



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

May 29, 2024 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

ANNEXATION

1. AN-24-3, Chandler Road Properties - Annexation (Annex), 1st Submittal
Owner(s): 4625 Chandler Rd. LLC, Orchid Estates Community Homeowners Association, Inc, Matthew and Deborah Shaw, Jacob Snavelly and Daphne Martin
Applicant(s): Lowndes Law Firm - Jonathan Huels
Location: South of West Kelly Park Road and Northeast Corner of Chandler Road
Proposed Use: Single Family Residential with Open Space
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager
2. AN-24-4, Ondich South - Annexation (Annex), 1st Submittal
Owner(s): PMS-1 REO LLC
Applicant(s): Appian Engineering LLC - Luke Classon
Location: South of Ondich Road and West of Effie Road
Proposed Use: Single - Family Residential Subdivision
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

FUTURE LAND USE AMENDMENT

1. FLU-24-10, Ondich South - Future Land Use (FLU), 1st Submittal
2. FLU-24-8, 996 South Orange Blossom Trail - Future Land Use (FLU), 2nd Submittal

REZONING

1. PD-24-5, INB Homes - KPI Rezoning/Master Plan - 1st Submittal
2. PD-24-6 - Ondich South - KPI Rezoning and Master Plan - 1st Submittal
3. FLU-24-8, 996 South Orange Blossom Trail - Rezone (Rz), 2nd Submittal

SPECIAL EXCEPTION

VARIANCE

1. VAR-24-2, 1700 West Keene Road - Variance (VAR), 1st Submittal
Owner(s): LCE 13, LLC
Applicant(s): Tannath Design, Inc. - Bryan Potts, P.E.
Location: 1700 West Keene Road

Proposed Use: Retaining Wall
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. SP-24-45, Floridian Town Center Multi-Family - Phase 1, Major Development Plan (MDP), 1st Submittal

CONSTRUCTION SITE PLAN

PLAT

1. SP-24-38, Bronson Peak Phase 2B - Plat, 1st Submittal
2. SP-24-27, Bronson Peak Phase 2A - Plat, 2nd Submittal

EXTENSION REQUEST

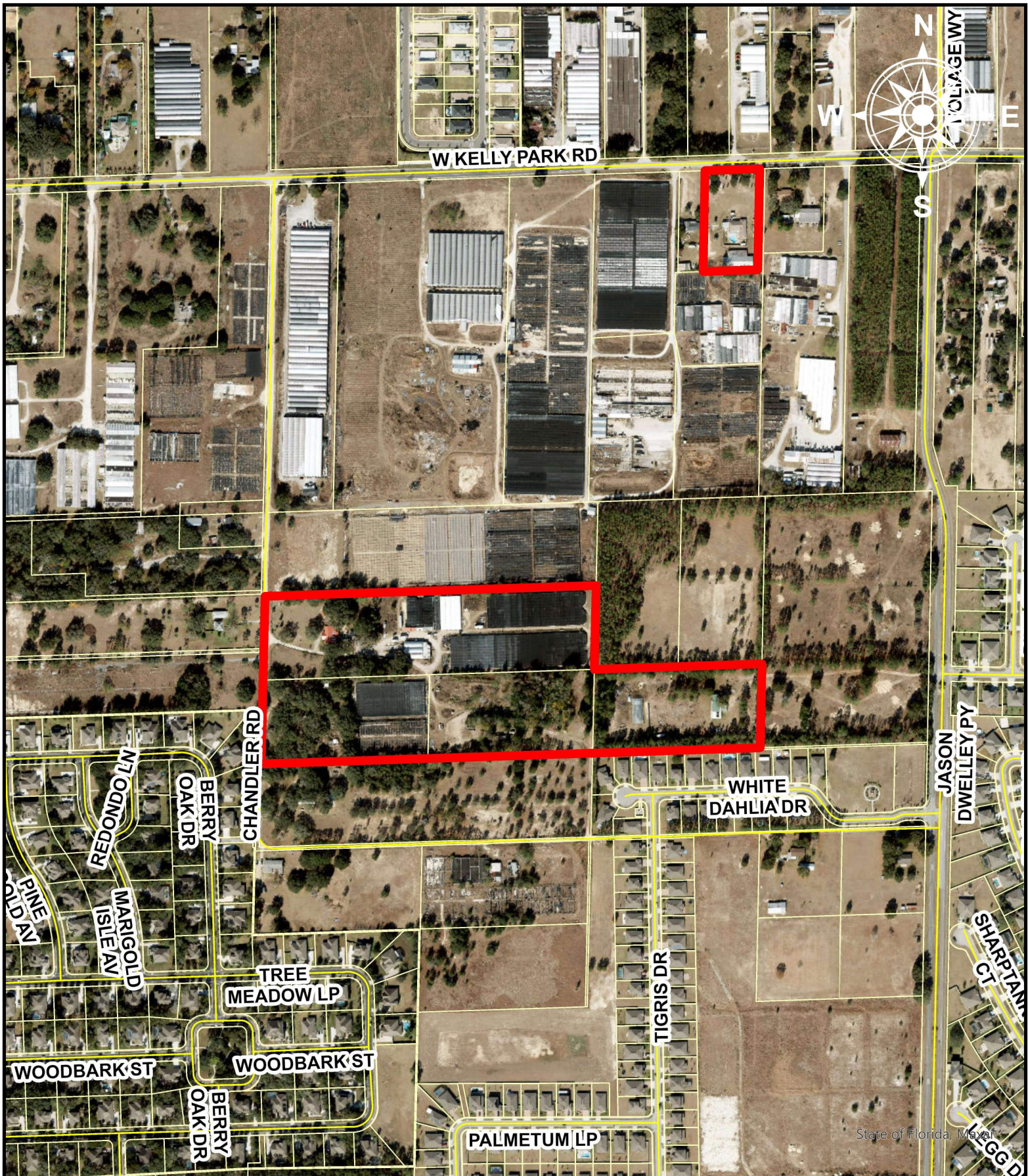
1. AdventHealth Fudge Road Complex - Construction Site Plan (CSP) and Major Development Plan (MDP) Extension Request, 1st Submittal
Owner(s): Adventist Health System/Sunbelt Inc.
Applicant(s): McIntosh Associates, Inc.
Location: 4051 Fudge Road
Proposed Use: Industrial
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

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.



State of Florida, Map

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2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

Aerial Map

Apopka, Florida

ASH-014

1" = 500 ft

Date: 2/16/2024

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Drawing name: L:\Data\20230704\Globe\20230704-ALTA Sheet-1

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 110137765:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL A:

A PARCEL OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 27 EAST; THENCE ALONG SAID EAST LINE OF THE NE 1/4, NORTH 00 DEGREES 27 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 629.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 38.26 FEET; THENCE NORTH 52 DEGREES 38 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 56.97 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 1, AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277; THENCE ALONG SAID SOUTHERLY LINE OF PARCEL 1, NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 38.26 FEET; THENCE LEAVING SAID LINE SOUTH 45 DEGREES 30 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 21.20 FEET TO A POINT 15.00 FEET SOUTH OF SAID SOUTHERLY LINE OF PARCEL 1, THENCE NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST THENCE NORTH 89 DEGREES 13 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 1318.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EFFIE ROAD, SAID LINE BEING 30.00 FEET WEST OF THE EAST LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 12, TOWN-SHIP 20 SOUTH, RANGE 27 EAST, THENCE RUN PARALLEL TO SAID EAST LINE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 20.00 FEET; SOUTH 89 DEGREES 13 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1318.06 FEET TO THE POINT OF BEGINNING.

PARCEL B:

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

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST; THENCE ALONG THE EAST LINE OF SAID NE 1/4 NORTH 00 DEGREES 27 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 629.57 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 38.26 FEET; THENCE RUN NORTH 52 DEGREES 38 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 56.97 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF PARCEL 1, AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 1248.73 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 11; THENCE NORTH 00 DEGREES 22 MINUTES 31 SECONDS WEST, ALONG SAID WEST LINE FOR A DISTANCE OF 663.44 FEET TO A POINT ON THE NORTH LINE OF PARCEL 1 AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277, THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 19 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 440.00 FEET; THENCE LEAVING SAID LINE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 454.00 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 210.00 FEET; THENCE RUN SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 190.46 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST, FOR DISTANCE OF 616.96 FEET; THENCE RUN SOUTH 45 DEGREES 30 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 28.26 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 38.26 FEET TO THE POINT OF BEGINNING.

AND

ALL OF FIRST PARTY'S RIGHT, TITLE AND INTEREST IN A NON-EXCLUSIVE, CONTIGUOUS 18 FOOT EASEMENT FOR INGRESS AND EGRESS TO ONDICH ROAD, LYING 9 FEET ON EITHER SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN WEST ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4, 9 FEET TO THE POINT OF BEGINNING, AND RUN THENCE NORTH 0 DEGREES 16 MINUTES 44 SECONDS WEST 1991.41 FEET MORE OR LESS TO THE NORTH SECTION LINE OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ALL IN ORANGE COUNTY, FLORIDA. THIS IS IDENTIFIED AS PARCEL ONE ON THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3168, PAGE 1277, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL C:

PARCEL ONE:

THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

AND

PARCEL TWO:

THE NORTH 15 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, SUBJECT TO RIGHT OF WAY FOUR FEET EFFIE ROAD OVER THE EAST 30 FEET THEREOF, AND SUBJECT TO AN EASEMENT AS ESTABLISHED BY FINAL JUDGMENT IN CIVIL ACTION #75-4645 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA, DATED OCTOBER 10, 1975),

AND

FROM A POINT OF BEGINNING AT THE SOUTHEAST CORNER OF PARCEL ONE, RUN SOUTH ALONG THE EAST SECTION LINE OF SECTION 11, A DISTANCE OF 15 FEET, RUN THENCE WEST PARALLEL TO THE SOUTH LINE OF PARCEL ONE A DISTANCE OF 30 FEET, RUN THENCE NORTHWEST TO A POINT ON THE SOUTH LINE OF PARCEL ONE 45 FEET WEST OF THE POINT OF BEGINNING, AND RUN THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL ONE, A DISTANCE OF 45 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION WAS TAKEN FROM THAT CERTAIN WARRANTY DEED RECORDED JANUARY 28, 1981, IN OFFICIAL RECORDS BOOK 3168, PAGE 1277, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY:

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

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST; THENCE ALONG THE EAST LINE OF SAID NE 1/4 NORTH 00 DEGREES 27 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 629.57 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 38.26 FEET; THENCE RUN NORTH 52 DEGREES 38 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 56.97 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF PARCEL 1, AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 1248.73 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 11; THENCE NORTH 00 DEGREES 22 MINUTES 31 SECONDS WEST, ALONG SAID WEST LINE FOR A DISTANCE OF 663.44 FEET TO A POINT ON THE NORTH LINE OF PARCEL 1 AS DESCRIBED IN O.R. BOOK 3168, PAGE 1277, THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 19 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 440.00 FEET; THENCE LEAVING SAID LINE SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 454.00 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 210.00 FEET; THENCE RUN SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 190.46 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 21 SECONDS EAST, FOR DISTANCE OF 616.96 FEET; THENCE RUN SOUTH 45 DEGREES 30 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 28.26 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 38.26 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND, LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°28'01" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 629.57 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°27'17" WEST, 38.26 FEET; THENCE RUN NORTH 52°38'25" WEST, 58.35 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 89°24'56" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1247.64 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°22'34" WEST, ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 665.48 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE RUN NORTH 89°14'26" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1318.31 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF EFFIE ROAD, SAID LINE BEING 30.00 FEET WEST OF PERPENDICULAR MEASURE THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE RUN SOUTH 00°03'03" EAST, PARALLEL TO SAID EAST LINE, ALONG THE WEST RIGHT-OF-WAY LINE OF EFFIE ROAD, 35.43 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN SOUTH 89°13'12" WEST, 1318.06 FEET TO THE POINT OF BEGINNING.

AND

ALL OF GRANTORS RIGHT, TITLE AND INTEREST IN A NON-EXCLUSIVE, CONTIGUOUS 18 FOOT EASEMENT FOR INGRESS AND EGRESS TO ONDICH ROAD, LYING 9 FEET ON EITHER SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN WEST ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4, 9 FEET TO THE POINT OF BEGINNING, AND RUN THENCE NORTH 0 DEGREES 16 MINUTES 44 SECONDS WEST 1991.41 FEET MORE OR LESS TO THE NORTH SECTION LINE OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ALL IN ORANGE COUNTY, FLORIDA. THIS IS IDENTIFIED AS PARCEL ONE ON THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3168, PAGE 1277, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL II:

PARCEL 1: BEGINNING AT A POINT 14.15 CHAINS NORTH OF QUARTER SECTION POST ON WEST BOUNDARY OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, RUNNING EAST 16.49 CHAINS, NORTH 6.38 CHAINS, WEST 16.49 CHAINS, SOUTH 6.38 CHAINS, LESS 568.00 FEET ON THE WEST EAST, ORANGE COUNTY, FLORIDA.

LESS THAT PORTION AS DESCRIBED IN O.R. BOOK 8006, PAGE 757, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 110137765:

AND

LESS THAT PORTION OF PARCEL 3 AND THE PORTION OF PARCEL 5 AS DESCRIBED IN O.R. BOOK 5075, PAGE 1578, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

PARCEL 2: BEGINNING 26.16 CHAINS SOUTH OF NORTHWEST CORNER, RUN SOUTH 4.15 CHAINS, EAST 15.35 CHAINS, NORTH 4.15 CHAINS, WEST 15.35 CHAINS, SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS AND TRANSPORTING GROOVE CARE EQUIPMENT AND MACHINERY, OVER THE NORTH 8.00 FEET OF LAND CONVEYED TO BILL J. OSBORNE BY WARRANTY DEED FROM NANCY E. NEW, RECORDED JANUARY 5, 1971 IN OFFICIAL RECORDS BOOK 2019, PAGE 478, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID EASEMENT BEGINNING ON THE EAST AT EFFIE ROAD AND RUNNING WESTERLY TO THE SECTION LINE, IN ACCORDANCE WITH THE FINAL JUDGMENT DATED OCTOBER 10, 1975 AND FILED OCTOBER 13, 1975 IN OFFICIAL RECORDS BOOK 2652, PAGE 235, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, IN CIVIL ACTION NO. CI 754645, IN THE CIRCUIT COURT OF THE NINTH JUDICIAL COURT IN AND FOR ORANGE COUNTY, FLORIDA, WHEREIN GARRETT I. GILLIAM AND ANNIE D. GILLIAM, HIS WIFE, WERE PLAINTIFFS AND BILLY J. OSBORNE AND HARRY SMITH, ET AL, WERE DEFENDANTS.

PARCEL 3: FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00° 24' 20" WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, A DISTANCE OF 1220.95 FEET; THENCE SOUTH 89°43'17" WEST, 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EFFIE ROAD; THENCE RUN SOUTH 00° 24' 20" WEST, ALONG SAID RIGHT OF WAY LINE 371.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 24' 20" WEST, ALONG SAID RIGHT OF WAY LINE 30.00 FEET; THENCE RUN SOUTH 89° 42' 28" WEST, 307.80 FEET MORE OR LESS, TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE RUN NORTH 00° 18' 05" EAST, ALONG SAID WEST LINE 30.00 FEET; THENCE NORTH 89° 42' 28" EAST, 307.80 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS THE WESTERLY 40.00 FEET THEREOF.

PARCEL 4: FROM THE QUARTER CORNER POST ON THE WEST SIDE OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, RUN NORTH ALONG SECTION LINE 933.90 FEET FOR A POINT OF BEGINNING; THENCE RUN EAST 568.00 FEET, THENCE RUN NORTH 396.10 FEET, MORE OR LESS TO THE NORTH LINE OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE RUN WEST ALONG SAID FORTY LINE 568.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN SOUTH ALONG SECTION LINE 396.10 FEET FOR THE POINT OF BEGINNING.

PARCEL 5: FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00° 24' 20" WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, A DISTANCE OF 1220.95 FEET; THENCE SOUTH 89° 43' 17" WEST, 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EFFIE ROAD; THENCE RUN SOUTH 00° 24' 20" WEST, ALONG SAID RIGHT OF WAY LINE 401.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 24' 20" WEST, ALONG SAID RIGHT OF WAY LINE 371.99 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE RUN SOUTH 89° 41' 26" WEST, ALONG SAID SOUTH LINE 307.10 FEET TO THE SOUTHWEST CORNER OF AFORESAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN NORTH 00° 18' 05" EAST, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, A DISTANCE OF 372.08 FEET; THENCE NORTH 89° 42' 28" EAST, 307.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS PORTION OF PARCEL 3 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5075, PAGE 1578, IF ANY, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

PARCEL III:

FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00°02'25" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ONDICH ROAD; THENCE RUN NORTH 89°46'42" EAST ALONG SAID RIGHT OF WAY LINE 510.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°46'42" EAST ALONG SAID RIGHT OF WAY LINE 15.00 FEET; THENCE RUN SOUTH 00°08'45" WEST 635.37 FEET; THENCE NORTH 89°44'57" EAST 494.19 FEET TO A POINT ON THE EAST LINE OF THE WEST THREE QUARTERS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE RUN SOUTH 00°18'05" WEST ALONG SAID EAST LINE 610.18 FEET TO THE NORTHEAST CORNER OF THE SOUTH 24.96 FEET OF THE EAST 468.32 FEET OF AFORESAID WEST THREE QUARTERS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE RUN SOUTH 89°43'13" WEST 468.32 FEET; THENCE RUN SOUTH 00°18'05" WEST 24.96 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE RUN SOUTH 89°43'13" WEST ALONG SAID LINE 39.14 FEET; THENCE RUN NORTH 00°08'45" EAST 1270.75 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

FROM THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA RUN SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ONDICH ROAD; THENCE RUN NORTH 89 DEGREES 46 MINUTES 42 SECONDS EAST LONG SAID RIGHT OF WAY LINE 525.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 46 MINUTES 42 SECONDS EAST ALONG SAID RIGHT OF WAY 495.91 FEET TO A POINT ON THE EAST LINE OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN SOUTH 00 DEGREES 18 MINUTES 05 SECONDS WEST ALONG SAID EAST LINE 635.13 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS WEST 494.10 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 45 SECONDS EAST 635.37 FEET TO THE POINT OF BEGINNING.

PARCEL V:

THE SOUTH 24.98 FEET OF THE EAST 468.32 FEET OF THE WEST 3/4 OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ IN SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THAR PORTION DESCRIBED IN CERTIFICATE OF TITLE AND IDENTIFIED THEREIN AS PARCEL 11626 (JOHNSON), RECORDED AS CLERK'S INSTRUMENT NO. 20190194789, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 54.85 ACRES, MORE OR LESS.

SCHEDULE B-II EXCEPTIONS PER TITLE COMMITMENT NO.110137765:

9. DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 3261, PAGE 878 (AS TO PARCEL I). AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON

10. DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 3261, PAGE 880 (AS TO PARCEL I). AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON

11. TERMS AND CONDITIONS OF THE LICENSE AGREEMENT BETWEEN EMERY S. SIMS, JR., AS TRUSTEE OF THE EMERY S. SIMS, JR. REVOCABLE TRUST DATED APRIL 3, 2000 AND THOMAS G. JOHNSON, A SINGLE PERSON RECORDED IN BOOK 6919, PAGE 3237 (AS TO PARCEL III). AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, CONTAINS NO PLOTTABLE EASEMENT

12. DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION D/B/A PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION BY INSTRUMENT RECORDED IN BOOK 8231, PAGE 3574 (AS TO PARCEL III). AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, CONTAINS NO PLOTTABLE EASEMENT

13. DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 3637, PAGE 2496 (AS TO PARCEL IV). AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON

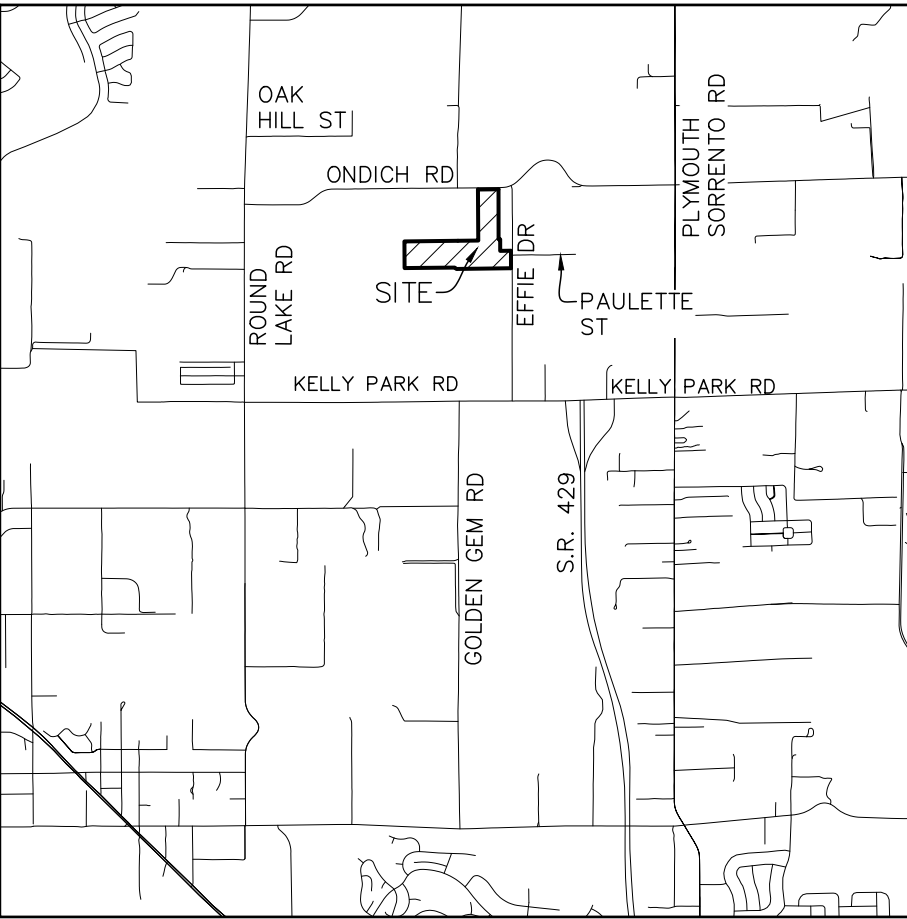
LEGEND OF SYMBOLS AND ABBREVIATIONS:

ORB.	OFFICIAL RECORD BOOK		IRRIGATION VALVE
PG.(S)	PAGE(S)		GUY WIRE
LB	LICENSED BUSINESS		ELECTRICAL VAULT
PSM	PROFESSIONAL SURVEYOR AND MAPPER		KEY PAD
R/W	RIGHT OF WAY		MAILBOX
(M)	MEASURED		TELECOMMUNICATION RISER
(D)	DESCRIBED		FOUND CONCRETE MONUMENT AS NOTED
	SINGLE STAND SIGN		FOUND IRON PIPE AS NOTED
	WELL		FOUND IRON ROD AS NOTED
	CLEANOUT		SET 1/2" IRON ROD OR NAIL & DISK LB#6723
	FENCE GATE		CONTOUR
	POWER POLE		SPOT ELEVATION
	WOODEN POWER POLE		FENCE LINE, AS NOTED
	CONCRETE HATCH		EASEMENT
	DECK HATCH		OVERHEAD ELECTRICAL LINE
			TOP OF BANK
			TOE OF SLOPE

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12--20--27 AS BEING S00°27'48"E. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110137765, EFFECTIVE DATE OCTOBER 19, 2023 AT 8:00 AM.
- THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION IN THE TITLE COMMITMENT NO. 110137765.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
- ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
- UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
- SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0050H, MAP REVISED SEPTEMBER 24, 2021. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET; (RURAL) 1 FOOT IN 5,000 FEET; (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
- ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK NUMBER L708026, ELEVATION BEING 127.97, NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
- WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORKS, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- LAST DATE IN FIELD: NOVEMBER 3, 2023

VICINITY MAP: NOT TO SCALE



PROPERTY ADDRESS:

5600 EFFIE DR, APOPKA, FL 32712-5114

CERTIFIED TO:

-PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
-HILL WARD & HENDERSON, P.A.
-FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 3, 2023.

DATE OF PREPARATION: NOVEMBER 7, 2023
DRAWN BY: AR
CHECKED BY: BRH
JAMES L. RICKMAN, PSM #5633



www.allen-company.com

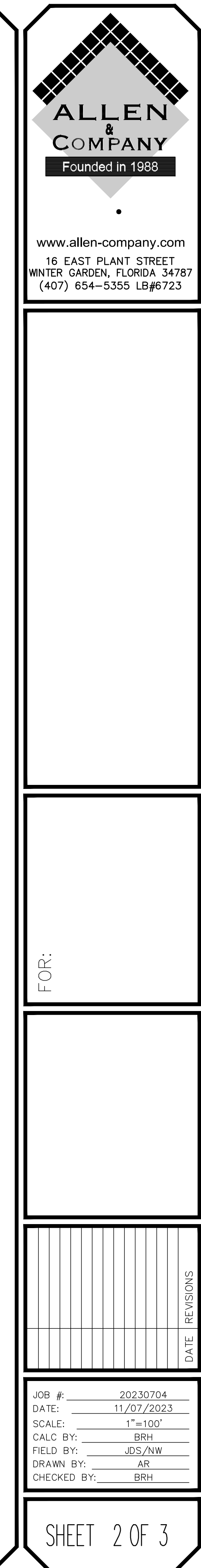
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723

FOR:

NO.	REVISIONS	DATE

JOB #: 20230704
DATE: 11/07/2023
SCALE: N/A
CALC BY: BRH
FIELD BY: JDS/NW
DRAWN BY: AR
CHECKED BY: BRH

SHEET 1 OF 3



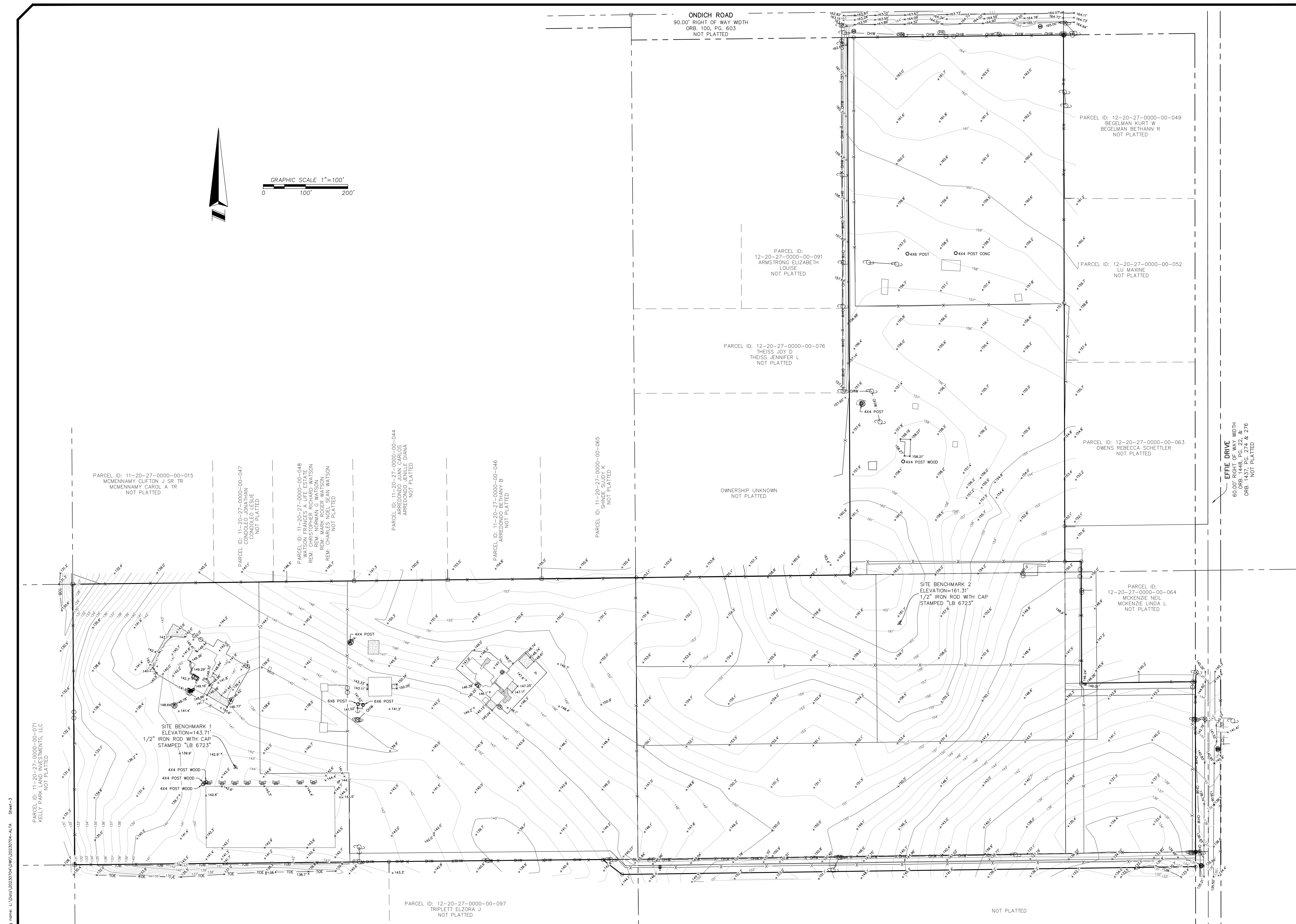


FOR:

[illegible]

JOB #: 20230704
DATE: 11/07/2023
SCALE: 1"=100'
CALC BY: BRH
FIELD BY: JDS/NW
DRAWN BY: AR
CHECKED BY: BRH

SHEET 3 OF 3



P:\PROJECT DRAWINGS\PUL-048 Ondich South Assembly\Drawings\CAD Civil3D Layouts\03 KPI-MU Master Plan\Master Plan.dwg Modified: 5/2/2024 By: cfrancis Plotted By: andrew francis

OVERALL SITE DATA:

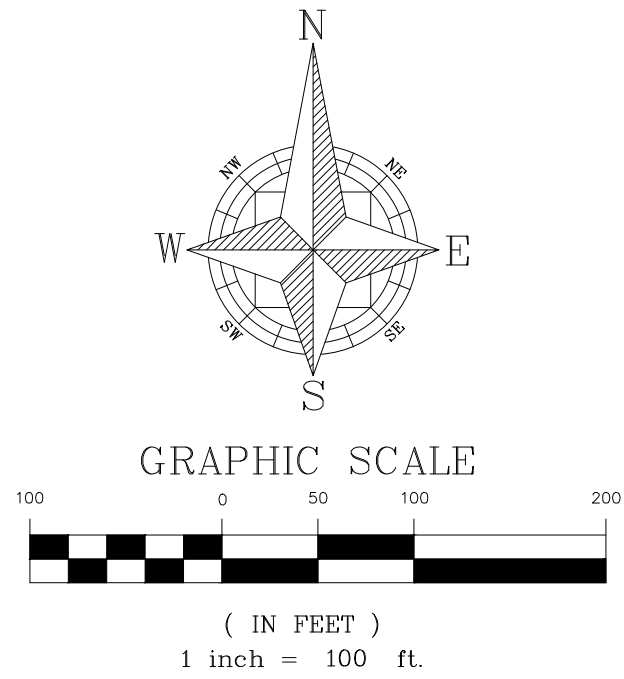
OCA - PARCEL ID #s:		11-20-27-0000-00-037, 11-20-27-0000-00-069 12-20-27-0000-00-001, 12-20-27-0000-00-012 12-20-27-0000-00-046, 12-20-27-0000-00-048
TOTAL PROPERTY AREA:		54.85 Ac.
DEDICATED RIGHT-OF-WAY AREA		0.20 Ac.
FUTURE COMMERCIAL TRACT		1.37 Ac.
TOTAL RESIDENTIAL DEVELOPABLE AREA		53.29 Ac.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:		X
FIRM PANEL #1209SC00501 DATED SEPT. 24, 2021		
EXISTING FUTURE LAND USE (FLU):		R (COUNTY)
ADJACENT FUTURE LANE USE (FLU):		R (COUNTY) NORTH SOUTH EAST WEST
EXISTING ZONING:		A-1
REQUESTED OVERLAY ZONING/CHARACTER ZONES:		TRANSITION OVERLAY DISTRICT & NEIGHBORHOOD OVERLAY DISTRICT
PROPOSED ZONING:		KPI-MU
ADJACENT ZONING:		A-1 (COUNTY) NORTH SOUTH EAST WEST
PROPOSED MINIMUM LOT REQUIREMENTS		
		DETACHED MINIMUM LOT AREA 3,366 SF MINIMUM LOT WIDTH 34 ft. MINIMUM LOT DEPTH 99 ft. MAXIMUM BUILDING HEIGHT 35 ft. (2-story)
		ATTACHED 1,840 SF 20 ft. 92 ft. 35 ft. (2-story)
SETBACKS		
FRONT/STREET SIDE (TRANSITION)		10 ft. min/20 ft. max.
FRONT/STREET SIDE (NEIGHBORHOOD)		15 ft. min/30 ft. max.
REAR		5 ft. min.
SIDE		0 ft/5 ft. min.*
REAR GARAGE		20 ft. min.
*5 ft. SETBACK IS FOR EXTERIOR TOWNHOME UNITS TO CREATE A MINIMUM 10 ft. OF SEPARATION BETWEEN BUILDINGS. INTERIOR TOWNHOME UNITS HAVE A 0 ft. SIDE SETBACK.		

DEVELOPMENT PROGRAM	
20' TOWNHOME	193 LOTS
34' DETACHED REAR-LOADED (SHORT PAD)	55 LOTS
34' DETACHED REAR-LOADED	40 LOTS
40' DETACHED REAR-LOADED	38 LOTS
Total	326 LOTS

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	7.99 AC	15.00%
PROPOSED OPEN SPACE		
AMENITY & PLAYGROUND	0.85 AC	1.59%
OPEN SPACE	0.96 AC	1.80%
LANDSCAPE BUFFER	1.82 AC	3.41%
STORMWATER POND (75% MAX)	7.62 AC	14.30%
TOTAL	11.24 AC	21.10%

PROPOSED AMENITIES:
CABANA & POOL
8' MULTI-PURPOSE TRAIL
PLAYGROUND
5' POND TRAIL

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	AMENITY	0.74 AC	32,082 SF	H.O.A.
TRACT 'B'	STORMWATER POND 1	4.54 AC	197,968 SF	CITY
TRACT 'C'	STORMWATER POND 2	5.62 AC	244,610 SF	CITY
TRACT 'D'	10' LANDSCAPE BUFFER	0.29 AC	12,570 SF	H.O.A.
TRACT 'E'	LANDSCAPE BUFFER	1.00 AC	43,459 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.10 AC	4,208 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.30 AC	12,965 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.02 AC	860 SF	H.O.A.
TRACT 'I'	10' LANDSCAPE BUFFER	0.07 AC	2,913 SF	H.O.A.
TRACT 'J'	OPEN SPACE	0.05 AC	2,104 SF	H.O.A.
TRACT 'K'	PLAYGROUND	0.11 AC	4,894 SF	H.O.A.
TRACT 'L'	OPEN SPACE	0.77 AC	33,509 SF	H.O.A.
TRACT 'M'	OPEN SPACE	0.07 AC	3,205 SF	H.O.A.
TRACT 'N'	LANDSCAPE ISLAND	0.11 AC	5,001 SF	H.O.A.
TRACT 'O'	PRIVATE ALLEY	1.03 AC	44,654 SF	H.O.A.
TRACT 'P'	PRIVATE ALLEY	0.26 AC	11,140 SF	H.O.A.
TRACT 'Q'	PRIVATE ALLEY	0.30 AC	12,914 SF	H.O.A.
TRACT 'R'	PRIVATE ALLEY	0.26 AC	11,158 SF	H.O.A.
TRACT 'S'	PRIVATE ALLEY	0.31 AC	13,639 SF	H.O.A.
TRACT 'T'	PRIVATE ALLEY	0.27 AC	11,870 SF	H.O.A.
TRACT 'U'	PRIVATE ALLEY	0.26 AC	11,145 SF	H.O.A.
TRACT 'V'	PRIVATE ALLEY	0.14 AC	5,902 SF	H.O.A.
TRACT 'W'	PRIVATE ALLEY	0.15 AC	6,596 SF	H.O.A.
TRACT 'X'	PRIVATE ALLEY	0.25 AC	10,746 SF	H.O.A.
TRACT 'Y'	PRIVATE ALLEY	0.79 AC	34,276 SF	H.O.A.
TRACT 'Z'	UFT STATION	0.04 AC	1,825 SF	CITY
TRACT 'AA'	PUBLIC RIGHT-OF-WAY	12.76 AC	555,843 SF	CITY
TRACT 'BB'	20' RIGHT-OF-WAY DEDICATION	0.20 AC	8,746 SF	CITY
TRACT 'CC'	TRAFFIC CIRCLE	0.03 AC	1,095 SF	H.O.A.
TRACT 'DD'	FUTURE COMMERCIAL DEVELOPMENT	1.37 AC	59,481 SF	PRIVATE
TRACT 'EE'	10' LANDSCAPE BUFFER	0.07 AC	2,877 SF	H.O.A.
TRACT 'FF'	10' LANDSCAPE BUFFER	0.07 AC	3,211 SF	H.O.A.
TRACT 'GG'	10' LANDSCAPE BUFFER	0.03 AC	1,479 SF	H.O.A.



- LEGEND
- PROPERTY BOUNDARY
 - LOT LINES
 - SETBACKS
 - 10' LANDSCAPE BUFFER
 - LANDSCAPE BUFFER
 - 34' DETACHED LOTS
 - 34' DETACHED LOTS - SHORT PAD
 - 40' DETACHED LOTS
 - 20' TOWNHOME LOTS

CROSSROADS
AT KELLY PARK
(BY OTHERS)

CIVIL ENGINEERING I LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM - 407-960-5868	2221 Lee Road, Suite 27, Winter Park, Florida 32789	STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #191			
KPI-MU MASTER PLAN		ONDICH SOUTH SUBDIVISION		CITY OF APOKA, FLORIDA					
SCALE	1" = 100'	DRAWN	A. FRANCIS	DESIGNED	S. SIERRA-GIL	CHECKED	L. CLASON	DATE	5/2/2024
PROJECT	PUL-048	SHEET	C1.0						
APPIAN ENGINEERING									
		BY		DATE		DESCRIPTION			

NOT FOR CONSTRUCTION

P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD\Civil3D\Layouts\03 KPI-MU Master Plan\Plan.dwg Modified:5/2/2024 By:cfrancis Plotted By:andrew francis

ONDICH SOUTH SUBDIVISION MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards ⁽¹⁾

1. LOT CRITERIA:

Description	Single-Family Detached 34' & 40' Lots (Rear-Loaded)	Single-Family Attached 20' Townhomes (Rear-Loaded)
Front Porch Setback ⁽²⁾	10' min.	10' min.
Front/Street Side Setback (Neighborhood District)	Minimum: 15' Maximum: 30'	Minimum: 15'
Front/Street Side Setback (Transition District)	Minimum: 10' Maximum: 20'	Minimum: 10' Maximum: 20'
Side Setback	5' min.	0' for interior units 5' minimum for exterior units
Rear Setback	5' min.	5' min.
Garage/Rear Setback ⁽³⁾	20' min.	20' min.
Min. Average Lot Area	3,366 SF	1,840 SF
Min. Lot Width	34'	20'
Min. Lot Depth	99'	92'
Max. Lot Coverage	75%	90%
Max. Building Height	35 1/2 Stories	35 1/2 Stories
Min. Living Area	1,300 SF	1,200 SF

- (1) See Master Plan for depiction of conceptual typical site details.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange Form-Based Code Section J.1 and K.2(g)(v) and within Sections B.9.a, B.9.b, C.9.a, and C.9.b of these Development Standards.
(3) Rear garages are allowed per Kelly Park Interchange Form-Based Code Section K.2(g)(iv).

B. Architectural, Buildings, and Accessory Structures for Detached Units

- Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code unless otherwise stated.
- Each individual single-family home shall have a minimum of two (2) bedrooms.
- All rear-loaded lots shall have a minimum of one (1) car garage.
- Mail delivery for all lots within Ondich South shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
- AC condenser units and similar equipment shall be placed in the side yard area. AC condenser units and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For corner lots, AC condenser units and similar equipment shall be screened from side streets with landscaping or opaque fencing.
- Storage sheds or similar storage facilities shall not be allowed.
- Swimming pools shall not be allowed on rear-loaded lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be

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F. Buffers and Landscaping

- A ten-foot (10') buffer for entry wall and landscaping will be provided along Ondich Road. This tract shall be dedicated to and maintained by the H.O.A.
- A ten-foot (10') buffer for entry wall and landscaping will be provided along Effie Drive. This tract shall be dedicated to and maintained by the H.O.A.
- A buffer with a minimum width of ten (10) feet shall be provided along the rest of the property boundary, except where adjacent to a stormwater pond tracts or the commercial parcel, for landscaping purposes. These landscape buffer tracts shall be dedicated to and maintained by the H.O.A. Landscape buffer plantings shall be planted along the boundary within the stormwater pond tracts. The future development Commercial parcel shall provide buffering within its parcel when it is developed.
- The design of all buffer tracts, and buffer plantings within stormwater tracts, shall follow the City of Apopka Kelly Park Interchange Form-Base Code Section M. Landscaping and Hardscape Plans shall be provided at Construction Site Plan.
- Entrance feature and community sign details will be provided with the Construction Site Plan.
- Final landscape plans for the buffer areas and landscape islands along the proposed main entrance at Effie Drive shall be provided with the Construction Site Plan.
- Tree Planting Conditions. Minimum of two (2) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any. Trees within Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacing and understory trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12. Trees within Street Type D shall be medium canopy trees at forty (40) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
- Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

G. Maintenance and Plat

- Ondich South Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
- The Construction Site Plan shall include the plat document, and the plat shall be in final form.
- The City of Apopka shall be responsible for the maintenance of Street Type D, Street Type E (Neighborhood), on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of Ondich South.

H. Wetlands and Environmental

- There are no wetland areas within the site.
- According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095C00050H, dated September 24, 2021, the entire site of the proposed development is located within Unshaded Zone 'X' (areas determined to be outside the 500-year floodplain).
- An erosion control plan will be submitted with the Construction Site Plan.

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- approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
 - Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
 - Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
 - Aluminum fascia and soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
 - Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
 - Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
9. Front Building Entrance Elevation Design Standards:
- Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches and porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of four (4) feet and a minimum clear height of eight (8) feet.
 - Front porches and porticos may be at grade level or elevated.
 - Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
 - Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
 - Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
 - Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
 - Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
10. Individual Lot Front, Side, and Rear Yard Fencing Standards:
- The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
 - Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
 - Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
 - Vinyl fencing shall be allowed.

C. Architectural, Buildings, and Accessory Structures for Attached Units (Townhomes)

- Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code unless otherwise stated.
- Each individual townhome shall have a minimum of two (2) bedrooms.
- All rear-loaded lots shall have a minimum of one (1) car garage.

2

- Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
- Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of a building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

I. Development Condition Continuity

The KPI-MU Development Standards shall be printed within the KPI-MU Master Plan and the Construction Site Plan.

J. Signage

Signage shall comply with the City of Apopka Kelly Park Interchange Form-Base Code.

K. Lighting

Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

L. Garbage Pickup

- Garbage of rear-loaded single-family units shall be picked up at the adjacent Street Type F (Alley) along the rear of the lots.

M. Miscellaneous

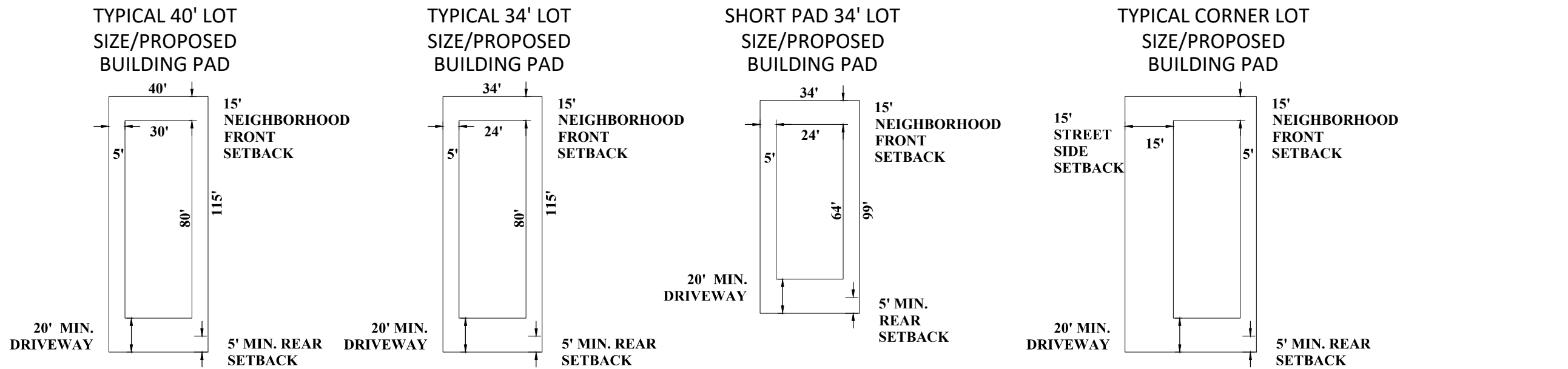
- Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
- All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
- Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
- All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.

6

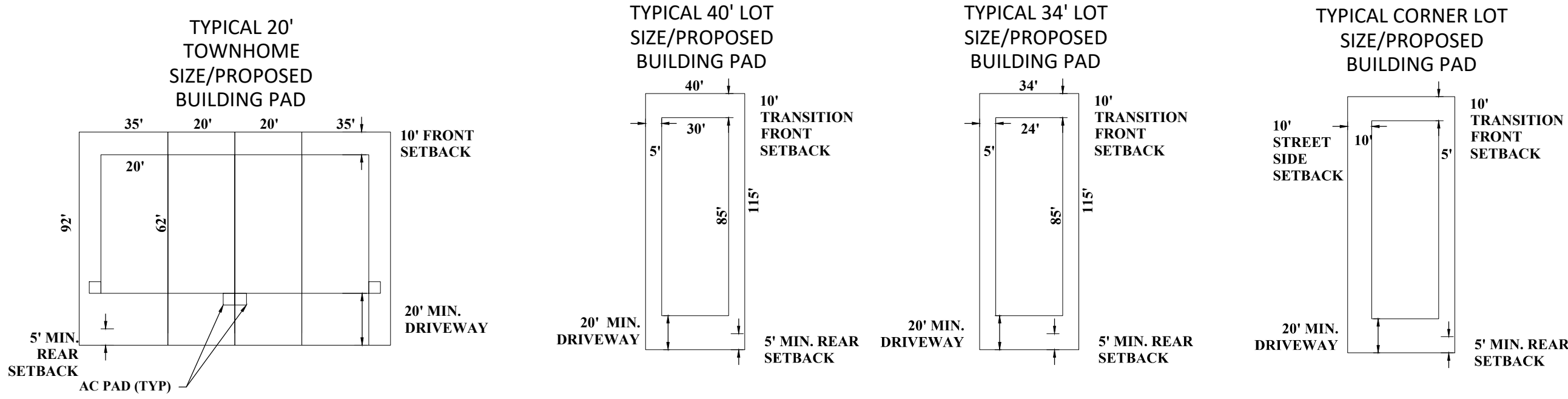
- Mail delivery for all lots within Ondich South shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
- AC condenser units and similar equipment shall be placed in the rear yard area for interior lots and in the rear or side yard for exterior lots. For exterior lots when placed within the side yard, AC condenser units and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For interior lots, AC condenser units and similar equipment shall be placed within the rear yard with no minimum setback from the side property line. For corner lots, AC condenser units and similar equipment shall be screened from side streets with landscaping or opaque fencing.
- Storage sheds or similar storage facilities shall not be allowed.
- Swimming pools shall not be allowed on rear-loaded lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
 - Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
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 - Front porches and porticos may be at grade level or elevated.
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 - Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
 - Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.

3

NEIGHBORHOOD DETAILS



TRANSITION DETAILS



- Vinyl fencing shall be allowed.

D. Utilities and Infrastructure

- Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
- Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
- Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
- A final drainage report and soils report will be submitted with the Construction Site Plan.
- Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
- Utility easements shall be dedicated to the City of Apopka.
- Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
- All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
- On-site streets are to be constructed per City of Apopka standards.
- Stabilized access roadways and fire hydrants must be in place before building construction may begin.
- Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
- The internal Street Type D right-of-way is to be public.
- The internal Street Type E (Neighborhood) rights-of-way are to be public.
- The internal Street Type F (Alley) rights-of-way are to be private.
- Five-foot (5') sidewalks are to be constructed within internal Streets Type E rights-of-way throughout the entire project in compliance with the City of Apopka Kelly Park Interchange Form-Base Code unless otherwise noted. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
- An eight-foot (8') multipurpose trail is to be constructed along one side of internal Street Type D right-of-way as shown on the Master Plan. A five-foot (5') sidewalk is to be constructed on the other side of said Street Type D right-of-way.
- Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
- Power service within the development shall be underground. No overhead service will be allowed. Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e).

E. Recreation and Open Space

- Required project open space shall be a minimum of 15% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
- Tract 'A' shall be an approximately 0.74-acre Amenity Tract. A specific park site plan showing amenities/equipment shall be provided with the Construction Site Plan. Park amenities shall include a cabana with restrooms, a swimming pool, and a covered mailbox kiosk at a minimum. The swimming pool shall meet minimum sizing requirements based on the Florida Building Code. Documentation/calculations that the proposed pool size and deck complies with state health standards will be provided at the Building Permit Application.

4

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.6868

2221 Lees Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1917

KPI-MU DEVELOPMENT STANDARDS

ONDICH SOUTH SUBDIVISION

CITY OF APOPKA, FLORIDA

DRAWN: A. FRANOS

DESIGNED: S. SIERRA-GIL

CHECKED: L. CLASON

DATE: 5/2/2024

SCALE: N.T.S.

PROJECT: PUL-048

SHEET: C.2.0

NOT FOR CONSTRUCTION

5/3/24

DESCRIPTION

DATE

REV.

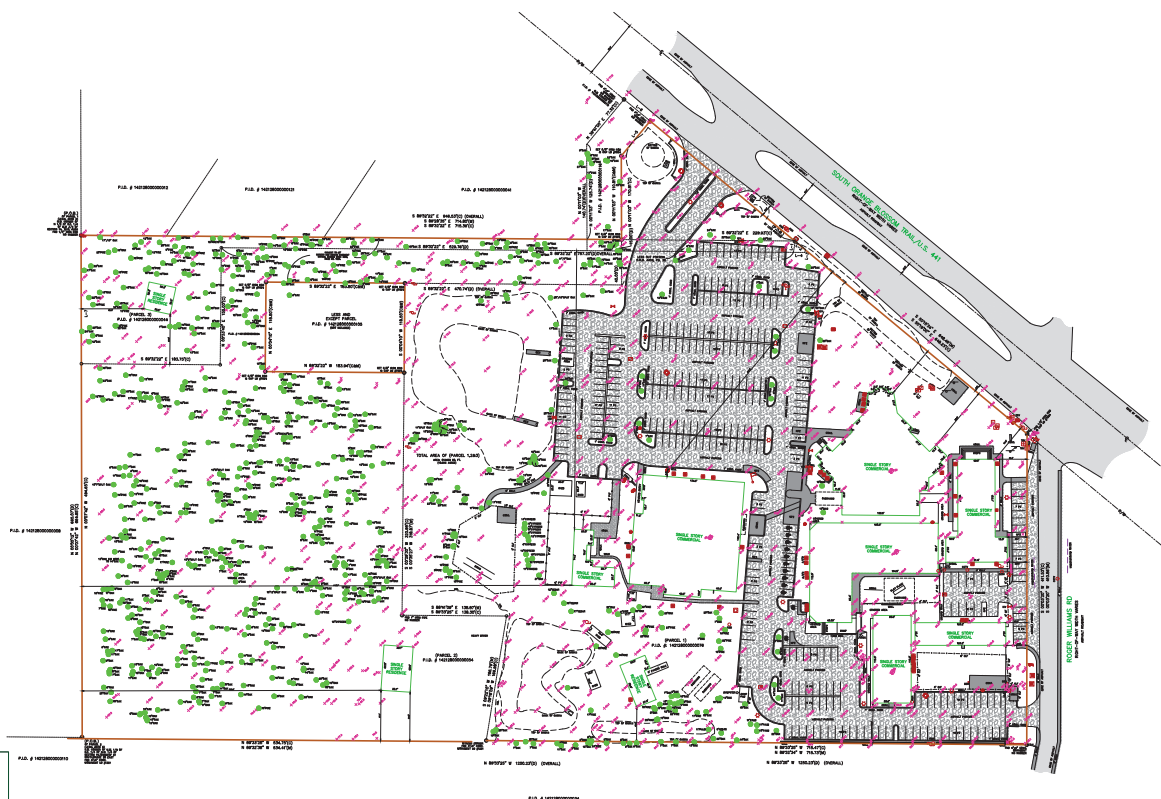
BY

NORTH

SCALE: 1" = 60'

LINE	LENGTH	BEARINGS	LENGTH	BEARINGS	
1-1	15.10"	S 30°13'32" E	00	--	--
1-2	17.42"	S 62°4'30" E	00	--	--
1-3	4.01"	S 89°47'50" W	00	--	--
1-4	18.17"	S 80°52'30" W	00	--	--
1-5	59.50"	S 30°47'30" E	00	65.05'	S 30°50'54" W (X)
1-6	49.00"	S 83°53'30" E	00	43.63'	S 49°34'30" E (X)
1-7	170.80"	S 89°11'40" W	00	--	--

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[illegible]

PROPERTY ADDRESS: 10225 SOUTHO RANGE BLOSSOM TRAIL, APOPKA, FLORIDA 32703

First Choice Surveying...
Your First Choice for Land Surveying

[illegible]

PLEASE PRINT

DOI: 10.1002/for



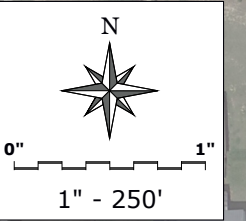
Figure 1 illustrates the research methodology. The study was conducted in two phases. In the first phase, a literature review was conducted to identify the key factors influencing the adoption of mobile health applications. In the second phase, a survey was conducted to collect data from potential users. The data was then analyzed using statistical methods to identify the factors that significantly influence the adoption of mobile health applications.

CLIENT NO:	21143
ACCT NO:	37460
FILED DATE:	6/21/99
DRAWN BY:	621...
DRAWN DATE:	6/21/99
CHECKED BY:	J.A.
SYNCHED BY:	J.A.



Digitally signed
by Jon M.
Shoemaker
Date: 2023.08.03
17:23:33 -0400'

Master Site Plan



OVERALL SITE DATA	
TOTAL PROPERTY AREA	45.37AC
DEDICATED RIGHT OF WAY (KELLY PARK ROAD)	0.55AC
TOTAL DEVELOPABLE AREA	42.82AC
EXISTING FUTURE LAND USE (FLU)	RVL5
ADJACENT FUTURE LAND USE (FLU)	
NORTH	COUNTY, MU, R.E, CONSV
SOUTH	FLUHP, RVL5
EAST	RVL5
WEST	COUNTY, RVL5
EXISTING ZONING	RSFIA
REQUESTED OVERLAY ZONING/CHARACTER ZONE	TRANSITION OVERLAY DISTRICT
PROPOSED ZONING	KPHMU
ADJACENT ZONING	
NORTH	R
SOUTH	RSFIA
EAST	T
WEST	T & RSFIA
PROPOSED MINIMUM LOT REQUIREMENTS	
MINIMUM LOT AREA	2,000SF
MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT (2 STORYS)	35'
FRONT PORCH SETBACK	5'
STREET SIDE SETBACK	15'
REAR SETBACK	5'
SIDE SETBACK	5'
REAR GARAGE SETBACK	10'

DEVELOPMENT PROGRAM		
RESIDENTIAL AREA	33.33	AC
20' REAR LOADED ATTACHED	250	DU
COMMERCIAL AREA	11.49	AC

RESIDENTIAL OPEN SPACE TABLE			
OPEN SPACE REQUIRED	5.00	AC	15%
PROPOSED OPEN SPACE			
POCKET PARKS	0.29	AC	0.87%
PLAY GROUND/ GREEN SPACE	0.82	AC	2.46%
RECREATION AREA	0.90	AC	2.70%
OPEN SPACE	3.74	AC	11.22%
STORMWATER POND (75% MAX)	4.01	AC	12.03%
TOTAL	9.76	AC	29.28%

COMMERCIAL OPEN SPACE TABLE			
OPEN SPACE REQUIRED	172	AC	15%
PROPOSED OPEN SPACE			
TBD ON FUTURE APPLICATION	172	AC	15%

TRACT DATA			
TRACT	DESCRIPTION	AREA- AC	OWNERS
TRACT 1	OPEN SPACE	3.36	HOA
TRACT 2	OPEN SPACE	0.27	HOA
TRACT 3	TRAFFICE CIRCLE	0.02	HOA
TRACT 4	POCKET PARK	0.16	HOA
TRACT 5	OPEN SPACE	0.05	HOA
TRACT 6	OPEN SPACE	0.06	HOA
TRACT 7	OPEN SPACE	0.04	HOA
TRACT 8	OPEN SPACE	0.04	HOA
TRACT 9	OPEN SPACE	0.05	HOA
TRACT 10	PLAY GROUND	0.82	HOA
TRACT 11	POCKET PARK	0.13	HOA
TRACT 12	RECREATION	0.90	HOA
TRACT 13	WATER MANAGEMENT	5.35	HOA
TRACT 14	ROW DEDICATION	0.55	HOA
TRACT 15	FALL ZONE	1.68	PRIVATE
RESIDENTIAL LOTS	PRIVATE RESIDENCE	12.68	PRIVATE
COMMERCIAL	FUTURE DEVELOPMENT	8.56	PRIVATE
STREET TYPE D (TRANSITION) ROW	ROADWAYS	8.42	CITY
STREET TYPE F (ALLEY) ROW	ALLEYS	2.23	HOA

WILDLIFE: TBD

INB HOMES- APOPKA- KELLY PARK

A. ARCHITECTURAL, BUILDINGS, AND ACCESSORY STRUCTURES

1.

ARCHITECTURAL DESIGN SHALL ALIGN WITH THE GUIDELINES OUTLINED IN THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE, UNLESS OTHERWISE SPECIFIED.
2.

ALL LOTS SHALL FEATURE ATTACHED SINGLE-FAMILY HOMES.
3.

REAR-LOADED LOTS MUST INCLUDE A MINIMUM ONE (1) CAR GARAGE.
4.

PLACEMENT OF AC CONDENSER UNITS AND SIMILAR EQUIPMENT IS RESTRICTED TO THE SIDE OR REAR YARD AREA, WITH A MINIMUM SETBACK OF THREE (3) FEET FROM THE SIDE PROPERTY LINE. SCREENING OF UNITS FROM SIDE STREETS IS REQUIRED USING LANDSCAPING OR OPAQUE FENCING.
5.

STORAGE SHEDS OR SIMILAR FACILITIES ARE NOT PERMITTED.
6.

SWIMMING POOLS ARE PROHIBITED ON REAR-LOADED LOTS.
7.

ARCHITECTURAL DESIGN STANDARDS:

A.

ARCHITECTURAL STYLES MUST BE DETERMINED PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, ADHERING TO THE CITY OF APOPKA'S KELLY PARK INTERCHANGE FORM-BASED CODE, WITH EXCEPTIONS AS NOTED IN THESE DEVELOPMENT STANDARDS.
8.

FRONT BUILDING ENTRANCE ELEVATION DESIGN STANDARDS:

A.

FRONT BUILDING ENTRANCES MUST INCLUDE A MINIMUM FOUR (4) FEET DEEP PORCH OR PORTICO, IN ACCORDANCE WITH KELLY PARK INTERCHANGE FORM-BASED CODE SECTION J.4 FIGURE 16. PORCHES MUST BE AT LEAST EIGHT (8) FEET WIDE AND HAVE A MINIMUM CLEAR HEIGHT OF EIGHT (8) FEET.
9.

INDIVIDUAL LOT FRONT & REAR YARD FENCING STANDARDS:

A.

FENCING IS PROHIBITED IN FRONT YARDS.

B.

MAXIMUM FENCE HEIGHT IS SIX (6) FEET ABOVE FINAL GRADE.

C.

FENCING IN REAR YARDS OF REAR ALLEY-LOADED LOTS MUST BE SET BACK A MINIMUM OF TWO (2) FEET FROM THE ALLEY AND DRIVEWAY EDGES.

D.

FENCING IN SIDE YARDS OF STREET CORNER LOTS MUST BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE STREETSIDE PROPERTY LINE.
- ## B. UTILITIES AND INFRASTRUCTURE
1.

POTABLE WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA, MEETING CITY STANDARDS.

2.

RECLAIMED WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA, ADHERING TO CITY STANDARDS.

3.

STORMWATER MANAGEMENT SYSTEMS MUST COMPLY WITH DESIGN STANDARDS SET BY THE CITY OF APOPKA AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

4.

SUBMISSION OF FINAL DRAINAGE AND SOILS REPORTS WE BE SUBMITTED WITH THE CONSTRUCTION SITE PLAN.

5.

SANITARY SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA, MEETING CITY STANDARDS.

6.

UTILITY EASEMENTS WILL BE DEDICATED TO THE CITY OF APOPKA.

7.

DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION, UNLESS OTHERWISE SPECIFIED BY THE CITY OF APOPKA.

8.

STABILIZED ACCESS ROADWAYS AND FIRE HYDRANTS MUST BE INSTALLED BEFORE BUILDING CONSTRUCTION COMMENCES.

9.

POWER SERVICE WITHIN THE DEVELOPMENT MUST BE UNDERGROUND; OVERHEAD SERVICE IS NOT PERMITTED.

10.

VEHICULAR, PEDESTRIAN, AND ACCENT LIGHTING WILL CONFORM TO THE CITY OF APOPKA'S KELLY PARK INTERCHANGE FORM-BASED CODE SECTION P.4(E).

11.

THE INTERNAL STREET TYPE D (TRANSITION) RIGHT-OF-WAY IS TO BE PUBLIC.

12.

THE INTERNAL STREET TYPE F (ALLEY) RIGHT-OF-WAY IS TO BE PRIVATE.

13.

FIVE-FOOT (5") WIDE SIDEWALKS ARE TO BE CONSTRUCTED ADJACENT TO INTERNAL ROADS THROUGHOUT THE ENTIRE PROJECT IN COMPLIANCE WITH THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASE CODE UNLESS OTHERWISE NOTED. SIDEWALK ALIGNMENT MAY BE ADJUSTED AT CONSTRUCTION SITE PLAN TO PRESERVE EXISTING TREES.

14.

AN EIGHT-FOOT (8') MULTIPURPOSE TRAIL IS TO BE CONSTRUCTED AS SHOWN ON THE MASTER PLAN AROUND THE WATER MANAGEMENT POND.
- ## C. RECREATION AND OPEN SPACE
1.

THE PROJECT MUST ALLOCATE A MINIMUM OF 15% OF THE DEVELOPED SITE AREA FOR OPEN SPACE, AS PER CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE SECTION Q TABLE 13.

2.

RECREATION AMENITIES MUST BE PROVIDED AT A RATE OF 3.6 ACRES PER 1,000 POPULATION, WITH 2.6 POPULATION PER DWELLING UNIT.
- ## D. MAINTENANCE AND PLAT
1.

THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTAINING COMMON AREAS, INCLUDING FENCES/WALLS AND LANDSCAPING.

2.

THE CONSTRUCTION SITE PLAN MUST INCLUDE THE FINAL PLAT DOCUMENT.

3.

MAINTENANCE OF STREET D (TRANSITION), ON-STREET PARALLEL PARKING SPACES, STREET LIGHTING, STORMWATER COLLECTION SYSTEMS, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY IS THE RESPONSIBILITY OF THE CITY OF APOPKA.
- ## E. WETLANDS AND ENVIRONMENTAL
1.

THERE ARE NO WETLAND AREAS WITHIN THE SITE.

2.

THE SITE IS LOCATED WITHIN UNSHADED ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY, FL, PANEL NO. 12095C0050H DATED SEPTEMBER 24, 2021.

3.

TREE REMOVAL, REPLACEMENT, AND LANDSCAPING MUST COMPLY WITH THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE SECTION M.

4.

EACH LOT'S PLOT PLAN WILL ILLUSTRATE TREE LOCATIONS AS PRESENTED WITHIN THE CONSTRUCTION SITE PLAN.
- ## F. DEVELOPMENT CONDITION CONTINUITY
1.

THE KPI-MU DEVELOPMENT STANDARDS WILL BE INCLUDED IN BOTH THE KPI-MU MASTER PLAN AND THE CONSTRUCTION SITE PLAN.
- ## G. SIGNAGE
1.

SIGNAGE WILL COMPLY WITH THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE.
- ## H. LIGHTING
1.

LIGHTING WILL COMPLY WITH THE CITY OF APOPKA'S KELLY PARK INTERCHANGE FORM-BASED CODE.
- ## I. GARBAGE PICKUP
1.

GARBAGE FROM REAR-LOADED SINGLE-FAMILY UNITS WILL BE COLLECTED FROM THE ADJACENT STREET TYPE F (ALLEY) ALONG THE REAR OF THE LOTS.
- ## J. BUFFERS AND LANDSCAPING
1.

FINAL LANDSCAPE PLANS SHALL BE PROVIDED AT THE CONSTRUCTION SITE PLAN STAGE.

2.

A TREE PROTECTION PLAN MUST BE INCLUDED IN THE CONSTRUCTION SITE PLAN, OUTLINING TECHNIQUES TO PREVENT HARM TO DESIGNATED TREES OR ENCROACHMENT INTO PROTECTED NATURAL AREAS. ACCEPTED TECHNIQUES INCLUDE TREE BARRICADES, SILT FENCING, OR OTHER METHODS APPROVED BY THE CITY ENGINEER.

3.

TREE PLANTING CONDITIONS. EACH RESIDENTIAL LOT WILL INCLUDE A MINIMUM OF TWO (2) NEWLY PLANTED TREES. TREES WILL HAVE A MINIMUM DIAMETER (DBH) OF THREE (3) INCHES UPON PLANTING AND WILL CONTRIBUTE TOWARDS ANY NECESSARY REPLACEMENT MEASURES. TREES LOCATED WITHIN STREET TYPE D (TRANSITION) AREAS WILL BE SPACED ACCORDING TO SPECIFIC CRITERIA. MEDIUM CANOPY TREES ARE TO BE PLANTED WITH A MINIMUM SPACING OF FORTY (40) FEET, UNDERSTORY TREES WILL HAVE A MINIMUM SPACING OF TWENTY (20) FEET. THESE SPECIFICATIONS, OUTLINED IN THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE SECTION P.3 TABLE 12.
- 

Rj WHIDDEN and ASSOCIATES, INC.

LAND PLANNERS AND DEVELOPMENT CONSULTANTS
316 Church St. Kissimmee, FL. 34741 - 407 846 1880
- This plan is a preliminary concept only and not intended to be an engineered plan. As such it is subject to modification pending environmental, engineering, design, agency review and permit considerations.*
- These documents and their contents are the property of Rj WHIDDEN and ASSOCIATES, INC. and are issued only for the specific project noted on these drawings. Any reproductions, revisions or modifications of these documents without the expressed written consent of Rj WHIDDEN and ASSOCIATES, INC. is prohibited by law.*
- Page 11 of 160

OVERALL SITE DATA:

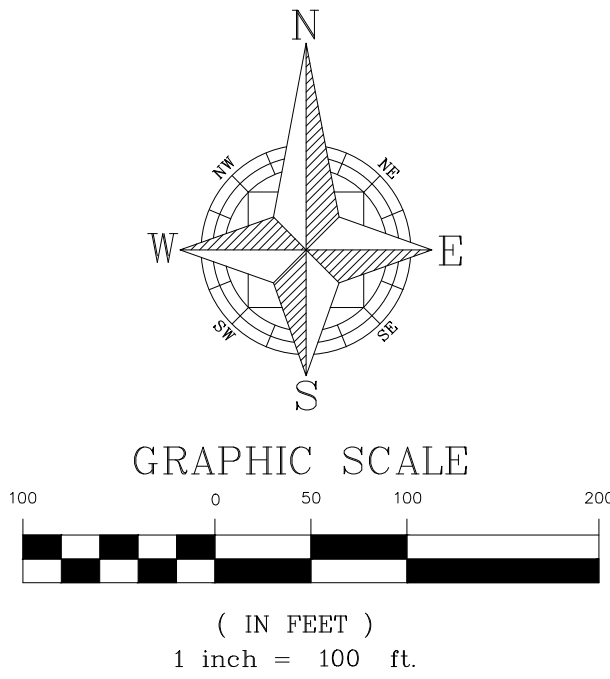
OCA - PARCEL ID #s:		11-20-27-0000-00-037, 11-20-27-0000-00-069 12-20-27-0000-00-001, 12-20-27-0000-00-012 12-20-27-0000-00-046, 12-20-27-0000-00-048
TOTAL PROPERTY AREA:		54.85 Ac.
DEDICATED RIGHT-OF-WAY AREA		0.20 Ac.
FUTURE COMMERCIAL TRACT		1.37 Ac.
TOTAL RESIDENTIAL DEVELOPABLE AREA		53.29 Ac.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:		X
FIRM PANEL #1209SC00501 DATED SEPT. 24, 2021		
EXISTING FUTURE LAND USE (FLU):		R (COUNTY)
ADJACENT FUTURE LANE USE (FLU):		R (COUNTY) NORTH SOUTH EAST WEST
EXISTING ZONING:		A-1
REQUESTED OVERLAY ZONING/CHARACTER ZONES:		TRANSITION OVERLAY DISTRICT & NEIGHBORHOOD OVERLAY DISTRICT
PROPOSED ZONING:		KPI-MU
ADJACENT ZONING:		A-1 (COUNTY) NORTH SOUTH EAST WEST
PROPOSED MINIMUM LOT REQUIREMENTS		
		DETACHED MINIMUM LOT AREA 3,366 SF MINIMUM LOT WIDTH 34 ft. MINIMUM LOT DEPTH 99 ft. MAXIMUM BUILDING HEIGHT 35 ft. (2-story)
		ATTACHED 1,840 SF 20 ft. 92 ft. 35 ft. (2-story)
SETBACKS		
FRONT/STREET SIDE (TRANSITION)		10 ft. min/20 ft. max.
FRONT/STREET SIDE (NEIGHBORHOOD)		15 ft. min/30 ft. max.
REAR		5 ft. min.
SIDE		5 ft. min.
REAR GARAGE		20 ft. min.
*5 ft. SETBACK IS FOR EXTERIOR TOWNHOME UNITS TO CREATE A MINIMUM 10 ft. OF SEPARATION BETWEEN BUILDINGS. INTERIOR TOWNHOME UNITS HAVE A 0 ft. SIDE SETBACK.		

DEVELOPMENT PROGRAM	
20' TOWNHOME	193 LOTS
34' DETACHED REAR-LOADED (SHORT PAD)	55 LOTS
34' DETACHED REAR-LOADED	40 LOTS
40' DETACHED REAR-LOADED	38 LOTS
Total	326 LOTS

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	7.99 AC	15.00%
PROPOSED OPEN SPACE		
AMENITY & PLAYGROUND	0.85 AC	1.59%
OPEN SPACE	0.96 AC	1.80%
LANDSCAPE BUFFER	1.82 AC	3.41%
STORMWATER POND (75% MAX)	7.62 AC	14.30%
TOTAL	11.24 AC	21.10%

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	AMENITY	0.74 AC	32,082 SF	H.O.A.
TRACT 'B'	STORMWATER POND 1	4.54 AC	197,968 SF	CITY
TRACT 'C'	STORMWATER POND 2	5.62 AC	244,610 SF	CITY
TRACT 'D'	10' LANDSCAPE BUFFER	0.29 AC	12,570 SF	H.O.A.
TRACT 'E'	LANDSCAPE BUFFER	1.00 AC	43,459 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.10 AC	4,208 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.30 AC	12,965 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.02 AC	860 SF	H.O.A.
TRACT 'I'	10' LANDSCAPE BUFFER	0.07 AC	2,913 SF	H.O.A.
TRACT 'J'	OPEN SPACE	0.05 AC	2,104 SF	H.O.A.
TRACT 'K'	PLAYGROUND	0.11 AC	4,894 SF	H.O.A.
TRACT 'L'	OPEN SPACE	0.77 AC	33,509 SF	H.O.A.
TRACT 'M'	OPEN SPACE	0.07 AC	3,205 SF	H.O.A.
TRACT 'N'	LANDSCAPE ISLAND	0.11 AC	5,001 SF	H.O.A.
TRACT 'O'	PRIVATE ALLEY	1.03 AC	44,654 SF	H.O.A.
TRACT 'P'	PRIVATE ALLEY	0.26 AC	11,140 SF	H.O.A.
TRACT 'Q'	PRIVATE ALLEY	0.30 AC	12,914 SF	H.O.A.
TRACT 'R'	PRIVATE ALLEY	0.26 AC	11,158 SF	H.O.A.
TRACT 'S'	PRIVATE ALLEY	0.31 AC	13,639 SF	H.O.A.
TRACT 'T'	PRIVATE ALLEY	0.27 AC	11,870 SF	H.O.A.
TRACT 'U'	PRIVATE ALLEY	0.26 AC	11,145 SF	H.O.A.
TRACT 'V'	PRIVATE ALLEY	0.14 AC	5,902 SF	H.O.A.
TRACT 'W'	PRIVATE ALLEY	0.15 AC	6,596 SF	H.O.A.
TRACT 'X'	PRIVATE ALLEY	0.25 AC	10,746 SF	H.O.A.
TRACT 'Y'	PRIVATE ALLEY	0.79 AC	34,276 SF	H.O.A.
TRACT 'Z'	UFT STATION	0.04 AC	1,825 SF	CITY
TRACT 'AA'	PUBLIC RIGHT-OF-WAY	12.76 AC	555,843 SF	CITY
TRACT 'BB'	20' RIGHT-OF-WAY DEDICATION	0.20 AC	8,746 SF	CITY
TRACT 'CC'	TRAFFIC CIRCLE	0.03 AC	1,095 SF	H.O.A.
TRACT 'DD'	FUTURE COMMERCIAL DEVELOPMENT	1.37 AC	59,481 SF	PRIVATE
TRACT 'EE'	10' LANDSCAPE BUFFER	0.07 AC	2,877 SF	H.O.A.
TRACT 'FF'	10' LANDSCAPE BUFFER	0.07 AC	3,211 SF	H.O.A.
TRACT 'GG'	10' LANDSCAPE BUFFER	0.03 AC	1,479 SF	H.O.A.

PROPOSED AMENITIES:
CABANA & POOL
8' MULTI-PURPOSE TRAIL
PLAYGROUND
5' POND TRAIL



- LEGEND
- PROPERTY BOUNDARY
 - LOT LINES
 - SETBACKS
 - 10' LANDSCAPE BUFFER
 - LANDSCAPE BUFFER
 - 34' DETACHED LOTS
 - 34' DETACHED LOTS - SHORT PAD
 - 40' DETACHED LOTS
 - 20' TOWNHOME LOTS

P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage Drawings CAD Civil3D Layouts\03 KPI-MU Master Plan Master Plan.dwg Modified: 5/2/2024 By: cfrancis Plotted By: andrew francis

CROSSROADS
AT KELLY PARK
(BY OTHERS)

CIVIL ENGINEERING & LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM - 407-960-5868	2221 Lee Road, Suite 27, Winter Park, Florida 32789	STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #1912			
KPI-MU MASTER PLAN		ONDICH SOUTH SUBDIVISION		CITY OF APOKA, FLORIDA					
SCALE	1" = 100'	DRAWN	A. FRANCIS	DESIGNED	S. SIERRA-GIL	CHECKED	L. CLASON	DATE	5/2/2024
PROJECT	PUL-048	SHEET	C1.0						
APPIAN ENGINEERING									
		5/3/24							

NOT FOR CONSTRUCTION

P:\PROJECT DRAWINGS\PUL-048 Ondich South Assemblage\Drawings\CAD\Civil3D\Layouts\03 KPI-MU Master Plan\Master Plan.dwg Modified:5/2/2024 By:cfrcnelis Plotted By:andrew francis

ONDICH SOUTH SUBDIVISION MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards ⁽¹⁾

1. LOT CRITERIA:

Description	Single-Family Detached 34' & 40' Lots (Rear-Loaded)	Single-Family Attached 20' Townhomes (Rear-Loaded)
Front Porch Setback ⁽²⁾	10' min.	10' min.
Front/Street Side Setback (Neighborhood District)	Minimum: 15' Maximum: 30'	Minimum: 15'
Front/Street Side Setback (Transition District)	Minimum: 10' Maximum: 20'	Minimum: 10' Maximum: 20'
Side Setback	5' min.	0' for interior units 5' minimum for exterior units
Rear Setback	5' min.	5' min.
Garage Rear Setback ⁽³⁾	20' min.	20' min.
Min. Average Lot Area	3,366 SF	1,840 SF
Min. Lot Width	34'	20'
Min. Lot Depth	99'	92'
Max. Lot Coverage	75%	90%
Max. Building Height	35 1/2 Stories	35 1/2 Stories
Min. Living Area	1,300 SF	1,200 SF

- (1) See Master Plan for depiction of conceptual typical site details.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange Form-Based Code Section J.1 and K.2(g)(v) and within Sections B.9.a, B.9.b, C.9.a, and C.9.b of these Development Standards.
(3) Rear garages are allowed per Kelly Park Interchange Form-Based Code Section K.2(g)(iv).

B. Architectural, Buildings, and Accessory Structures for Detached Units

- Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code unless otherwise stated.
- Each individual single-family home shall have a minimum of two (2) bedrooms.
- All rear-loaded lots shall have a minimum of one (1) car garage.
- Mail delivery for all lots within Ondich South shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
- AC condenser units and similar equipment shall be placed in the side yard area. AC condenser units and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For corner lots, AC condenser units and similar equipment shall be screened from side streets with landscaping or opaque fencing.
- Storage sheds or similar storage facilities shall not be allowed.
- Swimming pools shall not be allowed on rear-loaded lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be

1

F. Buffers and Landscaping

- A ten-foot (10') buffer for entry wall and landscaping will be provided along Ondich Road. This tract shall be dedicated to and maintained by the H.O.A.
- A ten-foot (10') buffer for entry wall and landscaping will be provided along Effie Drive. This tract shall be dedicated to and maintained by the H.O.A.
- A buffer with a minimum width of ten (10) feet shall be provided along the rest of the property boundary, except where adjacent to a stormwater pond tracts or the commercial parcel, for landscaping purposes. These landscape buffer tracts shall be dedicated to and maintained by the H.O.A. Landscape buffer plantings shall be planted along the boundary within the stormwater pond tracts. The future development Commercial parcel shall provide buffering within its parcel when it is developed.
- The design of all buffer tracts, and buffer plantings within stormwater tracts, shall follow the City of Apopka Kelly Park Interchange Form-Base Code Section M. Landscaping and Hardscape Plans shall be provided at Construction Site Plan.
- Entrance feature and community sign details will be provided with the Construction Site Plan.
- Final landscape plans for the buffer areas and landscape islands along the proposed main entrance at Effie Drive shall be provided with the Construction Site Plan.
- Tree Planting Conditions. Minimum of two (2) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any. Trees within Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacing and understory trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12. Trees within Street Type D shall be medium canopy trees at forty (40) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
- Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

G. Maintenance and Plat

- Ondich South Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
- The Construction Site Plan shall include the plat document, and the plat shall be in final form.
- The City of Apopka shall be responsible for the maintenance of Street Type D, Street Type E (Neighborhood), on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of Ondich South.

H. Wetlands and Environmental

- There are no wetland areas within the site.
- According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095C00050H, dated September 24, 2021, the entire site of the proposed development is located within Unshaded Zone 'X' (areas determined to be outside the 500-year floodplain).
- An erosion control plan will be submitted with the Construction Site Plan.

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- approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
 - Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
 - Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
 - Aluminum fascia and soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
 - Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
 - Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
9. Front Building Entrance Elevation Design Standards:
- Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches and porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of four (4) feet and a minimum clear height of eight (8) feet.
 - Front porches and porticos may be at grade level or elevated.
 - Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
 - Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
 - Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
 - Specific elevations style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
 - Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
10. Individual Lot Front, Side, and Rear Yard Fencing Standards:
- The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
 - Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
 - Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
 - Vinyl fencing shall be allowed.

C. Architectural, Buildings, and Accessory Structures for Attached Units (Townhomes)

- Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code unless otherwise stated.
- Each individual townhome shall have a minimum of two (2) bedrooms.
- All rear-loaded lots shall have a minimum of one (1) car garage.

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- Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
- Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of a building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

I. Development Condition Continuity

The KPI-MU Development Standards shall be printed within the KPI-MU Master Plan and the Construction Site Plan.

J. Signage

Signage shall comply with the City of Apopka Kelly Park Interchange Form-Base Code.

K. Lighting

Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

L. Garbage Pickup

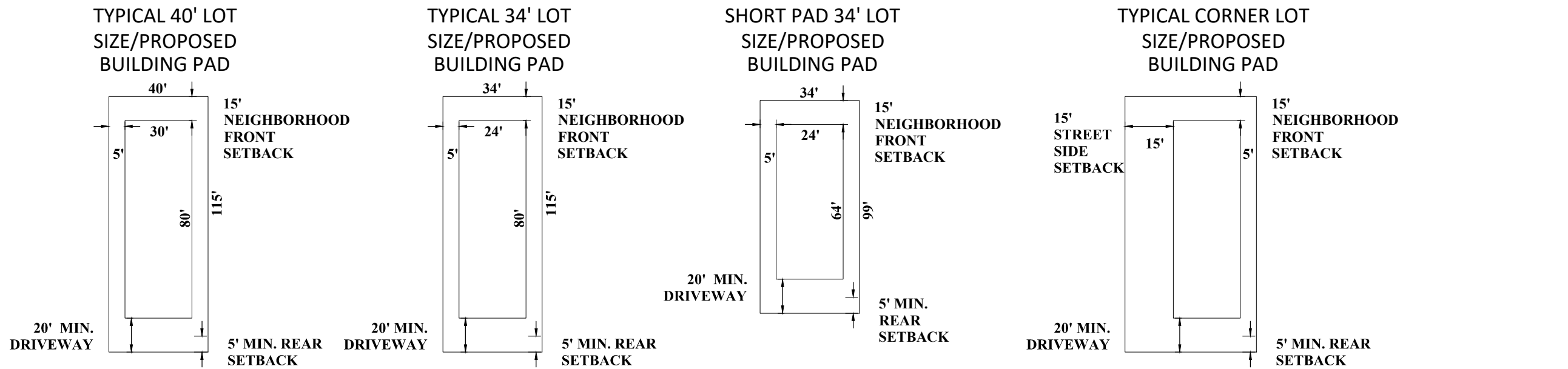
- Garbage of rear-loaded single-family units shall be picked up at the adjacent Street Type F (Alley) along the rear of the lots.

M. Miscellaneous

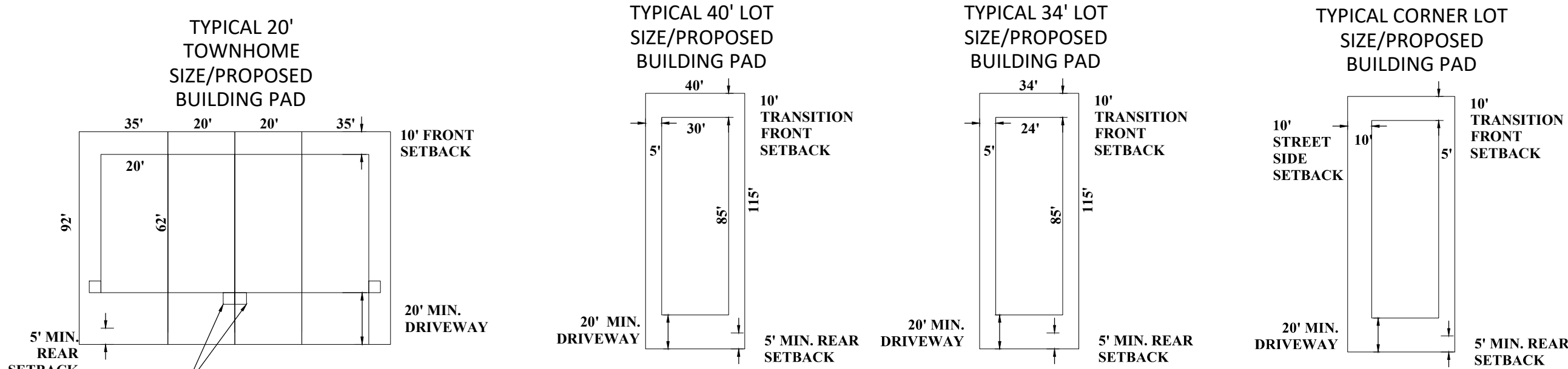
- Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
- All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
- Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
- All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.

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NEIGHBORHOOD DETAILS



TRANSITION DETAILS



- Vinyl fencing shall be allowed.

D. Utilities and Infrastructure

- Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
- Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
- Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
- A final drainage report and soils report will be submitted with the Construction Site Plan.
- Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
- Utility easements shall be dedicated to the City of Apopka.
- Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
- All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
- On-site streets are to be constructed per City of Apopka standards.
- Stabilized access roadways and fire hydrants must be in place before building construction may begin.
- Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
- The internal Street Type D right-of-way is to be public.
- The internal Street Type E (Neighborhood) rights-of-way are to be public.
- The internal Street Type F (Alley) rights-of-way are to be private.
- Five-foot (5') sidewalks are to be constructed within internal Streets Type E rights-of-way throughout the entire project in compliance with the City of Apopka Kelly Park Interchange Form-Base Code unless otherwise noted. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
- An eight-foot (8') multipurpose trail is to be constructed along one side of internal Street Type D right-of-way as shown on the Master Plan. A five-foot (5') sidewalk is to be constructed on the other side of said Street Type D right-of-way.
- Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
- Power service within the development shall be underground. No overhead service will be allowed. Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e).

E. Recreation and Open Space

- Required project open space shall be a minimum of 15% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
- Tract 'A' shall be an approximately 0.74-acre Amenity Tract. A specific park site plan showing amenities/equipment shall be provided with the Construction Site Plan. Park amenities shall include a cabana with restrooms, a swimming pool, and a covered mailbox kiosk at a minimum. The swimming pool shall meet minimum sizing requirements based on the Florida Building Code. Documentation/calculations that the proposed pool size and deck complies with state health standards will be provided at the Building Permit Application.

4

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.6868

2221 Lees Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1511

KPI-MU DEVELOPMENT STANDARDS

ONDICH SOUTH SUBDIVISION

CITY OF APOPKA, FLORIDA

DRAWN: A. FRANOS

DESIGNED: S. SIERRA-GIL

CHECKED: L. CLASON

DATE: 5/2/2024

SCALE: N.T.S.

PROJECT: PUL-048

SHEET: C.2.0

APPIAN ENGINEERING

NOT FOR CONSTRUCTION

5/3/24

REV.

DATE

DESCRIPTION

BY

NOT FOR CONSTRUCTION

[illegible]

This aerial photograph shows a road intersection. A red triangle marker is placed on the road surface, indicating a specific location of interest for the study.



10

23

2000

7806

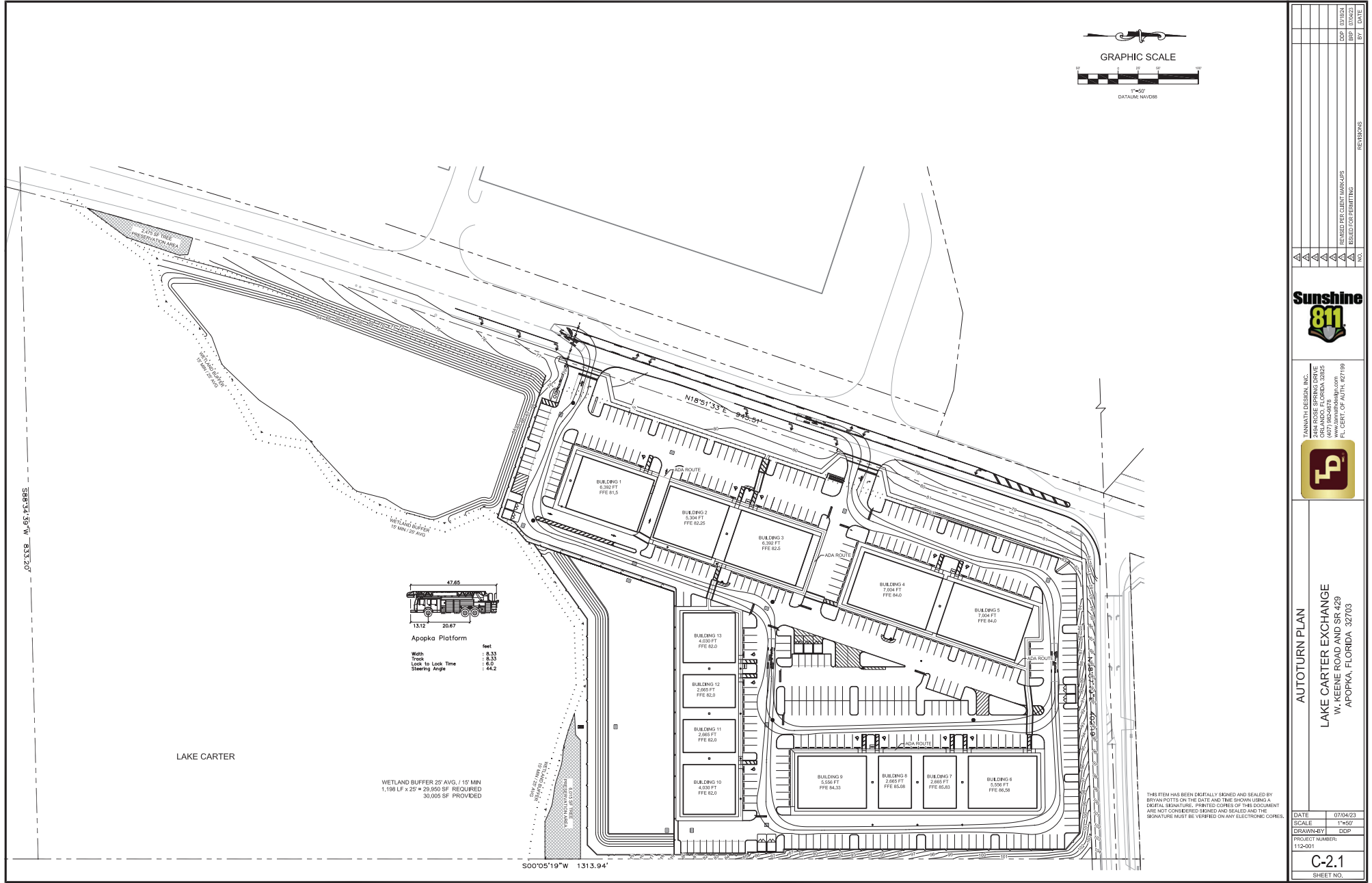
11



... ..

THESE RESULTS ARE IN ACCORD WITH THE FINDINGS OF OTHER STUDIES THAT HAVE SHOWN THAT THE USE OF A SINGLE-STEP PROCESS CAN BE EFFECTIVE IN REDUCING THE RISK OF INFECTION IN PATIENTS WITH A SINGLE-STEP PROCESS.

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TANNATH DESIGN, INC.
2454 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9876
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

AUTOTURN PLAN

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

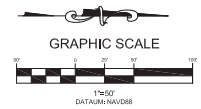
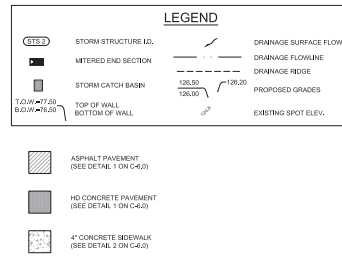
DATE	07/04/23
SCALE	1"=50'
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-2.1	
SHEET NO.	

PAVING AND DRAINAGE NOTES

1. THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM SEWER SHOWN ON THESE PLANS IS US-12. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE PERMITS OBTAINED.
2. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HISSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PERMANENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.
4. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC, BUT FILL AREAS. ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DEPOSED OF OFF-SITE, ALL OF WHICH WILL AFFECT THE PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL PRIOR TO N.C.T.S. TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN ALL WORK IS Laid OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. A TREE REMOVAL PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR.
7. ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBER, OR OTHER UNSUITABLE MATTER.
8. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (INORGANIC) FILL, STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF SUCH IS INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.
9. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-99. ALL OTHER AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-99. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL PASSING AND PILING TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTORS PAY REQUEST SUBMITTAL.
10. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY- EIGHT (48) HOURS PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

11. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS B WITH RUBBER GASKET JOINTS. RCP SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 14. RUBBER GASKETS SHALL CONFORM TO SECTION 10.2.
12. ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND FOOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
13. ALL PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
14. ALL OFF-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED.
15. ALL OFF-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA.
16. NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES, ONLY SOD OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES.
17. ALL MITERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 430-402.
18. DISTURBED AREAS TO BE SODDED WITH BAHIA SOD, WITH THE EXCEPTION OF THE POND BOTTOM AND THE COMPENSATING STORAGE AREA.



STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
STS 1	TYPE 12 INLET RM ELEV. 76.16	INV. 76.81 E 18" HOPE	
STS 2	TYPE 12 INLET RM ELEV. 76.13	INV. 76.80 N 18" HOPE	INV. 76.80 E 18" HOPE
STS 3	TYPE 12 INLET RM ELEV. 81.32	INV. 77.37 N 18" HOPE	INV. 77.37 S 18" HOPE
STS 4	TYPE 12 INLET RM ELEV. 82.49	INV. 78.86 S 18" HOPE	
STS 5	TYPE 12 INLET RM ELEV. 76.84	INV. 76.88 W 18" HOPE INV. 76.80 NW 12" HOPE	
STS 6	TYPE 12 INLET RM ELEV. 80.19	INV. 76.85 W 18" HOPE INV. 76.80 S 18" HOPE INV. 77.15 NW 12" HOPE	
STS 7	TYPE 12 INLET RM ELEV. 81.32	INV. 80.07 N 12" HOPE	INV. 76.75 S 18" HOPE
STS 10	BUBBLE UP STRUCTURE TYPE 12 INLET RM ELEV. 72.75	INV. 69.06 W 30" HOPE	
STS 11	TYPE 12 INLET RM ELEV. 80.66	INV. 76.80 N 12" HOPE INV. 77.70 W 18" HOPE INV. 77.80 SW 12" HOPE	INV. 76.81 E 18" HOPE
STS 12	TYPE 12 INLET RM ELEV. 80.58	INV. 76.80 N 12" HOPE INV. 77.70 W 18" HOPE INV. 77.80 SW 12" HOPE	INV. 77.34 S 24" HOPE
STS 14	BUBBLE UP STRUCTURE TYPE 12 INLET RM ELEV. 73.25	INV. 71.00 N 24" HOPE	
STS 17	EMERGENCY OVERFLOW TYPE 12 INLET RM ELEV. 76.50	INV. 66.34 S 24" HOPE	

LAKE CARTER

WETLAND BUFFER 25' AVG. / 15' MIN
1,198 LF x 25' = 29,950 SF REQUIRED
30,005 SF PROVIDED

500'05"19"W 1313.94'

Sunshine 811

TANNATH DESIGN INC.
2484 ROSE SPRING DRIVE
SUITE 100, APOPKA, FLORIDA 32705
(407) 882-0878
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P.L. CENT. OF PATH. #2119

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE: 08/10/23
SCALE: 1"=50'
DRAWN-BY: DDP
PROJECT NUMBER: 112-001
C-3.1
SHEET NO.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
BRYAN POTTS ON THE DATE AND TIME SHOWN 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.

SANITARY WASTEWATER AND WATER SYSTEM NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION, AND AT ALL AREAS OF CONFLICT.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE BEGINNING ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION & FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY TEMPORARY DISRUPTION OF SERVICE. PRIOR TO ANY CONSTRUCTION OF ACTIVITY REGARDING SANITARY UTILITY, THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY. ANY DISRUPTION OF SERVICE SHALL BE REPAIRED BY THE RESPECTIVE UTILITY COMPANY. & THE CONTRACTOR SHALL COORDINATE WITH THEM DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT & NO EXTRA COMPENSATION WILL BE ALLOWED.
4. ALL COLLECTION OF THE SEWER COLLECTION AND WATER DISTRIBUTION SYSTEMS SHALL MEET THE CITY OF APOPKA SPECIFICATIONS FOR WASTEWATER & WATER MAIN CONSTRUCTION.
5. CROSS CONNECTION CONTROL SHALL BE IN ACCORDANCE WITH RULES & REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION CHAPTER 62-605 PERMITTING A CONSTRUCTION OF PUBLIC WATER SYSTEMS.
6. CONTRACTOR SHALL COORDINATE ALL WATER SYSTEM TEST SCHEDULING TO ALLOW ENGINEERS ATTENDANCE & PROVIDE FIVE (5) WORKING DAYS NOTICE OF WATER TESTS. CONTRACTORS FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEERS OPTION & AT CONTRACTORS EXPENSE.
7. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR ANY PORTION OF THE WATER OR SEWER PIPE WORK WHICH HAS NOT BEEN TESTED, OBSERVED BY ENGINEER & REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
8. SITE CONTRACTOR SHALL COORDINATE & VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS & BUILDING CONTRACTOR.
9. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL & VERTICAL AS-BUILT INFORMATION ON LOCATION OF WATER MAINS, FITTINGS & WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE.
10. SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
11. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FOPF HAS CLEARED THE SYSTEM FOR USE & THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
12. EXISTING WATER MAINS SHALL BE PROTECTED FROM CONTAMINATION DURING THE FILLING, FLUSHING & TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ANNA 681.15.
13. THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE FOPF WATER PERMIT. A RECEIPT THEREOF FROM THE LOCAL WATER UTILITY. ENGINEER OF RECORD & FOPF PRIOR TO PLACING IN SERVICE. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN COPIES OF THE FOPF WATER & SEWER PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE ANNA 681.15 DISINFECTION WATER MAINS.
14. THE CONTRACTOR SHALL RECONSTRUCT AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (304A), LAWS OF FLORIDA. ANY MATERIAL CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

UTILITY SEPARATION NOTE:

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET AND PREFERABLY TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, NEW UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET AND PREFERABLY TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAD AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER. UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PORTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPELINES, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN BE AT LEAST SIX (6) INCHES AND PREFERABLY 12 INCHES ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAD, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR

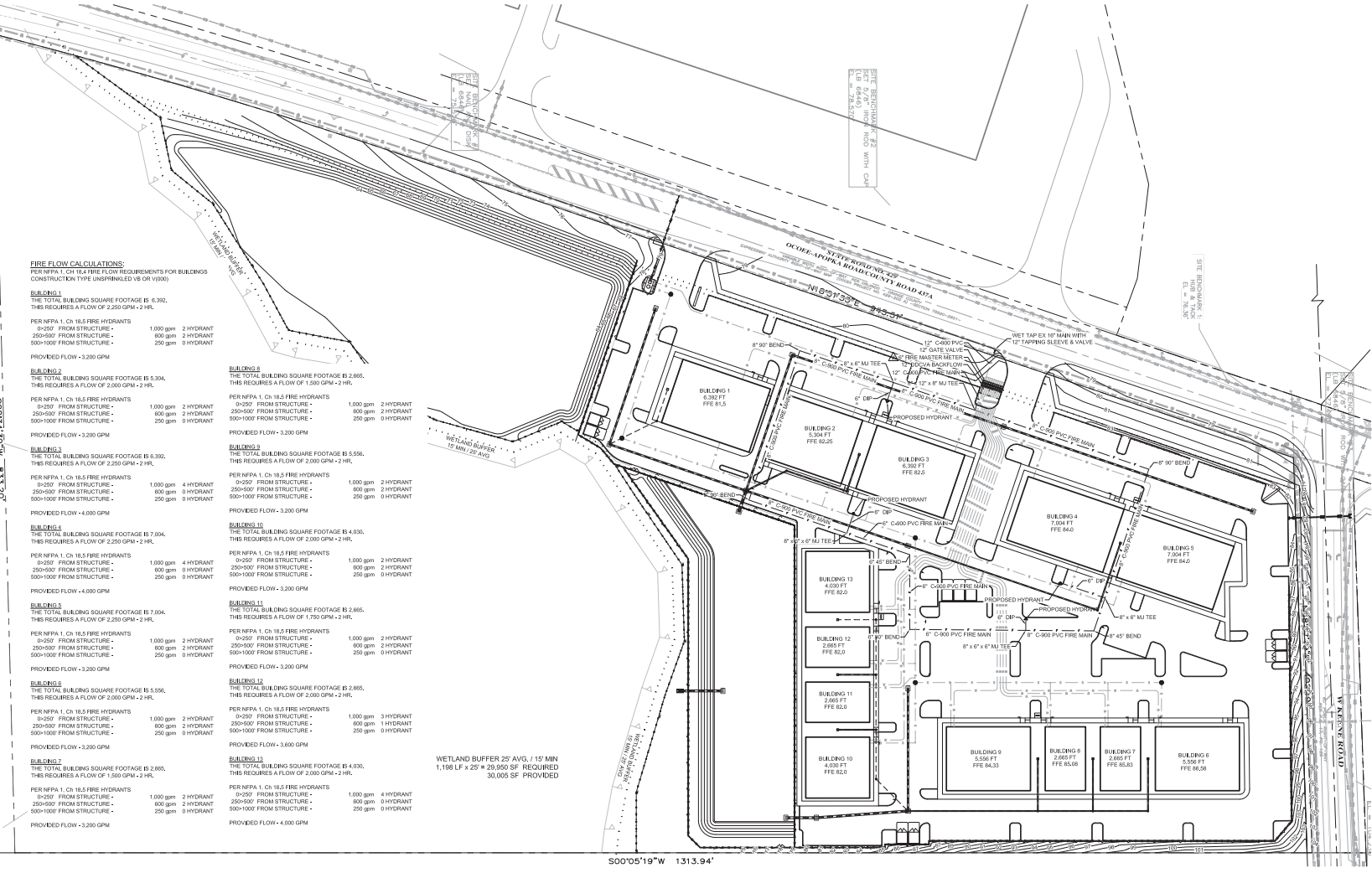
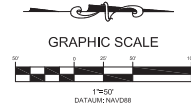
PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER.

SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE, EFFECTIVE AUGUST 28, 2003. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST (3) THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AT LEAST THREE (3) FEET AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX (6) FEET AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AND AT LEAST TEN (10) FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".



FIRE FLOW CALCULATIONS:

PER NFPA 1, CH 16.4 FIRE FLOW REQUIREMENTS FOR BUILDINGS CONSTRUCTION TYPE UNSPRINKLED VB OR VB00)

BUILDING 1
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392.
THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 2
THE TOTAL BUILDING SQUARE FOOTAGE IS 5,334.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 3
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392.
THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 4 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 4,000 GPM

BUILDING 4
THE TOTAL BUILDING SQUARE FOOTAGE IS 7,054.
THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 4 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 4,000 GPM

BUILDING 5
THE TOTAL BUILDING SQUARE FOOTAGE IS 7,054.
THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 6
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 7
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 8
THE TOTAL BUILDING SQUARE FOOTAGE IS 2,665.
THIS REQUIRES A FLOW OF 1,500 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 9
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 10
THE TOTAL BUILDING SQUARE FOOTAGE IS 4,030.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 11
THE TOTAL BUILDING SQUARE FOOTAGE IS 2,665.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 12
THE TOTAL BUILDING SQUARE FOOTAGE IS 2,665.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 3 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 1 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,600 GPM

BUILDING 13
THE TOTAL BUILDING SQUARE FOOTAGE IS 4,030.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 4 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 4,000 GPM

WETLAND BUFFER 20' AW / 10' MH
1,188 LF x 20' = 23,960 SF REQUIRED
30,005 SF PROVIDED

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITTING	BP	08/25/23
2	REVISED PER CLIENT MARK UPS	BP	08/25/23
3	REVISED PER CLIENT MARK UPS	BP	08/25/23
4	REVISED PER CLIENT MARK UPS	BP	08/25/23



TANNATH DESIGN, INC.
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FIRE PLAN
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

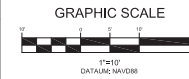
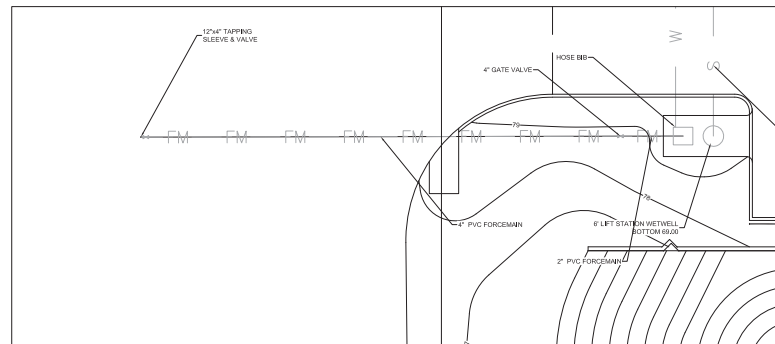
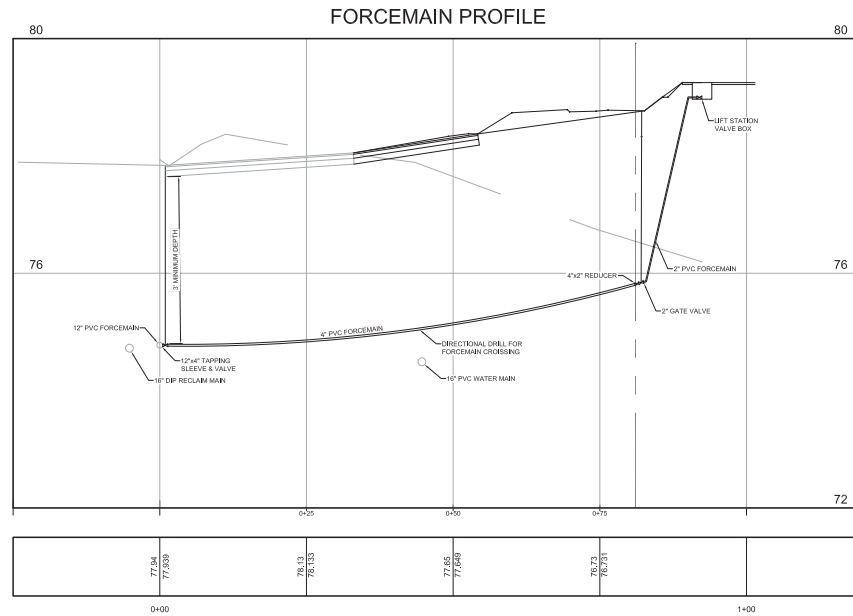
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SCALE: 1"=50'
DRAWN-BY: DDP
PROJECT NUMBER: 112-001
C-4.1
SHEET NO.

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SITE CROSS SECTIONS

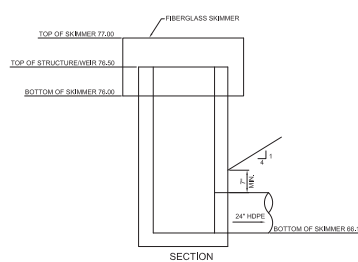
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DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-5.1	
SHEET NO.	



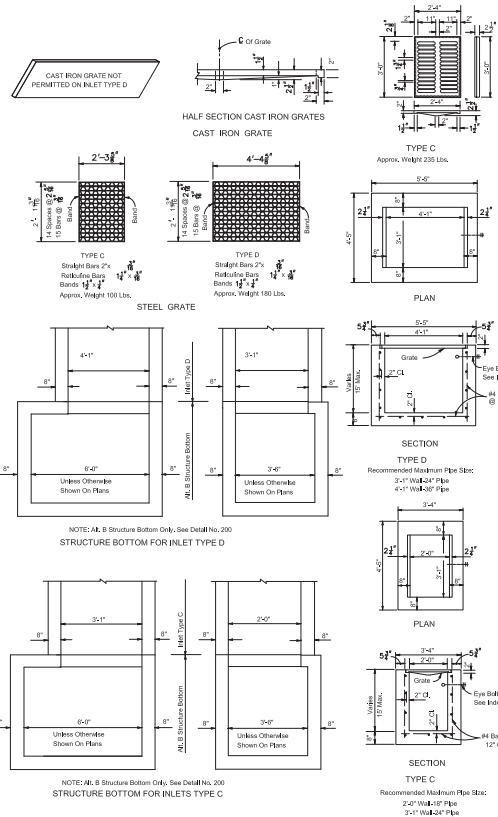
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FORCEMAIN PLAN & PROFILE LAKE CARTER EXCHANGE W. KEENE ROAD AND SR 429 APOPKA, FLORIDA 32703	
DATE: 01/29/24 SCALE: 1"=10' DRAWN-BY: DDP PROJECT NUMBER: 112-001	SHEET NO. C-5.2

REVISIONS	NO.	DATE
ISSUED FOR PERMITTING	1	01/29/24
BY		

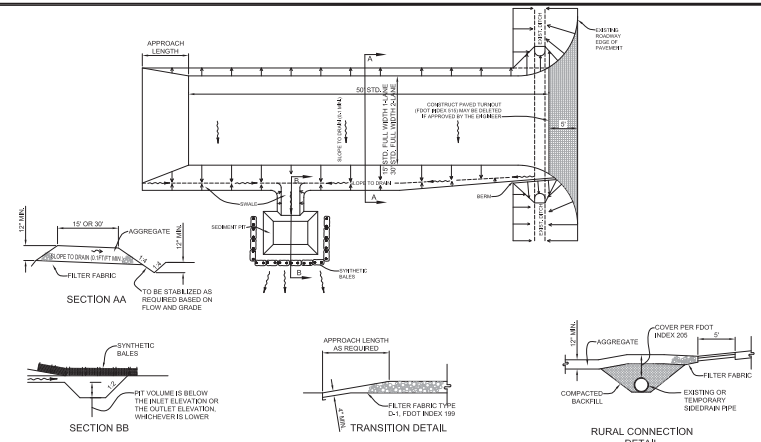
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- | | |
|-----|--|
| 4 | CONSERVATION AREA SIGN |
| NTS | |



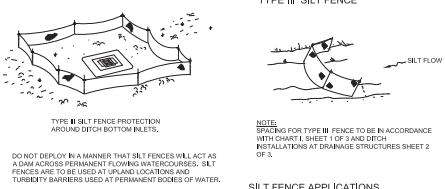
- GENERAL NOTES:**
1. THERE SHALL BE NO BICYCLE AND PEDESTRIAN AREAS AND ARE TO BE USED IN HIGHWAYS, MEDIAN AND OTHER AREAS SUBJECT TO INFREQUENT TRAFFIC LOADS BUT ARE NOT TO BE PLACED IN AREAS SUBJECT TO ANY HEAVY WHEEL LOADS.
 2. INLETS SUBJECT TO MINIMAL DEBRIS SHOULD BE CONSTRUCTED WITHOUT SLOTS, WHERE DEBRIS IS A PROBLEM ITEMS SHOULD BE CONSTRUCTED WITH SLOTS. SLOTS SHALL BE 1/2" TO 3/4" DEEP, 1/2" TO 3/4" WIDE AND IN AREAS ACCESSIBLE TO PEDESTRIANS SHALL HAVE TRAVERSIBLE SLOTS. TRAVERSIBLE SLOT MODIFICATION IS NOT ADAPTABLE TO INLET TYPE. SLOTS MAY BE CONSTRUCTED AT EITHER OR BOTH ENDS AS SHOWN ON PLANS.
 3. STEEL GRATES ARE TO BE USED ON ALL INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED. STEEL GRATES ARE TO BE USED ON ALL INLETS WITH TRAFFIC LOADS EXCEEDING 10,000 LBS. PER SQUARE FOOT. IN AREAS WHERE TRAFFIC LOADS ARE NOT ANTICIPATED, OTHER CAST IRON OR SLOTTED GRATES MAY BE USED ON ALL INLETS WITH NON-TRAFFIC TRAFFIC SLOTS. SUBJECT TO THE SELECTION DESCRIBED ABOVE, WHEN A SLOTTED GRATE IS USED, THE SLOTTING SHALL BE 1/2" TO 3/4" DEEP, 1/2" TO 3/4" WIDE, NOT LONGER THAN 6" UNIFORM SPACING, OR THE CAST IRON GRATE MAY BE USED, UNLESS THE PLANS SPECULATE THE PARTICULAR TYPE.
 4. RECOMMENDED MAINMAN PIPE SIZES SHOWN ARE FOR CONCRETE PIPE. PIPE SIZES LARGER THAN THOSE RECOMMENDED MUST BE CHECKED FOR FIT.
 5. ALL EXPOSED CORNERS AND EDGES OF CONCRETE ARE TO BE CHAMFERED 1/4".
 6. PAYMENT TO BE USED ON INLETS WITHOUT SLOTS AND INLETS WITH TRAVERSIBLE SLOTS ONLY WHEN CALLED FOR ON THE PLANS. BUT REQUIRED ON ALL INLETS WITHOUT SLOTS. COST TO BE INCURRED ON CONTRACT UNIT PRICE FOR INLETS. QUANTITIES SHOWN ARE FOR INFORMATION ONLY.
 7. TRAVERSIBLE SLOTS SHALL BE 1/2" TO 3/4" DEEP, 1/2" TO 3/4" WIDE. INLETS SHALL BE PAID FOR AS INLETS PARTIAL, AND SHALL INCLUDE THE COST FOR SLOT OPENINGS, PAYING AND ANY REQUIRED REPLACEMENT GRATES.
 8. SODDING TO BE USED ON ALL INLETS NOT LOCATED IN PAVED AREAS AND PAID FOR UNDER CONTRACT UNIT PRICE FOR SODDING SV.
 9. FOR SUPPLEMENTARY DETAILS SEE DETAIL NO. 201.

3	TYPE C AND D INLET (FDOT INDEX 232
NTS	

[illegible]

The diagram illustrates three methods of inlet protection:

- PARTIAL INLET:** Shows a cross-section of an inlet with a sloped apron leading down to the curb and gutter. Labels include "APRON", "CURB & GUTTER", and "INLET EROSION PROTECTION MEASURES (SYNTHETIC SALES)".
- COMPLETED INLET:** Shows a cross-section where the inlet opening is fully covered by a sidewalk, leaving no exposed apron. Labels include "SIDEWALK", "CURB & GUTTER", and "INLET EROSION PROTECTION MEASURES (SYNTHETIC SALES)".
- DITCH BOTTOM INLET:** Shows a top-down view of an inlet located at the bottom of a ditch. The inlet is represented as a rectangular structure within the ditch's cross-section.



- DO NOT DEPLOY IN A MANNER THAT SLT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SLT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

1	EROSION CONTROL DETAILS
NTS	

[illegible]

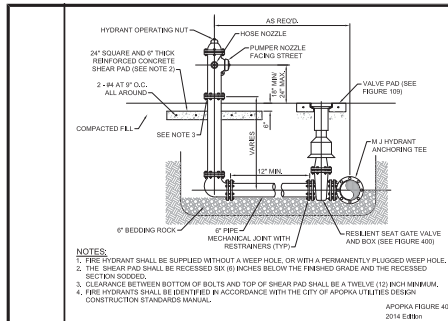
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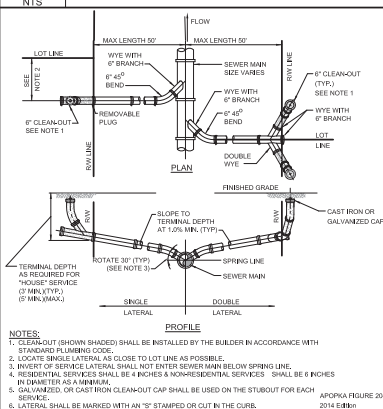
DRAINAGE DETAILS

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

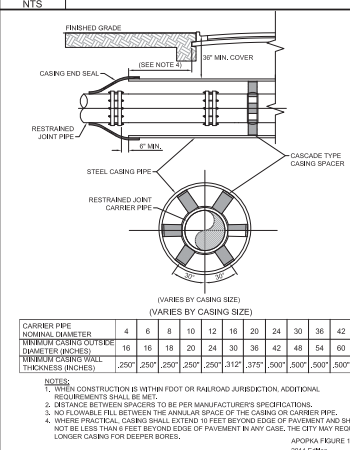
DATE	07/27/23
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-7.0	
SHEET NO.	



14 FIRE HYDRANT ASSEMBLY

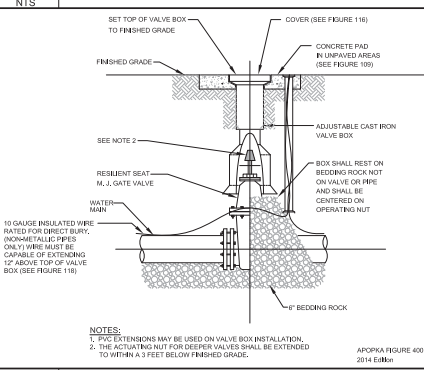


13 SERVICE LATERAL

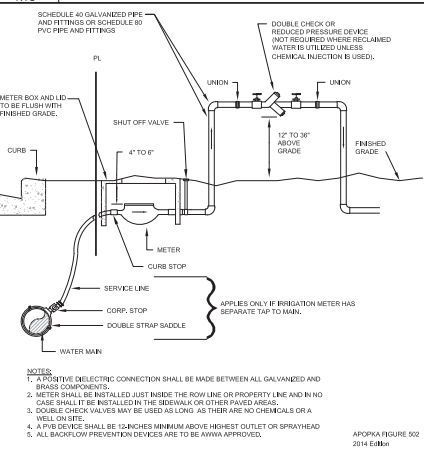


12 BORING AND JACKING DETAIL

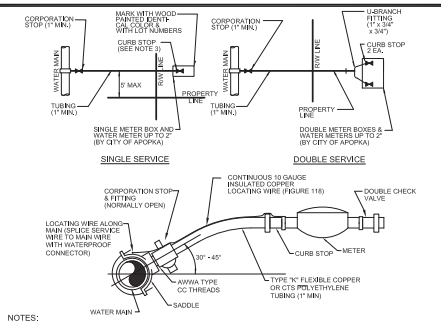
11 FORCE MAIN WET TAP TIE-IN



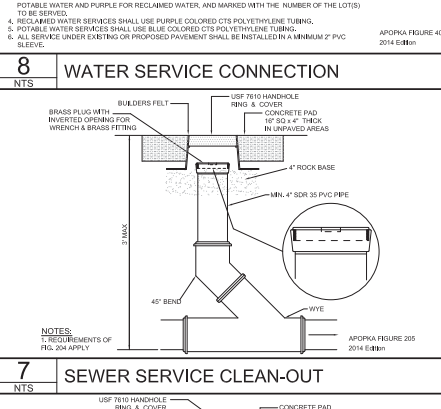
10 GATE VALVE AND BOX



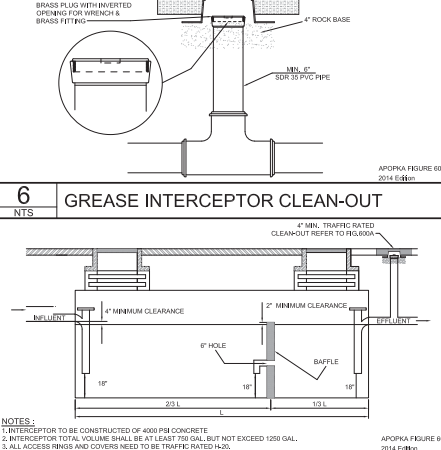
9 IRR. METER & DBL CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER



8 WATER SERVICE CONNECTION



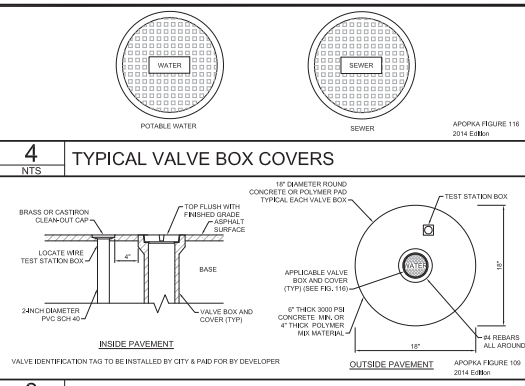
7 SEWER SERVICE CLEAN-OUT



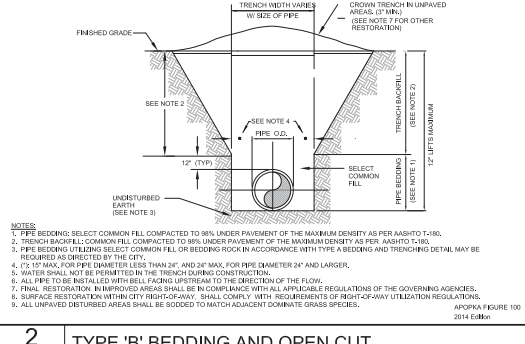
6 GREASE INTERCEPTOR CLEAN-OUT



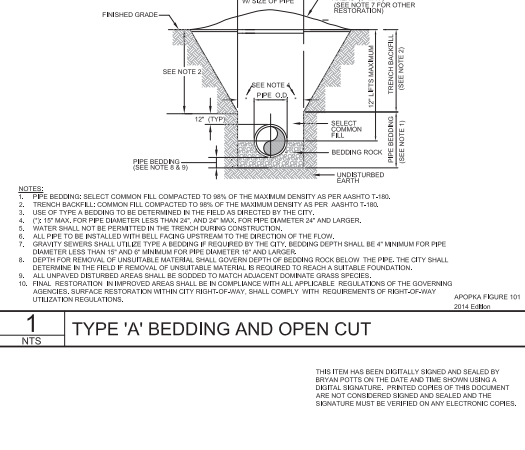
5 GREASE INTERCEPTOR



4 TYPICAL VALVE BOX COVERS



3 VALVE BOX



2 TYPE 'B' BEDDING AND OPEN CUT



1 TYPE 'A' BEDDING AND OPEN CUT

UTILITY DETAILS

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOKA, FLORIDA 32703

DATE: 07/27/23
SCALE: NTS
DRAWN-BY: DDP
PROJECT NUMBER: 112-001
SHEET NO.: C-8.0

REVISIONS

NO.	DATE	BY
1	07/27/23	DDP

RILEY & Company, Inc. (H-20 GP)
w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

PUMPS: Submersible grinder pumps shall be Manufacturer HOMA - Model RC50312.
The pumps shall be installed in the FRP wetwell utilizing a dual slide rail system.
The grinder system shall be capable of grinding the waste materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and discharge piping.

CONTROL PANEL: SPECIFICATION

The enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with 3 point latching system.
The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ waterproof cover 60A Minimum. Shall meet UL 1682 and UL 1686 Configuration.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. RILEY & COMPANY GUARD PRO III MONITORING SYSTEM
2- ea. IEC style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS)
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1- ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

NOTES:
1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

PRIVATE SANITARY SEWER PUMP STATION
FACILITY OWNED BY:
NAME:
PHONE NUMBER:
FACILITY MAINTAINED BY:
NAME:
PHONE NUMBER:
STATION NUMBER:

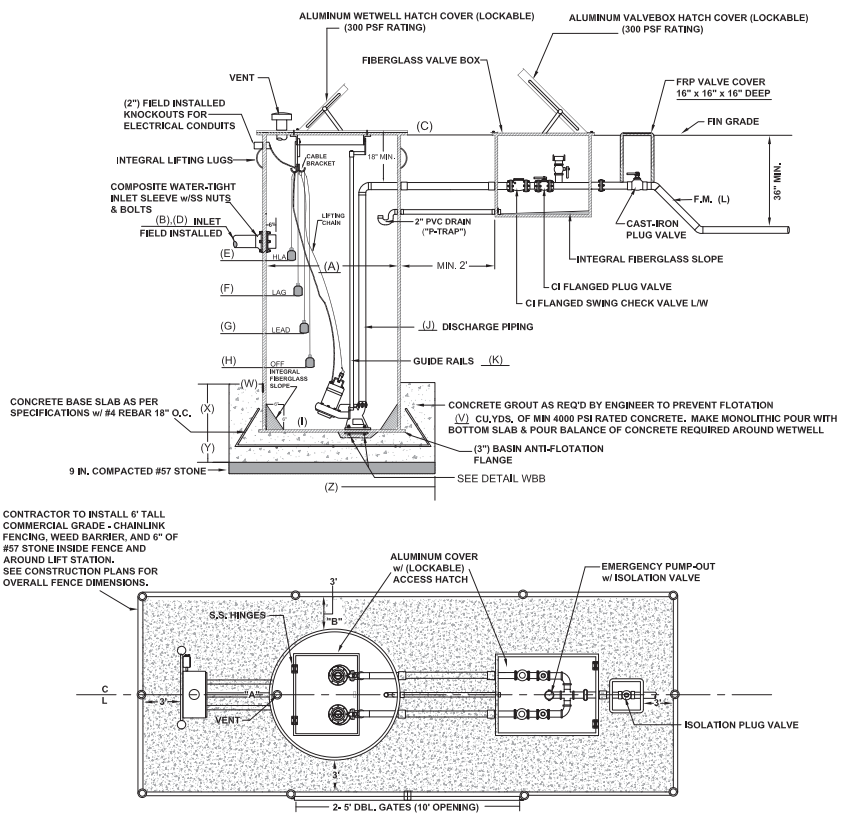
THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY IS STRICTLY PROHIBITED.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

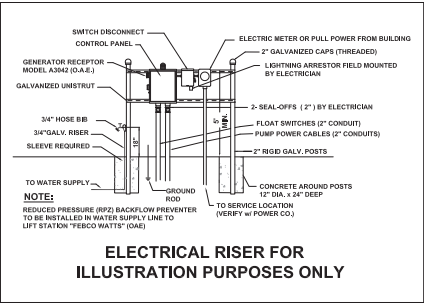
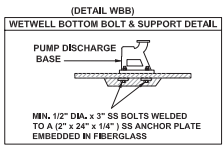
NO SUBSTITUTIONS - NO ALTERNATES

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Revision table with columns: NO., DATE, BY, REVISIONS. Includes Sunshine 811 logo and project details: DATE: 01/03/2024, SCALE: NTS, DRAWN-BY: DDP, PROJECT NUMBER: 107-001, C-9.0, SHEET NO.



STATION DESIGN CONDITION table with columns for item, description, and value. Includes sections for STATION ELEVATIONS AND DIMENSIONS, STATION MANUFACTURING MATERIALS, STATION VALVE BOX SIZES, STATION HATCH OPENINGS (MAX), and CONCRETE BALLAST REQUIREMENTS.



WETWELL: Wet well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on these assumptions and Third party specifications.
Hydrostatic Pressure 62.4 lbs. Per Sq Ft.
Saturated soil weight 120 lbs. Per Cubic Ft.
Soil Modulus of 700 lbs Per Sq Ft.
Pipe Stiffness As specified in ASTM D 3753
The wet well FRP laminate must be constructed to with stand or exceed two times the assumed loading on any depth of the wet well.
The cover shall be constructed of 1/2 inch thick material finish aluminum diamond plate pattern with 300 series stainless steel hardware.
The prefabricated FRP lift station manufacture shall guarantee the prefabricated lift station as approved drawings for a period of One year from the date of delivery.
EXECUTION: Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

12/06/23 SR

MAJOR DEVELOPMENT PLAN - PHASE 1

FLORIDIAN TOWN CENTER

(aka: 429 WEST)

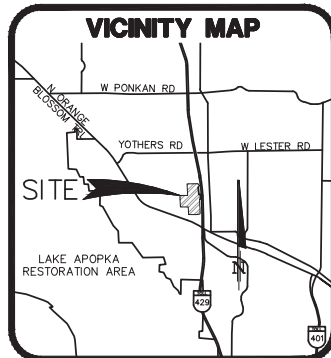
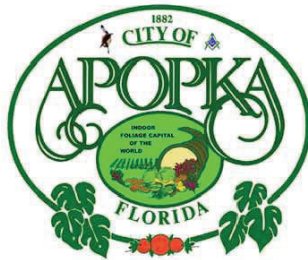
CITY OF APOPKA, FLORIDA

PREPARED FOR

FLORIDIAN APOPKA PHASE 1 OWNER, LLC

60 14TH STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233-1414

Ph: 205.254.8565



SECTION 36, TOWNSHIP 20S, RANGE 27E,
SECTION 31, TOWNSHIP 20S, RANGE 28E

PROPERTY APPRAISER PARCEL ID #

06-21-28-7172-05-002, 06-21-28-7172-16-020, 06-21-28-7172-16-030,
06-21-28-7172-16-040, 06-21-28-7172-16-060, 06-21-28-7172-16-051,
06-21-28-7172-16-060, 06-21-28-7172-16-070, 36-20-27-0000-00-047,
36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-066,
36-20-27-0000-00-068, 36-20-27-0000-00-074, 36-20-27-0000-00-075,
36-20-27-0000-00-083, 36-20-27-0000-00-085, 36-20-27-0000-00-093

OWNER/APPLICANT

FLORIDIAN APOPKA PHASE 1 OWNER LLC
60 14TH STREET SOUTH, SUITE 104
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ENGINEER/SURVEYOR

DONALD W. MANTOSH ASSOCIATES, INC.
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ORLANDO, FLORIDA 32810
Ph: 407.644.4068
CONTACT PERSON: JOHN T. TOWNSEND, PE

ARCHITECT

GROUP 4 DESIGN, INC.
G4 ARCHITECTURAL SERVICES, LLC
1939 HENDRICKS AVENUE
JACKSONVILLE, FLORIDA 32207
Ph: 904.353.5900

PLANNERS/LANDSCAPE ARCHITECTS

GAI CONSULTANTS, INC.
618 E. SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
Ph: 321.319.3069

GEOTECHNICAL SERVICES

DEVO ENGINEERING
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
Ph: 407.290.2371



SHEET INDEX

1	COVER SHEET
2	SITE DATA & DEVELOPMENT NOTES
3	AERIAL, SOILS & FLUCCS
4	OVERALL DEVELOPMENT PLAN
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OS-1	OPEN SPACE PLAN
S-1	SIGNAGE PLAN
	BUILDING ELEVATIONS



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ENGINEERS

PLANNERS

SURVEYORS

THE ROAD DESIGN HAS BEEN DONE IN REASONABLE CONFORMANCE WITH THE FDOT "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS".

CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE CITY OF APOPKA REGULATIONS AND SPECIFICATIONS.

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TRANSPORTATION IMPACT TABLE												
ITE CODE	LANDUSE	SIZE	DAILY		AM PEAK HOUR				PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT	RATE	TOTAL	ENTER	EXIT
221	MULTI-FAMILY APARTMENTS	312 DU	4.62	1442	0.40	126	29	97	0.39	122	74	48

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FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES		Date
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Issue Description		
Issue Date	2/16/21	
Project No	18161	
Drawn/Designed	MAB / MAB	Checked By JCN
Drawing Title		

AERIAL, SOILS &
FLUCCS

Sheet Number

3

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Gov, email=jc.nugent@floridape.com

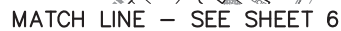
MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

OVERALL DEVELOPMENT PLAN

Sheet Number

4

4 OF 21

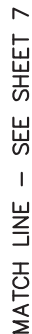


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MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

MASTER
DEVELOPMENT
PLAN

5
5 OF 21



100



See



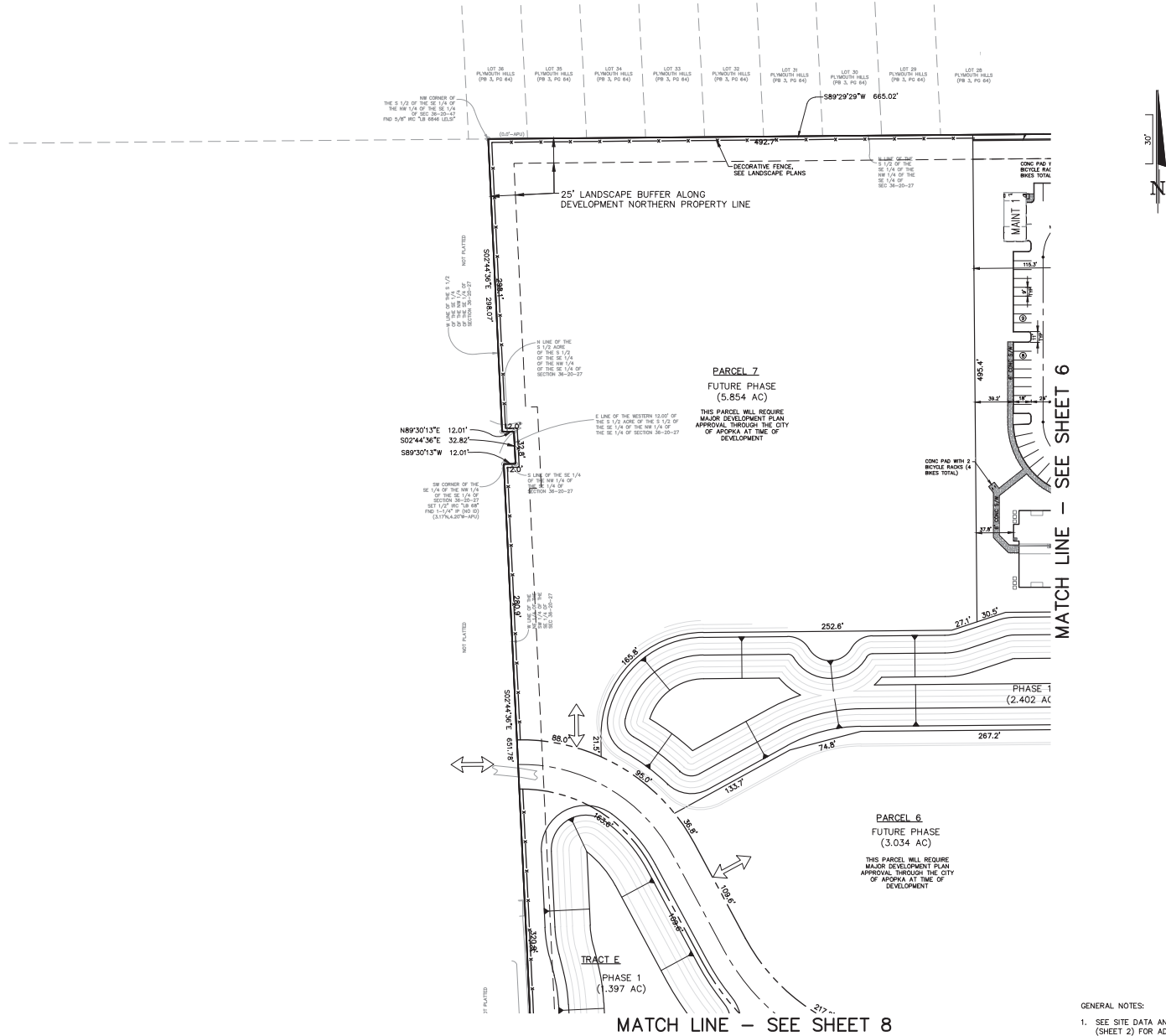
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FLORIDIAN TOWN CENTER
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CITY OF APOPKA, FLORIDA

MASTER
DEVELOPMENT
PLAN

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6
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MAJOR DEVELOPMENT PLAN - PHASE 1

FLORIDIAN TOWN CENTER

(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date
REVISED PARCEL 4 PHASE 1 DEVELOPMENT	4/30/24

Issue Description

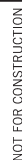
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Project No	18161
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MASTER
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7
7 OF 21



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c=US

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CITY OF APOPKA, FLORIDA

[illegible]

MASTER
DEVELOPMENT
PLAN

Sheet Number

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MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

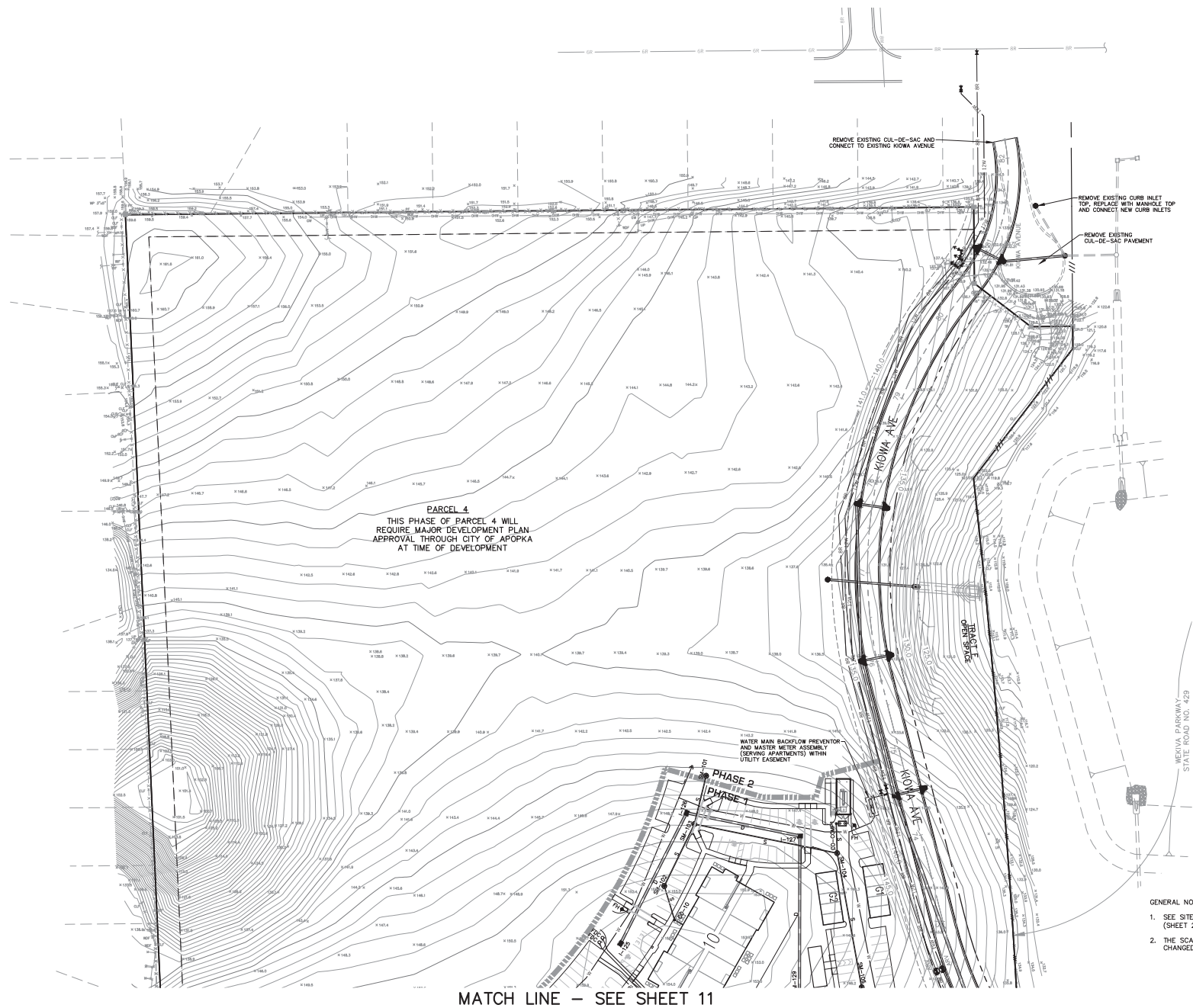
[illegible]MASTER
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PRELIMINARY PAVING, GRADING AND UTILITIES PLAN

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10

10 OF 21

MATCH LINE - SEE SHEET 12

MATCH LINE - SEE SHEET 13

MATCH LINE - SEE SHEET 14

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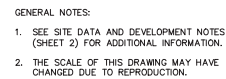
MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
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CITY OF APOPKA, FLORIDA

PRELIMINARY PAVING, GRADING AND UTILITIES PLAN

Sheet Number

11

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A vertical line with a north arrow pointing upwards. A bracket to the right of the line indicates a distance of 50'.



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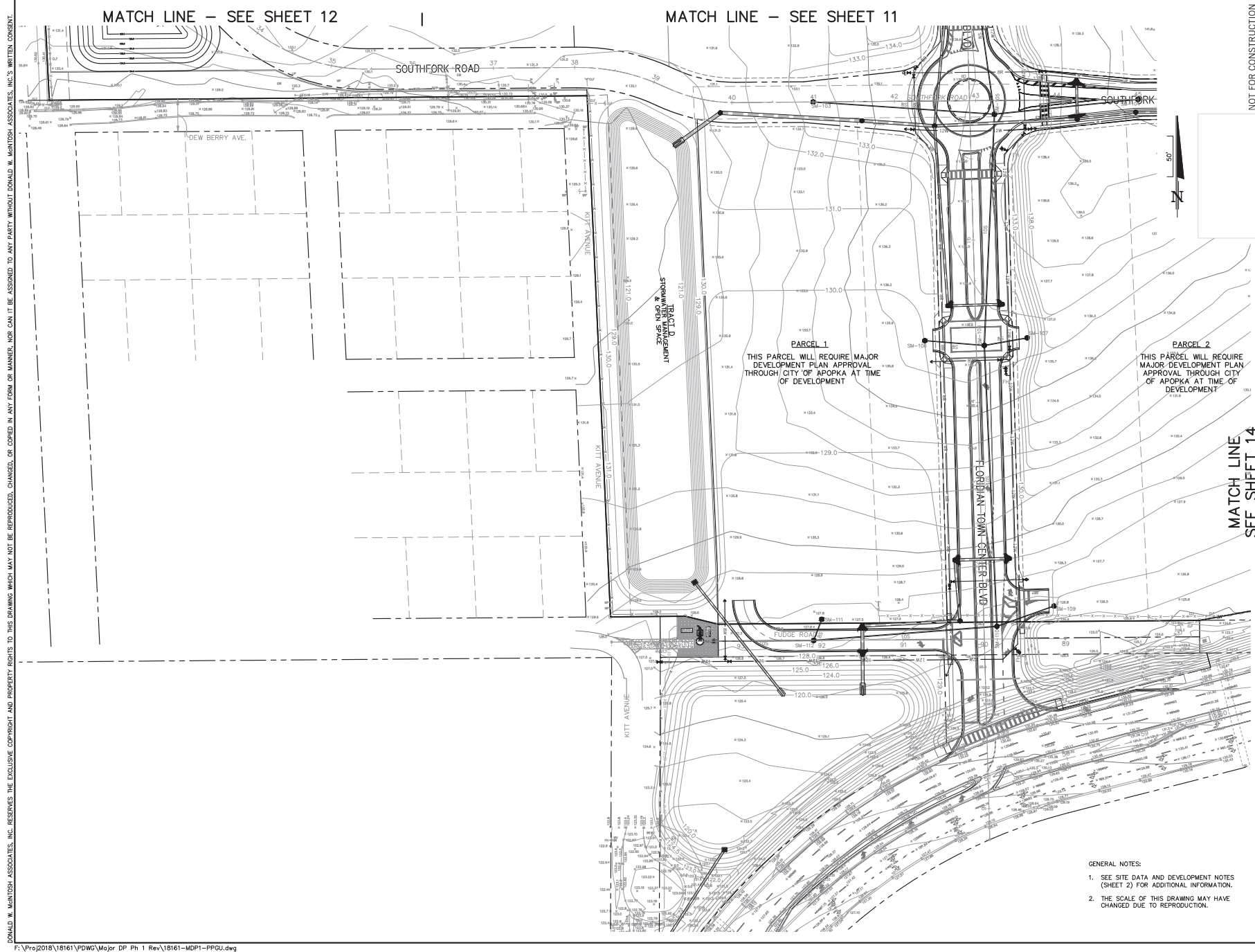
MAJOR DEVELOPMENT PLAN – PHASE 1
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CITY OF APOPKA, FLORIDA

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Description	Date	
<u>REVISED PARCEL 4 PHASE 1 DEVELOPMENT</u>	<u>4/30/24</u>	
Issue Description		
Issue Date	2/16/21	
Project No	18161	
Drawing/Designed	MAB / MAB	Checked By JCN
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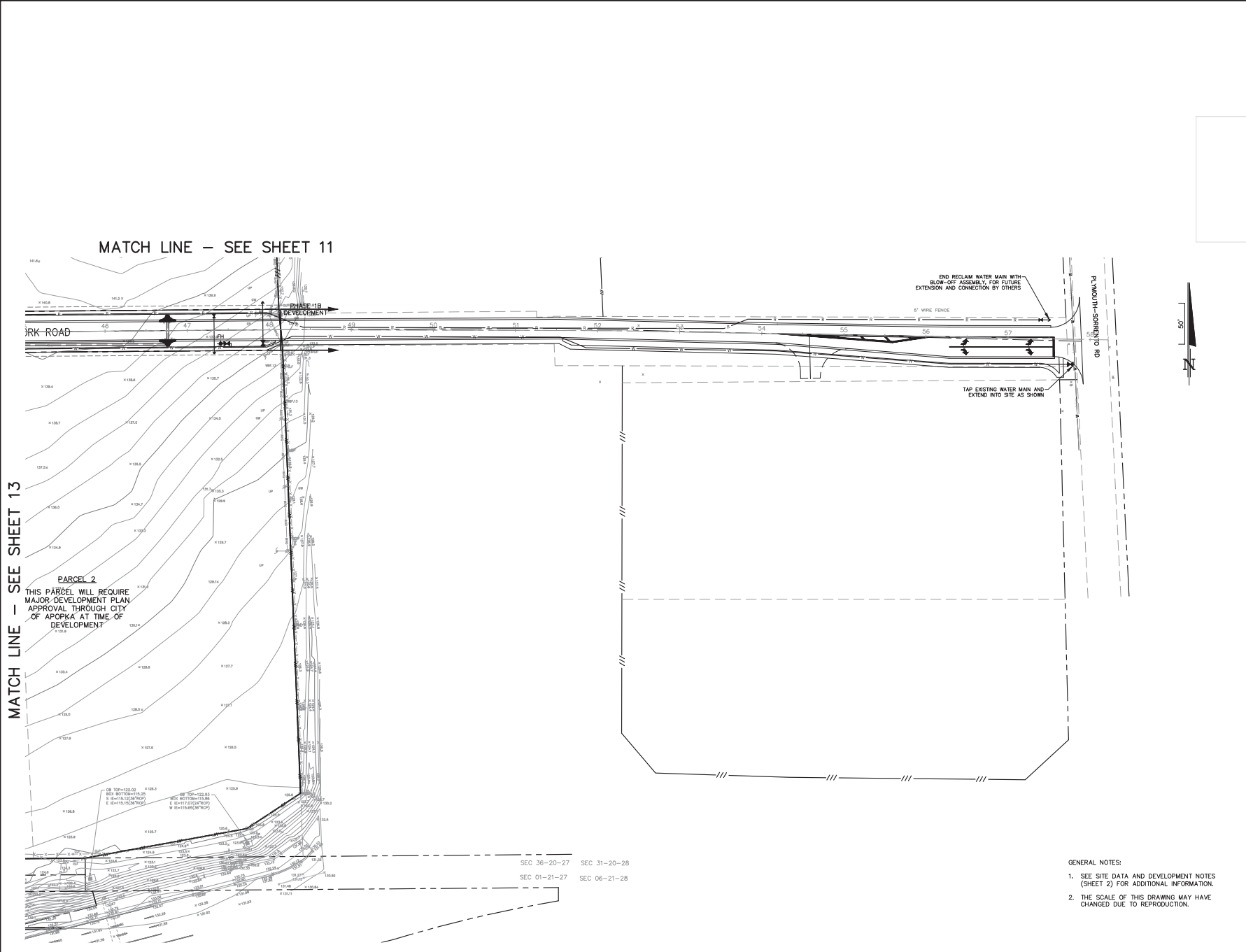
PRELIMINARY PAVING, GRADING AND UTILITIES PLAN

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PRELIMINARY PAVING, GRADING AND UTILITIES PLAN	

MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

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Drawing Title		

FIRE TRUCK TURNING MOVEMENT PLAN

Sheet Number

16

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TRACT 1A

TRACT 6
EXISTING STORMWATER
MANAGEMENT FACILITIES
(DRY RETENTION)

CLUBHOUSE

POOL

STORMWATER MANAGEMENT
FACILITIES (DRY RETENTION)

MAINT

PHASE 1

PHASE 2

PHASE 1

PHASE 2

KIOWA AVE

TRACT 5
OPEN SPACE

PARCEL 4

50'

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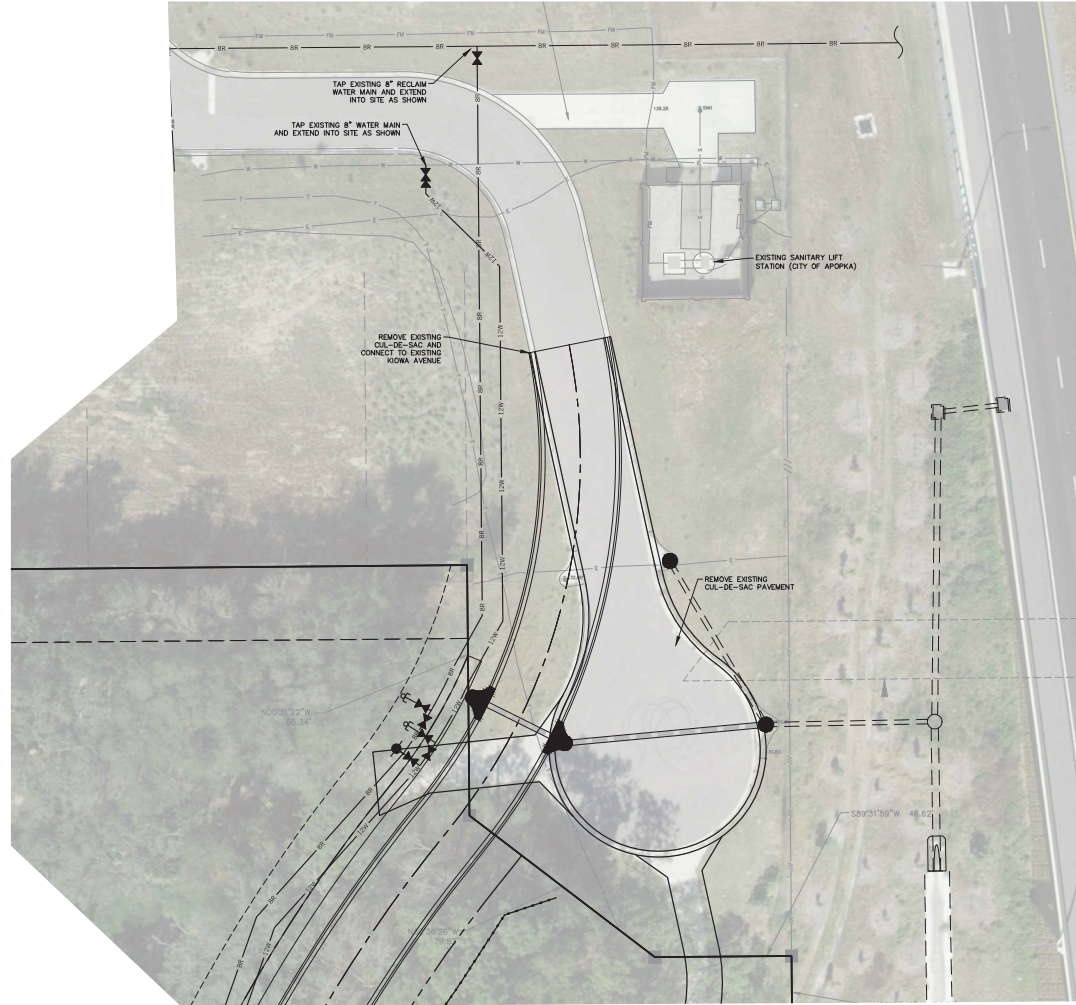
Issue Date	2/16/21
Project No	18161
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FIRE TRUCK TURNING MOVEMENT PLAN

Sheet Number
17
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FLORIDIAN TOWN CENTER
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Issue Date	4/19/24
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OFFSITE IMPROVEMENTS

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18
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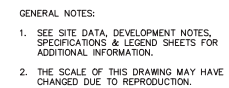
MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

OFFSITE IMPROVEMENTS

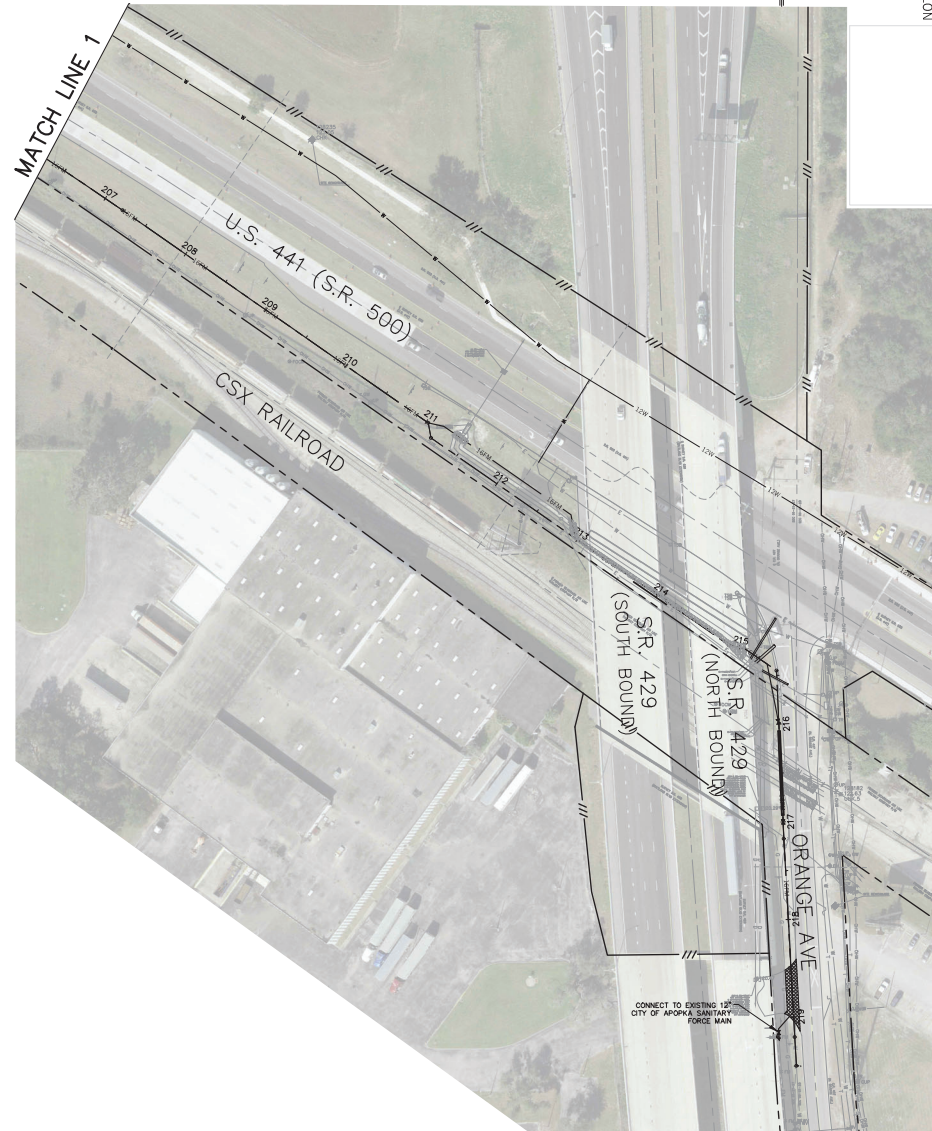
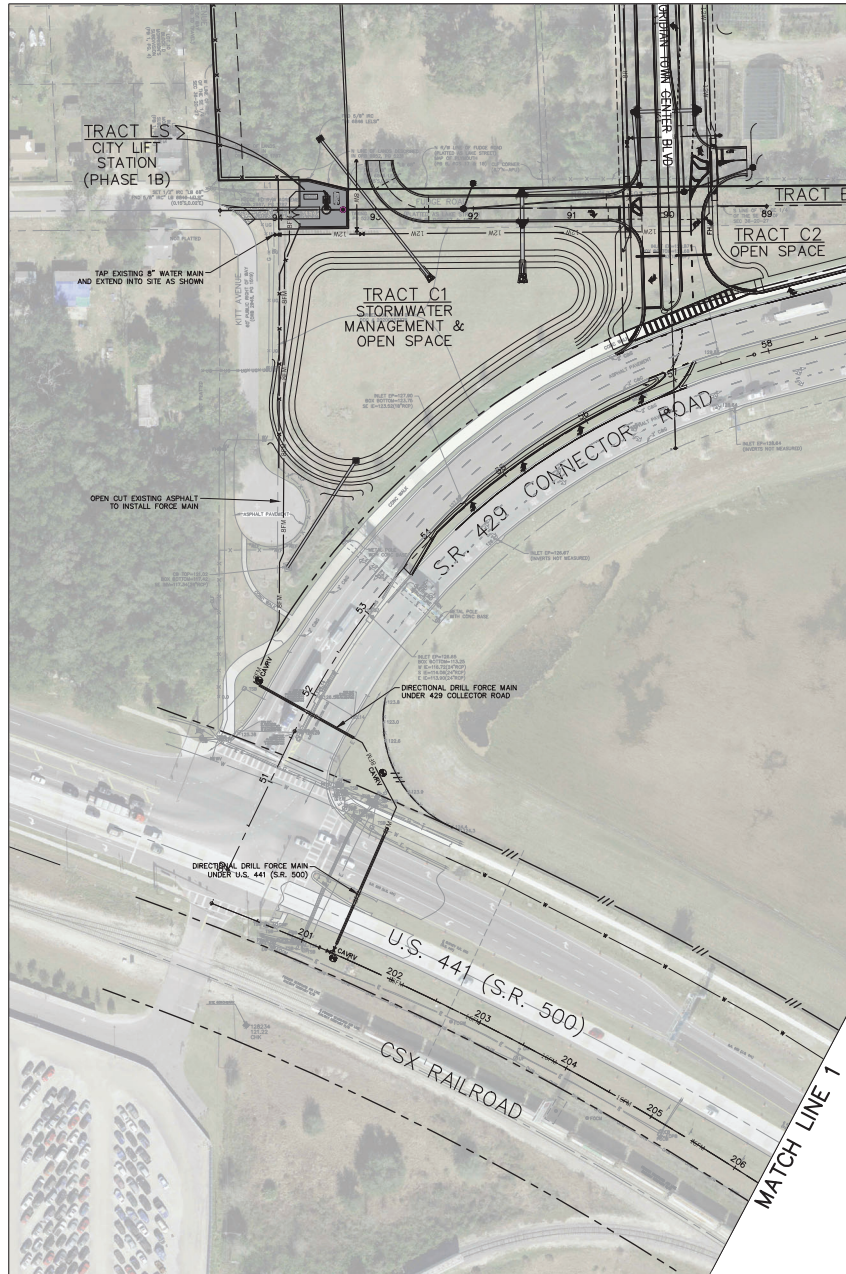
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OFFSITE UTILITIES

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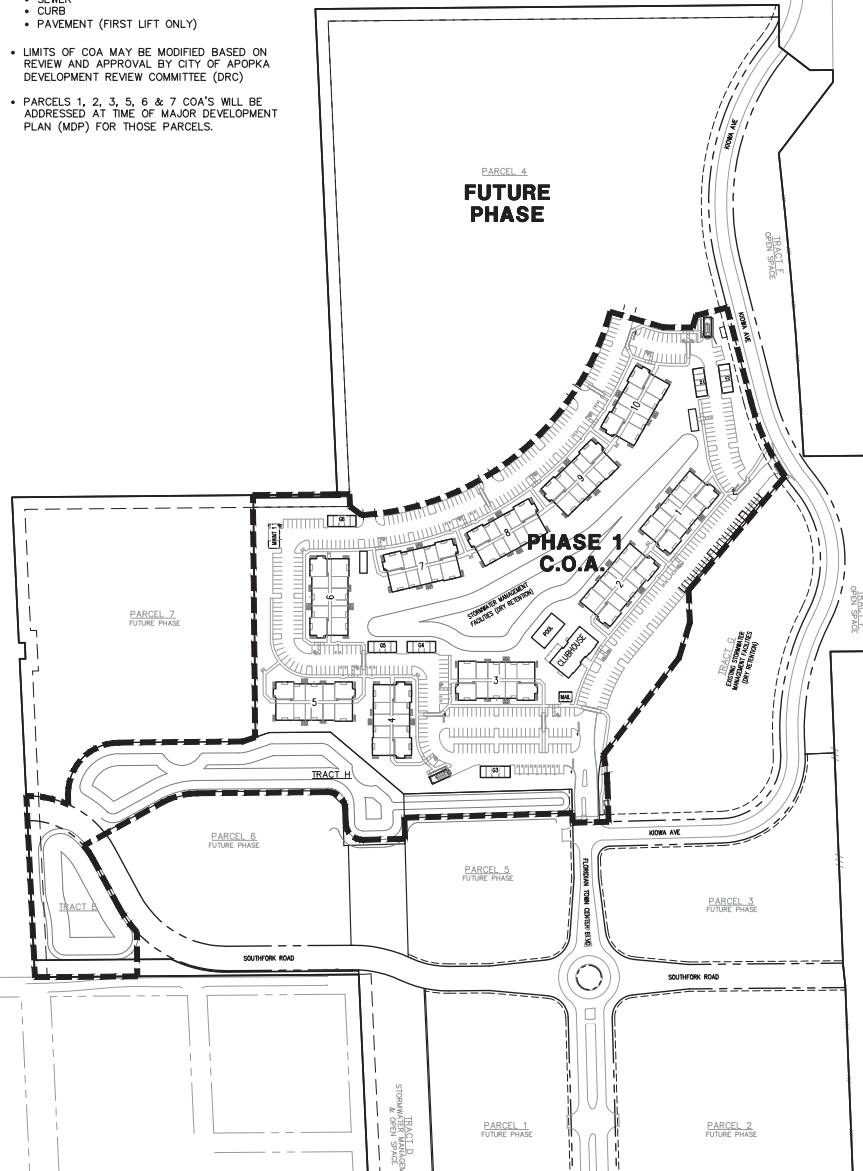
CERTIFICATE OF ACCEPTANCE (C.O.A.) PHASING PLAN FOR PARCEL 4 APARTMENT SITE

UNDERGROUND CIVIL INFRASTRUCTURE (APARTMENTS)

SCOPE INCLUDES:

- STORM PIPE
- STORM STRUCTURES
- WATER
- SEWER
- CURB
- PAVEMENT (FIRST LIFT ONLY)

- LIMITS OF COA MAY BE MODIFIED BASED ON REVIEW AND APPROVAL BY CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE (DRC)
- PARCELS 1, 2, 3, 5, 6 & 7 COA'S WILL BE ADDRESSED AT TIME OF MAJOR DEVELOPMENT PLAN (MDP) FOR THOSE PARCELS.



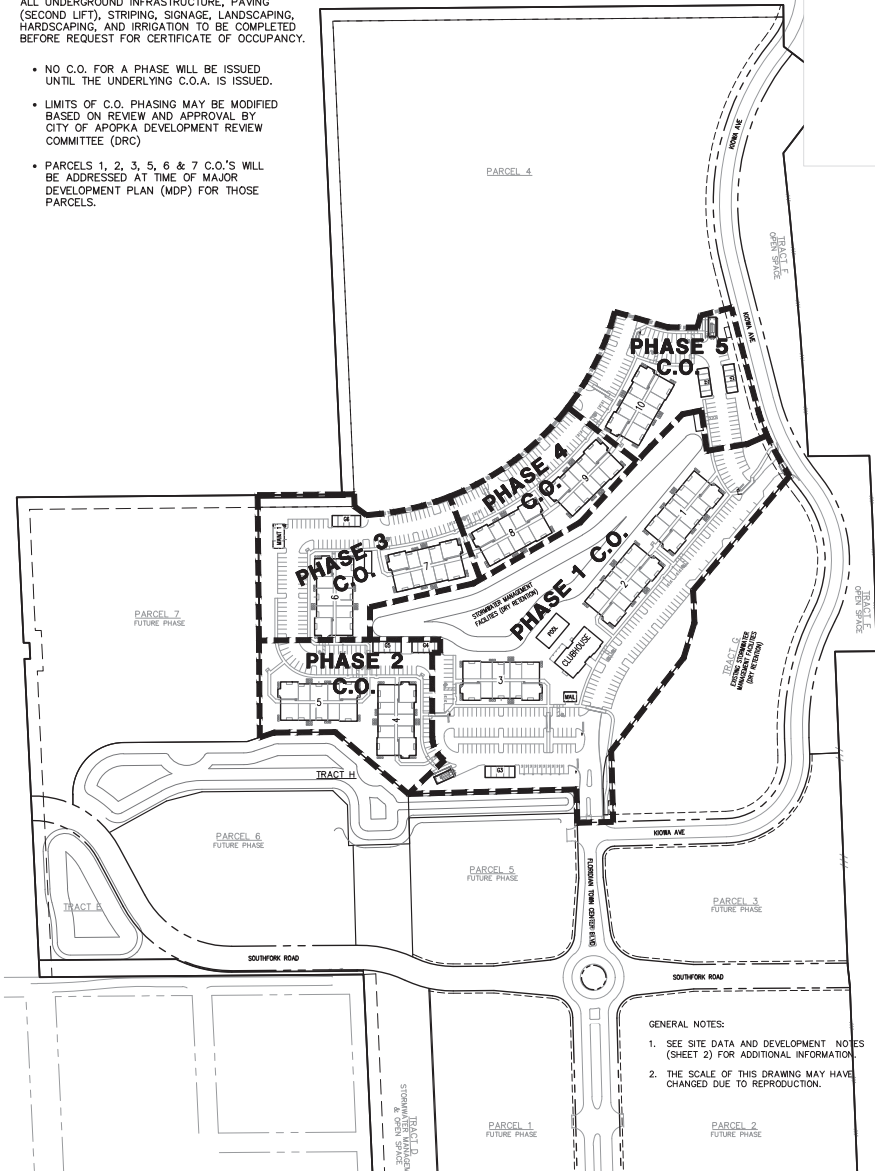
CERTIFICATE OF OCCUPANCY (C.O.) PHASING PLAN FOR PARCEL 4 APARTMENT SITE

UNITS

TEMPORARY CONSTRUCTION FENCING WILL BE IN PLACE TO SEPARATE FINISHED PHASES FROM UNFINISHED PHASES.

ALL UNDERGROUND INFRASTRUCTURE, PAVING (SECOND LIFT), STRIPING, SIGNAGE, LANDSCAPING, HARDSCAPING, AND IRRIGATION TO BE COMPLETED BEFORE REQUEST FOR CERTIFICATE OF OCCUPANCY.

- NO C.O. FOR A PHASE WILL BE ISSUED UNTIL THE UNDERLYING C.O.A. IS ISSUED.
- LIMITS OF C.O. PHASING MAY BE MODIFIED BASED ON REVIEW AND APPROVAL BY CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE (DRC)
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MAJOR DEVELOPMENT PLAN - PHASE 1

FLORIDIAN TOWN CENTER

(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

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Project No	18161
Drawn	MAB / MAB
Checked	JCN

Drawing Title

CONSTRUCTION
PHASING PLAN

Sheet Number

21
21 OF 21

BRONSON PEAK PHASE 2B

SHEET 1 OF 3

REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 21, SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 56 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHWEST CORNER OF BRONSON PEAK PHASE 1C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 9 THROUGH 13 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID BRONSON PEAK PHASE 1C THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 210.35 FEET; THENCE RUN SOUTH 89° 43' 16" WEST FOR A DISTANCE OF 12.53 FEET; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 128.00 FEET; THENCE RUN SOUTH 89° 43' 16" WEST FOR A DISTANCE OF 35.95 FEET; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 128.00 FEET; THENCE RUN SOUTH 11° 43' 02" WEST FOR A DISTANCE OF 63.71 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 22° 46' 44" EAST, AND A CHORD DISTANCE OF 19.13 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" FOR A DISTANCE OF 19.63 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 91.62 FEET TO THE NORTHEAST CORNER OF BRONSON PEAK PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGES _____ OF SAID PUBLIC RECORDS BEING A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 59' 48" WEST, AND A CHORD DISTANCE OF 12.47 FEET; THENCE RUN ALONG THE NORTH LINE OF SAID BRONSON PEAK PHASE 2A THE FOLLOWING BEARINGS AND DISTANCES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 26' 56" FOR A DISTANCE OF 12.62 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89° 43' 16" WEST FOR A DISTANCE OF 521.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF SOUTH 81° 58' 31" WEST, AND A CHORD DISTANCE OF 26.96 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 29' 31" FOR A DISTANCE OF 27.04 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 74° 13' 45" WEST FOR A DISTANCE OF 6.01 FEET; THENCE RUN SOUTH 57° 05' 05" WEST FOR A DISTANCE OF 58.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 16° 35' 49" EAST, AND A CHORD DISTANCE OF 14.05 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 38' 11" FOR A DISTANCE OF 14.24 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 95.00 FEET; THENCE RUN SOUTH 89° 43' 16" WEST FOR A DISTANCE OF 367.06 FEET; THENCE RUN SOUTH 00° 15' 45" EAST FOR A DISTANCE OF 95.00 FEET; THENCE RUN SOUTH 89° 43' 16" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF SOUTH 10° 52' 16" EAST, AND A CHORD DISTANCE OF 27.57 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 11' 05" FOR A DISTANCE OF 27.73 FEET TO A POINT ON A RADIAL LINE; THENCE RUN SOUTH 68° 32' 11" WEST FOR A DISTANCE OF 156.59 FEET TO THE NORTHWEST CORNER OF SAID BRONSON PEAK PHASE 2A, SAID POINT LIES ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN ALONG SAID WEST LINE NORTH 02° 03' 11" EAST FOR A DISTANCE OF 956.34 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 89° 15' 43" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 1184.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.53 ACRES MORE OR LESS.

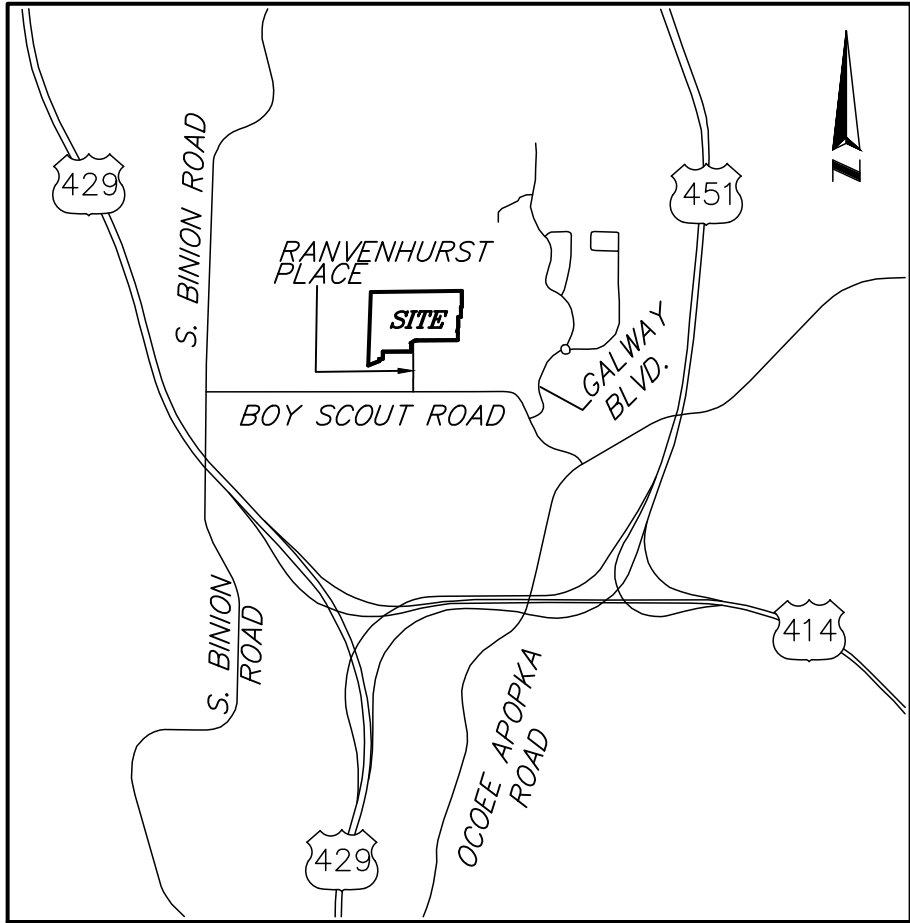
LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	●	SET NAIL & DISK LB 6723
LB	LICENSED BUSINESS		PERMANENT CONTROL POINT (P.C.P.)
CL	CENTERLINE	P.I.	POINT OF INTERSECTION
CCR#	CERTIFIED CORNER RECORD NUMBER	P.C.	POINT OF CURVATURE
U.E.	UTILITY EASEMENT	P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY	▣	RECOVERED 4" X 4" CONCRETE MONUMENT LB 6723
OA	OVERALL	P.R.C.	PERMANENT REFERENCE MONUMENT (P.R.M.)
			POINT OF REVERSE CURVATURE

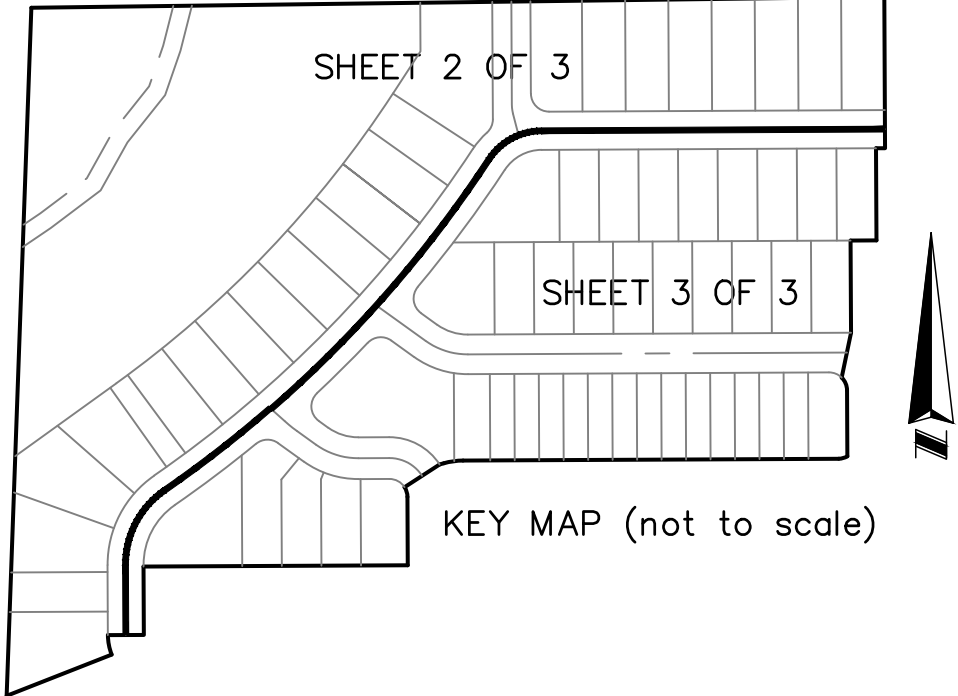
SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST AS BEING N02°03'11"E (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY).
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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 THE 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.
- COMMON AREAS, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRONSON PEAK (THE DECLARATION), AS RECORDED IN DOCUMENT NUMBER 20230337117, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS OR SUPPLEMENTS THERETO, ARE TO BE OWNED AND MAINTAINED BY BRONSON PEAK HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION).
- TRACT C-2 (CONSERVATION) AND THE UPLAND BUFFER SHALL BE OWNED BY THE ASSOCIATION WITH DEVELOPMENT RIGHTS DEDICATED THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AUTHORITIES.
- TRACT P-3 (STORMWATER) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER SAID STORMWATER TRACT AND ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS 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 THE 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 ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.
- TRACTS OS-5, OS-10, OS-11 AND OS-12 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE STREETS AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
- PROPERTY IS SUBJECT TO A BLANKET TEMPORARY CONSTRUCTION EASEMENT, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20220341247. SAID EASEMENT WILL TERMINATE AT THE RECORDING OF THIS PLAT.
- PROPERTY IS SUBJECT TO A TEMPORARY NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT TO KELLY W. SHIRLEY, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20210770397. EASEMENT SHALL TERMINATE AUTOMATICALLY, WITHOUT THE NECESSITY OF JOINDER OR RELEASE FROM GRANTEE, UPON GRANTOR'S OR ITS SUCCESSOR'S COMPLETION AND DEDICATION OF A PUBLIC RIGHT OF WAY THAT PROVIDES ACCESS TO AND FROM BOY SCOUT ROAD TO THE BENEFITED PROPERTY.
- THIS PLAT IS PART OF A PHASED DEVELOPMENT. THE LOT NUMBERS SHOWN HEREON ARE AS PER THE APPROVED PLANS.
- PRIVATE DRAINAGE EASEMENTS (P.D.E.) SHALL BE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
- A DRAINAGE EASEMENT OVER THE ENTIRETY OF TRACT OS-5 (OPEN SPACE) SHALL BE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
- AREAS OF STREETS STRIPED FOR PARKING SHALL BE MAINTAINED BY THE ASSOCIATION.

N.T.	NON-TANGENT	L	ARC LENGTH
N.R.	NON-RADIAL	Δ	CENTRAL ANGLE
D.E.	DRAINAGE EASEMENT	PB.	PLAT BOOK
P.D.E.	PRIVATE DRAINAGE EASEMENT	PG.(S)	PAGE(S)
R	RADIUS	↷	CHANGE IN DIRECTION ALONG R/W
CD	CHORD DISTANCE		
CB	CHORD BEARING		
BLVD.	BOULEVARD		



VICINITY MAP: NOT TO SCALE



SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES,
LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 - BOUNDARY, LOT
AND TRACT GEOMETRY

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.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on 01-25-2024 I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in City Of Apopka, Orange County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

PLAT BOOK _____ PAGE _____

BRONSON PEAK PHASE 2B DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DRP FL 5, LLC, a Delaware limited liability company being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the streets, drainage easements and utility easements to the perpetual use of the public.

In witness whereof, the undersigned, DRP FL 5, LLC, a Delaware limited liability company has caused these presents to be executed and acknowledged by its undersigned _____ thereunto duly authorized on this _____ day of _____ 2024.

DRP FL 5, LLC, a Delaware limited liability company
By: DW General Partner, LLC, a Delaware limited liability company, its Manager

By: _____
Print Name: _____
Title: _____

Witnesses:

Print Name: _____

Print Name: _____

Notary Block:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024 by _____ as _____ of DW General Partner, LLC, a Delaware limited liability company, the Manager of DRP FL 5, LLC, a Delaware limited liability company, on behalf of such company. He/She is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies 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: Ralph Nieto, P.S.M.
Registration Number 6025

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____
Richard Earp, P.E. Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Municipality

Mayor
Attest: _____
City Clerk

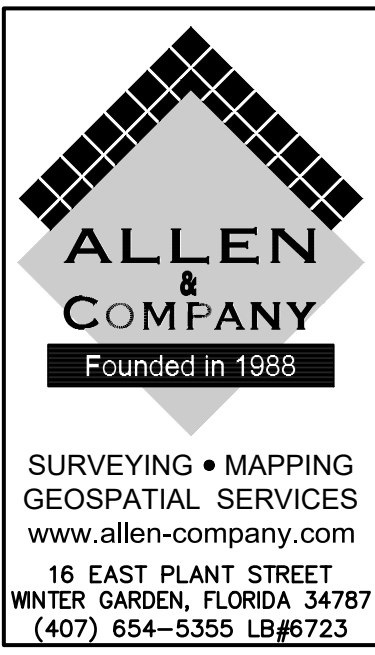
CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records

on _____ as Document # _____

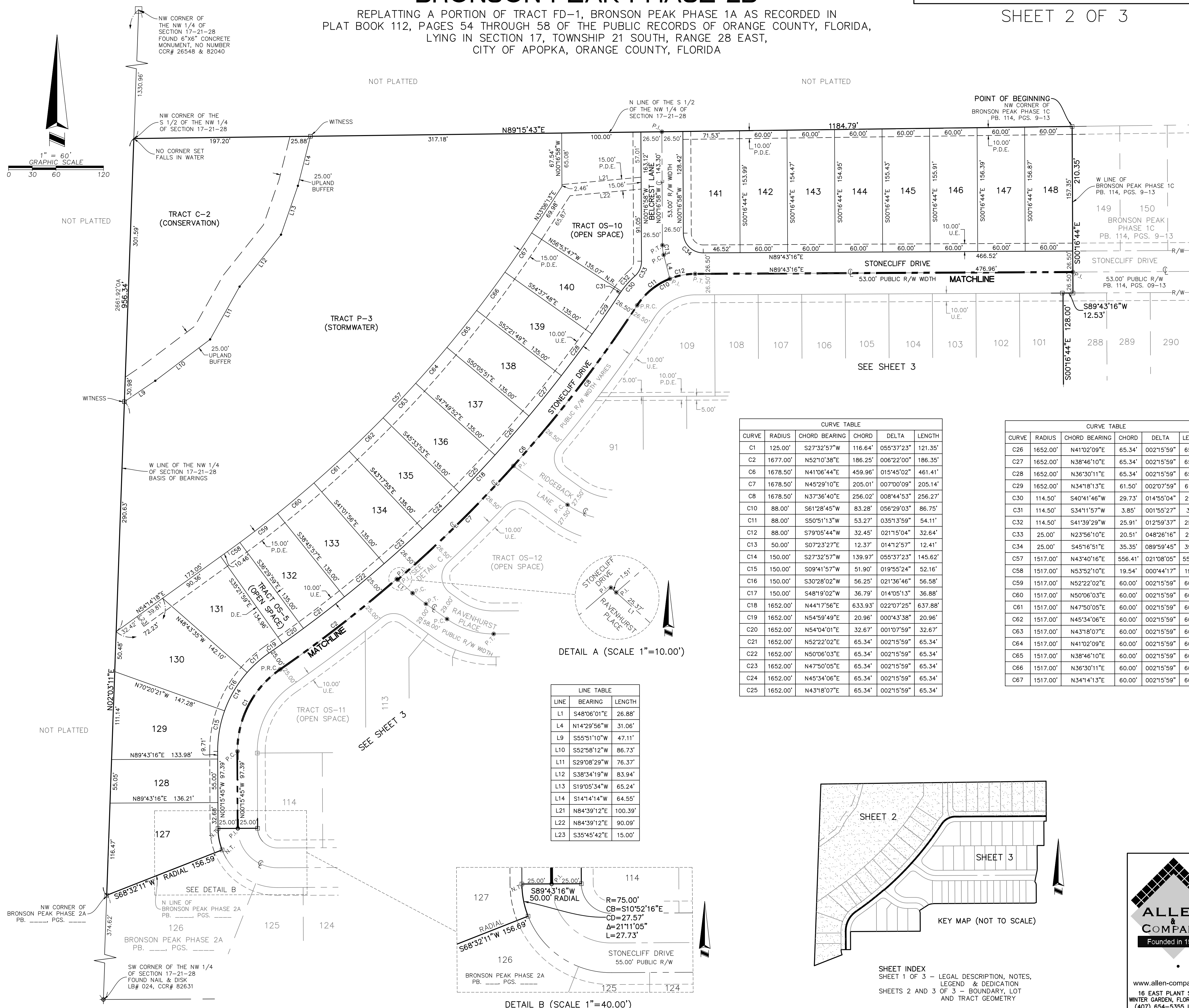
County Comptroller in and for Orange County, Florida.

By _____



PLAT BOOK PAGE

REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN
PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA,
LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOKA, ORANGE COUNTY, FLORIDA



BRONSON PEAK PHASE 2B

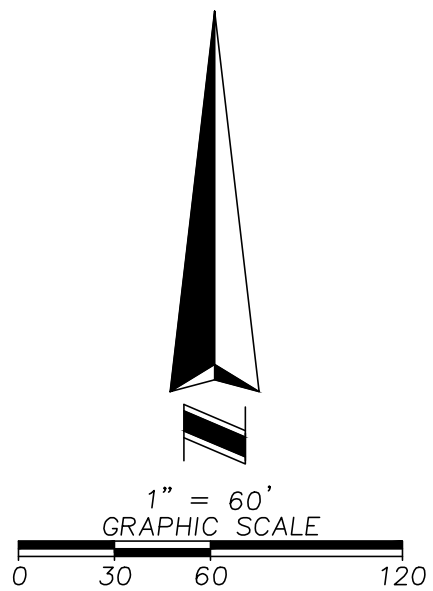
SHEET 3 OF 3

PLAT BOOK ____ PAGE ____

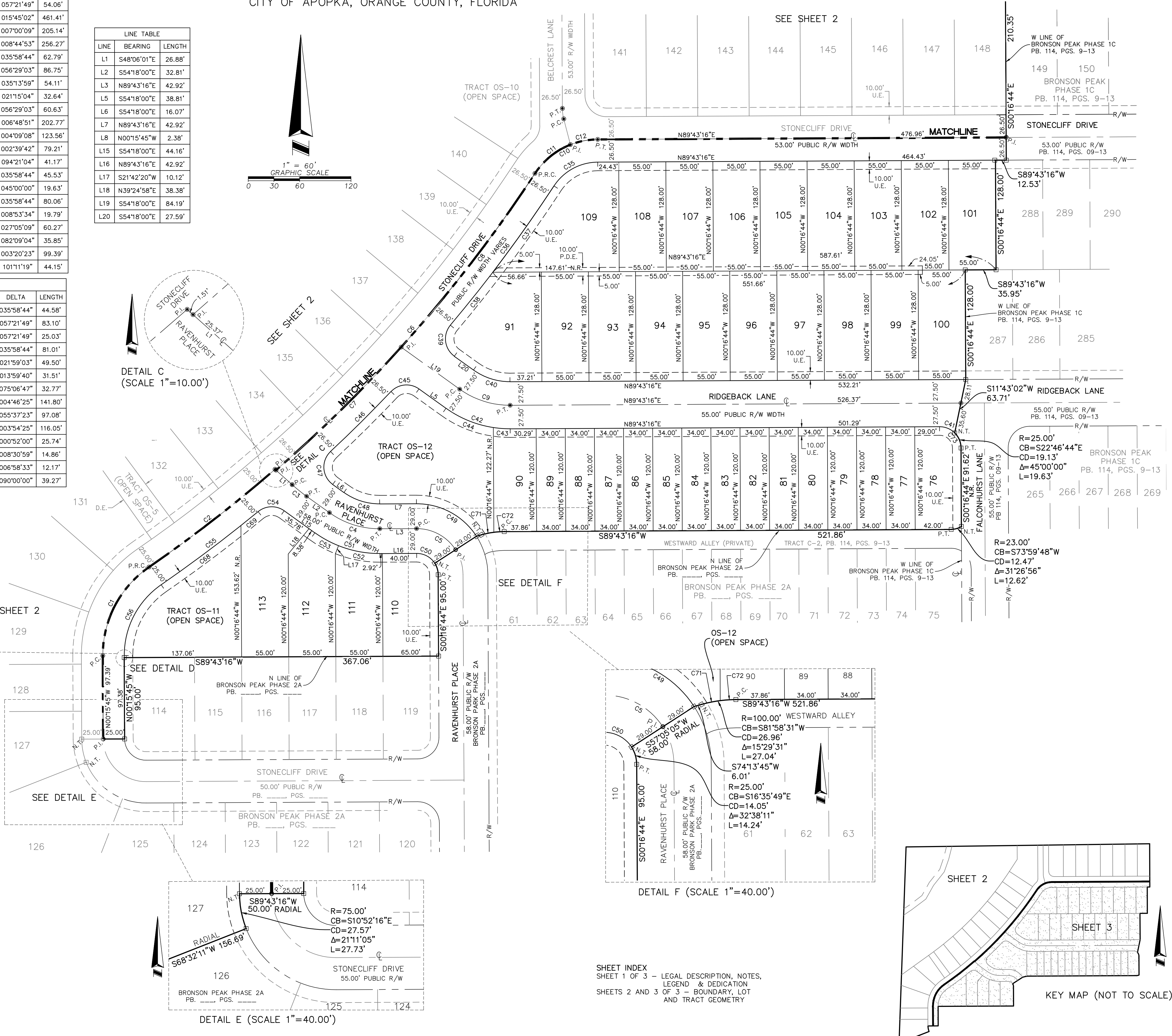
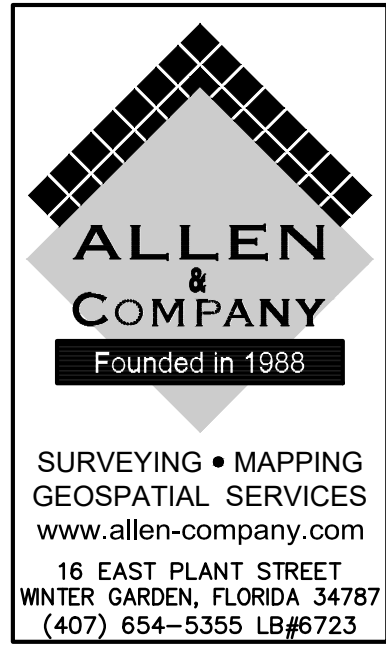
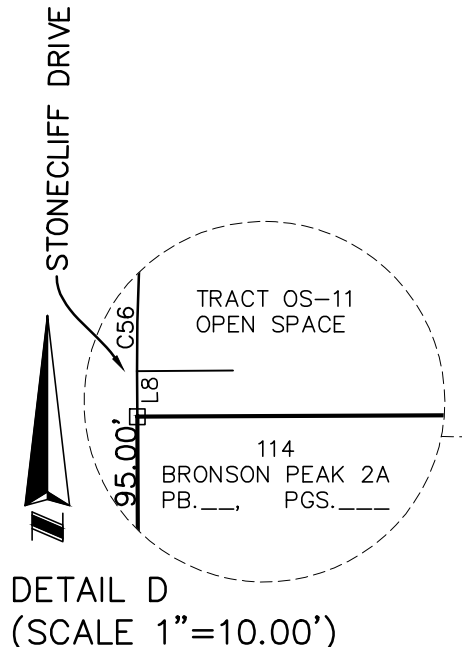
REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN
PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA,
LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	125.00'	S27°32'57"W	116.64'	055°37'23"	121.35'
C2	1677.00'	N52°10'38"E	186.25'	006°22'00"	186.35'
C3	200.00'	S51°12'01"E	21.63'	006°11'59"	21.64'
C4	100.00'	S72°17'22"E	61.77'	035°58'44"	62.79'
C5	54.00'	N61°35'49"W	51.83'	057°21'49"	54.06'
C6	1678.50'	N45°29'10"E	205.01'	007°00'09"	205.14'
C7	1678.50'	N37°36'40"E	256.02'	008°44'53"	256.27'
C8	100.00'	S72°17'22"E	61.77'	035°58'44"	62.79'
C9	88.00'	S61°28'45"W	83.28'	056°29'03"	86.75'
C10	88.00'	S50°51'13"W	53.27'	035°13'59"	54.11'
C11	88.00'	S79°05'44"W	32.45'	021°15'04"	32.64'
C12	61.50'	S61°28'45"W	58.20'	056°29'03"	60.63'
C13	1705.00'	N36°38'39"E	202.65'	006°48'51"	202.77'
C14	1705.00'	N35°18'48"E	123.54'	004°00'08"	123.56'
C15	1705.00'	N38°43'13"E	79.20'	002°39'42"	79.21'
C16	25.00'	S07°07'28"E	36.67'	094°21'04"	41.17'
C17	72.50'	S72°17'22"E	44.78'	035°58'44"	45.53'
C18	25.00'	N67°46'44"W	19.13'	045°00'00"	19.63'
C19	127.50'	S72°17'22"E	78.75'	035°58'44"	80.06'
C20	127.50'	S85°49'56"E	19.77'	008°53'34"	19.79'
C21	127.50'	S67°50'35"E	59.71'	027°05'09"	60.27'
C22	25.00'	S84°37'28"W	32.85'	082°09'04"	35.85'
C23	1705.00'	N45°13'08"E	99.37'	003°20'23"	99.39'
C24	25.00'	S03°42'20"E	38.63'	101°11'19"	44.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°06'01"E	26.88'
L2	S54°18'00"E	32.81'
L3	N89°43'16"E	42.92'
L4	S54°18'00"E	38.81'
L5	S54°18'00"E	16.07'
L6	N89°43'16"E	42.92'
L7	N89°43'16"E	42.92'
L8	N00°15'45"W	2.38'
L9	S54°18'00"E	44.16'
L10	N89°43'16"E	42.92'
L11	S21°42'20"W	10.12'
L12	N39°24'58"E	38.38'
L13	S54°18'00"E	84.19'
L14	S54°18'00"E	27.59'



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C48	71.00'	S72°17'22"E	43.86'	035°58'44"	44.58'
C49	83.00'	N61°35'49"W	79.67'	057°21'49"	83.10'
C50	25.00'	N61°35'49"W	24.00'	057°21'49"	25.03'
C51	129.00'	S72°17'22"E	79.68'	035°58'44"	81.01'
C52	129.00'	S79°17'12"E	49.19'	021°59'03"	49.50'
C53	129.00'	S61°17'50"E	31.43'	013°59'40"	31.51'
C54	25.00'	S88°08'37"W	30.48'	075°06'47"	32.77'
C55	1702.00'	N52°58'26"E	141.76'	004°46'25"	141.80'
C56	100.00'	S27°32'57"W	93.31'	055°37'23"	97.08'
C57	1702.00'	N53°24'26"E	116.03'	003°54'25"	116.05'
C58	1702.00'	N51°01'13"E	25.74'	000°52'00"	25.74'
C59	100.00'	S78°29'15"W	14.85'	008°30'59"	14.86'
C60	100.00'	S86°14'00"W	12.17'	006°58'33"	12.17'
C61	25.00'	N45°16'44"W	35.36'	090°00'00"	39.27'



SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES,
LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 - BOUNDARY, LOT
AND TRACT GEOMETRY

BRONSON PEAK PHASE 2A

SHEET 1 OF 3

REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT FD-1, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BOY SCOUT ROAD ACCORDING TO DEED BOOK 338, PAGE 17 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 43' 16" WEST ALONG THE SOUTH LINE OF SAID TRACT FD-1 AND SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 880.93 FEET TO THE SOUTHWEST CORNER OF SAID TRACT FD-1 ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE WEST 433 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE COURSES ALONG THE WESTERLY LINE OF SAID TRACT FD-1: NORTH 02°03'11" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 190.16 FEET TO THE NORTHEAST CORNER OF THE SOUTH 220 FEET OF THE WEST 433 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°43'16" WEST ALONG THE NORTH LINE OF SAID SOUTH 220 FEET OF THE WEST 433 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17 FOR A DISTANCE OF 433.36 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 02° 03' 11" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 154.44 FEET; THENCE DEPARTING SAID WESTERLY LINE OF TRACT FD-1 AND SAID WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 RUN NORTH 68° 32' 11" EAST FOR A DISTANCE OF 156.59 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF NORTH 10° 52' 16" WEST, AND A CHORD DISTANCE OF 27.57 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 11' 05" FOR A DISTANCE OF 27.73 FEET TO A POINT ON A RADIAL LINE; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00° 15' 45" WEST FOR A DISTANCE OF 95.00 FEET; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 367.06 FEET; THENCE RUN NORTH 00° 16' 44" WEST FOR A DISTANCE OF 95.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 16° 35' 49" WEST, AND A CHORD DISTANCE OF 14.05 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 38' 11" FOR A DISTANCE OF 14.24 FEET TO A POINT ON A RADIAL LINE; THENCE RUN NORTH 57° 05' 05" EAST FOR A DISTANCE OF 58.00 FEET; THENCE RUN NORTH 74° 13' 45" EAST FOR A DISTANCE OF 6.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF NORTH 81° 58' 31" EAST, AND A CHORD DISTANCE OF 26.96 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 29' 31" FOR A DISTANCE OF 27.04 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 521.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET, WITH A CHORD BEARING OF NORTH 73° 59' 48" EAST, AND A CHORD DISTANCE OF 12.47 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 26' 56" FOR A DISTANCE OF 12.62 FEET TO A POINT ON THE NON-TANGENT EASTERLY LINE OF AFORESAID TRACT FD-1, BRONSON PEAK PHASE 1A, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FALCONHURST LANE, BRONSON PEAK PHASE 1C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 9 THROUGH 13 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE: SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 120.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 39° 54' 30" WEST, AND A CHORD DISTANCE OF 32.26 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 22' 27" FOR A DISTANCE OF 35.07 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 55.35 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 67° 46' 44" EAST, AND A CHORD DISTANCE OF 19.13 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" FOR A DISTANCE OF 19.63 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG AFORESAID EASTERLY LINE OF TRACT FD-1, BRONSON PEAK PHASE 1A, RUN THE FOLLOWING COURSES; NORTH 89° 43' 16" EAST FOR A DISTANCE OF 69.64 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 22° 13' 16" WEST, AND A CHORD DISTANCE OF 19.13 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" FOR A DISTANCE OF 220.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 45° 16' 44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 21.82 FEET; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 45° 16' 44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

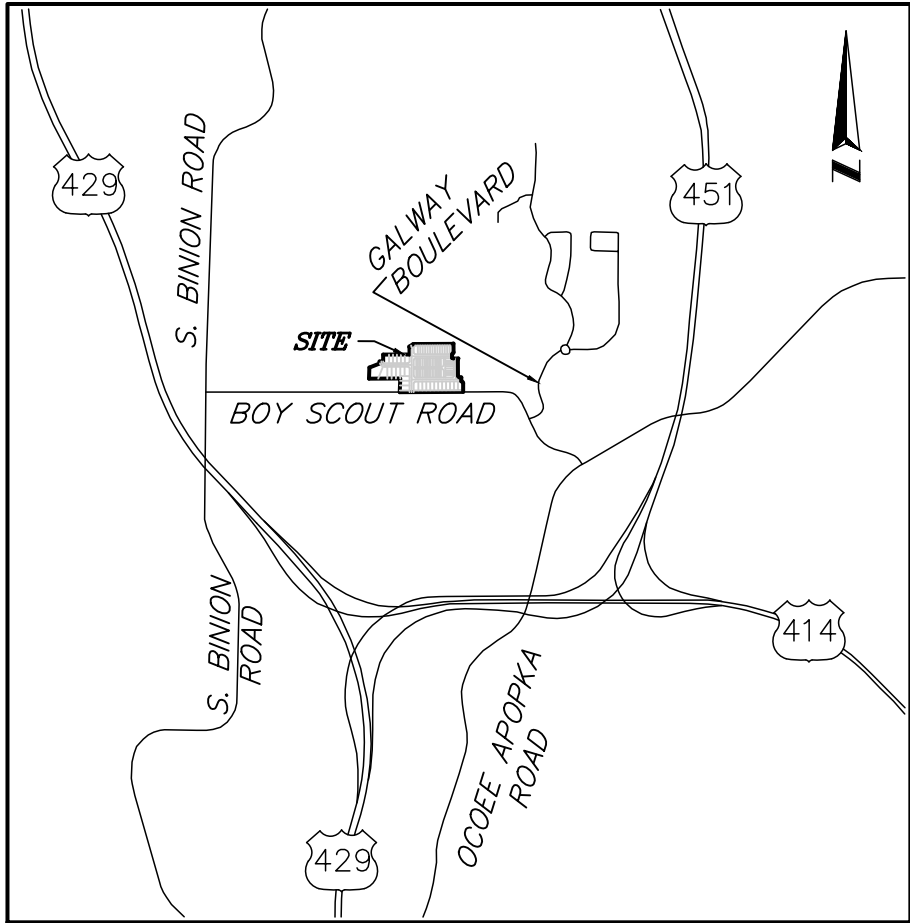
CONTAINS 14.52 ACRES MORE OR LESS

SURVEYOR'S NOTES:

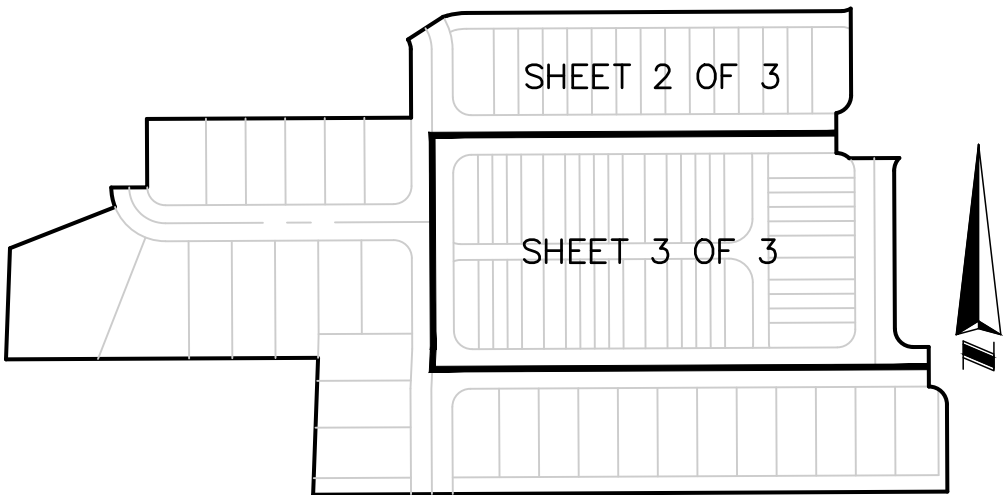
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING N02°03'11"E.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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 THE 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.
- COMMON AREAS, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRONSON PEAK (THE DECLARATION), AS RECORDED IN DOCUMENT NUMBER 20230337117, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS OR SUPPLEMENTS THERETO, ARE TO BE OWNED AND MAINTAINED BY BRONSON PEAK HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION).
- TRACTS OS-2 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE STREETS AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
- PROPERTY IS SUBJECT TO A BLANKET TEMPORARY CONSTRUCTION EASEMENT, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20220341247. SAID EASEMENT WILL TERMINATE AT THE RECORDING OF THIS PLAT.
- PROPERTY IS SUBJECT TO A TEMPORARY NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT TO KELLY W. SHIRLEY, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20210770397. EASEMENT SHALL TERMINATE AUTOMATICALLY, WITHOUT THE NECESSITY OF JOINDER OR RELEASE FROM GRANTEE, UPON GRANTOR'S OR ITS SUCCESSOR'S COMPLETION AND DEDICATION OF A PUBLIC RIGHT OF WAY THAT PROVIDES ACCESS TO AND FROM BOY SCOUT ROAD TO THE BENEFITED PROPERTY.
- TRACTS A-2 AND F-2 (ALLEY) ARE COMMON AREAS PER THE DECLARATION AND SHALL BE OWNED BY THE ASSOCIATION AND IS RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES; (I) FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO THE ASSOCIATION PURSUANT TO THE DECLARATION (II) THE OWNERS OF THE LOTS WITHIN THE PROPERTY FOR PURPOSES OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SUCH ALLEY TRACTS AND (III) CITY OF APOPKA AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENT FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREON, AS WELL AS SUCH OWNER'S GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN ALLEYS A-2 AND F-2 ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- THIS PLAT IS PART OF A PHASED DEVELOPMENT. THE LOT NUMBERS SHOWN HEREON ARE AS PER THE APPROVED PLANS.
- AREAS OF THE STREETS STRIPED FOR PARKING SHALL BE MAINTAINED BY THE ASSOCIATION.
- THE FENCE EASEMENT SHOWN HEREON IS DEDICATED TO THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.

