



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

**December 18, 2024 9:00 AM
Apopka City Hall Council Chambers**

SPECIAL EVENTS

1. South Apopka Ministerial Alliance - Dr. Martin Luther King Parade - VFW to Marvin C. Zanders to 13th Street to John H. Bridges Center - January 20, 2025, 2:00 PM
2. Main Street Apopka - Main Street Apopka's Showcase of Cars - East Fifth Street between Park Avenue and Central Avenue - February 2, 2025, 11:00 AM - 2:00 PM

FUTURE LAND USE AMENDMENT

1. PD-24-8, AdventHealth Emergency Department - Future Land Use (FLU), 2nd Submittal

REZONING

1. PD-24-8, AdventHealth Emergency Department - Rezone and Master Plan, 2nd Submittal
2. RZ-24-3, Plymouth Harbor - Rezoning (RZ), 1st Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. CSP-24-13, Crossroads at Kelly Park, Phase 1B - Second Revision to Construction Plan (CSP), 1st Submittal

SUBDIVISION:

MAJOR DEVELOPMENT PLAN

1. MDP-24-1, INB Homes - Major Development Plan (MDP), 2nd Submittal
Owner(s): Chandler Oaks Apopka, LLC., Kelly Park Road Property, LLC.
Applicant(s): Kimley-Horn and Associates Inc. - Brian Ashby
Location: 4648 Chandler Road
Proposed Use: Residential
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager

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.



DRC: 12/18

Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator
events@apopka.net
407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name South Apopka Ministerial Alliance

Name of Applicant	Monique R Morris
Mailing Address	630 E 13th St
City	Apopka
State	FL
Zip Code	32703
Cell Phone	4077024223
Email	Deanqueen456@gmail.com

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

Yes

State of Florida Tax ID Number 32-2335714

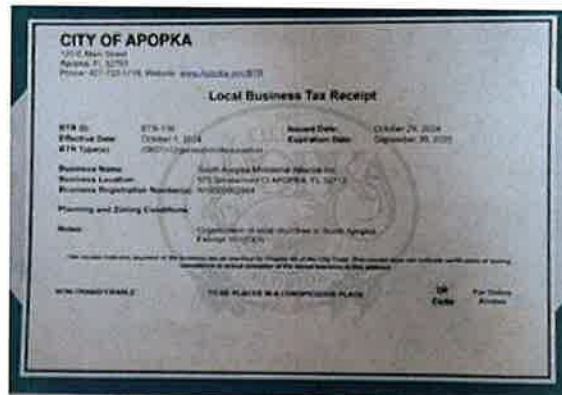
A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

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



South Apopka Ministerial Alliance 501c3 Determine Ltr.pdf

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.



Name of the Event	Dr. Martin Luther King Parade
Date(s) of the Event	Jan 20, 2024
Hours of the Event	Staging 12:00 p.m. parade starts at 2:00 p.m.
Location of the Event	VFW to Marvin C. Zanders to 13th Street to John H Bridges Center
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	500

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

Dr. Martin Luther King parade. We will have organizations, bands and public officials in the parade.

Event Category • Parade/Procession/March

Are there flyers or advertisements for this event?	No
Will there be admission fees to your event?	No
Will you be serving alcohol?	No
Is your event open to the public?	Yes
Does your event include food concession?	No
Do you intend to have food trucks at your event?	No
Will there be merchandising vending at your event?	No
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	Yes
Please indicate the road names Marvin C. Zanders Ave	
Does your event include the use of tents?	No
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No
Layout map for event	 Parade route_20191215.pdf

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

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

Setup/Load In	
Date	01/20/2025
Start Time	12:00 PM (EST)
End Time	5:00 PM (EST)

Event Dates

Date	01/20/2025
Start Time	2:00 PM (EST)
End Time	5:00 PM (EST)

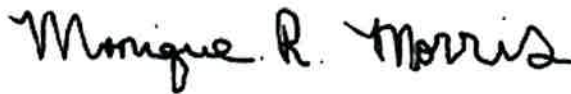
Take Down/Load Out

Date	01/20/2025
Start Time	2:00 PM (EST)
End Time	5:00 PM (EST)

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

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

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

Applicant Signature

Name of Applicant	Monique R Morris
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Title of Applicant	Chairperson
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Date Submitted	11/11/2024
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The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

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

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

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

REQUIREMENTS

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

INSURANCE

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

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella

coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.

- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

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

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

Signature of Applicant



Name of Applicant

Monique R Morris

Title of Applicant

Parade Chair

Sponsoring Organization Name

South Apopka Ministerial Alliance



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

SOUTH APOPKA MINISTERIAL ALLIANCE
C/O RICHARD KING
1534 PALMSTONE DRIVE
APOPKA, FL 32326

Date:
07/05/2023
Employer ID number:
81-1735317
Person to contact:
Name: Customer Service
ID number: 35816
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
March 17, 2023
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053514115400

Dear Applicant:

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

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

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

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

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

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

CITY OF APOPKA

120 E Main Street
Apopka, FL 32703

Phone: 407-703-1719, Website: www.Apopka.gov/BTR

Local Business Tax Receipt

BTR ID:	BTR-136	Issued Date:	October 29, 2024
Effective Date:	October 1, 2024	Expiration Date:	September 30, 2025
BTR Type(s):	(0801) Organization/Association		

Business Name: South Apopka Ministerial Alliance Inc
Business Location: 573 Smokemont Ct APOPKA, FL 32712
Business Registration Number(s): N16000002664

Planning and Zoning Conditions:

Notes: Organization of local churches in South Apopka
Exempt 501(C)(3)

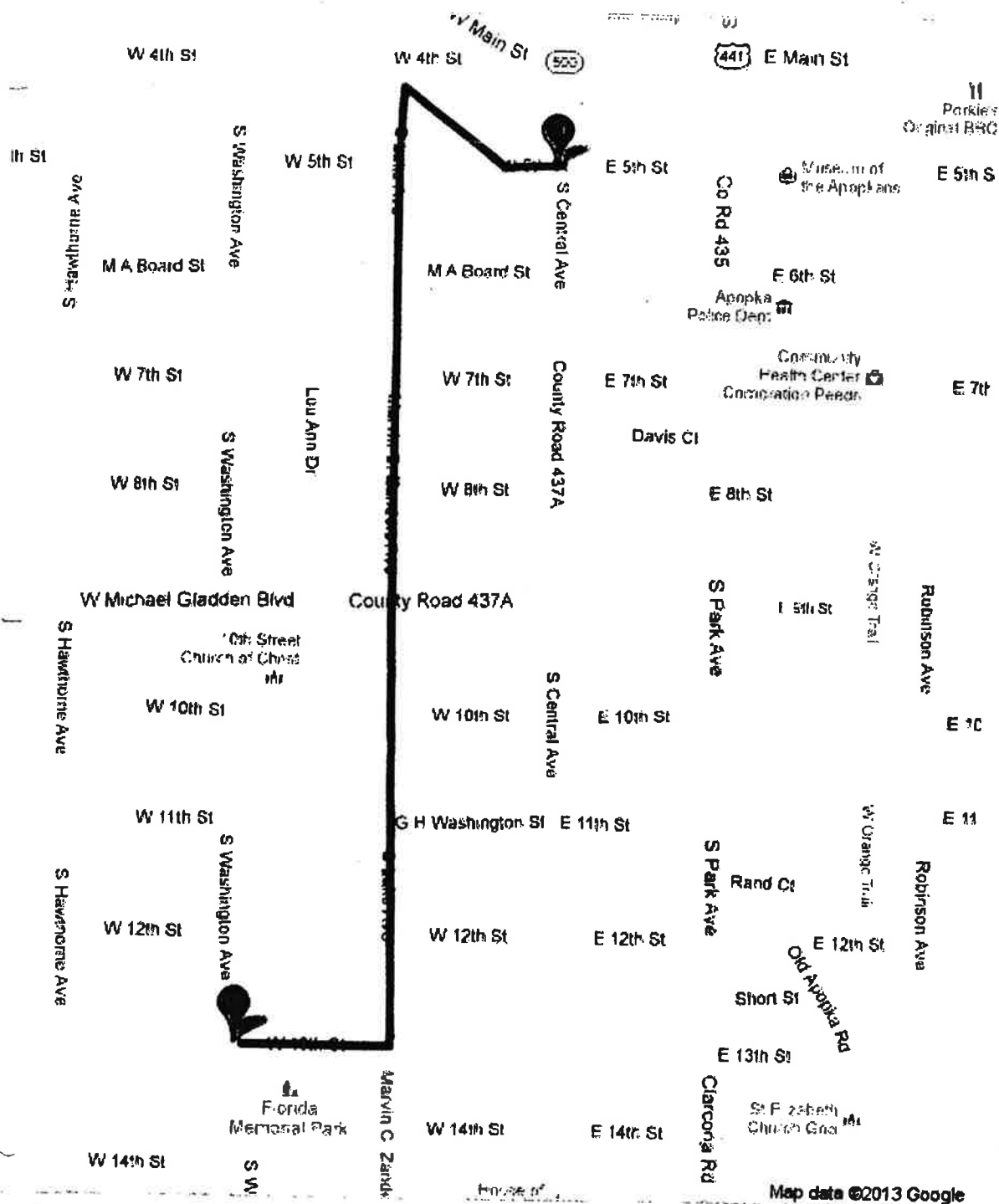
This receipt indicates payment of the business tax as required by Chapter 68 of the City Code. This receipt does not indicate verification of zoning compliance or actual operation of the stated business at this address.

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE



For Online
Access





DRC: 12/18

Special Event Permit Application

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Applicant must be present for duration of event.

Organization Name Main Street Apopka

Name of Applicant	Caitlin Kasheta
Mailing Address	P.O. 209
City	Apopka
State	FL
Zip Code	32703
Cell Phone	4074622315
Email	mainstreetapopka@gmail.com

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

No

State of Florida Tax ID Number 93-1479949

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.



Name of the Event	Main Street Apopka's Showcase of Cars
Date(s) of the Event	02/02/2025
Hours of the Event	11am-2pm
Location of the Event	East Fifth Street between Park Ave. and Central Ave.

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

Yes

Anticipated attendance: 200

Briefly describe the event and all activities that will occur during the event: Classic car show lining areas of 5th st. Prizes for participants to be determined. Live music to include the Apopka High School jazz band and drum line with a DJ playing intermittently.

Event Category • Other

Please specify Car show

Are there flyers or advertisements for this event?

Yes



Will there be admission fees to your event?	No
Will you be serving alcohol?	No
Is your event open to the public?	Yes
Does your event include food concession?	No
Do you intend to have food trucks at your event?	No
Will there be merchandising vending at your event?	Yes
How many vendors?	1
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Please attach a list of all stage performance schedules.



Stage Performance Schedules.pdf

Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	Yes

Please indicate the road names Request to close East 5th St. as indicated on map

Does your event include the use of tents?

Yes

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

What size of tents?

10x10

Will inflatables be used at your event?

No

Will your event include any fireworks or pyrotechnics?

No

Layout map for event



Showcase of Cars Map.pdf

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

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

Setup/Load In

Date

02/02/2025

Start Time

9:00 AM (EST)

End Time

10:30 AM (EST)

Event Dates

Date

02/02/2025

Start Time

11:00 AM (EST)

End Time

2:00 PM (EST)

Take Down/Load Out

Date

02/02/2025

Start Time

2:00 PM (EST)

End Time

3:00 PM (EST)

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

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

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

Applicant Signature



Name of Applicant

Caitlin Kasheta

Title of Applicant

Executive Director

Date Submitted

11/15/2024

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- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
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By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant Caitlin Kasheta

Title of Applicant Executive Director

Sponsoring Organization Name Main Street Apopka

CITY OF APOPKA

120 E Main Street

Apopka, FL 32703

Phone: 407-703-1719, Website: www.Apopka.gov/BTR

Local Business Tax Receipt

BTR ID: BTR-115 **Issued Date:** October 16, 2024
Effective Date: October 1, 2024 **Expiration Date:** September 30, 2025
BTR Type(s): 08B8 - Business/Administrative Office

Business Name: Main Street Apopka Inc.
Business Location: 72 E Main St APOPKA, FL 32703
Business Registration Number(s): N23000005928

Planning and Zoning Conditions:

Notes:

This receipt indicates payment of the business tax as required by Chapter 66 of the City Code. This receipt does not indicate verification of zoning compliance or actual operation of the stated business at this address.

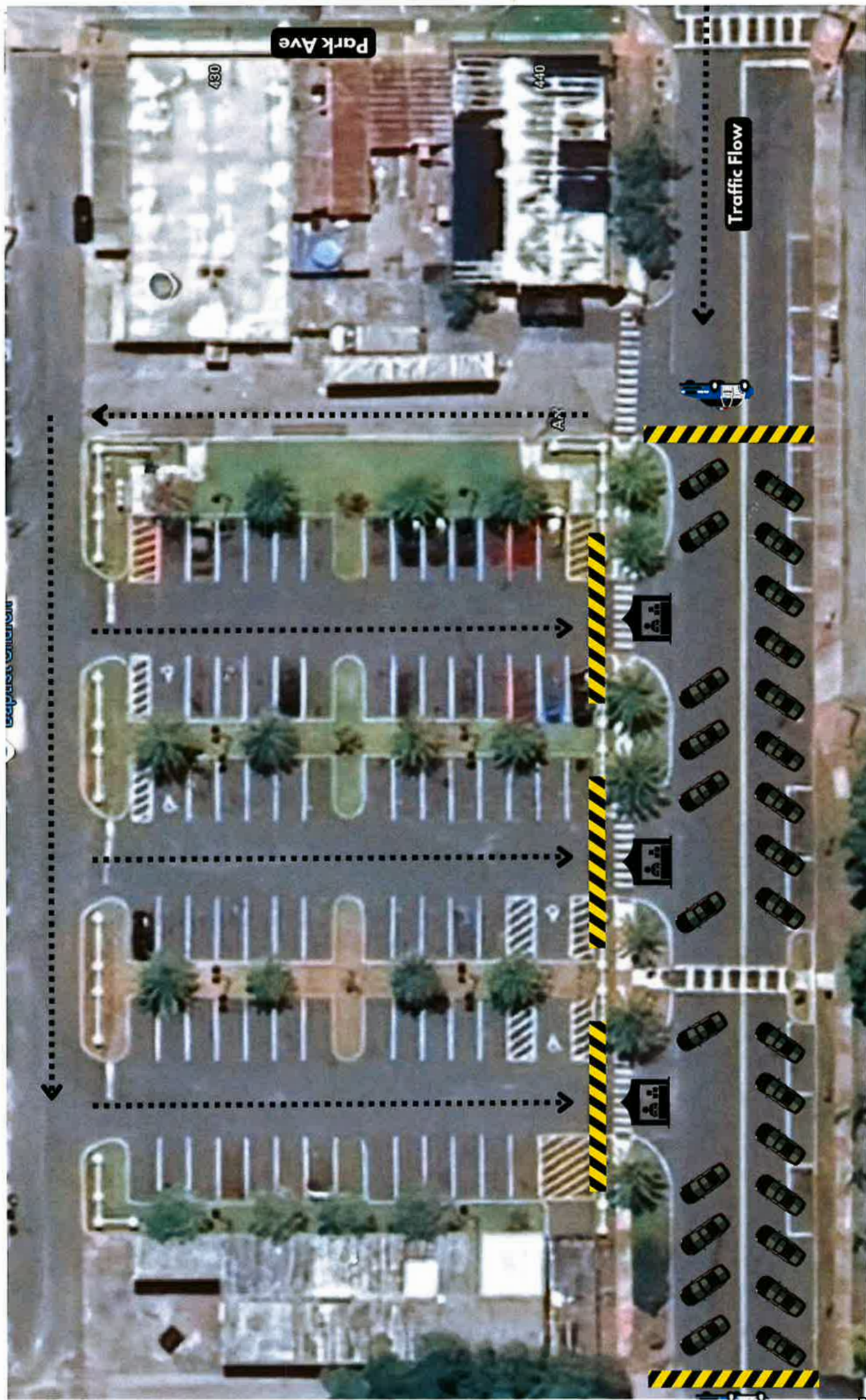
NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE



For Online
Access

Apopka High School Jazz Band - 12:30-1:00
Apopka High School Drumline - 11am-11:15am
DJ Roman - 11:15-12:30, 1:00-2:00



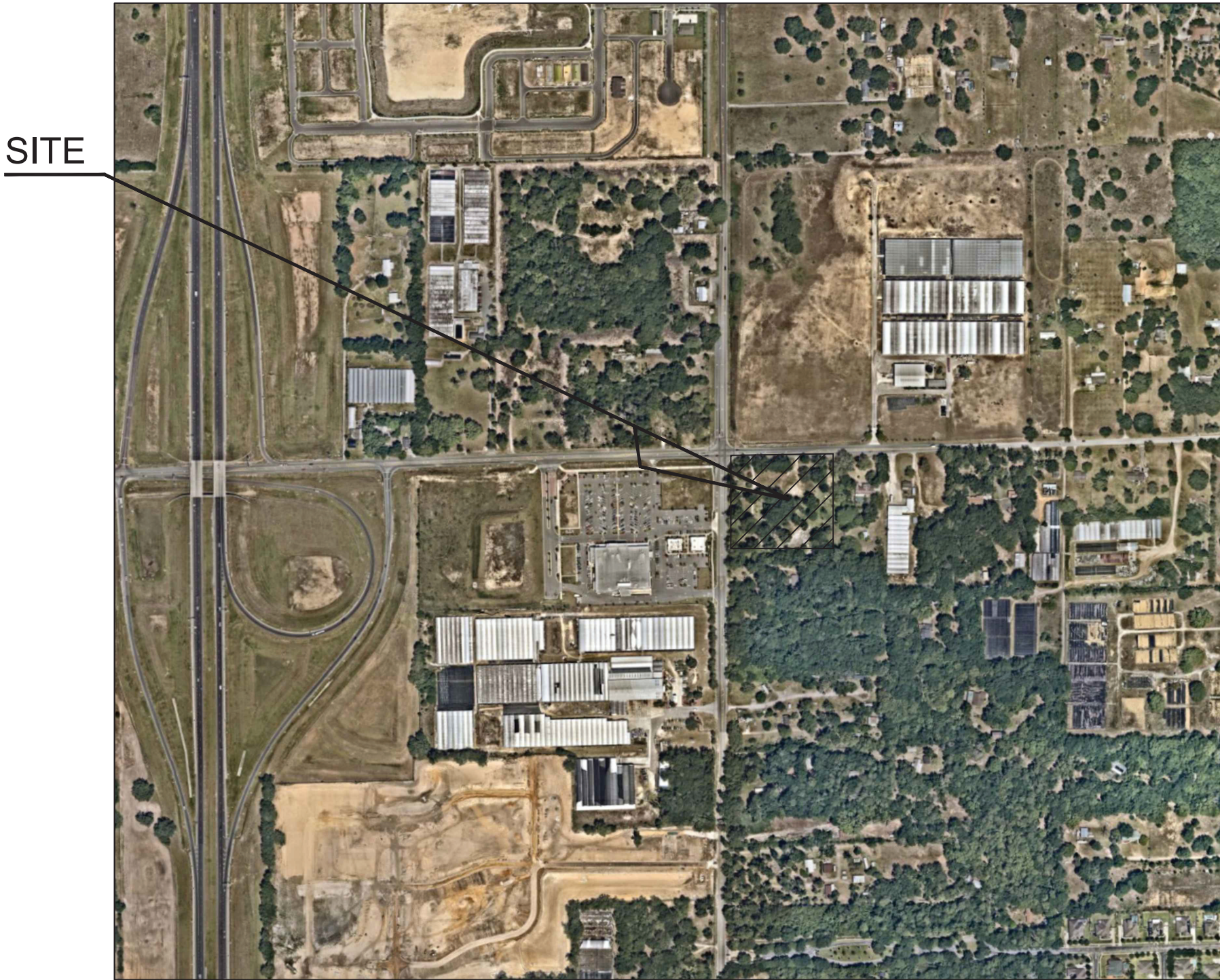
Drawing name: \\kimley-horn.com\FL_ORL02\ORL_Civil\149684017-Kelly Park OSed\CAD\LUP\LUP-01.dwg LUP-01 Nov 13, 2024 3:59pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ADVENTHEALTH KELLY PARK OSed MASTER PLAN

CITY OF APOPKA, FLORIDA

NOVEMBER 22, 2024

PARCEL #'s 18-20-28-0000-00-120
18-20-28-0000-00-107
18-20-28-0000-00-101



NOTES:

- THIS PLAN IS SUBJECT TO FINAL SURVEY, ENVIRONMENTAL, GEOTECHNICAL, STORMWATER/ENGINEERING EVALUATION AND AGENCY REVIEW.
- ALL STRUCTURES AND SIGNAGE SHALL COMPLY WITH THE KELLY PARK INTERCHANGE FORM BASED CODE, SECTION K.
- WHERE FEASIBLE, EXISTING TREES SHALL BE PRESERVED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
- LOCATION OF BUILDINGS ARE PRELIMINARY AND WILL BE FINALIZED WITH FINAL MASTER PLAN.
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LEGAL DESCRIPTION:

PARCEL NO. 1:

BEGIN 30 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST; RUN EAST 452.5 FEET; RUN SOUTH 467.15 FEET; RUN WEST TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 466.77 FEET TO THE POINT OF BEGINNING. LESS ALL THAT PART LYING WITHIN THE RIGHT OF WAY OF PLYMOUTH SORRENTO ROAD.) ALL OF SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA.

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CONTAINING 5.563 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

VICINITY MAP

PROJECT TEAM:

APPLICANT/PRIMARY CONTACT
ADVENTHEALTH
1919 NORTH ORANGE AVE, SUITE D
ORLANDO, FL 32804
CONTACT: CHRISTINA DOIDIC
PHONE: (407)303-1166
EMAIL: CHRISTINA.DOIDIC@ADVENTHEALTH.COM

PLANNER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: NATHAN MILCH, AICP
PHONE: (689) 244-5509
EMAIL: NATHAN.MILCH@KIMLEY-HORN.COM

Kimley»Horn

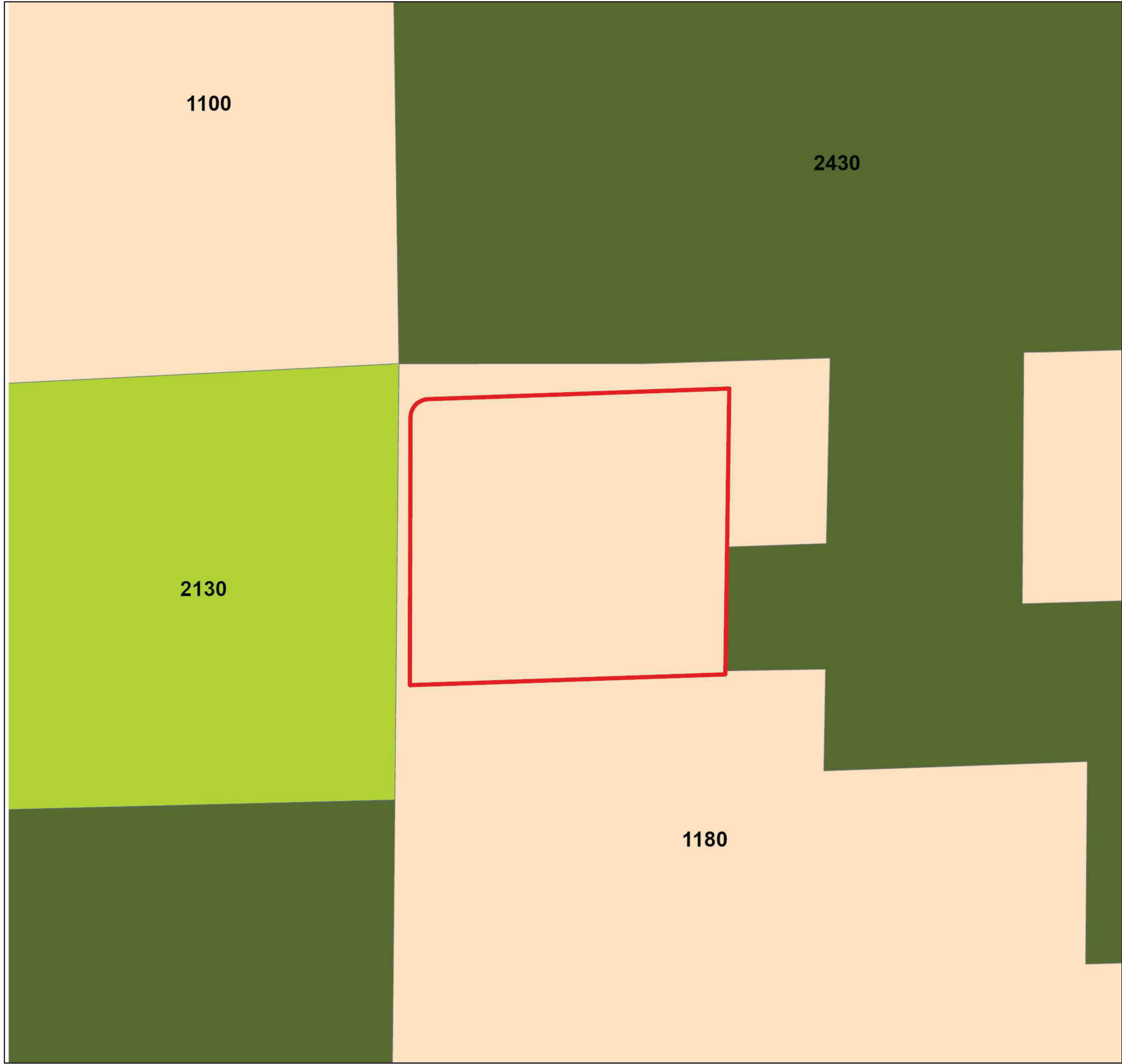
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 696

PROJECT SCOPE:

THE INTENT OF THIS PROJECT IS FOR A SMALL-SCALE FUTURE LAND USE AMENDMENT AND REZONING/MASTER PLAN TO DESIGNATE A 5.56-ACRE SITE IN THE CITY OF APOPKA AS KELLY PARK INTERCHANGE - MIXED USE (KPI-MU) WITH A CORRESPONDING MIXED-USE KELLY PARK INTERCHANGE (MU-KPI) ZONING. THE OBJECTIVE OF THIS APPLICATION IS TO ESTABLISH A NEW OFF-SITE EMERGENCY DEPARTMENT (OSed), ALONGSIDE MEDICAL OFFICE SPACE AND RETAIL USES WITHIN THE VILLAGE CENTER DISTRICT.

SHEET INDEX

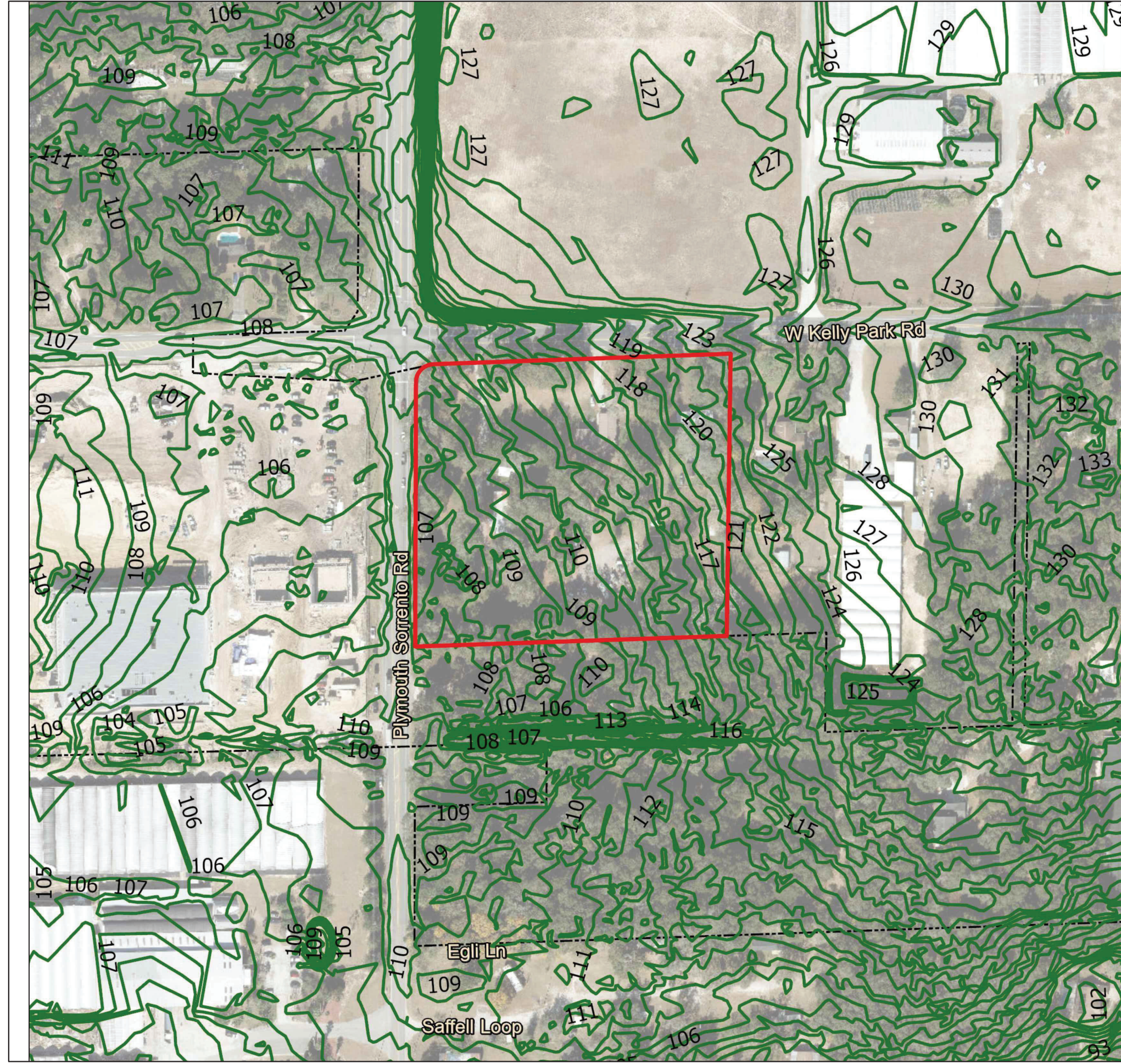
LUP-01	COVER SHEET
LUP-02	EXISTING CONDITIONS
LUP-03	LAND USE PLAN
LUP-04	SURVEY



FLUCCS

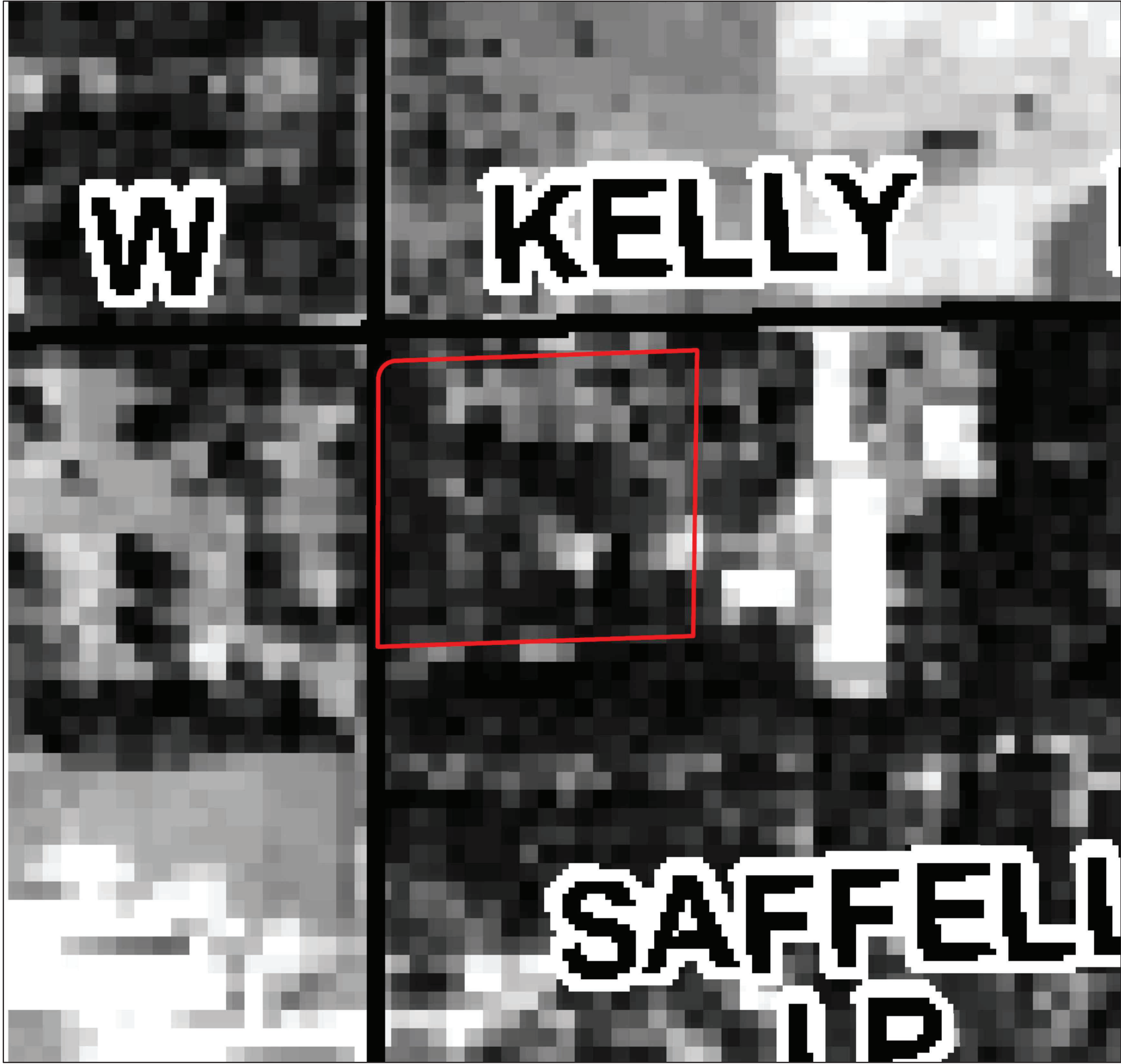
- 1180 - Residential Low Density
- 2130 - Cropland and Pastureland
- 2430 - Nurseries and Vineyards
- 8370 - Utilities

SOURCE:
FLUCCS: FDEP GEOSPATIAL OPEN DATA



TOPOGRAPHY

SOURCE:
TOPG: ORANGE COUNTY LIDAR DATA
1 FT CONTOURS



FLOOD ZONE

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

NO FLOODPLAIN IS LOCATED ON THE SUBJECT PROPERTY.

ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED

SOURCE:
FLOOD INSURANCE RATE MAP, ORANGE COUNTY, FLORIDA PANEL 12095C0050F
MAP REVISED DATE: SEPTEMBER 25, 2009



SOILS

4 - CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES

SOURCE:
NRCS

SITE DATA:

GENERAL INFORMATION:

LOCATION:	SOUTHEAST CORNER OF W KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD
PARCEL I.D.:	18-20-28-0000-00-120, 18-20-28-0000-00-107, AND 18-20-28-0000-00-101
PROPERTY ADDRESS:	2896, 2902, 2928 W KELLY PARK RD APOPKA, FL 32712
EXISTING USE:	VACANT
PROPOSED USE:	FREE STANDING EMERGENCY DEPARTMENT, MEDICAL CLINIC, RETAIL BUILDING, MEDICAL OFFICE
EXISTING ZONING:	TRANSITION
PROPOSED ZONING:	MIXED-USE KELLY PARK INTERCHANGE (MU-KPI)
KPI CHARACTER ZONE:	VILLAGE CENTER
CURRENT FLU:	RVLS
PROPOSED FLU:	MU
ACREAGE:	
GROSS ACREAGE:	±5.56 ACRES
WETLAND/CONSERVATION AREA:	0 ACRES
WETLAND/CONSERVATION IMPACT:	0 ACRES
NET DEVELOPABLE:	±5.56 ACRES
PROPOSED LAND USES:	
MINIMUM FAR:	0.15
MAXIMUM FAR:	1.00
PROPOSED FAR:	0.26
PROPOSED COMMERCIAL SQFT:	±62,600
PERMITTED USES:	FREE STANDING EMERGENCY DEPARTMENT MEDICAL OFFICE MEDICAL LABORATORY MEDICAL CLINIC GENERAL & NEIGHBORHOOD RETAIL

VILLAGE CENTER DISTRICT DEVELOPMENT STANDARDS:

OPEN SPACE REQUIREMENT	REQUIRED: 10%
MAX. BUILDING HEIGHT	5 STORIES
BLOCK LENGTH (MAX.)	400 FT

BUILDING SETBACKS:

FRONT (NORTH - W KELLY PARK RD)	REQUIRED: 8 - 20 FT
FRONT (WEST - PLYMOUTH SORRENTO RD)	8 - 20 FT
SIDE (EAST)	0 FT MIN.
REAR (SOUTH)	10 FT MIN.

