED CHAIN LINK FENCE
	PROPOSED HAND RAIL
	EXISTING WETLAND BOUNDARY
	EXISTING FEMA FLOOD PLAIN

THE SHOPPES AT EAST SHORE PD DATA:		
ZONING		PD
PROPOSED UNITS:		
PARCEL 1 (future)	RESIDENTIAL	224 DU
PARCEL 2 (future)	COMMERCIAL	3,000 SF
PARCEL 3 (future)	COMMERCIAL	3,000 SF
PARCEL 4 (future)	COMMERCIAL	5,000 SF
PARCEL 5 (phase 1)	COMMERCIAL	63,000 SF
	MEDICAL OFFICE	4,200 SF
TOTAL		78,200 224 DU
TOTAL MDP GROSS ACRES		28.02 Ac.
TOTAL MDP WETLAND ACRES		0.00 Ac.
TOTAL MDP FLOODPLAIN/TREE PRESERVATION		0.54 Ac.
TOTAL MDP DEVELOPABLE ACRES		27.48 Ac.

PUBLIC OPEN SPACE CALCULATIONS (OVERALL PD):									
PARCEL	LAND USE	GROSS AREA (AC)	WETLAND/ WATER (AC)	DEVELOPABLE AREA (AC)	OPEN SPACE REQ'D		OPEN SPACE PROVIDED		
					%	AC	PARK/REC/ OPEN/CA	AMENITIZED STORM	TOTAL
1	RESIDENTIAL	7.55	0.00	7.55	30%	2.27	TBD	0.00	
2	COMMERCIAL	1.26	0.00	1.26	20%	0.25	TBD	0.00	
3	COMMERCIAL	1.35	0.00	1.35	20%	0.27	TBD	0.00	
4	COMMERCIAL	2.07	0.00	2.07	20%	0.41	TBD	0.00	
5	COMMERCIAL	15.79	0.00	15.79	20%	3.16	0.00	0.00	0.00
TOTAL		28.02	0.00	28.02		6.36	0.00	0.00	0.00

NOTES:

NOTES:

(1) TBD - TO BE DETERMINED WITH FUTURE MDP'S

(3) OPEN SPACE REQUIRED IS CALCULATED PARCEL BY PARCEL AND OPEN SPACE PROVIDED IS APPLIED OVER THE OVERALL PD.

Green Building Standards		
Minimum Points Required	4	4.0 points required for Non-Residential Developments more than 25,000 .
Item	Points	Notes
Development in the MU-ES: Mixed-Use East Shore District	1	
Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE)	3	0.50 per foot above BFE 36.9 FEET ABOVE BFE
Total Recommended Potential Points	4	

DEVELOPMENT PLAN CHART			
PARCEL ID NUMBERS	20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025, 20-21-28-0000-00-028,		
FUTURE LAND USE	MIXED USE		
ZONING	PD		
ADJACENT FUTURE LAND USE	NORTH (CITY): MIXED USE		
	EAST (COUNTY): RURAL		
	SOUTH (CITY & COUNTY): OFFICE/INSTITUTIONAL		
	WEST (CITY): MIXED USE		
ADJACENT ZONING	NORTH (CITY): MU-ES-GT (MIXED USE EAST SHORE GATEWAY)		
	EAST (COUNTY): R-CE-2 (RURAL RESIDENTIAL)		
	SOUTH (CITY & COUNTY): O (OFFICE) AND A-1 (AGRICULTURAL)		
	WEST (CITY): T (TRANSITION)		
ACREAGE/SQUARE FOOTAGE	28.02		
BUILDING HEIGHT (commercial)	PROPOSED: 35 FEET	MAX: 45'	
BUILDING HEIGHT (multi-family)	PROPOSED: 55 FEET	MAX: 4 STORIES/55'	
BUILDING SETBACKS (commercial)	PROPOSED: FRONT: 20' SIDE: 15' REAR: 10'		
	REQUIRED: FRONT: 15' SIDE: 10'(1) REAR: 10'		
BUILDING SETBACKS (multi-family)	PROPOSED: FRONT: 15' SIDE: 10' REAR: 25'		
	REQUIRED: FRONT: 15' SIDE: 10' REAR: 25'		
PARKING SPACES (parcel 5)	PROVIDED: 353		
	REQUIRED: 333		
NUMBER OF EMPLOYEES	N/A		
WAIVER REQUEST	YES:	NO: X	
VARIANCE REQUEST	YES:	NO: X	
MIN. LOT WIDTH (commercial)			75'
MIN. LOT WIDTH (multi-family)			100'

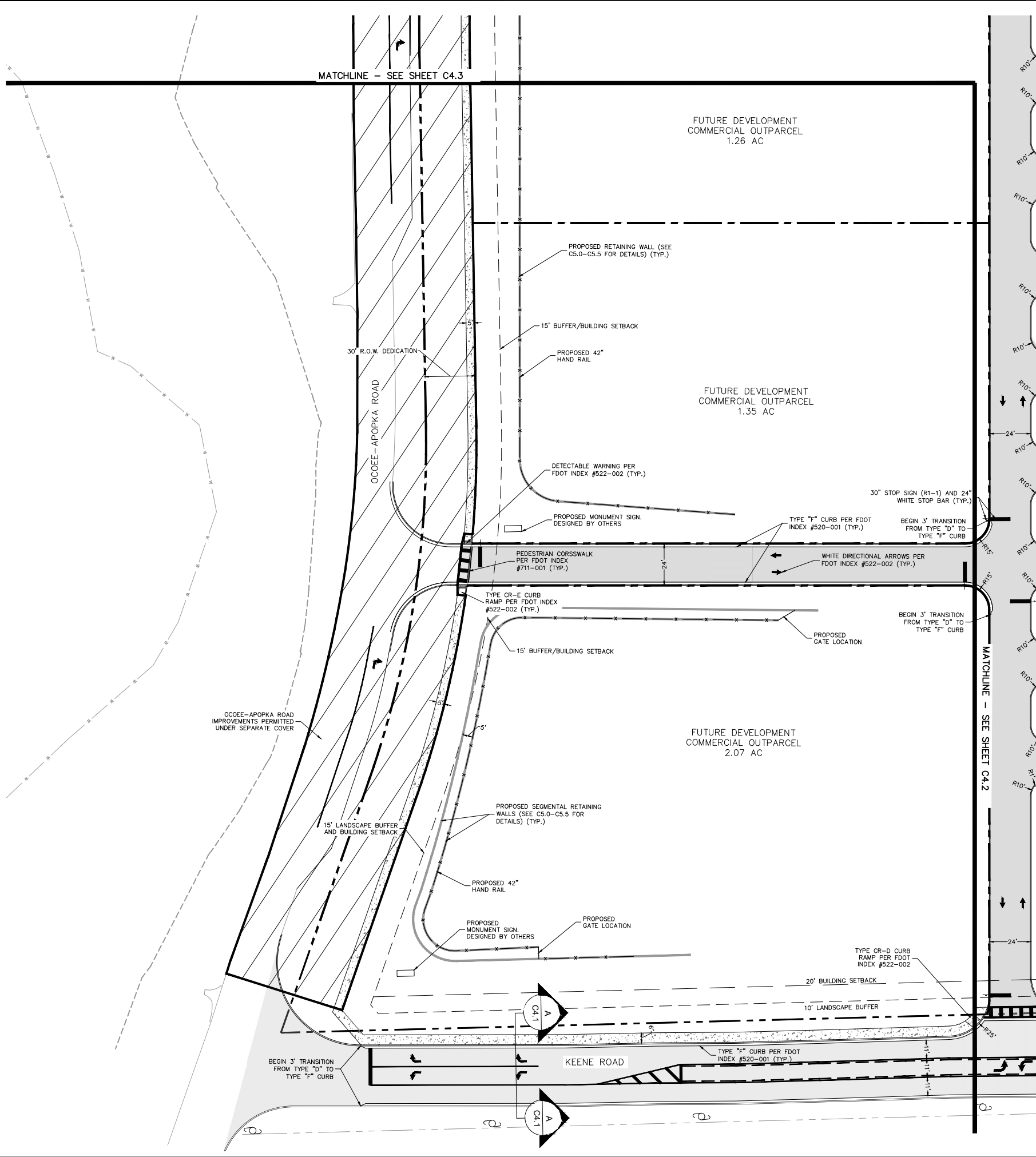
NOTES:
(1) MINIMUM OF 15 FT BETWEEN STRUCTURES, ONLY APPLIES TO EXTERIOR UNITS.

PHASING:
THIS PROJECT WILL BE DEVELOPED IN PHASES. FOLLOWING CONSTRUCTION OF PHASE 1, EACH PHASE WILL HAVE SUFFICIENT INFRASTRUCTURE TO STAND ALONE.

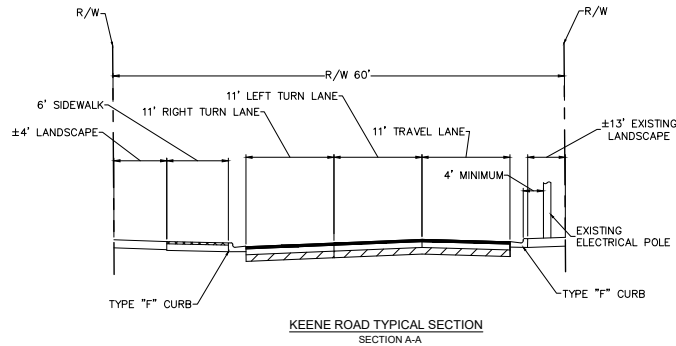
Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

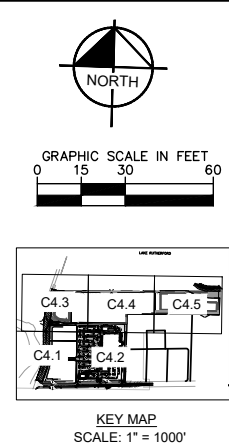
SHEET NUMBER C40		THE SHOPPES AT EAST SHORE-PHASE 1		FLORIDA CITY OF APOPKA		OVERALL SITE PLAN		<table><tr><td>KHA PROJECT 049335015</td><td>LICENSED PROFESSIONAL ENGINEER</td></tr><tr><td>DATE 05/26/2023</td><td></td></tr><tr><td>SCALE AS SHOWN</td><td>L. JORDAN DRAPER, P.E.</td></tr><tr><td>DESIGNED BY MWN</td><td>STATE OF FLORIDA</td></tr><tr><td>DRAWN BY MWN</td><td>PROFESSIONAL ENGINEER</td></tr><tr><td>CHECKED BY LUD</td><td>DATE: 05/26/2023</td></tr></table>	KHA PROJECT 049335015	LICENSED PROFESSIONAL ENGINEER	DATE 05/26/2023		SCALE AS SHOWN	L. JORDAN DRAPER, P.E.	DESIGNED BY MWN	STATE OF FLORIDA	DRAWN BY MWN	PROFESSIONAL ENGINEER	CHECKED BY LUD	DATE: 05/26/2023	<table><tr><td colspan="2">Kimley»Horn</td></tr><tr><td colspan="2">••2023 KIMLEY-HORN AND ASSOCIATES, INC.</td></tr><tr><td colspan="2">189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801</td></tr><tr><td colspan="2">PHONE: 407-898-1511</td></tr><tr><td colspan="2">WWW.KIMLEY-HORN.COM</td></tr><tr><td>REGISTRY No. 35106</td><td></td></tr></table>	Kimley»Horn		••2023 KIMLEY-HORN AND ASSOCIATES, INC.		189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801		PHONE: 407-898-1511		WWW.KIMLEY-HORN.COM		REGISTRY No. 35106		<table><tr><td colspan="2">CITY OF APOPKA COMMENTS</td></tr><tr><td>REVISIONS</td><td>No.</td></tr><tr><td>DATE</td><td>BY</td></tr></table>	CITY OF APOPKA COMMENTS		REVISIONS	No.	DATE	BY	05/25/23 JAC
KHA PROJECT 049335015	LICENSED PROFESSIONAL ENGINEER																																								
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CITY OF APOPKA COMMENTS																																									
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- NOTE:**
1. ALL ON-SITE PAINT STRIPING TO BE 4" WHITE PAINT WITH A HIGH SLIP-RESISTANT FINISH.
 2. ALL OFF-SITE STRIPING IN PUBLIC R.O.W. TO MATCH CURRENT FDOT STANDARDS.



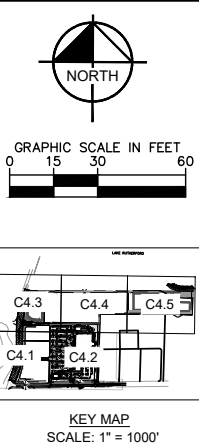
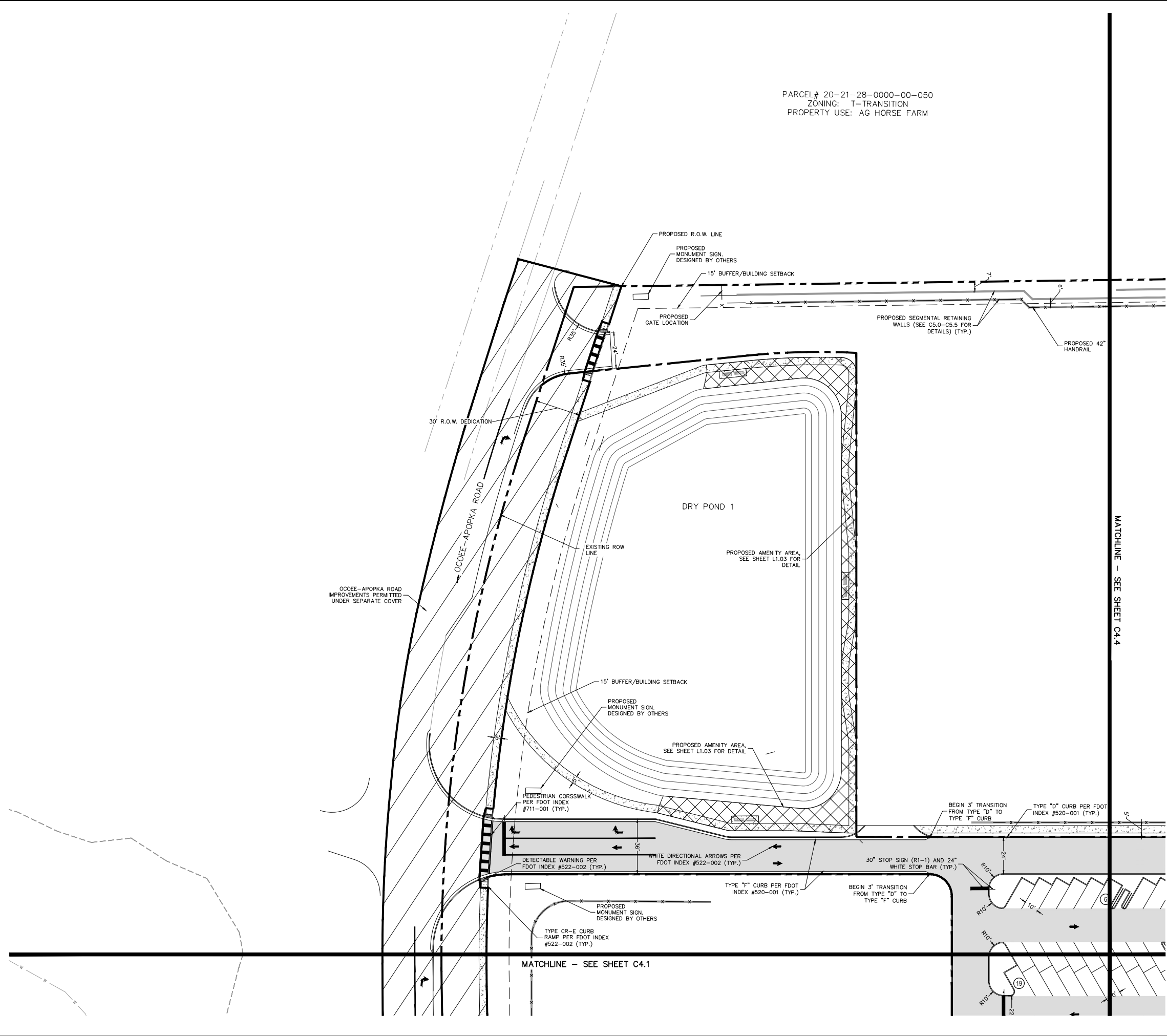
- LEGEND**
- PROPERTY LINE
 - CONCRETE SIDEWALK (SEE DETAIL, SHEET C9.0)
 - PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C9.0)
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
 - PROPOSED ASPHALT PAVEMENT KEENE RD. (MATCH EXISTING SECTION)
 - OFF-SITE IMPROVEMENTS (BY OTHERS)
 - TREE PRESERVATION AREA
 - WETLANDS
 - PROPOSED ALUMINUM FENCE
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED HAND RAIL
 - EXISTING WETLAND BOUNDARY
 - EXISTING FEMA FLOOD PLAIN



Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine 811.com

KHA PROJECT 049335015				DATE 05/26/2023				SCALE AS SHOWN				DESIGNED BY MWW				DRAWN BY MWW				CHECKED BY LUD				DATE 05/26/2023			
L. JORDAN DRAPER, P.E.				STATE OF FLORIDA				PROFESSIONAL ENGINEER				LICENSE NO. 13093				CITY OF APOPKA				COMMENTS				REVISIONS			
CITY OF APOPKA				DATE 05/25/23				BY																			
THE SHOPPES AT EAST SHORE-PHASE 1				SHEET NUMBER				C4.1				CITY OF APOPKA				FLORIDA											
KIMLEY»Horn				189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801				PHONE: 407-898-1511				WWW.KIMLEY-HORN.COM				REGISTRY NO. 35106											
Kimley»Horn				2023 KIMLEY-HORN AND ASSOCIATES, INC.																							



LEGEND	
	PROPERTY LINE
	CONCRETE SIDEWALK (SEE DETAIL, SHEET C9.0)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C9.0)
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
	PROPOSED ASPHALT PAVEMENT KEENE RD. (MATCH EXISTING SECTION)
	OFF-SITE IMPROVEMENTS (BY OTHERS)
	TREE PRESERVATION AREA
	WETLANDS
	PROPOSED ALUMINUM FENCE
	PROPOSED CHAIN LINK FENCE
	PROPOSED HAND RAIL
	EXISTING WETLAND BOUNDARY
	EXISTING FEMA FLOOD PLAIN

NOTE:
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KHA PROJECT 049335015		DATE 05/26/2023		SCALE AS SHOWN		DESIGNED BY MWW		DRAWN BY MWW		CHECKED BY LUD	
KIMLEY-HORN AND ASSOCIATES, INC.		JORDAN DRAPER, P.E.		STATE OF FLORIDA		PROFESSIONAL ENGINEER		LICENSE NO. 1511		DATE 05/26/2023	
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801		PHONE: 407-898-1511		WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106		CITY OF APOPKA COMMENTS		REVISIONS	
BY		DATE		DATE		DATE		DATE		DATE	

THE SHOPPES AT EAST SHORE-PHASE 1

SITE PLAN

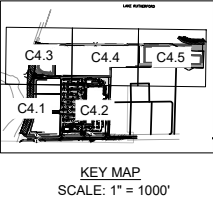
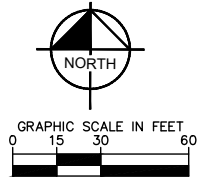
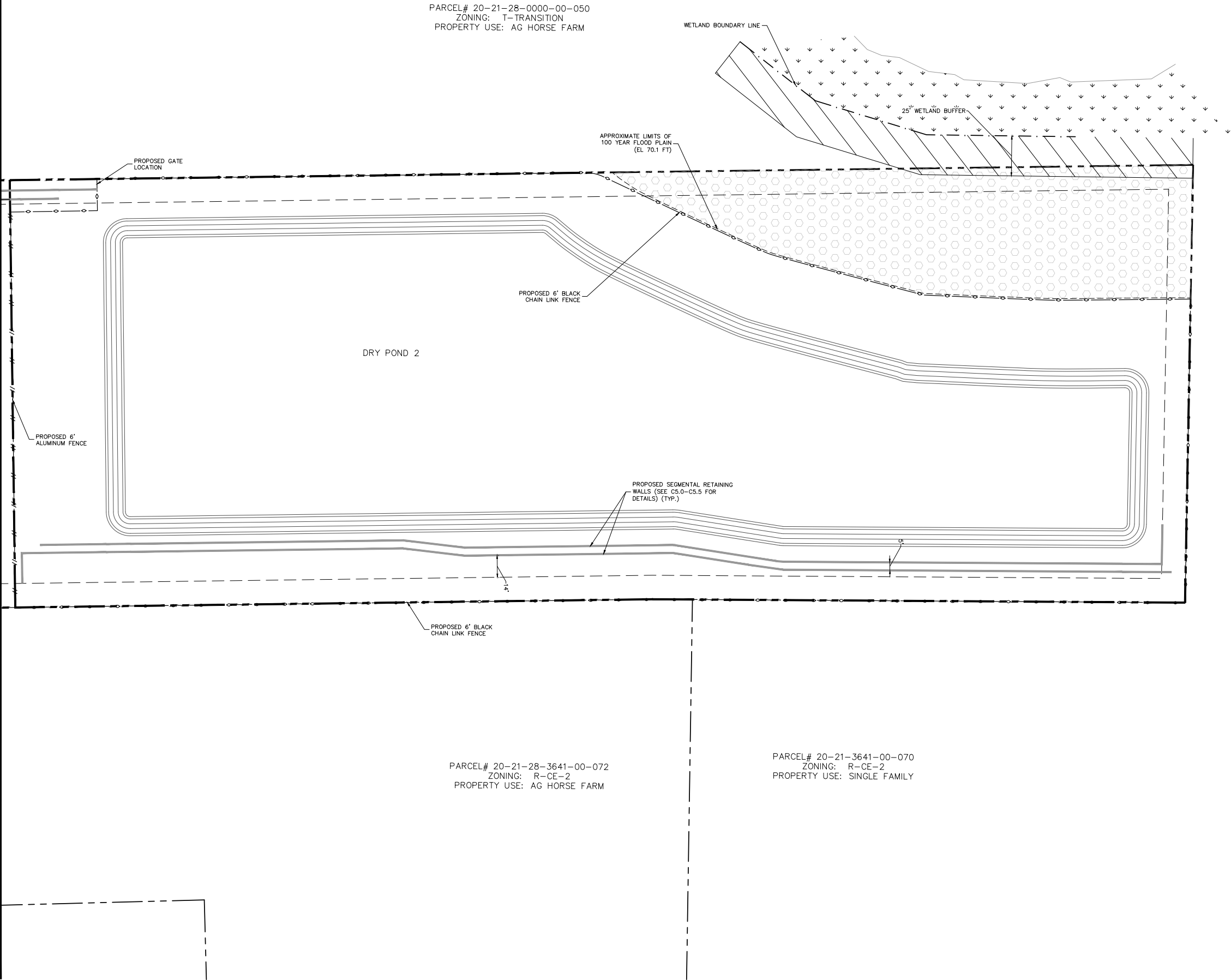
CITY OF APOPKA

FLORIDA

SHEET NUMBER

C4.3

MATCHLINE - SEE SHEET C4.4



- LEGEND
- PROPERTY LINE
 - CONCRETE SIDEWALK (SEE DETAIL, SHEET C9.0)
 - PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C9.0)
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
 - PROPOSED ASPHALT PAVEMENT KEENE RD. (MATCH EXISTING SECTION)
 - OFF-SITE IMPROVEMENTS (BY OTHERS)
 - TREE PRESERVATION AREA
 - WETLANDS
 - PROPOSED ALUMINUM FENCE
 - PROPOSED CHAIN LINK FENCE
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 - EXISTING WETLAND BOUNDARY
 - EXISTING FEMA FLOOD PLAIN

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THE SHOPPES AT EAST SHORE-PHASE 1

SHEET NUMBER
C4.5

SITE PLAN

FLORIDA

CITY OF APOPKA

REVISIONS

PROJECT NO. 049335015

DATE 05/26/2023

SCALE AS SHOWN

DESIGNED BY MWW

DRAWN BY MWW

CHECKED BY LJD

Kimley»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

CITY OF APOPKA COMMENTS

DATE 05/25/23 JAC

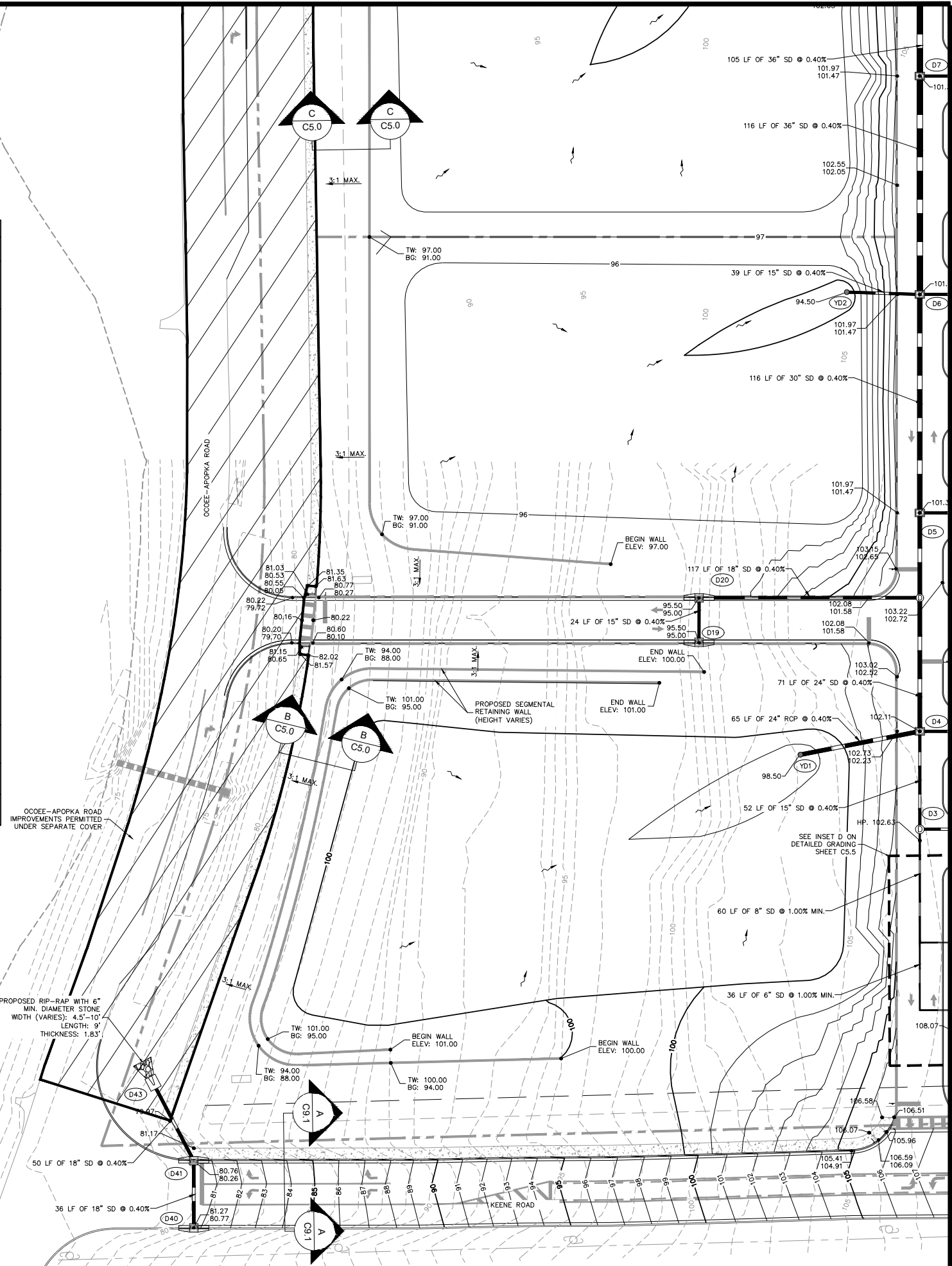
BY

Page 54 of 106

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D3	MH TOP: 102.58 S. INV IN: 99.12 (8" SD) E. INV IN: 99.12 (15" SD) N. INV OUT: 99.12 (15" SD)
D4	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 102.11 S. INV IN: 98.91 (15" SD) E. INV IN: 99.07 (15" SD) W. INV IN: 91.74 (24" RCP) N. INV OUT: 91.74 (24" SD)
D5	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 101.35 S. INV IN: 90.76 (24" SD) E. INV IN: 98.16 (15" SD) N. INV OUT: 90.76 (30" SD)
D6	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 101.35 S. INV IN: 90.29 (30" SD) E. INV IN: 98.57 (15" SD) W. INV IN: 90.29 (15" SD) N. INV OUT: 90.29 (36" SD)
D7	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 101.35 S. INV IN: 89.83 (36" SD) E. INV IN: 98.07 (15" SD) N. INV OUT: 89.83 (36" SD)
D19	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 95.00 N. INV OUT: 92.00 (15" SD)
D20	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 95.00 S. INV IN: 91.91 (15" SD) E. INV OUT: 91.91 (18" SD)
D40	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 80.77 N. INV OUT: 77.00 (18" SD)
D41	TYPE "S" CURB INLET PER FDOT INDEX #425-021 TOP: 80.26 S. INV IN: 76.86 (18" SD) NW. INV OUT: 76.86 (18" SD)
D43	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 79.26 SE. INV IN: 76.66 (18" SD)
YD1	NYLOPLAST YARD DRAIN TOP: 98.52 E. INV OUT: 92.00 (24" RCP)
YD2	NYLOPLAST YARD DRAIN TOP: 94.50 E. INV OUT: 90.45 (15" SD)

OCCEE--APOPKA ROAD
IMPROVEMENTS PERMITTED
UNDER SEPARATE COVER

PROPOSED RIP-RAP WITH 6"
MIN. DIAMETER STONE
WIDTH (VARIES): 4.5'-10'
LENGTH: 9'
THICKNESS: 1.83'



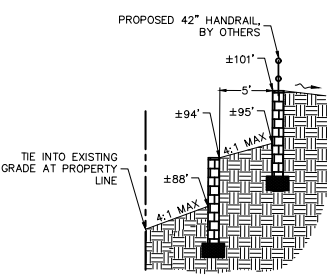
MATCHLINE - SEE SHEET C5.1

NOTES:

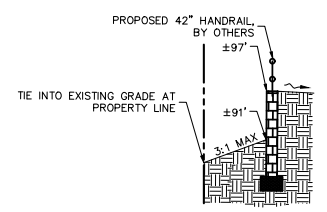
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2. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
3. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
4. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
7. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
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9. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
10. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
11. FOR EROSION CONTROL NOTES REFER TO SHEET C2.0.
12. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.

LEGEND

- 120 --- EXISTING CONTOUR
- PROPOSED SURFACE ELEVATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- DIRECTION OF SURFACE WATER RUNOFF
- PROPOSED TYPE 6 CURB INLET
- TREE PRESERVATION AREA
- WETLANDS
- OFF-SITE IMPROVEMENTS (BY OTHERS)

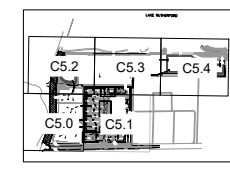
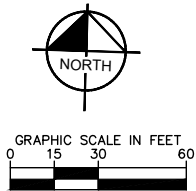


SECTION B-B



SECTION C-C

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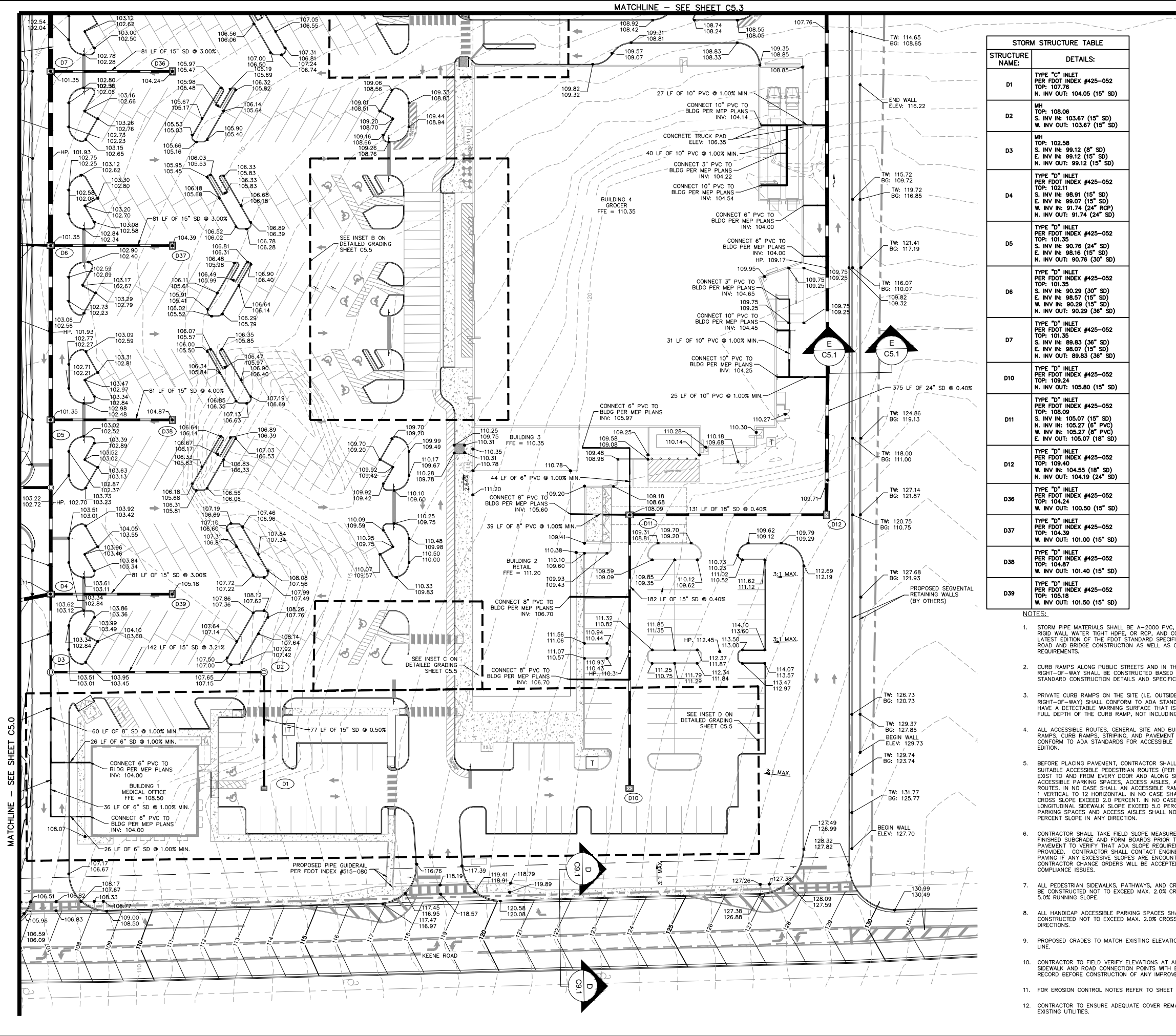
KEY MAP
SCALE: 1" = 100'

KHA PROJECT 049335015		DATE 05/26/2023		SCALE AS SHOWN		DESIGNED BY MMW		DRAWN BY MMW		CHECKED BY LJD		DATE 05/26/2023	
PAVING GRADING AND DRAINAGE PLAN												FLORIDA	
THE SHOPPES AT EAST SHORE-PHASE 1												CITY OF APOPKA	
SHEET NUMBER C5.0												REVISIONS	
CITY OF APOPKA COMMENTS												DATE	
BY												DATE	

Kimley»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
180 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PROFESSIONAL ENGINEER
JORDAN DRAPER, P.E.
STATE OF FLORIDA
LICENSE NO. 15193
EXPIRATION DATE 06/30/2025



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 107.76 N. INV OUT: 104.05 (15" SD)
D2	MH TOP: 108.06 S. INV IN: 103.67 (15" SD) W. INV OUT: 103.67 (15" SD)
D3	MH TOP: 102.58 S. INV IN: 99.12 (8" SD) E. INV IN: 99.12 (15" SD) N. INV OUT: 99.12 (15" SD)
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D10	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 108.24 N. INV OUT: 105.80 (15" SD)
D11	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 108.09 S. INV IN: 105.07 (15" SD) N. INV IN: 105.27 (8" PVC) W. INV IN: 105.27 (8" PVC) E. INV OUT: 105.07 (18" SD)
D12	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 109.40 W. INV IN: 104.55 (18" SD) N. INV OUT: 104.19 (24" SD)
D36	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 104.24 W. INV OUT: 100.50 (15" SD)
D37	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 104.39 W. INV OUT: 101.00 (15" SD)
D38	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 104.87 W. INV OUT: 101.40 (15" SD)
D39	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 105.18 W. INV OUT: 101.50 (15" SD)

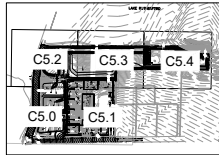
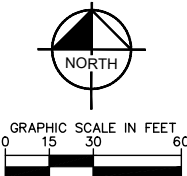
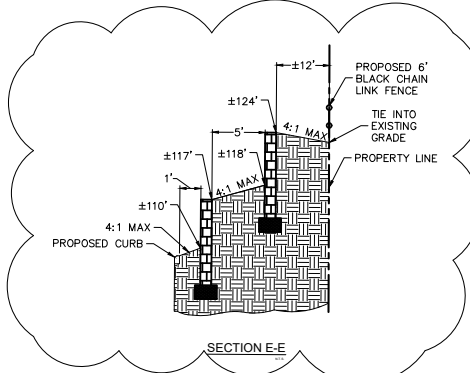
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11. FOR EROSION CONTROL NOTES REFER TO SHEET C2.0.
12. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.

