



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

October 16, 2024 9:00 AM

Apopka City Hall Council Chambers

REZONING

1. PD-24-9, Chandler Hills - Rezoning/Master Plan - 2nd Submittal

SPECIAL EXCEPTION

1. SPX-24-5, Ponkan Plymouth Sorrento Mixed-Use Commercial - Special Exception (SPX), 1st Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. SP-24-58, AdventHealth Parking Addition - Construction Site Plan (CSP), 2nd Submittal
2. CSP-24-4, Crossroads at Kelly Park Ph 1-1 Master Infrastructure and Mass Grading - Revision to Construction Site Plan (CSP), 1st Submittal
3. CSP-24-5, Crossroads at Kelly Park Ph 1B, Revision to Construction Site Plan (CSP), 1st Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. 1. CSP-24-3, Crossroads at Kelly Park Future Development Tracts FD -1 & FD - 3 - Revision to Construction Site Plan (CSP), 1st Submittal

Owner(s): PRM Apopka/Kelly Park Owner, LLC

Applicant(s): Poulos and Bennett, LLC - Jeffrey M. Trimble

Location: South of Blanket Flower Street, West of Effie Drive and North of West Kelly Park Road

Proposed Use: Residential Multi-Family

Project Manager: Jean Sanchez

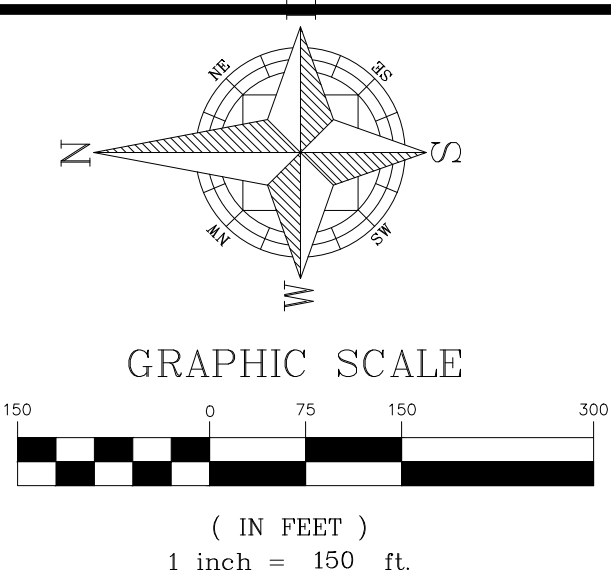
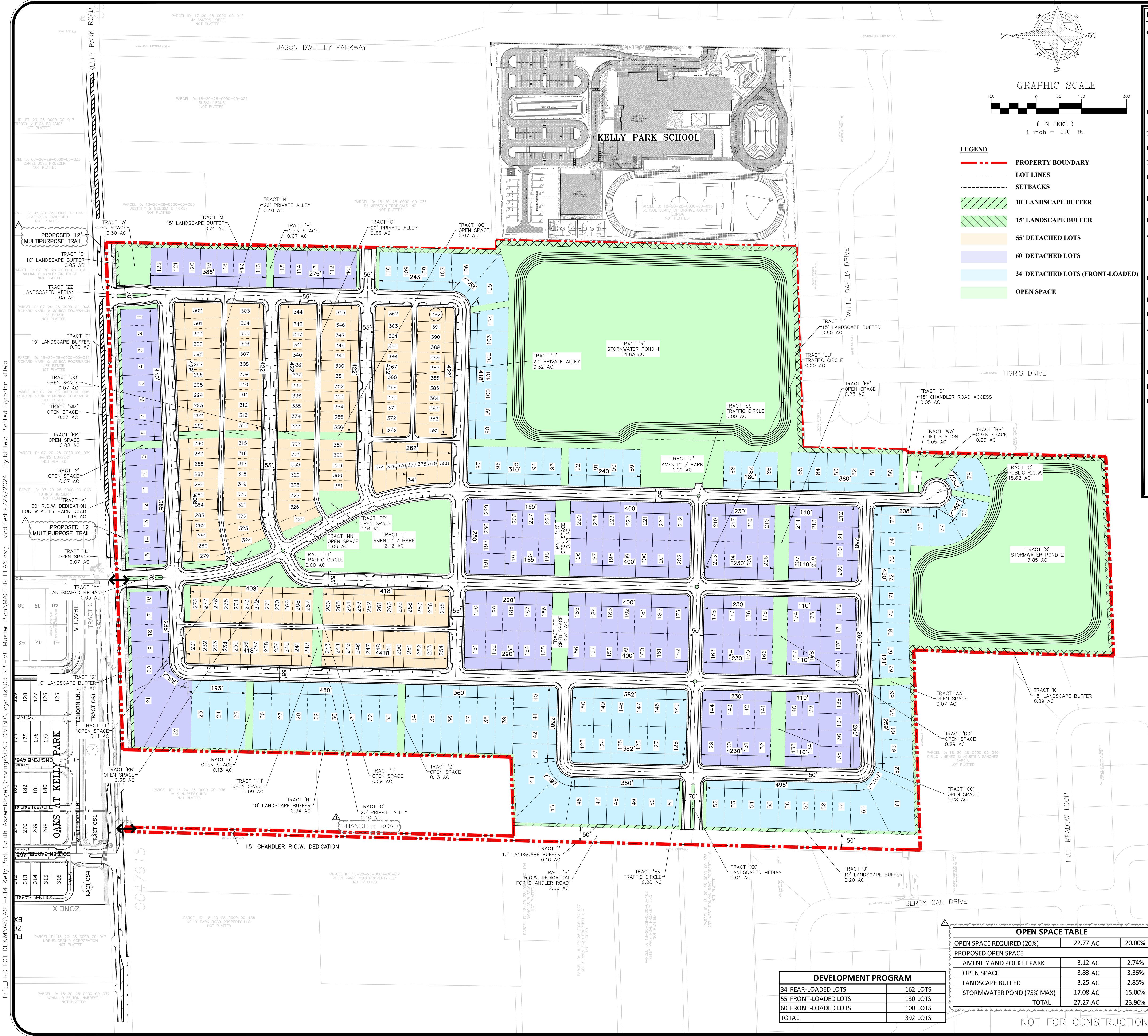
Presented by: Jean Sanchez, Senior Planner

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.



- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINES
 - SETBACKS
 - 10' LANDSCAPE BUFFER
 - 15' LANDSCAPE BUFFER
 - 55' DETACHED LOTS
 - 60' DETACHED LOTS
 - 34' DETACHED LOTS (FRONT-LOADED)
 - OPEN SPACE

OVERALL SITE DATA:

OCPA - PARCEL ID #:	18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132
PROPERTY ADDRESS:	2350 W KELLY PARK ROAD APOPKA, FLORIDA 32712
TOTAL PROPERTY AREA:	117.00 AC
R.O.W. DEDICATION AREA:	3.16 AC
TOTAL DEVELOPABLE AREA:	113.84 AC
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:	ZONE X
FIRM PANEL #12097C0000G DATED JUNE 18, 2013	
EXISTING FUTURE LAND USE (FLU):	R (COUNTY) FLU-IP, RVLS (CITY)
PROPOSED FUTURE LAND USE:	MIXED USE (CITY)
ADJACENT FUTURE LAND USED (FLU):	RS, FLU-IP, MU (CITY), R (COUNTY) RVLS (CITY) INST. PL, RE, AG (CITY), R (COUNTY) RVLS (CITY), R (COUNTY)
EXISTING ZONING:	A-1 (COUNTY) T, RSF-1A (CITY)
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	NEIGHBORHOOD
PROPOSED ZONING:	KPI-MU (CITY)
ADJACENT ZONING:	PD, AG, MU-N (CITY), A-1 (COUNTY) PD, RSF-1A PD, O, RSF-1A, RSF-1B (CITY), A-1 (COUNTY) PD, RSF-1A (CITY), A-1 (COUNTY)
PROPOSED NUMBER OF DWELLING UNITS:	392 LOTS
PROPOSED NET DENSITY:	3.44 DU/AC.
PROPOSED MINIMUM LOT REQUIREMENTS:	
MINIMUM LOT AREA	6,600 SF
MINIMUM LOT WIDTH	55 ft.
MINIMUM LOT DEPTH	115 ft.
MAXIMUM BUILDING HEIGHT	35 ft.
SETBACKS	
FRONT PORCH	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max
REAR	5 ft.
SIDE	5 ft. min
REAR GARAGE	N/A
CORNER	15 ft.

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' R.O.W. DEDICATION FOR W KELLY PARK ROAD	1.16 AC	50,625.18 SF	COUNTY
TRACT 'B'	R.O.W. DEDICATION FOR CHANDLER ROAD	2.00 AC	86,958.75 SF	CITY
TRACT 'C'	PUBLIC R.O.W.	18.62 AC	810,975.89 SF	CITY
TRACT 'D'	15' CHANDLER ROAD ACCESS	0.05 AC	2,112.42 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,428.26 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.26 AC	11,347.34 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.15 AC	6,566.01 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.34 AC	14,788.85 SF	H.O.A.
TRACT 'I'	10' LANDSCAPE BUFFER	0.16 AC	7,112.56 SF	H.O.A.
TRACT 'J'	10' LANDSCAPE BUFFER	0.20 AC	8,741.82 SF	H.O.A.
TRACT 'K'	15' LANDSCAPE BUFFER	0.89 AC	38,671.58 SF	H.O.A.
TRACT 'L'	15' LANDSCAPE BUFFER	0.90 AC	39,410.38 SF	H.O.A.
TRACT 'M'	15' LANDSCAPE BUFFER	0.31 AC	13,301.79 SF	H.O.A.
TRACT 'N'	20' PRIVATE ALLEY	0.40 AC	17,374.58 SF	H.O.A.
TRACT 'O'	20' PRIVATE ALLEY	0.33 AC	14,238.34 SF	H.O.A.
TRACT 'P'	20' PRIVATE ALLEY	0.32 AC	13,989.88 SF	H.O.A.
TRACT 'Q'	20' PRIVATE ALLEY	0.40 AC	17,514.33 SF	H.O.A.
TRACT 'R'	STORMWATER POND 1	14.83 AC	646,186.35 SF	H.O.A.
TRACT 'S'	STORMWATER POND 2	7.85 AC	341,759.85 SF	H.O.A.
TRACT 'T'	AMENITY/PARK	2.12 AC	92,465.04 SF	H.O.A.
TRACT 'U'	AMENITY/PARK	1.00 AC	43,560.00 SF	H.O.A.
TRACT 'V'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'W'	OPEN SPACE	0.30 AC	13,268.70 SF	H.O.A.
TRACT 'X'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'Y'	OPEN SPACE	0.13 AC	5,626.78 SF	H.O.A.
TRACT 'Z'	OPEN SPACE	0.13 AC	5,626.78 SF	H.O.A.
TRACT 'AA'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'BB'	OPEN SPACE	0.26 AC	11,251.65 SF	H.O.A.
TRACT 'CC'	OPEN SPACE	0.28 AC	12,102.10 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.29 AC	12,586.19 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	0.28 AC	12,102.10 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.32 AC	14,033.94 SF	H.O.A.
TRACT 'GG'	OPEN SPACE	0.28 AC	12,244.18 SF	H.O.A.
TRACT 'HH'	OPEN SPACE	0.09 AC	3,953.22 SF	H.O.A.
TRACT 'II'	OPEN SPACE	0.09 AC	3,953.22 SF	H.O.A.
TRACT 'JJ'	OPEN SPACE	0.07 AC	3,132.95 SF	H.O.A.
TRACT 'KK'	OPEN SPACE	0.08 AC	3,340.63 SF	H.O.A.
TRACT 'LL'	OPEN SPACE	0.11 AC	4,862.33 SF	H.O.A.
TRACT 'MM'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'NN'	OPEN SPACE	0.06 AC	2,718.85 SF	H.O.A.
TRACT 'OO'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'PP'	OPEN SPACE	0.16 AC	7,151.95 SF	H.O.A.
TRACT 'QQ'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'RR'	OPEN SPACE	0.35 AC	15,167.92 SF	H.O.A.
TRACT 'SS'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'TT'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'UU'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'VV'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'WW'	LIFT STATION	0.05 AC	1,975.00 SF	CITY
TRACT 'XX'	LANDSCAPED MEDIAN	0.04 AC	1,675.48 SF	H.O.A.
TRACT 'YY'	LANDSCAPED MEDIAN	0.03 AC	1,336.30 SF	H.O.A.
TRACT 'ZZ'	LANDSCAPED MEDIAN	0.03 AC	1,089.30 SF	H.O.A.

OPEN SPACE TABLE		
OPEN SPACE REQUIRED (20%)	22.77 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	3.12 AC	2.74%
OPEN SPACE	3.83 AC	3.36%
LANDSCAPE BUFFER	3.25 AC	2.85%
STORMWATER POND (75% MAX)	17.08 AC	15.00%
TOTAL	27.27 AC	23.96%

DEVELOPMENT PROGRAM	
34' REAR-LOADED LOTS	162 LOTS
55' FRONT-LOADED LOTS	130 LOTS
60' FRONT-LOADED LOTS	100 LOTS
TOTAL	392 LOTS

NOT FOR CONSTRUCTION

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2321 Lee Road, Suite 217, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1914

KPI-MIXED USE

(MASTER PLAN)

CHANDLER HILLS

CITY OF APOPKA, FLORIDA

SCALE

1" = 150'

DRAWN:

B. KILLELA

DESIGNED:

S. SIERRA-GIL

CHECKED:

L. CLASON

DATE:

9/23/2024

PROJECT

ASH-014

SHEET

C1.0

9/23/24

APPIAN ENGINEERING

9/23/24

055

BY

DATE

DESCRIPTION

REV.

DATE

DESCRIPTION

P:\PROJECT DRAWINGS\ASH-014 Kelly Park South Assembly\Drawings\CAD\Civil3D\Layouts\03 KPI-MU Master Plan\MASTER PLAN.dwg By:killela Plotted By:brian killela Modified: 9/18/2024

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards ⁽¹⁾

1. LOT CRITERIA (based on KPI Neighborhood Design Criteria):

Description	Single-Family Detached 34' Lots (Rear-Loaded)	Single-Family Detached 55' & 60' Lot (Front-Loaded)
Front Porch Setback ⁽²⁾	10'	10'
Front Facade Setback	15' min./30' max.	15' min./30' max.
Rear Setback ⁽³⁾	5' min.	20'
Side Setback	5'	5'
Corner/Side Street Setback	15'	15'
Garage Front Setback	N/A	25' min./30' max
Garage Rear Setback	20'	N/A
Min. Average Lot Area	3,910 SF	6,600 SF
Min. Lot Width	34'	55'
Min. Lot Depth	115'	120'
Max. Lot Coverage	75%	75%
Max. Building Height	35'2 Stories	35'2 Stories
Min. Living Area	1,500 SF	1,600 SF
3 car garage less than 50% of facade	N/A	—
Building foundation 18' above c/l of ROW	Keep at grade level	

- (1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange (KPI) Form-Based Code Section J.1 and K.2(g)(v).
(3) Swimming pools and other structures allowed to encroach within rear setback per KPI Table 10.2.4.B of the Apopka Code.

B. Architectural, Buildings, and Accessory Structures

1. Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code or unless otherwise stated.
2. All lots shall have detached single-family homes.
3. Each individual single-family home shall have a minimum of two (2) bedrooms.
4. All front-loaded lots shall have minimum two (2) car garage.
5. All rear-loaded lots shall have a minimum one (1) car garage.
6. Mail delivery for all lots within Chandler Hills shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
7. AC condenser units & similar equipment shall be placed in the side or rear yard area. Units & similar equipment shall be placed with a minimum three (3) feet setback from side property line. Units shall be screened from side streets with landscaping or opaque fencing.
8. Storage sheds or similar storage facilities shall not be allowed.

1

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

9. Swimming pools shall be allowed on all front-loaded lots.
10. Swimming pools shall not be allowed on rear-loaded lots.
11. Architectural Design Standards:
a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of to 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.
b) 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.
c) Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall complement the color scheme of the house.
e) Aluminum and vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.
f) 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.
g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
12. Front Building Entrance Elevation Design Standards:
a) Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches & porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of eight (8) feet and a minimum clear height of eight (8) feet.
b) Front garages shall be attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of four (4) feet.
c) Garage frontage shall be limited to 52%. Frontage is determined by garage door width.
d) Front porches and porticos may be at grade level.
e) Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
f) 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.
g) 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.
h) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
i) 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.
13. Individual Lot Front & Rear Yard Fencing Standards:
a) Maximum height of a fence 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.
b) Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
c) Fencing at street corner lot side yards shall adhere to LDC Section 5.5.

2

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

C. Utilities and Infrastructure

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
2. Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
3. 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.
4. A final drainage report and soils report will be submitted with the Construction Site Plan.
5. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
6. Utility easements shall be dedicated to the City of Apopka.
7. Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
8. 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.
9. On-site streets are to be constructed per City of Apopka standards.
10. Stabilized access roadways and fire hydrants must be in place before building construction may begin.
11. Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
12. The internal Street Type E (Neighborhood) right-of-way is to be public.
13. The internal Street Type F (Alley) right-of-way is to be private.
14. 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.
15. Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
16. Power service within the development shall be underground. No overhead service will be allowed.
17. Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(c).
18. Lighting shall be required for safety and security in accordance with Sec. 5-6-2.A.3.

D. Recreation and Open Space

1. Required project open space shall be a minimum of 20% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
2. Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.

3

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

E. Buffers and Landscaping

1. A ten-foot (10') buffer will be provided along the northern property boundary. This tract shall be dedicated to and maintained by the H.O.A.
2. A 30' ROW Dedication shall be made in favor of the City of Apopka along the northern property boundary adjacent to Kelly Park Road, to include a 12' community trail.
3. A ten-to-fifteen-five-foot (10' - 15') buffer will be provided along all other property boundaries. This tract shall be dedicated to and maintained by the H.O.A.
4. The design of all buffer tracts shall follow the City of Apopka Kelly Park Interchange Form-Base Code Section M. Landscaping & Hardscape Plans shall be provided at Construction Site Plan. Entrance feature and community sign details will be provided with the Construction Site Plan.
5. Final landscape plans for the buffer areas along the proposed main entrance at Kelly Park Road shall be provided with the Construction Site Plan.
6. 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.
7. Trees within the Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacings, understory trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
8. 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.

F. Maintenance and Plat

1. Chandler Hills Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
2. The Construction Site Plan shall include the plat document, and the plat shall be in final form.
3. The City of Apopka shall be responsible for maintenance of 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 the Chandler Hills.

G. Wetlands and Environmental

1. There are no wetland areas within the site.
2. According to the flood insurance rate map no. 12097C0000 G Dated June 18, 2013, The land and the improvement as shown on ALTA survey are not within a 100-year flood hazard zone. The land is in "X".
3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
5. Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of 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.

4

CHANDLER HILLS MASTER PLAN DEVELOPMENT STANDARDS

H. Development Condition Continuity

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

I. Signage

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

J. Lighting

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

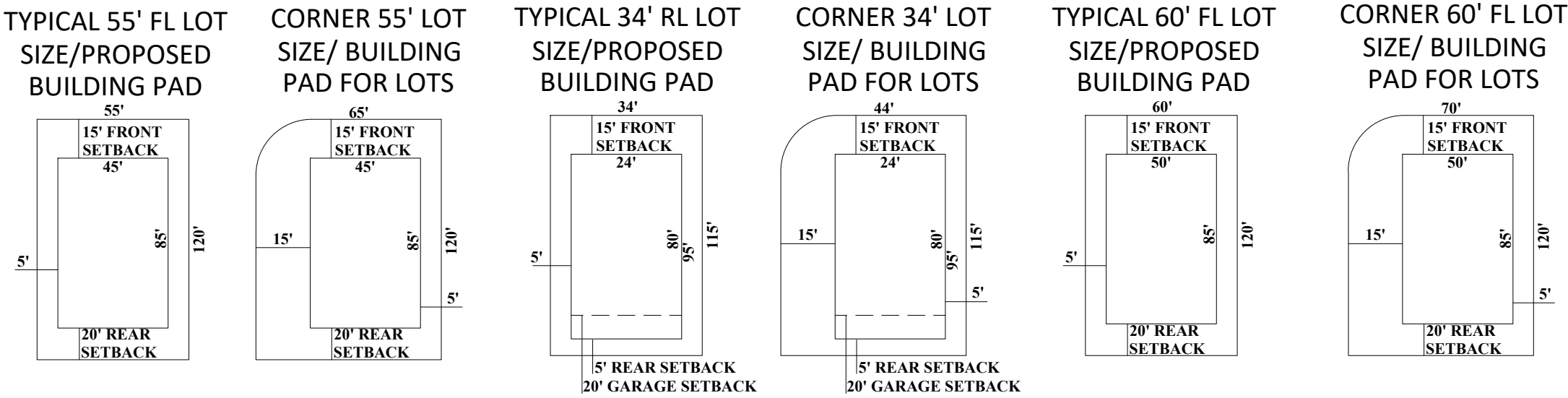
K. Garbage Pickup

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

L. Miscellaneous

1. 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.
2. All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
3. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
4. All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.

5



CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

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

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1811

DEVELOPMENT STANDARDS
MASTER PLAN

CHANDLER HILLS
CITY OF APOPKA, FLORIDA

SCALE: N.T.S.

PROJECT: ASH-014

SHEET: C2.0

DRAWN: B. KILLELA

DESIGNED: S. SIERRA-GIL

CHECKED: L. CLASON

DATE: 9/23/2024

9/23/24

REV. DATE DESCRIPTION

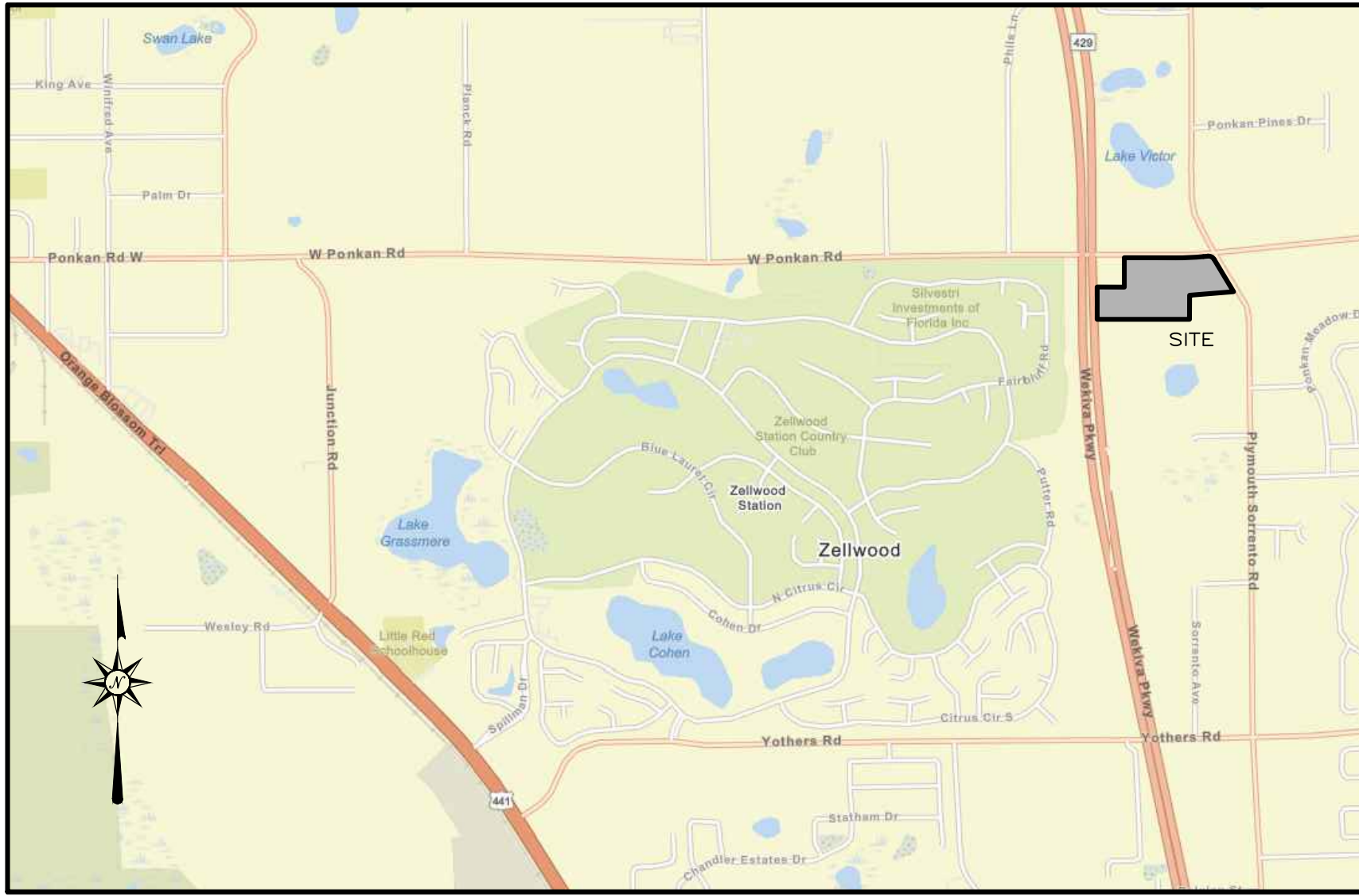
1 2024/08/27 CITY OF APOPKA - DRG COMMENTS (COMMENTS DATED 2024/08/27)

2

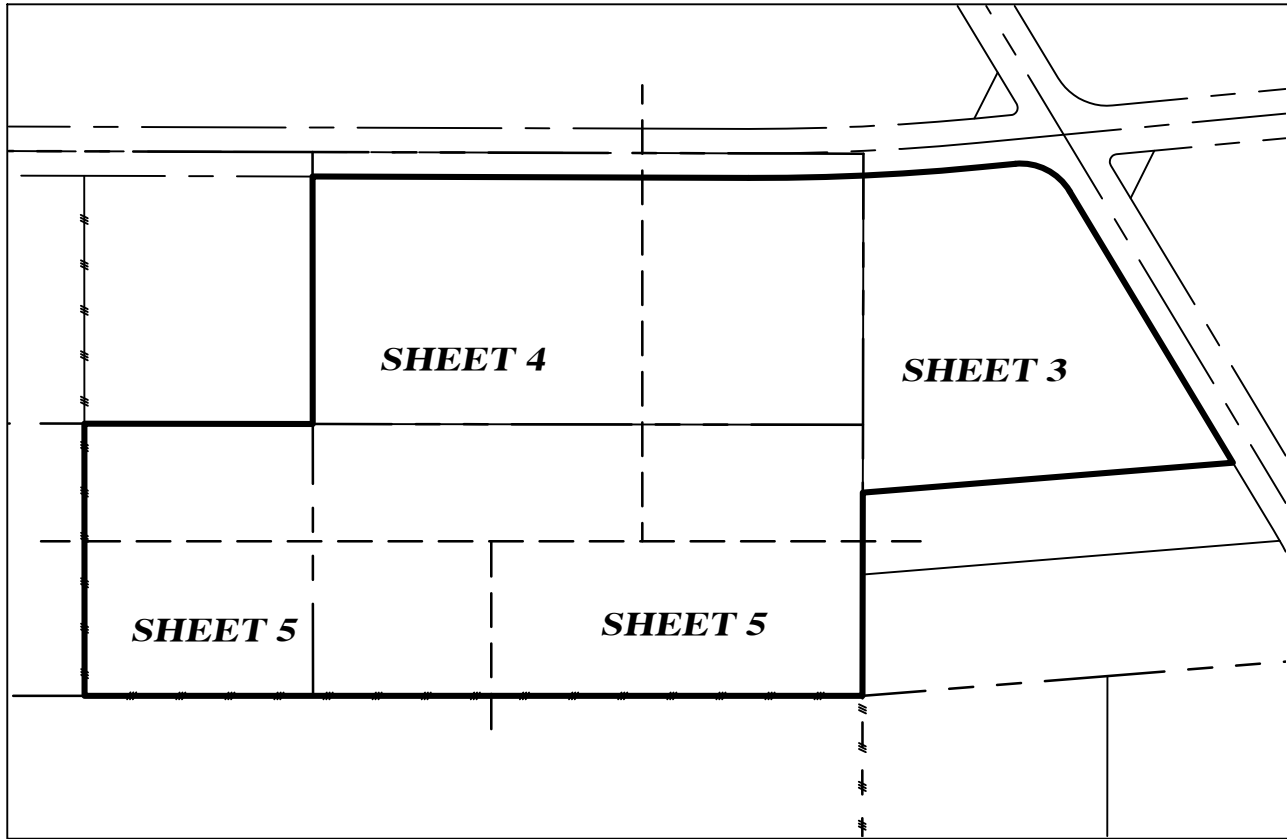
BY: GSS

ALTA/NSPS LAND TITLE SURVEY

OF DOCUMENT NUMBER 20050852925 AND
DOCUMENT NUMBER 20050048876,
LOCATED IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST
AND SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST,
ORANGE COUNTY FLORIDA



VICINITY MAP
(NOT TO SCALE)



KEY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION
(AS PER SURVEYOR)

A PARCEL OF LAND LOCATED IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST AND SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA, BEING ALL OF THE LANDS CONVEYED BY DEED TO PONKIN ROAD PROPERTY, LLC, AS DESCRIBED IN DOCUMENT NUMBER 20050852925 AND DOCUMENT NUMBER 20050048876, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF SAID SECTION 25, S89°49'11"E, A DISTANCE OF 2024.01 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 25, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, S00°02'39"E, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF W PONKAN ROAD, 60' WIDTH RIGHT OF WAY, PER CENTRAL FLORIDA RIGHT-OF-WAY MAP, CFX PROJECT NO. 429-202) AND TO THE POINT OF BEGINNING;

THENCE DEPARTING THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID W PONKAN ROAD THE FOLLOWING FOUR (4) COURSES: 1) S89°49'11"E, A DISTANCE OF 534.03 FEET; 2) NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2839.38 FEET, A CENTRAL ANGLE OF 05°43'36" AND A CHORD BEARING AND DISTANCE OF N87°22'19"E, 283.67 FEET) FOR AN ARC DISTANCE OF 283.79 FEET; 3) N84°33'49"E, A DISTANCE OF 43.47 FEET; 4) SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 64°21'09" AND A CHORD BEARING AND DISTANCE OF S63°15'37"E, 74.55 FEET) FOR AN ARC DISTANCE OF 78.62 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PLYMOUTH SORRENTO ROAD (60' WIDTH RIGHT OF WAY, PER O.R. 10460, PG. 9483); THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID W PONKAN ROAD, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLYMOUTH SORRENTO ROAD, S31°00'05"E, A DISTANCE OF 387.86 FEET; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLYMOUTH SORRENTO ROAD, S85°22'11"W, A DISTANCE OF 454.59 FEET TO THE WEST LINE OF SAID SECTION 30 AND THE EAST LINE OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF SAID SECTION 30 AND THE EAST LINE OF SAID SECTION 25, S00°05'59"W, A DISTANCE OF 248.88 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING THE WEST LINE OF SAID SECTION 30 AND THE EAST LINE OF SAID SECTION 25, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25 AND THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF WESTERN BELTWAY TURNPIKE - STATE ROAD 429 (VARIABLE WIDTH RIGHT OF WAY, PER CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP, CFX PROJECT NO. 429-202) THE FOLLOWING TWO (2) COURSES: 1) N89°59'51"W, A DISTANCE OF 952.64 FEET; THENCE DEPARTING THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, CONTINUING ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID WESTERN BELTWAY TURNPIKE - STATE ROAD 429; 2) N00°02'40"W, A DISTANCE OF 333.46 FEET; THENCE DEPARTING THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID WESTERN BELTWAY TURNPIKE - STATE ROAD 429, S89°54'30"E, A DISTANCE OF 279.64 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, N00°02'39"W, A DISTANCE OF 303.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.997 ACRES (653277 SQUARE FEET) OF LAND, MORE OR LESS.

LEGAL DESCRIPTION
(AS PER TITLE COMMITMENT # 10263098)

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF ZELLWOOD-ROCK SPRINGS ROAD (PONKAN ROAD) AND EAST OF PLYMOUTH-SORRENTO ROAD.

LESS AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 5370, PAGE 1467, AND THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 10460, PAGE 9483, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. THIS ALTA/NSPS SURVEY WAS PREPARED FOR KIMLEY-HORN. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NOS ADJUSTMENT OF 2011. THE THE SOUTHERLY RIGHT-OF-WAY LINE OF W PONKAN ROAD (60' WIDTH RIGHT OF WAY, PER CENTRAL FLORIDA RIGHT-OF-WAY MAP, CFX PROJECT NO. 429-202) BEARS S89°49'11"E.

3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.

4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."

5. THE SUBJECT PROPERTY CONTAINS 14.997 ACRES OF LAND, MORE OR LESS.

6. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN); THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12095C0110H, REVISED 9-24-2021.

7. THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.

8. ZONING AND SETBACK INFORMATION WERE NOT PROVIDED AT TIME OF SURVEY.

9. AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.

10. AS OF THE DATE OF THIS SURVEY, THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

11. TITLE INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NUMBER 10263098, WITH AN EFFECTIVE DATE OF 03/02/2022. THE FOLLOWING SCHEDULE BII ITEMS ARE NOTED RELATIVE TO THE SURVEY:

ITEM #4: DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 3187, PAGE 373, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

12. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK THIS SURVEY IS BASED ON IS DESCRIBED AS FOLLOWS: ORANGE COUNTY BENCHMARK (S1302044), BEING A SQUARE-CUT ON A CONCRETE HEADWALL, NORTH SIDE OF W PONKAN ROAD AT 2823 W PONKAN ROAD, PUBLISHED ELEVATION = 95.874 FEET. SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.

LEGEND

- FOUND IRON ROD WITH CAP
- FOUND CONCRETE MONUMENT
- SET 5/8" IRON ROD WITH CAP (6846)
- ⊙ FOUND IRON PIPE
- ↓ GUT ANCHOR
- ♂ WOOD POWERPOLE
- ◆ BENCHMARK
- CONCRETE POLE
- ⊙ TRAFFIC SIGNAL POLE
- ⊠ TRAFFIC CONTROL BOX
- ⊙ STORM MANHOLE
- ⌒ CURB INLET
- ⌒ CATCH BASIN
- ⌒ MITERED END SECTION
- ⌒ SIGN
- ⊙ GAS VALVE
- ⌒ PULL BOX
- ⌒ MAIL BOX
- ⌒ TELEPHONE PEDESTAL
- ⌒ UTILITY MARKER
- ⊗ REUSE VALVE
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- OAK TREE
- ⊗ PINE TREE
- ⊗ UNKNOWN TREE
- ⊗ CAMPHOR TREE
- ★ PALM TREE
- ×96.49 SPOT SHOT - HARD SURFACE
- ×77.0 SPOT SHOT - GROUND ELEVATION
- CLF CHAIN LINK FENCE
- NO. NUMBER
- LB LICENSED BUSINESS
- EL ELEVATION
- C.O. CLEAN OUT
- RCP REINFORCED CONCRETE PIPE
- MPH MILES PER HOUR
- INV INVERT
- FFE FINISH FLOOR ELEVATION
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- A.K.A. ALSO KNOWN AS
- R/W RIGHT-OF-WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PCC POINT OF COMPOUND CURVE
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- PLS PROFESSIONAL LAND SURVEYOR
- CCR CERTIFIED CORNER RECORD
- P.B. PLAT BOOK
- R RANGE
- T TOWNSHIP
- (D) AS PER DEED
- ID# IDENTIFICATION NUMBER
- DOC# DOCUMENT NUMBER
- △ TITLE COMMITMENT REFERENCE NUMBER

- /// OHU LIMITED ACCESS R/W LINE
- OHU OVERHEAD UTILITY LINE
- X — FENCE LINE
- ST — STORM LINE

CERTIFICATION

TO
LIBERTY PONKAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL 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, 6(A), 7(A), 8, 9, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 17 MAR 2022.