LANDSCAPE BUFFERS:

FRONT (NORTH - W KELLY PARK RD)	REQUIRED: PER KPI CODE SEC. M
FRONT (WEST - PLYMOUTH SORRENTO RD)	PER KPI CODE SEC. M
SIDE (EAST)	PER LDC SEC. 5.01.00
REAR (SOUTH)	PER LDC SEC. 5.01.00

REQUIRED PARKING:

COMMERCIAL RETAIL	3.5 SPACES / 1,000 GLA
OFFICE (ALL TYPES)	4 SPACES / 1,000 GLA
CLINIC	1 SPACE / 250 SF

PROVIDED PARKING:

TOTAL PROVIDED	228 SPACES
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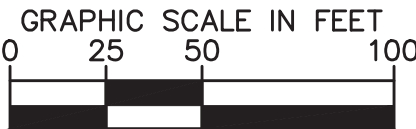
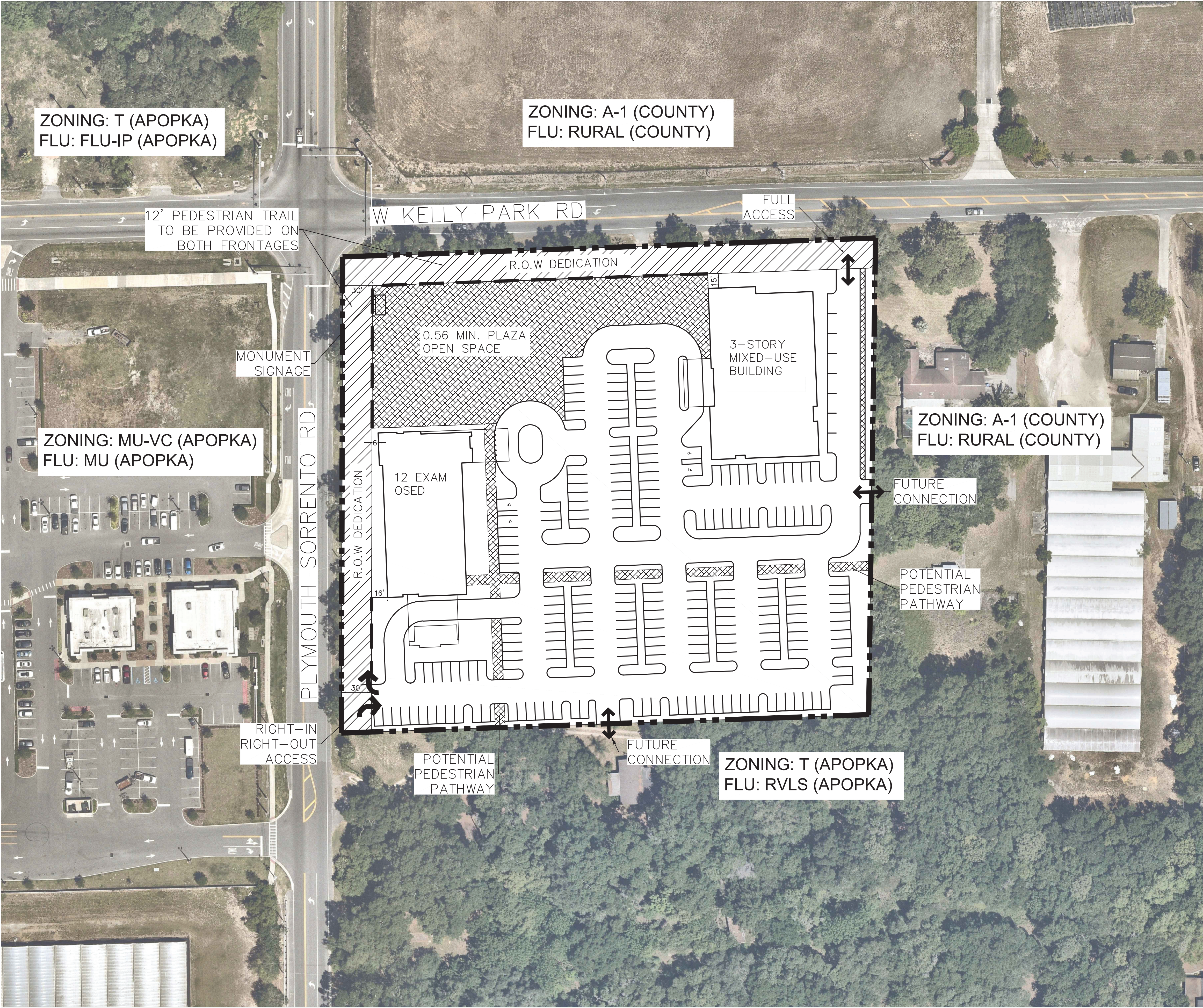
LEGEND

PROPERTY BOUNDARY

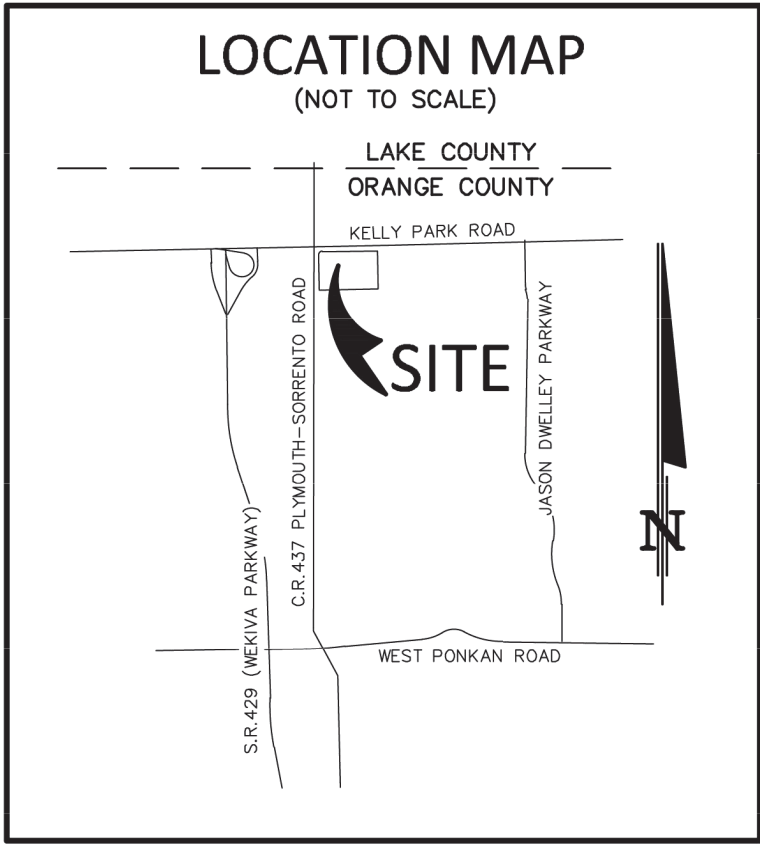
RIGHT-IN/RIGHT-OUT ACCESS LOCATION

FULL ACCESS LOCATION

GARDEN WALL



BOUNDARY SURVEY



NORTHWEST CORNER OF SECTION 18-20-28
NO CORNER FOUND OR SET
CALCULATED POSITION BASED
ON RIGHT-OF-WAY MAP FOR
S.R. NO.429 (WEEKIA PARKWAY) PROJECT NO.429-203
PREPARED BY BOWER-SINGLETON & ASSOCIATES, INC.
DATED JULY 30, 2014

LINE TABLE
L1 = N87°58'48"E 24.07'
L2 = N00°09'12"E 24.07'

LEGEND

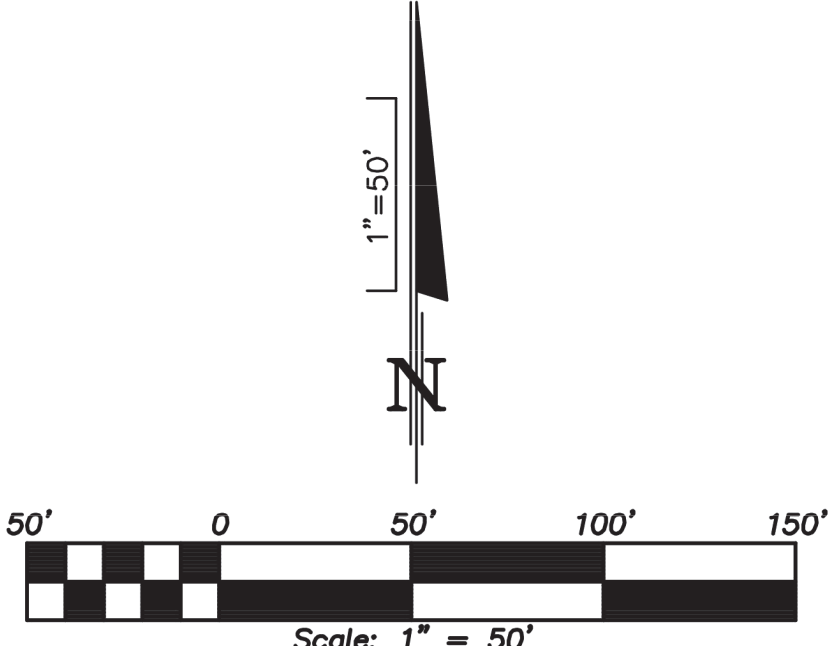
SYMBOLS

C1	LINE NUMBER (SEE LINE TABLE)
A1	CURVE NUMBER (SEE CURVE TABLE)
R	RADIUS
CB	CHORD BEARING
C	CHORD
TB	TANGENT BEARING
T	TANGENT
X	SPOT ELEVATION (EXISTING)
NGA	SPOT "NATURE CONSERVATION AREA"
CMP	SECTION, TOWNSHIP, RANGE
DMH	CONTROL STRUCTURE
DMH	DRAINAGE MANHOLE
MES	MITERED END SECTION
INLET	CURB INLET
CB	CATCH BASIN
UD	UNDERDRAIN
YD	YARD DRAIN
WELL	WELL
USM	UNDERGROUND SANITARY MARKER
SSO	SANITARY SEWER STUB-OUT
SM	SANITARY MANHOLE
SM	SANITARY MANHOLE NUMBER
CO	FORCEMAIN VALVE
CO	UTILITY CLEAN OUT
FMV	FORCEMAIN AIR RELEASE VALVE
BOL	BOLLARD
UTM	UNDERGROUND TELEPHONE MARKER
TR	TELEPHONE RISER
TR	TELEVISION RISER
CATV	CABLE TELEVISION MARKER
TR	TELEPHONE RULLBOX
FORB	FIBER OPTICS PULL BOX
FORB	FIBER OPTICS CABLE MARKER
VP	VERTICAL PIPE
FC	FIRE DEPARTMENT CONNECTION
FM	FIRE HYDRANT
WM	WATER METER
WDO	WATER STUB OUT
WDO	BACKFLOW PREVENTER
BOV	BLOW OFF VALVE
WVB	WATER VALVE BOX
UWM	UNDERGROUND WATER MARKER
IRV	IRRIGATION VALVE
IRR	IRRIGATION RISER
RM	REUSE WATER METER
RSO	REUSE WATER STUB OUT
ESO	ELECTRIC STUB-OUT
EM	ELECTRIC MANHOLE
CUP	CONCRETE UTILITY POLE
EM	ELECTRIC METER
EPB	ELECTRIC PULL BOX
UEM	UNDERGROUND ELECTRIC MARKER
LP	LIGHT POLE
GW	GUY WIRE
CHW	OVERHEAD WIRE
GL	GROUND LIGHT
CWP	CROSS WALK POLE
TSP	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
SP	SIGNAL ARM (MAST ARM)
GM	GAS METER
GSD	GAS STUB-OUT
GVT	GAS VALVE
USM	UNDERGROUND GAS MARKER

ABBREVIATIONS

APR	APPROXIMATE
ASPH	ASPHALT
ANT	ANTENNA
BC	BACK OF CURB
BLW	BLOCK WALL
CB	CHORD BEARING
C	CHORD
CL	CHAIN LINE FENCE
CW	CONCRETE WALL
CONC	CONCRETE
CP	CONCRETE BLOCK
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CBS	CURB AND GUTTER
CC	COMPUTED
CCR	CERTIFIED CORNER RECORD
DA	DRAINAGE MANHOLE
DM	DESCRIBED
DMMA	Donald W. McIntosh Associates, Inc.
ELC	ELECTRIC
E	EAST
EAP	EDGE OF ASPHALT PAVEMENT
EAP	EDGE OF ASPHALT PAVEMENT
EPL	ELECTRIC PANEL
EAS	EAST
FND	FOUND
FPC	FLORIDA POWER CORPORATION
FV	FIBER OPTIC CABLE
FC	FINISH FLOOR ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FORC	FORCEMAIN
FEMA	Federal Emergency Management Agency
GOV	GOVERNMENT
HOB	HOB
HC	HANDICAP
IR	IRON ROD
IR	IRON ROD WITH CAP
IR	IRON ROD
ID	IDENTIFICATION
INV	INVERT ELEVATION
INV	INVERT
LB	LANDSCAPE
LANDSC	LANDSCAPE
MA	MANHOLE
MA'S	MANHOLES
MES	MITERED END SECTION
MEAS	MEASURED
ML	MEASURED
ML	MOW LINE
MF	METAL FENCE
NO	NO NUMBER
NR	NON-RADIAL
NT	NON-TANGENT
NLY	NORTHERLY
NLY	NAIL & DISK
OUC	ORLANDO UTILITIES COMMISSION
ORB	OFFICIAL RECORDS BOOK
OIA	ORLANDO INTERNATIONAL AIRPORT
P-C	POINT OF CURVE
P	PLAT (ROUND DIMENSIONS)
PL	PLAT BOOK
PAGE	PAGE
PAGES	PAGES
PVC	POINT OF CURVATURE
PCC	PERMANENT CONTROL POINT
PPL	PROFESSIONAL LAND SURVEYOR
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
P	POINT OF BEGINNING
PCC	POINT OF COMMENCEMENT
PSP	PROFESSIONAL SURVEYOR & MAPPER
PVM	PAVEMENT
RES	RESIDENCE
ROD	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
REBAR	REBAR & CAP
RD	ROAD
R/W	RIGHT-OF-WAY
SBT	SOUTHERN BELL TELEPHONE
SLW	SIDEWALK
SLY	SOUTHERLY
SW	STATE ROAD
SW	SIDEWALK
SW	STATE PLANE COORDINATES
SM	SANITARY MANHOLE STRUCTURE
TCP	TELECOMMUNICATIONS BOX
TCP	TELEPHONE CONTROL PANEL
TRP	TRANSFORMER PAD
TCP	TOP OF CURB
TRAV	TRAVEL POINT
UT	UNDERGROUND TELECOMMUNICATION LINE
UR	UTILITY RISER
UR	UTILITY
WDF	WOOD FENCE
WDF	WOOD POST FENCE
WLY	WESTERLY
WLY	WIRE FENCE
NGVD29	National Geodetic Vertical Datum of 1929
NAD83	North American Vertical Datum of 1988
OIA	ORLANDO INTERNATIONAL AIRPORT

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT
WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.



DESCRIPTION: (PROVIDED BY CLIENT)

Parcel No. 1:

Begin 30 feet South of the Northwest corner of Section 18, Township 20 South, Range 28 East; run East 452.5 feet; run South 467.15 feet; run West to a point South of the Point of Beginning; thence run North 466.77 feet to the Point of Beginning. (Less all that part lying within the right of way of Plymouth Sorrento Road.) All of said lands lying and being in Orange County, Florida.

Parcel No. 2:

Begin 30 feet South and 452.5 feet East of the Northwest corner of Section 18, Township 20 South, Range 28 East; thence run East 100.00 feet; thence run South 217.00 feet; thence run West parallel with the North line of said Section 18, a distance of 100 feet; thence run North 217.00 feet to the Point of Beginning. Land lying and being situate in Orange County, Florida.

Parcel No. 3:

From a point that is 30.0 feet South and 452.5 feet East of the Northwest corner of Section 18, Township 20 South, Range 28 East, run South 217 feet for a Point of Beginning; thence run East 100.0 feet; thence run South 250.15 feet; thence run West parallel with the South line of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 18, a distance of 100.00 feet; thence run North 250.08 feet to the Point of Beginning. Land lying and being situate in Orange County, Florida.

Containing 5.563 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

SURVEYOR'S NOTES:

- Not valid without the original signature and seal, or an electronic signature of a Florida licensed professional surveyor and mapper.
- Apparent Physical Use onto or from adjoining property or abutting streets is shown hereon as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
- Bearings and distances are based on Florida State Plane Coordinate System- East Zone (NAD 83/2007 Datum), as established from the right-of-way map for S.R. No.429 (Weekia Parkway) Project No.429-203, prepared by Bower-Singleton & Associates, Inc., dated July 30, 2014, deriving a bearing of N87°58'48"E on the North line of the Northwest 1/4 of Section 18, Township 20 South, Range 28 East.
- No underground utilities, improvements, installations or foundations located. All underground utility locations shown hereon, if any, are approximate and were determined from surface features indicating underground lines such as manholes, valves, catch basins, water meters, etc.
- No attempt to locate jurisdictional wetlands or state sovereignty lands, if any, has been made this date.
- No environmental issues have been addressed by this survey.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- According to Flood Insurance Rate Map Community Panel No. 120179050F, Orange County, Florida, Map Revised September 25, 2009, the lands described hereon lie in Zone "X" (unshaded).
- All adjoining rights-of-way, subdivisions and information on adjoining properties shown hereon are from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. did not attempt, nor were required to do a title search regarding such information. Users of this survey are placed on notice that reliance on such information is at their own peril, in this regard.
- All boundary line bearings, distances and curve data are described and measured unless shown as (D) = Described, (C) = Calculated, and/or (M) = Measured.
- The words "certify" or "certification", as shown and used hereon, mean an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Monument offset directions and distances are computed in cardinal directions from boundary corners relative to the bearing basis (i.e., N 0.25' = North 0.25').
- Fence ownership not determined unless otherwise noted.
- All measurements are in feet in accordance with the United States standard. All horizontal control measurements achieve a closure of 1 foot in 10,000 feet or better.
- This survey does not reflect or determine ownership.
- The description shown hereon was provided by client.
- Measurements to fences are to center of fence. Measurements to utility poles are to the center of the pole. Drawing distance between walls and/or fences and property lines may be exaggerated for clarity.
- Surveyor has reviewed the following items listed in Schedule B, Part II of Fidelity National Title Insurance Company Commitment for Title Insurance, Commitment Number 10872375, effectively dated June 23, 2023 for easements and rights-of-way and finds the following:

ITEM	COMMENT
4. Easement in favor of Florida Power Corporation recorded November 1, 1971 inShown.	Official Records Book 2136, Page 234, Public Records of Orange County, Florida. (As to Parcel 1)
5. Distribution Easement in favor of Florida Power Corporation recorded JanuaryShown.	15, 1980 in Official Records Book 3085, Page 1285, Public Records of Orange County, Florida. (As to Parcel 1)

The property may also be subject to other matters set forth in said Title Commitment.

SURVEY DATE: 12/16/2022

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. MCINTOSH ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION NO. 68

Digitally signed by Rocky L

Carson

Date: 2023.07.17 11:44:30

-0400-

Rocky L. Carson

Signature Date

Florida Registered Surveyor and Mapper

Certificate No. 4285

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND

SEAL, OR AN ELECTRONIC SIGNATURE

(5J-17.06(2)(3) F.A.C.), OF A FLORIDA LICENSED

PROFESSIONAL SURVEYOR AND MAPPER.

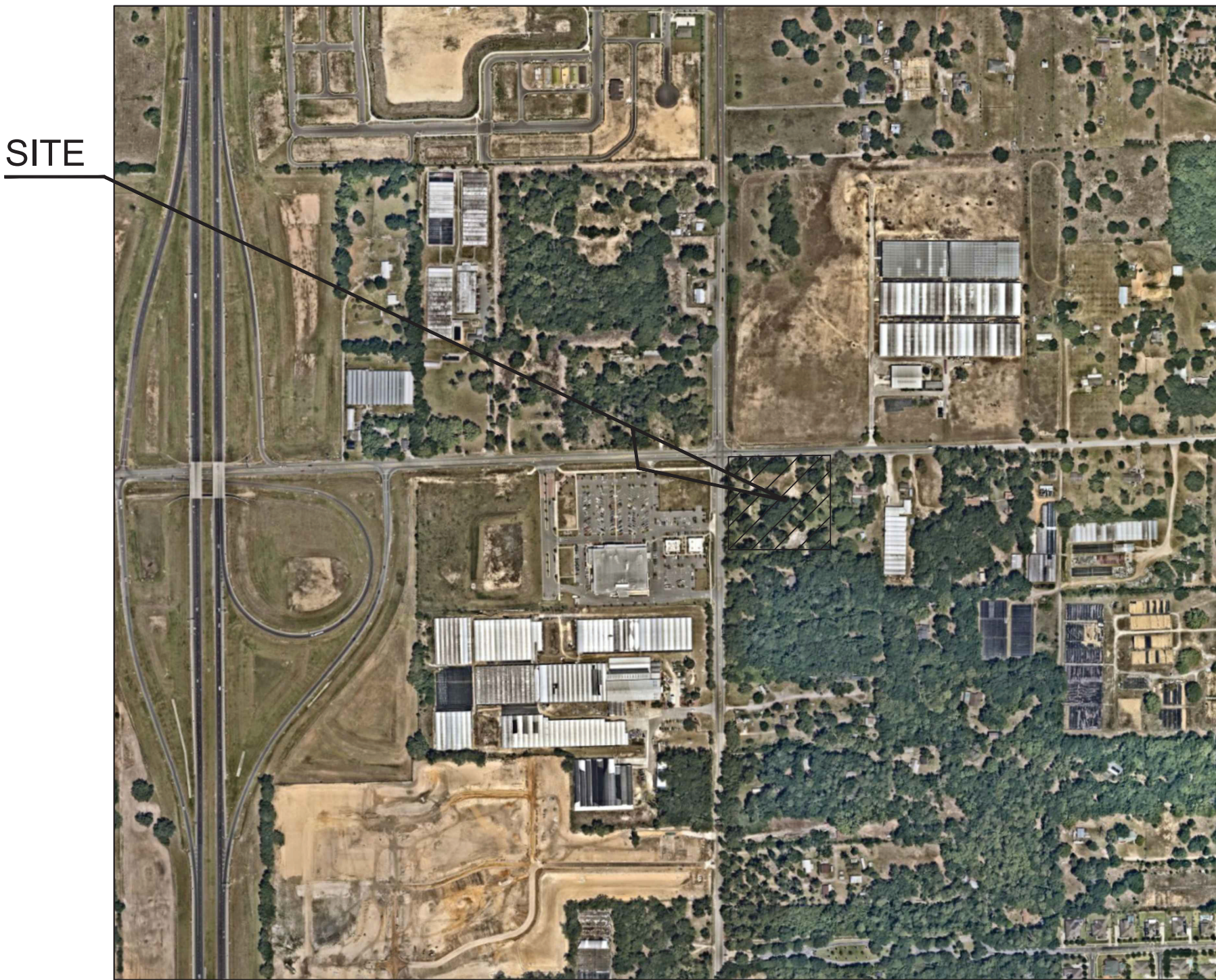
Drawing name: \\kimley-horn.com\FL_ORL02\ORL_Civil\149684017-Kelly Park OSed\CAD\LUP\LUP-01.dwg LUP-01 Nov 13, 2024 3:59pm
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ADVENTHEALTH KELLY PARK OSed MASTER PLAN

CITY OF APOPKA, FLORIDA

NOVEMBER 22, 2024

PARCEL #'s 18-20-28-0000-00-120
18-20-28-0000-00-107
18-20-28-0000-00-101



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PARCEL NO. 2:

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CONTAINING 5.563 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

VICINITY MAP

PROJECT TEAM:

APPLICANT/PRIMARY CONTACT
ADVENTHEALTH
1919 NORTH ORANGE AVE, SUITE D
ORLANDO, FL 32804
CONTACT: CHRISTINA DOIDIC
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PLANNER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: NATHAN MILCH, AICP
PHONE: (689) 244-5509
EMAIL: NATHAN.MILCH@KIMLEY-HORN.COM

Kimley»Horn

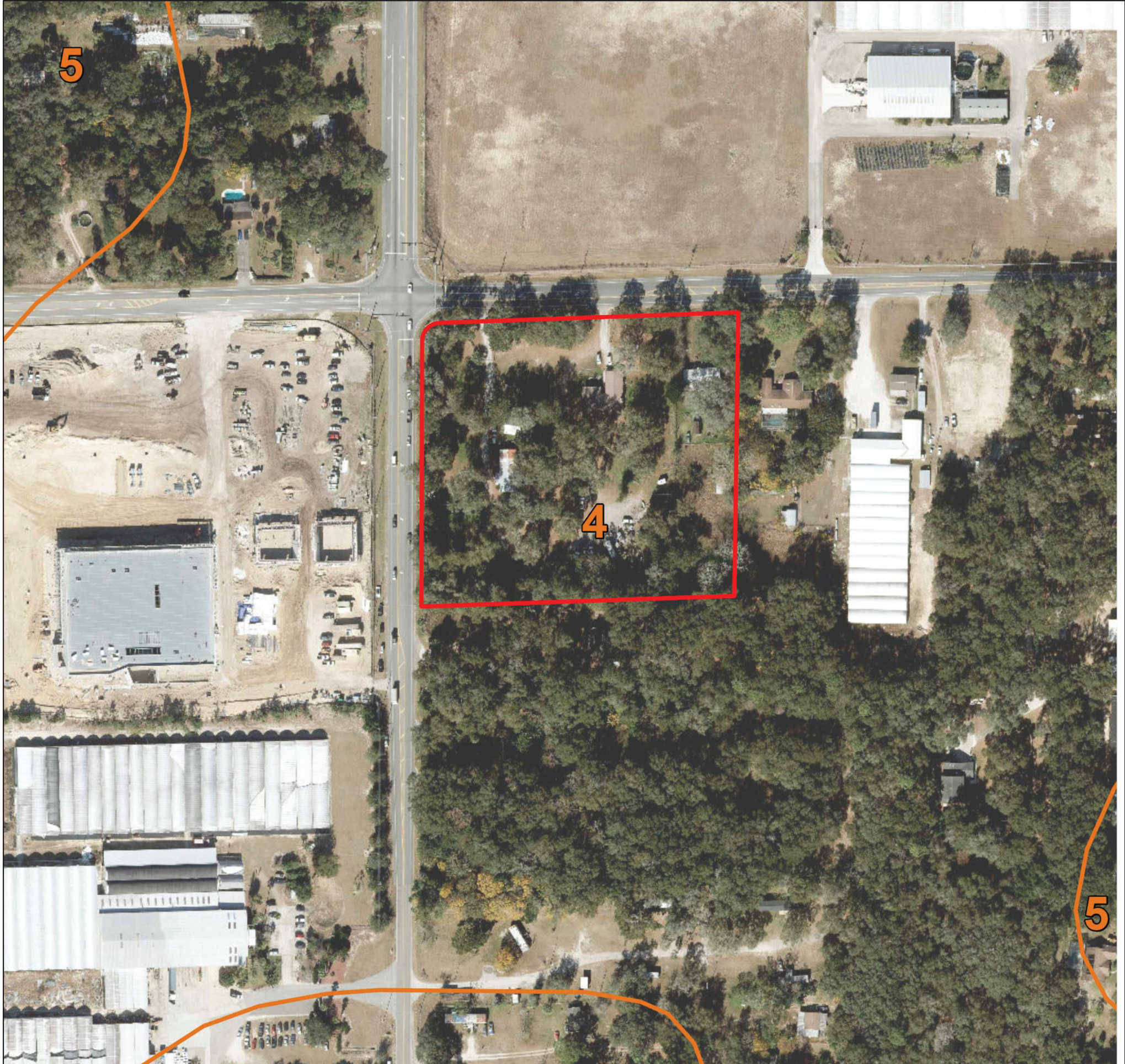
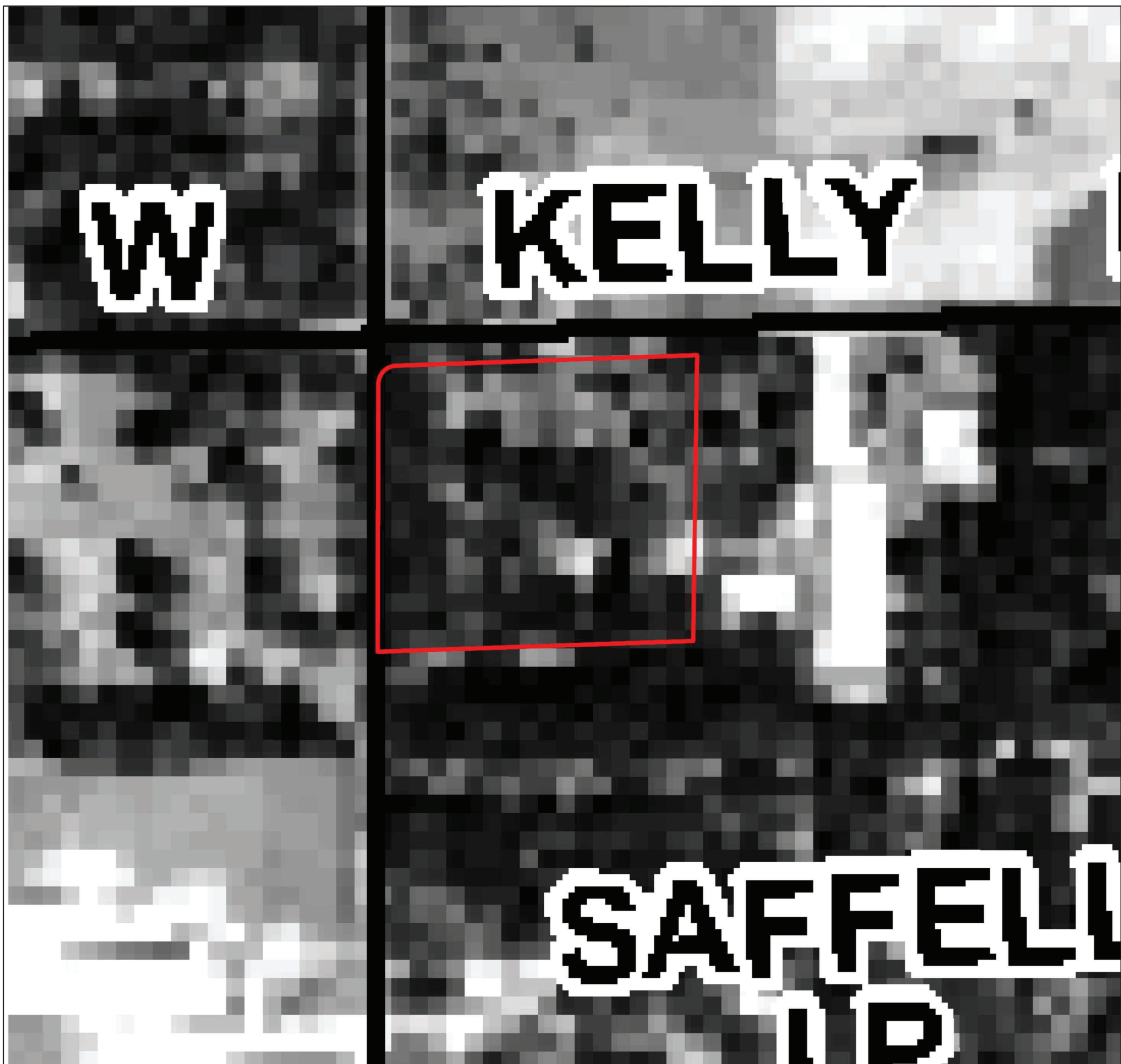
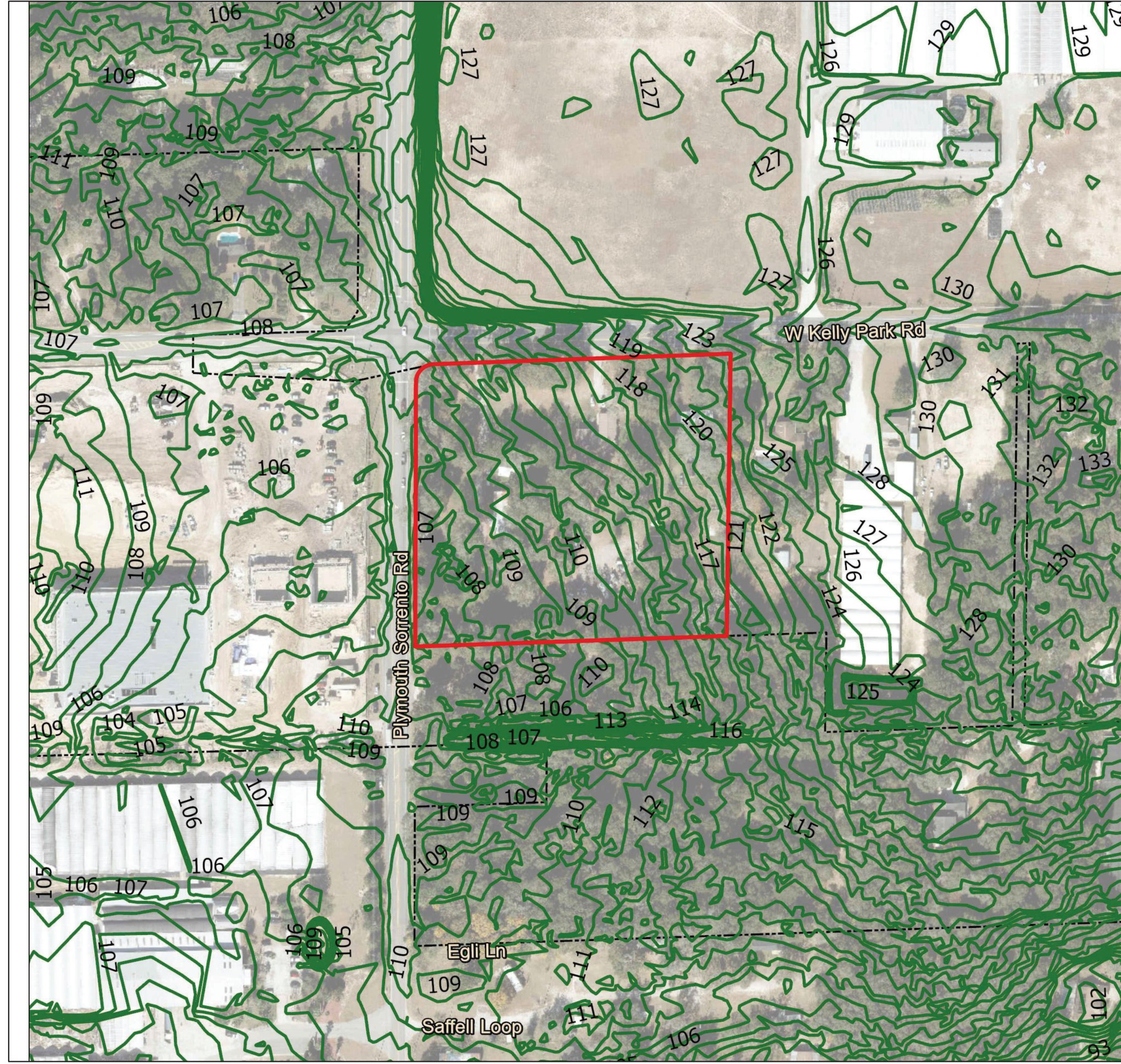
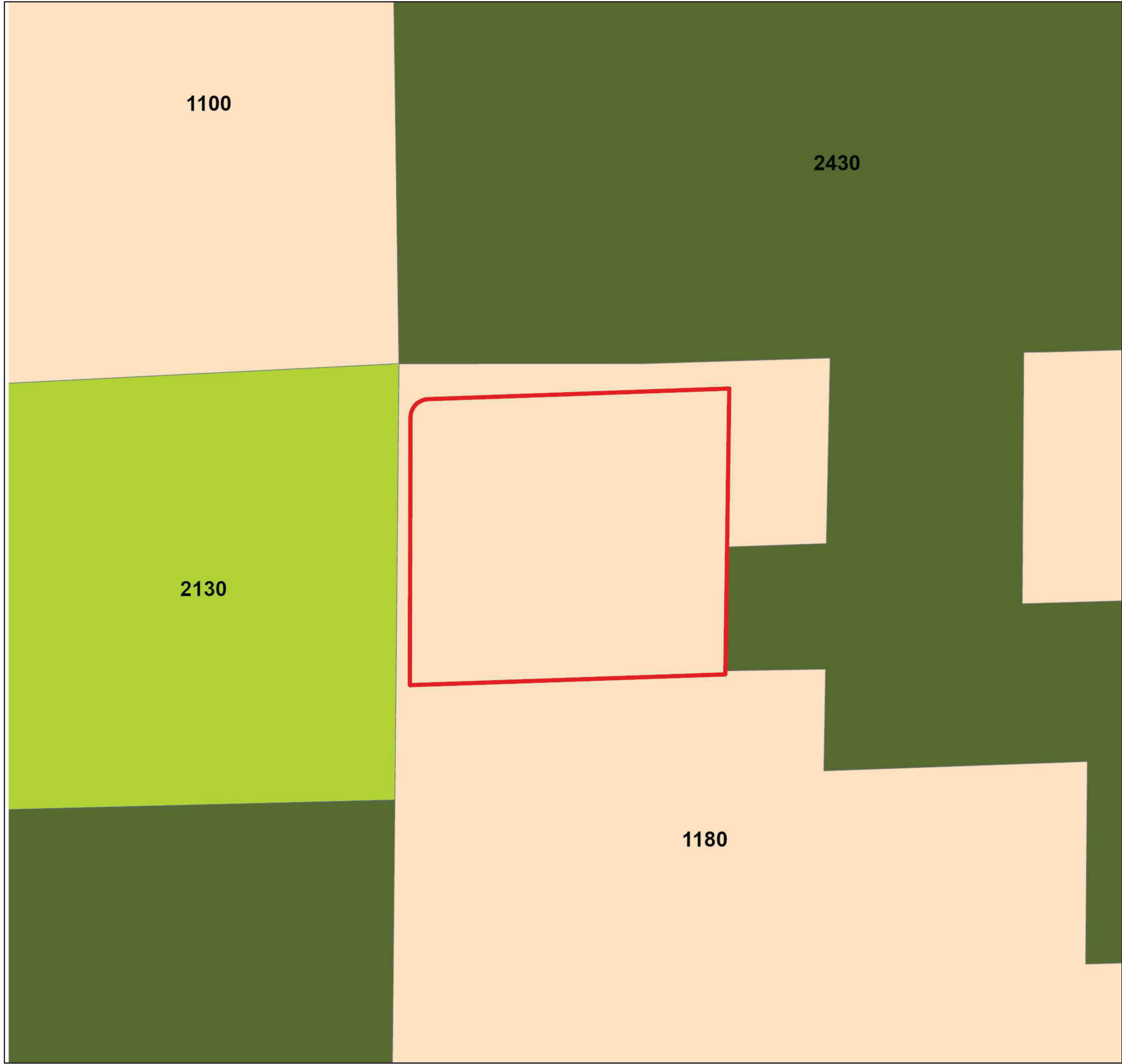
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 696

PROJECT SCOPE:

THE INTENT OF THIS PROJECT IS FOR A SMALL-SCALE FUTURE LAND USE AMENDMENT AND REZONING/MASTER PLAN TO DESIGNATE A 5.56-ACRE SITE IN THE CITY OF APOPKA AS KELLY PARK INTERCHANGE - MIXED USE (KPI-MU) WITH A CORRESPONDING MIXED-USE KELLY PARK INTERCHANGE (MU-KPI) ZONING. THE OBJECTIVE OF THIS APPLICATION IS TO ESTABLISH A NEW OFF-SITE EMERGENCY DEPARTMENT (OSed), ALONGSIDE MEDICAL OFFICE SPACE AND RETAIL USES WITHIN THE VILLAGE CENTER DISTRICT.

SHEET INDEX

LUP-01	COVER SHEET
LUP-02	EXISTING CONDITIONS
LUP-03	LAND USE PLAN
LUP-04	SURVEY



SITE DATA:

GENERAL INFORMATION:

LOCATION:	SOUTHEAST CORNER OF W KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD
PARCEL I.D.:	18-20-28-0000-00-120, 18-20-28-0000-00-107, AND 18-20-28-0000-00-101
PROPERTY ADDRESS:	2896, 2902, 2928 W KELLY PARK RD APOPKA, FL 32712
EXISTING USE:	VACANT
PROPOSED USE:	FREE STANDING EMERGENCY DEPARTMENT, MEDICAL CLINIC, RETAIL BUILDING, MEDICAL OFFICE
EXISTING ZONING:	TRANSITION
PROPOSED ZONING:	MIXED-USE KELLY PARK INTERCHANGE (MU-KPI)
KPI CHARACTER ZONE:	VILLAGE CENTER
CURRENT FLU:	RVLS
PROPOSED FLU:	MU
ACREAGE:	
GROSS ACREAGE:	±5.56 ACRES
WETLAND/CONSERVATION AREA:	0 ACRES
WETLAND/CONSERVATION IMPACT:	0 ACRES
NET DEVELOPABLE:	±5.56 ACRES
PROPOSED LAND USES:	
MINIMUM FAR:	0.15
MAXIMUM FAR:	1.00
PROPOSED FAR:	0.26
PROPOSED COMMERCIAL SQFT:	±62,600
PERMITTED USES:	FREE STANDING EMERGENCY DEPARTMENT MEDICAL OFFICE MEDICAL LABORATORY MEDICAL CLINIC GENERAL & NEIGHBORHOOD RETAIL

VILLAGE CENTER DISTRICT DEVELOPMENT STANDARDS:

OPEN SPACE REQUIREMENT	REQUIRED: 10%
MAX. BUILDING HEIGHT	5 STORIES
BLOCK LENGTH (MAX.)	400 FT

BUILDING SETBACKS:

FRONT (NORTH - W KELLY PARK RD)	REQUIRED: 8 - 20 FT
FRONT (WEST - PLYMOUTH SORRENTO RD)	8 - 20 FT
SIDE (EAST)	0 FT MIN.
REAR (SOUTH)	10 FT MIN.