LEGEND OF SYMBOLS AND ABBREVIATIONS:

P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	N.T.	NON-TANGENT
LB	LICENSED BUSINESS	NR	NON-RADIAL
P.E.	PROFESSIONAL ENGINEER	R	RADIUS
⌄	CENTERLINE	CD	CHORD DISTANCE
CCR#	CERTIFIED CORNER RECORD NUMBER	CB	CHORD BEARING
U.E.	UTILITY EASEMENT	L	ARC LENGTH
D.E.	DRAINAGE EASEMENT	Δ	CENTRAL ANGLE
D.U.E.	DRAINAGE & UTILITY EASEMENT	↶	CHANGE IN DIRECTION
R/W	RIGHT-OF-WAY	PG.(S)	PAGE(S)
■	SET 4" x 4" CONCRETE MONUMENT LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)	PB.	PLAT BOOK
▣	RECOVERED 4" x 4" CONCRETE MONUMENT LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)	DB.	DEED BOOK
●	SET NAIL & DISK LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)	F.E.	FENCE EASEMENT
⦿	SET NAIL & DISK LB 6723 PERMANENT CONTROL POINT (P.C.P.)		
P.I.	POINT OF INTERSECTION		
P.C.	POINT OF CURVATURE		
P.T.	POINT OF TANGENCY		



VICINITY MAP: NOT TO SCALE



KEY MAP (not to scale)

SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES,
LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 - BOUNDARY, LOT
AND TRACT GEOMETRY

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.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on 4-24-2023 I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in City Of Apopka, Orange County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

PLAT BOOK _____ PAGE _____

BRONSON PEAK PHASE 2A
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DRP FL 5, LLC, a Delaware limited liability company being the owners in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, drainage easements and utility easements to the perpetual use of the public.

In witness whereof, the undersigned, DRP FL 5, LLC, a Delaware limited liability company has caused these presents to be executed and acknowledged by its undersigned _____ thereunto duly authorized on this _____ day of _____, 2024.

DRP FL 5, LLC, a Delaware limited liability company
By: DW General Partner, LLC, a Delaware limited liability company, its Manager

By: _____
Print Name: _____
Title: _____

Witnesses:

Print Name: _____

Print Name: _____

Notary Block:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024 by _____ as _____ of DW General Partner, LLC, a Delaware limited liability company, the Manager of DRP FL 5, LLC, a Delaware limited liability company, on behalf of such company. He/She is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL
BY PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies 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: Ralph Nieto, P.S.M.
Registration Number 6025

CERTIFICATE OF APPROVAL
BY CITY ENGINEER

Examined and Approved _____
Richard Earp, P.E. Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Municipality

Mayor
Attest:
City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records

on _____ as Document# _____

County Comptroller in and for Orange County, Florida.

By _____

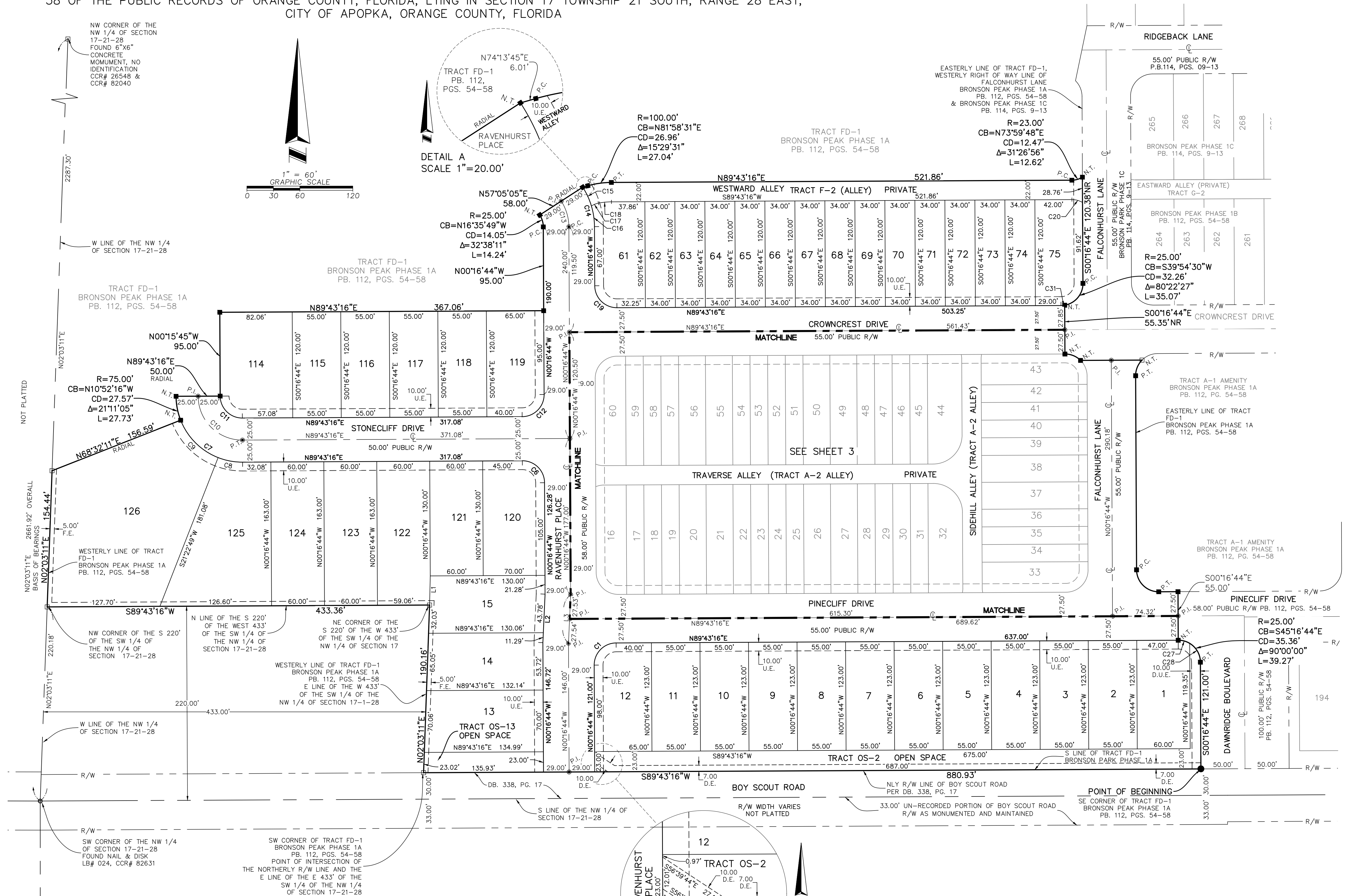


BRONSON PEAK PHASE 2A

SHEET 2 OF 3

PLAT BOOK ____ PAGE ____

REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

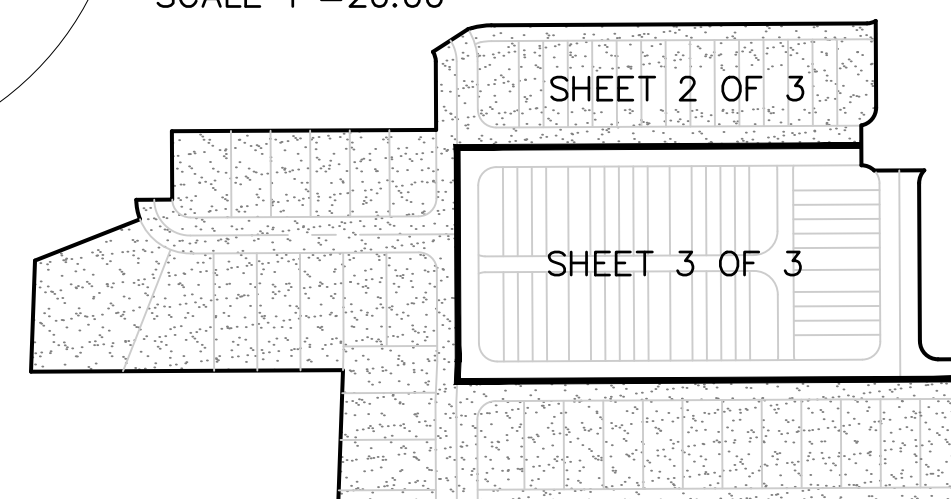


CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C1	25.00'	S44°43'16\"W	35.36'	090°00'00\"
C6	25.00'	N45°16'44\"W	35.36'	090°00'00\"
C7	75.00'	S55°52'16\"E	84.76'	068°48'55\"
C8	75.00'	S79°26'57\"E	28.18'	021°39'32\"
C9	75.00'	S45°02'30\"E	60.00'	047°09'23\"
C10	50.00'	S45°16'44\"E	70.71'	090°00'00\"
C11	25.00'	S45°16'44\"E	35.36'	090°00'00\"
C12	25.00'	N44°43'16\"E	35.36'	090°00'00\"
C13	54.00'	N16°35'49\"W	30.34'	032°38'11\"
C14	83.00'	N16°35'49\"W	46.64'	032°38'11\"

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C15	83.00'	N24°47'06\"W	23.48'	016°15'37\"
C16	83.00'	N08°28'01\"W	23.64'	016°22'33\"
C17	23.00'	S68°00'40\"W	8.63'	021°38'04\"
C18	78.00'	S84°16'29\"W	14.81'	010°53'34\"
C19	25.00'	S45°16'44\"E	35.36'	090°00'00\"
C20	23.00'	N74°33'15\"W	12.47'	031°26'56\"
C27	25.00'	N74°36'46\"W	13.50'	031°19'56\"
C28	25.00'	N29°36'46\"W	24.49'	058°40'04\"
C31	25.00'	N84°54'30\"E	4.20'	009°37'33\"

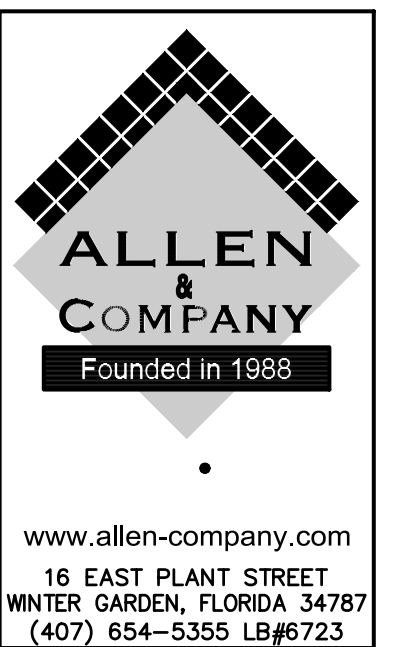
LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°21'40\"W	33.01'
L2	N02°35'06\"E	55.07'
L3	N02°35'06\"E	55.07'

DETAIL B
SCALE 1\"=20.00'



KEY MAP (not to scale)

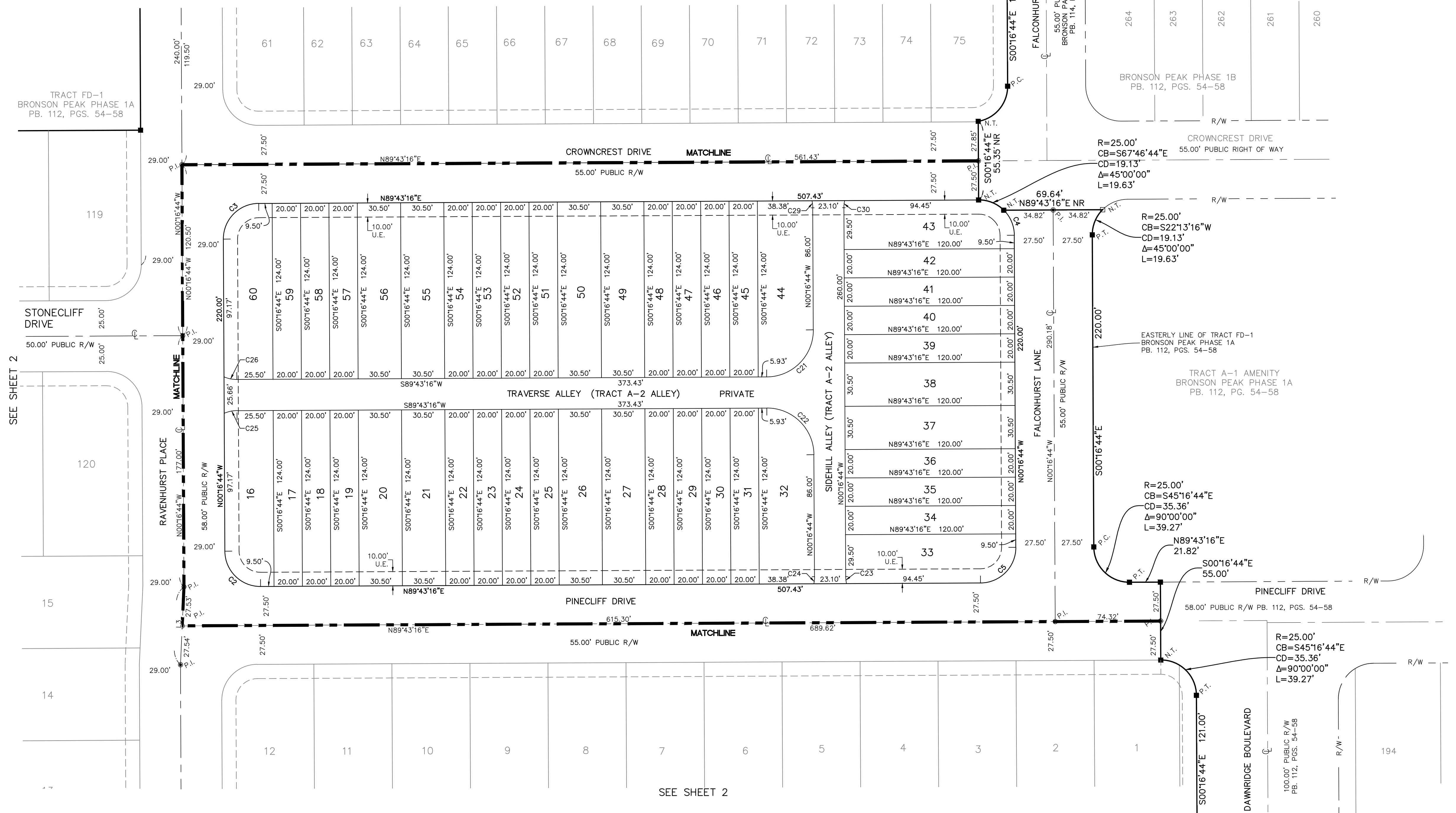
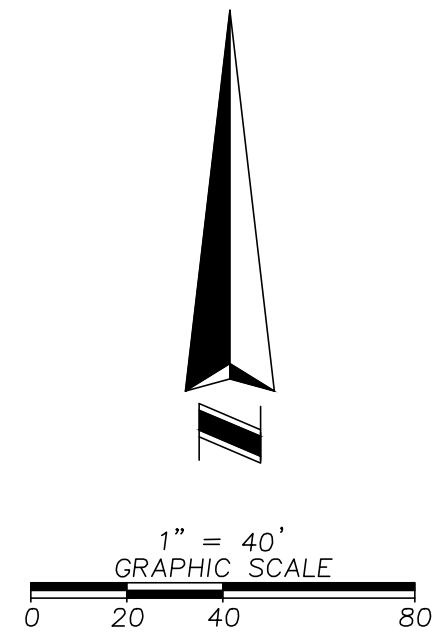
SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES,
LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 - BOUNDARY, LOT
AND TRACT GEOMETRY



BRONSON PEAK PHASE 2A

REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 3 PLAT BOOK ____ PAGE ____

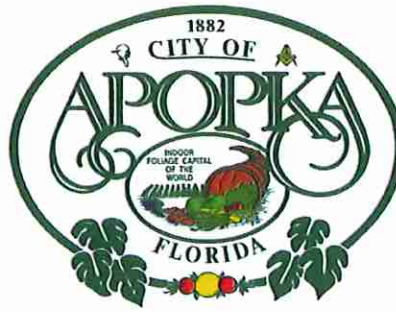


CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C2	25.00'	S45°16'44"E	35.36'	090°00'00"
C3	25.00'	S44°43'16"W	35.36'	090°00'00"
C4	25.00'	N22°46'44"W	19.13'	045°00'00"
C5	25.00'	N44°43'16"E	35.36'	090°00'00"
C21	33.00'	N44°43'16"E	46.67'	090°00'00"
C22	33.00'	N45°16'44"W	46.67'	090°00'00"
C23	23.00'	S06°33'24"E	5.03'	012°33'21"
C24	23.00'	N05°59'57"E	5.03'	012°33'21"
C25	23.00'	S78°12'12"W	9.18'	023°02'08"
C26	23.00'	S78°45'39"E	9.18'	023°02'08"
C29	23.00'	N06°33'25"W	5.03'	012°33'20"
C30	23.00'	S05°59'57"W	5.03'	012°33'20"

LINE TABLE		
LINE	BEARING	LENGTH
L3	N02°35'06"E	55.07'

SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 - BOUNDARY, LOT AND TRACT GEOMETRY





120 E. Main St. · APOPKA, FLORIDA 32703-5346
PHONE (407) 703-1700

September 8, 2021

Cameron Houmann, P.E.
Donald W. McIntosh Associates, Inc.
2200 Park Avenue, North
Winter Park, Florida 32789

RE: AdventHealth Fudge Road Complex Phase 1 – Construction Site Plan

Dear Mr. Houmann:

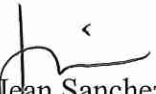
On July 22, 2021 the Development Review Committee approved the Construction Site Plan and issued a Development Order for the above referenced project. This action allows you to apply for the permits necessary to begin construction.

Prior to commencing any site construction, including grading or clearing, a pre-construction meeting must be held with the City Engineer. Please contact (407) 703-1718 to schedule this meeting. Additionally, a building permit must be issued by the City of Apopka Building Official prior to construction or installation of any structure or building. Contact (407) 703-1713 for any inquiries regarding the building permit process.

The terms and conditions of the Final Development Plan are valid for one (1) year from the approval date. A copy of the approved plan is enclosed for your records. This plan must be kept on the job site during construction.

If you have other questions, please contact the Community Development Department at (407) 703-1712.

Sincerely,


Jean Sanchez
Planner II

Enclosure

CC: James K. Hitt, FRA-RA, Community Development Director
DRC Members

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.

CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE
Compliance Review Per Land Development Code

DEPARTMENT	NAME	DATE
ENGINEERING	<i>[Signature]</i>	7/23/21
FIRE	<i>[Signature]</i>	7-23-2021
BUILDING	<i>[Signature]</i>	7/23/21
PLANNING/ZONING	<i>[Signature]</i>	7/23/21
POLICE	<i>[Signature]</i>	7/23/21
PUBLIC SERVICES	<i>[Signature]</i>	7/23/21
UTILITIES	<i>[Signature]</i>	7/23/21

REVIEW/APPROVAL(S) REQUIRED DATE

Development Review Committee: Yes ☐ No ☐

Planning Commission: Yes ☐ No ☐

City Council: Yes ☐ No ☐

THIS REVIEW / APPROVAL DOES NOT GRANT PERMISSION TO VIOLATE OR WAIVE ANY APPLICABLE CITY CODE.

THIS PLAN MUST BE KEPT ON JOB SITE.

CONSTRUCTION SITE PLANS

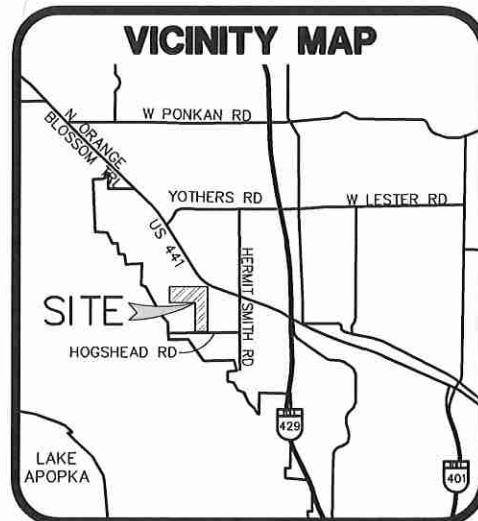
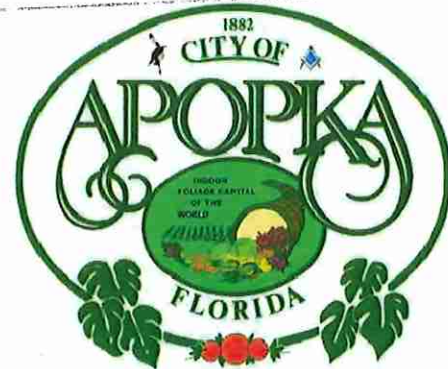
AdventHealth

Fudge Road Complex - Phase 1

CITY OF APOPKA, FLORIDA

PREPARED FOR

ADVENTIST HEALTH SYSTEM / SUNBELT, INC.
601 EAST ROLLINS STREET
ORLANDO, FL 32803



OWNER/APPLICANT:

ADVENTIST HEALTH SYSTEM/SUNBELT INC.
601 EAST ROLLINS STREET
ORLANDO, FLORIDA 32803
PH: 407.303.1159
CONTACT PERSON: RAYMOND MOE, SR. PRJ. MGR.

ENGINEER/SURVEYOR:

DONALD W. MCINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
PH: 407.644.4068
CONTACT PERSON: CAMERON D. HOUMANN, PE

LANDSCAPE ARCHITECTS:

MILLS DESIGN GROUP
30 WINDSORMERE WAY, SUITE 300
OVIEDO, FLORIDA 32765
PH: 407.359.5425
CONTACT PERSON: AARON EMERSON, ASLA

GEOTECHNICAL SERVICES

TERRACON
1675 LEE ROAD
WINTER PARK, FLORIDA 32789
PH: 407.618.8341
CONTACT PERSON: JAY CASPER, P.E.

ARCHITECT

R S & H
301 E. PINE STREET, SUITE 350
ORLANDO, FLORIDA 32801
PH: 407.893.5838
CONTACT PERSON: JEFF SMITH, AIA

REVISED JULY 19, 2021
JUNE 12, 2021

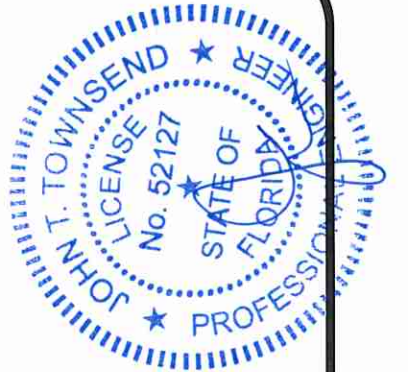


DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE CITY OF APOPKA REGULATIONS AND SPECIFICATIONS.

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C001	COVER SHEET
C002	SITE DATA, DEVELOPMENT NOTES AND LEGEND
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SECTION 35, TOWNSHIP 20 S, RANGE 27 E
PROPERTY APPRAISER PARCEL ID # 35-20-27-0000-00-015

DEVELOPMENT NOTES

- ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS, AS APPLICABLE.
- THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEM SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE. DESIGN AND CONSTRUCTION OF THE, WATER AND SEWER SYSTEMS, UTILITIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
- 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.
- IRRIGATION WATER WILL BE SUPPLIED BY POTABLE WATER FROM THE CITY OF APOPKA UNTIL RECLAIMED WATER BECOMES AVAILABLE TO THE SITE.
- 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 DISCHARGING EAST TO THE INTERSECTION OF HOGSHEAD ROAD AND HERMIT SMITH ROAD. THE FORCE MAIN WILL CONNECT TO AN EXISTING CITY FORCE MAIN AND WILL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF APOPKA.
- 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 0125F, REVISED SEPTEMBER 25, 2009.
- PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS THE ONSITE SOILS ARE AS FOLLOWS (SEE MAP BELOW):
6 - CANDLER-APOPKA FINE SAND, 5-12% SLOPES
46 - TAVARES-FINE SAND, 0-5% SLOPES
47 - TAVARES-MILLHOFFER FINE SAND, 0-5% SLOPES
48 - TAVARES-URBAN LAND COMPLEX, 0-5% SLOPES
- PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED, WITH A COPY FORWARDED TO THE CITY OF APOPKA, FOR APPROVAL OF A GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTIVITY.
- PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 5.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2069". UNLESS OTHERWISE APPROVED BY THE CITY.
- 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. ALL LIGHT POLES (PARKING AND PEDESTRIAN) SHALL BE DECORATIVE IN STYLE WITH BASE FLUSH WITH GROUND (NO BOLLARD MOUNTED LIGHTS).
- PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC).
- TRASH COMPACTORS WILL BE PROVIDED FOR REFUSE. REFUSE WILL BE COLLECTED BY LOCAL APPROVED FRANCHISE ON A WEEKLY BASIS AS NEEDED.
- FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. ONSITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED FIRE WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS. THE BUILDING WILL BE PROTECTED WITH APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS, FDC'S AND ALARM SYSTEMS. 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 SCREENED FROM VIEW.
- ALL ROOF TOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAYS.
- SCHOOLS: THIS IS AN INDUSTRIAL DEVELOPMENT, NO RESIDENTIAL USES ARE PROPOSED. PUBLIC SCHOOL CAPACITY IS NOT REQUIRED.
- PARKS & RECREATION: THIS IS AN INDUSTRIAL DEVELOPMENT, NO RESIDENTIAL USES ARE PROPOSED.
- FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
 - CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL
 - FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
 - FDEP WASTEWATER COLLECTION SYSTEM PERMIT
 - ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT ERP
 - NPDES PERMITTING (INCLUDING NOI AND NOI)
- THE CITY'S SUSTAINABILITY REQUIREMENTS: PER SECTION 5.11.4.A.2.B OF THE LDC, NON-RESIDENTIAL DEVELOPMENTS PROPOSING MORE THAN 25,000 S.F. OF BUILDING FLOOR AREA SHALL ACHIEVE A MINIMUM OF 4 POINTS FROM THE CITY'S GREEN BUILDING POINT SYSTEM. THE GREEN BUILDING POINTS BEING ACHIEVED BY THIS PROJECT FROM THE MENU OF OPTIONS IN TABLE 5.11.4.B OF THE LDC ARE AS FOLLOWS:

SUSTAINABILITY SUMMARY		
OPTION	POINTS ACHIEVED	
USE CENTRAL AIR CONDITIONS THAT ARE ENERGY STAR QUALIFIED	0.5 (TO BE DEMONSTRATED AT TIME OF BUILDING PERMIT)	
ORIENT AT LEAST 50 PERCENT OF NON-RESIDENTIAL BUILDINGS WITHIN 20% OF EAST-WEST AXIS FOR MAXIMUM SOLAR EXPOSURE	1.50 (BOTH BUILDINGS ARE ORIENTATED LONGITUDINALLY WITHIN 0.1% OF EAST-WEST AXIS)	
PROVIDED RAIN GARDENS OR OTHER APPROPRIATE STORM WATER INFILTRATION SYSTEM(S) THAT ACCOMMODATES A MINIMUM OF 25% OF RUNOFF	1.00 (ALL SITE RUNOFF IS BEING MANAGED IN DRY RETENTION PONDS)	
EQUIP THE PROJECT WITH AT LEAST ONE ALTERNATIVE INDEPENDENT SOURCE OF ELECTRICITY SUPPLY SO THAT THE PROJECT IS CAPABLE OF OPERATING IF A PRIMARY SOURCE OF POWER EXPERIENCES AN INTERRUPTION	1.00 (ALL BUILDINGS TO BE EQUIPPED WITH GENERATORS TO POWER CRITICAL FACILITIES)	
TOTAL	4.00	

SITE DATA

- THIS PROPOSED PROJECT IS PHASE 1 OF THE DEVELOPMENT, OVER PORTIONS OF THE EXISTING VACANT LAND WITHIN ADVENTHEALTH'S PROPERTY. THE PROPOSED DEVELOPMENT CONSIST OF CONSTRUCTION AND OPERATION OF WAREHOUSE/MEDICAL SUPPLY DISTRIBUTION FACILITIES. IMPROVEMENTS WILL INCLUDE BUILDINGS, PAVED PARKING AND DRIVE AISLES, SIDEWALKS, ASSOCIATED UTILITIES, AND LANDSCAPING. PHASES 2 AND 3 AREAS WILL BE DEVELOPED IN THE FUTURE.
- PROJECT AREA:
PHASE 1: 606,024.73 SF = 13.912 ACRES
PHASE 2 (FUTURE): 1,090,782.92 SF = 25.041 ACRES
PHASE 3 (FUTURE): 647,424.80 SF = 14.863 ACRES
TOTAL LAND AREA: 2,344,232.45 SF = 53.816 ACRES
- PROJECT ADDRESS: 4051 FUDGE ROAD, APOPKA, FL 32703
- EXISTING ZONING: I-1, RESTRICTED INDUSTRIAL
- SURROUNDING ZONING:
NORTH: MIXED-EC
EAST SIDE: PUD AND AG
WEST SIDE: I-1
SOUTH SIDE: I-1
- FUTURE LAND USE (FLU) DESIGNATION: INDUSTRIAL
- SURROUNDING FUTURE LAND USE (FLU): SEE SHEET 4 FOR DETAILS
- EXISTING LAND USE: VACANT, ABANDONED LANDSCAPE NURSERY (SILVACULTURE)
- PROPOSED LAND USE: WAREHOUSE/MEDICAL SUPPLY DISTRIBUTION FACILITIES
- MINIMUM REQUIRED SETBACKS:
FUDGE ROAD R/W: 25 FT
SIDE ADJACENT AG PROPERTY: 10 FT
SIDE ADJACENT I-1 PROPERTY: 10 FT
REAR: 10 FT
RAILROAD R/W: 0 OR 10 FT
ZERO WHEN BUILDING IS DESIGNED FOR RAILROAD LOADING/UNLOADING
- LANDSCAPE BUFFER YARDS:
FUDGE ROAD R/W: 25 FT
ADJACENT TO AGRICULTURAL: 10 FT w/ 6' WALL
ADJACENT TO RESIDENTIAL: 50 FT w/ 6' WALL
ADJACENT TO INDUSTRIAL: 10 FT
- BUILDING SUMMARY:
PHASE 1:
BUILDING 1: 38,833 SF
BUILDING 1 EXPANSION: 37,335 SF
BUILDING 2: 46,427 SF
BUILDING 2 EXPANSION: 29,752 SF
TOTAL BUILDING: 152,347 SF
- FLOOR AREA RATIO (FAR):
ALLOWABLE: 0.60
PROVIDED (PHASE 1): 0.25
- BUILDING HEIGHT:
ALLOWABLE: 45'
PROPOSED: 35'-3"
- REQUIRED VEHICULAR PARKING SPACES SHALL COMPLY WITH SECTION 5.1 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. REQUIRED PARKING IS AS FOLLOWS:
PHASE 1: (152,347 SF DISTRIBUTION WAREHOUSE) * (2 SPACE/1000 SF) = 305 SPACES
LOADING AREA PARKING, SEE DEVELOPMENT NOTE 24.
- PROVIDED VEHICLE PARKING:
PARKING PHASE 1:
STANDARD PARKING: 295 SPACES
HANDICAP PARKING: 10 SPACES
TOTAL PARKING PROVIDED: 305 SPACES
- TRUCK LOADING BERTHS PER CITY CODE PER LDC SECTION 5.1.12 AND TABLE 5.1.12.A:
BUILDING 1: 4 SPACES REQUIRED 9 SPACES PROVIDED
- HANDICAPPED PARKING SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (FAC). SECTION 208.2 OUTLINES THE TOTAL REQUIRED ACCESSIBLE PARKING SPACES ON TABLE 208.2.
REQUIRED HC PARKING: PHASE 1: 8 SPACES
- REQUIRED OPEN SPACE PER SECTION 5.4.4 OF THE CITY OF APOPKA LDC, IS A MINIMUM OF 5% LAND AREA.
PHASE 1:
MINIMUM REQUIRED: (606,025 SF * 5%) = 30,301 SF = 0.70 ACRES
PROVIDED: 54,746 SF = 1.26 AC (INCLUDES PERIMETER LANDSCAPE AREAS FOR PHASE 1, DOES NOT INCLUDE STORMWATER PONDS, INTERNAL LANDSCAPE ISLANDS OR FOUNDATION LANDSCAPE AREAS AROUND BUILDINGS)
- IMPERVIOUS AREA: THE PROPOSED PROJECT IS NOT WITHIN A PD, THUS NO MAXIMUM IMPERVIOUS SURFACE RATIO CRITERIA APPLIES.
PHASE 1:
PROPOSED:
BUILDING (FOOTPRINT) = 152,347 SF = 3.50 ACRES = 25.1%
PAVEMENT, SIDEWALKS ETC. = 244,554 SF = 5.61 ACRES = 40.4%
TOTAL IMPERVIOUS SURFACE = 396,901 SF = 9.11 ACRES = 65.5%

UTILITY PROVIDERS

CITY OF APOPKA

WATER, WASTEWATER & RECLAIM PUBLIC SERVICES DEPARTMENT
748 EAST CLEVELAND STREET
APOPKA, FL 32703
PH: 407.889.1718
FAX: 407.889.1748

DUKE ENERGY

ELECTRICAL DIVISION
452 EAST CROWN POINT ROAD
ORLANDO, FL 32810
PH: 407.215.5505
FAX: 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

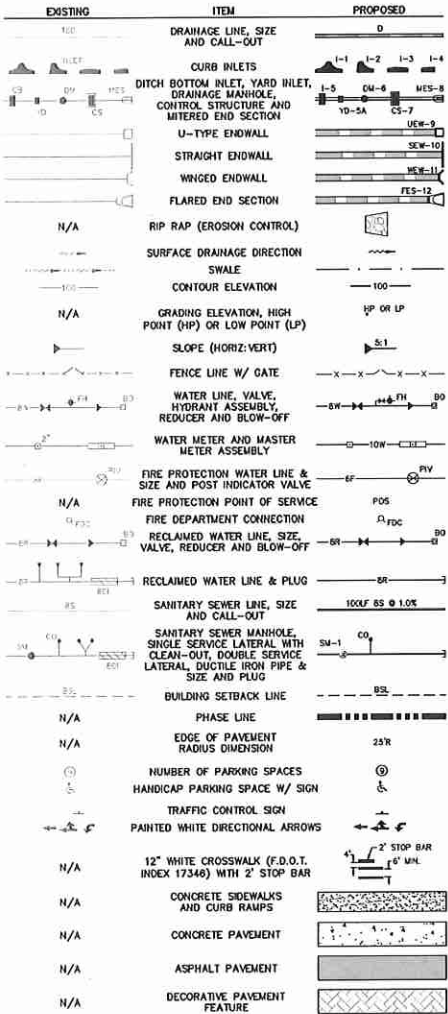
BRIGHT HOUSE

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

LAKE APOPKA

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

LEGEND



APPLICABLE FDOT STANDARD DRAWINGS

INDEX #	DESCRIPTION
000-515	TURNOUTS
125-001	MISCELLANEOUS UTILITY DETAILS
350-001	CONCRETE PAVEMENT JOINTS
425-001	SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS
425-010	STRUCTURE BOTTOMS TYPES J AND P
425-020	CURB INLET TOPS TYPES 1, 2, 3 AND 4
425-052	DITCH BOTTOM INLETS TYPES C, D, E AND H
425-053	DITCH BOTTOM INLETS TYPES F AND G
430-001	MISCELLANEOUS DRAINAGE DETAIL
430-020	FLARED END SECTION
430-021	CROSS DRAIN MITERED END SECTION
430-022	SIDE DRAIN MITERED END SECTION
520-001	CURB & CURB AND GUTTER
522-001	CONCRETE SIDEWALK
522-002	DETECTABLE WARNING AND SIDEWALK CURB RAMPS
700-109	TRAFFIC CONTROLS FOR STREET TERMINATIONS
711-001	SPECIAL MARKING AREAS

- NOTES:
- THIS LIST IS NOT ALL INCLUSIVE, OTHERS MAY APPLY.
 - THESE STANDARDS ARE REFERENCING FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS, FY 2019-20 EDITION.

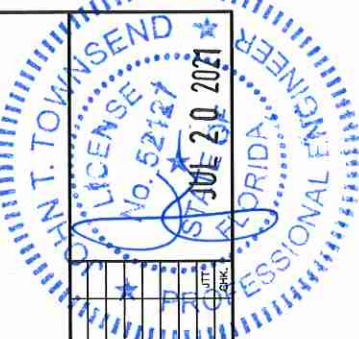
GENERAL NOTES:

- SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

CONSTRUCTION SITE PLANS

AdventHealth
Fudge Road Complex - Phase 1
CITY OF APOPKA, FLORIDA
SITE DATA, DEVELOPMENT NOTES AND LEGEND

SHEET
C002
2 OF 35



ENGINEERS
DONALD W. MCINTOSH
ASSOCIATES, INC.

2800 PARK AVENUE NORTH,
WINTER PARK, FL 32789
407.644.4068



PLANNERS
SURVEYORS

JOB NUMBER
20566

SCALE
NTS

DATE
6/12/21

CHECKED BY
JIT

DESIGNED BY
MAB

DRAWN BY
MAB

NO. 1

DATE
7/19/21

REVISIONS PER COUNTY COMMENTS

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.

HORIZONTAL GEOMETRY NOTES:

- CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE ROAD CENTERLINE GEOMETRY, PLAT AND COORDINATES POINTS PROVIDED IN THESE PLANS. CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLANS AND PLAT ARE CORRECT PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
- BUILDING GEOMETRY AND LOCATIONS BASED ON THE FOLLOWING:
ARCHITECT: R S & H
DATE: _____
- CONTRACTOR SHALL VERIFY THE ACCURACY OF THE BUILDING GEOMETRY SHOWN WITH THAT IN THE FINAL ARCHITECTURAL DRAWINGS, PRIOR TO STAKE-OUT, AND SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DIFFERENCES.
- THIS SET OF CONSTRUCTION DRAWINGS AND ALL COORDINATE PAIRS LISTED HEREON ARE IN STATE PLANE COORDINATE SYSTEM, NAD83/2011 ADJUSTMENT FLORIDA EAST.

VERTICAL DATUM AND BENCHMARKS:

- BOUNDARY/HORIZONTAL CONTROL BASED ON THE FOLLOWING:
SURVEYOR: DONALD W. MCINTOSH ASSOCIATES, INC.
DRAWING NO.(S): CS#17-140 & CS#17-140(A)
DATE: 06/22/2021 & 11/20/2017 REVISION DATE: N/A
- EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:
SURVEYOR: DONALD W. MCINTOSH ASSOCIATES, INC.
DRAWING NO.: CS#17-140(C)
DATE: 04/09/2021 REVISION DATE: N/A
- SURVEYOR'S REFERENCE BENCHMARK:
DESCRIPTION: 3" ALUMINUM DISK ORANGE COUNTY SURVEY BENCHMARK 51579012
LOCATION: C/L OF CONCRETE DRIVEWAY AT ADDRESS 1336 PLYMOUTH SORRENTO ROAD;
48' +/- W OF C/L PLYMOUTH SORRENTO ROAD
ELEVATION: 146.258 (NAVD83)
- SITE BENCHMARK #1020
DESCRIPTION: NAIL & DISK STAMPED "LB68"
LOCATION: NORTHING = 158546.74
EASTING = 471774.94
(FLORIDA STATE PLANE EAST ZONE (USFZ)(NAD83/2011)
ELEVATION: 111.989 (NAVD83)
- SITE BENCHMARK #1019
DESCRIPTION: NAIL & DISK STAMPED "LB68"
LOCATION: NORTHING = 158698.56
EASTING = 471777.58
(FLORIDA STATE PLANE EAST ZONE (USFZ)(NAD83/2011)
ELEVATION: 123.077 (NAVD83)
- BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

GENERAL SITE NOTES:

- GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF DONALD W. MCINTOSH ASSOCIATES, INC. DONALD W. MCINTOSH ASSOCIATES, INC. HAS RELIED ON THE REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT(S) AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. DONALD W. MCINTOSH ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.
- GEOTECHNICAL ENGINEER: TERRACON CONSULTANTS, INC.
REPORT NO.(S): H1205327.1 DATE: 12/21/20, REV 4/22/21
- 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF ORANGE COUNTY FLORIDA, COMMUNITY PANEL # 1209530125F, DATED 9/25/09).
- ALL FOOT STANDARD PLANS AND DESCH INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FOOT DESIGN STANDARDS, LATEST EDITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH STANDARDS. TRAFFIC MAINTENANCE PLAN IS REQUIRED. THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY A FOOT CERTIFIED DESIGNER AND SUBMIT THE PLAN FOR APPROVAL.
- CONTRACTOR SHALL COMPLY WITH OSHA SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, STANDARDS 29 C.F.R., 1926, SUBPART P, EXCAVATION, AND ALL SUBSEQUENT REVISIONS/UPDATES ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.62, FLORIDA STATUTES.
- NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS SHOWN ON PLANS AND APPROVED BY THE OWNER AND BY THE ENGINEER DURING THE SHOP DRAWING APPROVAL PROCESS.
- PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE DONALD W. MCINTOSH ASSOCIATES, INC. WITH THE CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEVATIONS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THEREIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTS. ANY DISTURBED MONUMENT SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
- ANY DIFFERING SITE CONDITIONS FROM THOSE WHICH ARE REPRESENTED HEREIN, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO INITIATING ANY CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSE INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
- CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE DONALD W. MCINTOSH ASSOCIATES, INC. WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY DONALD W. MCINTOSH ASSOCIATES, INC. IN NO WAY OBLIGATES DONALD W. MCINTOSH ASSOCIATES, INC. TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
- DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ROADWAY UNDERDRAINS AS MAY BE NEEDED IN ADDITION TO ANY SHOWN IN THE PLANS. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
- CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED. WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD, CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT.
- ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
- ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO PROJECT ENGINEER AND OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY PROJECT ENGINEER AND OWNER.

PERMITS:

- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
 - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
 - FDEP WATER DISTRIBUTION
 - FDEP WASTEWATER COLLECTION AND TRANSMISSION
 - LOCAL RIGHT OF WAY USE
 - LOCAL UNDERGROUND UTILITIES
 - FDEP NPDES STORMWATER DISCHARGE
 - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
- IF THE CONTRACTOR PROPOSES TO DISCHARGE DETERIORATING EFFLUENT OFF-SITE, HE SHALL COMPLY WITH THE FDEP'S GENERIC PERMIT FOR DISCHARGE OF PRODUCED GROUNDWATER FROM ANY NON-CONTAMINATED SITE ACTIVITY. PERMIT REQUIREMENTS CAN BE OBTAINED FROM FDEP AT (407) 893-3995 OR THROUGH THE FDEP BUSINESS PORTAL AT WWW.FDEP.PORTAL.COM. THIS PERMIT IS INDEPENDENT OF AND IN ADDITION TO WATER MANAGEMENT DISTRICTS' PERMITS FOR CONSTRUCTION DETERIORATING.
- CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDING THEREIN. NOTIFY PROJECT ENGINEER AND OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.

UTILITIES NOTES:

- THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR THE RELOCATION OF THE VARIOUS EXISTING UTILITIES AND STORM DRAINAGE. WORK WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- FLORIDA STATUTE 558 MANDATES THAT NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION THAT IS NOT BENEATH WATERS OF THE STATE, AND NOT LESS THAN 10 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION OR DEMOLITION THAT IS BENEATH WATERS OF THE STATE, AN EXCAVATOR SHALL NOTIFY SUNSHINE STATE ONE CALL OF FLORIDAENOP.
- INC. (811) OF PLANNED EXCAVATION OR DEMOLITION ACTIVITIES.
- IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO THE PROJECT ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERY.
- CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF THE PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.

EROSION CONTROL NOTES:

- CONTRACTOR SHALL PROTECT THE SITE AND ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
- CONTRACTOR SHALL PROVIDE A SOIL TRACKING PREVENTION DEVICE CONFORMING TO THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL AT ALL PROJECT CONNECTIONS TO PUBLIC OR PRIVATE ROADWAYS THAT ARE TO BE USED BY CONSTRUCTION TRAFFIC.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPE AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILLING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING DRAINAGE SYSTEM AND ADJACENT WATER BODIES AND WETLANDS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. METHODS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, SILT BARRIERS, OR SILT SCREENS. ANY MEASURES SHOWN OR DETAIL IN THESE DRAWINGS SHALL BE CONSIDERED WARNINGS AND CONTRACTOR SHALL NOT RELIEVE CONTRACTOR OF THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
- CONTRACTOR SHALL STABILIZE AND PROTECT ALL STRUCTURES, END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.
- CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE CITY ENGINEER WITH COPY TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING.
- THE SILT FENCE LOCATION DEPICTED IN THE PLANS IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND INSTALLATION OF SILT FENCE AND RELATED EROSION AND SILTATION CONTROL MEASURES IN COMPLIANCE WITH FDEP/NPDES REQUIREMENTS AND REQUIREMENTS. CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF EROSION/SILTATION CONTROL FACILITIES TO PROTECT ADJACENT PROPERTIES AND ENVIRONMENTAL AREAS, AND ACCOMMODATE FINAL GRADING AS SHOWN IN THE PLANS. SEE SECTIONS SHEET C101 FOR TYPICAL SILT FENCE LOCATIONS.

NPDES NOTES:

- THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATIONS ARE REQUIRED TO FILE WITH FDEP A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER, THE PROJECT ENGINEER AND THE CITY AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.
- AS REQUIRED BY THE GENERIC PERMIT, CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PURSUANT TO ALL REQUIREMENTS OF THE GENERIC PERMIT.
- PURSUANT TO THE NPDES, CONTRACTOR SHALL MAINTAIN RECORDS OF DATES WHEN MAJOR GRADING ACTIVITIES OR PERMITS ARE OBTAINED. CONTRACTOR SHALL MAINTAIN STABILIZATION MEASURES WITHIN 7 DAYS AFTER SUCH TEMPORARY OR PERMANENT CESSATION OF CONSTRUCTION ACTIVITY. STABILIZATION REQUIREMENTS (SOONING WHERE SHOWN ON THE PLANS, SECOND AND THIRD-CLASS EROSION) APPLY TO ALL AREAS DISTURBED BY CONSTRUCTION, ON-SITE AND OFF-SITE.
- CONTRACTOR SHALL PROVIDE INSPECTIONS BY QUALIFIED PERSONNEL OF ALL POINTS OF OFF-SITE DISCHARGE, DISTURBED AREAS NOT YET FINALLY STABILIZED, STORAGE AREAS EXPOSED TO RAINFALL, STRUCTURAL CONTROLS AND VEHICULAR ACCESS LOCATIONS. INSPECTIONS SHALL BE MADE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER.
- CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE OR THE LOCATION DESIGNATED IN THE NOI FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
- CONTRACTOR SHALL AVOID THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVED TO BE INEFFECTIVE.
- CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS. CERTIFIED AS SUCH BY THE ENGINEER AND ACCEPTED BY THE CITY, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.

AS-BUILT/RECORD DRAWINGS NOTES:

- CONTRACTOR SHALL FURNISH OWNER WITH ACCURATE RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK, THE SUBMITTED COPY OF THE RECORD DRAWINGS WILL NOT BE RETURNED. THE RECORD DRAWING SHALL BE CERTIFIED BY THE CONTRACTOR AS CORRECT. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCULING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND DATA DERIVED FROM ORIGINAL REQUIREMENTS ARE NOTED IN PAVING, GRADING AND DRAINAGE AND WATER AND SEWER NOTES.
- AS-BUILT DRAWINGS AND/OR RECORD DRAWINGS, AS REQUIRED BY THESE NOTES, SHALL SHOW LOCATIONS OF IMPROVEMENTS BY DIMENSIONING AND/OR ACCURATE PLOTTING. THEY SHALL NOT PROVIDE LOCATIONS SOLELY BY COORDINATE POINTS. ALL FACILITIES WHICH ARE OUT OF DESIGN POSITION BY FIVE (5) FEET OR MORE SHALL BE REDRAWN IN AS-CONSTRUCTED LOCATIONS.
- CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. AT A MINIMUM, CONTRACTOR SHALL PROVIDE TWO TYPICAL AS-BUILT CROSS-SECTIONAL VIEWS ACROSS EACH "SIDE" OF EACH POND. CONTRACTOR SHALL OBTAIN ENGINEER'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS SHALL BE FURNISHED.
- CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL AND VERTICAL AS-BUILT INFORMATION ON LOCATION OF WATER MAINS, FITTINGS, AND WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE.
- CONTRACTOR SHALL CERTIFY VIA THE RECORD DRAWINGS THAT CONSTRUCTION CONFORMS WITH THE FOLLOWING CRITERIA:
 - STORMWATER MANAGEMENT AREAS, MAINTENANCE BERMS, BERM BACK SLOPES AND OUTFALL CONVEYANCE ARE CONSTRUCTED WITH DESIGNATED TRACT OR EASEMENT
 - ELEVATIONS ARE WITHIN THE FOLLOWING SPECIFIED TOLERANCES OF DESIGN:
 - TOP OF BERM, TOE OF SLOPE, POND BOTTOM: +/- 0.50 FT.
 - OUTFALL STRUCTURE AND PIPING: +/- 0.20 FT.
 - PIPE INVERTS, GUTTER AND ROAD CENTERLINE AT SAG ILLS: +/- 0.20 FT.
 - COMPENSATING STORAGE AREAS: +/- 0.50 FT.

PAVING, GRADING & DRAINAGE NOTES:

- SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND TO CITY OF APOPKA STANDARD SPECIFICATIONS, LATEST EDITION, INsofar as THEY APPLY TO THE DESIGN SHOWN HEREIN. THE CITY OF APOPKA STANDARD SPECIFICATIONS SHALL NORMALLY APPLY, SUBJECT TO THE DETERMINATION OF THE PROJECT ENGINEER.
- DRAINAGE MANHOLES AND ILLS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET, J OR P STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL WHICH CLEARLY REPRESENT SUCH DATA.

- THE CONTRACTOR IS RESPONSIBLE FOR SETTING ALL INLET GRATES IN PAVEMENT AREAS PLUMB AND TRUE TO LINE AND GRADE. GRATES SHALL BE FREE OF NOISE AND RATTLE WHEN SUBJECT TO VEHICULAR TRAFFIC.
- THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL INLETS IN PAVEMENT AREAS ARE PROPERLY ALIGNED WITH THE PAVEMENT FLOW LINES/CENTERLINES (AS APPLICABLE) AND SET TO THE CORRECT GRADE PER THE APPROVED PLANS. AREAS OF PONDING AROUND INLETS ARE NOT ACCEPTABLE.
- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDSWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
- SEE DETAIL ON SHEET C533 FOR REQUIREMENTS AT CROSSINGS OF STORM DRAINS AND UTILITY PIPE.
- NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.
- FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS AND ARE TYPICALLY 8 INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
- ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOO OR SEEDS SURFACE).
- RETAINING WALL (WHEN REQUIRED) ARE DESIGNED BY PROJECT STRUCTURAL ENGINEER. SEE ENGINEER'S CERTIFICATION NOTES #3.
- CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS IN ACCORDANCE WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
- CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.
- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. DRAINAGE SERVICES SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACES WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES. SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
- CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN DRAINAGE SERVICE ISLANDS, TRUSSES OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SIZES ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
- NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES OF ANY KIND RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
- SOME SANITARY SEWER LINES MAY BE/ARE DESIGNED AT MINIMUM ACCEPTABLE SLOPE. CONTRACTOR SHALL VERIFY ACCURACY OF PIPE SLOPE SHOWN IN THE PLANS. SUB-STANDARD SLOPES CONSTRUCTED WILL NOT BE ACCEPTED. MINIMUM SLOPE OF 6-INCH PVC SERVICE LINES IS 1%.
- SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF MANHOLE STRUCTURES.
- POTABLE WATER MAIN TAPS SHALL BE DONE BY:

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POTABLE WATER METER VALVES SHALL BE INSTALLED BY:
METER BOXES SHALL BE INSTALLED BY:
BACKFLOW PREVENTERS SHALL BE INSTALLED BY:

- FIRE HYDRANT BARREL WHICH IS GRAPHICALLY SHOWN ON OR NEAR LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING, POINT COORDINATES OR DIMENSIONING SHALL BE CENTERED ON THE LOT LINE.
- NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.
- ALL RECLAIMED WATER HOSE BIBBS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE CONTAINED IN UNDERGROUND SERVICE VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING, FITTINGS, VALVES AND OUTLETS SHALL BE COLOR CODED PAINTING 5220 PURPLE AND MARKED PER LOCAL AND STATE CODES TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER.
- VAULTS FOR RECLAIMED WATER HOSE BIBBS AND OUTLETS SHALL BE LOCKED OR REQUIRE A SPECIAL TOOL FOR OPERATION OF HOSE BIBBS AND OUTLETS.
- LOW TRAFFIC-TRAFFIC NOZZLES ARE REQUIRED WITHIN 100 FEET OF ANY OUTDOOR PUBLIC EATING, DRINKING OR BATHING FACILITIES.
- A RESIDENTIAL DUAL CHECK VALVE OR OTHER BACKFLOW PREVENTION DEVICE AS SPECIFIED BY THE SEWER/RECLAIMED WATER UTILITY COMPANY IS REQUIRED ON ALL POTABLE WATER LINES AT EACH RESIDENTIAL SITE WHICH IS SERVED WITH RECLAIMED WATER.
- SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS USED.
- BOX COVERS FOR RECLAIMED WATER SYSTEM ELEMENTS (VALVES, METER, BPP'S, ETC.) SHALL, TO THE EXTENT REASONABLE, NOT BE INTERCHANGEABLE WITH BOX COVERS FOR WATER SYSTEM ELEMENTS.
- RECLAIMED WATER SYSTEMS AND POTABLE WATER SYSTEMS SHALL NOT BE CROSS-CONNECTED. AN AIR GAP OF TWO PIPE DIAMETERS IS REQUIRED BETWEEN SUCH WATERS.
- THE WETTED EDGE OF AREAS IRRIGATED WITH RECLAIMED WATER SHALL NOT BE CLOSER THAN 75 FEET TO ANY PUBLIC OR PRIVATE POTABLE WATER WELL.
- NO RECLAIMED WATER TRANSMISSION FACILITY/MAIN SHALL BE WITHIN 75 FEET OF ANY PUBLIC WATER SUPPLY WELL.
- PHASING - AT END OF EACH PHASE POTABLE WATER MAINS SHALL HAVE A GATE VALVE AND BLOW OFF ASSEMBLY. TEMPORARY END OF SANITARY SEWER MAINS SHALL BE AT A MANHOLE. THERE WILL BE A 10' STABILIZED ACCESS ROAD EXTENDING 10' BEYOND THE MANHOLE, AND A 20' TEMPORARY UTILITY EASEMENT ALONG THE SEWER LINE EXTENDING BEYOND THE LAST MANHOLE AS SHOWN HEREIN.

MATERIAL SPECIFICATIONS (PAVING AND DRAINAGE):

- STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS II, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
- WHERE AGENCIES ALLOW, HIGH DENSITY POLYPROPYLENE (HP) PIPE MAY BE SUBSTITUTED IN LIEU OF REINFORCED CONCRETE PIPE. HP STORM PIPE, 12 INCH THROUGH 60 INCH, INSIDE RADIUS INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS AND SHALL MEET ASTM F2881 OR AASHTO M330. PIPES SHALL BE JOINED USING A BELL AND SPIGOT JOINT. JOINTS SHALL BE WATERIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE PLASTIC WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT AVAILABLE FROM THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY. EXTERIOR BELL WRAPS SHALL BE INSTALLED BY THE MANUFACTURER. ALL HP PIPES SHALL BE INSTALLED, LATER PROFILED AND VIDEOED IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS.
- UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHYLENE PIPE WITH FIBREGLASS REINFORCED FILTER FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL.
- UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
- ALL TYPE "B" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE 4" FLOOR DIAMETER.
- ALL CONCRETE CURBS, SIDEWALKS, INLET TOPS, ETC. SHALL BE 3000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
- YARD DRAINS SHALL BE NYLOPLAST ILLS DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).
- YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
- EXFILTRATION AGGREGATE SHALL BE A NATURALLY OCCURRING NON-LIVESTONE BASED MATERIAL. CRUSHED OR RECYCLED CONCRETE IS NOT PERMITTED FOR USE IN THE EXFILTRATION TRENCH.

SIGNING AND MARKING NOTES:

- ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION.
- ALL HANDICAPPED PARKING SPACES SHALL BE DESIGNATED BY APPROPRIATE PAVEMENT MARKINGS AND SIGAGE, IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA), FLORIDA ACCESSIBILITY CODE (FAC) AND LOCAL JURISDICTIONAL REQUIREMENTS.
- BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVEL LANE TO MARK THEIR LOCATIONS.
- REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.

POTABLE WATER, WASTEWATER AND RECLAIMED WATER NOTES:

- CONTRACTOR SHALL COORDINATE WITH CITY OF APOPKA FOR CONSTRUCTION OF THE POTABLE WATER, RECLAIMED WATER AND SANITARY SEWER SYSTEMS. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THEIR RESPECTIVE SPECIFICATIONS AND REQUIREMENTS AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WORK, SPECIFICALLY, BUT NOT LIMITED TO, CONNECTIONS TO EXISTING MAINS OR STRUCTURES AND SYSTEM TESTING WITH THE APPLICABLE UTILITY COMPANIES.
- CONTRACTOR SHALL PROVIDE WATER MAIN DISINFECTION IN ACCORDANCE WITH AWWA C600, C605, HYDROSTATIC PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH AWWA C600, C605, OR M3 FOR DDP AND PVC PIPES RESPECTIVELY, AND BACTERIOLOGICAL TEST REPORTS. ALL IN-PIPE DISINFECTION WITH PROJECT SPECIFICATIONS, FDEP PERMIT CONDITIONS, AND AWWA STANDARDS. WATER MAIN TEST PRESSURE IS 150 PSI. SUBMIT TEST RESULTS TO ENGINEER IN TRIPPLICATE. SEE NOTE 7 BELOW FOR TESTING NOTIFICATIONS.

- CONTRACTOR SHALL PROVIDE FORCE MAIN AND RECLAIMED WATER MAIN PRESSURE TESTING PER AWWA C600 OR M33 AS APPLICABLE AND SANITARY SEWER LAMPING/TWING ALL IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND UTILITY COMPANY REQUIREMENTS. TEST PRESSURE FOR FORCE MAINS SHALL BE 100 PSI. TEST PRESSURE FOR RECLAIMED WATER MAINS SHALL BE 150 PSI. SUBMIT TEST RESULTS TO ENGINEER IN TRIPPLICATE.
- EXISTING WATER MAINS SHALL BE PROTECTED FROM CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA C651-92 AND UTILITY AGENCY REQUIREMENTS. SEE JUMPER DETAIL ON SHEET C533.
- CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING TO ALLOW PROJECT ENGINEER'S ATTENDANCE BY PROVIDING MINIMUM NOTICE OF FIVE (5) WORKING DAYS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.
- ENGINEER RESERVES THE RIGHT TO WITHHOLD RECOMMENDATION OF PAYMENT FOR ANY PORTION OF THE UTILITIES PIPE WORK WHICH HAS NOT BEEN TESTED, OBSERVED BY PROJECT ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
- MINIMUM SEPARATIONS BETWEEN DIFFERENT UTILITIES REQUIRED BY FDEP ARE SHOWN ON SHEET C533. MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN OTHER UTILITIES AT SANITARY SEWER AND RECLAIM WATER SHALL BE IN ACCORDANCE WITH THE UTILITY AGENCY REQUIREMENTS. THE MORE STRINGENT CRITERIA SHALL APPLY. SEE PIPE CROSSING DETAIL ON SHEET C533.
- WATER, SEWER AND RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 3 FEET TO TOP OF PIPE UNLESS OTHERWISE SPECIFIED OR SHOWN IN THE DRAWINGS, AND APPROVED BY THE GOVERNING UTILITY COMPANY/AGENCY.
- SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
- CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR RE-INS.
- CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
- CONCRETE CURBS SHALL BE CHISELED OR IMPRINTED TO SHOW LOCATIONS OF WATER AND SEWER SERVICE LINES/LATERALS. MARKING SHALL CONFORM TO LOCAL STANDARDS. WHERE NO STANDARDS EXIST, USE "R" FOR RECLAIMED WATER, "W" FOR WATER, AND "S" FOR SANITARY.
- NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES OF ANY KIND RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
- SOME SANITARY SEWER LINES MAY BE/ARE DESIGNED AT MINIMUM ACCEPTABLE SLOPE. CONTRACTOR SHALL VERIFY ACCURACY OF PIPE SLOPE SHOWN IN THE PLANS. SUB-STANDARD SLOPES CONSTRUCTED WILL NOT BE ACCEPTED. MINIMUM SLOPE OF 6-INCH PVC SERVICE LINES IS 1%.
- SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF MANHOLE STRUCTURES.
- POTABLE WATER MAIN TAPS SHALL BE DONE BY:

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POTABLE WATER METER VALVES SHALL BE INSTALLED BY:
METER BOXES SHALL BE INSTALLED BY:
BACKFLOW PREVENTERS SHALL BE INSTALLED BY:

- FIRE HYDRANT BARREL WHICH IS GRAPHICALLY SHOWN ON OR NEAR LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING, POINT COORDINATES OR DIMENSIONING SHALL BE CENTERED ON THE LOT LINE.
- NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.
- ALL RECLAIMED WATER HOSE BIBBS, HAND-OPERATED CONNECTIONS AND OUTLETS SHALL BE CONTAINED IN UNDERGROUND SERVICE VAULTS AND SHALL BE APPROPRIATELY TAGGED OR LABELED TO WARN THE PUBLIC AND EMPLOYEES THAT THE WATER IS NOT INTENDED FOR DRINKING. ALL PIPING, FITTINGS, VALVES AND OUTLETS SHALL BE COLOR CODED PAINTING 5220 PURPLE AND MARKED PER LOCAL AND STATE CODES TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE OR OTHER WATER.
- VAULTS FOR RECLAIMED WATER HOSE BIBBS AND OUTLETS SHALL BE LOCKED OR REQUIRE A SPECIAL TOOL FOR OPERATION OF HOSE BIBBS AND OUTLETS.
- LOW TRAFFIC-TRAFFIC NOZZLES ARE REQUIRED WITHIN 100 FEET OF ANY OUTDOOR PUBLIC EATING, DRINKING OR BATHING FACILITIES.
- A RESIDENTIAL DUAL CHECK VALVE OR OTHER BACKFLOW PREVENTION DEVICE AS SPECIFIED BY THE SEWER/RECLAIMED WATER UTILITY COMPANY IS REQUIRED ON ALL POTABLE WATER LINES AT EACH RESIDENTIAL SITE WHICH IS SERVED WITH RECLAIMED WATER.
- SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS USED.
- BOX COVERS FOR RECLAIMED WATER SYSTEM ELEMENTS (VALVES, METER, BPP'S, ETC.) SHALL, TO THE EXTENT REASONABLE, NOT BE INTERCHANGEABLE WITH BOX COVERS FOR WATER SYSTEM ELEMENTS.
- RECLAIMED WATER SYSTEMS AND POTABLE WATER SYSTEMS SHALL NOT BE CROSS-CONNECTED. AN AIR GAP OF TWO PIPE DIAMETERS IS REQUIRED BETWEEN SUCH WATERS.
- THE WETTED EDGE OF AREAS IRRIGATED WITH RECLAIMED WATER SHALL NOT BE CLOSER THAN 75 FEET TO ANY PUBLIC OR PRIVATE POTABLE WATER WELL.
- NO RECLAIMED WATER TRANSMISSION FACILITY/MAIN SHALL BE WITHIN 75 FEET OF ANY PUBLIC WATER SUPPLY WELL.
- PHASING - AT END OF EACH PHASE POTABLE WATER MAINS SHALL HAVE A GATE VALVE AND BLOW OFF ASSEMBLY. TEMPORARY END OF SANITARY SEWER MAINS SHALL BE AT A MANHOLE. THERE WILL BE A 10' STABILIZED ACCESS ROAD EXTENDING 10' BEYOND THE MANHOLE, AND A 20' TEMPORARY UTILITY EASEMENT ALONG THE SEWER LINE EXTENDING BEYOND THE LAST MANHOLE AS SHOWN HEREIN.

POTABLE WATER, WASTEWATER AND RECLAIMED WATER SPECIFICATIONS:

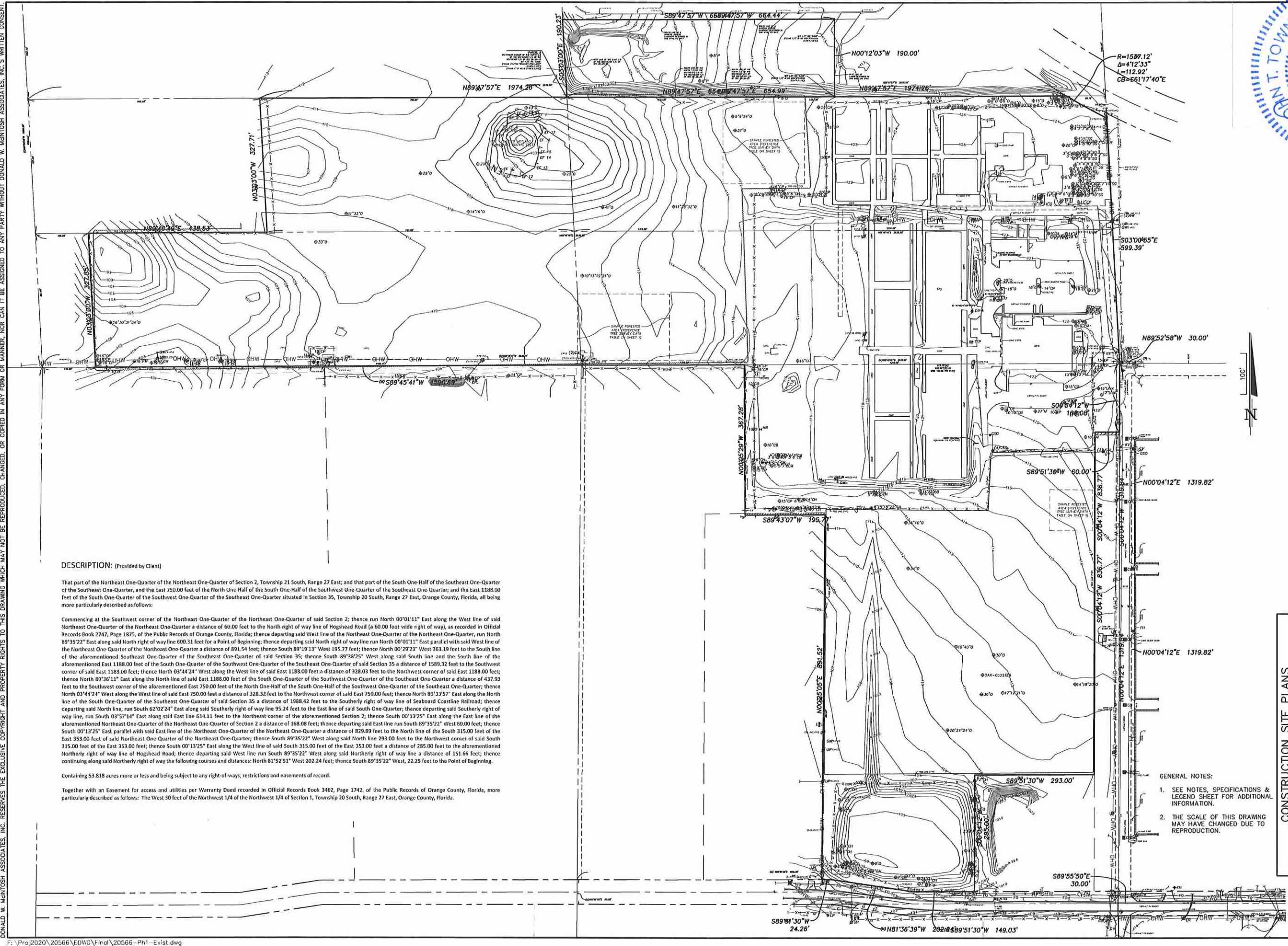
- ALL MATERIALS FURNISHED BY THE CONTRACTOR UNDER THIS SECTION SHALL BE NEW, HIGH GRADE AND FREE FROM DEFECTS. ALL PLASTIC PIPE AND FITTINGS FOR WATER DISTRIBUTION SHALL BE APPROVED BY THE NSF FOR POTABLE WATER AND BEAR THE NSF SEAL. ALL PLASTIC PIPE SHALL BE SUPPLIED FROM THE SAME MANUFACTURER.
- WHEREVER LOCAL STANDARD SPECIFICATIONS DIFFER FROM THESE, CONTRACTOR SHALL NOTIFY ENGINEER FOR CLARIFICATION. TYPICALLY THE MORE STRINGENT SHALL GOVERN.
- ALL UNDERGROUND LINES SHALL BE MARKED/TAPED/PAINTED/INRED IN ACCORDANCE WITH THE REQUIREMENTS OF UTILITY COMPANIES.
- PLUGGED END OF ALL NON-METALLIC PIPES SHALL BE MARKED BY BURYING A 2 FT LENGTH OF #4 (W/IN) RE-BAR AT THE PIPE END.
- ALL NEW AND RELOCATED PROJECT COMPONENTS THAT WILL COME INTO CONTACT WITH DRINKING WATER OR DRINKING WATER TREATMENT CHEMICALS (EXCEPT COMPONENTS THAT WILL COME INTO CONTACT WITH RAW WATER PRIOR TO ITS TREATMENT BY REVERSE OSMOSIS) SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL (NSF) STANDARD 61. ALSO, ALL DRINKING WATER TREATMENT CHEMICALS SUPPLIED UNDER THIS PROJECT SHALL BE IN CONFORMANCE WITH ANSI/NSF STANDARD 60.
- POTABLE, RECLAIMED AND WASTEWATER MAINS ARE TO BE PVC UNLESS OTHERWISE INDICATED.

POTABLE WATER DISTRIBUTION:

- PVC PIPE 4" TO 12": AWWA C900 CLASS 150 DR18 AND ASTM D1784, WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM D3139 WITH GASKETS PER ASTM F477.
- PVC PIPE 1 1/2" TO 3" AND FITTINGS LESS THAN 4": ASTM D2241 AND ASTM D1784 CLASS 200, SDR 21, WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM D3139 WITH GASKETS PER ASTM F477.
- D.I.P. PIPE (WHEN CALLED FOR): ANSI/AWWA C151/A21-51, CLASS 50 UNLESS OTHERWISE DESIGNATED, ANSI/AWWA C150/A21-50, WITH MECHANICAL OR PUSH ON JOINTS PER ANSI/AWWA C111/A21.11, WITH INTERIOR LINING OF CEMENT MORTAR AND ASPHALTIC MATERIAL SEAL COAT IN ACCORDANCE WITH ANSI/AWWA C104/A21.4 AND EXTERIOR COATING PER ANSI/AWWA C151/A21.51 OF 1.0 MIL MINIMUM THICKNESS.
- D.I.P. PIPE (WHEN CALLED FOR): ANSI/AWWA C151/A21-51, CLASS 50 UNLESS OTHERWISE DESIGNATED, ANSI/AWWA C150/A21-50, WITH MECHANICAL OR PUSH ON JOINTS PER ANSI/AWWA C111/A21.11, WITH INTERIOR LINING OF CEMENT MORTAR AND ASPHALTIC MATERIAL SEAL COAT IN ACCORDANCE WITH ANSI/AWWA C104/A21.4 AND EXTERIOR COATING PER ANSI/AWWA C151/A21.51 OF 1.0 MIL MINIMUM THICKNESS.

- CONTRACTOR SHALL PROVIDE FORCE MAIN AND RECLAIMED WATER MAIN PRESSURE TESTING PER AWWA C600 OR M33 AS APPLICABLE AND SANITARY SEWER LAMPING/TWING ALL IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND UTILITY COMPANY REQUIREMENTS. TEST PRESSURE FOR FORCE MAINS SHALL BE 100 PSI. TEST PRESSURE FOR RECLAIMED WATER MAINS SHALL BE 150 PSI. SUBMIT TEST RESULTS TO ENGINEER IN TRIPPLICATE.
- EXISTING WATER MAINS SHALL BE PROTECTED FROM CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA C651-92 AND UTILITY AGENCY REQUIREMENTS. SEE JUMPER DETAIL ON SHEET C533.
- CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING TO ALLOW PROJECT ENGINEER'S ATTENDANCE BY PROVIDING MINIMUM NOTICE OF FIVE (5) WORKING DAYS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.
- ENGINEER RESERVES THE RIGHT TO WITHHOLD RECOMMENDATION OF PAYMENT FOR ANY PORTION OF THE UTILITIES PIPE WORK WHICH HAS NOT BEEN TESTED, OBSERVED BY PROJECT ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
- MINIMUM SEPARATIONS BETWEEN DIFFERENT UTILITIES REQUIRED BY FDEP ARE SHOWN ON SHEET C533. MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN OTHER UTILITIES AT SANITARY SEWER AND RECLAIM WATER SHALL BE IN ACCORDANCE WITH THE UTILITY AGENCY REQUIREMENTS. THE MORE STRINGENT CRITERIA SHALL APPLY. SEE PIPE CROSSING DETAIL ON

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DESCRIPTION: (Provided by Client)

That part of the Northeast One-Quarter of the Northeast One-Quarter of Section 2, Township 21 South, Range 27 East; and that part of the South One-Half of the Southeast One-Quarter of the Southeast One-Quarter, and the East 750.00 feet of the North One-Half of the South One-Half of the Southwest One-Quarter of the Southeast One-Quarter; and the East 1188.00 feet of the South One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter situated in Section 35, Township 20 South, Range 27 East, Orange County, Florida, all being more particularly described as follows:

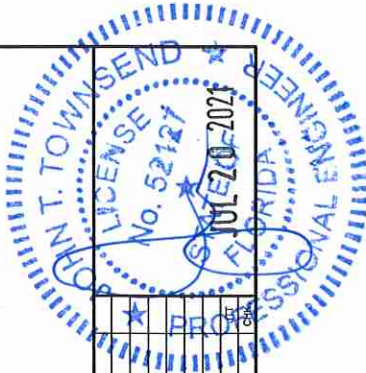
Commencing at the Southwest corner of the Northeast One-Quarter of the Northeast One-Quarter of said Section 2; thence run North 00°01'11" East along the West line of said Northeast One-Quarter of the Northeast One-Quarter a distance of 60.00 feet to the North right of way line of Hoghead Road (a 60.00 foot wide right of way), as recorded in Official Records Book 2747, Page 1875, of the Public Records of Orange County, Florida; thence departing said West line of the Northeast One-Quarter of the Northeast One-Quarter, run North 89°35'22" East along said North right of way line 600.31 feet to a Point of Beginning; thence departing said North right of way line run North 00°01'11" East parallel with said West line of the Northeast One-Quarter of the Northeast One-Quarter a distance of 891.54 feet; thence South 89°19'13" West 195.77 feet; thence North 00°29'23" West 363.19 feet to the South line of the aforementioned Southeast One-Quarter of the Southeast One-Quarter of said Section 35; thence South 89°38'25" West along said South line and the South line of the aforementioned East 1188.00 feet of the South One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter of said Section 35 a distance of 1589.32 feet to the Southwest corner of said East 1188.00 feet; thence North 03°44'24" West along the West line of said East 1188.00 feet a distance of 328.03 feet to the Northwest corner of said East 1188.00 feet; thence North 89°36'11" East along the North line of said East 1188.00 feet of the South One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter a distance of 437.93 feet to the Southwest corner of the aforementioned East 750.00 feet of the North One-Half of the South One-Half of the Southwest One-Quarter of the Southeast One-Quarter; thence North 03°44'24" West along the West line of said East 750.00 feet a distance of 328.32 feet to the Northwest corner of said East 750.00 feet; thence North 89°33'57" East along the North line of the South One-Quarter of the Southeast One-Quarter of said Section 35 a distance of 1988.42 feet to the Southerly right of way line of Seaboard Coastline Railroad; thence departing said North line, run South 62°02'24" East along said Southerly right of way line 95.24 feet to the East line of said South One-Quarter; thence departing said Southerly right of way line, run South 03°57'14" East along said East line 614.11 feet to the Northeast corner of the aforementioned Section 2; thence South 00°13'25" East along the East line of the aforementioned Northeast One-Quarter of the Northeast One-Quarter of Section 2 a distance of 168.08 feet; thence departing said East line run South 89°35'22" West 60.00 feet; thence South 00°13'25" East parallel with said East line of the Northeast One-Quarter of the Northeast One-Quarter a distance of 829.89 feet to the North line of the South 315.00 feet of the East 353.00 feet of said Northeast One-Quarter of the Northeast One-Quarter; thence South 89°35'22" West along said North line 293.00 feet to the Northwest corner of said South 315.00 feet of the East 353.00 feet; thence South 00°13'25" East along the West line of said South 315.00 feet of the East 353.00 feet a distance of 285.00 feet to the aforementioned Northerly right of way line of Hoghead Road; thence departing said West line run South 89°35'22" West along said Northerly right of way line a distance of 151.66 feet; thence continuing along said Northerly right of way the following courses and distances: North 81°52'51" West 202.24 feet; thence South 89°35'22" West, 22.25 feet to the Point of Beginning.

Containing 53.818 acres more or less and being subject to any right-of-ways, restrictions and easements of record.

Together with an Easement for access and utilities per Warranty Deed recorded in Official Records Book 3462, Page 1742, of the Public Records of Orange County, Florida, more particularly described as follows: The West 30 feet of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 20 South, Range 27 East, Orange County, Florida.

GENERAL NOTES:

1. SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



ENGINEERS
PLANNERS
SURVEYORS

**DONALD W. MCINTOSH
ASSOCIATES, INC.**
2200 PARK AVENUE NORTH,
WINTER PARK, FL 32789

DRAWN BY
MAB

DESIGNED BY
MAB

CHECKED BY
JTT

DATE
6/12/21

SCALE
1"=100'

JOB NUMBER
20566

NO.	DATE	REVISIONS
1	7/7/21	ADDED EX. WETLAND AREA

CONSTRUCTION SITE PLANS

AdventHealth
Fudge Road Complex - Phase 1
CITY OF APOPKA, FLORIDA
EXISTING CONDITIONS PLAN

SHEET
C011
4 OF 35

ORLANDO APOPKA AIRPORT

ORANGE CIR

US 441

R/R

EXIST. WETLAND 0.32AC

CREATION DRIVE

FUDGE ROAD

WAREHOUSE BUILDING 1
100,000 SQ FT

WAREHOUSE BUILDING 2
100,000 SQ FT

WAREHOUSE BUILDING 3
100,000 SQ FT

WAREHOUSE BUILDING 4
100,000 SQ FT

CENTRAL BUILDING

HOGSHEAD ROAD

CONRAD RD

GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

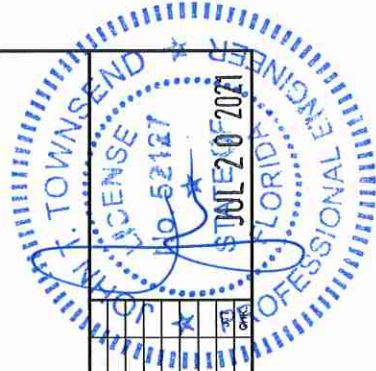
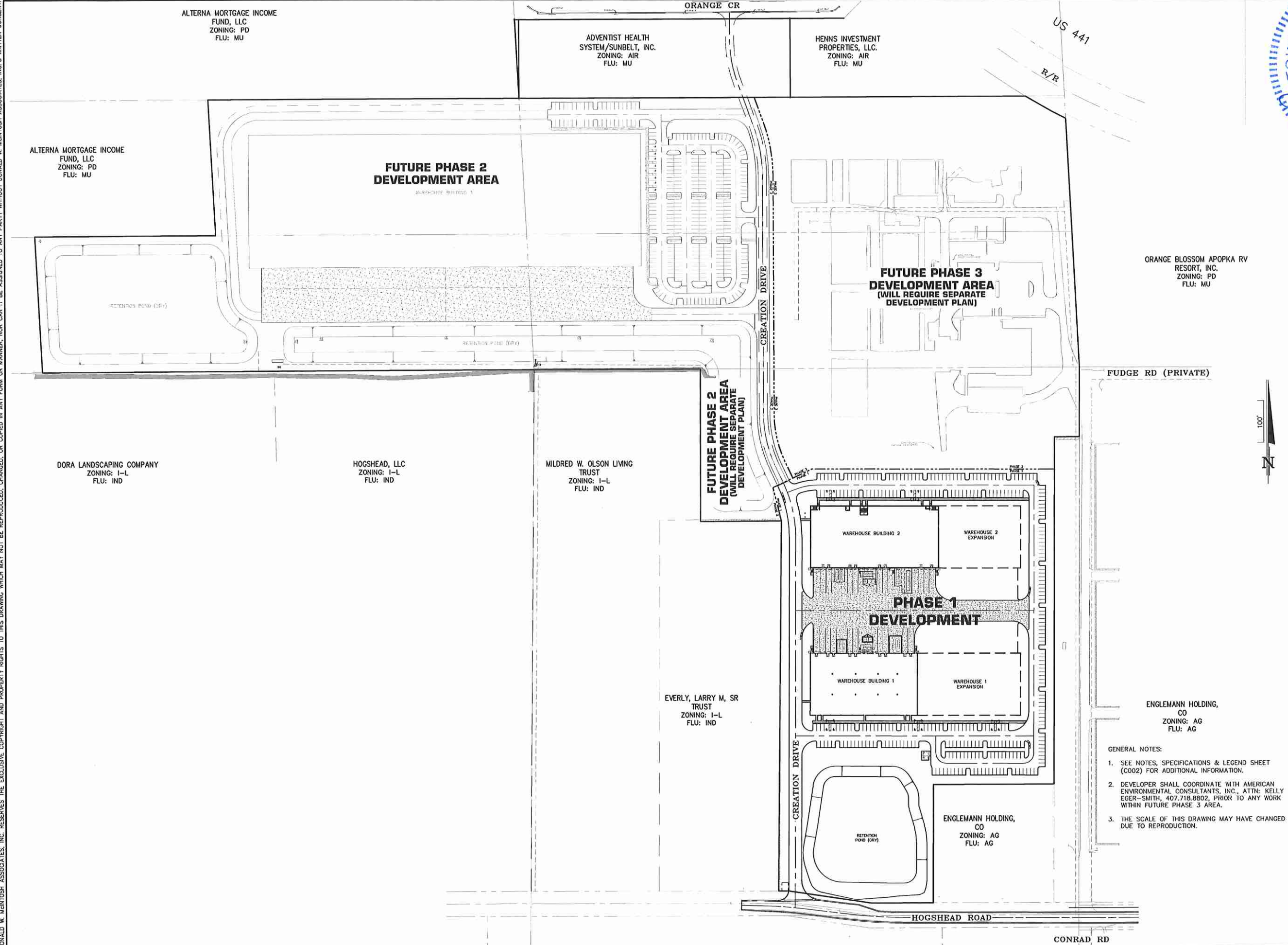
GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

A circular blue seal for the State of Florida Professional Engineer. The outer ring contains the text "T. TOWNSEND" at the top and "FLORIDA PROFESSIONAL ENGINEER" at the bottom, separated by stars. The inner circle contains "LICENSE NO. 52127" and "COMMISSION EXPIRES JULY 20, 2024". A blue ink signature is written across the seal. Below the seal is a portion of a table with columns labeled "DATE", "TIME", and "PAGE".

CONSTRUCTION SITE PLANS	
AdventHealth Fudge Road Complex — Phase 1 CITY OF APOPKA, FLORIDA	SHEET C015 5 OF 35

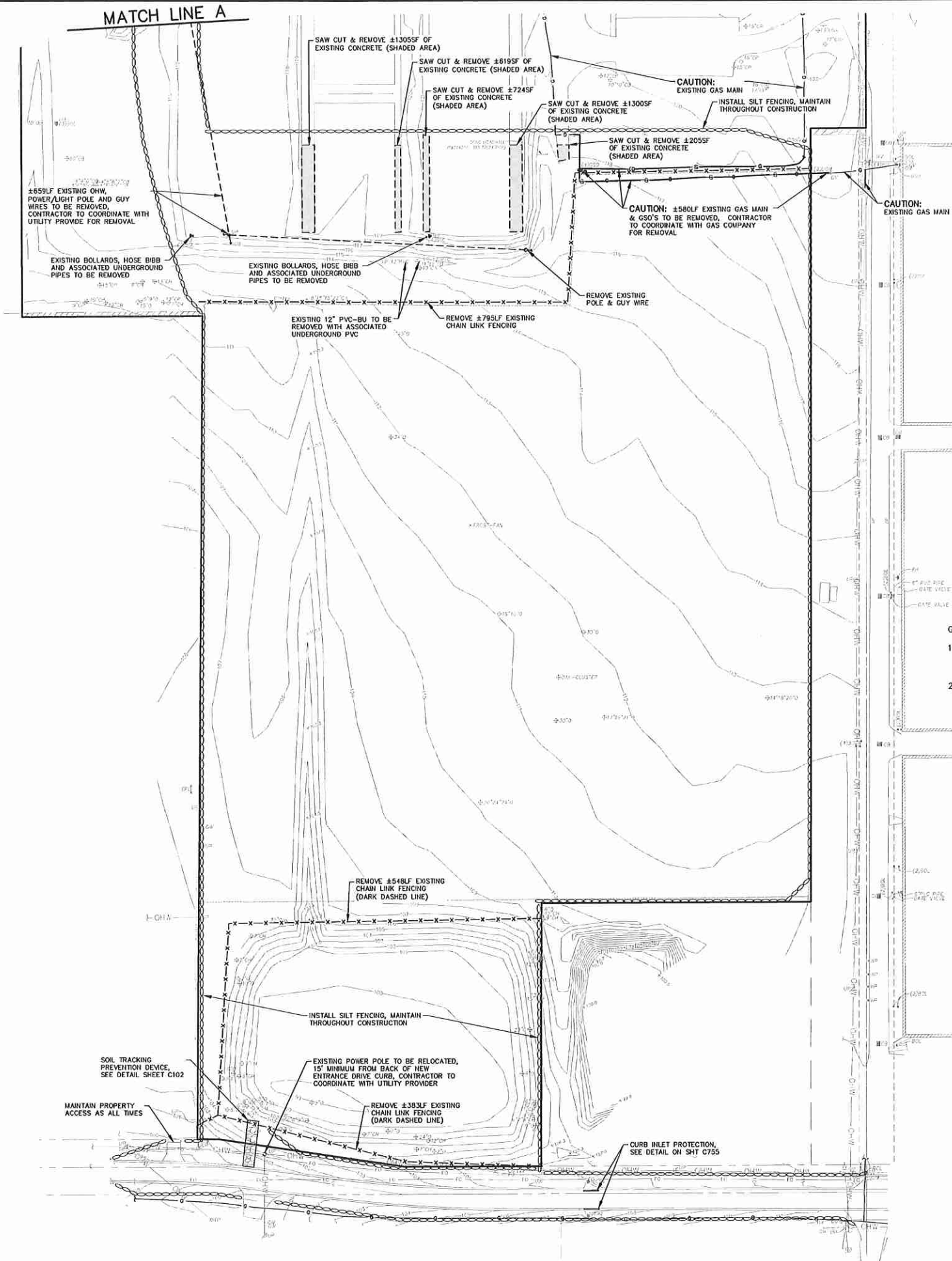
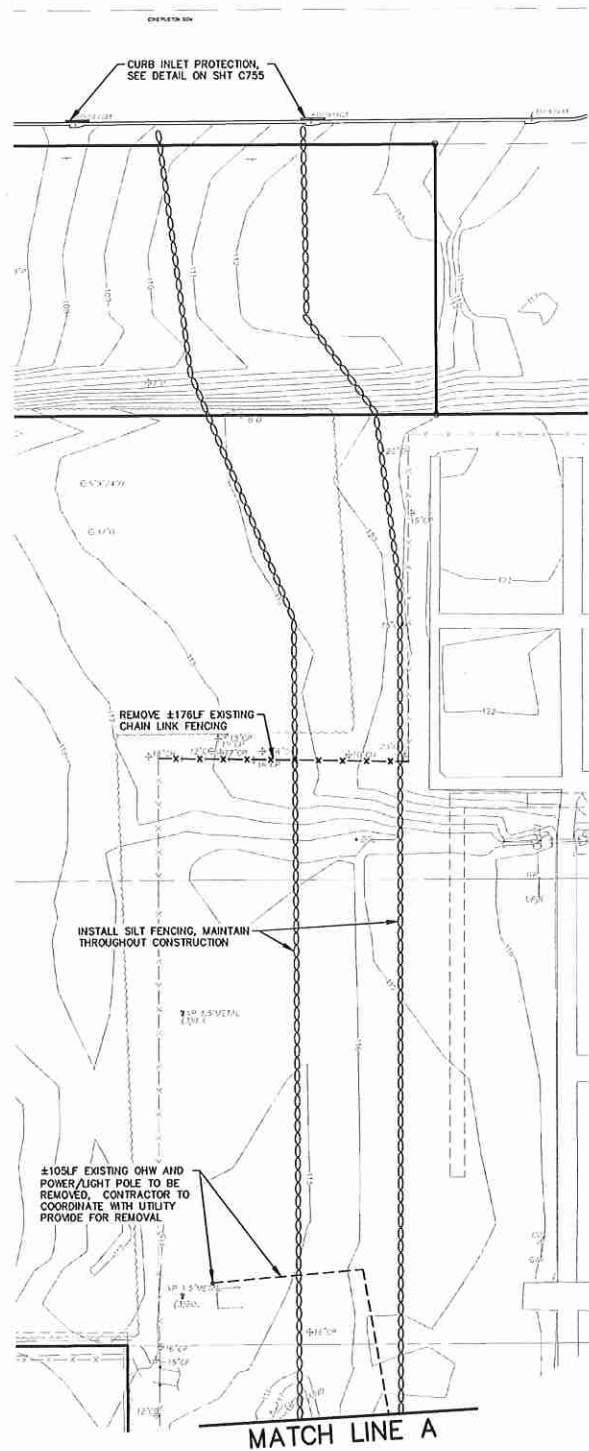
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CONSTRUCTION SITE PLANS			
AdventHealth Fudge Road Complex – Phase 1 CITY OF APOPKA, FLORIDA MASTER SITE PLAN			
DONALD W. MCINTOSH ASSOCIATES, INC. 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068			
ENGINEERS PLANNERS SURVEYORS	JOB NUMBER 20566	SCALE 1"=100'	DATE 6/12/21
DRAWN BY MAB	DESIGNED BY MAB	CHECKED BY JTT	NO. 1
7/19/21 ADD TURN LANE & STREET NAME PER COUNTY			REVISIONS

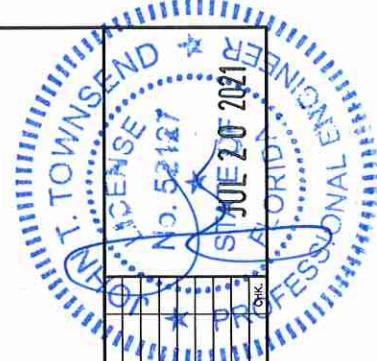
SHEET
C031
 6 OF 35

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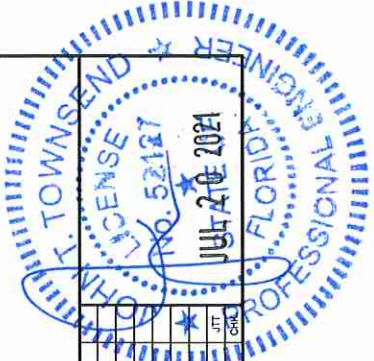
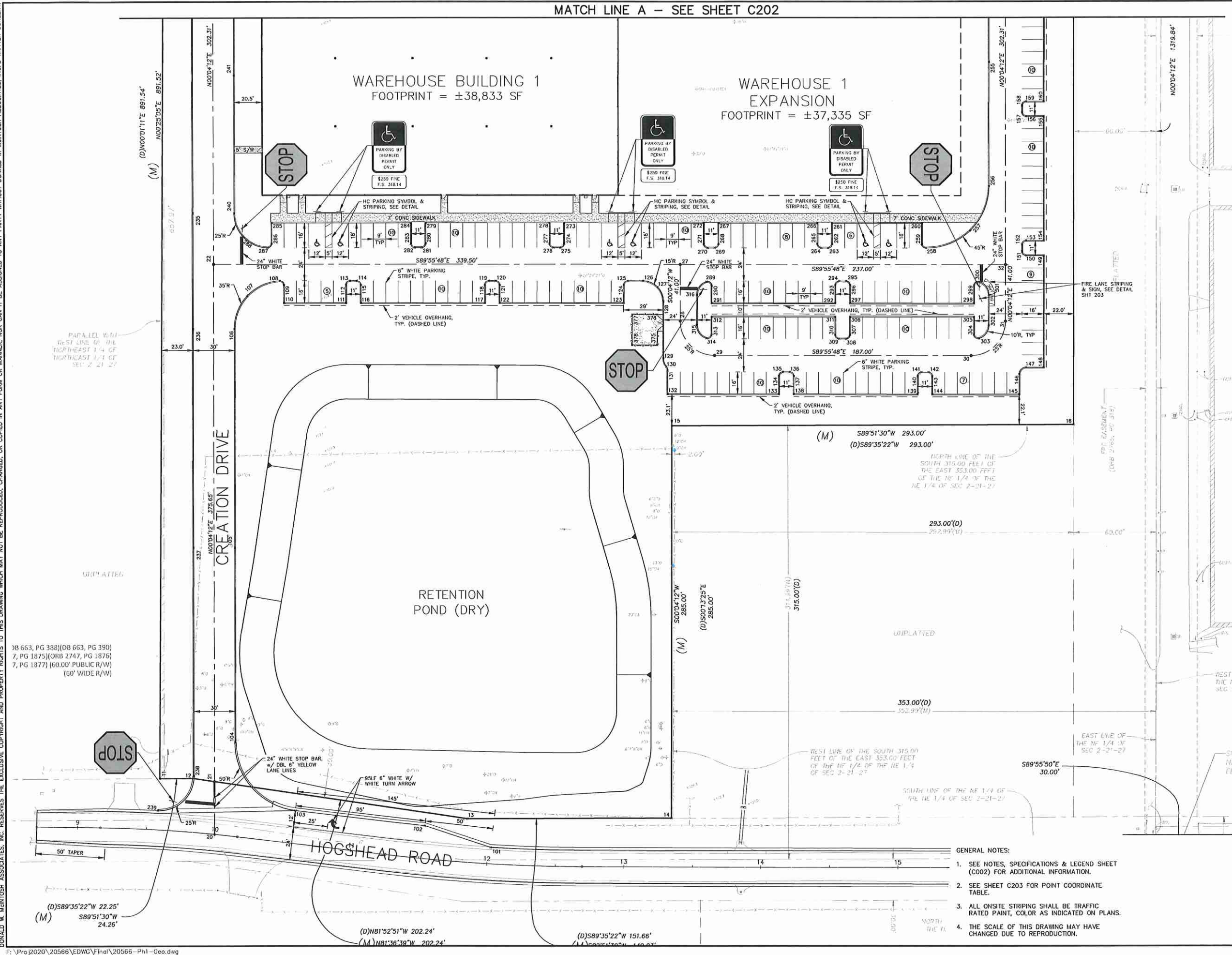
GENERAL NOTES:

1. SEE NOTES, SPECIFICATIONS & LEGEND SHEET (C002) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



SHEET C101 7 OF 35	CONSTRUCTION SITE PLANS		AdventHealth Fudge Road Complex – Phase 1 CITY OF APOPKA, FLORIDA EROSION AND SEDIMENTATION CONTROL PLAN				DONALD W. MCINTOSH ASSOCIATES, INC. 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068		ENGINEERS PLANNERS SURVEYORS			
	DRAWN BY MAB		DESIGNED BY MAB		CHECKED BY JTT		DATE 5/12/21		SCALE 1"=60'		JOB NUMBER 20566	

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DONALD W. MCINTOSH ASSOCIATES, INC.		ENGINEERS	
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789		PLANNERS	
407.644.4068		SURVEYORS	
DRAWN BY	MAB	CHECKED BY	JTT
DESIGNED BY	MAB	DATE	6/12/21
JOB NUMBER	20566	SCALE	1"=30'
NO	1	DATE	7/19/21
NO	1	DATE	7/19/21

CONSTRUCTION SITE PLANS

AdventHealth

Fudge Road Complex - Phase 1

CITY OF APOPKA, FLORIDA

HORIZONTAL GEOMETRY PLAN

SHEET

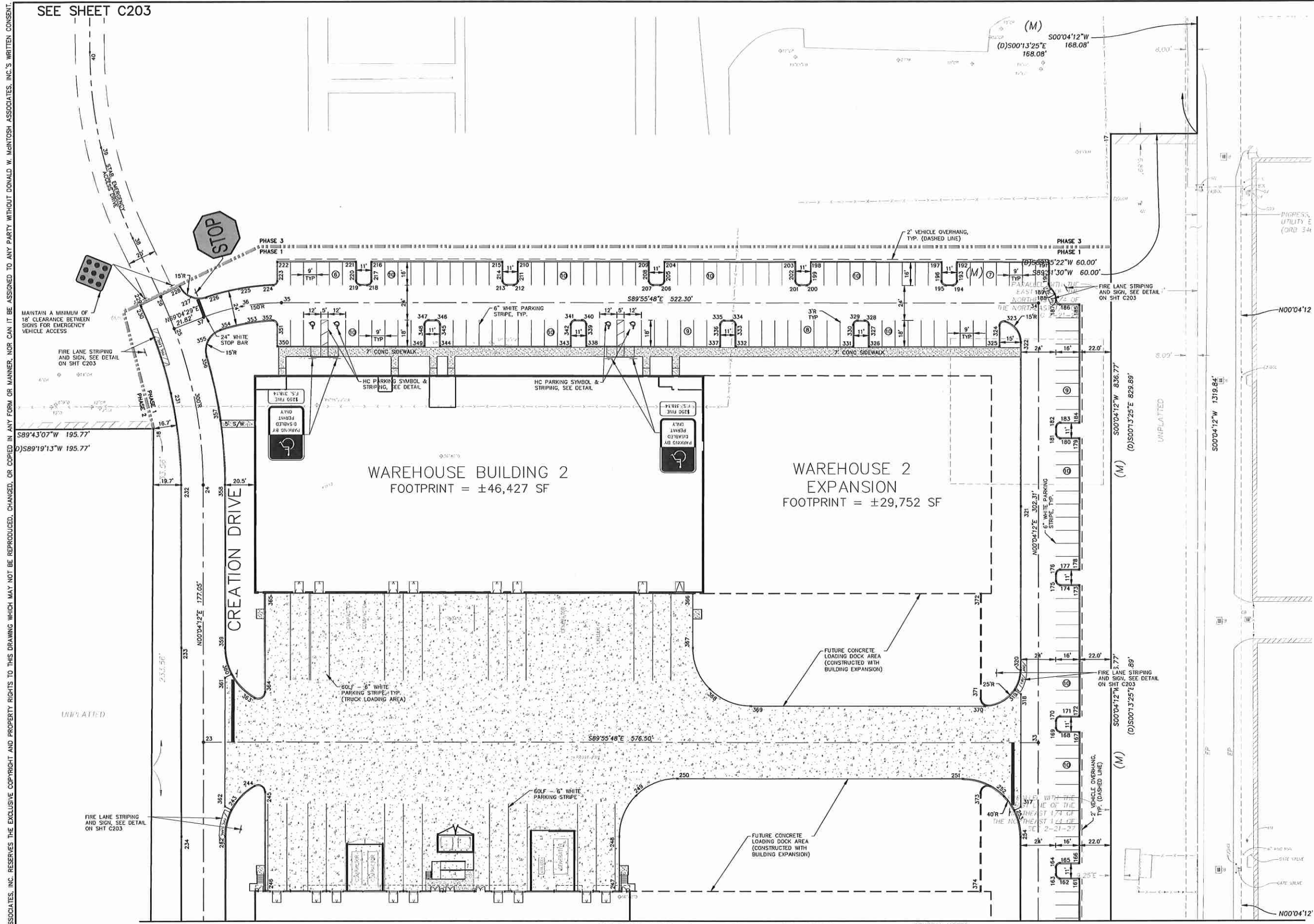
C201

9 OF 35

- GENERAL NOTES:
- SEE NOTES, SPECIFICATIONS & LEGEND SHEET (C002) FOR ADDITIONAL INFORMATION.
 - SEE SHEET C203 FOR POINT COORDINATE TABLE.
 - ALL ONSITE STRIPING SHALL BE TRAFFIC RATED PAINT, COLOR AS INDICATED ON PLANS.
 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

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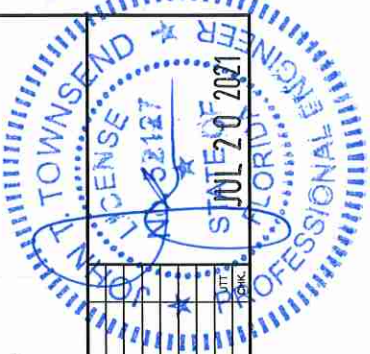
SEE SHEET C203