DATE:

JEFFREY D. HOFIUS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610

ALTA/NSPS LAND TITLE SURVEY

OF
DOCUMENT NUMBER 20050852925 AND
DOCUMENT NUMBER 20050048876,
LOCATED IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST
AND SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST,
ORANGE COUNTY FLORIDA

FOR
KIMLEY-HORN

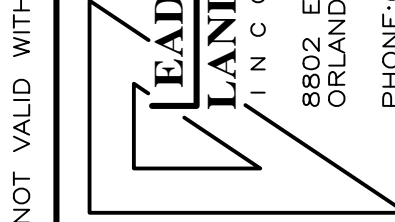
LEADING EDGE
LAND SERVICES
INCORPORATED

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE:(407) 351-6730
FAX:(407) 351-9691
WEB:www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

REVISIONS:

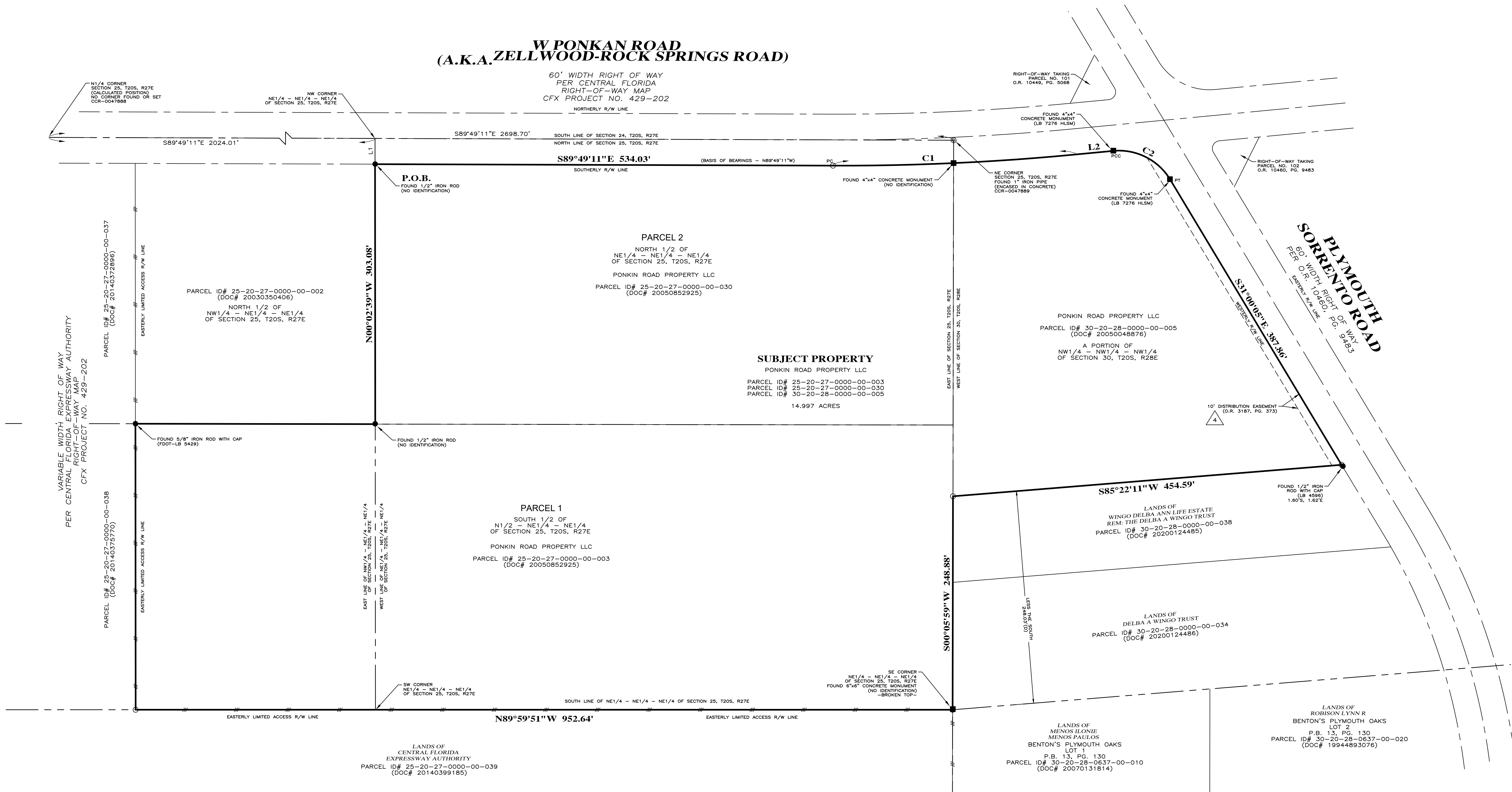
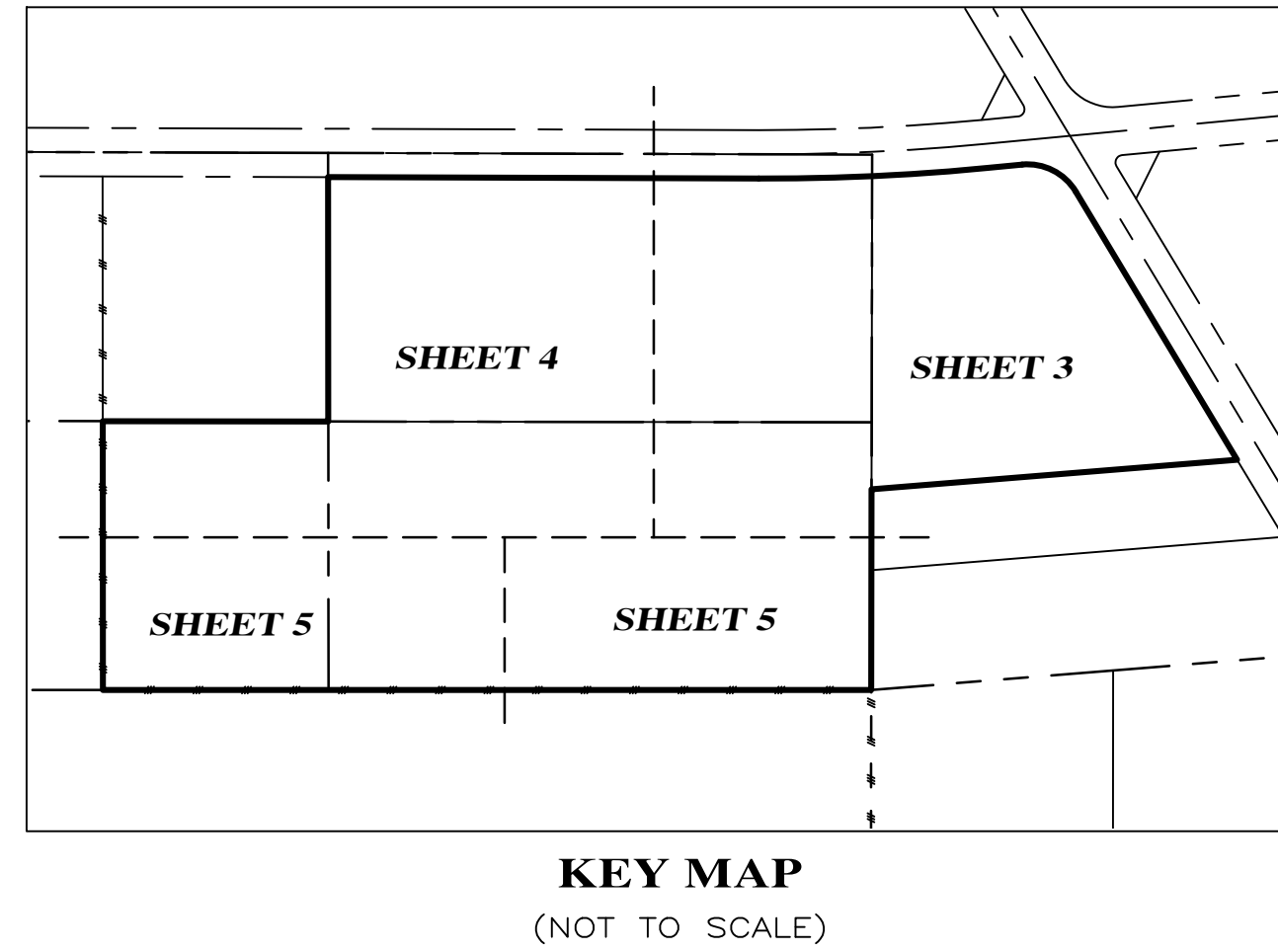
DATE OF DRAWING: 23 MAR 2022	LAST FIELD WORK: 17 MAR 2022
MANAGER: JDH	CREW CHIEF(S): GR
PROJECT NUMBER: 204-22108	COMPUTER FILE: 204108ALTA.DWG
FIELD BOOK NUMBER: LE 1266	(NO SCALE) SHEET 1 OF 5





LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°02'39"E	30.00'
L2	N84°33'49"E	43.47'



ALTA/NSPS LAND TITLE SURVEY

DOCUMENT NUMBER 20050852925 AND
DOCUMENT NUMBER 20050048876,
LOCATED IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST
AND SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST,
ORANGE COUNTY FLORIDA

**FOR
KIMLEY-HORN**

**LEADING EDGE
LAND SERVICES**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809

PHONE:(407) 351-6730
FAX:(407) 351-9691
WEB:www.leadingedgels.com

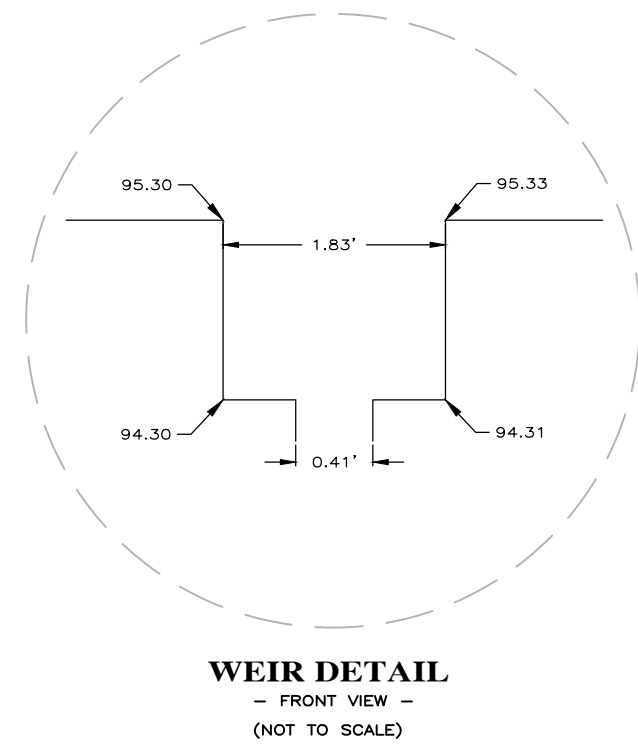
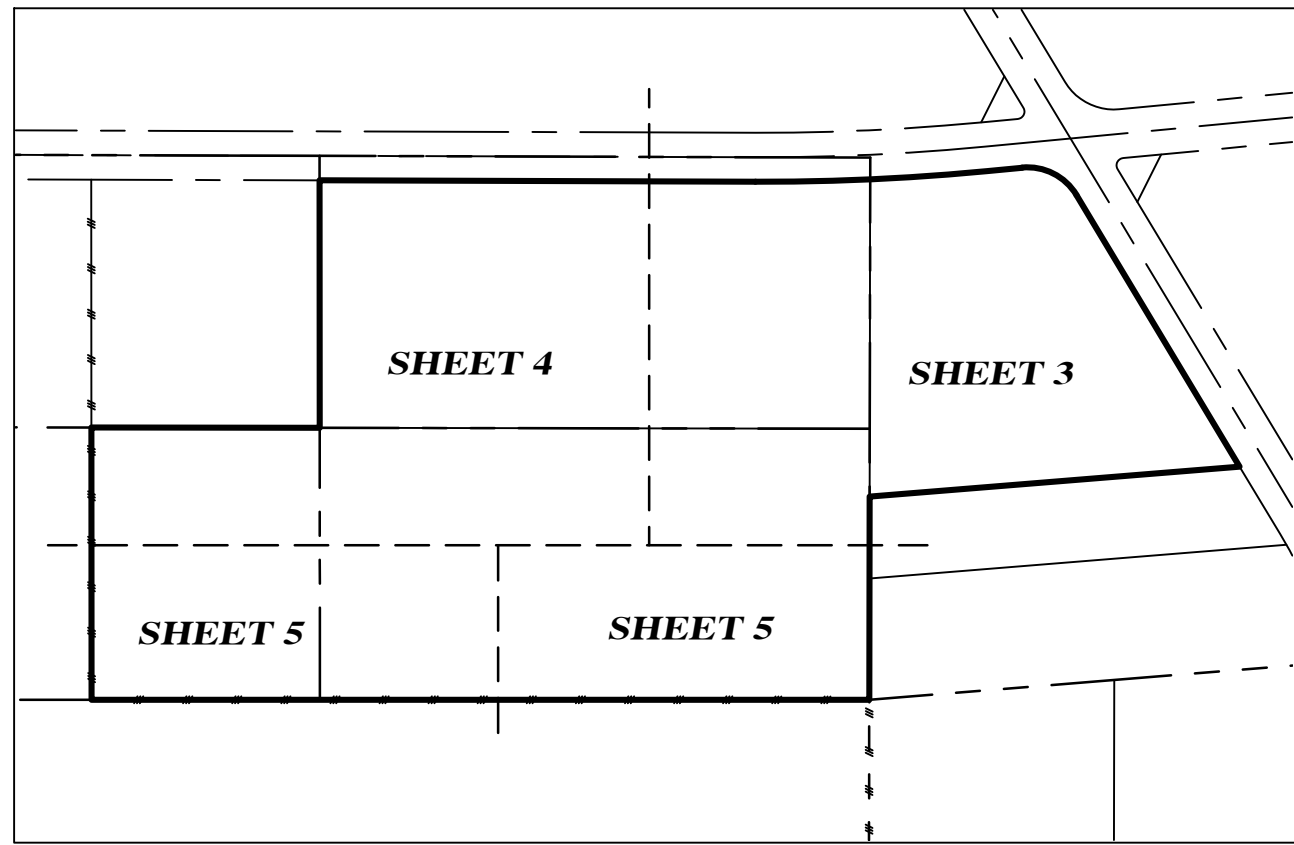
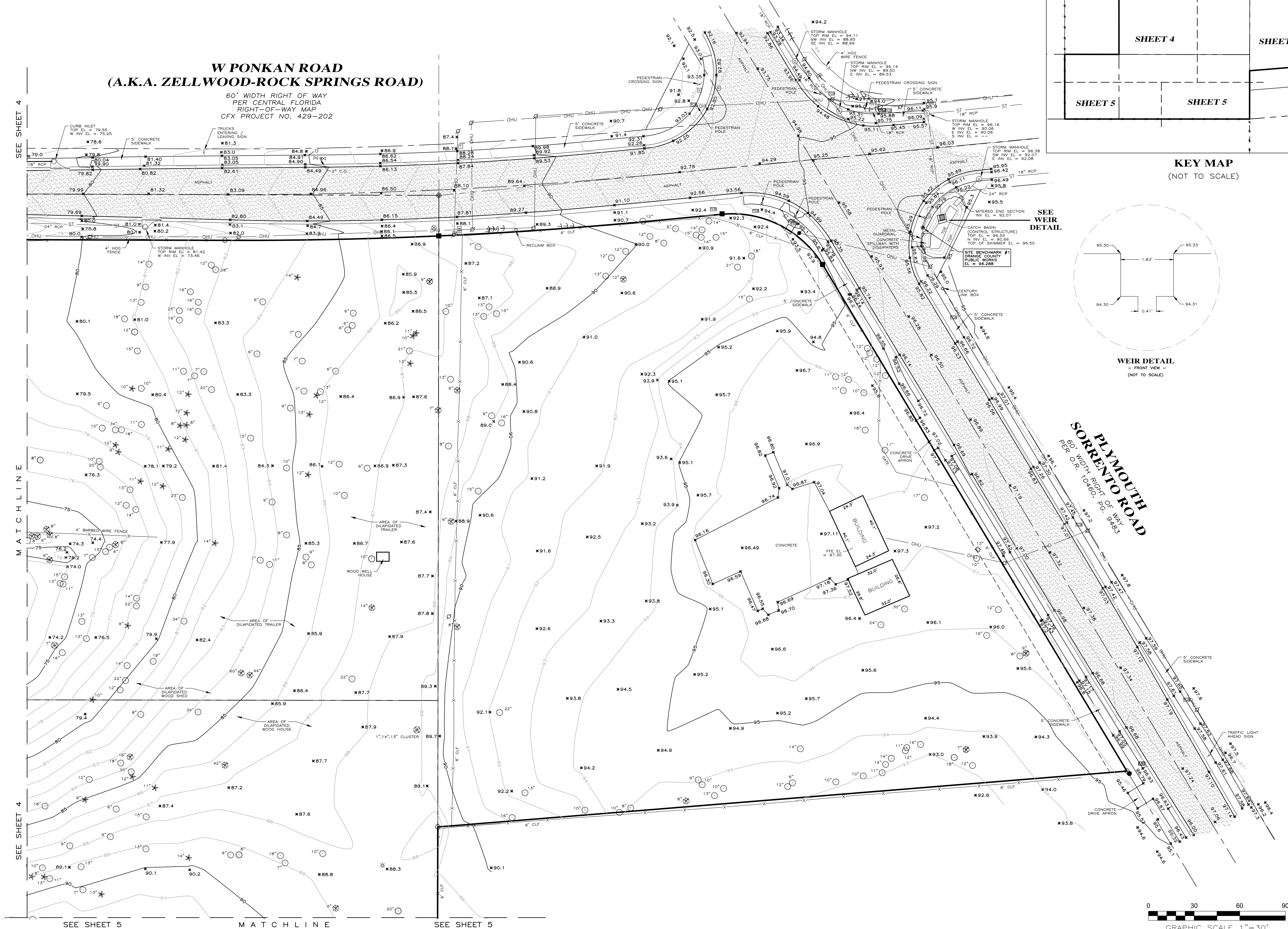
FLORIDA LICENSED BUSINESS NUMBER LB 6846

REVISIONS:

DATE OF DRAWING: 23 MAR 2022	LAST FIELD WORK: 17 MAR 2022
MANAGER: JDH CADD: TQ	CREW CHIEF(S): CR
PROJECT NUMBER: 204-22108	COMPUTER FILE: 204108ALTA.DWG
FIELD BOOK NUMBER: LE 1586	SHEET 2 OF 5
	SCALE: 1"=60'

W PONKAN ROAD
(A.K.A. ZELLWOOD-ROCK SPRINGS ROAD)

60' WIDTH RIGHT OF WAY
PER CENTRAL FLORIDA
RIGHT-OF-WAY MAP
CFX PROJECT NO. 429-202



ALTA/NSPS LAND TITLE SURVEY

OF
DOCUMENT NUMBER 2006082025 AND
DOCUMENT NUMBER 2005004876
LOCATED IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST
AND SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST,
ORANGE COUNTY FLORIDA

FOR
KIMLEY-HORN

LEADING EDGE
LAND SERVICES
INCORPORATED

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SHEET 1 OF 5)

REVISIONS:

DATE OF DRAWING: 23 MAR 2022	LAST FIELD WORK: 17 MAR 2022
MANAGER: JCH	CREW CHIEF(S): GP
PROJECT NUMBER: 204-22108	COMPUTER FILE: 204108ALTA.DWG
FIELD BOOK NUMBER: LE 1266	SCALE: 1"=30'
	SHEET 3 OF 5

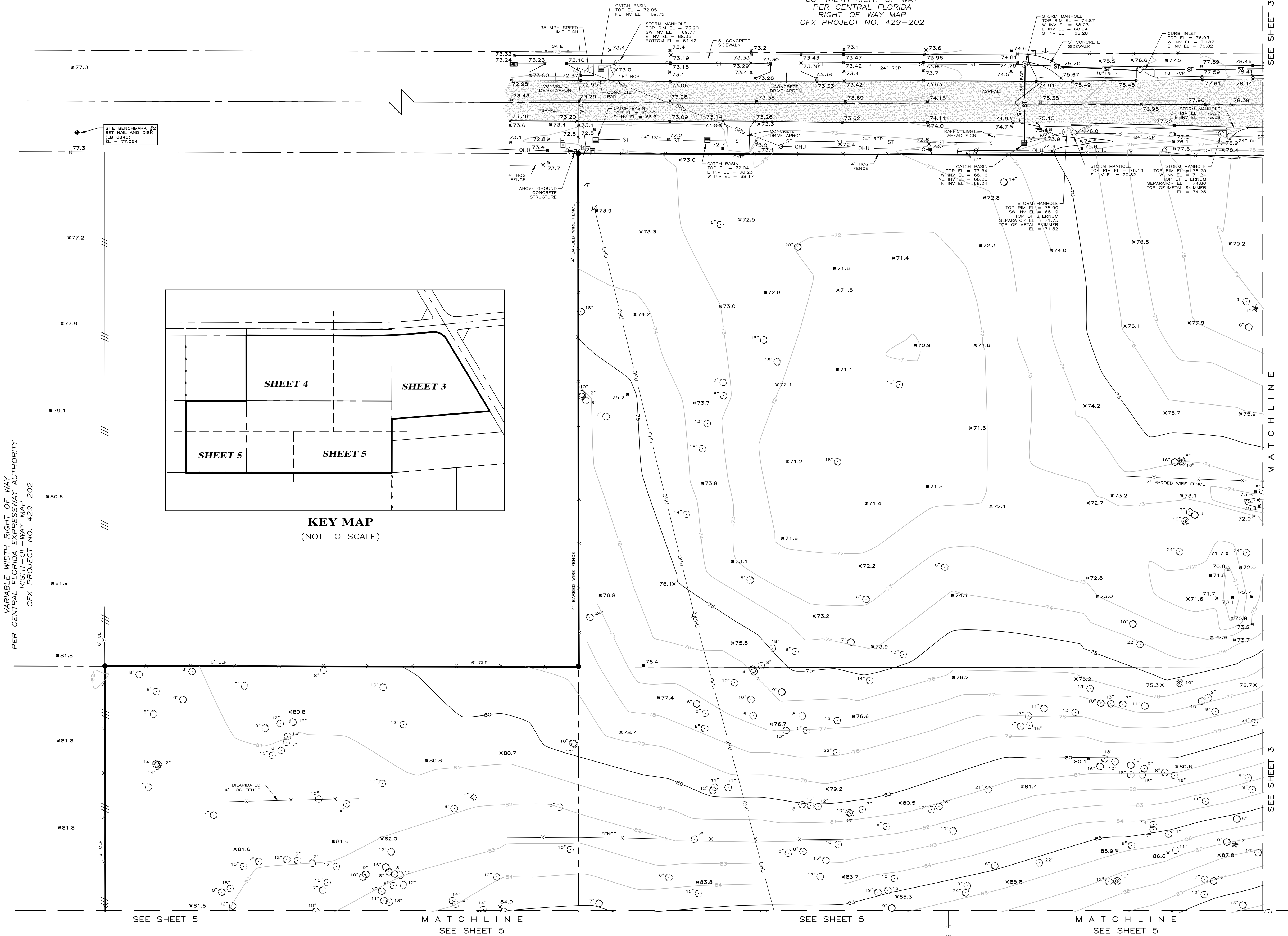


SITE BENCHMARK #3
SET 5/8" IRON ROD AND CAP
L.B. 6840
E.L. = 77.171

SITE BENCHMARK #2
SET NAIL AND DISK
L.B. 6840
E.L. = 77.054

**W PONKAN ROAD
(A.K.A. ZELLWOOD-ROCK SPRINGS ROAD)**

60' WIDTH RIGHT OF WAY
PER CENTRAL FLORIDA
RIGHT-OF-WAY MAP
CFX PROJECT NO. 429-202



VARIABLE WIDTH RIGHT OF WAY
PER CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT-OF-WAY MAP
CFX PROJECT NO. 429-202

**KEY MAP
(NOT TO SCALE)**

ALTA/NSPS LAND TITLE SURVEY

OF
DOCUMENT NUMBER 2006082025 AND
DOCUMENT NUMBER 2006048876
LOCATED IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST
AND SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST,
ORANGE COUNTY FLORIDA

FOR
KIMLEY-HORN

**LEADING EDGE
LAND SERVICES**
INCORPORATED

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

REVISIONS:

DATE OF DRAWING: 23 MAR 2022	LAST FIELD WORK: 17 MAR 2022
MANAGER: JCH	CREW CHIEF(S): GP
PROJECT NUMBER: 204-22108	COMPUTER FILE: 204108ALTA.DWG
FIELD BOOK NUMBER: LE 1266	SCALE: 1"=30'
	SHEET 4 OF 5

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SHEET 1 OF 5)

MINOR DEVELOPMENT PLAN

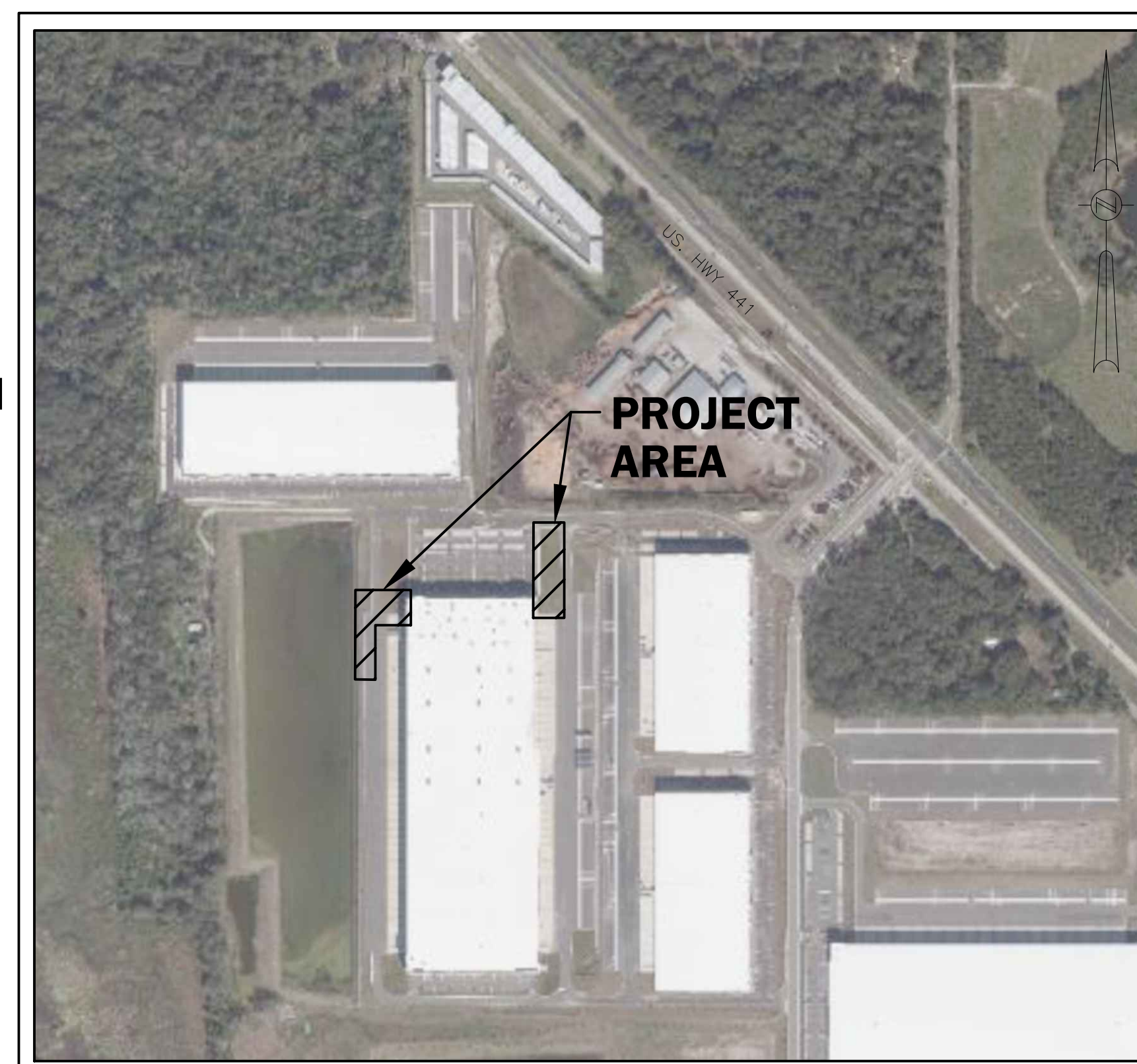
ADVENTHEALTH PARKING ADDITION

ORLANDO APOPKA COMMERCE CENTER - BUILDING 1

5050 WESLEY ROAD, APOPKA, FLORIDA

PARCEL I.D. No. 27-20-27-0000-00-052

SITE VICINITY MAP



NOT TO SCALE

OWNER/APPLICANT: EXETER WESLEY LAND, LLC
FIVE RADNOR CORPORATE CENTER
100 MATSONFORD ROAD SUITE 250
RADNOR, PA 19087
PHONE: (407) 748-6888
EMAIL: JOSEPH.THOMPSON@EQTEXETER.COM

SURVEYOR: ELLIS SURVEYS, LLC
P.O. BOX 160952
ALTAMONTE SPRINGS, FL 32716
PHONE: (407) 834-4003
FAX: (407) 869-5454

- C-1 COVER SHEET
- C-2A ALTA / NSPS LAND TITLE SURVEY (1 OF 3)
- C-2B ALTA / NSPS LAND TITLE SURVEY (2 OF 3)
- C-2C ALTA / NSPS LAND TITLE SURVEY (3 OF 3)
- C-3 OVERALL SITE PLAN
- C-3A PARKING PLAN
- C-4 SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN AND NOTES
- C-4A SITE GEOMETRY, PAVING, GRADING, AND DRAINAGE PLAN (1 OF 2)
- C-4B SITE GEOMETRY, PAVING, GRADING, AND DRAINAGE PLAN (2 OF 2)
- C-5 SITE CONSTRUCTION DETAILS AND CROSS SECTIONS

PROJECT STATEMENT

THIS PROJECT CONSISTS OF THE ADDITION OF 41 NEW PAVED PARKING SPACES, 20 STRIPED PARKING SPACES, RELATED PEDESTRIAN WALKWAYS, AND ADJUSTMENTS TO AFFECTED LANDSCAPING TO SERVE BUILDING 1 OF THE ORLANDO APOPKA COMMERCE CENTER, WHICH IS OCCUPIED BY ADVENTHEALTH AND MEDLINE. NO OTHER CHANGES ARE PROPOSED AS PART OF THIS SUBMITTAL.

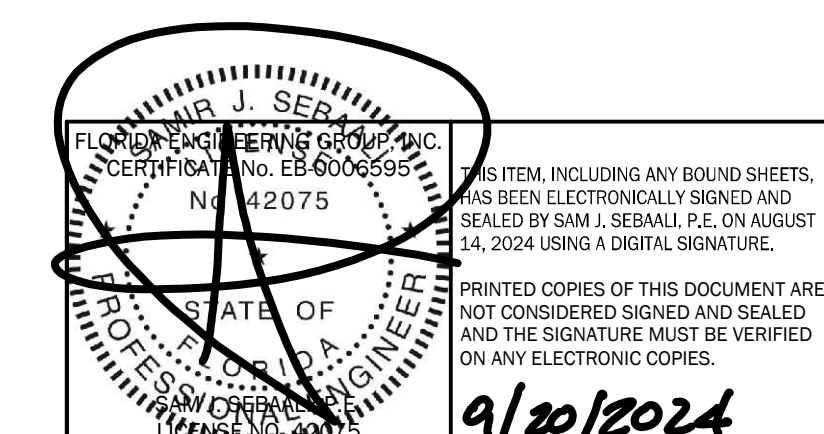
UTILITY COMPANIES

WATER:	(407) 703-1731	CITY OF APOPKA
SEWER:	(407) 703-1731	CITY OF APOPKA
ELECTRIC:	(800) 778-9140	DUKE ENERGY
TELEPHONE:	(855) 742-6062	CENTURYLINK
CABLE:	(407) 832-9626	CENTRAL FLORIDA EXPRESSWAY AUTHORITY
CABLE:	(800) 624-9675	MCI
GAS:		LAKE APOPKA NATURAL GAS DISTRICT



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us



ALTA/NSPS LAND TITLE SURVEY

BEING A PORTION OF

SECTIONS 26, 27, 34 & 35

TOWNSHIP-20-SOUTH, RANGE-27-EAST

ORANGE COUNTY, FL

DESCRIPTION PROVIDED

PARCEL 1: (TAX PARCEL ID# 27-20-27-0000-00-052)

THE EAST 210 FEET OF THE SOUTH 636.13 FEET OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE SOUTH 636.13 FEET OF THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 2: (TAX PARCEL ID# 27-20-27-0000-00-052)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THENCE RUN NORTH 88 DEGREES 10 MINUTES 33 SECONDS WEST FOR 753.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 10 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR 577.52 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 24 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼ FOR 829.16 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST FOR 578.40 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 49 SECONDS EAST FOR 833.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (TAX PARCEL ID# 27-20-27-0000-00-052)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 00 DEGREES 24 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼ FOR 829.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 24 MINUTES 54 SECONDS WEST FOR 57.28 FEET TO A POINT WHICH LIES 465 FEET, MORE OR LESS, NORTHERLY OF THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, THENCE RUN NORTH 89 DEGREES 51 MINUTES 59 SECONDS EAST FOR 578.15 FEET; THENCE RUN NORTH 00 DEGREES 21 MINUTES 49 SECONDS EAST FOR 32.98 FEET; THENCE RUN NORTH 87 DEGREES 43 MINUTES 33 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF AFOREMENTIONED SOUTHEAST ¼ OF THE SOUTHEAST ¼ FOR 578.40 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (TAX PARCEL ID# 27-20-27-0000-00-052)

THE WEST 220.00 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST 1/4, LESS THE NORTH 322.00 FEET THEREOF, OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 5: (TAX PARCEL ID# 26-20-27-0000-00-030)

AREA 222 FEET EAST AND WEST BY 196.2 FEET NORTH AND SOUTH IN THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 210 FEET THEREOF.