LANDSCAPE BUFFERS:

FRONT (NORTH - W KELLY PARK RD)	REQUIRED: PER KPI CODE SEC. M
FRONT (WEST - PLYMOUTH SORRENTO RD)	PER KPI CODE SEC. M
SIDE (EAST)	PER LDC SEC. 5.01.00
REAR (SOUTH)	PER LDC SEC. 5.01.00

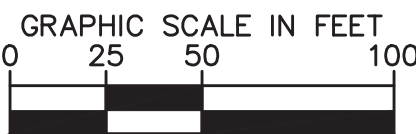
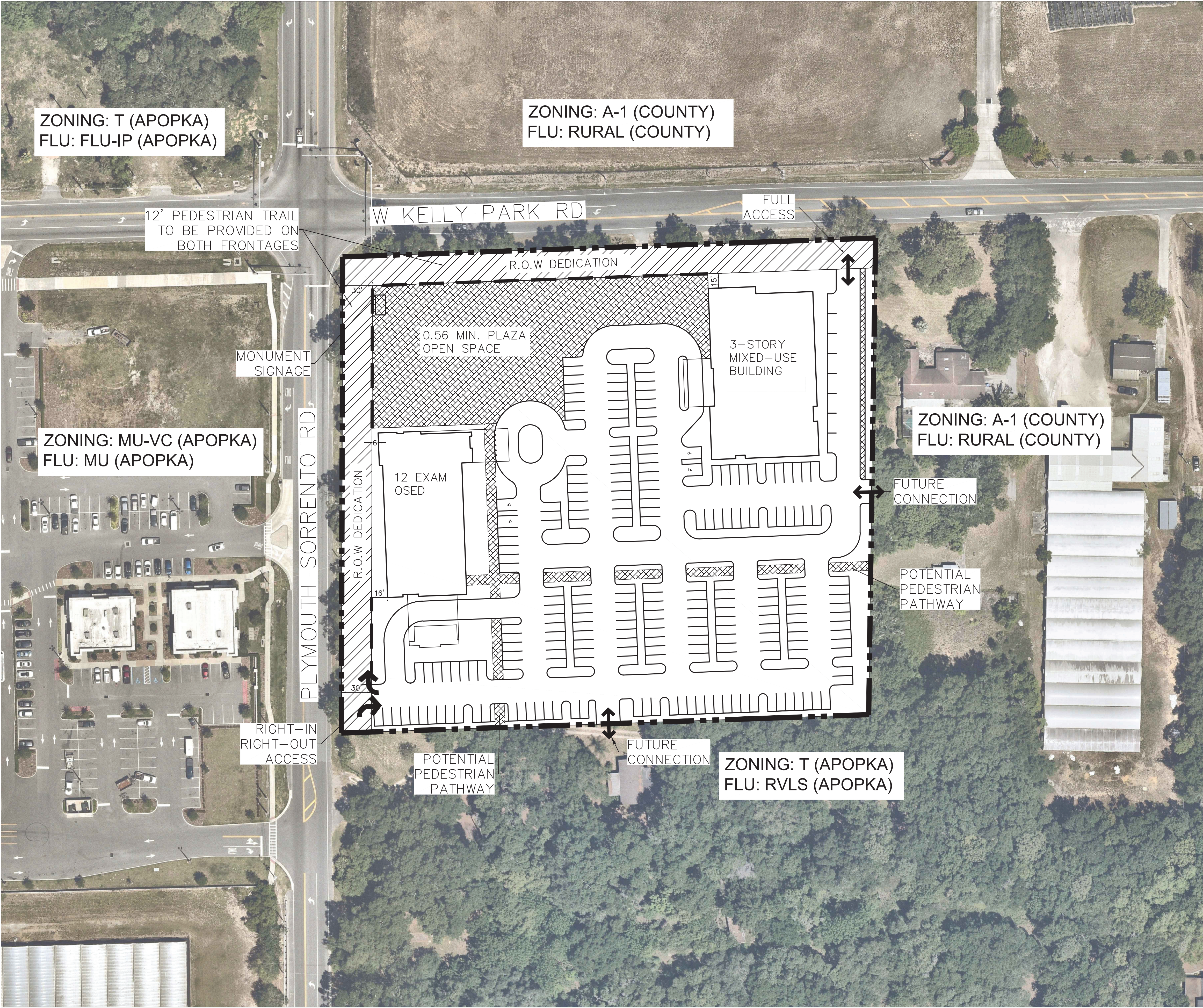
REQUIRED PARKING:

COMMERCIAL RETAIL	3.5 SPACES / 1,000 GLA
OFFICE (ALL TYPES)	4 SPACES / 1,000 GLA
CLINIC	1 SPACE / 250 SF

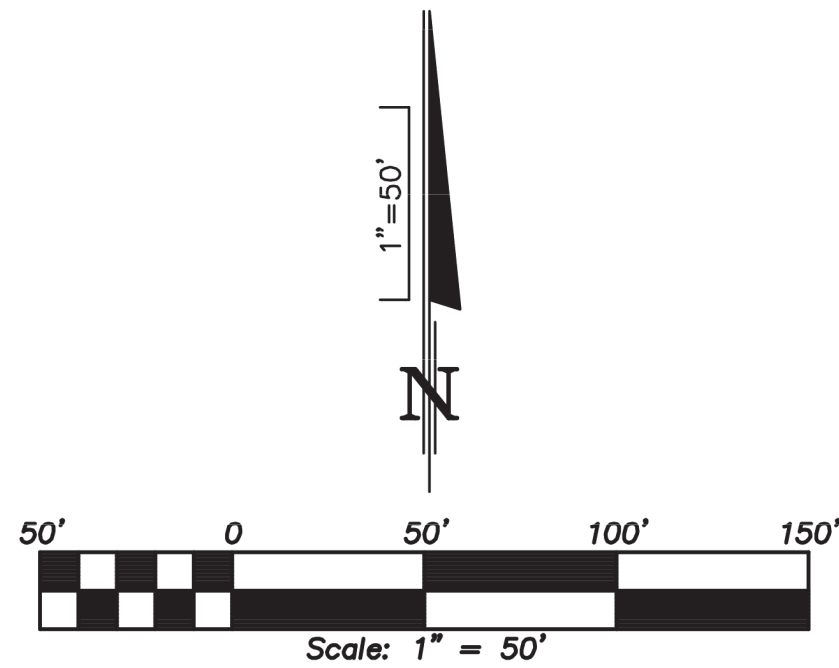
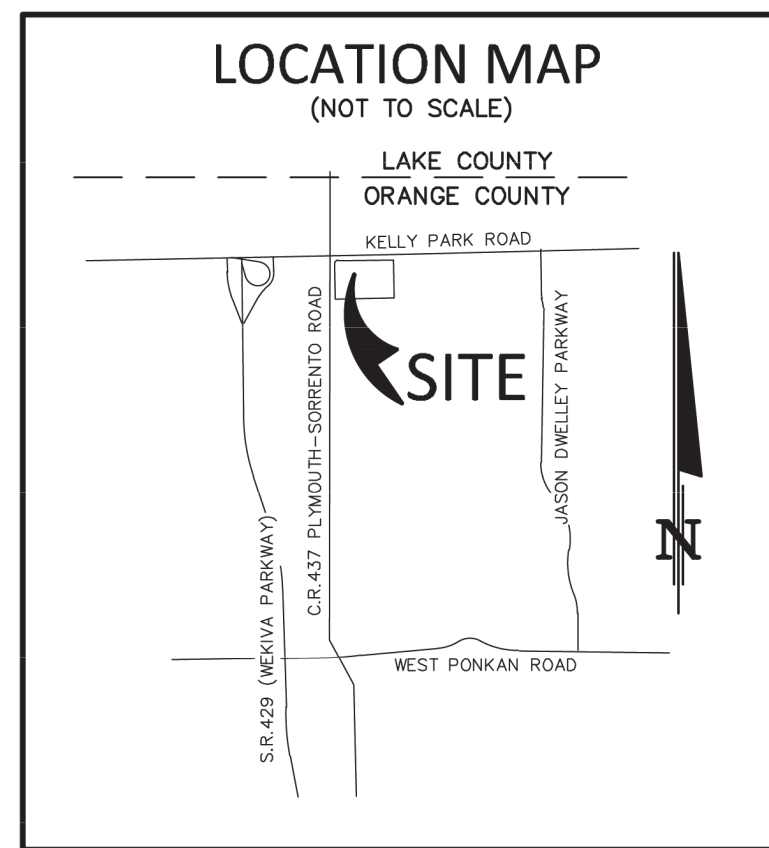
PROVIDED PARKING:

TOTAL PROVIDED	228 SPACES
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LEGEND	
	PROPERTY BOUNDARY
	RIGHT-IN/RIGHT-OUT ACCESS LOCATION
	FULL ACCESS LOCATION
	GARDEN WALL



BOUNDARY SURVEY



DESCRIPTION: (PROVIDED BY CLIENT)

Parcel No. 1:

Begin 30 feet South of the Northwest corner of Section 18, Township 20 South, Range 28 East; run East 452.5 feet; run South 467.15 feet; run West to a point South of the Point of Beginning; thence run North 466.77 feet to the Point of Beginning. (Less all that part lying within the right of way of Plymouth Sorrento Road.) All of said lands lying and being in Orange County, Florida.

Parcel No. 2:

Begin 30 feet South and 452.5 feet East of the Northwest corner of Section 18, Township 20 South, Range 28 East; thence run East 100.00 feet; thence run South 217.00 feet; thence run West parallel with the North line of said Section 18, a distance of 100 feet; thence run North 217.00 feet to the Point of Beginning. Land lying and being situate in Orange County, Florida.

Parcel No. 3:

From a point that is 50.0 feet South and 452.5 feet East of the Northwest corner of Section 18, Township 20 South, Range 28 East, run South 217 feet for a Point of Beginning; thence run East 100.0 feet; thence run South 250.15 feet; thence run West parallel with the South line of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 18, a distance of 100.00 feet; thence run North 250.08 feet to the Point of Beginning. Land lying and being situate in Orange County, Florida.

Containing 5.563 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

SURVEYOR'S NOTES:

1. Not valid without the original signature and seal, or an electronic signature of a Florida licensed professional surveyor and mapper.
2. Apparent Physical Use onto or from adjoining property or abutting streets is shown hereon as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
3. Bearings and distances are based on Florida State Plane Coordinate System— East Zone (NAD 83/2007 Datum), as established from the right-of-way map for S.R. No.429 (Wekiva Parkway) Project No.429-203, prepared by Bower-Singleton & Associates, Inc., dated July 30, 2014, deriving a bearing of N87°58'48"E on the North line of the Northwest 1/4 of Section 18, Township 29 North, Range 28 East.
4. No underground utilities, improvements, installations or foundations located. All underground utility locations shown hereon, if any, are approximate and were determined from surface features indicating underground lines such as manholes, valves, catch basins, water meters, etc.
5. No attempt to locate jurisdictional wetlands or state sovereignty lands, if any, has been made this date.
6. No environmental issues have been addressed by this survey.
7. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
8. According to Flood Insurance Rate Map Community Panel No. 120179050F, Orange County, Florida, Map Revised September 25, 2009, the lands described hereon lie in Zone "X" (unshaded).
9. All adjoining rights-of-way, subdivisions and information on adjoining properties shown hereon are from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. did not attempt, nor were required to do a title search or record this information. Users of this survey are placed on notice that reliance on such information is at their own peril, in this regard.
10. All boundary line bearings, distances and curve data are described and measured unless shown as (D) = Described, (C) = Calculated, and/or (M) = Measured.
11. The words "certify" or "certification", as shown and used hereon, mean an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
12. Monument offset directions and distances are computed in cardinal directions from boundary corners relative to the bearing basis (i.e., $N. 0.25^\circ = \text{North } 0.25^\circ$).
13. Fence ownership not determined unless otherwise noted.
14. All measurements are in feet in accordance with the United States standard. All horizontal control measurements achieve a closure of 1 foot in 10,000 feet or better.
15. This survey does not reflect or determine ownership.
16. The description shown hereon was provided by client.
17. Measurements to fences are to center of fence. Measurements to utility poles are to the center of the pole. Drawing distance between walls and/or fences and property lines may be exaggerated for clarity.
18. Surveyor has reviewed the following items listed in Schedule B, Part II of Fidelity National Title Insurance Company Commitment for Title Insurance, Commitment Number 10872375, effectively dated June 23, 2023 for easements and rights-of-way and finds the following:

ITEM	COMMENT
4. Easement in favor of Florida Power Corporation recorded November 1, 1971 inShown. Official Records Book 2136, Page 234, Public Records of Orange County, Florida. (As to Parcel 1)	
5. Distribution Easement in favor of Florida Power Corporation recorded JanuaryShown. 15, 1980 in Official Records Book 3085, Page 1285, Public Records of Orange County, Florida. (As to Parcel 1)	
The property may also be subject to other matters set forth in said Title Commitment.	

SURVEY DATE: 12/16/2022

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

Rocky L
Carson

Rocky L. Carson Signature Date
Florida Registered Surveyor and Mapper
Certificate No. 4285
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
SEAL, OR AN ELECTRONIC SIGNATURE
(5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED
PROFESSIONAL SURVEYOR AND MAPPER.

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT
WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED

SYMBOLS

[illegible]

ABBREVIATIONS

[illegible]

 SITE BENCHMARK

 CONSTRUCTION SILT FENCE

 D UNDERGROUND STORM SEWER

 S UNDERGROUND SANITARY SEWER

 (10\"S) UNDERGROUND STORM SEWER PIPE SIZE

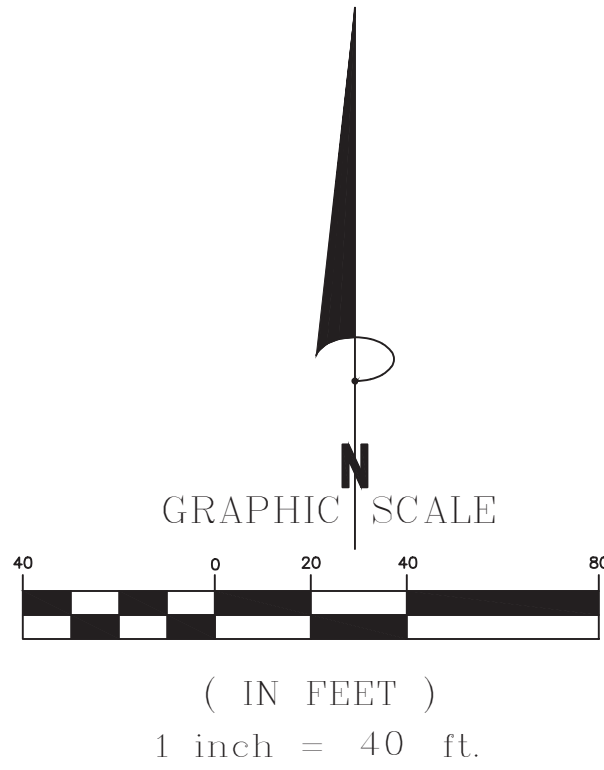
 (24\"D) UNDERGROUND STORM SEWER PIPE SIZE

 SET 1/2\" IRON ROD WITH CAP
\"LB#68\"
UNLESS OTHERWISE NOTED

PMT	PAVEMENT
PLS	RESIDENCE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
R&B	REBAR & CAP
RD	ROAD
RET	RETAINING WALL
SBT	SOUTHERN BELL TELEPHONE
SDW	SIDEWALK
SLY	SOUTHERLY
SR	STATE ROAD
SW	SIDEWALK
SPC	STATE PLANE COORDINATES
SW	SOUTHMANLY STRUCTURE
TAB	TELECOMMUNICATIONS BOX
TCB	TELEPHONE CONTROL PANEL
TRP	TRANSFER PAD
TOP	TOP OF BANK
TR	TYPICAL
TRAV PT	TRAVELER'S POINT
UT	UNDERGROUND TELECOMMUNICATION
UG	UNDERGROUND
UTL	UTILITY RISER
VL	VAULT
WFO	WOOD FENCE
WDF	WOOD POST FENCE
WY	WESTERLY
WR	WIRE FENCE
WV	WOOD VERTICAL DATUM
NGVD29	National Geodetic Vertical Datum of 1929
NAVDB88	North American Vertical Datum of 1988

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ALL LYING AND BEING IN ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY BY STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10729, PAGE 4077 AND OFFICIAL RECORDS BOOK 10765, PAGE 6293, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.



TITLE COMMITMENT

ISSUING AGENT: CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC
ISSUING OFFICE: 5505 WATERFORD DISTRICT DRIVE, 5TH FLOOR, MIAMI FL 33126
COMMITMENT NO.: CT5-2419941FL
ISSUING OFFICE FILE NO.: 11041-000930-FL
COMMITMENT DATE: AUGUST 4, 2024 AT 8:00 AM

B-II EXCEPTIONS:

* ONLY STANDARD EXCEPTIONS

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
CALATLANTIC NATIONAL TITLE SOLUTIONS
LWL LAW, PLLC, A FLORIDA PROFESSIONAL LIMITED LIABILITY COMPANY
DOMA TITLE INSURANCE, INC.

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 08/01/24. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 08/2024.

C. THE LANDS SHOWN HEREON LIE WITHIN ZONE X ACCORDING TO "FIRM" MAP NUMBER 12095C0110H, EFFECTIVE 09/24/2021.

D. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

E. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

F. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

G. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

H. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

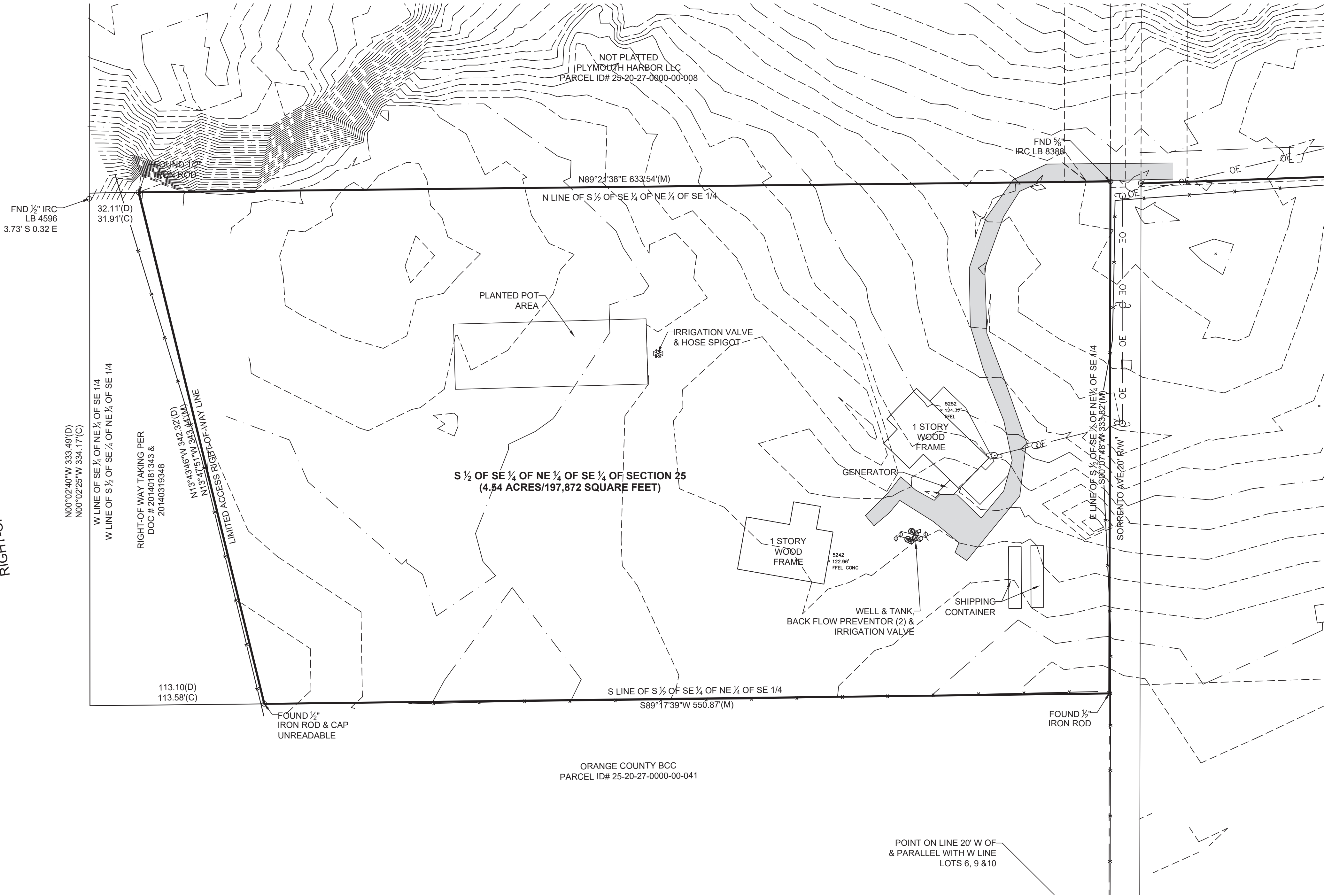
I. THIS PROPERTY HAS DIRECT (UNIMPROVED) ACCESS TO SORRENTO AVENUE, WHICH IS A PUBLIC RIGHT-OF-WAY.

CERTIFICATION:

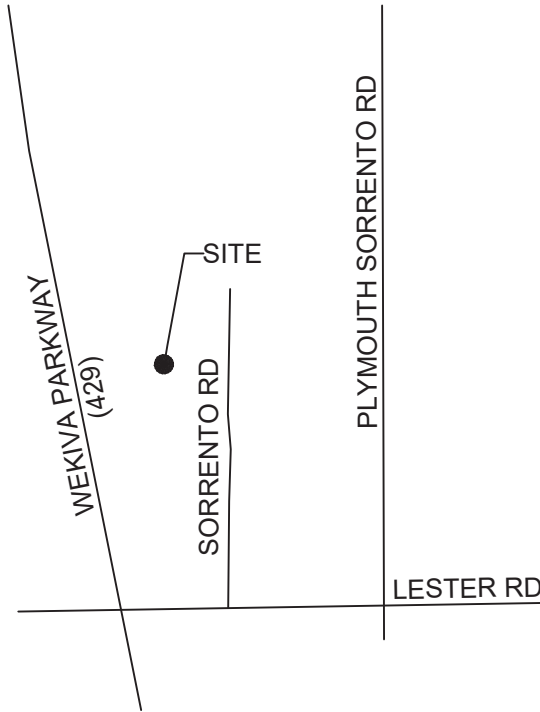
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, 13, & 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2024.

PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WESTERN BELTWAY
RIGHT-OF-WAY VARIES



VICINITY MAP
NOT TO SCALE



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBER STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

ALTA/ACSM SURVEY

08/01/2024

PREPARED FOR:

LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

ALTA/ACSM SURVEY OF
2244 SORRENTO AVENUE, APOKA, FL 32712
LYING IN
SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST

SHEET
1 OF 1

Construction Site Plans

for

Crossroads at Kelly Park

Phase 1B

City of Apopka, FL

PROJECT NARRATIVE:
LOCATED IN THE KELLY PARK INTERCHANGE DISTRICT MIXED-USE AND VILLAGE CENTER DISTRICT, THE CROSSROADS AT KELLY PARK PROJECT PROVIDES A MIXTURE OF USES INCLUDING DETACHED SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL. THE CONSTRUCTION SITE PLAN SUBMITTAL PROPOSES CONSTRUCTION OF THE PROJECT'S PHASE 1B RESIDENTIAL DEVELOPMENT CONSISTING OF 140 UNITS AND THE ASSOCIATED UTILITIES AND DRAINAGE FACILITIES NECESSARY TO SUPPORT THE PROJECT DEVELOPMENT.

Phase 1B Legal Description:

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

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2645.37 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 506.54 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°29'43" WEST, 143.91 FEET; THENCE RUN SOUTH 89°30'17" WEST, 35.04 FEET; THENCE RUN NORTH 00°29'43" WEST, 50.00 FEET; THENCE RUN NORTH 89°30'08" EAST, 13.04 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 89°04'00", AN ARC LENGTH OF 18.65 FEET, A CHORD BEARING OF 16.83 FEET AND A CHORD BEARING OF NORTH 44°24'21" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 00°07'41" WEST, 200.56 FEET; THENCE RUN NORTH 89°52'20" EAST, 50.00 FEET; THENCE RUN NORTH 00°07'41" WEST, 9.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°37'58", AN ARC LENGTH OF 39.11 FEET, A CHORD LENGTH OF 35.24 FEET AND A CHORD BEARING OF NORTH 44°41'18" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 89°30'17" EAST, 600.84 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°12'38", AN ARC LENGTH OF 39.36 FEET, A CHORD LENGTH OF 35.42 FEET AND A CHORD BEARING OF SOUTH 45°23'24" EAST; THENCE RUN NORTH 88°50'16" EAST, 55.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°42'45", AN ARC LENGTH OF 38.27 FEET, A CHORD LENGTH OF 34.64 FEET AND A CHORD BEARING OF NORTH 43°34'18" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 28°18'39", AN ARC LENGTH OF 331.06 FEET, A CHORD LENGTH OF 327.70 FEET AND A CHORD BEARING OF NORTH 73°16'21" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°02'51", AN ARC LENGTH OF 37.11 FEET, A CHORD LENGTH OF 33.79 FEET AND A CHORD BEARING OF SOUTH 78°21'33" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 35°50'08" EAST, 219.40 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 89°07'40", AN ARC LENGTH OF 18.67 FEET, A CHORD LENGTH OF 16.84 FEET AND A CHORD BEARING OF SOUTH 12°39'40" WEST TO A POINT; THENCE RUN SOUTH 57°55'22" EAST, 14.29 FEET; THENCE RUN SOUTH 35°41'03" EAST, 55.11 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 947.44 FEET, A CENTRAL ANGLE OF 01°20'05", AN ARC LENGTH OF 22.07 FEET, A CHORD LENGTH OF 22.07 FEET AND A CHORD BEARING OF NORTH 57°18'24" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 5.04 FEET, A CENTRAL ANGLE OF 87°45'12", AN ARC LENGTH OF 7.72 FEET, A CHORD LENGTH OF 5.99 FEET AND A CHORD BEARING OF SOUTH 79°55'22" EAST TO A POINT; THENCE RUN SOUTH 35°50'08" EAST, 121.04 FEET; THENCE RUN SOUTH 37°07'38" EAST, 85.83 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°49'47", AN ARC LENGTH OF 20.43 FEET, A CHORD LENGTH OF 19.87 FEET AND A CHORD BEARING OF SOUTH 13°48'39" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 50°51'4", AN ARC LENGTH OF 53.32 FEET, A CHORD LENGTH OF 51.59 FEET AND A CHORD BEARING OF SOUTH 15°51'22" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 24.37 FEET, A CENTRAL ANGLE OF 41°40'08", AN ARC LENGTH OF 37.72 FEET, A CHORD LENGTH OF 17.34 FEET AND A CHORD BEARING OF SOUTH 21°03'43" EAST TO A POINT; THENCE RUN SOUTH 00°44'27" EAST, 21.11 FEET; THENCE RUN SOUTH 83°56'22" EAST, 59.42 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 108°21'08", AN ARC LENGTH OF 47.28 FEET, A CHORD LENGTH OF 40.54 FEET AND A CHORD BEARING OF NORTH 53°26'07" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 72°23'19" EAST, 89.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 500.00 FEET,

A CENTRAL ANGLE OF 18°11'14", AN ARC LENGTH OF 158.79 FEET, A CHORD LENGTH OF 158.12 FEET AND A CHORD BEARING OF SOUTH 81°29'12" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°24'56" WEST, 208.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°07'03", AN ARC LENGTH OF 39.32 FEET, A CHORD LENGTH OF 35.39 FEET AND A CHORD BEARING OF SOUTH 45°31'32" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°28'01" EAST, 220.48 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79°59'21", AN ARC LENGTH OF 34.90 FEET, A CHORD LENGTH OF 32.14 FEET AND A CHORD BEARING OF SOUTH 39°31'39" WEST TO A POINT; THENCE RUN SOUTH 80°30'48" WEST, 16.28 FEET; THENCE RUN SOUTH 08°29'43" EAST, 59.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 529.50 FEET, A CENTRAL ANGLE OF 07°45'16", AN ARC LENGTH OF 71.66 FEET, A CHORD LENGTH OF 71.61 FEET AND A CHORD BEARING OF SOUTH 85°22'55" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°15'33" WEST, 380.87 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°15'33" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°44'27" EAST, 110.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1, OGB ACRES, RECORDED IN PLAT BOOK 53 PAGE 82, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID NORTH LINE SOUTH 89°14'51" WEST, 989.37 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, THENCE RUN, ALONG SAID WEST LINE, NORTH 00°17'05" WEST, 498.45 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 29.044 ACRES MORE OR LESS.

Parcel Id. No.:

11-20-27-0000-00-003
11-20-27-0000-00-013
11-20-27-0000-00-036

Owner/Applicant:
Galvin Land Services, LLC
121 Snell Isle Blvd NE
St. Petersburg, FL 33704

Kelly Park Land Investments, LLC
121 Snell Isle Blvd NE
St. Petersburg, FL 33704

Utility Providers

Electric:
Duke Energy
452 E. Crown Point Rd.
Winter Garden FL 34787
407.629.1010

CATV:
Spectrum Network
100 Gordon St.
Sanford, FL 32777
321.805.3081

Telephone:
AT&T
1227 S. Division Ave
Orlando, FL 34805
407.351.7100

Gas:
Lake Apopka Natural Gas
38 N. Park Avenue
Apopka, FL 32703
407.656.2734

Water, Sewer and Reuse:
City of Apopka
748 E. Cleveland St
Apopka, FL 3270
407.703.1731

Solid Waste, Fire and Police Protection:
City of Apopka
748 E. Cleveland St
Apopka, FL 3270
407.703.1731

Consultants

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

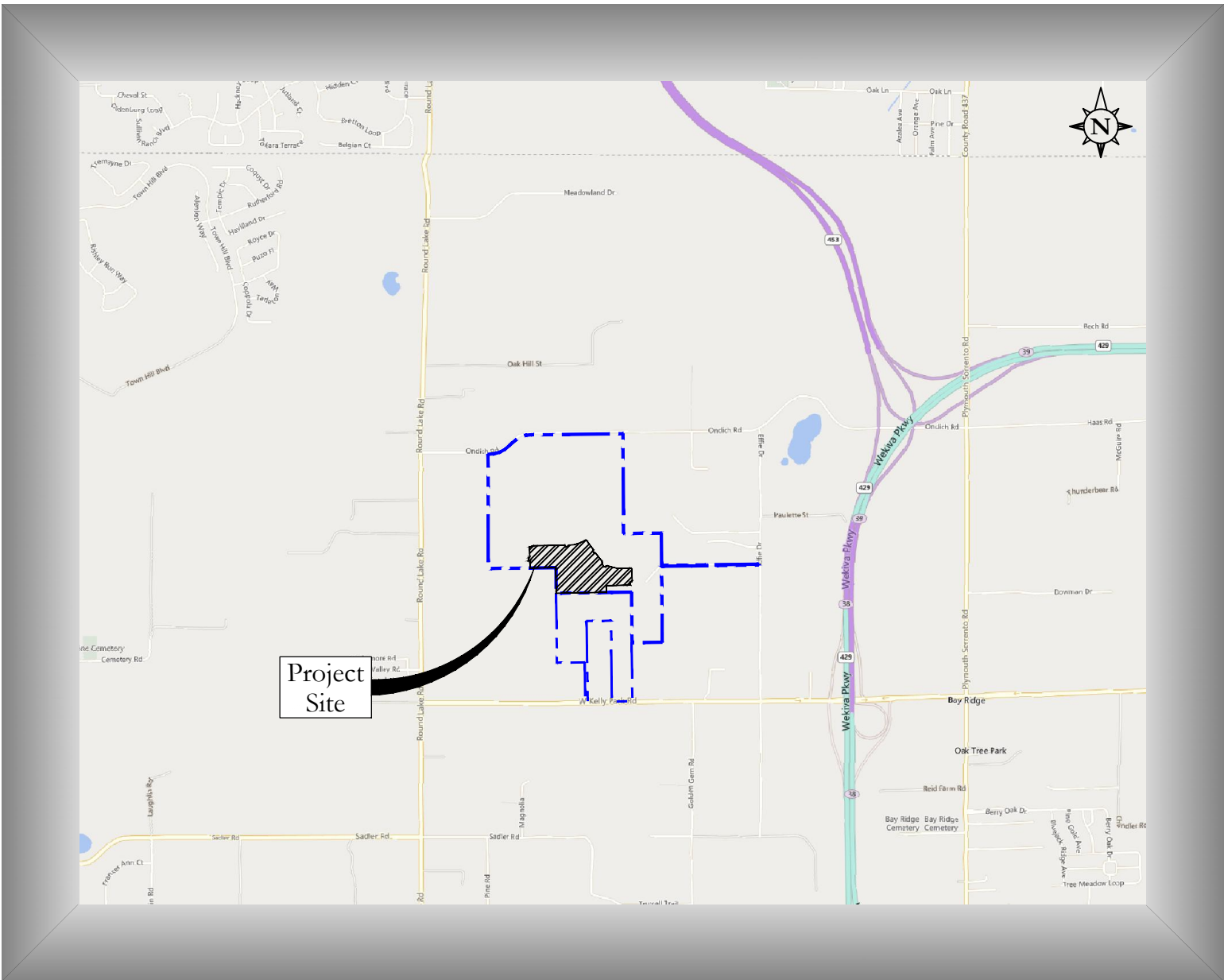
Surveyor:
PEC Surveying and Mapping, LLC
2100 Alafaya Trail
Oviedo, FL 32763
407.542.4967

Environmental:
Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
407.894.5969

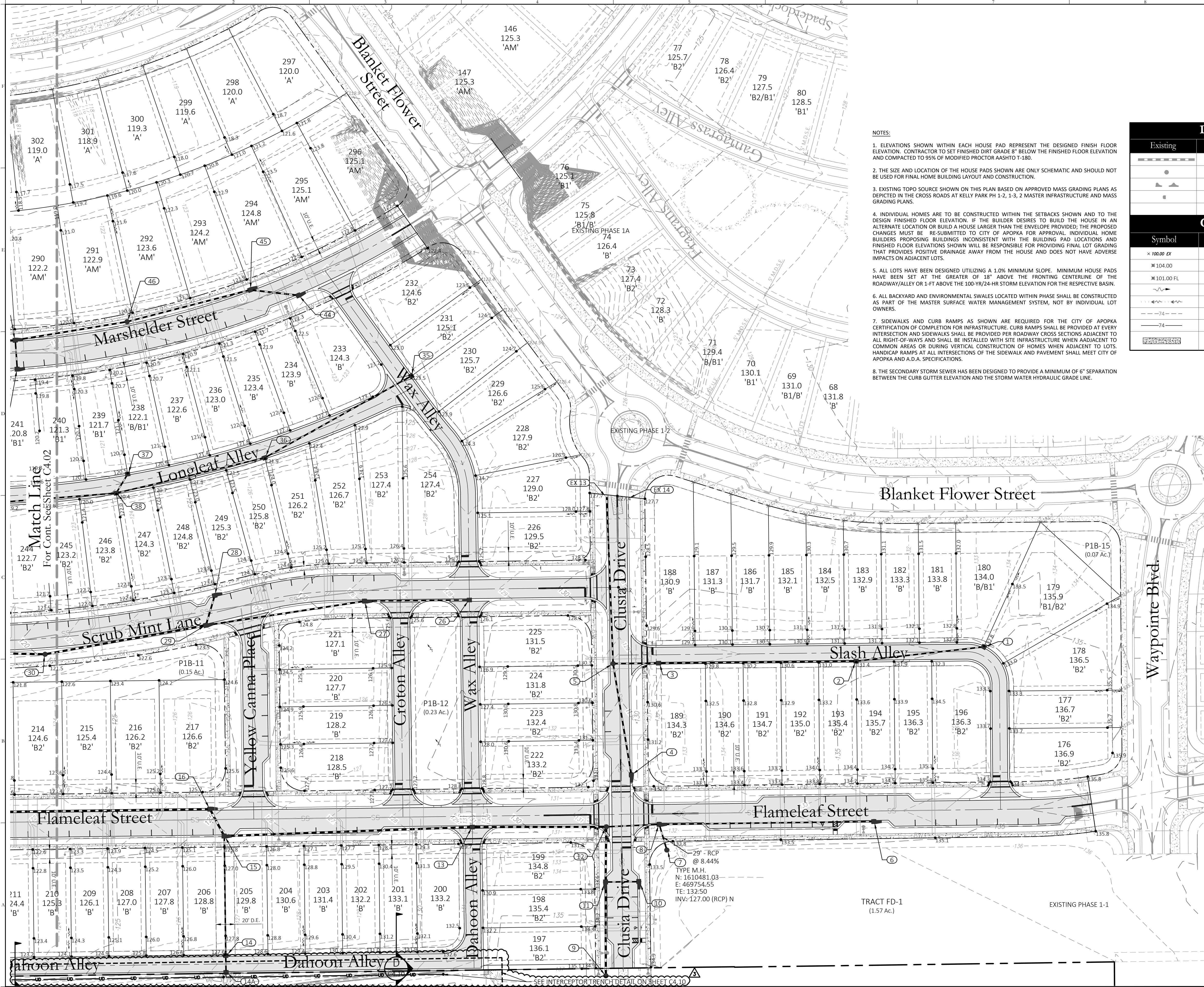
Geotechnical Engineer:
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, FL 32811
407.423.0504

Landscape Architect:
Bonnett Design Group, LLC
400 S Orlando Ave Suite 201
Maitland, FL 32751
407.622.1588

Transportation:
TMC Traffic & Mobility Consultants
3101 Maguire Boulevard, Suite 265
Orlando, FL 32803
407.531.5332



Z:\2021\21-027 GALWIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-1B\21-027-PHASE 1-1B-GDP

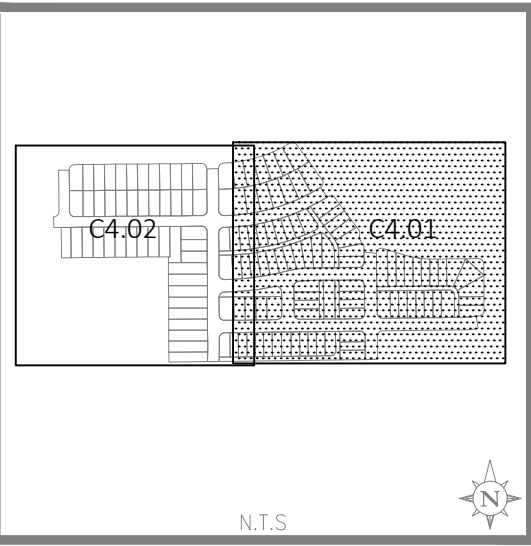


- NOTES:
- ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.
 - THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
 - EXISTING TOPO SOURCE SHOWN ON THIS PLAN BASED ON APPROVED MASS GRADING PLANS AS DEPICTED IN THE CROSS ROADS AT KELLY PARK PH 1-2, 1-3, 2 MASTER INFRASTRUCTURE AND MASS GRADING PLANS.
 - INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE SETBACKS SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RE-SUBMITTED TO CITY OF APOPKA FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
 - ALL LOTS HAVE BEEN DESIGNED UTILIZING A 1.0% MINIMUM SLOPE. MINIMUM HOUSE PADS HAVE BEEN SET AT THE GREATER OF 18" ABOVE THE FRONTING CENTERLINE OF THE ROADWAY/ALLEY OR 1-FT ABOVE THE 100-YR/24-HR STORM ELEVATION FOR THE RESPECTIVE BASIN.
 - ALL BACKYARD AND ENVIRONMENTAL SWALES LOCATED WITHIN PHASE SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
 - SIDEWALKS AND CURB RAMPS AS SHOWN ARE REQUIRED FOR THE CITY OF APOPKA CERTIFICATION OF COMPLETION FOR INFRASTRUCTURE. CURB RAMPS SHALL BE PROVIDED AT EVERY INTERSECTION AND SIDEWALKS SHALL BE PROVIDED PER ROADWAY CROSS SECTIONS ADJACENT TO ALL RIGHT-OF-WAYS AND SHALL BE INSTALLED WITH SITE INFRASTRUCTURE WHEN ADJACENT TO COMMON AREAS OR DURING VERTICAL CONSTRUCTION OF HOMES WHEN ADJACENT TO LOTS. HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK AND PAVEMENT SHALL MEET CITY OF APOPKA AND A.D.A. SPECIFICATIONS.
 - THE SECONDARY STORM SEWER HAS BEEN DESIGNED TO PROVIDE A MINIMUM OF 6" SEPARATION BETWEEN THE CURB GUTTER ELEVATION AND THE STORM WATER HYDRAULIC GRADE LINE.

Drainage Legend		
Existing	Utility Type	Proposed
	STORM PIPE	
	STORM MANHOLE	
	P-1/P-2 INLET	
	MITERED END	
	DRAINAGE FLOW ARROW	

Grading Legend	
Symbol	Description
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	PROPOSED SWALE/DITCH FLOW LINE ELEV.
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SIDEWALK TO BE CONSTRUCTED W/ INFRASTRUCTURE

Key Map:



3	11/22/2024	SUBMIT TO CITY OF APOPKA
2	09/11/2023	SUBMIT TO CITY OF APOPKA
1	08/08/2023	SUBMIT TO SJRWMD
	06/05/2023	SUBMIT TO CITY OF APOPKA
NO. DATE DESCRIPTIONS		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-027
DESIGNED BY:		MDS
DRAWN BY:		GF/KL
CHECKED BY:		MDS
APPROVED BY:		MDS
SCALE IN FEET:		1" = 50'

**CROSSROADS AT
KELLY PARK -
PHASE 1B**

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
**GRADING &
DRAINAGE PLAN**

Sheet No.:
C4.01

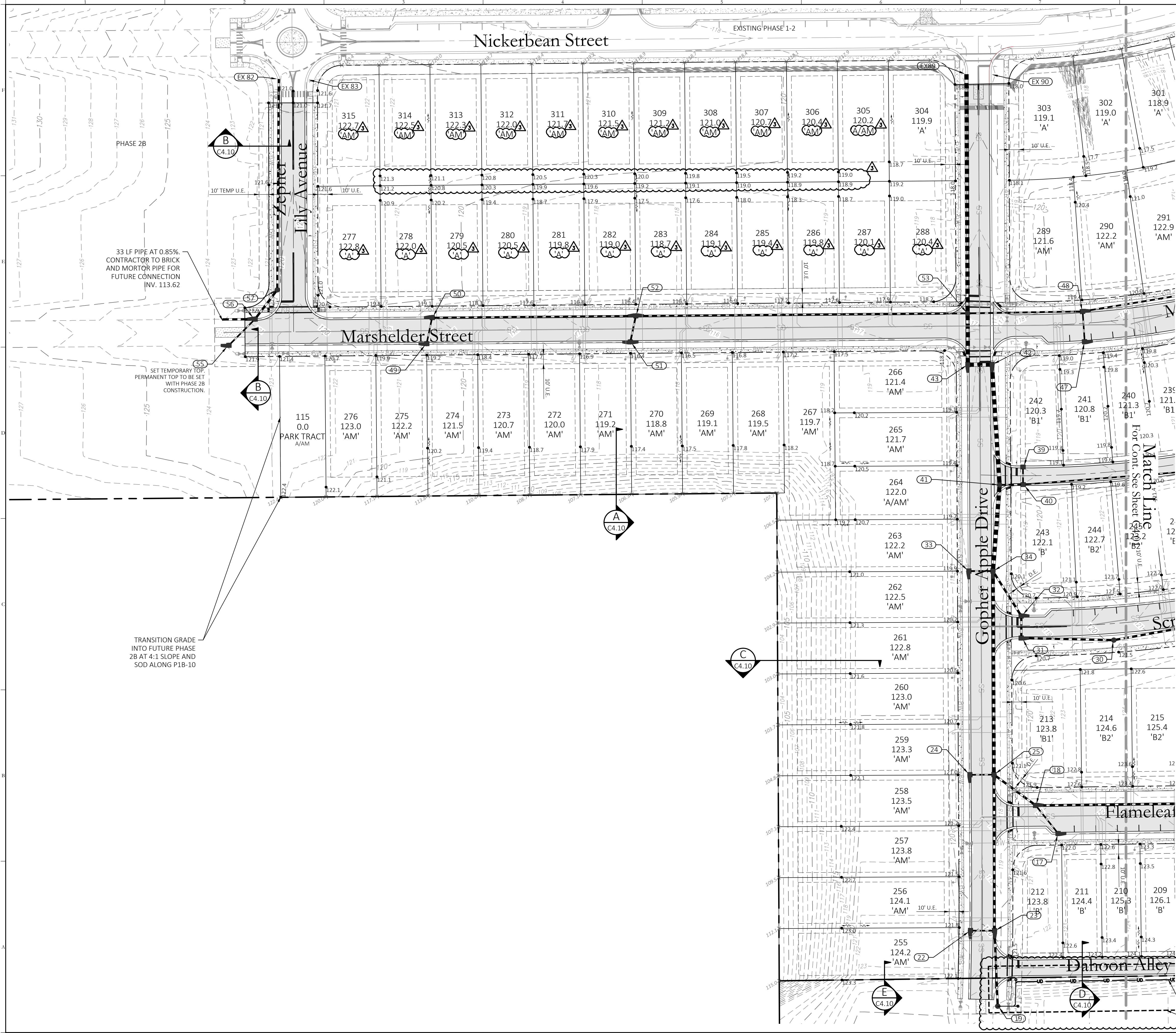


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POULOS & BENNETT

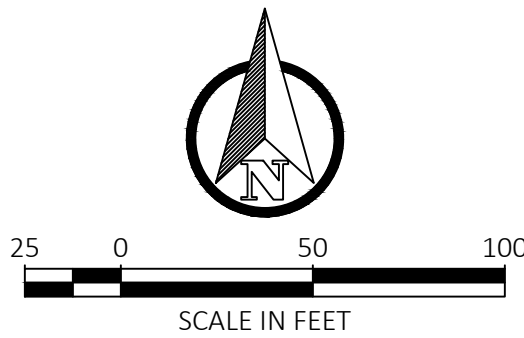
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALWIN - KELLY PARK PARCELS\CAD\FINAL\CITY\PHASE 1-1B\21-027-PHASE 1-1B-GDP

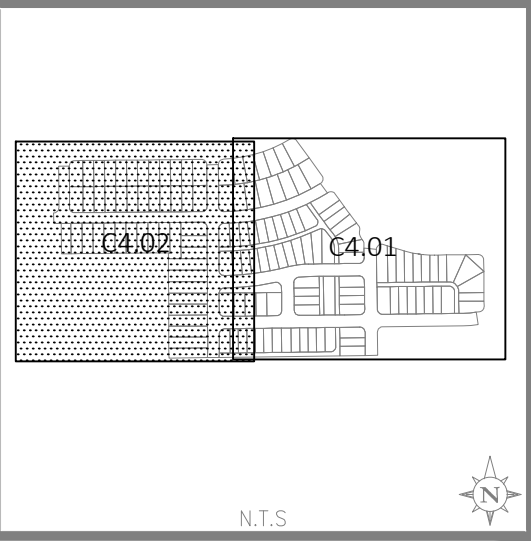


Drainage Legend		
Existing	Utility Type	Proposed
	STORM PIPE	
	STORM MANHOLE	
	P-1/P-2 INLET	
	MITERED END	
	DRAINAGE FLOW ARROW	
Grading Legend		
Symbol	Description	
	EXISTING SPOT GRADE	
	PROPOSED SPOT GRADE	
	PROPOSED SWALE/DITCH FLOW LINE ELEV.	
	FLOW ARROW	
	DRAINAGE CONVEYANCE SWALE	
	EXISTING CONTOUR	
	PROPOSED CONTOUR	
	SIDEWALK TO BE CONSTRUCTED W/ INFRASTRUCTURE	

- NOTES:
- ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.
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 - ALL LOTS HAVE BEEN DESIGNED UTILIZING A 1.0% MINIMUM SLOPE. MINIMUM HOUSE PADS HAVE BEEN SET AT THE GREATER OF 18" ABOVE THE FRONTING CENTERLINE OF THE ROADWAY/ALLEY OR 1-FT ABOVE THE 100-YR/24-HR STORM ELEVATION FOR THE RESPECTIVE BASIN.
 - ALL BACKYARD AND ENVIRONMENTAL SWALES LOCATED WITHIN PHASE SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
 - SIDEWALKS AND CURB RAMPS AS SHOWN ARE REQUIRED FOR THE CITY OF APOPKA CERTIFICATION OF COMPLETION FOR INFRASTRUCTURE. CURB RAMPS SHALL BE PROVIDED AT EVERY INTERSECTION AND SIDEWALKS SHALL BE PROVIDED PER ROADWAY CROSS SECTIONS ADJACENT TO ALL RIGHT-OF-WAYS AND SHALL BE INSTALLED WITH SITE INFRASTRUCTURE WHEN ADJACENT TO COMMON AREAS OR DURING VERTICAL CONSTRUCTION OF HOMES WHEN ADJACENT TO LOTS. HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK AND PAVEMENT SHALL MEET CITY OF APOPKA AND A.D.A. SPECIFICATIONS.
 - THE SECONDARY STORM SEWER HAS BEEN DESIGNED TO PROVIDE A MINIMUM OF 6" SEPARATION BETWEEN THE CURB GUTTER ELEVATION AND THE STORM WATER HYDRAULIC GRADE LINE.