MATCH LINE A – SEE SHEET C201

GENERAL NOTES:

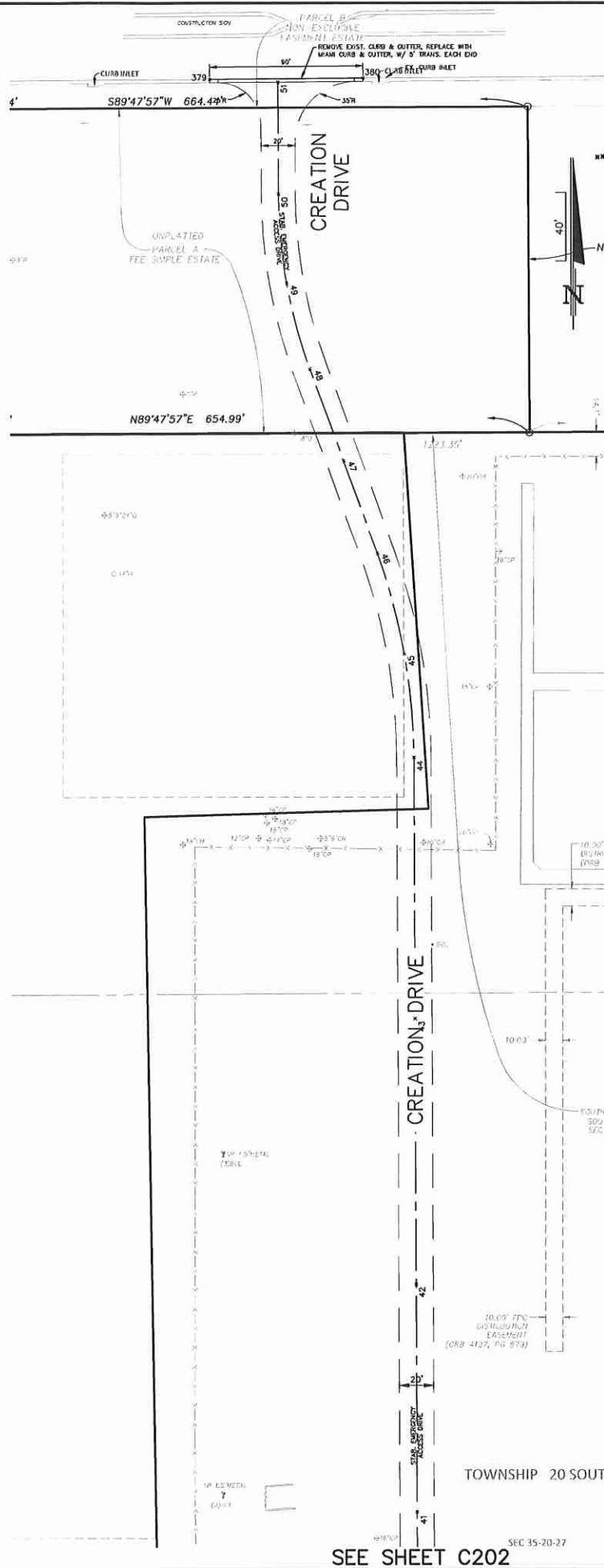
1. SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
2. SEE SHEET C203 FOR POINT COORDINATE TABLE.
3. ALL ONSITE STRIPING SHALL BE TRAFFIC RATED PAINT, COLOR AS INDICATED ON PLANS.
4. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



CONSTRUCTION SITE PLANS			
AdventHealth Fudge Road Complex – Phase 1 CITY OF APOPKA, FLORIDA HORIZONTAL GEOMETRY PLAN			
DONALD W. MCINTOSH ASSOCIATES, INC. 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068		ENGINEERS PLANNERS SURVEYORS	
DRAWN BY MAB	CHECKED BY MAB	DATE 6/12/21	SCALE 1"=30'
DESIGNED BY JTT	DATE 6/12/21	JOB NUMBER 20566	REVISIONS
1	7/19/21	ADD STREET NAME PER COUNTY	

SHEET
C202
10 OF 35

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POINT TABLE		
POINT #	NORTHING	EASTING
11	1585725.429	471042.584
12	1585725.489	471066.846
13	1585695.984	471268.918
14	1585696.352	471415.943
15	1585981.349	471416.291
16	1585982.073	471709.286
17	1586818.842	471710.308
18	1586816.928	471049.091
20	1585684.872	471082.423
21	1585723.185	471082.470
22	1586098.838	471082.928
23	1586401.151	471083.297
24	1586578.201	471083.514
25	1586685.712	471063.728
26	1586707.568	471054.362
27	1586098.424	471422.428
28	1586057.424	471422.378
29	1586032.393	471447.347
30	1586032.165	471634.347
31	1586057.134	471659.378
32	1586098.134	471659.428
33	1586400.447	471659.797
34	1586702.759	471660.166
35	1586703.397	471137.862
36	1586700.919	471110.530
37	1586693.504	471084.107
38	1586747.914	471035.146
39	1586810.275	471013.489
40	1586875.864	471005.996
41	1587007.731	471005.534
42	1587140.683	471005.068
43	1587295.977	471004.523
44	1587448.313	471003.989
45	1587508.780	470998.511
46	1587567.390	470982.666
47	1587621.082	470963.013
48	1587674.775	470943.360
49	1587725.012	470929.779
50	1587776.841	470925.083
51	1587842.217	470924.854

POINT TABLE		
POINT #	NORTHING	EASTING
101	1585675.100	471263.970
102	1585690.903	471235.866
103	1585702.041	471141.495
104	1585751.739	471097.504
105	1585893.082	471097.677
106	1586051.820	471097.871
107	1586075.970	471107.578
108	1586316.741	471131.273
109	1586083.740	471134.410
110	1586070.775	471134.394
111	1586070.720	471179.394
112	1586083.720	471179.410
113	1586086.717	471182.414
114	1586086.711	471187.414
115	1586083.707	471190.410
116	1586070.707	471190.394
117	1586070.597	471280.394
118	1586083.597	471280.410
119	1586086.593	471283.414
120	1586086.587	471288.414
121	1586083.584	471291.410
122	1586070.584	471291.394
123	1586070.474	471381.394
124	1586083.474	471381.410
125	1586086.470	471384.413
126	1586086.457	471395.413
127	1586082.050	471406.015
128	1586071.438	471410.395
129	1586030.438	471410.345
130	1586024.436	471412.338
131	1586021.435	471413.334
132	1586004.435	471413.313
133	1586004.336	471494.313
134	1586017.336	471494.329
135	1586020.332	471497.333
136	1586020.326	471502.333
137	1586017.322	471505.329
138	1586004.322	471505.313
139	1586004.212	471595.313
140	1586017.212	471595.329
141	1586020.209	471598.333
142	1586020.203	471603.333
143	1586017.199	471606.329
144	1586004.199	471606.313
145	1586004.122	471669.313
146	1586018.622	471669.331
147	1586023.616	471674.337
148	1586023.600	471687.337
149	1586104.600	471687.436
150	1586104.616	471674.436
151	1586107.620	471671.439
152	1586112.620	471671.446
153	1586115.616	471674.449
154	1586115.600	471687.449
155	1586205.600	471687.559
156	1586205.616	471674.559

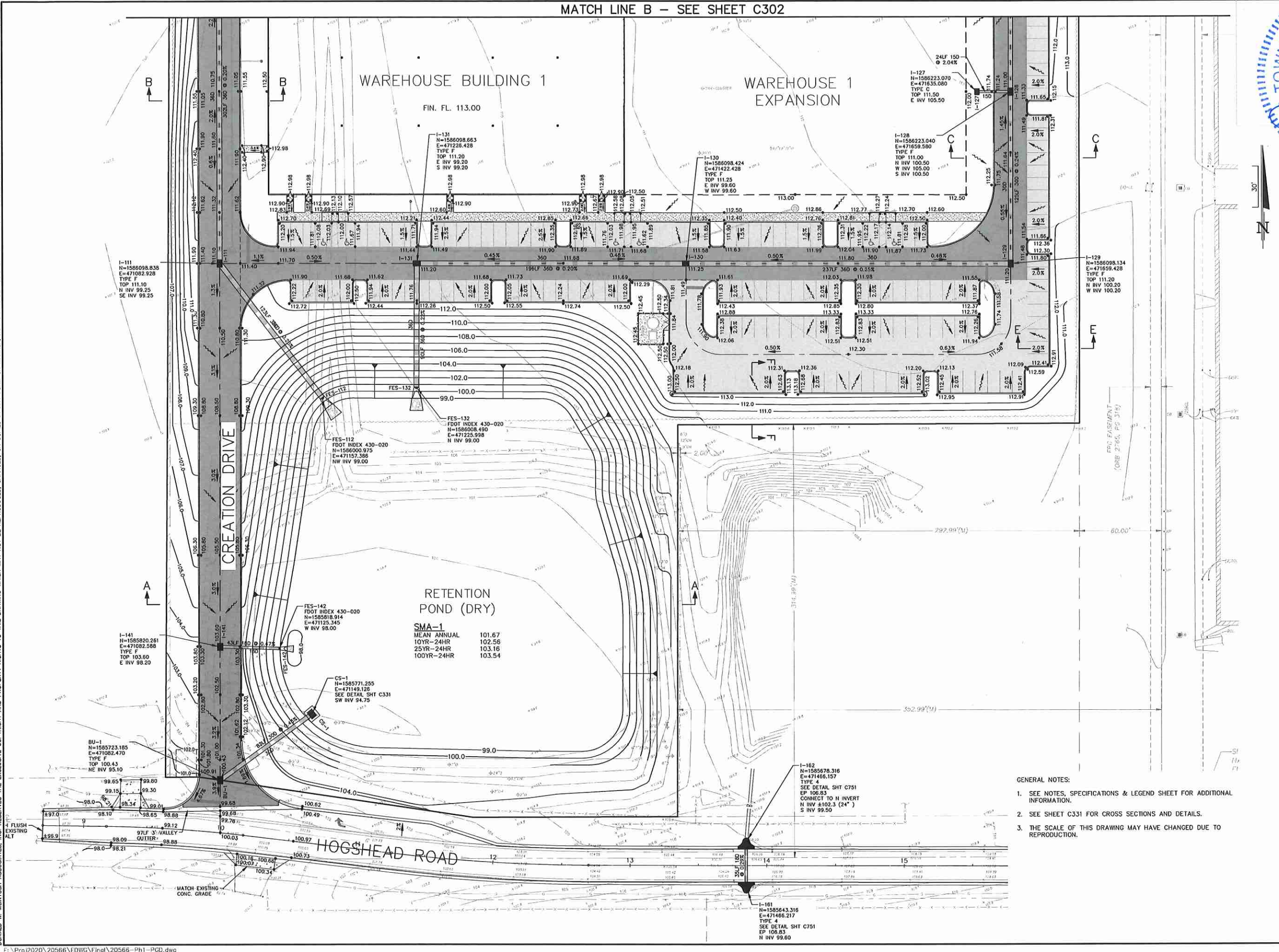
POINT TABLE		
POINT #	NORTHING	EASTING
157	1586208.620	471671.563
158	1586213.620	471671.569
159	1586216.616	471674.573
160	1586216.600	471687.573
161	1586306.600	471687.682
162	1586306.616	471674.682
163	1586309.619	471671.686
164	1586314.619	471671.692
165	1586317.616	471674.696
166	1586317.600	471687.696
167	1586407.600	471687.806
168	1586407.616	471674.806
169	1586410.619	471671.809
170	1586415.619	471671.816
171	1586418.616	471674.819
172	1586418.600	471687.819
173	1586508.600	471687.929
174	1586508.616	471674.929
175	1586511.619	471671.933
176	1586516.619	471671.939
177	1586519.616	471674.943
178	1586519.600	471687.943
179	1586609.600	471688.052
180	1586609.616	471675.053
181	1586612.619	471672.056
182	1586617.619	471672.062
183	1586620.616	471675.066
184	1586620.600	471688.066
185	1586701.600	471688.165
186	1586701.616	471675.164
187	1586704.648	471672.168
188	1586708.788	471671.320
189	1586712.209	471668.837
190	1586715.941	471667.171
191	1586730.750	471667.189
192	1586730.827	471604.189
193	1586717.827	471604.173
194	1586714.831	471601.170
195	1586715.831	471596.170
196	1586717.841	471593.173
197	1586730.841	471593.189
198	1586730.951	471503.189
199	1586717.951	471503.173
200	1586714.954	471500.170
201	1586714.960	471495.170
202	1586717.964	471492.173
203	1586730.964	471492.189
204	1586731.074	471402.189
205	1586718.074	471402.173
206	1586715.078	471399.170
207	1586715.084	471394.170
208	1586718.087	471391.173
209	1586731.087	471391.189
210	1586731.197	471301.189
211	1586718.197	471301.173
212	1586715.201	471298.170

POINT TABLE		
POINT #	NORTHING	EASTING
213	1586715.207	471293.170
214	1586718.211	471290.173
215	1586731.211	471290.189
216	1586731.321	471200.189
217	1586718.321	471200.174
218	1586715.324	471197.170
219	1586715.330	471192.170
220	1586718.334	471189.174
221	1586731.334	471189.189
222	1586731.400	471135.189
223	1586718.301	471135.173
224	1586715.307	471132.274
225	1586712.801	471108.793
226	1586706.908	471085.927
227	1586707.303	471075.301
228	1586714.642	471067.606
229	1586701.742	471040.522
230	1586701.118	471040.520
231	1586641.218	471061.842
232	1586578.219	471068.514
233	1586465.169	471068.377
234	1586336.169	471068.218
235	1586135.857	471067.974
236	1586051.857	471067.871
237	1585893.119	471067.677
238	1585727.203	471067.475
239	1585702.277	471041.003
240	1586135.820	471097.974
241	1586235.976	471098.096
242	1586336.132	471098.218
243	1586354.452	471102.685
244	1586370.979	471118.665
245	1586366.611	471126.109
246	1586298.598	471126.026
247	1586298.300	471370.443
248	1586335.600	471370.469
249	1586364.070	471382.239
250	1586375.751	471410.538
251	1586375.510	471607.767
252	1586363.760	471636.037
253	1586353.792	471643.296
254	1586335.461	471647.718
255	1586245.305	471647.608
256	1586155.149	471647.498
257	1586122.969	471633.897
258	1586110.218	471601.371
259	1586113.221	471598.446
260	1586128.209	471598.465
261	1586128.288	471533.465
262	1586113.288	471533.446
263	1586110.292	471530.443
264	1586110.298	471525.443
265	1586113.302	471522.446
266	1586128.302	471522.465
267	1586128.369	471450.465
268	1586113.389	471450.446

POINT TABLE		
POINT #	NORTHING	EASTING
269	1586110.393	471447.443
270	1586110.399	471442.443
271	1586113.403	471439.446
272	1586128.403	471439.465
273	1586128.526	471338.465
274	1586113.526	471338.446
275	1586110.530	471335.443
276	1586110.536	471330.443
277	1586113.540	471327.446
278	1586128.540	471327.465
279	1586128.650	471327.465
280	1586113.650	471327.447
281	1586110.653	471234.443
282	1586110.659	471229.443
283	1586113.663	471226.447
284	1586128.663	471226.465
285	1586128.786	471125.465
286	1586113.792	471125.447
287	1586110.797	471122.375
288	1586118.336	471105.075
289	1586085.983	471441.556
290	1586083.104	471445.409
291	1586070.396	471445.394
292	1586070.286	471535.394
293	1586083.286	471535.410
294	1586086.282	471538.413
295	1586086.276	471543.413
296	1586083.272	471546.410
297	1586070.272	471546.394
298	1586070.162	471636.394
299	1586082.071	471636.409
300	1586085.741	471640.270
301	1586076.149	471647.401
302	1586054.149	471647.374
303	1586044.575	471640.220
304	1586047.454	471636.366
305	1586060.162	471636.382
306	1586060.272	471546.382
307	1586047.272	471546.366
308	1586044.276	471543.362
309	1586044.282	471538.362
310	1586047.286	471535.366
311	1586060.286	471535.382
312	1586060.396	471445.382
313	1586047.687	471445.366
314	1586044.817	471441.505
315	1586054.409	471434.374
316	1586076.409	471434.401
317	1586356.077	471647.743
318	1586433.878	471647.838
319	1586436.647	471643.675
320	1586450.461	471647.858
321	1586563.117	471647.996
322	1586675.773	471648.133
323	1586690.315	471638.887
324	1586687.414	471633.136

POINT TABLE		
POINT #	NORTHING	EASTING
325	1586672.792	471633.118
326	1586672.902	471543.118
327	1586687.880	471543.137
328	1586690.884	471540.140
329	1586690.890	471535.140
330	1586687.894	471532.137
331	1586672.915	471532.

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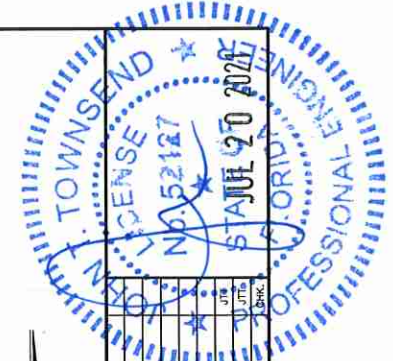


F:\Proj\2020\20566\EDWG\Final\20566-Ph1-PCD.dwg

MATCH LINE B - SEE SHEET C302

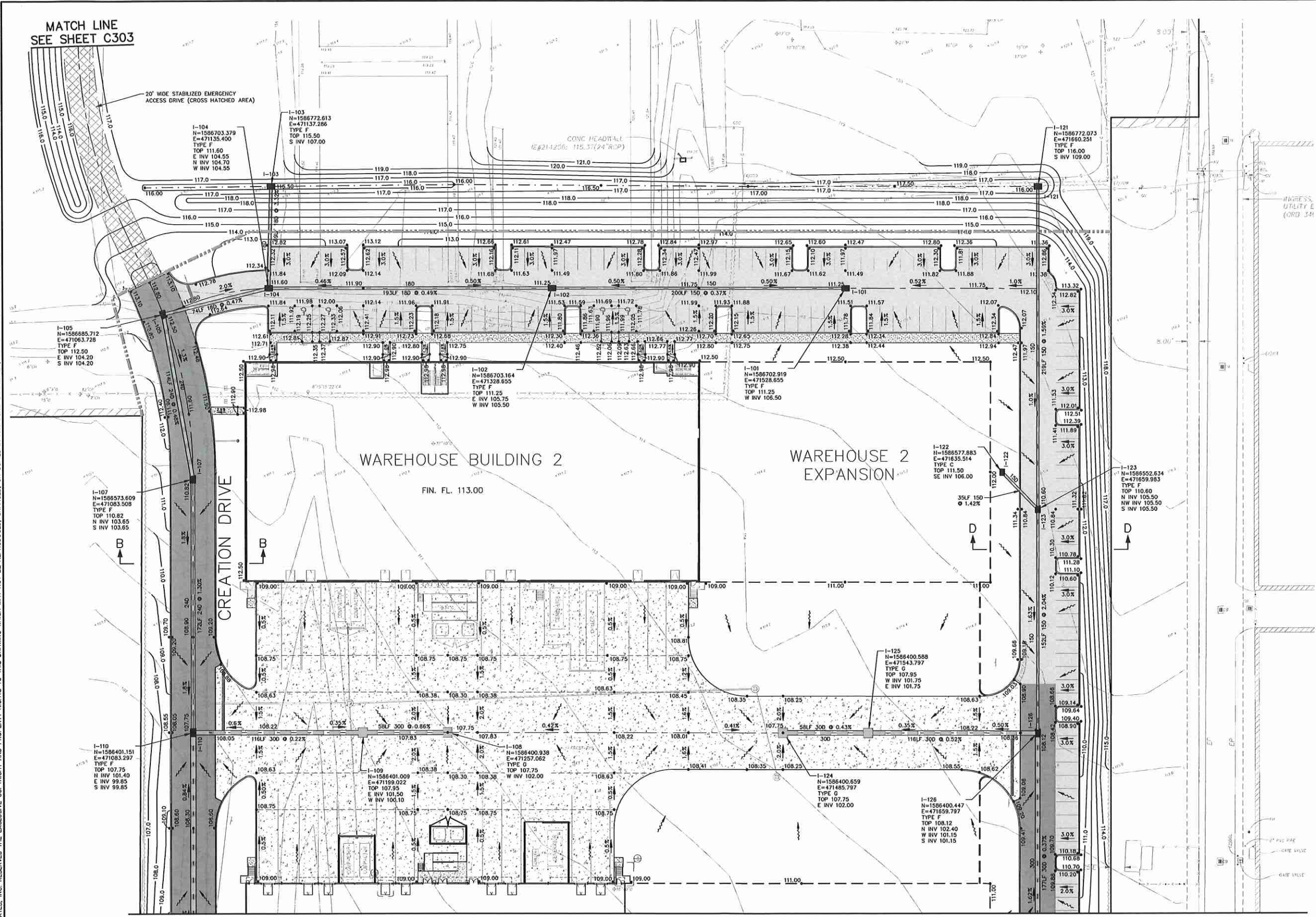
GENERAL NOTES:

1. SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
2. SEE SHEET C331 FOR CROSS SECTIONS AND DETAILS.
3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



CONSTRUCTION SITE PLANS	
AdventHealth	
Fudge Road Complex - Phase 1	
CITY OF APOPKA, FLORIDA	
PAVING, GRADING AND DRAINAGE PLAN	
SHEET	C301
12 OF 35	
ENGINEERS	PLANNERS
SURVEYORS	JOB NUMBER
NO.	DATE
2	7/19/21
1	7/21/21
DESIGNED BY: MAB	
CHECKED BY: JTT	
DATE: 6/12/21	
SCALE: 1"=30'	
407.644.4068	
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789	
DONALD W. MCINTOSH ASSOCIATES, INC.	

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CONSTRUCTION SITE PLANS		Donald W. McIntosh Associates, Inc.		ENGINEERS	
AdventHealth		2200 PARK AVENUE NORTH, WINTER PARK, FL 32789		PLANNERS	
Fudge Road Complex - Phase 1		407.644.4068		SURVEYORS	
CITY OF APOPKA, FLORIDA		DATE		JOB NUMBER	
PAVING, GRADING AND DRAINAGE PLAN		6/12/21		20566	
		DESIGNED BY		SCALE	
		MAB		1"=30'	
		CHECKED BY		DATE	
		JTT		6/12/21	
		DRAWN BY		NO.	
		MAB		1	
		ADD. STREET NAME PER COUNTY		REVISIONS	

MATCH LINE B - SEE SHEET C301

- GENERAL NOTES:
- SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
 - SEE SHEET C311 FOR CROSS SECTIONS AND DETAILS.
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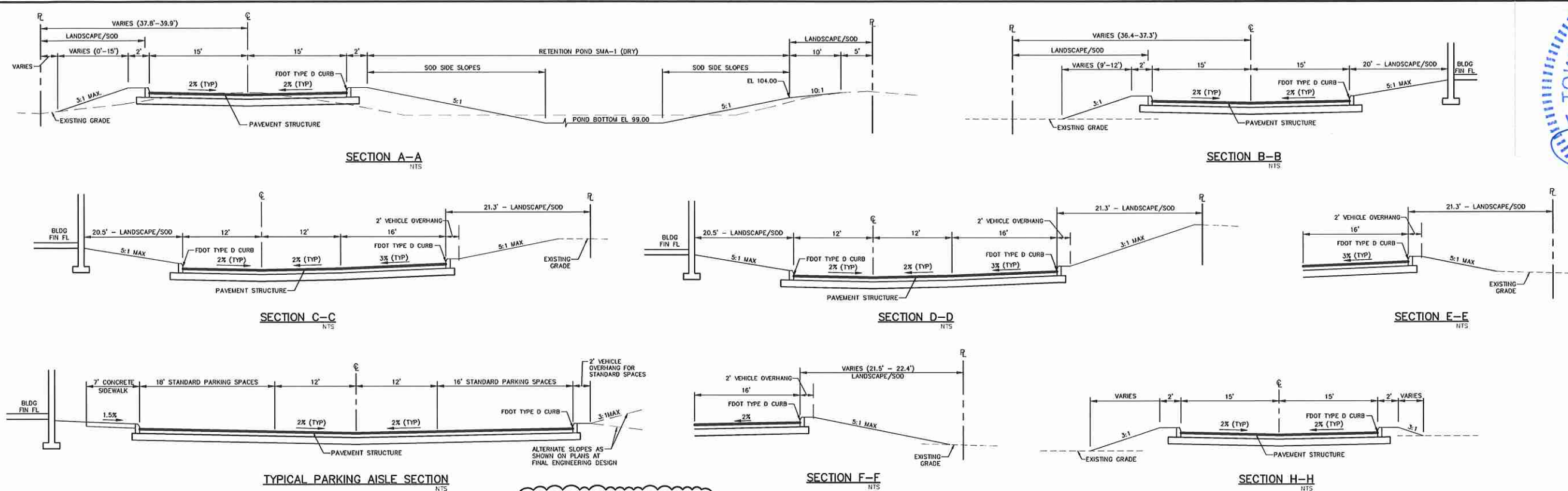
1. SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



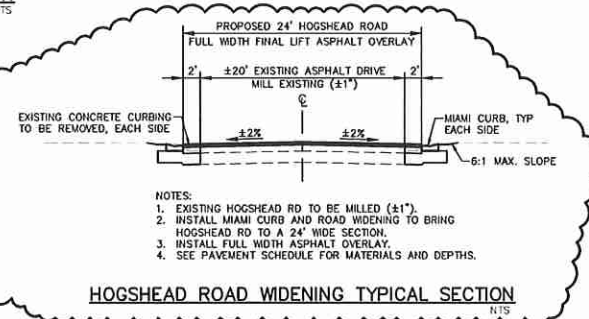
AdventHealth
Fudge Road Complex – Phase 1
CITY OF APOKA, FLORIDA
PAVING, GRADING AND DRAINAGE
PLAN

SHEET
C303
14 OF 35

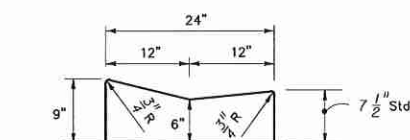
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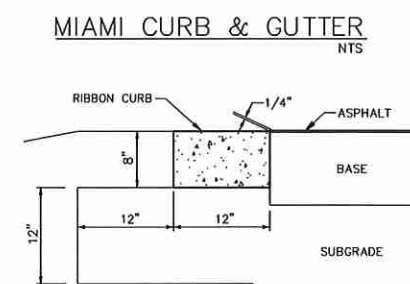
HOGSHEAD ROAD PAVEMENT MATERIALS SCHEDULE		
MATERIALS	THICKNESS	SPECIFICATIONS
ASPHALT (2nd LIFT)	1"	TYPE SP-9.5 STRUCTURAL COURSE, FULL WIDTH OVERLAY OF HOGSHEAD ROAD
ASPHALT (1st LIFT)	1-1/2"	TYPE SP-12.5 STRUCTURAL COURSE
BASE	8"	LIMEROCK BASE, LBR 100, COMPACTED TO 98% AASHTO T-180 MODIFIED PROCTOR MAX DRY DENSITY (6" MAX. LIFTS)
SUB-GRADE	12"	STABILIZED SUB-GRADE, LBR 40, COMPACTED TO 95% AASHTO T-180 MODIFIED PROCTOR MAX. DRY DENSITY



STANDARD PAVEMENT MATERIALS SCHEDULE		
MATERIALS	THICKNESS	SPECIFICATIONS
ASPHALT (2nd LIFT)	1"	TYPE SP-9.5 STRUCTURAL COURSE
ASPHALT (1st LIFT)	1"	TYPE SP-9.5 STRUCTURAL COURSE
BASE	6"	LIMEROCK BASE, LBR 100, COMPACTED TO 98% AASHTO T-180 MODIFIED PROCTOR MAX DRY DENSITY
SUB-GRADE	12"	STABILIZED SUB-GRADE, LBR 40, COMPACTED TO 95% AASHTO T-180 MODIFIED PROCTOR MAX. DRY DENSITY



HEAVY DUTY PAVEMENT MATERIALS SCHEDULE		
MATERIALS	THICKNESS	SPECIFICATIONS
ASPHALT (2nd LIFT)	1"	TYPE SP-9.5 STRUCTURAL COURSE
ASPHALT (1st LIFT)	1-1/2"	TYPE SP-12.5 STRUCTURAL COURSE
BASE	8"	LIMEROCK BASE, LBR 100, COMPACTED TO 98% AASHTO T-180 MODIFIED PROCTOR MAX. DRY DENSITY (6" MAX. LIFTS)
SUB-GRADE	12"	STABILIZED SUB-GRADE, TYPE B, LBR 40, COMPACTED TO 95% AASHTO T-180 MODIFIED PROCTOR MAX. DRY DENSITY

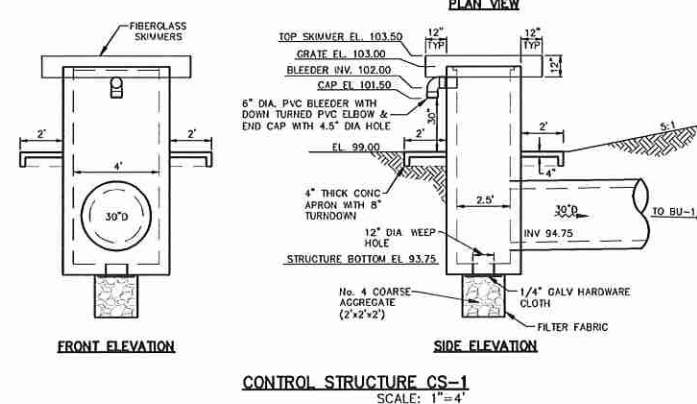
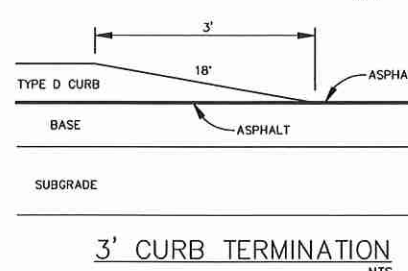
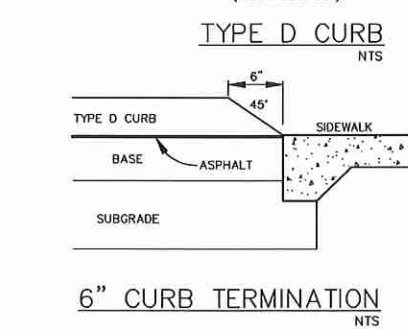
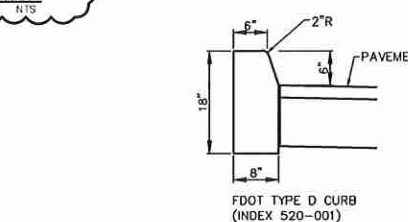
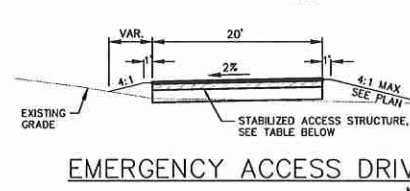


CONCRETE PAVEMENT STRUCTURE		
MATERIALS	THICKNESS	SPECIFICATIONS
CONCRETE	6"	4,000 PSI PORTLAND CEMENT
SUB-GRADE	18"	WELL DRAINING SOIL, COMPACTED TO 98% AASHTO T-180 MODIFIED PROCTOR MAX. DRY DENSITY



NOTE: CONTRACTOR TO PREPARE AN EXPANSION AND CONTROL JOINT LAYOUT PLAN AND SUBMIT IT TO THE CITY OF APOKA FOR APPROVAL PRIOR TO POURING THE CONCRETE. COPY OF THE PLAN TO BE FORWARDED TO THE ENGINEER.

EMERGENCY ACCESS DRIVE PAVEMENT STRUCTURE		
MATERIALS	THICKNESS	SPECIFICATIONS
BASE	6"	CRUSH SHELL COMPACTED TO 95% AASHTO T-180 MODIFIED PROCTOR MAX. DRY DENSITY
SUB-GRADE	12"	STABILIZED SUB-GRADE, TYPE B, LBR 40, COMPACTED TO 98% AASHTO T-180 MODIFIED PROCTOR MAX. DRY DENSITY



- GENERAL NOTES:
- SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
 - SEE GRADING PLANS, SHEETS C301 & C302, FOR SECTION LOCATIONS AND ADDITIONAL INFORMATION.
 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



ENGINEERS
PLANNERS
SURVEYORS

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

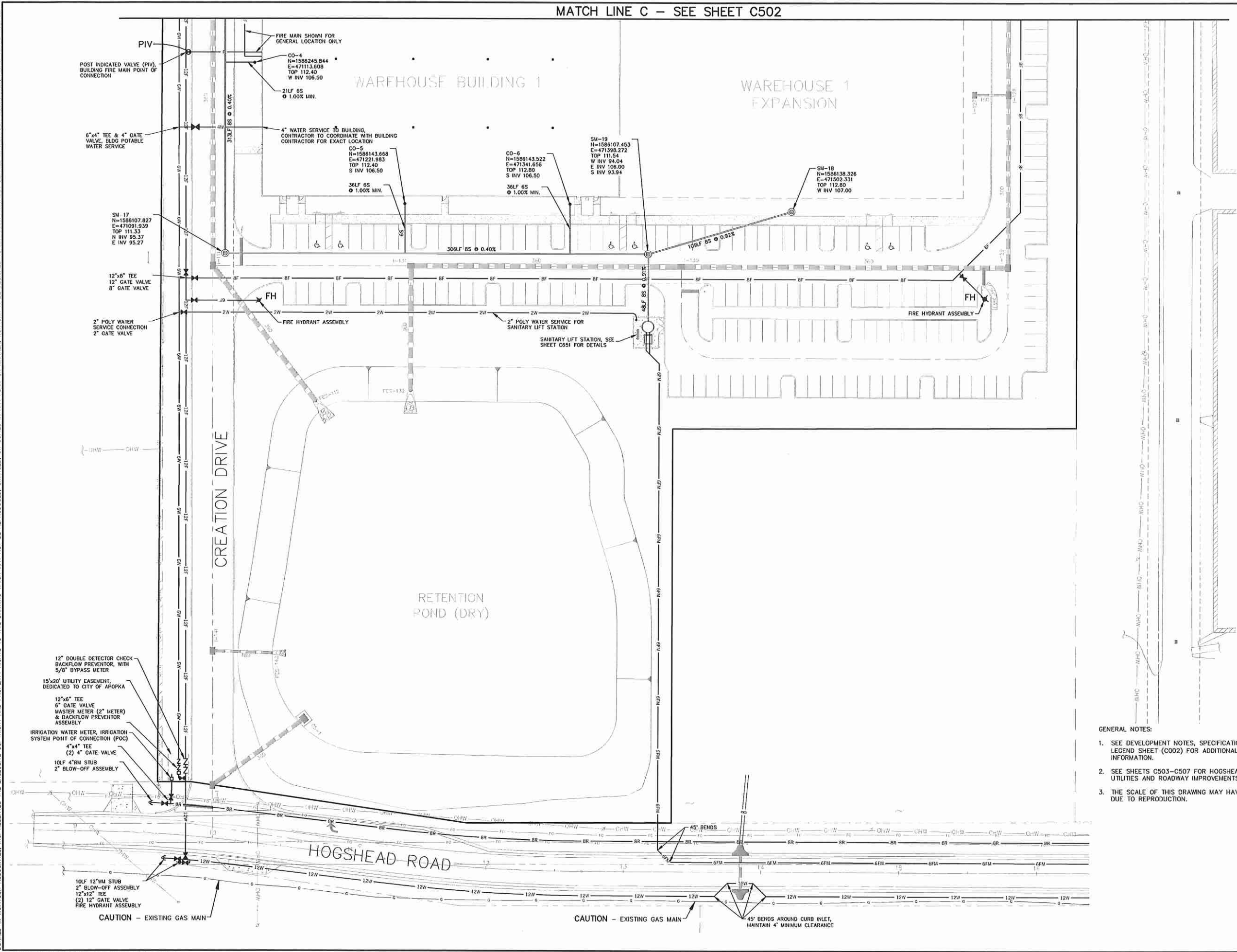
CONSTRUCTION SITE PLANS

AdventHealth
Fudge Road Complex - Phase 1
CITY OF APOKA, FLORIDA

CROSS SECTIONS

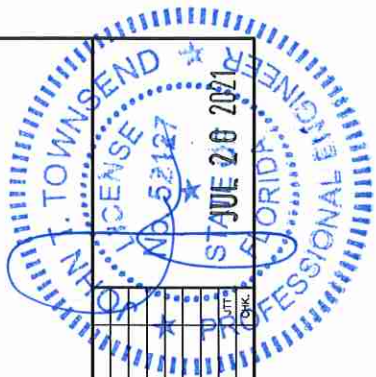
SHEET
C331
15 OF 35

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GENERAL NOTES:

1. SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEET (C002) FOR ADDITIONAL INFORMATION.
2. SEE SHEETS C503-C507 FOR HOGSHEAD ROAD UTILITIES AND ROADWAY IMPROVEMENTS.
3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



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

ENGINEERS	PLANNERS	SURVEYORS

DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	JTT	6/12/21	1"=30'	20566

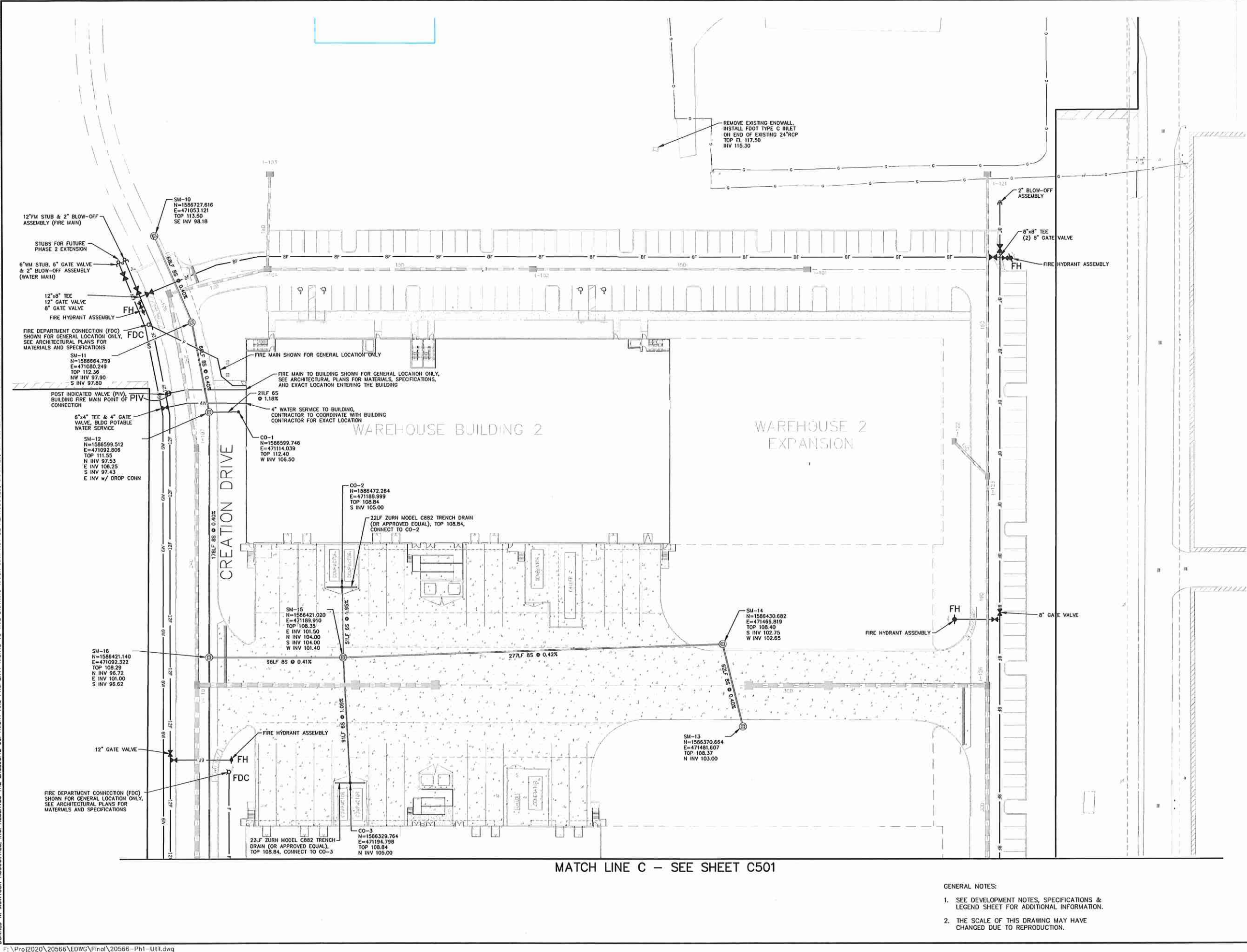
NO.	DATE	REVISIONS
1	7/19/21	ADD TURN LANE & STREET NAME PER COUNTY

CONSTRUCTION SITE PLANS

AdventHealth
Fudge Road Complex - Phase 1
CITY OF APOPKA, FLORIDA
WATER, WASTEWATER AND RECLAIMED WATER MAIN PLAN

SHEET C501
16 OF 35

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CONSTRUCTION SITE PLANS

AdventHealth

Fudge Road Complex - Phase 1

CITY OF APOPKA, FLORIDA

WATER, WASTEWATER AND RECLAIMED

WATER MAIN PLAN

SHEET

C502

17 OF 35

ENGINEERS

PLANNERS

SURVEYORS

Donald W. McIntosh Associates, Inc.

2200 PARK AVENUE NORTH,

WINTER PARK, FL 32789

407.544.4068

DATE

6/12/21

SCALE

1"=30'

JOB NUMBER

20566

DESIGNED BY

MAB

CHECKED BY

JTT

DATE

6/12/21

SCALE

1"=30'

JOB NUMBER

20566

NO.

1

DATE

7/19/21

ADD STREET NAME PER COUNTY

REVISED

PROFESSIONAL ENGINEER

FLORIDA

STATE 2020

NO. 52127

TOWNSEND

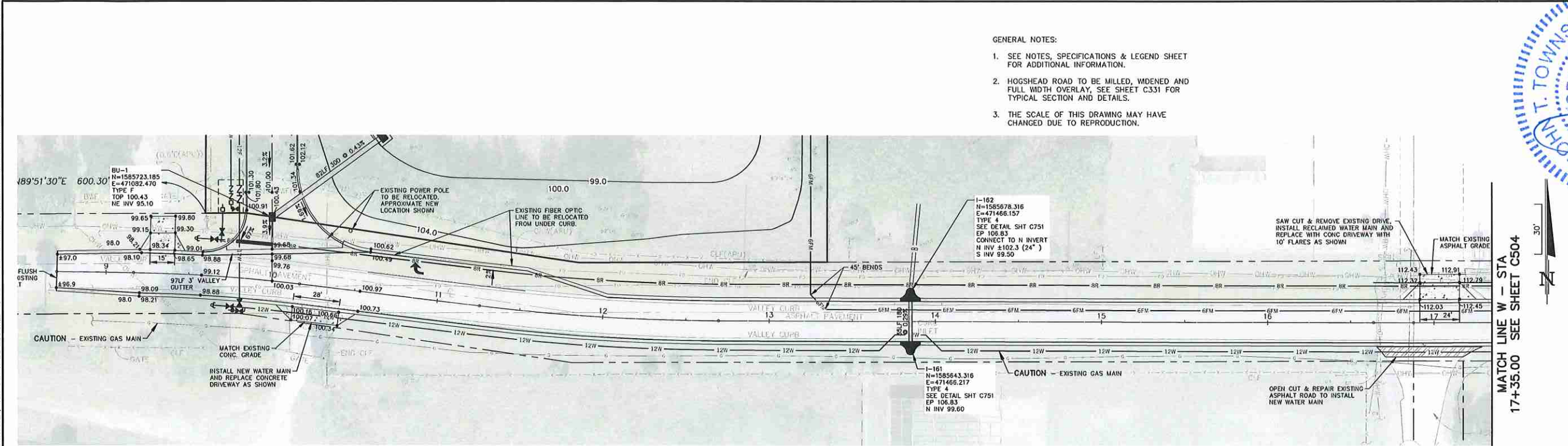
APPROVED

GENERAL NOTES:

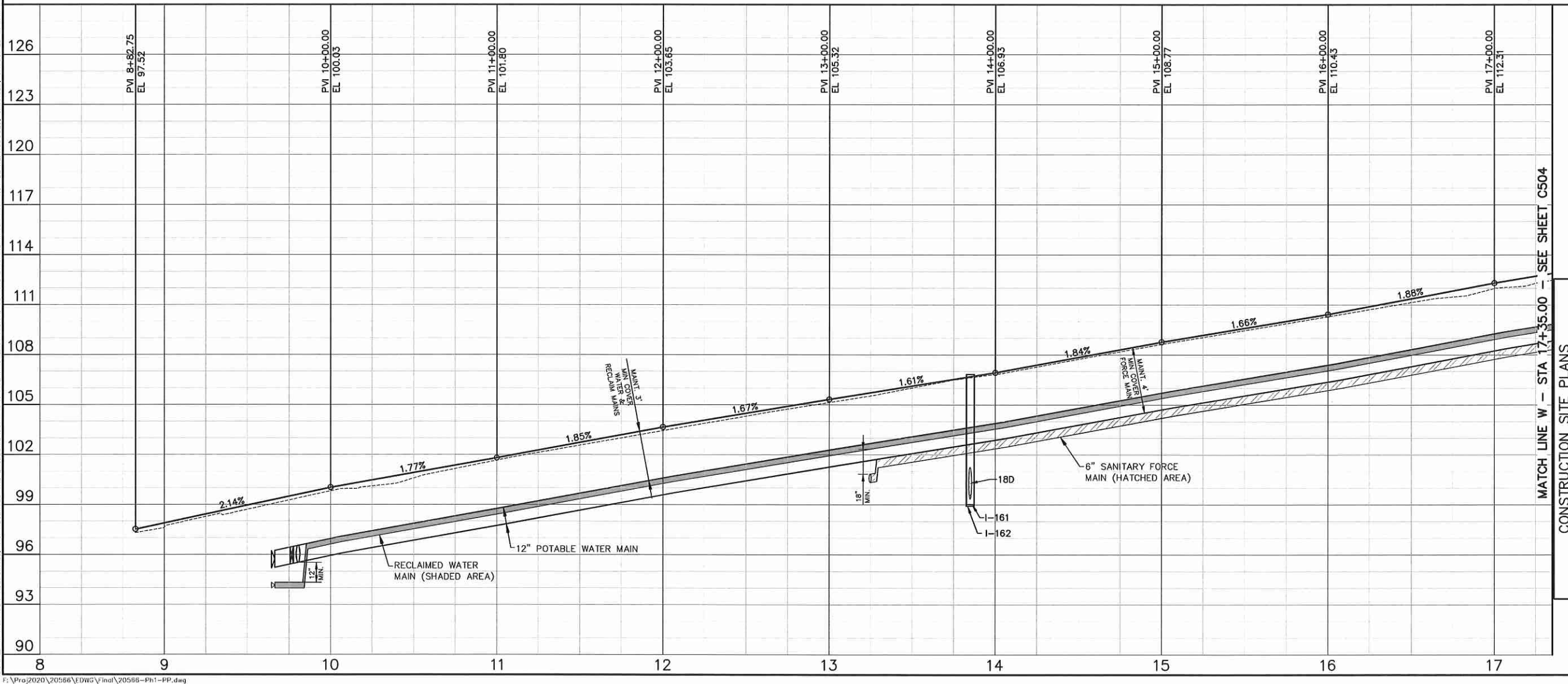
- SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

Page 75 of 160

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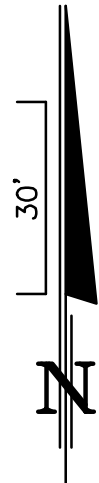
SCALE: 1"=30'H/1"=3'V



ENGINEERS		PLANNERS		SURVEYORS		JOB NUMBER		SCALE		DATE		CHECKED BY		DESIGNED BY		DRAWN BY	
DONALD W. MCINTOSH ASSOCIATES, INC.		2200 PARK AVENUE NORTH, WINTER PARK, FL 32789		407.644.4068		20566		1"=30'H/1"=3'V		6/12/21		JTT		MAB		MAB	
CONSTRUCTION SITE PLANS																	
AdventHealth Fudge Road Complex - Phase 1 CITY OF APOPKA, FLORIDA PLAN & PROFILE - HOGSHEAD RD IMPROVEMENTS																	
SHEET C503 18 OF 35																	

JOHN T. TOWNSEND
Professional Engineer
No. 52127
JUL 20 2021
FLORIDA

1. SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
2. HOGSHEAD ROAD TO BE MILLED, WIDENED AND FULL WIDTH OVERLAY, SEE SHEET C331 FOR TYPICAL SECTION AND DETAILS.
3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

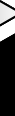


SCALE: 1"=30'H/1"=3'V



**AdventHealth
Fudge Road Complex – Phase 1
CITY OF APOKA, FLORIDA
PLAN & PROFILE – HOGSHEAD RD
IMPROVEMENTS**

SHEET
C504
19 OF 35



**DONALD W. MCINTOSH
ASSOCIATES, INC.**
2200 PARK AVENUE NORTH,
SUITE 2044, KANSAS

DRAWN BY MAB	DESIGNED BY MAB	CHECKED BY JTT	DATE 6/12/21	SCALE 1"=30'H/1"=3'V	JOB NUMBER 20566
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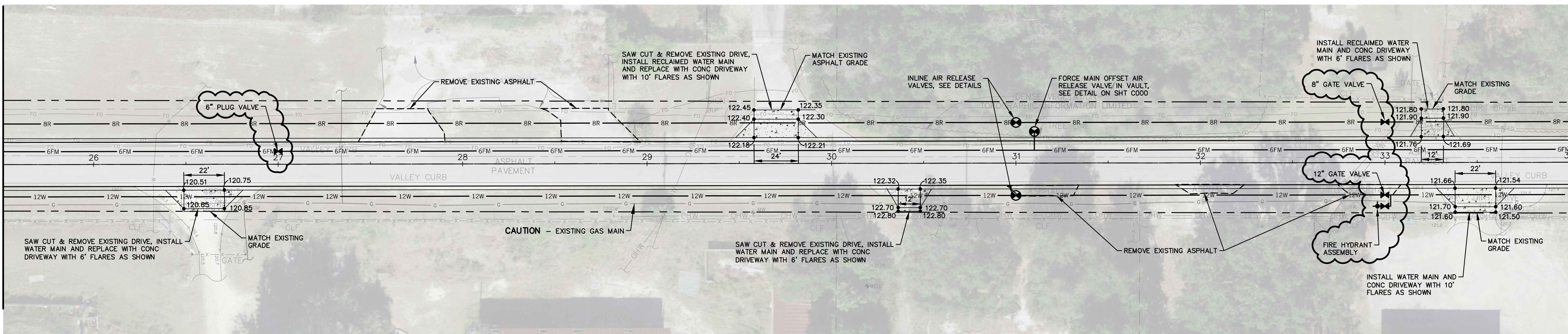
**ENGINEERS
PLANNERS
SURVEYORS**

JOB NUMBER
20566

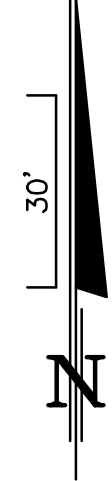
[illegible]

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MATCH LINE X – STA 25+50.00
SEE SHEET C504



MATCH LINE Y – STA 34+00.00
SEE SHEET C506



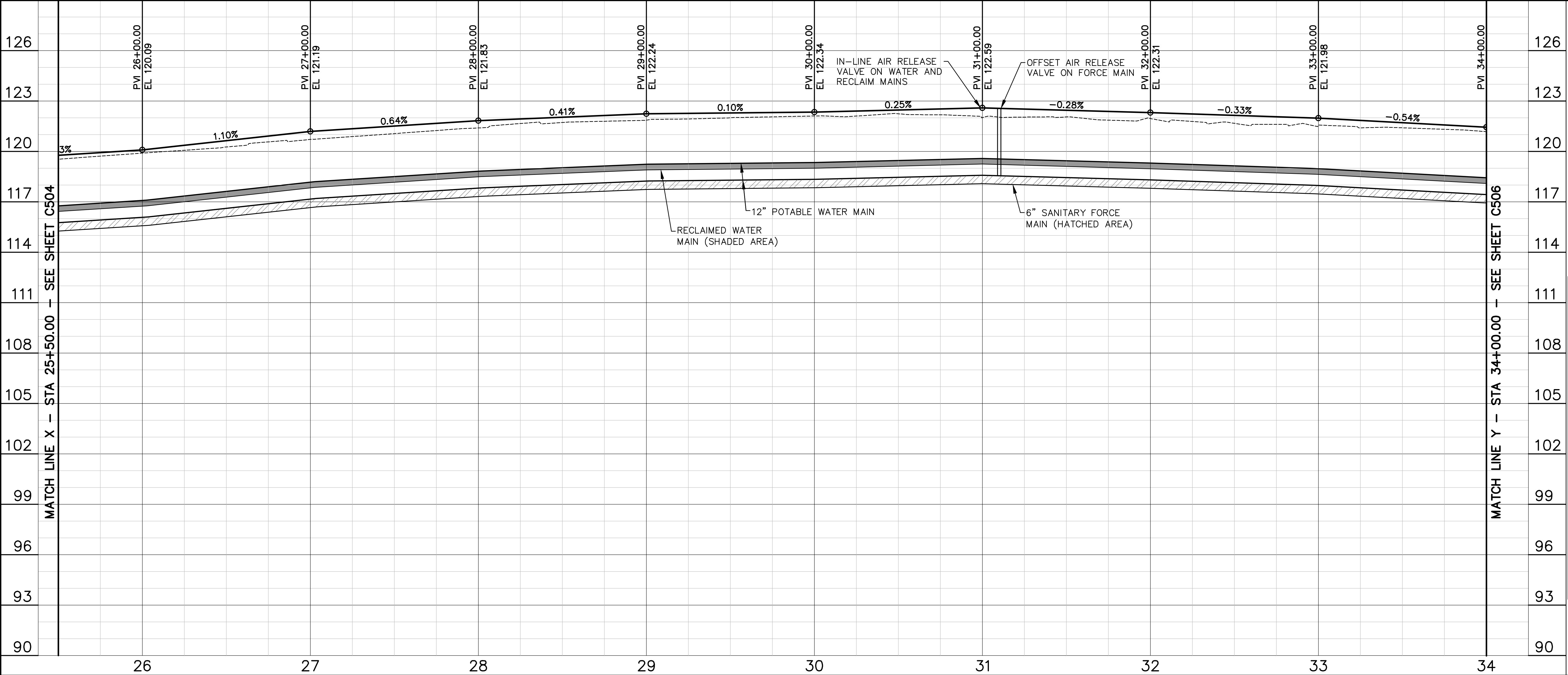
GENERAL NOTES:

- SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
- HOGSHEAD ROAD TO BE MILLED, WIDENED AND FULL WIDTH OVERLAY, SEE SHEET C331 FOR TYPICAL SECTION AND DETAILS.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

SCALE: 1"=30'H/1"=3'V

MATCH LINE X – STA 25+50.00 – SEE SHEET C504

MATCH LINE Y – STA 34+00.00 – SEE SHEET C506



CONSTRUCTION SITE PLANS

AdventHealth
Fudge Road Complex – Phase 1
CITY OF APOPKA, FLORIDA
PLAN & PROFILE – HOGSHEAD RD
IMPROVEMENTS



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

ENGINEERS
PLANNERS
SURVEYORS

SHEET
C505
20 OF 35

JOB NUMBER
20566

SCALE
1"=30'H/1"=3'V

DATE
6/12/21

CHECKED BY
JTT

DESIGNED BY
MAB

DRAWN BY
MAB

NO.

DATE

REVISIONS

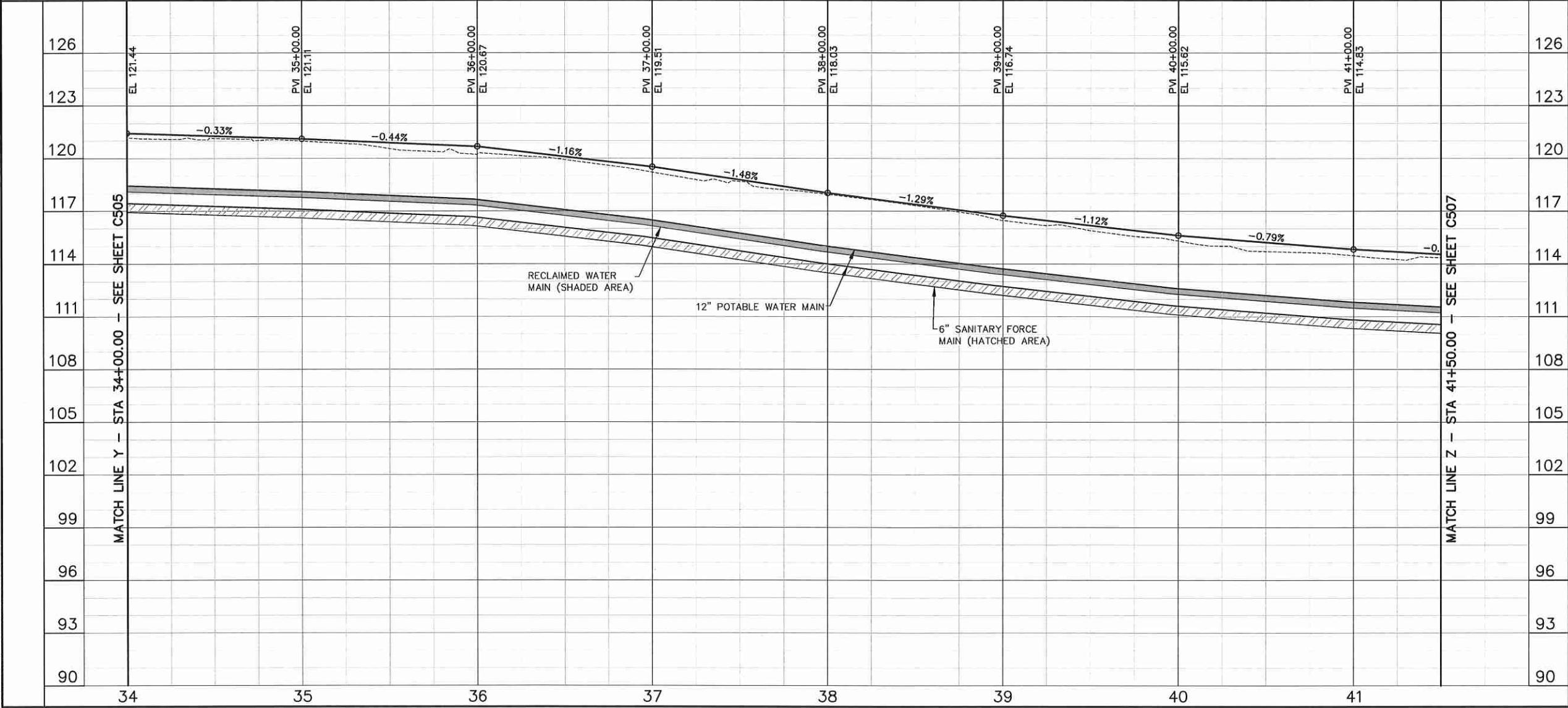
1 9/13/21

REVISED UTILITIES ALONG HOGSHEAD ROAD

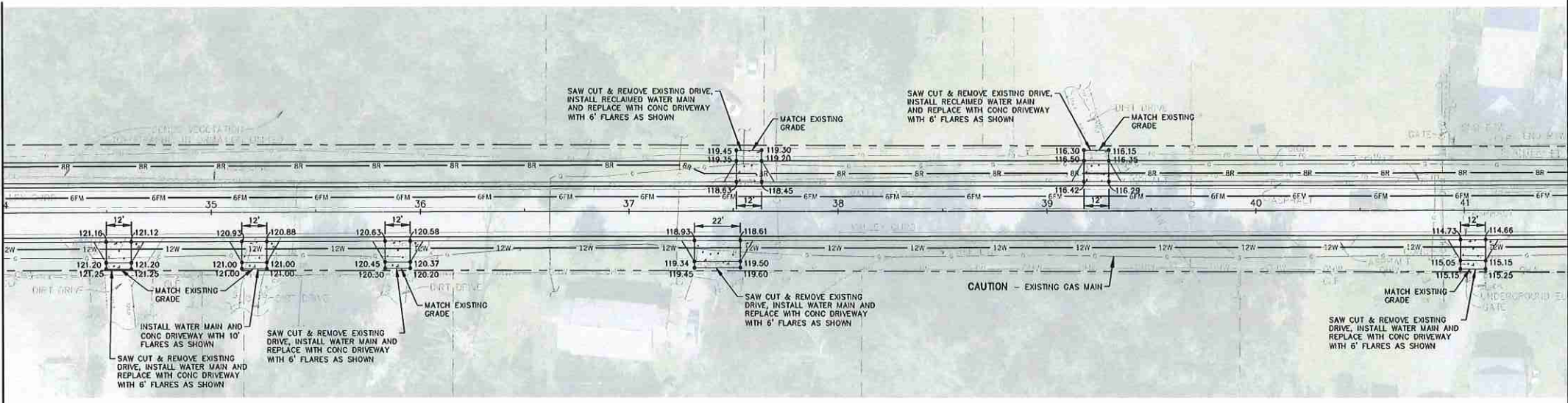
JTT

CHK.

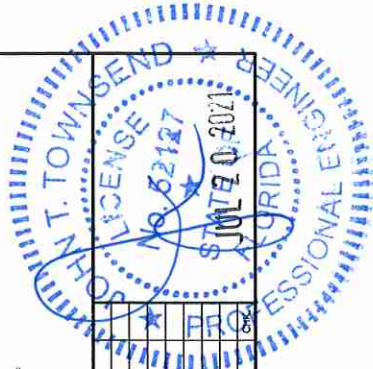
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MATCH LINE Y - STA 34+00.00
 SEE SHEET C505



- GENERAL NOTES:
- SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
 - HOGSHEAD ROAD TO BE MILLED, WIDENED AND FULL WIDTH OVERLAY, SEE SHEET C331 FOR TYPICAL SECTION AND DETAILS.
 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



SHEET
C506
 21 OF 35

CONSTRUCTION SITE PLANS
 AdventHealth
 Fudge Road Complex - Phase 1
 CITY OF APOKA, FLORIDA
 PLAN & PROFILE - HOGSHEAD RD
 IMPROVEMENTS

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

ENGINEERS
 PLANNERS
 SURVEYORS

DRAWN BY: MAB
 DESIGNED BY: MAB
 CHECKED BY: JTT
 DATE: 6/12/21

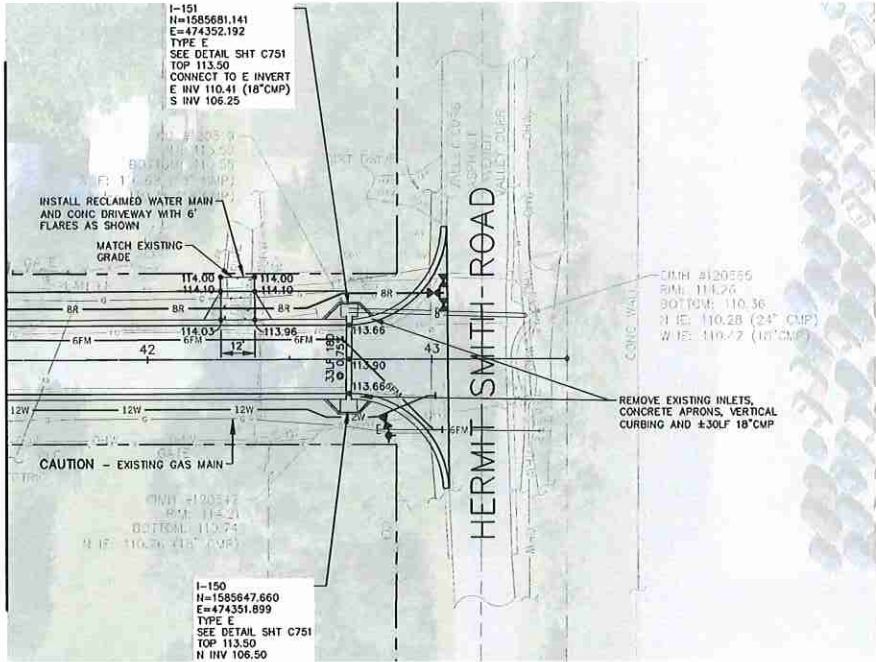
SCALE: 1"=30'H/1"=3'V
 JOB NUMBER: 20566

REVISIONS

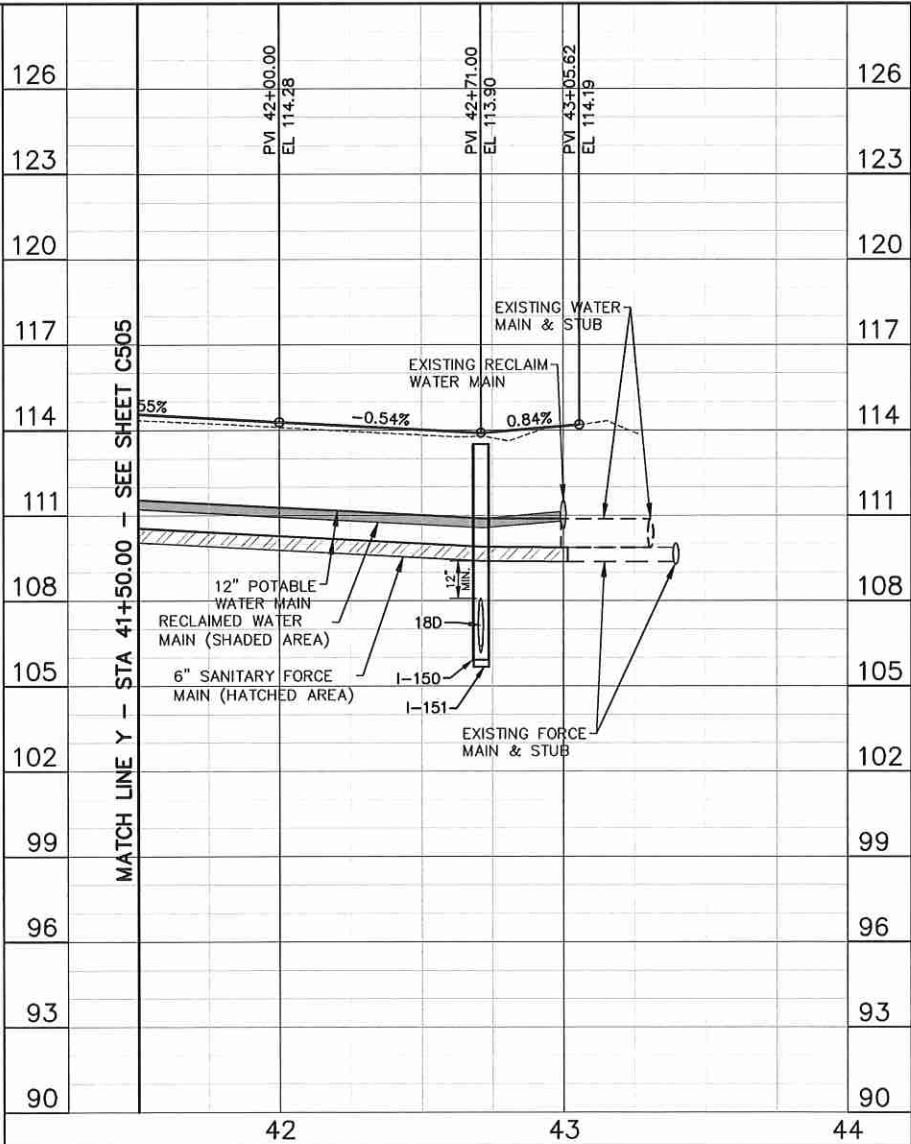
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MATCH LINE Z - STA 41+50.00
SEE SHEET C506

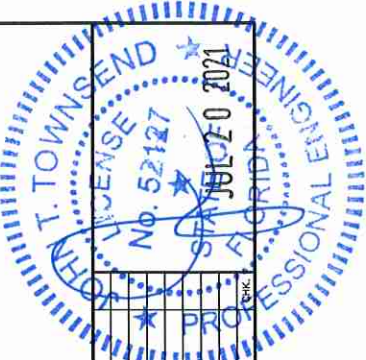
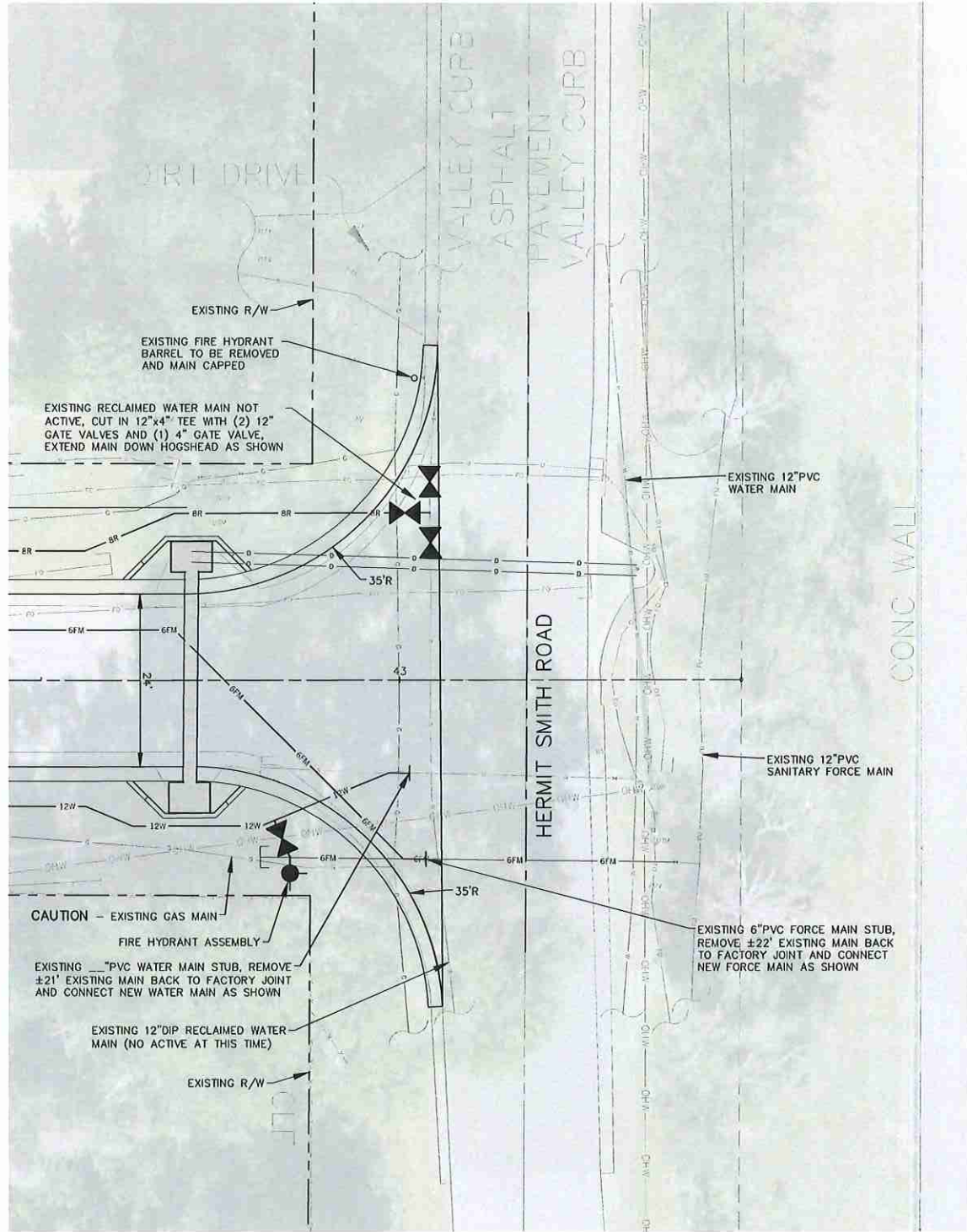


SCALE: 1"=30'H/1"=3'V



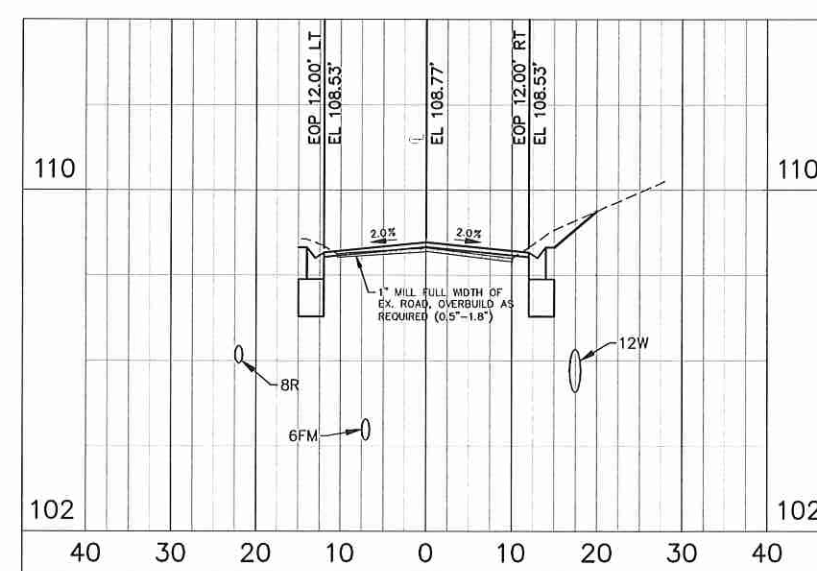
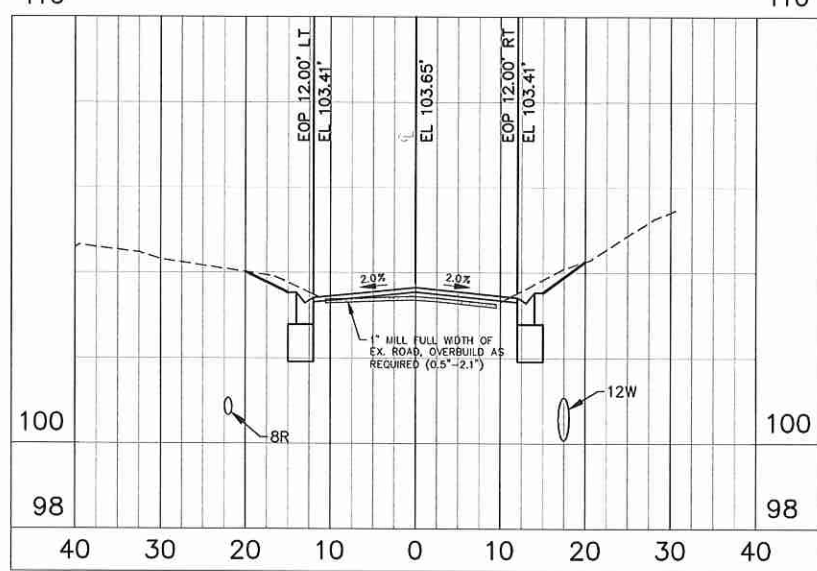
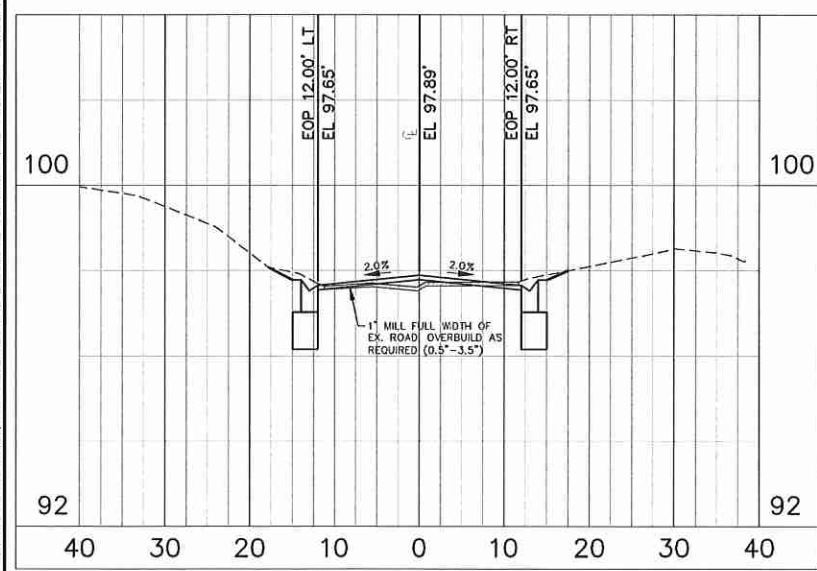
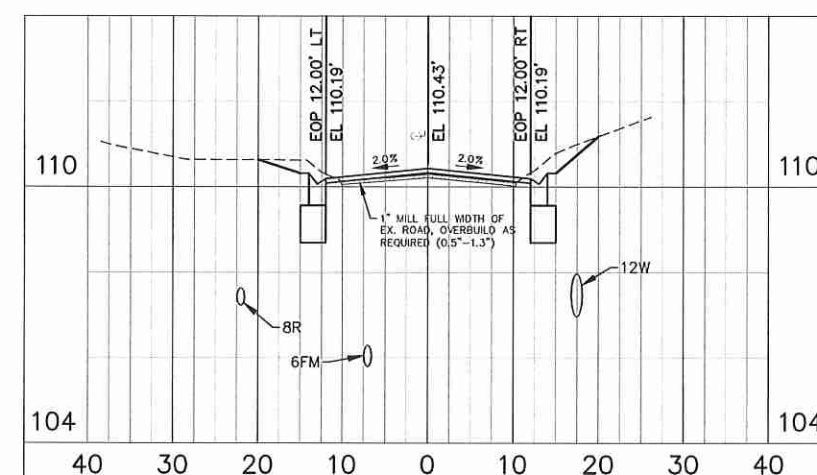
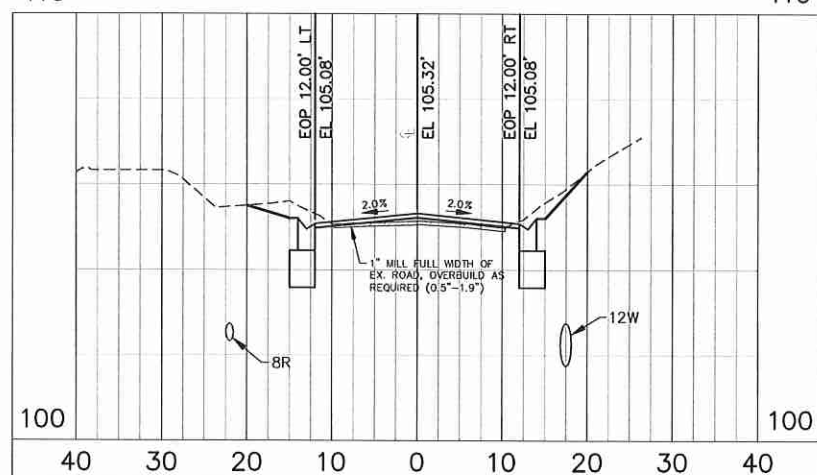
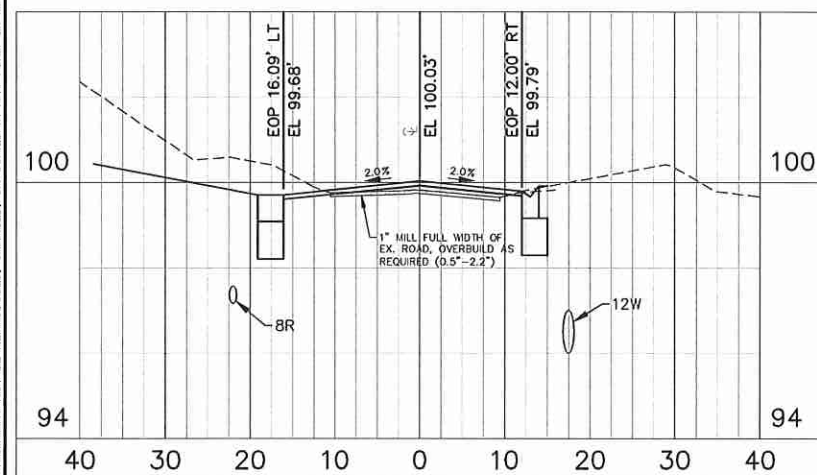
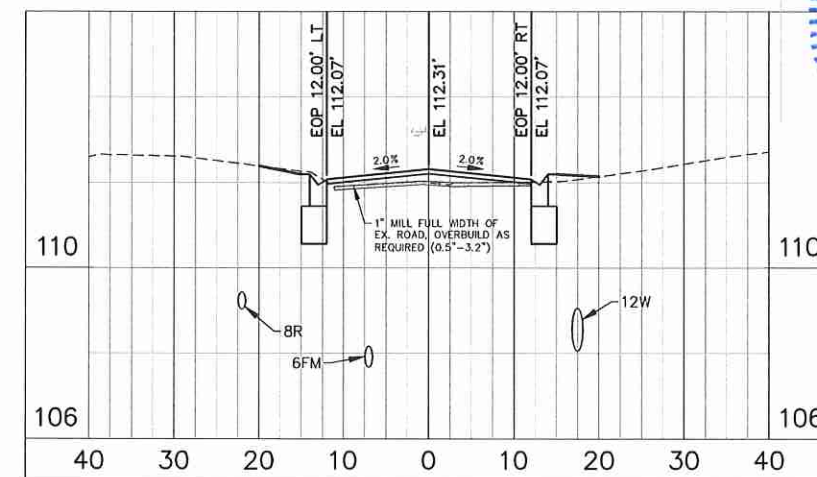
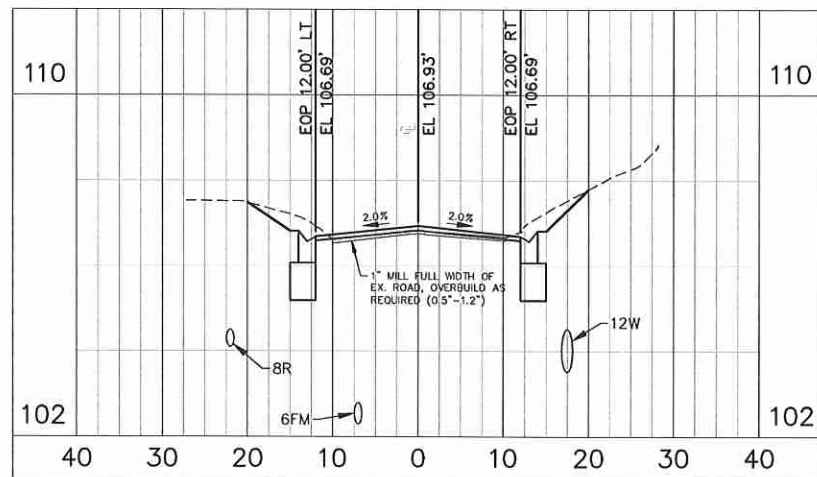
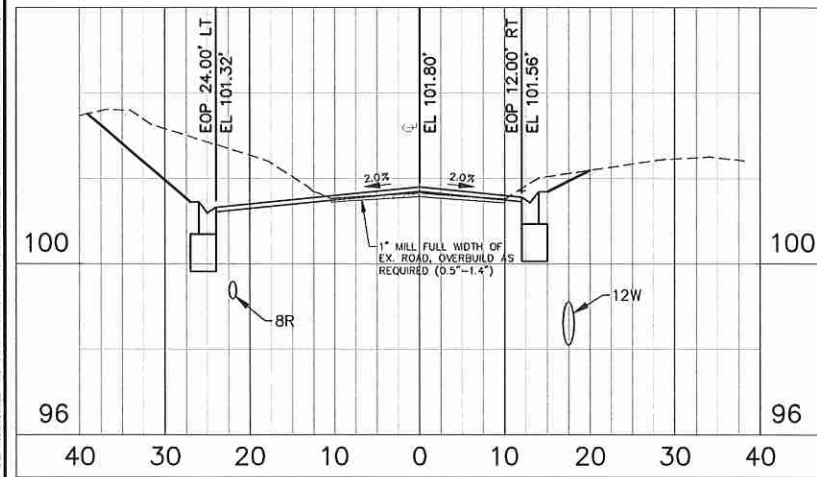
GENERAL NOTES:

1. SEE NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
2. HOGSHEAD ROAD TO BE MILLED, WIDENED AND FULL WIDTH OVERLAY, SEE SHEET C331 FOR TYPICAL SECTION AND DETAILS.
3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

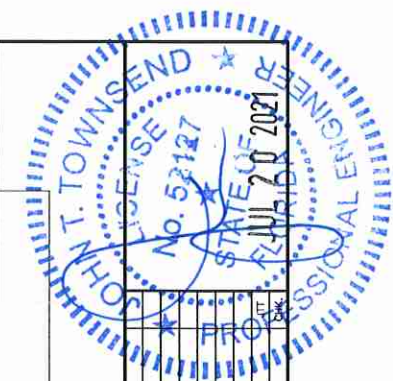


Donald W. McIntosh Associates, Inc. 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068	ENGINEERS	PLANNERS	SURVEYORS	
	DESIGNED BY MAB	CHECKED BY JTT	DATE 6/12/21	SCALE 1"=30'H/1"=3'V
CONSTRUCTION SITE PLANS				
AdventHealth Fudge Road Complex - Phase 1 CITY OF APOPKA, FLORIDA				
PLAN & PROFILE - HOGSHEAD RD IMPROVEMENTS				
SHEET C507 22 OF 35				

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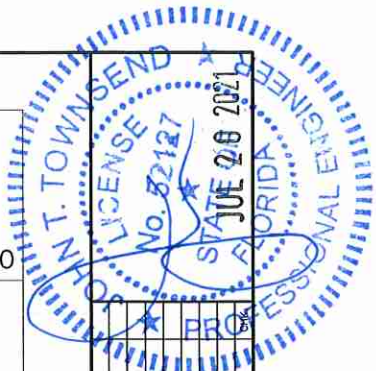
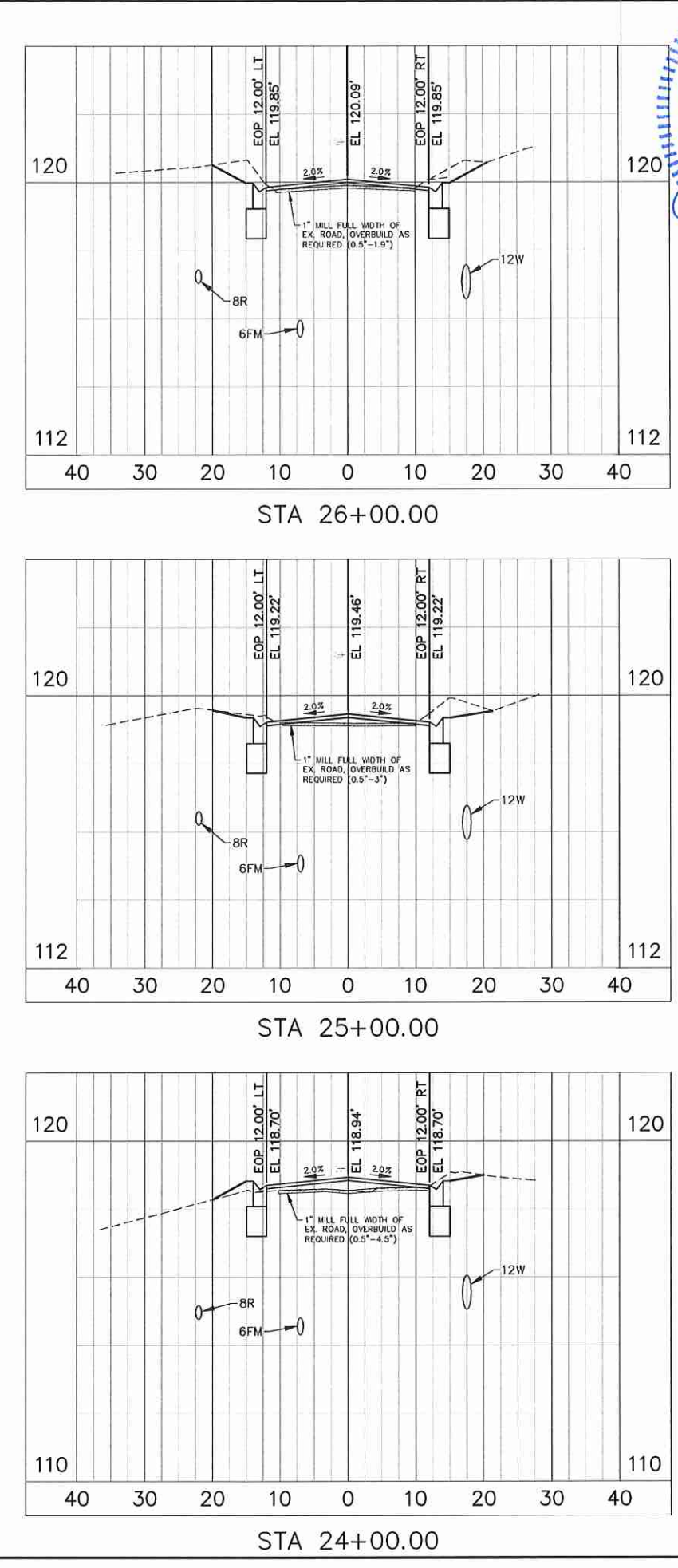
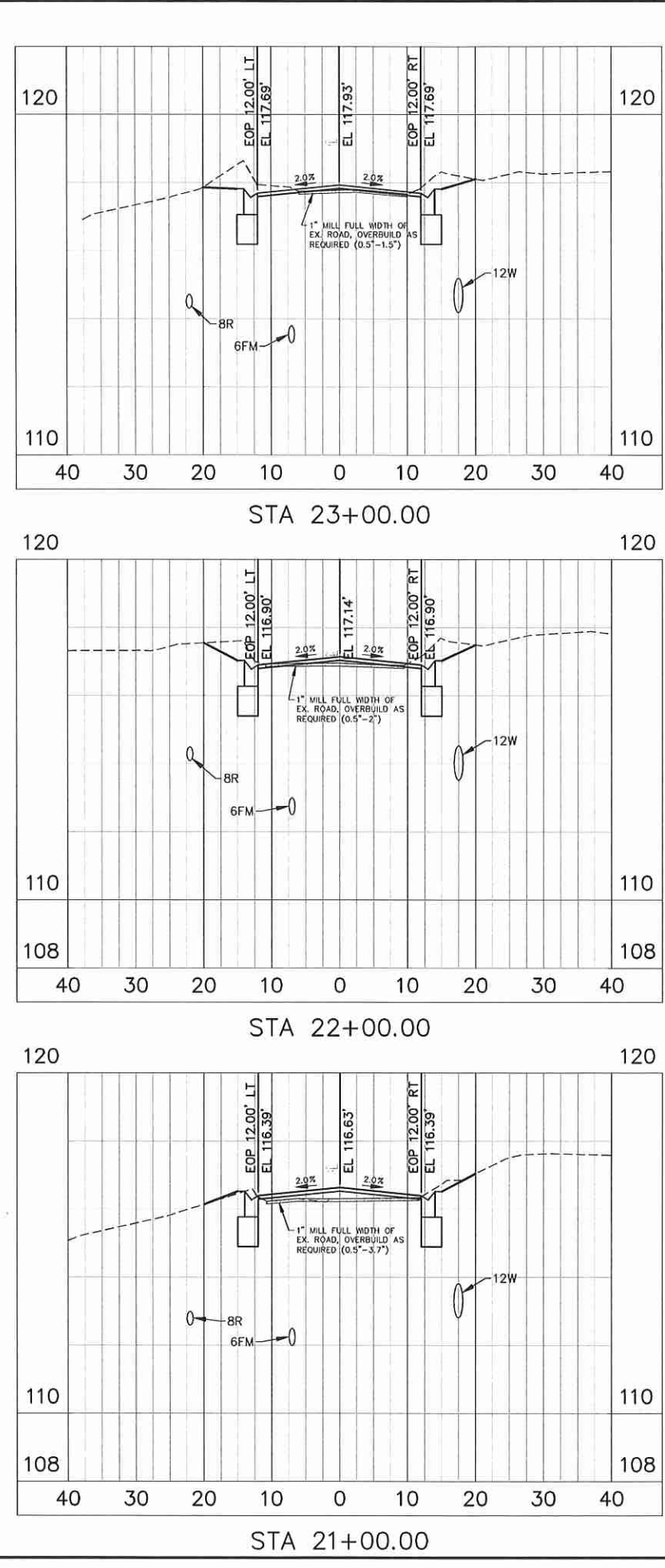
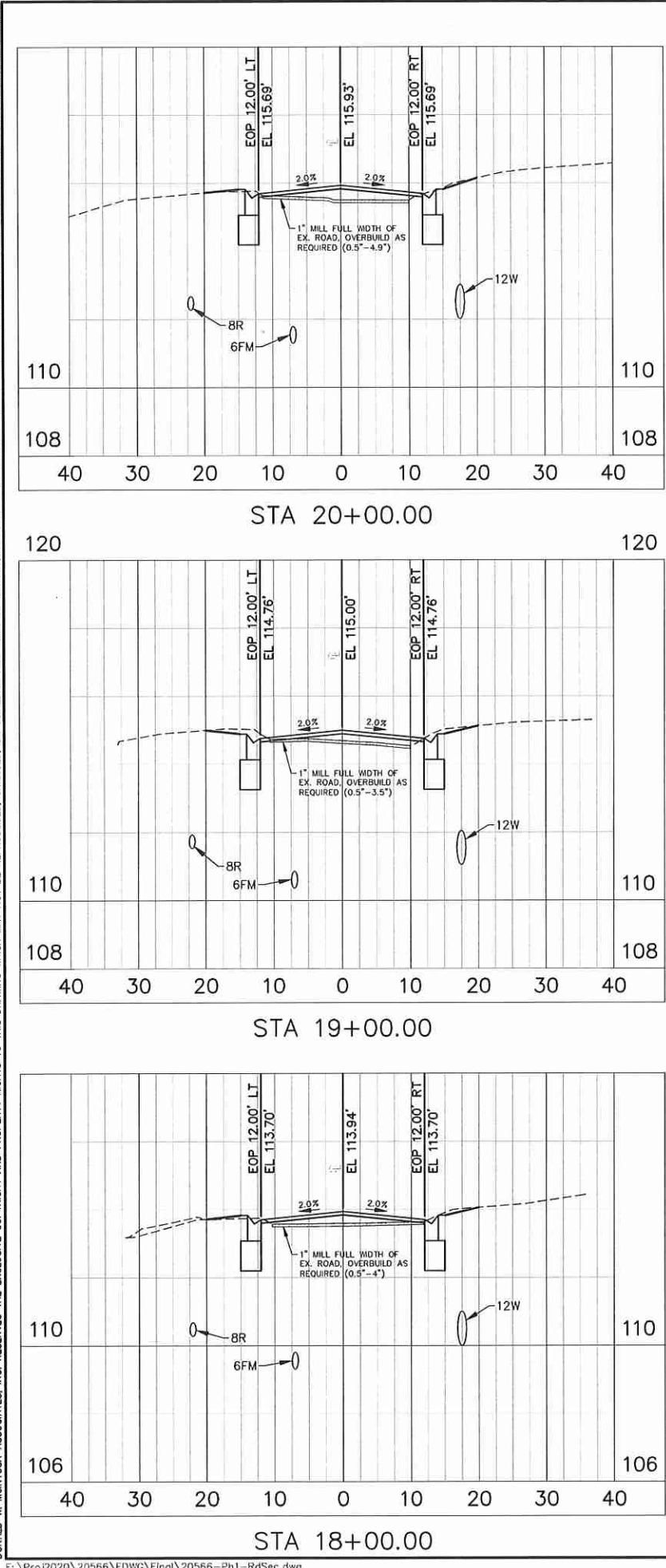


GENERAL NOTES:
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SHEET C521 23 OF 35	AdventHealth Fudge Road Complex – Phase 1 CITY OF APOPKA, FLORIDA HOGSHEAD ROAD SECTIONS		DONALD W. MCINTOSH ASSOCIATES, INC. 3200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068	ENGINEERS			
				PLANNERS			
				SURVEYORS			

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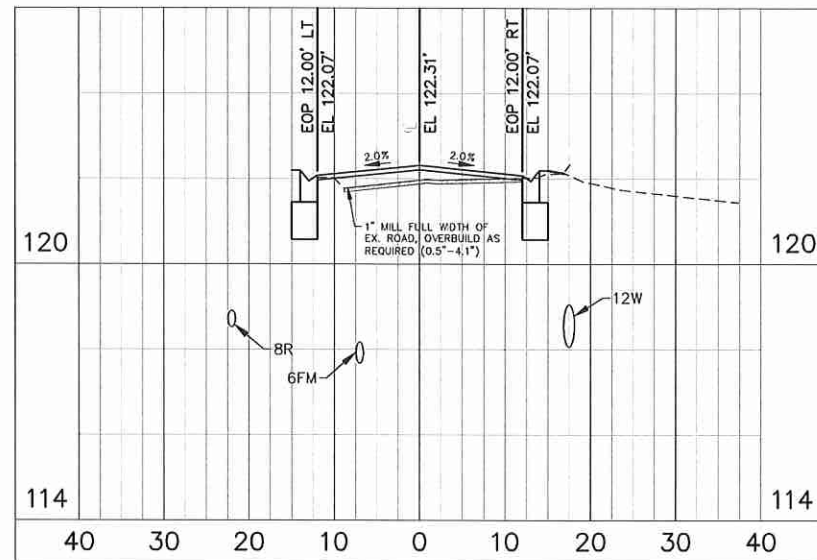


CONSTRUCTION SITE PLANS		AdventHealth Fudge Road Complex - Phase 1 CITY OF APOPKA, FLORIDA HOGSHEAD ROAD SECTIONS	
SHEET C522		24 OF 35	
DRAWN BY MAB		DESIGNED BY MAB	
CHECKED BY JTT		DATE 6/12/21	
SCALE AS SHOWN		JOB NUMBER 20566	
ENGINEERS DONALD W. MCINTOSH ASSOCIATES, INC. 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789		PLANNERS SURVEYORS 407.644.4068	