PARCEL 6: (TAX PARCEL ID# 26-20-27-0000-00-030)

THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 7: (TAX PARCEL ID# 26-20-27-0000-00-030)

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ RUN EAST 210 FEET, SOUTH 210 FEET, WEST 210 FEET, NORTH 210 FEET TO THE POINT OF BEGINNING IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 8: (TAX PARCEL ID# 26-20-27-0000-00-030)

THE SOUTHEAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, LESS THE AREAS 222 FEET EAST AND WEST BY 196.2 FEET NORTH AND SOUTH IN THE NORTHWEST CORNER AND 330 FEET NORTH AND SOUTH BY 330 FEET EAST AND WEST IN THE SOUTHWEST CORNER OF THE LAST MENTIONED TRACT, IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 20 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 26 AND THE NORTH LINE OF SECTION 35, A DISTANCE OF 536.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 678.54 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 789.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 47 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26, A DISTANCE OF 675.23 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26; SAID POINT BEING ON THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 20 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 799.26 FEET TO THE POINT OF BEGINNING.

PARCEL 9: (TAX PARCEL ID# 26-20-27-0000-00-030)

THE SOUTH 330 FEET OF THE WEST 330 FEET OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 10: (TAX PARCEL ID# 26-20-27-0000-00-030)

BEGINNING 333.2 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, RUN THENCE SOUTH 679.5 FEET, EAST 6 FEET, THENCE NORTHERLY, TO A POINT 16.8 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING, IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 11: (TAX PARCEL ID# 27-20-27-0000-00-053 & 66.9% OF 34-20-27-0000-00-005)

BEGIN AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND RUN NORTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1360.76 FEET TO THE IRON NAIL CORNER AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4, THENCE RUN NORTH 88 DEGREES 26 MINUTES 48 SECONDS WEST, ALONG EDWIN FLY PROPERTY (A DISTANCE OF 753.19' CALCULATED); THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG SAID EAST LINE OF EDWIN FLY PROPERTY A DISTANCE OF 866.70 FEET TO AN IRON PIPE, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID EDWIN FLY PROPERTY A DISTANCE OF 578.15 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 07 MINUTES 56 SECONDS WEST, 465.00 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE SOUTHEAST 1/4, THENCE SOUTH 87 DEGREES 57 MINUTES 40 SECONDS EAST, 1331.11 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ SECTION 34, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 03 DEGREES 28 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 34 AND THE WEST LINE OF SECTION 35, A DISTANCE OF 652.61 FEET TO THE SOUTHEAST CORNER OF THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34; THENCE DEPARTING SAID EAST LINE GO SOUTH 88 DEGREES 50 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH NEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34, A DISTANCE OF 665.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 50 MINUTES 39 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 665.09 FEET TO THE SOUTHWEST CORNER OF SAID NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34; THENCE NORTH 03 DEGREES 33 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34, A DISTANCE OF 324.86 FEET; THENCE DEPARTING SAID WEST LINE GO SOUTH 88 DEGREES 54 MINUTES 09 SECONDS EAST, A DISTANCE OF 665.41 FEET; THENCE SOUTH 03 DEGREES 29 MINUTES 39 SECONDS EAST, A DISTANCE OF 325.51 FEET TO THE POINT OF BEGINNING.

DESCRIPTION CONTINUED

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS FOLLOWS:

EASEMENT 1:

THE SOUTH 40.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA CENTRAL RAILROAD, INC., LESS THE WEST 577.70 FEET THEREOF.

AND

THE SOUTH 25.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE WEST 577.70 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA CENTRAL RAILROAD, INC.

EASEMENT 2:

THE SOUTH 10 FEET OF THE NORTH 25 FEET OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

EASEMENT 3:

THE NORTH 25 FEET OF THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

AND

THE NORTH 25 FEET OF THE EAST 753.98 FEET OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

EASEMENT 4:

A 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 27, THENCE RUN NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ FOR 636.14 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST ALONG SAID EAST LINE FOR 720 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 27; THENCE RUN WESTERLY ALONG SAID NORTH LINE FOR 332.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 27; THENCE RUN SOUTH 00 DEGREES 11 MINUTES 49 SECONDS EAST FOR 695 FEET, MORE OR LESS; THENCE RUN EASTERLY FOR 25 FEET ALONG THE NORTH LINE OF THE PREVIOUSLY MENTIONED SOUTH 636.13 FEET OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ TO THE POINT OF BEGINNING.

PARCEL 12: (PORTIONS OF TAX PARCEL ID# 26-20-27-0000-00-027 & 00-028)

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 THENCE NORTH 89 DEGREES 20 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 26 AND THE NORTH LINE OF SECTION 35, A DISTANCE OF 536.25 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 678.54 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 220.90 FEET; TO THE POINT OF CURVATURE, A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 565.00 FEET A DELTA ANGLE OF 44 DEGREES 11 MINUTES 27 SECONDS (CHORD BEARING OF NORTH 22 DEGREES 05 MINUTES 44 SECONDS EAST, A CHORD LENGTH OF 425.05 FEET); THENCE GO ALONG SAID CURVE AN ARC LENGTH OF 435.77 FEET TO THE POINT OF TANGENCY, THENCE NORTH 44 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 90.45 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4, THENCE SOUTH 89 DEGREES 42 MINUTES 45 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 109.14 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26, THENCE SOUTH 00 DEGREES 44 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF AFOREMENTIONED NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID EAST LINE GO SOUTH 89 DEGREES 42 MINUTES 39 SECONDS WEST, A DISTANCE OF 316.77 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 664.11 FEET, TO THE AFOREMENTIONED SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 32 MINUTES 06 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 204.91 FEET TO THE POINT OF BEGINNING.

PARCEL 13: (PORTIONS OF TAX PARCEL ID# 26-20-27-0000-00-027, 00-028 AND ALL OF 00-029 00-032 & 00-042)

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE NORTH 89 DEGREES 20 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 26 AND THE NORTH LINE OF SECTION 35, A DISTANCE OF 536.25 FEET; THENCE DEPARTING SAID LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 678.54 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 26, THENCE NORTH 89 DEGREES 32 MINUTES 06 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE GO THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 220.08 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 465.00 FEET A DELTA ANGLE OF 44 DEGREES 11 MINUTES 27 SECONDS (CHORD BEARING OF NORTH 22 DEGREES 05 MINUTES 44 SECONDS EAST A CHORD LENGTH OF 349.82 FEET) THENCE GO ALONG SAID CURVE AN ARC LENGTH OF 358.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 44 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 188.65 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 42 MINUTES 45 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 74.00 FEET; TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF CSX RAIL ROAD (AKA SEABOARD COASTLINE RAIL ROAD) AS PER THE RIGHT OF WAY AND TRACK MAP BY SEABOARD AIR LINE RAILWAY CO. NO. V02076 AND DATED JUNE 30, 1918, THENCE DEPARTING SAID NORTH LINE GO ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; SOUTH 45 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 488.48 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 49 SECONDS WEST, A DISTANCE OF 28.55 FEET; THENCE SOUTH 45 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 508.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 32 MINUTES 06 SECONDS WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST 1/4, A DISTANCE OF 1046.64 FEET TO THE POINT OF BEGINNING.

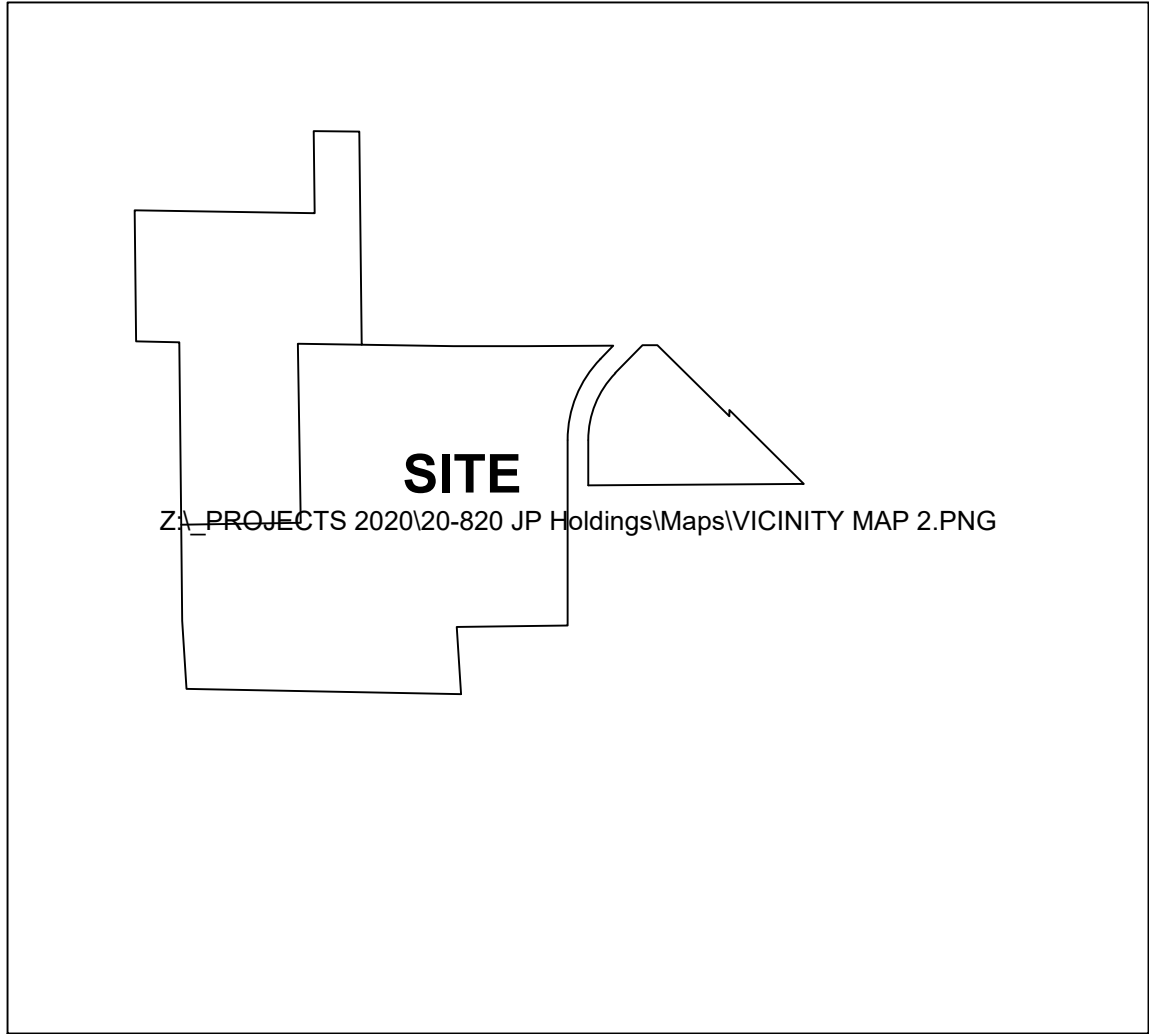
PARCEL 14: (1.74% OF TAX PARCEL ID# 35-20-27-5220-00-060)

A PARCEL OF LAND SITUATED IN SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE NORTH 89 DEGREES 20 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 35 AND THE SOUTH LINE OF SECTION 26, A DISTANCE OF 536.25 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 326.05 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 55 SECONDS WEST, A DISTANCE OF 516.40 FEET; THENCE NORTH 03 DEGREES 29 MINUTES 12 SECONDS WEST, A DISTANCE OF 326.43 FEET TO THE POINT OF BEGINNING.

EASEMENT 5:

TOGETHER WITH NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS 1 THROUGH 14 AS CREATED BY THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20200620948, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

CERTIFIED TO:

APOPKA 441, LLC
EXETER WESLEY LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY
(ITS LENDERS, SUCCESSORS AND ASSIGNS)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SHUTTS & BOWEN LLP
THE CHASE LAW GROUP, LLC

SURVEYOR'S NOTES TO THE TITLE OPINION:

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 20164990 DATED 12/21/2020 (REV. 8). PARCELS 1 - 14 DESCRIBED AND SHOWN HEREON ARE ONE AND THE SAME LANDS AS TRACT 1 AND TRACT 2 DESCRIBED HEREON WITH NO GAPS, GORES, OVERLAPS AND/OR HIATUS. THE SURVEYOR HAS REVIEWED THE FOLLOWING ITEMS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT FOR EASEMENTS AND RIGHTS-OF-WAY AND FINDS THE FOLLOWING:

EXCEPTION	MAIN DOCUMENT	COMMENTS
7.	DB 1015, PG 459	25' ROAD EASEMENT AS SHOWN ON SURVEY
8.	DB 582, PG 365	60' RIGHT OF WAY EASEMENT AS SHOWN ON SURVEY
9.		INTENTIONALLY DELETED
10.	OR 1999, PG 1008	UTILITY EASEMENT AS SHOWN ON SURVEY
11.	OR 2263, PG 873	UTILITY EASEMENT AS SHOWN ON SURVEY
12.	OR 2450, PG 1210	EASEMENT AS SHOWN ON SURVEY
13.	OR 3558, PG 372	EASEMENTS AS SHOWN ON SURVEY
14.	OR 3832, PG 363	UTILITY EASEMENT AS SHOWN ON SURVEY
15.	OR 3936, PG 560	ACCESS EASEMENT AS SHOWN ON SURVEY
16.	OR 4010, PG 92	UTILITY EASEMENT AS SHOWN ON SURVEY
17.	OR 5782, PG 2264	30'+ INGRESS AND EGRESS EASEMENT AS SHOWN ON PARCEL 13
18.	OR 6103, PG 2483	10' UTILITY EASEMENT BLANKET IN NATURE AND NOT PLOTTABLE
19.	OR 7789, PG 1034	ALLOWS USE TO EXISTING OFF SITE WELL (LOCATION NOT DEFINED) (GENERALLY SITUATED 1,000+ SOUTH OF TRACT 1)
20.	OR 10795, PG 2061	10' UTILITY EASEMENT BLANKET IN NATURE AND NOT PLOTTABLE
21.	(NO DOCUMENTS TO PLOT)	ROAD RIGHTS OF WAY FOR WESLEY ROAD AND LONGVIEW ROAD
24.	DOCK 20200620948	AGREEMENT FOR ACCESS ACROSS PROPERTY BETWEEN PARCELS 12 & 13
25.	DOCK 20200620949	TEMPORARY CONSTRUCTION EASEMENT AGREEMENT AS SHOWN.
27.	OR 3936, PG 551	INGRESS/EGRESS EASEMENTS AS SHOWN ON SURVEY

AS PER THE TITLE COMMITMENT ITEM #4:

TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE COMMITMENT DATE VESTED IN:

JP HOLDINGS, INC., A FLORIDA CORPORATION, AS TO PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13 AND 14.

JP HOLDINGS, INC., A FLORIDA CORPORATION, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, AND JAMES SCOTT PRIDGEN, AS TRUSTEE OF THE JAMES SCOTT PRIDGEN FAMILY TRUST, DATED APRIL 26, 2006, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST, AS TO PARCEL 11.

LEGEND:

▲ = SET NAIL AND DISC (LB7970)	HR = HANDICAP RAMP
● = SET 5/8" IRON ROD & CAP (LB7970)	NSI = NON-SKID INDICATORS
■ = SET 4x4 CONCRETE MONUMENT (LB7970)	⬮ = BENCHMARK
▲ = FOUND NAIL AND DISC (LB7970)	⓪ = FIBRE OPTIC CABLE MARKER
⊙ = FOUND 3/8" IRON ROD & CAP (FIRC)	⓪ = FIRE DEPARTMENT CONNECTION
○ = FOUND 1/2" IRON ROD & CAP (FIRC)	⓪ = CABLE RISER
□ = FOUND 4"x4" CONCRETE MONUMENT (FCM)	⓪ = CENTER LINE
● = FOUND 1" IRON PIPE (FIP)	⓪ = CLEAN OUT
✕ = FOUND DRILL & X-CUT	⓪ = STORM DRAINAGE MANHOLE
✕ = SET DRILL & X-CUT	⓪ = ELECTRIC BOX
BOC = BACK OF CURB	⓪ = BACK FLOW PREVENTER
BOW = BACK OF WALK	⓪ = FIRE HYDRANT
(C) = CALCULATED	→ = GUY WIRE
Δ = CENTRAL ANGLE	⓪ = CONCRETE LIGHT POLE
C = CHORD LENGTH	⓪ = LIGHT POLE
CB = CHORD BEARING	⓪ = OVERHEAD UTILITY LINE
CBS = CONCRETE BLOCK STRUCTURE	⓪ = SANITARY SEWER MANHOLE
CBW = CONCRETE BLOCK WALL	⓪ = SEWER VALVE
CONST = CONSTRUCTION	⓪ = SIGN
C/L = CENTERLINE OF RIGHT-OF-WAY	⓪ = TELEPHONE RISER
CMP = CORRUGATED METAL PIPE	⓪ = TRAFFIC SIGNAL BOX
CONC. = CONCRETE	⓪ = TRANSFORMER
DB = DEED BOOK	⓪ = TEST BORE HOLE
DUE = DRAINAGE & UTILITY EASEMENT	⓪ = WATER METER
FL = ELEVATION	⓪ = WATER VALVE
EOP = EDGE OF PAVEMENT	⓪ = WELL
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE	⓪ = WOOD POWER POLE
EX = EXISTING	⓪ = CONCRETE POWER POLE
FF = FINISH FLOOR ELEVATION	⓪ = YARD LIGHT
FND = FOUND	⓪ = HANDICAP SPACE
FOC = FIBER OPTICS CABLE (UNDERGROUND)	⓪ = SPOT ELEVATION
ID = IDENTIFICATION	⓪ = YARD DRAIN
L = ARC LENGTH	⓪ = CABLE RISER
LB = LICENSED BUSINESS	⓪ = STORM CATCH BASIN
LS = LIFT STATION	
(M) = MEASURED	
MES = MITERED END SECTION	
NCF = NO CORNER FOUND	
NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	
ND = NAIL AND DISC	
OR = OFFICIAL RECORDS	
P.B. = PLAT BOOK	
P.G. = PAGE	
P.K. = HARD CASE NAIL	
P.C. = POINT OF CURVATURE	
PT = POINT OF TANGENCY	
POB = POINT OF BEGINNING	
POC = POINT OF COMMENCEMENT	
PVC = POLYVINYL CHLORIDE	
PRM = PERMANENT REFERENCE MONUMENT	
R = RADIUS	
(R) = RECORD	
R/W = RIGHT-OF-WAY	
RCP = REINFORCED CONCRETE PIPE	
SWK = CONCRETE SIDEWALK	
(TYP.) = TYPICAL	
TOB = TOP OF BANK	
TOE = TOE OF SLOPE	
TOP = TOP OF PIPE	
WF = WOOD FENCE	
FWM = FIRE WATER MAIN	
WM = WATER MAIN	
WL = WATER LINE	
FWL = FIRE WATER LINE	
SWL = SERVICE WATER LINE	
FM = FORCE MAIN (SANITARY)	
HR = HANDICAP RAMP	

SURVEYOR'S NOTES:

- PREPARED A BOUNDARY SURVEY. DATE OF LAST FIELDWORK: 12/17/2020
- MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITH BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
- IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
- MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
- POND AND FLOOD ZONES ARE SHOWN ON THE MAP HOWEVER, THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- PARCEL LIES WITHIN FLOOD ZONE X, AREAS SHOWN TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE AE (ELEVATION 68.3') AS SHOWN ON FEDERAL INSURANCE RATE MAP NUMBER 1209SC0255F, EFFECTIVE DATED 09/25/2009.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTHLINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 TOWNSHIP 20 SOUTH, RANGE 27 EAST AS BEARING N89°20'55"E AS PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORDS.
- SOME FEATURES OR SYMBOLS MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- THE PROPERTY SHOWN HEREON CONTAINS 100.77 ACRES.

©COPYRIGHT 2020 BY ELLIS SURVEYS LLC

ADDITIONAL NOTES:

- AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS LOCATED ON THE SURVEYED PROPERTY.
- AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING OR BUILDING ADDITIONS.
- TRACT 1 IS CONTIGUOUS TO EASEMENTS #1, 2 & 4 AND THE EASEMENT RECORDED AT OR 5217, PAGE 825, AND TOGETHER THEY CREATE A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES, OVERLAPS OR HIATUS. TRACT 1 IS ALSO CONTIGUOUS TO THE ACCESS EASEMENT AGREEMENT AS RECORDED AT ORANGE COUNTY DOCUMENT # 20200620948.
- TRACT 2 IS CONTIGUOUS TO THE EASEMENT RECORDED AT OR 5217, PAGE

ACCESS STATEMENT BY SURVEYOR:

AS TO TRACT 1:
THE SURVEYED PROPERTY HAS INDIRECT ACCESS TO US HIGHWAY 441 (A PUBLIC ROAD) OVER AND ACROSS EASEMENTS #1 AND #2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 6000, PAGE 1319, TO, OVER AND ACROSS THE EXISTING 60' INGRESS/EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5217, PAGE 825 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TO, OVER AND ACROSS THE 125' LICENSE AREA AS PER UNRECORDED LICENSE AGREEMENT FOR PUBLIC CROSSING DATED NOVEMBER 1, 2020 BETWEEN FLORIDA CENTRAL RAILROAD COMPANY, INC. AND CITY OF APOPKA.

AS TO TRACT 2:
THE SURVEYED PROPERTY HAS INDIRECT ACCESS TO US HIGHWAY 441 (A PUBLIC ROAD) (I) OVER AND ACROSS THE EXISTING INGRESS/EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5217, PAGE 825 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALSO (II) OVER AND ACROSS THE EXISTING ACCESS EASEMENT AGREEMENT RECORDED AS SAID RECORD DOCUMENT #20200620948, TO, OVER AND ACROSS EASEMENT #1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 6000, PAGE 1319, TO, OVER AND ACROSS THE EXISTING 60' INGRESS/EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5217, PAGE 825 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TO, OVER AND ACROSS THE 125' LICENSE AREA AS PER UNRECORDED LICENSE AGREEMENT FOR PUBLIC CROSSING DATED NOVEMBER 1, 2020 BETWEEN FLORIDA CENTRAL RAILROAD COMPANY, INC. AND CITY OF APOPKA.

ALT/NSPS LAND TITLE SURVEY
BEING A PORTION OF
SECTIONS 26, 27, 34 & 35
TOWNSHIP-20-SOUTH, RANGE-27-EAST
ORANGE COUNTY, FL

DESCRIPTION PREPARED:
TRACT 1
A TRACT OF LAND SITUATED IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 26 THENCE S03°29'12"E ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 326.43 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-QUARTER (N-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 34 AND THE POINT OF BEGINNING; THENCE N88°54'00"W ALONG SAID SOUTH LINE A DISTANCE OF 1,330.83 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTH ONE-QUARTER (N-1/4) OF NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 34; THENCE N03°33'44"W ALONG SAID WEST LINE A DISTANCE OF 330.79 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 27 AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4); THENCE N00°36'16"W A DISTANCE OF 464.46 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN O.R. 10327, PAGE 4945; THENCE CONTINUE N00°36'16"W ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 886.45 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE N89°07'30"W ALONG THE NORTH LINE OF SAID LANDS AND A WESTERLY EXTENSION OF SAID NORTH LINE A DISTANCE OF 210.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 210 FEET OF THE SOUTH 636.13 FEET OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE N00°36'16"W ALONG SAID WEST LINE A DISTANCE OF 636.34 FEET TO THE NORTH LINE OF SAID SOUTH 636.13 FEET; THENCE S89°07'30"E ALONG SAID NORTH LINE A DISTANCE OF 873.86 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE WEST 220 FEET OF THE EAST ONE-HALF (E-1/2) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE N00°39'21"W ALONG THE WEST LINE OF SAID WEST 220 FEET A DISTANCE OF 397.23 FEET; THENCE S89°31'54"E A DISTANCE OF 220.04 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 220 FEET; THENCE S00°39'21"E ALONG SAID EAST LINE A DISTANCE OF 1,035.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 27; THENCE S89°07'32"E ALONG SAID NORTH LINE A DISTANCE OF 444.29 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 27 AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SAID SECTION 26; THENCE N89°42'40"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SAID SECTION 26; THENCE S00°11'06"W A DISTANCE OF 15.00 FEET; THENCE N89°42'40"E A DISTANCE OF 316.77 FEET; THENCE N00°44'28"W A DISTANCE OF 15.00 FEET; THENCE N89°42'45"E A DISTANCE OF 109.14 FEET; THENCE S44°11'27"W A DISTANCE OF 90.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 565.00'; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'27", AN ARC DISTANCE OF 435.77 FEET; THENCE S00°00'00"E A DISTANCE OF 1,225.51 FEET; THENCE S89°21'00"W A DISTANCE OF 516.41 FEET TO SAID POINT OF BEGINNING.
HAVING AN AREA OF 3,960,864.2 SQUARE FEET, 90.92 ACRES, MORE OR LESS.

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS FOLLOWS:

EASEMENT 1:
THE SOUTH 40.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA CENTRAL RAILROAD, INC., LESS THE WEST 577.70 FEET THEREOF.

AND

THE SOUTH 25.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
THE WEST 577.70 FEET OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF FLORIDA CENTRAL RAILROAD, INC.

AND

EASEMENT 4:
A 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27, THENCE RUN NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, THENCE CONTINUE N00°00'00"W ALONG SAID EAST LINE FOR 720 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE RUN WESTERLY ALONG SAID NORTH LINE FOR 332.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE RUN NORTHERLY ALONG SAID EAST LINE FOR 614 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE SCF RAILROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY FOR 35 FEET, MORE OR LESS, TO A POINT WHICH LIES 25 FEET WEST OF AS MEASURED PERPENDICULAR TO THE PREVIOUSLY MENTIONED EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE RUN SOUTHERLY PARALLEL WITH AND 25 FEET WEST OF SAID EAST LINE OF THE WEST 1/2 FOR 660 FEET, MORE OR LESS, TO A POINT WHICH LIES 25 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE RUN EASTERLY, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, FOR 332.5 FEET TO A POINT WHICH IS 25 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE RUN SOUTH 00 DEGREES 21 MINUTES 49 SECONDS EAST FOR 695 FEET, MORE OR LESS; THENCE RUN EASTERLY FOR 25 FEET ALONG THE NORTH LINE OF THE PREVIOUSLY MENTIONED SOUTH 636.13 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

AND

AN ACCESS EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS DOCUMENT # 20200620948, ORANGE COUNTY, FLORIDA.
SUBJECT TO EASEMENTS FOR INGRESS AND EGRESS BEING:

EASEMENT 2:
THE SOUTH 10 FEET OF THE NORTH 25 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

EASEMENT 3:
THE NORTH 25 FEET OF THE WEST ONE-HALF (W-1/2) OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST AS RECORDED IN OFFICIAL RECORDS 3936, PAGE 561, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE NORTH 25 FEET OF THE EAST 753.98 FEET OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 27 EAST AS RECORDED IN OFFICIAL RECORDS 3936, PAGE 560, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE NORTH 25 FEET OF THE WEST 578.44 FEET OF THE NORTH 833.72 FEET OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST AS RECORDED IN OFFICIAL RECORDS 3558, PAGE 372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TRACT 2
A TRACT OF LAND SITUATED IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 26 THENCE N89°21'42"E ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 536.25 FEET; THENCE N00°00'00"W A DISTANCE OF 678.46 FEET; THENCE N89°32'04"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"W A DISTANCE OF 220.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 465.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°11'27" AN ARC DISTANCE OF 358.64 FEET; THENCE N44°11'27"E A DISTANCE OF 188.65 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SAID SECTION 26 AND THE SOUTHERLY RIGHT OF WAY OF THE CSX RAILROAD (AKA SEABOARD COASTLINE RAIL ROAD); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: N89°42'45"E A DISTANCE OF 74.00 FEET; THENCE S45°24'21"E A DISTANCE OF 488.48 FEET; THENCE N00°51'49"W A DISTANCE OF 28.55 FEET; THENCE S45°24'40"E A DISTANCE OF 508.59 FEET; THENCE S89°32'06"W A DISTANCE OF 1046.73 FEET TO SAID POINT OF BEGINNING.
CONTAINING 429,079.7 SQUARE FEET, 9.85 ACRES, MORE OR LESS.

TOGETHER WITH:

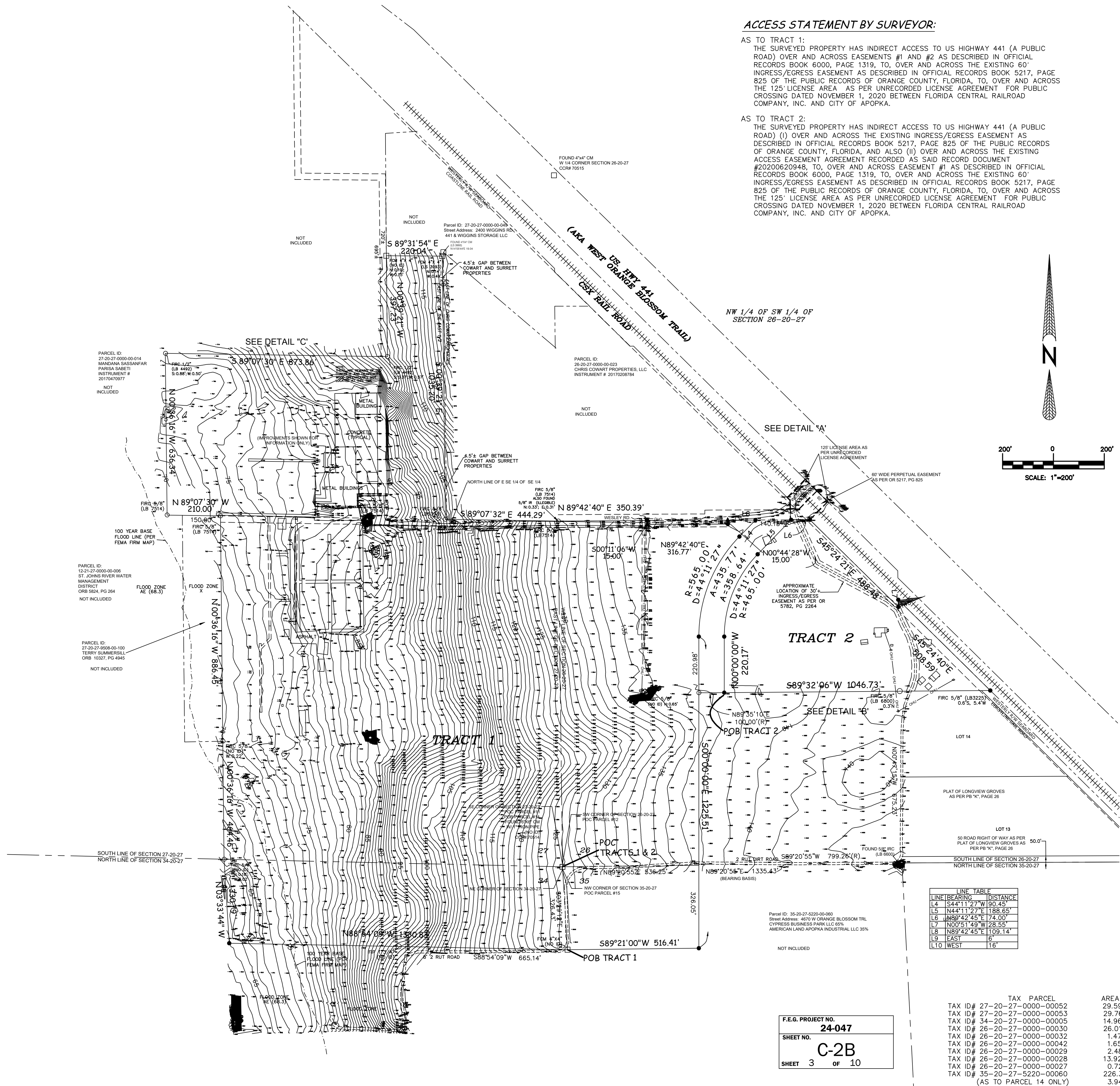
A NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS 1 THROUGH 14 AS CREATED BY THAT CERTAIN ACCESS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20200620948, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

A NON-EXCLUSIVE PERPETUAL EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS 5217, PAGE 825, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOTE REGARDING PROPERTY IMPROVEMENTS:
AT CLIENT'S REQUEST INTERIOR IMPROVEMENTS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AT THIS TIME.