Key Map:



3	11/22/2024	SUBMIT TO CITY OF APOPKA
2	09/11/2023	SUBMIT TO CITY OF APOPKA
1	08/08/2023	SUBMIT TO SJRWMD
	06/05/2023	SUBMIT TO CITY OF APOPKA
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-027
DESIGNED BY:		MDS
DRAWN BY:		GF/KL
CHECKED BY:		MDS
APPROVED BY:		MDS
SCALE IN FEET:		1" = 50'

Project Name:
CROSSROADS AT KELLY PARK - PHASE 1B

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
GRADING & DRAINAGE PLAN

Sheet No.:
C4.02

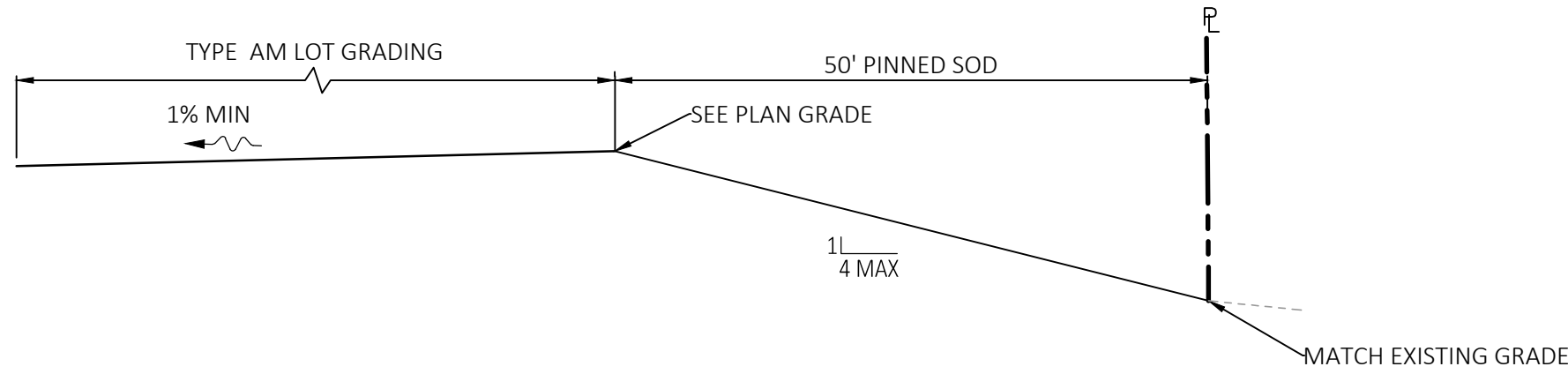


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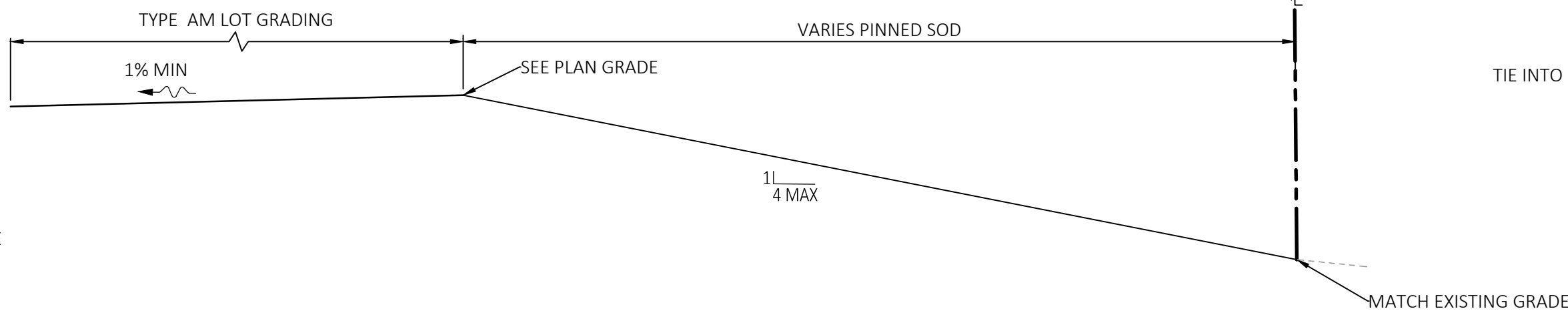
POULOS & BENNETT

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

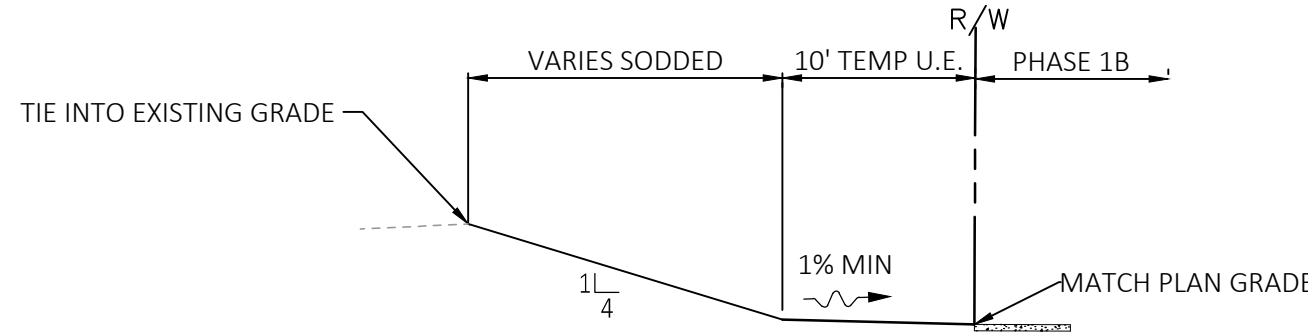
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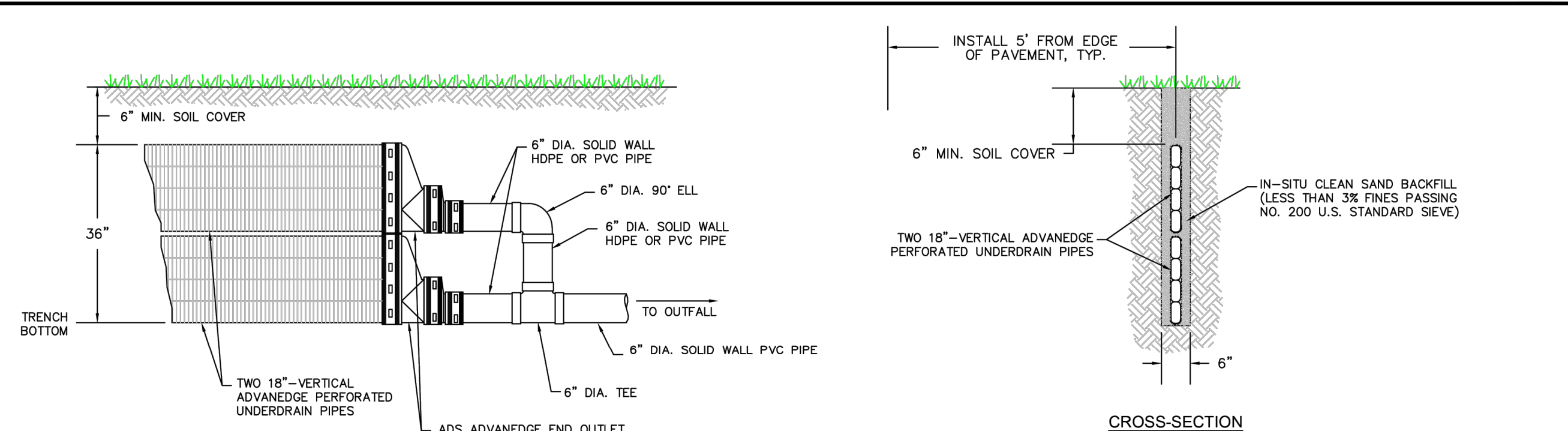
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N.T.S.



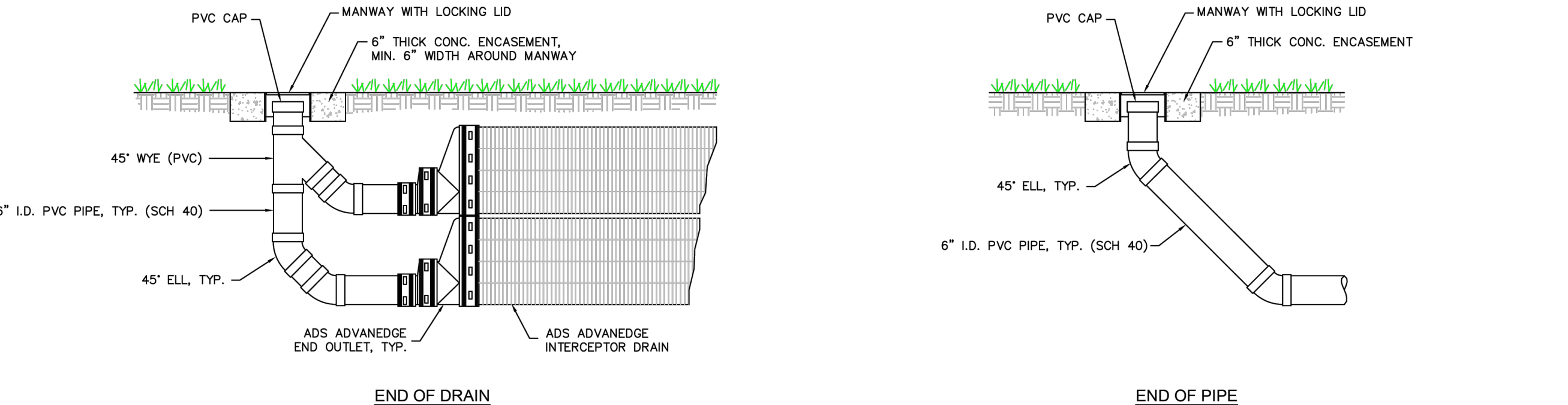
C TYPICAL GRADING SECTION
N.T.S.



B TYPICAL GRADING SECTION
N.T.S.



- NOTES:
1. DRAIN SHALL BE INSTALLED UNDER FULL-TIME OBSERVATION BY A U.E.S. REPRESENTATIVE.
 2. DRAIN SHALL HAVE MINIMUM DOWNWARD SLOPE OF 0.5 PERCENT TOWARDS OUTFALL.
 3. CLEANOUTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON PLAN.



CLEANOUT DETAILS

FOR: GALVIN-HARRIS LAND SERVICES, LLC

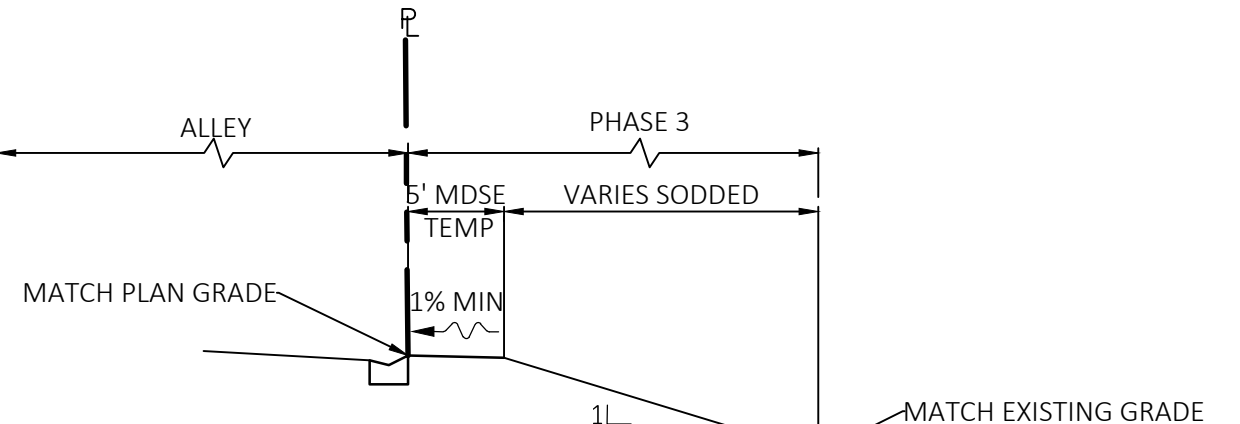
LIMITED DRAINAGE ASSESSMENT
CROSSROADS AT KELLY PARK - PHASE 1B
ORANGE COUNTY, FLORIDA

INTERCEPTOR TRENCH & CLEANOUT DETAILS

UNIVERSAL ENGINEERING SCIENCES

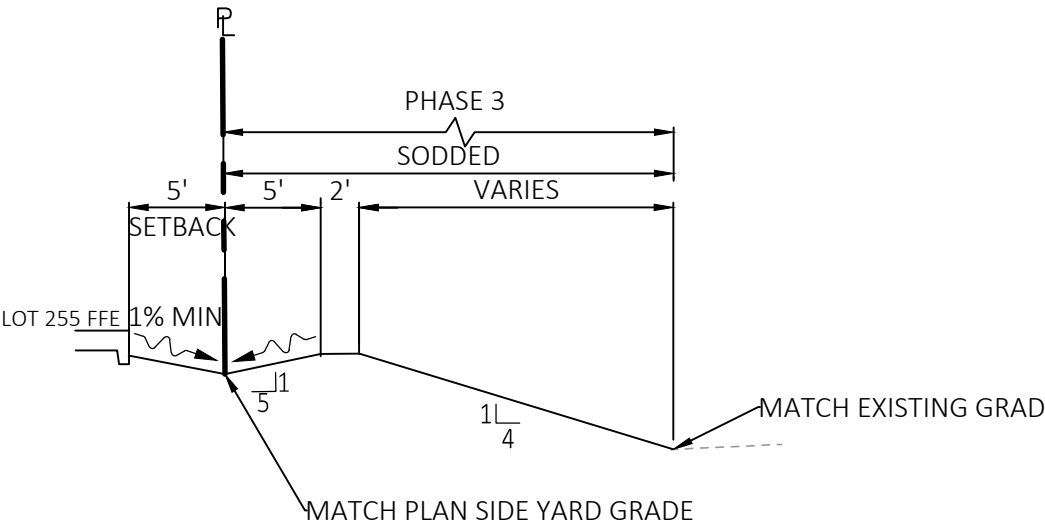
PAGE NO: A-2

DRAWN BY:	N.F.	DATE:	11/21/24
CHECKED BY:	Z.W.A.	DATE:	11/21/24
REPORT NO:	2117877	SCALE:	AS SHOWN
PROJECT NO:	0130.2200422.0000		

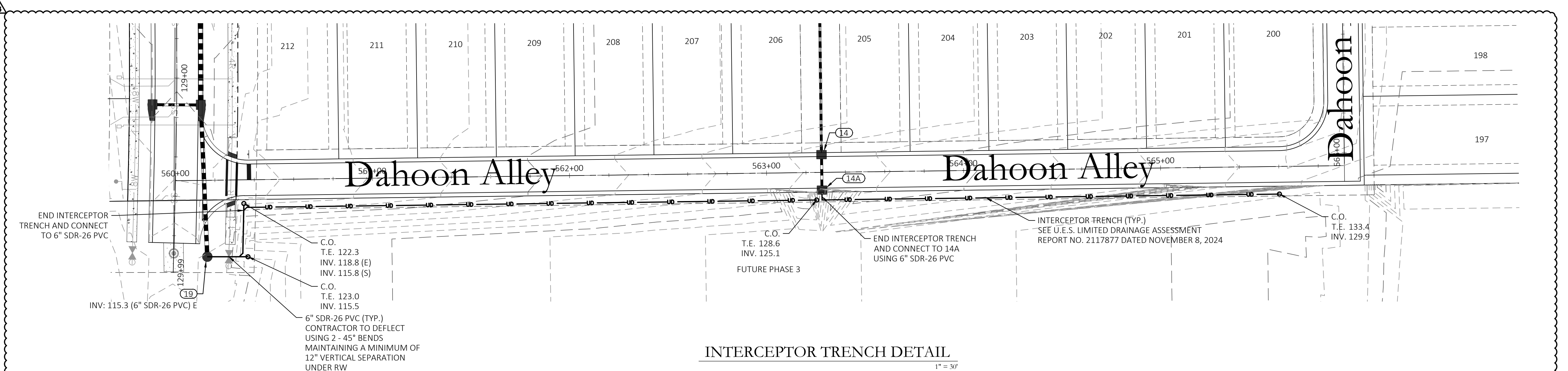


D TYPICAL GRADING SECTION
N.T.S.

NOTE: TEMPORARY M.D.S.E. WILL BECOME PERMANENT WITH PLATTING OF FUTURE PHASE 3



E TYPICAL GRADING SECTION
N.T.S.



INTERCEPTOR TRENCH DETAIL
1" = 30'

Key Map:

- 3 11/22/2024 SUBMIT TO CITY OF APOPKA
- 2 09/11/2023 SUBMIT TO CITY OF APOPKA
- 1 08/08/2023 SUBMIT TO SJRWMD
- 06/05/2023 SUBMIT TO CITY OF APOPKA

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-027
DESIGNED BY:		MDS
DRAWN BY:		GF/KL
CHECKED BY:		MDS
APPROVED BY:		MDS
SCALE IN FEET:		N.T.S.

Project Name:

CROSSROADS AT KELLY PARK - PHASE 1B

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

GRADING SECTIONS AND DETAILS

Sheet No.:

C4.10

Seal:

MARC DANIEL STEHLI
LICENSE No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

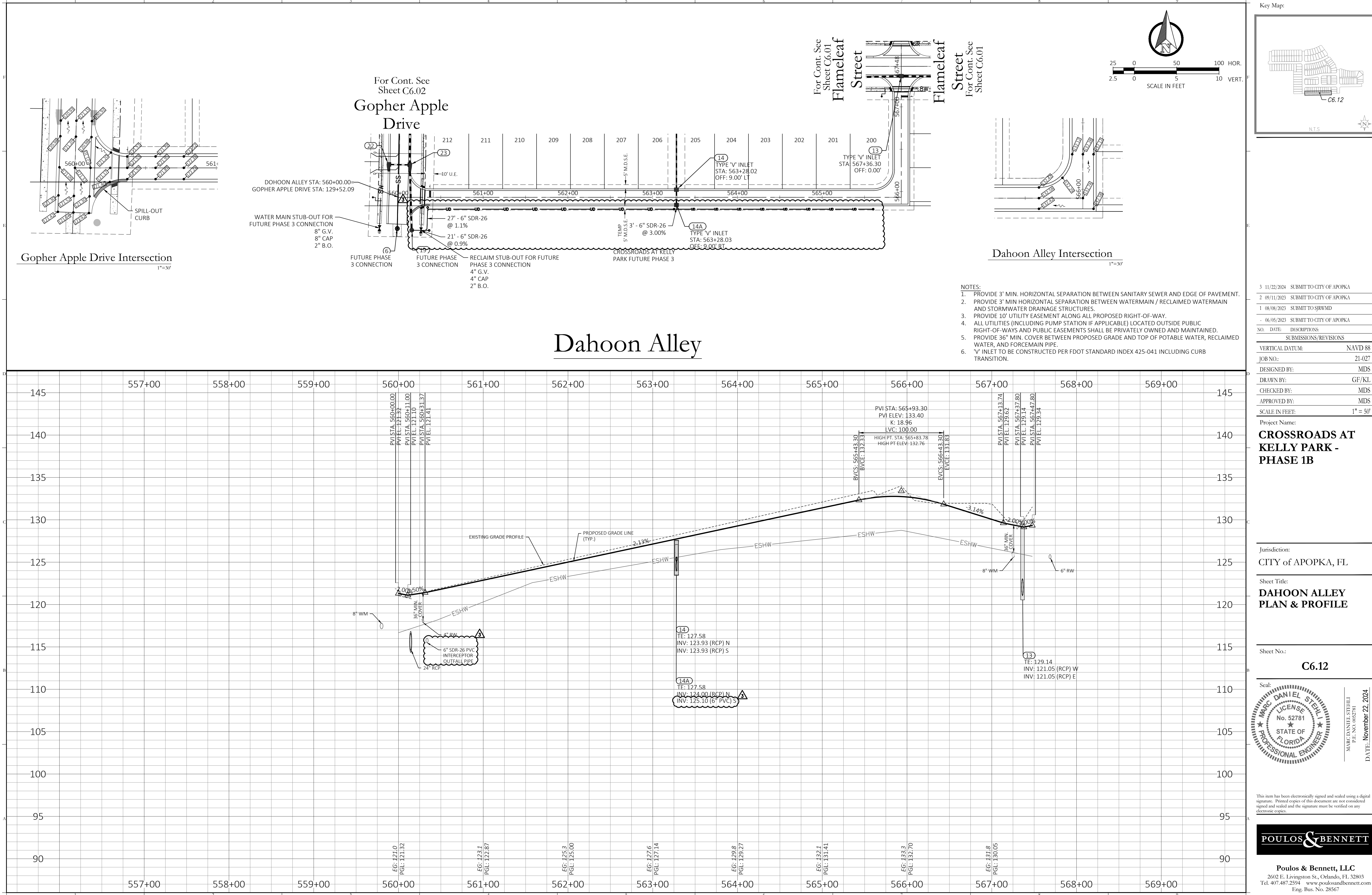
MARC DANIEL STEHLI
P.E. NO. 065281
DATE: November 22, 2024

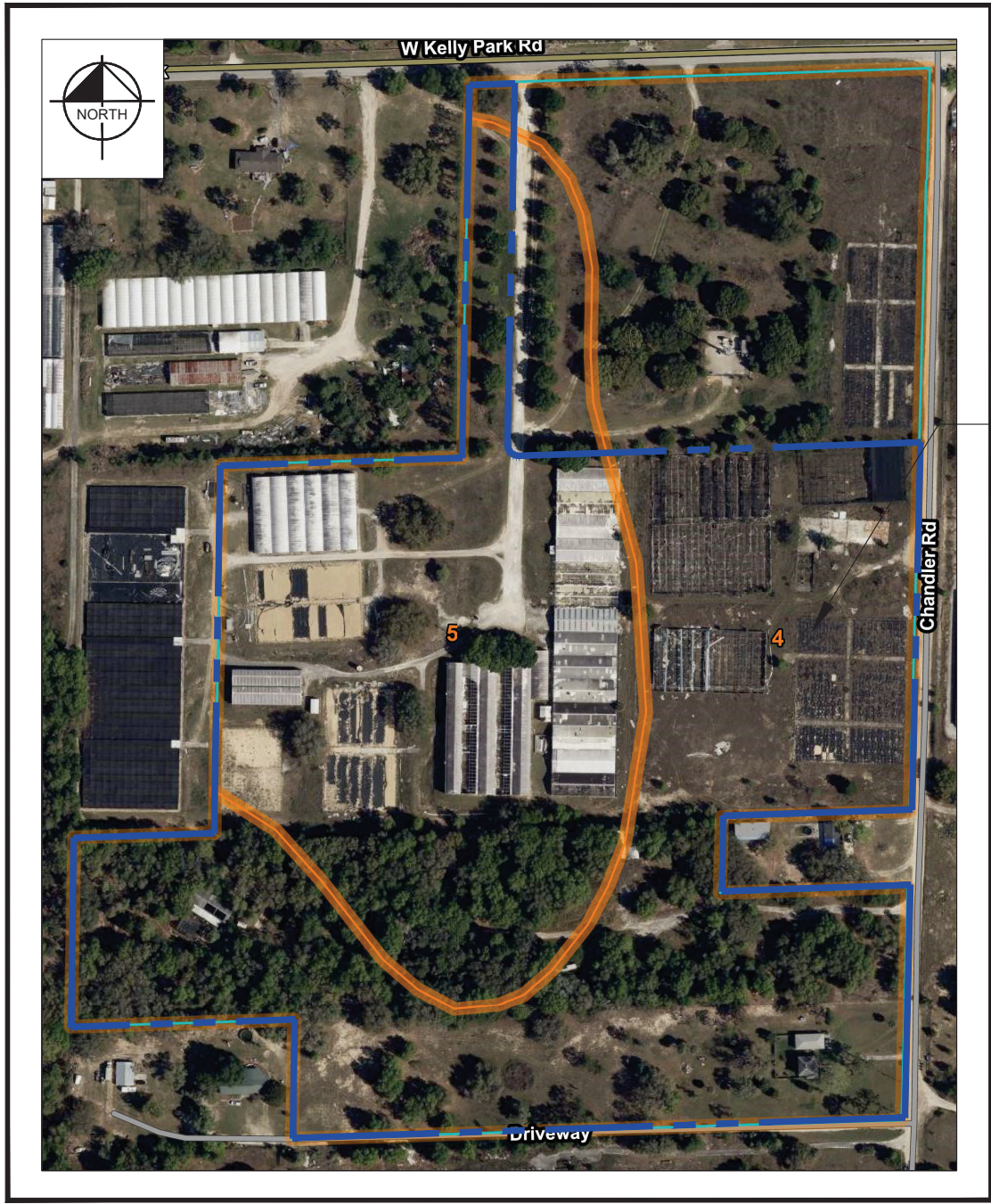
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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALWIN - KELLY PARK PARCELS\CD\FINAL\CITY\PHASE 1-1B\21-027-PHASE 1-1B-PP-(ALLEY L) DAHOON ALLEY





SITE

4 CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5 CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES

SOILS MAP
1" = 300'

LEGAL DESCRIPTION: (as provided by the client)

PARCEL 1:

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN S01°10'19"1329.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S87°54'10"W, 484.85 FEET; THENCE N00°39'10"E, 663.87 FEET; THENCE N87°51'36"E, 293.90 FEET; THENCE N01°10'19"E, 664.39 FEET; THENCE N87°49'30"E, 197.00 FEET TO THE POINT OF BEGINNING, ALL OF SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR KELLY PARK ROAD.

PARCEL 2:

BEGIN 328.77 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 20 FEET; RUN EAST 657.29 FEET; RUN SOUTH 20 FEET; RUN WEST TO THE POINT OF BEGINNING.
(NOTE: PARCEL 2 IS INCLUDED WITHIN THE PARCEL 3 DESCRIPTION)

PARCEL 3:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 87°54'10" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 18, 249.69 FEET, TO THE POINT OF BEGINNING, THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°42'46" EAST, 843.32 FEET; THENCE RUN NORTH 87°51'36" EAST, 423.85 FEET; THENCE RUN NORTH 00°57'29" EAST, 653.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST KELLY PARK ROAD; THENCE RUN NORTH 87°49'05" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE SAID WEST KELLY PARK ROAD, 609.34 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 01°10'18" WEST, 634.35 FEET; THENCE RUN SOUTH 87°51'36" WEST, 292.33 FEET; THENCE RUN SOUTH 00°39'10" WEST, 663.87 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 87°54'10" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, 739.23 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 132 FEET OF THE EAST 330 FEET OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO LESS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°43'53" WEST, 916.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°43'53" WEST, 553.83 FEET; THENCE SOUTH 00°32'44" EAST, 331.96 FEET; THENCE NORTH 86°45'16" EAST, 1466.89 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00°01'38" WEST, 15.02 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 86°45'16" WEST, 697.84 FEET; THENCE NORTH 00°35'58" WEST, 90.75 FEET; THENCE SOUTH 89°24'02" WEST, 215.18 FEET; THENCE NORTH 00°35'58" WEST, 216.47 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°43'53" WEST, 916.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°43'53" WEST, 553.83 FEET; THENCE SOUTH 00°32'44" EAST, 331.96 FEET; THENCE NORTH 86°45'16" EAST, 1466.89 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00°01'38" WEST, 15.02 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 86°45'16" WEST, 697.84 FEET; THENCE NORTH 00°35'58" WEST, 90.75 FEET; THENCE SOUTH 89°24'02" WEST, 215.18 FEET; THENCE NORTH 00°35'58" WEST, 216.47 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

LESS:

THE WEST 391.84 FEET OF THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO LESS THE SOUTH 15 FEET, LESS THE WEST 391.84 FEET OF THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

PROPERTY OWNERS

PARCEL IDS: 18-20-28-0000-00-138
18-20-28-0000-00-001
18-20-28-0000-00-027
KELLY PARK ROAD PROPERTY LLC
9259 POINT CYPRESS DRIVE
ORLANDO, FL 32836

UTILITY PROVIDERS

WATER AND SEWER:

CITY OF APOPKA
COMMUNITY DEVELOPMENT DEPARTMENT
120 E. MAIN STREET, 2ND FLOOR
APOPKA, FLORIDA 32703
PHONE: (407) 703-1712

POWER:

DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
PHONE: (407) 938-861

DEVELOPER/APPLICANT:

INB HOMES
3670 MAGUIRE BLVD., SUITE 220
ORLANDO, FL 32803
CONTACT: JONATHAN BELL
PHONE: (804) 240-9548
EMAIL: J.BELL@INBHOMES.COM

SURVEYOR:

ALLEN & COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
CONTACT: JAMES RICKMAN, P.S.M.
PHONE: (407) 654-5355
EMAIL: JIM@ALLEN-COMPANY.COM

ENVIRONMENTAL:

BIO-TECH CONSULTING INC
3025 EAST SOUTH STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: BRIAN S. ASHBY
PHONE: (407) 898-1511
EMAIL: BRIAN.ASHBY@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: MATTHEW FRANKO
PHONE: (407) 898-1511
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

PREPARED BY
Kimley»Horn

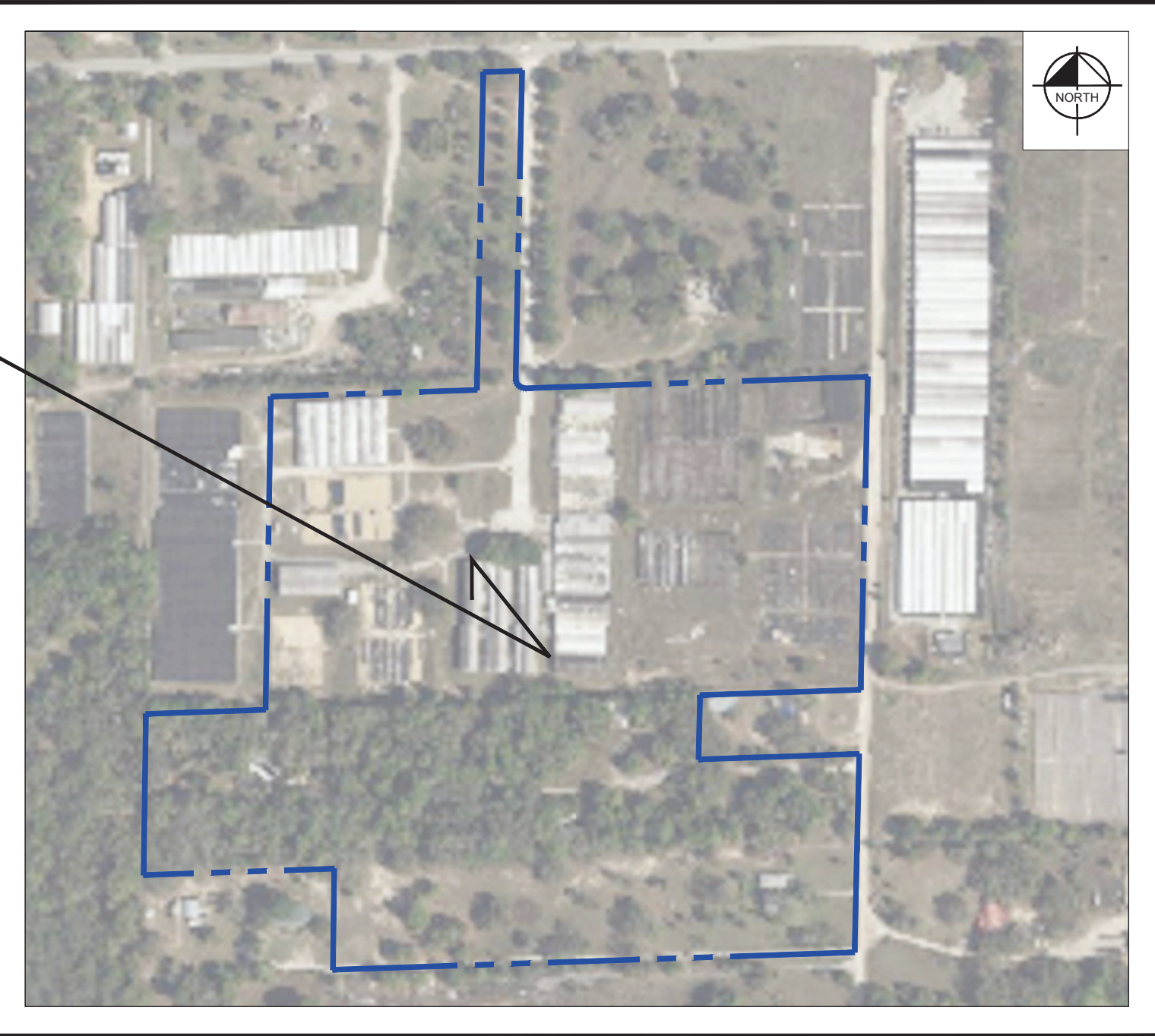
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. Orange Ave., Suite 600, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

BRIAN S. ASHBY, P.E.
FL PE No. 80456

MAJOR DEVELOPMENT PLANS FOR INB HOMES - KELLY PARK RD.

PARCEL I.D. #'s:
18-20-28-0000-00-027
CITY OF APOPKA, FL
OCTOBER 25, 2024

PROJECT AREA



SECTION 13, TOWNSHIP 20S, RANGE 27E
AERIAL MAP
1" = 300'

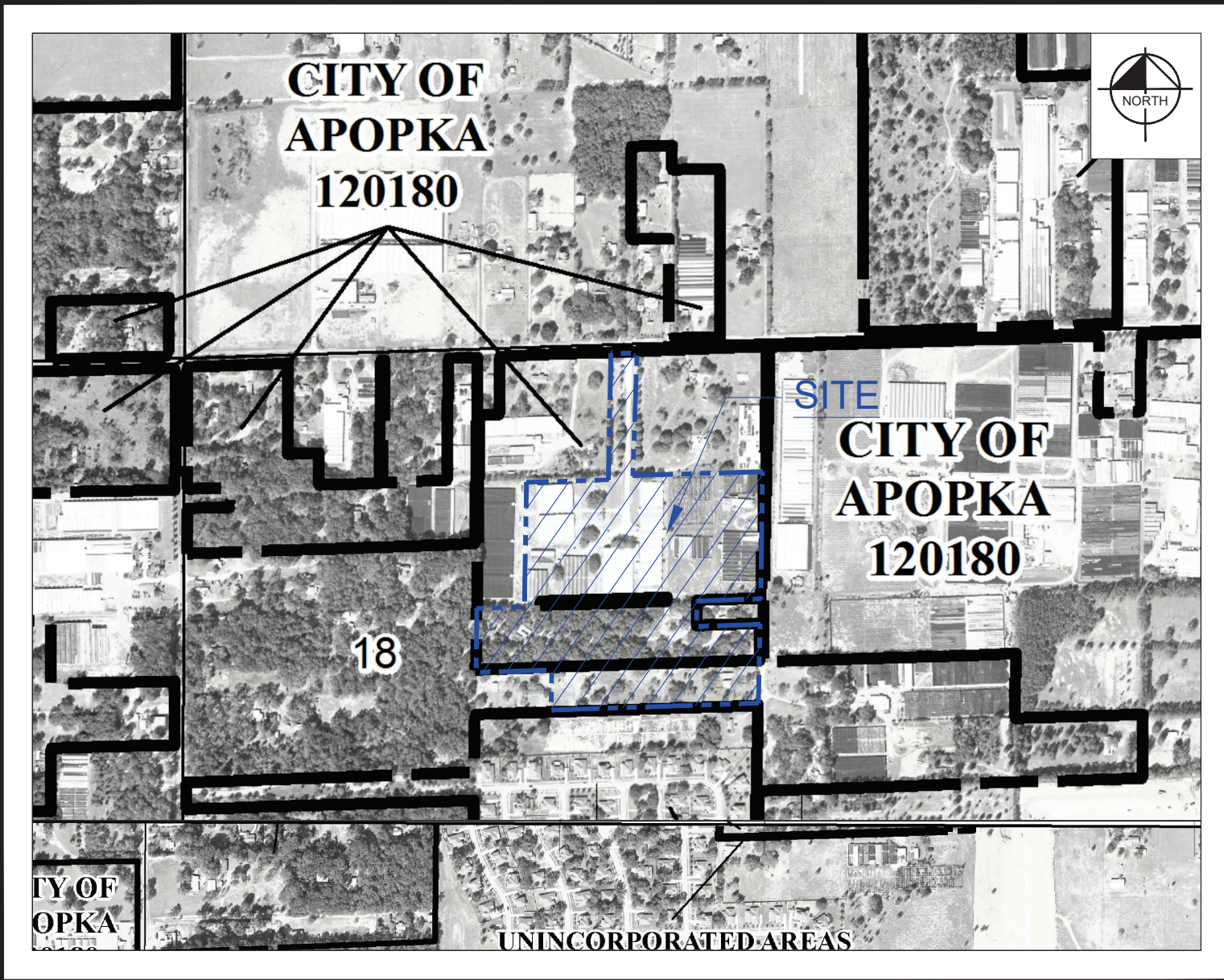
PROJECT TEAM

SHEET INDEX

Sheet Number	Sheet Title
MDP0.0	COVER SHEET
MDP2.0	OVERALL SITE PLAN
MDP2.1-MDP2.5	SITE PLAN
MDP2.6	FIRE TRUCK TURN ANALYSIS
MDP3.0	OVERALL PAVING GRADING AND DRAINAGE PLAN
MDP3.1-MDP3.5	PAVING GRADING AND DRAINAGE PLAN
MDP4.0	OVERALL UTILITY PLAN
MDP4.1-MDP4.5	UTILITY PLAN

FEMA MAP
1" = 800'

12095C0050H MAP REVISED SEPTEMBER 24, 2021
12095C0110H MAP REVISED SEPTEMBER 24, 2021
12095C0125H MAP REVISED SEPTEMBER 24, 2021



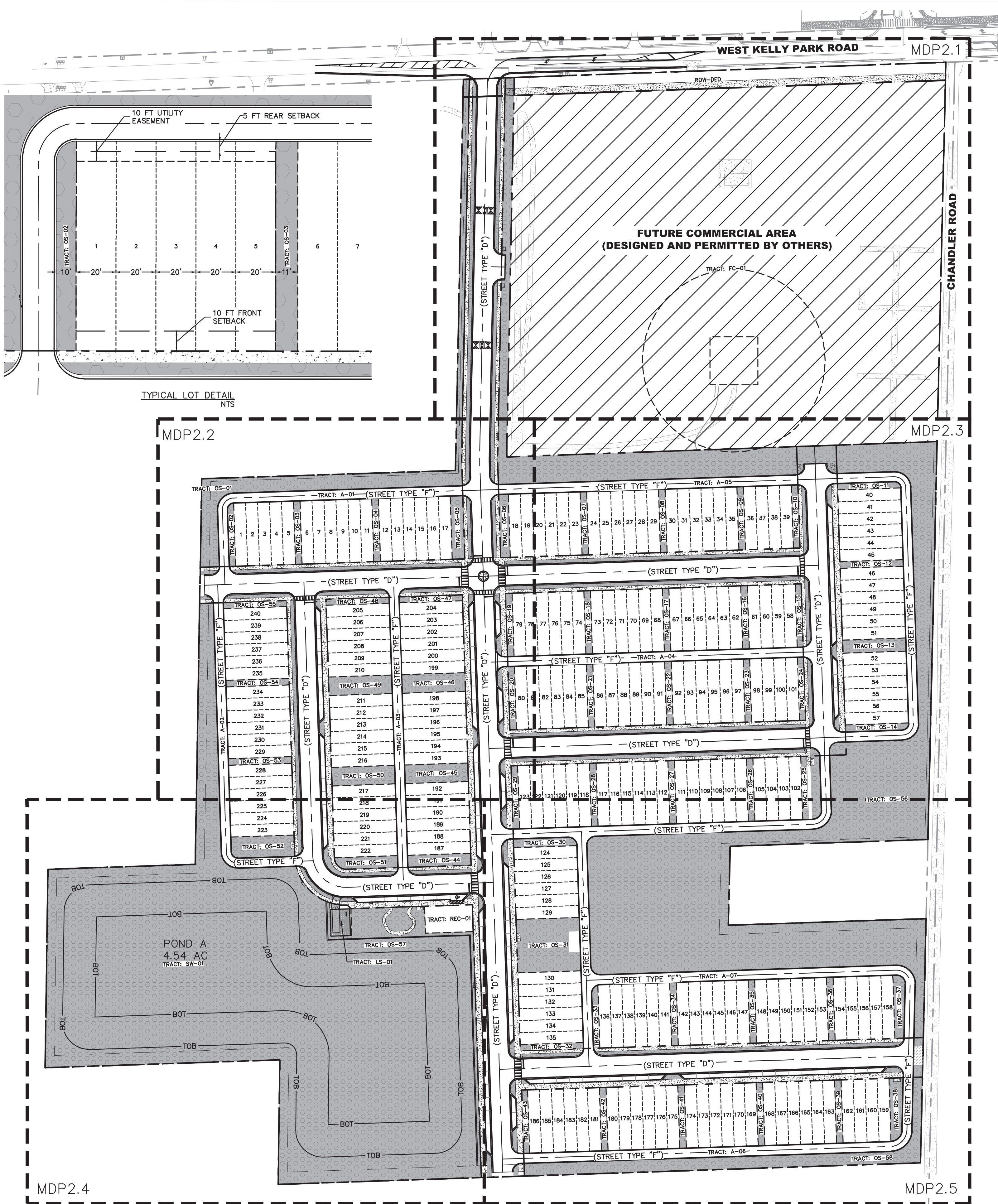
VICINITY MAP
1" = 1500'



PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

INB HOMES - KELLY PARK RD.
10/25/2024
ENGINEER'S PROJECT No. 249490000

REVISIONS:	DATE	BY
NO. DESCRIPTION	10-21-24	AMD
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GENERAL:
PROJECT SHALL COMPLY WITH CITY OF APOPKA DESIGN STANDARDS.
SEE DRAINAGE SHEETS FOR ALL POND TYPICAL SECTIONS.