Always call 811 two full business days before you dig to have underground utilities located and marked.



- LEGEND**
- 120 --- EXISTING CONTOUR
 - PROPOSED SURFACE ELEVATION
 - PROPOSED STORM PIPE
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - DIRECTION OF SURFACE WATER RUNOFF
 - PROPOSED TYPE 6 CURB INLET
 - TREE PRESERVATION AREA
 - WETLANDS
 - OFF-SITE IMPROVEMENTS (BY OTHERS)

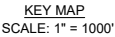


SCALE: 1" = 1000'

KHA PROJECT 049335015		DATE 05/26/2023		SCALE AS SHOWN DESIGNED BY MWW		DRAWN BY MWW		CHECKED BY LUD		DATE: 05/26/2023	
KIMLEY-HORN & ASSOCIATES, INC.		2023 KIMLEY-HORN & ASSOCIATES, INC.		180 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801		PHONE: 407-898-1511		WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106	
THE SHoppes AT EAST SHORE-PHASE 1		PAVING GRADING AND DRAINAGE PLAN		SHEET NUMBER C5.1		CITY OF APOPKA		FLORIDA		REVISIONS	
CITY OF APOPKA COMMENTS		DATE		BY		DATE		BY		DATE	



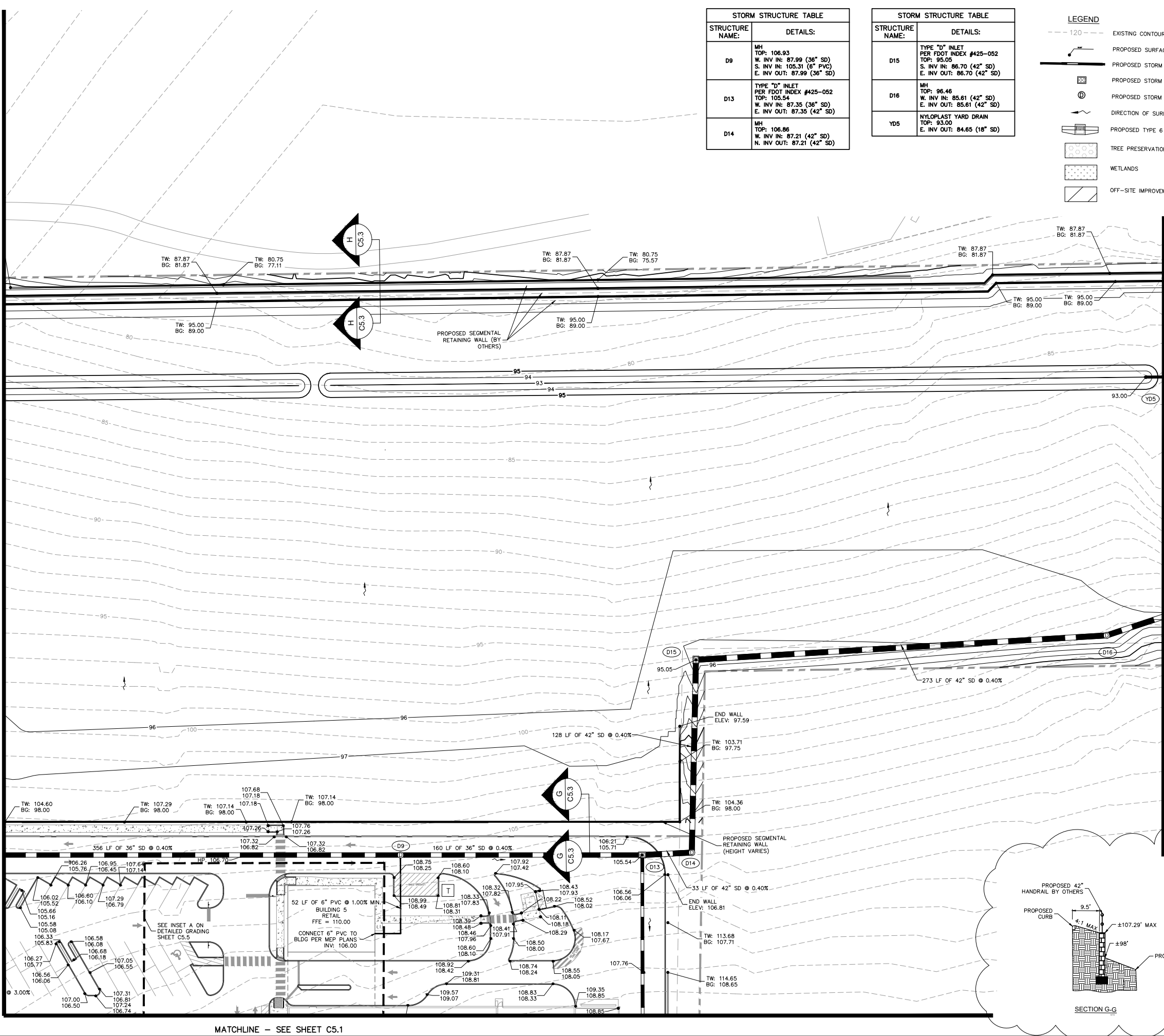
- OCOEE-APOPKA ROAD
IMPROVEMENTS PERMITTED
UNDER SEPARATE COVER



- MATCHLINE - SEE SHEET C5.3**

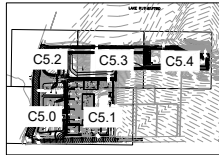
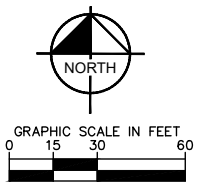
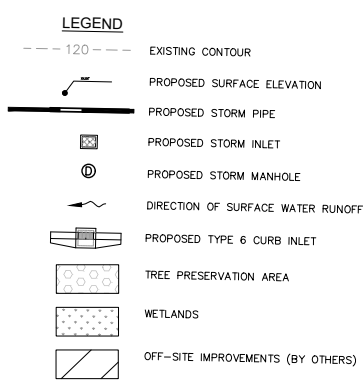
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MATCHLINE - SEE SHEET C5.2



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D9	MH TOP: 106.93 W. INV IN: 87.99 (36" SD) S. INV IN: 105.31 (6" PVC) E. INV OUT: 87.99 (36" SD)
D13	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 105.54 W. INV IN: 87.35 (36" SD) E. INV OUT: 87.35 (42" SD)
D14	MH TOP: 106.86 W. INV IN: 87.21 (42" SD) N. INV OUT: 87.21 (42" SD)

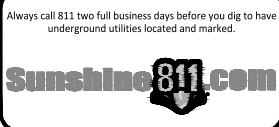
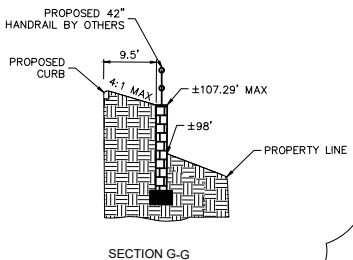
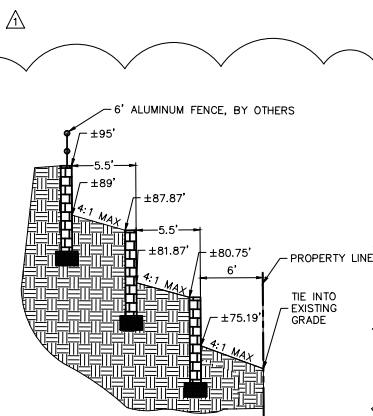
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D15	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 95.05 S. INV IN: 86.70 (42" SD) E. INV OUT: 86.70 (42" SD)
D16	MH TOP: 96.46 W. INV IN: 85.61 (42" SD) E. INV OUT: 85.61 (42" SD)
YD5	NYLOPLAST YARD DRAIN TOP: 93.00 E. INV OUT: 84.65 (18" SD)



KEY MAP
SCALE: 1" = 1000'

NOTES:

- STORM PIPE MATERIALS SHALL BE A-2000 PVC, N-12 HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS WELL AS CITY OF APOPKA REQUIREMENTS.
- CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
- ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
- ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
- PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
- CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
- FOR EROSION CONTROL NOTES REFER TO SHEET C2.0.
- CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.



NO.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
• 2023 KIMLEY-HORN AND ASSOCIATES, INC.
180 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT
049335015
DATE
05/26/2023
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD
DATE 05/26/2023

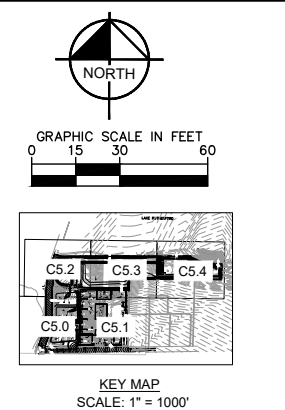
PAVING GRADING
AND DRAINAGE PLAN

THE SHOPPES AT EAST
SHORE-PHASE 1

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C5.3



- LEGEND**

- - - 120 - - -	EXISTING CONTOUR
	PROPOSED SURFACE ELEVATION
	PROPOSED STORM PIPE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	DIRECTION OF SURFACE WATER RUNOFF
	PROPOSED TYPE B CURB INLET
	TREE PRESERVATION AREA
	WETLANDS
	OFF-SITE IMPROVEMENTS (BY OTHERS)

NOTES:

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 4. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
 6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
 7. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
 8. ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
 9. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
 10. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
 11. FOR EROSION CONTROL NOTES REFER TO SHEET C2.0.
 12. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D30	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 92.77 E. INV OUT: 89.56 (18" SD)
D31	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 95.48 W. INV IN: 87.98 (18" SD) E. INV OUT: 87.98 (24" SD)
D32	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.92 E. INV IN: 87.35 (24" SD) W. INV IN: 86.07 (24" SD)
D33	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 92.16 W. INV OUT: 87.90 (24" SD) N. INV OUT: 78.30 (30" SD)
D35	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 72.17 S. INV IN: 62.30 (36" SD)

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D17	MITERED END SECTION PER FDOT INDEX #430-021 W. INV IN: 77.50
D29	MITERED END SECTION PER FDOT INDEX #430-021 W. INV IN: 77.50

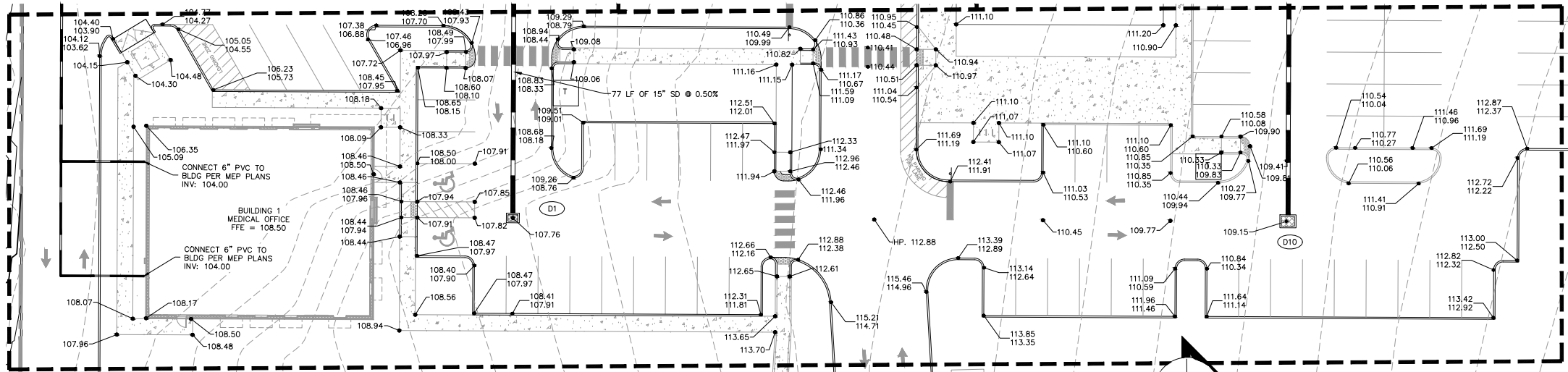
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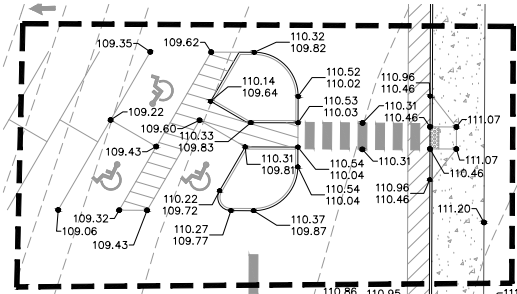
SHEET NUMBER		C5.4		CITY OF AOPKA		FLORIDA	
THE SHOPPES AT EAST SHORE-PHASE 1				PAVING GRADING AND DRAINAGE PLAN			
KHA PROJECT	049335015	DATE	05/26/2023	SCALE	AS SHOWN	DESIGNED BY	MWM
DRAWN BY	MWM	CHECKED BY	LJD				
							
LICENSED PROFESSIONAL ENGINEER L. JORDAN DRAPER STATE OF FLORIDA LICENSE NUMBER 81936 EXPIRES 8/31/2023				**2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106			
				CITY OF AOPKA COMMENTS		REVISIONS	
				No.		DATE	
				By		05/25/23 JAC	

Drawing name: K:\orl_civil\049335015-keene rd\CADD\CONST\PlanSheets\C5.0 - PAVING GRADING AND DRAINAGE PLAN.dwg C5.5 - DETAILED GRADING PLAN May 31, 2023 2:14pm by: Joshua Conradi

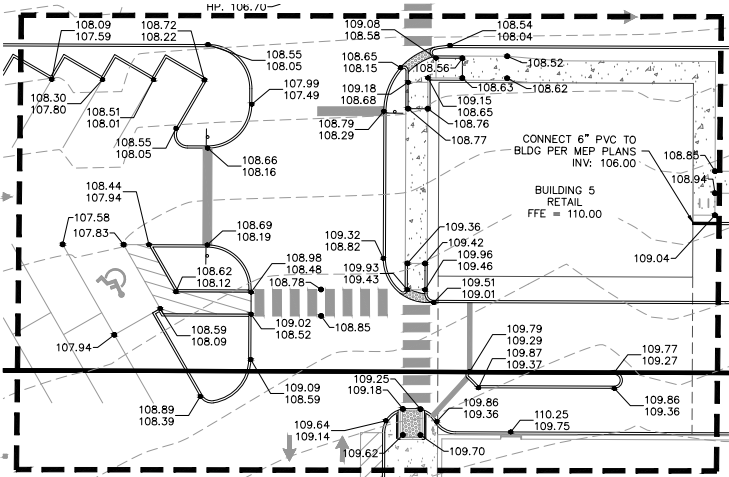
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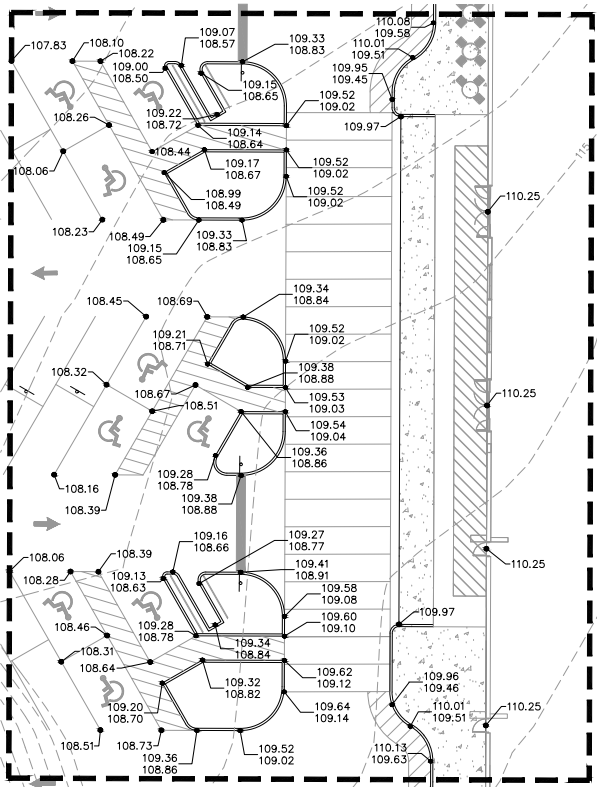
INSET D
SCALE: 1" = 20'



INSET A
SCALE: 1" = 20'



INSET B
SCALE: 1" = 20'



INSET C
SCALE: 1" = 20'

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NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

LEGEND
--- 120 --- EXISTING CONTOUR
 PROPOSED SURFACE ELEVATION
 PROPOSED STORM PIPE
 PROPOSED STORM INLET
 PROPOSED STORM MANHOLE
 DIRECTION OF SURFACE WATER RUNOFF
 PROPOSED TYPE 6 CURB INLET
 TREE PRESERVATION AREA
 WETLANDS
 OFF-SITE IMPROVEMENTS (BY OTHERS)

THE SHOPPES AT EAST SHORE-PHASE 1

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C5.5

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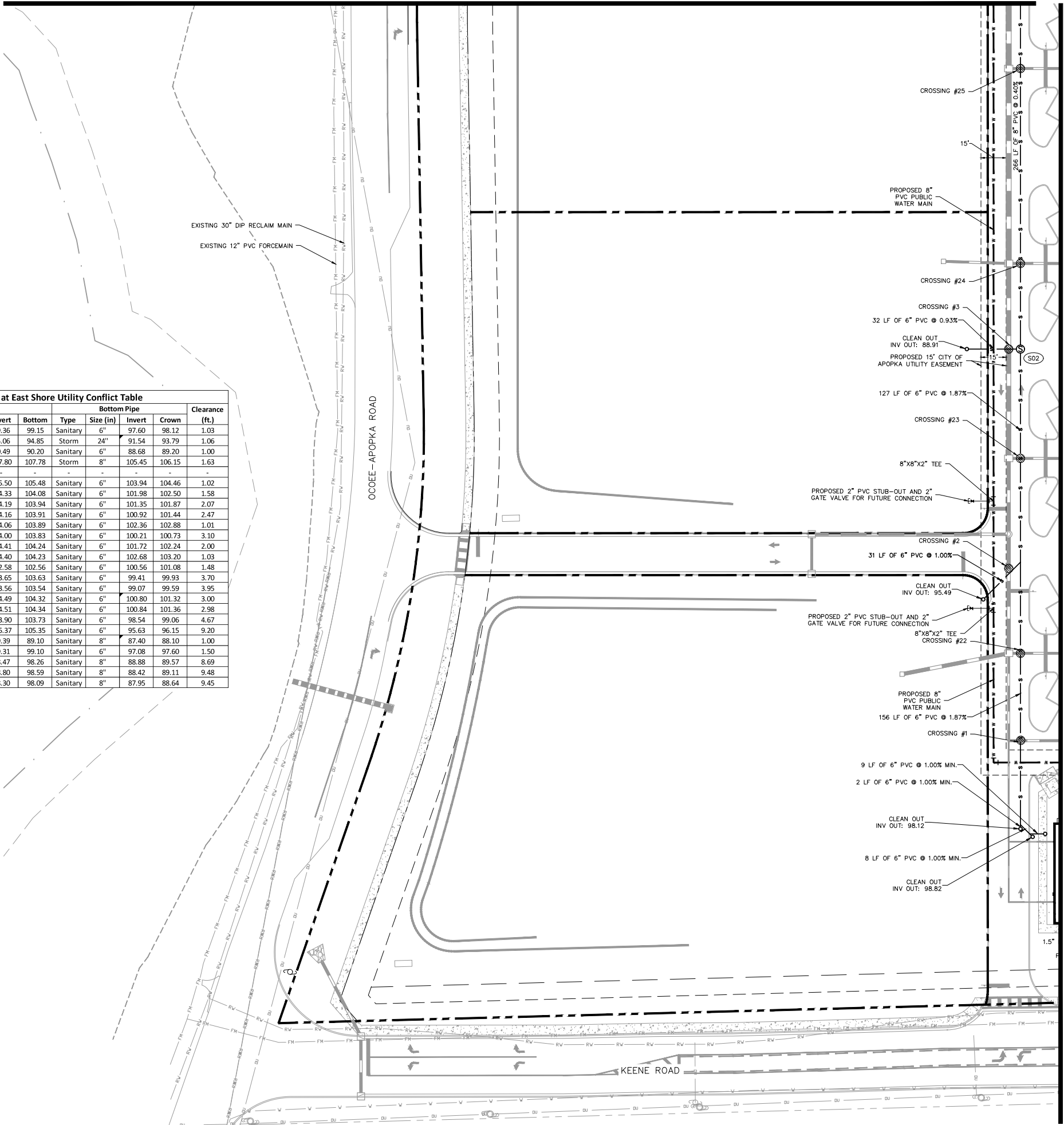
KHA PROJECT	049335015
DATE	05/26/2023
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

REVISIONS	DATE	BY
No.		

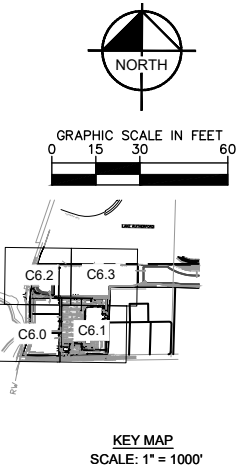
CITY OF APOPKA COMMENTS 05/25/23 JAC

DETAILED GRADING PLAN

Shoppes at East Shore Utility Conflict Table									
Crossing #	Top Pipe				Bottom Pipe				Clearance (ft.)
	Type	Size (in)	Invert	Bottom	Type	Size (in)	Invert	Crown	
1	Storm	15"	99.36	99.15	Sanitary	6"	97.60	98.12	1.03
2	Sanitary	6"	95.06	94.85	Storm	24"	91.54	93.79	1.06
3	Storm	30"	90.49	90.20	Sanitary	6"	88.68	89.20	1.00
4	Sanitary	6"	107.80	107.78	Storm	8"	105.45	106.15	1.63
5	-	-	-	-	-	-	-	-	-
6	Storm	6"	105.50	105.48	Sanitary	6"	103.94	104.46	1.02
7	Storm	24"	104.33	104.08	Sanitary	6"	101.98	102.50	1.58
8	Storm	24"	104.19	103.94	Sanitary	6"	101.35	101.87	2.07
9	Storm	24"	104.16	103.91	Sanitary	6"	100.92	101.44	2.47
10	Storm	10"	104.06	103.89	Sanitary	6"	102.36	102.88	1.01
11	Storm	10"	104.00	103.83	Sanitary	6"	100.21	100.73	3.10
12	Storm	10"	104.41	104.24	Sanitary	6"	101.72	102.24	2.00
13	Storm	10"	104.40	104.23	Sanitary	6"	102.68	103.20	1.03
14	Sanitary	6"	102.58	102.56	Sanitary	6"	100.56	101.08	1.48
15	Storm	6"	103.65	103.63	Sanitary	6"	99.41	99.93	3.70
16	Storm	6"	103.56	103.54	Sanitary	6"	99.07	99.59	3.95
17	Storm	10"	104.49	104.32	Sanitary	6"	100.80	101.32	3.00
18	Storm	10"	104.51	104.34	Sanitary	6"	100.84	101.36	2.98
19	Storm	10"	103.90	103.73	Sanitary	6"	98.54	99.06	4.67
20	Storm	6"	105.37	105.35	Sanitary	6"	95.63	96.15	9.20
21	Storm	36"	89.39	89.10	Sanitary	8"	87.40	88.10	1.00
22	Storm	15"	99.31	99.10	Sanitary	6"	97.08	97.60	1.50
23	Storm	15"	98.47	98.26	Sanitary	8"	88.88	89.57	8.69
24	Storm	15"	98.80	98.59	Sanitary	8"	88.42	89.11	9.48
25	Storm	15"	98.30	98.09	Sanitary	8"	87.95	88.64	9.45



STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S02	SANITARY MANHOLE TOP: 98.79 S. INV IN: 92.81 W. INV IN: 88.61 N. INV OUT: 88.61



- NOTES:
1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 2. MAINTAIN A MINIMUM OF 3'-FT OF COVER OVER ALL PROPOSED UTILITIES.
 3. ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
 4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 5. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 6. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF APOPKA SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
 8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
 9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, POSSIBLE. IF DISRUPTION OF TRAFFIC IS TO BE OBSTRUCTED, CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
 10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 11. SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
 13. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
 14. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
 15. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
 16. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
 17. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
 18. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 19. PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOPKA AT (407) 703-1731 TO SCHEDULE A PRECONSTRUCTION MEETING. THE PRECONSTRUCTION MEETING CANNOT BE HELD UNTIL THE STAMPED PLANS ARE RELEASED BY THE BUILDING DEPARTMENT. CONSTRUCTION SHALL NOT BE PERMITTED WITHOUT A CITY OF APOPKA PRECONSTRUCTION MEETING AND SET OF STAMPED PLANS LOCATED ON THE PROJECT SITE.
 20. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
 21. PROJECT SHALL CONFORM TO FPFC 6TH EDITION (NFPA 1 AND 101 2015 EDITION)
 22. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
 23. CONTRACTOR TO ENSURE THAT 36" CLEAR IS PROVIDED AROUND ALL FIRE HYDRANTS.

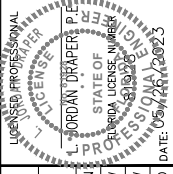
- ### LEGEND
- | | |
|---|--------------------------------|
|  | PROPOSED FIRE LINE |
|  | PROPOSED WATER LINE |
|  | PROPOSED SANITARY GRAVITY LINE |
|  | PROPOSED RECLAIM LINE |
|  | PROPOSED SANITARY MANHOLE |
|  | EXISTING WATER LINE |
|  | EXISTING RECLAIM LINE |
|  | EXISTING FORCE MAIN |
|  | EXISTING OVERHEAD UTILITIES |

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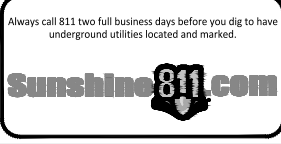


UTILITY PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF AOPKA
FLORIDA

SHEET NUMBER
C6.0



KEY MAP
SCALE: 1" = 1000'

- ### LEGEND
- | | | |
|---|-----|--------------------------------|
|  | F | PROPOSED FIRE LINE |
|  | W | PROPOSED WATER LINE |
|  | S | PROPOSED SANITARY GRAVITY LINE |
|  | REC | PROPOSED RECLAIM LINE |
|  | SM | PROPOSED SANITARY MANHOLE |
|  | W | EXISTING WATER LINE |
|  | RW | EXISTING RECLAIM LINE |
|  | FM | EXISTING FORCE MAIN |
|  | OU | EXISTING OVERHEAD UTILITIES |

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UTILITY PLAN

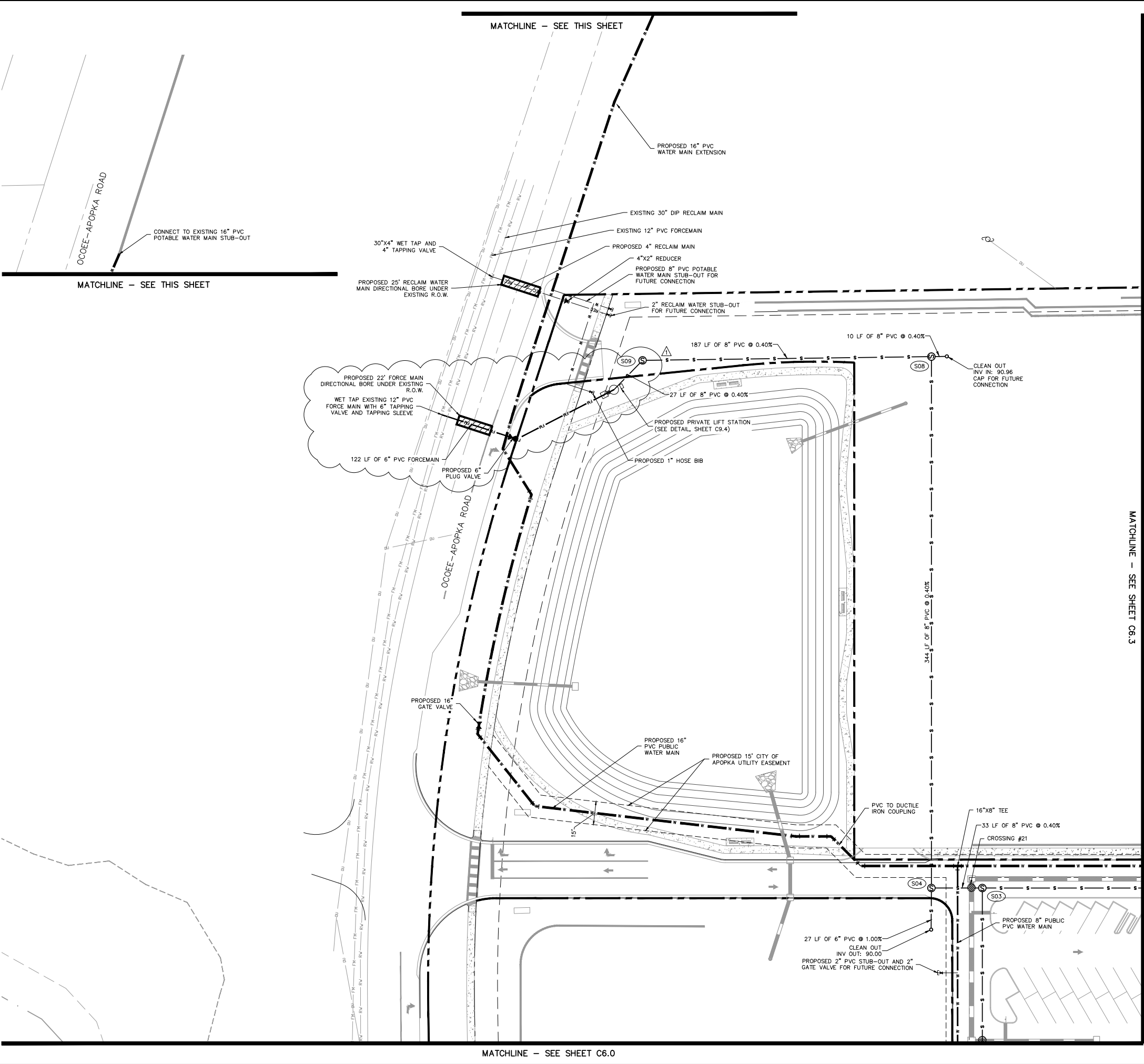
CITY OF APOPKA

SHEET NUMBER

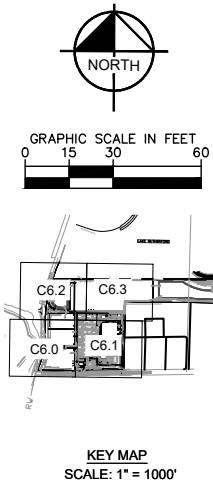
C6.1

~~Page 62 of 106~~

Drawing name: K:\orl_civil\049335015-keene rd\CADD\CONST\PlanSheets\C6.0 - UTILITY PLAN.dwg C6.2 UTILITY PLAN May 31, 2023 2:14pm by: Joshua Conradi
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STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S03	DROP MANHOLE TOP: 101.05 E. INV IN: 92.15 S. INV IN: 87.56 W. INV OUT: 87.44
S04	DROP MANHOLE TOP: 99.66 E. INV IN: 87.31 S. INV IN: 89.73 N. INV OUT: 87.31
S08	DROP MANHOLE TOP: 95.52 S. INV IN: 85.93 E. INV OUT: 91.00 W. INV OUT: 85.48
S09	MH TOP: 88.43 E. INV IN: 84.73 SW. INV OUT: 84.73



- NOTES:**
- ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 - MAINTAIN A MINIMUM OF 3'-FT OF COVER OVER ALL PROPOSED UTILITIES.
 - ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF APOPKA SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
 - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
 - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
 - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 - SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
 - ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
 - ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
 - CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
 - CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
 - ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOPKA AT (407) 703-1731 TO SCHEDULE A PRECONSTRUCTION MEETING. THE PRECONSTRUCTION MEETING CANNOT BE HELD UNTIL THE STAMPED PLANS ARE RELEASED BY THE BUILDING DEPARTMENT. CONSTRUCTION SHALL NOT BE PERMITTED WITHOUT A CITY OF APOPKA PRECONSTRUCTION MEETING AND SET OF STAMPED PLANS LOCATED ON THE PROJECT SITE.
 - ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
 - PROJECT SHALL CONFORM TO FFPC 6TH EDITION (NFPA 1 AND 101 2015 EDITION)
 - PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL, IF REQUIRED BY FLORIDA STATUTE 563.79. DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE-AS DEFINED UNDER FLORIDA STATUTE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
 - CONTRACTOR TO ENSURE THAT 36" CLEAR IS PROVIDED AROUND ALL FIRE HYDRANTS.