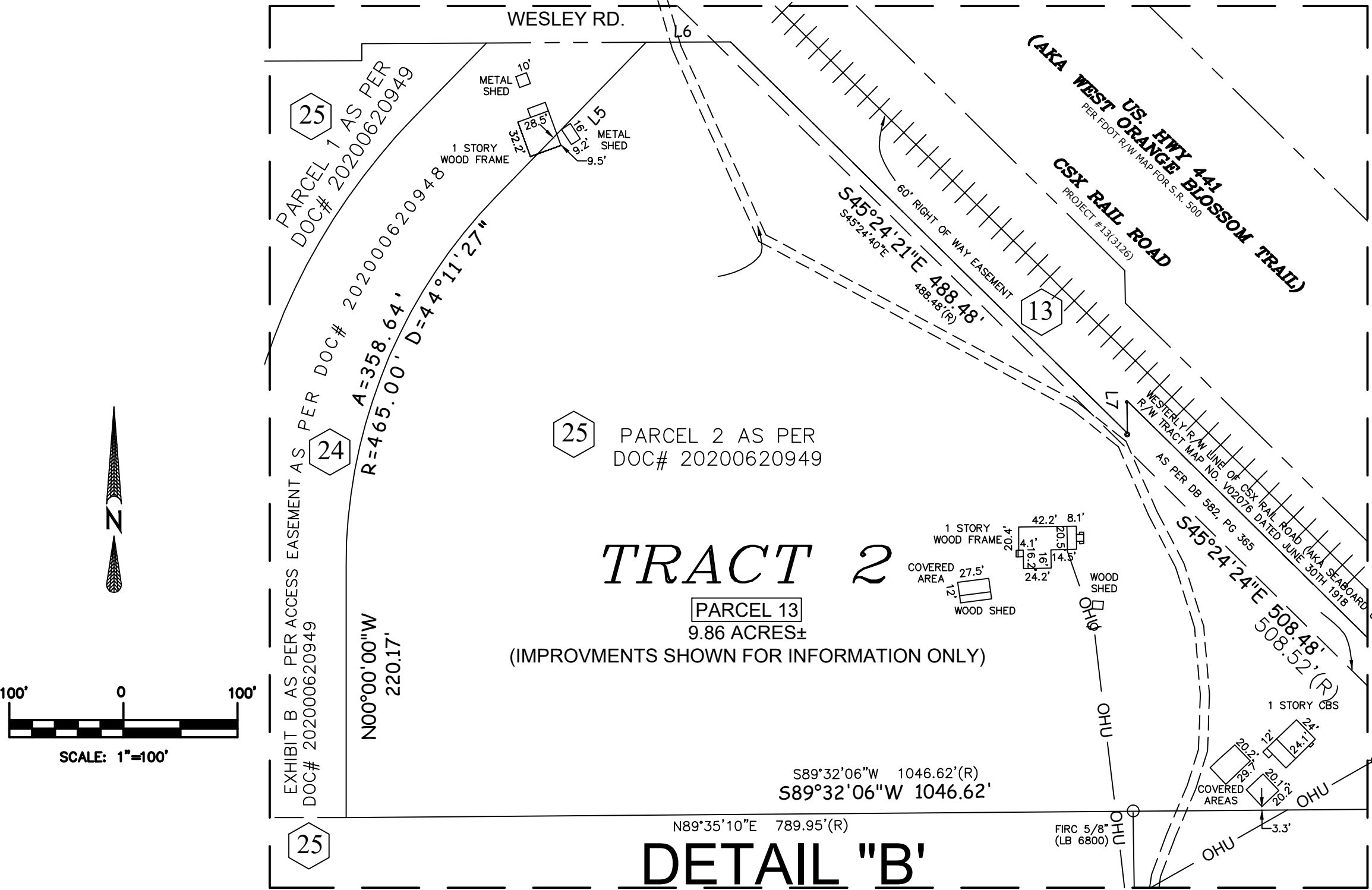
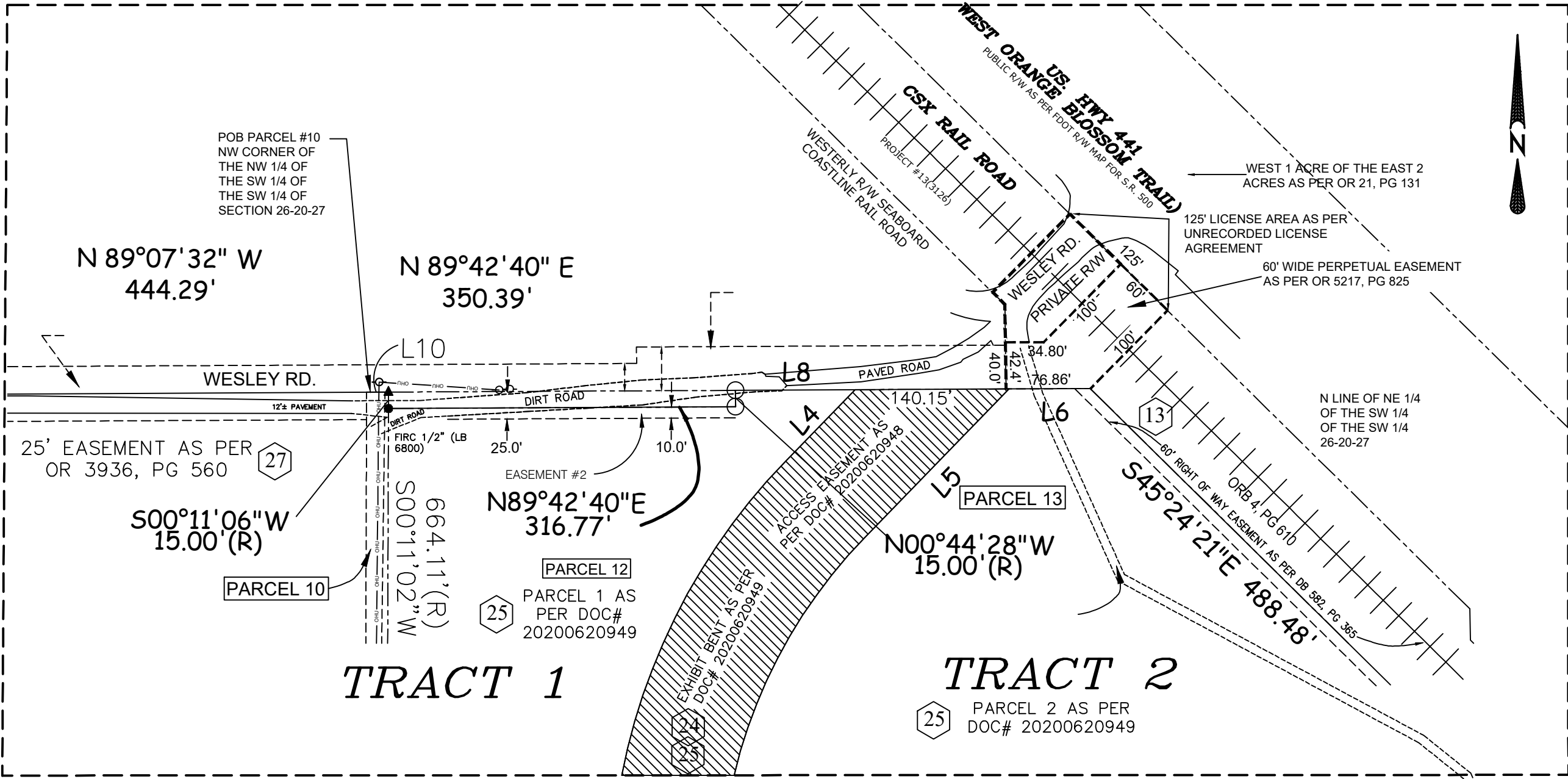
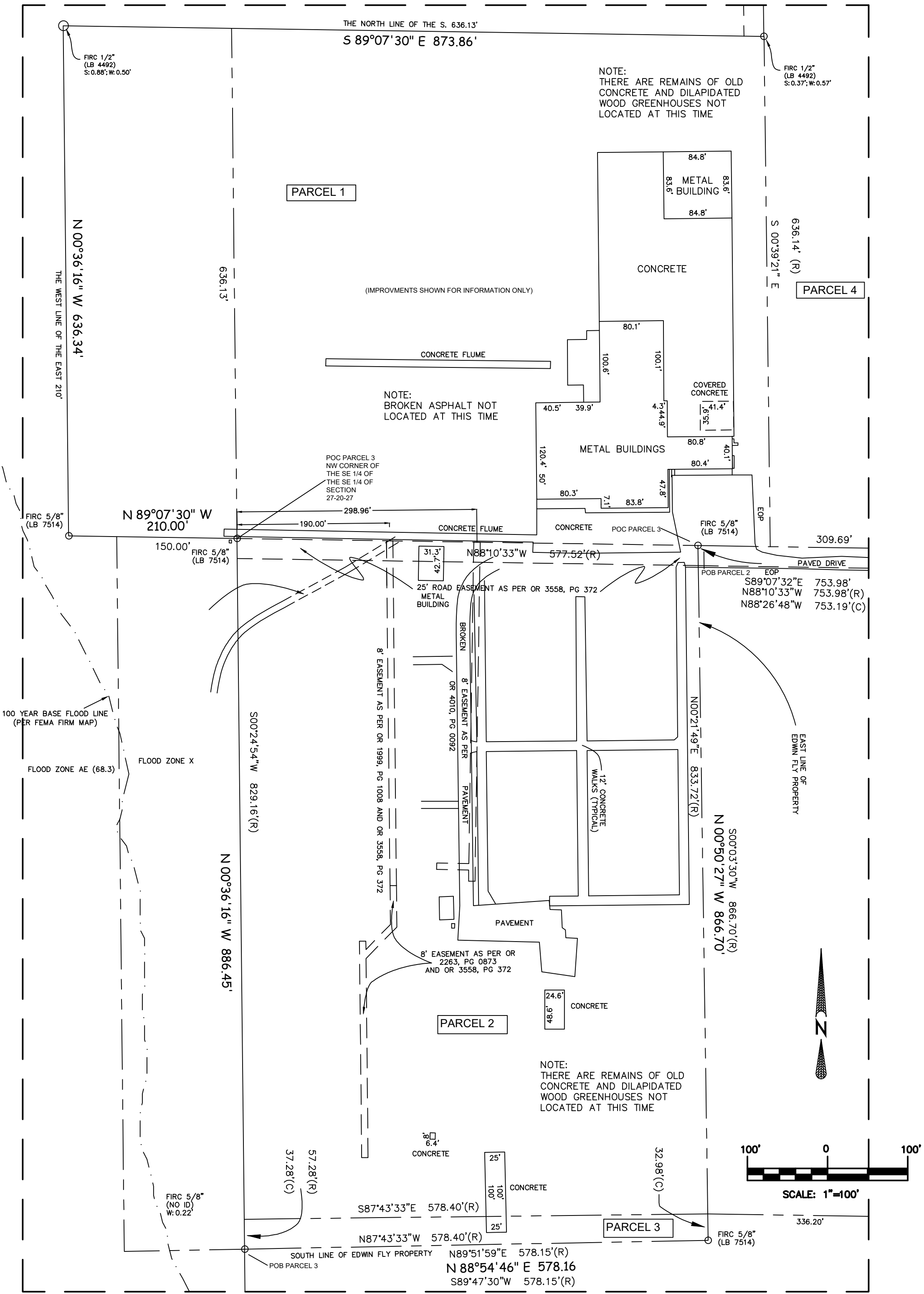
SHEET 2 OF 3:
SEE SHEET 1 FOR DESCRIPTION AND NOTES



ALTA/NSPS LAND TITLE SURVEY
BEING A PORTION OF
SECTIONS 26, 27, 34 & 35
TOWNSHIP-20-SOUTH, RANGE-27-EAST
ORANGE COUNTY, FL

DETAIL "C"

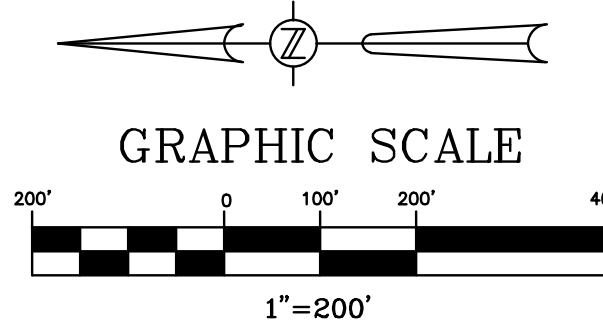
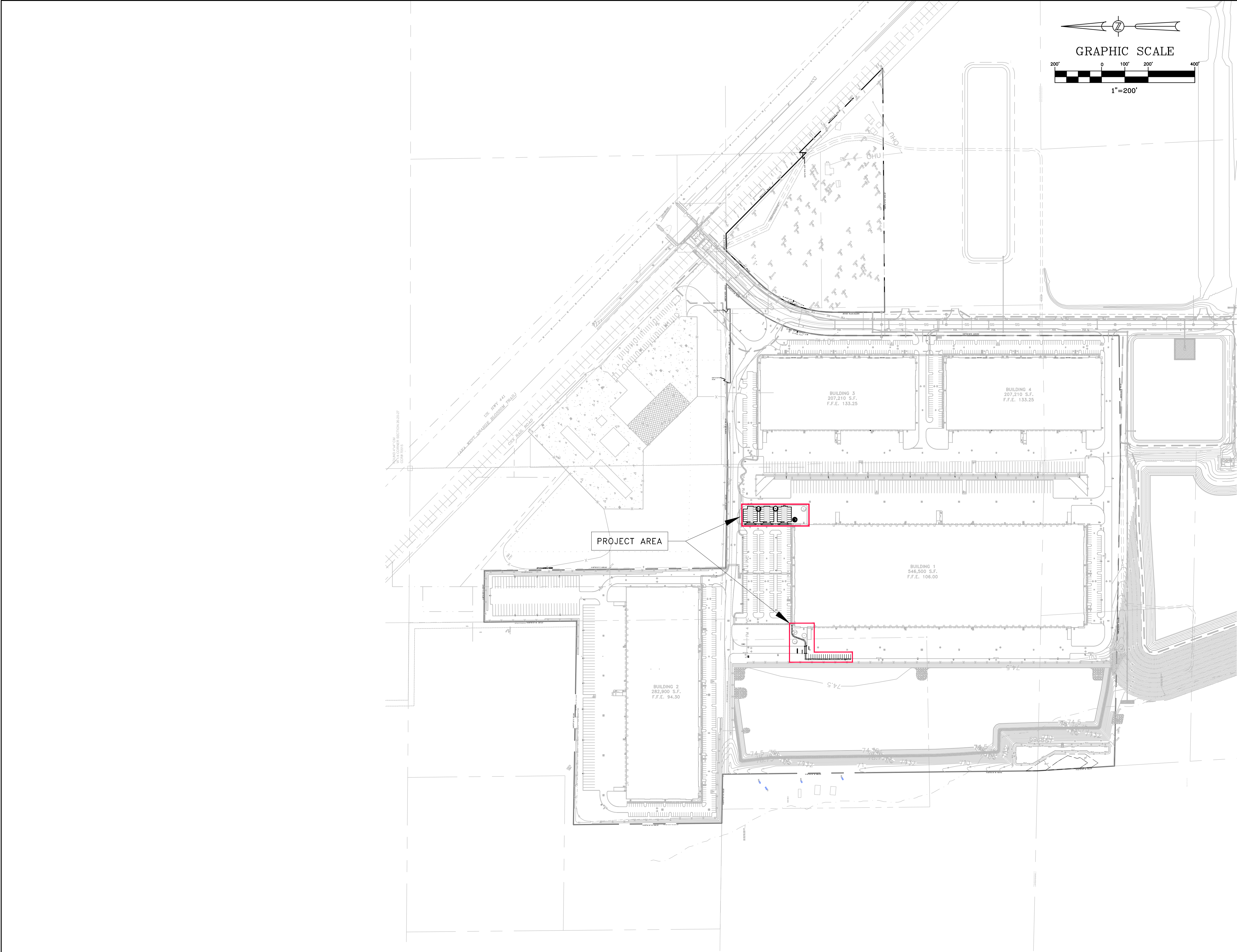
DETAIL "A" NOT TO SCALE



F.E.G. PROJECT NO.	24-047
SHEET NO.	C-2C
SHEET	4 OF 10

NOTE REGARDING PROPERTY IMPROVEMENTS:
AT CLIENT'S REQUEST SOME INTERIOR IMPROVEMENTS SHOWN
ARE FOR INFORMATIONAL PURPOSES ONLY AT THIS TIME.

DETAILS SHEET
SHEET 3 OF 3:
SEE SHEET 1 FOR DESCRIPTION AND NOTES



SITE DATA	
PROPERTY LOCATION:	5050 WESLEY ROAD, APOPKA, FL 32703
PROPERTY FUTURE LAND USE DESIGNATION:	IND-INDUSTRIAL
PROPERTY ZONING:	PD (UNDERLYING I-L LIGHT INDUSTRIAL)
EXISTING USE:	WAREHOUSING
SITE AREA:	90.93 ACRES
PROJECT AREA:	2.0 ACRES
EXISTING GROSS FLOOR AREA:	
EXISTING BUILDING 1	546,500 S.F.
EXISTING BUILDING 2	282,900 S.F.
EXISTING BUILDING 3	207,210 S.F.
EXISTING BUILDING 4	207,210 S.F.
TOTAL	1,243,820 S.F.

PARKING	
BUILDING 1	
WAREHOUSING (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) (5 FOR FIRST 3,000 S.F. + 543,500/3,000) =	187 SPACES
TOTAL PARKING REQUIRED	187 SPACES
ACCESSIBLE SPACES REQUIRED TO BE RESERVED FOR HANDICAP	6 SPACES

PARKING PROVIDED	
BUILDING 1	
PROPOSED STANDARD PARKING SPACES	61 SPACES
EXISTING STANDARD PARKING SPACES	269 SPACES
EXISTING ACCESSIBLE PARKING	6 SPACES
EXISTING VAN ACCESSIBLE PARKING	6 SPACES
TOTAL PARKING PROVIDED	* 337 SPACES
TRAILER PARKING PROVIDED	91 SPACES

PERVIOUS PARKING	
REQUIRED	
MIN. 20% OF THE PARKING IN EACH PHASE SHALL BE PERVIOUS PAVEMENT.	68 SPACES

PROVIDED	
* EXISTING PERVIOUS CONCRETE PARKING SPACES	66 SPACES
* PROPOSED PERVIOUS CONCRETE PARKING SPACES	2 SPACES
* TOTAL PERVIOUS CONCRETE PARKING SPACES	68 SPACES

SITE AREA CALCULATIONS	
EXISTING BUILDING FOOTPRINT 1	546,500 S.F.
EXISTING BUILDING FOOTPRINT 2	282,900 S.F.
EXISTING BUILDING FOOTPRINT 3	207,210 S.F.
EXISTING BUILDING FOOTPRINT 4	207,210 S.F.
EXISTING PAVING	1,300,385 S.F.
EXISTING SIDEWALK	31,226 S.F.
PROPOSED PAVING	12,340 S.F.
PROPOSED SIDEWALK	1,726 S.F.
IMPERVIOUS AREA	2,589,497 S.F.
PERVIOUS AREA	1,371,367 S.F.
TOTAL SITE AREA	3,960,864 S.F.
OPEN SPACE AREA REQUIRED PER LDC 5.4.4. (ONLY PERIMETER BUFFERS COUNTED)	5.00%
OPEN SPACE AREA PROVIDED PER LDC 5.4.4. (ONLY PERIMETER BUFFERS COUNTED)	5.17%

24/09/2024	PER CITY OF APOPKA DRC COMMENTS DATED 09/16/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

MINOR DEVELOPMENT PLAN
ADVENTHEALTH PARKING ADDITION
ORLANDO APOPKA COMMERCE CENTER - BUILDING 1
5050 WESLEY ROAD, APOPKA, FLORIDA



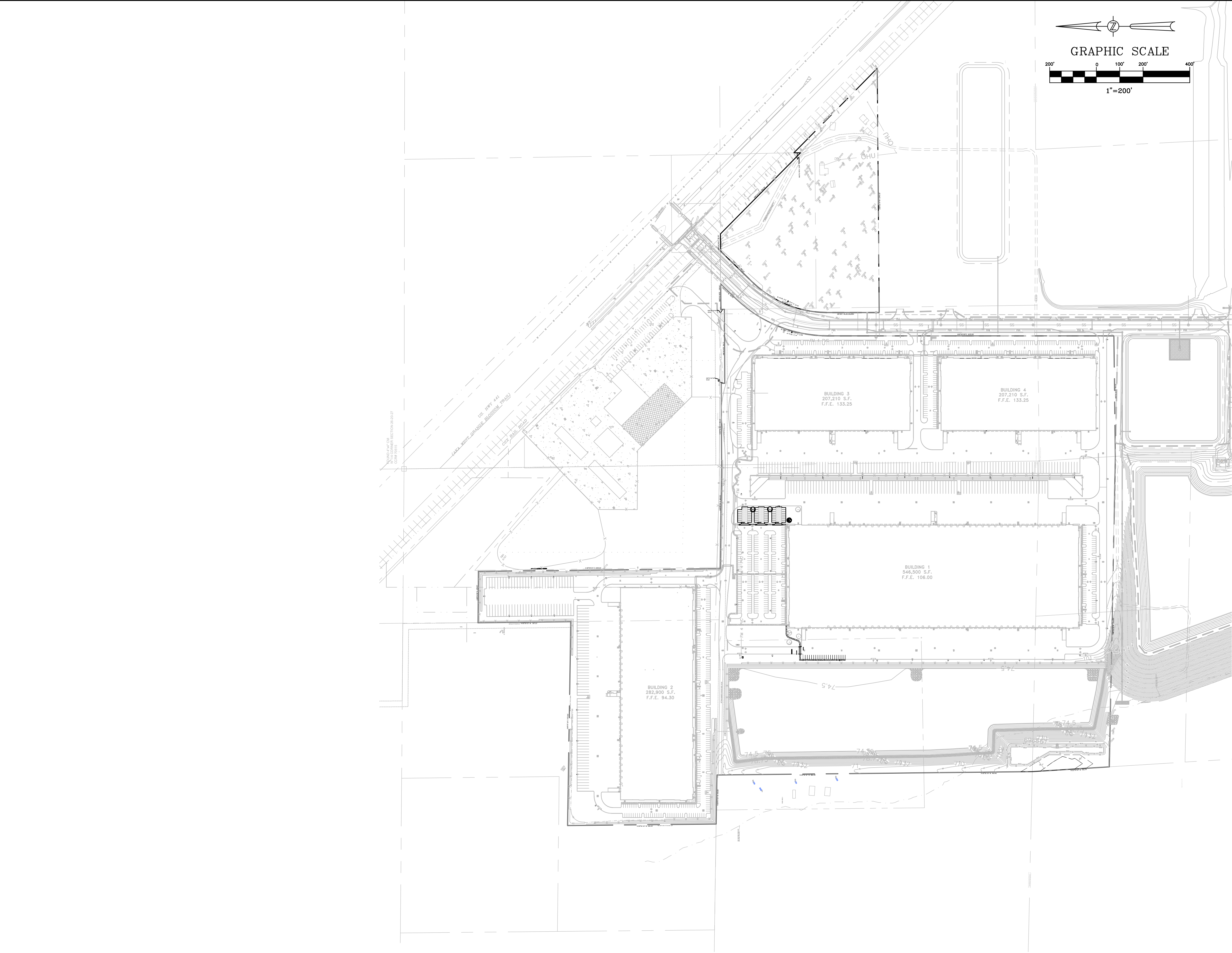
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

OVERALL SITE PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO.	24-047
SCALE	1"=200'
DATE	AUGUST 14, 2024
SHEET NO.	C-3
SHEET 5	OF 10

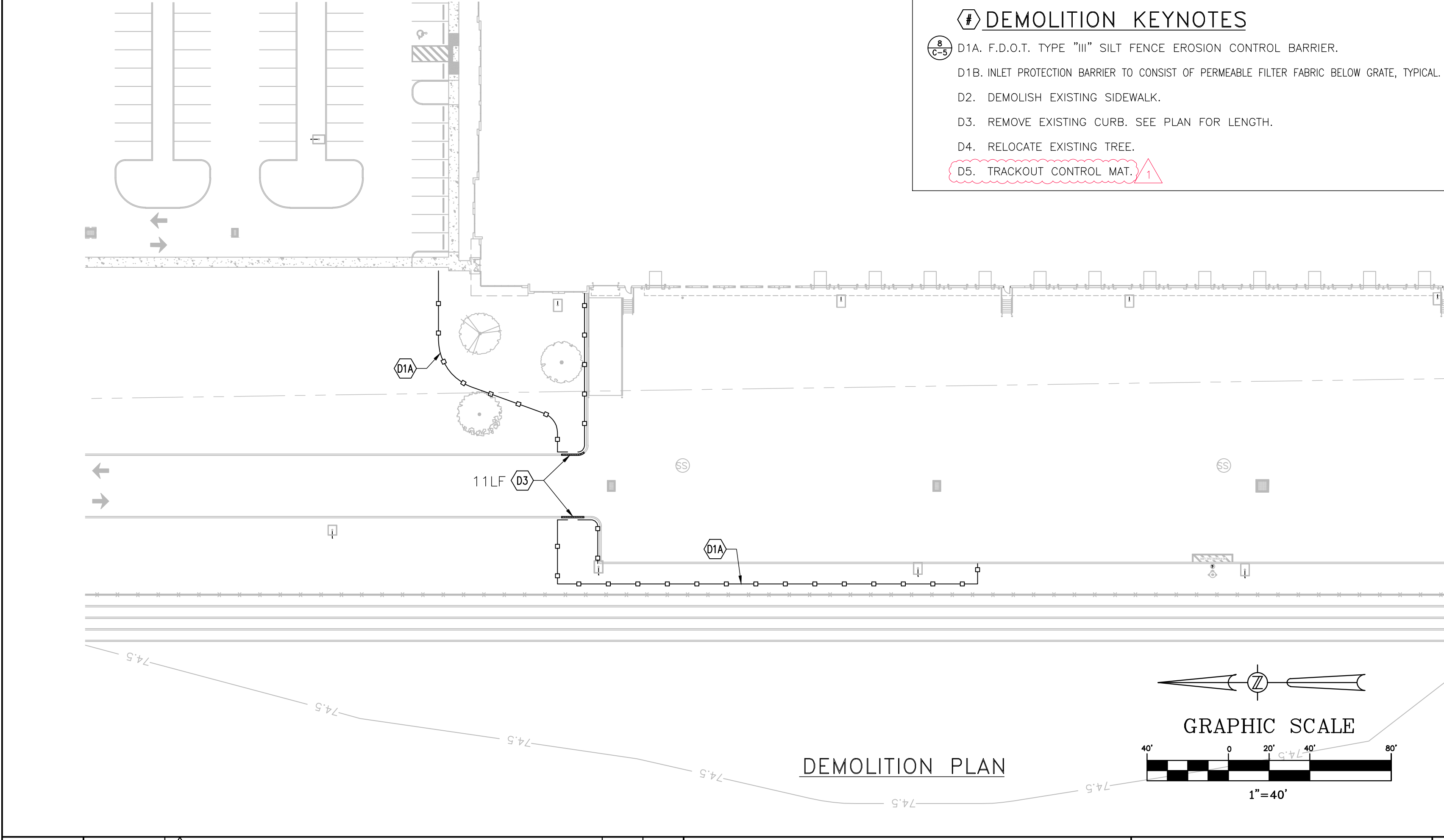
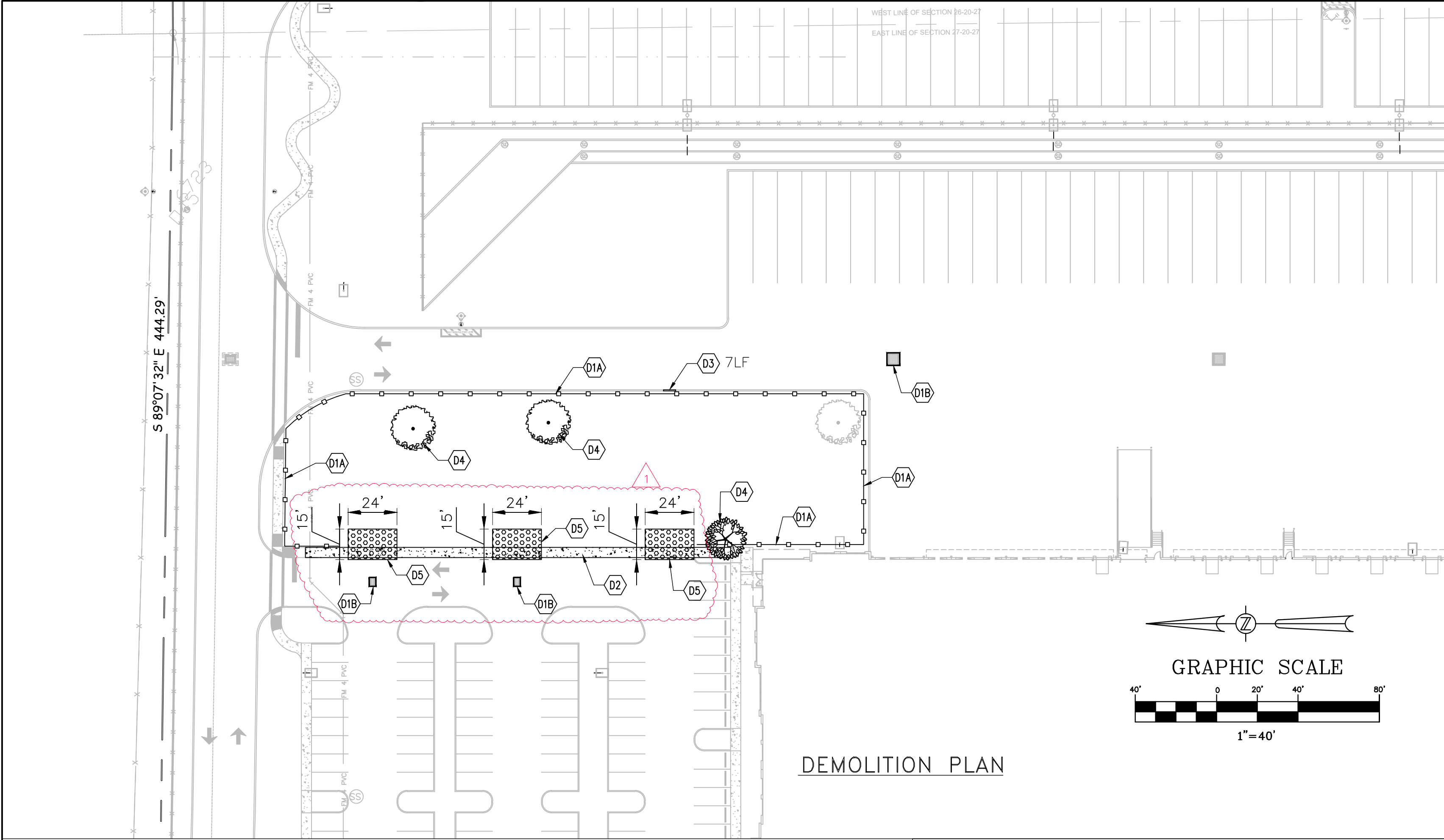


THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E. ON AUGUST 14, 2024 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
9/20/2024



PARKING	
PARKING REQUIRED	
BUILDING 1	
WAREHOUSING (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) (5 FOR FIRST 3,000 S.F. + 543,500/3,000) = 187 SPACES	
TOTAL PARKING REQUIRED	187 SPACES
ACCESSIBLE SPACES REQUIRED TO BE RESERVED FOR HANDICAP	6 SPACES
PARKING PROVIDED	
BUILDING 1	
PROPOSED STANDARD PARKING SPACES	61 SPACES
EXISTING STANDARD PARKING SPACES	269 SPACES
EXISTING ACCESSIBLE PARKING	6 SPACES
EXISTING VAN ACCESSIBLE PARKING	1 SPACES
TOTAL PARKING PROVIDED	* 337 SPACES
TRAILER PARKING PROVIDED	91 SPACES
PERVIOUS PARKING	
REQUIRED	
MIN. 20% OF THE PARKING IN EACH PHASE SHALL BE PERVIOUS PAVEMENT.	
68 SPACES	
PROVIDED	
* EXISTING PERVIOUS CONCRETE PARKING SPACES	
* PROPOSED PERVIOUS CONCRETE PARKING SPACES	
* TOTAL PERVIOUS CONCRETE PARKING SPACES	
66 SPACES	
2 SPACES	
68 SPACES	

24/09/2024		PER CITY OF APOPKA DRC COMMENTS DATED 09/16/2024		JT	SJS	MINOR DEVELOPMENT PLAN ADVENTHEALTH PARKING ADDITION ORLANDO APOPKA COMMERCE CENTER - BUILDING 1 5050 WESLEY ROAD, APOPKA, FLORIDA		FEGFLORIDA ENGINEERING GROUP Engineering the Future		5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 www.feg-inc.us		PARKING PLAN				PROJECT NO. 24-047 SCALE 1"=200' DATE AUGUST 14, 2024 SHEET NO. C-3A SHEET 6 OF 10		FLORIDA PROFESSIONAL ENGINEER CERTIFICATE No. EB-6006595 No. 42075 STATE OF FLORIDA PROFESSIONAL ENGINEER SAM J. SEBALL License No. 42075		THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E., ON AUGUST 14, 2024 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. 9/20/2024	
DATE		REVISIONS		BY	CHECKED																



EROSION CONTROL SITE DESCRIPTION NOTES:

- THE PROPOSED CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF AN APPROXIMATELY 90.9 ACRE SITE LOCATED AT 4910 & 5101 WESLEY ROAD, APOPKA, FLORIDA FOR PHASED CONSTRUCTION OF BUILDINGS 1 AND 2 IN PHASE 1 AND BUILDINGS 3 AND 4 IN PHASE TWO, ALONG WITH ASSOCIATED PARKING, DRAINAGE & UTILITIES.
- THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:
 - ALL EROSION AND SEDIMENT CONTROL BMP'S SHOWN ON THE PLANS SHALL BE INSTALLED AND IMPLEMENTED PRIOR TO ANY SOIL DISTURBANCE. THIS INCLUDES INSTALLATION OF ALL SILT FENCES, INLET PROTECTION, TREE PROTECTION, STABILIZED CONSTRUCTION ENTRANCE, AND OTHER MEASURES AS SHOWN ON THE PLANS OR REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFFSITE AREAS.
 - ROUGH GRADE PROPOSED POND AREA(S) OR TEMPORARY SEDIMENTATION BASIN(S).
 - CLEAR & GRUB THE AREA TO BE DISTURBED. ENSURE THAT DRAINAGE FROM SITE DURING CONSTRUCTION IS CONVEYED TO THE POND(S) OR TEMPORARY SEDIMENTATION BASIN(S).
 - PLACE FILL ON-SITE TO BRING THE SITE UP TO THE PROPOSED GRADES.
 - BEGIN COMPACTION / STABILIZATION PROCESS.
- THE TOTAL SITE AREA IS 90.93 ACRES & THE AREA TO BE DISTURBED IS 0.93 ACRES.
- THE EXISTING SOILS CONSIST OF: 2 - ARCHBOLD FINE SAND; 3 - BASINGER FINE SAND; 6 - CANDLER APOPKA FINE SANDS; 9 - CANOYA MUCK; 34 - POWELLO FINE SAND; 46 - TAVERES FINE SAND; 47 - TAVERES-MILLHOPPER COMPLEX; AND 54 - ZOLFO FINE SAND. THE QUALITY OF THE STORMWATER DISCHARGE IS CONSISTENT W/ THE RUNOFF GENERATED BY A COMMERCIAL SITE.
- THE TOTAL DRAINAGE AREA FOR THE PROJECT IS APPROXIMATELY 90.93 ACRES.

- THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINTS ARE LAT: 28°43'05"N LONG: 81°35'52"W FOR DISCHARGE POINT 1 AND LAT: 28°42'44.7"N LONG: 81°35'48"W FOR DISCHARGE POINT 2. THE ON-SITE RETENTION POND IS DESIGNED TO RECEIVE RUNOFF FROM THE PROJECT & DISCHARGE TO THE SAME RECEIVING SYSTEM CONSISTING OF DITCHES AND WETLANDS, WHICH ULTIMATELY DISCHARGE TO LAKE APOPKA.
- WASTE DISPOSAL SHALL BE IMPLEMENTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL TRUCKS EXITING THE SITE WILL BE HOSED, ITS LOAD COVERED AND THE COVER PROPERLY SECURED. THE STORAGE, APPLICATION, GENERATION & MIGRATION OF ALL FERTILIZERS, HERBICIDES, PESTICIDES & TOXIC MATERIAL SHALL BE IN ACCORDANCE W/ LOCAL, STATE & FEDERAL REGULATIONS.
- CONTRACTOR SHALL IDENTIFY THE INDIVIDUAL(S) RESPONSIBLE FOR THE WEEKLY & REQUIRED INSPECTIONS. A REPORTING SYSTEM ENTAILING THE ITEMS TO BE INSPECTED & THEIR CONDITION SHOULD BE DOCUMENTED & PLACED IN A DEDICATED FILING SYSTEM THAT WILL REMAIN ON THE PROJECT SITE, ACCESSIBLE TO THE CONSTRUCTION TEAM & TO THE F.D.E.P. INSPECTORS.
- INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER AFTER EACH RAINFALL GREATER THAN 0.5 INCH. A RAIN MEASURE SHALL BE INSTALLED TO MEASURE THE RAINFALL AMOUNT. THE CONTRACTOR SHALL DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES NEEDED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO CITY OF APOPKA, CITY OF JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
- EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTATION OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.
- THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEVELOPMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.
- THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
- ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES & IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:
 - STOCKPILING OF MATERIAL**
NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
 - EXPOSED AREA LIMITATION & PROTECTION**
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF OFF-SITE SEDIMENT TRANSPORT. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING EFFECTIVE EROSION & SEDIMENT CONTROL MEASURES SUCH AS SILT SCREENS, SYNTHETIC BALES, TURBIDITY BARRIERS, SNALES, OR A COMBINATION OF THESE & OTHER MEASURES AS WARRANTED.
 - INLET PROTECTION**
INLETS & CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LADEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT.
 - TEMPORARY GRASSING**
AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDED SHALL BE CONTROLLED AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES. THE SEEDED OR SEEDED & MULCHED AREAS SHALL BE ROLLED & WATERED AS NEEDED TO ENSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% OF GOOD GRASS COVER, THE AREAS WILL BE REWORKED & ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER. REWORKED & ADDITIONAL SEED APPLIED
 - MAINTENANCE**
EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION & CONTROL MEASURES ON A DAILY BASIS & 24 HOURS FOLLOWING RAINFALL EVENTS (0.5" OR GREATER) & IMMEDIATELY REPAIR ANY OBSERVED DAMAGED CONTROLS. ALL EROSION & SEDIMENT CONTROLS SHALL BE MAINTAINED AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
- AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THIS PLAN.
- ALL DISTURBED PERVIOUS AREAS SHALL BE SODDED, UNLESS OTHERWISE NOTED.
- THERE IS APPROXIMATELY 0.14 ACRE OF SURFACE WATERS WITHIN THE PROJECT AREA.