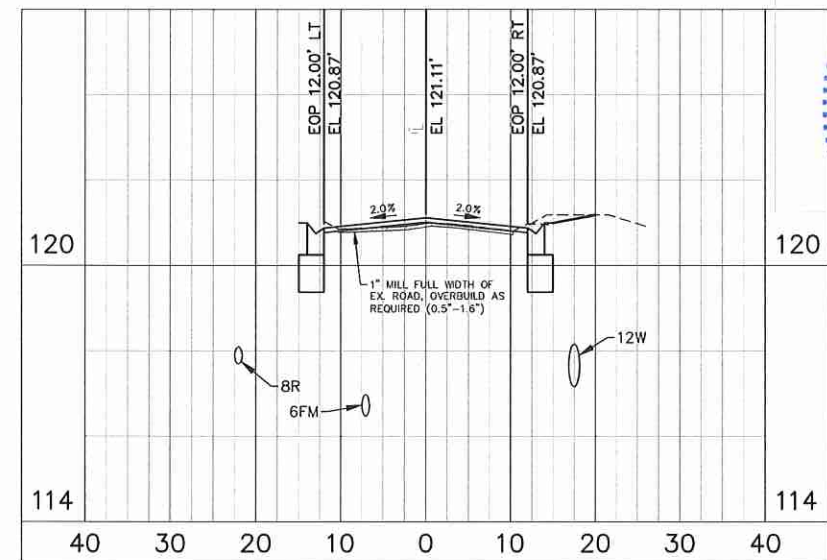
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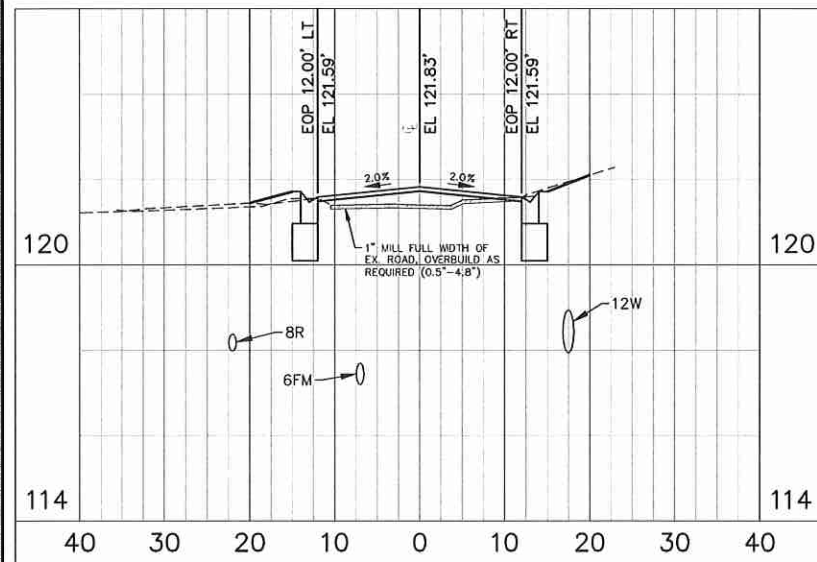
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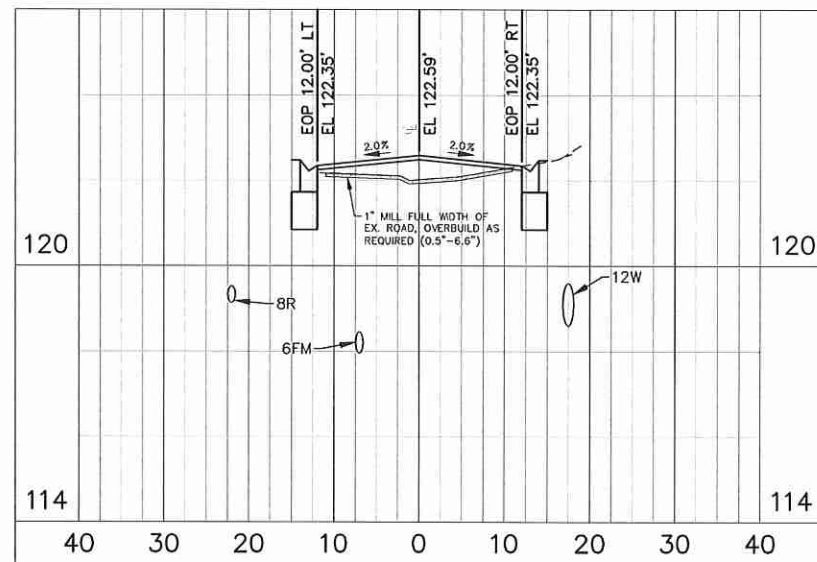
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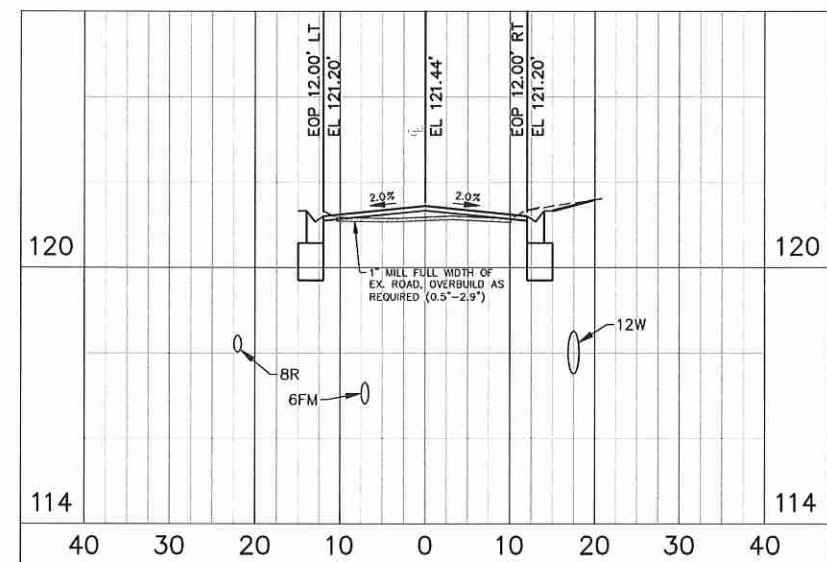
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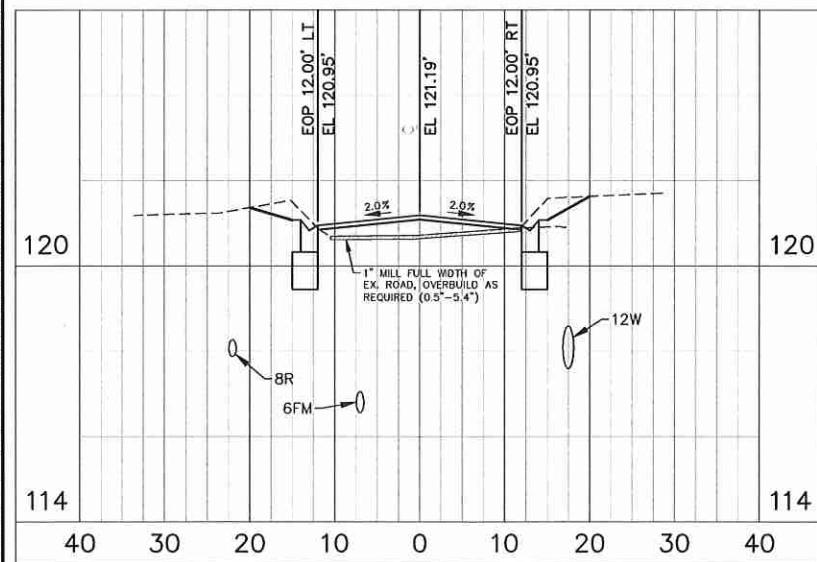
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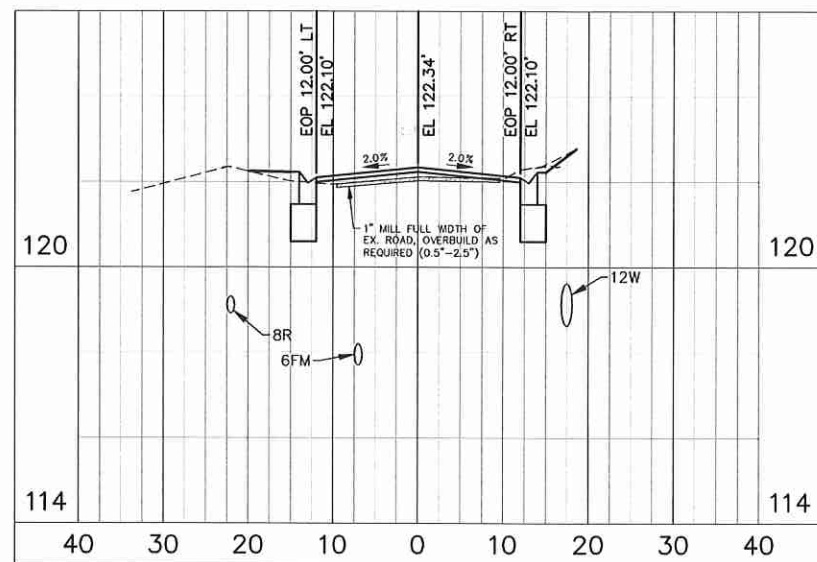
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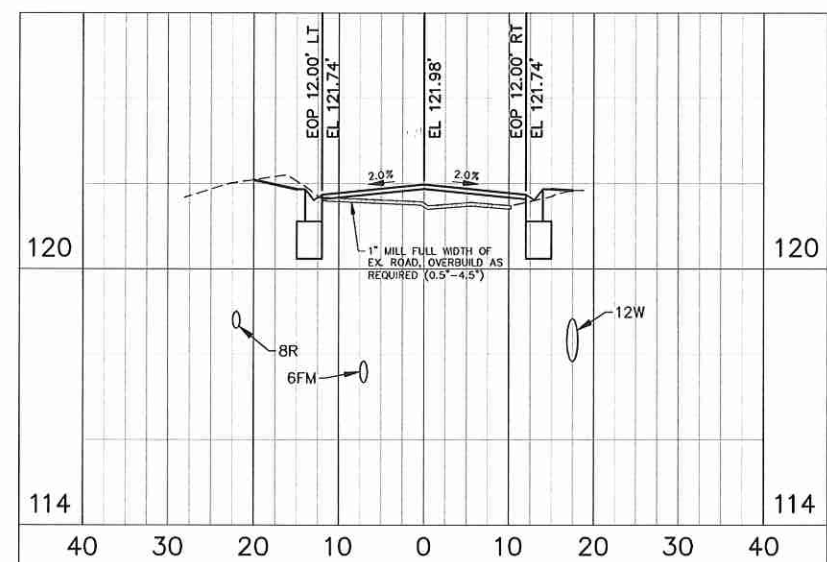
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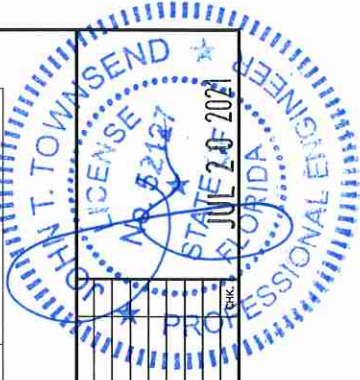
STA 27+00.00



STA 30+00.00



STA 33+00.00



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

ENGINEERS
PLANNERS
SURVEYORS

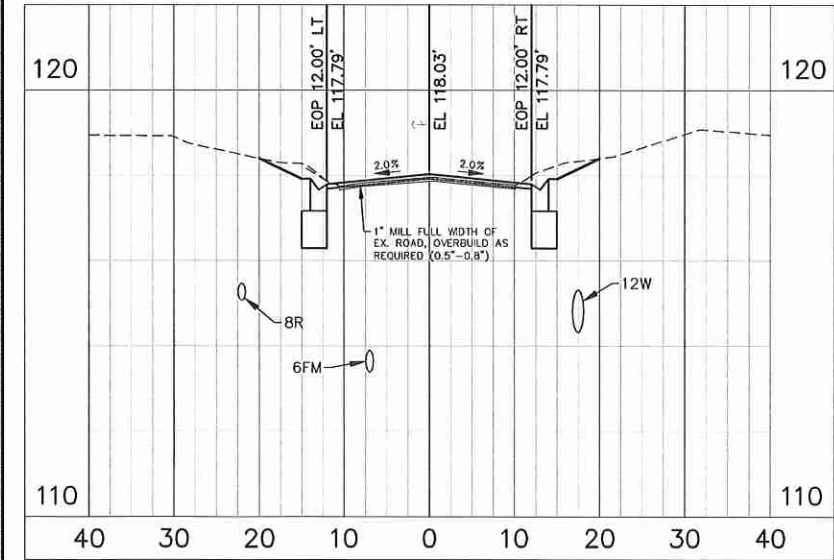
DESIGNED BY: MAB
CHECKED BY: JTT
DATE: 6/12/21
SCALE: AS SHOWN
JOB NUMBER: 20566

CONSTRUCTION SITE PLANS

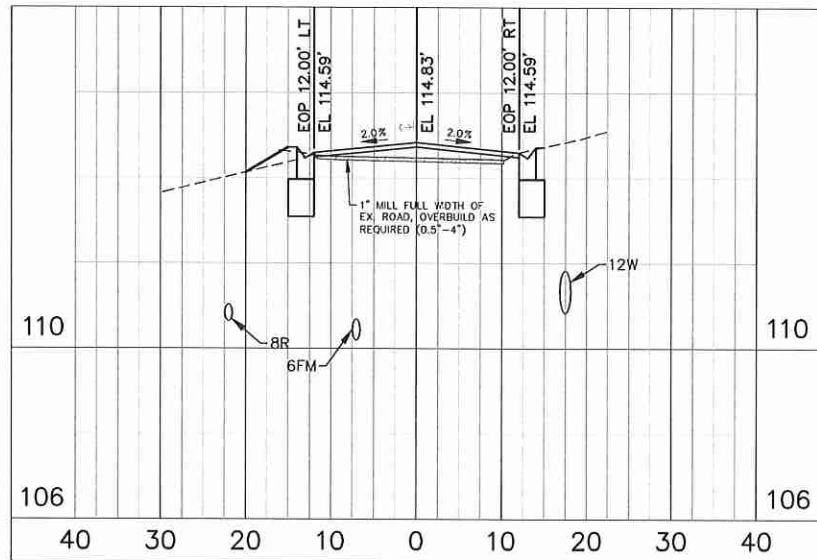
AdventHealth
Fudge Road Complex - Phase 1
CITY OF APOPKA, FLORIDA
HOGSHEAD ROAD SECTIONS

SHEET
C523
25 OF 35

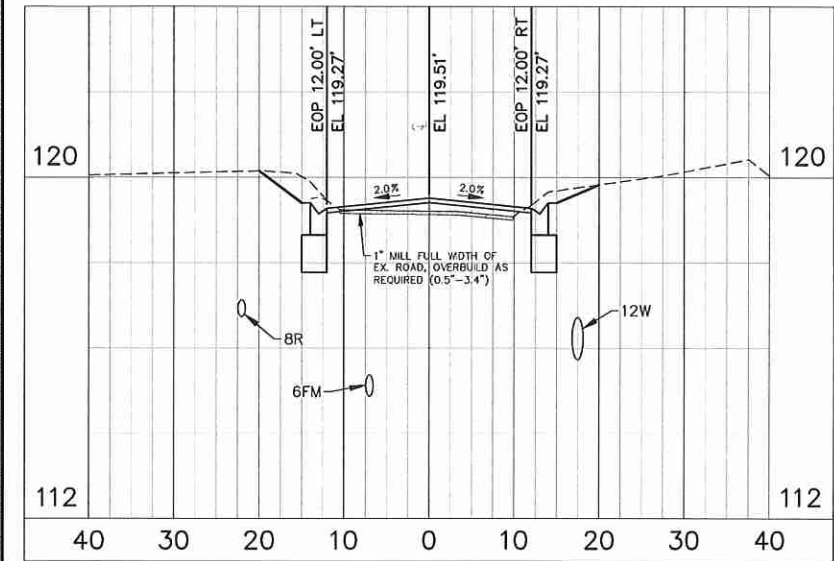
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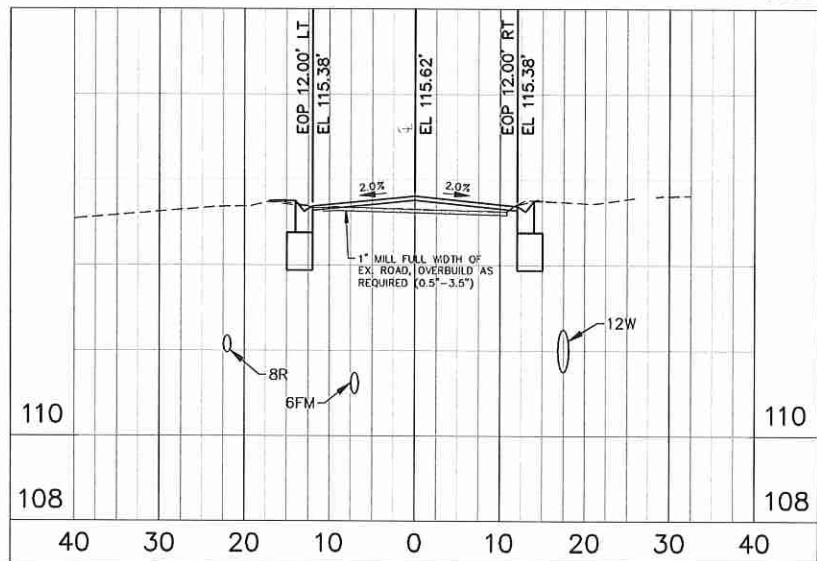
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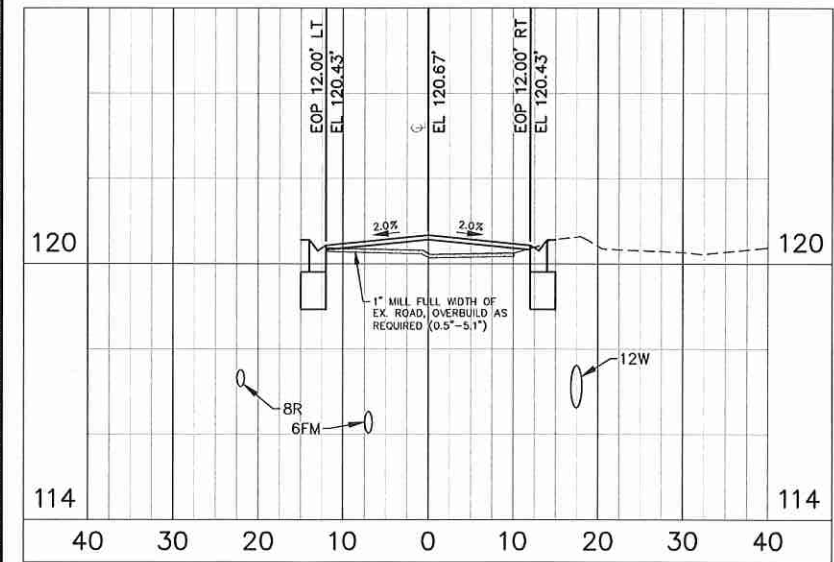
STA 41+00.00



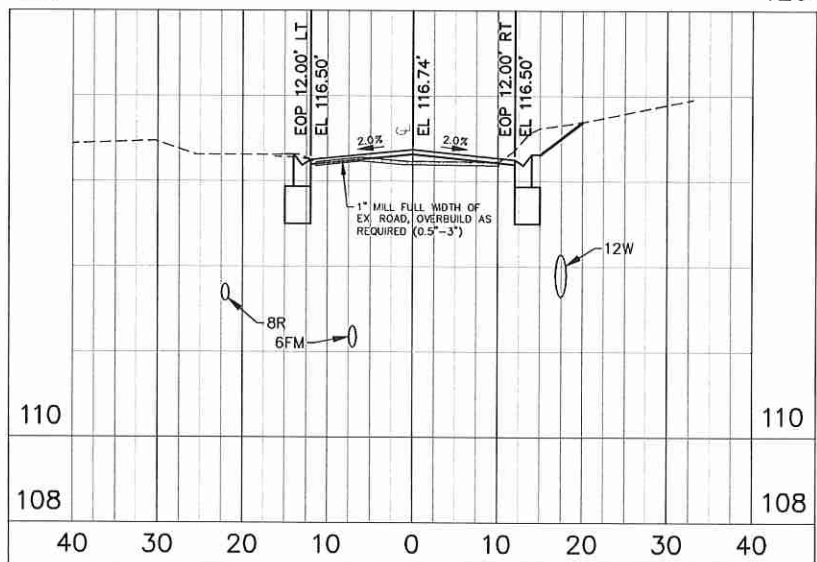
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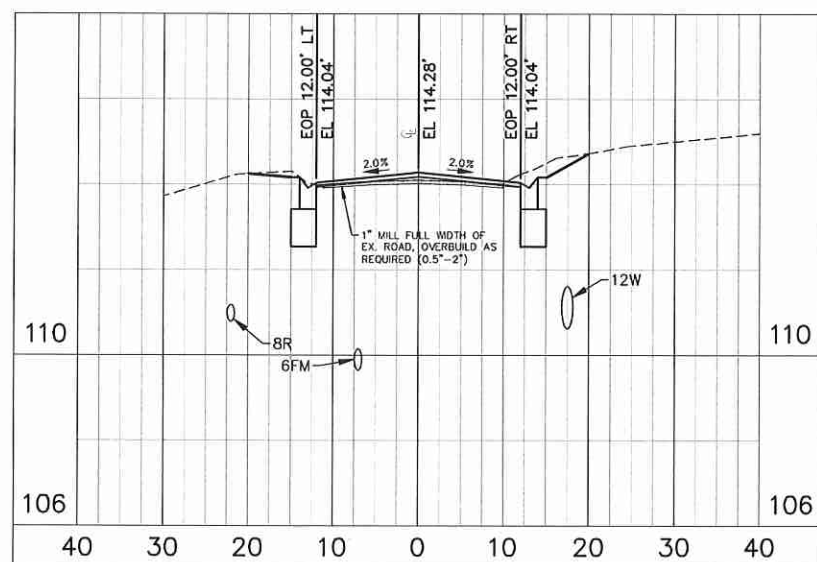
STA 40+00.00



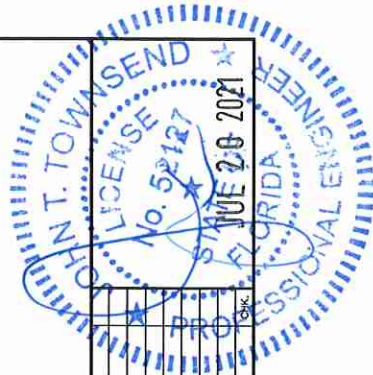
STA 36+00.00



STA 39+00.00



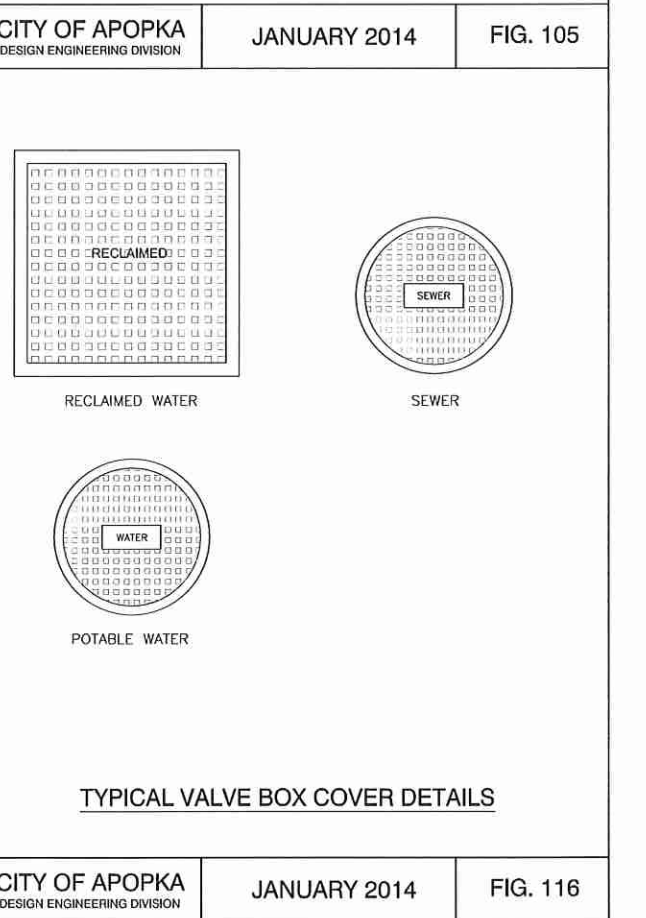
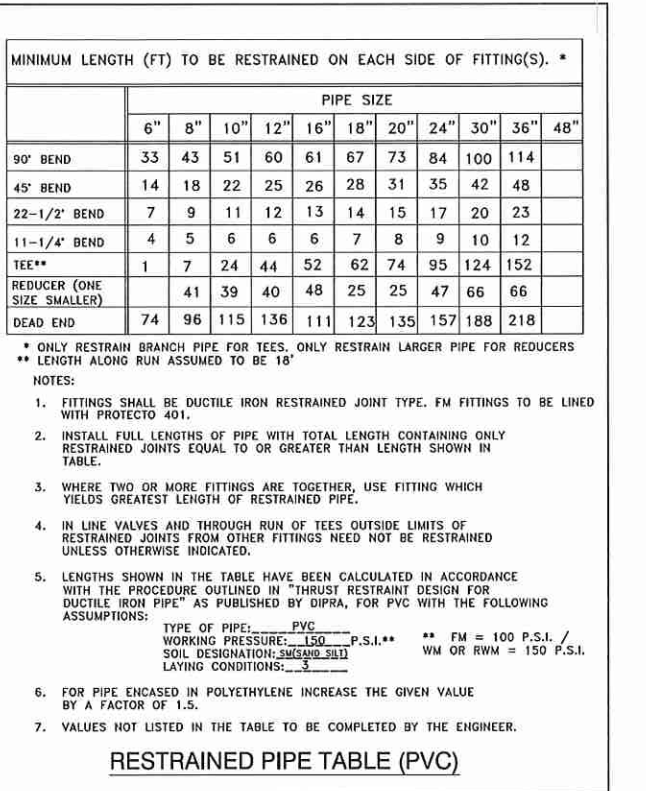
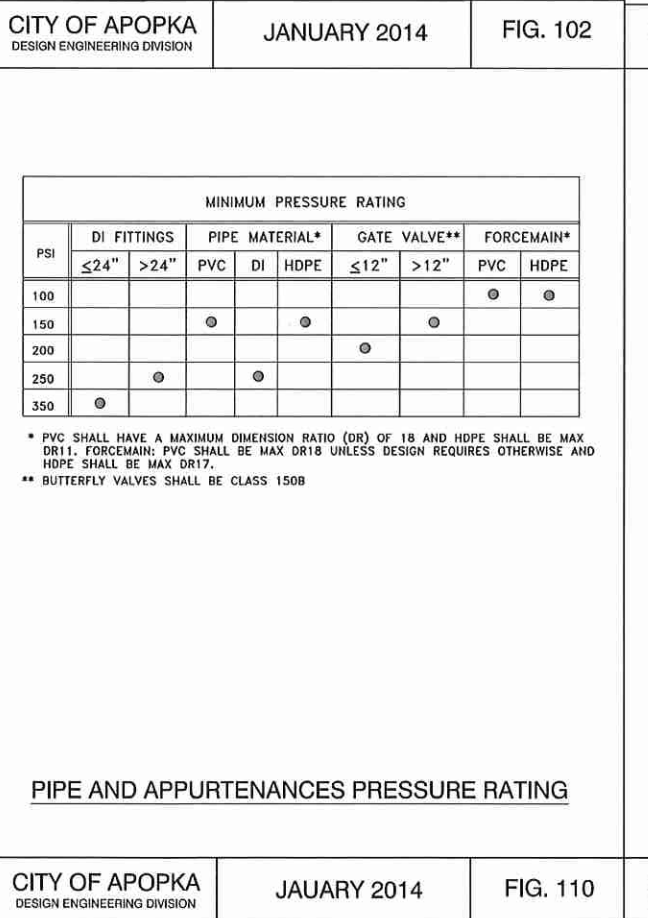
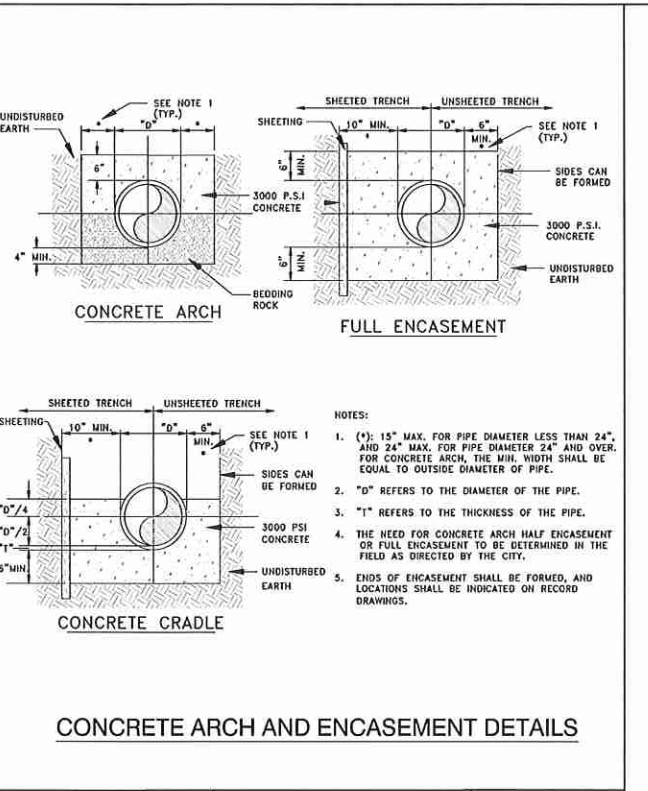
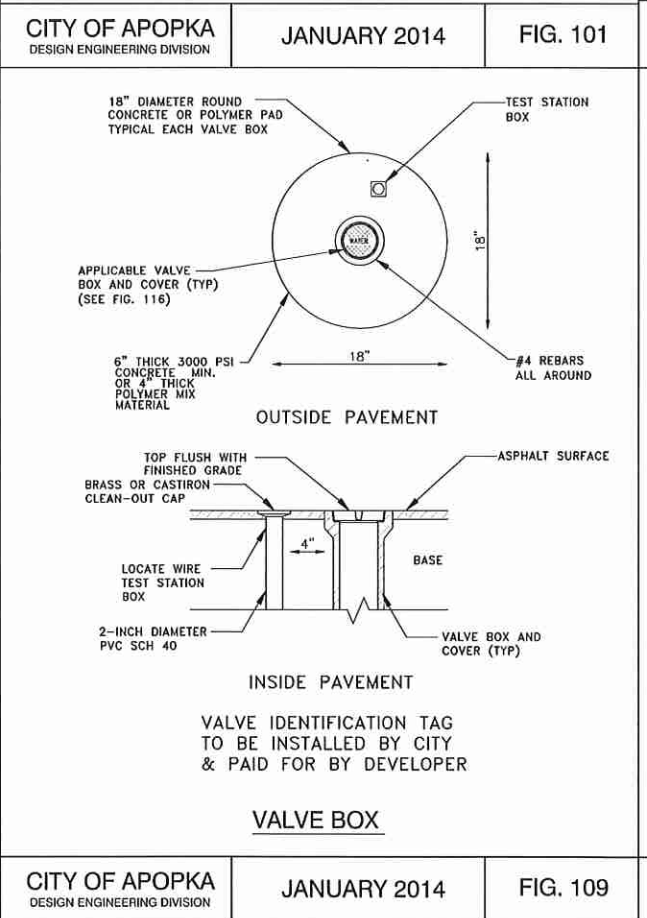
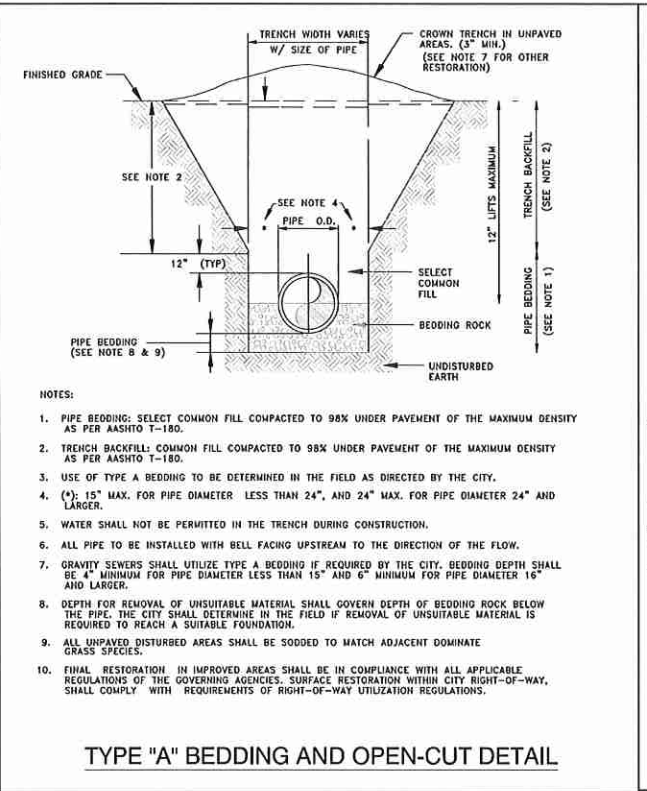
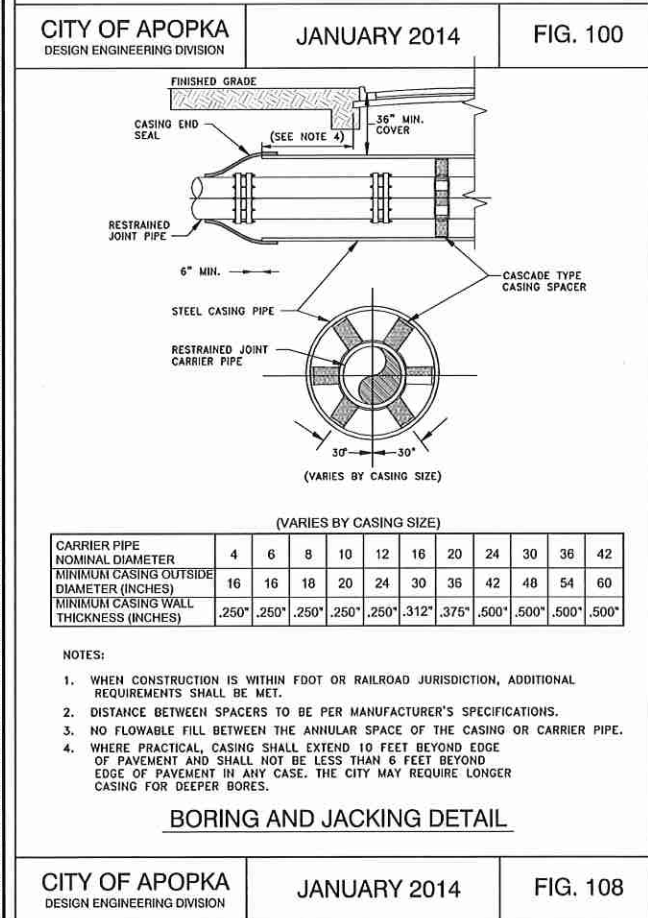
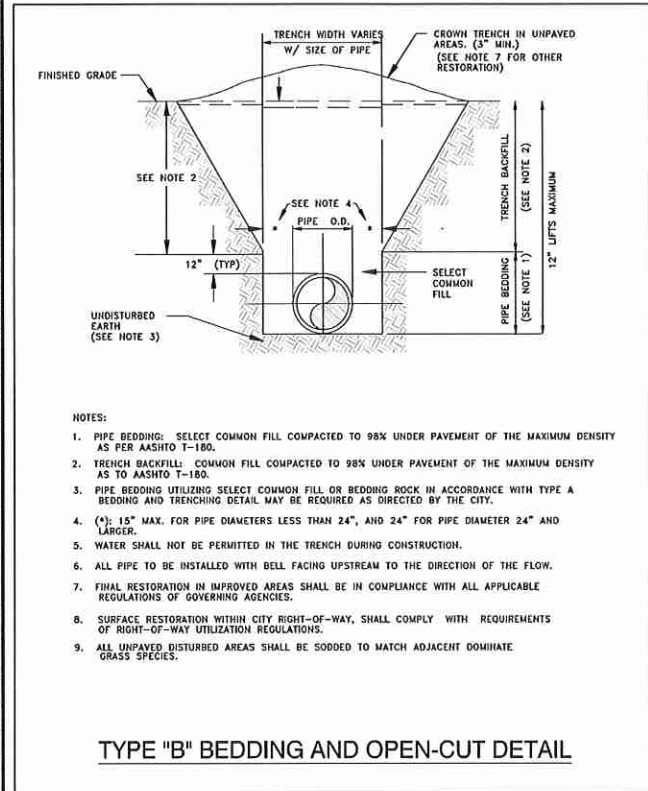
STA 42+00.00



CONSTRUCTION SITE PLANS		AdventHealth Fudge Road Complex - Phase 1 CITY OF APOKA, FLORIDA		HOGSHEAD ROAD SECTIONS	
ENGINEERS	PLANNERS	ENGINEERS	PLANNERS	ENGINEERS	PLANNERS
PLANNERS	SURVEYORS	PLANNERS	SURVEYORS	PLANNERS	SURVEYORS
DONALD W. MCINTOSH ASSOCIATES, INC. 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789		407.644.4068		20566	
DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	6/12/21	AS SHOWN	20566
NO.	DATE	REVISIONS			

SHEET
C524
26 OF 35

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CONSTRUCTION SITE PLANS

AdventHealth

Fudge Road Complex - Phase 1

CITY OF APOPKA, FLORIDA

POTABLE WATER DETAILS

ENGINEERS

PLANNERS

SURVEYORS

DONALD W. MINTOSH ASSOCIATES, INC.

2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

DESIGNED BY MAB

CHECKED BY JTT

DATE 6/12/21

SCALE NTS

JOB NUMBER 20566

NO.

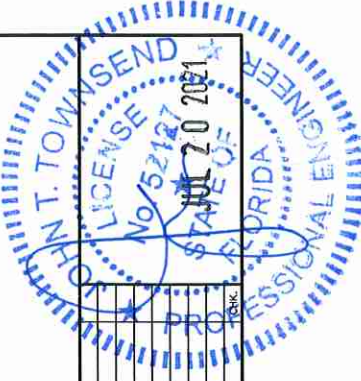
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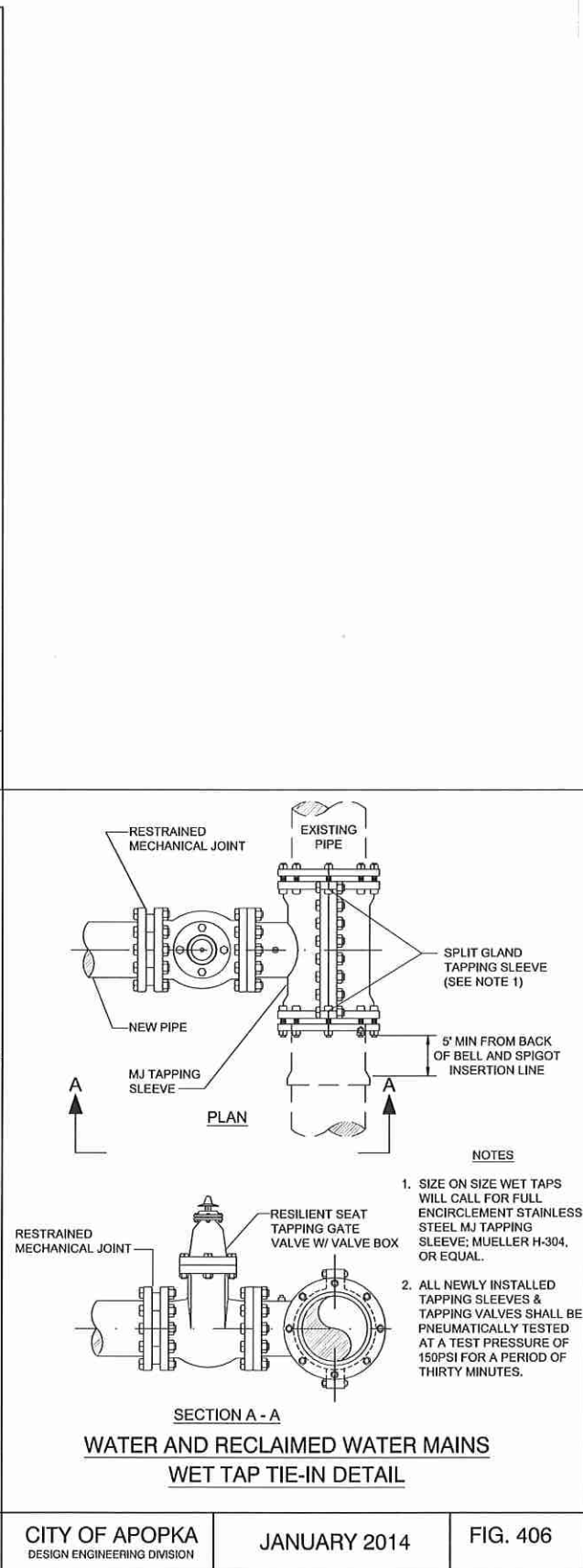
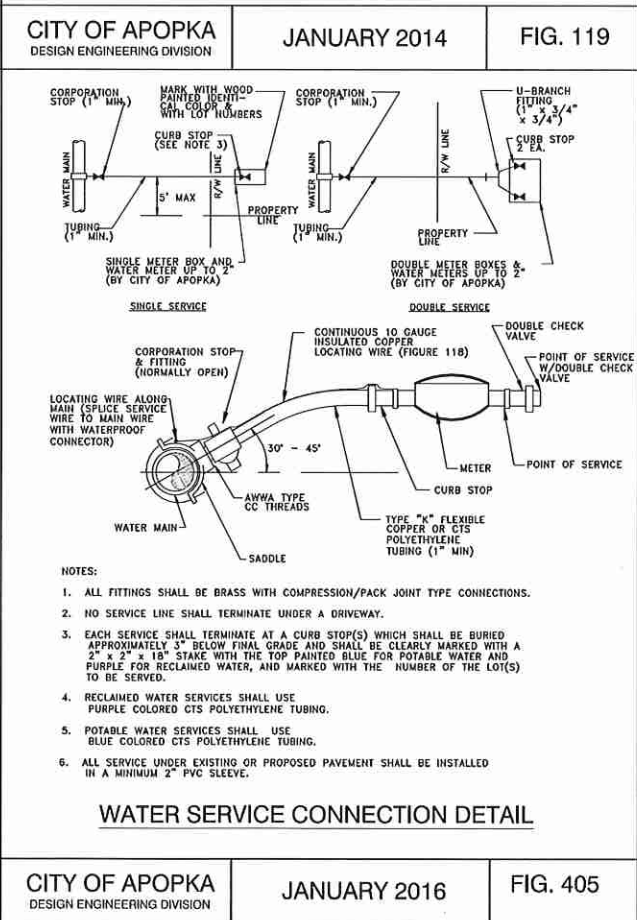
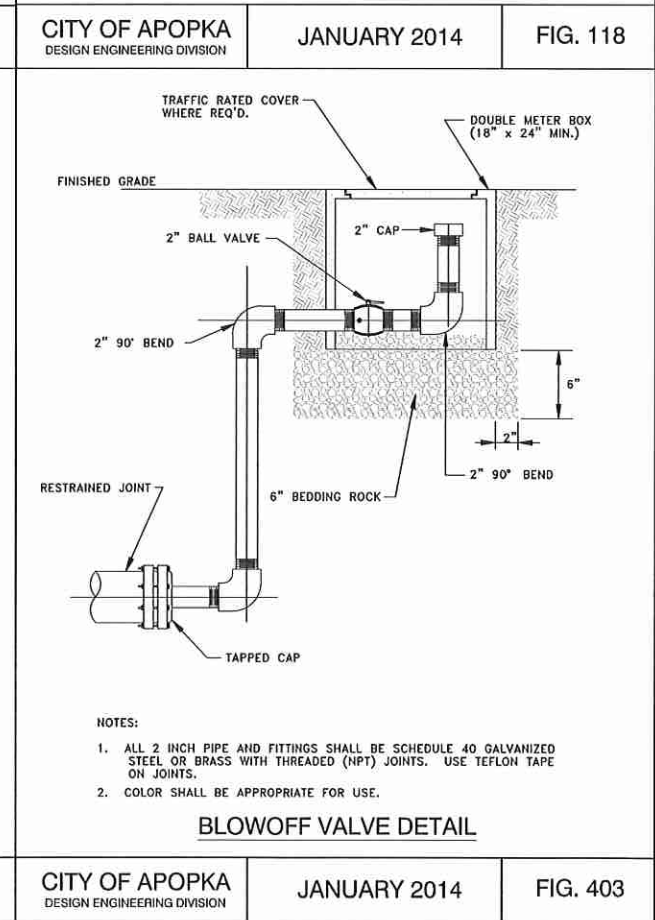
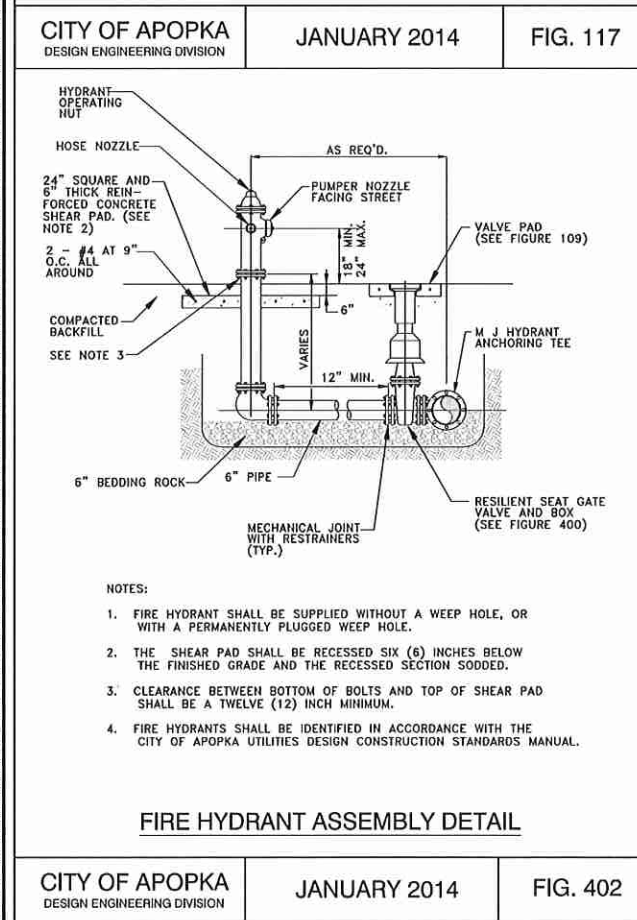
REVISIONS

SHEET

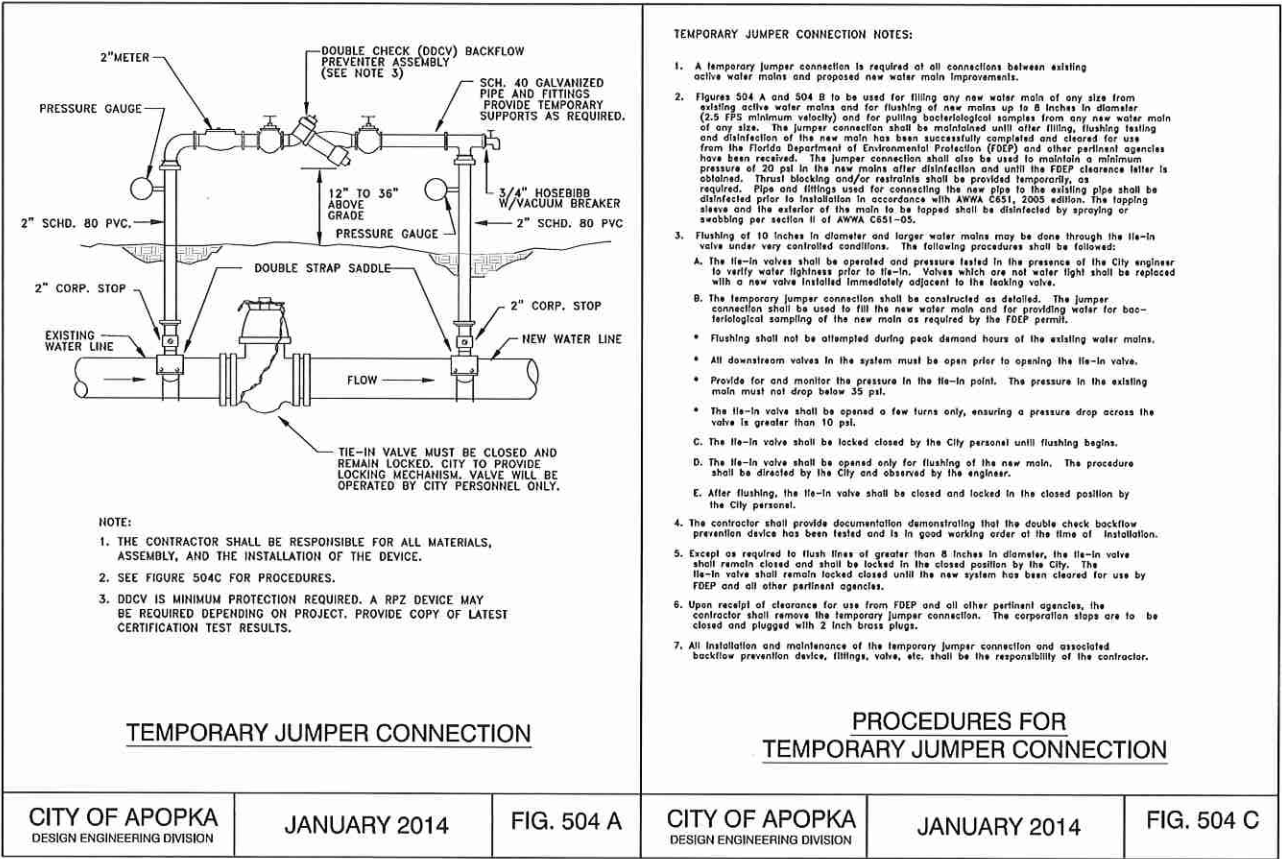
C531

27 OF 35

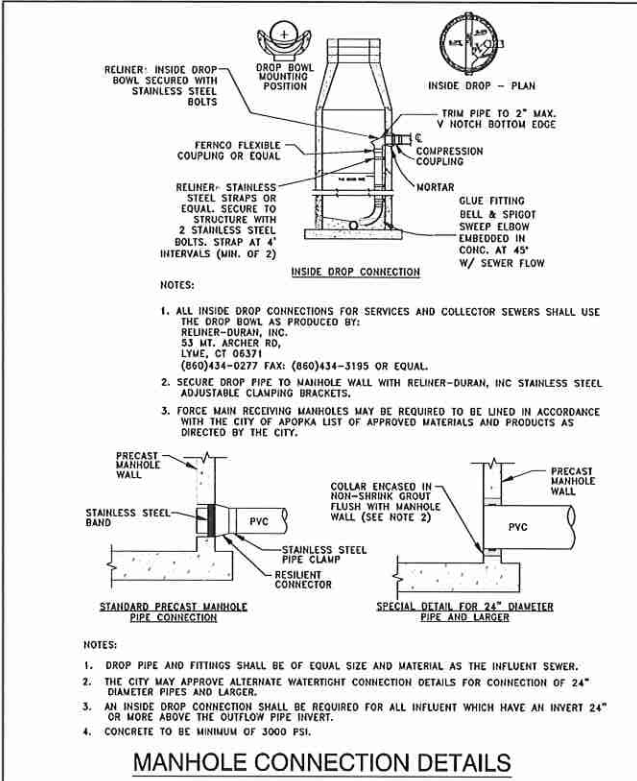




SHEET C532 OF 35	CONSTRUCTION SITE PLANS	AdventHealth Fudge Road Complex – Phase 1 CITY OF AOPKA, FLORIDA POTABLE WATER DETAILS	 DONALD W. MCINTOSH ASSOCIATES, INC. 2300 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.844.4068 DRAWN BY _____ MAB DESIGNED BY _____ MAB CHECKED BY _____ JTT DATE _____ 6/12/21 SCALE _____ NTS JOB NUMBER _____ 20566 ENGINEERS PLANNERS SURVEYORS NO. _____ DATE _____ REVISIONS _____
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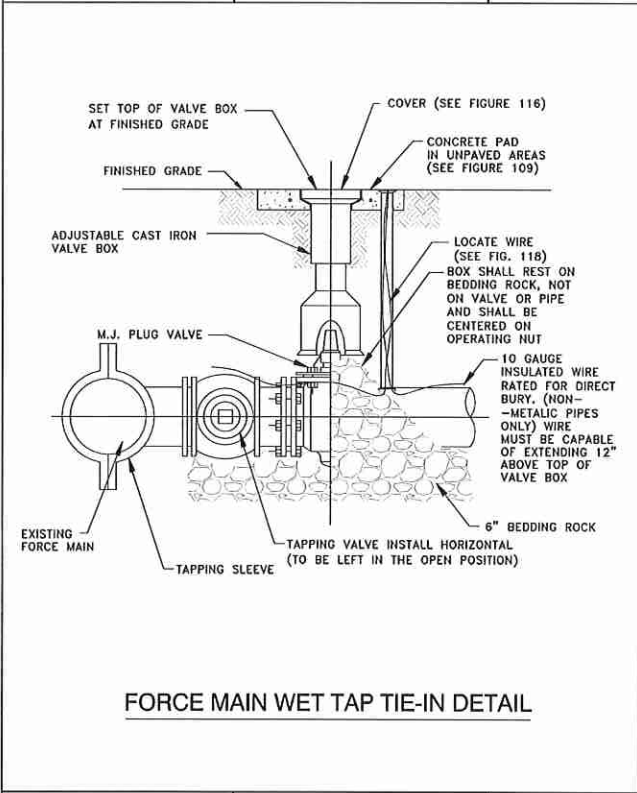


MANHOLE CONNECTION DETAILS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 201

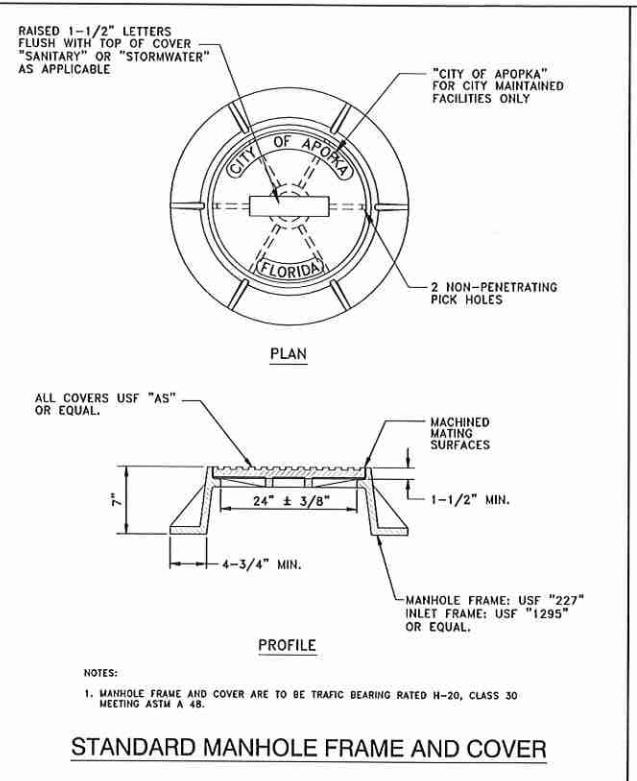


FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 206

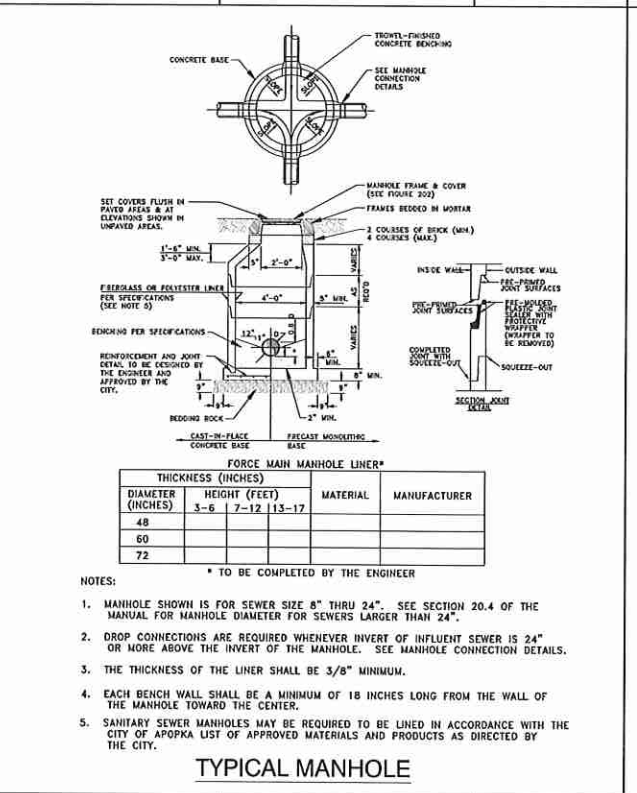


STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 202

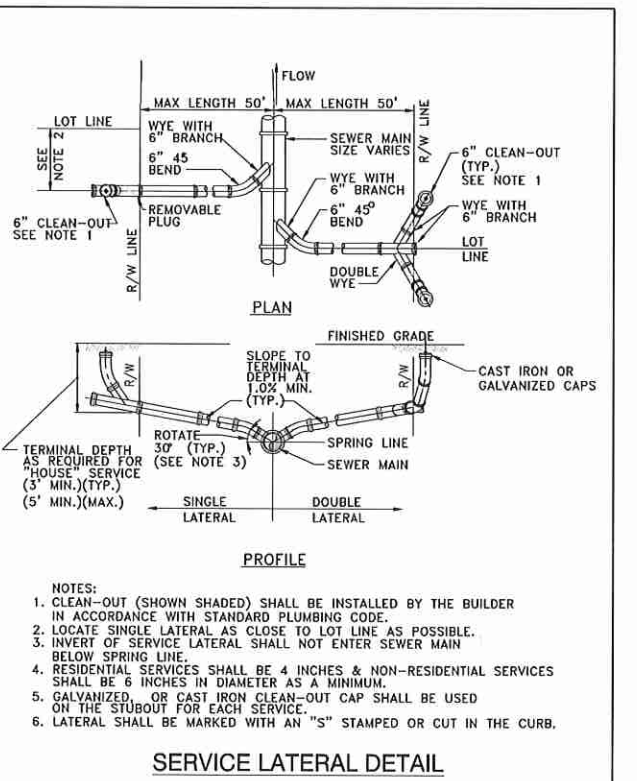


TYPICAL MANHOLE

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 200

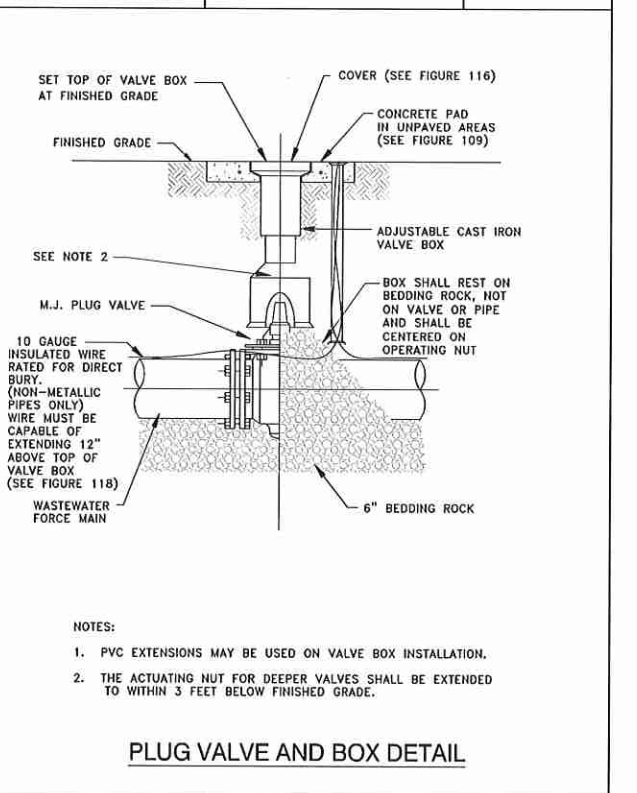


SERVICE LATERAL DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 204



PLUG VALVE AND BOX DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 400 A

GENERAL NOTES:

- SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEET (C002) FOR ADDITIONAL INFORMATION.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

CONSTRUCTION SITE PLANS

AdventHealth
Fudge Road Complex - Phase 1
CITY OF APOPKA, FLORIDA

WASTEWATER DETAILS

ENGINEERS
PLANNERS
SURVEYORS

DONALD W. MCINTOSH
ASSOCIATES, INC.
2200 PARK AVENUE NORTH,
WINTER PARK, FL 32789
407.644.4058

DATE
6/12/21

CHECKED BY
JTT

DESIGNED BY
MAB

DRAWN BY
MAB

SCALE
NTS

JOB NUMBER
20566

NO.

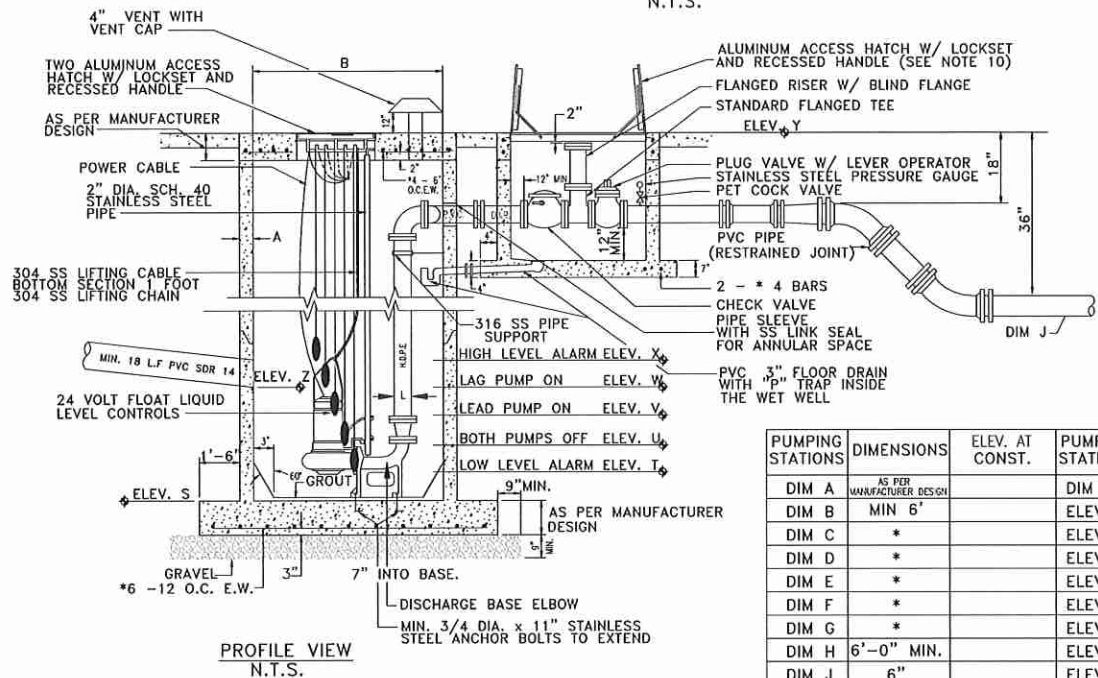
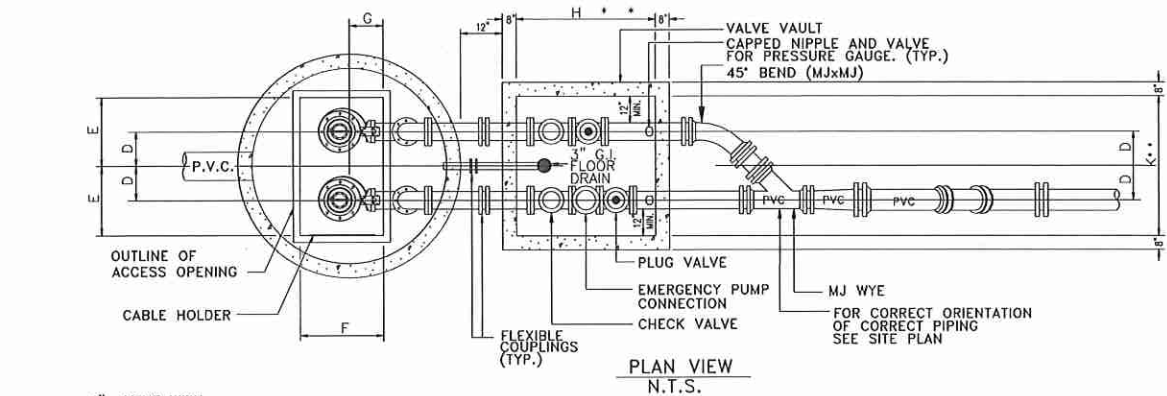
DATE

REVISIONS

SHEET
C601
30 OF 35

APPROVED
TOWNSHIP
LICENSE
NO. 12127
JUL 20 2021
PROFESSIONAL ENGINEER
STATE OF FLORIDA

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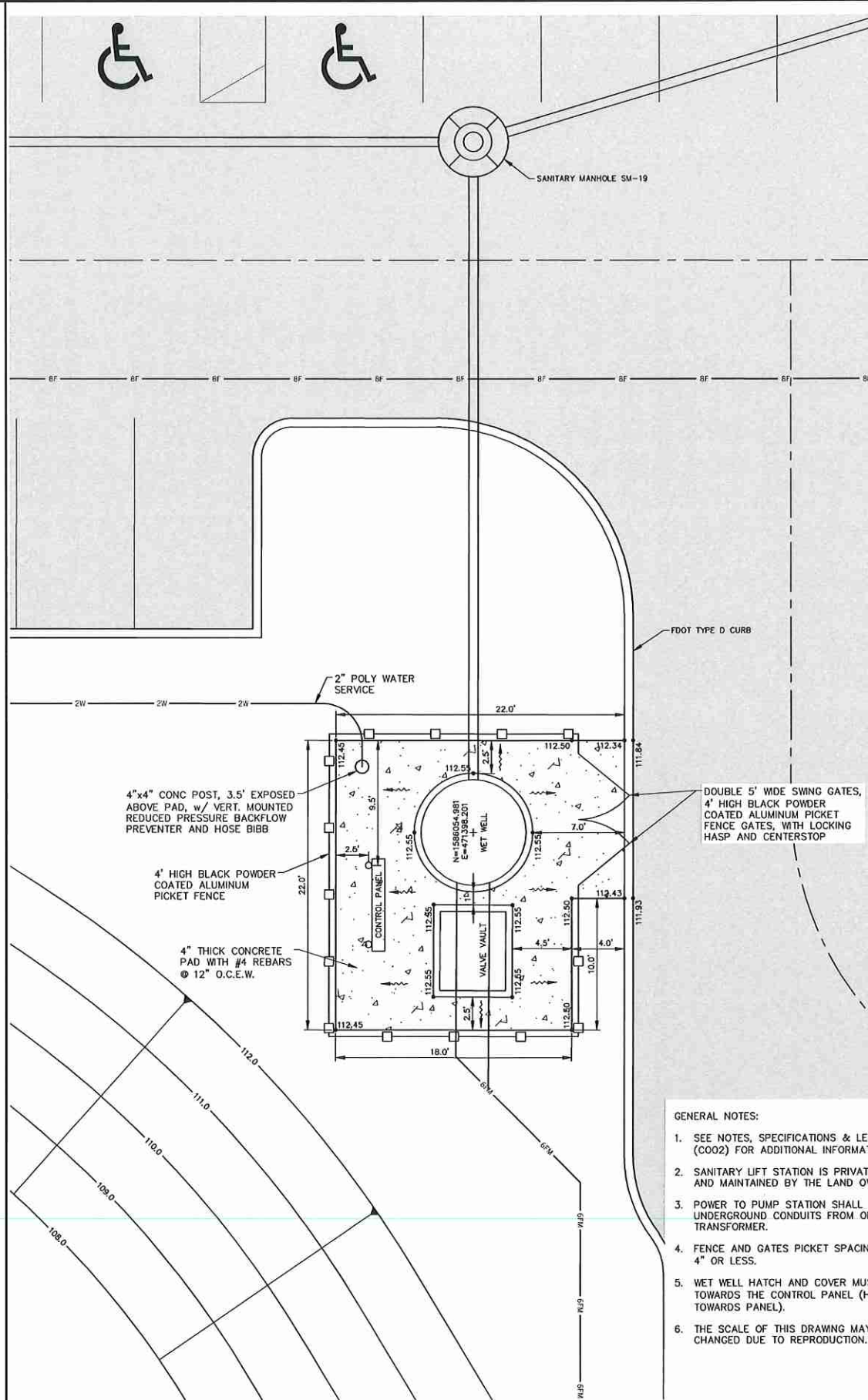
PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	AS PER MANUFACTURER DESIGN		DIM L	4"	
DIM B	MIN 6'		ELEV S		88.00
DIM C	*		ELEV T		88.50
DIM D	*		ELEV U		89.00
DIM E	*		ELEV V		89.40
DIM F	*		ELEV W		93.00
DIM G	*		ELEV X		93.50
DIM H	6'-0" MIN.		ELEV Y		112.55
DIM J	6"		ELEV Z		93.50
DIM K	6'				

* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:

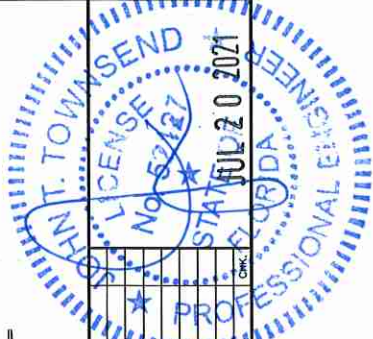
1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF TNEPEC SERIES 66, COLOR EN03, (2-3 MILS), FOLLOWED BY TOP COAT OF TNEPEC SERIES 73, COLOR EN05, (2-3 MILS) OR EQUAL.
2. THE WET WELL SHALL BE CONSTRUCTED OF FIBERGLASS REINFORCED POLYESTER (RFP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.
3. IN LIEU OF RFP THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM WALL THICKNESS OF 8 INCHES. THE INTERIOR WALLS SHALL BE LINED USING A HIGH DENSITY POLYETHYLENE PRODUCT AS MANUFACTURED BY AGRU SURE GRIP, OR EQUAL.
4. PIPING IN THE WET WELL TO BE HDPE WITH FUSED 45 DEGREES FITTINGS FROM WET WELL TO VALVE VAULT.
5. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH ConSeal CS-55 (OR EQUAL), TWO COATS, 4 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
6. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
7. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
8. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND STAINLESS STEEL LINK SEAL.
9. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
10. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER.
11. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE, EPOXY COATED.
12. PUMPS SHALL BE:
MANUFACTURER: FLYGT; MODEL: FP-3153-HT3-465; DIA: 3"; SPEED: 1765 RPM; DISCHARGE SIZE: 4" IN.;
VOLTAGE: 200; HZ.: 60; PHASE: 3; H.P.: 12; MIN. SOLID SIZE: 3" IN.
13. OPERATING CONDITIONS SHALL BE 287 GPM AT 68.8 FEET TDH.
410 GPM AT 59.6 FEET TDH.
14. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE 316 STAINLESS STEEL.
15. "P" TRAP TO BE INSTALLED IN WET WELL.
16. FOR A SCALED (1"=5') SITE SPECIFIC DETAIL SEE RIGHT.

PUMP STATION DETAIL



GENERAL NOTES:

1. SEE NOTES, SPECIFICATIONS & LEGEND SHEET (COO2) FOR ADDITIONAL INFORMATION.
2. SANITARY LIFT STATION IS PRIVATELY OWNED AND MAINTAINED BY THE LAND OWNER.
3. POWER TO PUMP STATION SHALL BE THROUGH UNDERGROUND CONDUITS FROM ONSITE TRANSFORMER.
4. FENCE AND GATES PICKET SPACING SHALL BE 4" OR LESS.
5. WET WELL HATCH AND COVER MUST OPEN TOWARDS THE CONTROL PANEL (HINGE SIDE TOWARDS PANEL).
6. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



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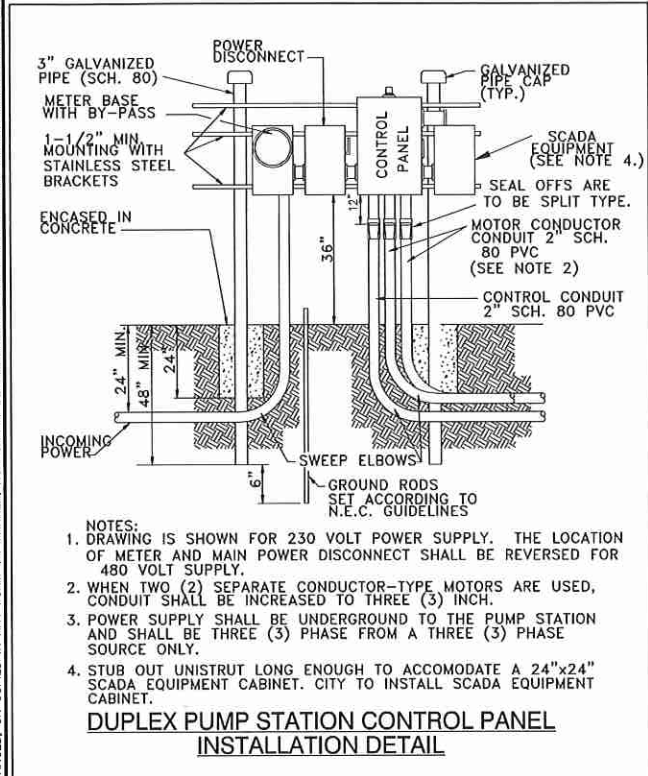
SHEET
C651
31 OF 35

CONSTRUCTION SITE PLANS

LIFT STATION SITE PLAN

31 OF 35

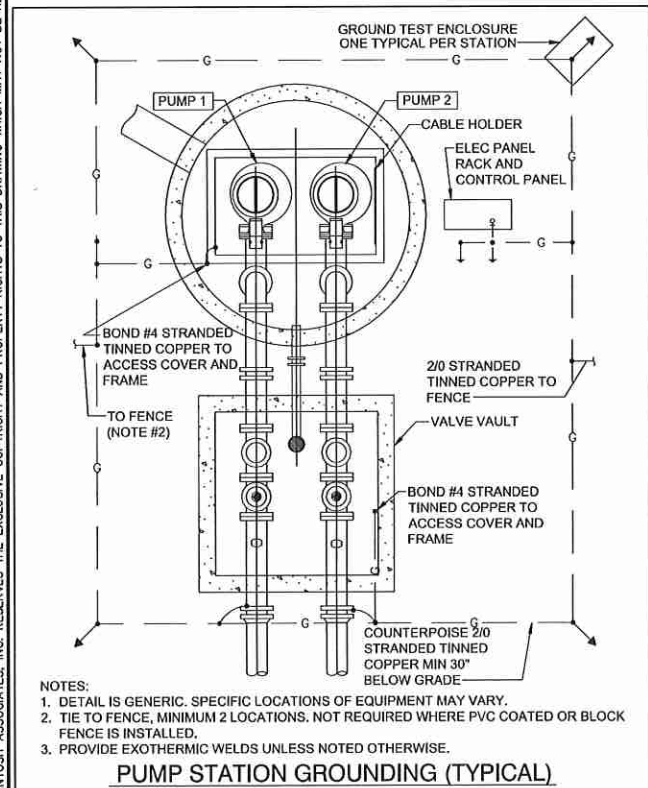
DO NOT SCALE. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES. ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES. ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

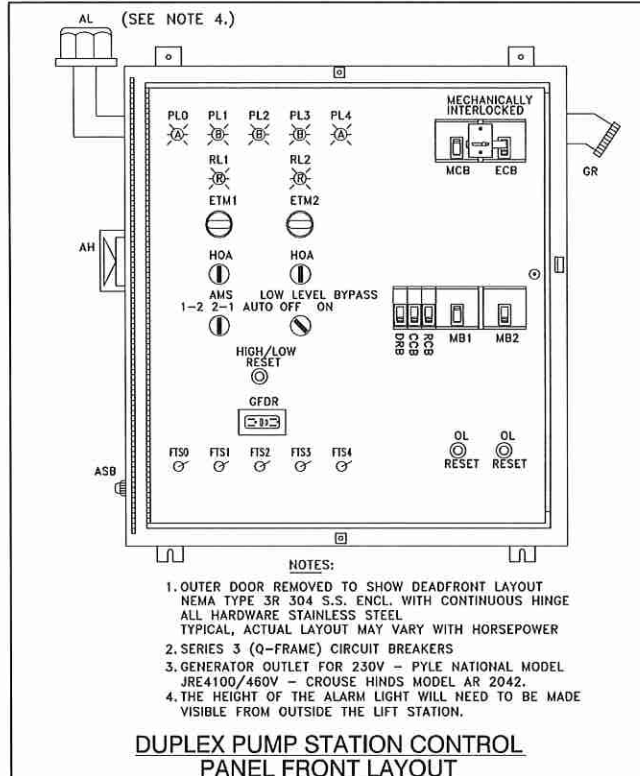
FIG. 302



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

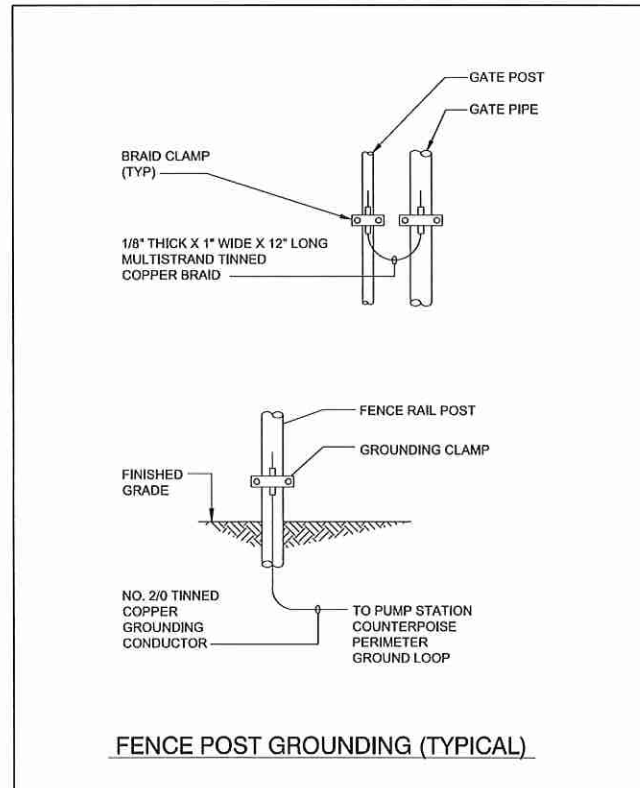
FIG. 307



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

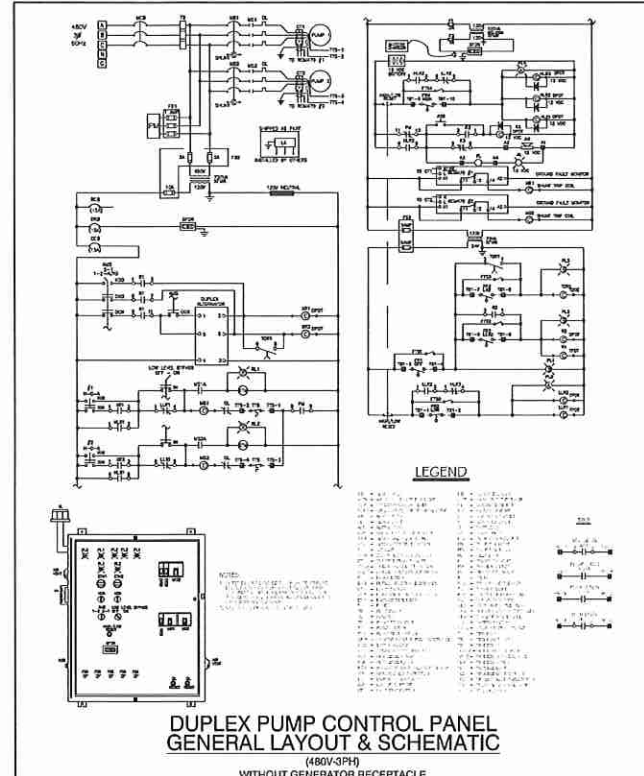
FIG. 303



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

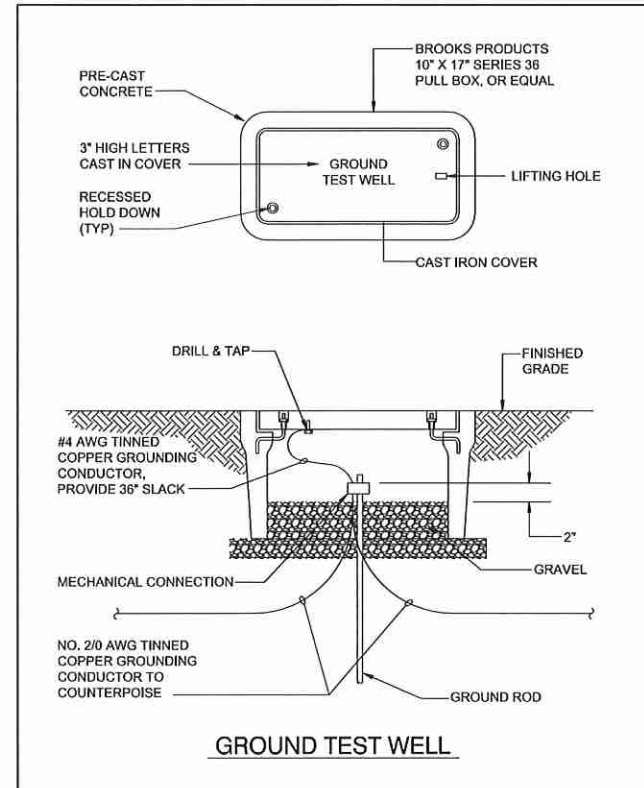
FIG. 307 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

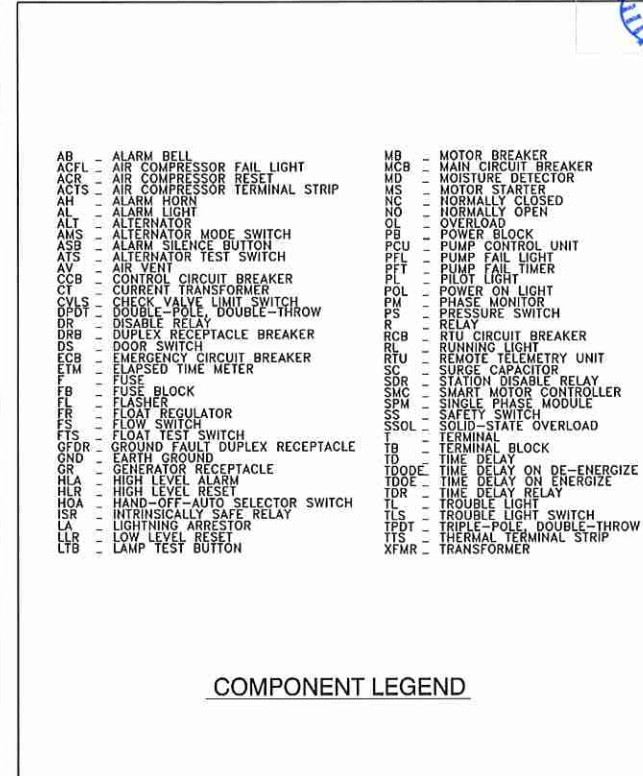
FIG. 305 D



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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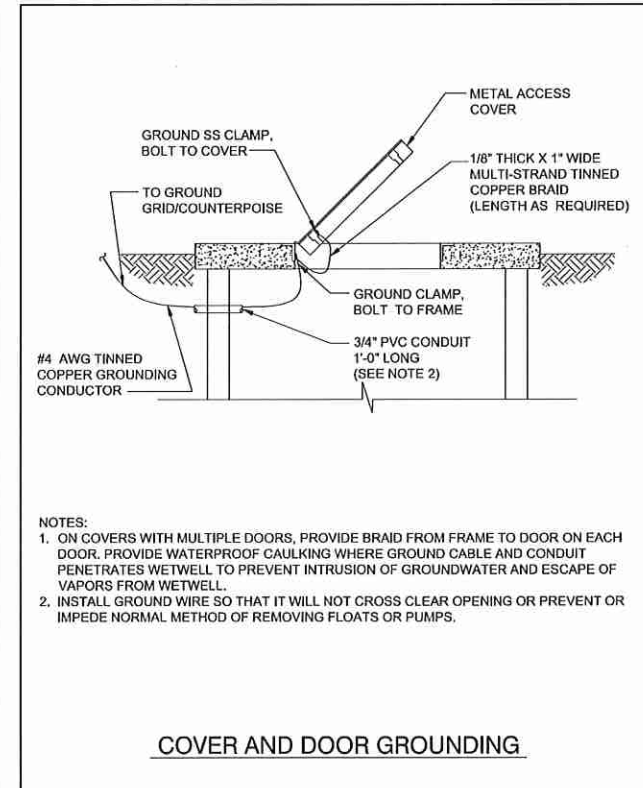
FIG. 307 B



CITY OF APOPKA
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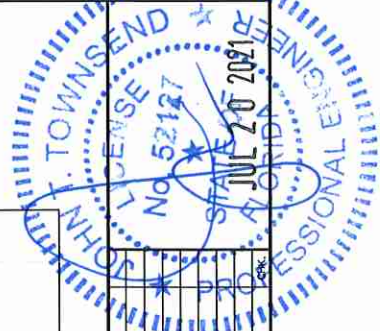
FIG. 306



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

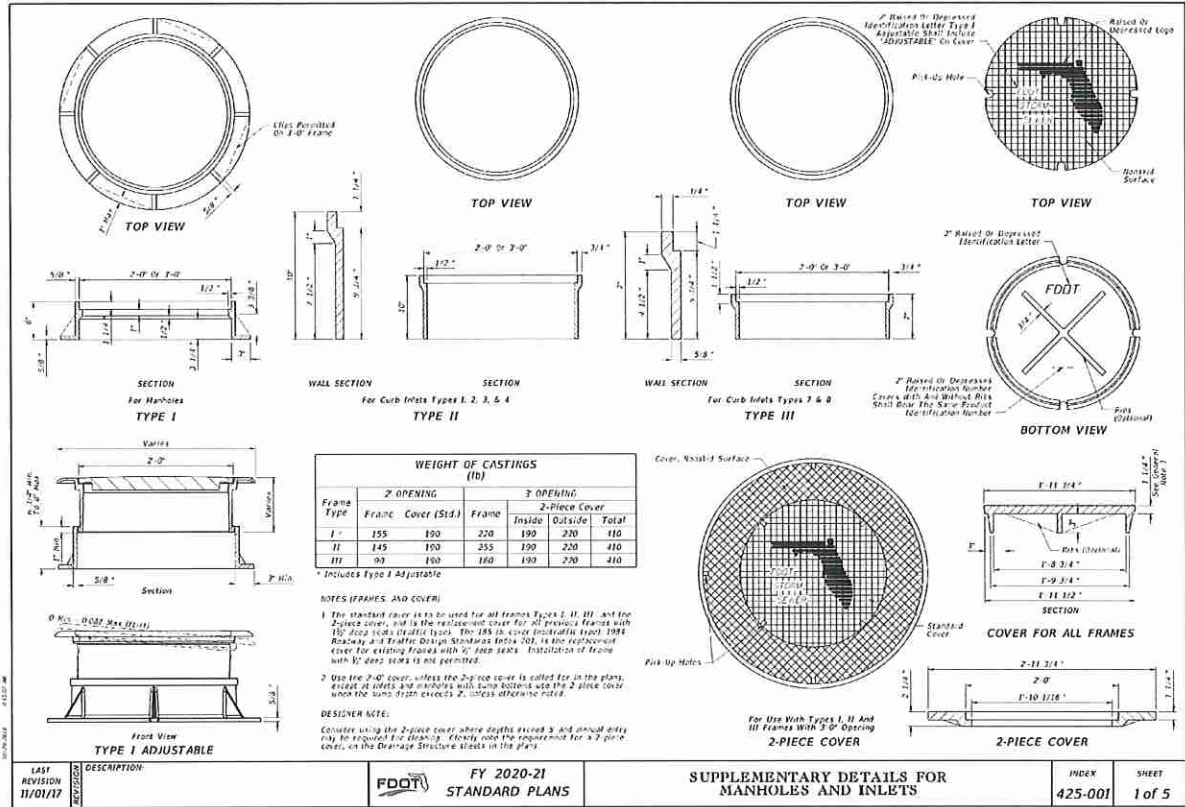
JANUARY 2014

FIG. 307 C

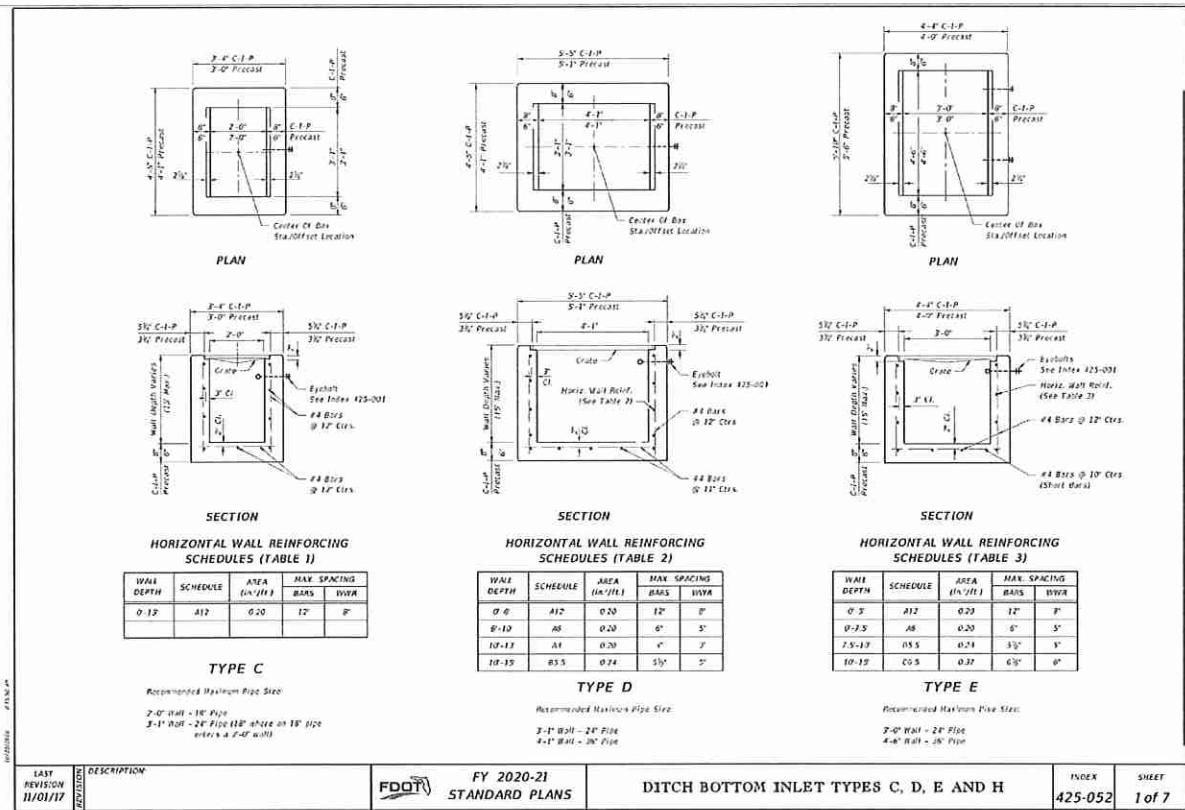


ENGINEERS		PLANNERS		SURVEYORS		JOB NUMBER		SCALE		DATE		CHECKED BY		DESIGNED BY		DRAWN BY		DATE		NO		REVISIONS	
Donald W. McIntosh		Associates, Inc.		2200 Park Avenue North		407.644.4068		6/12/21		JIT		MAB		MAB		MAB		6/12/21		20566			
CITY OF APOPKA		Fudge Road Complex - Phase 1		CITY OF APOPKA, FLORIDA		LIFT STATION DETAILS																	
SHEET		C652		32		OF																	

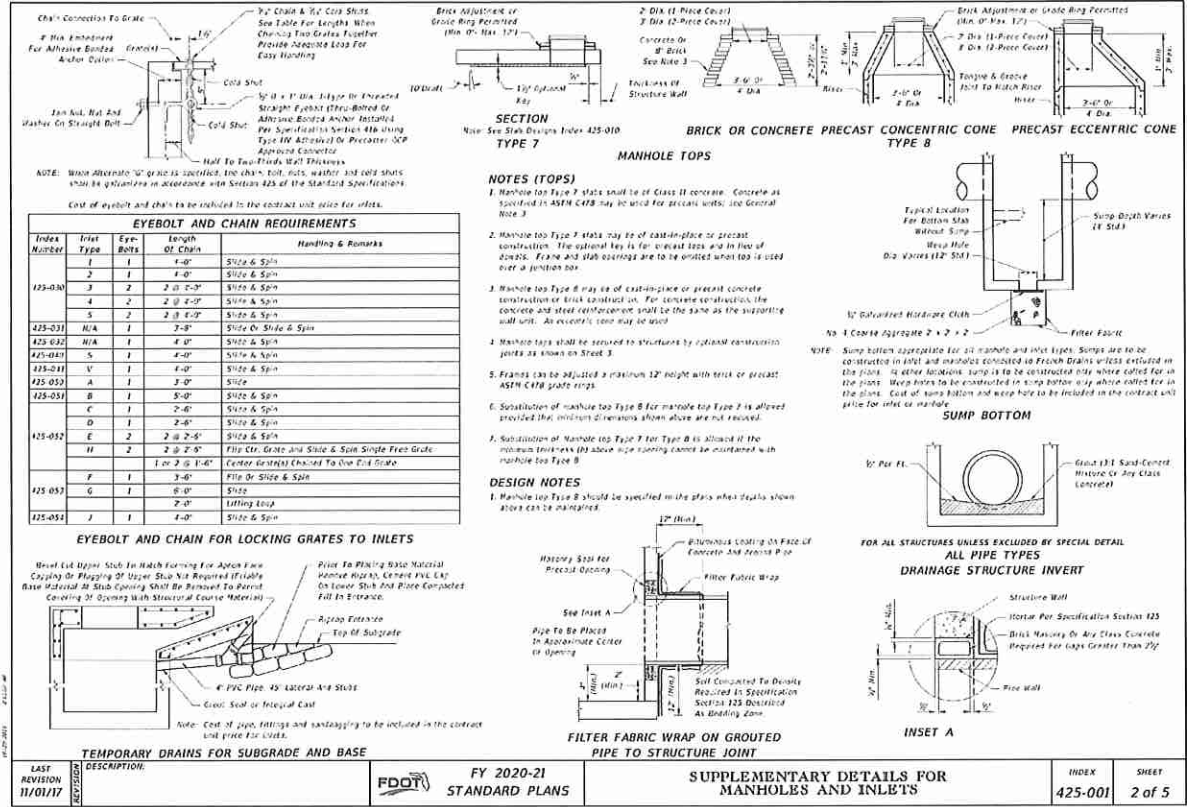
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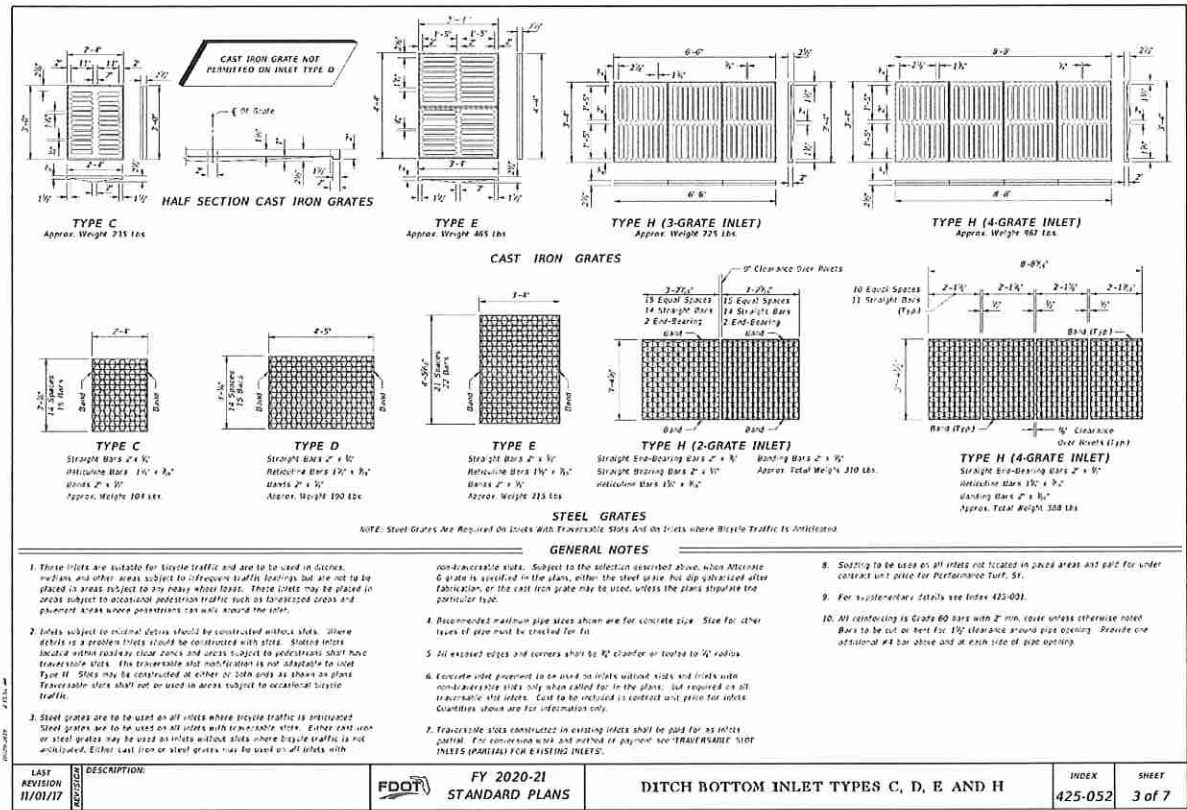
LAST REVISION	DESCRIPTION	FY 2020-21	INDEX	SHEET
11/01/17		STANDARD PLANS	425-001	1 of 5



LAST REVISION	DESCRIPTION	FY 2020-21	INDEX	SHEET
11/01/17		STANDARD PLANS	425-052	1 of 7



LAST REVISION	DESCRIPTION	FY 2020-21	INDEX	SHEET
11/01/17		STANDARD PLANS	425-001	2 of 5



LAST REVISION	DESCRIPTION	FY 2020-21	INDEX	SHEET
11/01/17		STANDARD PLANS	425-052	3 of 7

- GENERAL NOTES:
- SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

CONSTRUCTION SITE PLANS

AdventHealth

Fudge Road Complex - Phase 1

CITY OF APOPKA, FLORIDA

DRAINAGE DETAILS

SHEET

C751

33 of 35

ENGINEERS

PLANNERS

SURVEYORS

DESIGNED BY

MAB

CHECKED BY

JTT

DATE

6/12/21

SCALE

NTS

JOB NUMBER

20566

NO.

DATE

DONALD W. MCINTOSH ASSOCIATES, INC.

2600 PARK AVENUE NORTH, WINTER PARK, FL 32789

407.644.4068

FLORIDA PROFESSIONAL ENGINEER

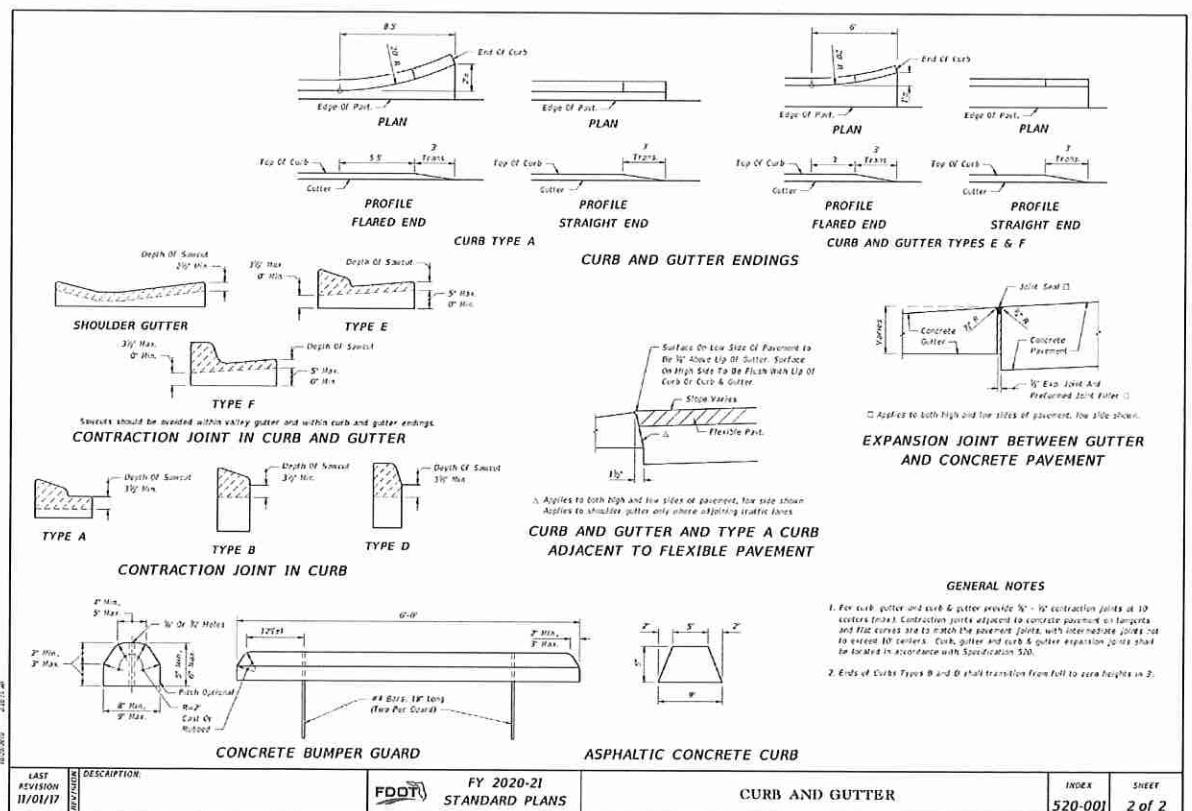
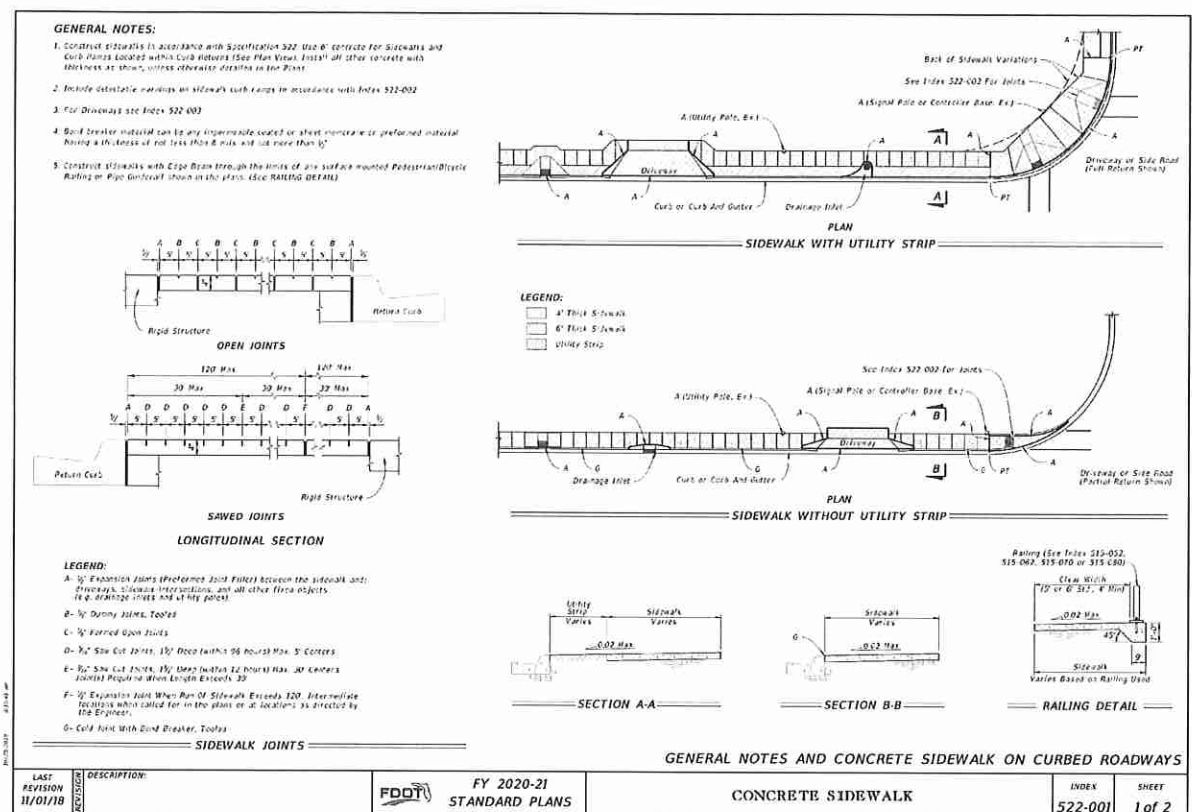
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DATE

NOV 10 2021

STATE OF FLORIDA

NO. TOWNSEND



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GENERAL NOTES:

1. Cross Slopes and Grades:

- A. Sidewalk, ramp, and landing slopes (e.g. 0.02, 0.05, and 1:12) shown in this figure are maximum. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
- B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
- C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
- D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Outer, and/or Sidewalk:

- A. Refer to Index 522-001 for concrete thickness and sidewalk details.
- B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or in the future that no remaining section is less than 5 feet long.