LEGEND	
	PROPOSED FIRE LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY GRAVITY LINE
	PROPOSED RECLAIM LINE
	PROPOSED SANITARY MANHOLE
	EXISTING WATER LINE
	EXISTING RECLAIM LINE
	EXISTING FORCE MAIN
	EXISTING OVERHEAD UTILITIES



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UTILITY PLAN

THE SHoppes AT EAST SHORE-PHASE 1

CITY OF APOPKA

FLORIDA

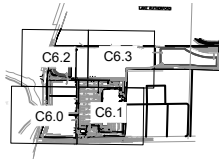
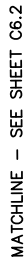
SHEET NUMBER C6.2

DATE 05/25/23 JAC

REVISIONS

DATE

BY



NOTES:

- ### LEGEND

- Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

[illegible]

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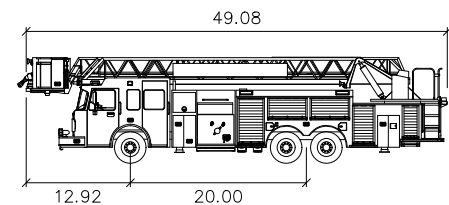
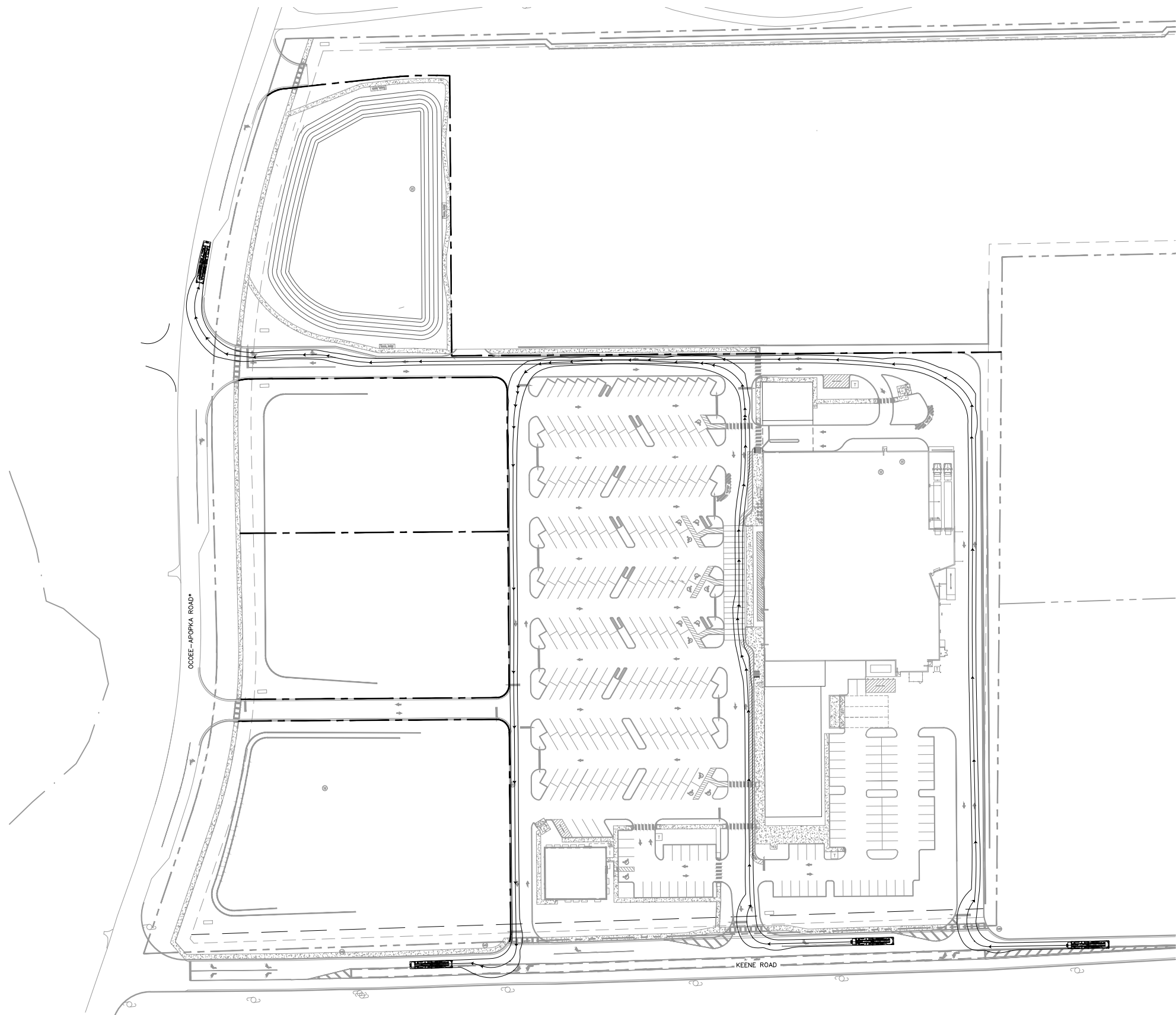
KHA PROJECT 049335015	DATE 05/26/2023	SCALE AS SHOWN	DESIGNED BY MWW	DRAWN BY MWW	CHECKED BY LJD
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UTILITY PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

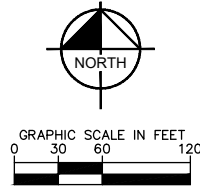
CITY OF AOPKA
FLORIDA

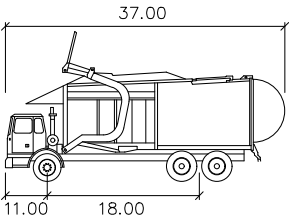
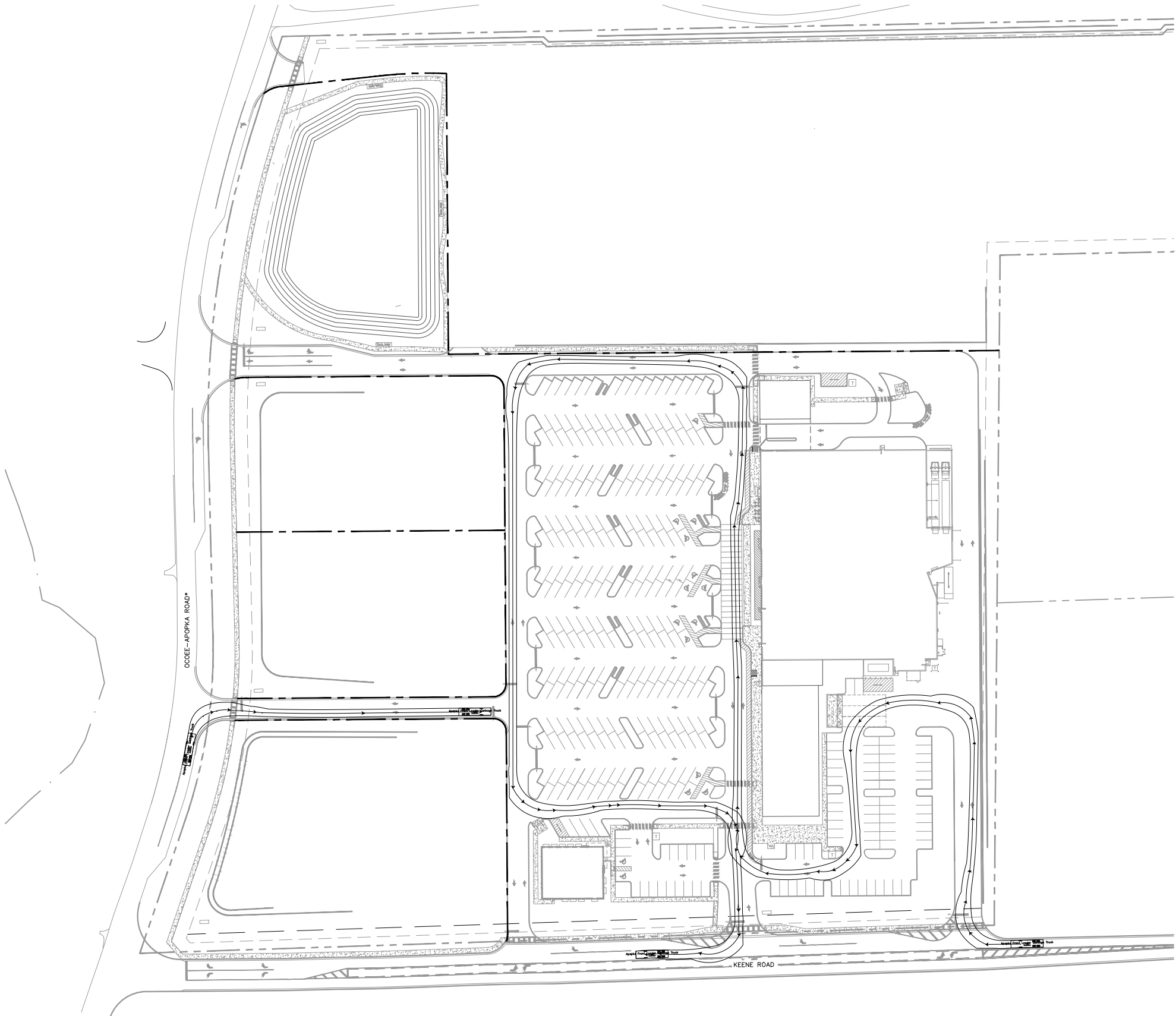
SHEET NUMBER
C6.3



Smeal Platform RM 100ft

	feet
Width	: 8.33
Track	: 7.83
Lock to Lock Time	: 6.0
Steering Angle	: 48.0

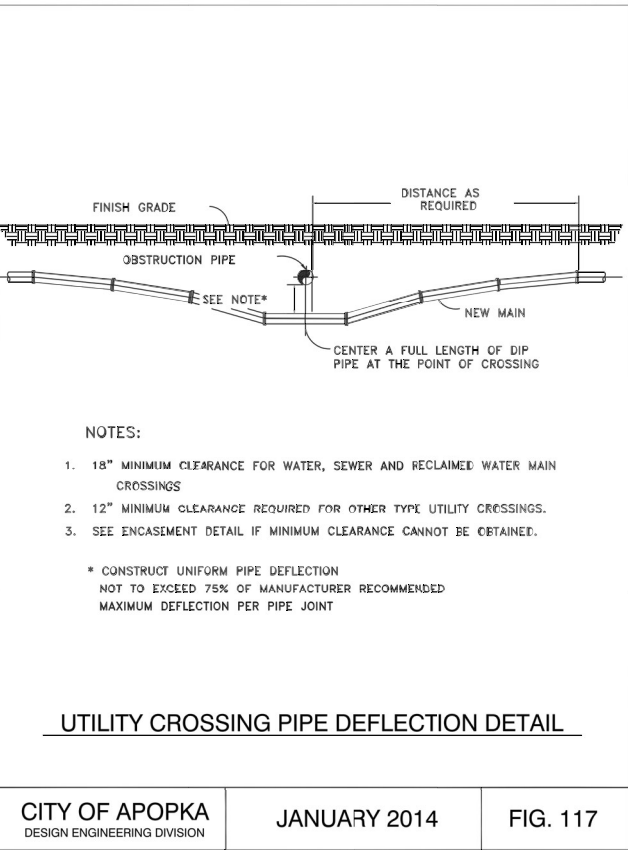
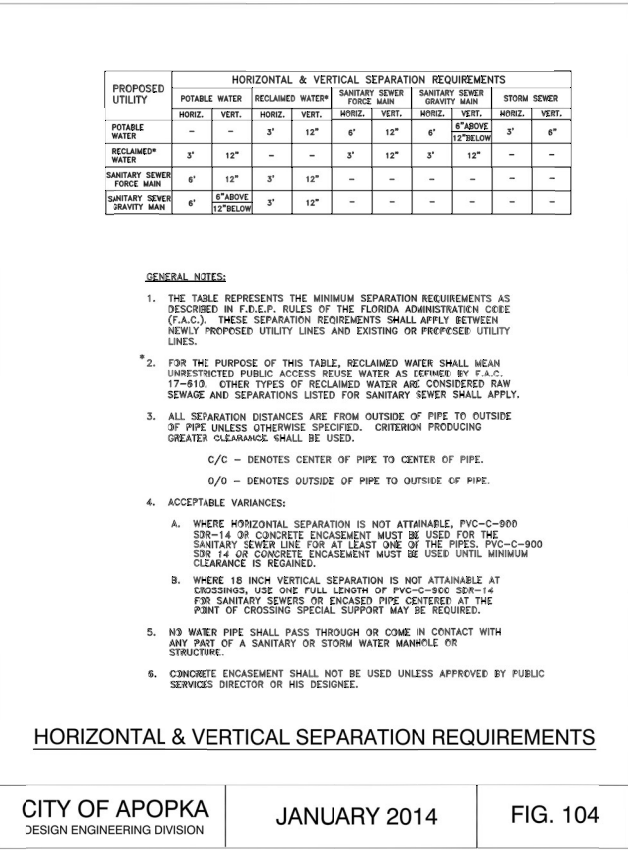
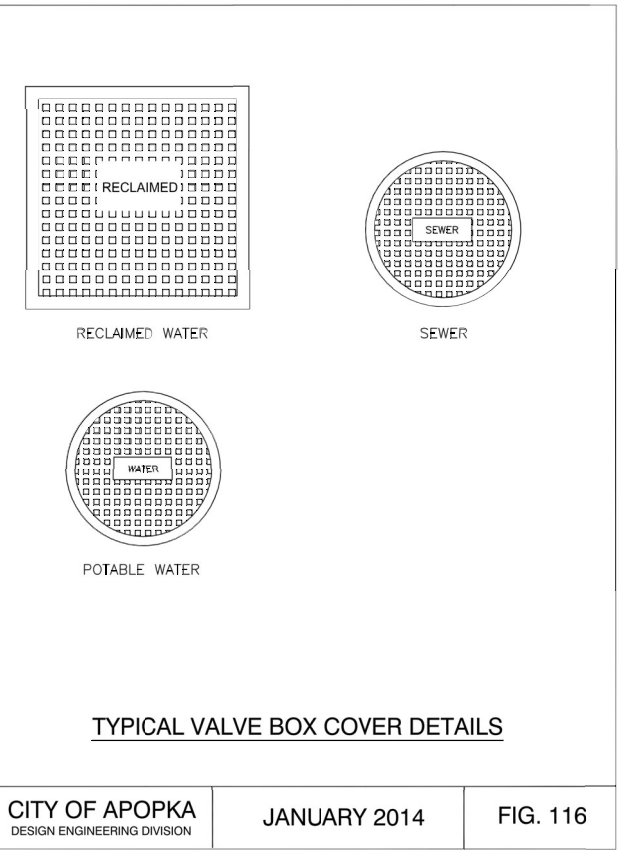
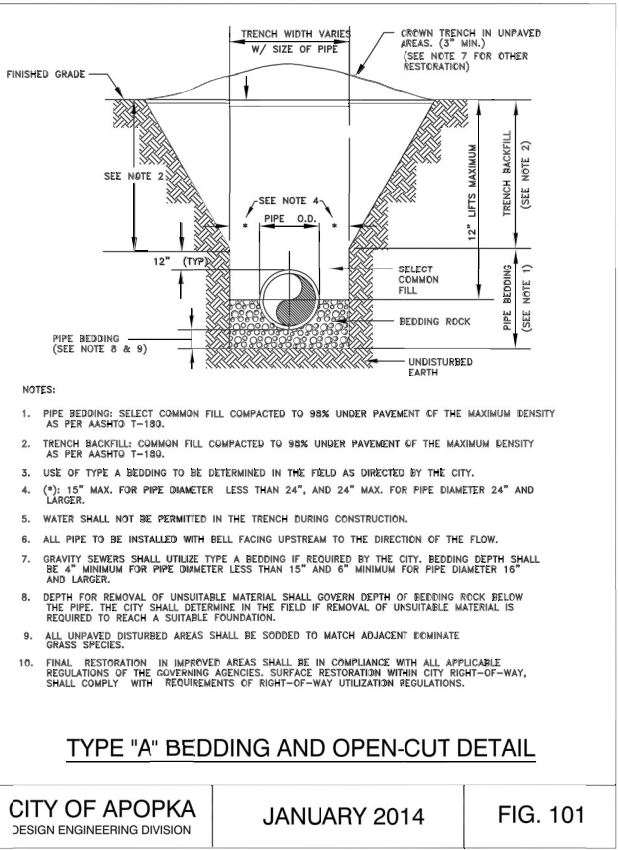
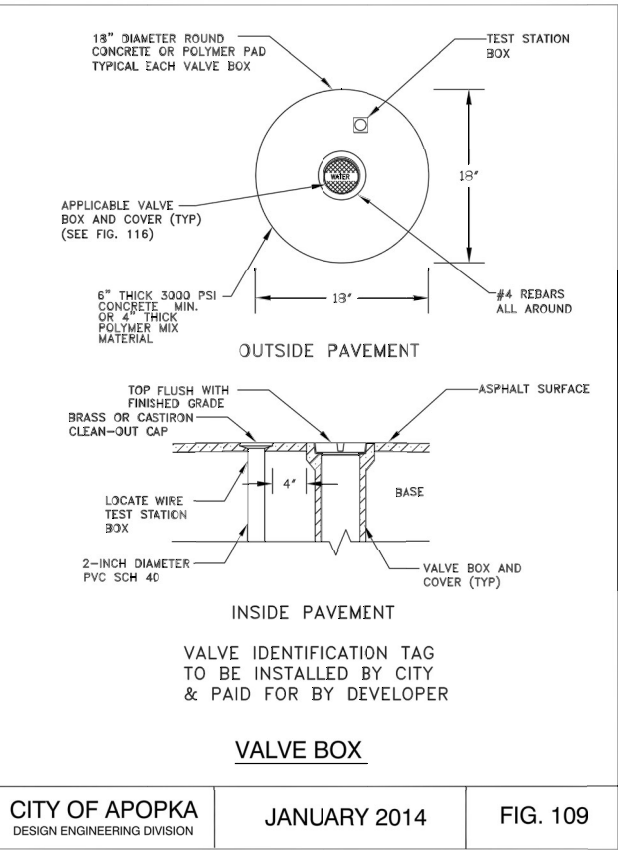
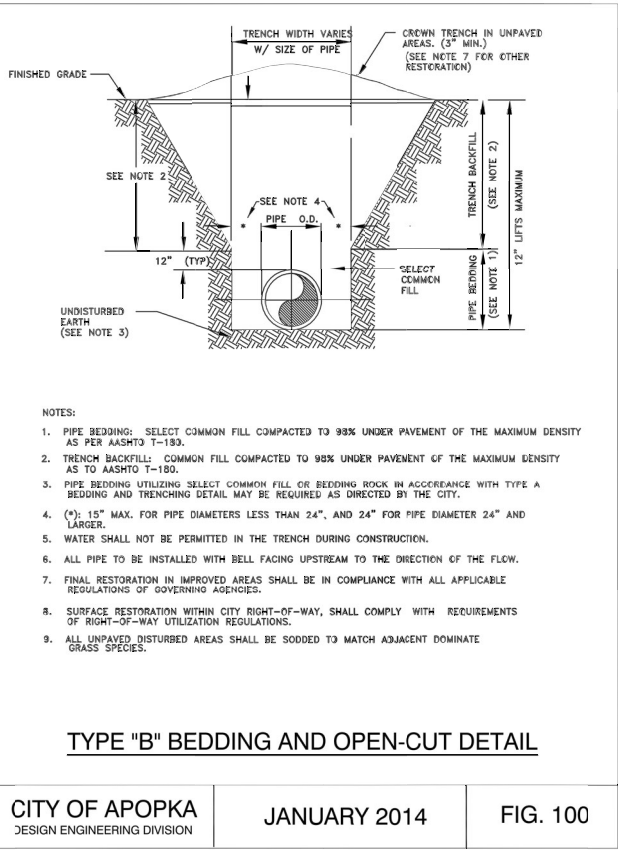
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Apopka Front Loader Garbage Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7

SHEET NUMBER C7.1	THE SHOPPES AT EAST SHORE-PHASE 1	CITY OF APOPKA	FLORIDA	GARBAGE TRUCK ROUTING PLAN	 JORDAN DRAPER, P.E. STATE OF FLORIDA LICENSE NUMBER 81302 DATE 05/26/2023	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106	No.	REVISIONS	DATE	BY
							Δ	CITY OF APOPKA COMMENTS	05/25/23 JAC	



Drawing name: K:\orl_civil\049335015-keene rd\CADD\CONSTR\PlanSheets\CS8.0 - CITY OF APOPKA DETAILS.dwg C8.1 - CITY OF APOPKA DETAILS May 31, 2023 2:15pm by: Joshua Conrad

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MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

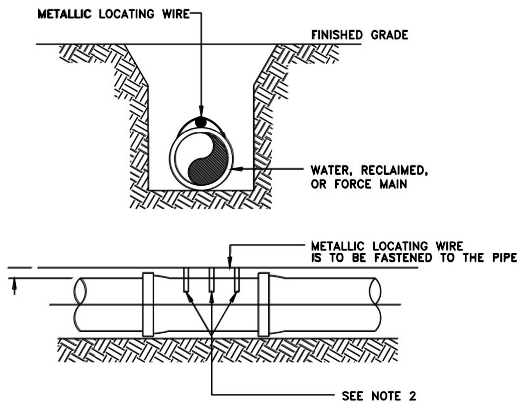
- * ONLY RESTRAIN BRANCH PIPE FOR TEES, ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'
- NOTES:
- FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
 - INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
 - WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
 - IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
 - LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
TYPE OF PIPE: PVC
WORKING PRESSURE: 150 P.S.I.**
SOIL DESIGNATION: SH-50 AND SH-7
LAYING CONDITIONS: 3
** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
 - FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
 - VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

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JANUARY 2014

FIG. 105



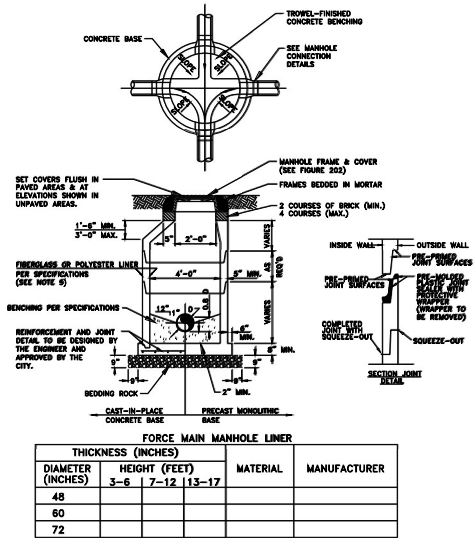
- NOTES:
- ALL PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
 - SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
 - BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
 - SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
 - WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PIPE LOCATING WIRE DETAIL

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FIG. 118



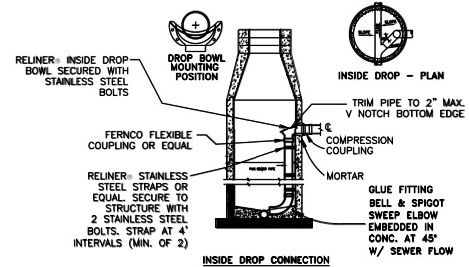
- NOTES:
- MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
 - DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
 - THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
 - EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
 - SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED WITH HDPE OR FIBERGLASS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

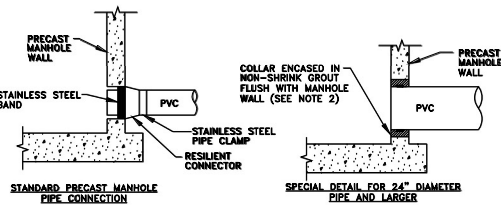
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FIG. 200



- NOTES:
- ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 W. ARCHER RD, LIME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
 - SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.



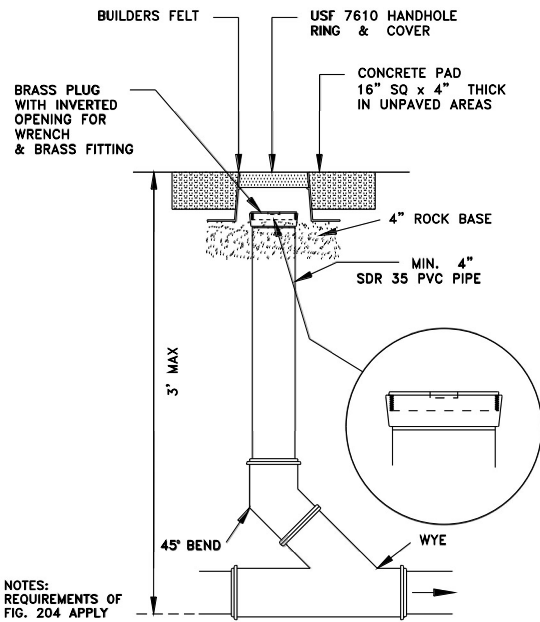
- NOTES:
- DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
 - THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
 - AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
 - CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

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DESIGN ENGINEERING DIVISION

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FIG. 201



- NOTES:
- REQUIREMENTS OF FIG. 204 APPLY

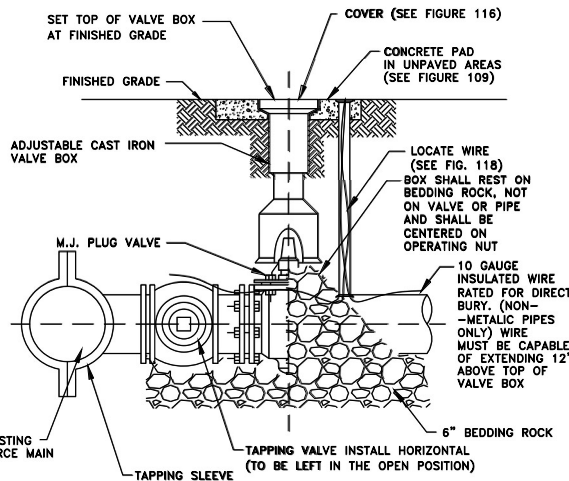
SANITARY SEWER SERVICE
TRAFFIC RATED
CLEAN-OUT DETAIL

NTS

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DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 205



FORCE MAIN WET TAP TIE-IN DETAIL

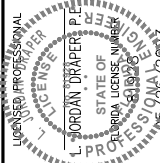
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FIG. 206

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KHA PROJECT
049335015

DATE
05/26/2023

SCALE AS SHOWN

DESIGNED BY MWW

DRAWN BY MWW

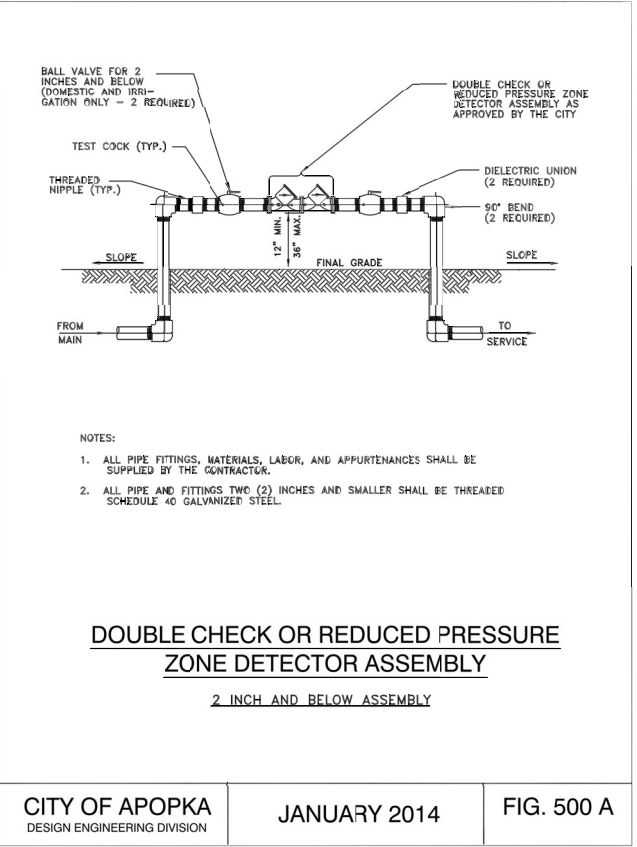
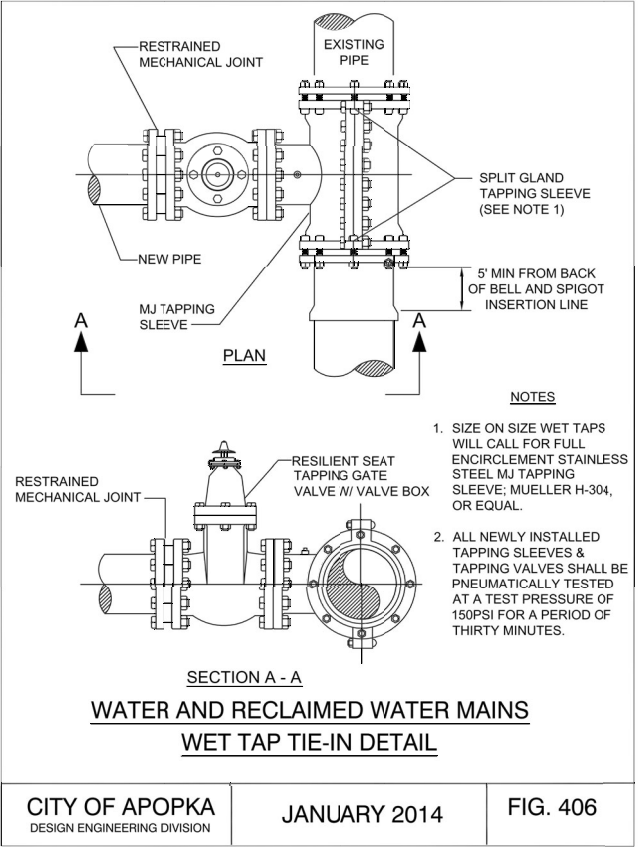
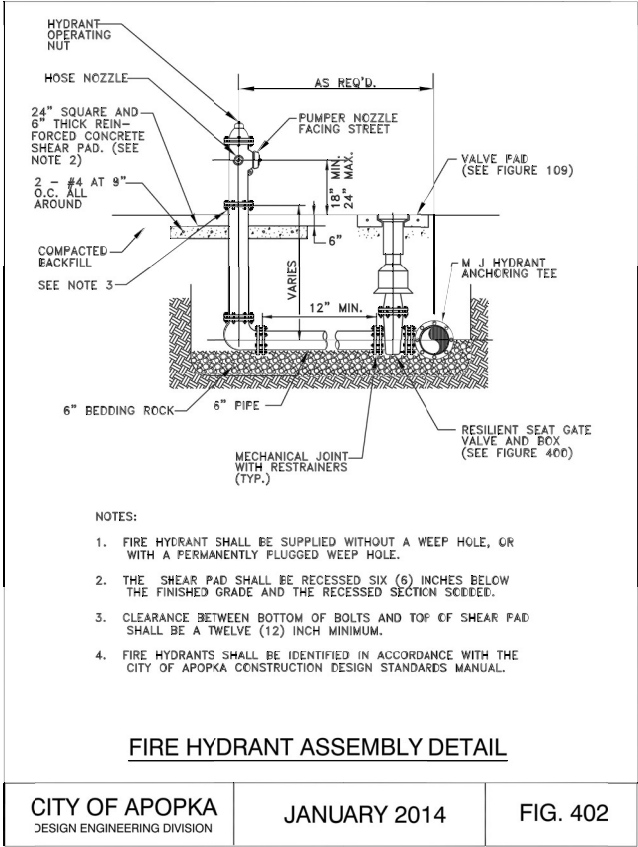
CHECKED BY LUD

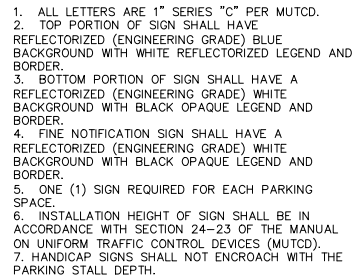
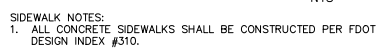
CITY OF APOPKA
DETAILS

THE SHOPPES AT EAST
SHORE-PHASE 1

FLORIDA
CITY OF APOPKA

SHEET NUMBER
C8.1



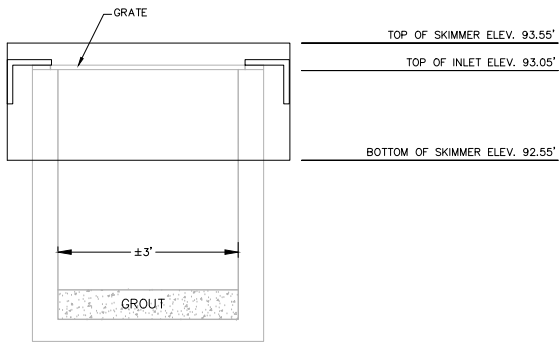
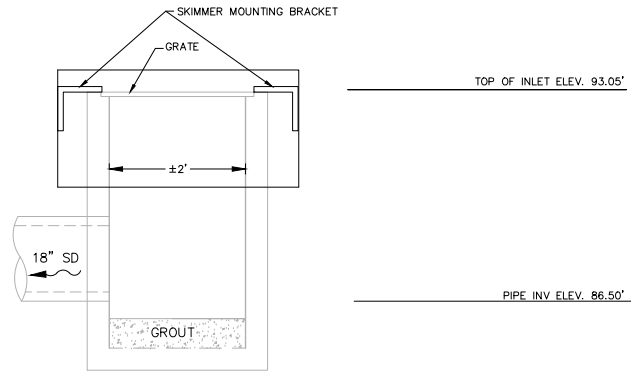
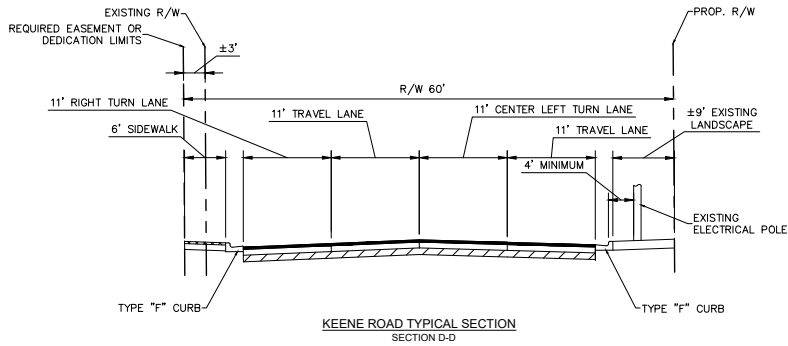
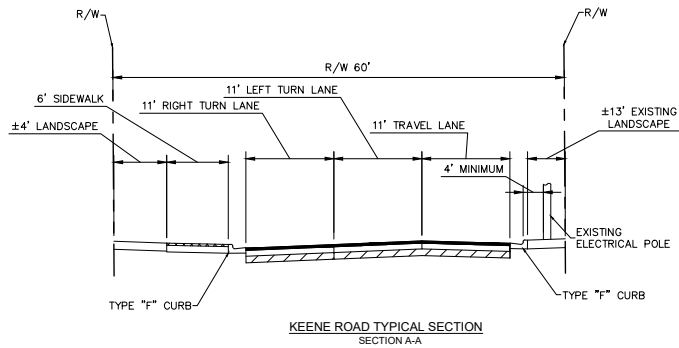


NOTE: PLACE WHEEL STOPS 17 FEET FROM END OF PARKING STALL

~~Page 71 of 106~~

Drawing name: K:\orl_civil\049335015-keene rd\CADD\CONSTR\PlanSheets\CS.0 - GENERAL CONSTRUCTION DETAILS.dwg May 31, 2023 2:15pm by: Joshua Conradi

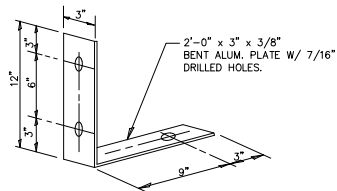
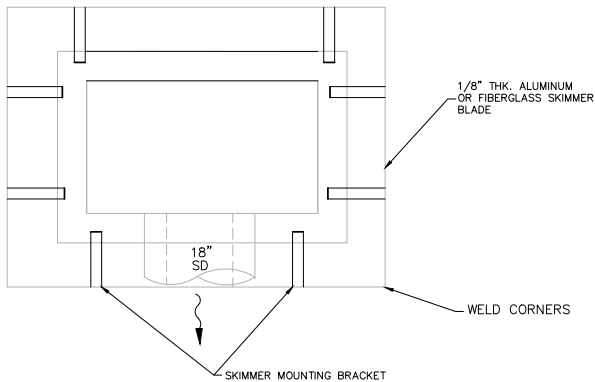
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CONTROL STRUCTURE "CS1"
PROPOSED TYPE "D" DITCH BOTTOM INLET N.T.S.
F.D.O.T. INDEX NO. 232

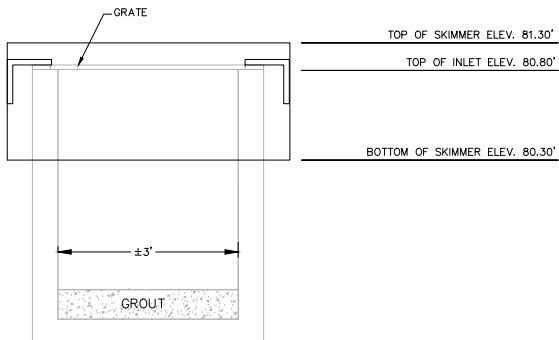
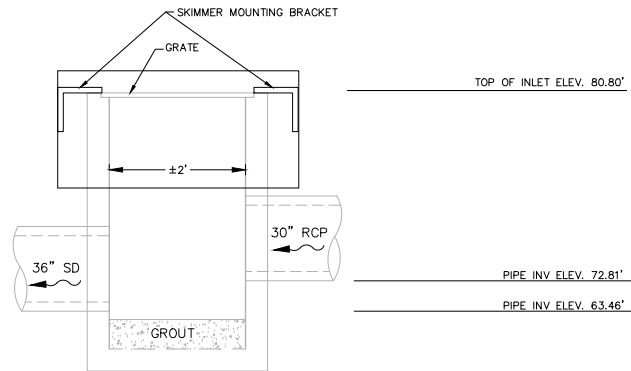
CONTROL STRUCTURE BENCHMARK DETAIL			
ITEM	ELEVATION	WIDTH	HEIGHT/LENGTH
GRATE	93.05	2'-4"	3'-1/16"
TOP STRUCTURE	93.05	3'	4'-1/16"
PIPE INVERT	86.50	18"	18"

NOTE:
1. A BENCH MARK IS TO BE SET ON TOP OF CONTROL STRUCTURE



NOTE :
1. FASTEN SKIMMER BLADE TO MOUNTING STRAP W/3/8" GALV. BOLTS & FASTNERS.
2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x4" EXPAN. ANCHOR BOLT & FASTNERS.