DUST CONTROL & PREVENTION:

- THE SURFACE AREA OF OPEN, RAW ERODIBLE SOILS EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF DUST PRODUCTION. IN ADDITION, EXPOSED SOILS SHALL BE PROTECTED BY INSTALLING DUST CONTROL MEASURES SUCH AS STABILIZING EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE, WET SUPPRESSANT (WATERING) AND STONE/GRAVEL LAYERING AS APPLICABLE FOR THE PROJECT AND DEEMED NECESSARY BY THE CONTRACTOR TO CONTROL DUST.
- ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, AND THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONTROLLED AT ANY GIVEN TIME.
 - A MOBILE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.
 - COVERS SHALL BE PROVIDED FOR ALL HAUL TRUCKS TRANSPORTING MATERIALS THAT CONTRIBUTE TO DUST.
 - IF CHEMICAL STABILIZATION METHOD IS USED, THE CHEMICALS SHOULD BE APPROVED FOR USE BY THE APPROPRIATE REGULATORY AGENCIES AND SHALL NOT CREATE ANY ADVERSE IMPACTS TO STORMWATER, PLANT LIFE, WATER BODIES, GROUNDWATER, OR FISH AND WILDLIFE.

DEMOLITION NOTES

- THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
- THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
- THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
- ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
- ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180). REFER TO GEOTECHNICAL REPORT FOR SPECIFIC COMPACTION REQUIREMENTS UNDER BUILDING & OTHER STRUCTURES.
- ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
- THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
- CONTRACTOR TO PROVIDE TREE PROTECTION AROUND TREES TO REMAIN AS REQUIRED BY THE LOCAL JURISDICTION.

SOIL TRACKING PREVENTION

- A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT THE LOCATION SHOWN ON THE PLANS. TRAFFIC FROM UNSTABILIZED AREAS OF CONSTRUCTION SHALL BE DIRECTED THRU THE STPD BARRIER, FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT & DIRECT VEHICULAR EGRESS ACROSS THE STPD.
- THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED & APPROVED BY THE ENGINEER &/OR CITY OF APOPKA PRIOR TO ITS USE.
- ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE & CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER &/OR CITY OF APOPKA.
- AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FOOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT & ARE UNSUITABLE.
- THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.

EROSION CONTROLS FOR NON STORMWATER DISCHARGES:

- A) WASTE DISPOSAL:**
- WASTE MATERIAL:
- ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A METAL DUMPSTER WHICH WILL BE MAINTAINED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY IN CITY OF APOPKA. THE DUMPSTER WILL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS OFTEN AS NECESSARY TO NOT CAUSE ON-SITE DISPOSAL OF WASTE. THE TRASH WILL BE HAULED TO AN APPROVED CITY OF APOPKA LANDFILL. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED ON THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.
- HAZARDOUS WASTE:**
- ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE LOCAL STATE & FEDERAL REGULATIONS. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR HAZARDOUS WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.
- SANITARY WASTE:**
- ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY LOCAL REGULATION.

B) OFFSITE VEHICLE TRACKING:

- A LARGE CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN.

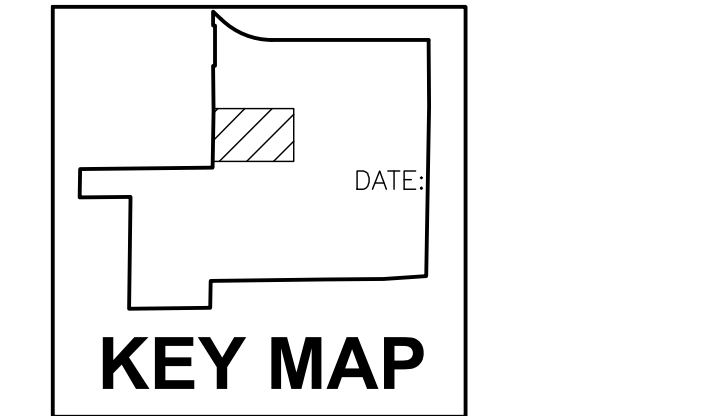
NOTES:

- SEDIMENTATION CONTROLS AND BMPS SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 29 NTUS FROM LEAVING THE CONSTRUCTION SITE.
- ALL DEBRIS SHALL BE HAULED OFFSITE AT END OF CONSTRUCTION.

CONTRACTOR ACKNOWLEDGEMENT:

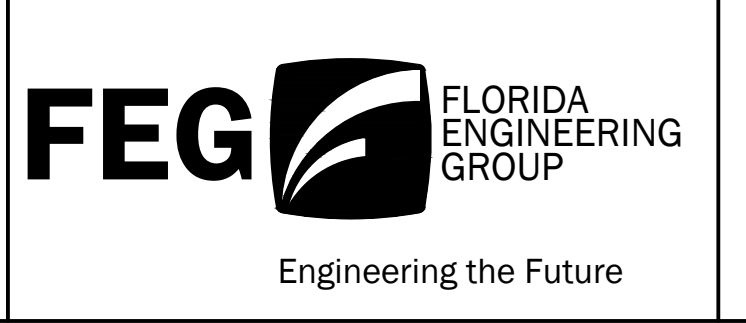
THIS PLAN HAS BEEN PREPARED UNDER _____ DIRECTION AND KNOWLEDGE. I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DATE: _____
(NOTE: CONTRACTOR IS REQUIRED TO REVIEW & SIGN THIS PLAN PRIOR TO START CONSTRUCTION)



24/09/2024	PER CITY OF APOPKA DRC COMMENTS DATED 09/16/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

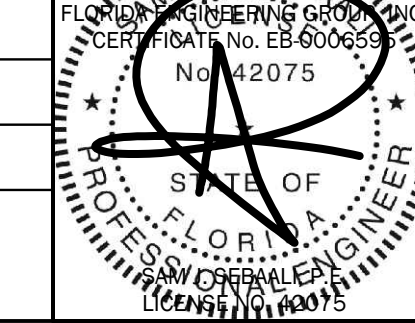
MINOR DEVELOPMENT PLAN
ADVENTHEALTH PARKING ADDITION
ORLANDO APOPKA COMMERCE CENTER - BUILDING 1
5050 WESLEY ROAD, APOPKA, FLORIDA



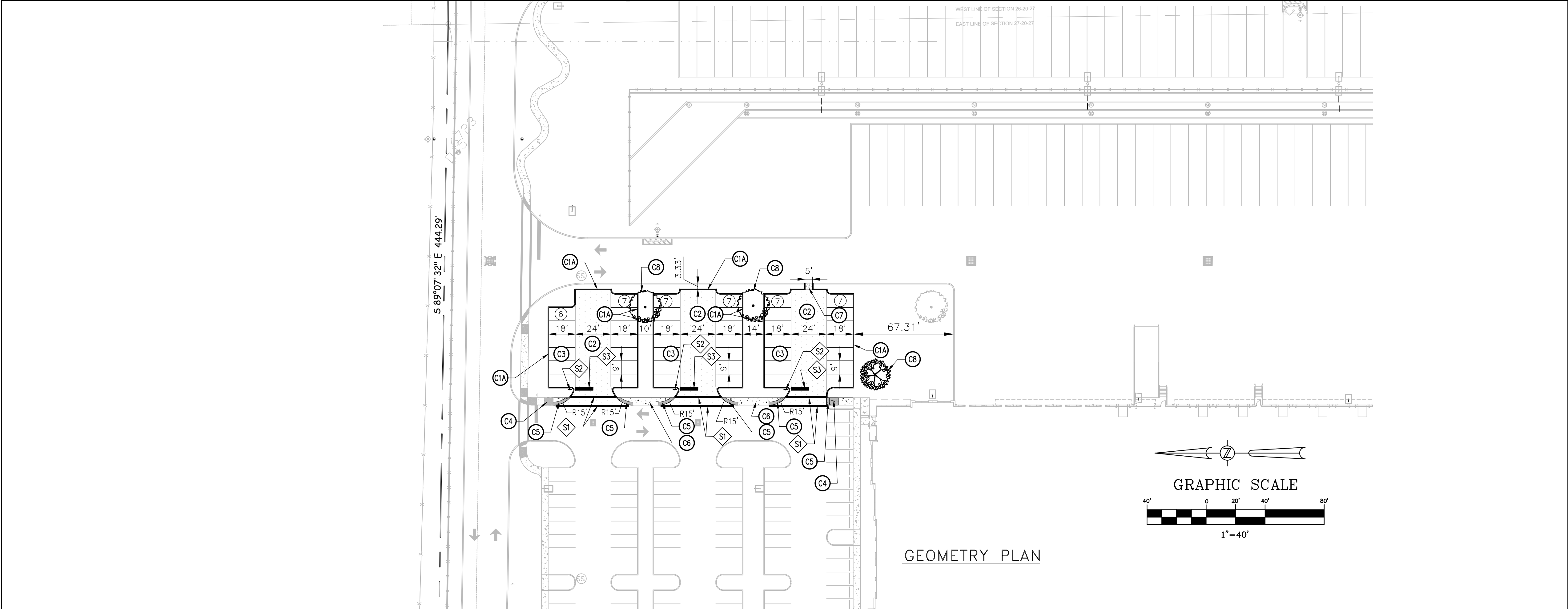
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN AND NOTES			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

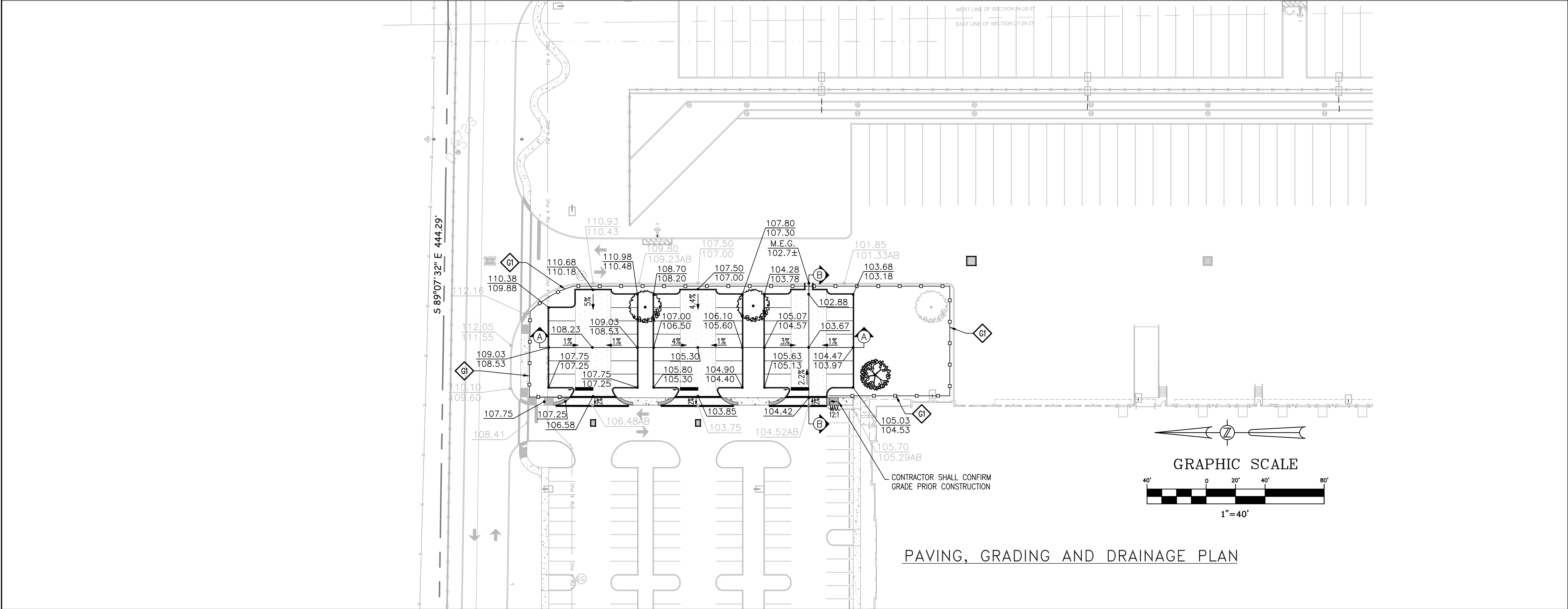
PROJECT NO.	24-047
SCALE	NOTED
DATE	AUGUST 14, 2024
SHEET NO.	C-4
SHEET 7	OF 10



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEGALL, P.E. ON AUGUST 14, 2024 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.
9/20/2024



GEOMETRY PLAN



PAVING, GRADING AND DRAINAGE PLAN

SITE STRIPING & SIGNAGE KEYNOTES

- S1. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S2. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S3. 24" THERMOPLASTIC STOP BAR.
- S4. YIELD HERE TO PEDESTRIAN SIGN.
- S5. YIELD LINE MARKING PAVEMENT.
- S6. HEAVY DUTY (H-20 RATED) SPEED HUMP - YELLOW/BLACK.

SITE CONSTRUCTION KEYNOTES

- C1A. 6" HEAD CURB, TYPICAL.
- C1B. 3' TRANSITION CURB.
- C2. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
- C3. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
- C4. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
- C5. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
- C6. CONCRETE SIDEWALK, TYPICAL.
- C7. 6", 3,000 PSI CONCRETE FLUME.
- C8. RELOCATED TREE.

GRADING KEYNOTES

- G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.

ACCESSIBILITY NOTE:

ACCESSIBLE RAMPS WITH DETECTABLE WARNING SHALL BE PROVIDED AT ALL SIDEWALKS CROSSING ROADWAYS OR DRIVEWAYS. A MINIMUM OF 1% AND A MAXIMUM OF 2% CROSS SLOPE SHALL BE PROVIDED FOR ALL CROSSWALKS.

EROSION CONTROL NOTE:

PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP.

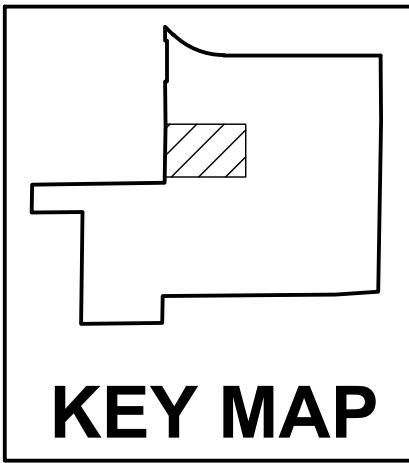
UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF THE SITE, ALL EROSION CONTROL MEASURES AND SEDIMENT BARRIERS SHALL BE REMOVED.

SIDEWALK AND CURB RAMP REQUIREMENTS:

- SIDEWALK REQUIREMENTS:
- THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%.
 - IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.
- SIDEWALK CURB RAMP REQUIREMENTS:
- A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
 - THE CROSS SLOPE MUST NOT EXCEED 2%.
 - THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
 - THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

NOTE:

CONTRACTOR SHALL CONFIRM AS-BUILT GRADES AT CRITICAL TIE POINT LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES, WHICH MAY REQUIRE DESIGN ADJUSTMENTS.



24/09/2024	PER CITY OF APOPKA DRC COMMENTS DATED 09/16/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

MINOR DEVELOPMENT PLAN
ADVENTHEALTH PARKING ADDITION
ORLANDO APOPKA COMMERCE CENTER - BUILDING 1
5050 WESLEY ROAD, APOPKA, FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE GEOMETRY, PAVING, GRADING, AND DRAINAGE PLAN (1 OF 2)

DESIGNED BY SJS
DRAWN BY JT
CHECKED BY SJS
APPROVED BY SJS

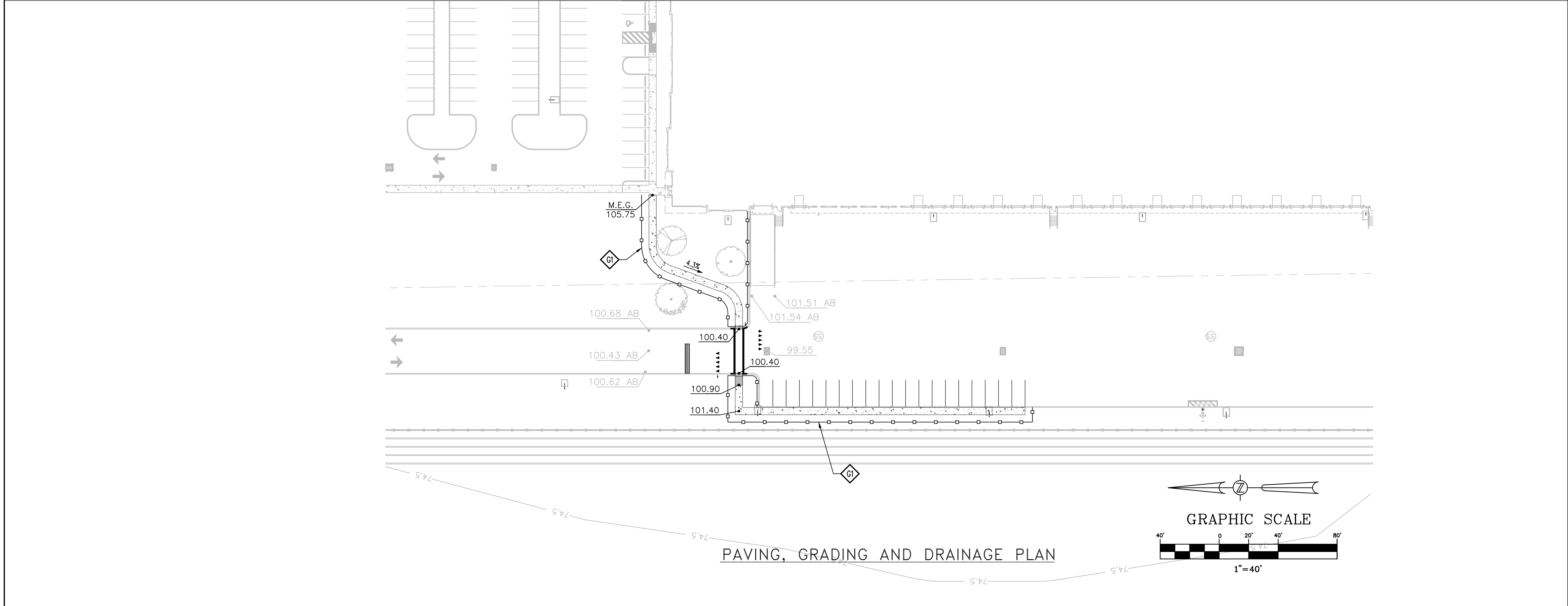
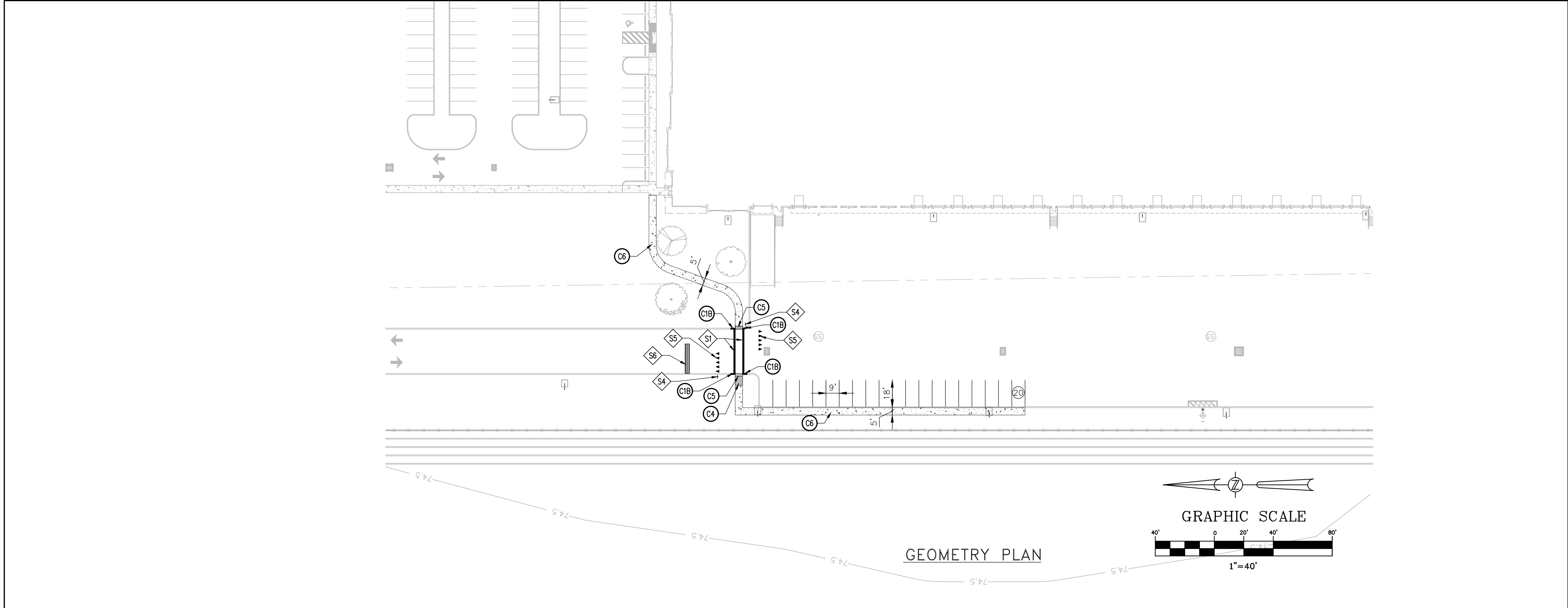
PROJECT NO.	24-047
SCALE	1"=40'
DATE	AUGUST 14, 2024
SHEET NO.	C-4A
SHEET	8 OF 10



9/20/2024

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E., ON AUGUST 14, 2024 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.



SITE STRIPING & SIGNAGE KEYNOTES

- S1. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
S2. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
S3. 24" THERMOPLASTIC STOP BAR.
S4. YIELD HERE TO PEDESTRIAN SIGN.
S5. YIELD LINE MARKING PAVEMENT.
S6. HEAVY DUTY (H-20 RATED) SPEED HUMP - YELLOW/BLACK.

SITE CONSTRUCTION KEYNOTES

- C1A. 6" HEAD CURB, TYPICAL.
C1B. 3' TRANSITION CURB.
C2. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
C3. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
C4. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
C5. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
C6. CONCRETE SIDEWALK, TYPICAL.
C7. 6", 3,000 PSI CONCRETE FLUME.
C8. RELOCATED TREE.

GRADING KEYNOTES

- G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.

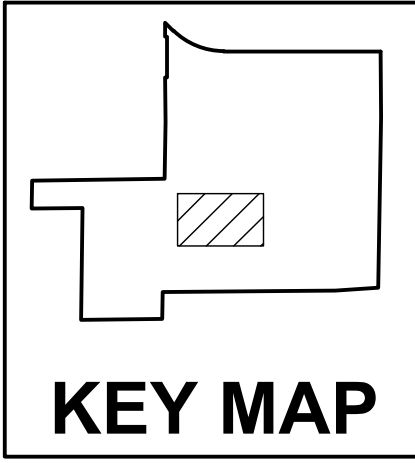
ACCESSIBILITY NOTE:
ACCESSIBLE RAMPS WITH DETECTABLE WARNING SHALL BE PROVIDED AT ALL SIDEWALKS CROSSING ROADWAYS OR DRIVEWAYS. A MINIMUM OF 1% AND A MAXIMUM OF 2% CROSS SLOPE SHALL BE PROVIDED FOR ALL CROSSWALKS.

EROSION CONTROL NOTE:
PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP.
UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF THE SITE, ALL EROSION CONTROL MEASURES AND SEDIMENT BARRIERS SHALL BE REMOVED.

SIDEWALK AND CURB RAMP REQUIREMENTS:
SIDEWALK REQUIREMENTS:
- THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%.
- IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.

SIDEWALK CURB RAMP REQUIREMENTS:
- A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
- THE CROSS SLOPE MUST NOT EXCEED 2%.
- THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
- THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

NOTE:
CONTRACTOR SHALL CONFIRM AS-BUILT GRADES AT CRITICAL TIE POINT LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES, WHICH MAY REQUIRE DESIGN ADJUSTMENTS.



24/09/2024	PER CITY OF APOPKA DRC COMMENTS DATED 09/16/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

MINOR DEVELOPMENT PLAN
ADVENTHEALTH PARKING ADDITION
ORLANDO APOPKA COMMERCE CENTER - BUILDING 1
5050 WESLEY ROAD, APOPKA, FLORIDA

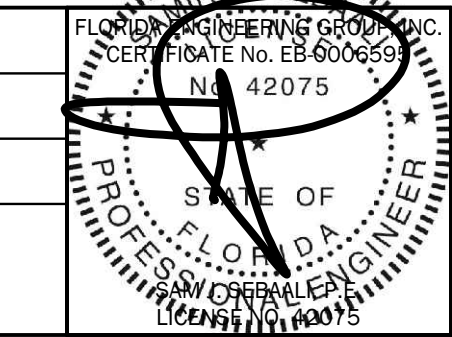
FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE GEOMETRY, PAVING, GRADING,
AND DRAINAGE PLAN (2 OF 2)

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
--------------------	----------------	-------------------	--------------------

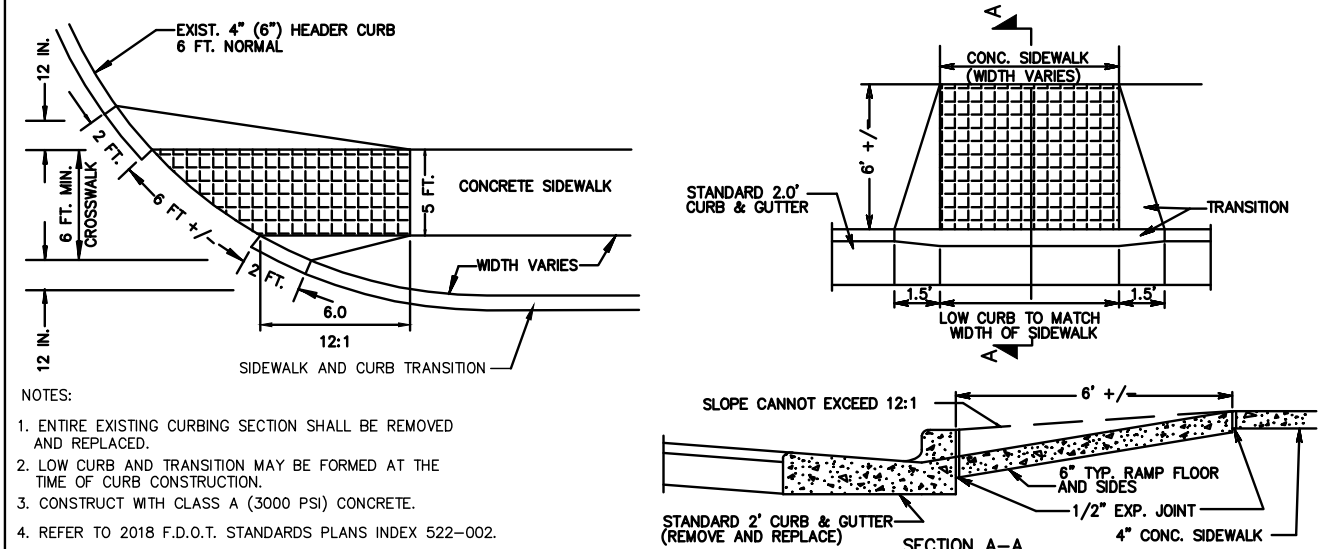
PROJECT NO.	24-047
SCALE	1"=40'
DATE	AUGUST 14, 2024
SHEET NO.	C-4B
SHEET	9 OF 10



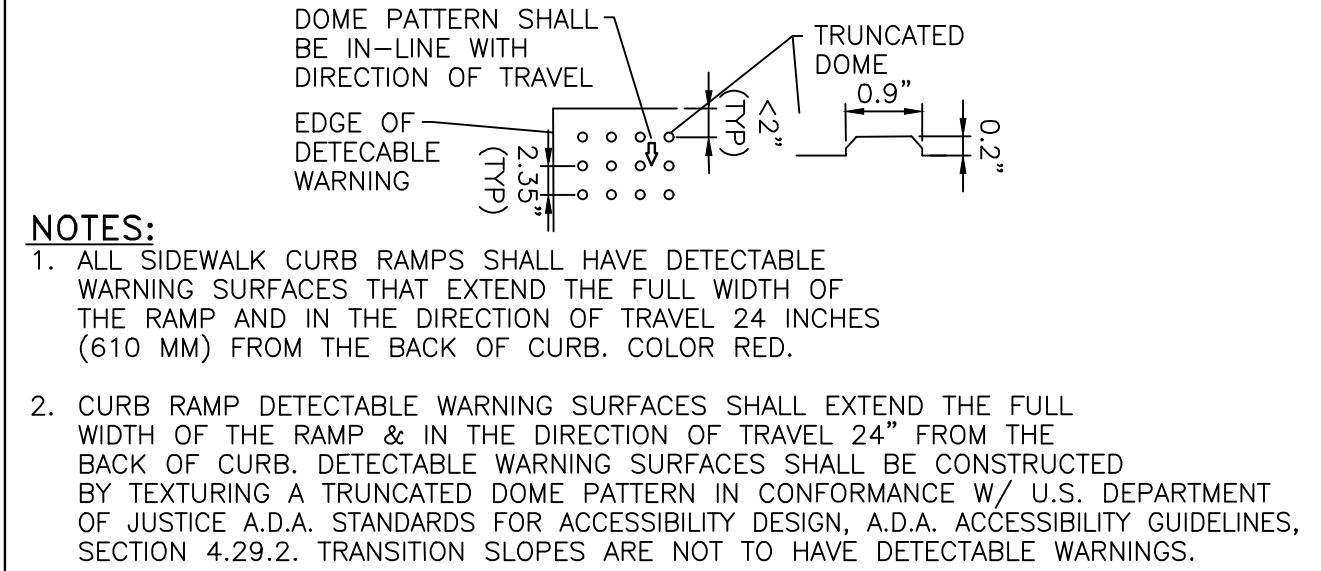
9/20/2024

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E. ON AUGUST 14, 2024 USING A DIGITAL SIGNATURE.

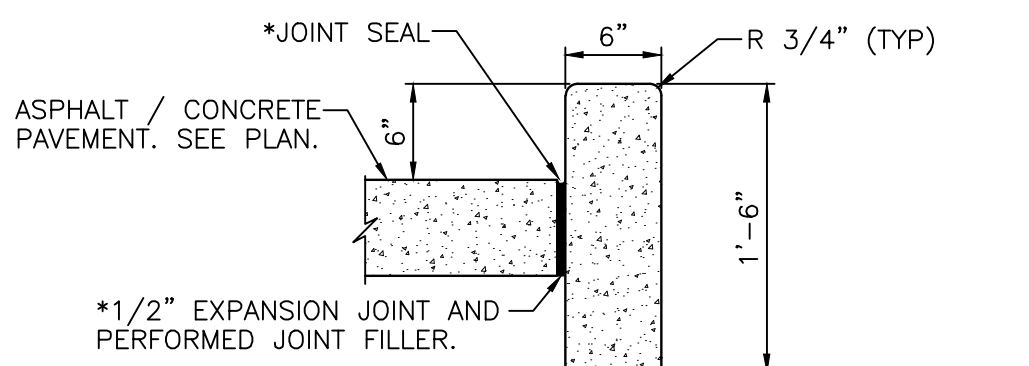
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



1
C-5
WHEELCHAIR RAMP-STRAIGHT
N.T.S.
SW-HC-RAMP-FDOT-DET.dwg

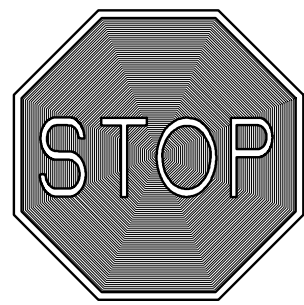


2
C-5
CURB RAMP DETECTABLE WARNING DETAIL
NOT TO SCALE



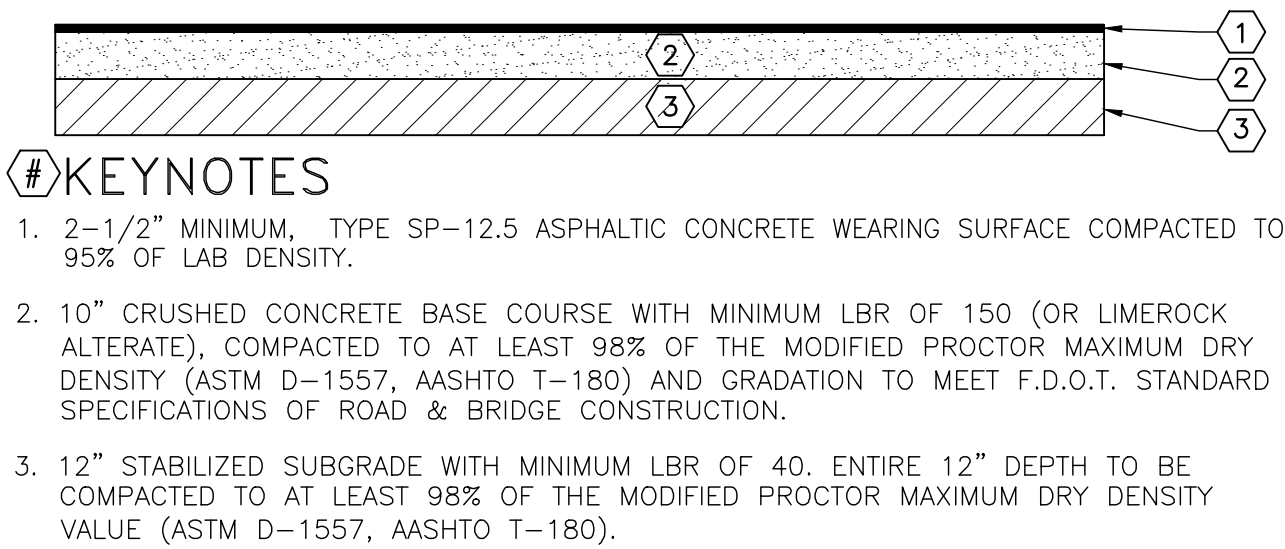
1. PROVIDE 1/8" CONTROL JOINTS @ 10' O.C.
2. * PROVIDE EXPANSION JOINT WHERE CONCRETE CURB ABUTS CONCRETE PAVEMENT, CURB AND ANY FIXED STRUCTURE.