3. Curb Ramp Alpha Identification:

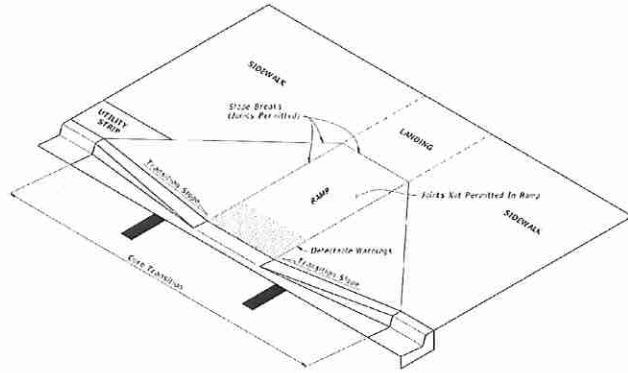
- A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in this figure.
- B. Alpha-identifications CR-A and CR-B are intentionally omitted.

4. Detectable Warnings:

- A. Install detectable warnings in accordance with Specification 529.
- B. Place detectable warnings across the full width of the ramp or landing to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
- C. If detectable warnings are shown in the plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp. Otherwise, the truncated domes are not required to be aligned.

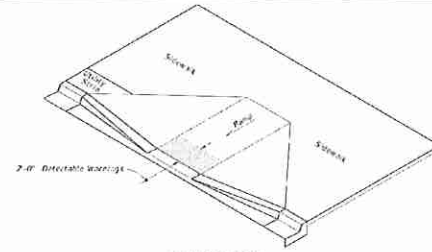
5. Detectable Warnings - Acceptance Criteria:

- A. Color and texture shall be complete and uniform.
- B. 80% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
- C. There shall be no more than 4 non-compliant domes in any one square foot.
- D. Non-compliant domes shall not be adjacent to other non-compliant domes.
- E. Surfaces shall not deviate more than 0.10" from a true plane.

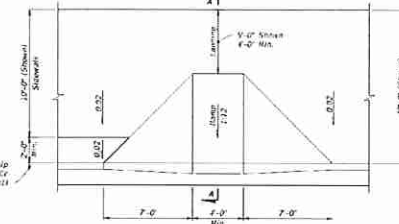


CURB RAMP NOMENCLATURE

LAST REVISION	DESCRIPTION	FY 2020-21	INDEX	SHEET
11/01/19		STANDARD PLANS	522-002	1 of 7



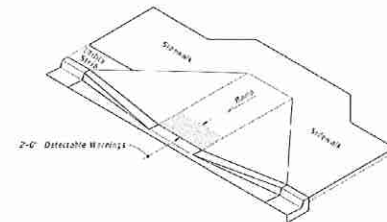
ISOMETRIC VIEW



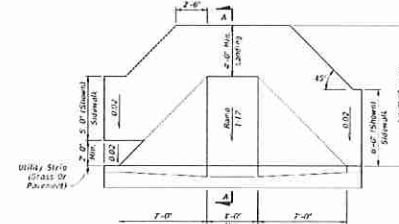
PLAN VIEW

CR-A

NOTE: For Example of CR-A used in Rural Curb Return, See Sheet 8.

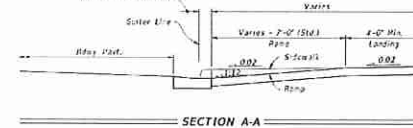


ISOMETRIC VIEW



PLAN VIEW

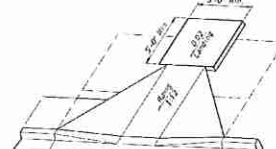
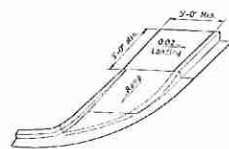
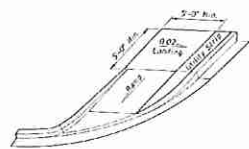
CR-B



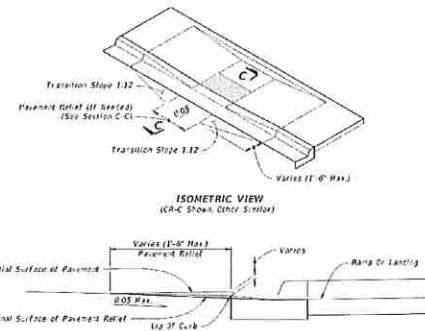
SECTION A-A

SIDEWALK CURB RAMP CR-A AND CR-B

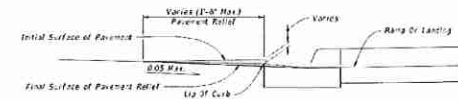
LAST REVISION	DESCRIPTION	FY 2020-21	INDEX	SHEET
11/01/18		STANDARD PLANS	522-002	2 of 7



LANDINGS FOR CURB RAMP WITHOUT SIDEWALKS
(See CR-A, CR-B & CR-C Respectively for Detectable Warning Details)



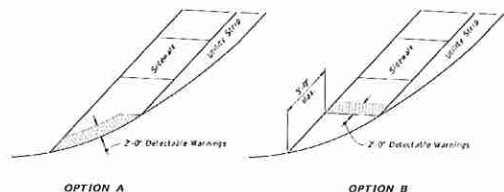
ISOMETRIC VIEW
(CR-C Shown, Other Similar)



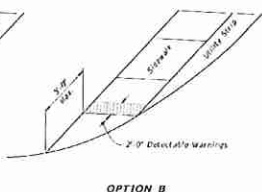
SECTION C-C

PAVEMENT RELIEF DETAILS

NOTE: Remove Elevated Pavement by Spading, Air Rolling, Smooth Milling, or Grinding.



OPTION A



OPTION B

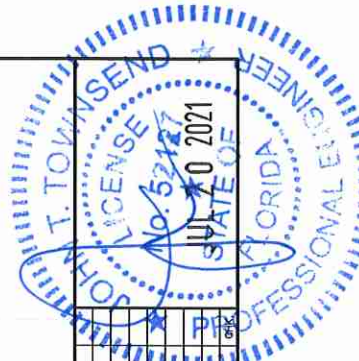
DETECTABLE WARNING ON FLUSH SHOULDER SIDEWALKS

CURB RAMP WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

LAST REVISION	DESCRIPTION	FY 2020-21	INDEX	SHEET
11/01/18		STANDARD PLANS	522-002	6 of 7

GENERAL NOTES:

- SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
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ENGINEERS
PLANNERS
SURVEYORS

DONALD W. MCINTOSH
ASSOCIATES, INC.
2200 PARK AVENUE NORTH,
WINTER PARK, FL 32789

407.644.4068

DATE
6/12/21

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20566

REVISIONS

DATE

CONSTRUCTION SITE PLANS

AdventHealth

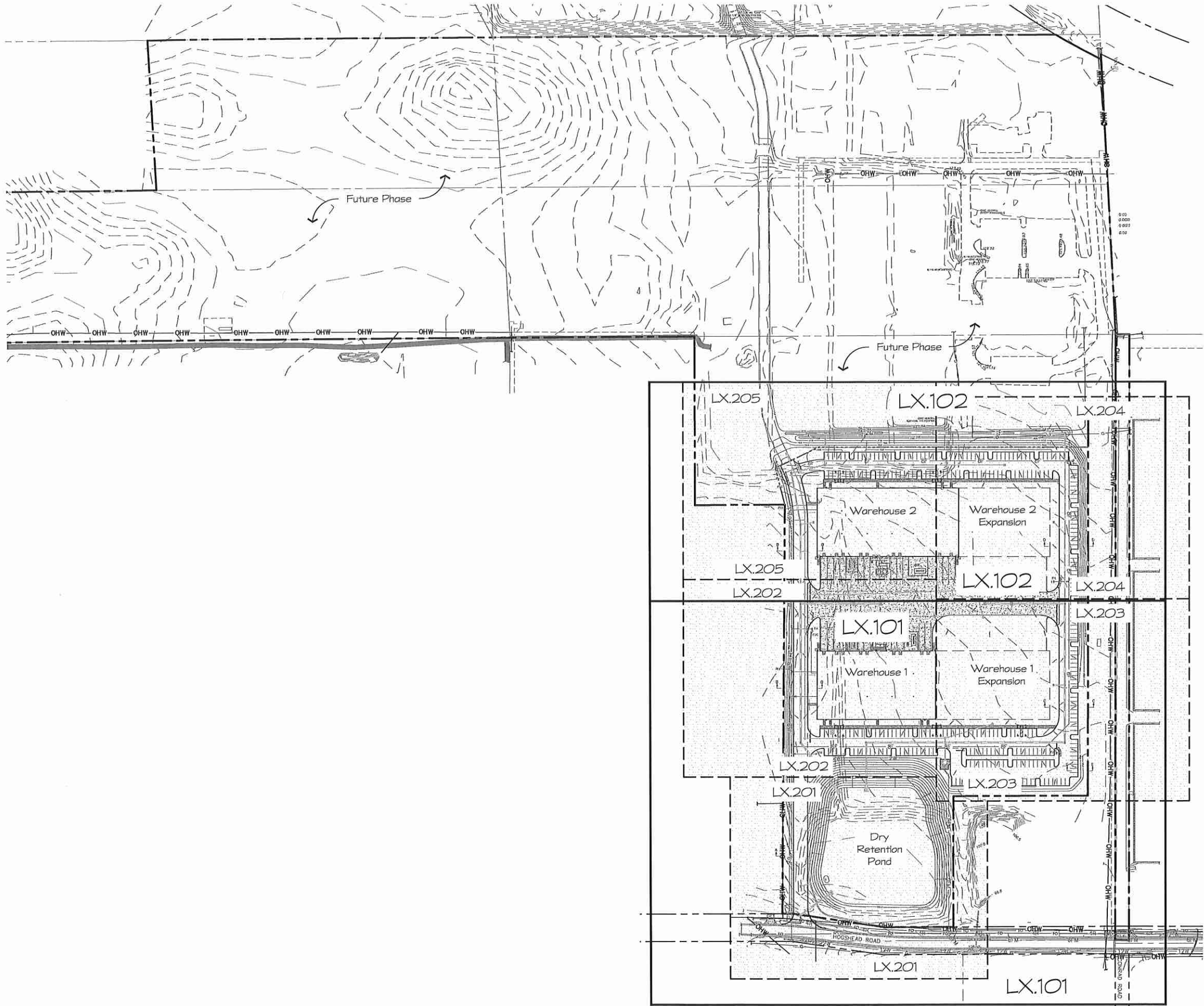
Fudge Road Complex - Phase 1

CITY OF APOKA, FLORIDA

DRAINAGE DETAILS

SHEET
C753
35 OF 35

M:\Project Files\AH-FUDGERDAP-CD\Drawings Phase 1\Drawings\1.001 Overall Site Plan.dwg, 2021-08-10, —



Sheet List Table

Sheet Number	Sheet Title
L1.002	Overall Site Plan
L3.001	Planting Schedules & Notes
L3.101	Tree Plans
L3.102	Tree Plans
L3.201	Shrub Enlargement Plans
L3.202	Shrub Enlargement Plans
L3.203	Shrub Enlargement Plans
L3.204	Shrub Enlargement Plans
L3.205	Shrub Enlargement Plans
L3.301	Planting Details
L4.001	Irr. Notes & Schedules
L4.101	Irrigation Plan
L4.102	Irrigation Plan
L4.103	Irrigation Plan
L4.104	Irrigation Plan
L4.105	Irrigation Plan
L4.301	Irrigation Details



Continued

BY:

REVISION: DESCRIPTION:

Phase 1
Final Eng. Dwg's.

AdventHealth
Fudge Road
Apopka, FL

DN: CN=Corey
OU=AD1410000
00016C4862B2F
C00005893
O=Mills Design
Group Inc.
C=US
Location: Florida
Reason: I am
approving this
document
Date:

2021.05.13 Page 11

Overall Site Plan

DESIGNER
AE CH
DATE
2021-05-13

L1.002

GENERAL NOTES

SYMBOL	DESCRIPTION
0-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
0-02	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
0-03	Report any discrepancies between the construction drawings and field conditions to the owner's representative immediately. Follow the owner's representative's instructions on resolving any discrepancies.
0-04	Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work.
0-05	Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
0-06	Contractor shall coordinate access and staging areas with the owner's representative.
0-07	Contractor shall be responsible for all erosion control/protection by locally approved means and maintaining erosion controls already in place. Contractor shall adhere to all governing codes and requirements.
0-08	Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and legally deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by owner's representative.
0-09	Contractor to coordinate his work with the work of the other contractors working on this project. The Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the owner's representative if any of these site conditions are incomplete, missing or damaged. Any adjustments required to the condition, completeness and /or elevation of this work shall be performed by others.

PLANTING NOTES

SYMBOL	DESCRIPTION
3-01	Landscape contractor is responsible for all materials and all work as called for on the Landscape Plans. The Plant List quantities provided are to be used strictly as a guide. It is the Landscape Contractors duty to field verify all quantities and notify any modifications to Mills Design Group (MDG) at the time of bidding.
3-02	All plants must meet Florida No. 1 grade or better as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida.
3-03	The Landscape Contractor shall review architectural engineering plans and become thoroughly familiar with surface and subsurface utilities. The Landscape Contractor shall coordinate with other trades to prevent conflicts, and shall coordinate the planting with the irrigation work to assure availability and proper location of irrigation items.
3-04	The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs and be legally liable for any damage caused by instability of any plants. The Landscape Contractor shall determine trees to be staked or guyed. If necessary, guying and staking shall be done by a method approved by MDG prior to installation. It shall be the responsibility of the Landscape Contractor to remove guys and stakes after new root growth is firmly established. Landscape Contractor must remove Burlap from all trees prior to installation.
3-05	The Landscape Contractor shall insure that any of his work will not interrupt any existing or projected on-site drainage patterns. It is Necessary for the Landscape Contractor to Provide Proper drainage in all plant beds, planters and sod areas.
3-06	Gross: All grass shall be recognized per the Planting Schedule. Grass must be weed free at time of install. The Landscape Contractor is responsible for measuring and determining the exact amount required.
3-07	Mulch: All plants shall be dressed with 2"-3" pine bark nuggets. NO CYPRESS MULCH!

Landscape Calculations - Trees

Location (Phase 1)	Length	Required	Provided
Warehouse 1 Understory Tree per 20'	259	19.0	19
Warehouse 2 Understory Tree Per 20'	310	15.5	15

Landscape Calculations - Shrubs

Location (Phase 1)	Length	Required	Provided
Warehouse 1 Foundation Shrub Areas	259	1035.0	1031
Warehouse 1 N/A	23,328.0	2332.8	2275
Warehouse 2 Foundation Shrub Areas	310	1562.0	153
Warehouse 2 N/A	18,200.0	1820.0	1749

Notes:

- Two (2) Understory Trees Equal One (1) Canopy Tree.
- Three (3) Palm Trees Equal One (1) Canopy Tree.
- See Sheet L3.001 For Tree Sizes, Planting Notes, and Proposed Tree and Shrub Quantities.
- See Planting Sheets for Proposed tree locations.
- When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions.
- Florida Friendly Landscaping Guide to Plant Selection & Landscape Design

TREE PLANTING SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	CAL.	CT	REMARKS
	AR	29	Florida Flame Red Maple	Acer rubrum 'Florida Flame'	65 G	13' - 15' Ht x 5' - 7' Sprd	3' - 3.5'	5'	Well Developed Specimen
	QV	21	Southern Live Oak	Quercus virginiana	65 G	15' - 17' Ht x 7' - 9' Sprd	3' - 3.5'	6' CT	Full Head Specimen
	TD	26	Bald Cypress	Taxodium distichum	65 G	12 -14' Ht 6 -7' Sprd	3.5'	4'	Specimen Form, Single Straight Trunk; Field locate to screen cell tower
SMALL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	CAL.	CT	REMARKS
	ED	15	Japanese Blueberry Tree	Elaeagnus decipiens TM	45 G	9' - 11' Ht x 5' - 7' Sprd	3' - 3.5'	4' CT	Full & Bushy to Ground, Specimen Form
	LIP	7	Purple Crape Myrtle	Lagerstroemia fauriei 'Muskegee'	45 G	10 -12' Ht. x 6'-8' Sprd.		4'	Full Specimen Form, Multi Trunk w/ 3 - 5 Branches
	LJT	8	Japanese Privet	Ligustrum japonicum	BBB	8' Ht x 8' Sprd			7-9' Main Trunks; Well Developed Specimen Form

SHRUBS, GROUNDCOVER, AND SOD SCHEDULE

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING	REMARKS
	VS	71	Sandakawa Viburnum	Viburnum suspensum	7 Gal	30" OA	30' o.c.	Full and Bushy Plants, 30' min Height at Planting
HEDGES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING	REMARKS
	PM	34	Podocarpus	Podocarpus macrophyllus	10 Gal	4' Ht x 2' Min Sprd	24' o.c.	Very Full Specimens
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING	REMARKS
	AF	62	Fashion Azalea	Azalea x 'Fashion'	3 Gal	16" OA	24' o.c.	Bushy very full Specimen
	NS	790	Schilling's Holly	Ilex vomitoria 'Schilling's'	3 Gal	12' - 15' OA	24' o.c.	Full & Bushy
	LCC	56	Plum Loropetalum	Loropetalum chinense 'Red Chocolate'	3 Gal	15' - 15' OA	24' o.c.	Full & Bushy
	MG	66	Pink Muhly Grass	Muhlenbergia capillaris	3 Gal	24" Ht	30' o.c.	Full & Bushy
	SA	92	Dwarf Variegated Schefflera	Schefflera arboricola 'Variegata'	3 Gal	16' - 16' OA	30' o.c.	Full & Bushy
	ZP	353	Coontie Cycad	Zamia pumila	3 Gal	15' - 16' OA	30' o.c.	Full & Bushy
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING	REMARKS
	MI	527	African Iris	Iris sibirica	1 Gal	12" OA	18' o.c.	Full Plants
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING	REMARKS
	PNH	224,721 sf	Bahia Grass	Paspalum notatum 'Argentine'	Sod	N/A		Hydroseed



Drawings

BY:

REV. DATE: DESCRIPTION:

Phase 1
Final Eng. Dwg's.

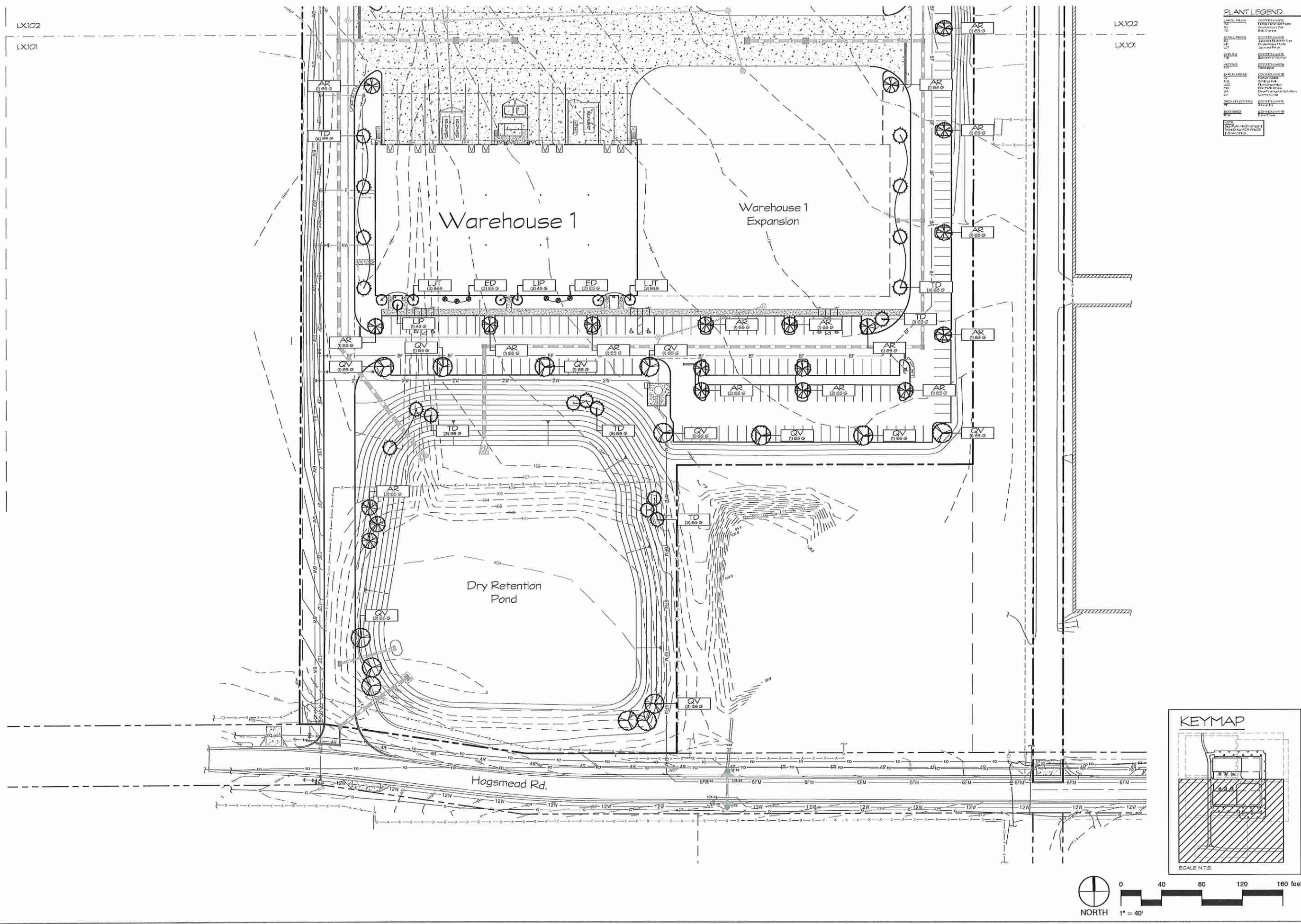
AdventHealth
Fudge Road
Apopka, FL

2021-05-19
J Mills
OU-A01410C0
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2FC00005693,
O-Mills Design
Group Inc,
C=US
Location:
Florida
Reason: I am
approving this
document

Planting Schedules & Notes
L3.001

DESIGNED BY
AE CH
DATE
2021-05-19

CHECKED BY
AE CH
DATE
N/A

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REV. DATE:	DESCRIPTION:	BY:

Phase 1
Final Eng. Dwg's.

AdventHealth
Fudge Road
Apopka, FL

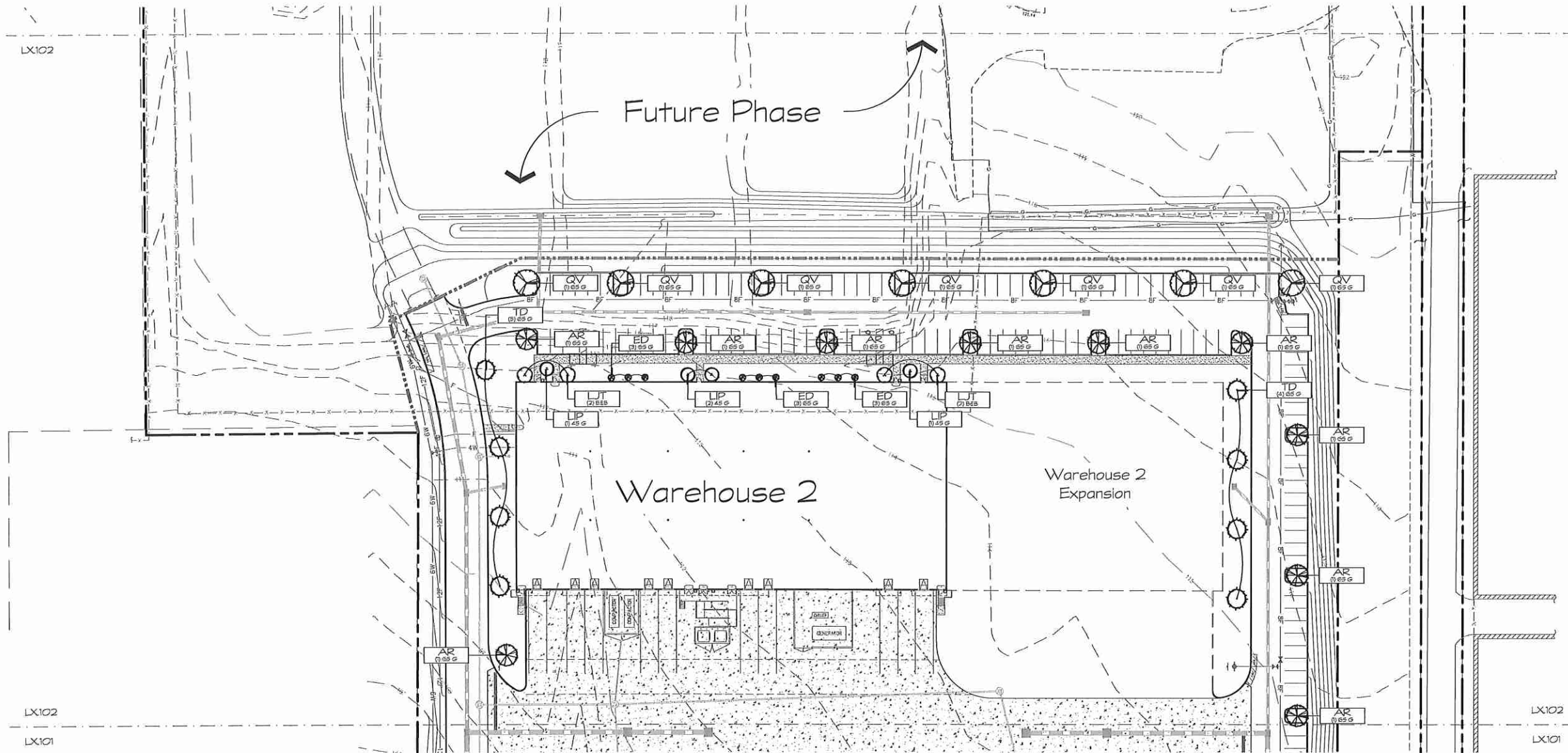
by Corey J Mills
DN: CN=Corey J
Mills,
OU=A01410C000
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O=Mills Design
Group Inc, C=US
Location: Florida
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1999-2000

Tree Plans

DATE	AE	AE, CM	DATE
SCORE			DATE
T-AGE			DATE

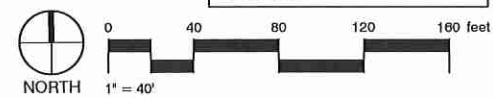
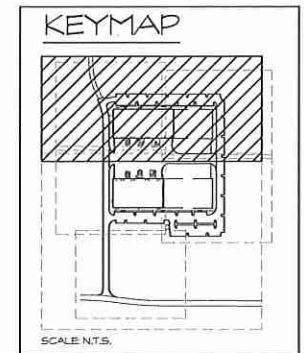
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Phase 1
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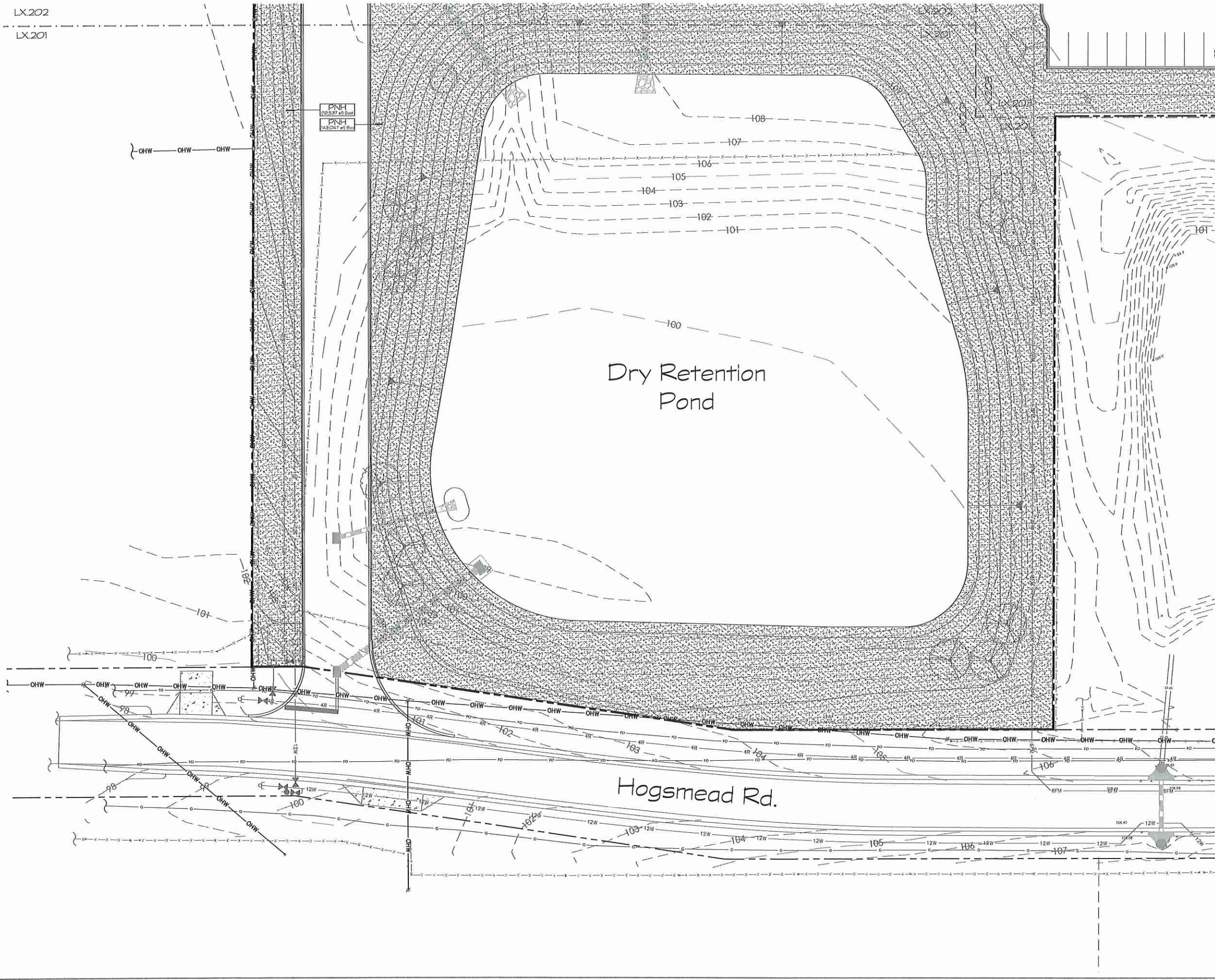
Phase 1
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Employee Name: AdventHealth
Fudge Road
Apopka, FL

by Corey J Mills
DN: CN=Corey
J Mills,
OU=A01410C00
00016C4862B2F
C00005893,
O=Mills Design
Group Inc, C=US
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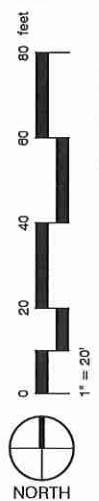
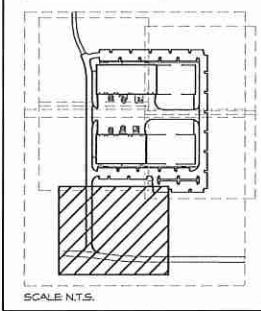


PLANT LEGEND

LARGE TREES	
AR	COMMON NAME Florida Flame Red Maple
QV	Southern Live Oak
TD	Bald Cypress
SMALL TREES	
ED	COMMON NAME Japanese Blueberry Tree
LP	Purple Grape Myrtle
LIT	Japanese Privet
SHRUBS	
VS	COMMON NAME Sandakawa Viburnum
HEDGES	
PM	COMMON NAME Rosa carolina
SHRUB AREAS	
AF	COMMON NAME Fountain Azalea
NVS	Schilling's Holly
LCC	Plum Liriodendron
MG	Pink Muhly Grass
SA	Dwarf Variegated Schefflera
ZP	Coastal Cycad
GROUND COVERS	
MI	COMMON NAME African Iris
SOD/SEED	
PNH	COMMON NAME Bahia Grass

NOTE:
SEE PLANTING NOTES &
SCHEDULE FOR SPECS
& QUANTITIES.

KEYMAP



AdventHealth
Fudge Road
Apopka, FL

by Corey J Mills
DN: CN=Corey J
Mills,
OU=A01410C000
0016C4662B2FC
00005893,
O=Mills Design
Group Inc, C=US
Location: Florida
Reason: I am
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document
Date: 2021.06.10

Shrub Enlargement Plans
L3.201
2021-06-10

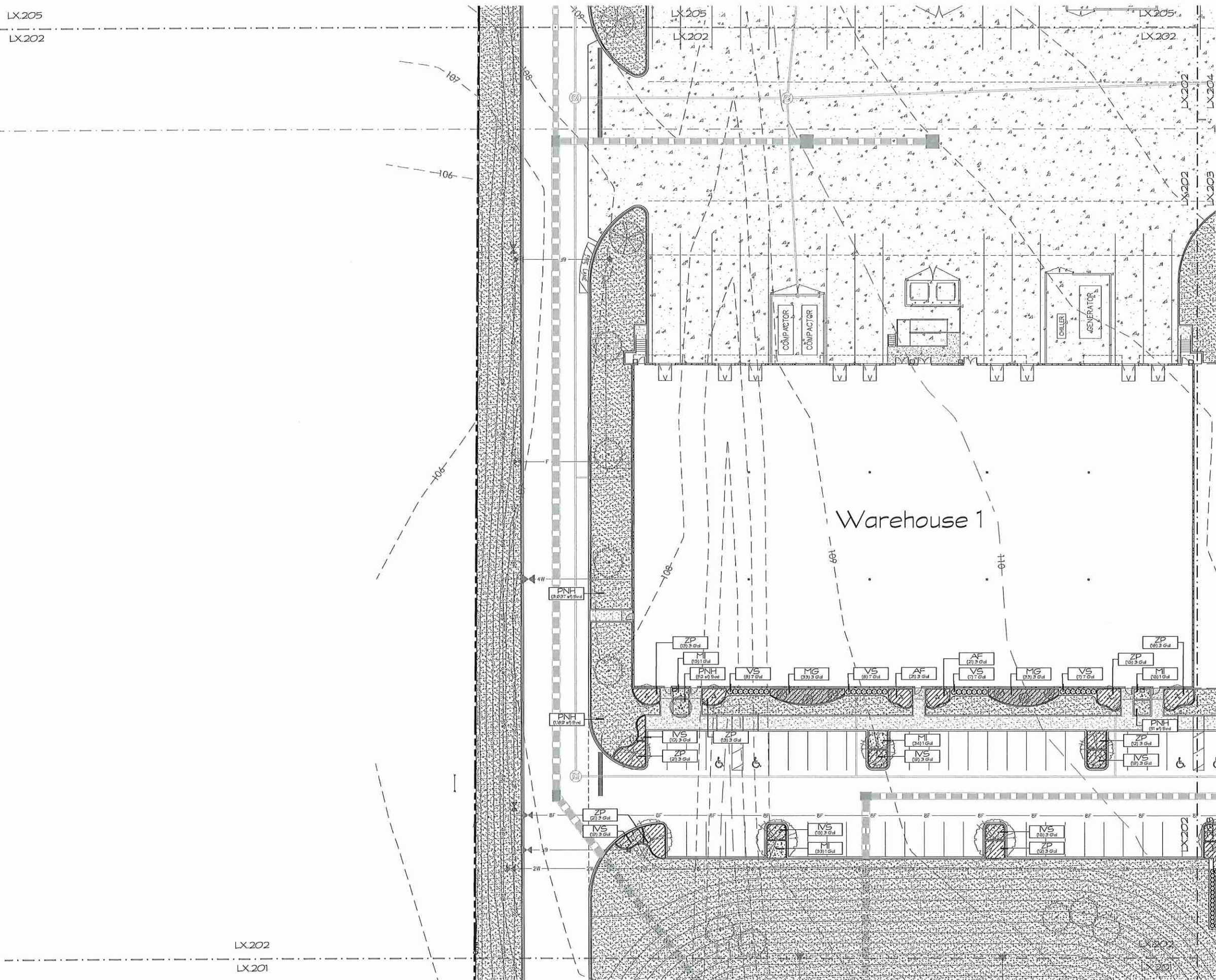
DESIGNER
AE
DATE
2021-06-10

REV. DATE DESCRIPTION

Phase 1
Final Eng. Dwg's.



LX.205
— . — . —
LX.202

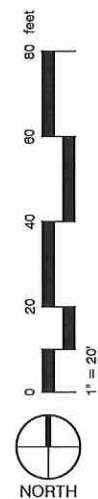
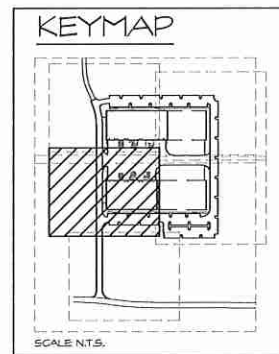


PLANT LEGEND

<u>LARGE TREES</u>	<u>COMMON NAME</u>
AR	Florida Flame Red Maple
CV	Southern Live Oak
TD	Bald Cypress
<u>SMALL TREES</u>	<u>COMMON NAME</u>
ED	Japanese Blueberry Tree
LIP	Purple Grape Myrtle
LJT	Japanese Privet
<u>SHRUBS</u>	<u>COMMON NAME</u>
VS	Sandankwa Yuccurum
<u>HEDGES</u>	<u>COMMON NAME</u>
PM	Podocarpus
<u>SHRUB AREAS</u>	<u>COMMON NAME</u>
AF	Fashion Azalea
NS	Schlingers Holly
LCC	Plum Loropetalum
MG	Pink Muihy Grass
SA	Dwarf Variegated Schefflera
ZP	Gentle Grass
<u>GROUND COVERS</u>	<u>COMMON NAME</u>
M1	African Iris
<u>SOD/SEED</u>	<u>COMMON NAME</u>
PNH	Bahia Grass
<u>NOTE:</u> SEE PLANTING NOTES & SCHEDULE FOR SPECS & QUANTITIES.	



Phase 1	REV. DATE:	DESCRIPTION	BY:
Phase 1			



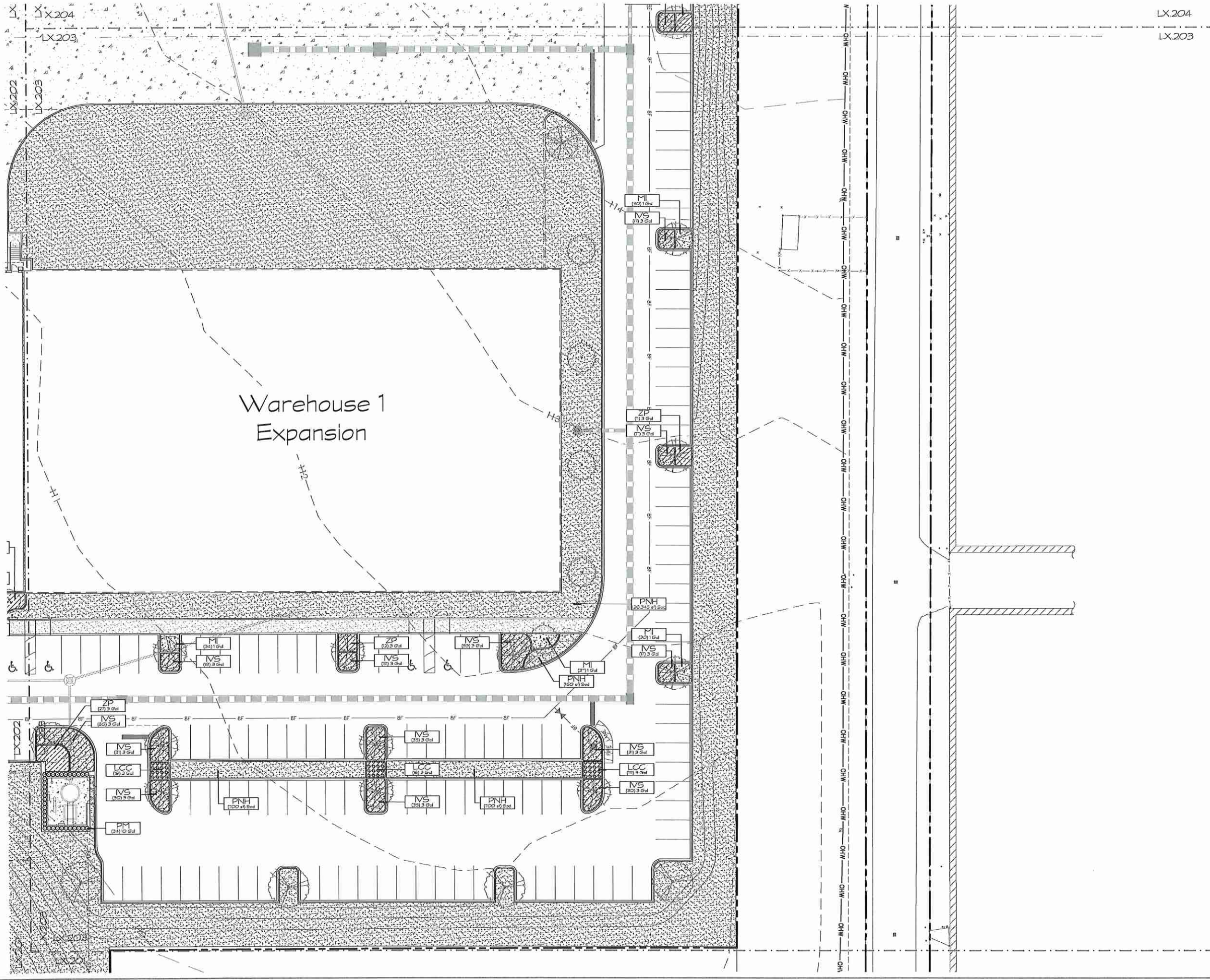
Ernesto Nunez
AdventHealth
Fudge Road
Apopka, FL

by Corey J Mills
DN: CN=Corey J.
Mills,
OU=A01410C00
00016C4862B2
C00005893,
O=Mills Design
Group Inc, C=US
Location: Florida
Reason: I am
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Date:
2021.05.10



Shrub Enlargement Plans

Project Name	CRA A/B/C AE	DESIGNER AE CM	Date
L3.202			2021-06-15

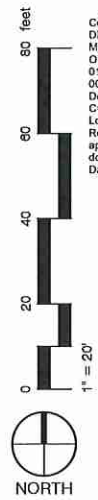
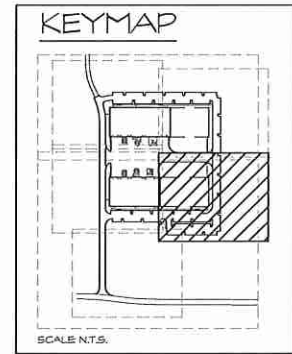


LX.204
LX.203

PLANT LEGEND

LARGE TREES	
AR	COMMON NAME Florida Flame Red Maple
QV	Southern Live Oak
TD	Bald Cypress
SMALL TREES	
ED	COMMON NAME Japanese Blueberry Tree
LIT	Purple Grape Myrtle
LJT	Japanese Privet
SHRUBS	
VS	COMMON NAME Sandankwa Viburnum
HEDGES	
RY	COMMON NAME Radicorpus
SHRUB AREAS	
AF	COMMON NAME Fashion Azalea
NS	Schilling's Holly
LCC	Plum Loropetalum
MGS	Pink Muhly Grass
SA	Dwarf Variegated Schefflera
ZP	Coastal Cycad
GROUND COVERS	
M	COMMON NAME African Iris
SOD/SEED	
PNH	COMMON NAME Bahia Grass

NOTE:
SEE PLANTING NOTES &
SCHEDULE FOR SPECS
& QUANTITIES.



AdventHealth
Fudge Road
Apopka, FL

Corey J Mills
DN: CN=Corey J
Mills,
OU=A01410C0000
016C4862B2FC00
005893, O=Mills
Design Group Inc,
C=US
Location: Florida
Reason: I am
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Date: 2021.06.10

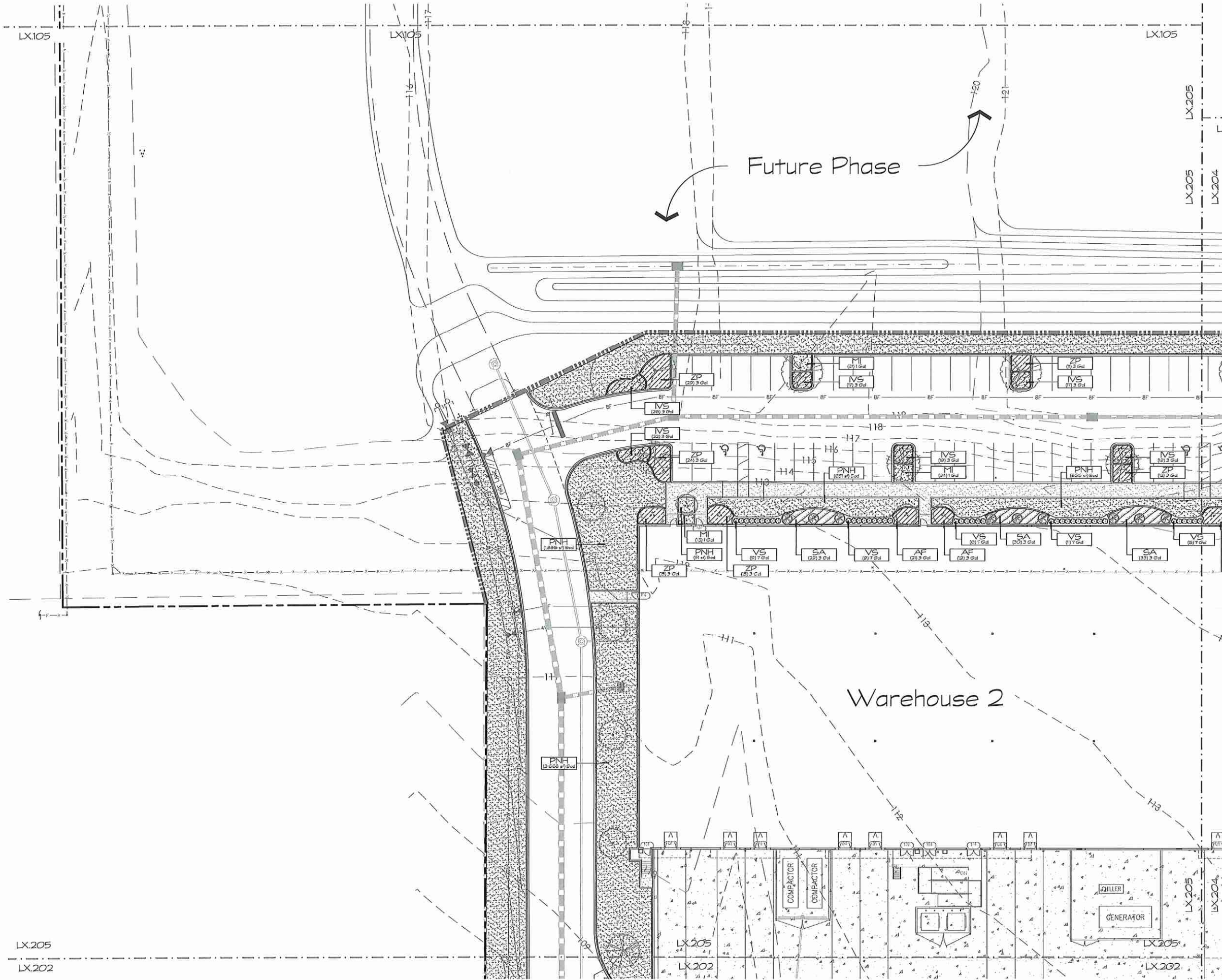
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L3.203
DATE: 2021-05-19
DESIGNED BY: AE
CHECKED BY: AE
DATE: 2021-05-19

REV. DATE: DESCRIPTION:

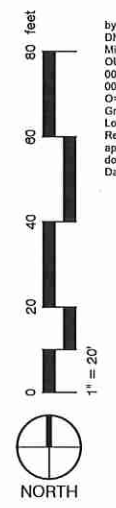
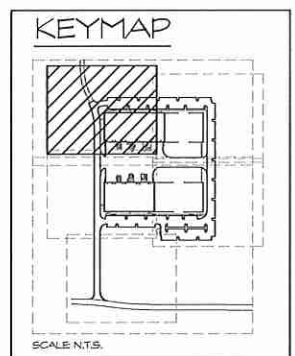
BY:



Phase 1 Phase 1
Final Eng. Dwg's.



PLANT LEGEND	
LARGE TREES	COMMON NAME
AR	Florida Flame Red Maple
QV	Southern Live Oak
TD	Bald Cypress
SMALL TREES	COMMON NAME
ED	Japanese Blueberry Tree
LP	Purple Crape Myrtle
LT	Japanese Privet
SHRUBS	COMMON NAME
VS	Sandakawa Viburnum
HEDGES	COMMON NAME
PM	Podocarpus
SHRUB AREAS	COMMON NAME
AF	Fashion Azalea
VS	Schling's Holly
LCC	Plum Laropetulum
MG	Pink Muhly Grass
SA	Dwarf Variegated Schefflera
ZP	Coastal Cycad
GROUND COVERS	COMMON NAME
PI	African Iris
SOD/SEED	COMMON NAME
PNH	Bahia Grass
NOTE: SEE PLANTING NOTES & SCHEDULE FOR SPECS & QUANTITIES.	



Project Name: **AdventHealth**
Fudge Road
Apopka, FL

by Corey J Mills
DN: CM=Corey J
Mills,
OU=A01410C000
0016C4862B2FC
00005893,
O=Mill Design
Group Inc, C=US
Location: Florida
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2021.06.10

Shrub Enlargement Plans

Sheet No. **L3.205** of **13**

DATE: **2021-06-10**

TIME: **11:20:00**

2021-06-10

BY: _____

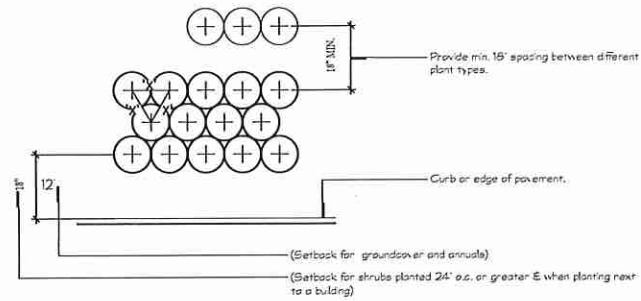
REV: _____

DATE: _____

DESCRIPTION: _____

Phase 1
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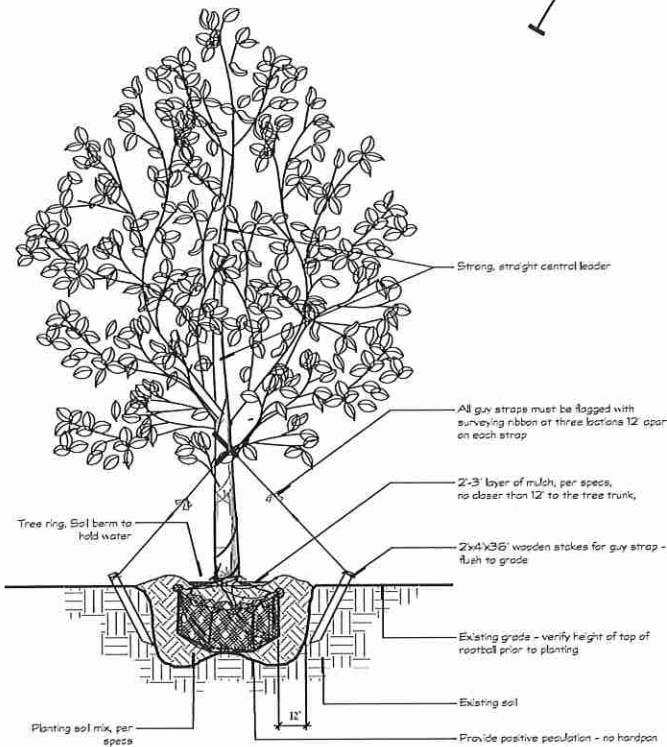
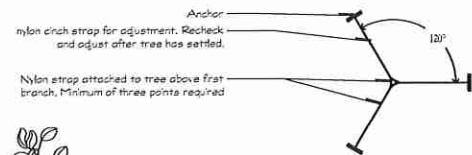
MILLS DESIGN GROUP
407.259.3425 // millsdg.com



NOTE:
All shrubs and groundcover masses to use triangular spacing except where noted refer to plant list for individual plant spacing X.

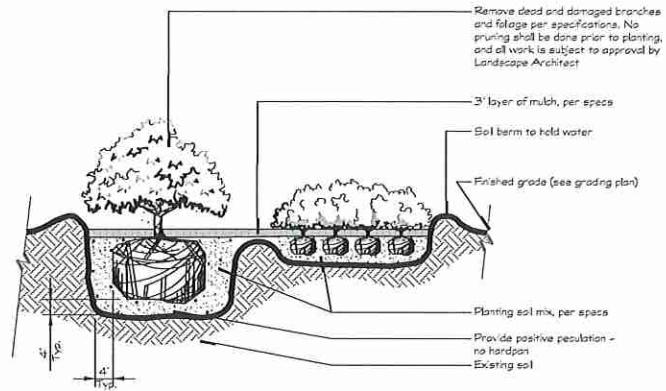
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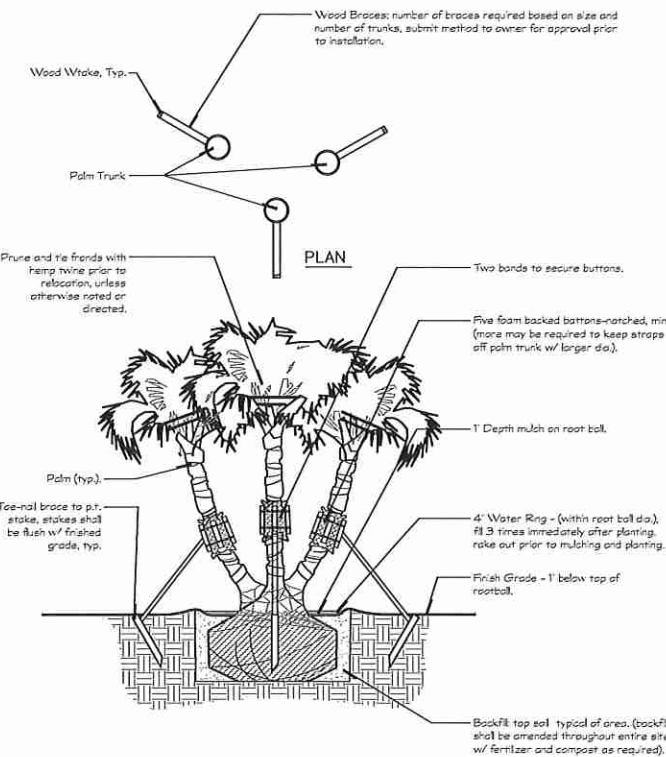
5 TREE PLANTING & STAKING

Scale: 3/4" = 1'-0"
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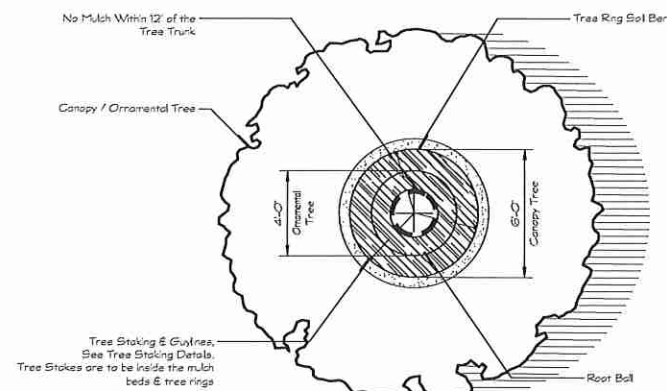
2 SHRUB AND GROUNDCOVER

Scale: 3/4" = 1'-0"



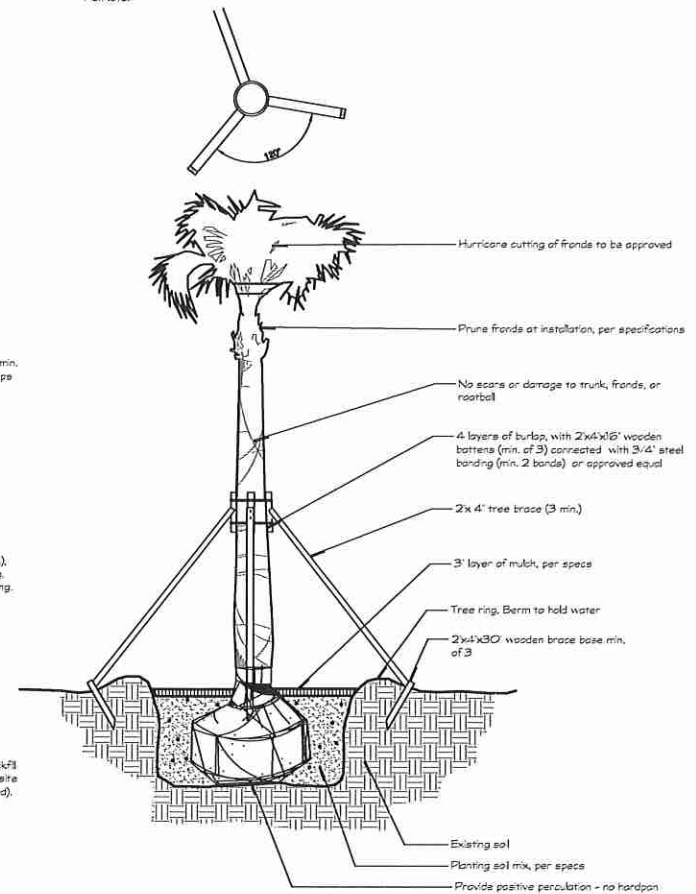
6 MULTI-TRUNK PALM PLANTING DETAIL

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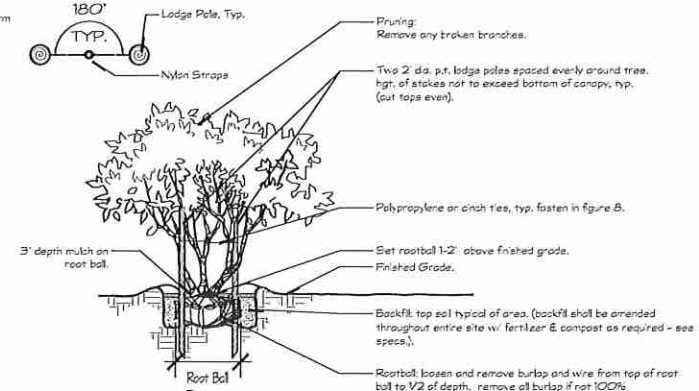
3 MULCHING RING AT TREES

Scale: NTS
RefNote:



7 PALM PLANTING AND STAKING

Scale: NTS
RefNote:



4 MULTI-TRUNK TREE DETAIL

Scale: NTS
RefNote:



BY:

REVISIT: DESCRIPTION:

Phase 1
Final Eng. Dwg's.

AdventHealth
Fudge Road
Apopka, FL

UT: CH-Carey
J Mills,
OU=A01410C0
000016C4862B
2FC00005893,
Q-Mills Design
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C-US
Location:
Florida
Reason: I am
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Date:



2022-05-13

Planting Details

Sheet No. 13.301
DESIGNER: AE CT
DATE: 2022-05-13

IRRIGATION NOTES SCHEDULE

SYMBOL	GENERAL DESCRIPTION
I-101	Irrigation Contractor to locate and protect all underground utilities prior to digging.
I-102	4" - 6" SCH 40 PVC sleeves are to be located as shown on plans. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the General Contractor prior to start of the irrigation installation. Rooters will reject all other locations.
I-103	Mainline & all Lateral lines are to be located a minimum of 3' off back of curb/sidewalk. Any sprays or rotors located in this area are to be connected using a flexible swing pipe.
I-104	All mainlines to have a minimum of 18" cover (class 200 PVC pipe), and all lateral piping shall be buried to a minimum depth of 12" cover.
I-105	All laterals and sub-main pipe to have a minimum of 12" (class 200 PVC pipe).
I-106	No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
I-107	All threaded joints to be coated with Teflon Tape or Liquid Teflon.
I-108	All lines to be thoroughly flushed before installation of sprinkler heads.
I-109	Must use products specified on this drawing, unless otherwise approved by the Landscape Architect.
I-110	Refer to landscape plans when ranching to avoid tree and shrub locations.
I-111	Trench shall be approved prior to back fill by the Owners Representative or the Landscape Architect.
I-112	Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owners' authorized representative. In the event this notification is not preformed, the irrigation contractor shall assume full responsibility for any revisions.
I-113	All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
I-114	All work shall be guaranteed for one year from the date of final acceptance against all defects in equipment and workmanship.
I-115	The contractor shall complete all work in accordance with all prevailing laws, codes and regulations.
SYMBOL	POINT OF CONNECTION DESCRIPTION
I-201	Irrigation meter and backflow preventer to be provided by the General Contractor.
I-202	Backflow preventer to be as per local code.
I-203	All pipes, automatic valves, backflow preventer, manual valve and meter to be located within property lines unless otherwise shown. Pipes, valves, etc. shown in county, city, state ROW may require maintenance agreement or indemnity agreement.
I-204	Electrical service to all equipment shall be provided to a junction box at the equipment location. (By others, not a part of this contract) The irrigation contractor shall be responsible for the final connection from the junction box to all equipment.
SYMBOL	EQUIPMENT DESCRIPTION
I-301	All valves to be located in valve box, with cover at grade. Locate valve box in the AC / Equipment areas as noted on the plans.
I-302	Automatic controller to be mounted outdoor as indicated on plans.
I-303	Weather Sensor to be located along parapet or as determined by the Project Manager; see Architectural Plans. Ensure Sensor is free from any obstructions.
I-304	All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors are to be installed as per RainBird specifications.
I-305	Control wire shall be 14-1 UF direct burial, colored red for control wires and white for common wires. No cross connection between controllers shall be allowed. Wire splices shall be made only in valve boxes using RainBird "Snap-Tite" connectors.
I-306	Pipe Sizes shall conform to those shown on drawings. The smallest lateral pipe size to a single spray or rotor head all be 3/4".
I-307	All shrub beds are to be irrigated using dripline. 6" pop-up height for turf zone rotors and sprays. Rotor nozzle size as indicated on the irrigation plan.
SYMBOL	SYSTEM PERFORMANCE DESCRIPTION
I-401	Contractor shall perform pressure and volume test on irrigation water source over a continuous 24 hour period prior to the commencement of any construction work. Should the available supply not be adequate to meet the demands of the irrigation system as designed the contractor shall contact the landscape architect prior to construction for design modification.
I-402	System has been designed with a 65 PSI min. All spray and rotor bodies to have PRS (In-stem pressure regulation system) as indicated in the legend. Flow adjustments can be made at the zone's valve to compensate for this difference in PSI.
I-403	Pressure regulator required if static water pressure at point of connection for site is greater than 80 psi.
I-404	Irrigation Contractor to field verify that installed irrigation system provides 100% coverage upon completion of installation. If system does not provide 100% coverage the Irrigation Contractor shall revise system to provide 100% coverage prior to Certificate of Occupancy.
I-405	Each irrigation zone shall be programmed to provide 1" of water per week to the landscape. The run times and watering days for irrigation system shall be in compliance with the water management districts guidelines and water restrictions.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-100-MM	1"	Bubbler	15.50	778.6	47.19	49.44	17 in/h
2	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	20.64	703.1	44.73	47.26	0.86 in/h
3	Hunter PGV-151-B-R Angle	1-1/2"	Turf Rotor	30.50	610.3	46.76	52.63	0.77 in/h
4	Hunter PGV-100-MM	1"	Turf Spray	16.33	593.6	43.93	45.26	0.85 in/h
5	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	23.44	605.3	47.99	50.36	0.86 in/h
6	Hunter PGV-100-MM	1"	Bubbler	11.25	606.1	50.73	51.77	1.67 in/h
7	Hunter PGV-151-B-R Angle	1-1/2"	Turf Spray	45.25	665.0	44.53	59.19	0.96 in/h
8	Hunter PGV-100-MM	1"	Bubbler	10.50	659.9	45.9	50.17	1.7 in/h
9	Hunter PGV-151-B-R Angle	1-1/2"	Turf Rotor	36.00	645.7	46.36	57.8	0.81 in/h
10	Hunter ICZ-101-25	1"	Area for Dripline	9.36	758.6	50.21	57.92	0.96 in/h
11	Hunter ICZ-101-25	1"	Area for Dripline	7.96	1194	46.0	51.01	0.96 in/h
12	Hunter PGV-151-B-R Angle	1-1/2"	Turf Spray	20.44	1,031	43.97	47.28	1.19 in/h
13	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	30.80	1,300	48.95	57.32	0.45 in/h
14	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	30.80	1,307	48.95	57.37	0.45 in/h
15	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	30.80	1,314	48.96	57.43	0.45 in/h
16	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	34.47	1,416	49.84	61.04	0.45 in/h
17	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	34.47	1,426	49.87	61.15	0.45 in/h
18	Hunter PGV-151-B-R Angle Common Wire	1-1/2"	TURF ROTATOR (HUNTER)	34.47	1,436	49.86	61.21	0.45 in/h

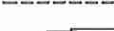
WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Hunter PGV-100-MM	Bubbler	17 in/h	1	36	558	279
2	Hunter ICZ-151-XL-40	Area for Dripline	0.86 in/h	1	63	1,300	650.2
3	Hunter PGV-151-B-R Angle	Turf Rotor	0.77 in/h	1	79	2,410	1,205
4	Hunter PGV-100-MM	Turf Spray	0.85 in/h	1	71	1,159	579.7
5	Hunter ICZ-151-XL-40	Area for Dripline	0.86 in/h	1	63	1,477	738.4
6	Hunter PGV-100-MM	Bubbler	1.67 in/h	1	37	416.3	208.1
7	Hunter PGV-151-B-R Angle	Turf Spray	0.96 in/h	1	63	2,531	1,425
8	Hunter PGV-100-MM	Bubbler	17 in/h	1	36	169	84.5
9	Hunter PGV-151-B-R Angle	Turf Rotor	0.81 in/h	1	75	2,700	1,350
10	Hunter ICZ-101-25	Area for Dripline	0.96 in/h	1	63	889.7	294.8
11	Hunter ICZ-101-25	Area for Dripline	0.96 in/h	1	63	502.7	251.4
12	Hunter PGV-151-B-R Angle	Turf Spray	1.19 in/h	1	51	1,042	521.2
13	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,127	2,064
14	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,127	2,064
15	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,127	2,064
16	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,619	2,309
17	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,619	2,309
18	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,619	2,309
TOTALS:					1,504	41,622	20,811

CRITICAL ANALYSIS

Generated:	2021-05-26 13:58
P.O.C. NUMBER: 01	
Water Source Information:	Reclaimed Water Source W/ 2' Meter
FLOW AVAILABLE	
Water Meter Size:	2'
Flow Available:	120.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	65.00 PSI
Elevation Change:	5.00 ft
Service Line Size:	2 1/2"
Length of Service Line:	20.00 ft
Pressure Available:	62.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	45.25 gpm
Flow Available at POC:	120.00 gpm
Residual Flow Available:	74.75 gpm
Critical Station:	18
Design Pressure:	40.00 psi
Friction Loss:	6.23 psi
Fittings Loss:	0.62 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.00 psi
Pressure Req. at Critical Station:	49.86 psi
Loss for Fittings:	0.94 psi
Loss for Main Line:	9.43 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Water Meter:	0.96 psi
Critical Station Pressure at POC:	61.21 psi
Pressure Available:	62.00 psi
Residual Pressure Available:	0.79 psi

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM	
	TURF ROTATOR (HUNTER) 12" to 30" radius (3.7m-9.1m), triangular spaced, head to head coverage. Future Expansion Zone, TBD	48,468 s.f.	0.45 in/h	40	227	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		PSI		
	Hunter PRO5-06-PRS40-CV 5' strip spray Turf Spray, 40psi regulated 6" pop-up, drain check valve	3		35		
	Hunter PRO5-06-PRS40-CV 8' radius Turf Spray, 40psi regulated 6" pop-up, drain check valve	122		35		
	Hunter PRO5-06-PRS40-CV 10' radius Turf Spray, 40psi regulated 6" pop-up, drain check valve	3		35		
	Hunter AFB 10 Adjustable Flow Bubbler, 1/2" FPT, stainless steel screw adjustment.	75		30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		PSI	GPM	RADIUS
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.	31		40	1.00	18"
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.	18		40	1.50	22"
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.	3		40	2.00	25"
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.	1		40	2.50	28"
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Hunter ICZ-101-25 Drip Control Zone Kit. 1 ICV Globe Valve with 1 HYCO filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	2				
	Hunter ICZ-151-XL-40 Drip Control Zone Kit. 1-1/2" ICV Globe Valve with 1 HYCO filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2" inlet x single 2" outlet	2				
	Area to Resolve Dripline Hunter HDL-06-12-R HDL-06-12-R Hunter Dripline with 0.6 GPH flow. Light brown tubing with purple striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	8,601 l.f.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Hunter PGV-100-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, No Flow Control.	4				
	Hunter PGV-151-B-R Angle 1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. BSP Threads Inlet/Outlet. With Flow Control. Angle Configuration, Reclaimed Water ID, Purple Handle.	10				
	Hunter I2C-3200-PL 32 Station Outdoor Modular Controller. With three ICV-800 Module. Commercial Use. Plastic Cabinet.	1				
	Hunter MIN-CLICK Rain Sensor, mount as noted.	1				
	Water Meter 2" Reclaimed Water Source W/ 2' Meter	1				
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP	10,607 l.f.				
	Irrigation Mainline: PVC Class 200 SDR 21-NP	2,210 l.f.				
	Pipe Sleeve: PVC Class 200 SDR 21	662.8 l.f.				
	Valve Colour # Valve Number # Valve Flow # Valve Size					

Landscape and Irrigation plan shall be in compliance to "Water Wise Ordinance No. 2069" as also outlined in Water-Wise Standards (LDC Section 5.2.5.D).



Graphics

BY:

REV. DATE: DESCRIPTION:

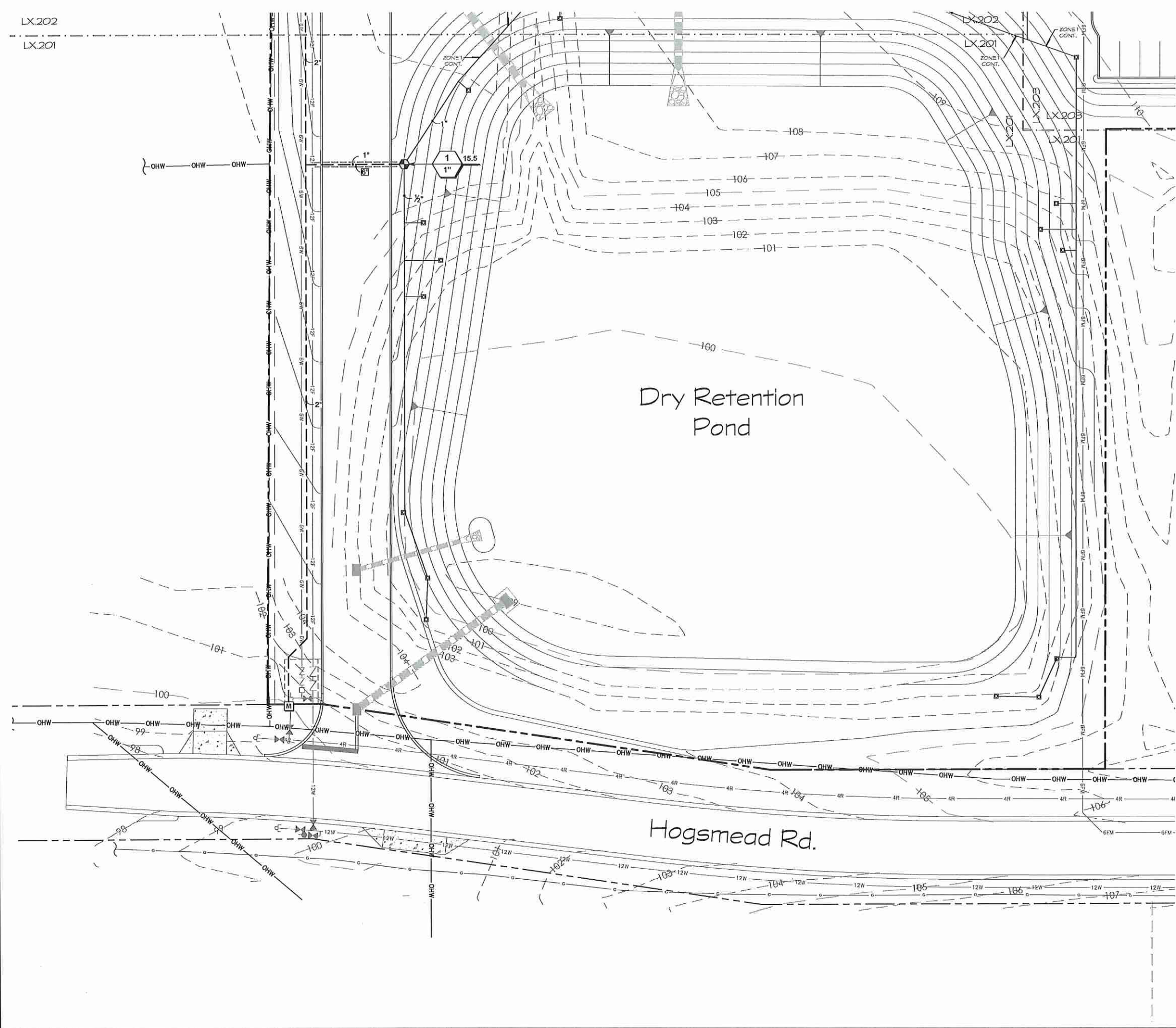
Phase 1
Final Eng. Dwg's.

AdventHealth
Fudge Road
Apopka, FL

by Corey J Maus
CHK: CH-Corey J
Mills,
OU-A01410C00
00016C466262F
C00006893
O-Mills Design
Group Inc, C-US
Location: Florida
Reason: I am
approving this
document
Date: 2021-05-10

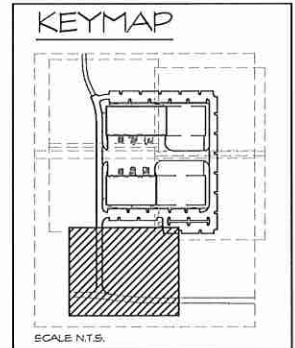
2021-05-10 Page 8
Irr. Notes & Schedules
Sheet No. L4.001
DESIGNER: AE CH
DATE: 2021-05-10
DRAWN BY: AE CH
SCALE: NA

LX.202
LX.201



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	TURF ROTATOR (HUNTER)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-06-PR540-CV 5' strip spray
	Hunter PROS-06-PR540-CV 6' radius
	Hunter PROS-06-PR540-CV 10' radius
	Hunter AFB 10
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGJ-06-R
	Hunter PGJ-06-R
	Hunter PGJ-06-R
	Hunter PGJ-06-R
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Area to Receive Dripine
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-100-MM
	Hunter PGV-151-B-R Angle
	Hunter I2C-1600-PL
	Hunter MINI-CLK
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP
	Irrigation Mainline: PVC Class 200 SDR 21-NP
	Pipe Sleeve: PVC Class 200 SDR 21
	Valve Colour
	Valve Number
	Valve Flow
	Valve Size



REV	DATE	DESCRIPTION
1	2023-05-10	Phase 1 Final Eng. Dwg.

AdventHealth
Fudge Road
Apopka, FL

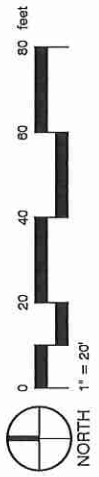
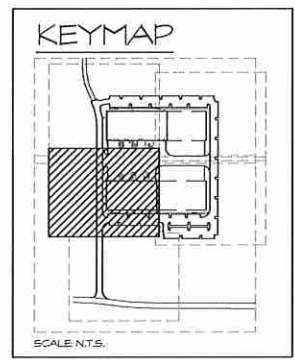
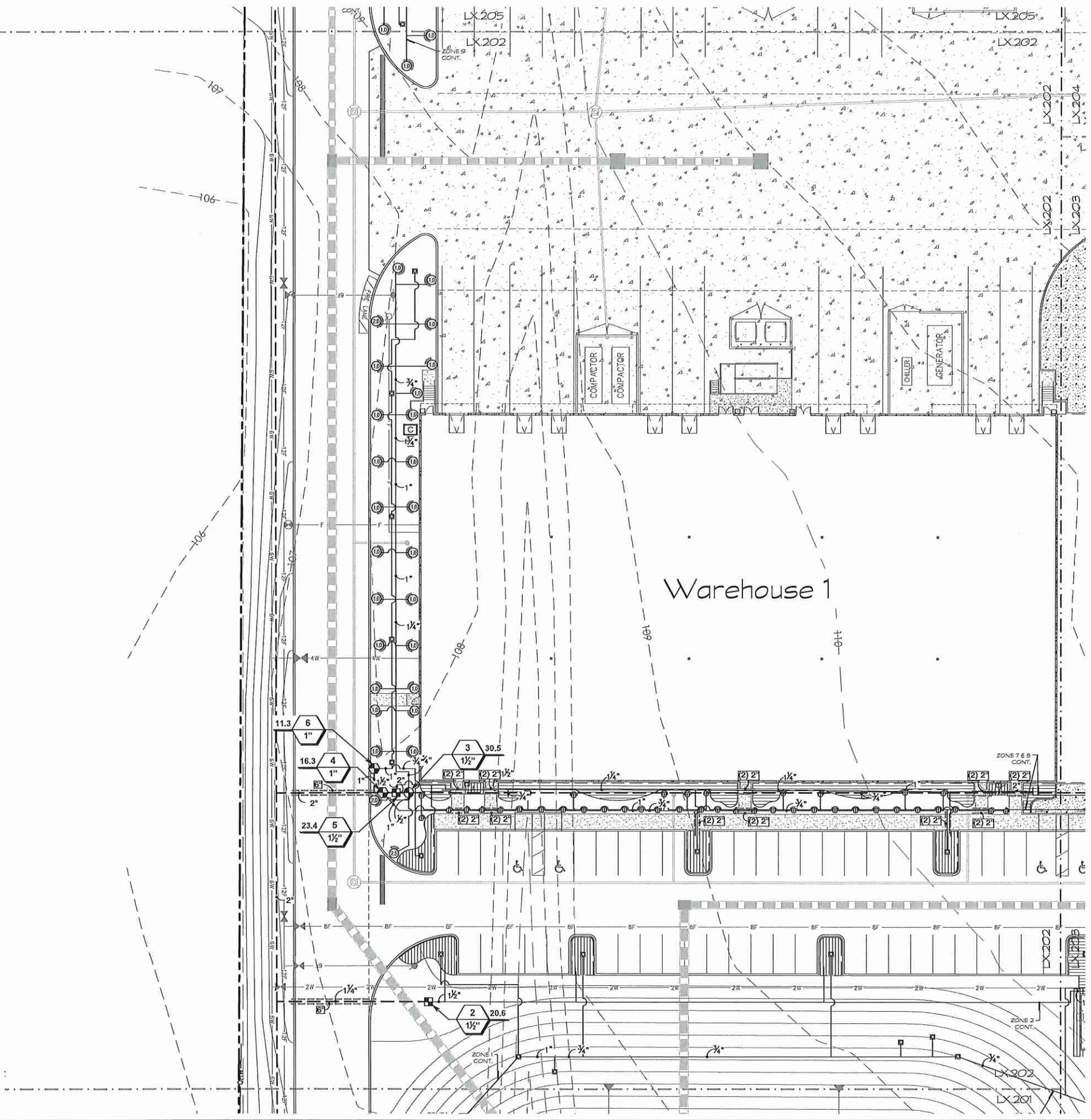
by Corey J. Mills
DN: CH-Corey J. Mills
OU: A01410C00
00015C466262F
C00005893
O: Mills Design Group Inc, C: US
Location: Florida
Reason: I am approving this document
Date: 2023-05-10

DESIGNER	DATE
AE	2023-05-10
REVIEWER	DATE
AE	2023-05-10

LX.205
LX.202

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	TURF ROTATOR (HUNTER)
SYMBOL MANUFACTURER/MODEL/DESCRIPTION	
	Hunter PROS-08-PRS40-CV 5' strip spray Turf Spray, 40psi regulated 6" pop-up, drain check valve
	Hunter PROS-08-PRS40-CV 6' radius Turf Spray, 40psi regulated 6" pop-up, drain check valve
	Hunter PROS-08-PRS40-CV 10' radius Turf Spray, 40psi regulated 6" pop-up, drain check valve
	Hunter AFB 10 Adjustable Flow Bubbler, 1/2" FPT, stainless steel screw adjustment.
SYMBOL MANUFACTURER/MODEL/DESCRIPTION	
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
SYMBOL MANUFACTURER/MODEL/DESCRIPTION	
	Hunter ICG-101-25 Drip Control Zone Kit, 1" ICV Globe Valve with 1" HYCO filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
	Hunter ICG-151-XL-40 Drip Control Zone Kit, 1-1/2" ICV Globe Valve with 1" HYCO filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2" inlet x single 2" outlet
	Area to Receive Dripline Hunter HDL-06-12-R HDL-06-12-R: Hunter Dripline with 0.6 GPH flow. Light brown tubing with purple striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
SYMBOL MANUFACTURER/MODEL/DESCRIPTION	
	Hunter PGV-100-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use, Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, No Flow Control.
	Hunter PGV-151-B-R Angle 1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. BSP Threads Inlet/Outlet, With Flow Control. Angle Configuration, Reclaimed Water ID, Purple Handle.
	Hunter ILC-1600-PL 16 Station Outdoor Modular Controller, With three ICM-500 Module, Commercial Use, Plastic Cabinet.
	Hunter MIN-CLK Rain Sensor, mount as noted
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP
	Irrigation Mainline: PVC Class 200 SDR 21-NP
	Pipe Sleeve: PVC Class 200 SDR 21
	Valve Callout Valve Number Valve Flow Valve Size

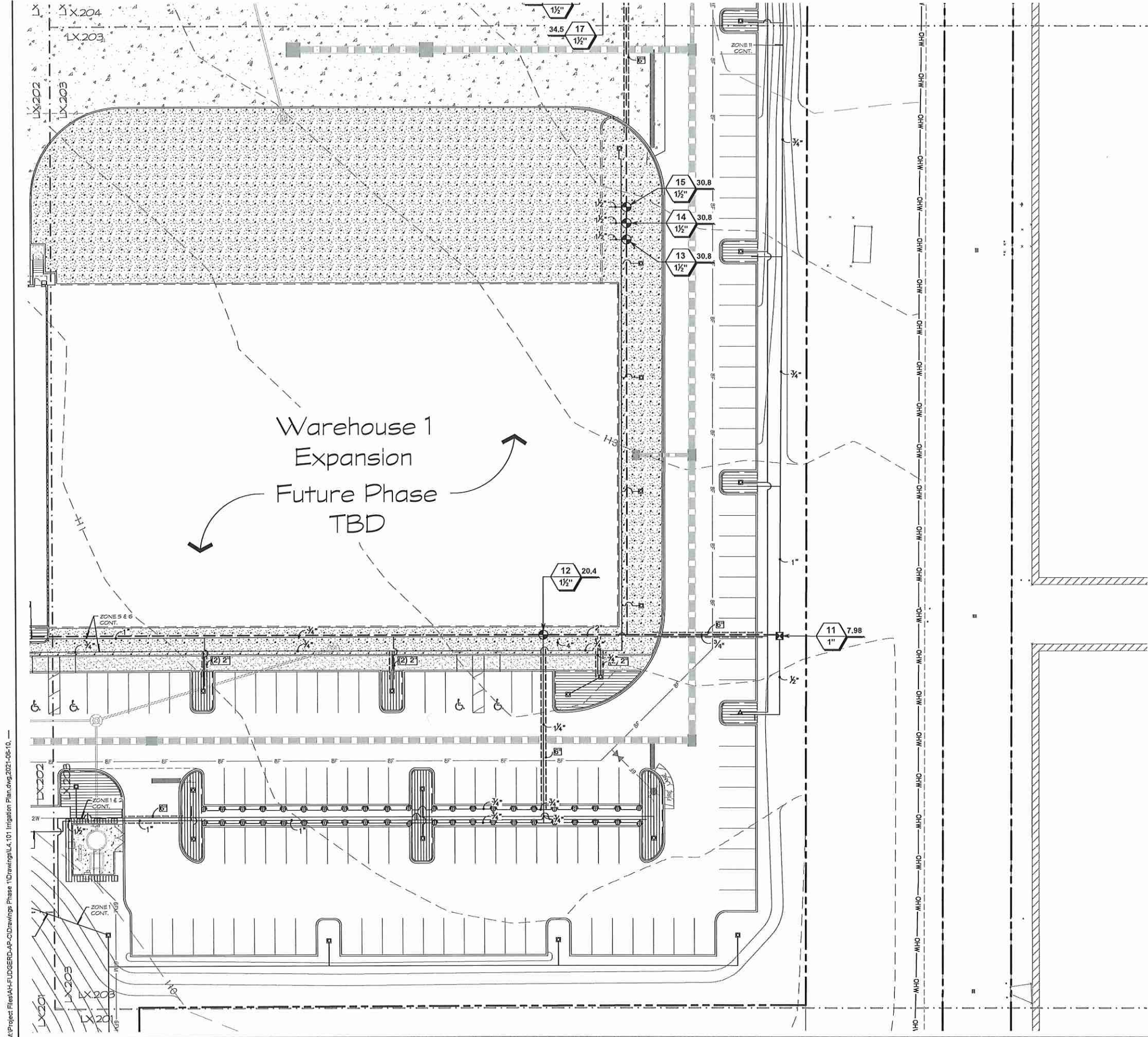


REV.	DATE	DESCRIPTION
1	02-05-13	Final Eng. Dwg.

AdventHealth
Fudge Road
Apopka, FL

DN: CN:Corey J Mills, OU=AD1410C000016C4862B2FC00005893, O=Mills Design Group Inc, C=US Location: Florida Reason: I am approving this document Date:

2023-05-13
Irrigation Plan
L4.102
1:20-0
2023-05-13



LX.204
LX.203

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	TURF ROTATOR (HUNTER)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-06-PRS40-CV 5' strip spray Turf Spray, 4Opal regulated 6" pop-up, drain check valve
	Hunter PROS-06-PRS40-CV 8' radius Turf Spray, 4Opal regulated 6" pop-up, drain check valve
	Hunter PROS-06-PRS40-CV 10' radius Turf Spray, 4Opal regulated 6" pop-up, drain check valve
	Hunter AFB 10 Adjustable Flow Bubbler, V2 FIPT, stainless steel screw adjustment.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGJ-08-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-08-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-08-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-08-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-25 Drip Control Zone Kit, 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
	Hunter ICZ-151-XL-40 Drip Control Zone Kit, 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2" inlet x single 2" outlet

Area to Receive Dripline
Hunter HDL-08-12-R
HDL-08-12-R Hunter Dripline with 0.6 GPH flow. Light brown tubing with purple striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-100-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, No Flow Control.
	Hunter PGV-151-B-R Angle 1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. BSP Threads Inlet/Outlet, With Flow Control. Angle Configuration. Reclaimed Water ID, Purple Handle.
	Hunter I2C-1600-PL 16 Station Outdoor Modular Controller, With three ICM-500 Module. Commercial Use. Plastic Cabinet.
	Hunter MINI-CLK Rain Sensor, mount as noted

Irrigation Lateral Line: PVC Class 200 SDR 21-NP
Irrigation Mainline: PVC Class 200 SDR 21-NP
Pipe Sleeve: PVC Class 200 SDR 21
Valve Colour
Valve Number
Valve Flow
Valve Size

KEYMAP

0 20 40 60 80 feet

NORTH 1" = 20'

MILLS DESIGN GROUP
407.359.5425 // millsdg.com

BY:

REV. DATE:

DESCRIPTION:

AdventHealth
Fudge Road
Apopka, FL

Project Name

by Corey J. Moss
DN: CN=Corey J. Mills
OU=A01410C00
000160482B2F
C00005893
O=Mills Design Group Inc, C=US
Location: Florida
Reason: I am approving this document
Date: 2023-05-10

2023-05-10 Project #

DESIGNER
AE, CH
DATE
2023-05-10

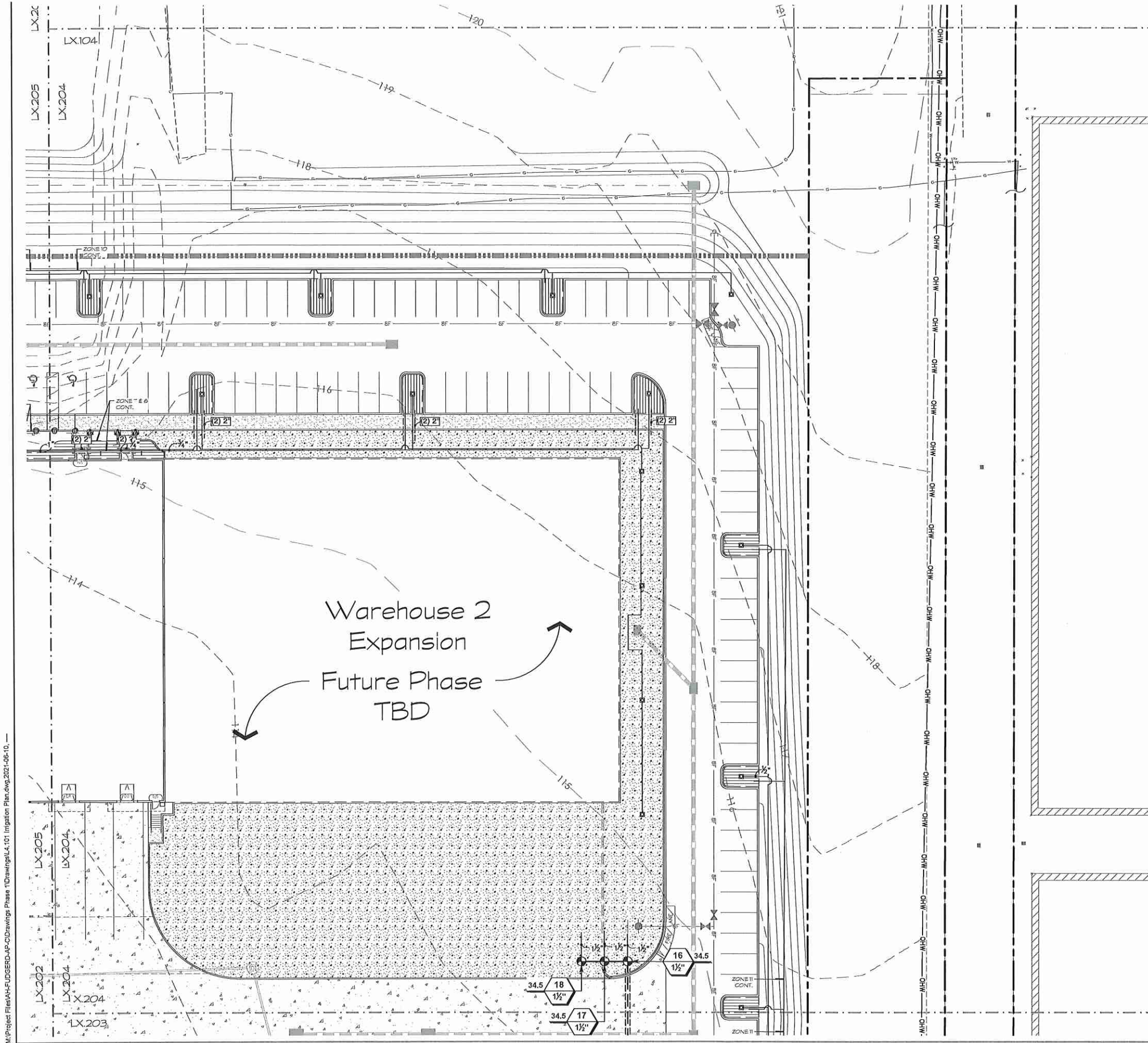
DR. WH. BY
AE
DATE
2023-05-10

4.103

1" = 20'-0"

Irriation Plan

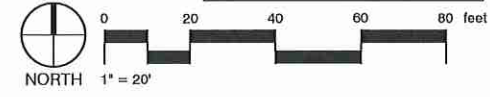
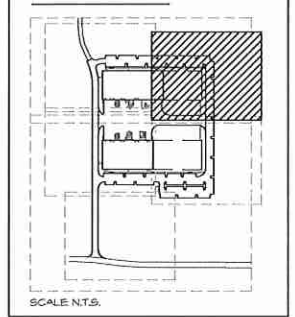
Phase 1
Final Eng. Dwg.



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	TURF ROTATOR (HUNTER)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-06-PRS40-CV 5' strip spray Turf Spray, 40psi regulated 6' pop-up, drain check valve
	Hunter PROS-06-PRS40-CV 8' radius Turf Spray, 40psi regulated 6' pop-up, drain check valve
	Hunter PROS-06-PRS40-CV 10' radius Turf Spray, 40psi regulated 6' pop-up, drain check valve
	Hunter AFB 10 Adjustable Flow Bubbler, 1/2" FPT, stainless steel screw adjustment
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-06-R Turf Rotor, 6.0" Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-25 Drip Control Zone Kit, 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
	Hunter ICZ-151-XL-40 Drip Control Zone Kit, 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2" inlet x single 2" outlet
	Area to Receive Drip Line Hunter HDL-06-12-R HDL-06-12-R: Hunter Drip Line with 0.6 GPH flow. Light brown tubing with purple striping. Emitters at 12" O.C. Drip line laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-100-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, No Flow Control.
	Hunter PGV-151-B-R Angle 1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. BSP Threads Inlet/Outlet. With Flow Control. Angle Configuration. Reclaimed Water ID, Purple Handle.
	Hunter ICZ-1600-PL 16 Station Outdoor Modular Controller. With three IC1-800 Module. Commercial Use. Plastic Cabinet.
	Hunter MINI-CLK Rain Sensor, mount as noted
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP
	Irrigation Mainline: PVC Class 200 SDR 21-NP
	Pipe Sleeve: PVC Class 200 SDR 21
	Valve Colour
	Valve Number
	Valve Flow
	Valve Size

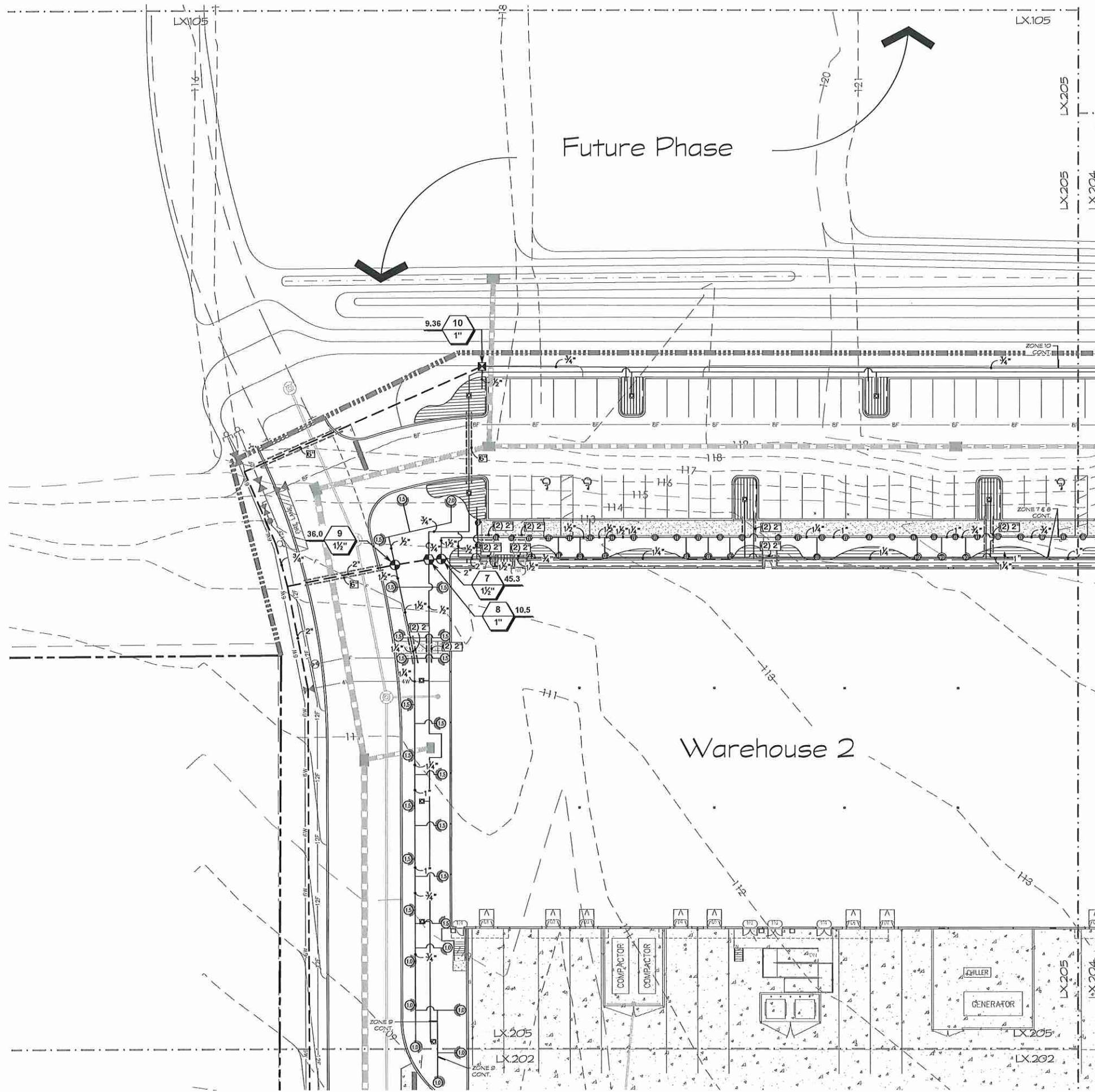
KEYMAP



AdventHealth
Fudge Road
Apopka, FL

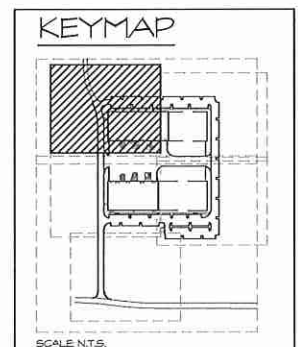
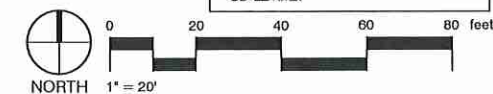
by Corey J Mills
DN: CH=Corey J Mills
OU=A01410C000
0016C482B2FC
00005893
O=Mills Design Group Inc, C=US
Location: Florida
Reason: I am approving this document
Date: 2021.06.10

2021.06.10
Irrigation Plan
L4.104
T=20-0
2021-06-13



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	TURF ROTATOR (HUNTER)
	Hunter PROS-08-PR540-CV 5' strip spray
	Turf Spray, 4Opsl regulated 6' pop-up, drain check valve
	Hunter PROS-08-PR540-CV 8' radius
	Turf Spray, 4Opsl regulated 6' pop-up, drain check valve
	Hunter PROS-08-PR540-CV 10' radius
	Turf Spray, 4Opsl regulated 6' pop-up, drain check valve
	Hunter AFB 10 Adjustable Flow Bubbler, 1/2 FPT, stainless steel screw adjustment
	Hunter PGJ-06-R Turf Rotor, 6.0' Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-06-R Turf Rotor, 6.0' Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-06-R Turf Rotor, 6.0' Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter PGJ-06-R Turf Rotor, 6.0' Pop-Up, Adjustable and Full Circle. With Reclaimed Water Purple ID, and Drain Check Valve.
	Hunter ICG-101-25 Drip Control Zone Kit, 1 ICV Globe Valve with 1' HY100 filter system. Pressure Regulation, 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
	Hunter ICG-151-XL-40 Drip Control Zone Kit, 1-1/2' ICV Globe Valve with 1' HY100 filter system. Pressure Regulation, 4Opsl. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2' Inlet x single 2' outlet.
	Area to Receive Drip Line
	Hunter HDL-06-12-R Hunter Drip Line with 0.6 GPH flow. Light brown tubing with purple striping. Emitters at 12' O.C. Drip line laterals spaced at 12' apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
	Hunter PGV-100-MM 1' Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, No Flow Control.
	Hunter PGV-151-B-R Angle 1-1/2' Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. BSP Threads Inlet/Outlet, With Flow Control. Angle Configuration. Reclaimed Water ID, Purple Handle.
	Hunter I2C-1600-PL 16 Station Outdoor Modular Controller. With three ICM-800 Module. Commercial Use. Plastic Cabinet.
	Hunter MINI-CLK Rain Sensor, mount as noted.
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP
	Irrigation Mainline: PVC Class 200 SDR 21-NP
	Pipe Sleeve: PVC Class 200 SDR 21
	Valve Cabinet
	Valve Number
	Valve Flow
	Valve Size



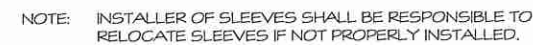
AdventHealth
Fudge Road
Apopka, FL

DN: CH-Corey
J Mills
000A01410C00
00016C4862B2
FC00005893
O-Mills Design
Group Inc.
C-US
Location: Florida
Reason: I am
approving this
document
Date:

2021-05-10
Irrigation Plan
L4.105
DESIGNED BY: AE, CH
DATE: 2021-05-10
SCALE: 1" = 20'-0"



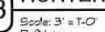
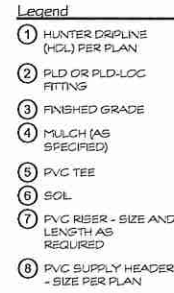
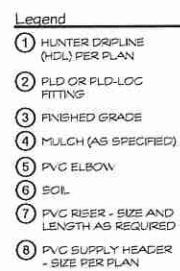
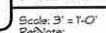
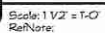
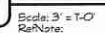
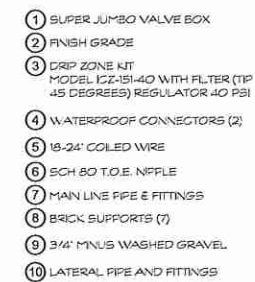
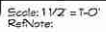
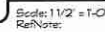
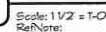
Phase 1
Final Eng. Dwg's.