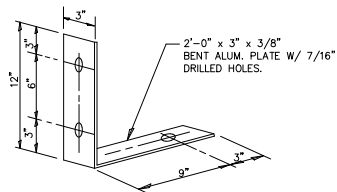
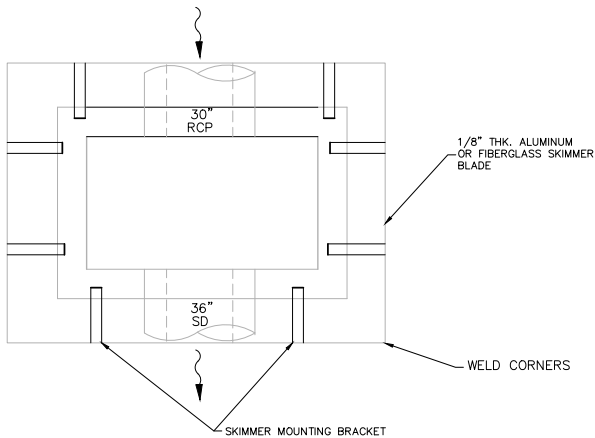
SKIMMER MOUNTING BRACKET
N.T.S.



CONTROL STRUCTURE "CS2"
PROPOSED TYPE "D" DITCH BOTTOM INLET N.T.S.
F.D.O.T. INDEX NO. 232

CONTROL STRUCTURE BENCHMARK DETAIL			
ITEM	ELEVATION	WIDTH	HEIGHT/LENGTH
GRATE	80.80	2'-4"	3'-1/16"
TOP STRUCTURE	80.80	3'	4'-1/16"
PIPE INVERT	63.46	36"	36"
PIPE INVERT	72.18	30"	30"

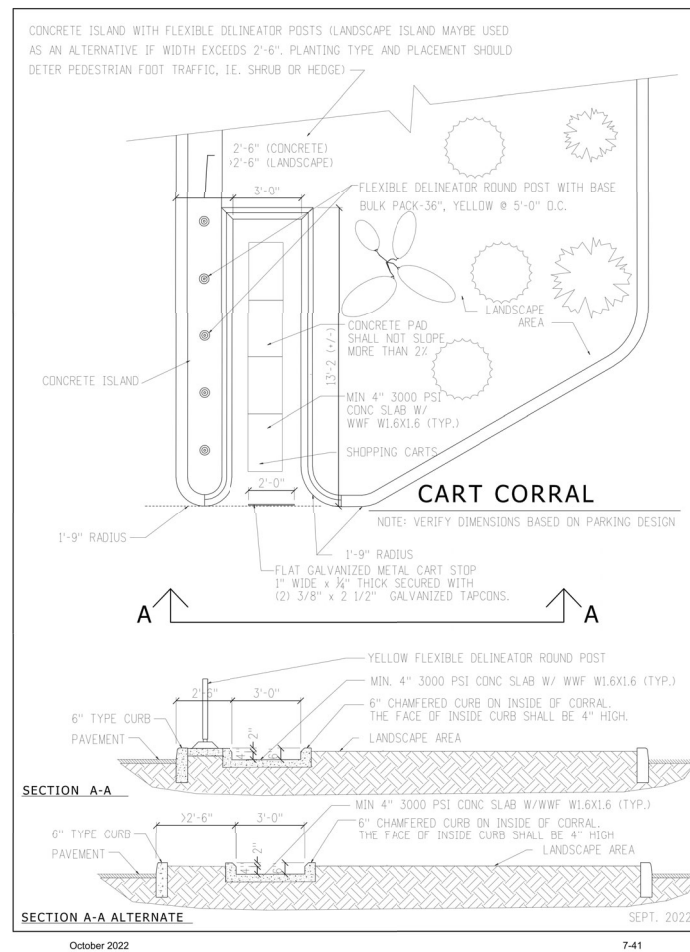
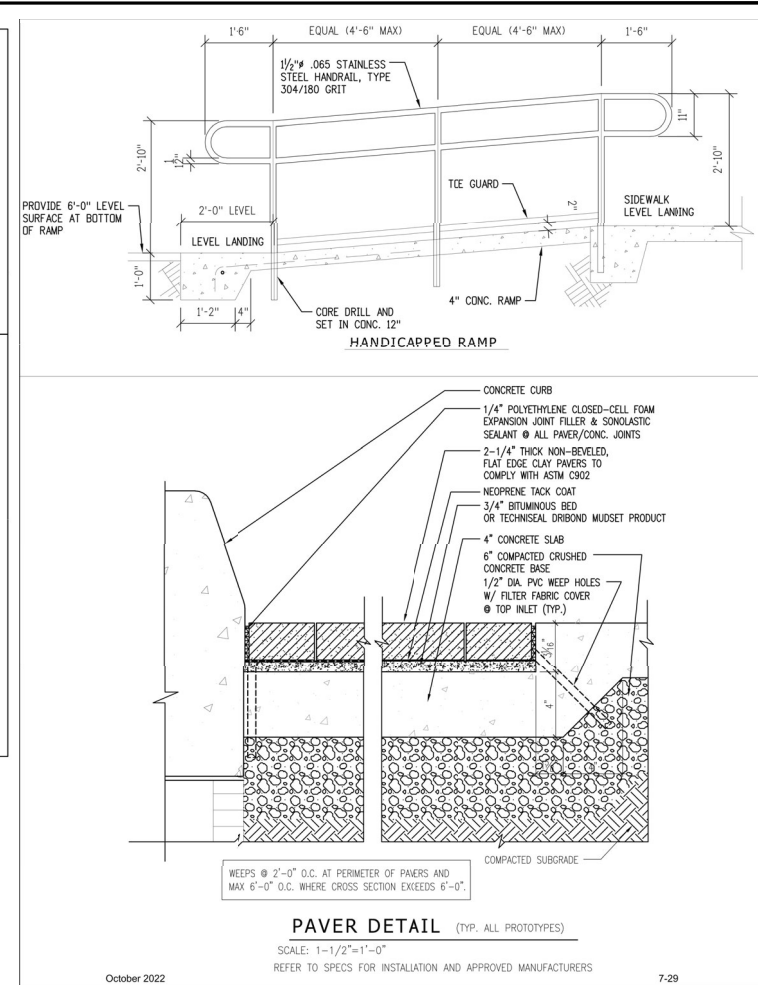
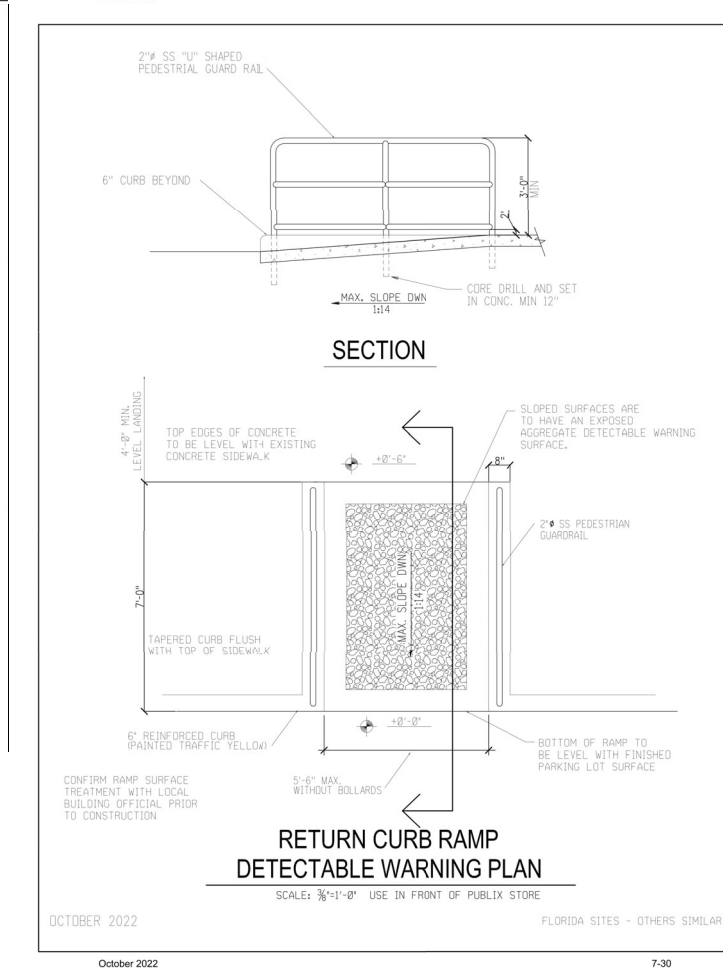
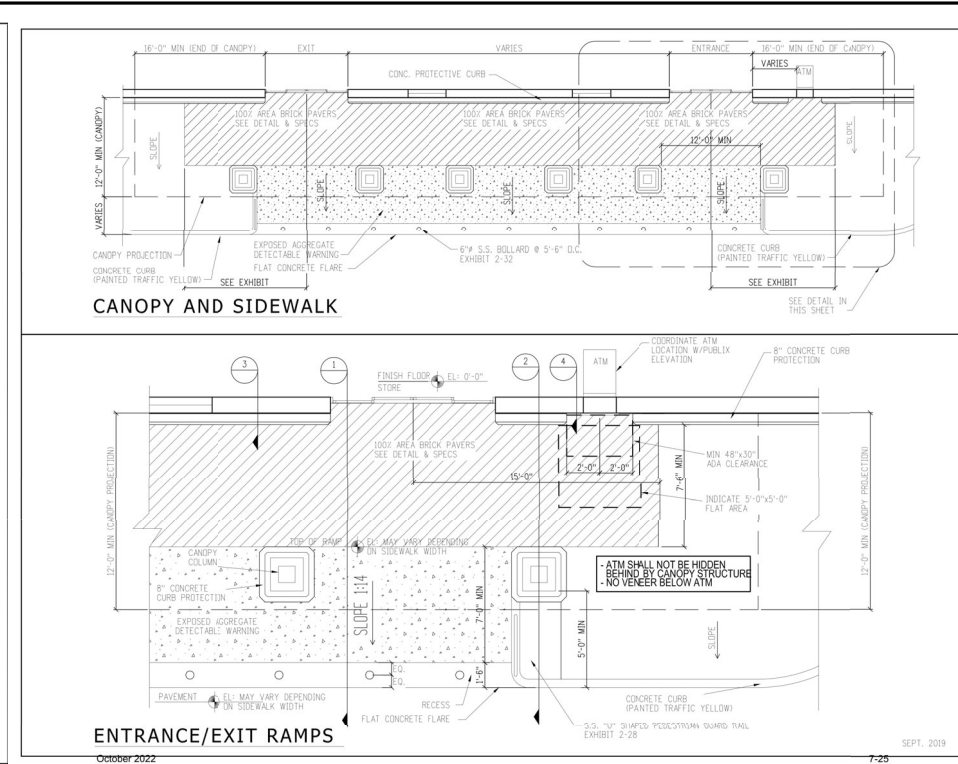
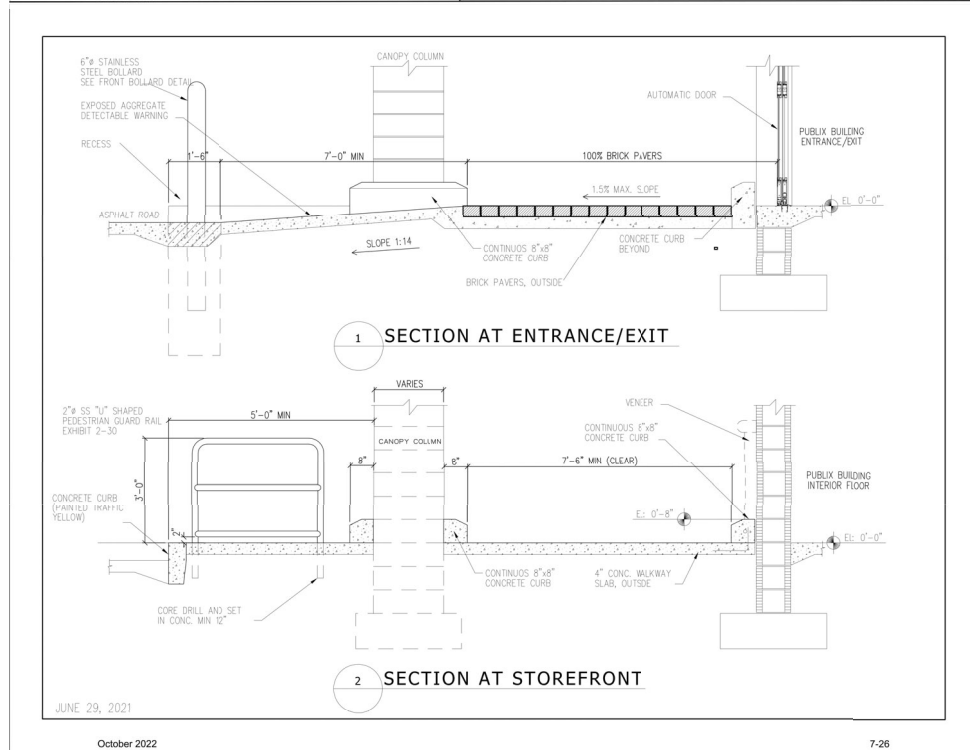
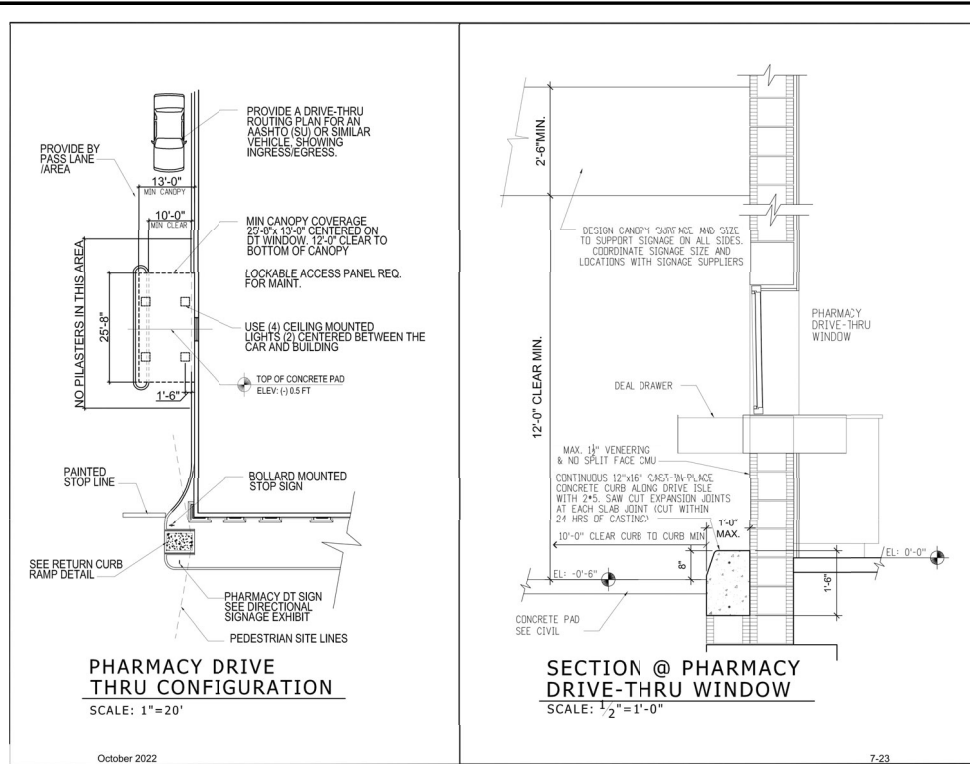
NOTE:
1. A BENCH MARK IS TO BE SET ON TOP OF CONTROL STRUCTURE



NOTE :
1. FASTEN SKIMMER BLADE TO MOUNTING STRAP W/3/8" GALV. BOLTS & FASTNERS.
2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x4" EXPAN. ANCHOR BOLT & FASTNERS.

SKIMMER MOUNTING BRACKET
N.T.S.

KHA PROJECT 049335015		DATE 05/26/2023		SCALE AS SHOWN		DESIGNED BY MWW		DRAWN BY MWW		CHECKED BY LUD		DATE 05/26/2023	
L. JORDAN DRAPER, P.E.		STATE OF FLORIDA		PROFESSIONAL ENGINEER		LICENSE NO. 15131		CITY OF APOPKA		COMMENTS		DATE 05/25/23 JAC	
GENERAL CONSTRUCTION DETAILS		THE SHOPPES AT EAST SHORE-PHASE 1		FLORIDA		CITY OF APOPKA		REVISIONS		DATE		BY	
SHEET NUMBER C9.1		Page 72 of 106											



Always call 811 two full business days before you dig to have underground utilities located and marked.

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SHEET NUMBER C9.2	THE SHOPPES AT EAST SHORE-PHASE 1	FLORIDA CITY OF APOPKA	PUBLIX CONSTRUCTION DETAILS	KHA PROJECT 049335015 DATE 05/26/2023 SCALE AS SHOWN DESIGNED BY MWM DRAWN BY MWM CHECKED BY LJD		Kimley»»Horn **2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106	LICENSED PROFESSIONAL ENGINEER L. JORDAN DRAPER, P.E. STATE OF FLORIDA LICENSE NUMBER 81902 DATE: 05/26/2023			CITY OF APOPKA COMMENTS No. REVISIONS DATE BY		
							05/25/23 JAC					



June 30, 2023

City of Apopka
Development Review Committee
120 East Main Street
Apopka, FL 32703

Re: **2302 Ocoee-Apopka Road Multifamily Construction Site Plan
Construction Site Plans (CSP's) – Amendment #1**

To Whom It May Concern:

We are proposing the following revisions to the Approved Construction Site Plans permitted on June 20, 2022.

Revision 1 – Noted as REV 25

C4.0 and C4.1 Site Plan

- Revised Long Term Bicycle Parking from 76 total spaces to 28 total spaces based on MU-ES-GT zoning district Land Development Code.

If you have any further questions, please do not hesitate to contact me directly at 407-427-1610 or by email at brent.lenzen@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "B. Lenzen".

Brent A. Lenzen, P.E.
Vice President

K:\ORL_Civil\049638000-Ocoee Apopka Rd Multifamily\CONST PHASE\CITY OF APOPKA REVISIONS\2023-06-30 - Construction Plan Amendment #1\2023-06-30 - City Revision 1 Narrative.docx

3.6.7. - MU-ES-GT: Mixed-Use East Shore-Gateway Subdistrict

- A. **Purpose.** The purpose of the MU-ES-GT: Mixed-Use East Shore-Gateway subdistrict, is to serve as a gateway to the MU-ES-NM subdistrict, with uses that are more suburban in character but are developed in a more walkable and pedestrian-friendly form. Subdistrict streets, while supporting a larger block structure than the other subdistricts, are well connected and support multiple modes of mobility. The subdistrict allows for a range of uses including multi-family, retail, light industrial, gas stations, and large scale retailers when outparcels frame the street.



- B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in [Article 4: Use Regulations](#).

C. **Intensity and Dimensional Standards, MU-ES-GT (Gateway)**

Standard		Single-family [one du]	Two-Family & Townhome	Multi-Family	All Other Uses
Lot Area, min. (sf.)		7,500	8,000	8,000	7,500
Living Area, min. (sf per unit)		1,350	1,000	750	Not applicable
1	Lot Width, min. (ft.)	70	50	100	75
2	Front Yard Setback, min. and max. (ft.)	25 min.	15 min.	15 min./80 max.[1]	15 min./80 max.[1]
3	Building width in build-to-zone, min (% of lot width)	60	60	60 [2]	60 [2]

4	Side Yard Setback, min. (ft.)	7.5 [3]	7.5 [3]	10 [3]	10 [3]
5	Corner Side Yard Setback, min. (ft.)	20	7.5	20	20
6	Rear Yard Setback, min. (ft.)	25	20	25	10
7	Building Height, max. (ft.)	35	35	45	45
8	Density, max (dus/acre)	5 [4]	10 [4]	15 [4][5]	Not applicable
FAR, min. and max.		Not applicable	Not applicable	Not applicable	0.25 min./1.0 max. [6]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum; du = dwelling unit

[1] The area between the minimum and maximum build-to-lines that extends the width of the lot constitutes the build-to-zone.

[2] The remaining build-to-zone width may be occupied by outdoor gathering spaces, outdoor dining areas, walkways, landscaped areas, stormwater management facilities that use low impact development techniques.

[3] Minimum of 15 ft. between structures, only applies to exterior units.

[4] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than 2 DUs per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

[5] Applicable to a residential development, and the residential component of a mixed-use development.

[6] Applicable to a nonresidential development, and the nonresidential component of a mixed-use development.

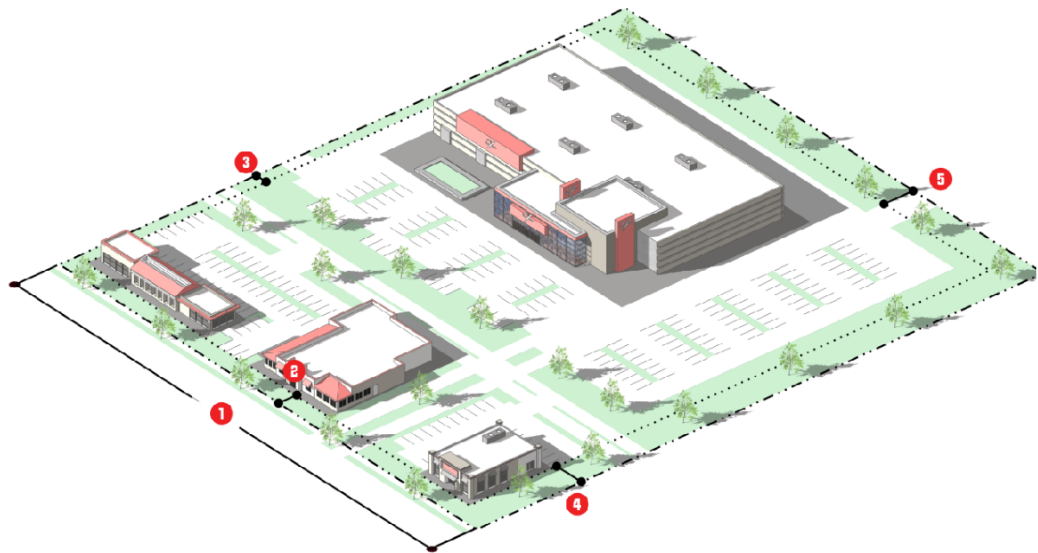
D. Other Standards, MU-ES-GT (Gateway)

Use Mixing	For sites over 25 acres that are adjacent to arterial or collector roads, nonresidential uses shall be at least 20 percent and no more than 50 percent of the site. Compliance with this requirement shall occur within seven years of the date of approval of the development. Compliance shall be measured based on the floor area of the use, as a percentage of the overall constructed floor area of the development. An applicant may request an increase or decrease in the percentage by the City Council. Justifications by the applicant shall depend on surrounding land use, existing development patterns, or other land use factors including (but not limited to) utilities, roads, development intensity or environmental factors.
Block Standards	The maximum block perimeter shall not exceed 2,000 ft.
Connectivity	The vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the site and adjacent parcels of land. The Director may waive or modify the requirement on determining that such cross-access is impractical due to site constraints, or is inappropriate due to traffic safety issues, or undesirable due to the proposed development's incompatibility with existing development on the adjacent parcel. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining parcels of land, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate land records.
Pedestrian Circulation	Sidewalks shall be provided on both sides of the street, with a planting strip (Street trees at 1 per 40 feet on center (on average), ground cover and/or grates are located in this planting area) of 11 feet wide on avenue streets and six feet wide on local streets between the sidewalk and the street. Sidewalks shall be at least eight feet wide along avenue street frontages (to accommodate street furniture, outdoor dining, or other pedestrian amenities) and six feet wide along local streets. Sidewalks along pedestrian street frontages shall maintain a pedestrian "clear zone" that is unobstructed by any permanent or nonpermanent object for a minimum width of four feet. Where a sidewalk or other walkway crosses a street, driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, or decorative bollards.

Building Facades	Façades shall not exceed 20 horizontal feet and ten vertical feet without including at least one of the following elements: (canopies, recesses, arcades, raised parapets, roof forms, adjacent display windows) to establish clearly defined, highly visible, primary building entrances. Building facades along public streets shall maintain a pedestrian scale and integrate the public and private spaces using architectural elements.
Building Massing and Façade Articulation	Therefore, building facades shall not exceed 60 feet along a street frontage without providing a substantial volume break such as a volume recess, a tower or bay, or an architecturally prominent public entrance. The recesses and projections shall have a minimum depth of three feet.
Flat Roof Design	When a flat roof is proposed, parapet walls with three-dimensional cornice treatments shall conceal the roof. The cornice shall include a perpendicular projection of a minimum of eight (8) inches from the parapet facade plane.
Building Orientation	Locate and configure outparcels and their buildings to define street edges, development entry points, and gathering spaces. The outparcels shall meet the build-to-line setbacks. Additional buildings may be on the same parcel and are permitted to be setback further from the road, if outparcels are framing the street and meet the building width minimum percentage requirement.
Building Entrances	All primary pedestrian entrances into principal buildings shall be clearly defined and emphasized using changes in the wall plane or facade material, pilasters, awnings, canopies, porches, or other architectural elements. Where the facade of a principal building abuts or faces a street, at least one operable pedestrian entrance providing both ingress and egress shall be provided. If the facade includes multiple tenant spaces, at least one such entrance shall be provided for each street-level tenant space. These required pedestrian entrances shall open directly to the street sidewalk without requiring pedestrians to pass through a garage, parking lot, or other non-pedestrian area located between the entrance and the street.

Transparency	Where the facade of a building abuts or faces a street or an adjoining public gathering space, a minimum of 25 percent the street-level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians. Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and nonreflective, with a minimum of twenty-five (25%) percent transparency (windows) (See 4.2.3).
Parking	Along any street, all proposed new or additional surface vehicle parking shall be predominately located to the rear or side of the development's principal building(s) or in a parking structure. No more than two bays of parking may be located in the front of the building. Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings or landscaped areas. All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and a primary pedestrian entrance(s) to the building(s) served by the parking area.
Bicycle Parking	New development shall provide at least one bicycle rack, locker, or other bicycle parking facility designed to accommodate parking spaces for at least four bicycles, plus additional or larger facilities designed to accommodate parking spaces for at least two additional bicycles for each 40 vehicle parking spaces over 80 parking spaces. Required bicycle parking facilities shall be located within 50 feet of the primary pedestrian entrance(s) to the development's principal building(s). 542 Total Parking Spaces = 542 - 80 = 462/40 = 11.55 = 12 Long Term Parking Spaces = 4 + 2(12) = 28 Total Long Term Parking Spaces
Parking Structure	Where the street-level facade of a parking structure abuts or faces a pedestrian street frontage, the facade shall be articulated through use of at least three of the following features: (1) windows or window-shaped openings; (2) masonry columns; (3) decorative wall insets or projections; (4) awnings; (5) changes in color or texture of exterior materials; (6) integrated vegetation (hanging or along trellises); or (7) other similar features approved by the Director.

Development Compatibility	<u>Sec. 5.9</u> , Neighborhood Compatibility Standards, shall only apply to proposed nonresidential and multifamily development abutting a residential zoning district, and only along shared property lines. No buffers shall be required between any other uses, , unless specifically required as part of the approval of a special exception permit. (See Sec. 2.5.1.G, Special Exception Permit.)
Open Space	Each development shall provide outdoor gathering spaces such as courtyards, plazas, pocket parks, where appropriate for the area being served. At a minimum, provide pedestrian amenities such as plazas, seating areas or gathering spaces between buildings that are visible and accessible.



E. Reference to Other Standards

Article 5: Development Standards

Section 5.1 Off-Street Parking, Bicycle Parking, and Loading Standards

Section 5.2 Landscaping and Buffer Standards

Section 5.3 Tree Protection Standards

Section 5.4 Open Space Set-Aside Standards

Section 5.5 Fences and Walls

Section 5.6 Exterior Lighting

Section 5.7 Development Design Guidelines

Section 5.8 Neighborhood Compatibility Standards

Section 5.9 Agricultural Compatibility Standards

Section 5.10 Signs

Section 5.11 Green Building Standards

Section 5.12 Green Building Incentives

Section 5.13 Roads, Streets, Sidewalks, and Bikeways

Section 5.14 Utilities

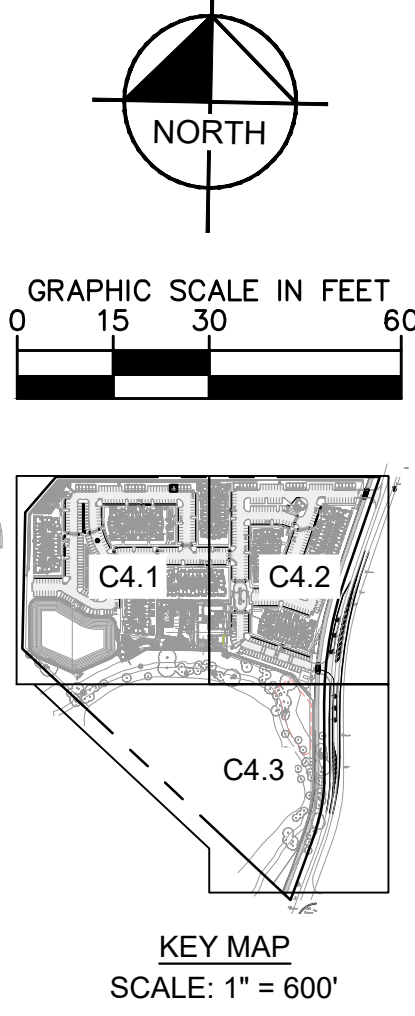
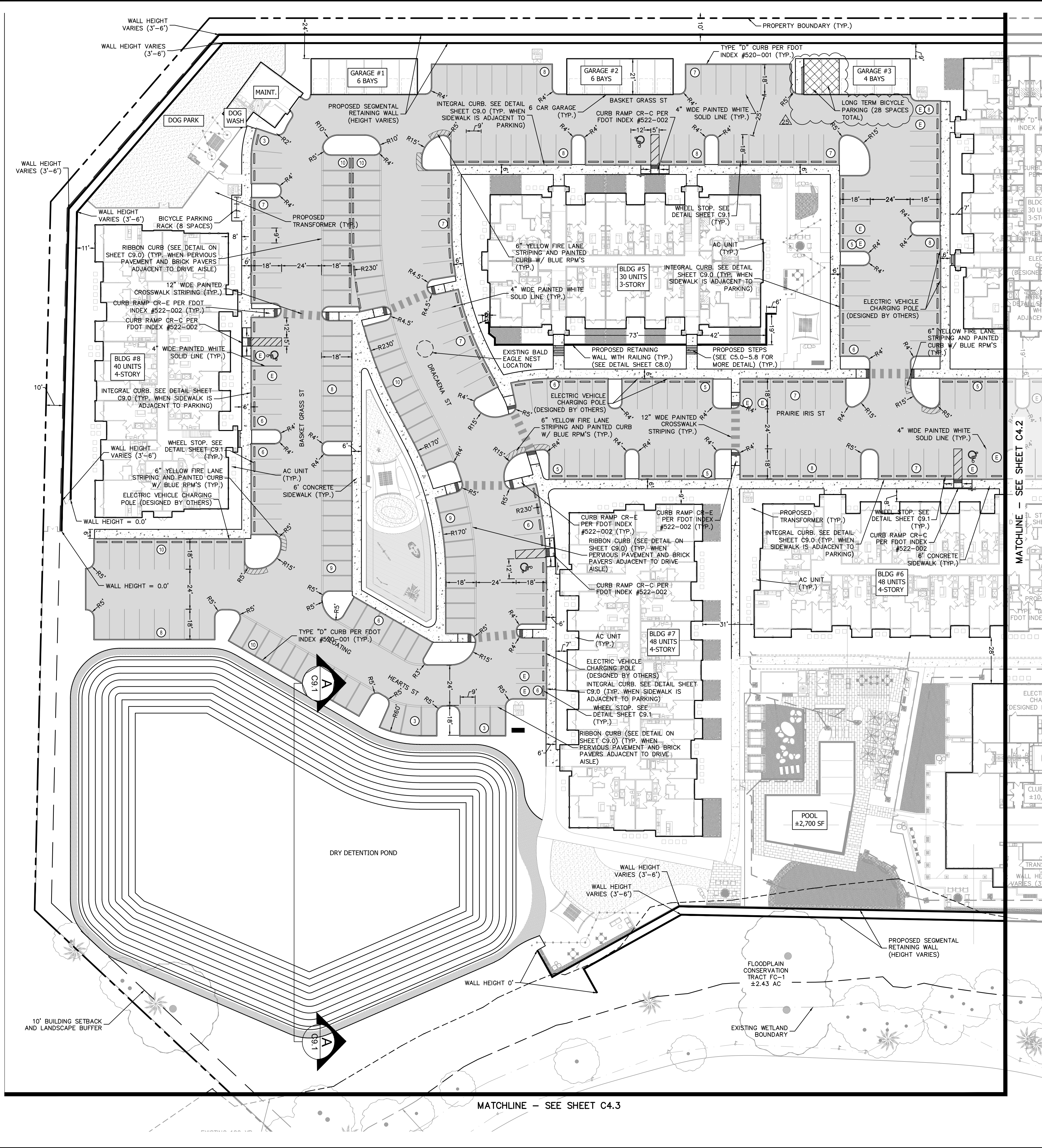
Section 5.15 Guarantees and Sureties

Section 5.16 Miscellaneous Standards

Article 6: Environmental Standards

Article 7: Concurrency Management System

(Ord. No. 2877, § VIII, 12-15-2021)



- GENERAL NOTES:**
- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
 - SEE SHEET C5.0-C5.8 FOR DRAINAGE AND GRADING DETAILS.
 - SEE SHEETS C6.0-C6.3 FOR WATER AND SEWER DETAILS.
 - DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, NFPA 1 2012 EDITION (FFPC 5TH EDITION).
 - THE DEVELOPER SHALL OBTAIN WATER, RECLAIMED WATER, AND WASTEWATER SERVICE FROM CITY OF APOPKA. CITY OF APOPKA WILL NOT OWN, OPERATE OR MAINTAIN THE ON-SITE PRIVATE WATER, RECLAIMED WATER OR WASTEWATER SYSTEMS. FIRE FLOWS AND HYDRANT INFORMATION SHOWN ON THE PLANS SHALL BE COORDINATED WITH CITY OF APOPKA FIRE RESCUE. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER AND WASTEWATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
 - ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING SECTION 58-25(D) OF THE CITY OF APOPKA CODE OF ORDINANCE.
 - DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WILDLIFE AND PLANTS LISTED AS IMPERILED SPECIES (ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN). THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERN AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY REQUIRED HABITAT PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC).
 - ALL CURB RAMPS AND SIDEWALKS AT PROJECT ENTRANCES WILL BE FDOT AND ADA COMPLIANT, WHERE REQUIRED.
 - SIDEWALK CURB RAMPS WILL BE DESIGNED AS DIRECTIONAL PER FDOT STANDARD PLANS INDEX 522-002.