3
C-5
HEAD CURB
SCALE 1" = 1'
CURB-HEAD-DET.dwg

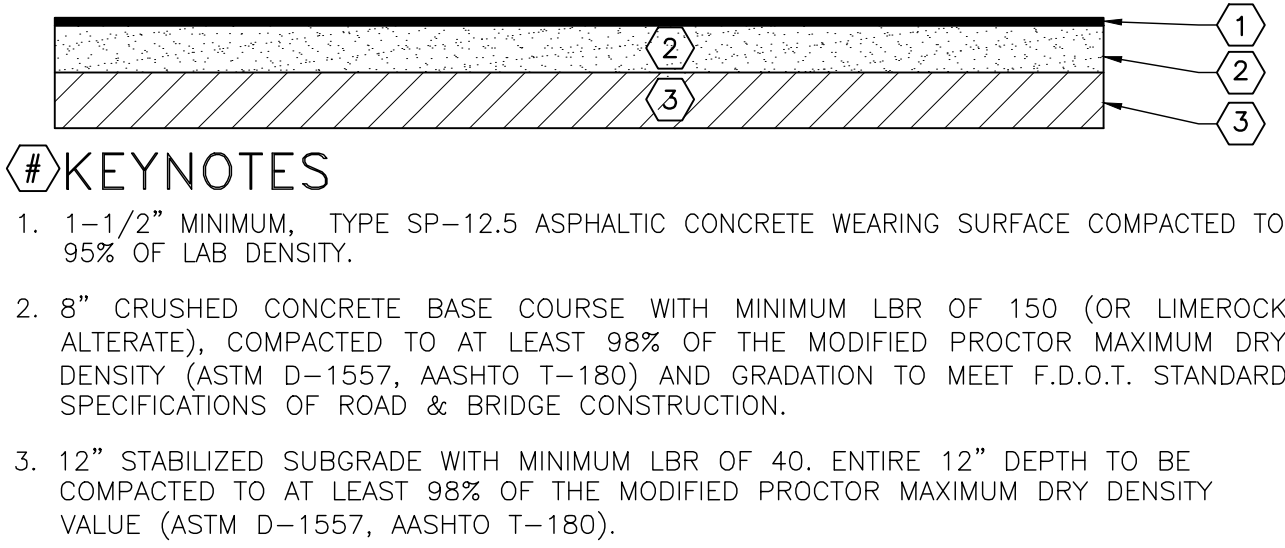


30" HIGH INTENSITY REFLECTORIZED MATERIAL REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION

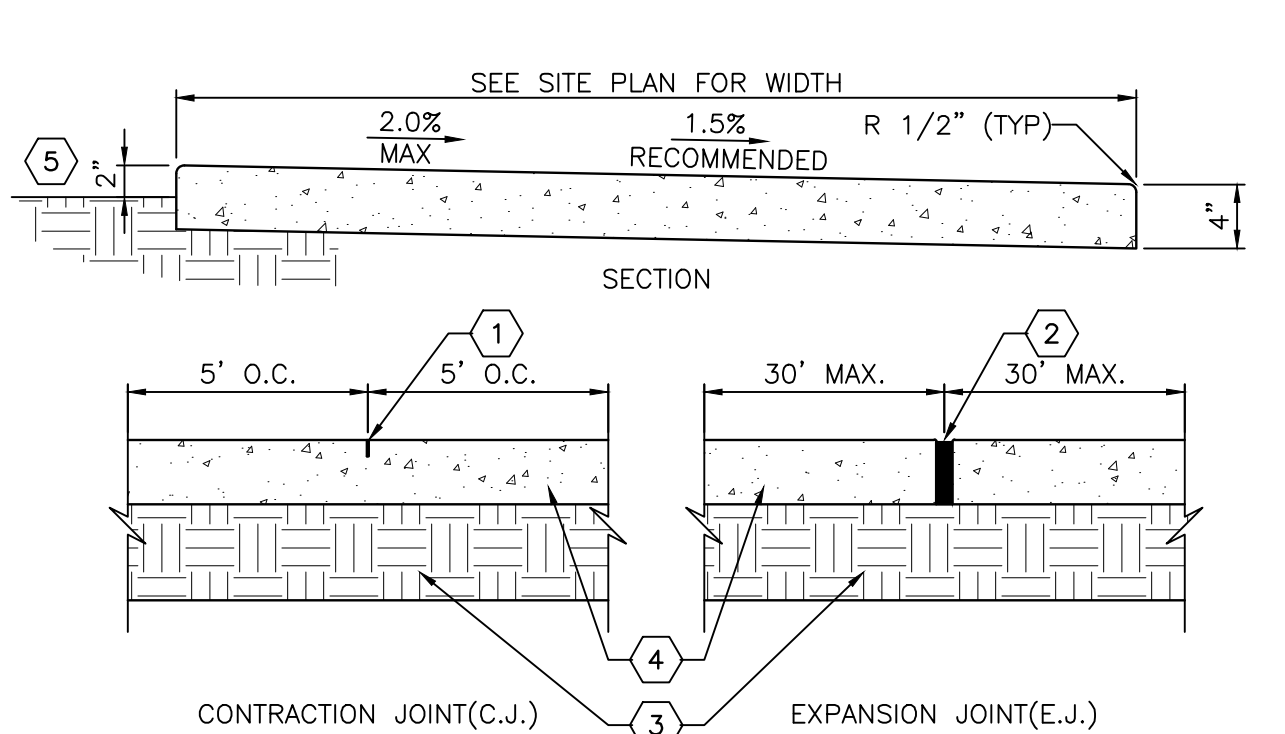
4
C-5
R1-1 STOP SIGN DETAIL
NOT TO SCALE
SIGN-STOP-DET.dwg



5
C-5
ASPHALT PAVING HEAVY DUTY SECTION
NOT TO SCALE

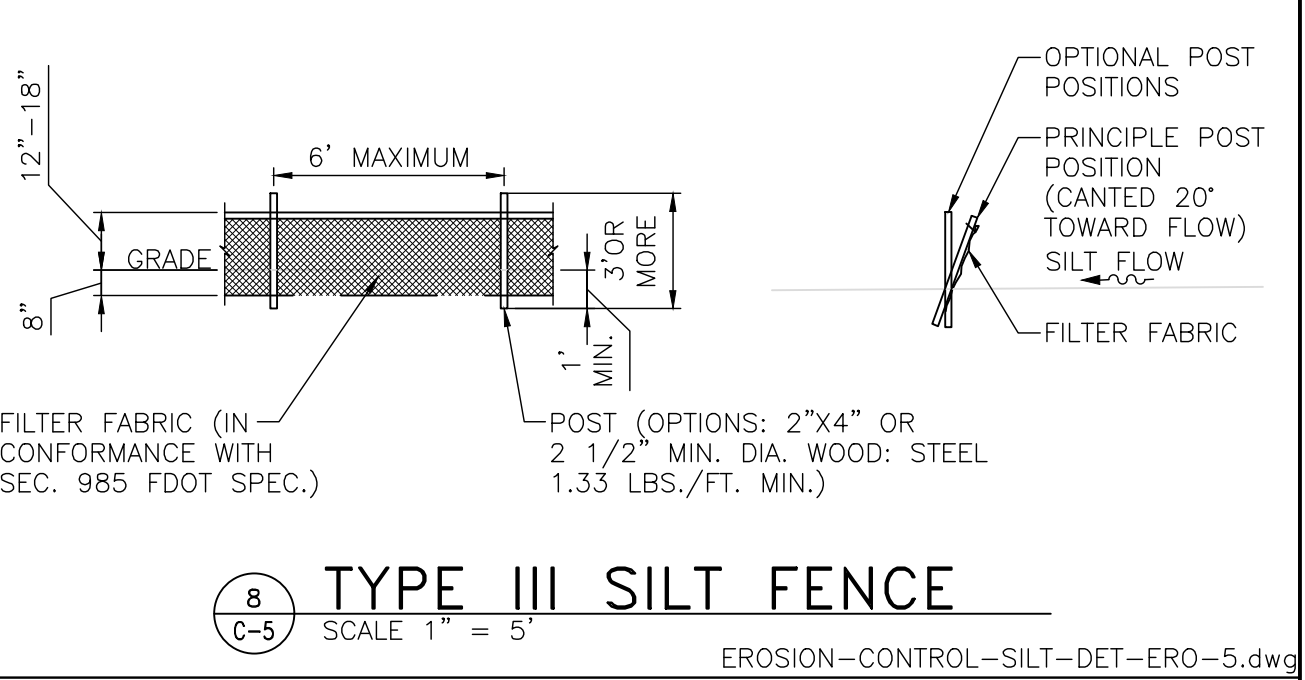


6
C-5
ASPHALT PAVING LIGHT DUTY SECTION
NOT TO SCALE

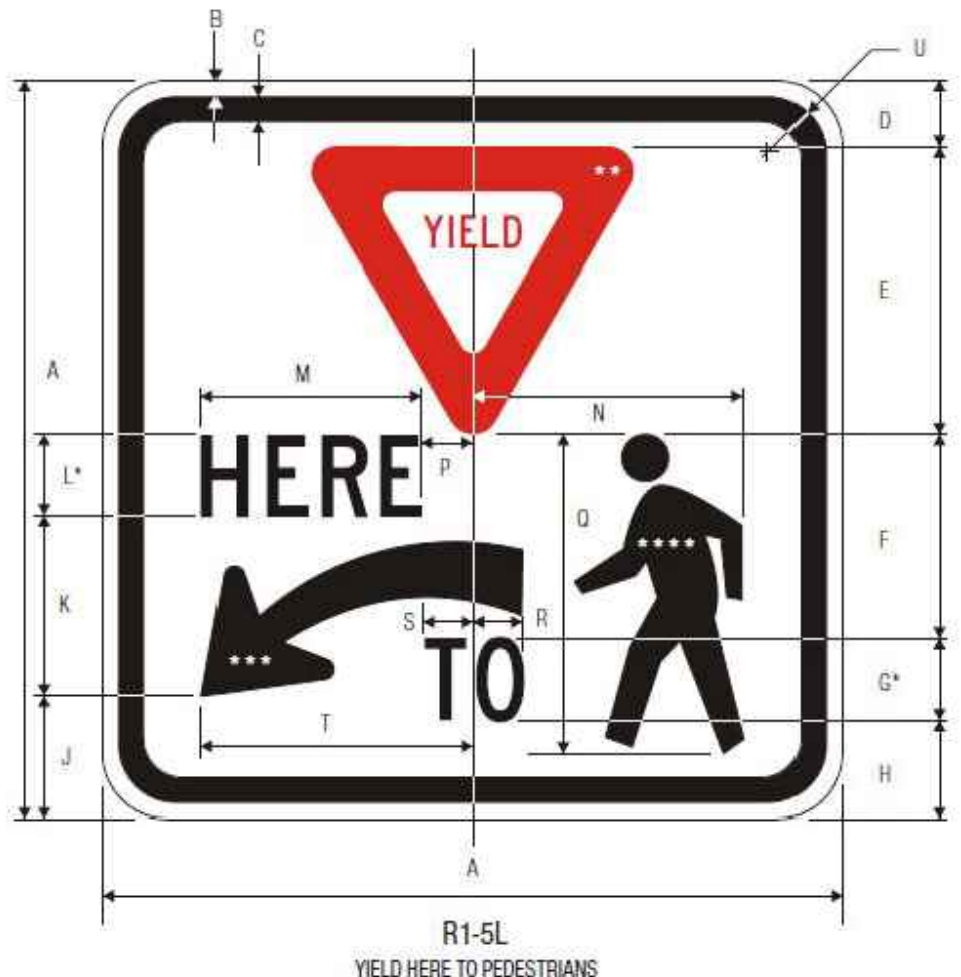


1. 1" DEEP 1/8"R TOOLED JOINT.
2. PREMOLDED EXPANSION JOINT FILLER STRIP & JOINT SEALER W/1/8"R TOOLED EDGES.
3. 6" COMPACTED SUBGRADE
4. 3000 P.S.I. CONC. W/FIBER MESH(TYP)
5. FINISHED GRADE (TYP.)
6. SIDEWALK SHALL BE PICTURE FRAME WITH BROOM FINISH.

7
C-5
CONCRETE SIDEWALK
SCALE 1" = 1'
SW-CONC-PS-PLAN.DWG



8
C-5
TYPE III SILT FENCE
SCALE 1" = 5'
EROSION-CONTROL-SILT-DET-ERO-5.dwg



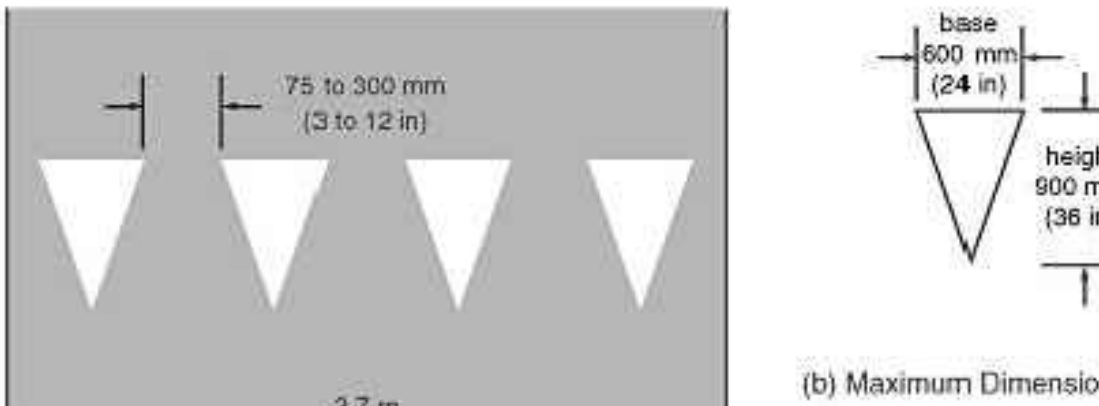
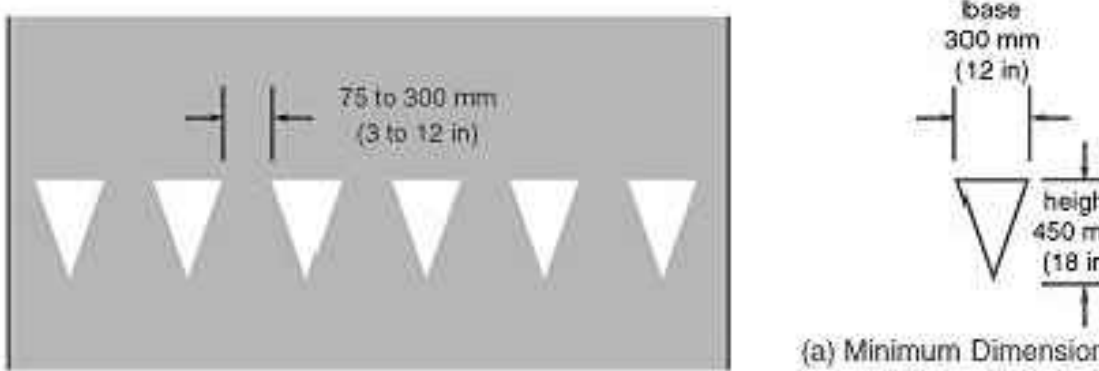
A	B	C	D	E	F	G	H	J	K	L
18	.375	.625	1.625	7	5	2 C	2.375	3	4.375	2 C
30	.5	.75	2.75	11.5	8.5	3 C	4.25	5	7.25	3 C
36	.625	.875	3.25	14	10	4 C	4.75	6	8.75	4 C

M	N	P	Q	R	S	T	U
5.364	6.605	1.240	7.805	1.220	1.220	6.605	1.5
8.061	11	2	13	1.820	1.820	11	1.875
10.728	13.21	2.48	15.61	2.44	2.44	13.21	2.25

COLORS: LEGEND & ARROW - BLACK
PED SYMBOL - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)
YIELD SYMBOL - RED (RETROREFLECTIVE)

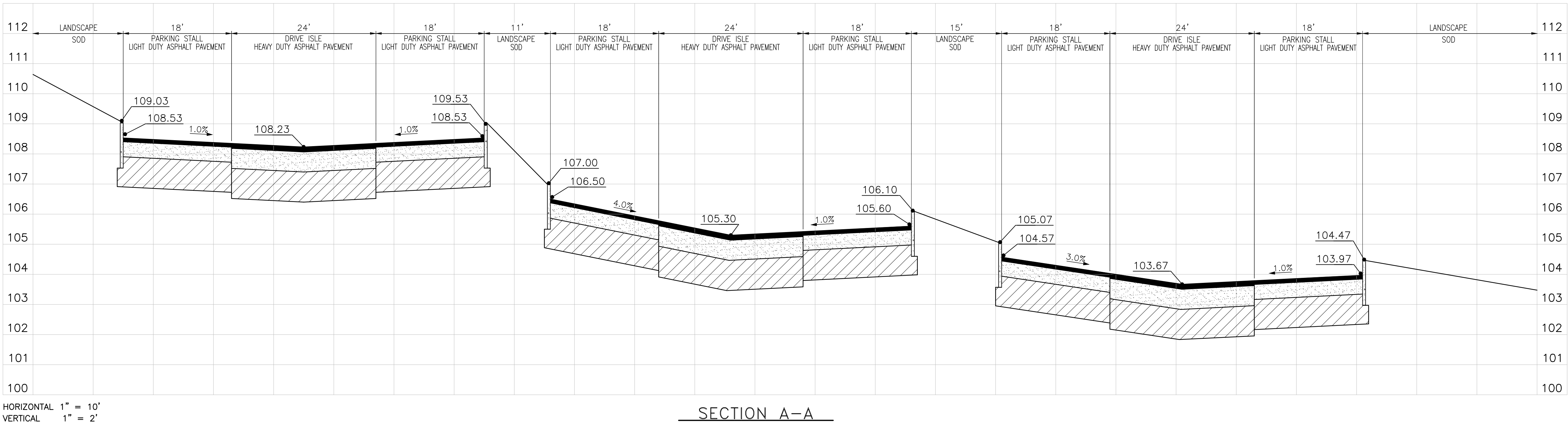
XXX

9
C-5
YIELD HERE TO PEDESTRIAN SIGN
N.T.S.



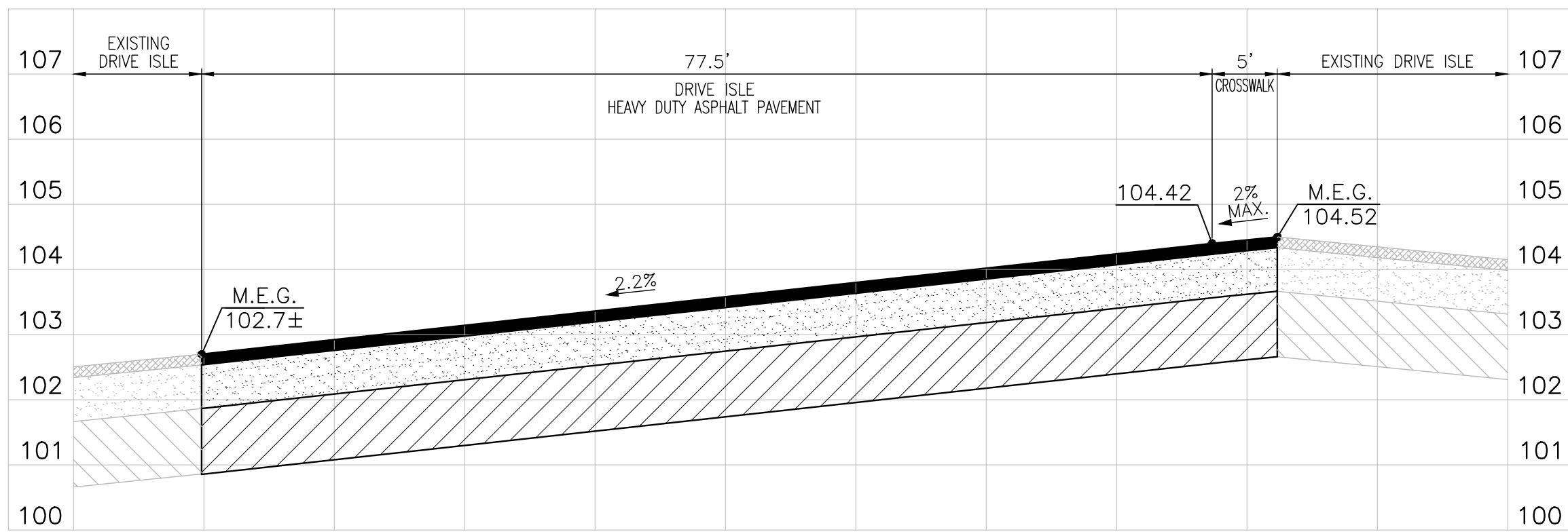
Notes:
Triangle height is equal to 1.5 times the base dimension.
Yield lines may be smaller than suggested when installed on much narrower, slow-speed facilities such as shared-use paths.

10
C-5
YIELD LINE MARKING PAVEMENT
N.T.S.



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION A-A



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION B-B

24/09/2024	PER CITY OF APOPKA DRC COMMENTS DATED 09/16/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

MINOR DEVELOPMENT PLAN
ADVENTHEALTH PARKING ADDITION
ORLANDO APOPKA COMMERCE CENTER - BUILDING 1
5050 WESLEY ROAD, APOPKA, FLORIDA

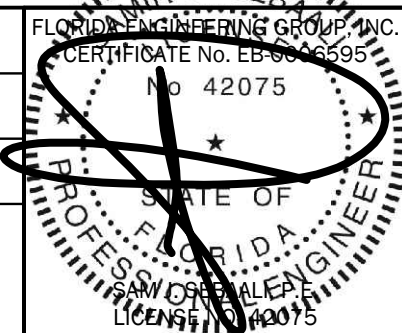


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE CONSTRUCTION DETAILS AND CROSS SECTIONS

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
--------------------	----------------	-------------------	--------------------

PROJECT NO. 24-047
SCALE NOTED
DATE AUGUST 14, 2024
SHEET NO. C-5
SHEET 10 OF 10



9/20/2024

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E., ON AUGUST 14, 2024 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.

Construction Site Plan for

If you require further clarification of what this document represents, please contact the ADA Coordinator of City of Annapolis at 407-703-1700.

Legal Description:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING DESCRIBED AS FOLLOWS:

[illegible]

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 19.906 ACRES MORE OR LESS.

Utility Providers

Electric	Telephone:	Water, Sewer and Reuse:
Duke Energy	AT&T	City of Apopka
4500 W. Highway 17 Rd.	10000 Highway 17, Suite 100	726 E. Central St.
Winter Garden, FL 34787	Orlando, FL 32805	Apopka, FL 32701
407.629.1010	407.351.7100	407.703.1731
CATV:	Gas:	Solid Waste, Fire and Police Protection:
Spectrum Network	Apopka Natural Gas	City of Apopka
100 W. Hwy. 57	38 N. Palm Ave.	726 E. Central St.
Sanford, FL 32777	Apopka, FL 32705	Apopka, FL 32701
321.895.9381	407.656.2734	407.703.1731

Consultants

Civil Engineer	POULOS & BENNETT, LLC	Surveyor	Environmental
2002 E. Livingston St. Orlando, FL 32803 407.487.3394	2100 Alafaya Trail Orlando, FL 32765 407.542.4907	PREC Surveying and Mapping, LLC Bio-Tech Consulting Inc. 3025 East South Street Orlando, FL 32803 407.894.5969	

Geotechnical Engineer:
Universal Engineering Sciences
3532 Magpie Boulevard
Orlando, FL 32811
407 423-1904

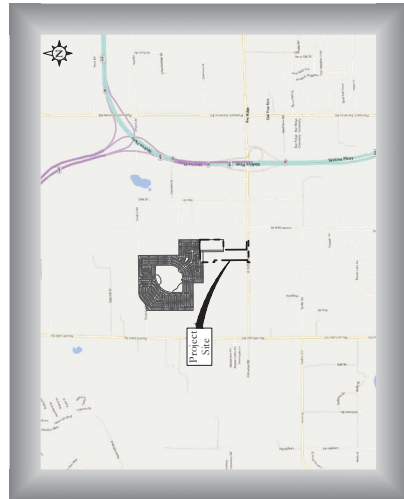
Landscape Architect:
Bonnett Design Group, LLC
490 S Orlando Ave. Suite 201
Maitland, FL 32751
407 (22) 1588

Transportation:
TMC Traffic & Mobility Consultants
3101 Magpie Boulevard, Suite 205
Orlando, FL 32803
407 531-5332

Geotechnical Engineer:
Universal Engineering Sciences
3532 Magpie Boulevard
Orlando, FL 32811
407 423-1904

Landscape Architect:
Bonnett Design Group, LLC
400 S Orlando Ave. Suite 201
Maitland, FL 32751
407 (22) 1588

Transportation:
TMC Traffic & Mobility Consultants
3101 Magpie Boulevard, Suite 205
Orlando, FL 32803
407 531-5332



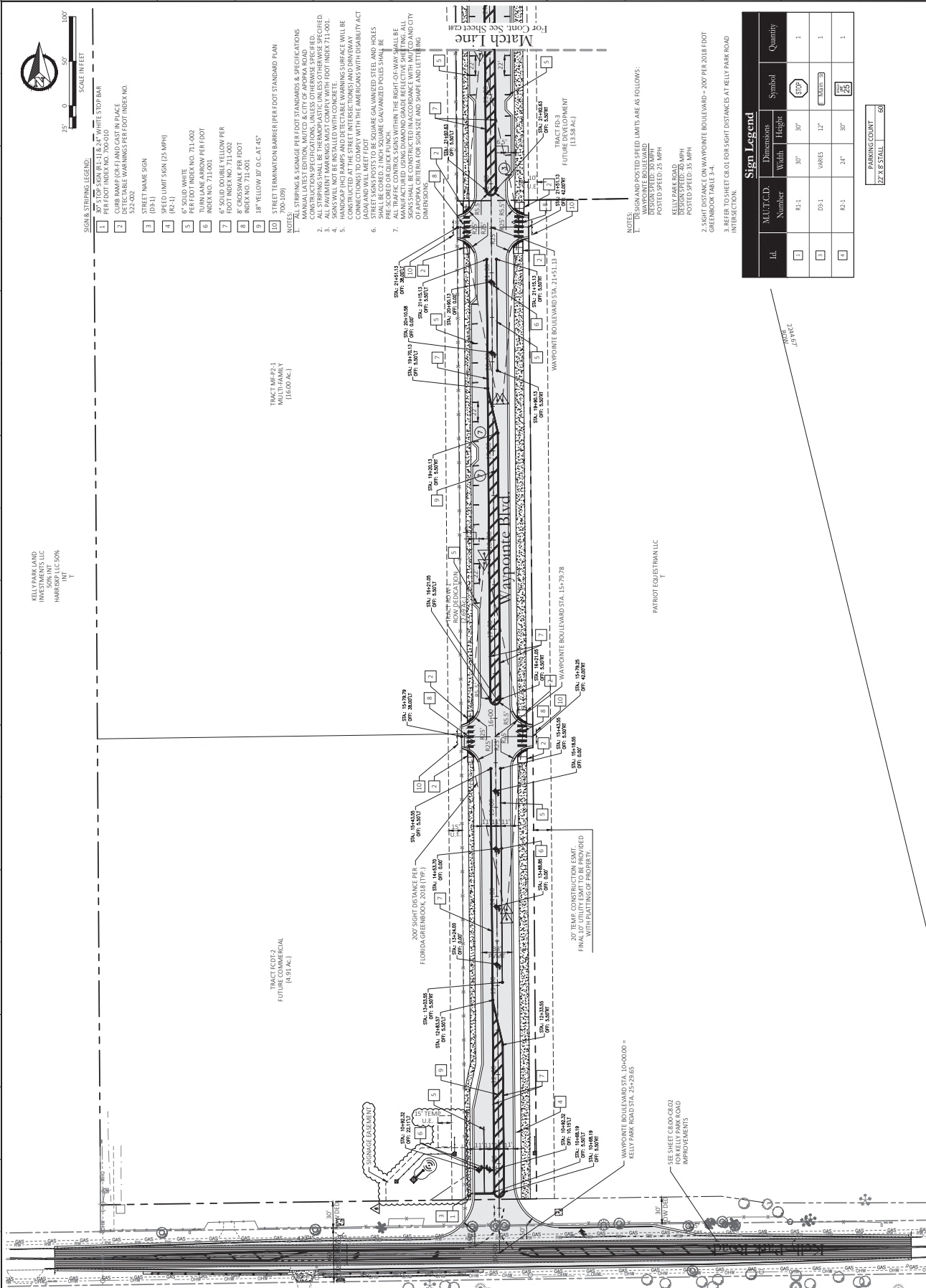
Vicinity Map
Scale: 1" = 3,000'

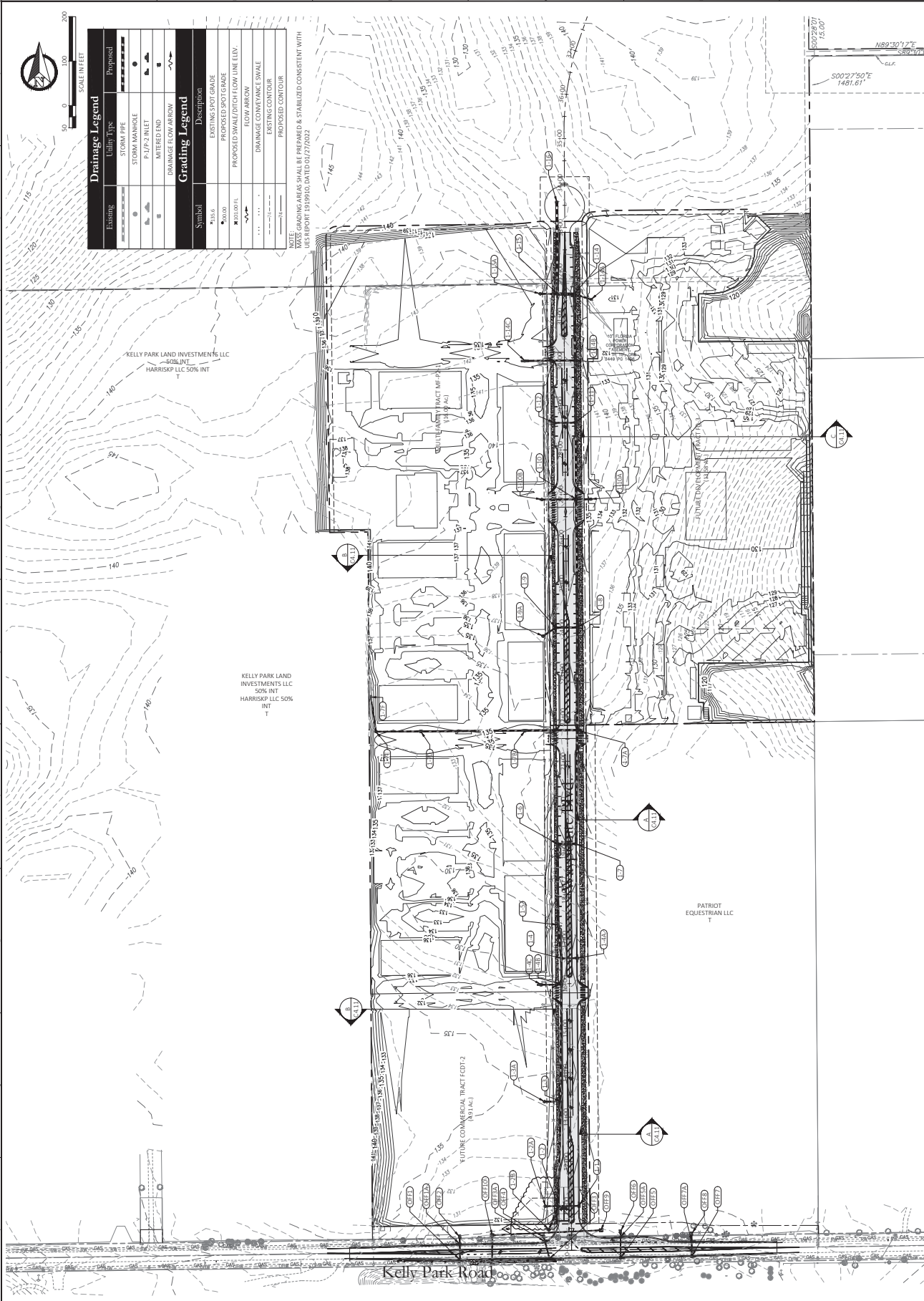
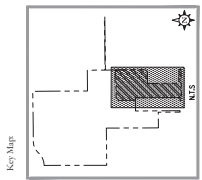
[illegible][illegible]

This item has been electronically signed and sealed by Marc Daniel Smith

POULOS & BENNETT

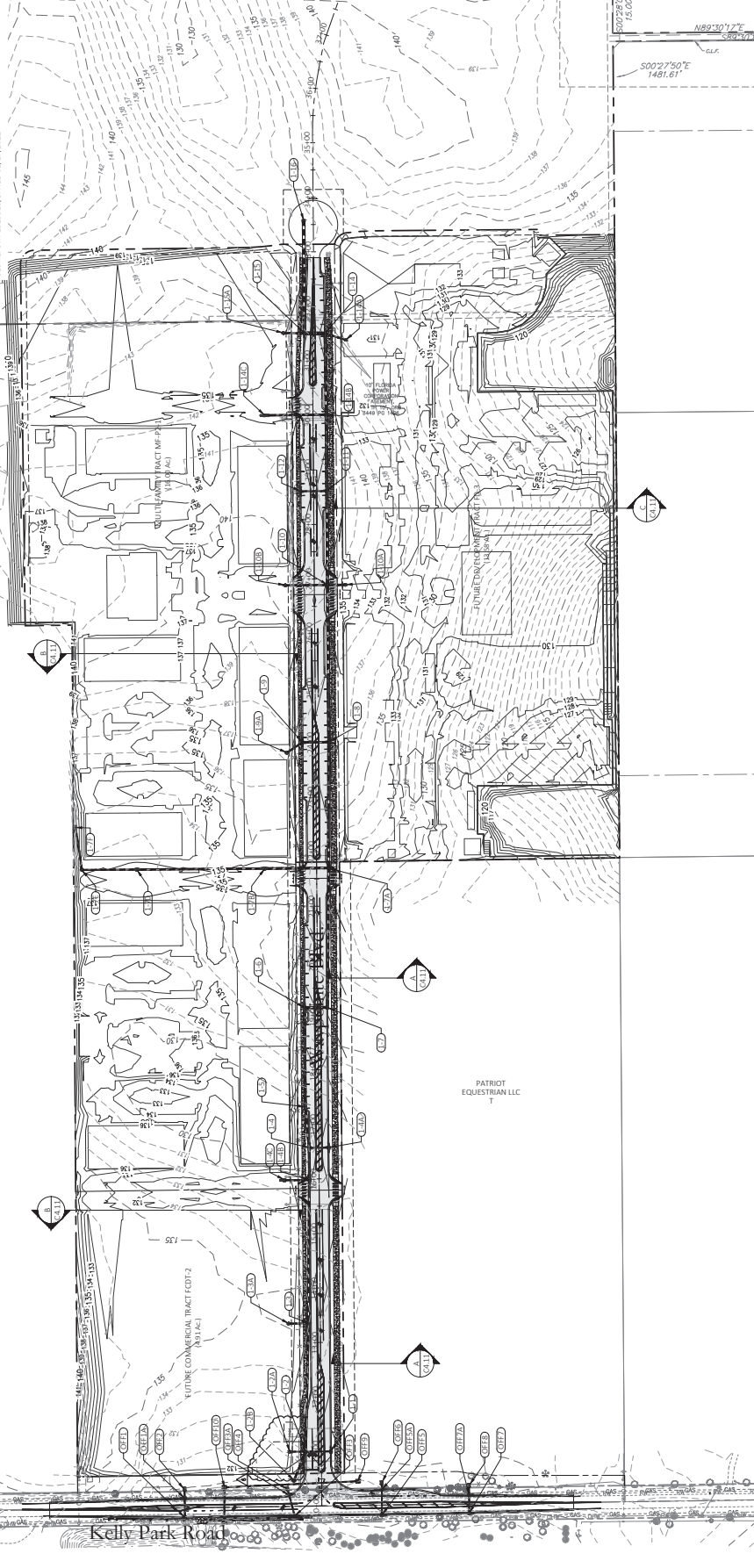
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No. 21-077R