Scale: NTS
RefNote:



Scale: NTS
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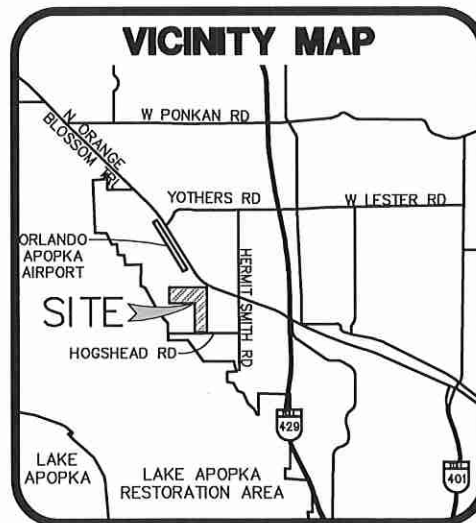
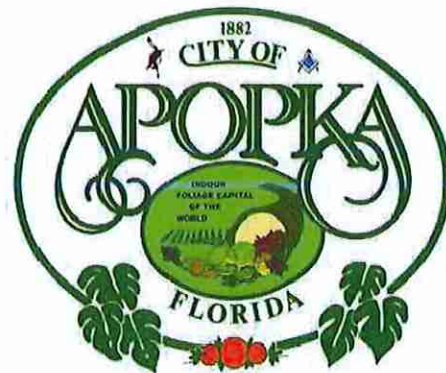
MAJOR DEVELOPMENT PLAN

AdventHealth - Fudge Road Complex

PHASE 1 & 2

4051 FUDGE RD, APOPKA FL 32703
CITY OF APOPKA, FLORIDA

PREPARED FOR
ADVENTIST HEALTH SYSTEM / SUNBELT INC.
601 EAST ROLLINS STREET
ORLANDO, FL 32803



SECTION 35, TOWNSHIP 20 S, RANGE 27 E
PROPERTY APPRAISER PARCEL ID # 35-20-27-0000-00-015

OWNER/APPLICANT:
ADVENTIST HEALTH SYSTEM/SUNBELT INC.
601 EAST ROLLINS STREET
ORLANDO, FLORIDA 32803
PH: 407.303.1159
CONTACT PERSON: RAYMOND MOE, SR. PRJ. MGR.

ENGINEER/SURVEYOR:
DONALD W. MCINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
PH: 407.644.4068
CONTACT PERSON: CAMERON D. HOUMANN, PE

LANDSCAPE ARCHITECTS:
MILLS DESIGN GROUP
30 WINDSORMERE WAY, SUITE 300
OVIEDO, FLORIDA 32765
PH: 407.359.5425
CONTACT PERSON: AARON EMERSON, ASLA

GEOTECHNICAL SERVICES:
TERRACON
1675 LEE ROAD
WINTER PARK, FLORIDA 32789
PH: 407.618.8341
CONTACT PERSON: JAY CASPER, P.E.

ARCHITECT
R S & H
301 E. PINE STREET, SUITE 350
ORLANDO, FLORIDA 32801
PH: 407.893.5838
CONTACT PERSON: JEFF SMITH, AIA

REVISED MAY 25, 2021
MARCH 16, 2021



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

NOT FOR CONSTRUCTION

DEVELOPMENT REVIEW COMMITTEE
Compliance Review Per Land Development Code

DEPARTMENT	NAME	DATE
ENGINEERING	[Signature]	7/14/21
FIRE	[Signature]	7-12-2021
BUILDING	[Signature]	7/11/2021
PLANNING/ZONING	[Signature]	7/14/21
POLICE	[Signature]	7/14/21
PUBLIC SERVICES/UTILITIES	[Signature]	7/14/21

REVIEW APPROVAL(S) REQUIRED DATE

Development Review Committee	Yes ☒ No ☐	DATE
Planning Commission	Yes ☒ No ☐ <td>8/19/2021</td>	8/19/2021
City Council	Yes ☒ No ☐ <td>8/19/2021</td>	8/19/2021

THIS REVIEW / APPROVAL DOES NOT GRANT PERMISSION TO VIOLATE OR WAIVE ANY APPLICABLE CITY CODE.

THIS PLAN MUST BE KEPT ON JOB SITE.

Digitally signed by John T. Townsend
DN: c=US, o=Florida, dnQualifier=A01410D000001791A0C447A00007918, cn=John T. Townsend
Date: 2021.05.26 15:19:39 -04'00'

AdventHealth

SHEET INDEX

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|---------------|---|
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| 2 | SITE DATA, DEVELOPMENT NOTES AND LEGEND |
| 3 | EXISTING CONDITIONS PLAN |
| 4 | AERIAL |
| 5 | MASTER SITE DEVELOPMENT PLAN |
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| L1.001 | OVERALL SITE PLAN |
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| L4.301 | IRRIGATION DETAILS |

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DEVELOPMENT NOTES

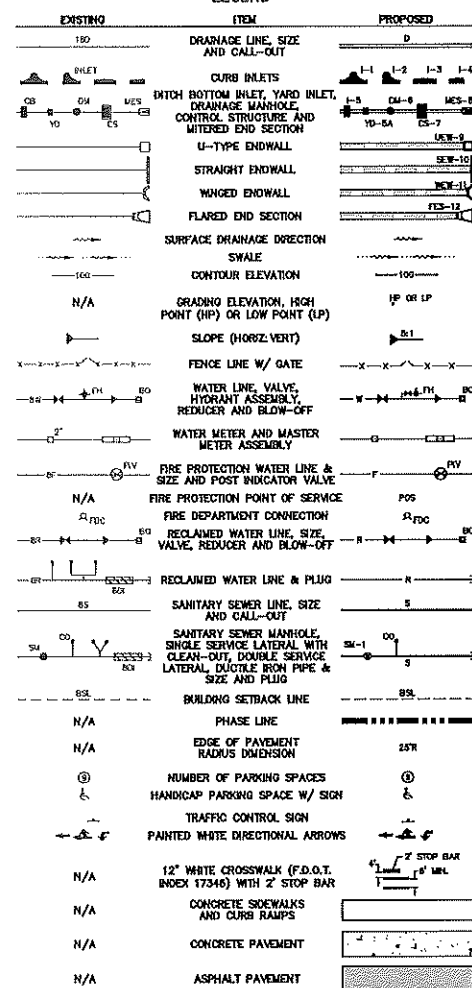
- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL DEVELOPMENT PLANS APPROVAL PROCESS.
- IF A FINAL DEVELOPMENT PLAN ASSOCIATED WITH THIS MAJOR DEVELOPMENT PLAN (MDP) HAS NOT BEEN APPROVED BY THE CITY WITHIN THREE (3) YEARS AFTER THIS APPROVAL, THEN THE APPROVAL OF THIS MDP WILL EXPIRE.
- ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS, AS APPLICABLE.
- THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEM SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE. DESIGN AND CONSTRUCTION OF THE WATER AND SEWER SYSTEMS, UTILITIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION 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.
- PROJECTED UTILITY CONSUMPTION/IMPACTS AND REQUIRED FIRE FLOW:
PHASES 1 & 2:
POTABLE WATER DAILY CONSUMPTION = 52,700 GPD (37 GPM)
REQUIRED FIRE FLOW = 2,000 GPM
RECLAIMED WATER DAILY CONSUMPTION = 84,000 GPD (22 GPM) (2 DAYS)
WASTEWATER DAILY GENERATION = 45,170 GPD (31 GPM)
REFUSE DAILY GENERATION = 902 LBS/DAY
- IRRIGATION WATER WILL BE SUPPLIED BY POTABLE WATER FROM THE CITY OF APOPKA UNTIL RECLAIMED WATER BECOMES AVAILABLE TO THE SITE.
- 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 DISCHARGING EAST TO THE INTERSECTION OF KODASHAW ROAD AND HERMIT SMITH ROAD. THE FORCE MAIN WILL CONNECT TO AN EXISTING CITY FORCE MAIN AND WILL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF APOPKA.
- 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 0125F, REVISED SEPTEMBER 25, 2009.
- PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS THE ON-SITE SOILS ARE AS FOLLOWS (SEE MAP BELOW):
6 - Candler-APOPKA FINE SAND, 5-12% SLOPES
46 - TAVARES-FINE SAND, 0-5% SLOPES
47 - TAVARES-MILKPOPPER FINE SAND, 0-5% SLOPES
48 - TAVARES-URBAN LAND COMPLEX, 0-5% SLOPES
- WETLANDS TOTALING LESS THAN ONE-HALF ACRE, WERE OBSERVED ON-SITE, PER THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED, WITH A COPY FORWARDED TO THE CITY OF APOPKA, FOR APPROVAL OF A GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTIVITY.
- PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED, WITH A COPY FORWARDED TO THE CITY OF APOPKA, FOR APPROVAL OF A GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTIVITY.
- PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 5.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2009", UNLESS OTHERWISE APPROVED BY THE CITY.
- 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. PHOTOMETRIC PLANS SHALL BE PROVIDED AS PART OF THE MAJOR 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 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC).
- A COMBINATION OF TRASH COMPACTORS AND DUMPSTER WILL PROVIDED FOR REFUSE. REFUSE WILL BE COLLECTED BY LOCAL APPROVED FRANCHISE ON A WEEKLY BASIS AS NEEDED.
- FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. ON-SITE FIRE PROTECTION WILL BE PROVIDED WITH A LOADED FIRE WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS. THE BUILDING WILL BE PROTECTED WITH APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS, FDC'S AND ALARM SYSTEMS. 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 SCREENED FROM VIEW.
- ALL ROOF TOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAYS.
- SCHOOLS: THIS IS AN INDUSTRIAL DEVELOPMENT, NO RESIDENTIAL USES ARE PROPOSED. PUBLIC SCHOOL CAPACITY IS NOT REQUIRED.
- PARKS & RECREATION: THIS IS AN INDUSTRIAL DEVELOPMENT, NO RESIDENTIAL USES ARE PROPOSED.
- FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
 - CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL
 - FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
 - FDEP WASTEWATER COLLECTION SYSTEM PERMIT
 - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ERP
 - NPDES PERMITTING (INCLUDING NOI AND NOT)
- THE CITY'S SUSTAINABILITY REQUIREMENTS: PER SECTION 5.11.A.2.B OF THE LDC, NON-RESIDENTIAL DEVELOPMENTS PROPOSING MORE THAN 25,000 S.F. OF BUILDING FLOOR AREA SHALL ACHIEVE A MINIMUM OF 4 POINTS FROM THE CITY'S GREEN BUILDING POINT SYSTEM, THE GREEN BUILDING POINTS BEING ACHIEVED BY THIS PROJECT FROM THE MENU OF OPTIONS IN TABLE 5.11.A.8 OF THE LDC ARE AS FOLLOWS:

SUSTAINABILITY SUMMARY	
OPTION	POINTS ACHIEVED
USE CENTRAL AIR CONDITIONS THAT ARE ENERGY STAR QUALIFIED	0.5 (TO BE DEMONSTRATED AT TIME OF BUILDING PERMIT)
ORIENT AT LEAST 50 PERCENT OF NON-RESIDENTIAL BUILDINGS WITHIN 20% OF EAST-WEST AXIS FOR MAXIMUM SOLAR EXPOSURE	1.50
PROVIDED RAIN GARDENS OR OTHER APPROPRIATE STORM WATER INFILTRATION SYSTEM(S) THAT ACCOMMODATES A MINIMUM OF 25% OF RUNOFF	1.00 (ALL SITE RUNOFF IS BEING MANAGED IN DRY RETENTION PONDS)
EQUIP THE PROJECT WITH AT LEAST ONE ALTERNATIVE INDEPENDENT SOURCE OF ELECTRICITY SUPPLY SO THAT THE PROJECT IS CAPABLE OF OPERATING IF A PRIMARY SOURCE OF POWER EXPERIENCES AN INTERRUPTION	1.00 (ALL BUILDINGS TO BE EQUIPPED WITH GENERATORS TO POWER CRITICAL FACILITIES)
TOTAL	4.00

SITE DATA

- THIS PROPOSED PROJECTS DEVELOPMENT PLAN IS FOR PHASES 1 AND 2 OVER PORTIONS OF THE EXISTING VACANT LAND WITHIN ADVENTHEALTH'S PROPERTY. THE PROPOSED DEVELOPMENT CONSIST OF CONSTRUCTION AND OPERATION OF WAREHOUSE/MEDICAL SUPPLY DISTRIBUTION FACILITIES. IMPROVEMENTS WILL INCLUDE BUILDINGS, PAVED PARKING AND DRIVE AISLES, SIDEWALKS, ASSOCIATED UTILITIES, AND LANDSCAPING. THE PHASE 3 AREA WILL BE DEVELOPED IN THE FUTURE, REQUIRING A SEPARATE DEVELOPMENT PLAN AT THAT TIME.
- PROJECT AREA:
PHASE 1: 608,024.73 SF = 13.912 ACRES
PHASE 2: 1,090,782.92 SF = 25.041 ACRES
PHASE 3 (FUTURE): 647,424.80 SF = 14.883 ACRES
TOTAL LAND AREA: 2,346,232.45 SF = 53.816 ACRES
- PROJECT ADDRESS: 4051 FUDGE ROAD, APOPKA, FL 32703
- EXISTING ZONING: I-1, RESTRICTED INDUSTRIAL
- SURROUNDING ZONING:
NORTH: MIXED-EC
EAST SIDE: PUD AND AG
WEST SIDE: I-1
SOUTH SIDE: I-1
- FUTURE LAND USE (FLU) DESIGNATION: INDUSTRIAL
- SURROUNDING FUTURE LAND USE (FLU): SEE SHEET 4 FOR DETAILS
- EXISTING LAND USE: VACANT, ABANDONED LANDSCAPE NURSERY (SILVACULTURE)
- PROPOSED LAND USE: WAREHOUSE/MEDICAL SUPPLY DISTRIBUTION FACILITIES
- MINIMUM REQUIRED SETBACKS:
FUDGE ROAD R/W: 25 FT
SIDE ADJACENT AG PROPERTY: 10 FT
SIDE ADJACENT I-1 PROPERTY: 10 FT
REAR: 10 FT
RAILROAD R/W: 0 OR 10 FT
ZERO WHEN BUILDING IS DESIGNED FOR RAILROAD LOADING/UNLOADING
- LANDSCAPE BUFFER YARDS:
FUDGE ROAD R/W: 25 FT
ADJACENT TO AGRICULTURAL: 10 FT W/ 6' WALL
ADJACENT TO RESIDENTIAL: 50 FT W/ 6' WALL
ADJACENT TO INDUSTRIAL: 10 FT
- BUILDING SUMMARY:
PHASE 1: BUILDING 1: 38,833 SF
BUILDING 1 EXPANSION: 37,335 SF
BUILDING 2: 46,427 SF
BUILDING 2 EXPANSION: 23,752 SF
PHASE 2: BUILDING 3: 303,840 SF
TOTAL BUILDING: 455,387 SF
- FLOOR AREA RATIO (FAR):
ALLOWABLE: 0.60
PROVIDED (PHASE 1 & 2): 0.28
- BUILDING HEIGHT:
ALLOWABLE: 45'
PROPOSED: 35'-3"
- REQUIRED VEHICULAR PARKING SPACES SHALL COMPLY WITH SECTION 5.1 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. REQUIRED PARKING IS AS FOLLOWS:
PHASE 1: (192,347 SF DISTRIBUTION WAREHOUSE) * (2 SPACE/1000 SF) = 385 SPACES
PHASE 2: (303,840 SF DISTRIBUTION WAREHOUSE) * (2 SPACE/1000 SF) = 608 SPACES
SEE WAIVER REQUEST LETTER PROVIDED BY ADVENTHEALTH ADDRESSING THE MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES AND REQUIRED PARKING COUNT INFORMATION. THE STANDARD SHIFT WILL BE 150 EMPLOYEES FOR BUILDING 3 (PHASE 2) OPERATIONS. THE PROVIDED 308 PARKING SPACES WILL PROVIDE PARKING FOR 2 SHIFTS TO ALLOW FOR SHIFT PARKING OVERLAP.
LOADING AREA PARKING, SEE DEVELOPMENT NOTE 24.
- PROVIDED VEHICLE PARKING:
PARKING PHASE 1:
STANDARD PARKING: 293 SPACES
HANDICAP PARKING: 10 SPACES
TOTAL PARKING PROVIDED: 303 SPACES
PARKING PHASE 2:
STANDARD PARKING: 302 SPACES
HANDICAP PARKING: 8 SPACES
TOTAL PARKING PROVIDED: 310 SPACES
- TRUCK LOADING BERTHS PER CITY CODE PER LDC SECTION 5.1.12 AND TABLE 5.1.12.A:
BUILDING 1: 4 SPACES REQUIRED 9 SPACES PROVIDED
BUILDING 2: 5 SPACES REQUIRED 9 SPACES PROVIDED
BUILDING 3: 31 SPACES REQUIRED 31 SPACES PROVIDED
- HANDICAPPED PARKING SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (FAC). SECTION 208.2 OUTLINES THE TOTAL REQUIRED ACCESSIBLE PARKING SPACES ON TABLE 208.2.
REQUIRED HC PARKING:
PHASE 1: 8 SPACES
PHASE 2: 8 SPACES
- REQUIRED OPEN SPACE PER SECTION 5.4.4 OF THE CITY OF APOPKA LDC, IS A MINIMUM OF 5% LAND AREA.
PHASES 1 & 2:
MINIMUM REQUIRED: (1,696,808 SF * 5%) = 84,840 SF = 1.95 ACRES
PROVIDED: 87,514 SF = 2.24 AC (INCLUDES PERIMETER LANDSCAPE AREAS FOR PHASES 1 AND 2, DOES NOT INCLUDE STORMWATER PONDS, INTERNAL LANDSCAPE ISLANDS OR FOUNDATION LANDSCAPE AREAS AROUND BUILDINGS)
- IMPERVIOUS AREA: THE PROPOSED PROJECT IS NOT WITHIN A PD, THUS NO MAXIMUM IMPERVIOUS SURFACE CRITERIA APPLIES.
PHASES 1 & 2:
PROPOSED:
BUILDING (FOOTPRINT) = 455,387 SF = 10.45 ACRES = 27.9%
PAVEMENT, SIDEWALKS ETC. = 668,873 SF = 15.35 ACRES = 40.1%
STABILIZED ACCESS DRIVE = 23,232 SF = 0.58 ACRES = 1.5%
TOTAL IMPERVIOUS SURFACE = 1,147,492 SF = 26.38 ACRES = 70.5%
- PER THE TRANSPORTATION IMPACT ASSESSMENT REPORT PREPARED BY LUKE TRANSPORTATION ENGINEERING CONSULTANTS, DATED MARCH 2021, THE PROPOSED LAND USE WILL GENERATE 1,280 DAILY VEHICLE TRIPS ENDS, 132 AM PEAK HOUR VEHICLE TRIP ENDS AND 140 PM PEAK HOUR VEHICLE TRIP ENDS UNDER BUILDOUT CONDITIONS. TRAFFIC GENERATION WAS CALCULATED UTILIZING THE 10th EDITION ITE TRIP GENERATION REPORT.

LEGEND



UTILITY PROVIDERS

CITY OF APOPKA

WATER, WASTEWATER & RECLAIM PUBLIC SERVICES DEPARTMENT
746 EAST CLEVELAND STREET
APOPKA, FL 32704
PH: 407.703.1731

DUKE ENERGY

ELECTRICAL DIVISION
3250 BONNET CREEK PARKWAY, P.O. BOX 10000
LAKE BUENA VISTA, FL 32830
PH: 407.938.6611

CENTURYLINK FLORIDA, INC.

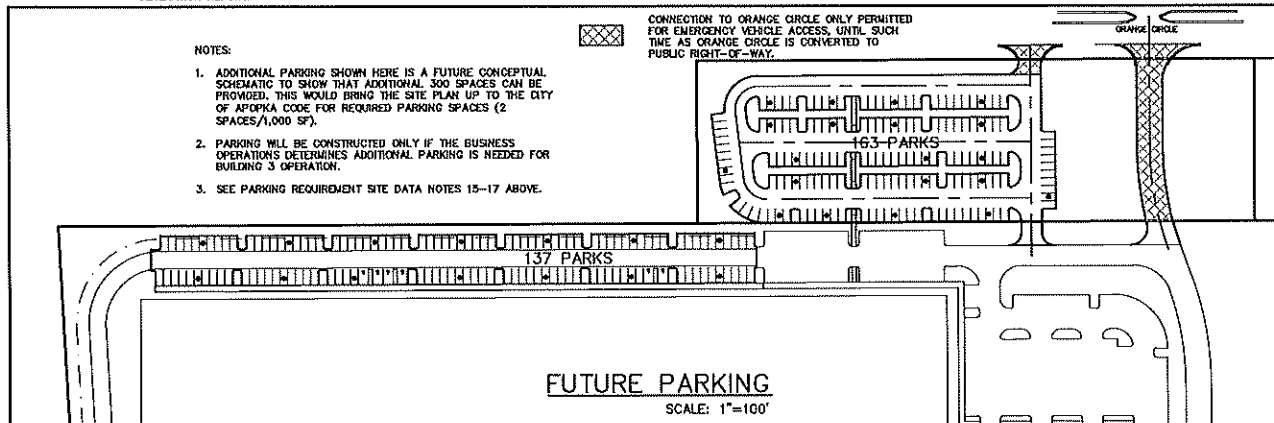
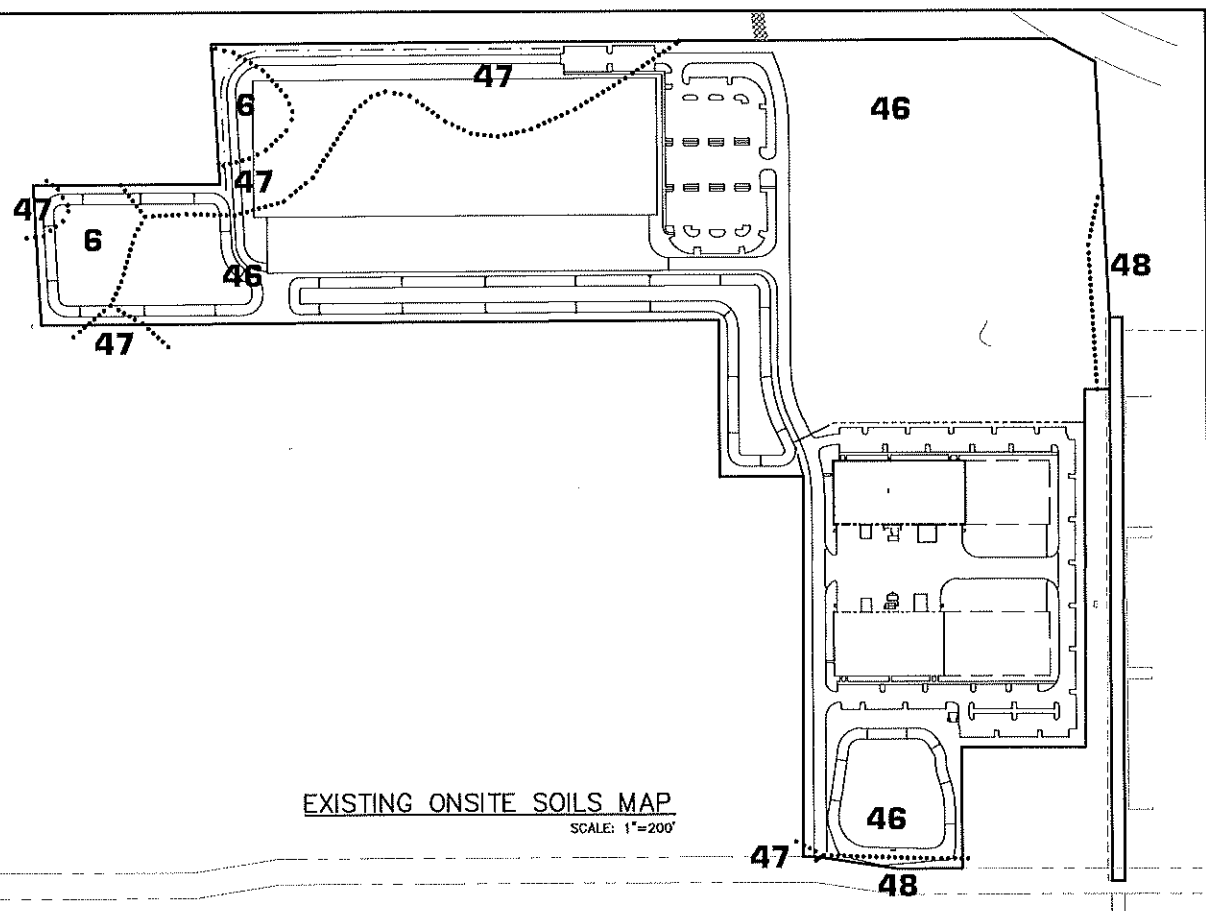
TELECOMMUNICATIONS
33 NORTH MAIN STREET
WINTER GARDEN, FL 34787
PH: 407.814.5293

BRIGHT HOUSE NETWORKS

SPECTRUM
3787 ALL AMERICAN BOULEVARD
ORLANDO, FL 32810
PH: 407.532.8511

LAKE APOPKA NATURAL GAS

NATURAL GAS
1320 WINTER GARDEN-VINELAND ROAD
WINTER GARDEN, FL 34787
PH: 407.656.2734



NOT FOR CONSTRUCTION

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
2500 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.944.4068

MAJOR DEVELOPMENT PLAN
AdventHealth - Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
SITE DATA, DEVELOPMENT NOTES AND
LEGEND

DRAWING
SHEET
2 OF 18

DESCRIPTION: (Provided by Client)

That part of the Northeast One-Quarter of the Northeast One-Quarter of Section 2, Township 21 South, Range 27 East; and that part of the South One-Half of the Southeast One-Quarter of the Southeast One-Quarter, and the East 750.00 feet of the North One-Half of the South One-Half of the Southwest One-Quarter of the Southeast One-Quarter; and the East 1188.00 feet of the South One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter situated in Section 35, Township 20 South, Range 27 East, Orange County, Florida, all being more particularly described as follows:

Commencing at the Southwest corner of the Northeast One-Quarter of the Northeast One-Quarter of said Section 2; thence run North 00°01'11" East along the West line of said Northeast One-Quarter of the Northeast One-Quarter a distance of 60.00 feet to the North right of way line of Hoghead Road (a 60.00 foot wide right of way), as recorded in Official Records Book 2747, Page 1875, of the Public Records of Orange County, Florida; thence departing said West line of the Northeast One-Quarter of the Northeast One-Quarter, run North 89°35'22" East along said North right of way line 600.31 feet for a Point of Beginning; thence departing said North right of way line run North 00°01'11" East parallel with said West line of the Northeast One-Quarter of the Northeast One-Quarter a distance of 891.54 feet; thence South 89°19'13" West 195.77 feet; thence North 00°39'23" West 363.19 feet to the South line of the aforementioned Southeast One-Quarter of the Southeast One-Quarter of said Section 35; thence South 89°38'25" West along said South line and the South line of the aforementioned East 1188.00 feet of the South One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter of said Section 35 a distance of 1589.32 feet to the Southwest corner of said East 1188.00 feet; thence North 03°44'24" West along the West line of said East 1188.00 feet a distance of 328.03 feet to the Northwest corner of said East 1188.00 feet; thence North 89°36'11" East along the North line of said East 1188.00 feet of the South One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter a distance of 437.93 feet to the Southwest corner of the aforementioned East 750.00 feet of the North One-Half of the South One-Half of the Southwest One-Quarter of the Southeast One-Quarter; thence North 03°44'24" West along the West line of said East 750.00 feet a distance of 328.32 feet to the Northwest corner of said East 750.00 feet; thence North 89°33'57" East along the North line of the South One-Quarter of the Southeast One-Quarter of said Section 35 a distance of 1988.42 feet to the Southerly right of way line of Seaboard Coastline Railroad; thence departing said North line, run South 62°02'24" East along said Southerly right of way line 95.24 feet to the East line of said South One-Quarter; thence departing said Southerly right of way line, run South 03°57'14" East along said East line 614.11 feet to the Northeast corner of the aforementioned Section 2; thence South 00°13'25" East along the East line of the aforementioned Northeast One-Quarter of the Northeast One-Quarter of Section 2 a distance of 168.08 feet; thence departing said East line run South 89°35'22" West 60.00 feet; thence South 00°13'25" East parallel with said East line of the Northeast One-Quarter of the Northeast One-Quarter a distance of 829.89 feet to the North line of the South 315.00 feet of the East 353.00 feet of said Northeast One-Quarter of the Northeast One-Quarter; thence South 89°35'22" West along said North line 293.00 feet to the Northwest corner of said South 315.00 feet of the East 353.00 feet; thence South 00°13'25" East along the West line of said South 315.00 feet of the East 353.00 feet a distance of 285.00 feet to the aforementioned Northerly right of way line of Hoghead Road; thence departing said West line run South 89°35'22" West along said Northerly right of way line a distance of 151.66 feet; thence continuing along said Northerly right of way the following courses and distances: North 81°52'51" West 202.24 feet; thence South 89°35'22" West, 22.25 feet to the Point of Beginning.

Containing 53.818 acres more or less and being subject to any right-of-ways, restrictions and easements of record.

Together with an Easement for access and utilities per Warranty Deed recorded in Official Records Book 3462, Page 1742, of the Public Records of Orange County, Florida, more particularly described as follows: The West 30 feet of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 20 South, Range 27 East, Orange County, Florida.

GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

CONSTRUCTION SITE PLANS

ORLANDO APOPKA AIRPORT

ORANGE CIR

US 441

ALTEMA MORTGAGE INCOME FUND, LLC
ZONING: PD
FLU: MU

ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
ZONING: AIR
FLU: MU

HENNS INVESTMENT PROPERTIES, LLC.
ZONING: AIR
FLU: MU

ORANGE BLOSSOM APOPKA RV RESORT, INC.
ZONING: PD
FLU: MU

FUDGE ROAD

DORA LANDSCAPING COMPANY
ZONING: I-L
FLU: IND

HOGSHEAD, LLC
ZONING: I-L
FLU: IND

MILDRED W. OLSON LIVING TRUST
ZONING: I-L
FLU: IND

EVERLY, LARRY M, SR TRUST
ZONING: I-L
FLU: IND

ENGLEMAN HOLDING, CO
ZONING: AG
FLU: AG

HOGSHEAD INVESTMENT PARTNERSHIP, LLC
ZONING: I-L
FLU: IND

SINCAVAGE DEE ANN
ZONING: I-L
FLU: IND

CONRAD RD

GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

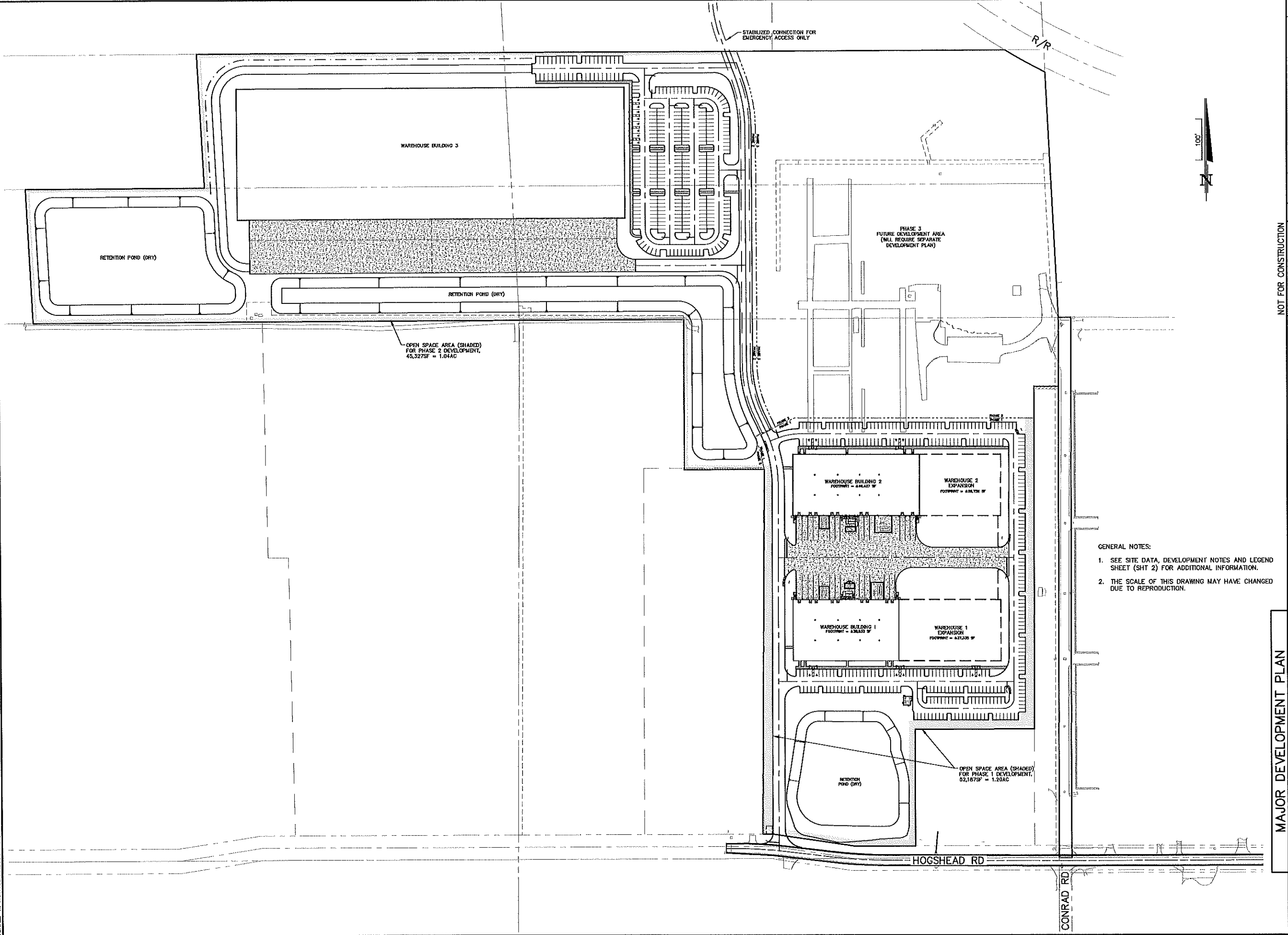
GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

					DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.544.4068					NOT FOR CONSTRUCTION	
DRAWN BY MAB		DESIGNED BY MAB		CHECKED BY CDH		DATE 3/16/21		SCALE 1"=150'		JOB NUMBER 20566	
_____JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____											

[illegible]

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- GENERAL NOTES:
- SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING SHEET 5 OF 18	MAJOR DEVELOPMENT PLAN		NOT FOR CONSTRUCTION		
	AdventHealth - Fudge Road Complex PHASE 1 & 2 CITY OF APOPKA, FLORIDA MASTER SITE DEVELOPMENT PLAN		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068 PLANNERS SURVEYORS JOB NUMBER 20565 SCALE 1"=100' DATE 3/16/21 CHECKED BY CDH DESIGNED BY MAB DRAWN BY MAB		
		JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____		2 5/25/21 REVISED PER CITY DRC COMMENTS 1 4/29/21 REVISED PER CITY DRC COMMENTS NO. DATE REVISIONS	
				JTT JTT DWC	

MATCH LINE A - SEE SHEET 7

WAREHOUSE BUILDING 2
FOOTPRINT = ±46,427 SF

WAREHOUSE 2
EXPANSION
FOOTPRINT = ±29,752 SF

WAREHOUSE BUILDING 1
FOOTPRINT = ±38,833 SF

WAREHOUSE 1
EXPANSION
FOOTPRINT = ±37,335 SF

RETENTION
POND (DRY)

HOGGSHEAD ROAD

CONRAD ROAD

KEYMAP
NTS

GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

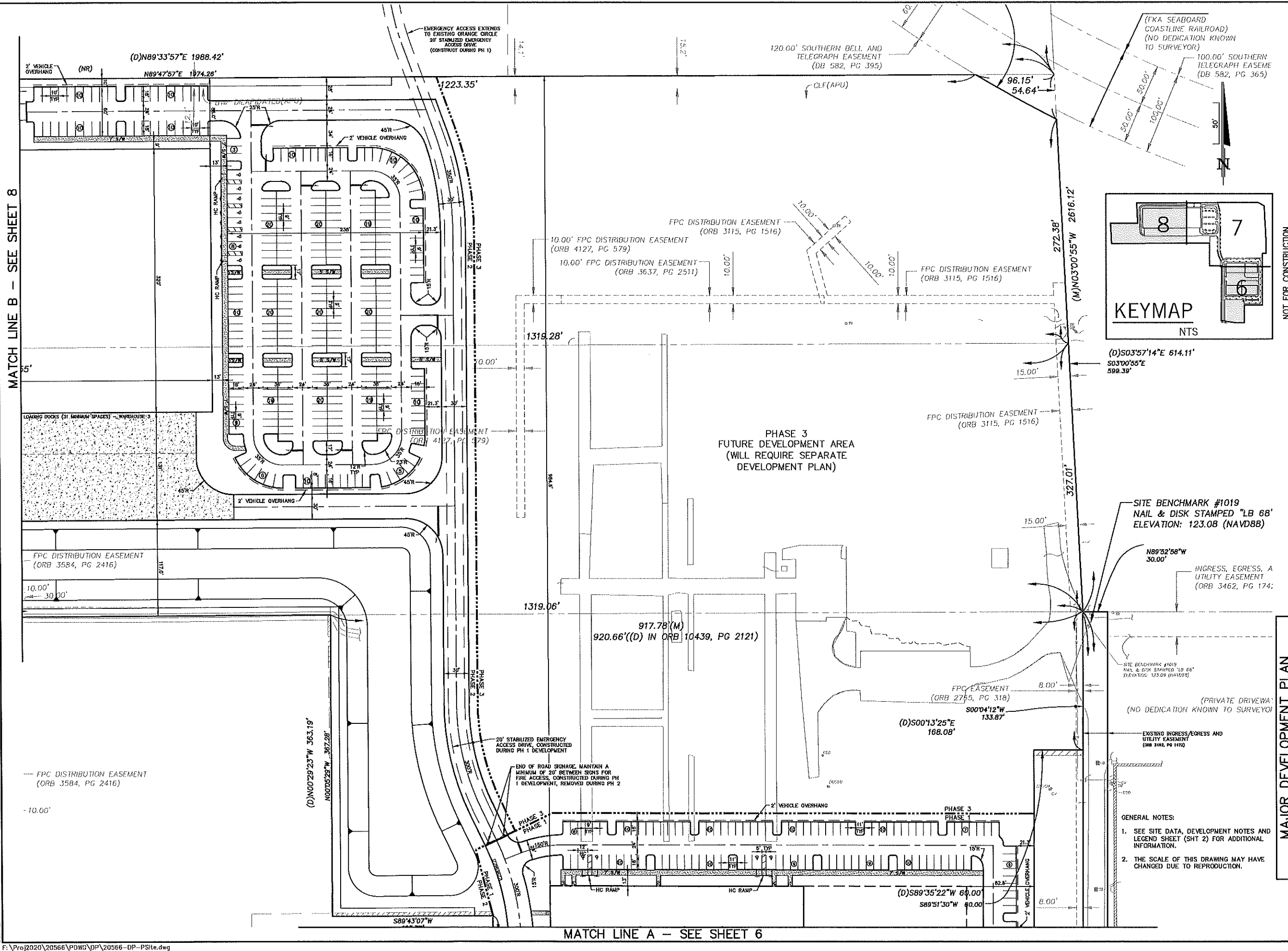
JOHN T. TOWNSEND
FLORIDA P.E. No. 52127
DATE: _____

DRAWN BY MAB	DESIGNED BY MAB	CHECKED BY CDH	DATE 3/16/21	SCALE 1"=50'	JOB NUMBER 20566
-----------------	--------------------	-------------------	-----------------	-----------------	---------------------

AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
PRELIMINARY SITE PLAN

DRAWING	SHEET	6 OF 18
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DRAWING		SHEET	
7 OF 18			
MAJOR DEVELOPMENT PLAN			
AdventHealth - Fudge Road Complex			
PHASE 1 & 2			
CITY OF APOPKA, FLORIDA			
PRELIMINARY SITE PLAN			
NOT FOR CONSTRUCTION			
DONALD W. MCINTOSH ASSOCIATES, INC.		ENGINEERS	
PLANNERS		SURVEYORS	
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068		JOB NUMBER 20566	
CHECKED BY MAB		DATE 3/16/21	
DESIGNED BY MAB		SCALE 1"=50'	
JOHN T. TOWNSEND		DATE	
FLORIDA P.E. No. 52127		REVISED PER CITY ORC COMMENTS	
		JTB	
		DK	

MAJOR DEVELOPMENT PLAN

WAREHOUSE BUILDING 3
FOOTPRINT = ±303,040 SF

RETENTION POND (DRY)

RETENTION POND (DRY)
(M)S89°45'41"W 2638.11'

20' STABILIZED ACCESS DRIVE

LOADING DOCKS (3) - WAREHOUSE 3 (DOCK SPACES NUMBER 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

GENERAL NOTES:

- SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

KEYMAP
NTS

8 7 6

50'

NOT FOR CONSTRUCTION

MATCH LINE B - SEE SHEET 7

(C)N03°05'05"W 5259.20'
2623.23'
327.90'

568.58'

(D)N03°44'24"W 328.32'
N03°03'00"W 327.71'

(D)N89°36'11"E 437.93'
N89°46'49"E 438.53'

129.85'

327.90'

(D)N03°44'24"W 328.03'
N03°03'00"W 327.85'

129.65'

750.91'

750.90'

847'

N89°46'49"E 2638.11'

4.8.00'

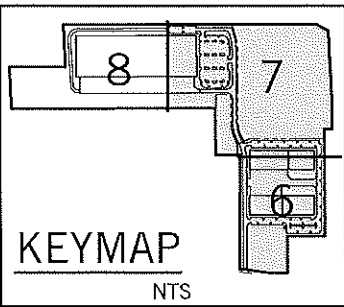
1189.41'

S89°45'41"W 1589.69'
(D)S89°38'25"W 1589.32'

S89°47'57"W 2638.99'

GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
PRELIMINARY SITE PLAN

NOT FOR CONSTRUCTION

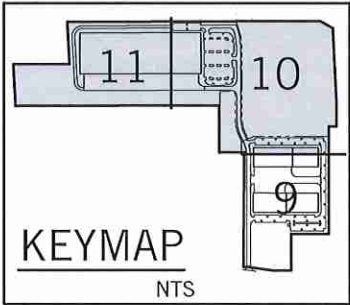
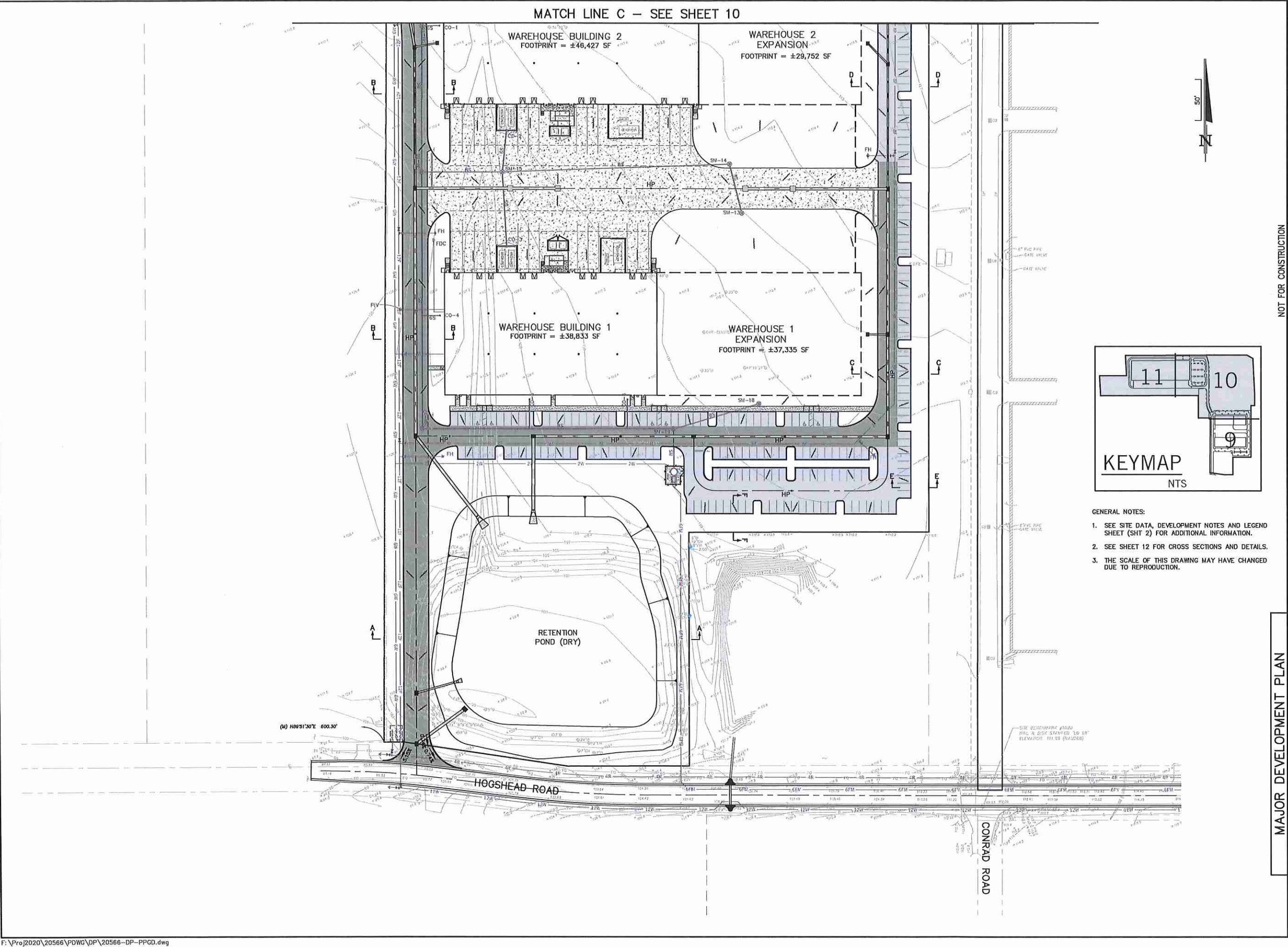


DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

DRAWN BY MAB	DESIGNED BY MAB	CHECKED BY CDH	DATE 3/15/21	SCALE 1"=50'	JOB NUMBER 20366
-----------------	--------------------	-------------------	-----------------	-----------------	---------------------

LINE	DATE	REMOVED PER CITY DRG COMMENTS	JTT	PLK
1	4/28/21			

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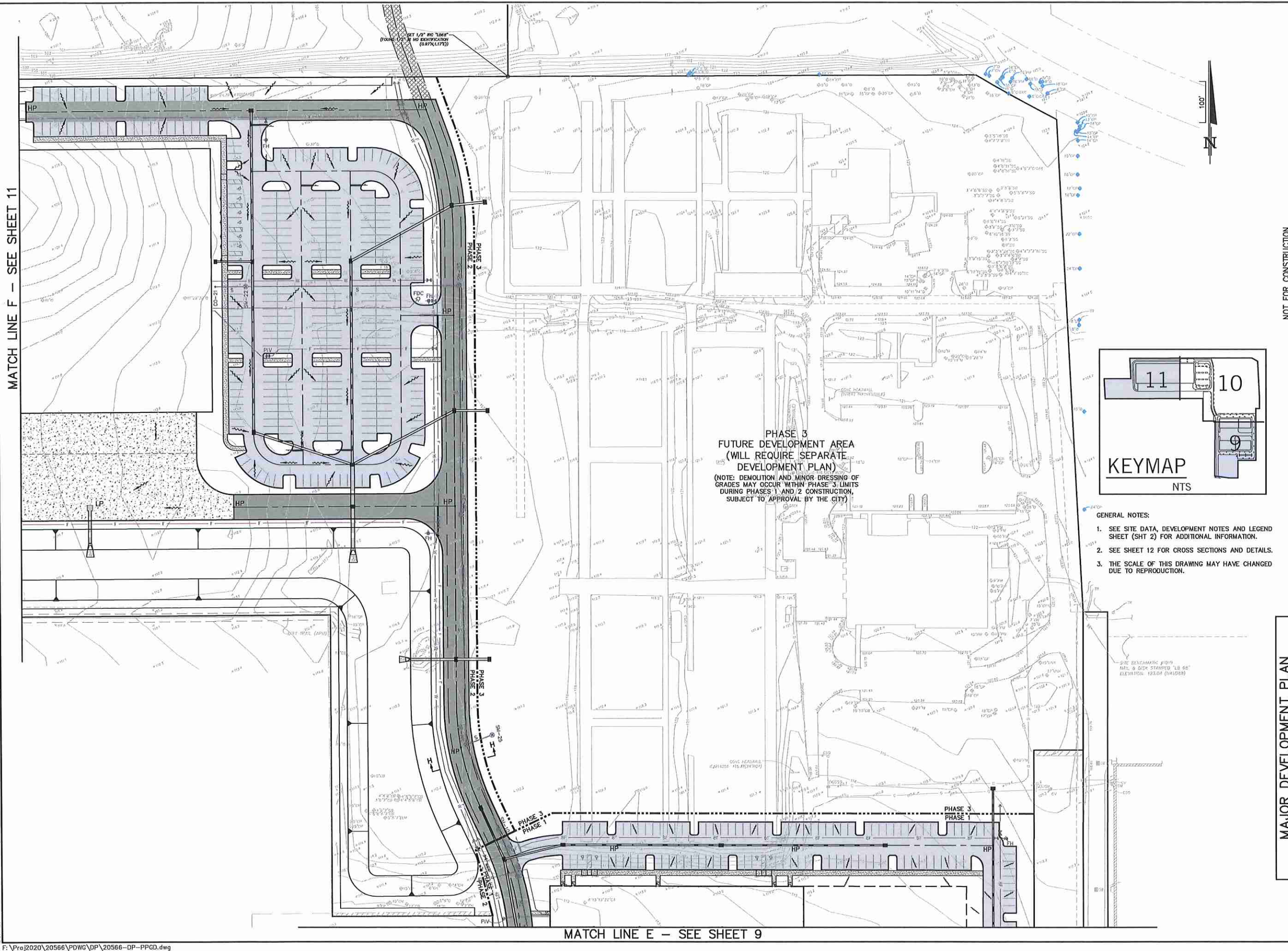


- GENERAL NOTES:
1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
 2. SEE SHEET 12 FOR CROSS SECTIONS AND DETAILS.
 3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

		MAJOR DEVELOPMENT PLAN		NOT FOR CONSTRUCTION															
DRAWING	AdventHealth – Fudge Road Complex PHASE 1 & 2 CITY OF APOPKA, FLORIDA PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN			 DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068															
SHEET	9 OF 18	DRAWN BY		DESIGNED BY		CHECKED BY		DATE		SCALE		JOB NUMBER		JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____					
		MAB		MAB		CDH		3/16/21		1"=50'		20566							
												1		4/29/21		REVISED PER CITY DRC COMMENTS		JTT	
																		CHK.	

Page 11 of 18

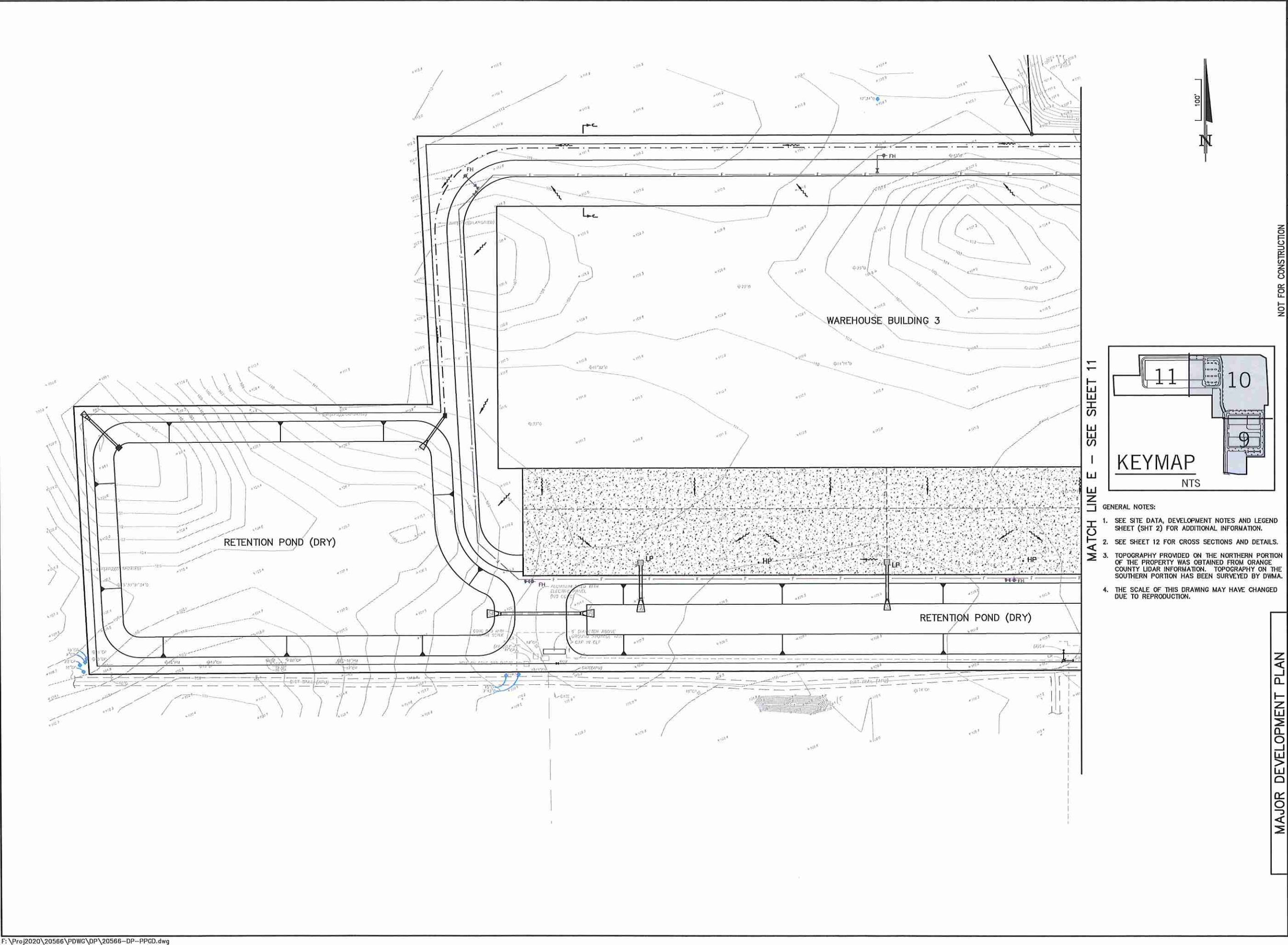
DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



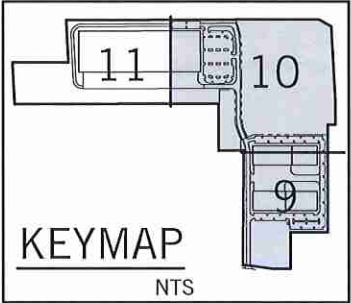
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DRAWING	MAJOR DEVELOPMENT PLAN		NOT FOR CONSTRUCTION	
	AdventHealth - Fudge Road Complex PHASE 1 & 2 CITY OF APOPKA, FLORIDA PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN			
SHEET	10 OF 18		JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____	
			NO. DATE REVISIONS	
DRAWN BY: MAB		CHECKED BY: MAB	DATE: 3/16/21	SCALE: 1"=50'
DESIGNED BY: MAB		DATE: 3/16/21	SCALE: 1"=50'	JOB NUMBER: 20566
ENGINEERS		DONALD W. MCINTOSH ASSOCIATES, INC. PLANNERS SURVEYORS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068		
DATE: 4/29/21		REVISED PER CITY DRG COMMENTS		
NO. 1		DATE 4/29/21		
JTB		CHK		

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.



MATCH LINE E - SEE SHEET 11



- GENERAL NOTES:
1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
 2. SEE SHEET 12 FOR CROSS SECTIONS AND DETAILS.
 3. TOPOGRAPHY PROVIDED ON THE NORTHERN PORTION OF THE PROPERTY WAS OBTAINED FROM ORANGE COUNTY LIDAR INFORMATION. TOPOGRAPHY ON THE SOUTHERN PORTION HAS BEEN SURVEYED BY DWMA.
 4. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING	MAJOR DEVELOPMENT PLAN	NOT FOR CONSTRUCTION	 DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068	JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____	DESIGNED BY MAB	CHECKED BY CDH	DATE 3/16/21	SCALE 1"=50'	JOB NUMBER 20566	1 4/29/21 REVISED PER CITY DRC COMMENTS	NO. DATE REVISIONS	JTT CRK
SHEET	AdventHealth – Fudge Road Complex PHASE 1 & 2 CITY OF APOPKA, FLORIDA PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN	NOT FOR CONSTRUCTION	 DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068	JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____	DESIGNED BY MAB	CHECKED BY CDH	DATE 3/16/21	SCALE 1"=50'	JOB NUMBER 20566	1 4/29/21 REVISED PER CITY DRC COMMENTS	NO. DATE REVISIONS	JTT CRK
11 OF 18	AdventHealth – Fudge Road Complex PHASE 1 & 2 CITY OF APOPKA, FLORIDA PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN	NOT FOR CONSTRUCTION	 DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068	JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____	DESIGNED BY MAB	CHECKED BY CDH	DATE 3/16/21	SCALE 1"=50'	JOB NUMBER 20566	1 4/29/21 REVISED PER CITY DRC COMMENTS	NO. DATE REVISIONS	JTT CRK

[illegible]

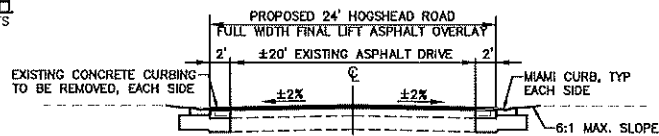
STANDARD PAVEMENT STRUCTURE			
	MATERIALS	THICKNESS	SPECIFICATIONS
	ASPHALT (2nd LIFT)	1"	TYPE SP-9.5 STRUCTURAL COURSE
	ASPHALT (1st LIFT)	1"	TYPE SP-9.5 STRUCTURAL COURSE
	BASE	6"	LIMEROCK BASE
	SUB-GRADE	12"	STABILIZED SUB-GRADE

HEAVY DUTY PAVEMENT STRUCTURE			
	MATERIALS	THICKNESS	SPECIFICATIONS
	ASPHALT (2nd LIFT)	1"	TYPE SP-9.5 STRUCTURAL COURSE
	ASPHALT (1st LIFT)	1-1/2"	TYPE SP-12.5 STRUCTURAL COURSE
	BASE	8"	LIMEROCK BASE
	SUB-GRADE	12"	STABILIZED SUB-GRADE

CONCRETE PAVEMENT STRUCTURE			
	MATERIALS	THICKNESS	SPECIFICATIONS
	CONCRETE SURFACE	6"	CONCRETE
	SUB-GRADE	12"	COMPACTED SUB-GRADE

EMERGENCY ACCESS DRIVE PAVEMENT STRUCTURE			
	MATERIALS	THICKNESS	SPECIFICATIONS
	BASE	6"	CRUSH SHELL COMPACTED TO 95% AASHTO T-180 MODIFIED PROCTOR MAX. DRY DENSITY
	SUB-GRADE	12"	STABILIZED SUB-GRADE, TYPE B, LBR #0, COMPACTED TO 98% AASHTO T-180 MODIFIED PROCTOR MAX. DRY DENSITY

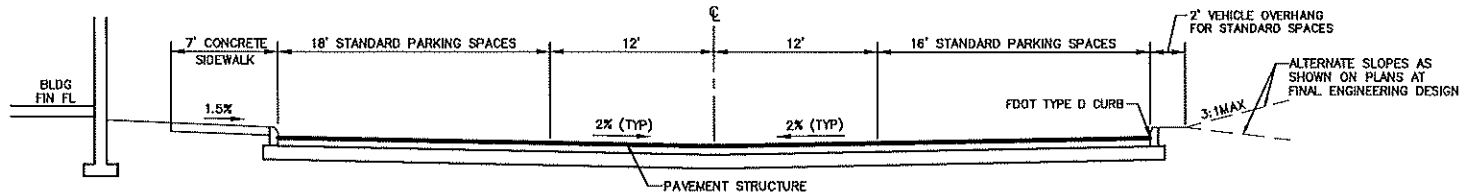
SECTION H-H
NTS



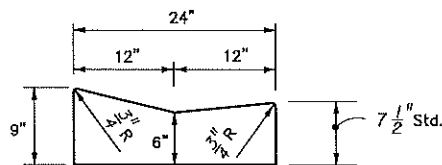
NOTES:

1. EXISTING HOGSHEAD RD TO BE MILLED ($\pm 1"$).
2. INSTALL FULL WIDTH ASPHALT OVERLAY.
3. DETAILS, MATERIALS AND DIMENSIONS WILL BE DETERMINED DURING FINAL ENGINEERING.

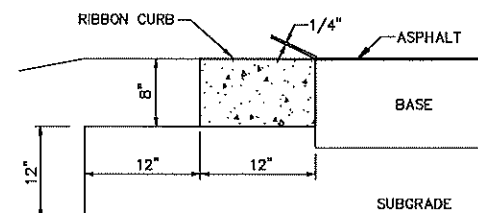
HOGSHEAD ROAD WIDENING
NTS



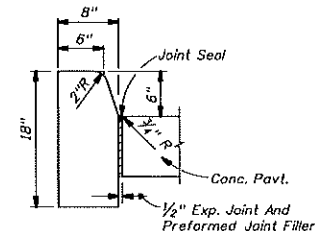
TYPICAL PARKING AISLE SECTION



MIAMI CURB & GUTTER
NIS



RIBBON CURB



FDOT TYPE D CURB

NOT FOR CONSTRUCTION



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.544.4056

MAJOR DEVELOPMENT PLAN

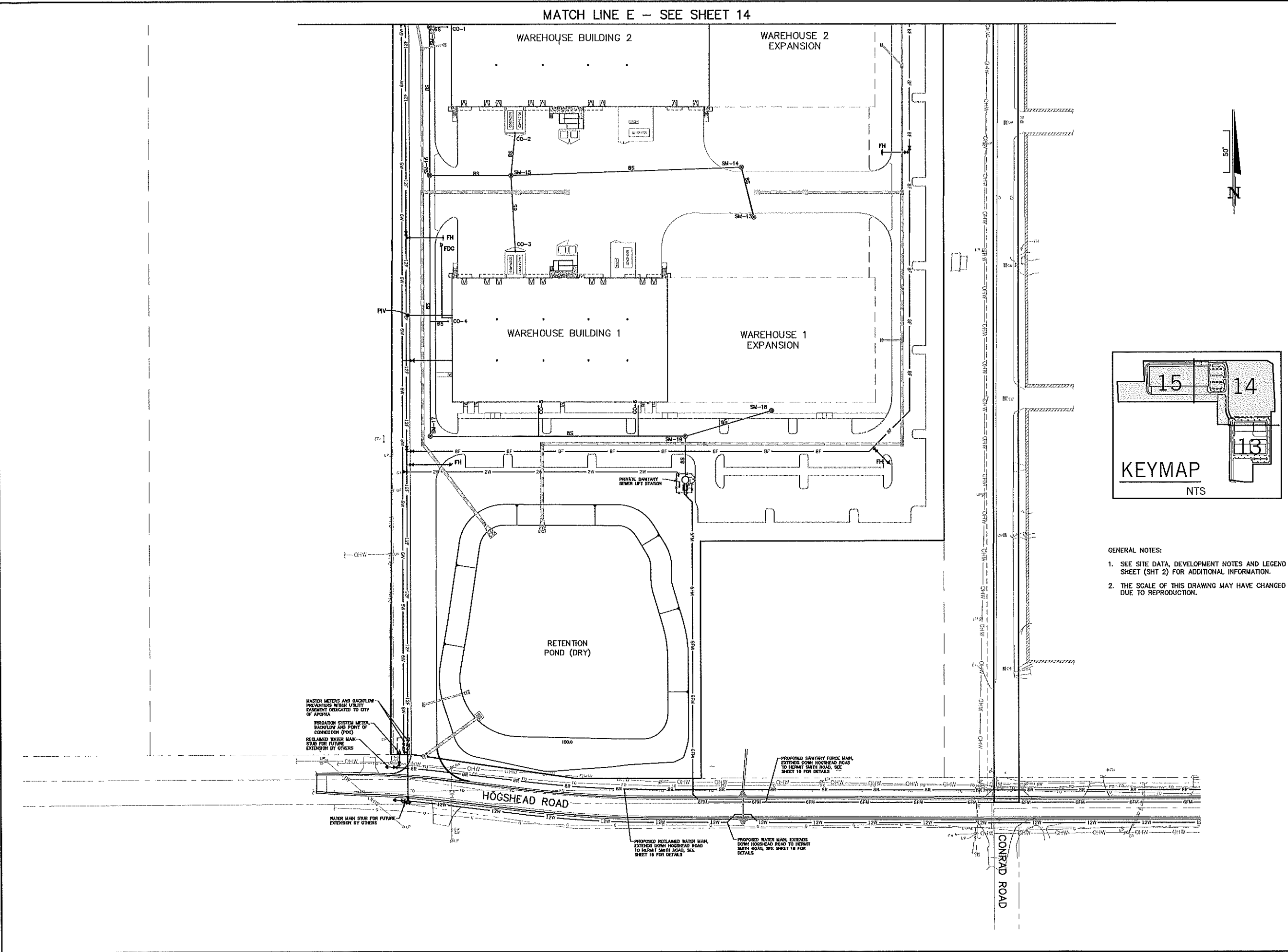
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA

CROSS SECTIONS AND DETAILS

DRAWING

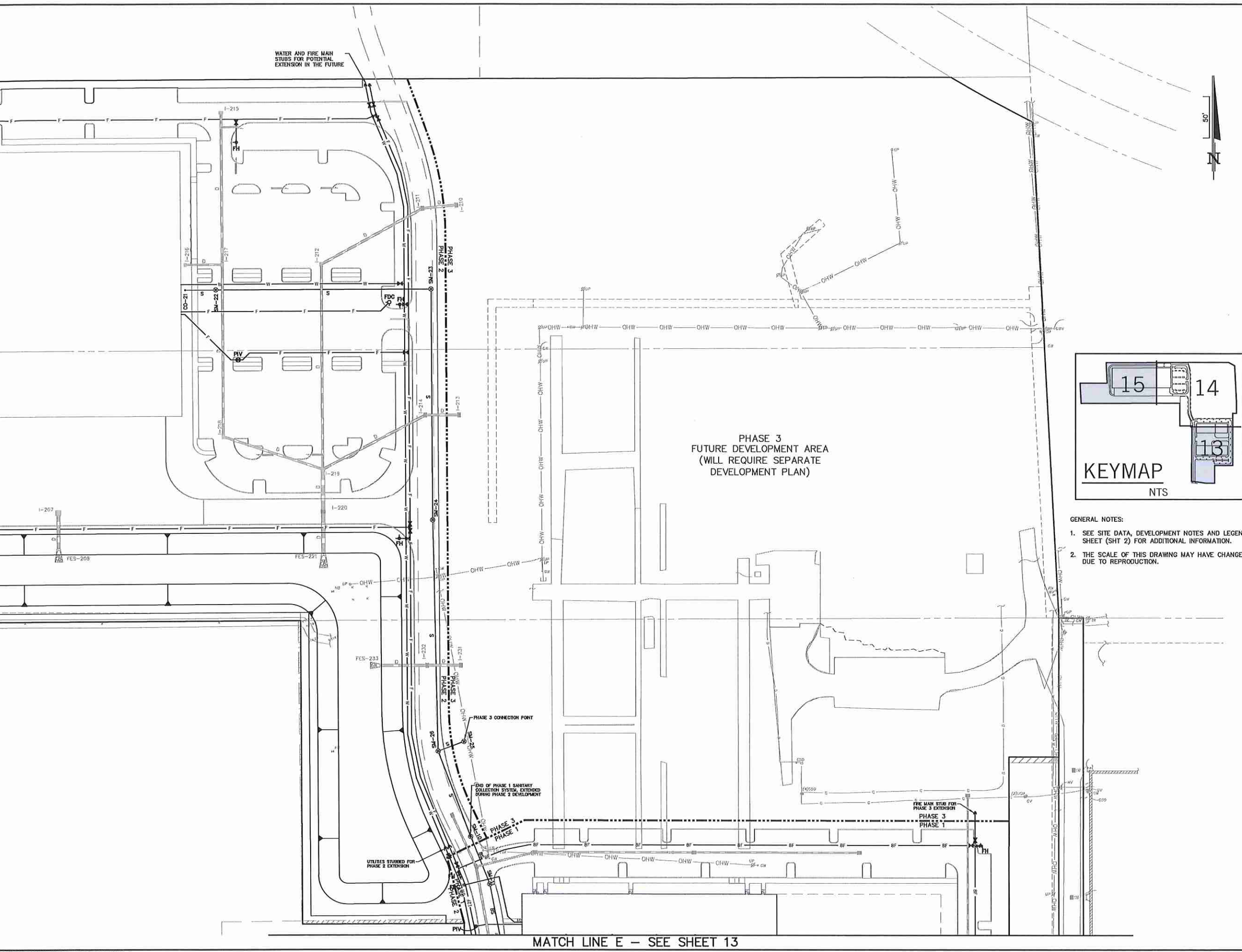
SHEET

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DRAWING	MAJOR DEVELOPMENT PLAN		NOT FOR CONSTRUCTION		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068		JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____		2 5/25/21 REVISION PER CITY DRC COMMENTS		JTT	
	AdventHealth - Fudge Road Complex PHASE 1 & 2 CITY OF APOPKA, FLORIDA		PLANNERS SURVEYORS		20566		3/16/21		1 4/29/21 REVISION PER CITY DRC COMMENTS		JTT	
SHEET	PRELIMINARY UTILITY PLAN		DESIGNED BY MAB		CHECKED BY CDH		DATE		NO.		REVISIONS	
	13 OF 18		DRAWN BY MAB		SCALE 1"=50'		JOB NUMBER 20566		DATE		NO.	

MATCH LINE F - SEE SHEET 15

[illegible]

PHASE
EVENING
EQUINOX
OPINION

GENERAL NOTES:

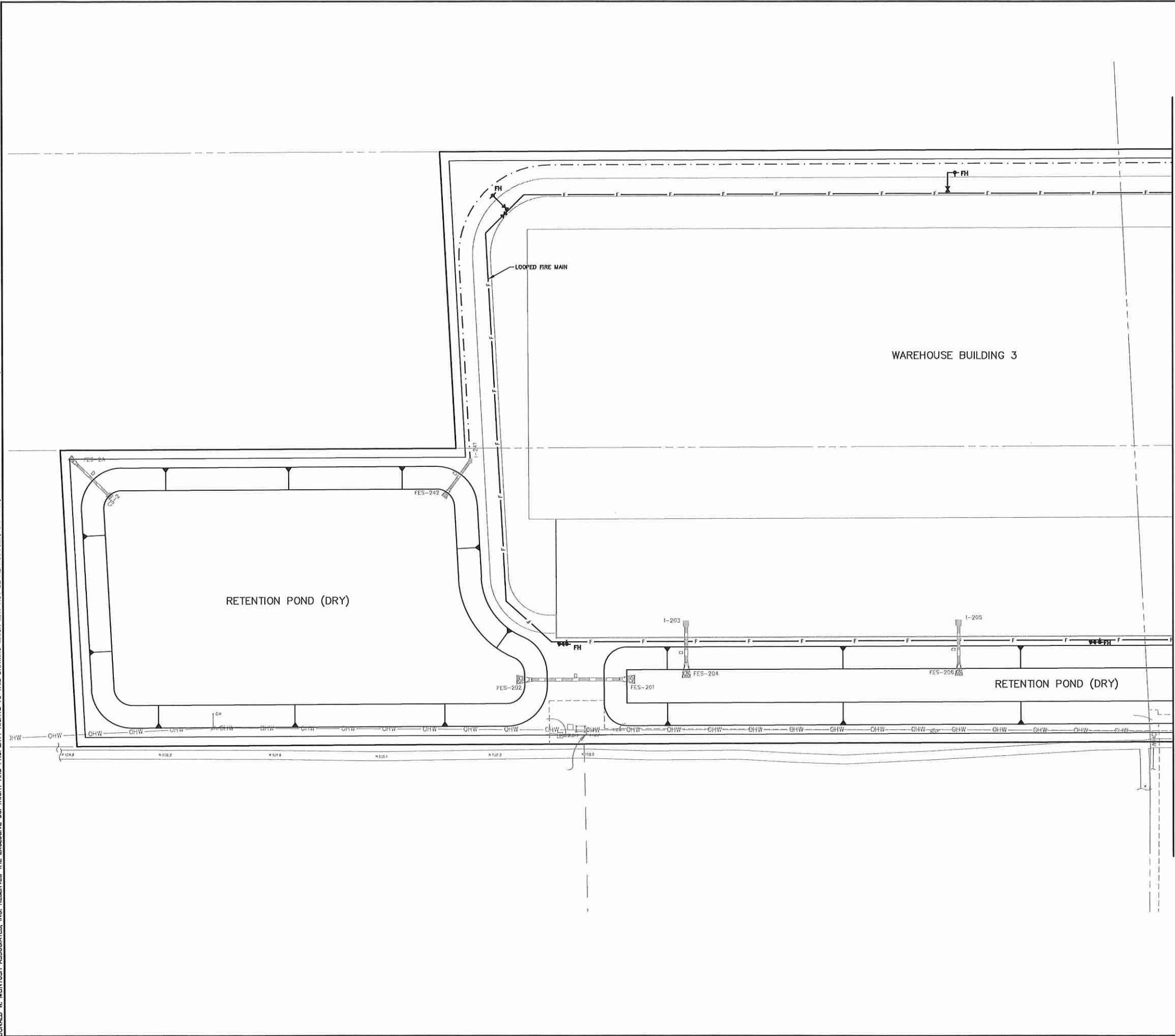
1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING	AdventHealth – Fudge Road Complex		DONALD W. MCINTOSH ASSOCIATES, INC.	

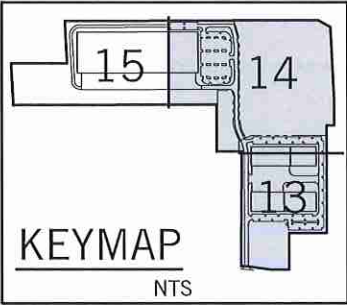
SHEET
14 OF 18

PHASE 1 & 2 CITY OF APOPKA, FLORIDA PRELIMINARY UTILITY PLAN

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.



MATCH LINE F - SEE SHEET 14

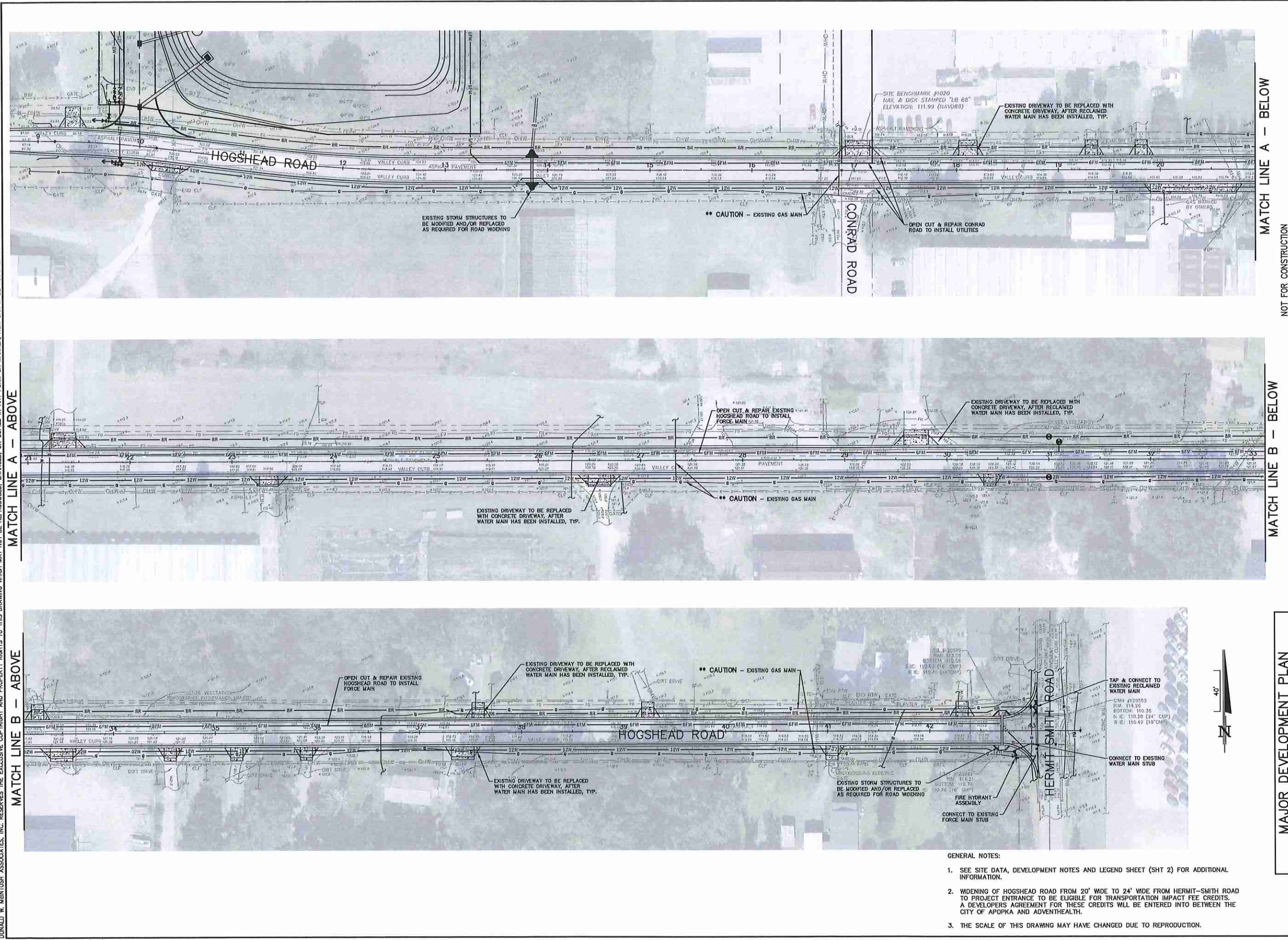


- GENERAL NOTES:
- SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



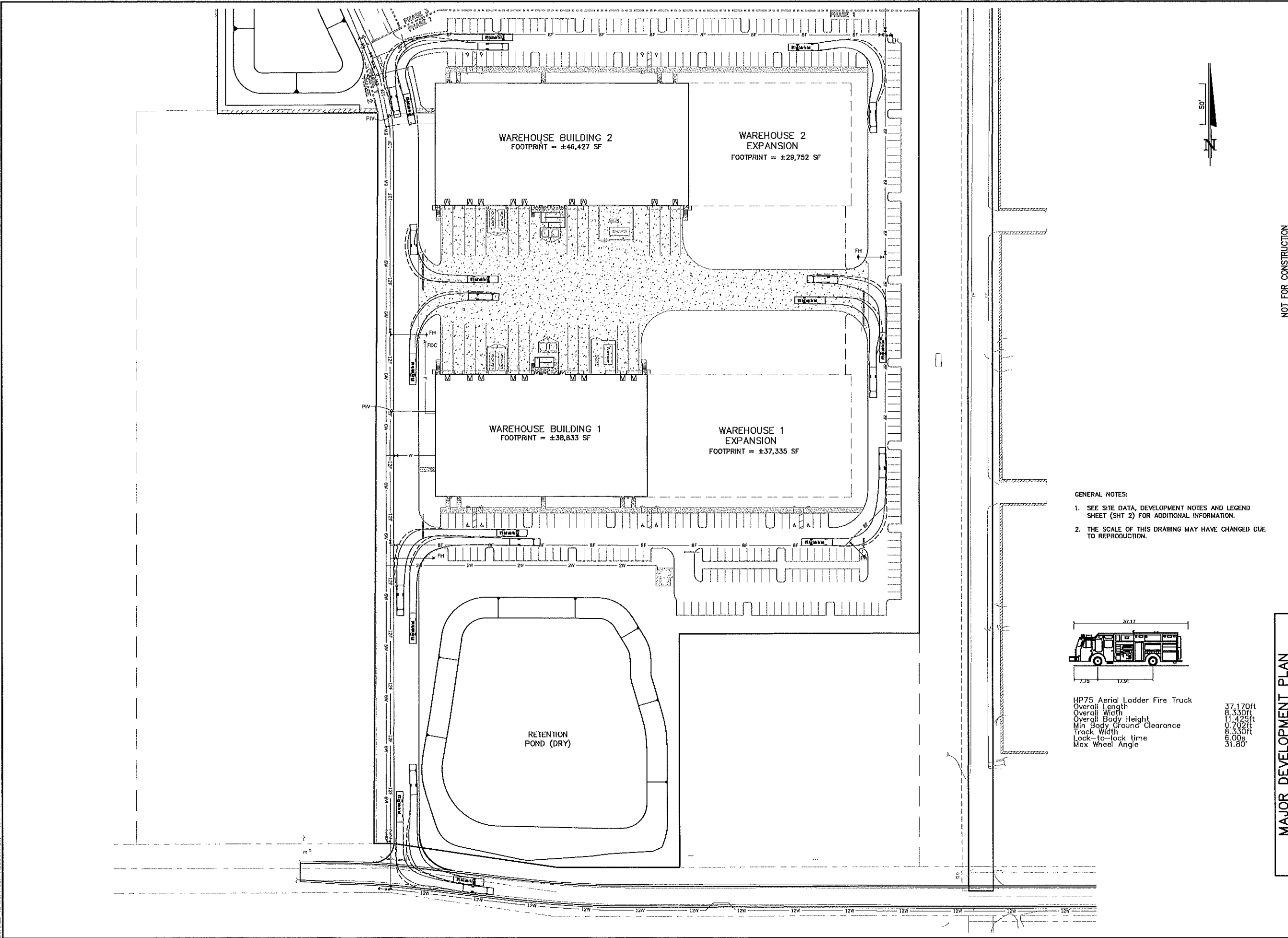
DRAWING	MAJOR DEVELOPMENT PLAN										NOT FOR CONSTRUCTION									
	AdventHealth – Fudge Road Complex PHASE 1 & 2 CITY OF APOPKA, FLORIDA										DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068 JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____									
	PRELIMINARY UTILITY PLAN										DRAWN BY _____									
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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.

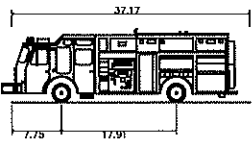


DRAWING	AdventHealth – Fudge Road Complex PHASE 1 & 2 CITY OF APOPKA, FLORIDA										DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068										JOHN T. TOWNSEND FLORIDA P.E. 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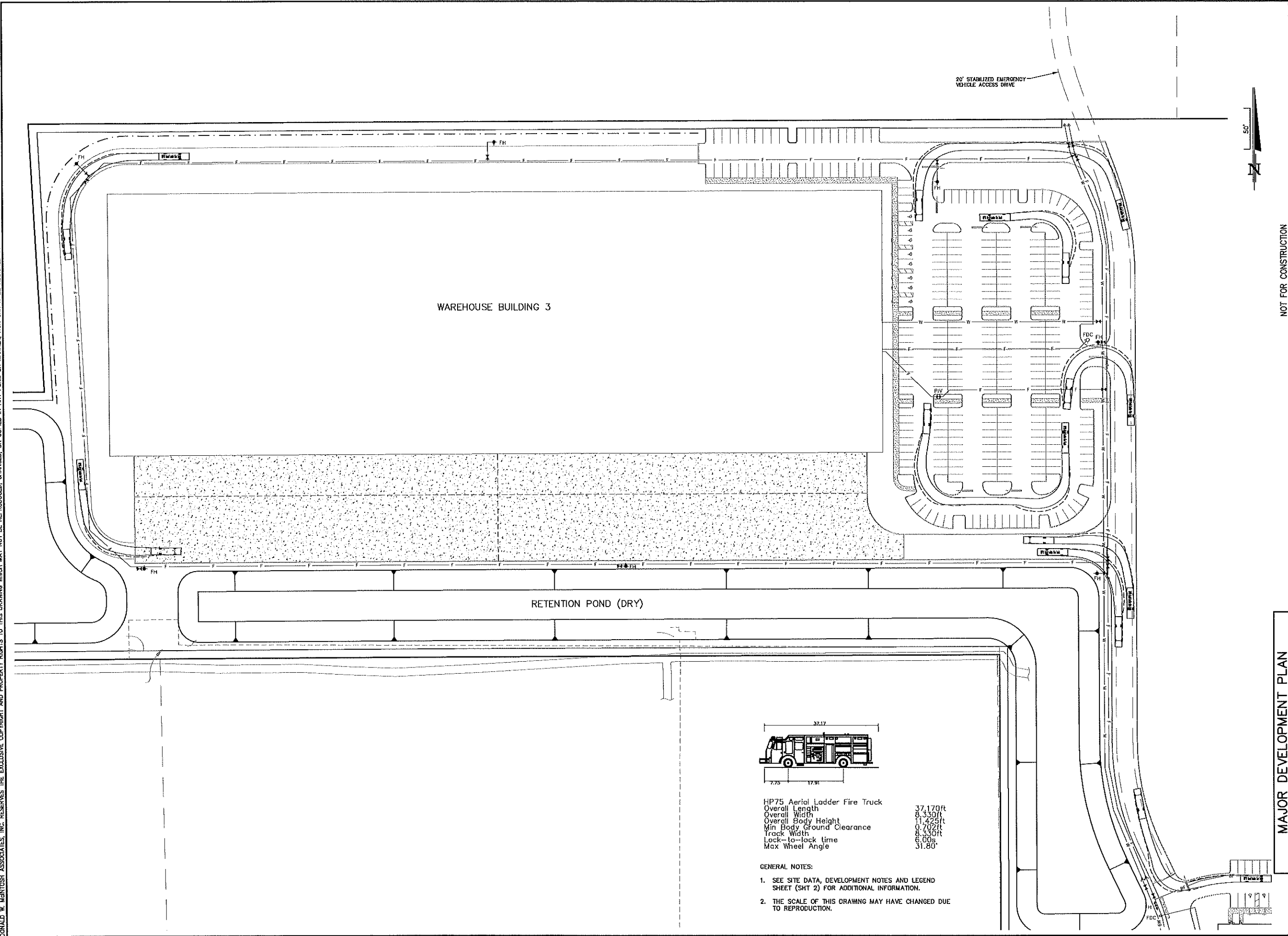


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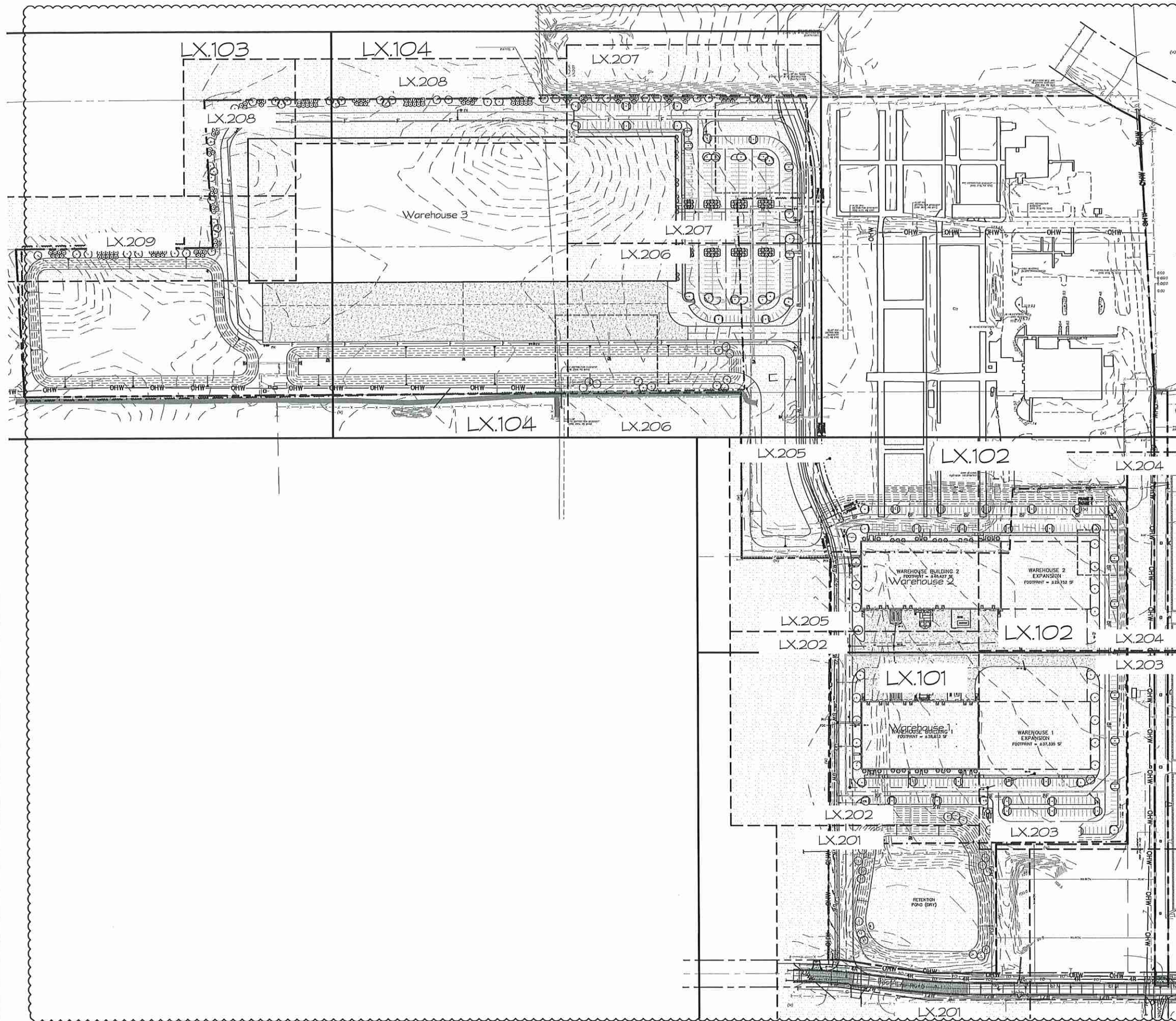


DRAWING	MAJOR DEVELOPMENT PLAN	AdventHealth – Fudge Road Complex PHASE 1 & 2 CITY OF APOPKA, FLORIDA		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068		SURVEYORS	NOT FOR CONSTRUCTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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DRAWING	MAJOR DEVELOPMENT PLAN		NOT FOR CONSTRUCTION		JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____		NO.	DATE	REVISED PER CITY DRC COMMENTS	REVISIONS	DATE	BY
	AdventHealth - Fudge Road Complex PHASE 1 & 2 CITY OF APOPKA, FLORIDA TRUCK MOVEMENT PLAN		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068		SURVEYORS JOB NUMBER: 20566 SCALE: 1"=50' DATE: 3/16/21		CHECKED BY: COH	DESIGNED BY: MAB	DRAWN BY: MAB			
SHEET	18 OF 18											



Sheet List Table

#	Sheet Title
Overall Sheets: Phase 1 & 2	
L1.001	Overall Site Plan
Tree Mitigation Sheets: Phase 1 & 2	
L2.001	Tree Mit. OA Site
L2.101	Tree Mitigation
L2.102	Tree Mitigation
L2.103	Tree Mitigation
L2.104	Tree Mitigation
Planting Sheets: Phase 1 & 2	
L3.001	Planting Schedules & Notes
L3.101	Planting Plans
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L3.201	Planting Enlargements
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L4.103	Irrigation Plan
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L4.105	Irrigation Plan
L4.106	Irrigation Plan
L4.107	Irrigation Plan
Irrigation Sheets: Irrigation Details	
L4.301	Irrigation Details



BY: AE

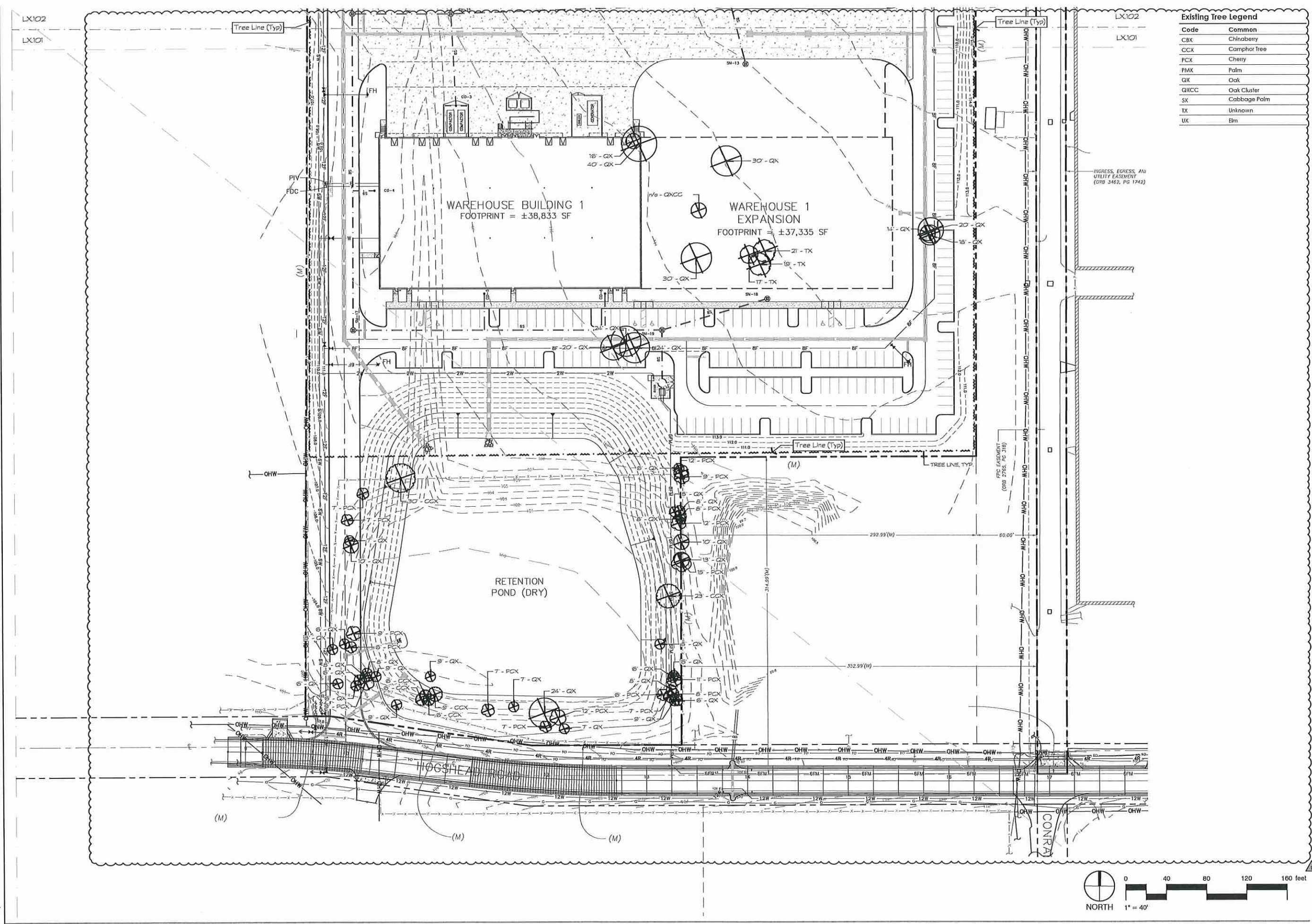
REV. DATE: 1 2021.5.3
DESCRIPTION: UPDATES PER COMMENTS

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Overall Site Plan	
L1.001	DESIGNER: AE, CM DATE: 2021-05-03 Scale: 1" = 100'-0"

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Existing Tree Legend	
Code	Common
CBX	Chinaberry
CCX	Camphor Tree
PCX	Cherry
PMX	Palm
QX	Oak
QXCC	Oak Cluster
SX	Cabbage Palm
TX	Unknown
UX	Elm



REV.	DATE	DESCRIPTION
1	2021.5.3	UPDATES PER COMMENTS

BY: AE

AdventHealth
Fudge Road
Apopka, FL

Corey J. Mills
Ryan G. Rogers

Tree Mitigation
L2.101
2021-05-03
1" = 40'



Existing Tree Legend	
Code	Common
CBX	Chinaberry
CCX	Camphor Tree
PCX	Cherry
PMX	Palm
QX	Oak
QXCC	Oak Cluster
SX	Cabbage Palm
TX	Unknown
UX	Elm



人:

REV:	DATE:	DESCRIPTION:

Phase 1 & 2

AdventHealth
Fudge Road
Apopka, FL

0000 0161 Project 11

Tree Mitigation

Event No.	DATE	DATE
L2.103	AE CH	AE CH
Scale T = 40-0'		DATE 2021-03-02

GENERAL NOTES

SYMBOL	DESCRIPTION
0-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
0-02	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
0-03	Report any discrepancies between the construction drawings and field conditions to the owner's representative immediately. Follow the owner's representative's instructions on resolving any discrepancies.
0-04	Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work.
0-05	Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
0-06	Contractor shall coordinate access and staging areas with the owner's representative.
0-07	Contractor shall be responsible for all erosion control/protection by locally approved means and maintaining erosion controls already in place. Contractor shall adhere to all governing codes and requirements.
0-08	Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and legally deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by owner's representative.
0-09	Contractor to coordinate his work with the work of the other contractors working on this project. The Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the owner's representative if any of these site conditions are incomplete, missing or damaged. Any adjustments required to the condition, completeness and/or elevation of this work shall be performed by others.

PLANTING NOTES

SYMBOL	DESCRIPTION
3-01	Landscape contractor is responsible for all materials and all work as called for on the Landscape Plans. The Plant List quantities provided are to be used strictly as a guide. It is the Landscape Contractor's duty to field verify all quantities and notify any modifications to Mills Design Group (MDG) at the time of bidding.
3-02	All plants must meet Florida No. 1 grade or better as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida.
3-03	The Landscape Contractor shall review architectural engineering plans and become thoroughly familiar with surface and subsurface utilities. The Landscape Contractor shall coordinate with other trades to prevent conflicts, and shall coordinate the planting with the irrigation work to assure availability and proper location of irrigation items.
3-04	The Landscape Contractor shall be wholly responsible for stability and plant condition of all trees and shrubs and be legally liable for any damage caused by instability of any plants. The Landscape Contractor shall determine trees to be staked or guyed. If necessary, guying and staking shall be done by a method approved by MDG prior to installation. It shall be the responsibility of the Landscape Contractor to remove guys and stakes after new root growth is firmly established. Landscape Contractor must remove Burlap from all trees prior to installation.
3-05	The Landscape Contractor shall insure that any of his work will not interrupt any existing or projected on-site drainage patterns. It is Necessary for the Landscape Contractor to Provide Proper drainage in all plant beds, planters and sod areas.
3-06	Grass: All grass shall be recognized Empire Zoysia Grass. Grass must be weed free at time of install. The Landscape Contractor is responsible for measuring and determining the exact amount required.
3-07	Mulch: All plants shall be dressed with 2'-3' pine bark nuggets. NO CYPRESS MULCH!