LEGEND	
	PROPERTY LINE
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL ON SHEET C9.0)
	PROPOSED CONCRETE SIDEWALK (SEE DETAIL ON SHEET C9.0)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL ON SHEET C9.0)
	PROPOSED PERVIOUS PAVING SPACE (SEE DETAIL ON SHEET C9.0)
	PROPOSED FENCE
	EXISTING WETLAND BOUNDARY
	EXISTING FEMA FLOOD PLAIN
	PARKING COUNT
	HYBRID/ELECTRIC/LOW ENERGY VEHICLE PARKING SPACES

Always call 811 two full business days before you dig to have underground utilities located and marked.

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Kimley»Horn		SITE PLAN		OCOEE-APOPKA RD MULTIFAMILY		CITY OF APOPKA	
DATE	08/26/2022	SCALE	AS SHOWN	DESIGNED BY	JTP	CHECKED BY	JTP
PROJECT	049638000	DATE	08/26/2022	SCALE	AS SHOWN	DESIGNED BY	JTP
KHA PROJECT		DATE		SCALE		DESIGNED BY	
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PROJECT		DATE		SCALE		DESIGNED BY	

PROPERTY BOUNDARY INFORMATION

PROPERTY BOUNDARY:	BEARING:	LENGTH:
PB1	S 89°28'44" E	104.91'
PB2	S 89°51'34" E	145.62'
PB3	S 00°22'15" W	399.86'
PB4	N 89°44'52" W	259.33'
PB5	N 01°37'55" E	400.20'

DRAINAGE OPENINGS IN RETAINING WALL

NUMBER:	TYPE OF OPENING:	INVERT:	HEIGHT:	LENGTH:
DO-1	RECTANGLE	148.00'	3.00'	12.00'
DO-2	RECTANGLE	148.00'	2.00'	6.00'

DRAINAGE AND GENERAL NOTES

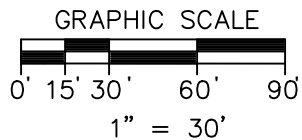
- ALL PIPING IS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS.
- ALL CONCRETE STRUCTURES MANUFACTURED BY MACK CONCRETE.
- VEHICLE PARKING IS PROHIBITED ON THE SPINE ROADS (SOUTH HAWTHORNE AVE & 4TH STREET).
- CONTRACTOR TO GRADE SOILS SO THAT THE ELEVATIONS ARE 0.10' BELOW IMMEDIATE ADJACENT SIDEWALK.
- ALL CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AT 2.00% MAXIMUM SLOPE PER THE ADA.
- THE BUILDING AND ALL PROPOSED INFRASTRUCTURES, E.G., PAVEMENT, DRAINAGE, SIDEWALKS, SANITARY COLLECTION, POTABLE WATER AND FIRE PROTECTION, ETC. WILL BE CONSTRUCTED IN SINGLE PHASE.
- NO OUTSIDE STORAGE OR MAINTENANCE.
- INTENDED USE: MIXED USE DEVELOPMENT.
- DIRECTIONAL ARROWS PER FDOT STANDARD INDEX 17346 (LATEST EDITION).

SURVEY NOTES:

- THIS PLAN INDICATES THE LOCATION OF THE PROPERTY BOUNDARY, AS PROVIDED BY NIETO WHITTAKER, LLC, A FLORIDA LICENSED LAND SURVEYING COMPANY.
- THE ENGINEER OF RECORD DOES NOT CERTIFY TO THE CORRECTNESS OF THE BOUNDARY, WHICH HAS BEEN PROVIDED FOR INFORMATIONAL AND CIVIL ENGINEERING DESIGN PURPOSES ONLY.

SITE DATA TABLE

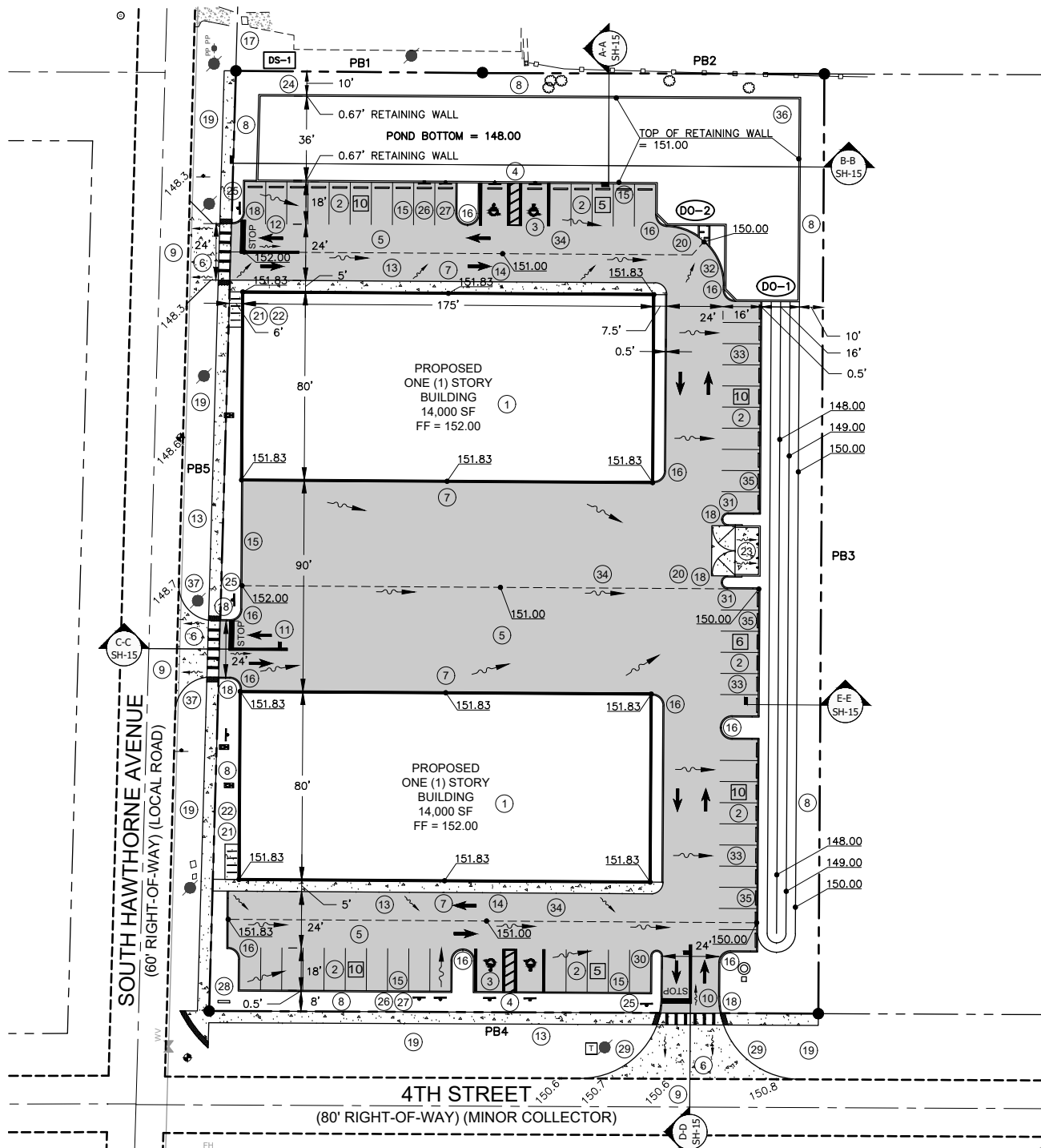
CURRENT ZONING:	MU-D	FLOOR AREA RATIO ALLOWED:	= 2.00	PARKING REQUIREMENTS:	2 SPACES PER 1,000 SF OF WAREHOUSE AREA 1 SPACE PER 250 SF OFFICE AREA
FUTURE LAND USE:	COMMERCIAL	FLOOR AREA RATIO PROVIDED:	= 0.27		
BUILDING SETBACK:	FRONT = N/A (FACING SOUTH HAWTHORNE AVE.) N SIDE = N/A S SIDE = N/A (FACING 4TH STREET) REAR = N/A	INDIVIDUAL BUILDING INFORMATION:	TOTAL SQUARE FOOTAGE = 14,000 SF MAX. BUILDING HEIGHT = 75 FT ACTUAL BUILDING HEIGHT = 36 FT		2 SPACES X (28,000 SF/1,000 SF) = 56 SPACES 1 SPACE X (0,000 SF/250 SF) = 00 SPACES TOTAL SPACES REQUIRED = 56
LANDSCAPE BUFFER:	FRONT = N/A (FACING SOUTH HAWTHORNE AVE.) N SIDE = N/A S SIDE = N/A (FACING 4TH STREET) REAR = N/A	PROPOSED CONDITIONS:	IMPERVIOUS (BUILDINGS) = 28,000 SF = 0.643 AC (27.47%) IMPERVIOUS (DRIVEWAYS) = 47,424 SF = 1.089 AC (46.54%) PERVIOUS = 26,490 SF = 0.608 AC (25.99%) TOTAL = 101,914 SF = 2.340 AC (100.00%)	PARKING PROVIDED:	56 SPACES @ 9'x18' (REGULAR) 4 SPACES @ 12'x18' (HANDICAP) 60 SPACES TOTAL PROVIDED
				PARCEL ID NUMBERS:	09-21-28-0196-10-250



CONSTRUCTION NOTES:

- CONSTRUCT ONE (1) STORY BUILDING. SEE ARCHITECTURAL PLANS FOR DOOR AND WINDOW LOCATIONS PLUS DIMENSIONS.
- STRIPE THE PROPOSED REGULAR PARKING SPACES PER THE MANUAL ENTITLED "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- STRIPE AND SIGN THE PROPOSED HANDICAPPED PARKING SPACES PER THE DOCUMENTS ENTITLED "AMERICANS WITH DISABILITIES ACT" (A.D.A. & THE MUTCD).
- INSTALL FTP-25 STANDARD HANDICAPPED PARKING SIGNS PER FDOT STANDARD INDEX (LATEST EDITION). PROVIDE A SIGN THAT SAYS SPACE IS "VAN ACCESSIBLE" PER LDC SEC. 5.1.5.
- CONSTRUCT 1 1/2" ASPHALTIC CONCRETE SURFACE (TYPE S-III), 6" LIMEROCK AND 12" STABILIZED SUBBASE.
- RIGHT-OF-WAY: CONSTRUCT 6" REINFORCED CONCRETE WITH 6" X 6", 10X10 WWF OR FIBERMESH, 12" STABILIZED SUBBASE. (REFER TO PLAN SHEETS 13 FOR CONSTRUCTION DETAILS.)
- INSTALL DOWNSPOUT TO BE TIED INTO STORMWATER DRAINAGE SYSTEM (SEE PLAN SHEET 13).
- ALL GREEN AREAS TO BE SODDED AND/OR LANDSCAPED.
- MATCH EDGE OF EXISTING PAVEMENT WITH SAW CUT.
- CONSTRUCT 12.50 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 16.85 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 13.84 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 5' WIDE CONCRETE SIDEWALK AT 2.00% MAXIMUM GRADE. (SEE PLAN SHEET 12) (DRAIN AWAY FROM BUILDING).
- SIDEWALK ELEVATION FLUSH WITH PAVEMENT.
- CONSTRUCT STANDARD FDOT TYPE 'D' CURB PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 300, LATEST EDITION.
- ALL CURB RADII ARE 4'-6" AS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING DRAINAGE STRUCTURE. CONTRACTOR TO VERIFY RIM ELEVATION.
- 3' CONCRETE CURB TAPER.
- REPLACE EXISTING SOD EQUAL TO OR BETTER THAN ORIGINAL CONDITION.
- CONTRACTOR TO ENSURE POSITIVE FLOW TO FLUME.
- CONCRETE BIKE RACK PAD ELEVATION FLUSH WITH SIDEWALK.
- CONSTRUCT 6' WIDE CONCRETE BIKE RACK PAD WITH FOUR (4) BIKE RACKS (DRAIN AWAY FROM BUILDING).
- DUMPSTER ENCLOSURE (SEE PLAN SHEET 8). 21'-4" X 10'-0" X 6" THICK CONCRETE PAD (SEE PLAN SHEET 13).
- CONSTRUCT DRAINAGE CONTROL STRUCTURE (SEE PLAN SHEET 13).
- CONTRACTOR TO INSTALL STOP SIGN.
- TWO (2) ELECTRIC CAR PARKING ONLY SIGNS.
- TWO (2) ELECTRIC CAR CHARGING STATIONS.
- MONUMENT SIGN: 5'-0" X 3'-0"
- CONSTRUCT 35' RADIUS.
- CONSTRUCT 2' RADIUS MEASURED FROM INSIDE FACE OF CURB.
- CONSTRUCT 2'-3" RADIUS MEASURED FROM INSIDE FACE OF CURB.
- CONSTRUCT 25' RADIUS MEASURED FROM INSIDE FACE OF CURB.
- CONTRACTOR TO ENSURE POSITIVE FLOW TO SWALE.
- DRAINAGE VALLEY
- CONSTRUCT FLUSH CURB (SEE PLAN SHEET 13).
- 4' HIGH RETAINING WALL (TRINITY SYSTEM) WITH 4' TALL DECORATIVE FENCE.
- CONSTRUCT 15' RADIUS.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



SITE DEVELOPMENT PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 06/20/23

NO.	REVISION/ISSUE	DATE

SITE DEVELOPMENT PLAN

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703



Reason: Kenneth H Ehlers PE18243 This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2023.06.20 15:37:20 -04'00'
Adobe Acrobat version: 2023.001.20174

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

MICHAEL R. COOPER
CONSTRUCTION
COMPANY, INC.

BUSINESS CENTER

DWG SHEETS 1-17	SHEET
DATE MARCH 31, 2023	6
SCALE AS SHOWN	



**DONALD W. MCINTOSH
ASSOCIATES, INC.**

July 17, 2023
Via upload and delivery

Bobby Howell, AICP
Planning Manager
City of Apopka
120 E. Main Street
Apopka, Florida 32703

Re: AdventHealth Replacement Campus, Phase 2 – Construction Site Plan
Response to DRC Comments

Dear Bobby,

We are in receipt of comments dated June 26, 2023. Our responses are provided below.

CIVIL ENGINEERS

- Copy of City Stamped Approved Master Plan dated October 3, 2014.

LAND PLANNERS

Planning and Zoning – Bobby Howell, Planning Manager
(407) 703-1712, or via email at bhowell@apopka.net

SURVEYORS

1. Comprehensive Plan, Future Land Use Element Policy 16.2 requires all parking lots with more than 100 parking spaces to provide a minimum of 20% of the parking spaces in pervious area.
Response: The approved Master Plan for the original Replacement Campus project (SPR14-25) included a waiver from Future Land Use Element Policy 16.2 based, in part, on the fact that it is not safe for elderly, injured or those recovering from injury to be walking on or crossing unimproved or uneven surfaces. Attached is a copy of city stamped approved master plan (approved under Ordinance No. 2393). Site improvements note 1 on sheet 2 indicates all parking shall be hard surfaces due to the nature of the business (hospital/health care)
2. Provide a note in the site data section that states how many additional parking spaces are being provided as a result of this project.
Response: Note 15 in the site data section on sheet C002 previously provided notes all parking for all phases and site total. This Phase is noted as Phase 2 and provides for 508 additional parking spaces.

2200 Park Ave. North

Transportation Planning – Pam Richmond, Transportation Coordinator
(407) 703-1686 or via email at prichmond@apopka.net

Winter Park, FL

1. Comments may be forthcoming.
Response: Acknowledged.

32789-2355

Engineering Division – Richard Earp, City Engineer
(407) 703-1627 or via email at rearp@apopka.net

Fax 407-644-8318

1. Comments may be forthcoming.

407-644-4068

F:\Proj2021\21625\ENGAdmin\C\ec018 City CSP RAII Response.doc



City of Apopka

Re: AdventHealth Replacement Campus, Phase 2 – Construction Site Plan
Response to DRC Comments

Page 2

Response: Acknowledged.

Public Services

(407) 703-1731

1. Comments may be forthcoming.

Response: Acknowledged.

Fire Department – Jerry Holderfield, Captain/Fire Inspector

(407) 703-1754 or via email at jholderfield@apopka.net

1. No comments.

Response: Acknowledged.

Building Department – John Hanson, Building Official

(407) 703-1713 or via email at jhanson@apopka.net

1. No comments.

Response: Acknowledged.

Police Department – Michael McKinley, Police Chief

(407) 703-1771 or via email at mmckinley@apopka.net

1. The Police Department does not have any comments at this time.

Response: Acknowledged.

We trust this information comprehensively responds to your comments. Should you need anything further please do not hesitate to contact our office. Thank you for your time on this project.

Sincerely,

DONALD W. MCINTOSH ASSOCIATES, INC.

John T. Townsend, PE
Sr. Vice President/Director of Engineering

JTT/bd

c: Claudia Cintas, AIA – AdventHealth
Jeong Park, PLA, ASLA – EDSA
Chris Mouer, PE – TLC Engineering

MASTER PLAN

FLORIDA HOSPITAL APOPKA

REPLACEMENT CAMPUS



CITY OF APOPKA, FLORIDA

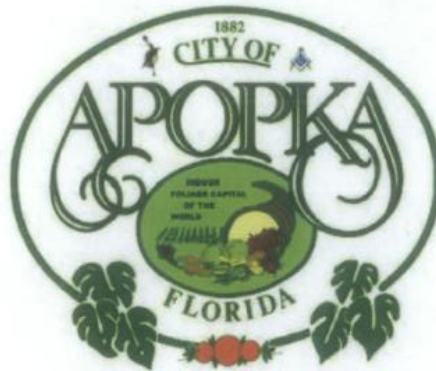
PREPARED FOR

ADVENTIST HEALTH SYSTEM/SUNBELT, INC.

(DBA FLORIDA HOSPITAL APOPKA)

201 NORTH PARK AVENUE

APOPKA, FL 32703



LEGAL DESCRIPTION:

That part of the South 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 28 East, Orange County, Florida, lying Westerly of the Westerly line of the right-of-way of County Road 437A and the Westerly line of the limited access right-of-way of State Road 429, being part of Parcel 63-125, all as described in Stipulated Order of Taking recorded in Official Records Book 5460, Page 4796, Public Records of Orange County, Florida; and South of the Southerly line of Parcel 212 Part C, and East of the Easterly line of Parcel 212 Part B, as described in Amended Stipulated Order of Taking recorded in Official Records Book 8959, Page 3113, Public Records of Orange County, Florida.

Containing 33.713 Acres more or less and being subject to any rights-of-way, restrictions and easements of record.

ENGINEER/SURVEYOR:

DONALD W. MCINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
PH: 407.644.4068
CONTACT PERSON: JOHN T. TOWNSEND, PE

ARCHITECT:

EARL SWENSSON & ASSOCIATES, INC.
2100 WEST END AVENUE, SUITE 1200
VANDERBILT PLAZA
NASHVILLE, TENNESSEE 37203
PH: 615.329.9445
CONTACT PERSON: MATT MANNING, AIA

OWNER:

ADVENTIST HEALTH SYSTEMS/SUNBELT, INC.
DBA FLORIDA HOSPITAL APOPKA
201 NORTH PARK AVENUE
APOPKA, FLORIDA 32703
PH: 407.889.1001
CONTACT PERSON: JENNIFER WANDERSLEBEN

PROJECT MANAGER:

ADVENTIST HEALTH SYSTEMS/SUNBELT, INC.
DBA FLORIDA HOSPITAL
1919 NORTH ORANGE AVENUE, SUITE D
ORLANDO, FLORIDA 32803
PH: 407.303.1166
CONTACT PERSON: RAYMOND MOE, SR. PROJ MGR

REVISION OCTOBER 3, 2014
AUGUST 20, 2014



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

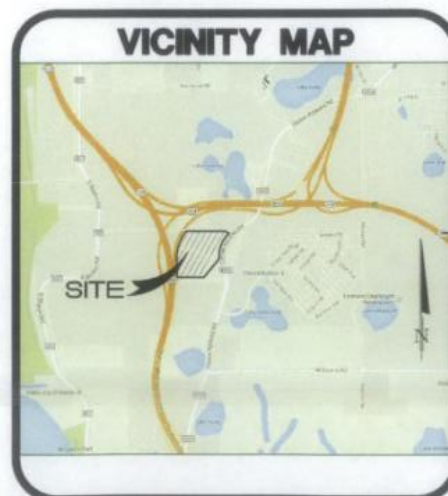


FLORIDA HOSPITAL
APOPKA

The skill to heal. The spirit to care.®

SHEET INDEX

- 1 COVER SHEET
- 2 DEVELOPMENT STANDARDS, SITE DATA AND NOTES
- 3 MAPS, LEGEND AND SECTIONS
- 4 EXISTING CONDITIONS PLAN
- 5 AERIAL
- 6 MASTER PLAN - PHASE 1
- 7 MASTER PLAN - PHASE 2
- 8 UTILITY PLAN
- 9 COMMERCIAL TRUCK MANEUVERABILITY PLAN
- A1-A2 CONCEPTUAL BUILDING ELEVATIONS



SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
PROPERTY APPRAISER PARCEL ID # 20-21-28-0000-00-007

NOT FOR CONSTRUCTION
DONALD W. MCINTOSH
ASSOCIATES, INC.
REGISTERED PROFESSIONAL
ENGINEER/SURVEYOR
FLORIDA P.E. NO. 52127
AUTHORIZATION NO. 68

JOHN T. TOWNSEND
FLORIDA P.E. NO. 52127
DATE:

FLORIDA HOSPITAL APOPKA REPLACEMENT CAMPUS -MP-14079 - 8/20/14 - REV 10/3/14

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.

DEVELOPMENT STANDARDS

GENERAL

- FLORIDA HOSPITAL SHALL HAVE THE RIGHT TO APPLY TO THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR FOR A DETERMINATION THAT A PARTICULAR DEVELOPMENT MATTER IS CONSISTENT WITH THE DEVELOPMENT PLAN AND THE PUD. THE FOLLOWING EXAMPLES ARE A NON-EXHAUSTIVE LIST OF MATTERS THAT CAN BE CONSIDERED BY THE COMMUNITY DEVELOPMENT DIRECTOR:
 - THE SPECIFIC DIMENSIONS AND BOUNDARIES OF RIGHTS-OF-WAY AND EASEMENT AREAS,
 - MODIFICATIONS TO STREET DESIGN AND STREETSCAPES DUE TO ON-SITE HARDSHIPS,
 - INTERPRETATION AND/OR UTILIZATION OF DESIGN STANDARDS NOT SPECIFICALLY ADDRESSED IN THE PUD.

BUILDING EXTERIOR

- THE PROVIDED CONCEPTUAL ELEVATIONS DEFINE THE OVERALL DESIGN INTENT FOR THE PROJECT WITH REGARD TO MASSING, MATERIALITY AND COLORATION. PROPOSED MATERIALS MAY BE SELECTED TO PROVIDE A DURABLE AND HANDSOME BUILDING THAT RESPONDS TO THE ENVIRONMENT IN A SUSTAINABLE MANNER. BECAUSE THE PROJECT MAY PURSUE A LEED CERTIFICATION, MATERIALS MAY BE SELECTED BASED ON THE OVERALL LIFE CYCLE SUSTAINABILITY OF THE BUILDING - THIS STRATEGY MAY INCLUDE SELECTION OF REGIONALLY SOURCED MATERIALS, MATERIALS THAT ARE HIGHLY RECYCLABLE OR HAVE A HIGH RECYCLED CONTENT, AND MATERIALS THAT REQUIRE MINIMAL OVERALL MAINTENANCE.
- PREDOMINANT MATERIALS MAY INCLUDE A MIXTURE OF PRECAST CONCRETE, STUCCO (MULTIPLE COLORS), UNIT MASONRY PRODUCTS, CAST IN PLACE CONCRETE, METAL PANELS, AND A GLASS AND ALUMINUM CURTAIN WALL SYSTEM AS CONCEPTUALLY ILLUSTRATED IN THE PHASE 1 ELEVATIONS PROVIDED WITH THE MASTER PLAN PACKAGE. COLORS MAY BE SIMILAR TO THOSE INDICATED IN THE ATTACHED ELEVATIONS AND MAY BE A COMBINATION OF COLORS THAT ARE BORROWED FROM NATURE AND THE SURROUNDING LANDSCAPE.

SITE IMPROVEMENTS

- THE SITE PARKING LOTS SHALL ALL BE HARD SURFACES DUE TO THE NATURE OF THE BUSINESS BEING HEALTH CARE. MATERIALS MAY INCLUDE ASPHALT, PAVES, CONCRETE, NO GRASS PARKING WILL BE PROVIDED.
- BUILDING HEIGHT WILL BE UP TO 160' AND UP TO 7 STORES EXCLUSIVE OF MECHANICAL EQUIPMENT, PARAPET WALLS, ARCHITECTURAL FEATURES AND ANTENNAS.
- SERVICE AREA SHOWN ON THE MASTER PLAN WILL SERVE BOTH THE HOSPITAL AND MEDICAL OFFICE BUILDINGS. NUMBER OF LOADING SPACES WILL BE DETERMINED BY NEED BY THE HOSPITAL.
- THE PROPOSED DEVELOPMENT WILL OCCUR IN MULTIPLE PHASES. FINAL PHASING MAY BE REVISED DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS. EACH PHASE MUST BE ABLE TO STAND ALONE.

EXTERIOR LIGHTING

- GENERAL SITE LIGHTING FOR THE PROJECT AS A WHOLE MAY BE BASED ON THE USE OF BEST PRACTICES WITH REGARD TO FIXTURE EFFICIENCY WITH THE OVERALL INTENT TO PROVIDE AN ENERGY EFFICIENT DESIGN SOLUTION FOR SITE LIGHTING.
- THE PROJECT MAY SEEK LEED CERTIFICATION, AND AS SUCH, THE BULK OF THE SITE LIGHTING MAY UTILIZE LIGHT EMITTING DIODE (LED) LAMPS. LARGE PARKING AREAS MAY BE ILLUMINATED VIA METAL OR CONCRETE POLES (30' MAXIMUM POLE HEIGHT) MOUNTED ON CONCRETE BASES LOCATED FLUSH WITH FINISH GRADE. MAIN ENTRY DRIVES MAY UTILIZE A MORE DECORATIVE FIXTURE WITH A SHORTER POLE HEIGHT (20'-22') TO PROMOTE A SENSE OF ENTRY. ALL LIGHT POLES MAY BE DESIGNED TO SUPPORT BANNERS AND OTHER GRAPHICS TO PROMOTE THE HOSPITAL, CAMPUS WAYFINDING, AS WELL AS WELLNESS EVENTS SUPPORTED BY THE HOSPITAL. ALL EXTERIOR LUMINAIRES MAY BE PROVIDED WITH A LED SOURCE UNLESS NOTED OTHERWISE ON FINAL DEVELOPMENT PLANS. DECORATIVE BUILDING, SITE (BOLLARDS AND PEDESTRIAN SCALE FIXTURES) AND LANDSCAPE LED LIGHTING MAY ALSO BE PROVIDED AT THE MAIN DROP-OFF CANOPIES, THE SURROUNDING EXTERIOR PUBLIC AREAS, WALKWAYS AND OTHER LANDSCAPE AMENITY AREAS TO PROVIDE ADEQUATE LIGHTING FOR THE INTENDED USE OF THESE SPACES AND TO ACCENTUATE THE OVERALL DESIGN OF THE PROJECT. LED SOURCES USED WILL INCLUDE A RELATIVELY HIGH COLOR RENDERING INDEX OF 70 OR HIGHER AND SHALL HAVE AN AVERAGE COLOR TEMPERATURE OF 4000K WHICH IS SIMILAR TO METAL HALIDE FIXTURES.

EXTERIOR SIGNAGE AND WAYFINDING

- THE MASTER SIGN PLAN PROVIDED INCLUDES THE GENERAL DIRECTION WITH REGARD TO SIZE AND LOCATION OF THE EXTERIOR SIGNAGE AND WAYFINDING FOR THE PROJECT. DRAWINGS PROVIDED DEPICT LOCATION AND SIZE OF THE PROPOSED SIGNS TO BE PROVIDED WITH THE PHASE 1 PROJECT ONLY.
- THE OVERALL DESIGN INTENT IS TO PROVIDE SITE SIGNAGE THAT WILL DIRECT VISITORS TO THE APPROPRIATE LOCATIONS ON SITE IN AS MINIMAL A MANNER AS POSSIBLE DESIGN OF THE SIGN BASES MAY BE HARMONIOUS WITH THE PROPOSED ARCHITECTURE OF THE BUILDING AND MAY UTILIZE MATERIALS SIMILAR TO THE PREDOMINANT MATERIALS USED ON THE BUILDING. THE MAIN ENTRANCE ON OCOEE APOPKA RD. MAY INCLUDE AN ENTRY FEATURE THAT COMBINES A GARDEN WALL WITH A GATEWAY ENTRY SIGN PLANNING THE ENTRANCE ROADWAY. ADDITIONALLY, BUILDING MOUNTED SIGNAGE MAY BE PROVIDED BY THE SIGNAGE VENDOR AND MAY BE ILLUMINATED BY AN LED SOURCE TO PROMOTE FIXTURE EFFICIENCY SIMILAR TO SITE LIGHTING. EXTERIOR LIGHT POLES MAY BE DESIGNED TO SUPPORT BANNERS AND OTHER GRAPHICS TO PROMOTE THE HOSPITAL, CAMPUS WAYFINDING, AS WELL AS WELLNESS EVENTS SUPPORTED BY THE HOSPITAL.

LANDSCAPING

- TREE REPLACEMENT - TREES CLEARED FROM THE SITE WILL BE REPLACED 1/2 INCH DBH TO 1 INCH DBH REMOVED. THE MINIMUM SIZE OF A REPLACEMENT TREE SHALL BE THREE INCHES DBH WITH A MINIMUM PLANTED HEIGHT OF EIGHT FEET.
- BUFFER YARD LANDSCAPING - THE BUFFER YARD LANDSCAPING IS INSPIRED BY FLORIDA'S NATURAL NATIVE LANDSCAPE. TREES AND SHRUBS SHALL BE PLACED WITH A NATURAL / ORGANIC FORM WITHIN THE BUFFER YARDS (SEE L40.02 FOR THE BUFFER YARD LOCATIONS AND L40.03 FOR LANDSCAPE BUFFER TYPICAL PLANS). A MAXIMUM 75 FEET WIDTH GAP IN TREE PLANTINGS MAY EXIST TO PROMOTE CLUSTERED ORGANIC FORM PLANTING.
- TYPE 'A' BUFFER (13' WIDE) LANDSCAPING ALONG OCOEE APOPKA ROAD
 - A 13' WIDE BUFFER SHALL BE TREATED WITH A COMBINATION OF CANOPY TREES, EVERGREEN TREES, PALM TREES, UNDERSTORY TREES AND RETAINED EXISTING TREES. TREES SHALL BE PROVIDED ALONG THE BUFFER YARD AT AN AVERAGE FREQUENCY OF ONE TREE FOR EVERY 30 FEET OR LESS.
 - STREET TREES SHALL BE PROVIDED ALONG OCOEE APOPKA ROAD AT A 90' INTERVAL WITH 4" CALIPER CANOPY TREES.
 - A LIFT STATION SHALL BE SCREENED WITH CONTINUOUS EVERGREEN TREES AND HEDGES FROM THE PUBLIC RIGHT OF WAY.
 - A BUS SHELTER AREA SHALL BE LANDSCAPED WITH FLOWERING TREES AND ORNAMENTAL SHRUBS & GROUNDCOVERS.
- TYPE 'B' BUFFER (11' WIDE) LANDSCAPING ALONG HARMON ROAD
 - A 11' WIDE BUFFER SHALL BE TREATED WITH A COMBINATION OF CANOPY TREES, EVERGREEN TREES, PALM TREES, UNDERSTORY TREES AND RETAINED EXISTING TREES. TREES SHALL BE PROVIDED ALONG THE BUFFER YARD AT AN AVERAGE FREQUENCY OF ONE TREE FOR EVERY 30 FEET OR LESS.
- TYPE 'C' BUFFER (15' WIDE) LANDSCAPING ALONG SR 429
 - A 15' WIDE BUFFER WILL BE TREATED WITH A COMBINATION OF CANOPY TREES, EVERGREEN TREES, PALM TREES, UNDERSTORY TREES AND RETAINED EXISTING TREES. TREES SHALL BE PROVIDED ALONG THE BUFFER YARD AT AN AVERAGE FREQUENCY OF ONE TREE FOR EVERY 30 FEET OR LESS.
 - NO TREES TO BE INSTALLED WITHIN THE HELICOPTER FLIGHT PATH AREA ABOUT 200 FEET IN LENGTH ALONG SR 429. ADDITIONAL 100 FEET FROM THE BOTH ENDS OF 200 FEET RESTRICTED ZONE SHALL BE PLANTED WITH MEDIUM HEIGHT TREES. PER FAA REQUIREMENTS THE HOSPITAL HELIPORT REQUIRES A SAFE CLEAR ZONE FOR THE APPROACH AND DEPARTURE PATH AREA. THIS CLEAR ZONE IS AN 8:1 SLOPE RATIO STARTING AT THE FATO AROUND THE HELIPORT. TREES WITHIN THE FLIGHT PATH WILL ENROACH INTO THE REQUIRED CLEAR ZONE.
- PARKING LOT LANDSCAPING - A MINIMUM OF (2) UNDERSTORY TREES (3" CALIPER) OR 1 CANOPY TREE (4" CALIPER) WILL BE PLACED IN PARKING LOT ISLANDS. PARKING LOT ISLANDS WILL MEET MINIMUM SIZE REQUIREMENTS AS ESTABLISHED BY LOCAL GOVERNING CODES.
- BUILDING FOUNDATION LANDSCAPING - PLANTING BEDS WILL BE ESTABLISHED BETWEEN THE BUILDING AND PARKING LOT AT A RATE OF 35-50% OF THE LINEAR LENGTH OF THE BUILDING FOOTPRINT.