Drainage Legend	
Existing	Proposed
STORM PIPE	STORM PIPE
24" P2 INLET	24" P2 INLET
24" P2 END	24" P2 END
24" P2 END	24" P2 END
Grading Legend	
Symbol	Description
EXISTING SPOT GRADE	EXISTING SPOT GRADE
PROPOSED SPOT GRADE	PROPOSED SPOT GRADE
PROPOSED SWALE/DITCH FLOW LINE ELEV.	PROPOSED SWALE/DITCH FLOW LINE ELEV.
FLOW ARROW	FLOW ARROW
DRAINAGE CONVEYANCE SWALE	DRAINAGE CONVEYANCE SWALE
EXISTING CONTOUR	EXISTING CONTOUR
PROPOSED CONTOUR	PROPOSED CONTOUR

NOTE:
MASS GRADING AREAS SHALL BE PREPARED & STABILIZED CONSISTENT WITH
FLORIDA DEPT. OF TRANSPORTATION 11-255.01 AND 11-27.01



Kelly Park Road

KELLY PARK LAND INVESTMENTS LLC
50% INT
HARRISKP LLC 50% INT

PATRIOT EQUESTRIAN LLC

FUTURE COMMERCIAL TRACT FCDT-2
(AS APPLICABLE)

KELLY PARK LAND INVESTMENTS LLC
50% INT
HARRISKP LLC 50% INT

NOTE:
MASS GRADING AREAS SHALL BE PREPARED & STABILIZED CONSISTENT WITH
FLORIDA DEPT. OF TRANSPORTATION 11-255.01 AND 11-27.01

CROSSROADS AT KELLY PARK PHASE I-MASTER INFRASTRUCTURE & MASS GRADING

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
OVERALL GRADING
& DRAINAGE PLAN

Sheet No:
C4.00



DATE: September 18, 2024
MARK DENNIS STEINHLBER
FL No. 5778
MECHANICAL ENGINEERING

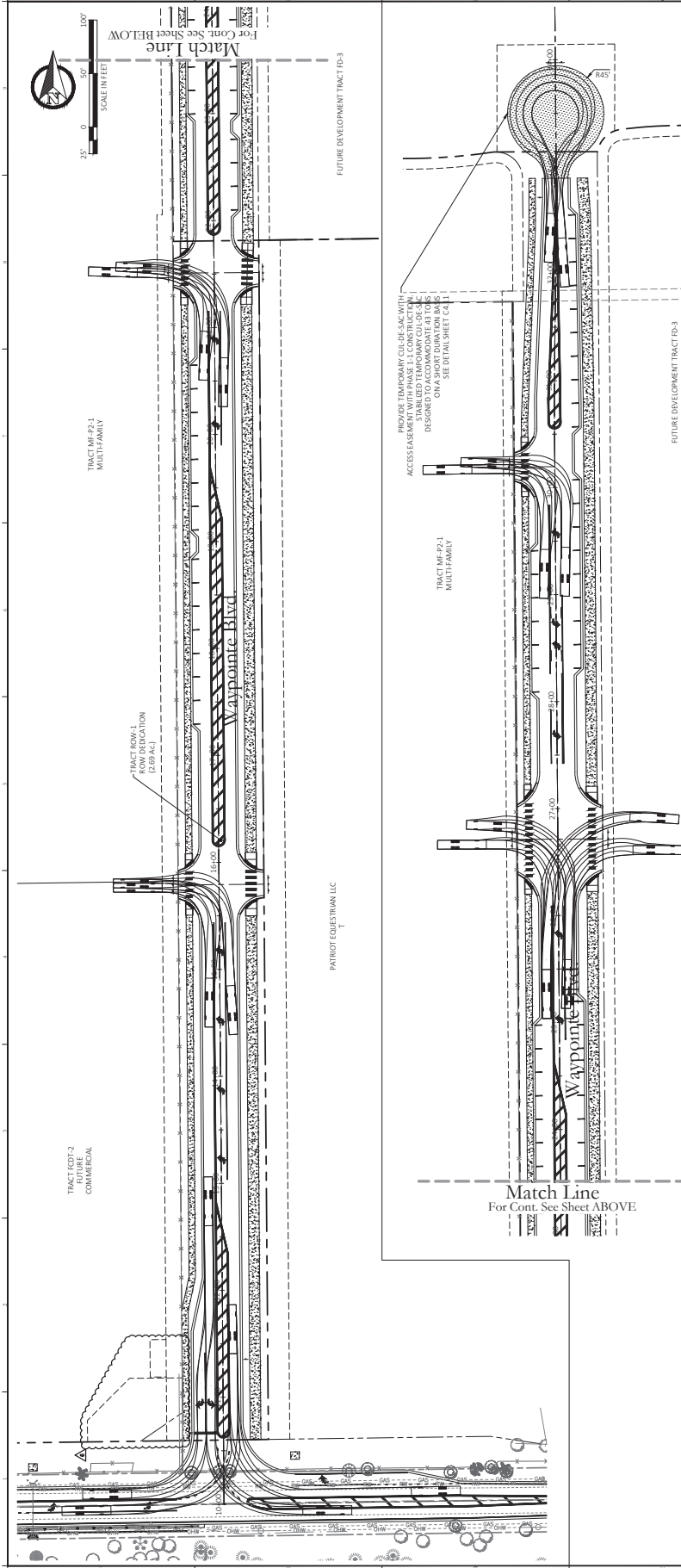
POULOS & BENNETT

Poulos & Bennett, LLC
3902 E. Progress St., Orlando, FL 32803
Tel: 407.455.1100
Fax: 407.455.1101
E-mail: info@poulosandbennett.com
Lic. No. 28607

This plan has been prepared by Poulos & Bennett, LLC, a professional engineering firm, and is subject to the terms and conditions of the contract between Poulos & Bennett, LLC and the City of Apopka, Florida. The City of Apopka, Florida, is the owner of this plan and is responsible for its use and distribution. Poulos & Bennett, LLC is not responsible for any errors or omissions in this plan.



NOTES:
1. AT THE TIME OF PLATTING A 10' WIDE DRAINAGE & UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT OF WAY.
2. ALL UTILITIES INCLUDING PUMP STATION(S) APPLICABLE LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.

[illegible]

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
**FIRE
ACCESS
PLAN**

Sheet No.:



This form has been electronically signed and sealed by Marc Christl, D-16 on the blue adjacent to the seal using a SAK authentication code. Printed copies of data in current are not considered signed and sealed and the

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Lic. Bus. No. 28567

[illegible]

THE FIRE PROHIBITS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF ADOPIA LAND DEVELOPMENT CODE AND THE EFFC 7TH EDITION AND NFPA 1 (2018) WITH FLORIDA AMENDMENTS.

THE FIRE ACCESS SHALL BE PROVIDED FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ALWAYS HAVE BEEN DESIGNED FOR THE ACCESS WHERE REQUIRED. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 38 OF THE EFFC 7TH EDITION AND NFPA 1 (2018) WITH FLORIDA AMENDMENTS.

THE FIRE PROHIBITS SHALL BE PROVIDED FOR EACH DETACHED ONE- AND TWO- FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:

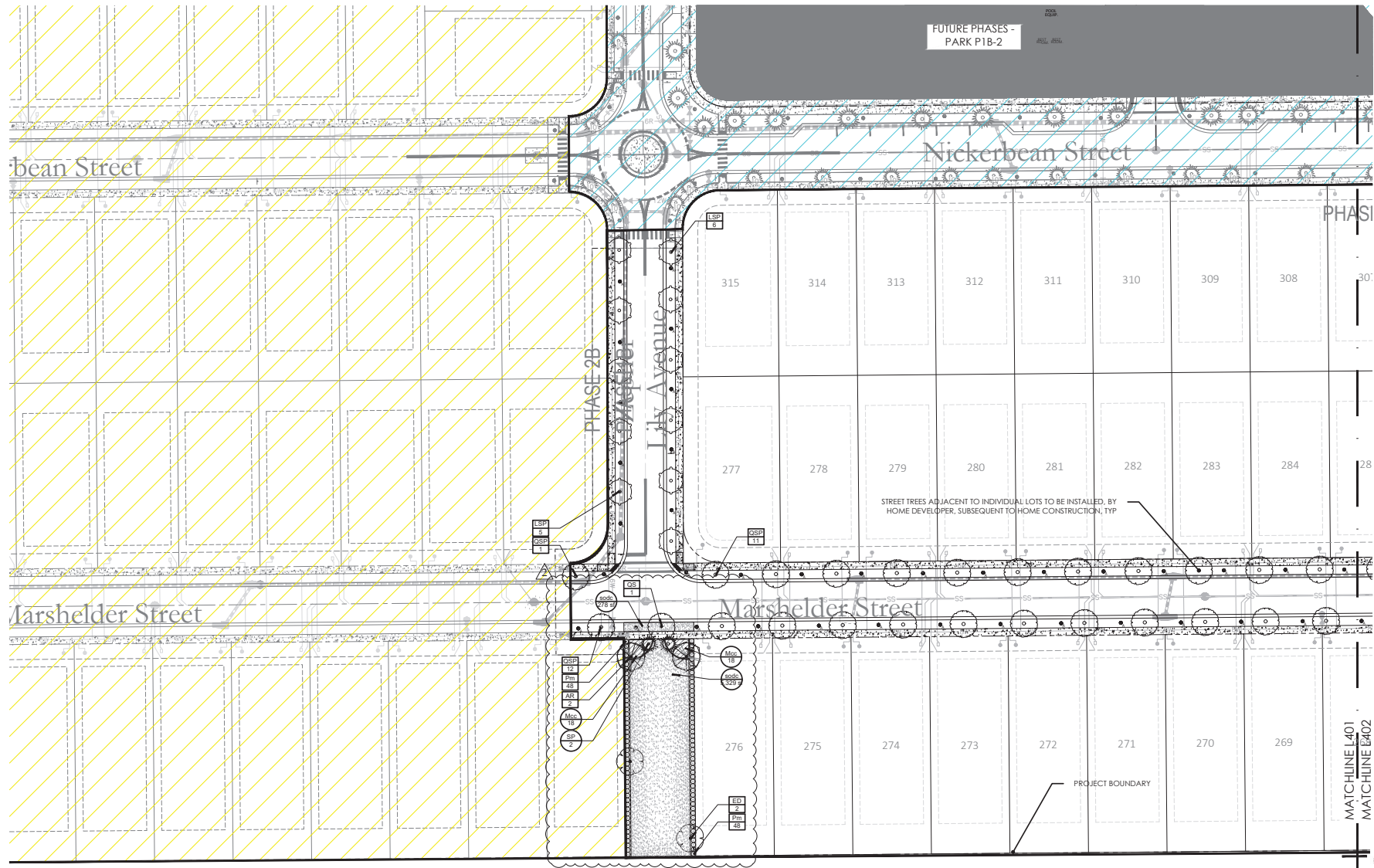
- (1) THE MAINTENANCE DISTANCE TO A FIRE PROHIBIT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 500 FEET.
- (2) THE MAINTENANCE DISTANCE TO A FIRE PROHIBIT FROM THE CLOSEST POINT OF EACH ONE- AND TWO- FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
 - (1) THE MAINTENANCE DISTANCE TO A FIRE PROHIBIT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 400 FEET.
 - (2) THE MAINTENANCE DISTANCE BETWEEN FIRE PROHIBITS SHALL NOT EXCEED 500 FEET.

NEEDED FIRE FLOW FOR SINGLE FAMILY RES. DWELLINGS SHALL BE AS FOLLOWS: HOMES, 500 GPM; OR LESS, 1,000 GPM; HOMES EXCEEDING 5,000 GPM. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 38.4.2.1 OF THE EFFC 7TH EDITION AND NFPA 1 (2018) WITH FLORIDA AMENDMENTS. REDUCTION OF FIRE FLOW MAY BE ALLOWED IF DWELLINGS IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FIRE FLOW BE LESS THAN 500 GPM/38.4.5 OF THE EFFC 7TH EDITION AND NFPA 1 (2018) WITH FLORIDA AMENDMENTS.

DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER FOR THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER EFFC 7TH EDITION AND NFPA 1 (2018) WITH FLORIDA AMENDMENTS.

ALL PERIMETER BUILDING STRUCTURES SHALL BE LOCATED ON LOTS SUCH THAT THE FIRE DEPARTMENT ACCESS ROAD IS WITHIN 50 FT. OF AN EXTERIOR DOOR IN ACCORDANCE WITH 38.2.2.1 OF THE EFFC 7TH EDITION AND NFPA 1 (2018) WITH FLORIDA AMENDMENTS.

DRAWING FILE: L401.dwg
 PROJECT: CROSSROADS AT KELLY PARK - SW
 DATE: 05/01/2023
 DESIGNED BY: T. W. BONNETT
 CHECKED BY: T. W. BONNETT
 DATE: 05/01/2023



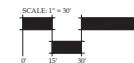
REFER TO SHEET L410 FOR PLANT SCHEDULES

NOTE:
 PARKWAY STREET TREES ADJACENT TO LOTS
 WILL BE INSTALLED ON A LOT PER LOT BASIS AS
 EACH HOME IS BUILT AND IRRIGATED BY THE
 HOMES IRRIGATION SYSTEM.

KEY

CODE REQUIRED

ENHANCED



BONNETT design group, llc
 landscape architecture
 community planning
 FL #LA0001718
 400 South Orlando Ave. Suite 201
 Maitland, FL 32751
 407.822.1588

CROSSROADS AT KELLY PARK - SW
 Landscape Architecture
 G&B Development Services, LLC
 Apopka, Florida
 LANDSCAPE PLAN

PHASE 1B

DATE: May 1, 2023
 DRAWN BY: BRL
 CHECKED BY: TWB
 JOB NUMBER: 2022.145
 FILE NAME:
 REVISIONS:
 New Updates 09-24-2024



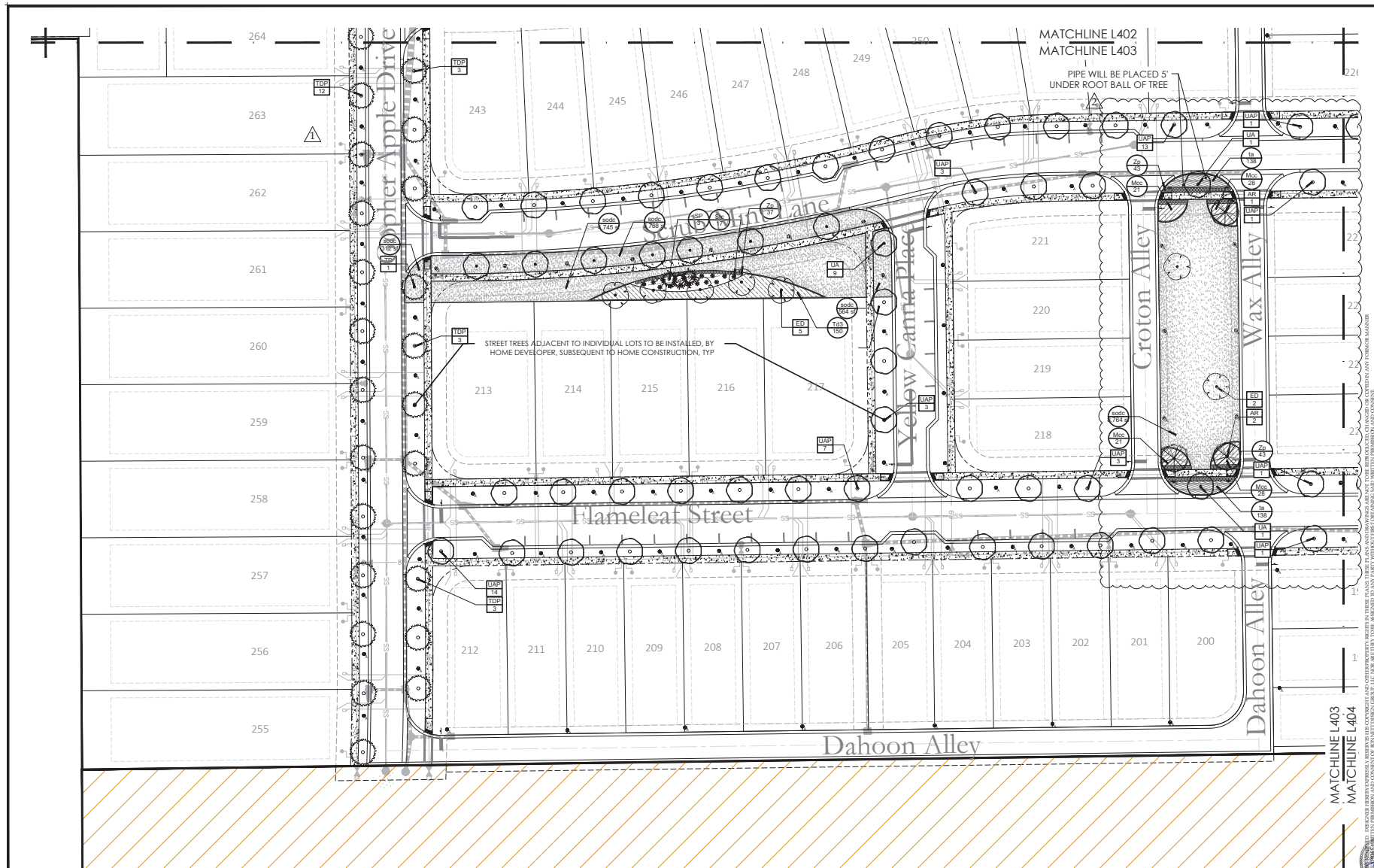
Prepared by Todd W. Bonnett
 Date: 05/01/2023 15:19:47-0400
 Todd W. Bonnett, LL, a FL LANTH

L401

DRAWING FILE: L403.dwg
DATE: 05/01/2023
TIME: 10:48:00
PROJECT: CROSSROADS AT KELLY PARK - SW
SHEET: L403 OF L403

REFER TO SHEET L410 FOR PLANT SCHEDULES

NOTE:
PARKWAY STREET TREES ADJACENT TO LOTS
WILL BE INSTALLED ON A LOT PER LOT BASIS AS
EACH HOME IS BUILT AND IRRIGATED BY THE
HOMES IRRIGATION SYSTEM.



KEY	
	CODE REQUIRED
	ENHANCED

SCALE: 1" = 30'



BONNETT design group, llc
landscape architecture
community planning
FL #LA00001718
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.822.1548

CROSSROADS AT KELLY PARK - SW
Landscape Architecture
G&B Development Services, LLC
Apopka, Florida
LANDSCAPE PLAN

PHASE 1B

DATE: May 1, 2023
DRAWN BY: BRL
CHECKED BY: TWR
JOB NUMBER: 2022.145
FILE NAME: CROSSROADS AT KELLY PARK - SW - PHASE 1B - L403.dwg

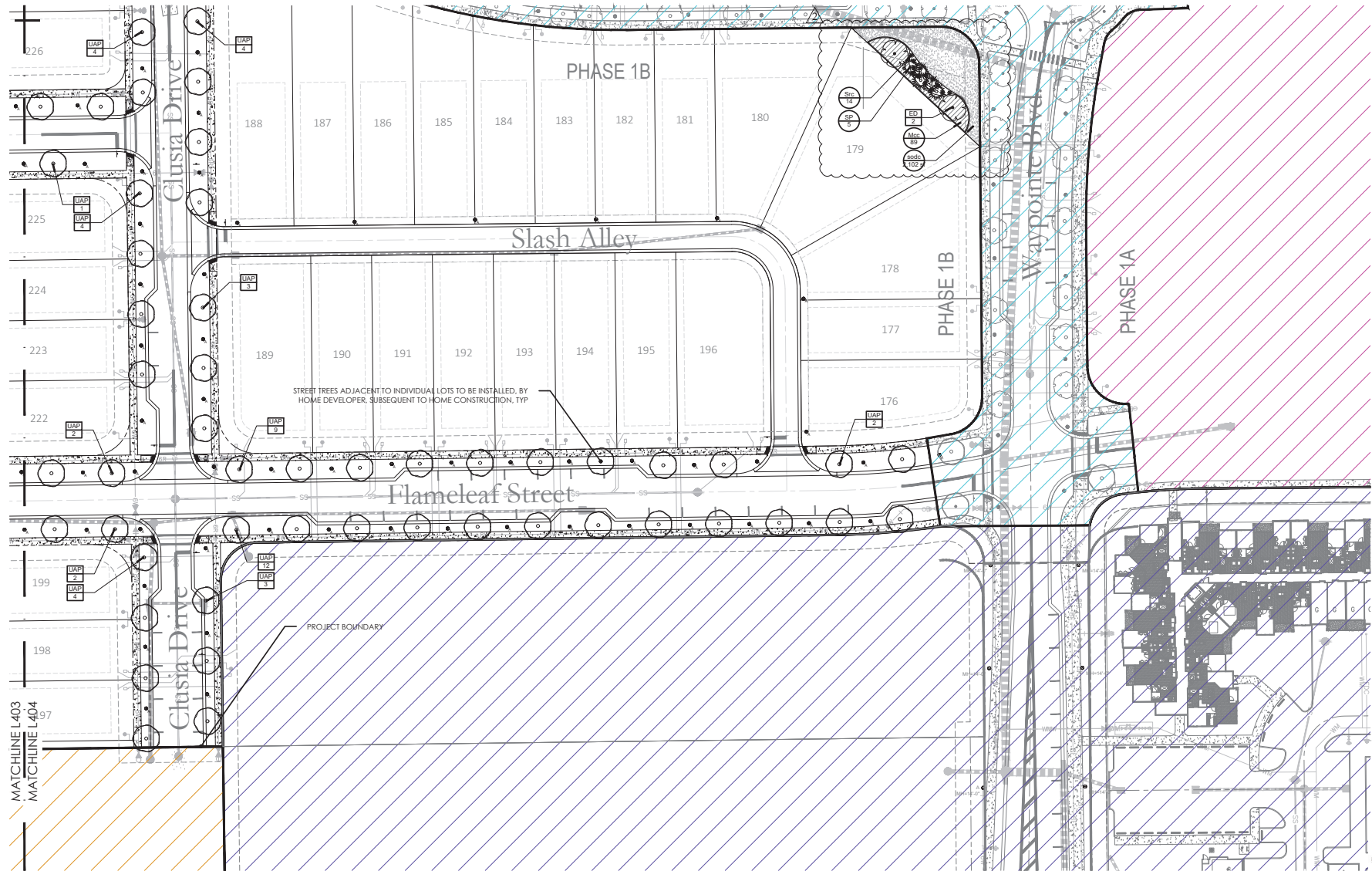
REVISIONS:
1. Base Update 06-05-2023
2. Base Update 09-26-2024



Designed by Todd W. Bonnett
05/01/2023 09:24:15:19:48-0400
Landscape Architect, No. 12456, State of Florida

L403

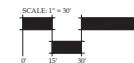
PROPOSED PROJECT: 1400 KELLY PARKWAY, APOPKA, FL 32017
 PROJECT NO: 2022-00144
 DATE: 05/01/2023
 DRAWN BY: TWR
 CHECKED BY: TWR
 PROJECT LOCATION: 1400 KELLY PARKWAY, APOPKA, FL 32017



REFER TO SHEET L410 FOR PLANT SCHEDULES

NOTE:
 PARKWAY STREET TREES ADJACENT TO LOTS
 WILL BE INSTALLED ON A LOT PER LOT BASIS AS
 EACH HOME IS BUILT AND IRRIGATED BY THE
 HOMES IRRIGATION SYSTEM.

KEY	
	CODE REQUIRED
	ENHANCED



THIS PLAN IS THE PROPERTY OF BONNETT DESIGN GROUP, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF BONNETT DESIGN GROUP, LLC. FOR ANY OTHER USE, CONTACT: 407.822.1588



BONNETT design group, llc
 landscape architecture
 community planning
 FL #LA00001718
 400 South Orlando Ave. Suite 201
 Maitland, FL 32751
 407.822.1588

CROSSROADS AT KELLY PARK - SW Landscape Architecture G&B Development Services, LLC Apopka, Florida LANDSCAPE PLAN

PHASE 1B

DATE:	May 1, 2023
DRAWN BY:	BRL
CHECKED BY:	TWR
JOB NUMBER:	2022.145
FILE NAME:	2022.145 - PHASE 1B - LANDSCAPE PLAN.dwg
REVISIONS:	
△	Rev Update 09-24-2024



Designed by Todd W Bonnett
 05/01/2023 09:24:15:19:49:04707
 Todd W. Bonnett, P.E., A.F.L.A.S.

L404

PHASE 1B - CODE PLANT SCHEDULE

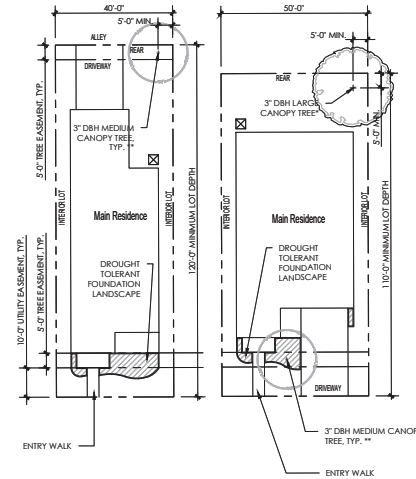
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
	AR	5	Acer rubrum	Red Maple	3" DBH, min. 10' ht.	YES	HIGH	AS
	ED	11	Elaeocarpus decipiens	Japanese Blueberry Tree	2.5" Cal. Min. 10' ht.	NO	MEDIUM	AS
	QS	1	Quercus shumardi	Shumard Oak	3" DBH, min. 10' ht.	YES	LOW	AS
	TD	1	Taxodium distichum	Bald Cypress	3" DBH, min. 10' ht.	YES	LOW	AS
	UA	10	Ulmus alata	Winged Elm	3" DBH, min. 10' ht.	YES	LOW	AS
PARKWAY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
	LSP	11	Liquidambar styraciflua	American Sweet Gum	3" DBH, min. 10' ht.	YES	LOW	AS
	QSP	59	Quercus shumardi	Shumard Oak	3" DBH, min. 10' ht.	YES	LOW	AS
	TDP	38	Taxodium distichum	Bald Cypress	3" DBH, min. 10' ht.	YES	LOW	AS
	UAP	97	Ulmus alata	Winged Elm	3" DBH, min. 10' ht.	YES	LOW	AS
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
	Pm	96	Podocarpus macrophyllus	Podocarpus	3 gal., full	NO	MEDIUM	36"

PHASE 1B - ENHANCED/OPTIONAL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
PALM TREES								
	SP	10	Sabal palmetto	Sabal Palm	---	YES	LOW	AS
SHRUBS								
	Src	31	Serenia repens 'Cinerea'	Silver Saw Palmetto	7 Gal. 36" Ht. Minimum	YES	LOW	60" o.c.
	Zp	123	Zamia pumila	Coontie	3 gal., 12"-15" ht.	YES	LOW	24" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
GRASSES								
	Mcc	223	Muhlenbergia capillaris	Muhly Grass	3 Gal. 24" Ht.	YES	LOW	36" o.c. 36" o.c.
	Td3	150	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	3 Gal. 24" Ht.	YES	LOW	36" o.c. 36" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
GROUND COVERS								
	ta	276	Trachelospermum asiaticum	Asian Jasmine	1 gal., full. Use mulch fines	NO	MEDIUM	18" o.c.
SOD/SEED								
	sodo	25,882 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	NO	HIGH	

*STREET TREES ADJACENT TO INDIVIDUAL LOTS TO BE INSTALLED BY HOME DEVELOPER, SUBSEQUENT TO HOME CONSTRUCTION, TYP.
No street trees within sight triangles per FDOT 212.

CODE REQUIREMENTS & CALCULATIONS:



NOTE:
TYPICAL LOT LAYOUT IS FOR DESIGN INTENT
ONLY AND SHOULD NOT BE USED FOR
CONSTRUCTION DOCUMENTATION.

*LARGE CANOPY TREES INCLUDE:

Acer barbatum Florida Maple
Acer rubrum Red Maple
Quercus shumardi Shumard Oak
Quercus virginiana Live Oak
Ulmus alata Winged Elm

**MEDIUM CANOPY TREES INCLUDE:

Cercis canadensis Redbud
Elaeocarpus decipiens Japanese Blueberry
Ilex x East Palatka East Palatka Holly
Ilex cassine Dahoon Holly
Ilex opaca American Holly
Lagerstroemia indica Cape myrtle
Tabebuia chrysotricha Gold Tabebuia
Tabebuia impetiginosa Purple Tabebuia

NOTES:
1. ALL SERVICE EQUIPMENT AND UTILITY BOXES MUST BE FULLY SCREENED.
2. ALL LOT TREES SHALL BE A MINIMUM 3" DBH.

TYPICAL LOT LANDSCAPE PLAN

SCALE: 1" = 20'



BONNETT design group, llc
landscape architecture
community planning
FL #LA00001718

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1548

CROSSROADS AT KELLY PARK - SW
Landscape Architecture
G&B Development Services, LLC
Apopka, Florida
PLANTING SCHEDULES

PHASE 1B

DATE: May 1, 2023
DRAWN BY: BRL
CHECKED BY: TWB
JOB NUMBER: 2022.145
FILE NAME: 2022.145 - PHASE 1B - PLANTING SCHEDULES

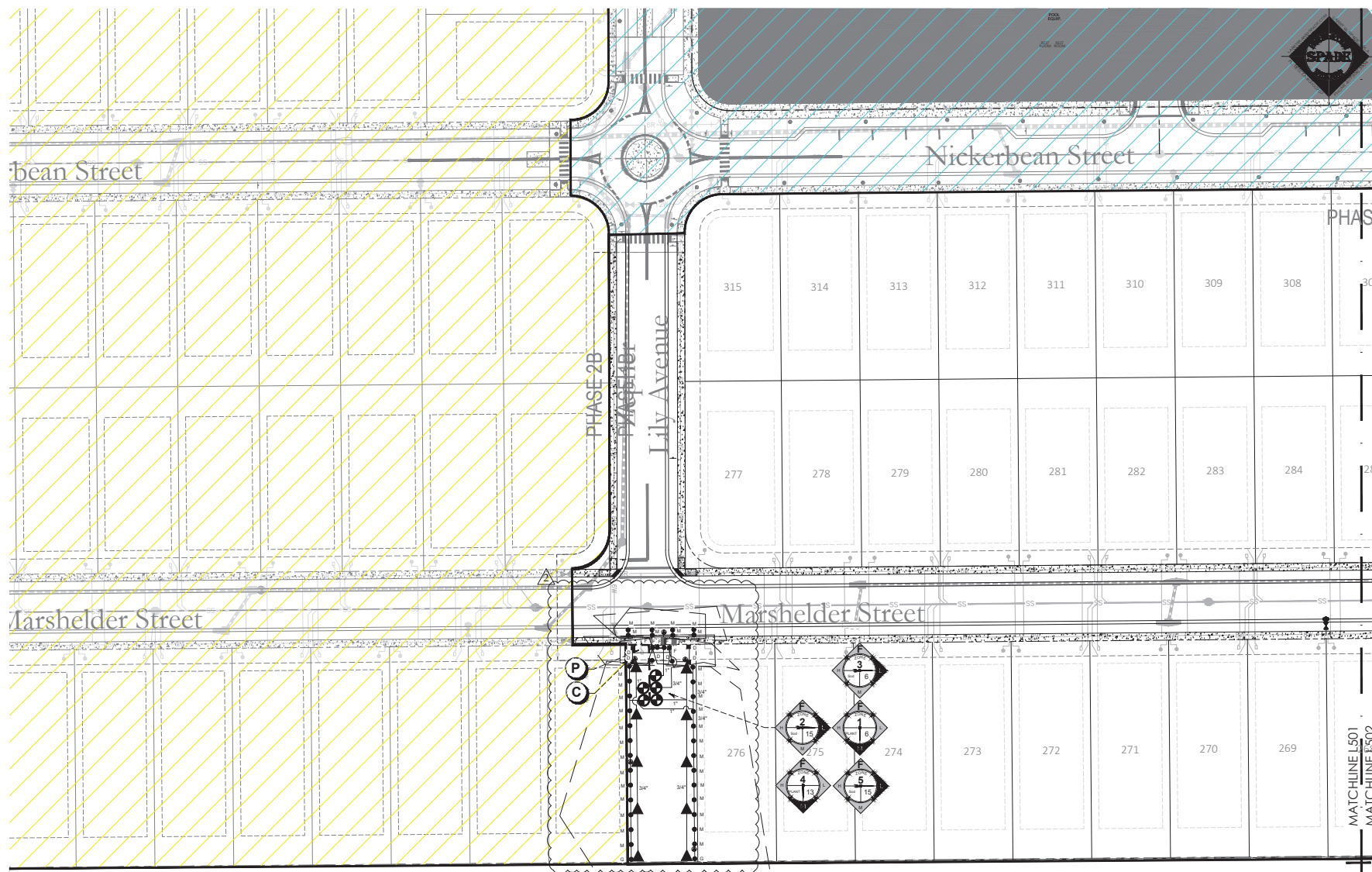
REVISIONS:
1. Base Update (06-05-2023)
2. Base Update (09-26-2024)



Designed by Todd W. Bonnett
2024.09.24 15:19:35-0400
E: Todd W. Bonnett, Esq., A.E. 12500

L410

PROPOSED IRRIGATION SYSTEM - 1/2" = 30' (1/2" = 30' SCALE)
 1/2" = 30' (1/2" = 30' SCALE)
 1/2" = 30' (1/2" = 30' SCALE)



REFER TO SHEET L501 FOR IRRIGATION LEGEND, DETAILS & NOTES

SCALE: 1" = 30'



BONNETT design group, llc
 landscape architecture
 community planning
 FL #LA00001718
 400 South Orlando Ave. Suite 201
 Maitland, FL 32751
 407.822.1588

CROSSROADS AT KELLY PARK - SW
 Landscape Architecture
 G&B Development Services, LLC
 Apopka, Florida
 IRRIGATION PLAN

PHASE 1B

DATE: May 7, 2023
 DRAWN BY: DMS
 CHECKED BY: TWR
 JOB NUMBER: 2022.145
 FILE NAME: 2022.145

REVISIONS:
 Δ Base Update 09-24-2024



Designed by Todd W. Bonnett
 2024.09.24 15:19:51-0400
 Todd W. Bonnett, L.A. #12456

L501



ZONE CHART "E"

ZONE	PLANT	IRRIGATION	WATER	PRECIP.	APPLIC.	GPM	MINUTES	TOTAL
(TYPE)	(TYPE)	(DEMAND)	(INCHES)	(INCHES)	(PER WEEK)	(PER CYCLE)	(PER CYCLE)	(GALLONS)
1	SOD	SPRAY	LOW	0.75	0.5	24	20	480
2	SOD	SPRAY	LOW	0.75	0.5	15	20	300
3	SOD	SPRAY	LOW	0.75	0.5	25	20	500
4	SOD	SPRAY	LOW	0.75	0.5	21	20	420
5	PLANT	SPRAY	MEDIUM	0.75	1.0	16	40	640
6	SOD	SPRAY	LOW	0.75	0.5	10	20	200
7	PLANT	SPRAY	MEDIUM	0.75	1.0	12	40	480
8	SOD	SPRAY	LOW	0.75	0.5	15	30	450
9	SOD	SPRAY	LOW	0.75	0.5	21	30	630
10	SOD	SPRAY	LOW	0.75	0.5	18	30	540
11	SOD	SPRAY	LOW	0.75	0.5	18	30	540
12	PLANT	SPRAY	MEDIUM	0.75	1.0	12	40	480
TOTAL GPM PER RUN CYCLE						207	340	5,660
TOTAL GPM PER WEEK (PEAK WEEK DEMAND)								11,320

ZONE CHART "F"

ZONE	PLANT	IRRIGATION	WATER	PRECIP.	APPLIC.	GPM	MINUTES	TOTAL
(TYPE)	(TYPE)	(DEMAND)	(INCHES)	(INCHES)	(PER WEEK)	(PER CYCLE)	(PER CYCLE)	(GALLONS)
1	PLANT	SPRAY	MEDIUM	0.75	1.0	6	40	240
2	SOD	SPRAY	LOW	0.75	0.5	15	30	450
3	SOD	SPRAY	LOW	0.75	0.5	6	20	120
4	PLANT	SPRAY	MEDIUM	0.75	1.0	13	40	520
5	SOD	SPRAY	LOW	0.75	0.5	15	30	450
TOTAL GPM PER RUN CYCLE						55	160	1,780
TOTAL GPM PER WEEK (PEAK WEEK DEMAND)								3,560

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, ORANGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.