LANDSCAPING:
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.2 OF CITY OF APOPKA LAND DEVELOPMENT CODE.

EASEMENTS:
ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

STORM WATER MANAGEMENT:
OWNERSHIP AND MAINTENANCE OF STORM WATER POND SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET CITY OF APOPKA CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS NO. 12095C00SH & 12095C010H EFFECTIVE SEPTEMBER 24, 2021 THE SUBJECT PROPERTY IS WITHIN ZONE "X"

SITE LIGHTING:
SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF CITY OF APOPKA LAND DEVELOPMENT CODE.
(LIGHTING PLAN, SPECIFICATIONS AND PHOTOMETRIC CALCULATIONS SHALL BE DESIGNED AT TIME OF FINAL ENGINEERING)

UTILITY NOTES:
1. THE DEVELOPER SHALL OBTAIN WATER, REUSE WATER AND WASTEWATER SERVICE FROM CITY OF APOPKA.
2. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER NFPA 1 AND 101 (2018 EDITION), FFPC 7TH EDITION.

FIRE PROTECTION:
FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 AND 101 (2018 EDITION) AND FLORIDA FIRE PROTECTION CODE (FFPC) 7TH EDITION.

SITE DATA

PROJECT LOCATION: CITY OF APOPKA, ORANGE COUNTY FLORIDA
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST

TOTAL SITE AREA: ±45.48 AC. (1,981,235 SF)

R.O.W. DEDICATION: ±0.56 AC. (24,189 SF)

FUTURE COMMERCIAL AREA: ±9.97 AC. (434,281 SF)

DEVELOPABLE AREA: ±34.96 AC (1,522,765 SF)

EXISTING ZONING: 'RSF-1A' RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT

REQUESTED OVERLAY ZONING/CHARACTER ZONE: TRANSITION OVERLAY DISTRICT

PROPOSED ZONING: 'KPI-MU' KELLY PARK INTERCHANGE DISTRICT MIXED-USE

ADJACENT ZONING:
NORTH: 'R' RESIDENTIAL
SOUTH: 'RSF-1A' RESIDENTIAL SINGLE-FAMILY ESTATES DISTRICT
EAST: 'T' TRANSITIONAL DISTRICT
WEST: 'T' & RSF-1A

FUTURE LAND USE: 'RVL'S' RESIDENTIAL VERY LOW SUBURBAN

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

PARCEL I.D.'s: THIS DEVELOPMENT: 18-20-28-0000-00-027
FUTURE DEVELOPMENT: 18-20-28-0000-00-138
18-20-28-0000-00-001

BUILDING SETBACKS:
FRONT: 10 FT
REAR: 5 FT
SIDE: 5 FT
SIDE CORNER: 10 FT

BUILDING SUMMARY
PROPOSED LOTS: 240 DUs
LOT TYPES: 3-BEDROOM TOWNHOMES
MIN. PROPOSED LOT SIZE: 2,000 SF
MIN. LIVABLE AREA: 1,605 SF
MINIMUM LOT WIDTH: 20 FT
MIN. PROPOSED LOT DEPTH: 100 FT
MINIMUM ALLOW. DENSITY: 5 DUs/AC
MAXIMUM ALLOW. DENSITY: 10 DUs/AC
PROPOSED DENSITY: 240 DUs / 34.96 AC = 6.86 DUs/AC

VEHICULAR PARKING
REQUIRED: 2.5 SPACES PER UNIT
2.5 X 240 DUs = 600 SPACES

BICYCLE PARKING
REQUIRED: 1 PER EVERY 5 UNITS
(240 DUs) / (5 SP/DU) = 48 BIKE SPACES

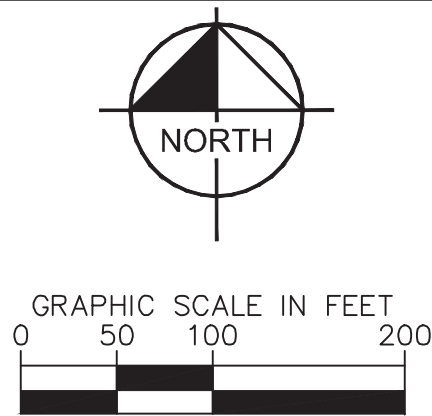
PROVIDED:
2 SPACES PER UNIT (GARAGE)
2 X 240 DUs = 480 SPACES
PARALLEL SPACES (ON-STREET)
123 SPACES
TOTAL PROVIDED = 603 SPACES

TRACT AREA TABLE				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
A-01	ALLEY TRACT	0.21	9,141 SF	H.O.A.
A-02	ALLEY TRACT	0.22	9,765 SF	H.O.A.
A-03	ALLEY TRACT	0.19	8,136 SF	H.O.A.
A-04	ALLEY TRACT	0.20	8,892 SF	H.O.A.
A-05	ALLEY TRACT	0.50	21,774 SF	H.O.A.
A-06	ALLEY TRACT	0.31	13,377 SF	H.O.A.
A-07	ALLEY TRACT	0.64	28,045 SF	H.O.A.
FC-01	FUTURE COMMERCIAL	9.97	434,281 SF	KELLY PARK ROAD PROPERTY LLC
LS-01	LIFT STATION TRACT	0.04	1,816 SF	H.O.A.
OS-01	OPEN SPACE / LANDSCAPE	0.48	20,750 SF	H.O.A.
OS-02	OPEN SPACE / LANDSCAPE	0.02	1,029 SF	H.O.A.
OS-03	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-04	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-05	OPEN SPACE / LANDSCAPE	0.05	2,206 SF	H.O.A.
OS-06	OPEN SPACE / LANDSCAPE	0.04	1,680 SF	H.O.A.
OS-07	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-08	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-09	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-10	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-11	OPEN SPACE / LANDSCAPE	0.02	1,029 SF	H.O.A.
OS-12	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-13	OPEN SPACE / LANDSCAPE	0.05	2,310 SF	H.O.A.
OS-14	OPEN SPACE / LANDSCAPE	0.03	1,134 SF	H.O.A.
OS-15	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-16	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-17	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-18	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-19	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-20	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-21	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-22	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-23	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-24	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-25	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-26	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-27	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-28	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-29	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-30	OPEN SPACE / LANDSCAPE	0.03	1,428 SF	H.O.A.
OS-31	OPEN SPACE / LANDSCAPE	0.22	9,366 SF	H.O.A.

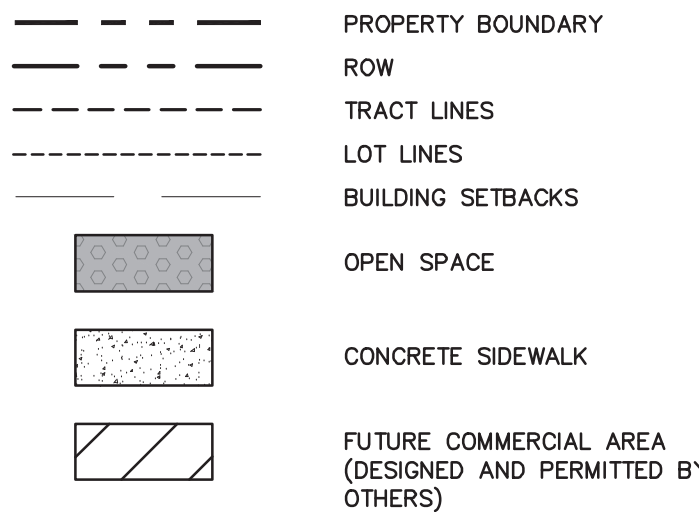
OVERALL OPEN SPACE SUMMARY

MINIMUM OPEN SPACE CALCULATION:
34.96 AC x 15% = 5.24 AC

PROVIDED OPEN SPACE:
OPEN SPACE: 9.20 AC
STORMWATER TRACTS: 3.41 AC (75% MAX)
TOTAL PROVIDED: 12.61 AC (36.1%)



LEGEND



FUTURE COMMERCIAL DEVELOPMENT STANDARDS

NOTE: THE COMMERCIAL PROPERTY IS NOT INCLUDED AS PART OF THIS DEVELOPMENT AND IS UNDER SEPARATE OWNERSHIP. THIS PROPERTY WILL BE DESIGNED AND PERMITTED AT A LATER DATE.

NON-RESIDENTIAL F.A.R.: PER COMP PLAN REQUIREMENTS

TRACT AREA TABLE				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
OS-32	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-33	OPEN SPACE / LANDSCAPE	0.02	1,009 SF	H.O.A.
OS-34	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-35	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-36	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-37	OPEN SPACE / LANDSCAPE	0.04	1,784 SF	H.O.A.
OS-38	OPEN SPACE / LANDSCAPE	0.05	2,025 SF	H.O.A.
OS-39	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-40	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-41	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-42	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-43	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-44	OPEN SPACE / LANDSCAPE	0.05	2,100 SF	H.O.A.
OS-45	OPEN SPACE / LANDSCAPE	0.07	3,255 SF	H.O.A.
OS-46	OPEN SPACE / LANDSCAPE	0.07	3,255 SF	H.O.A.
OS-47	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-48	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-49	OPEN SPACE / LANDSCAPE	0.07	3,255 SF	H.O.A.
OS-50	OPEN SPACE / LANDSCAPE	0.07	3,255 SF	H.O.A.
OS-51	OPEN SPACE / LANDSCAPE	0.05	2,014 SF	H.O.A.
OS-52	OPEN SPACE / LANDSCAPE	0.08	3,654 SF	H.O.A.
OS-53	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-54	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-55	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-56	OPEN SPACE / LANDSCAPE	3.79	164,917 SF	H.O.A.
OS-57	OPEN SPACE / LANDSCAPE	2.16	94,083 SF	H.O.A.
OS-58	OPEN SPACE / LANDSCAPE	0.36	15,587 SF	H.O.A.
REC-01	AMENITY CENTER	0.08	3,600 SF	H.O.A.
ROW-DED	R.O.W. DEDICATION	0.56	24,189 SF	CITY OF APOPKA
SW-01	STORMWATER / LANDSCAPE	4.54	197,653 SF	H.O.A.

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

200 S ORANGE AVE. SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL

K-H PROJECT
249490000

DATE
10/25/2024

SCALE AS SHOWN
DESIGNED BY RMG
DRAWN BY RMG
CHECKED BY BSA

OVERALL SITE PLAN

INB HOMES - KELLY PARK RD.

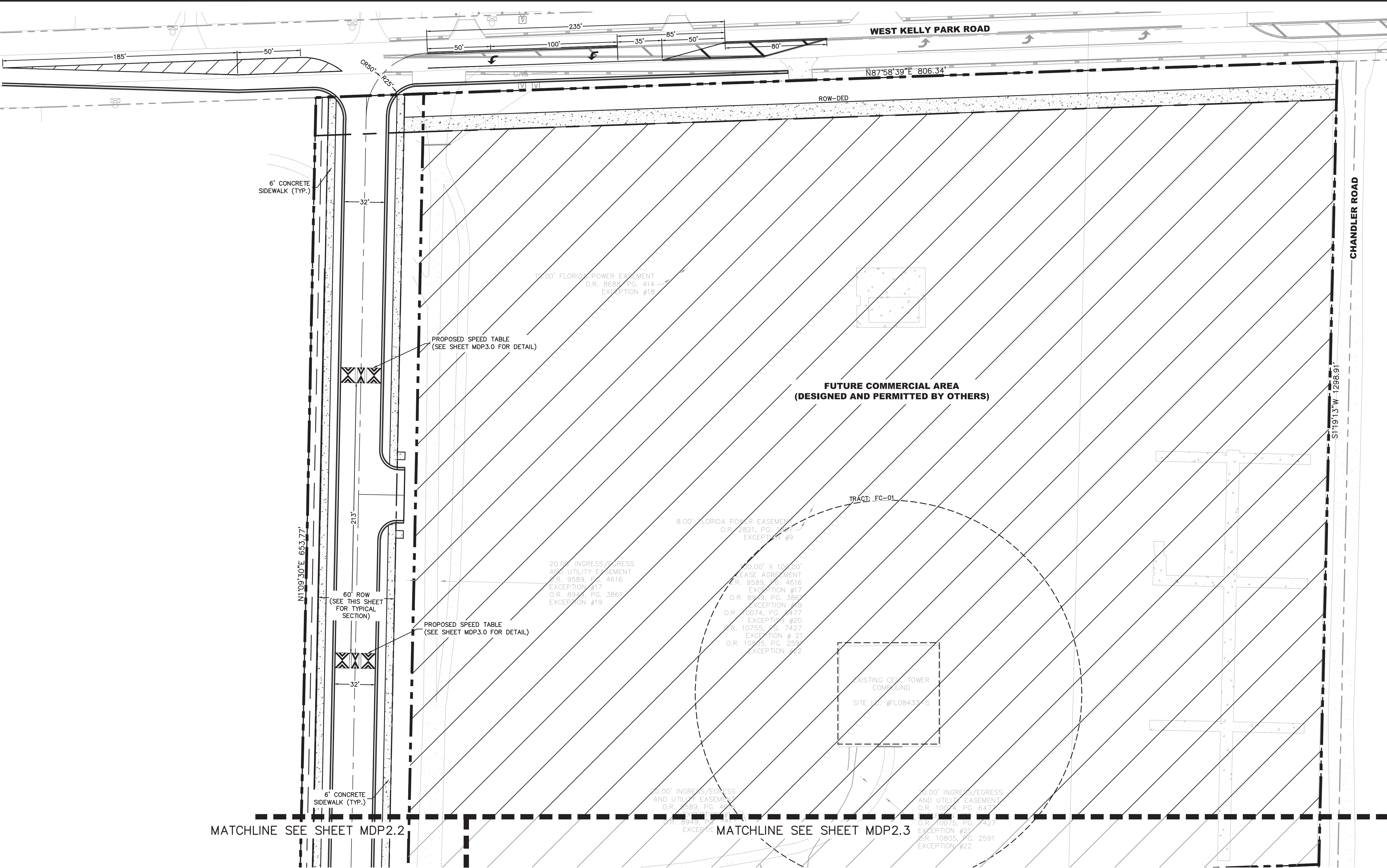
SHEET NUMBER
MDP2.0

FLORIDA

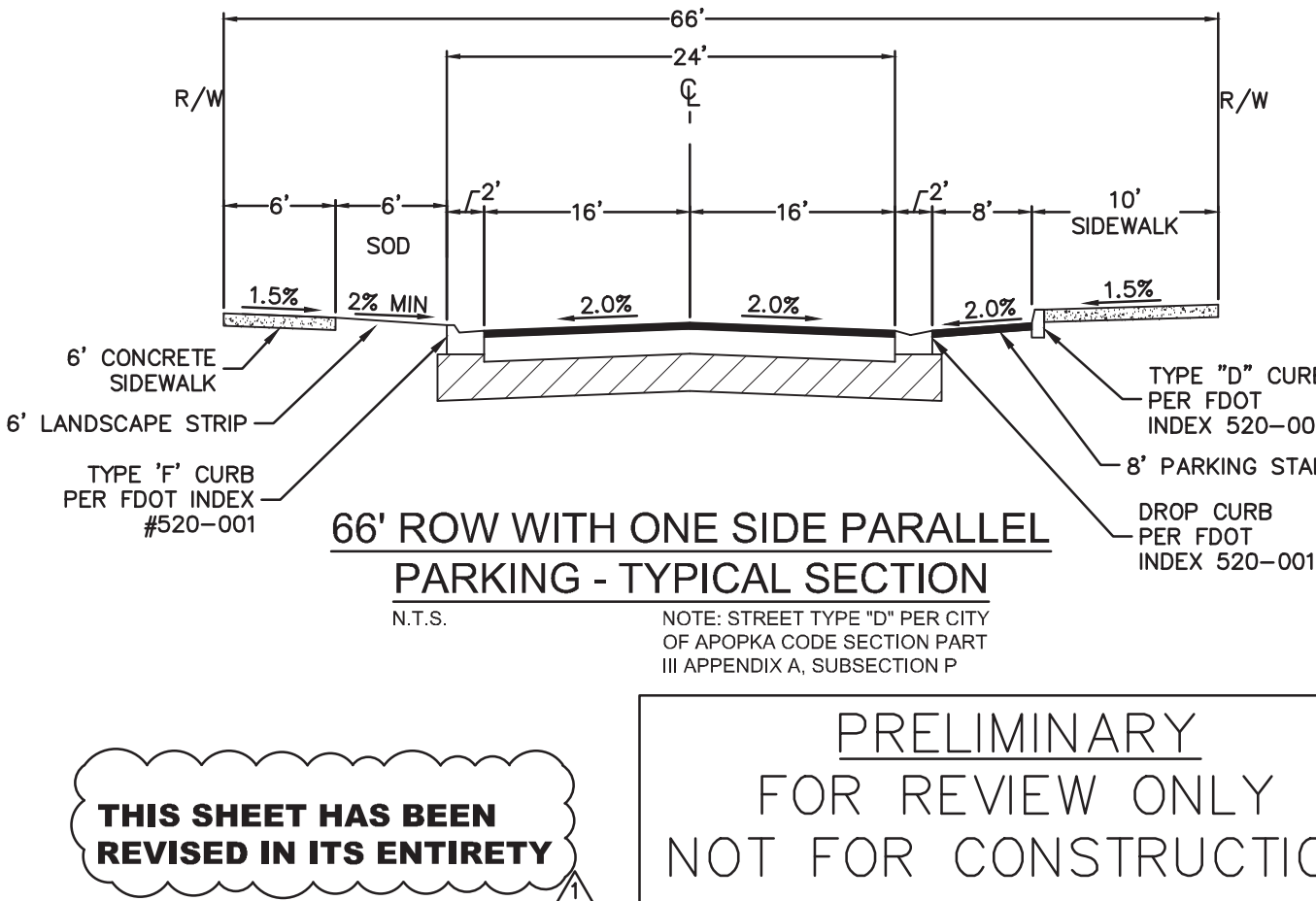
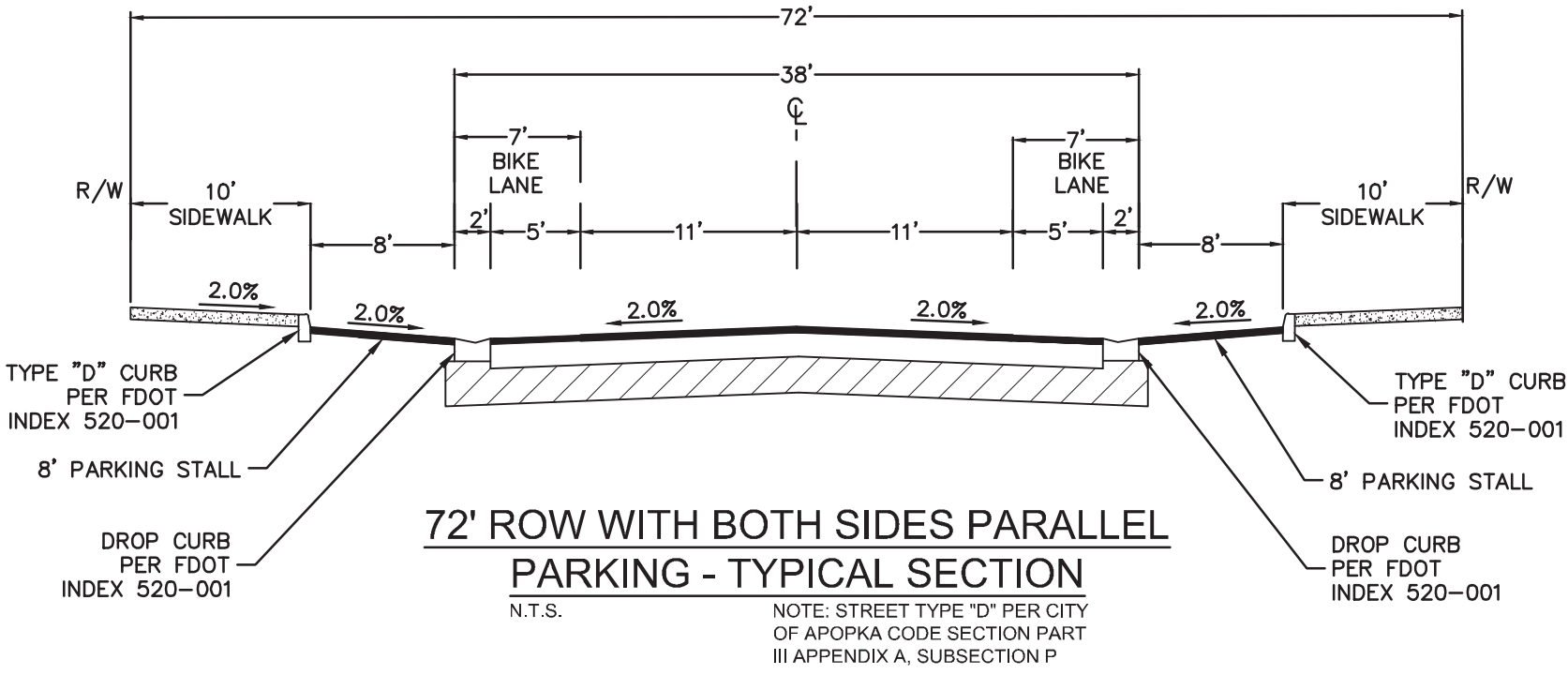
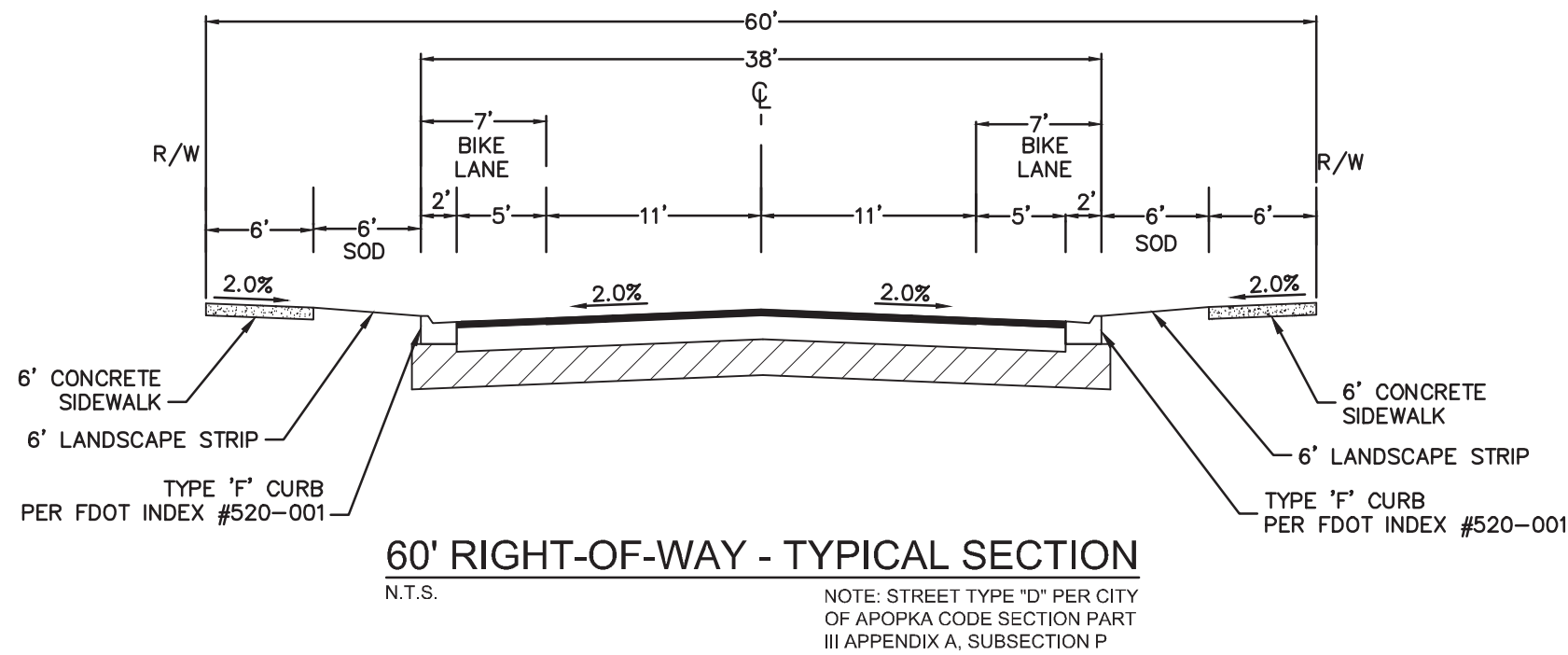
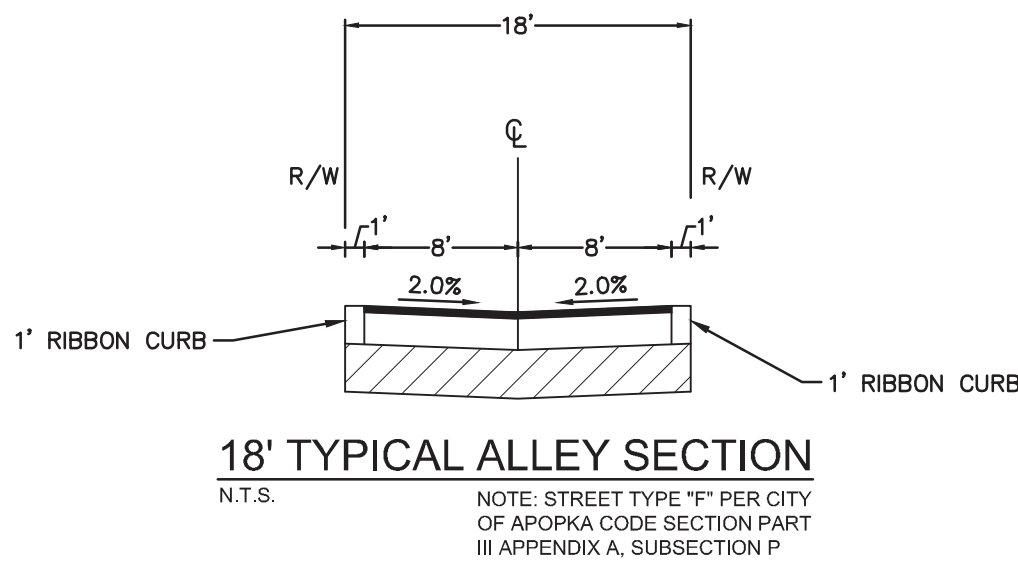
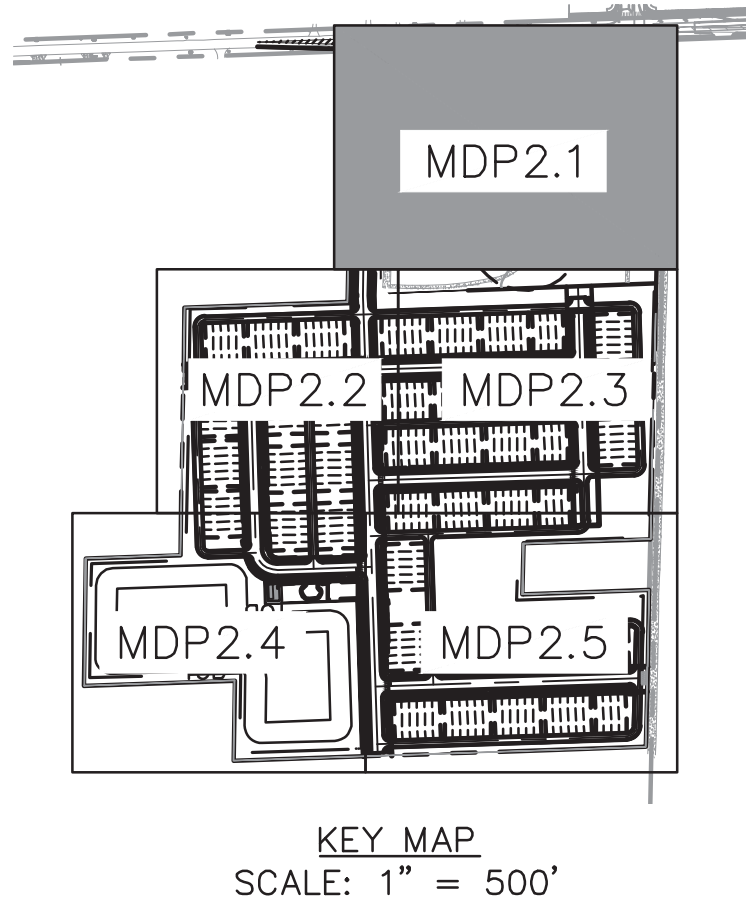
CITY OF APOPKA

REVISIONS

No.	DATE	BY



- LEGEND**
- PROPERTY BOUNDARY
 - ROW
 - LOT LINES
 - TRACT LINES
 - BUILDING SETBACKS
 - Concrete Sidewalk
 - Future Commercial Area (Designed and Permitted by Others)

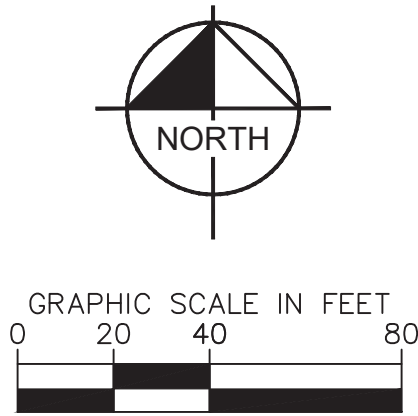
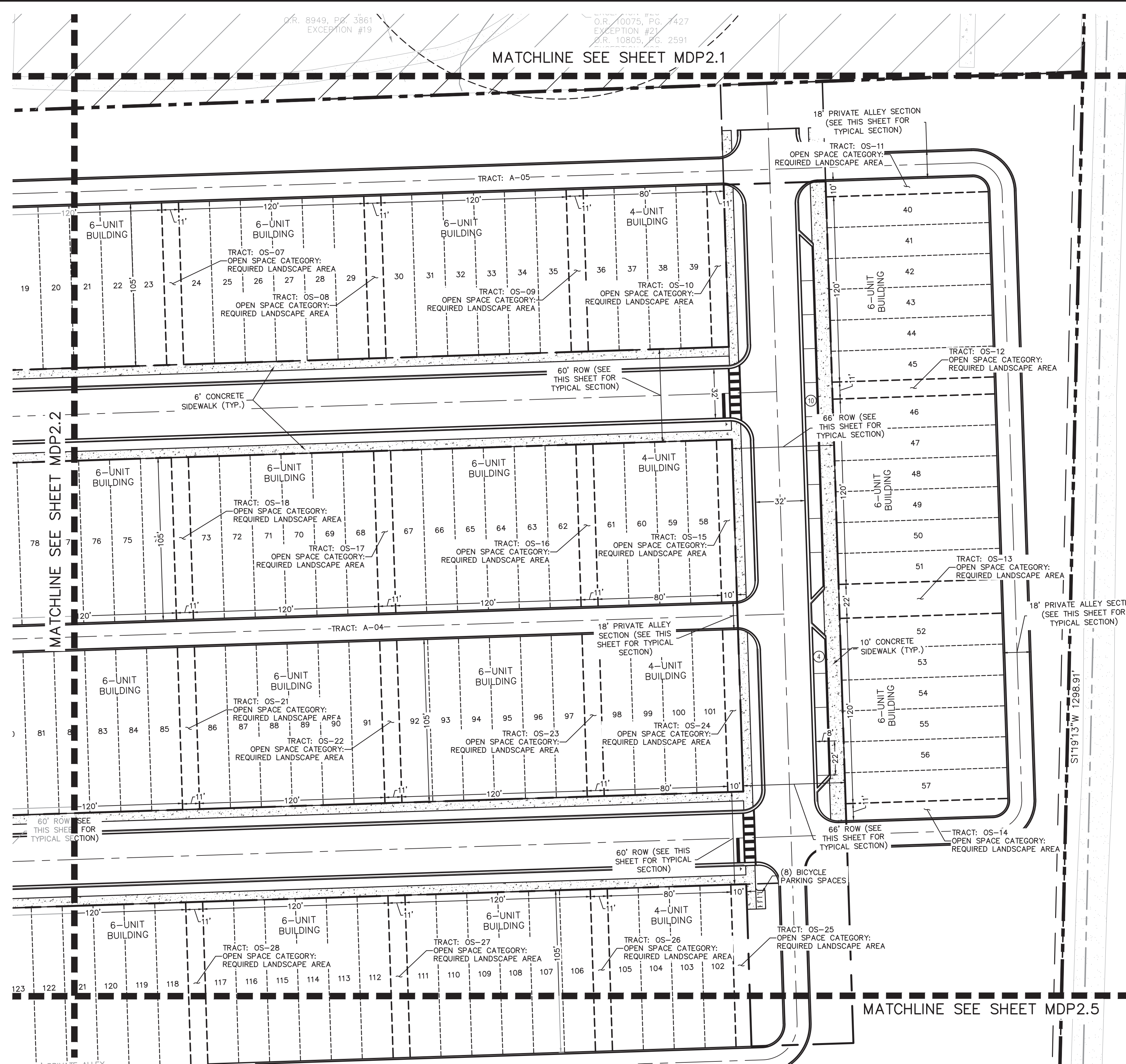