TABLE 1. TYPICAL BUFFER YARD TREE LIST

CANOPY TREES		
QUERUS VIRGINIANA	LIVE OAK	4" CALIPER
ACER RUBRUM	RED MAPLE	4" CALIPER
ULMUS ALATA	WINGED ELM	4" CALIPER
TAXODIUM DISTICHUM	BALD CYPRESS	4" CALIPER
EVERGREEN TREES		
MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	4" CALIPER
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	3" CALIPER
ELAEODENDRUM DECIPENS TM	JAPANESE BLUEBERRY TREE	3" CALIPER
ALEX X SPECIES	NELLIE STEVENS OR MARY HELL HOLLY	3" CALIPER
UNDERSTORY TREES		
LAGERSTROEMIA INDICA	CRABE MYRTLE	3" CALIPER
LIGUSTRUM JAPONICUM	JAPANESE PRIVET	3" CALIPER
PALM TREE		
SABAL PALMETTO	CABBAGE PALM	HEIGHT VARIES

SITE DATA

- THE PROPOSED PROJECT IS DEVELOPMENT OF EXISTING VACANT PROPERTY WITH THE CONSTRUCTION AND OPERATION OF A 200 BED HOSPITAL WITH 200,000 SF MEDICAL OFFICE IMPROVEMENTS WILL INCLUDE BUILDINGS, PAVED PARKING AND DRIVE AISLES, SIDEWALKS, ASSOCIATED UTILITIES, AND LANDSCAPING.
- PROJECT AREA: 1,488,538 SF = 33.713 ACRES
- PROJECT ADDRESS: 1901 HARMON ROAD, APOPKA, FL 32703
- EXISTING ZONING: ZONING IN PROCESS (ZIP) (ORANGE COUNTY A-1)
- PROPOSED ZONING: PUD, PLANNED UNIT DEVELOPMENT
- SURROUNDING ZONING: NORTH: A-1 (ORANGE COUNTY)
EAST SIDE: MIXED-EC
WEST SIDE: A-1 (S.R. 429 EXPRESSWAY)
SOUTH SIDE: MIXED-EC
- FUTURE LAND USE (FLU) DESIGNATION: MU (MIXED USE)
- EXISTING LAND USE: VACANT, ABANDON GROVE
- PROPOSED LAND USE: HOSPITAL, WITH ANGLIARY USES & MEDICAL OFFICE
- SETBACKS PER CITY OF APOPKA LDC, ARTICLE 4 SECTION 2.02.01 - GENERAL:
 - OCOEE APOPKA ROAD: 25 FT
 - HARMON ROAD: 25 FT
 - S.R. 429: 25 FT
 - SOUTH PROPERTY LINE: 5 FT

- PHASING: THE PROPOSED DEVELOPMENT WILL OCCUR IN MULTIPLE PHASES. PRELIMINARY PHASING IS SHOWN IN THIS MASTER PLAN SET. FINAL PHASING MAY BE REVISED DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS.
- BUILDING/EMPLOYEE SUMMARY (ESTIMATED)
 - PHASE 1:
 - 80 BED HOSPITAL
 - UP TO 80,000 SF MEDICAL OFFICE
 - 2480 FULL TIME EQUIVALENT STAFF
 - UP TO 200 BED HOSPITAL
 - UP TO 200,000 SF MEDICAL OFFICE
 - 81200 FULL TIME EQUIVALENT STAFF

- TOTAL FLOOR AREA: 800,000 SF
- FLOOR AREA RATIO (FAR): ALLOWED = 0.25 MINIMUM, 1.00 MAXIMUM
PROVIDED = 0.54
- MAXIMUM BUILDING HEIGHT: 160' MAXIMUM, PLUS ARCHITECTURAL FEATURES, MECHANICAL EQUIPMENT, PARAPET WALLS AND ANTENNAS

- PHASE 1 BUILDING WILL BE UP TO 7 STORES, WITH ARCHITECTURAL FEATURE ABOVE AND WALK OUT BASEMENT
FULL BUILD OUT WILL BE UP TO 7 STORES, WITH ARCHITECTURAL FEATURE ABOVE AND WALK OUT BASEMENT

- REQUIRED VEHICULAR PARKING SPACES SHALL COMPLY WITH ARTICLE VI SECTION 6.03.02 OF THE CITY OF APOPKA LDC. REQUIRED PARKING IS AS FOLLOWS:

- PHASE 1
 - (80 BED HOSPITAL) * (2 SPACE/BED) = 160 SPACES
 - (80,000 SF MEDICAL OFFICE) / (1 SPACE/250 SF) = 320 SPACES
 - TOTAL REQUIRED PARKING = 480 SPACES
 - PROVIDED PARKING = 842 SPACES
- FULL BUILDOUT
 - (200 BED HOSPITAL) * (2 SPACE/BED) = 400 SPACES
 - (200,000 SF MEDICAL OFFICE) / (1 SPACE/250 SF) = 800 SPACES
 - TOTAL REQUIRED PARKING = 1,200 SPACES
 - PROVIDED PARKING = 1,345 SPACES

*** ADDITIONAL SPACES ARE REQUIRED FOR EMERGENCY VEHICLES PROVIDED = 7 SPACES FOR AMBULANCE AND EMERGENCY VEHICLES AND 4 FOR POLICE VEHICLES.

- HANDICAP PARKING SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (FAC) F.S. 316.1955 AND 316.1956. SECTION 208.2 OUTLINES THE TOTAL REQUIRED HANDICAP PARKING SPACES ON TABLE 208.2. HOSPITAL OUTPATIENT FACILITIES, MEDICAL OFFICE ATTACHED TO A HOSPITAL, ARE REQUIRED TO PROVIDE ADDITIONAL SPACES. THESE FACILITIES SHALL PROVIDE TEN (10) PERCENT OF THE TOTAL REQUIRED PARKING TO BE HANDICAP PARKING SPACES.

- PHASE 1
 - HOSPITAL: (160 SPACES) 6 SPACES
 - MEDICAL OFFICE: (7320 SPACES)(100%) 32 SPACES
 - TOTAL REQUIRED: 38 SPACES
 - PROVIDED: 59 SPACES
- FULL BUILDOUT
 - HOSPITAL: (400 SPACES) 8 SPACES
 - MEDICAL OFFICE: (7800 SPACES)(100%) 80 SPACES
 - TOTAL REQUIRED: 88 SPACES
 - PROVIDED: 91 SPACES

- OFF-STREET LOADING SPACES WILL BE SHARED BETWEEN THE HOSPITAL AND MEDICAL OFFICE BUILDINGS. A MINIMUM OF FOUR (4) LOADING SPACES WILL BE PROVIDED.

- REQUIRED OPEN SPACE PER ARTICLE II SECTION 2.02.01-GENERAL OF THE CITY OF APOPKA LDC, IS A MINIMUM OF 30% LAND AREA.

- MINIMUM REQUIRED OPEN SPACES:
 - PHASE 1 OPEN SPACE PROVIDED: 10.11 AC (30%)
 - 17.50 AC (33.9%)
 - FULL BUILD OUT OPEN SPACE PROVIDED: 12.09 AC (35.9%)

- MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO IS 70% PER CITY OF APOPKA LDC.

- PROJECTED UTILITY CONSUMPTION/IMPACTS AND REQUIRED FIRE FLOW

- PHASE 1:
 - POTABLE WATER DAILY CONSUMPTION = 32,680 GPD (23 GPM)
 - REQUIRED FIRE FLOW = 3,900 GPM
 - RECLAIMED WATER DAILY CONSUMPTION = 137,330 GPD (95 GPM) OVER 2 DAYS/WEK
 - WASTEWATER DAILY GENERATION = 28,000 GPD (19 GPM)
 - REFUSE DAILY GENERATION = 576 LBS/DAY

- PHASE 2 (FULL BUILD-OUT):
 - POTABLE WATER DAILY CONSUMPTION = 81,690 GPD (57 GPM)
 - REQUIRED FIRE FLOW = 3,900 GPM
 - RECLAIMED WATER DAILY CONSUMPTION = 137,330 GPD (95 GPM) OVER 2 DAYS/WEK
 - WASTEWATER DAILY GENERATION = 70,000 GPD (49 GPM)
 - REFUSE DAILY GENERATION = 1,440 LBS/DAY

UTILITY PROVIDERS

CITY OF APOPKA
WATER, WASTEWATER & RECLAIM
PUBLIC SERVICES DEPARTMENT
748 EAST CLEVELAND STREET
APOPKA, FL 32703
PH: 407.703.1731

DUKE ENERGY
ELECTRICAL DIVISION
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 32787
PH: 407.905.3302
FAX: 407.905.3365

CENTURYLINK FLORIDA, INC.
TELECOMMUNICATIONS
33 NORTH MAIN STREET
WINTER GARDEN, FL 34787
PH: 407.814.5351
FAX: 407.814.5320

BRIGHT HOUSE NETWORKS
CABLE TV
65 SOUTH KELLER ROAD
ORLANDO, FL 32810
PH: 407.215.5505
FAX: 407.215.5758

LAKE APOPKA NATURAL GAS
NATURAL GAS
1320 WINTER GARDEN VINELAND
ROAD
WINTER GARDEN, FL 34787
PH: 407.656.2734
FAX: 407.410.7024

NOTES

- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL DEVELOPMENT PLANS APPROVAL PROCESS.
- FINAL DEVELOPMENT PLANS AT A MINIMUM SHALL ADDRESS THE INFORMATION REQUIRED UNDER SECTION 12.2.04 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC).
- ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE APPROVED PUD, THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC), ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SWMID) AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) REQUIREMENTS.
- THE MAIN ENTRANCE DRIVE CONNECTING TO OCOEE APOPKA ROAD WILL BE PROVIDED FOR OFFSITE THROUGH A DEVELOPER'S AGREEMENT WITH THE ADJACENT PROPERTY.
- THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS, WATER AND SEWER SYSTEMS, UTILITIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.
- ON-SITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY. FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS. ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL PROPOSED UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC.) SHALL BE INSTALLED UNDERGROUND. APPURTENANCES TO THESE SYSTEMS THAT ARE REQUIRED TO BE ABOVE GROUND SHALL BE EFFECTIVELY SCREENED.
- SANITARY WASTE SERVICES WILL BE PROVIDED BY THE CITY OF APOPKA. DURING PHASE 1 A PRIVATE SANITARY LIFT STATION WILL BE INSTALLED WITH FORCE MAIN FLOWING SOUTH TO THE INTERSECTION OF OCOEE APOPKA ROAD AND WEST KEENE ROAD, CONNECTING TO AN EXISTING CITY FORCE MAIN. THE FORCE MAIN WILL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF APOPKA. GREASE INTERCEPTOR WILL BE PROVIDED FOR THE RESTAURANT/CAFETERIA OPERATIONS. INTERCEPTOR DESIGN AND DETAILS WILL BE PROVIDED DURING FINAL DEVELOPMENT PLAN PROCESS.
- STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED FOR OFFSITE THROUGH A DEVELOPER'S AGREEMENT WITH ADJACENT PROPERTIES.
- THIS SITE IS LOCATED IN ZONE X FLOOD HAZARD ZONE, OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA/FIRM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12095C 0120F, REVISED SEPTEMBER 25, 2009. NEAREST FLOOD PLAIN ELEVATION SET BY FEMA IS IN ZONE AE, ELEVATION 70.1 MSL FOR LAKE RUTHERFORD.
- PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS THE ON-SITE SOILS ARE AS FOLLOWS (SEE MAP TO LEFT):
 - 4 - CAMDELL FINE SAND, 0-5% SLOPES
 - 46 - TAVARES-FINE SAND, 0-5% SLOPES
 - 47 - TAVARES-MULLHOPPER FINE SAND, 0-5% SLOPES
- PER THE FLORIDA LAND USE, COVER, AND FORMS CLASSIFICATION SYSTEM (FLUCCS) THE ON-SITE HABITAT AREAS ARE (SEE MAP TO LEFT):
 - FLUCCS 2150 - FIELDS CROPS
 - FLUCCS 3100 - HERBACEOUS RANGELAND
 - FLUCCS 3200 - SHRUB AND BUSHLAND
 - FLUCCS 4410 - CONIFEROUS PLANTATIONS
 - FLUCCS 8140 - ROADS AND HIGHWAYS
 - FLUCCS 8370 - SURFACE WATER COLLECTION BASIN
- NO EXISTING JURISDICTIONAL WETLANDS OR OTHER POTENTIAL ENVIRONMENTAL CONDITIONS WERE OBSERVED ON-SITE, PER THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY GEIUS ECOLOGICAL & ENVIRONMENTAL GROUP, LLC, DATED JUNE 2013, PROJECT NO. 03.1010.00.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED DURING CONSTRUCTION AND SHALL COMPLY WITH ALL CITY, STATE, FEDERAL REQUIREMENTS.
- NO EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ON-SITE, PER THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY GEIUS ECOLOGICAL & ENVIRONMENTAL GROUP, LLC, DATED JUNE 2013, PROJECT NO. 03.1010.00.
- PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN ARTICLE V, ARTICLE II SECTION 2.02.01.B.17, DRAINAGE WATER-HIGH DRAINAGE OF THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC), UNLESS OTHERWISE APPROVED BY THE CITY OR THESE PLANS.
- PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC) AND THE CITY'S DEVELOPMENT DESIGN GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY OR THE MASTER SIGN PLAN. PHOTOMETRIC PLANS SHALL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN PROCESS. ALL LIGHT POLES (PARKING AND PEDESTRIAN) SHALL BE DECORATIVE IN STYLE WITH BASE FLUSH WITH GROUND (NO BOLLARD MOUNTED LIGHTS). PEDESTRIAN SCALED LIGHTING SHALL BE PROVIDED ALONG ALL SIDEWALKS LEADING TO THE BUILDING AND ALONG THE CONCRETE SHARED PATHS.
- PROJECT SIGNAGE WILL BE PROVIDED THROUGH A MASTER SIGN PLAN. MASTER SITE SIGNAGE PLANS SHALL BE PROVIDED AT TIME OF THE FINAL DEVELOPMENT PLAN PROCESS.
- INTERNAL SIDEWALKS HAVE BEEN PROVIDED FOR PEDESTRIAN AND BICYCLE ACCESS FROM THE EXISTING CONCRETE SIDEWALK ON OCOEE APOPKA ROAD, AS WELL AS FOR ACCESS TO HARMON ROAD RIGHT-OF-WAY. BICYCLE PARKING RACKS WILL BE PROVIDED AT A MINIMUM OF ONE (1) SPACE PER 100 CAR PARKING SPACES. LOCATION AND SIZES TO BE DETERMINED DURING FINAL DEVELOPMENT PLAN PROCESS.
- A TRASH COMPACTOR SHALL BE PROVIDED FOR REFUSE. REFUSE WILL BE COLLECTED BY LOCAL APPROVED FRANCHISE ON A WEEKLY BASIS.
- FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. THE FIRE DEPARTMENT IS APPROXIMATELY 2.5 MILES NORTHEAST OF THE DEVELOPMENT, LOCATED ON SOUTH PARK AVENUE. ON-SITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS, FDC's AND THE BUILDING WILL HAVE AN APPROVED AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM. FIRE PROTECTION SERVICES WILL BE IN COMPLIANCE WITH THE ADOPTED CITY OF APOPKA FIRE DEPARTMENT STANDARDS AND REQUIREMENTS.
- NO OUTSIDE STORAGE OF PARTS, SUPPLIES, MATERIALS, GOODS OR EQUIPMENT SHALL BE ALLOWED, UNLESS FULL SCREENED FROM VIEW.
- ALL ROOF TOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAYS.
- IF A FINAL DEVELOPMENT PLAN ASSOCIATED WITH THE PUD HAS NOT BEEN APPROVED BY THE CITY WITHIN THREE (3) YEARS AFTER APPROVAL OF THE MASTER PLAN FOR THE PUD, THE APPROVAL OF THE PUD MASTER PLAN WILL EXPIRE.
- SCHOOLS: THIS IS A COMMERCIAL DEVELOPMENT, NO RESIDENTIAL USES ARE PROPOSED. PUBLIC SCHOOL CAPACITY IS NOT REQUIRED.
- PARKS & RECREATION: THIS IS A COMMERCIAL DEVELOPMENT, NO PARKS REQUIRED.
- PER THE TRANSPORTATION IMPACT ASSESSMENT REPORT PREPARED BY LUKE TRANSPORTATION ENGINEERING CONSULTANTS, DATED JULY 24, 2013, REPORT NO: 13-0106, THE PROPOSED LAND USE WILL GENERATE 10,052 DAILY VEHICLE TRIPS ENDS, 742 AM PEAK HOUR VEHICLE TRIP ENDS AND 528 PM PEAK HOUR VEHICLE TRIP ENDS. TRAFFIC GENERATION WAS CALCULATED UTILIZING THE 9TH EDITION ITE TRIP GENERATION REPORT, 2012.
- ADJACENT LAND OWNED BY ADVENTIST HEALTH SYSTEM MAY BE ADDED TO THIS PUD IN THE FUTURE THROUGH A SEPARATE AMENDMENT TO THE PUD.
- ALL INTERNAL ROADS AND SIDEWALKS WILL BE PRIVATELY OWNED AND MAINTAINED.
- LYNX SHELTER LOCATION SHOWN FOR INFORMATION ONLY, CONSTRUCTION TIMING OF SHELTER WILL BE COORDINATED WITH LYNX.

NOT FOR CONSTRUCTION

DONALD W. MCINTOSH ASSOCIATES, INC.
AUTHORIZATION NO. 68

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127

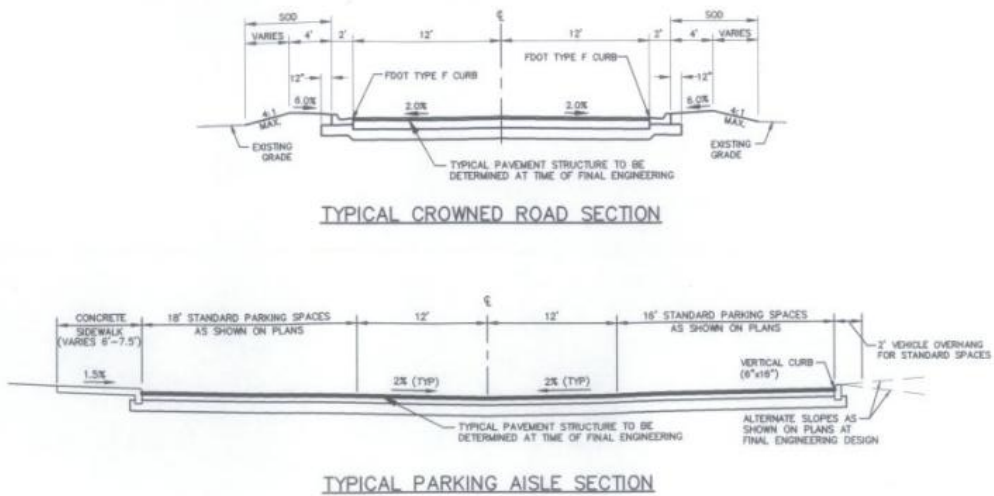
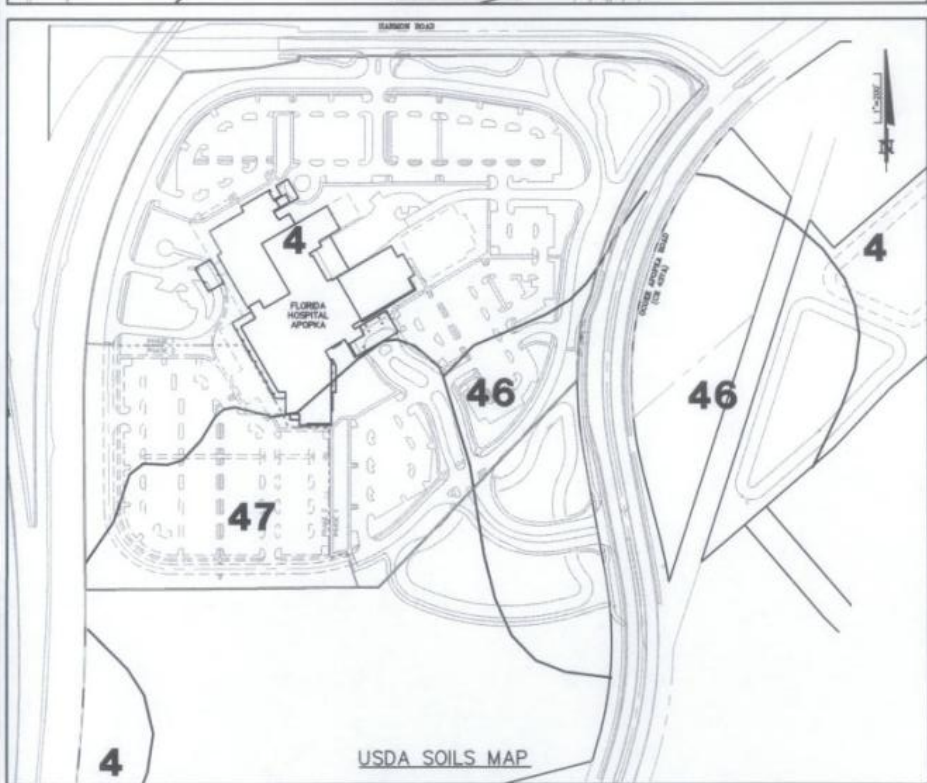
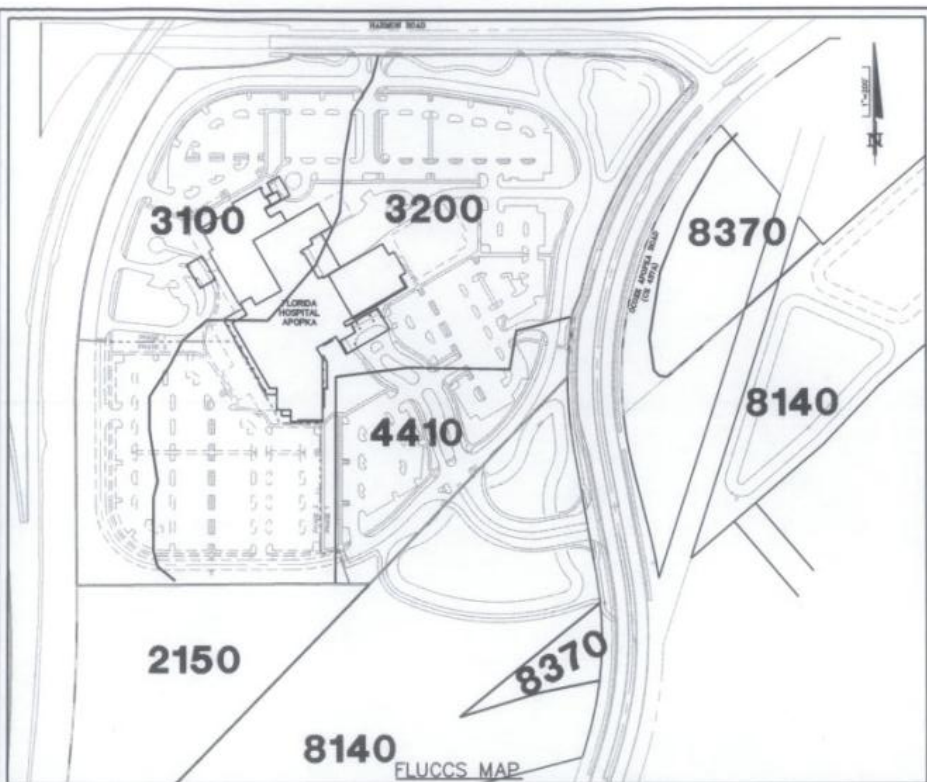
DATE	REVISIONS	BY	CHK
10/2/14	REVISED PER CITY COMMENTS AT 10/1/14 DRC	JTT	
9/26/14	REVISED PER CITY COMMENTS	JTT	

DATE	SCALE	JOB NUMBER	SCALE	DATE	CHECKED BY	DESIGNED BY	DRAWN BY
8/20/14	NTS	14079	NTS	8/20/14	JTT	MAB	MAB

MASTER PLAN
FLORIDA HOSPITAL APOPKA
REPLACEMENT CAMPUS
CITY OF APOPKA, FLORIDA
DEVELOPMENT STANDARDS, SITE DATA
AND NOTES

DRAWING
14079-MP-NOTES
SHEET
2 OF 9

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LEGEND		
EXISTING	ITEM	PROPOSED
	DRAINAGE LINE, SIZE AND CALL-OUT	
	CURB INLETS	
	DITCH BOTTOM INLET, YARD INLET, DRAINAGE MANHOLE, CONTROL STRUCTURE AND METERED END SECTION	
	U-TYPE ENDWALL	
	STRAIGHT ENDWALL	
	WINGED ENDWALL	
	FLARED END SECTION	
	SURFACE DRAINAGE DIRECTION	
	SWALE	
	CONTOUR ELEVATION	
	GRADING ELEVATION, HIGH POINT (HP) OR LOW POINT (LP)	
	SLOPE (HORIZ. VERT.)	
	FENCE LINE W/ GATE	
	WATER LINE, VALVE, HYDRANT ASSEMBLY, REDUCER AND BLOW-OFF	
	WATER METER AND MASTER METER ASSEMBLY	
	FIRE PROTECTION WATER LINE & SIZE AND POST INDICATOR VALVE	
	FIRE PROTECTION POINT OF SERVICE	
	FIRE DEPARTMENT CONNECTION	
	RECLAIMED WATER LINE, SIZE, VALVE, REDUCER AND BLOW-OFF	
	RECLAIMED WATER LINE & PLUG	
	SANITARY SEWER LINE, SIZE AND CALL-OUT	
	SANITARY SEWER MANHOLE, SINGLE SERVICE LATERAL WITH CLEAN-OUT, DOUBLE SERVICE LATERAL, DUCTILE IRON PIPE & SIZE AND PLUG	
	BUILDING SETBACK LINE	
	PHASE LINE	
	EDGE OF PAVEMENT RADIUS DIMENSION	
	NUMBER OF PARKING SPACES	
	HANDICAP PARKING SPACE W/ SIGN	
	TRAFFIC CONTROL SIGN	
	PAINTED WHITE DIRECTIONAL ARROWS	
	12" WHITE CROSSWALK (F.D.O.T. INDEX 17346) WITH 2' STOP BAR	
	CONCRETE SIDEWALKS AND CURB RAMPS	
	CONCRETE PAVEMENT	
	DECORATIVE PAVEMENT FEATURE	

MASTER PLAN

FLORIDA HOSPITAL APOPKA
REPLACEMENT CAMPUS
CITY OF APOPKA, FLORIDA

MAPS, LEGEND AND SECTIONS

DRAWING
14079-MP-NOTES

SHEET
3 OF 9

NOT FOR CONSTRUCTION

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.844.4068

DESIGNED BY
MAB

CHECKED BY
JTT

DATE
8/20/14

SCALE
NTS

ASB NUMBER
14079

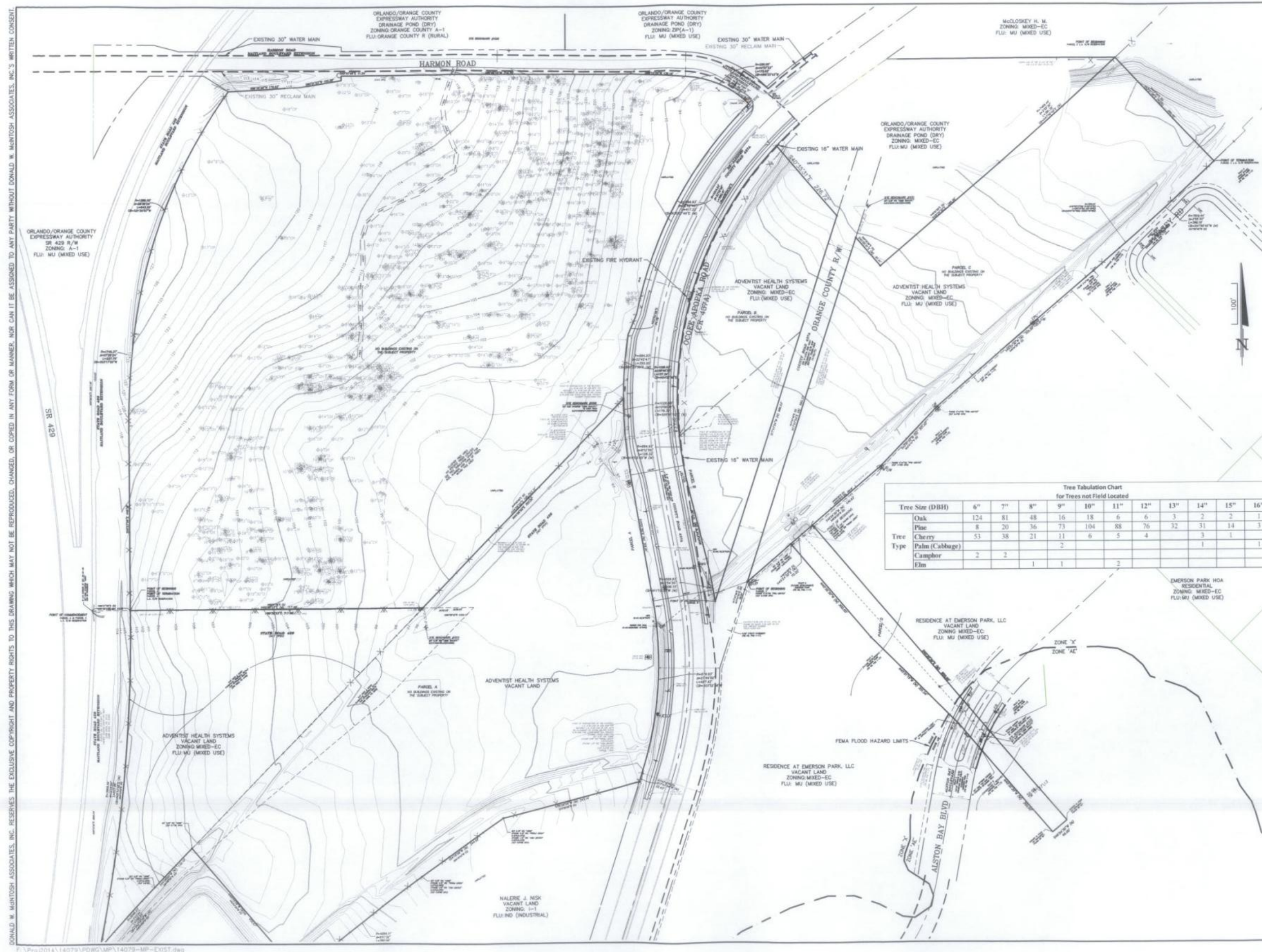
NO.
DATE

REVISIONS

CHK.
DATE

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127

DATE



Tree Size (DBH)	6"	7"	8"	9"	10"	11"	12"	13"	14"	15"	16"	17"
Oak	124	81	48	16	18	6	6	3	2	2	1	
Pine	8	20	36	73	104	88	76	32	31	14	3	4
Cherry	53	38	21	11	6	5	4		3	1		
Palm (Cabbage)				2					1		1	
Camphor	2	2										
Elm			1	1		2						

MASTER PLAN
FLORIDA HOSPITAL APOPKA
REPLACEMENT CAMPUS
CITY OF APOPKA, FLORIDA
EXISTING CONDITIONS PLAN

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407/844-4088

NOT FOR CONSTRUCTION

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127

JOB NUMBER

SCALE

DATE _____

CHECKED BY

AS CONT

BY

EXISTING CONDITIONS DI AN

SEVENSONS	CHAL
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NO.	DATE
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14079

$$\frac{1''=100'}$$

9/20/14

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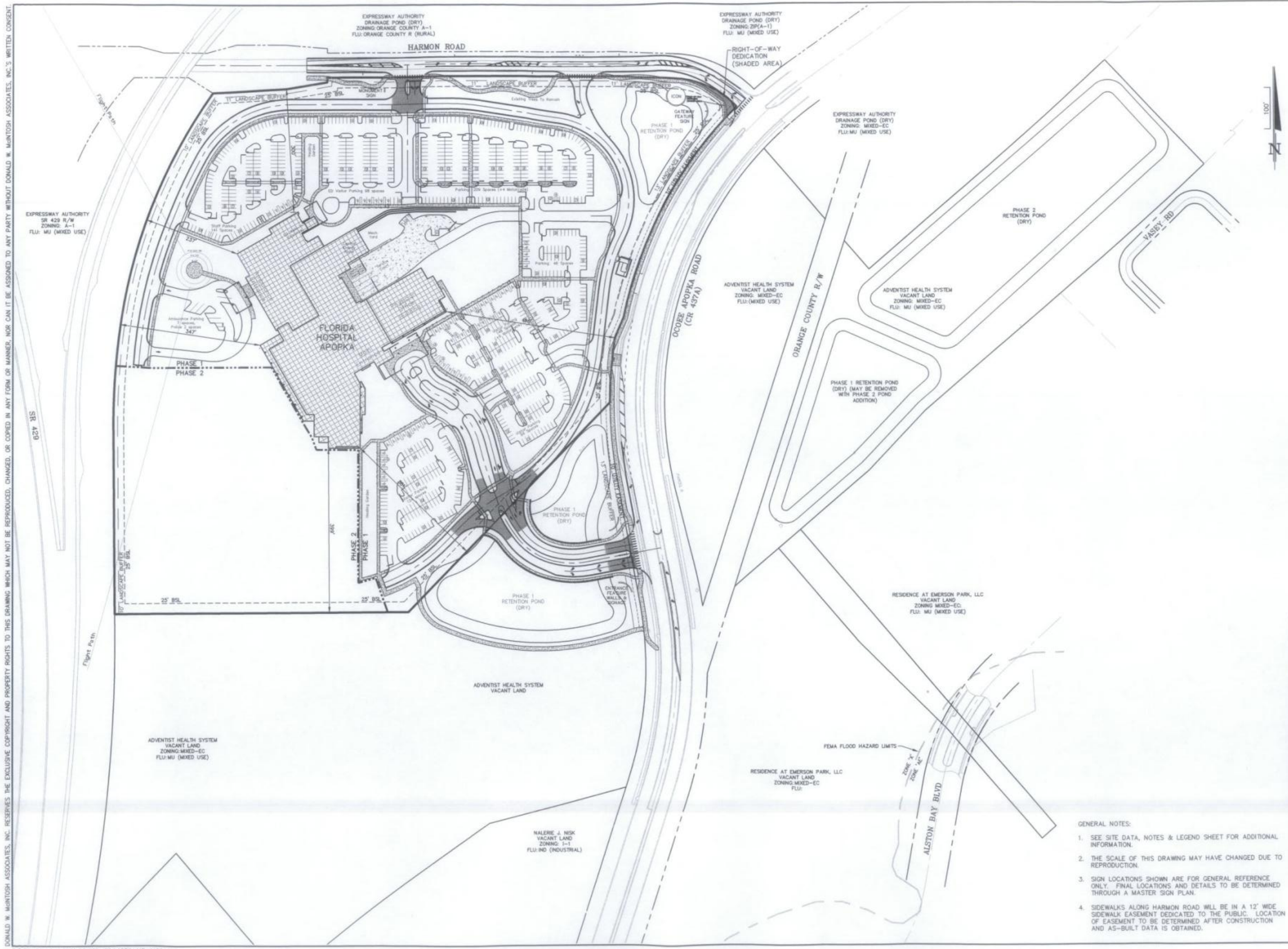
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NOT FOR CONSTRUCTION

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088

PLANNERS
SURVEYORS

DATE
8/20/14

CHECKED BY
JTT

DESIGNED BY
MAB

DRAWN BY
MAB

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127

DATE

FLORIDA HOSPITAL APOPKA
REPLACEMENT CAMPUS
CITY OF APOPKA, FLORIDA

MASTER PLAN - PHASE 1

DRAWING
14079-MP-MSP

SHEET
6 OF 9

GENERAL NOTES:

- SEE SITE DATA, NOTES & LEGEND SHEET FOR ADDITIONAL INFORMATION.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.
- SIGN LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. FINAL LOCATIONS AND DETAILS TO BE DETERMINED THROUGH A MASTER SIGN PLAN.
- SIDEWALKS ALONG HARMON ROAD WILL BE IN A 12' WIDE SIDEWALK EASEMENT DEDICATED TO THE PUBLIC. LOCATION OF EASEMENT TO BE DETERMINED AFTER CONSTRUCTION AND AS-BUILT DATA IS OBTAINED.