GENERAL NOTES

- 1) REFER TO THE IRRIGATION PLAN WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS DEEPER THAN 12" OF THE TRUNK.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTATORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 17" WITH A PURPLE PIPING MARKER. HOT CHRISTY'S BLUE SLUG OR ALL CONNECTIONS.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BUILDINGS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FLOODING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- 5) NO RISERS SHALL BE USED AS PER CITY OF APOPKA CODE.
- 6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND BEADWELD WITH WIRE NUTS.
- 7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL MARK IN RED INK ON A WHITE BOARD PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT REQUIREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN (EVEN WHEN SPRINKLER IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN).
- 8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WITH SIGN USING RECLAIMED WATER.
- 9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE AN IRRIGATION AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE IRRIGATION AREAS OR INSIDE A 30" 45 SLEEVE.
- 10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2" WHERE THERE ARE NO RUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUBBED AREA SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOOMED BY TALL SHRUBS.
- 11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
- 13) ELECTRICAL SERVICE LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER. IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- 14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SCALE THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SCALE THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SCALE THE PLAN.
- 15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER).
- 16) INITIAL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF 30" 45 PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.



RECLAIMED WATER REQUIREMENTS

- 1) ALL PIPE SHALL BE THE PURPLE RECLAIMED WATER TYPE.
- 2) ALL SPRINKLER HEADS SHALL HAVE PURPLE INDICATORS.
- 3) ALL MAINLINE AND ELECTRIC VALVES SHALL HAVE TAGS TO INDICATE RECLAIMED WATER.
- 4) ALL VALVE BOXES SHALL BE PURPLE WITH PURPLE LIDS TO INDICATE THE PRESENCE OF RECLAIMED WATER.
- 5) ALL EQUIPMENT SHALL BE INSTALLED AS PER ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES. PROVIDE AND INSTALL ALL REQUIRED RECLAIMED WATER SIGNS. COORDINATE PLACEMENT AND TYPE WITH THE RECLAIMED WATER PROVIDER.
- 6) ALL CROSSINGS OF IRRIGATION PIPING AND POTABLE WATER LINES SHALL HAVE THE VERTICAL CLEARANCE VISUALLY VERIFIED AND THE SEPARATION MUST BE SHOWN ON THE AS-BUILT DRAWINGS BY DOCUMENTING THE VERTICAL SEPARATION OF THE PIPES.
- 7) THE VERTICAL SEPARATION BETWEEN THE POTABLE AND RECLAIMED WATER LINES SHALL BE A MINIMUM OF 18". THIS SEPARATION SHALL BE VERIFIED AND DOCUMENTED IN A SET OF AS-BUILT DRAWINGS AS PER SPECIFICATIONS. THE HORIZONTAL SEPARATION SHALL BE 2' CENTER TO CENTER AND 2' OUTSIDE TO OUTSIDE. IF VERTICAL MINIMUM OF 18" IS NOT MET, REFER TO THE SPECIFIC CODE OF THESE SEPARATIONS CAN NOT BE MET.



LEGEND

- HUNTER PR540 SPRAY SERIES 6" POP-UP
- HUNTER PR540 SPRAY SERIES 12" POP-UP
- TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE
- ▲ HUNTER POP ULTRA ROTOR HEAD - 3 GPM
- CLASS 200 PURPLE PVC MAINLINE-1/2"
- CLASS 200 PVC PURPLE LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
- SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
- HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" PURPLE VALVE BOX AND COVER. USE DC LATCHING SOLINOIDS ON THE BATTERY OPERATED SYSTEM "P".
- 0.25 GPM+1" 25-50 GPM+1 1/2" 51 AND HIGHER GPM+2"
- CONTROLLER- HUNTER ICC2 (2 LOCATIONS) WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER WIRELESS MINI-CLICK RAIN SENSOR. GROUND AS PER DETAILS. SLEEVE TO AS REQUIRED.
- POINT OF CONNECTION TO A 1" RECLAIMED WATER METER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS. (2 LOCATIONS)

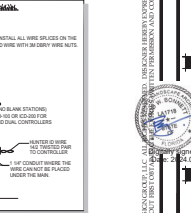
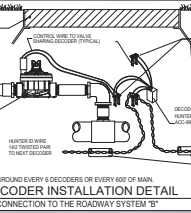
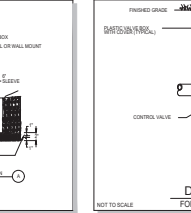
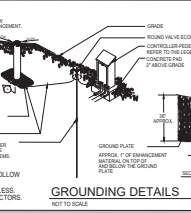
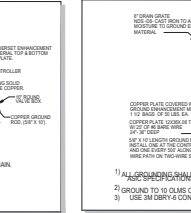
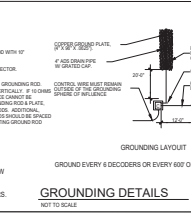
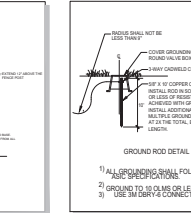
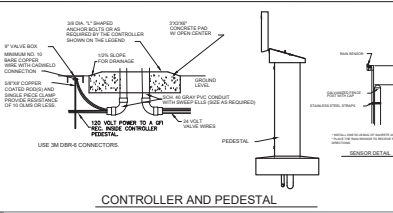
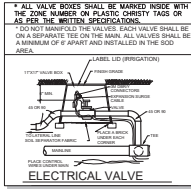
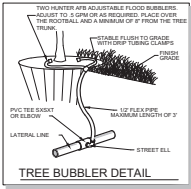
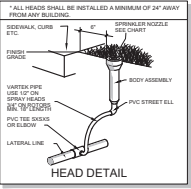
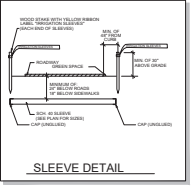
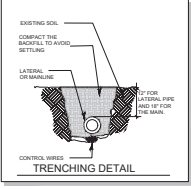
NO RISERS SHALL BE USED AS PER CITY OF APOPKA CODE

HUNTER MP ROTATOR NOZZLES ARE SHOWN INSTEAD OF DRIP IRRIGATION AS PER PRIOR APPROVAL OF THE CITY OF APOPKA

NOZZLE CHART

LETTER	SPEC	COLOR	40 PSI	DISTANCE	RADIUS	ZONE LABELS
A	MP3000	RED	1.25	14	CORNER	360°
B	MP CORNER	TURQUOISE	45	14	CORNER	45°
C	MP CORNER	TURQUOISE	18	14	CORNER	45°
D	MP2000	BLACK	74	19	HALF	180°
E	MP2000	BLACK	45	19	QUARTER	90°
F	MP FIBER OPTIC	COPPER	22	8.5	END STRIP	
G	MAIN SPRINK	BLACK	23	4.5	HALF PATTERN	
H	SPR15	GREEN	1.0	6.5	END	360°
I	MP SIDE S	BROWN	44	9.5	SIDE STRIP	
J	MP15	BROWN	44	8.1	90°	180°
K	MP15	MARCON	33	6.1	90°	180°
L	MP3000	BLUE	86	30	QUARTER	90°
M	MP3000	YELLOW	1.25	30	HALF	180°
N	MP3000	YELLOW	2.75	30	THREE OTR	270°
O	MP3000	GRAY	3.64	30	FULL	360°
P	MP2000	GREEN	1.10	19	THREE OTR	270°

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BEHIND THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES. THE GPM DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE. DO NOT ASSUME THAT HEADS ARE SPACED AS PER CONVENTIONAL. SPRINKLER HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRINKLER NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE. BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.



BONNETT design group, llc
landscape architecture
community planning
FL #LA0001718

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1548

CROSSROADS AT KELLY PARK - SW

Landscape Architecture

G&B Development Services, LLC

Apopka, Florida

IRRIGATION LEGEND, DETAILS & NOTES

PHASE 1B

DATE: May 1, 2023

DRAWN BY: DMS

CHECKED BY: TWB

JOB NUMBER: 2022.145

FILE NAME: 2022.145 CROSSROADS AT KELLY PARK - SW PHASE 1B

REVISIONS:

1. Base Update 06-05-2023

2. Base Update 09-24-2024

Prepared by Todd W Bonnett
09-24-24 15:19:53-0457

09-24-24 15:19:53-0457

L510

DRAWING: L510-1, L510-2, L510-3, L510-4, L510-5, L510-6, L510-7, L510-8, L510-9, L510-10, L510-11, L510-12, L510-13, L510-14, L510-15, L510-16, L510-17, L510-18, L510-19, L510-20, L510-21, L510-22, L510-23, L510-24, L510-25, L510-26, L510-27, L510-28, L510-29, L510-30, L510-31, L510-32, L510-33, L510-34, L510-35, L510-36, L510-37, L510-38, L510-39, L510-40, L510-41, L510-42, L510-43, L510-44, L510-45, L510-46, L510-47, L510-48, L510-49, L510-50, L510-51, L510-52, L510-53, L510-54, L510-55, L510-56, L510-57, L510-58, L510-59, L510-60, L510-61, L510-62, L510-63, L510-64, L510-65, L510-66, L510-67, L510-68, L510-69, L510-70, L510-71, L510-72, L510-73, L510-74, L510-75, L510-76, L510-77, L510-78, L510-79, L510-80, L510-81, L510-82, L510-83, L510-84, L510-85, L510-86, L510-87, L510-88, L510-89, L510-90, L510-91, L510-92, L510-93, L510-94, L510-95, L510-96, L510-97, L510-98, L510-99, L510-100

Construction Site Plans
for
Crossroads at Kelly Park
Future Development Tracts FD-1 & FD-3
Apopka, Florida

IF YOU REQUIRE FURTHER CLARIFICATION OF WHAT THIS DOCUMENT REPRESENTS, PLEASE CONTACT THE ADA COORDINATOR OF CITY OF APOPKA AT 407-703-1700.

LEGAL DESCRIPTION (PARCEL 3)
A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING DESCRIBED AS FOLLOWS:
COMMENCE AT SOUTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE, THENCE RUN NORTH 89°17'31" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 103.13 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, 0.0 C & ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE SOUTHWEST, ALONG SAID LINE, RUN NORTH 02°27'31" WEST, ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 181.67 FEET, THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°17'31" WEST, 41.62 FEET, THENCE RUN NORTH 02°27'31" WEST, 55.19 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 02°44'37" WEST, 118.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTWARD, THENCE, RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°07'07", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.30 FEET AND A CHORD BEARING OF SOUTH 44°12'31" EAST TO THE POINT OF TANGENCY, THENCE RUN NORTH 89°17'31" EAST, 39.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, THENCE, RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°07'07", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.30 FEET AND A CHORD BEARING OF NORTH 44°12'31" WEST, TO THE POINT OF BEGINNING, THENCE, RUN SOUTHWEST, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°07'07", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.30 FEET AND A CHORD BEARING OF SOUTH 44°12'31" EAST TO THE POINT OF TANGENCY, THENCE RUN SOUTH 89°17'31" WEST, 118.00 FEET, THENCE RUN SOUTH 89°17'31" WEST, 55.19 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 1.567 ACRES MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 3)
A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING DESCRIBED AS FOLLOWS:
COMMENCE AT SOUTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE, THENCE RUN NORTH 89°17'31" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 103.13 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, 0.0 C & ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE SOUTHWEST, ALONG SAID LINE, RUN NORTH 02°27'31" WEST, ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 181.67 FEET, THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°17'31" WEST, 41.62 FEET, THENCE RUN NORTH 02°27'31" WEST, 55.19 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 02°44'37" WEST, 118.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTWARD, THENCE, RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°07'07", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.30 FEET AND A CHORD BEARING OF SOUTH 44°12'31" EAST TO THE POINT OF TANGENCY, THENCE RUN NORTH 89°17'31" EAST, 39.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, THENCE, RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°07'07", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.30 FEET AND A CHORD BEARING OF NORTH 44°12'31" WEST, TO THE POINT OF BEGINNING, THENCE, RUN SOUTHWEST, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°07'07", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.30 FEET AND A CHORD BEARING OF SOUTH 44°12'31" EAST TO THE POINT OF TANGENCY, THENCE RUN SOUTH 89°17'31" WEST, 118.00 FEET, THENCE RUN SOUTH 89°17'31" WEST, 55.19 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 15.560 ACRES MORE OR LESS.

PROJECT NARRATIVE:
THIS CONSTRUCTION SITE PLAN DETAILS THE PROPOSED DEVELOPMENT ON FUTURE DEVELOPMENT TRACTS FD-1 & FD-3 OF THE CROSSROADS AT KELLY PARK.
THE DEVELOPMENT CONSISTS OF 300 MULTI-FAMILY RESIDENTIAL UNITS COMPRISED OF 1, 2, AND 3-BEDROOM UNITS ON APPROXIMATELY 15.15 ACRES.
THE DEVELOPMENT IS ZONED KELLY PARK INTERCHANGE - MIXED-USE, FUTURE LAND USE IS MIXED-USE, AND IS WITHIN THE TRANSITION OVERLAY DISTRICT PER THE APPROVED KELLY PARK SOUTH MASTER PLAN (ORDINANCE NO. 2946).
PER THE APPROVED KELLY PARK SOUTH MASTER PLAN, THIS PROPERTY HAS BEEN APPROVED FOR UP TO 300 MULTI-FAMILY RESIDENTIAL UNITS.

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Surveyor:
PEC Surveying and Mapping
2100 Alafaya Trail Suite 203
Orlando, FL 32765
407.542.4967

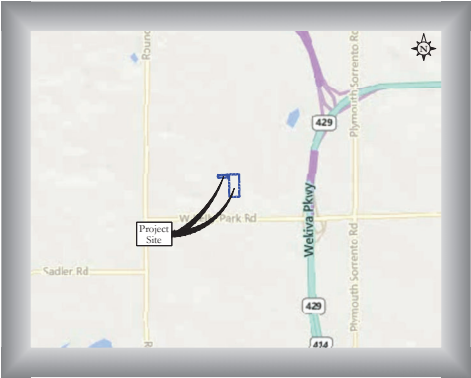
Environmental:
Bio-Tech Consulting Inc.
3025 E. South Street
Orlando, FL 32803
407.894.5069

Architect:
Charlan Brock Architects
1770 Fennell St.
Maitland, FL 32751
407.660.8900

Landscape Architect:
Stringfellow Planning & Design
www.stringfellowplanning.com
danny@stringfellowplanning.com
352.217.7710

Parcel Id. No.:
11-20-27-0000-00-074
11-20-27-0000-00-072

Owner
PRM Apopka/Kelly Park Owner, LLC
300 TradeCenter Suite 770
Woburn, MA 01801



Vicinity Map
Scale: 1" = 3,000'

Sheet Index			Subm./Rev.						
Sheet Id.		Sheet Title	-	1	2	3	4	5	6
Civil Plans									
C0.00		Cover Sheet		■	■	■	■		
C0.01	-	C0.03	Construction Notes						
C0.10		Erosion Control & Demolition Plan		■	■	■			
C0.11		Erosion Control Notes & Details		■	■	■			
C1.00		Master Site Plan & Site Data		■	■	■	■		
C1.01		Overall Master Plan			■	■			
C1.02		Overall Phasing Plan			■	■			
C2.00	-	C2.03	Site & Geometry Plan		■	■	■	■	
C3.00		Overall Drainage Plan					■		
C3.01		Master Drainage Plan		■	■				
C3.10	-	C3.13	Grading & Drainage Plan		■	■	■	■	
C3.20	-	C3.21	Roof Drain Site Plan		■	■			
C4.00		Master Utility Plan		■	■	■	■		
C4.01	-	C4.04	Water & Wastewater Plan		■	■	■	■	
C4.20	-	C4.21	Lift Station Site Plan & Details		■	■	■		
C5.00		Fire Protection Plan		■	■	■			
C6.00	-	C6.02	Grading Sections & Details		■	■	■		
C6.03		Control Structure Details		■	■	■			
C6.10		General Construction Details		■	■	■			
C6.20	-	C6.24	City of Apopka Utility Details		■	■	■		

Landscape & Irrigation Plans									
L-1.00		Hardscape Key Plan		■	■	■	■	■	■
L1.01	-	L1.06		■	■	■	■	■	■
L1.10		Hardscape Plan		■	■	■	■	■	■
L3.00		Landscape Key Plan & Code Requirements		■	■	■	■	■	■
L3.01	-	L3.06		■	■	■	■	■	■
L3.10		Plant Schedule & Notes		■	■	■	■	■	■
L3.20		Planting Details		■	■	■	■	■	■

Photometric Plan									
E0.11		Electrical Photometric		■	■	■	■	■	■
E0.12		Site Lighting Fixture Specifications		■	■	■	■	■	■

Survey Plans									
1		Map of Boundary & Topographic Survey		■	■	■	■	■	■

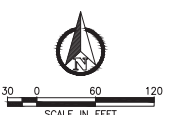
Date	Description								
-	5/5/2023	Submit to City of Apopka & SJRWMD		■	■	■	■	■	■
1	9/14/2023	Field Revision #1 Submittal to City of Apopka		■	■	■	■	■	■
2	10/27/2023	Field Revision #1 Resubmittal to City of Apopka		■	■	■	■	■	■
3	8/30/2024	Field Revision #2 Submittal to City of Apopka		■	■	■	■	■	■
NOTE: CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND THE CITY OF APOPKA REGULATIONS AND SPECIFICATIONS.									

This work has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



POULOS & BENNETT
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No. 22-140

Construction Site Plans for Crossroads at Kelly Park Future Development Tracts FD-1 & FD-3

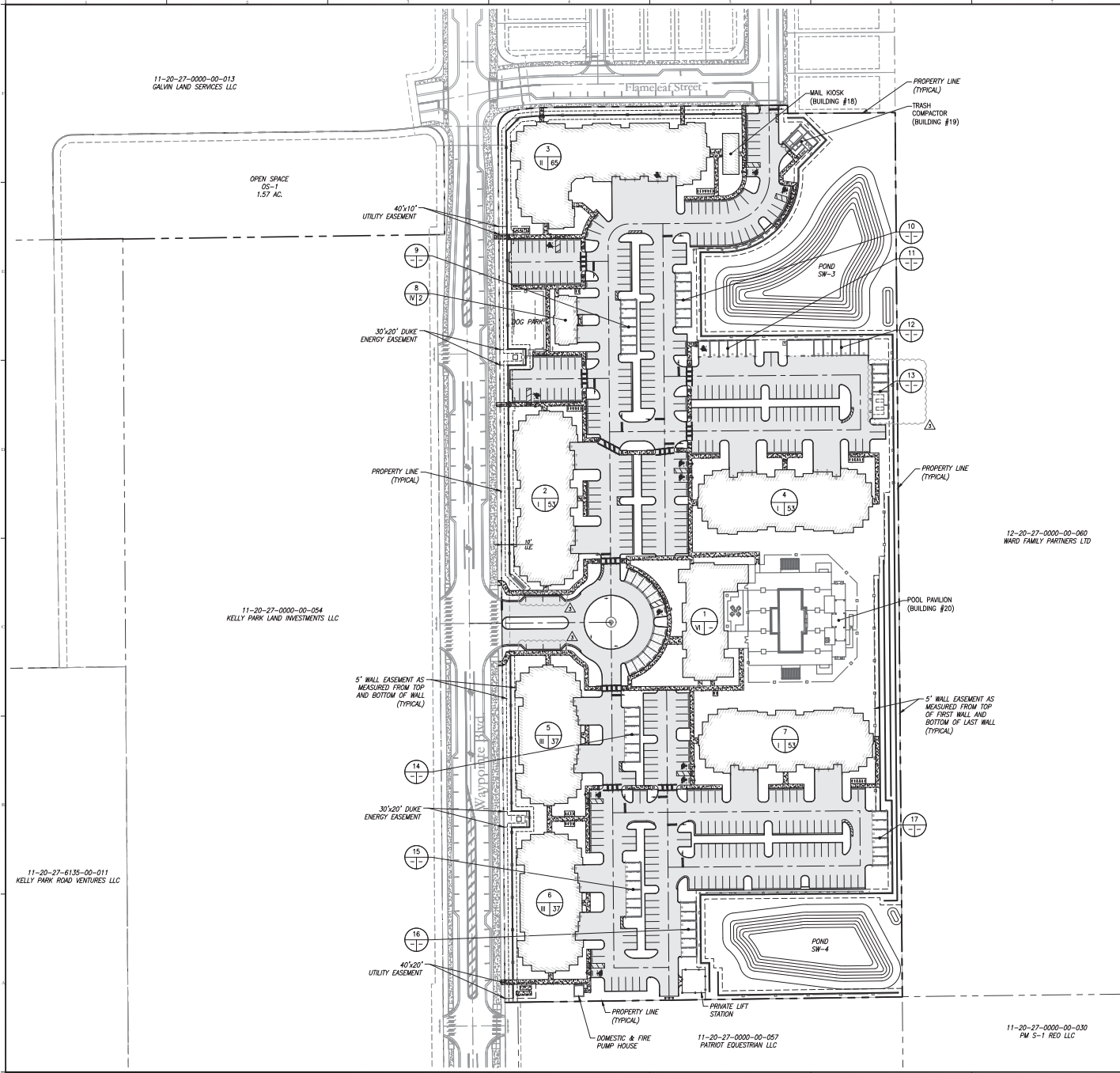


- Legend:**
- PROPERTY LINE
 - RIGHT OF WAY
 - EASEMENT LINE
 - RETAINING WALL (0'-6" MAX IN HEIGHT)
 - PROPOSED CONCRETE SIDEWALK
 - EXISTING OFFSITE CONCRETE SIDEWALK PER MASTER DEVELOPER
 - ASPHALT PAVEMENT PER DETAIL. SEE DETAIL SHEET C6.10.
 - PROPOSED PAVERS (SEE LANDSCAPE ARCHITECT PLANS FOR FINAL DESIGN)
 - G GARAGE SPACE
 - T TANDEM SPACE
 - BUILDING NUMBER
 - NUMBER OF UNITS
 - BUILDING TYPE

Site Data	
PROJECT NAME	CROSSROADS AT KELLY PARK FUTURE DEVELOPMENT TRACTS FD-1 & FD-3
PARCEL ID	11-20-27-0000-00-070 11-20-27-0000-00-036 11-20-27-0000-00-013
TOTAL SITE AREA	15.15 AC.
ZONING	KELLY PARK INTERCHANGE - MIXED USE, TRANSITION DISTRICT
FUTURE LAND USE	MULTI-FAMILY RESIDENTIAL COMMUNITY
FEMA FLOOD ZONES	X
Development Program	
MULTI-FAMILY RESIDENTIAL	300 UNITS
DENSITY	19.80 DU/AC
Site Area	Acres
TOTAL SITE AREA	15.15 AC.
IMPACTED WETLANDS	0.00 AC.
TOTAL DEVELOPMENT AREA	15.15 AC.
Building Setbacks	
FRONT & SIDE STREET	10 FT. 20 FT.
SIDE	0 FT. (15 FT. MIN. IF ADJACENT TO NEIGHBORHOOD) 50% FRONTAGE ADJACENT TO HIGHWAY
REAR	20 FT. N/A
Building Heights	
APARTMENT BUILDINGS	4 STORIES
CARRIAGE HOUSES	3 STORIES
STANDALONE GARAGES	1 STORY
CLUBHOUSE	1 STORY

Parking Calculations			
Parking Request	Request Space Per Unit	Number Of Units	Total Requested
1 BEDROOM UNIT	1.5	131	197
2 BEDROOM UNITS	2	135	270
3 BEDROOM UNITS	2.5	34	85
TOTAL REQUESTED			552
Parking Provided			Total Provided
REGULAR (9'X18')			361
ADA (12'X18')			11
STANDALONE GARAGES			50
ADA GARAGES			2
CARRIAGE GARAGES			4
TUCK UNDER GARAGES			40
TANDEM TO GARAGE (NOTE 2)			40
ON-STREET PARKING			45
TOTAL			553

PARKING NOTES:
1. MINIMUM NUMBER OF ADA PARKING SPACES PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
SECTION 209 PARKING SPACE, LINE 209.5, ADA SPACES ARE INCLUDED IN TOTAL PARKING SPACE COUNT.
2. TANDEM PARKING SPACES SHALL BE ASSIGNED TO THE SAME APARTMENT UNIT.



SITE PLAN LEGEND

- 1 TYPE "B" CURB (PER FOOT INDEX 520-001)
- 2 TYPE "D" CURB (PER FOOT INDEX 520-001)
- 3 TYPE "F" CURB & GUTTER (PER FOOT INDEX 520-001)
- 4 TRANSITION TO PAVEMENT (SEE DETAIL SHEET C6.10)
- 5 CURB FLOW THRU (SEE DETAIL SHEET C6.10)
- 6 4" THICK 3,000 PSI CONCRETE PAD (REFER TO CITY OF APOPKA DESIGN ENGINEERING DIVISION STANDARD DETAIL FIG. 500 B)
- 7 PROPOSED PRIVATE LIFT STATION (SEE SHEETS C4.20 & C4.21)
- 8 6" WIDE CROSSWALK WITH 12" WIDE WHITE PARALLEL STRIPES PER FOOT STANDARD PLANS INDEX 711-001

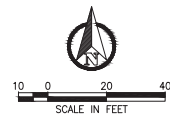
- 9 6" WIDE-WHITE PARKING STRIPE (TYP.) STANDARD PAINT PER FOOT STANDARD PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- 10 ADA PARKING & SIGNAGE PER FOOT STANDARD PLANS INDEX 711-001
- 11 FIRE LANE STRIPING AND SIGNAGE (SEE SHEET C6.10 FOR DETAILS)
- 12 R1-1 30"x30" STOP SIGN WITH 24" WIDE-WHITE STOP BAR (TYP.) (REFER TO FOOT STANDARD PLANS INDEX 711-001 FOR DETAILS)
- 13 R1-2 YIELD SIGN
- 14 R6-4 KEEP RIGHT SIGN
- 15 FOOT OR-E ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 16 FOOT OR-E ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 17 FOOT OR-G ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002

- 18 BICYCLE RACK (SEE LANDSCAPE PLANS FOR DETAILS)
- 19 FOOT GUARDRAIL (PER FOOT INDEX 536-001)
- 20 WHEEL STOP (SEE DETAIL SHEET C6.10)
- 21 STREET TERMINATION SIGNAGE (PER FOOT INDEX 700-109)
- 22 ELECTRIC VEHICLE CHARGING STATION, PARKING & SIGNAGE, STATION CHARGING INFORMATION BY ELECTRICAL ENGINEER
- 23 POWER TRANSFORMER, INFORMATION BY ELECTRICAL ENGINEER
- 24 DUKE ENERGY SWITCHGEAR LOCATIONS
- 25 RETAINING WALL, TO BE DESIGNED, SIGNED & SEALED BY SPECIALTY ENGINEER & SUBMITTED FOR APPROVAL
- 26 STAIRS WITH RAILING (STRUCTURAL DESIGN & RAILING TO BE SPECIFIED BY ARCHITECT & OWNER)

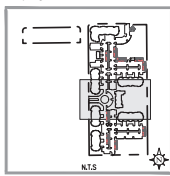
- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- RETAINING WALL (0'-6" MAX IN HEIGHT)
- PROPOSED CONCRETE SIDEWALK PER MASTER DEVELOPER
- EXISTING OFFSITE CONCRETE SIDEWALK PER MASTER DEVELOPER
- ASPHALT PAVEMENT PER DETAIL, SEE DETAIL SHEET C6.10
- PROPOSED PAVERS (SEE LANDSCAPE ARCHITECT PLANS FOR FINAL DESIGN)
- GARAGE SPACE
- TANDEM SPACE
- BUILDING NUMBER
- NUMBER OF UNITS
- BUILDING TYPE

NOTES:

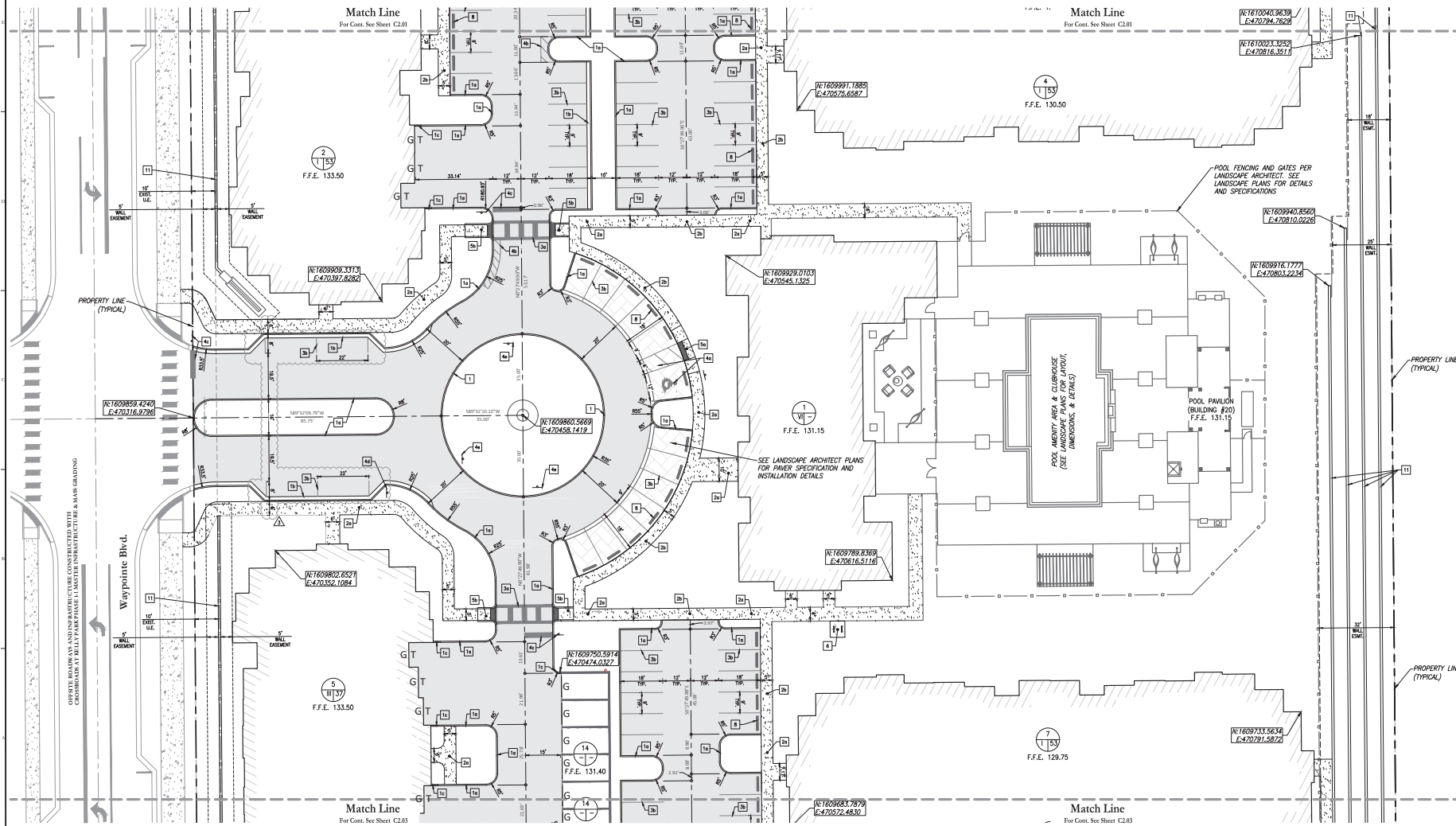
- ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL), EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- FOR ALL STRIPING AND MARKINGS REFER TO F.D.O.T. STANDARD PLANS INDEX 711-001 FOR DETAILS - SPECIAL MARKING AREAS. ALL PAVEMENT MARKINGS TO BE STANDARD PAINT PER F.D.O.T. STANDARD PLAN INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SURVEYOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.01 - C0.03 FOR ADDITIONAL CONDITIONS.



Key Map:



Consultant:



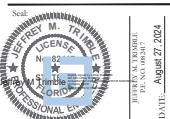
- 3 10/30/24 FIELD REVISION, REVISION TO CITY
- 2 10/27/23 FIELD REVISION, REVISION TO CITY
- 1 09/14/23 FIELD REVISION, REVISION TO CITY
- 0 05/09/23 SUBMIT TO CITY OF APOPKA & SHOWN

NO.	DATE	DESCRIPTION
3	10/30/24	FIELD REVISION, REVISION TO CITY
2	10/27/23	FIELD REVISION, REVISION TO CITY
1	09/14/23	FIELD REVISION, REVISION TO CITY
0	05/09/23	SUBMIT TO CITY OF APOPKA & SHOWN

CROSSROADS AT KELLY PARK FUTURE DEVELOPMENT TRACTS FD-1 & FD-3

Submittal To:
CITY OF APOPKA, FL
Sheet Title:
SITE & GEOMETRY PLAN

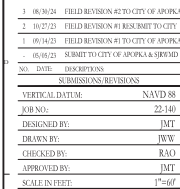
Sheet No.:
C2.02



This plan has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered valid and shall not be used for any legal or regulatory purposes.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel: 407.487.2594 www.poulosandbennett.com
Eng. Reg. No. 28057



**CROSSROADS AT
KELLY PARK
FUTURE
DEVELOPMENT
TRACTS FD-1 & FD-3**

Submittal To:
CITY OF APOPKA, FL

Sheet Title:
**MASTER UTILITY
PLAN**

Sheet No.: **C4.00**



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