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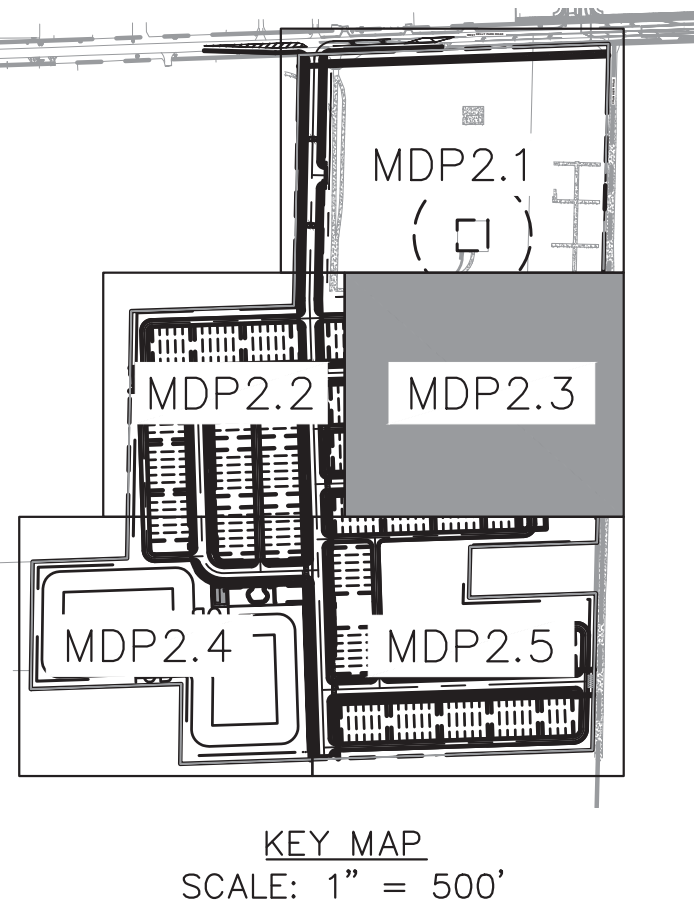
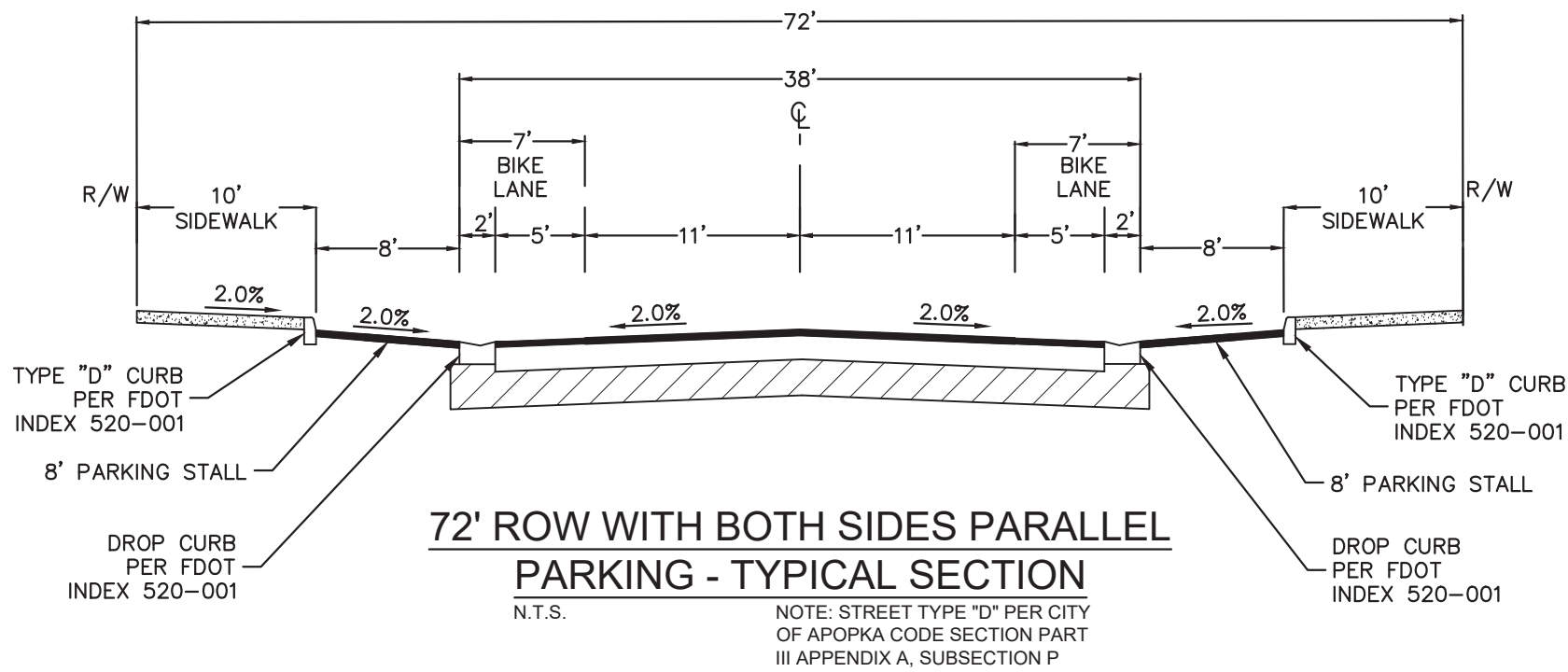
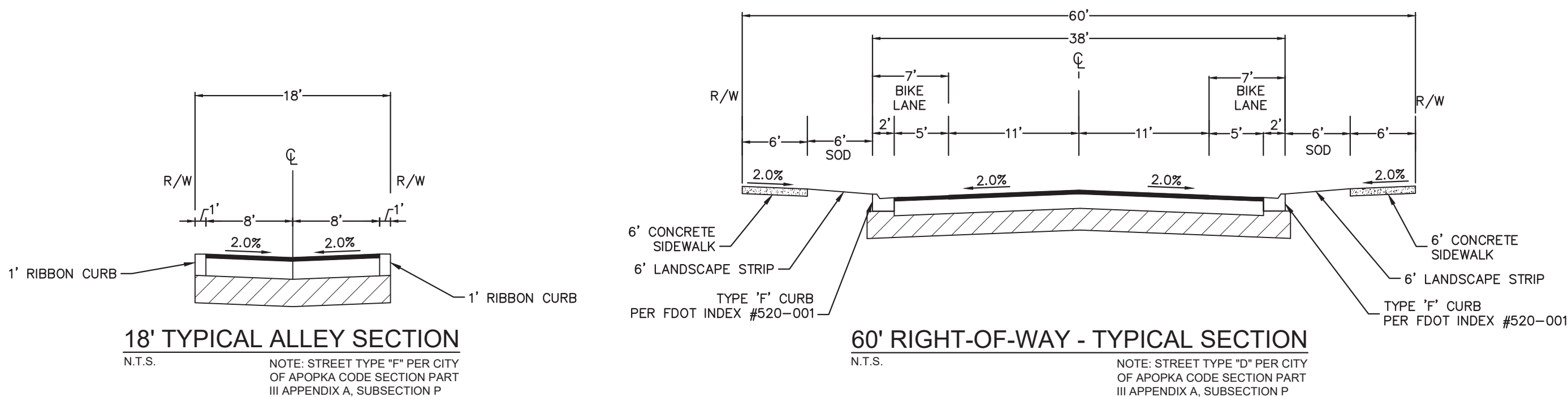
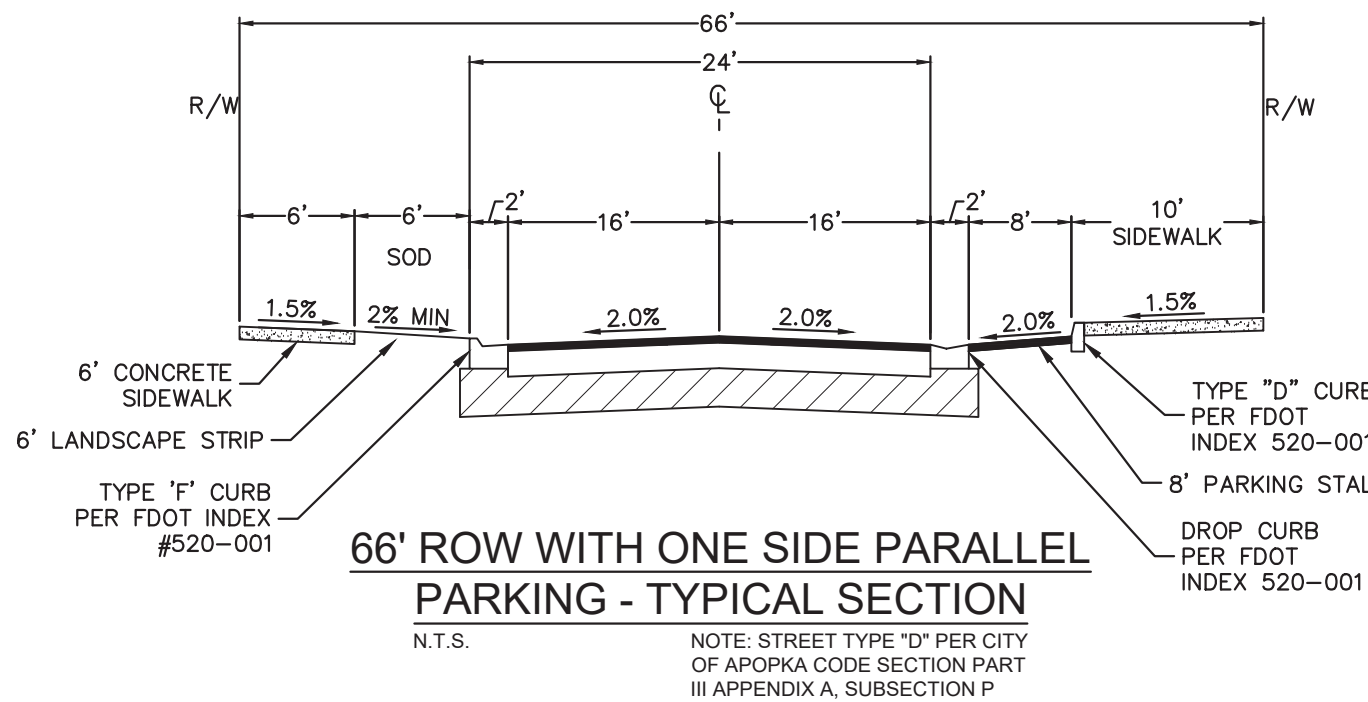
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200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801		200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801	
PHONE: 407-898-1511		PHONE: 407-898-1511	
WWW.KIMLEY-HORN.COM		WWW.KIMLEY-HORN.COM	
REGISTRATION No. 35106		REGISTRATION No. 35106	
REVISIONS		REVISIONS	
No.		No.	
DATE		DATE	
BY		BY	
SHEET NUMBER MDP2.1			

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- LEGEND**
- PROPERTY BOUNDARY
 - ROW
 - LOT LINES
 - TRACT LINES
 - BUILDING SETBACKS
 - CONCRETE SIDEWALK
 - FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

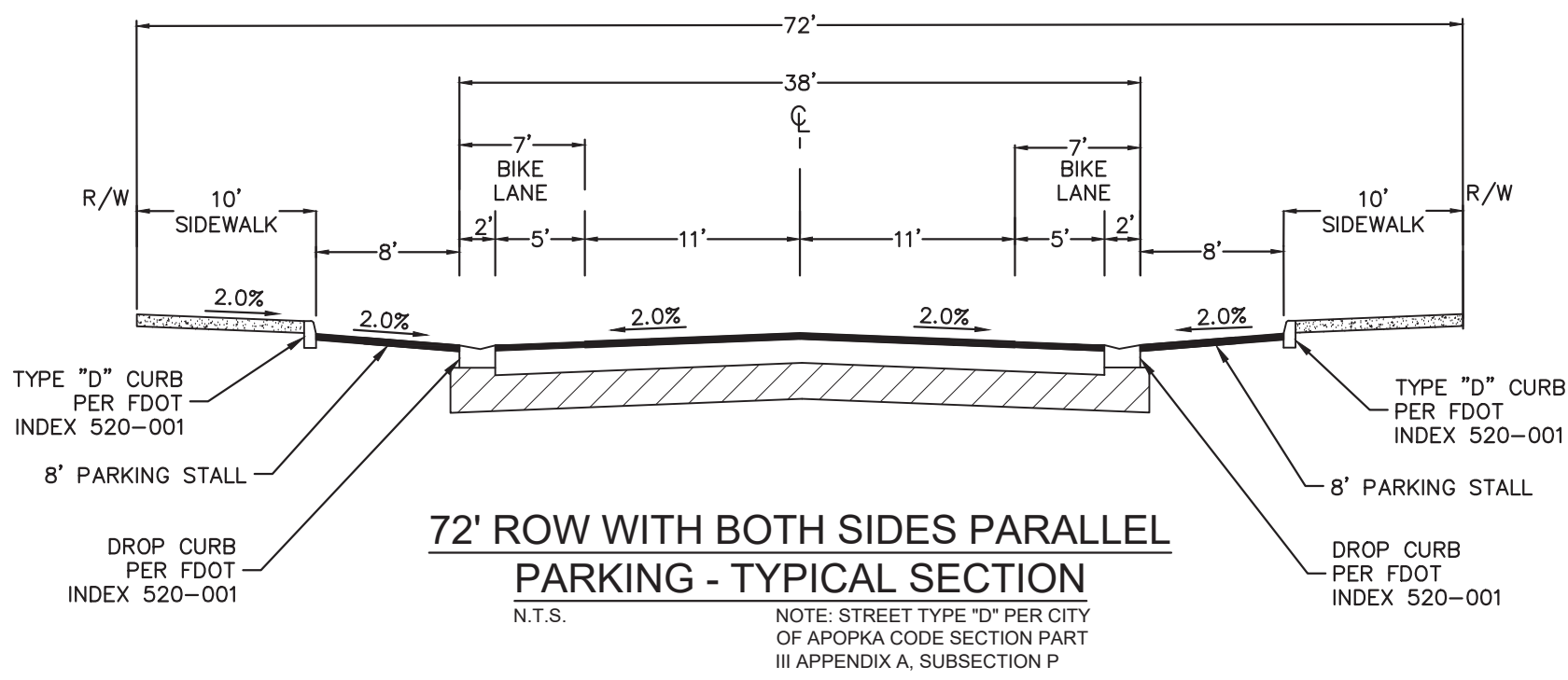
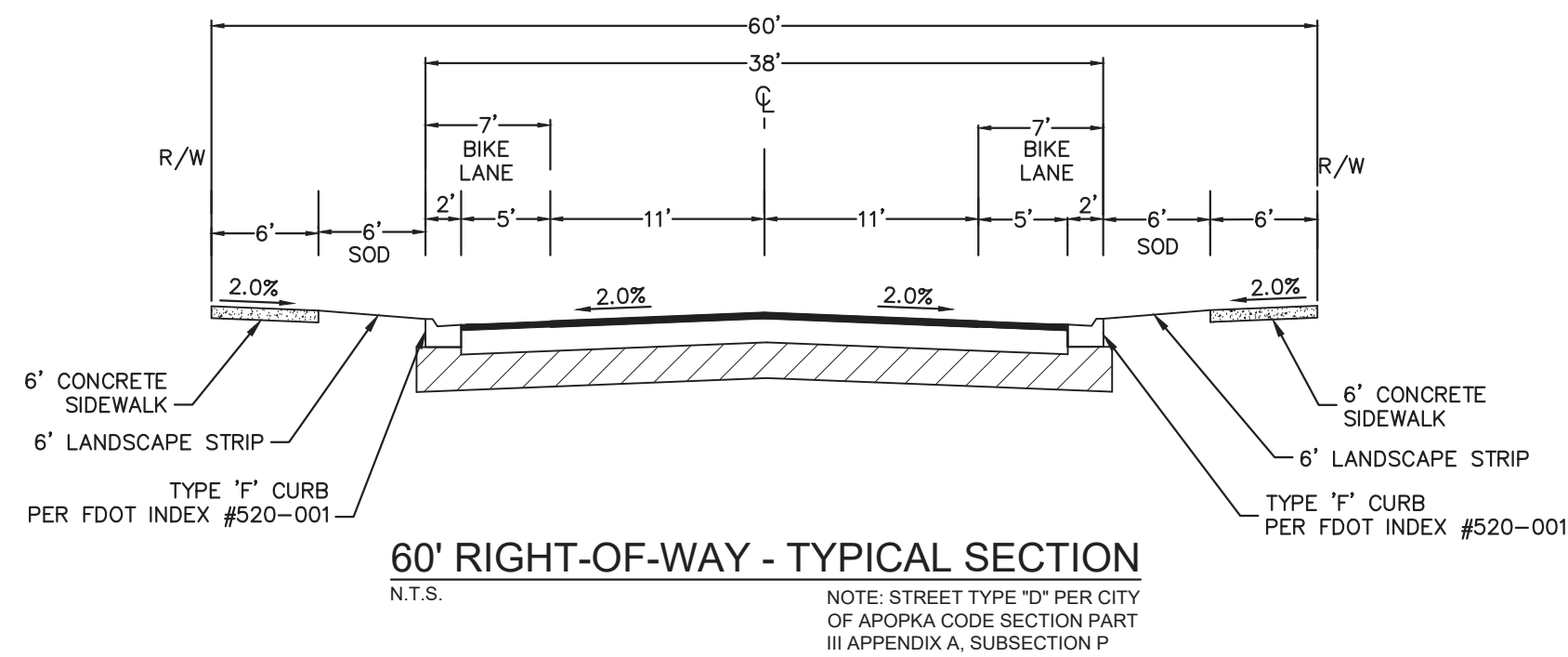
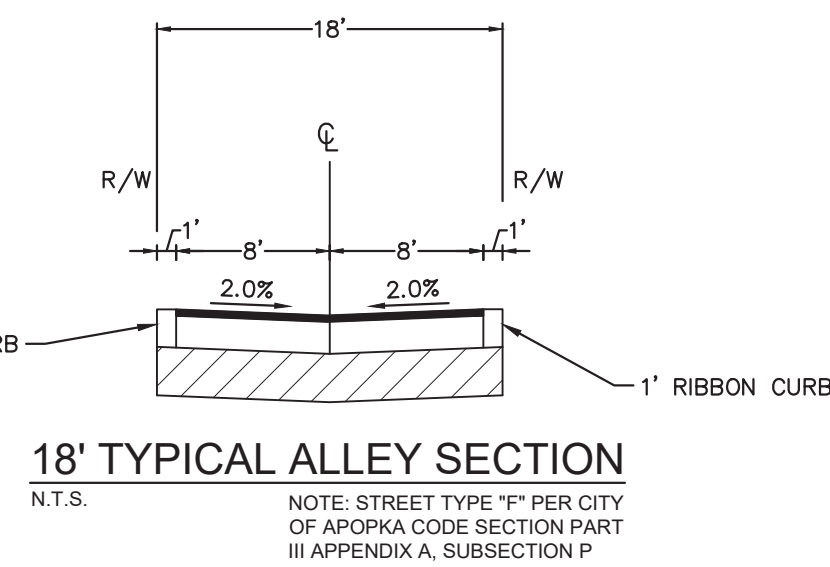
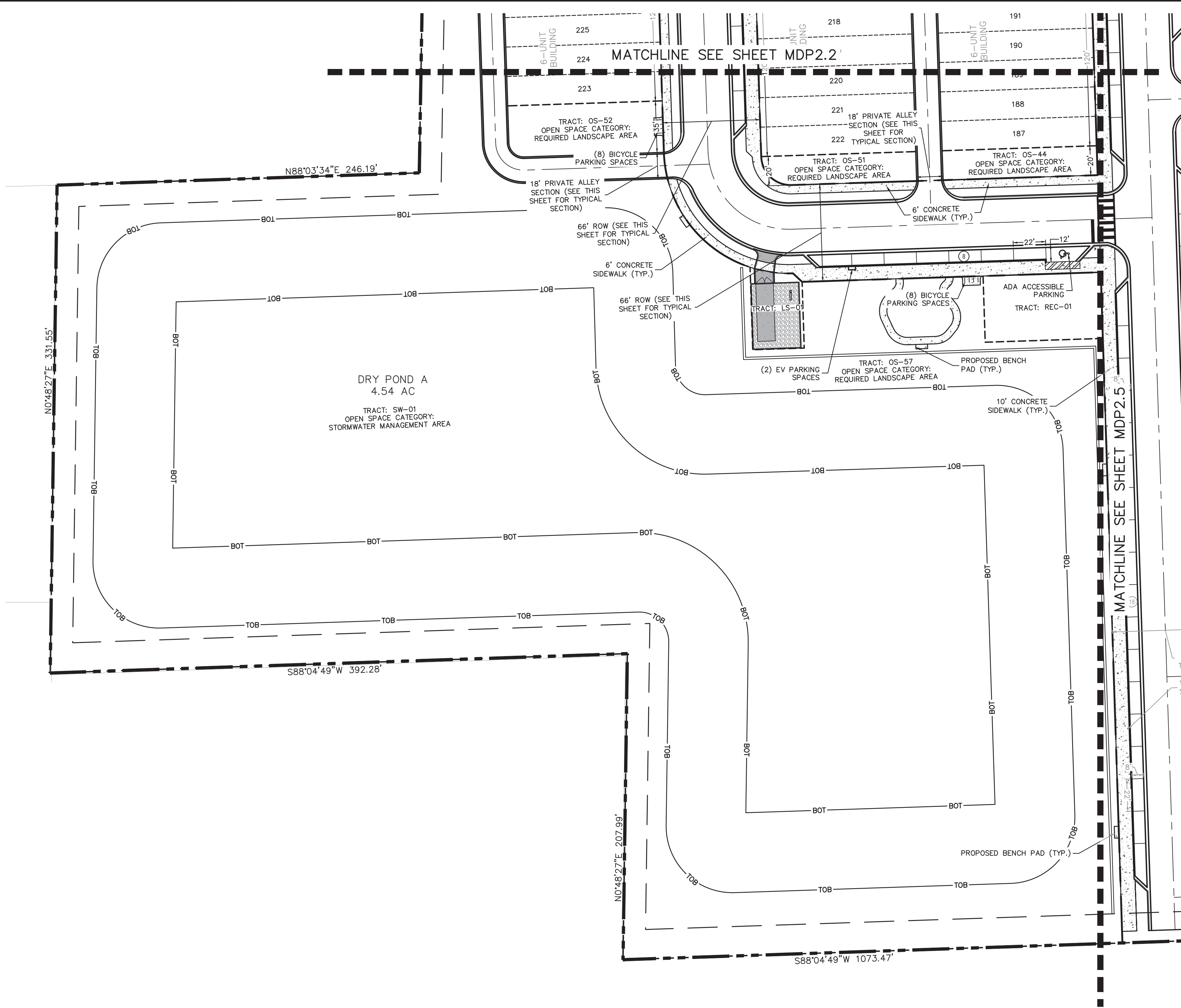


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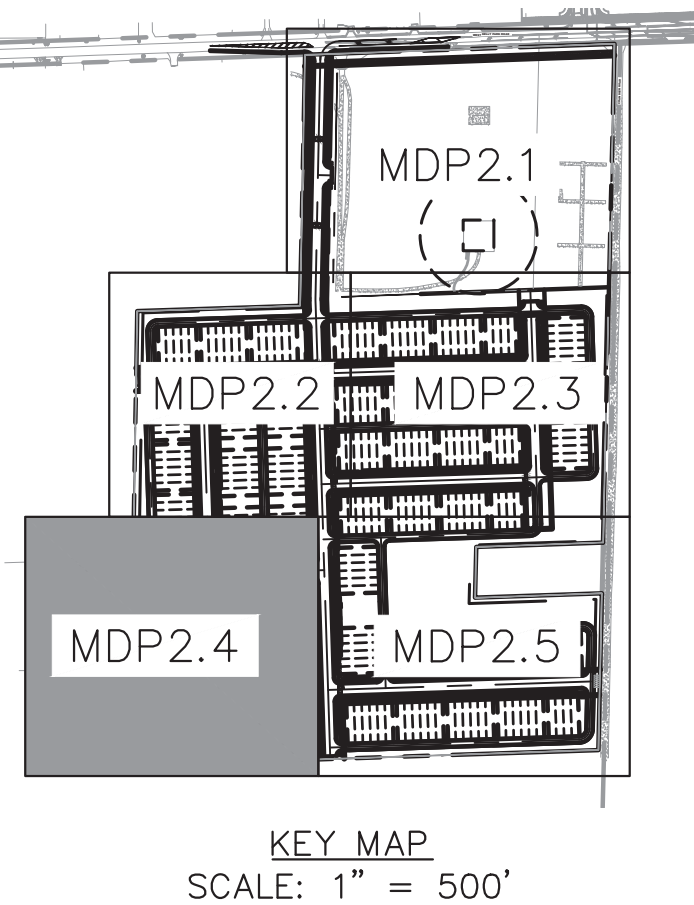
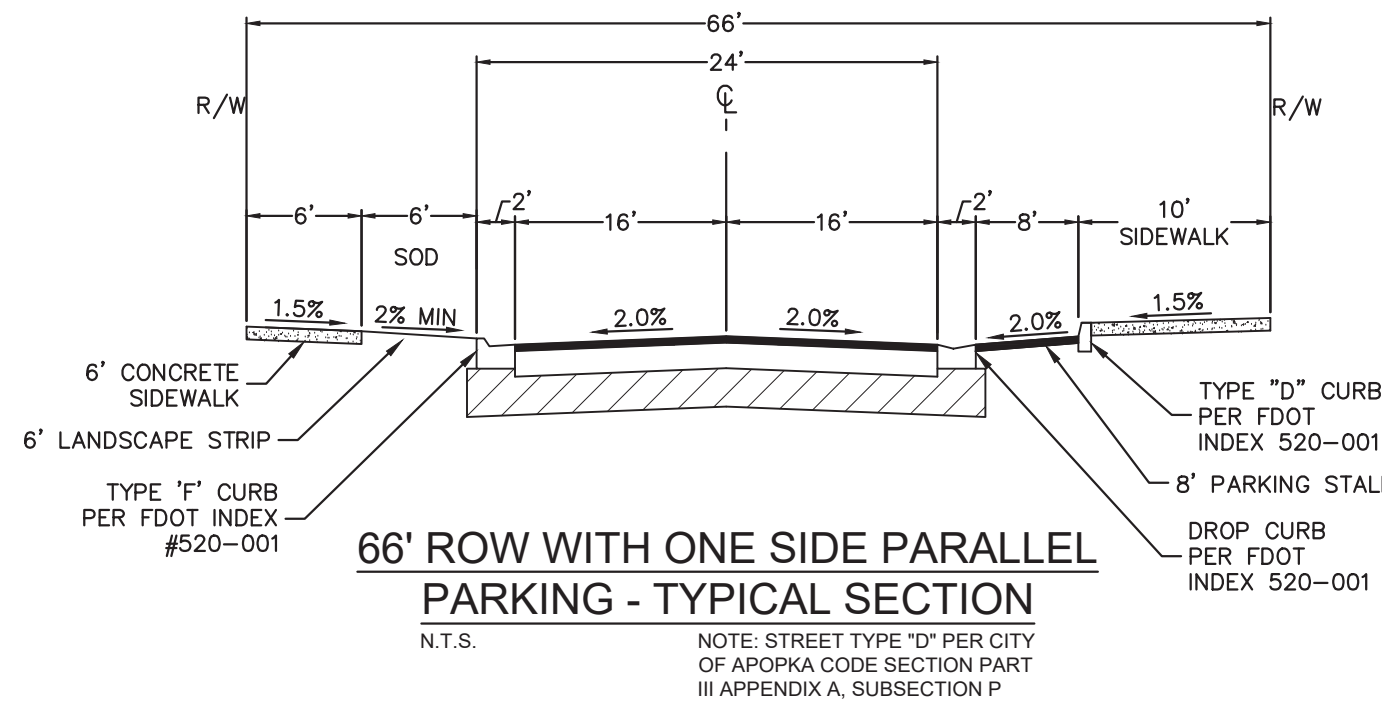
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MDP.2.3		SITE PLAN					
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LICENSED PROFESSIONAL				DESIGNED BY ---		FLORIDA LICENSE NUMBER 80456	
				DRAWN BY ---		DATE: 10/25/2024	
				CHECKED BY ---			
						Kimley»»Horn	
						200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801	
						PHONE: 407-898-1511	
						WWW.KIMLEY-HORN.COM REGISTRATION No. 35106	
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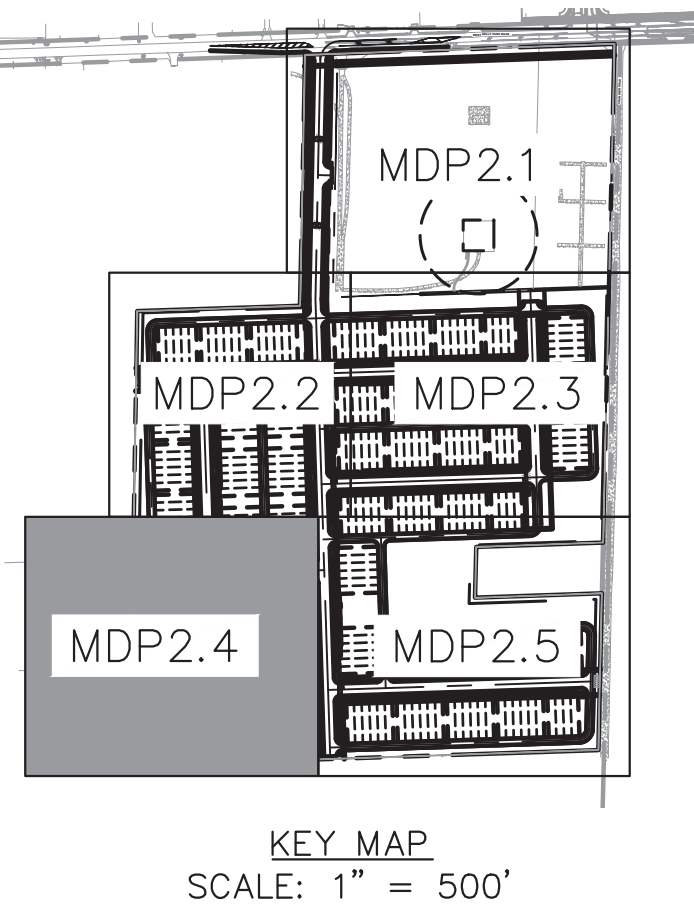