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Page 94 of 106



GENERAL NOTES:

1. SEE SITE DATA, NOTES & LEGEND SHEET FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.
3. SIGN LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. FINAL LOCATIONS AND DETAILS TO BE DETERMINED THROUGH A MASTER SIGN PLAN.

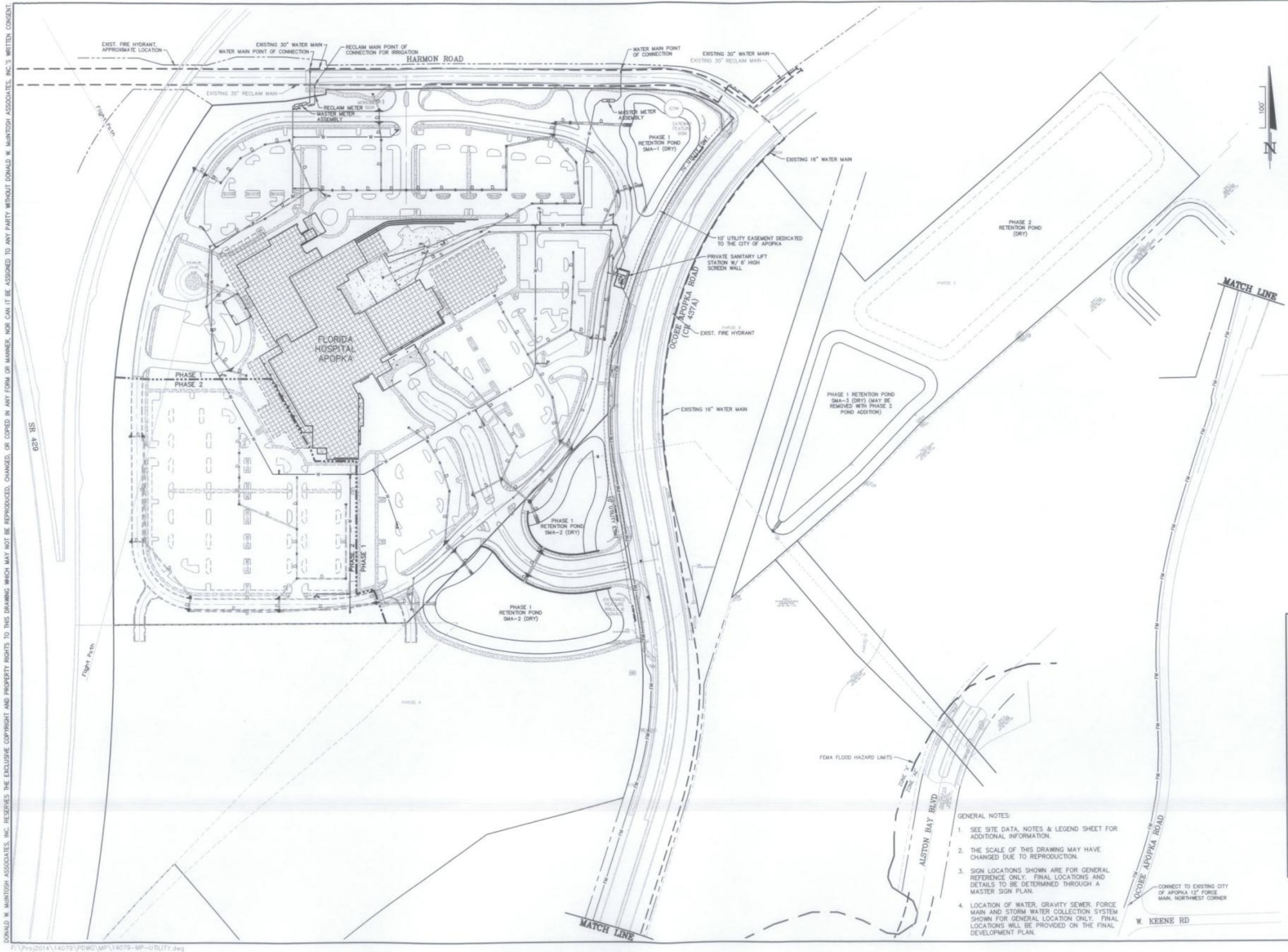
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DONALD W. MURTIOSH
ASSOCIATES, INC.
CERTIFICATE OF
AUTHORIZATION NO. 68

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127

DATE: _____

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MASTER PLAN
FLORIDA HOSPITAL APOPKA
REPLACEMENT CAMPUS
CITY OF APOPKA, FLORIDA

DRAWING
14079-MP-UTILITY

UTILITY PLAN

SHEET
8 OF 9

NOT FOR CONSTRUCTION

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
8200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127

NO.	DATE	REVISED PER CITY COMMENTS	REVISIONS
1	8/29/14	JTT	CHL

DESIGNED BY
MAB

CHECKED BY
JTT

DATE
8/29/14

SCALE
1"=100'

JOB NUMBER
14079

- GENERAL NOTES:
1. SEE SITE DATA, NOTES & LEGEND SHEET FOR ADDITIONAL INFORMATION.
 2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.
 3. SIGN LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. FINAL LOCATIONS AND DETAILS TO BE DETERMINED THROUGH A MASTER SIGN PLAN.
 4. LOCATION OF WATER, GRAVITY SEWER, FORCE MAIN AND STORM WATER COLLECTION SYSTEM SHOWN FOR GENERAL LOCATION ONLY. FINAL LOCATIONS WILL BE PROVIDED ON THE FINAL DEVELOPMENT PLAN.



1 EAST ELEVATION

SCALE: 1" = 20'-0"

NOTE: PREDOMINANT MATERIALS MAY INCLUDE A MIXTURE OF PRECAST CONCRETE, STUCCO, MASONRY PRODUCTS, CAST IN PLACE CONCRETE, METAL PANELS, AND A GLASS AND ALUMINUM CURTAIN WALL SYSTEM.



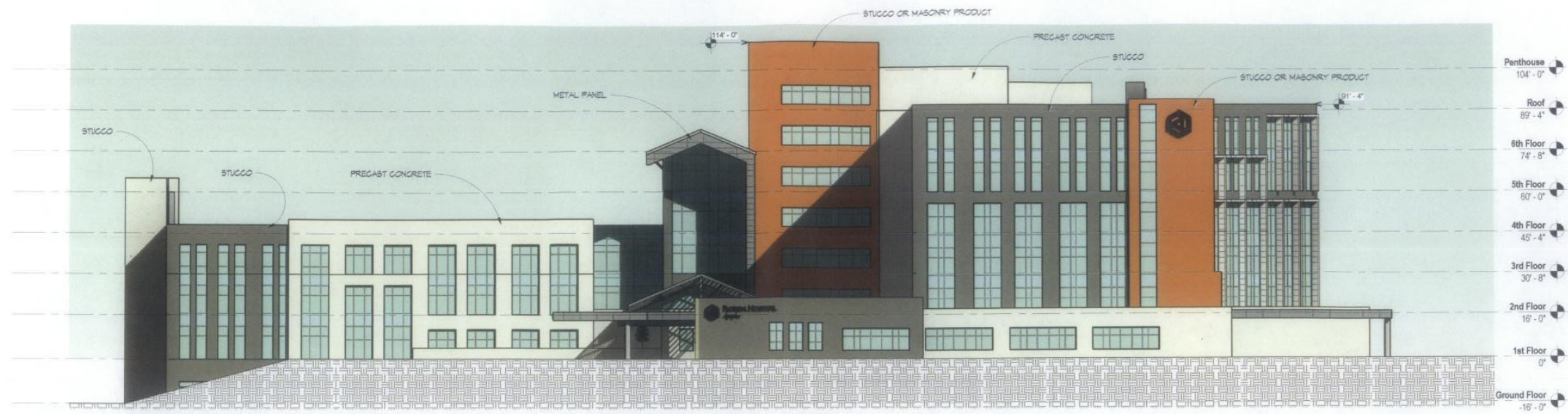
2 WEST ELEVATION

SCALE: 1" = 20'-0"

NOTE: PREDOMINANT MATERIALS MAY INCLUDE A MIXTURE OF PRECAST CONCRETE, STUCCO, MASONRY PRODUCTS, CAST IN PLACE CONCRETE, METAL PANELS, AND A GLASS AND ALUMINUM CURTAIN WALL SYSTEM.

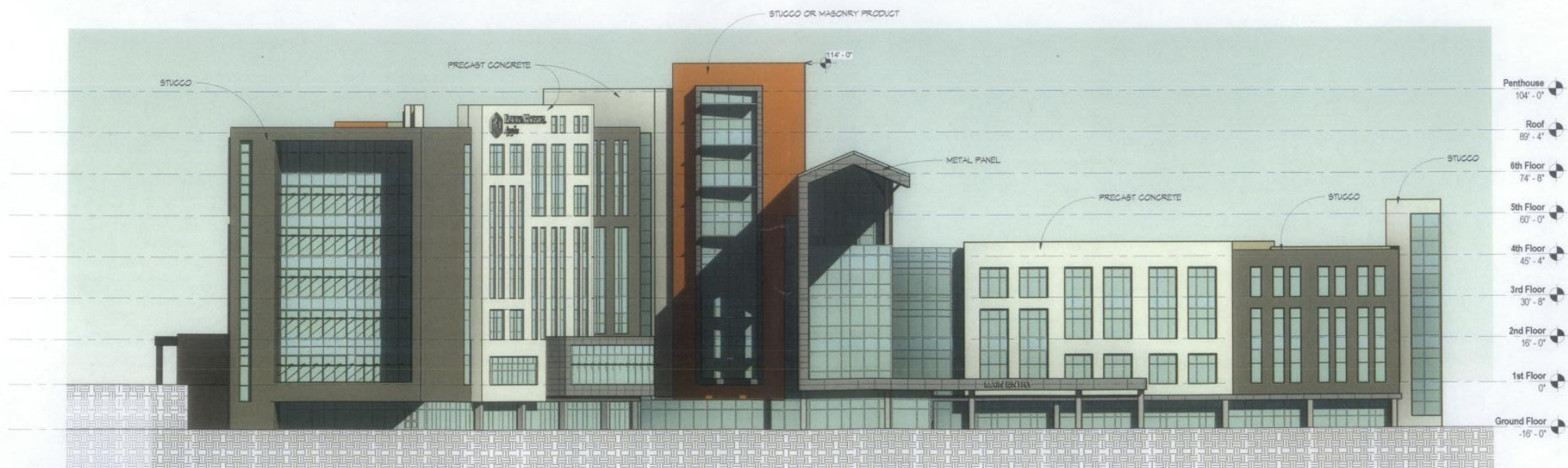
PROPOSED MATERIAL LISTING

- PRECAST CONCRETE
- STUCCO
- MASONRY PRODUCT
- METAL PANEL
- CAST IN PLACE CONCRETE
- GLASS AND ALUMINUM CURTAIN WALL



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

NOTE: PREDOMINANT MATERIALS MAY INCLUDE A MIXTURE OF PRECAST CONCRETE, STUCCO, MASONRY PRODUCTS, CAST IN PLACE CONCRETE, METAL PANELS, AND A GLASS AND ALUMINUM CURTAIN WALL SYSTEM.



2 SOUTH ELEVATION
SCALE: 1" = 20'-0"

NOTE: PREDOMINANT MATERIALS MAY INCLUDE A MIXTURE OF PRECAST CONCRETE, STUCCO, MASONRY PRODUCTS, CAST IN PLACE CONCRETE, METAL PANELS, AND A GLASS AND ALUMINUM CURTAIN WALL SYSTEM.

PROPOSED MATERIAL LISTING	
-	PRECAST CONCRETE
-	STUCCO
-	MASONRY PRODUCT
-	METAL PANEL
-	CAST IN PLACE CONCRETE
-	GLASS AND ALUMINUM CURTAIN WALL

CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 489.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'34" EAST, ALONG SAID WEST LINE TO THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1470.39 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 89°24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 742.90 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°28'01" EAST, 664.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 00°27'50" EAST, 339.32 FEET; THENCE RUN SOUTH 89°31'59" WEST, 139.06 FEET; THENCE RUN NORTH 00°28'01" WEST, 10.59 FEET; THENCE RUN SOUTH 89°31'59" WEST, 296.89 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 470.50 FEET, A CENTRAL ANGLE OF 05°29'10", AN ARC LENGTH OF 45.03 FEET, A CHORD LENGTH OF 45.03 FEET AND A CHORD BEARING OF SOUTH 86°47'24" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 05°57'11" WEST, 59.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°29'10", AN ARC LENGTH OF 41.66 FEET, A CHORD LENGTH OF 37.01 FEET AND A CHORD BEARING OF NORTH 48°12'36" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°28'01" WEST, 93.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 12°14'34", AN ARC LENGTH OF 120.73 FEET, A CHORD LENGTH OF 120.50 FEET AND A CHORD BEARING OF NORTH 05°39'16" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 44°37'27", AN ARC LENGTH OF 3.89 FEET, A CHORD LENGTH OF 3.80 FEET AND A CHORD BEARING OF NORTH 34°05'16" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 57.02 FEET, A CENTRAL ANGLE OF 24°22'10", AN ARC LENGTH OF 24.25 FEET, A CHORD LENGTH OF 24.07 FEET AND A CHORD BEARING OF NORTH 44°12'55" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 56°05'38", AN ARC LENGTH OF 4.90 FEET, A CHORD LENGTH OF 4.70 FEET AND A CHORD BEARING OF NORTH 80°04'39" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°07'28" EAST, 32.61 FEET; THENCE RUN NORTH 00°28'01" WEST, 89.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 112°27'54", AN ARC LENGTH OF 49.07 FEET, A CHORD LENGTH OF 41.56 FEET AND A CHORD BEARING OF NORTH 35°38'35" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 69°24'38" WEST, 59.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 170.50 FEET, A CENTRAL ANGLE OF 10°44'46", AN ARC LENGTH OF 31.98 FEET, A CHORD LENGTH OF 31.93 FEET AND A CHORD BEARING OF SOUTH 29°57'45" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 46°23'52", AN ARC LENGTH OF 4.05 FEET, A CHORD LENGTH OF 3.94 FEET AND A CHORD BEARING OF SOUTH 54°32'04" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 57.02 FEET, A CENTRAL ANGLE OF 30°50'21", AN ARC LENGTH OF 30.69 FEET, A CHORD LENGTH OF 30.32 FEET AND A CHORD BEARING OF SOUTH 62°18'50" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°13'52", AN ARC LENGTH OF 17.12 FEET, A CHORD LENGTH OF 16.79 FEET AND A CHORD BEARING OF SOUTH 66°30'36" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 88°07'32" WEST, 60.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 03°17'24", AN ARC LENGTH OF 9.47 FEET, A CHORD LENGTH OF 9.47 FEET AND A CHORD BEARING OF SOUTH 87°46'14" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°24'56" WEST, 163.27 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 54°44'56", AN ARC LENGTH OF 410.88 FEET, A CHORD LENGTH OF 395.43 FEET AND A CHORD BEARING OF NORTH 63°12'36" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 35°50'08" WEST, 102.00 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°30'09", AN ARC LENGTH OF 37.74 FEET, A CHORD LENGTH OF 34.26 FEET AND A CHORD BEARING OF NORTH 07°24'57" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 946.00 FEET, A CENTRAL ANGLE OF 00°25'29", AN ARC LENGTH OF 7.01 FEET, A CHORD LENGTH OF 7.01 FEET AND A CHORD BEARING OF NORTH 50°27'17" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 39°45'28" WEST, 55.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°55'20", AN ARC LENGTH OF 40.98 FEET, A CHORD LENGTH OF 36.54 FEET AND A CHORD BEARING OF NORTH 82°47'48" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 35°50'08" WEST, 204.97 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°02'51", AN ARC LENGTH OF 37.11 FEET, A CHORD LENGTH OF 33.79 FEET AND A CHORD BEARING OF NORTH 06°41'17" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 46°14'02", AN ARC LENGTH OF 540.65 FEET, A CHORD LENGTH OF 526.10 FEET AND A CHORD BEARING OF NORTH 26°05'42" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°38'45", AN ARC LENGTH OF 37.81 FEET, A CHORD LENGTH OF 34.31 FEET AND A CHORD BEARING OF NORTH 46°18'03" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 00°51'50" EAST, 55.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 45°22'34" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°22'34" WEST, 201.67 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 71°27'34", AN ARC LENGTH OF 31.18 FEET, A CHORD LENGTH OF 29.20 FEET AND A CHORD BEARING OF NORTH 36°16'21" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03°37'27", AN ARC LENGTH OF 28.46 FEET, A CHORD LENGTH OF 28.46 FEET AND A CHORD BEARING OF NORTH 73°38'51" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 14°32'25" EAST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 104°54'59", AN ARC LENGTH OF 45.78 FEET, A CHORD LENGTH OF 39.65 FEET AND A CHORD BEARING OF NORTH 52°04'56" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 89°37'26" EAST, 50.00 FEET; THENCE RUN SOUTH 00°22'34" EAST, 26.00 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 44°37'26" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 89°37'26" EAST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°22'34" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°37'26" EAST, 110.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 36.971 ACRES MORE OR LESS.

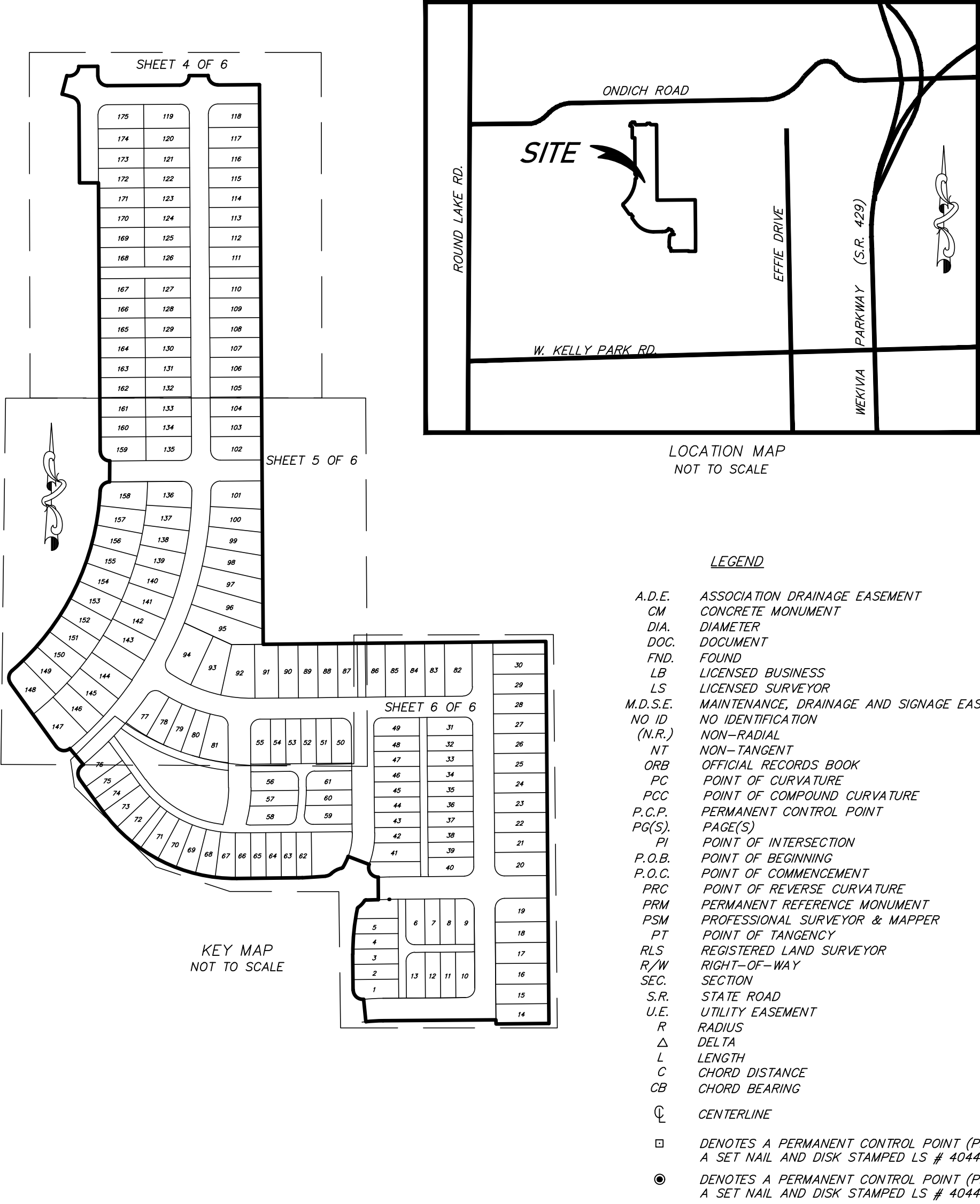
INDEX:
SHEET 1 = COVER SHEET
SHEET 2-3 = BOUNDARY
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NOTICE:

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SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD AS BEING NORTH 89°08'52" EAST.
- ☐ DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS # 4044.
- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PLAT AND THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR CROSSROADS AT KELLY PARK PHASE 1A (THE "DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO. COMMON AREAS, AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY CROSSROADS AT KELLY PARK PHASE 1A HOMEOWNERS' ASSOCIATION, INC. "ASSOCIATION", AS PRESCRIBED IN THE DECLARATION.
- TRACTS "P1A-13", "P1A-14", "P1A-16", "P1A-17", "P1A-18", "P1A-19", "P1A-20", "P1A-22", AND "P1A-28" (PARKS), ARE COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- TRACT FD-2 (FUTURE DEVELOPMENT) SHALL BE OWNED AND MAINTAINED BY DFC KELLY PARK, LLC, ITS SUCCESSORS AND/OR ASSIGNS.
- ASSOCIATION DRAINAGE EASEMENTS (A.D.E.) SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER ALL ASSOCIATION DRAINAGE EASEMENTS (A.D.E.) SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.



PLAT BOOK	PAGE
CROSSROADS AT KELLY PARK PHASE 1A	
DEDICATION	
KNOW ALL MEN BY THESE PRESENTS, THAT DFC KELLY PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LAND AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS, TRACTS A1A-6, A1A-7, A1A-8 AND A1A-9 (ALLEYS), UTILITY EASEMENTS (U.E.), MAINTENANCE, DRAINAGE AND SIGNAGE EASEMENTS (M.D.S.E.) TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.	
IN WITNESS WHEREOF, DFC Kelly Park, LLC, a Florida Limited Liability Company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this ____ day of _____, 2023.	
Signed, sealed and delivered in the presence of the following two witnesses: DFC Kelly Park, LLC, a Florida Limited Liability Company DF Residential II, LP, a Florida Limited Partnership	
Print Name: _____ (Witness)	By: _____ Name: _____ Title: _____
Print Name: _____ (Witness)	
STATE OF FLORIDA	
COUNTY OF _____	
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____, as _____ of DF Residential II, LP, a Florida Limited Partnership, on behalf of the company, who ☐ is personally known to me or ☐ has produced _____ as identification.	
Print Name: _____ Notary Public — State of Florida Commission No.: _____ My Commission Expires: _____	
CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION	
THIS IS TO CERTIFY, that on _____, 2023 the undersigned approved the foregoing plat.	
By: _____ Chairman	
CERTIFICATE OF APPROVAL BY THE MUNICIPALITY	
THIS IS TO CERTIFY, that on _____, 2023 the undersigned approved the foregoing plat.	
By: _____ Bryan Nelson, Mayor of the City of Apopka	
Attest: _____ Linda F. Goff, City Clerk	
CERTIFICATE OF APPROVAL BY CITY ENGINEER	
THIS IS TO CERTIFY, that on _____, 2023 the undersigned approved the foregoing plat.	
By: _____ Richard W. Earp, City Engineer	
CERTIFICATE OF COUNTY COMPTROLLER	
I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ print _____	
Comptroller in and for Orange County, Florida	
By: _____	
CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR	
Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for compliance with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.	
Signed: _____ Date _____ Printed name: Andrew A. Perry P.S.M. Southeastern Surveying and Mapping Corp. Registration Number LS 6124	
CERTIFICATE OF SURVEYOR AND MAPPER	
KNOWN ALL MEN BY THESE PRESENTS , that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on April 25, 2023	
a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed; that permanent reference monuments have been placed as shown thereon; that the plat was prepared under my responsible direction and supervision, and that this plat complies with all the survey requirements of Chapter 177 and Chapter 95.361, Florida Statutes.	
Date _____ LS 4044 Surveyor's Registration Number _____ LB 7808 Certificate of Authorization Number _____ PEC — Surveying and Mapping, LLC 2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765	Surveyor's Signature _____ David A. White Surveyor's Name (printed) _____



SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

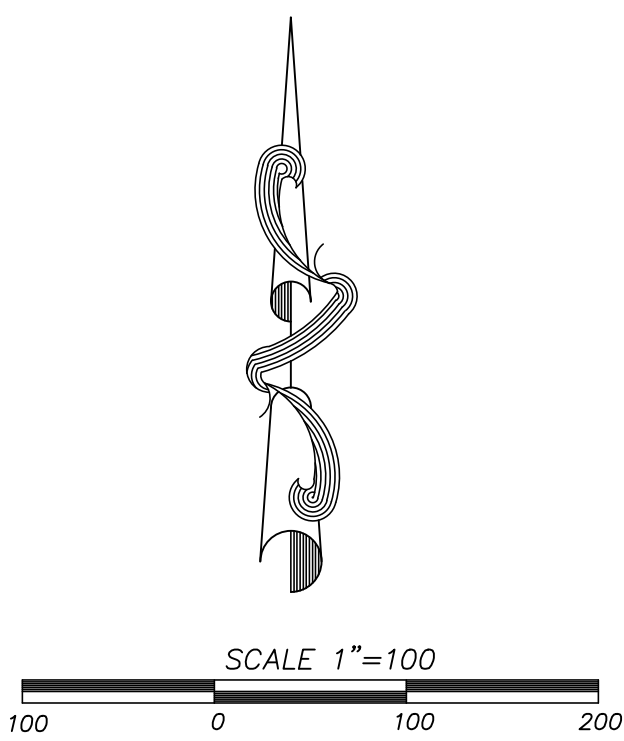
CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 6

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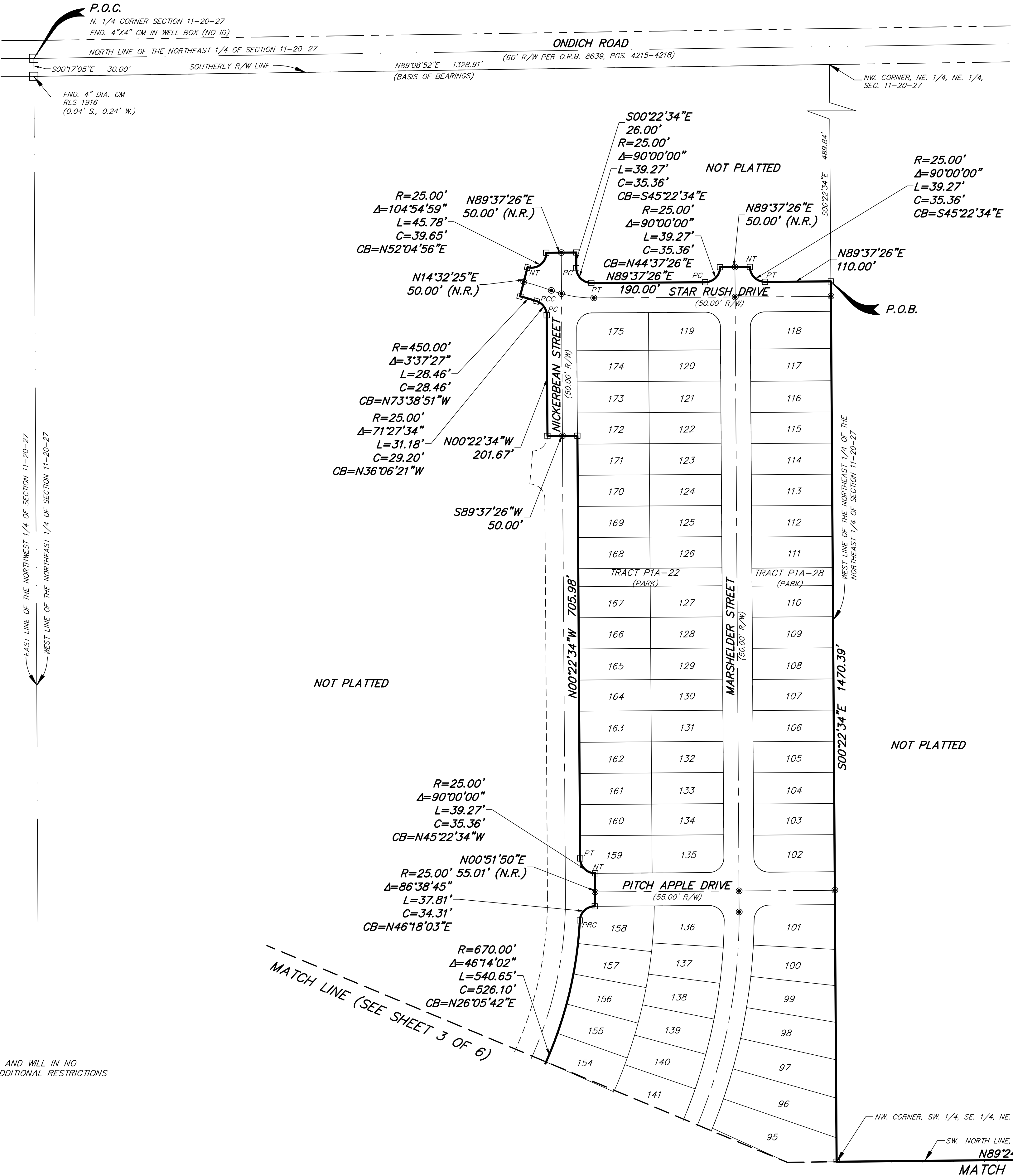
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PEC

SURVEYING AND MAPPING, LLC

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MATCH LINE (SEE SHEET 3 OF 6)

SHEET 3 OF 6

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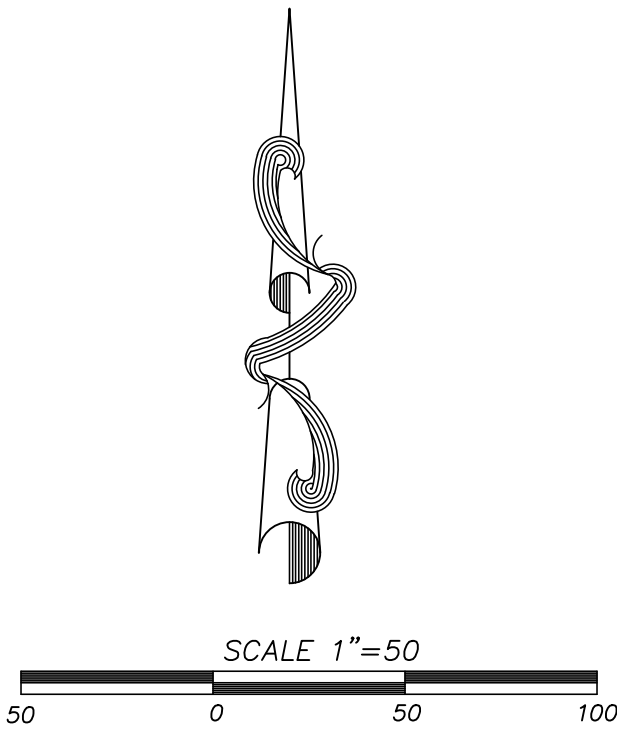
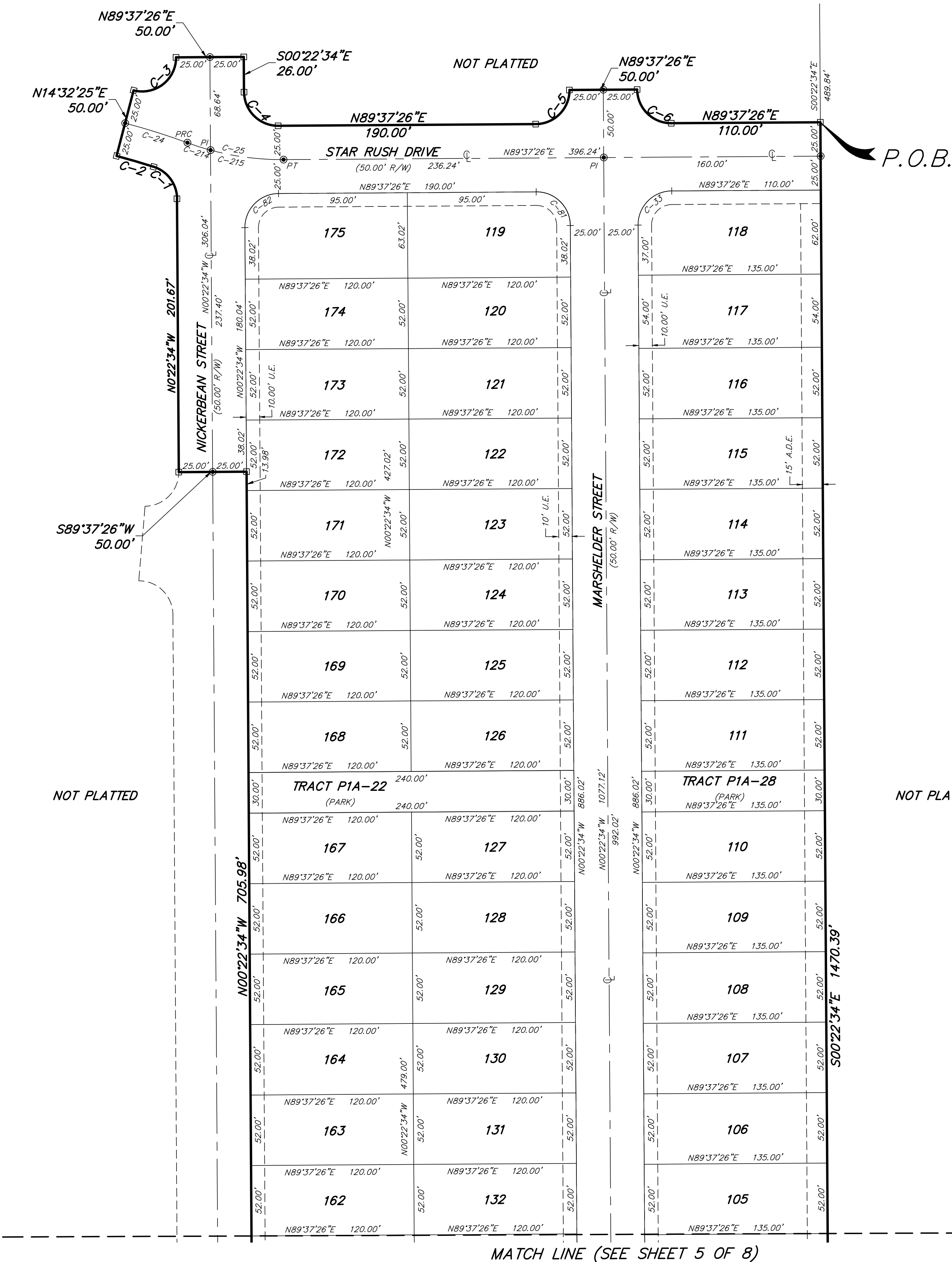
Figure 1 shows a vertical line drawing of a stylized, twisted, and looped structure, possibly a DNA helix or a twisted wire. The structure is composed of multiple parallel lines that twist and loop around each other. Below the drawing is a scale bar labeled "SCALE 1"=100". The scale bar has markings for 100, 0, 100, and 200.