CONCEPT PLANT SCHEDULE

	BUFFER CANOPY TREES Magnolia grandiflora 'Bracken Brown Beauty' / Bracken's Southern Magnolia Platanus occidentalis / American Sycamore Quercus virginiana / Southern Live Oak Taxodium distichum / Bald Cypress	42	65 G, 12' - 14' Ht x 6' Sprd, 3' - 3.5', Low, Native FG, 16' - 18' Ht x 8' - 10' Sprd, 4', 5', Low, Yes 65 G, 15' - 17' Ht x 7' - 9' Sprd, 3' - 3.5', 6' CT, Low, Native 65 G, 16' - 18' Ht x 8' - 10' Sprd, 3.5', 4', Low, Native	
	BUFFER UNDERSTORY TREES Callistemon viminalis / Weeping Bottle Brush Elaeagnus argentea / Japanese Blueberry Tree Ilex vomitoria 'Pendula' / Weeping Yaupon Holly Lagerstroemia fauriei 'Muskogee' / Purple Crape Myrtle	125	30 G, 6'-10' Ht. x 4'-5' Sprd., 2', 4', Low, Native 65 G, 9' - 11' Ht x 5' - 7' Sprd, 3' - 3.5', 4' - 5', Medium, Non-Native N/A, 14' Ht. x 8'-9' Sprd., 5', Low, Native 45 G, 10'-12' Ht. x 6'-8' Sprd., 4', Low, Native	
	PARKING LOT CANOPY Acer rubrum 'Florida Flame' / Florida Flame Red Maple Quercus virginiana / Southern Live Oak	65	65 G, 13' - 15' Ht x 5' - 7' Sprd, 3' - 3.5', 5', Low, Native 65 G, 15' - 17' Ht x 7' - 9' Sprd, 3' - 3.5', 6' CT, Low, Native	
	POND TREES Acer rubrum 'Florida Flame' / Florida Flame Red Maple Platanus occidentalis / American Sycamore Taxodium distichum / Bald Cypress	30	65 G, 13' - 15' Ht x 5' - 7' Sprd, 3' - 3.5', 5', Low, Native FG, 16' - 18' Ht x 8' - 10' Sprd, 4', 5', Low, Yes 65 G, 16' - 18' Ht x 8' - 10' Sprd, 3.5', 4', Low, Native	
	ACCENT TREES Building Foundation Trees Ilex cornuta 'Nelle R. Stevens' / Nelle R. Stevens Ilex x 'Robin' / Robin Holly Ligustrum japonicum / Japanese Privet	45	30 G, 6' - 8' Ht x 3' - 4' Sprd, Low, Native 65 G, 8'-10' Ht. x 4'-5' Sprd., 2' - 2.5', 4' - 5', Low, Native BEB, 8' Ht x 8' Sprd, Medium, Non-Native	
	PALM TREES Sabal palmetto / Cabbage Palmetto	48	BEB, Varies, Low, Native	
	FOUNDATION SHRUB HEDGEROW Podocarpus macrophyllus 'Pringles' / Dwarf Podocarpus Viturnum odoratissimum / Sweet Viturnum Viturnum suspensum / Sordankwa Viturnum	135	7 Gal, 24' - 30' OA, High, Non-Native 7 Gal, 30' OA, Low, Native 7 Gal, 30' OA, Low, Native	
	FOUNDATION SHRUB AREA Azalea x 'Fashion' / Fashion Azalea Ilex vomitoria 'Schillings' / Schillings Holly Muhlenbergia capillaris / Pink Muhly Grass Plumbago auriculata 'Imperial Blue' / Plumbago	3,046 sf 352 238 153 77	3 Gal, 15' OA, Low, Non-Native 3 Gal, 12' - 15' OA, Low, Native 3 Gal, 24' Ht, Low, Native 3 Gal, 15' - 24' OA, High, Non-Native	25% @ 16' oc 30% @ 24' oc 30% @ 30' oc 15% @ 30' oc
	PARKING LOT SHRUB AREA Ilex vomitoria 'Schillings' / Schillings Holly Loropetalum chinense 'Red Chocolate' / Plum Loropetalum Muhlenbergia capillaris / Pink Muhly Grass Tripsacum dactyloides / Pokahontas Grass Zamia pumila / Coontie Cycad	12,266 sf 1,116 636 306 142 408	3 Gal, 12' - 15' OA, Low, Native 3 Gal, 15' - 18' OA, Low, Non-Native 3 Gal, 24' Ht, Low, Native 7 Gal, 36' OA, Low, Native 3 Gal, 15' - 18' OA, Low, Native	35% @ 24' oc 20% @ 24' oc 15% @ 30' oc 10% @ 36' oc 20% @ 30' oc
	SOD Paspalum notatum 'Argentine' / Bahia Grass	167,030 sf	N/A, N/A, Low, Non-Native	

Landscape Calculations - Trees

Location (Phase 1 & 2)	Length	Required	Provided
Warehouse 1 Understory Trees per 20'	259	13.0	13
Warehouse 2 Understory Tree Per 20'	310	15.5	16
Warehouse 3 Understory Tree Per 20'	330	16.0	16
North Buffer Canopy Trees - 2 Per 100'	2085	41"	42
North Buffer Understory Trees - 6 Per 100'	2085	126.1	125

Landscape Calculations - Shrubs

Location (Phase 1 & 2)	Length	Required	Provided
Warehouse 1 Foundation Shrub Area	259	1035.0	1129
Warehouse 1 - VUA	23328.0	2332.8	3236
Warehouse 2 Understory Tree Per 20'	310	1217.0	1369
Warehouse 2 VUA	18300.0	1830.0	2027
Warehouse 3 Understory Tree Per 20'	330	1280.0	1360
Warehouse 3 VUA	49656.0	4966.6	521
North Buffer Shrubs - 8 Per 100'	2085	312.8	180

Notes:

- Two (2) Understory Trees Equal One (1) Canopy Tree.
- Three (3) Palm Trees Equal One (1) Canopy Tree.
- See Sheet L3.001 For Tree Sizes, Planting Notes, and Proposed Tree and Shrub Quantities.
- See Planting Sheets for Proposed tree locations.
- When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions.
- Florida Friendly Landscaping Guide to Plant Selection & Landscape Design



Company

BY:

REV. DATE DESCRIPTION

Phase 1 & 2

Project Name:
AdventHealth
Fudge Road
Apopka, FL

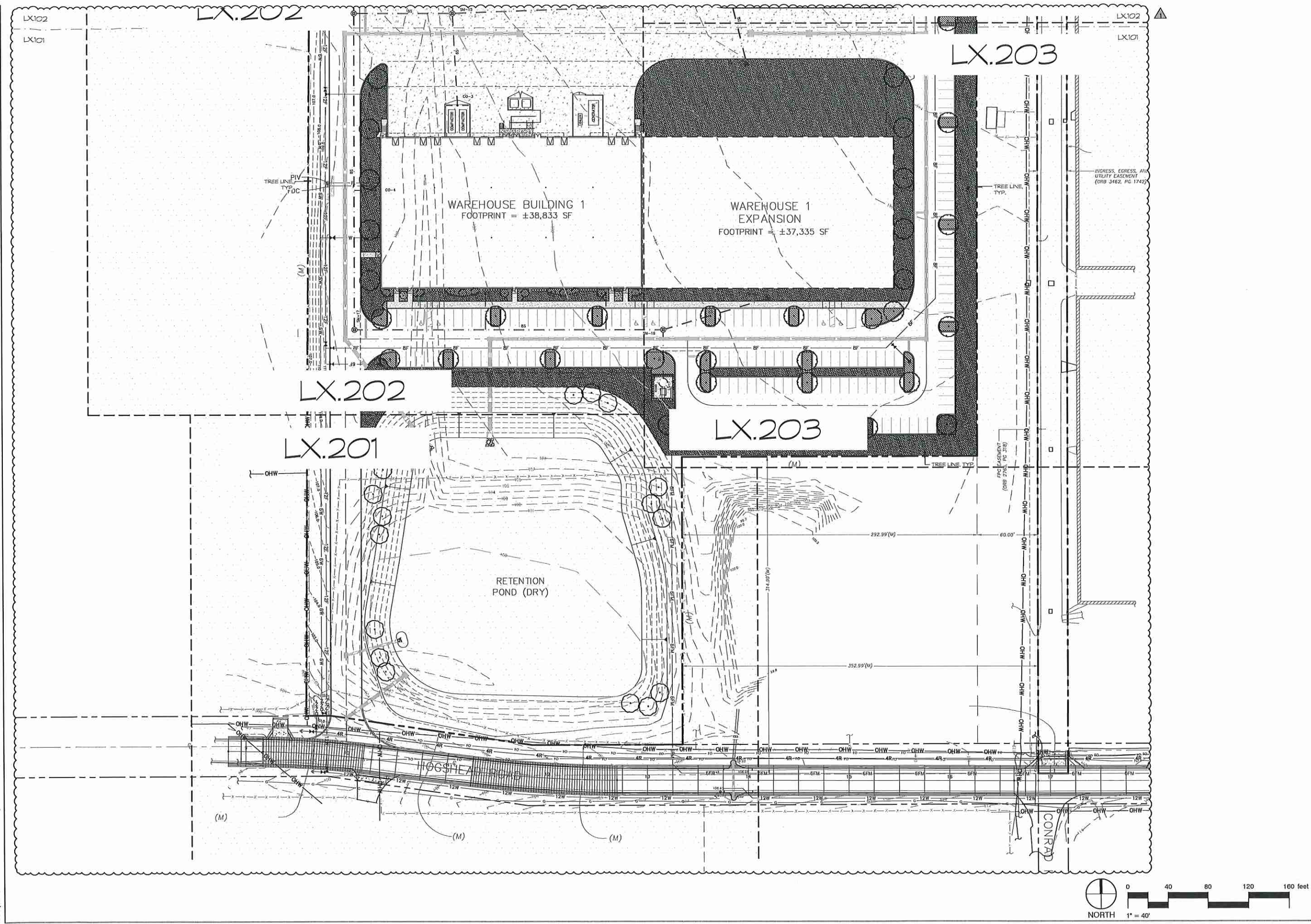
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2021.09 Project #

Planting Schedules & Notes

Sheet No. L3.001
DESIGNER: AE
CHECKER: AE
DATE: 2021-09-09

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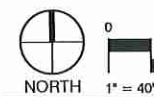
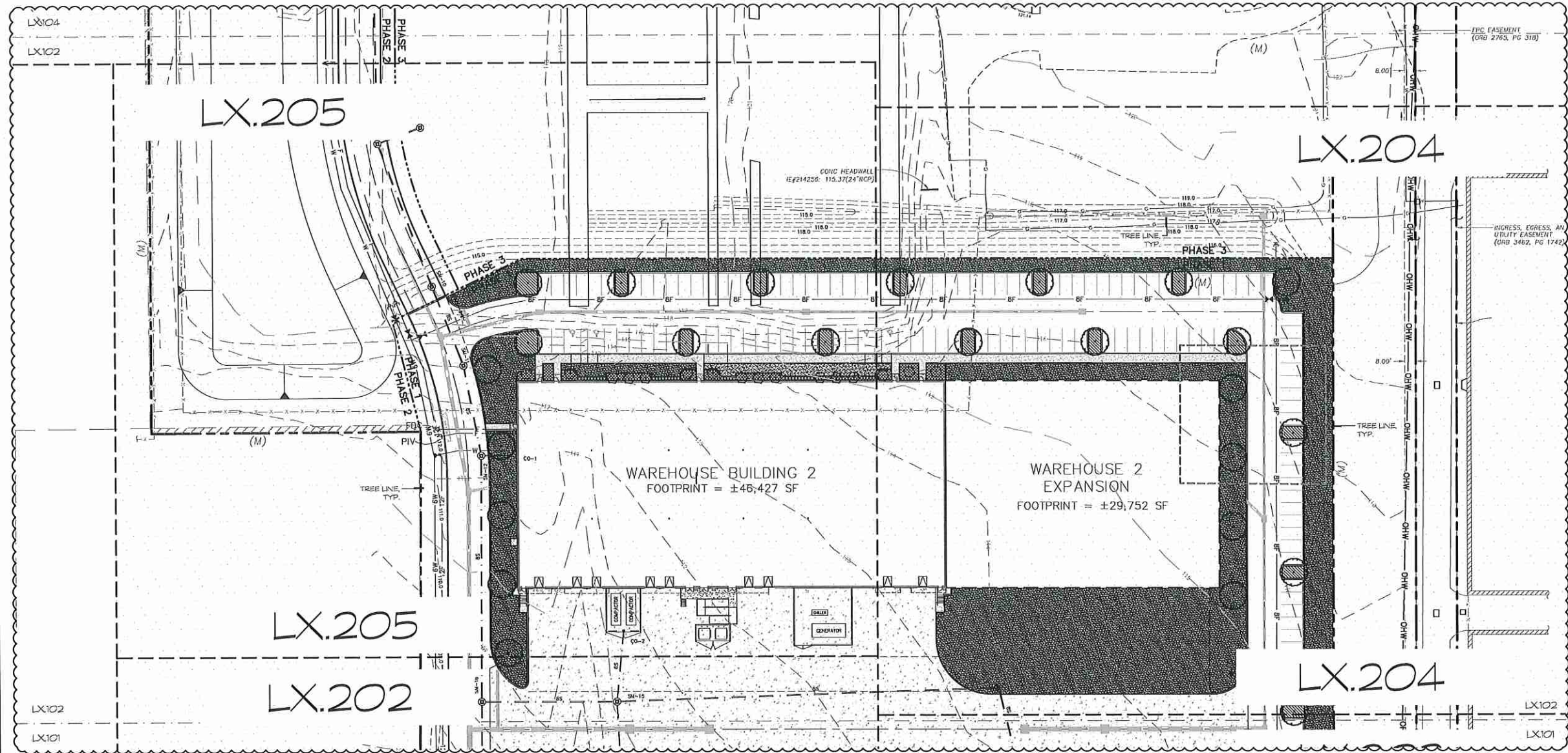
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BY: AE

AdventHealth
Fudge Road
Apopka, FL

Project Name	AdventHealth Fudge Road Apopka, FL
Scale	1" = 40'
Sheet Title	Planting Plans
Sheet No.	L3.101
Design By	AE
Check By	AE
Date	2021-05-03

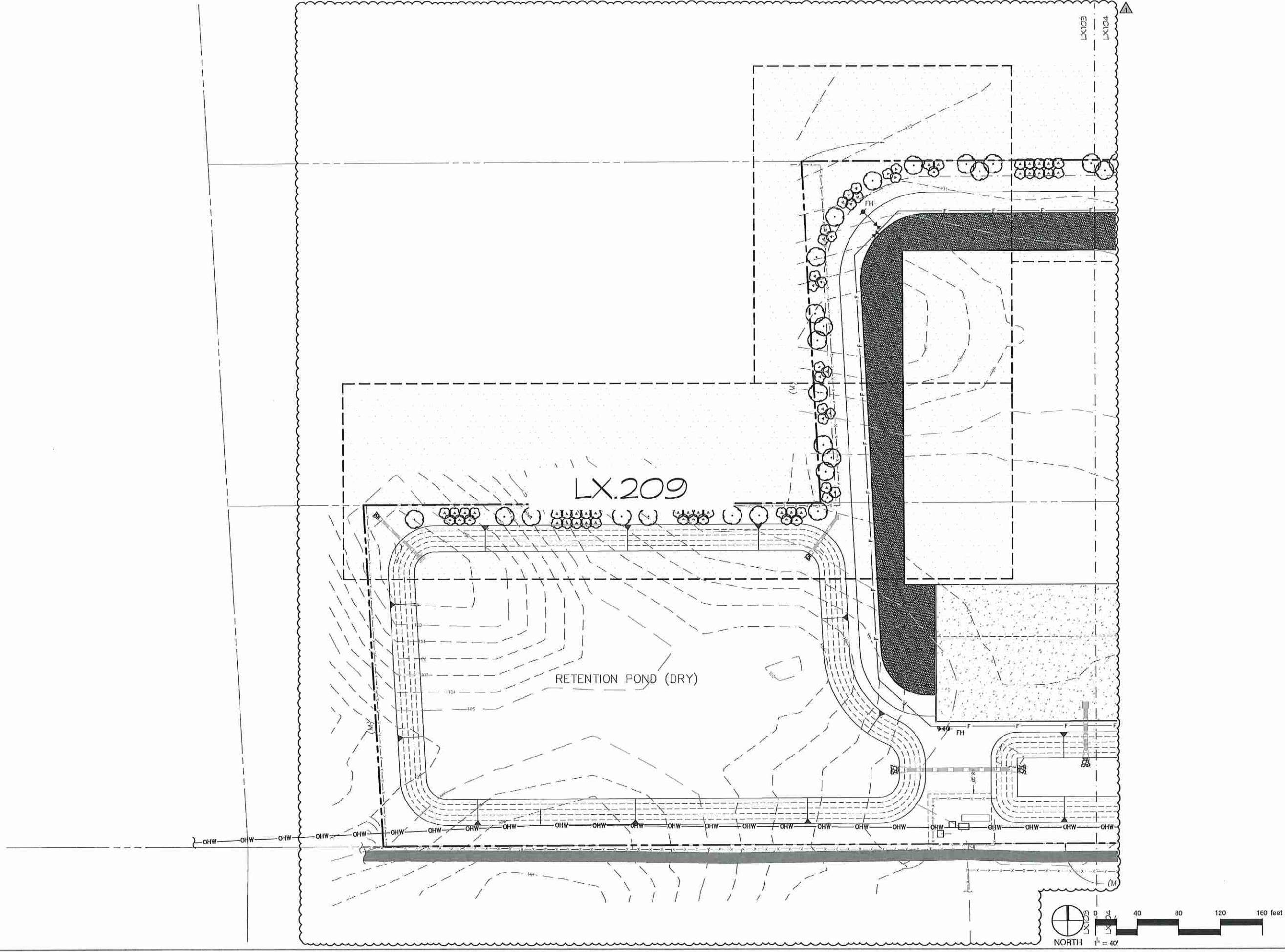
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1	2021.03.23 UPDATES PER COMMENTS	AE

Project Name: AdventHealth
Fudge Road
Apopka, FL

Sheet Title	Sheet No.	Scale	Drawn By	Check By	Date
Planting Plans	L3.102	1" = 40'-0"	AE	AE	2021-05-03



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1 2021.5.3 UPDATES PER COMMENTS

Phase 1 & 2

Project Name:
AdventHealth
Fudge Road
Apopka, FL

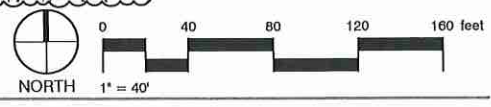
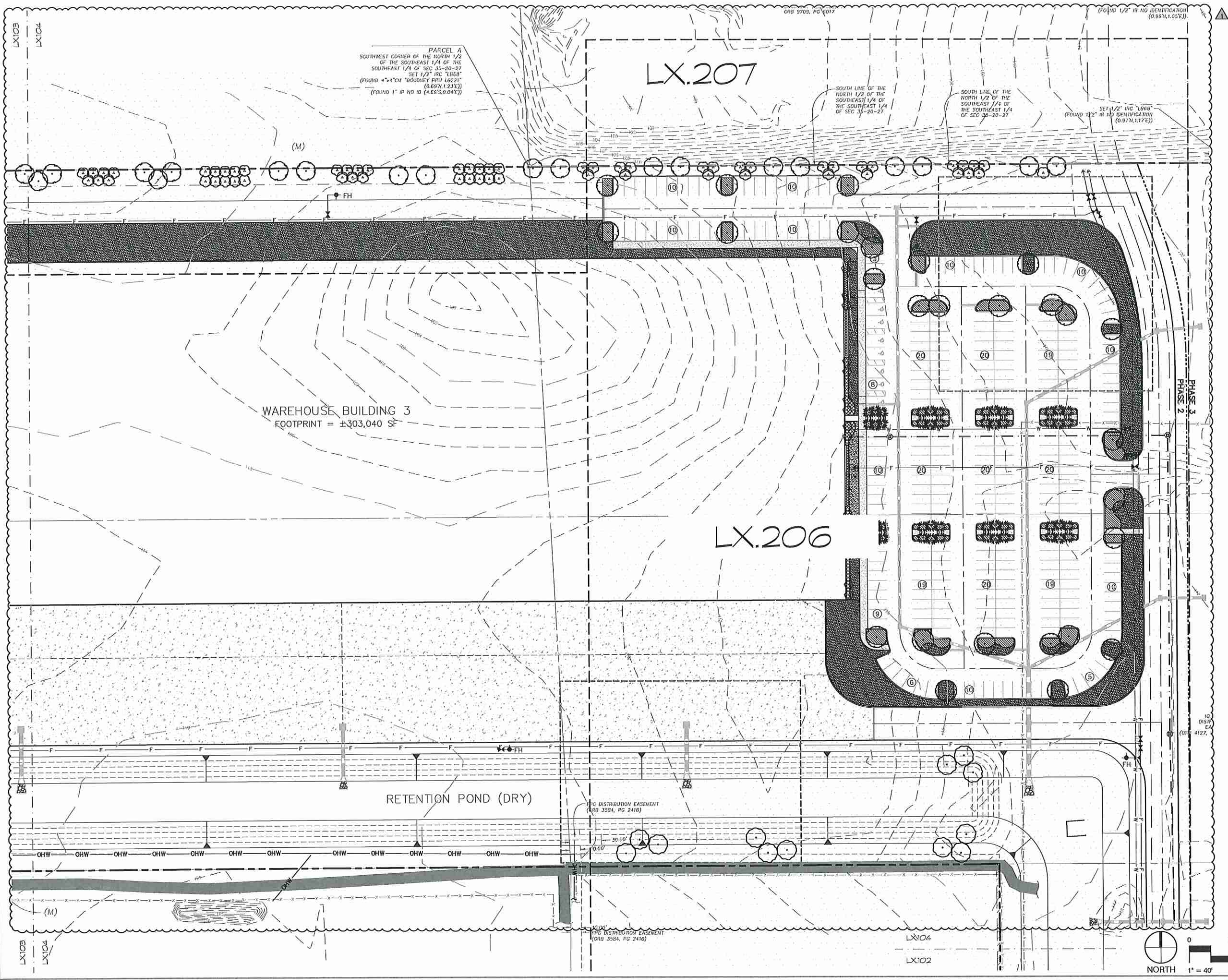
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Planting Plans

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Checked By: CM
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Date: 2021-05-03

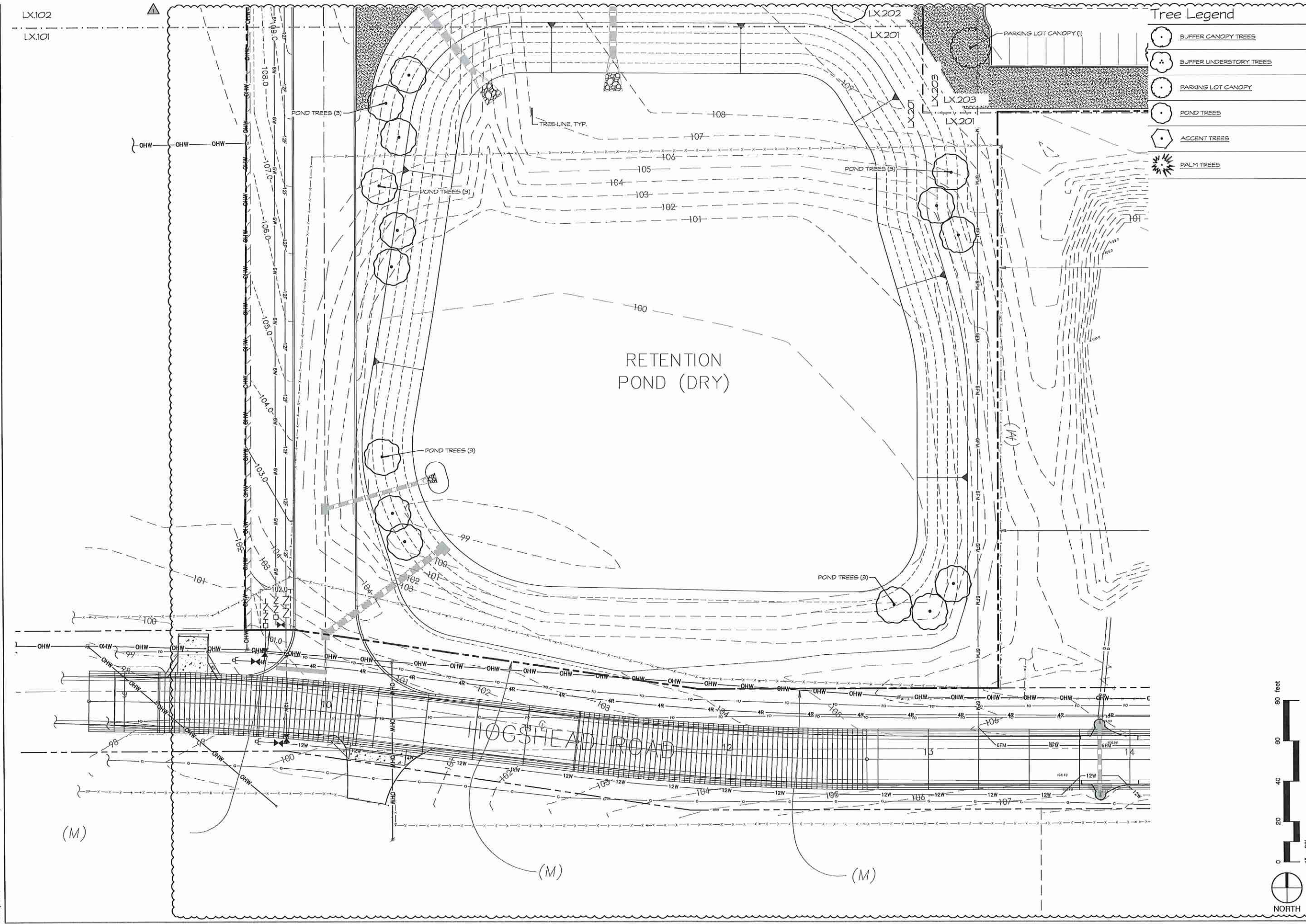
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REV	DATE	DESCRIPTION
1	2021.03	UPDATES PER COMMENTS

Project Name: **AdventHealth**
Fudge Road
Apopka, FL

Sheet Title	2021.03 Project #	Scale
Planting Plans		
Sheet No.	DESIGNER	CHECKER
L3.104	AE	AE
	DATE	DATE
	11-10-20	2021-03-03



Tree Legend	
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	BUFFER UNDERSTORY TREES
	PARKING LOT CANOPY
	POND TREES
	ACCENT TREES
	PALM TREES



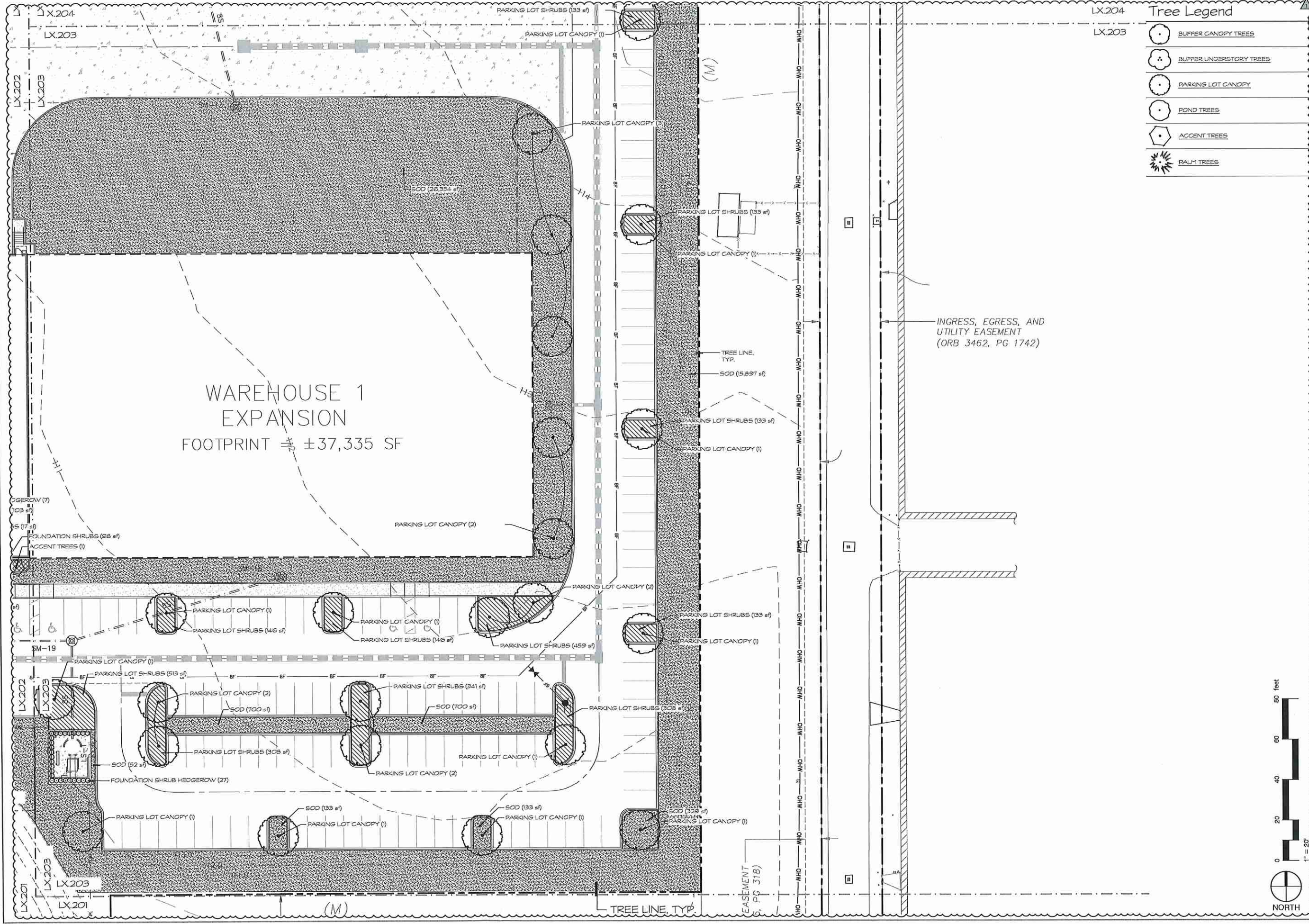
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1	2/22/23	UPDATES PER COMMENTS

AdventHealth
Fudge Road
Apopka, FL

Planting Enlargements	
L3.201	3/20/23
DESIGNED BY: AE	CHECKED BY: AE
DATE: 3/20/23	DATE: 3/20/23



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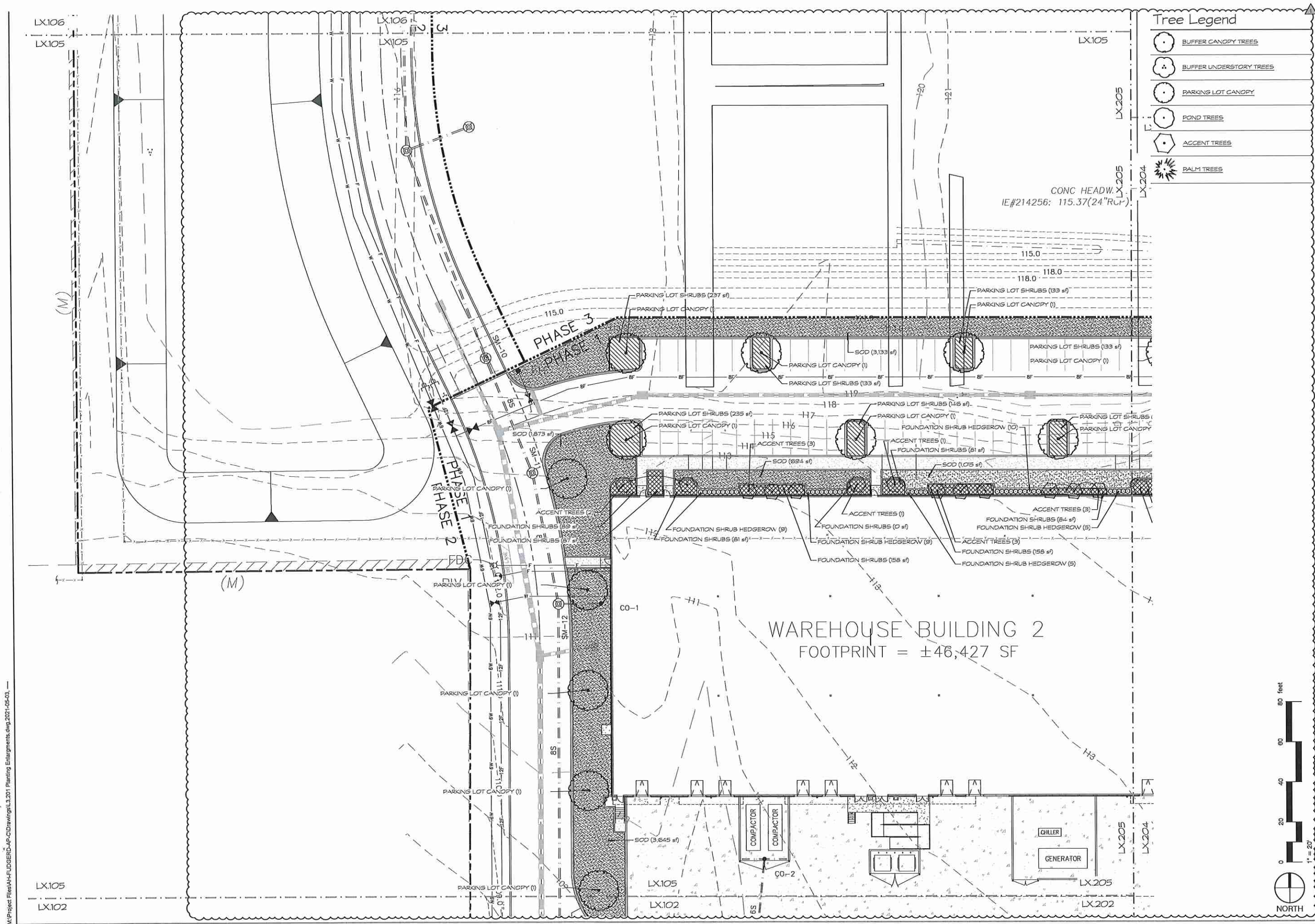
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	BUFFER UNDERSTORY TREES
	PARKING LOT CANOPY
	POND TREES
	ACCENT TREES
	PALM TREES



REV	DATE	DESCRIPTION	BY
1	2021.03	UPDATES PER COMMENTS	AE

AdventHealth
Fudge Road
Apopka, FL

Planting Enlargements	
L3.203	2021-03-03
DESIGNED BY	AE CM
CHECKED BY	AE CM
DATE	2021-03-03



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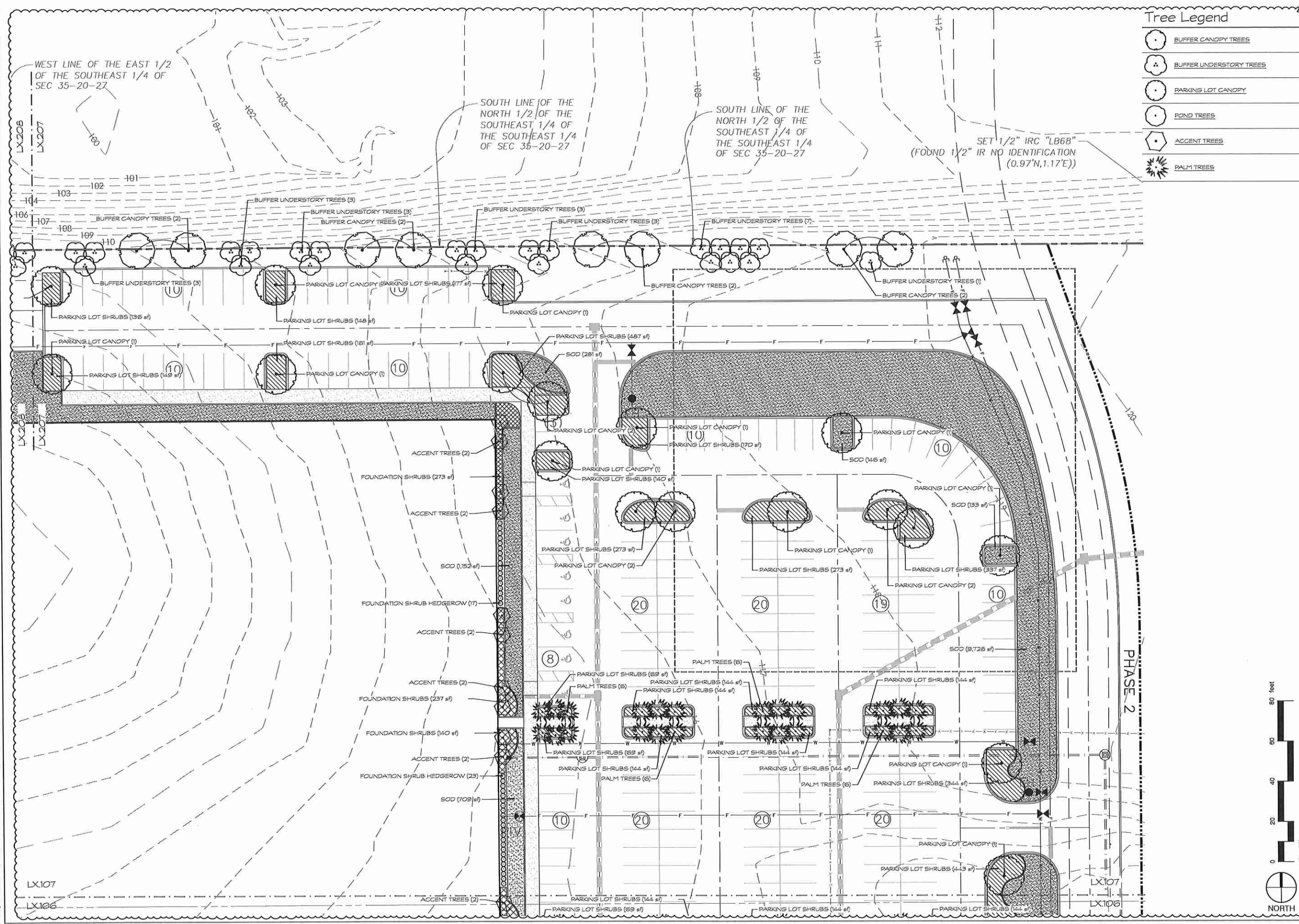
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Page: Name:
AdventHealth
Fudge Road
Apopka, FL

2023 Q4 Project 11

Planting Enlargements

Page 144 of 160



Tree Legend	
	BUFFER CANOPY TREES
	BUFFER UNDERSTORY TREES
	PARKING LOT CANOPY
	POND TREES
	ACCENT TREES
	PALM TREES



BY: AE
REV: 1
DATE: 2/20/23
DESCRIPTION: UPDATES PER COMMENTS

Phase 1 & 2

AdventHealth
Fudge Road
Apopka, FL

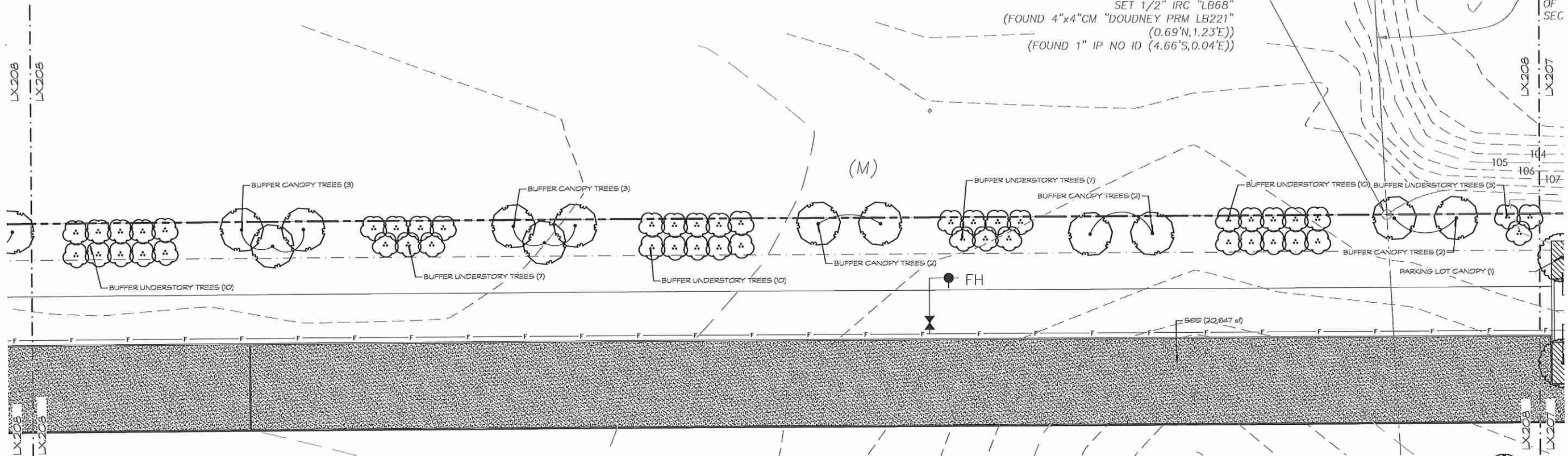
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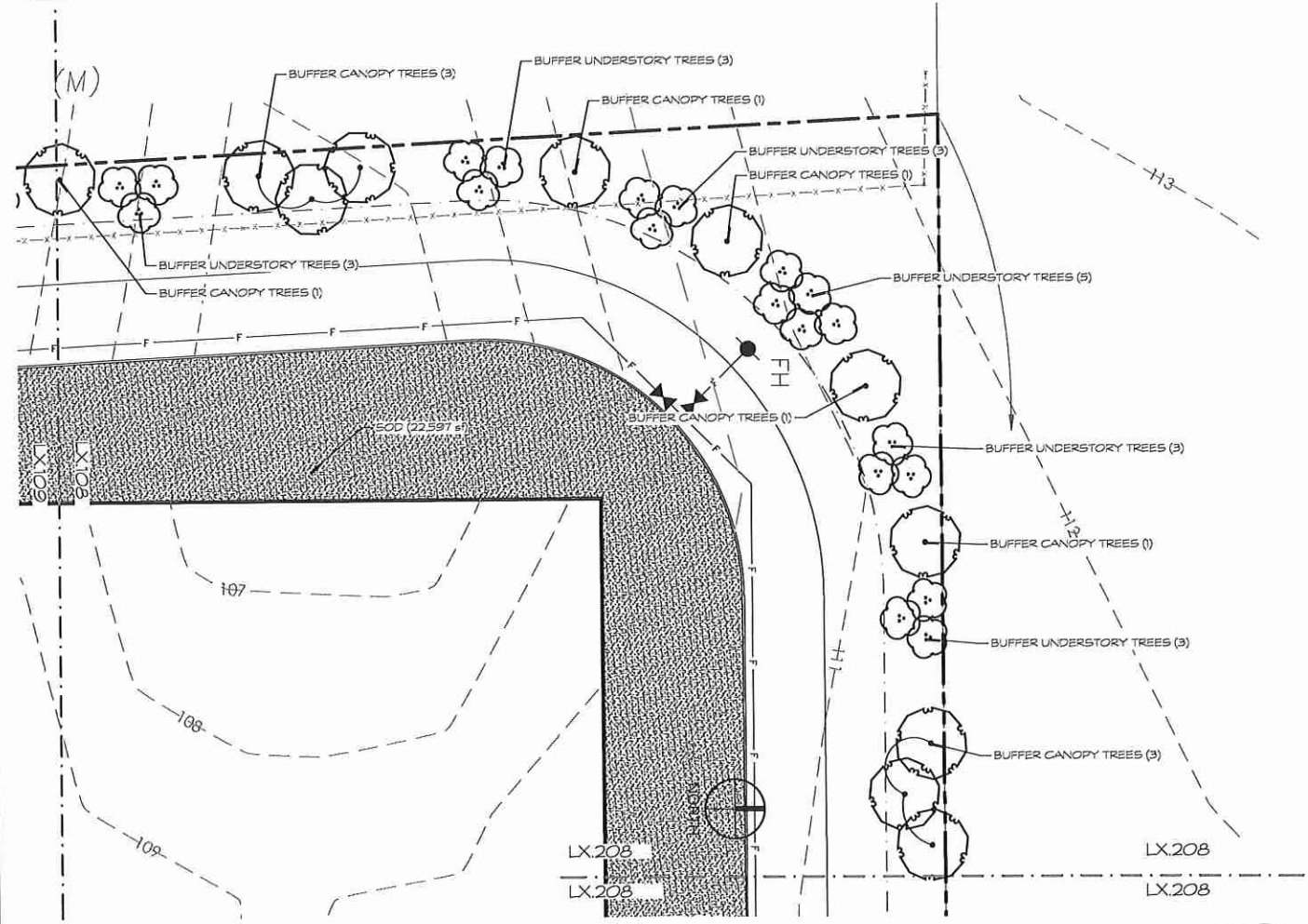
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DESIGNER	CHECKER	DATE
AE	AE	2/20/23

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A North Buffer
Scale: 1" = 20'



B North Buffer
Scale: 1" = 20'

SET 1/2" IRC "LB68"
(FOUND 4"x4"CM "DOUDNEY PRM LB221"
(0.69'N, 1.23'E))
(FOUND 1" IP NO ID (4.66'S, 0.04'E))

Tree Legend

- BUFFER CANOPY TREES
- BUFFER UNDERSTORY TREES
- PARKING LOT CANOPY
- POND TREES
- ACCENT TREES
- PALM TREES

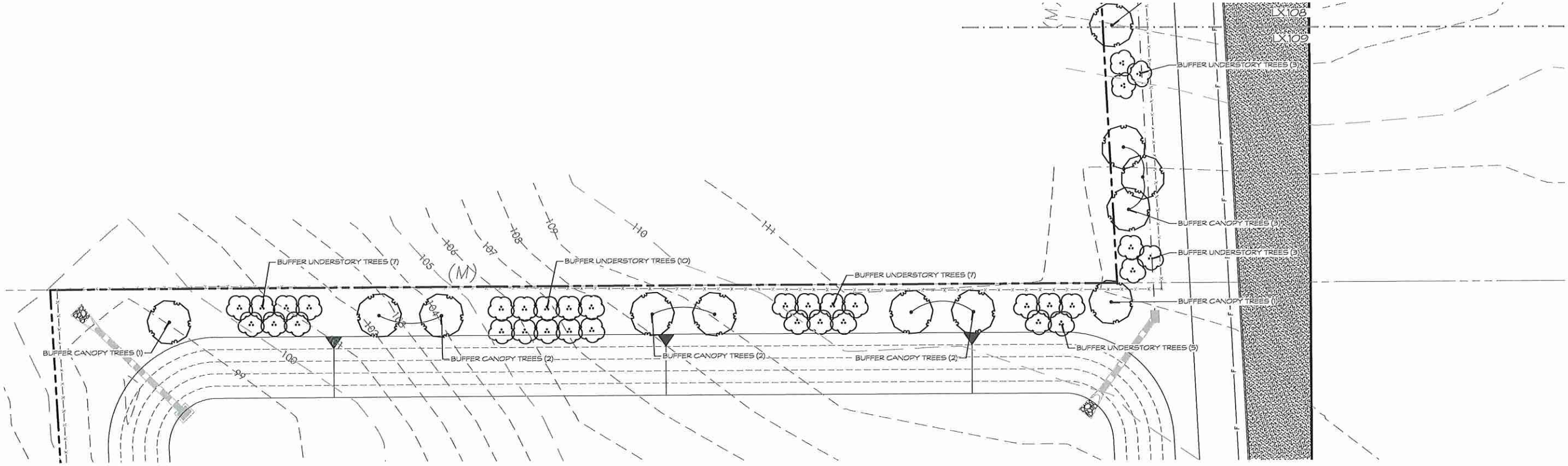


BY: _____
REV. DATE: _____ DESCRIPTION: _____

Project Name: **AdventHealth
Fudge Road
Apopka, FL**
Phase 1 & 2

Sheet Title: **Planting Enlargements**
Scale: 1" = 20'-0"

DESIGNED BY: AE	DATE: 2021-03-03
CHECKED BY: AE	DATE: 2021-03-03
IN CHARGE BY: AE	DATE: 2021-03-03



Tree Legend

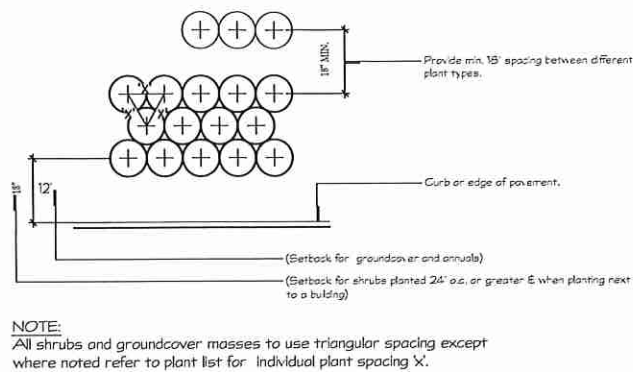
	BUFFER CANOPY TREES
	BUFFER UNDERSTORY TREES
	PARKING LOT CANOPY
	POND TREES
	ACCENT TREES
	PALM TREES



BY:	
REV. DATE:	
DESCRIPTION:	

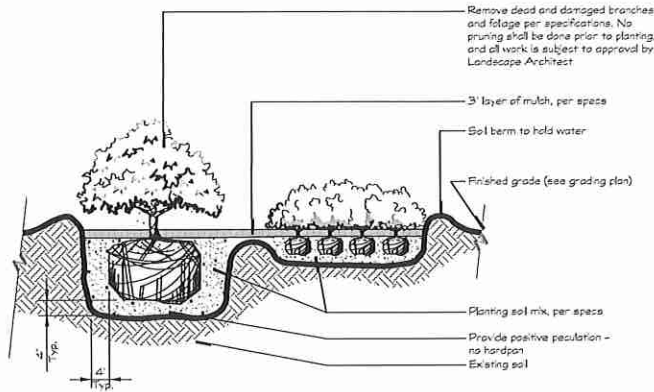
AdventHealth
Fudge Road
Apopka, FL

Project Name:	Planting Enlargements
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Sheet No.:	L3.209
Design No.:	AE
Designer:	AE CM
Date:	2021-05-03



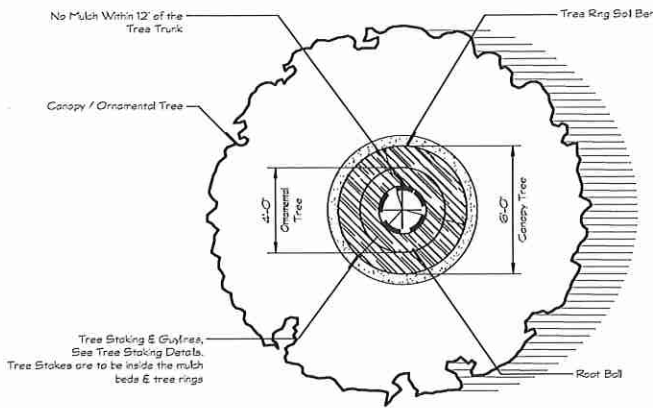
1 TYPICAL PLANT SPACING

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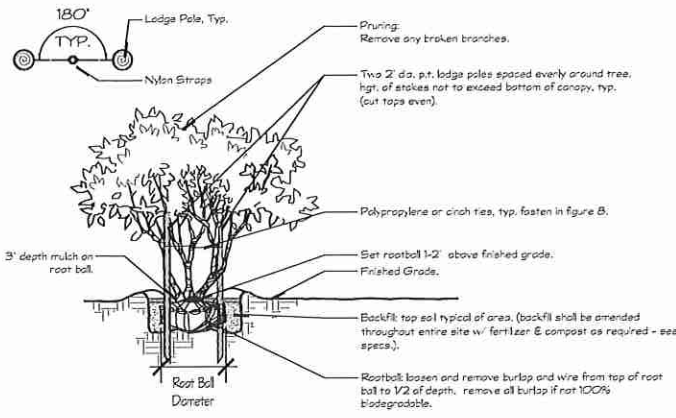
2 SHRUB AND GROUNDCOVER

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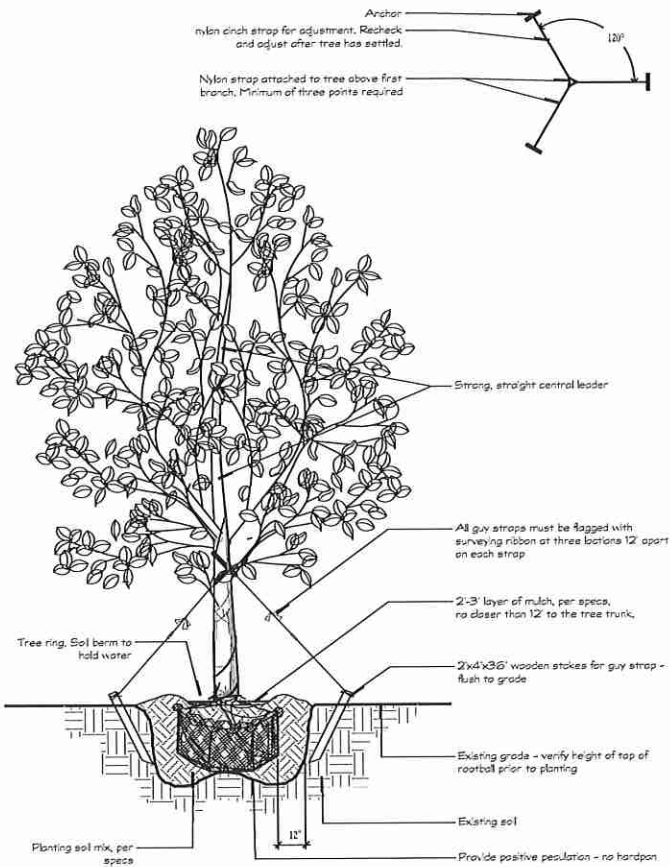
3 MULCHING RING AT TREES

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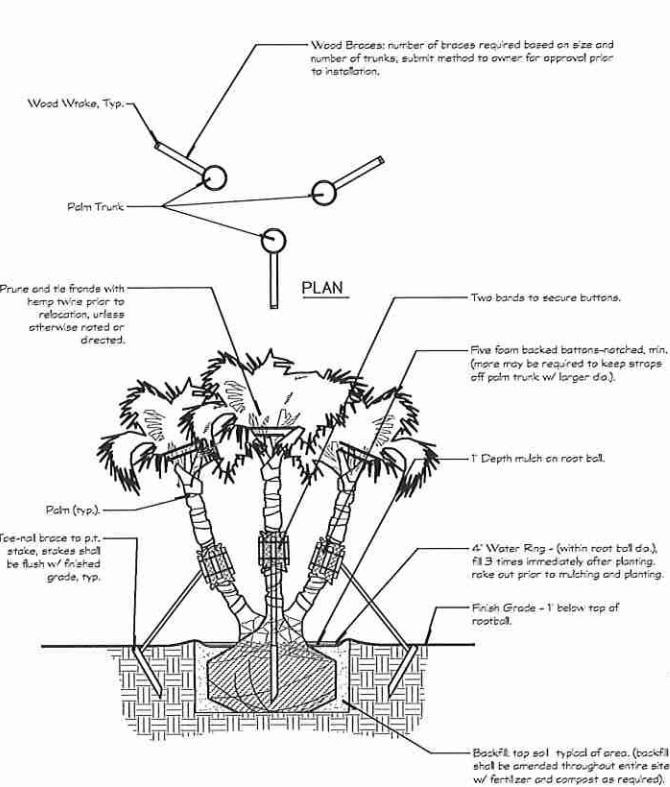
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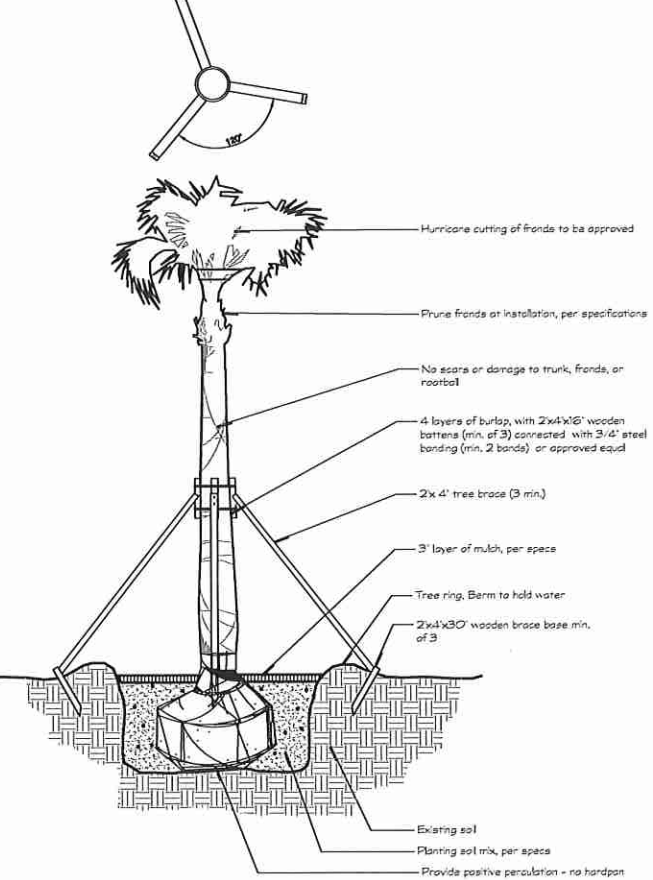
5 TREE PLANTING & STAKING

Scale: 3/4" = 1'-0"
RefNote:



6 MULTI-TRUNK PALM PLANTING DETAIL

Scale: NTS
RefNote:



7 PALM PLANTING AND STAKING

Scale: NTS
RefNote:

IRRIGATION NOTES SCHEDULE

SYMBOL	GENERAL DESCRIPTION
I-101	Irrigation Contractor to locate and protect all underground utilities prior to digging.
I-102	4" - 6" SCH 40 PVC sleeves are to be located as shown on plans. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the General Contractor prior to start of the irrigation installation. Rascotrac will reject all other locations.
I-103	Mainline & all Lateral lines are to be located a minimum of 3" off back of curb/sidewalk. Any sprays or rotors located in this area are to be connected using a flexible swing pipe.
I-104	All mainlines to have a minimum of 18" cover (class 200 PVC pipe), and all lateral piping shall be buried to a minimum depth of 12" cover.
I-105	All laterals and sub-main pipe to have a minimum of 12" (class 200 PVC pipe).
I-106	No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
I-107	All threaded joints to be coated with Teflon Tape or Liquid Teflon.
I-108	All lines to be thoroughly flushed before installation of sprinkler heads.
I-109	Must use products specified on this drawing, unless otherwise approved by the Landscape Architect.
I-110	Refer to landscape plans when ranching to avoid tree and shrub locations.
I-111	Trench shall be approved prior to back fill by the Owners Representative or the Landscape Architect.
I-112	Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the engineer's authorized representative. In the event this notification is not preformed, the irrigation contractor shall assume full responsibility for any revisions.
I-113	All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
I-114	All work shall be guaranteed for one year from the date of final acceptance against all defects in equipment and workmanship.
I-115	The contractor shall complete all work in accordance with all prevailing laws, codes and regulations.
SYMBOL	POINT OF CONNECTION DESCRIPTION
I-201	Irrigation meter and backflow preventer to be provided by the General Contractor.
I-202	Backflow preventer to be as per local code.
I-203	All pipes, automatic valves, backflow preventer, manual valve and meter to be located within property lines unless otherwise shown. Pipes, valves, etc. shown in county/city/state R.O.W. may require maintenance agreement or indemnity agreement.
I-204	Electrical service to all equipment shall be provided to a junction box at the equipment location. (By others, not a part of this contract) The irrigation contractor shall be responsible for the final connection from the junction box to all equipment.
SYMBOL	EQUIPMENT DESCRIPTION
I-301	All valves to be located in valve box, with cover at grade. Locate valve box in the AC / Equipment areas as noted on the plans.
I-302	Automatic controller to be mounted outdoor as indicated on plans.
I-303	Weather Sensor to be located along parapet or as determined by the Project Manager; see Architectural Plans. Ensure Sensor is free from any obstructions.
I-304	All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors are to be installed as per RainBird specifications.
I-305	Control wire shall be 14-1 UF direct burial, colored red for control wires and white for common wires. No cross connection between controllers shall be allowed. Wire splices shall be made only in valve boxes using RainBird "Snap-Tite" connectors.
I-306	Pipe Sizes shall conform to those shown on drawings. The smallest lateral pipe size to a single spray or rotor head shall be 3/4".
I-307	All shrub beds are to be irrigated using dripline. 6" pop-up height for turf zone rotors and sprays. Rotor nozzle size as indicated on the irrigation plan.
SYMBOL	SYSTEM PERFORMANCE DESCRIPTION
I-401	Contractor shall perform pressure and volume test on irrigation water source over a continuous 24-hour period prior to the commencement of any construction work. Should the available supply not be adequate to meet the demands of the irrigation system as designed the contractor shall contact the landscape architect prior to construction for design modification.
I-402	System has been designed with a @5 PSI min. All spray and rotor heads to have PRS (In-stem pressure regulation system) as indicated in the legend. Flow adjustments can be made at the zone's valve to compensate for this difference in PSI.
I-403	Pressure regulator required if static water pressure at point of connection for site is greater than 80 psi.
I-404	Irrigation Contractor to field verify that installed irrigation system provides 100% coverage upon completion of installation. If system does not provide 100% coverage the Irrigation Contractor shall revise system to provide 100% coverage prior to Certificate of Occupancy.
I-405	Each irrigation zone shall be programmed to provide 1" of water per week to the landscape. The run times and watering days for irrigation system shall be in compliance with the water management districts guidelines and water restrictions.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC
1	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	20.49	25	3.87	11.1	39.97	41.3
2	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	41.07	40	3.46	3.05	46.53	52.26
3	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	41.07	40	3.5	3.05	46.55	52.26
4	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	41.07	40	3.48	3.05	46.53	52.22
5	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	27.65	40	7.13	3	50.13	51.95
6	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	21.58	25	4.51	11.32	40.82	42.01
7	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	12.51	25	4.36	11	40.35	41.43
8	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	31.95	40	6.61	3	49.61	53.14
9	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	26.54	25	4.25	12.31	41.56	44.12
10	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	34.62	40	7.15	3	50.15	55.95
11	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	34.62	40	6.93	3	49.93	55.71
12	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	34.62	40	7.05	3	50.05	55.82
13	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	6.98	25	4.81	11	40.81	41.67
14	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	21.00	40	1.74	3	44.74	48.62
15	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	21.00	40	1.76	3	44.76	48.66
16	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	11.09	25	3.37	11	39.36	40.91
17	Hunter PGV-151-B-R Angle	1-1/2"	TURF SPRAY	37.31	30	4.97	3	37.98	45.56
18	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	9.22	25	2.97	11	39.57	39.82
19	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	19.57	25	4.75	11	40.75	43.58
20	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	25.31	25	3.01	12.06	40.07	46.99
21	Hunter PGV-151-B-R Angle	1-1/2"	TURF SPRAY	18.75	30	2.1	3	35.11	38.16
22	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	12.55	25	2.64	11	38.64	40.09
23	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	45.46	40	2.58	3.27	45.85	59.01
24	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	45.46	40	2.57	3.27	45.84	59.03

WATERING SCHEDULE

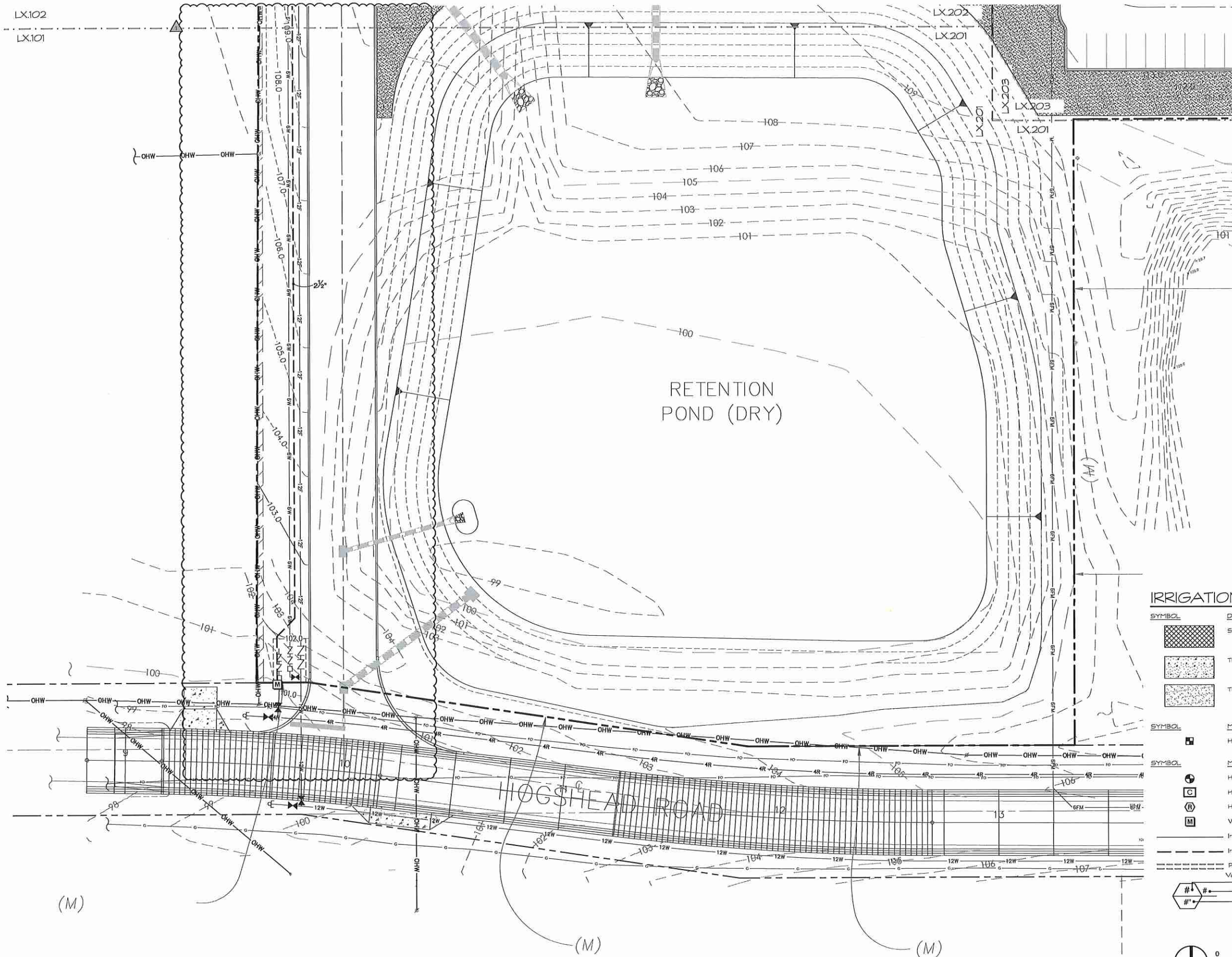
NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	0.96 in/h	1	63	1,291	645.5
2	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	5,503	2,751
3	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	5,503	2,751
4	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	5,503	2,751
5	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	3,705	1,853
6	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	0.96 in/h	1	63	1,360	679.8
7	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	0.96 in/h	1	63	765.3	394.2
8	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,281	2,141
9	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	0.96 in/h	1	63	1,672	836.0
10	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,639	2,320
11	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,639	2,320
12	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,639	2,320
13	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	0.96 in/h	1	63	569.9	283.0
14	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	2,813	1,407
15	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	2,813	1,407
16	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	0.96 in/h	1	63	698.9	349.4
17	Hunter PGV-151-B-R Angle	TURF SPRAY	1.9 in/h	1	32	1,194	597.0
18	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	0.96 in/h	1	63	580.6	290.3
19	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	0.96 in/h	1	63	980.8	490.4
20	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	0.96 in/h	1	63	1,595	797.4
21	Hunter PGV-151-B-R Angle	TURF SPRAY	1.9 in/h	1	32	600.0	300.0
22	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.	0.96 in/h	1	63	790.9	395.5
23	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	6,092	3,046
24	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	6,092	3,046
TOTALS:					2,302	68,340	34,170

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	SHRUB DRIPLINE 0.6 GPH @ 12' O.C. Dripline with 0.60 gph emitters at 12' O.C., row spacing at 12' O.C.	16,428 s.f.	0.96 in/h	25	184
	TURF ROTATOR (HUNTER) 12" to 30" radius (3.7m-9.1m), triangular spaced, head to head coverage.	80,018 s.f.	0.45 in/h	40	374
	TURF SPRAY 4"-15" radius, triangular spaced, head to head coverage. Rain Bird 1806 - Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	3,511 s.f.	1.9 in/h	30	69
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Hunter ICZ-151-XL-40 Drip Control Zone Kit. 1-1/2" ICV Globe Valve with 1" HYDRO filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2" Inlet x single 2" outlet	10			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Hunter PGV-151-B-R Angle 1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. BSP Threads Inlet/Outlet. With Flow Control. Angle Configuration. Reclaimed Water ID, Purple Handle.	14			
	Hunter I2C-3200-PL 32 Station Outdoor Modular Controller. With three ICM-600 Module. Commercial Use. Plastic Cabinet.	1			
	Hunter MINI-GLUK Rain Sensor, mount as noted	1			
	Water Meter 2" Reclaimed Water Source W/ 2" Meter	1			
	Irrigation Lateral Line: PVC Class 200 SDR 21	6,013 l.f.			
	Irrigation Mainline: PVC Class 200 SDR 21	3,647 l.f.			
	Pipe Sleeve: PVC Class 200 SDR 21	753.8 l.f.			
	Valve Colour				
	Valve Number				
	Valve Flow				
	Valve Size				

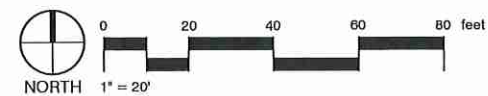
Landscape and Irrigation plan shall be in compliance to "Water Wise Ordinance No. 2069" as also outlined in Water-Wise Standards (LDC Section 5.2.5.D).

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IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.
	TURF ROTATOR (HUNTER)
	TURF SPRAY
SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-151-XL-40
SYMBOL	MANUFACTURER/MODEL
	Hunter PGV-551-B-R Angle
	Hunter 12C-3200-PL
	Hunter MINI-CLIK
	Water Meter 2'
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21
	Valve Callout
	Valve Number
	Valve Flow
	Valve Size

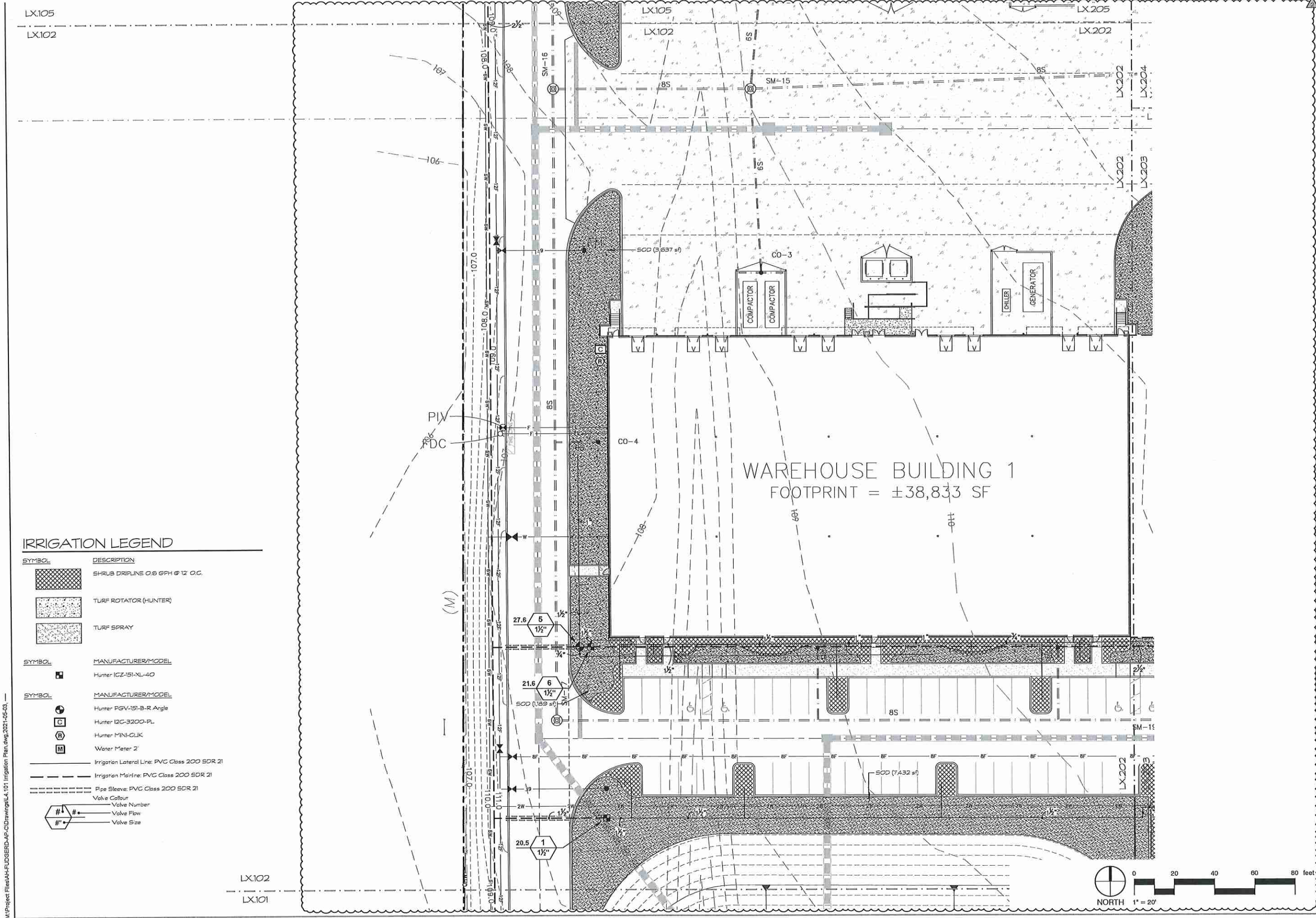


REVISION: 1
DATE: 2/23/23
DESCRIPTION: UPDATE PER COMMENTS

Project Name: AdventHealth
Fudge Road
Apopka, FL

Sheet Title: Irrigation Plan

Sheet No: L4.101
Scale: 1" = 20'-0"



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.
	TURF ROTATOR (HUNTER)
	TURF SPRAY
SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-151-XL-40
	Hunter PGV-151-B-R Angle
	Hunter ICZ-3200-PL
	Hunter MINI-GLK
	Water Meter 2"
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21
	Valve Colour
	Valve Number
	Valve Flow
	Valve Size

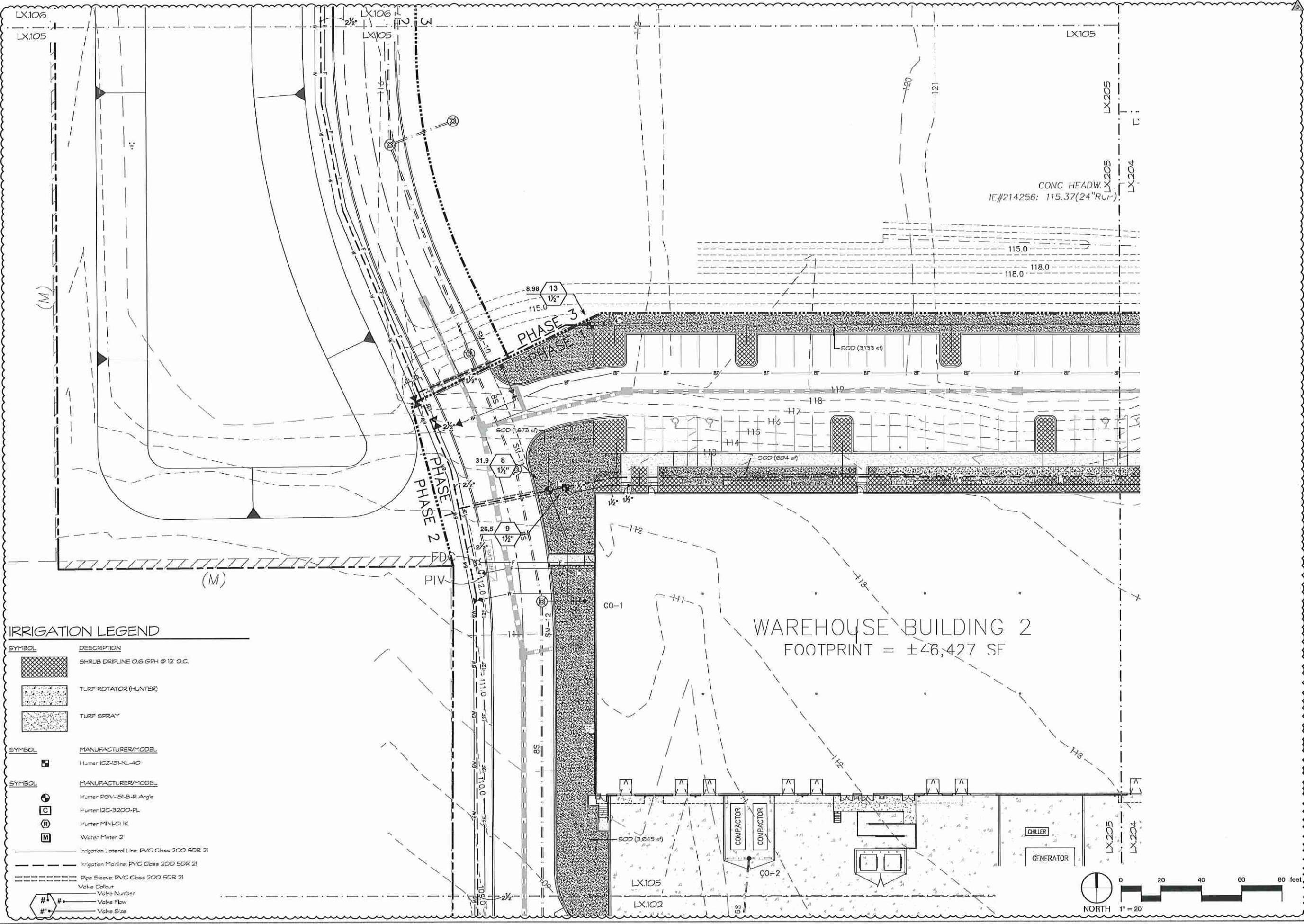


REVISION	DATE	DESCRIPTION
BY:		
Phase 1 & 2		

AdventHealth
Fudge Road
Apopka, FL

Sheet Title	2023 05 Project #	Scale
Irrigation Plan		
Sheet No.	DESIGNED BY	CHECKED BY
L4.102	AE	AE CT
Scale	Date	2023-09-03
1" = 20'		

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Calgary, Alberta

BY:

REV. DATE DESCRIPTION

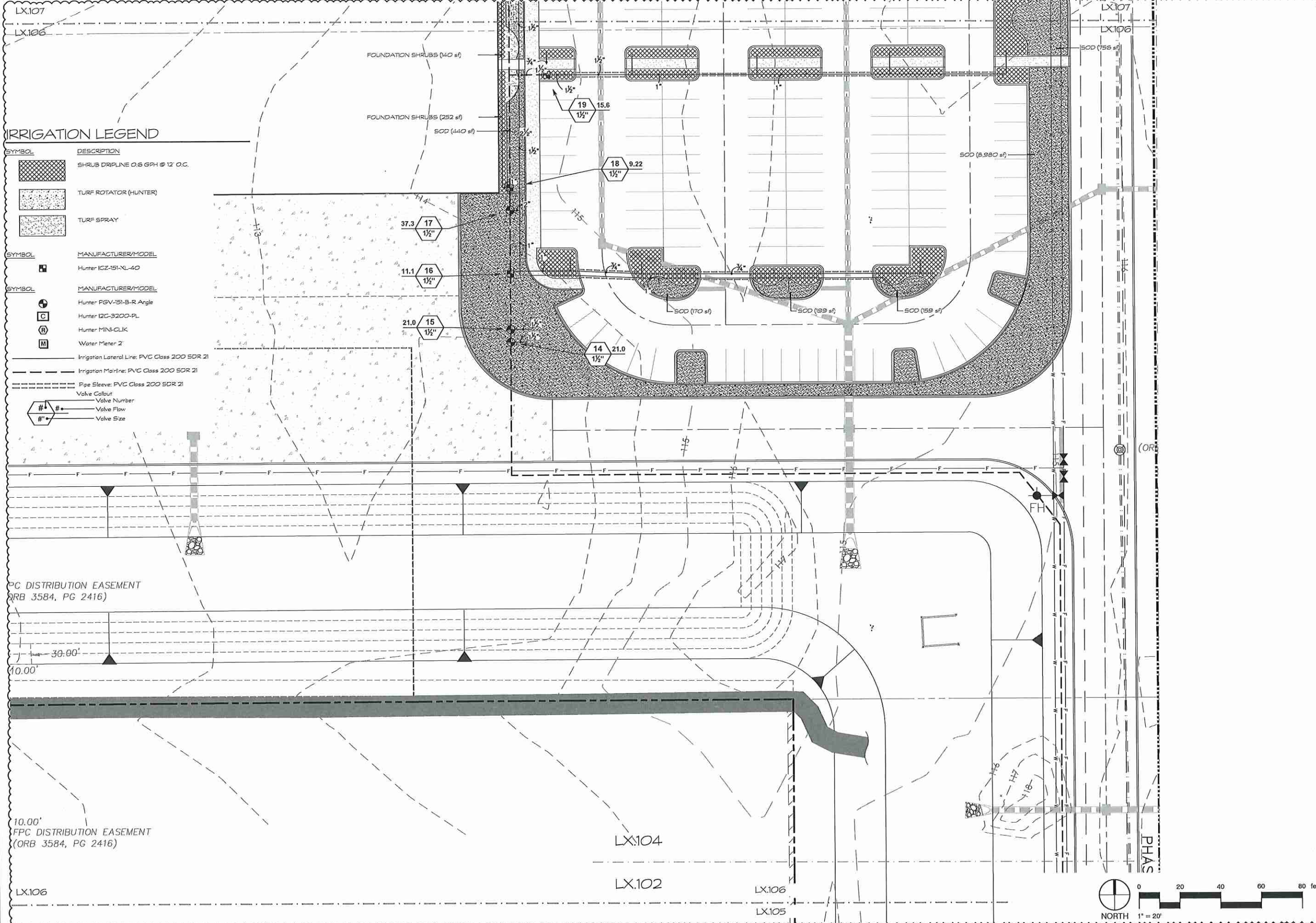
Phase 1 & 2

AdventHealth
Fudge Road
Apopka, FL

Sheet
2021-05-03
Page #

Irrigation Plan
L4.105
DESIGNER
AE
DATE
2021-03-02
SCALE
1" = 20'-0"

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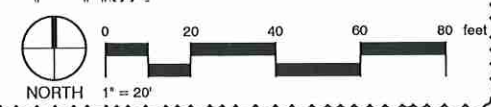
IRRIGATION LEGEND

SYMBOL	DESCRIPTION
[Hatching]	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.
[Hatching]	TURF ROTATOR (HUNTER)
[Hatching]	TURF SPRAY

SYMBOL	MANUFACTURER/MODEL
[Symbol]	Hunter ICZ-151-XL-40
[Symbol]	Hunter PGV-151-B-R Angle
[Symbol]	Hunter I2C-3200-PL
[Symbol]	Hunter MINI-CLIK
[Symbol]	Water Meter 2"

SYMBOL	MANUFACTURER/MODEL
[Symbol]	Hunter ICZ-151-XL-40
[Symbol]	Hunter PGV-151-B-R Angle
[Symbol]	Hunter I2C-3200-PL
[Symbol]	Hunter MINI-CLIK
[Symbol]	Water Meter 2"

SYMBOL	DESCRIPTION
[Line]	Irrigation Lateral Line: PVC Class 200 SDR 21
[Line]	Irrigation Mainline: PVC Class 200 SDR 21
[Line]	Pipe Sleeve: PVC Class 200 SDR 21
[Symbol]	Valve Callout
[Symbol]	Valve Number
[Symbol]	Valve Flow
[Symbol]	Valve Size



Consultants

REV	DATE	DESCRIPTION	BY
1	2021-03-03	UPDATES PER COMMENTS	AE

Phase 1 & 2

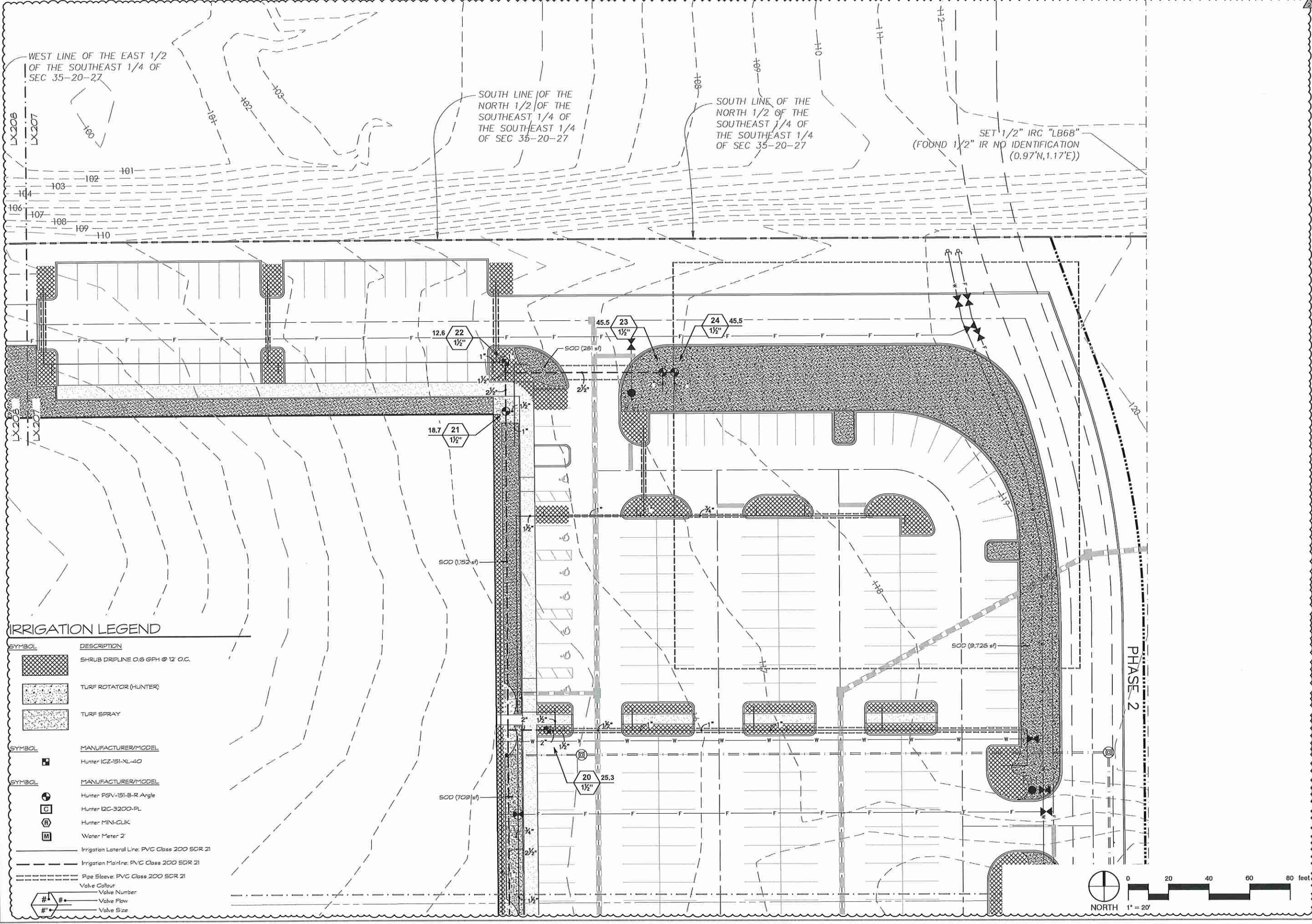
AdventHealth
Fudge Road
Apopka, FL

Sheet Title

Irrigation Plan

Sheet No.	L4.106
Drawn By	AE
Checked By	AE
Date	2021-03-03

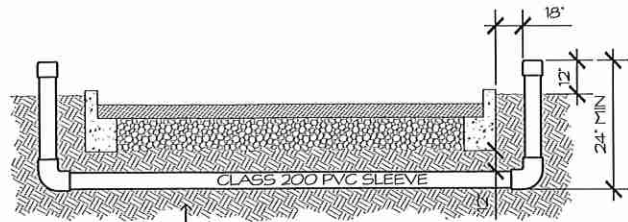
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REV.	DATE	DESCRIPTION
1	2021.03	UPDATES PER COMMENTS

Project Name: **AdventHealth**
Fudge Road
Apopka, FL

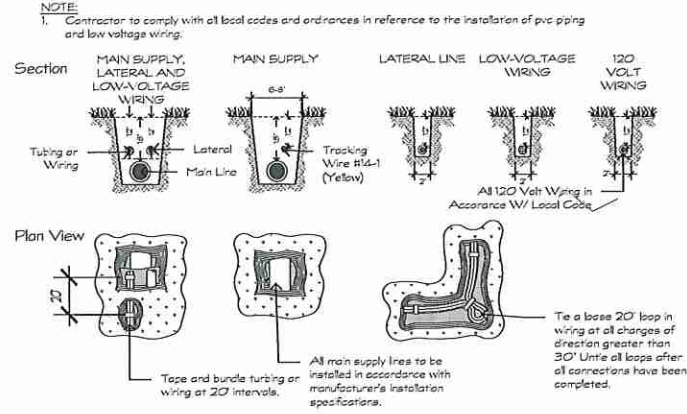
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Drawn By: AE	Check By: AE
Date: 2021-03-02	



NOTE: INSTALLER OF SLEEVES SHALL BE RESPONSIBLE TO RELOCATE SLEEVES IF NOT PROPERLY INSTALLED.

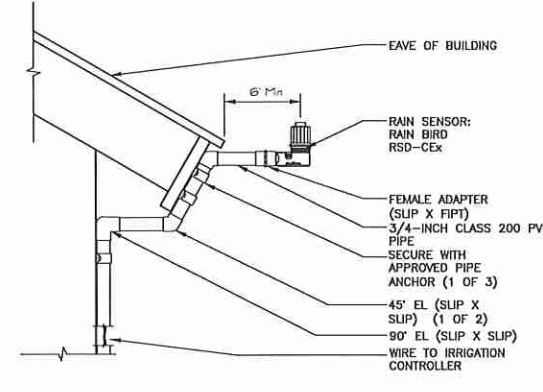
1 SLEEVING

Scale: NTS
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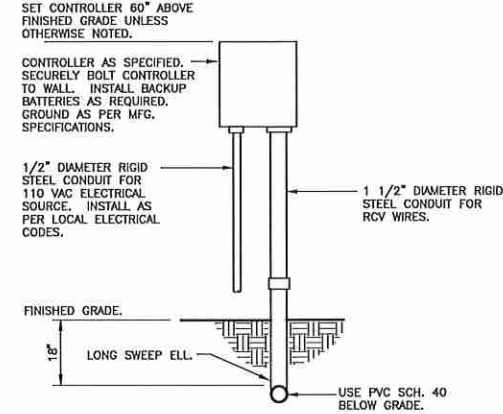
2 TRENCHING

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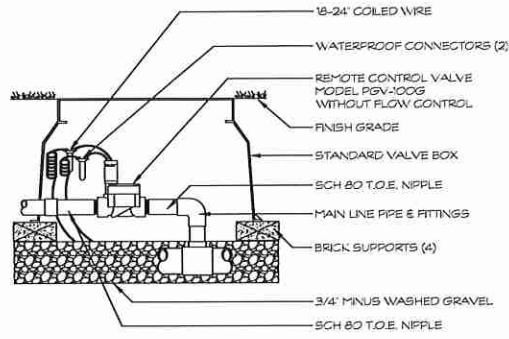
3 RAIN SENSOR / WEATHER CONTROLLER

Scale: NTS
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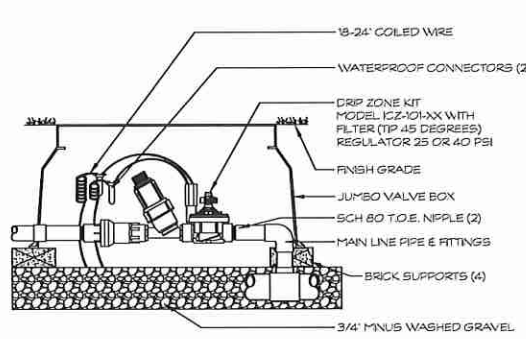
4 WALL MOUNT CONTROLLER

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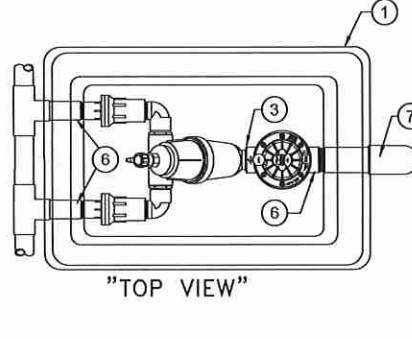
5 PGV GLOBE VALVE WITHOUT FLOW CONTROL

Scale: 1 1/2" = 1'-0"
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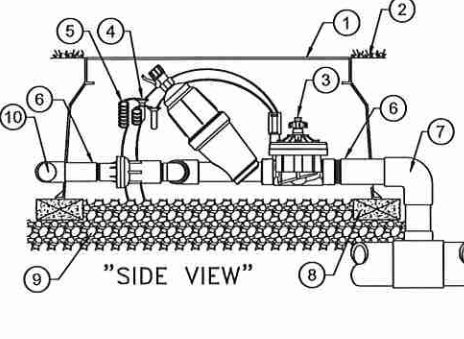
6 ICZ-101 DRIP CONTROL ZONE

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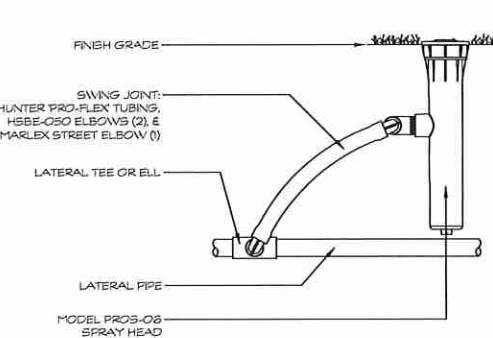
7 ICZ-151-40 DRIP CONTROL KIT

Scale: 1 1/2" = 1'-0"
RefNote:



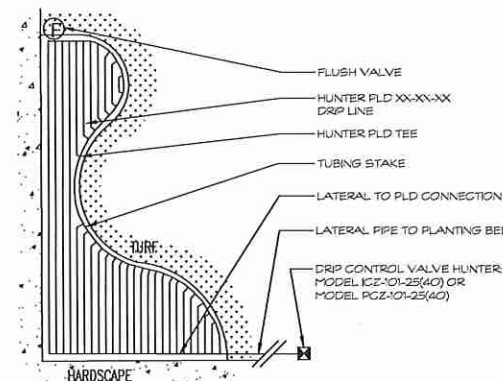
8 PGJ-06 ROTOR HEAD W/ PRO-FLEX TUBING

Scale: 3" = 1'-0"
RefNote:



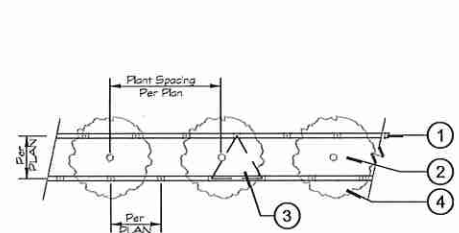
9 PROS-06-SI SPRAY HEAD WITH PRO-FLEX TUBING

Scale: 3" = 1'-0"
RefNote:



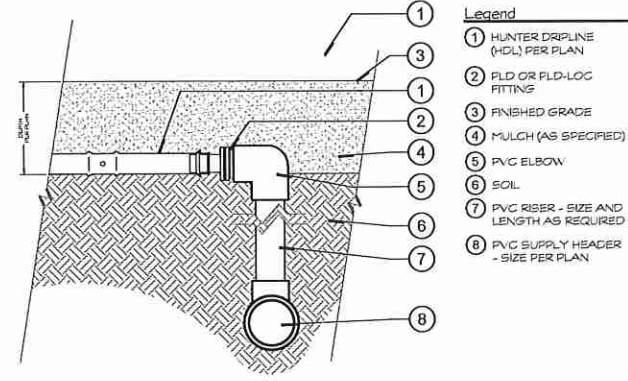
10 CURVILINEAR PLANT BED

Scale: mts
RefNote:



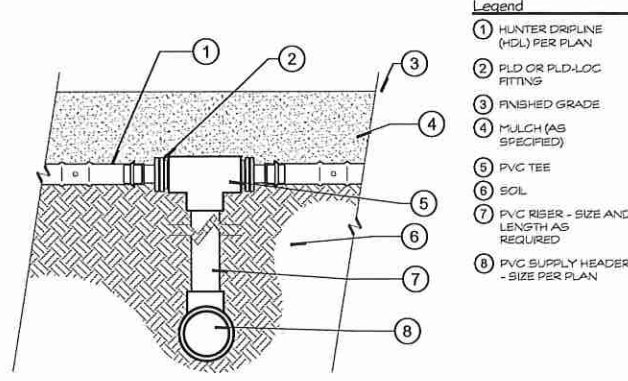
11 DRIP-LINE - HEDGE ROW

Scale: 1 1/2" = 1'-0"
RefNote:



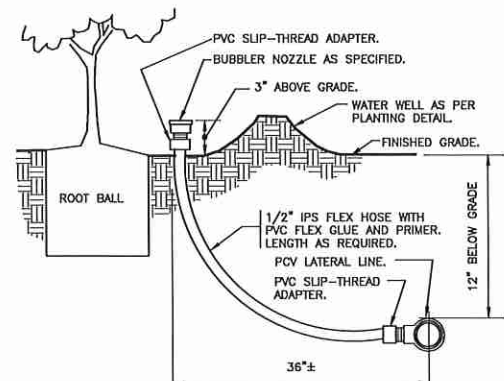
12 HUNTER DRIPLINE - CONNECTION W/ PVC RISER & ELBOW

Scale: NTS
RefNote:



13 HUNTER DRIPLINE - CONNECTION W/ PVC RISER & TEE

Scale: 3" = 1'-0"
RefNote:



14 BUBBLER ON FLEX HOSE RISER

Scale: NTS
RefNote:

From: [John Townsend](#)
To: [Jean Sanchez](#)
Cc: [Bobby Howell](#); [Alai, Mohammad](#); [Szutenbach, Stephen](#); [Christopher J. Nemethy, AIA](#); [Barbra Demmer](#)
Subject: AdventHealth Fudge Road Complex - CSP and MDP Approval Extension
Date: Monday, May 13, 2024 8:05:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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Good Morning Jean,

I am following up on our recent meeting on the AdventHealth Fudge Road Complex and the discussion concerning approval extension of the Major Development Plan and the Phase 1 Construction Site Plan via the Governor's state of emergency orders. Based on review of the emergency orders, we are eligible for the current state of emergency for Hurricane Nicole which began on November 7, 2022. We have confirmed that on April 18, 2024, Governor DeSantis signed Executive Order 2024-72 further extending the State of Emergency for Hurricane Nicole. At this time, the only Florida county that has been removed from the continuing State of Emergency is Bay County, so the Fudge Rd. Construction Site Plan approval still qualifies for the tolling and extension of permits and authorizations available under F.S. 252.363.

The Major Development Plan (MDP) for Phases 1 and 2 was approved by the City Council on August 4, 2021. The Construction Site Plan (CSP) was approved by DRC on July 22, 2021. A one year extension was granted by DRC on June 8, 2022 providing for a new expiration date of July 22, 2023.

The current State of Emergency will expire on June 17, 2024, if not renewed by the Governor. Pursuant to F.S. 252.363(1)(b), the notification of the exercise of the tolling and extension must be submitted within 90 days after the termination of the emergency declaration. If the State of Emergency for Hurricane Nicole is not further extended, the deadline to file the extension will be September 15, 2024, and the total period of the extension will be 24 months + 588 days. This will, of course, all need to be recalculated if the governor signs a new Executive Order further extending the State of Emergency.

In summary, both the MDP and CSP for the project expirations have been tolled and are still active based on the emergency order.

Once the state of emergency has officially ended, we will file a formal request for permit extension for both the MDP and the CSP as dictated by the statute.

Please confirm that the permits are still active based on the discussion above.

Respectfully,

JOHN T. TOWNSEND, P.E. | Executive Vice President / Director of Engineering

Land Development

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