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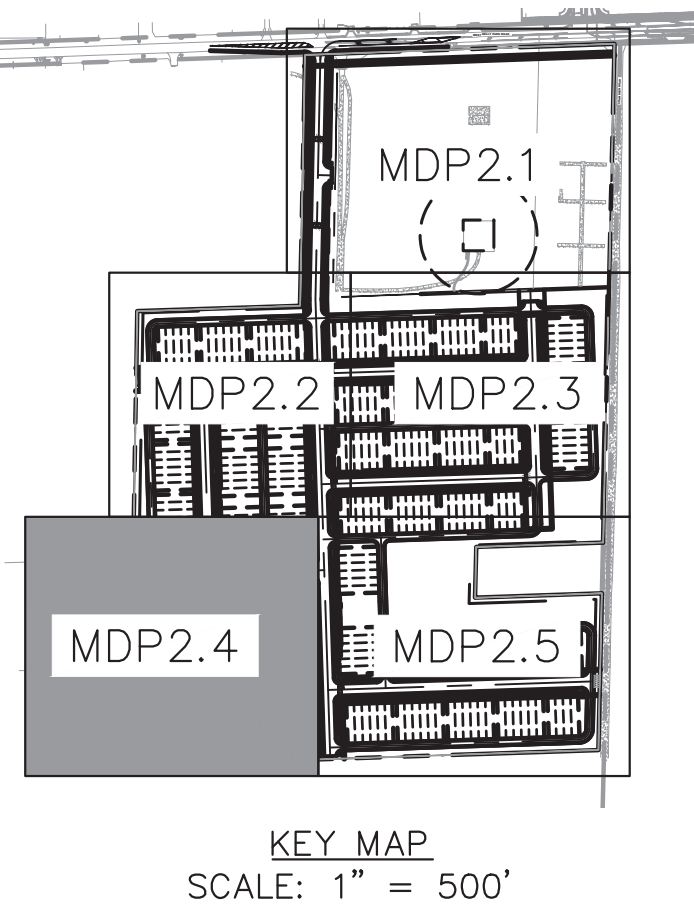
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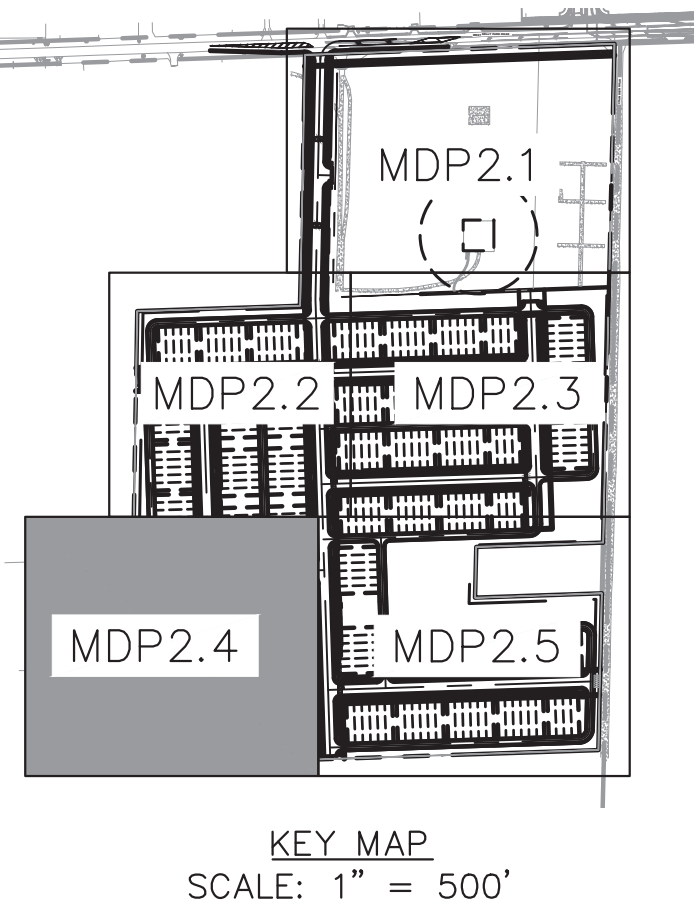
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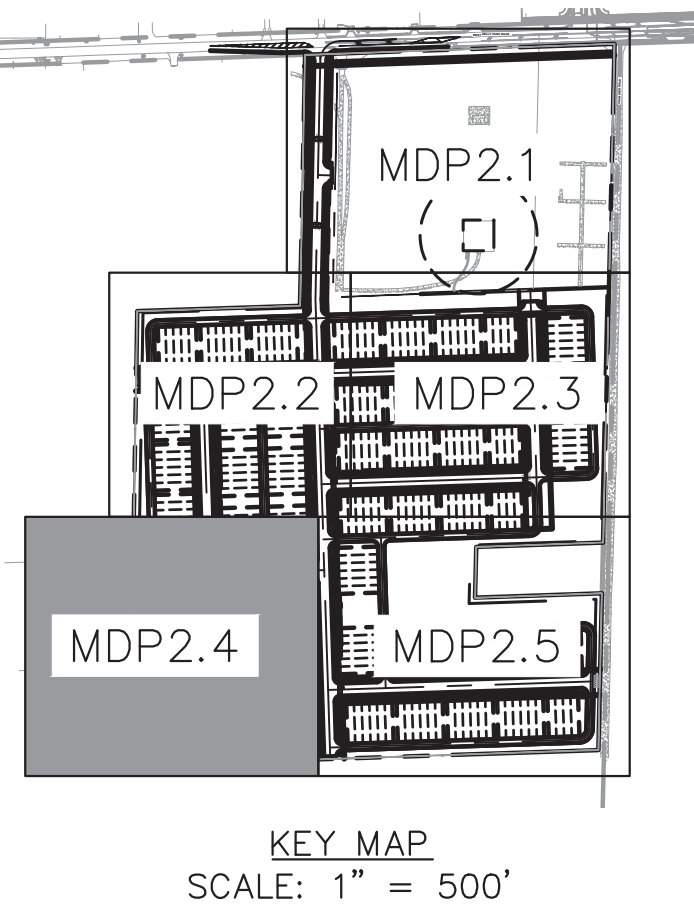
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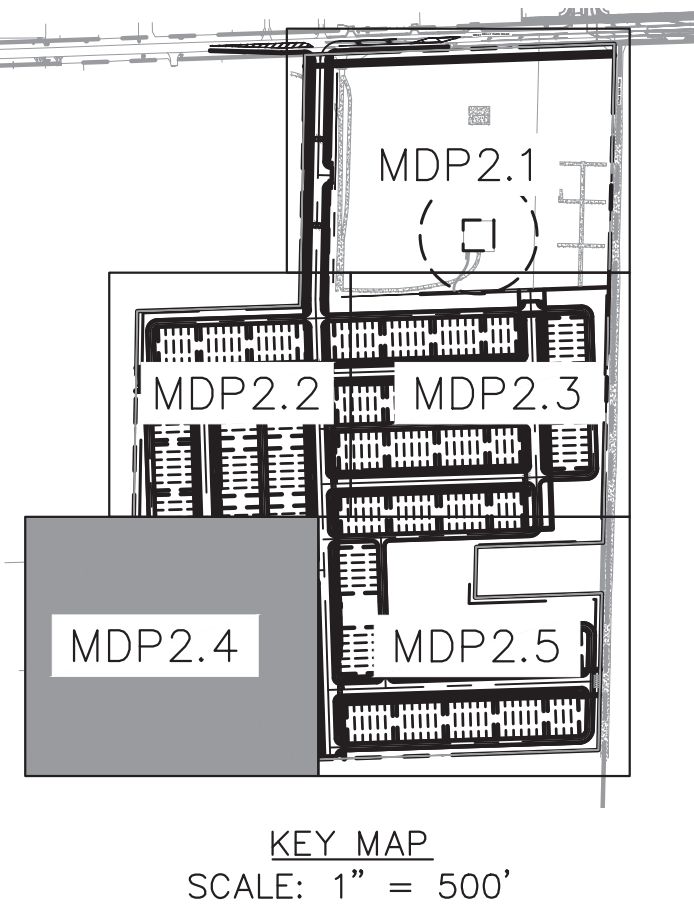
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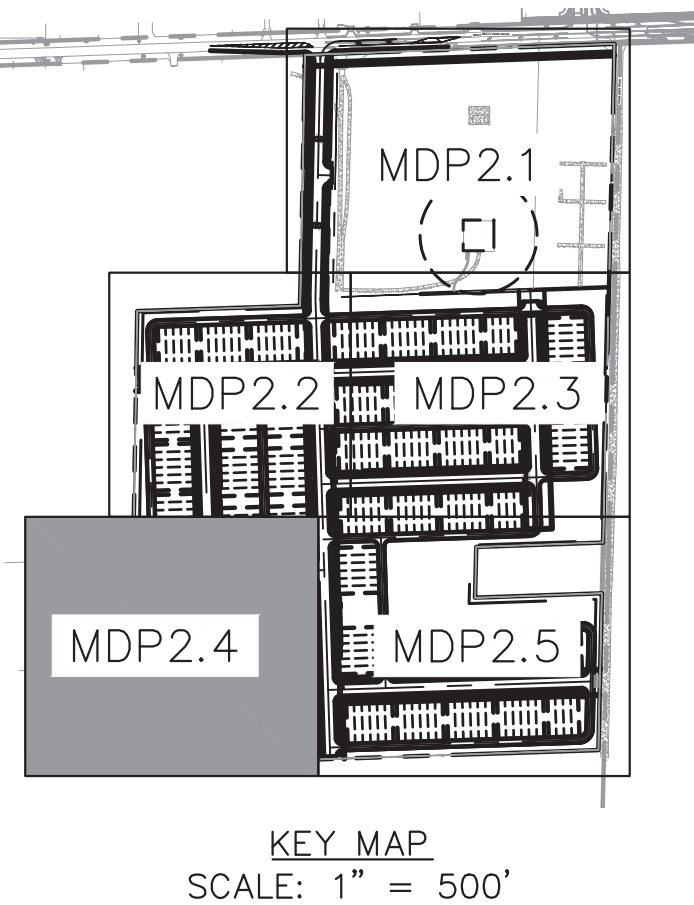
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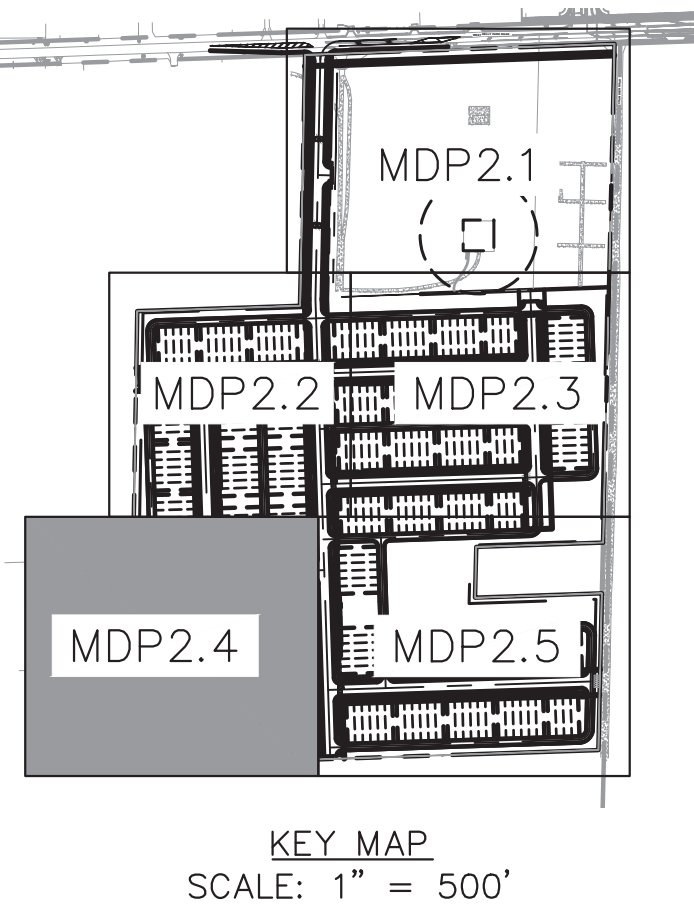
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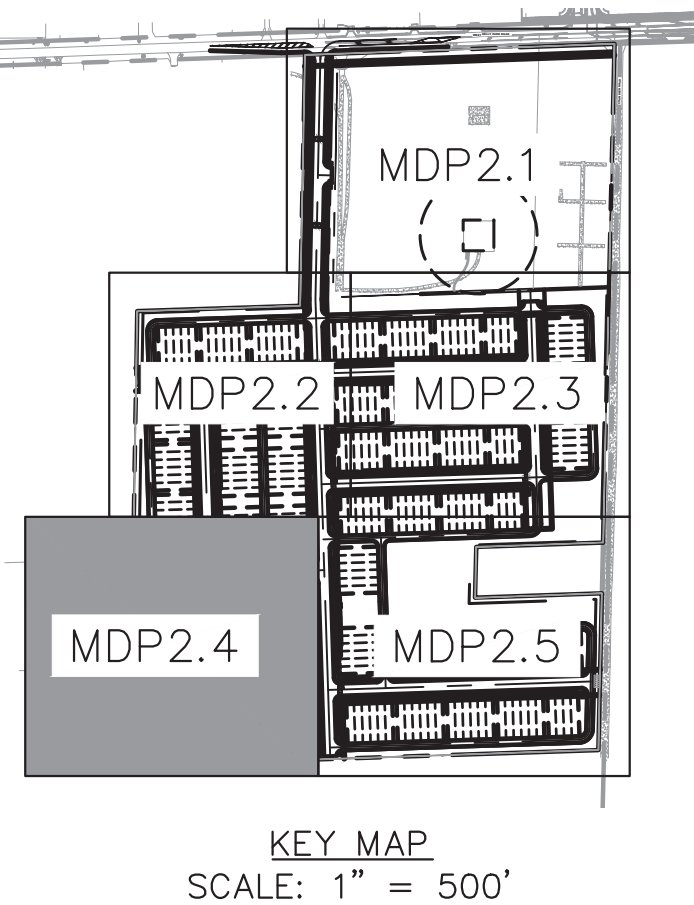
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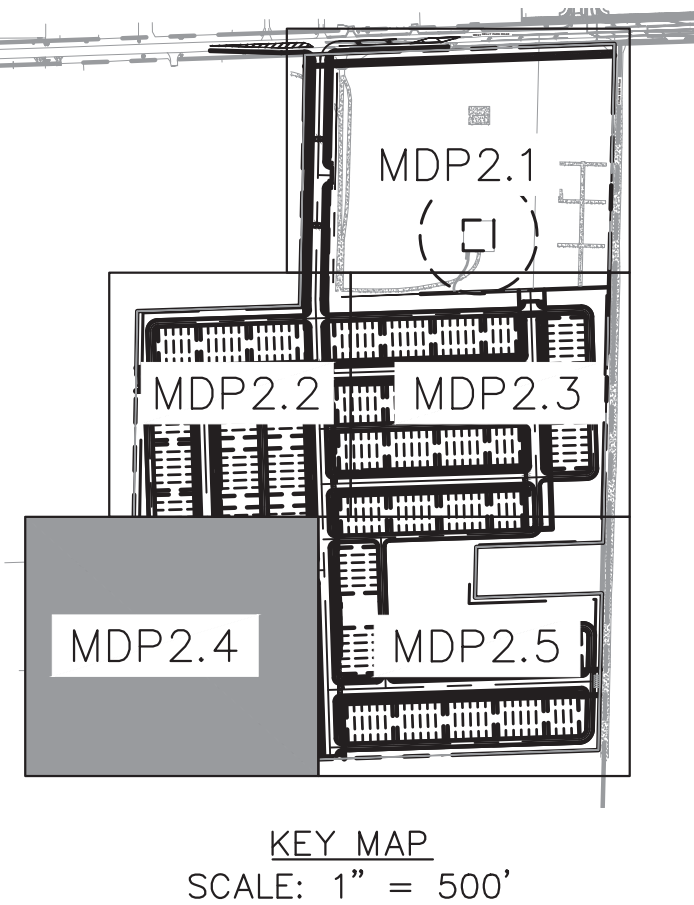
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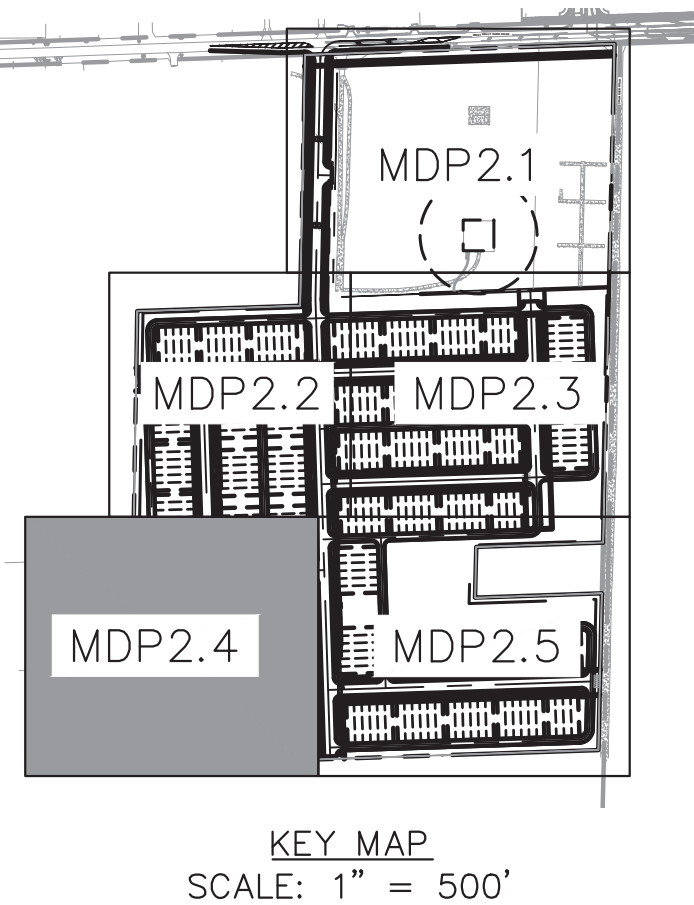
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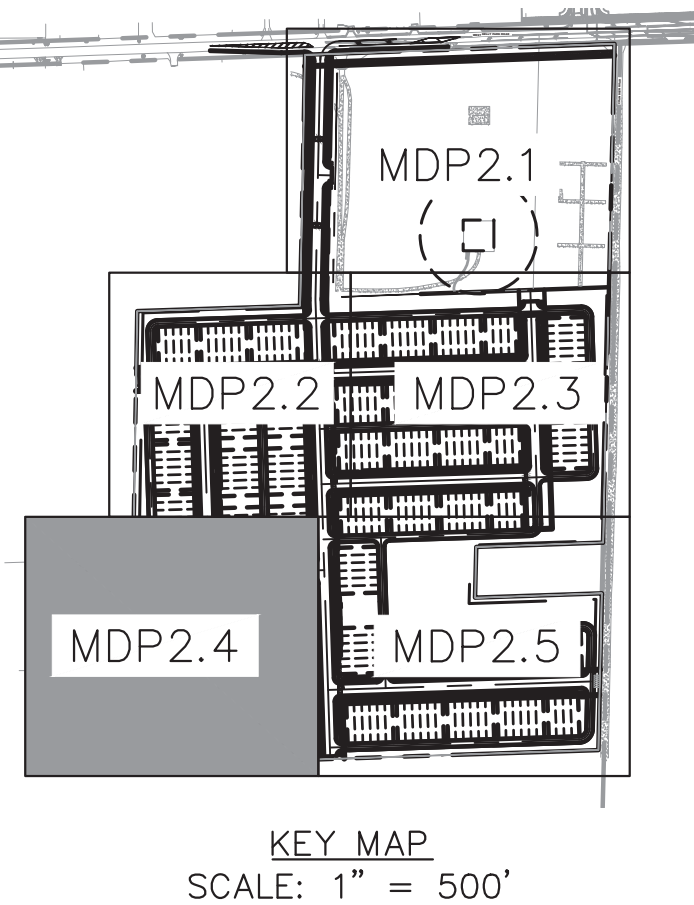
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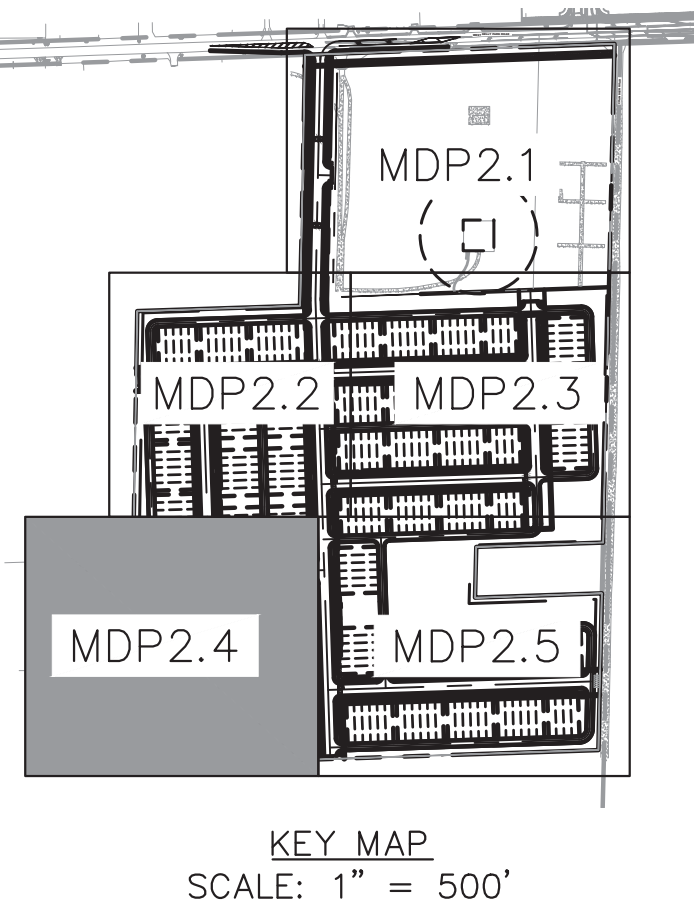
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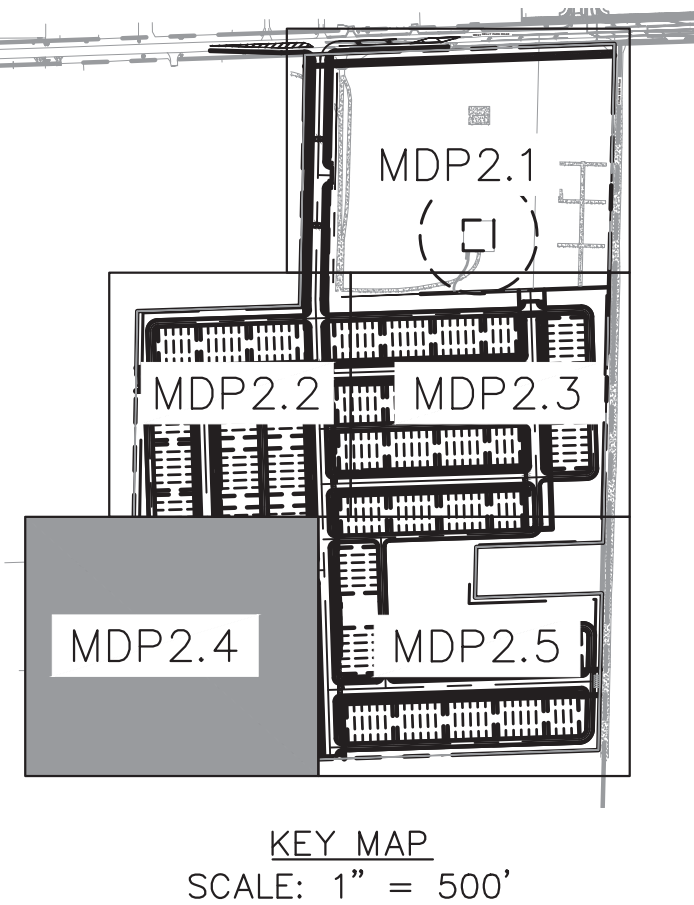
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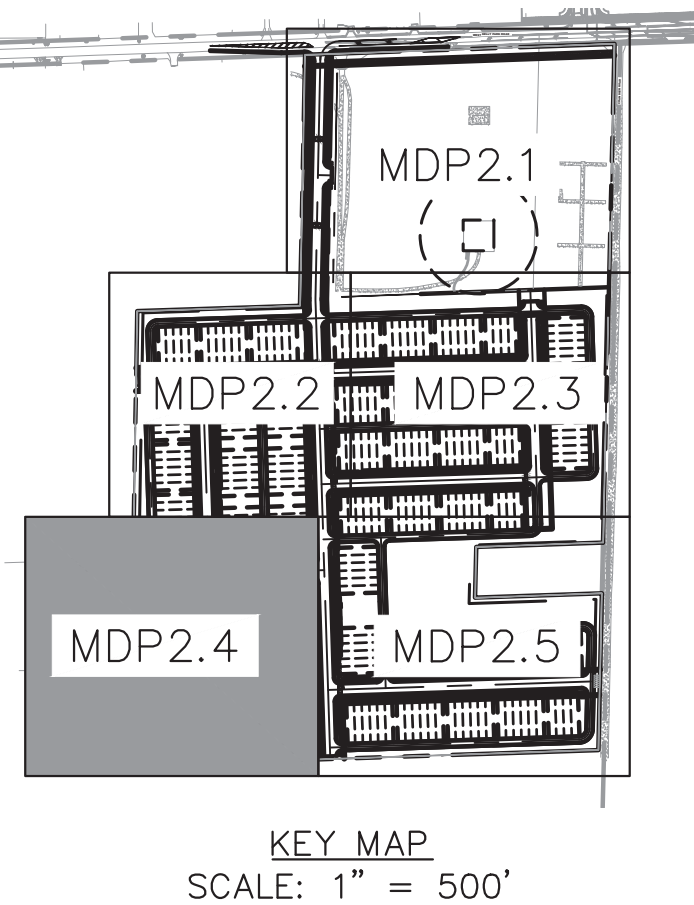
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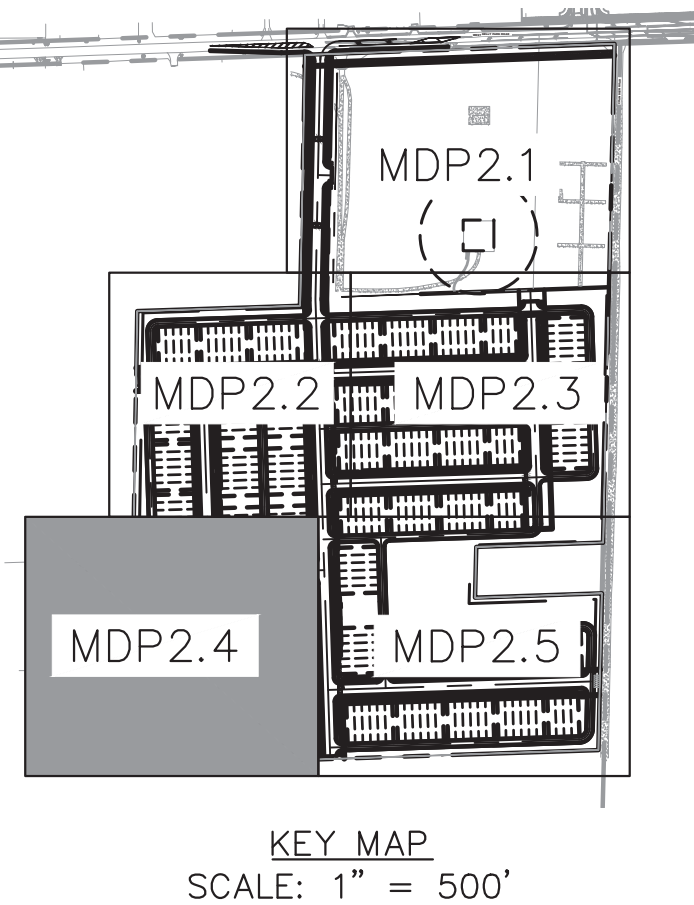
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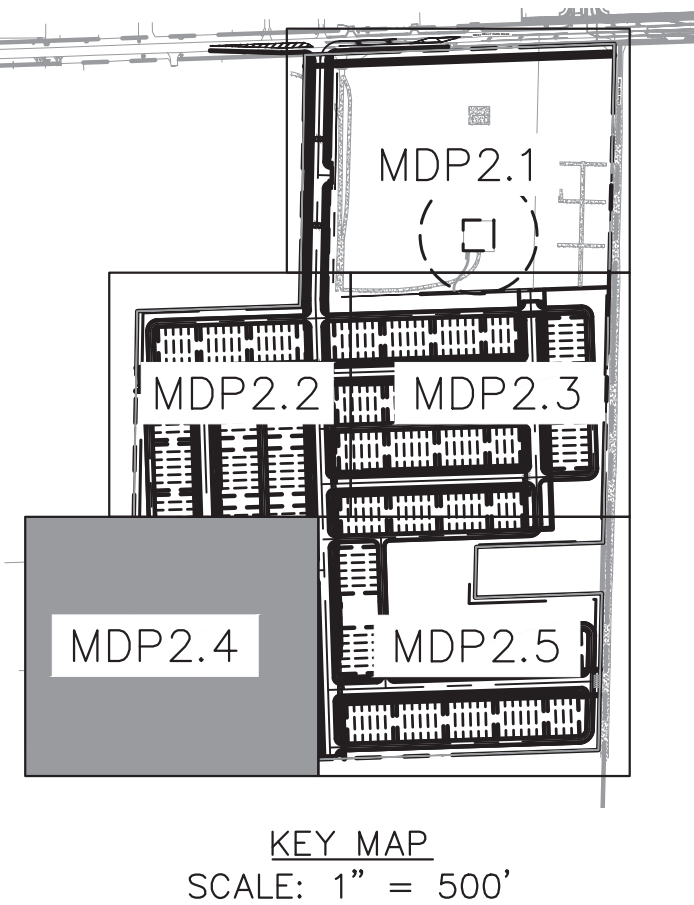
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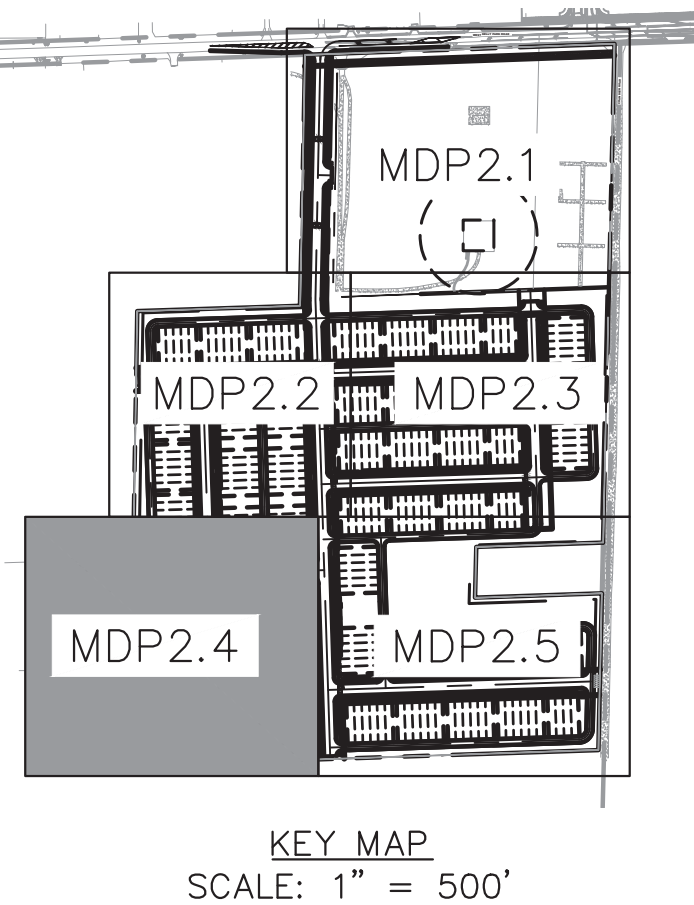
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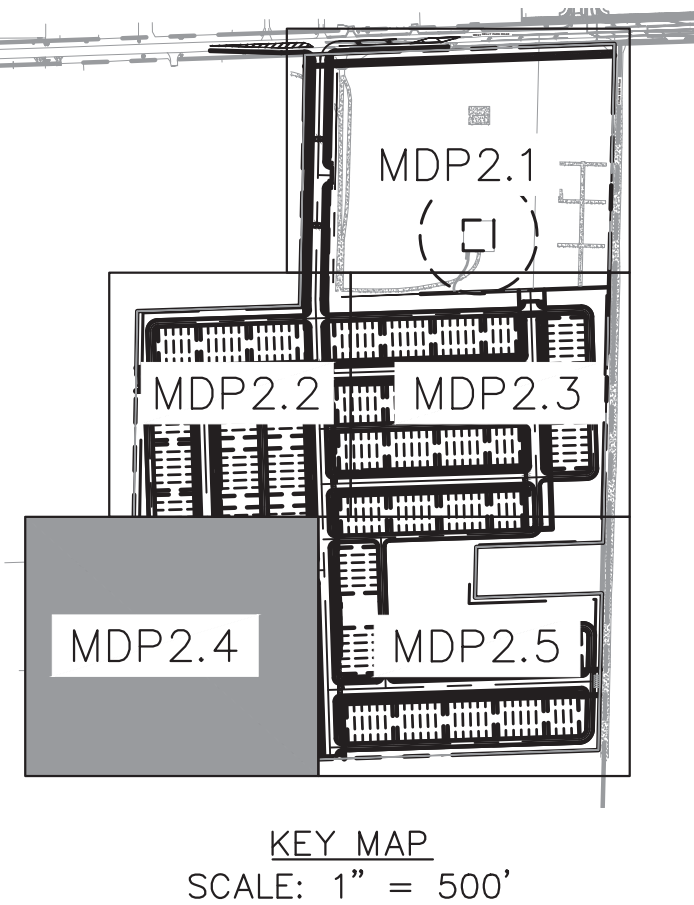
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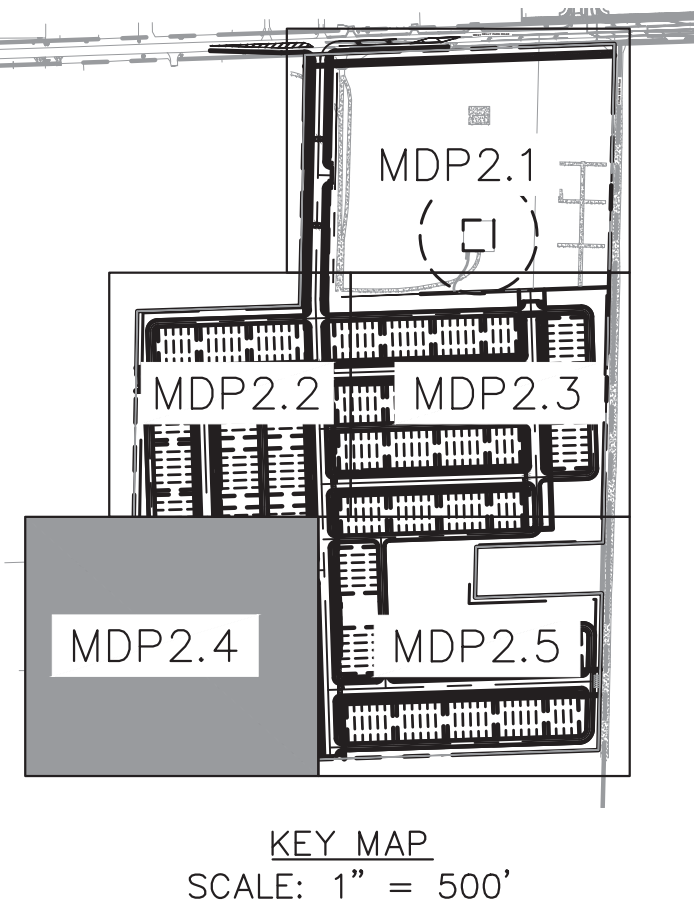
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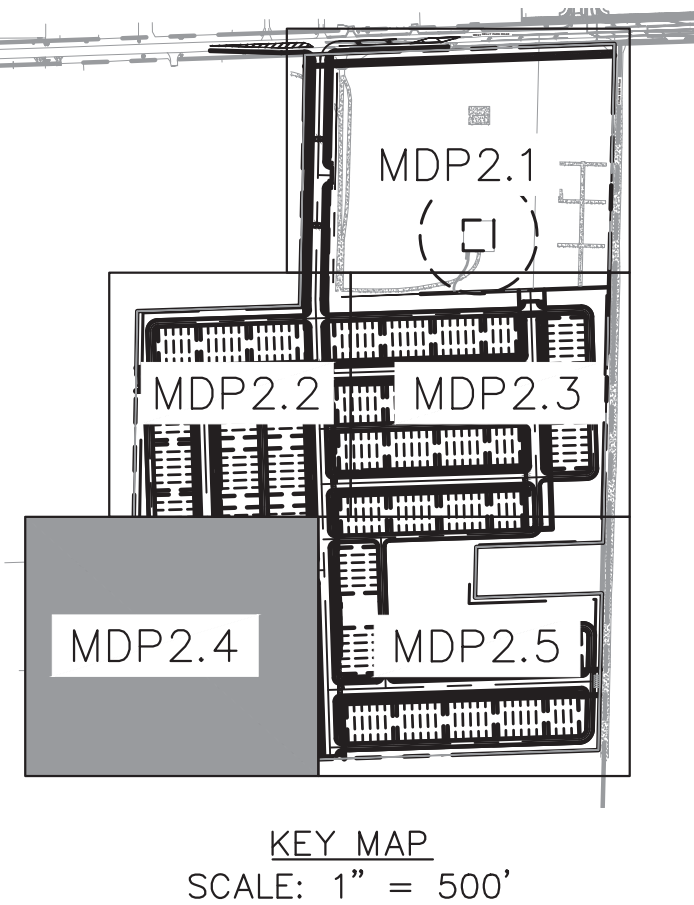
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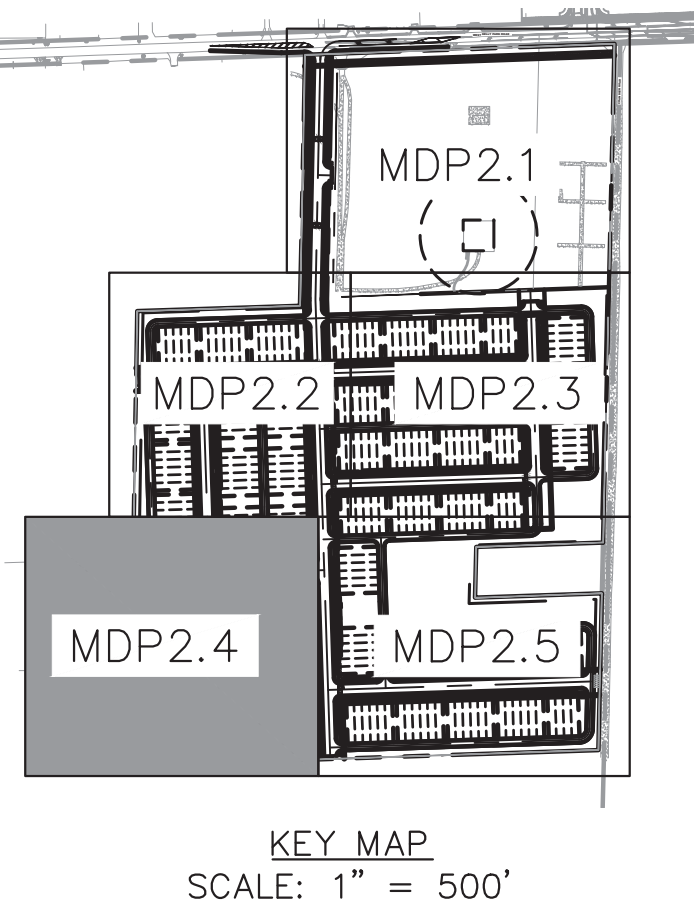
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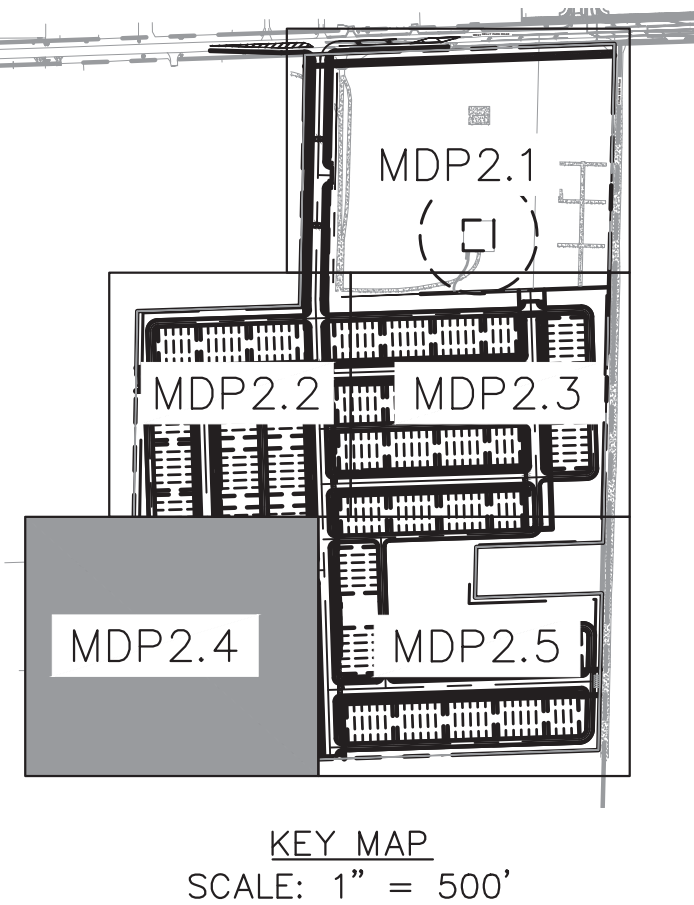
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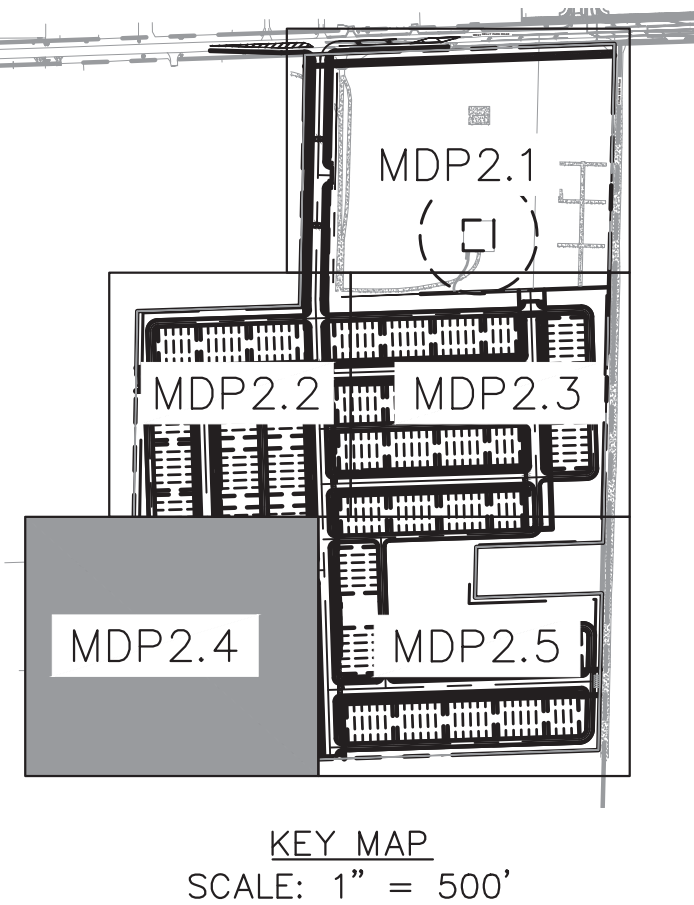
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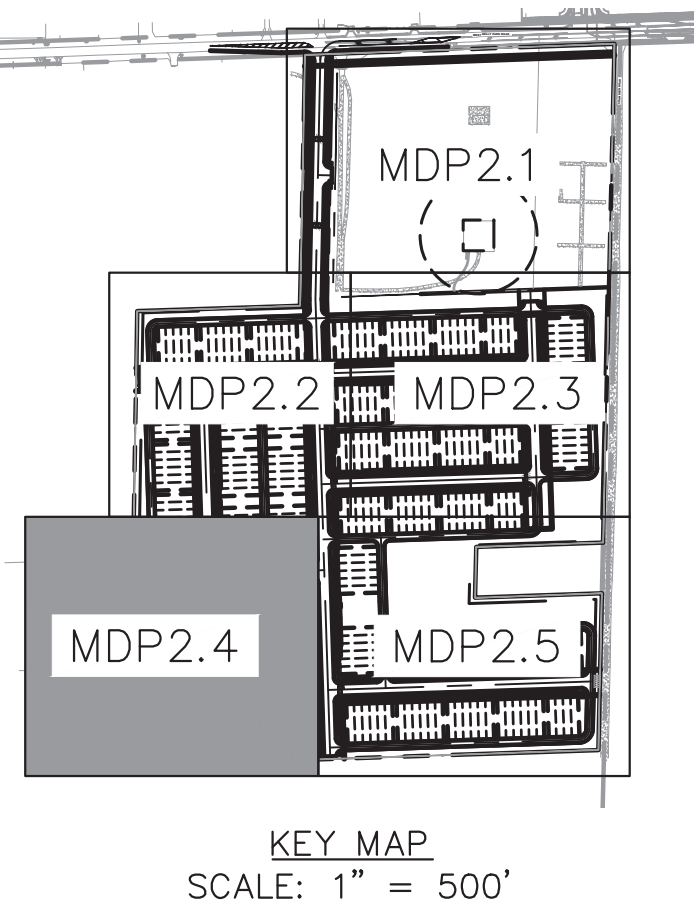
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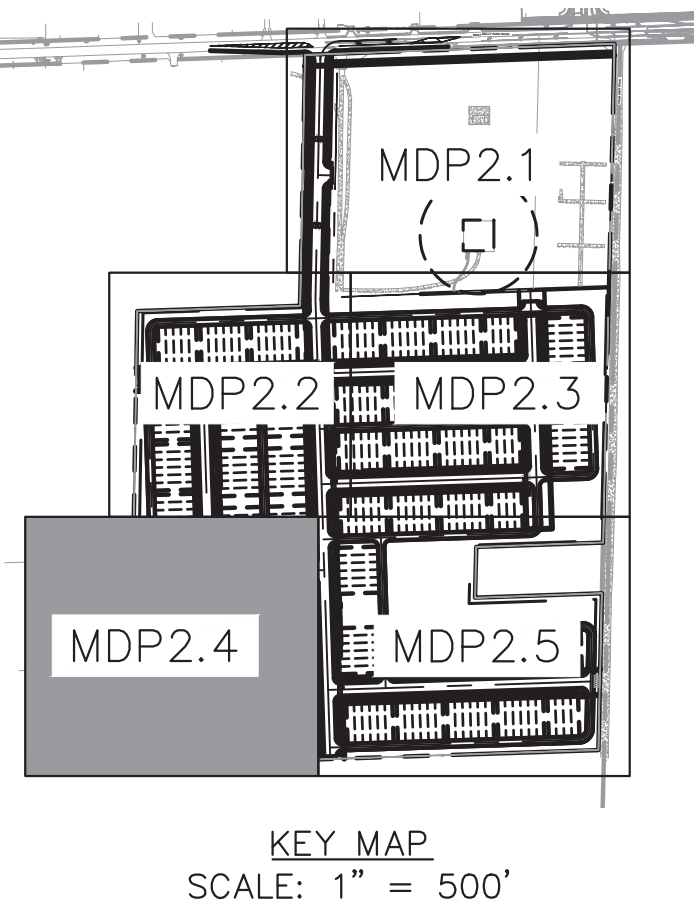
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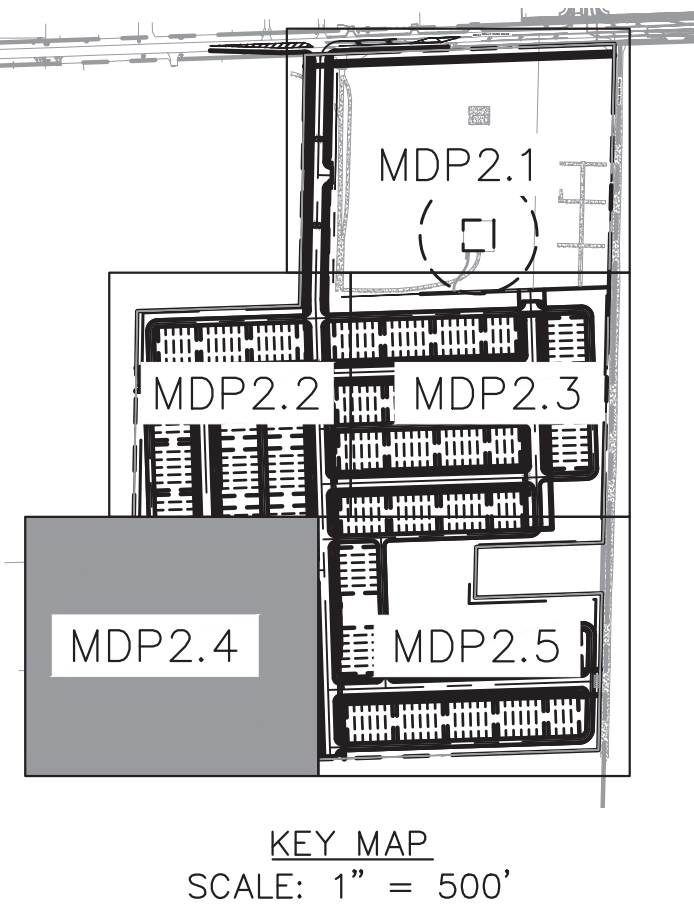