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CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-1	25.00'	071°27'34"	31.18'	31.18'	N36°06'21"W
C-2	450.00'	003°37'27"	28.46'	28.46'	N73°38'51"W
C-3	25.00'	104°54'59"	45.78'	45.78'	N52°04'56"E
C-4	25.00'	090°00'00"	39.27'	39.27'	S45°22'34"E
C-5	25.00'	090°00'00"	39.27'	39.27'	N44°37'26"E
C-6	25.00'	090°00'00"	39.27'	39.27'	S45°22'34"E
C-24	475.00'	005°48'40"	48.18'	48.18'	N72°33'15"W
C-25	200.00'	020°43'39"	72.35'	72.35'	S80°00'45"E
C-33	25.00'	090°00'00"	39.27'	39.27'	S44°37'26"W
C-81	25.00'	090°00'00"	39.27'	39.27'	N45°22'34"W
C-82	25.00'	090°00'00"	39.27'	39.27'	S44°37'26"W
C-214	200.00'	005°08'06"	17.92'	17.92'	S72°12'58"E
C-215	200.00'	015°35'33"	54.43'	54.43'	S82°34'48"E

PEC

SURVEYING AND MAPPING, LLC

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CITY OF APOPKA, ORANGE COUNTY, FLORIDA

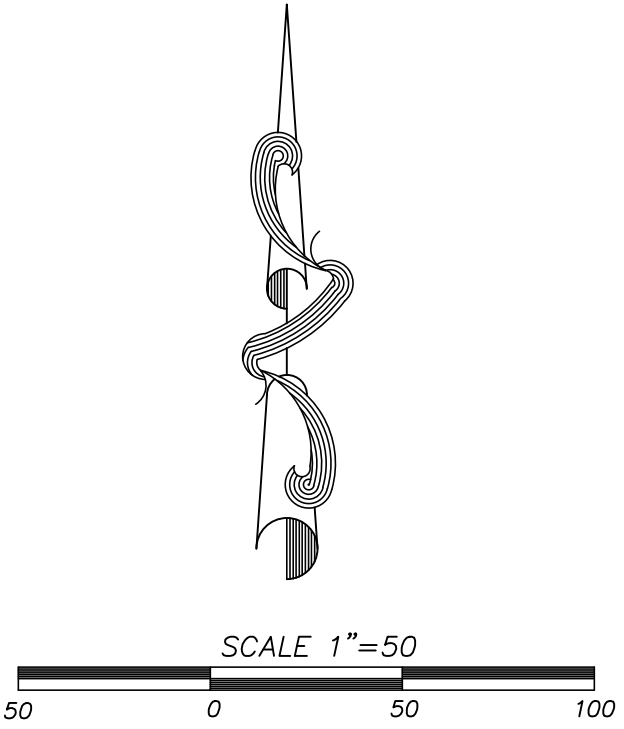
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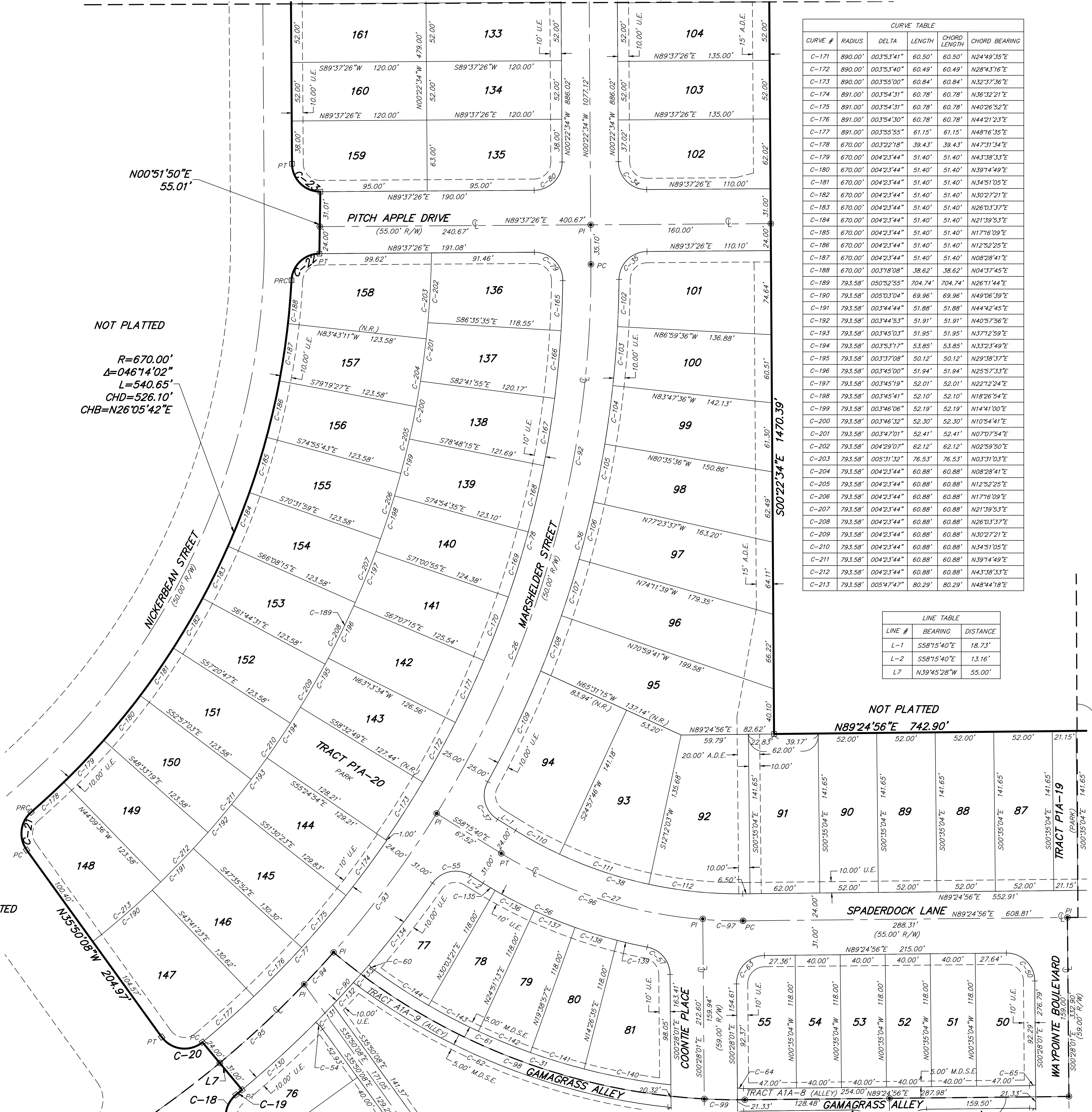
CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-18	25.00'	086°30'09"	37.74'	S07°24'57"W
C-19	946.00'	000°25'29"	7.01'	N50°27'17"E
C-20	25.00'	093°55'20"	40.98'	S82°47'48"E
C-21	25.00'	085°02'51"	37.11'	S06°41'17"W
C-22	25.00'	086°38'45"	37.81'	S46°18'03"W
C-23	25.00'	090°00'00"	39.27'	S45°22'34"E
C-26	915.00'	050°37'06"	808.36'	N24°55'59"E
C-27	400.50'	032°19'24"	225.94'	S74°25'22"E
C-31	559.50'	040°35'47"	396.43'	S70°17'10"E
C-34	25.00'	090°00'00"	39.27'	S45°22'34"E
C-35	25.00'	089°10'29"	38.91'	S45°02'12"W
C-36	940.00'	028°24'32"	466.08'	N14°39'13"E
C-37	25.00'	087°07'09"	38.01'	S14°42'05"E
C-38	376.50'	032°19'24"	212.40'	S74°25'22"E
C-50	25.00'	090°07'03"	39.32'	N45°31'32"W
C-54	23.00'	021°09'54"	8.50'	N46°25'05"W
C-55	25.00'	086°39'51"	37.81'	S78°24'24"W
C-56	431.50'	020°54'55"	157.51'	S68°43'07"E
C-57	25.00'	078°42'35"	34.34'	N39°49'19"W
C-60	23.00'	016°27'17"	6.61'	S45°42'10"E
C-61	549.50'	029°48'33"	285.89'	S68°50'05"E
C-62	569.50'	030°16'41"	304.27'	S68°23'19"E
C-63	25.00'	089°52'57"	39.22'	S44°28'28"W
C-64	23.00'	013°57'07"	5.60'	S83°36'29"E
C-65	23.00'	013°43'04"	5.51'	N82°33'24"E
C-77	891.00'	015°39'27"	243.49'	N42°24'49"E
C-78	890.00'	034°02'20"	528.74'	N17°33'55"E
C-79	25.00'	090°55'15"	39.67'	N44°54'57"W
C-80	25.00'	090°00'00"	39.27'	N44°37'26"E
C-90	946.00'	015°10'06"	250.44'	N42°39'30"E
C-92	915.00'	032°08'47"	513.37'	N15°41'49"E
C-93	915.00'	009°38'15"	153.91'	N36°35'20"E
C-94	915.00'	002°25'00"	38.59'	N42°36'58"E
C-95	915.00'	006°25'05"	102.49'	N47°02'00"E
C-96	400.50'	027°12'16"	190.16'	S71°51'48"E
C-97	400.50'	005°07'08"	35.78'	S89°01'30"E
C-98	559.50'	036°54'20"	360.39'	S68°26'27"E
C-99	559.50'	003°41'27"	36.04'	S88°44'20"E
C-102	940.00'	002°33'27"	41.96'	N01°43'41"E
C-103	940.00'	003°12'00"	52.50'	N04°36'24"E
C-104	940.00'	003°12'00"	52.50'	N07°48'24"E
C-105	940.00'	003°11'59"	52.49'	N11°00'24"E
C-106	940.00'	003°11'58"	52.49'	N14°12'22"E
C-107	940.00'	003°11'58"	52.49'	N17°24'20"E
C-108	940.00'	003°11'54"	52.47'	N20°38'16"E
C-109	940.00'	006°39'16"	109.17'	N25°31'51"E
C-110	376.50'	006°46'35"	44.53'	S61°38'57"E
C-111	376.50'	012°45'43"	83.86'	S71°25'06"E
C-112	376.50'	012°47'07"	84.01'	S84°11'30"E
C-130	946.00'	005°21'58"	88.60'	N47°33'34"E
C-131	946.00'	001°19'31"	21.88'	N44°12'49"E
C-132	946.00'	001°38'01"	26.97'	N42°44'04"E
C-133	946.00'	001°16'12"	20.97'	N41°16'58"E
C-134	946.00'	005°34'23"	92.02'	N37°51'40"E
C-135	431.50'	001°40'59"	12.67'	S59°06'09"E
C-136	431.50'	005°12'09"	39.18'	S62°32'43"E
C-137	431.50'	005°12'16"	39.19'	S67°44'55"E
C-138	431.50'	005°12'22"	39.21'	S72°57'14"E
C-139	431.50'	003°37'11"	27.26'	S77°22'01"E
C-140	549.50'	008°10'57"	78.47'	S79°38'54"E
C-141	549.50'	005°12'22"	49.93'	S72°57'14"E
C-142	549.50'	005°12'16"	49.91'	S67°44'55"E
C-143	549.50'	005°12'09"	49.89'	S62°32'43"E
C-144	549.50'	006°00'50"	57.68'	S56°56'14"E
C-165	890.00'	002°51'44"	44.46'	N01°58'33"E
C-166	890.00'	003°53'40"	60.49'	N05°21'15"E
C-167	890.00'	003°53'40"	60.49'	N08°14'55"E
C-168	890.00'	003°53'40"	60.49'	N13°08'35"E
C-169	890.00'	003°53'40"	60.49'	N17°02'15"E
C-170	890.00'	003°53'40"	60.49'	N20°55'55"E

INDEX:
SHEET 1 = COVER SHEET
SHEET 2-3 = BOUNDARY
SHEETS 4-6 = DETAIL SHEETS



NOT PLATTED

R=670.00'
Δ=046°14'02"
L=540.65'
CHD=526.10'
CHB=N26°05'42"E



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-171	890.00'	003°53'41"	60.50'	N24°49'35"E
C-172	890.00'	003°53'40"	60.49'	N28°43'16"E
C-173	890.00'	003°55'00"	60.84'	N32°37'36"E
C-174	891.00'	003°54'31"	60.78'	N36°32'21"E
C-175	891.00'	003°54'31"	60.78'	N40°26'52"E
C-176	891.00'	003°54'30"	60.78'	N44°21'23"E
C-177	891.00'	003°55'55"	61.15'	N48°16'35"E
C-178	670.00'	003°22'18"	39.43'	N47°31'34"E
C-179	670.00'	004°23'44"	51.40'	N43°38'33"E
C-180	670.00'	004°23'44"	51.40'	N39°14'49"E
C-181	670.00'	004°23'44"	51.40'	N34°51'05"E
C-182	670.00'	004°23'44"	51.40'	N30°27'21"E
C-183	670.00'	004°23'44"	51.40'	N26°03'37"E
C-184	670.00'	004°23'44"	51.40'	N21°39'53"E
C-185	670.00'	004°23'44"	51.40'	N17°16'09"E
C-186	670.00'	004°23'44"	51.40'	N12°52'25"E
C-187	670.00'	004°23'44"	51.40'	N08°28'41"E
C-188	670.00'	003°18'08"	38.62'	N04°37'45"E
C-189	793.58'	050°52'55"	704.74'	N26°11'44"E
C-190	793.58'	005°03'04"	69.96'	N49°06'39"E
C-191	793.58'	003°44'44"	51.88'	N44°42'45"E
C-192	793.58'	003°44'53"	51.91'	N40°57'56"E
C-193	793.58'	003°45'03"	51.95'	N37°12'59"E
C-194	793.58'	003°53'17"	53.85'	N33°23'49"E
C-195	793.58'	003°37'08"	50.12'	N29°38'37"E
C-196	793.58'	003°45'00"	51.94'	N25°57'33"E
C-197	793.58'	003°45'19"	52.01'	N22°12'24"E
C-198	793.58'	003°45'41"	52.10'	N18°26'54"E
C-199	793.58'	003°46'06"	52.19'	N14°41'00"E
C-200	793.58'	003°46'32"	52.30'	N10°54'41"E
C-201	793.58'	003°47'01"	52.41'	N07°07'54"E
C-202	793.58'	004°29'07"	62.12'	N02°59'50"E
C-203	793.58'	005°31'32"	76.53'	N03°31'03"E
C-204	793.58'	004°23'44"	60.88'	N08°28'41"E
C-205	793.58'	004°23'44"	60.88'	N12°52'25"E
C-206	793.58'	004°23'44"	60.88'	N17°16'09"E
C-207	793.58'	004°23'44"	60.88'	N21°39'53"E
C-208	793.58'	004°23'44"	60.88'	N26°03'37"E
C-209	793.58'	004°23'44"	60.88'	N30°27'21"E
C-210	793.58'	004°23'44"	60.88'	N34°51'05"E
C-211	793.58'	004°23'44"	60.88'	N39°14'49"E
C-212	793.58'	004°23'44"	60.88'	N43°38'33"E
C-213	793.58'	005°47'47"	80.29'	N48°44'18"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S58°15'40"E	18.73'
L-2	S58°15'40"E	13.16'
L7	N39°45'28"W	55.00'

NOT PLATTED

N89°24'56"E 742.90'

SPADERDOCK LANE

(55.00' R/W)

MATCH LINE (SEE SHEET 6 OF 6)

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

CROSSROADS AT KELLY PARK PHASE 1A

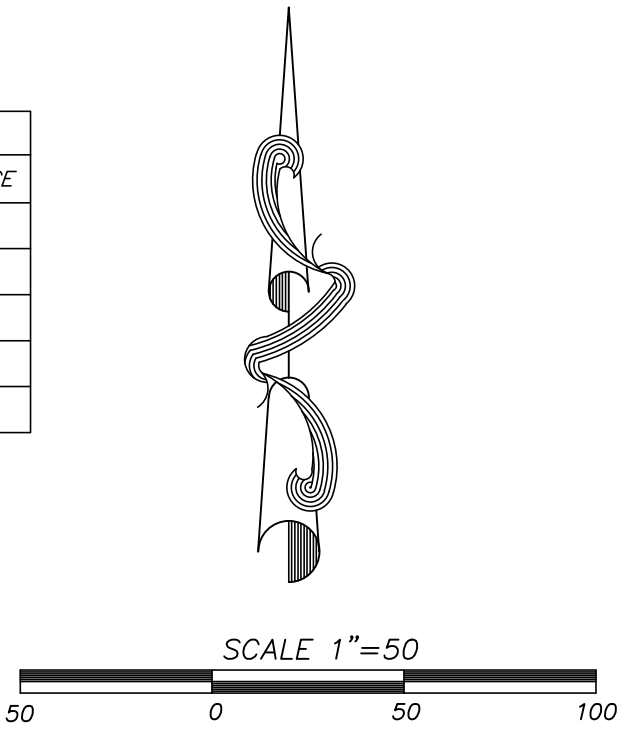
LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 6 OF 6

PLAT
BOOK

PAGE

LINE TABLE		
LINE #	BEARING	DISTANCE
L-3	N89°24'56"E	37.05'
L-4	N89°24'56"E	66.91'
L-5	N89°24'56"E	28.91'
L-6	N89°24'56"E	37.98'
L7	N39°45'28"W	55.00'



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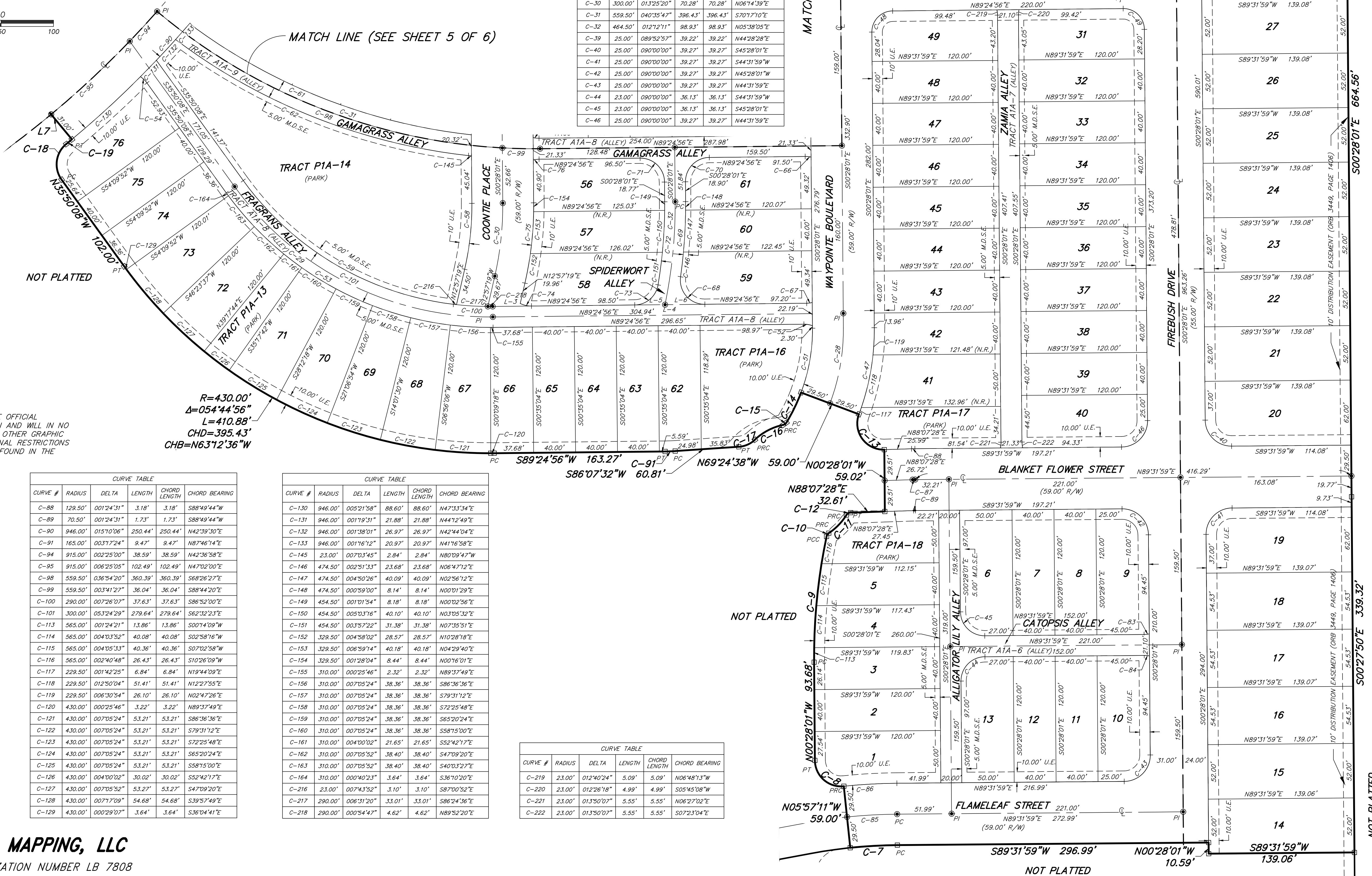
CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-47	229.50'	02°10'23"	84.34'	N10°03'41"E
C-48	20.00'	089°52'57"	31.37'	S44°28'28"W
C-49	20.00'	090°07'03"	31.46'	N45°31'32"W
C-51	170.50'	02°10'23"	62.66'	N10°03'41"E
C-52	23.00'	02°10'42"	8.45'	N80°03'13"W
C-53	310.00'	09°44'56"	296.22'	S63°12'36"E
C-54	23.00'	02°10'54"	8.50'	N46°25'05"W
C-58	270.50'	01°32'20"	63.37'	N06°14'39"E
C-59	290.00'	04°18'48"	239.47'	S59°29'32"E
C-61	549.50'	02°48'33"	285.89'	S68°50'05"E
C-62	569.50'	03°03'41"	304.27'	S68°23'19"E
C-66	23.00'	01°35'09"	5.60'	N83°36'29"W
C-67	23.00'	01°34'04"	5.51'	N82°33'24"E
C-68	23.00'	098°48'02"	39.66'	S41°11'03"E
C-69	474.50'	008°40'59"	71.91'	N03°52'29"E
C-70	21.00'	089°52'57"	36.08'	S44°28'28"W
C-71	23.00'	090°07'03"	36.18'	N45°31'32"W
C-72	434.50'	01°02'33"	79.66'	N04°33'16"E
C-73	23.00'	079°50'24"	32.05'	N49°29'44"E
C-74	23.00'	02°27'11"	10.98'	S76°54'28"E
C-75	329.50'	01°32'20"	77.19'	N06°14'39"E
C-76	23.00'	01°34'06"	5.51'	S82°33'23"W
C-83	23.00'	01°23'21"	5.04'	N83°15'19"E
C-84	23.00'	01°23'21"	5.04'	N84°11'20"W
C-85	500.00'	005°29'10"	47.87'	S86°47'24"W
C-86	529.50'	005°29'10"	50.70'	S86°47'24"W
C-87	100.00'	001°24'31"	2.46'	S88°49'44"W

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-88	129.50'	001°24'31"	3.18'	S88°49'44"W
C-89	70.50'	001°24'31"	1.73'	S88°49'44"W
C-90	946.00'	015°10'06"	250.44'	N42°39'30"E
C-91	165.00'	003°17'24"	9.47'	N87°46'14"E
C-94	915.00'	002°25'00"	38.59'	S42°36'58"E
C-95	915.00'	006°25'05"	102.49'	N47°02'00"E
C-98	559.50'	036°54'20"	360.39'	S68°26'27"E
C-99	559.50'	003°41'27"	36.04'	S88°44'20"E
C-100	290.00'	007°26'07"	37.63'	S86°52'00"E
C-101	300.00'	053°24'29"	279.64'	S62°32'23"E
C-113	565.00'	001°24'31"	13.86'	S00°14'09"W
C-114	565.00'	004°03'52"	40.08'	S02°58'16"W
C-115	565.00'	004°05'33"	40.36'	S07°02'58"W
C-116	565.00'	002°40'48"	26.43'	S10°26'09"W
C-117	229.50'	001°42'25"	6.84'	N19°44'09"E
C-118	229.50'	012°50'04"	51.41'	N12°27'55"E
C-119	229.50'	006°30'54"	26.10'	N02°47'26"E
C-120	430.00'	000°25'46"	3.22'	S89°37'49"E
C-121	430.00'	007°05'24"	53.21'	S86°36'36"E
C-122	430.00'	007°05'24"	53.21'	S79°31'12"E
C-123	430.00'	007°05'24"	53.21'	S72°25'48"E
C-124	430.00'	007°05'24"	53.21'	S65°20'24"E
C-125	430.00'	007°05'24"	53.21'	S58°15'00"E
C-126	430.00'	004°00'02"	30.02'	S52°42'17"E
C-127	430.00'	007°05'24"	53.21'	S47°09'20"E
C-128	430.00'	007°17'09"	54.68'	S39°57'49"E
C-129	430.00'	000°29'07"	3.64'	S36°04'41"E

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-130	946.00'	005°21'58"	88.60'	N47°33'34"E
C-131	946.00'	001°19'31"	21.88'	N44°12'49"E
C-132	946.00'	001°38'01"	26.97'	N42°44'04"E
C-133	946.00'	001°16'12"	20.97'	N41°16'58"E
C-145	23.00'	007°03'45"	2.84'	N80°09'47"W
C-146	474.50'	002°51'33"	23.68'	N06°47'12"E
C-147	474.50'	004°50'26"	40.09'	N02°56'12"E
C-148	474.50'	000°59'00"	8.14'	N00°01'29"E
C-149	454.50'	001°01'54"	8.18'	N00°02'56"E
C-150	454.50'	005°03'16"	40.10'	N03°05'32"E
C-151	454.50'	003°57'22"	31.38'	N07°35'51"E
C-152	329.50'	004°58'02"	28.57'	N10°28'18"E
C-153	329.50'	006°59'14"	40.18'	N04°29'40"E
C-154	329.50'	001°28'04"	8.44'	N00°16'01"E
C-155	310.00'	000°25'46"	2.32'	N89°37'49"E
C-156	310.00'	007°05'24"	38.36'	S86°36'36"E
C-157	310.00'	007°05'24"	38.36'	S79°31'12"E
C-158	310.00'	007°05'24"	38.36'	S72°25'48"E
C-159	310.00'	007°05'24"	38.36'	S65°20'24"E
C-160	310.00'	007°05'24"	38.36'	S58°15'00"E
C-161	310.00'	004°00'02"	21.65'	S52°42'17"E
C-162	310.00'	007°05'24"	38.40'	S47°09'20"E
C-163	310.00'	007°05'24"	38.40'	S40°03'27"E
C-164	310.00'	000°40'23"	3.64'	S36°10'20"E
C-216	23.00'	007°43'52"	3.10'	S87°00'52"E
C-217	290.00'	006°31'20"	33.01'	S86°24'36"E
C-218	290.00'	000°54'47"	4.62'	N89°52'20"E

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-219	23.00'	012°40'24"	5.09'	N06°48'13"W
C-220	23.00'	012°26'18"	4.99'	S05°45'08"W
C-221	23.00'	013°50'07"	5.55'	N06°27'02"E
C-222	23.00'	013°50'07"	5.55'	S07°23'04"E

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-7	470.50'	005°29'10"	45.05'	S86°47'24"W
C-8	25.00'	085°29'10"	41.66'	S48°12'36"E
C-9	565.00'	012°14'34"	120.73'	S05°39'16"W
C-10	5.00'	044°37'27"	3.89'	S34°05'16"W
C-11	57.02'	024°22'10"	24.25'	N44°12'55"E
C-12	5.00'	056°05'38"	4.90'	S60°04'39"W
C-13	25.00'	112°27'54"	49.07'	S35°38'35"E
C-14	170.50'	010°44'46"	31.98'	N25°57'45"E
C-15	5.00'	046°23'52"	4.05'	N54°32'04"E
C-16	57.02'	030°50'21"	30.69'	S62°18'50"W
C-17	25.00'	039°13'52"	17.12'	N66°30'36"E
C-18	25.00'	086°30'09"	37.74'	S07°24'57"W
C-19	946.00'	000°25'29"	7.01'	N50°27'17"E
C-20	25.00'	093°55'20"	40.98'	S82°47'48"E
C-28	200.00'	021°03'23"	73.50'	N10°03'41"E
C-29	300.00'	054°44'56"	286.66'	S63°12'36"E
C-30	300.00'	013°25'20"	70.28'	N06°14'39"E
C-31	559.50'	040°35'47"	396.43'	S70°17'10"E
C-32	464.50'	012°12'11"	98.83'	N05°38'05"E
C-39	25.00'	089°52'57"	39.22'	S44°28'28"E
C-40	25.00'	090°00'00"	39.27'	S45°28'01"E
C-41	25.00'	090°00'00"	39.27'	S44°31'59"W
C-42	25.00'	090°00'00"	39.27'	N45°28'01"W
C-43	25.00'	090°00'00"	39.27'	N44°31'59"E
C-44	23.00'	090°00'00"	36.13'	S44°31'59"W
C-45	23.00'	090°00'00"	36.13'	S45°28'01"E
C-46	25.00'	090°00'00"	39.27'	N44°31'59"E





Curve Table					
Curve #	Radius	Delta	Arc Length	Chord Distance	Chord Bearing
C-1	470.50'	95°29'10"	45.05'	45.03'	S86°47'24"W
C-2	25.00'	25.00'	52.92'00"	41.66'	37.01' N41°32'36"E
C-3	565.00'	12°14'34"	120.73'	120.50'	N05°39'16"E
C-4	5.00'	44°37'27"	3.89'	3.80'	N45°15'55"E
C-5	57.00'	24°22'10"	24.25'	24.07'	N44°12'16"E
C-6	5.00'	56°05'38"	4.90'	4.70'	N60°04'39"E
C-7	25.00'	112°27'54"	49.07'	41.56'	S35°38'35"E
C-8	170.50'	10°44'46"	31.98'	31.93'	S52°57'45"W
C-9	5.00'	46°23'52"	4.05'	3.94'	S54°32'04"W
C-10	57.02'	30°50'21"	30.69'	30.32'	S62°18'50"W
C-11	25.00'	39°31'52"	17.16'	16.79'	S66°30'36"W
C-12	165.00'	37°17'24"	9.47'	9.47'	S87°46'14"W
C-13	430.00'	54°44'56"	140.88'	395.43'	N63°12'36"E
C-14	25.00'	86°30'09"	37.74'	34.26'	N07°24'25"E
C-15	946.00'	0°25'29"	7.01'	7.01'	N50°27'17"E
C-16	25.00'	93°55'20"	40.98'	36.54'	N82°47'48"W
C-17	25.00'	85°02'51"	37.11'	33.79'	N06°41'17"E
C-18	670.00'	46°14'02"	540.65'	526.10'	N28°05'42"E
C-19	25.00'	86°38'45"	37.81'	34.31'	N41°16'03"E
C-20	25.00'	90°00'00"	39.27'	35.36'	S45°22'34"E
C-21	25.00'	71°27'34"	31.18'	29.20'	N36°06'21"W
C-22	450.00'	3°37'27"	28.46'	28.46'	N73°38'51"E
C-23	25.00'	104°54'59"	45.78'	36.65'	N52°04'56"E
C-24	25.00'	90°00'00"	39.27'	35.36'	S45°22'34"E
C-25	25.00'	90°00'00"	39.27'	35.36'	N44°37'26"E
C-26	25.00'	90°00'00"	39.27'	35.36'	S45°22'34"E

- (1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) THE POINT OF BEGINNING IS ASSUMED RELATIVE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 30 NORTH, RANGE 27 EAST, BEING SOUTH 00°07'05" EAST.
- (3) THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
- (4) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
- (5) THE CLASSIFICATION USE OF THE LAND, ACCORDANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, FLORESA STATUTE 2022-022, COMMENDING HIGH RISK, THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
- (6) INTERIOR IMPROVEMENTS WERE NOT LOCATED.
- (7) UNLOCATED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
- (8) THE LANDS SHOWN HEREON LIE IN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1209S00500H, MAP REVISED: SEPTEMBER 24, 2021.

JOB NO.:	22-069
DATE:	7-12-2022
DRAWN BY:	R.J.G.
CHECKED BY:	D.A.W
F.B.	FIELD-BOOK
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MAP OF BOUNDARY SURVEY
LOCATED IN
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

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