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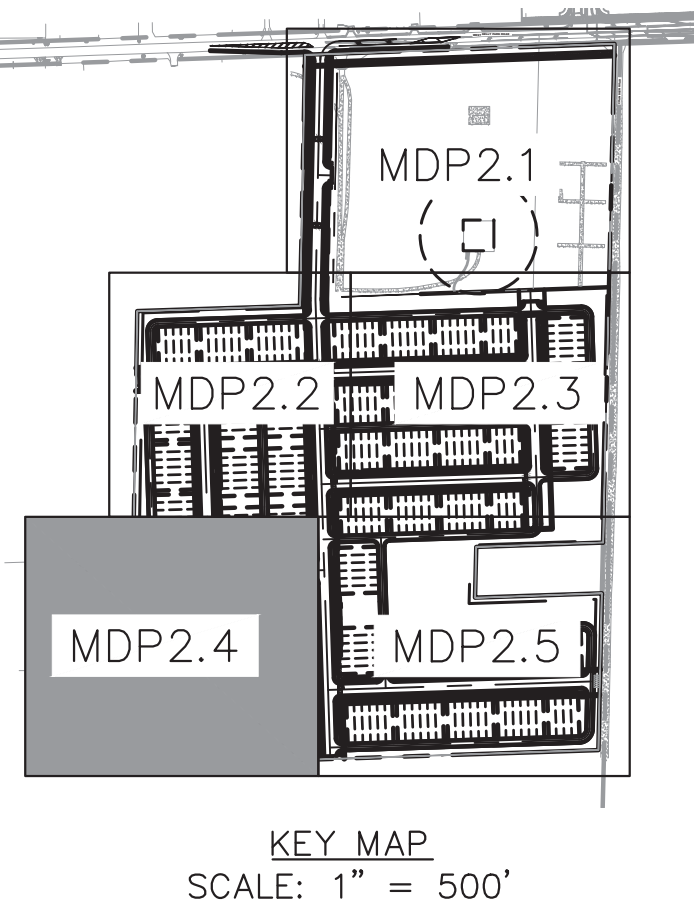
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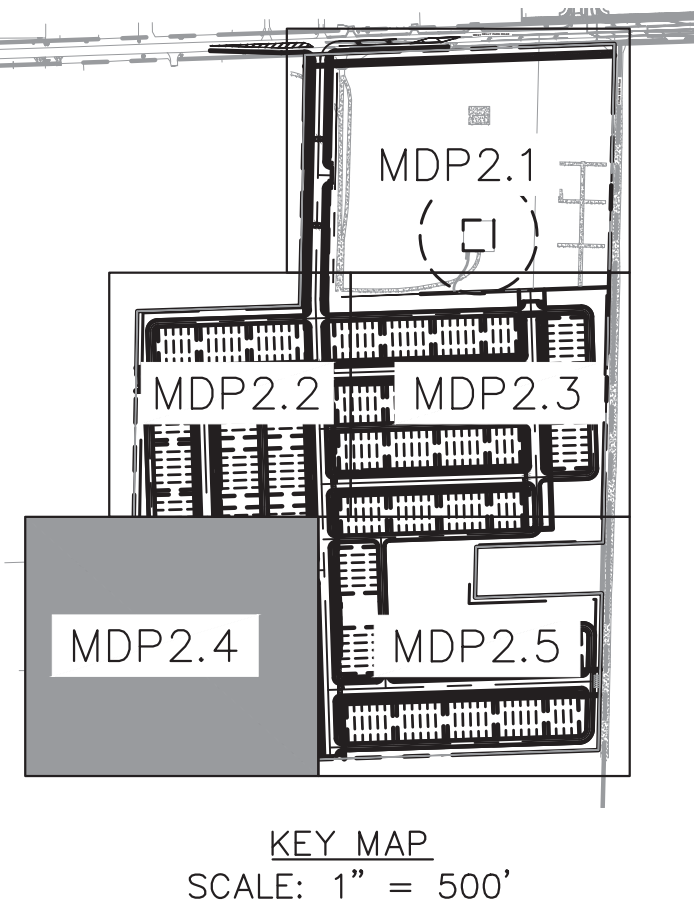
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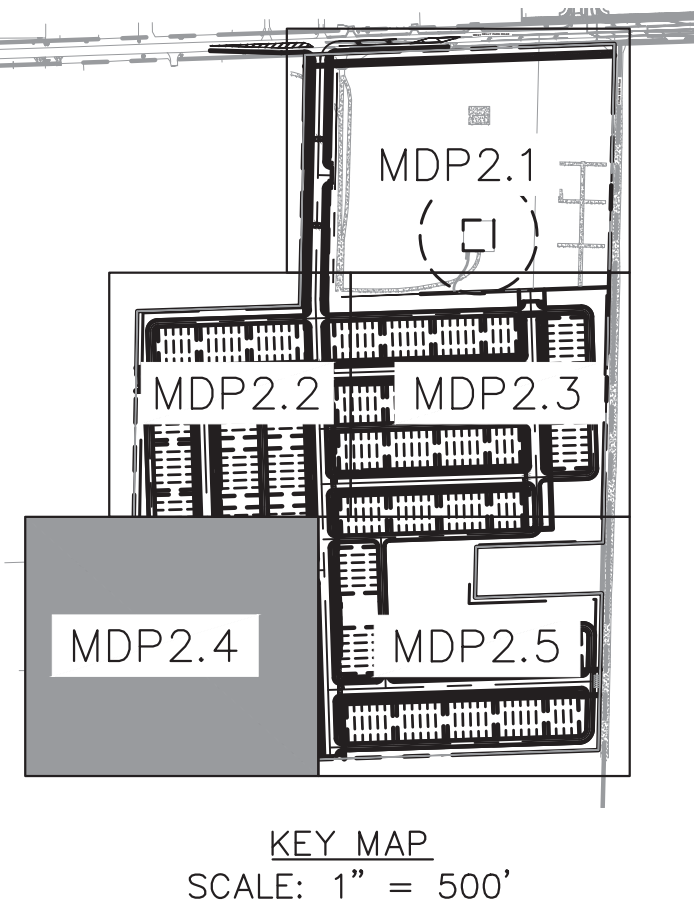
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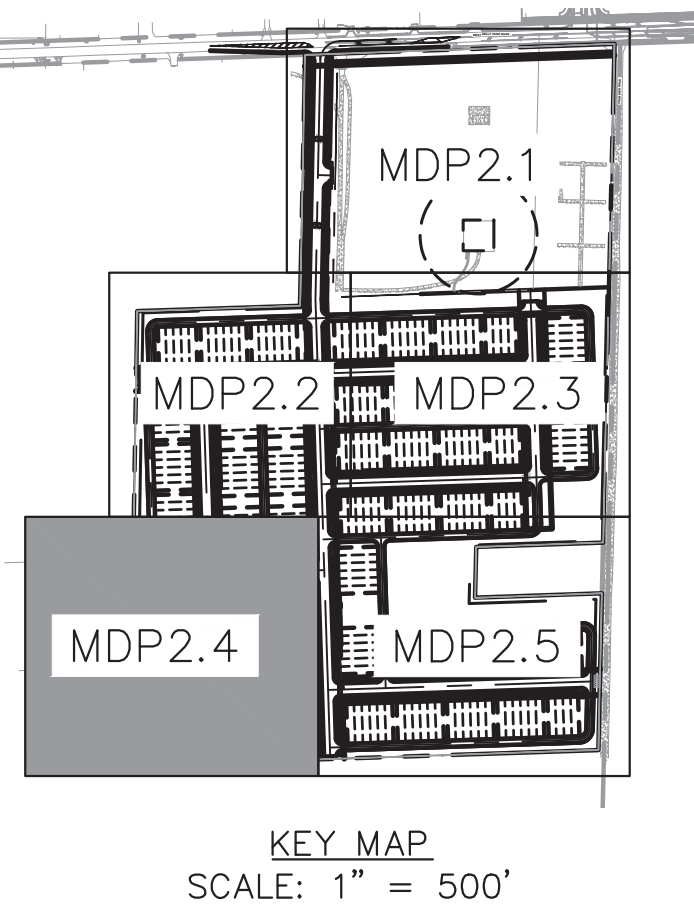
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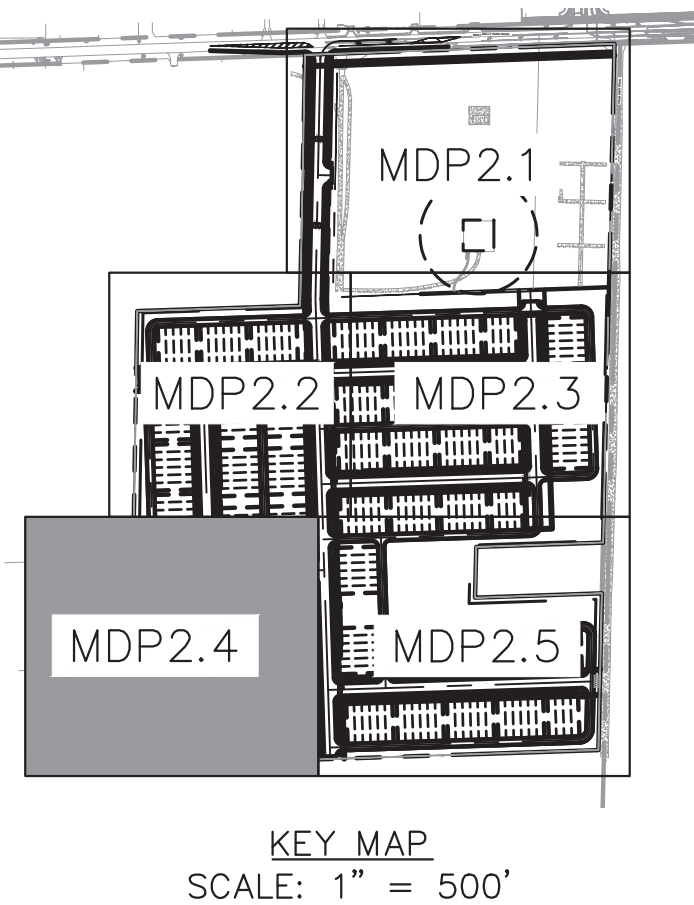
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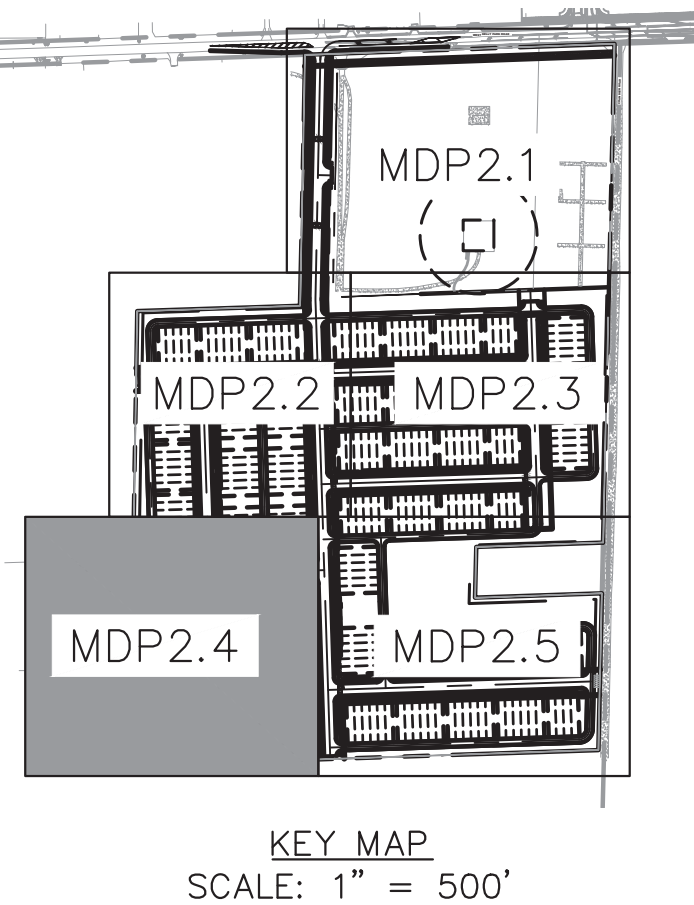
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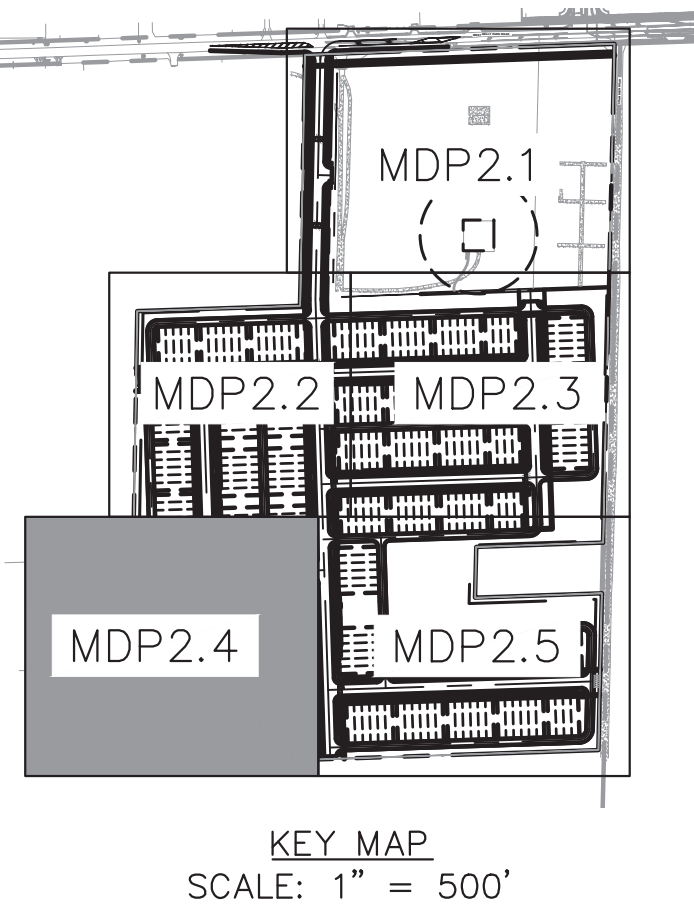
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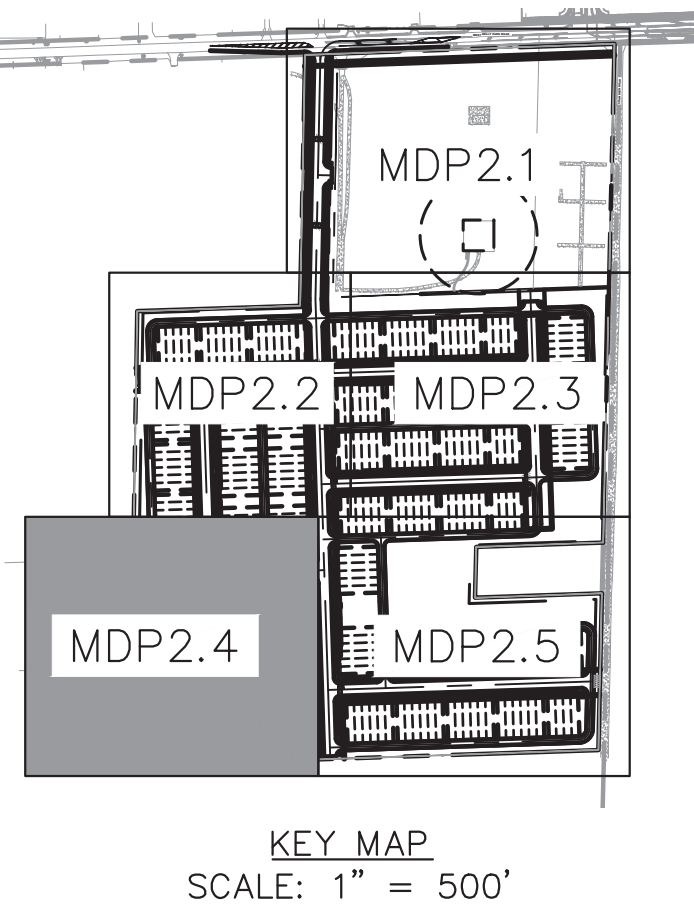
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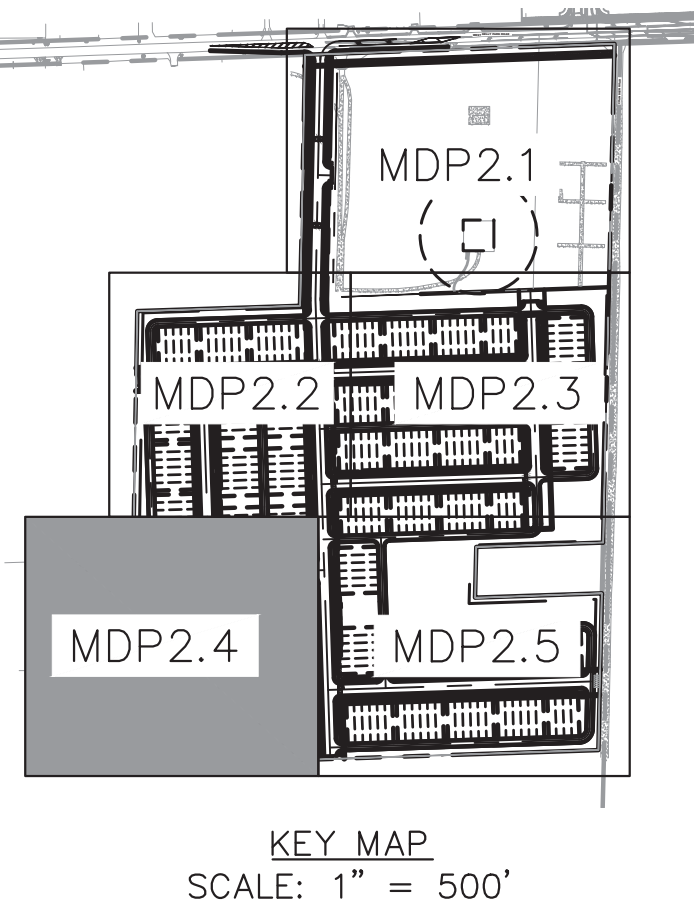
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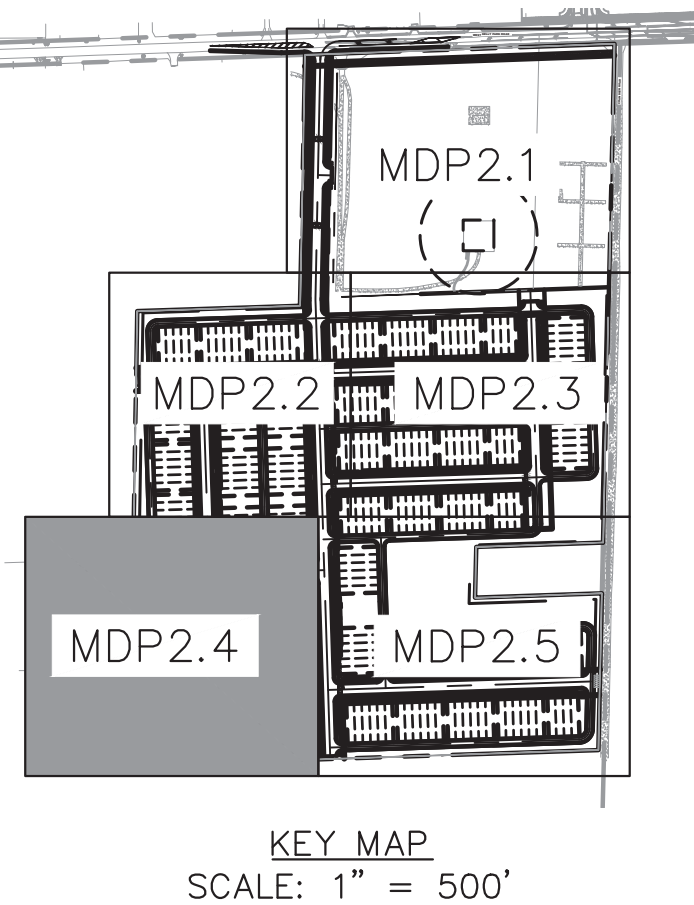
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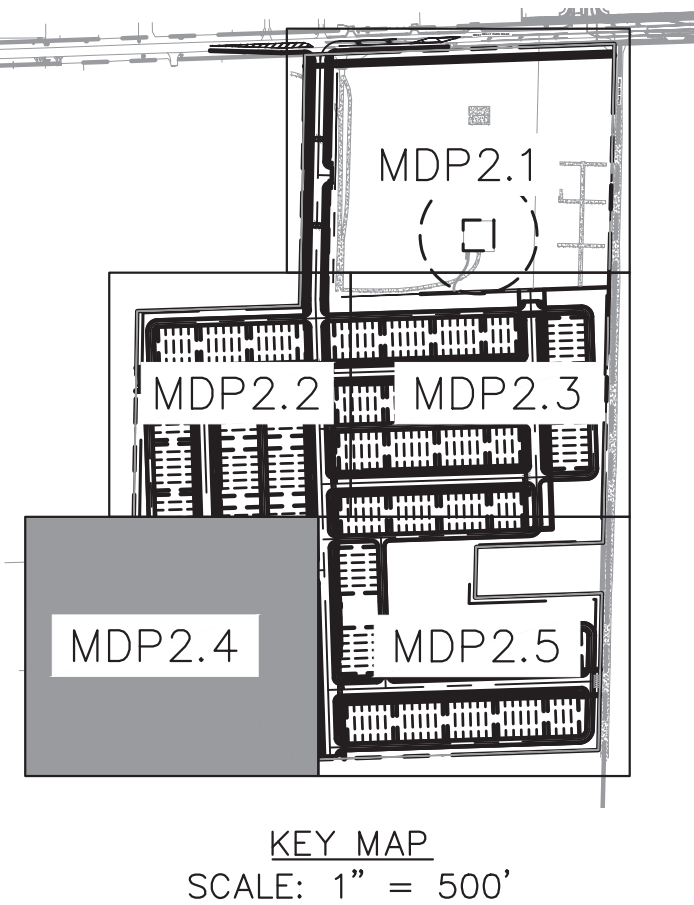
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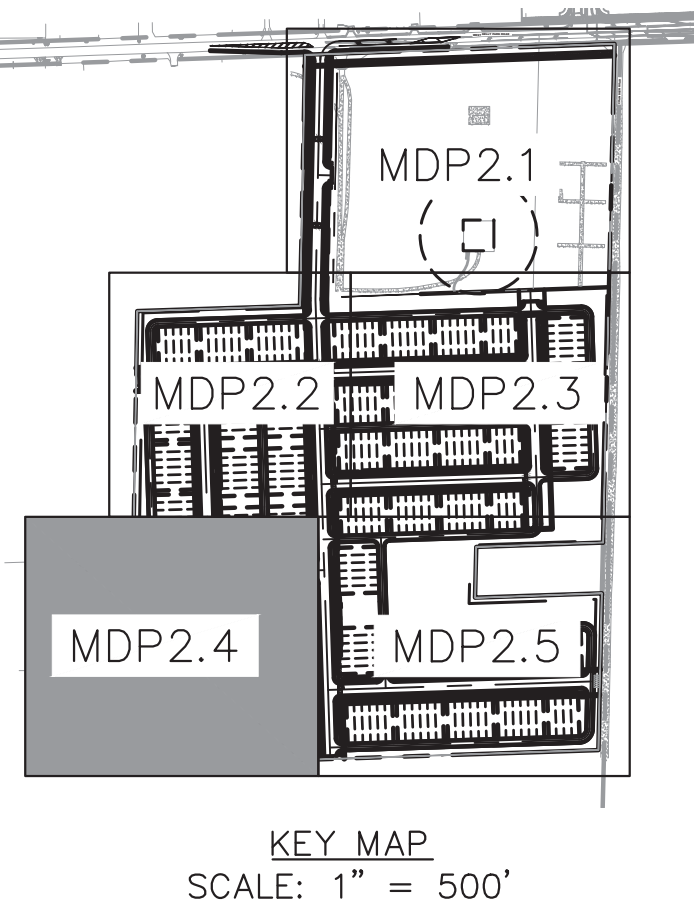
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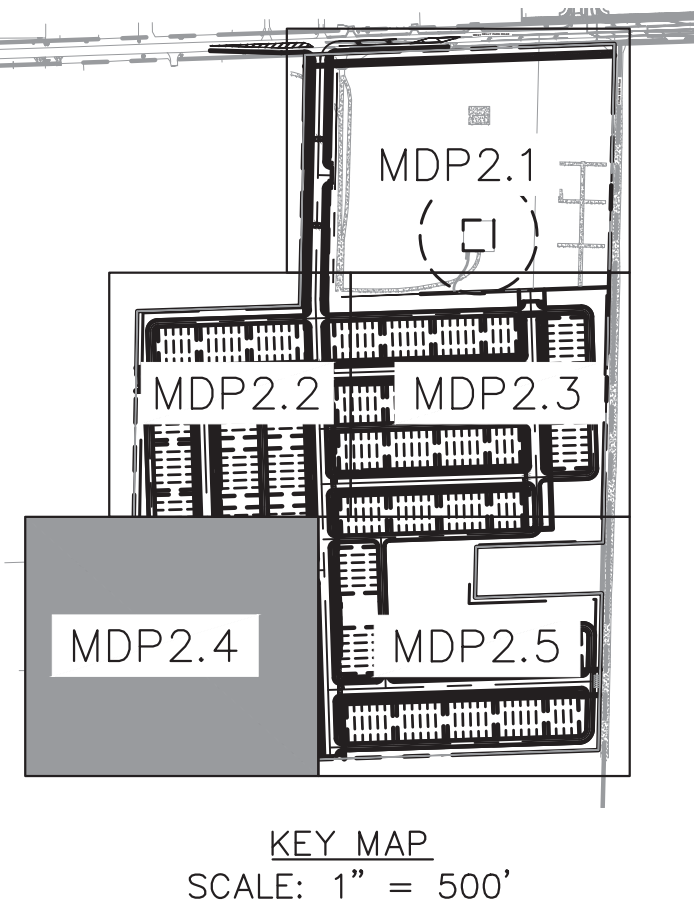
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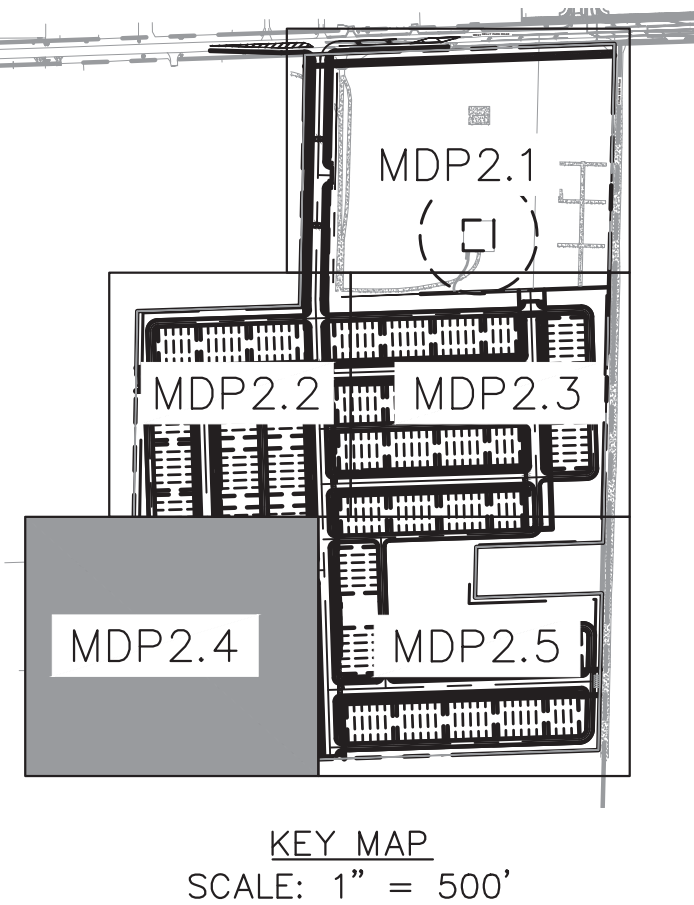
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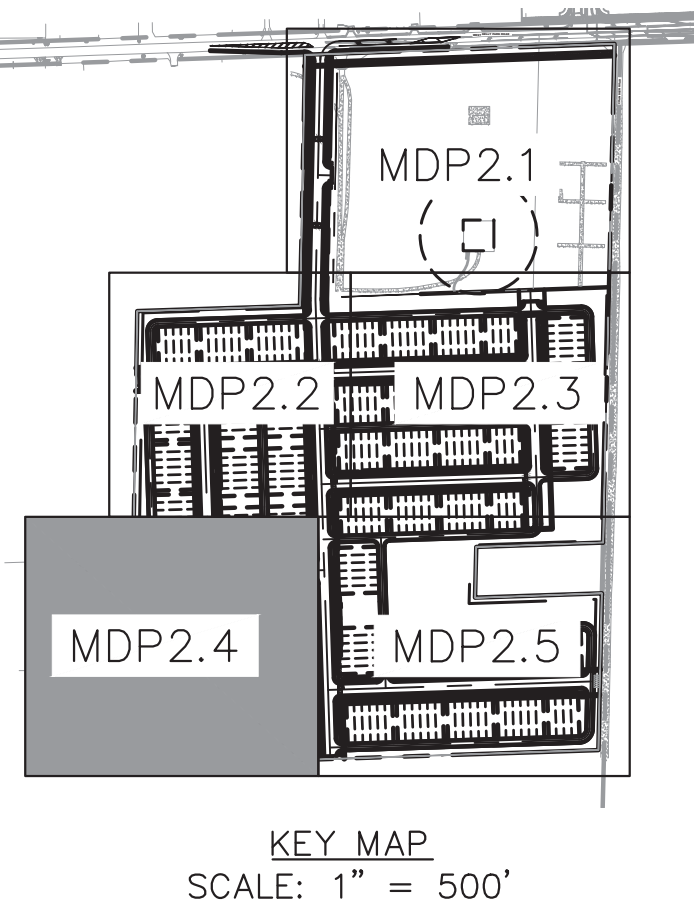
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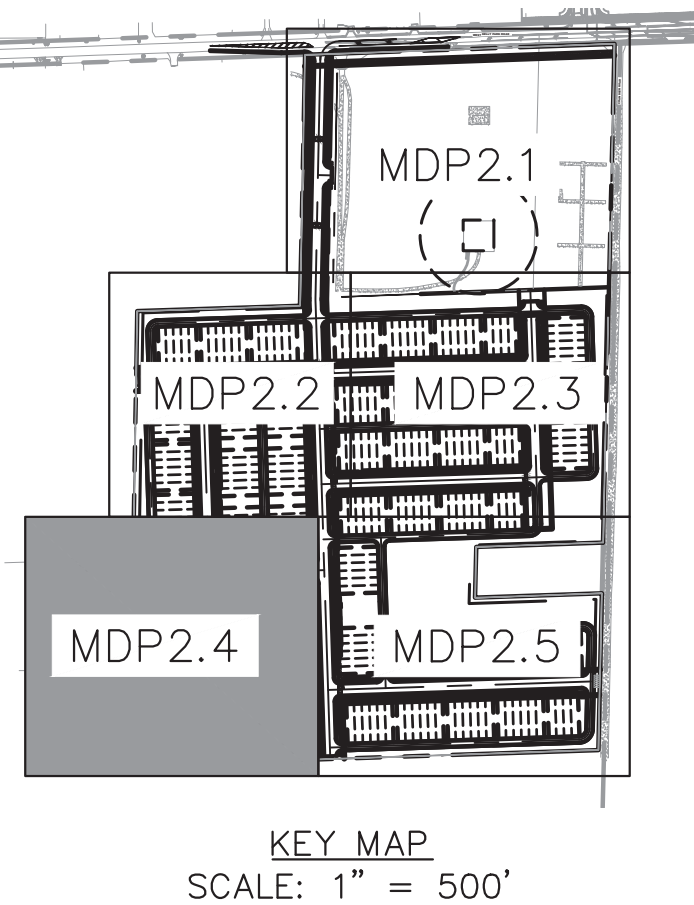
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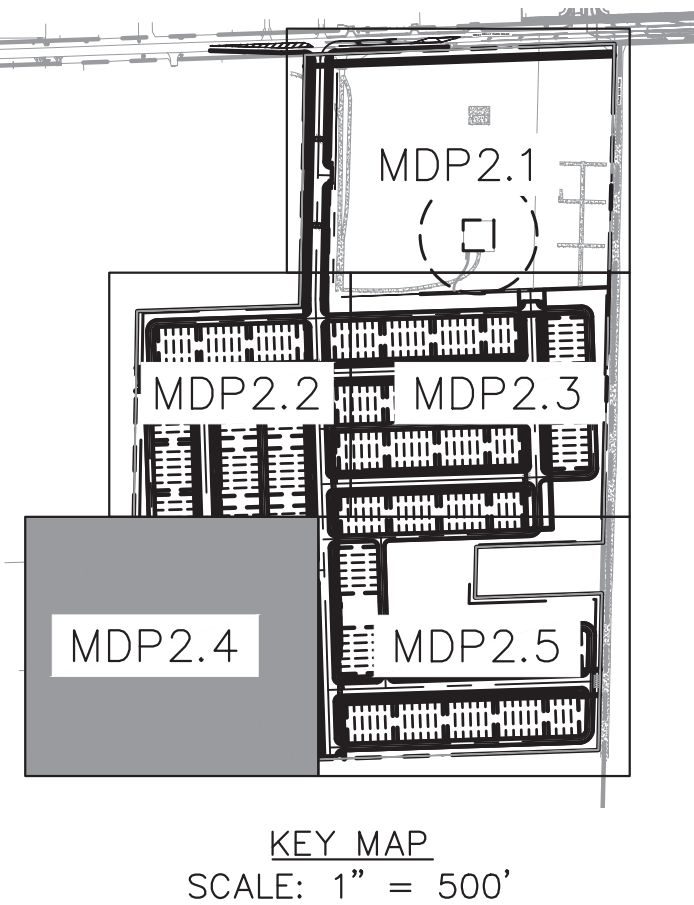
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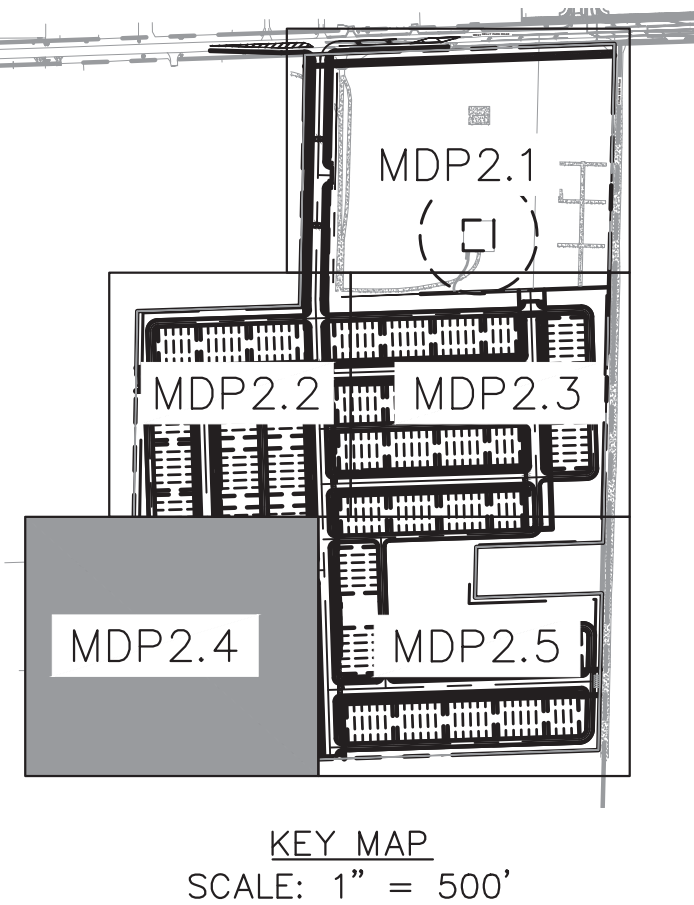
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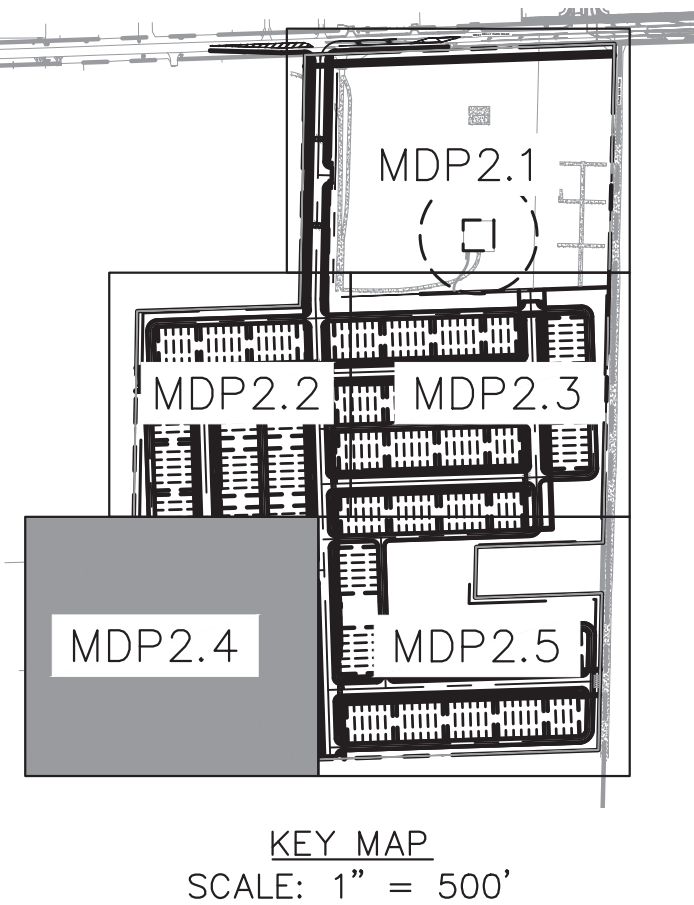
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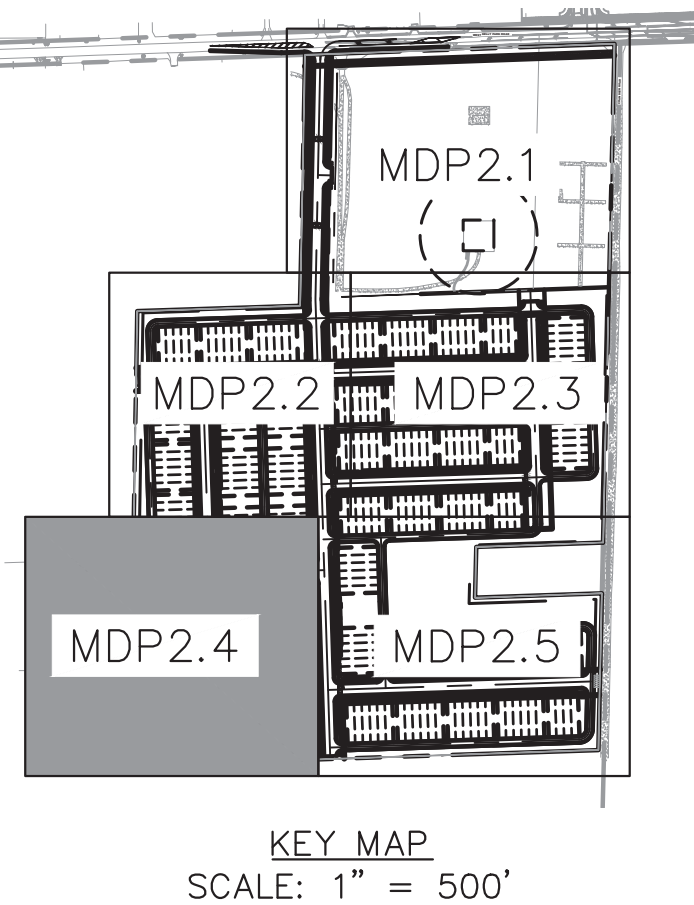
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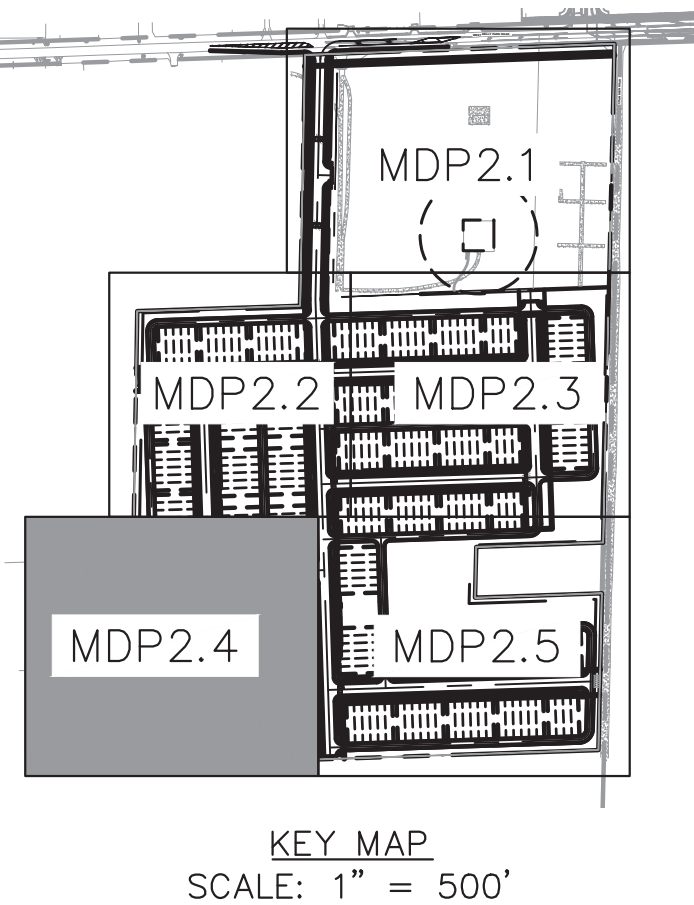
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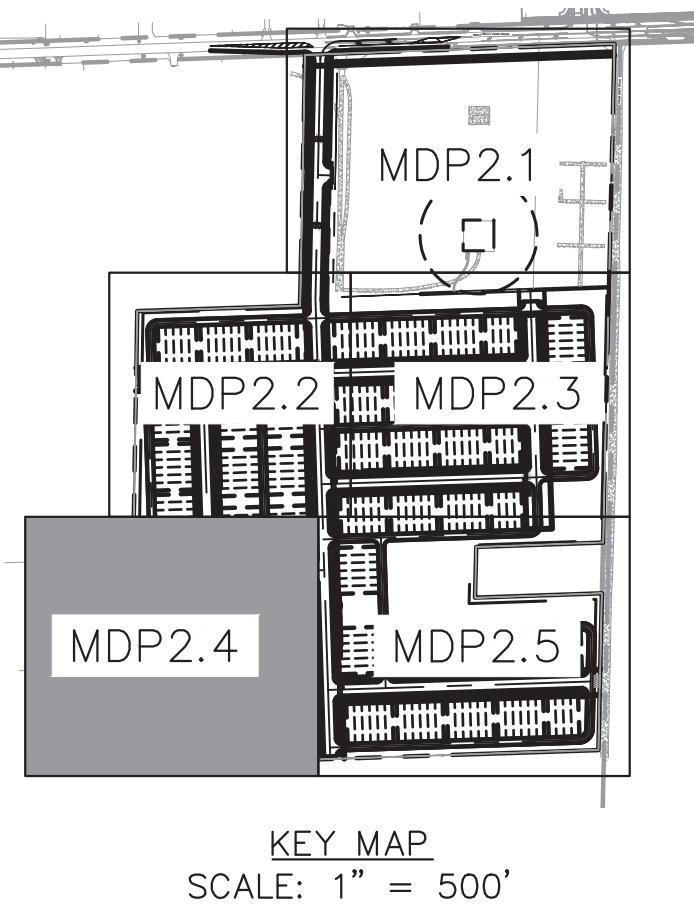
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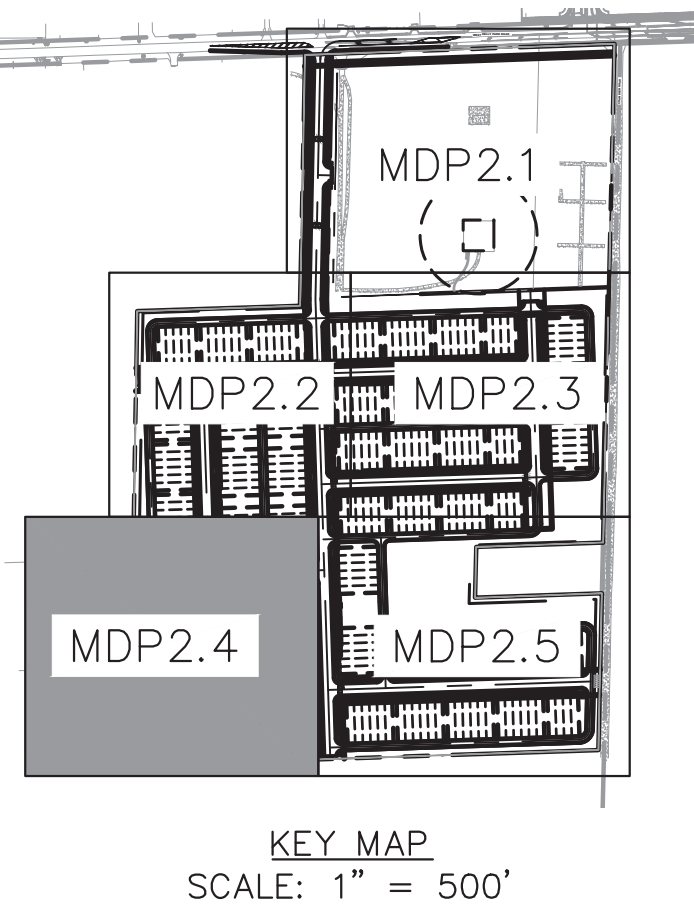
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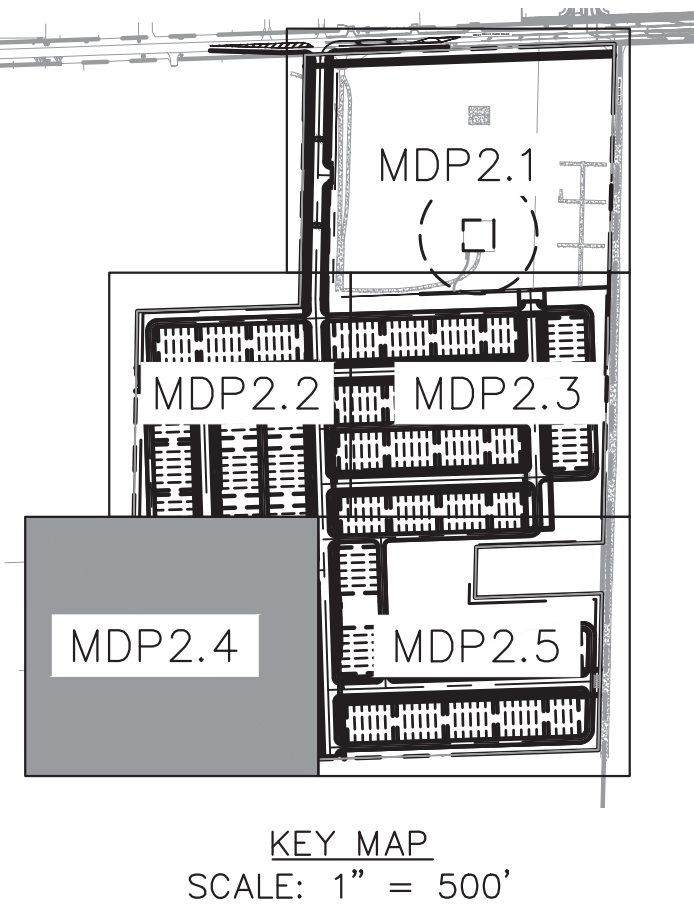
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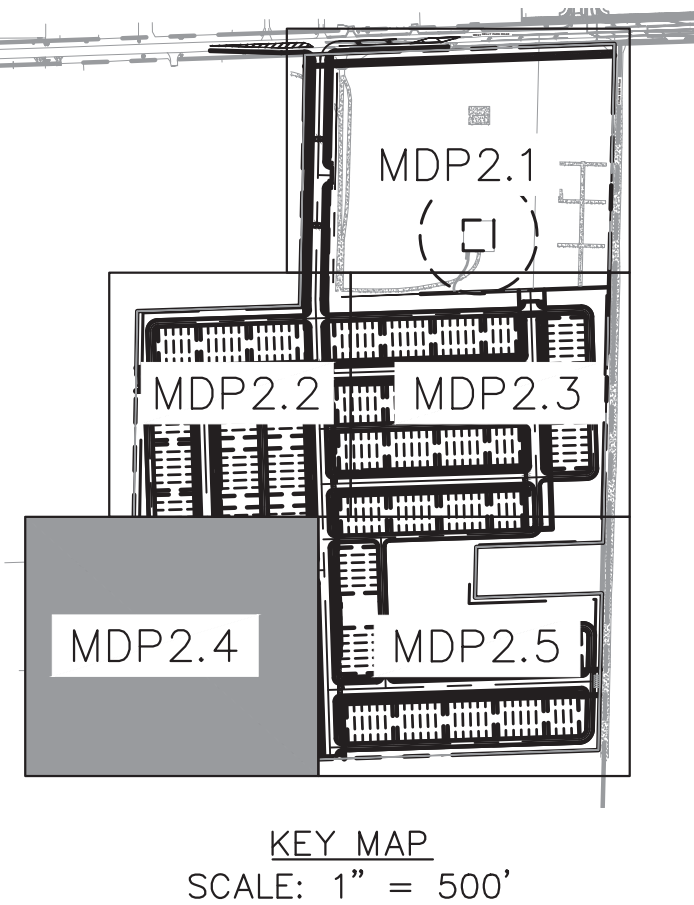
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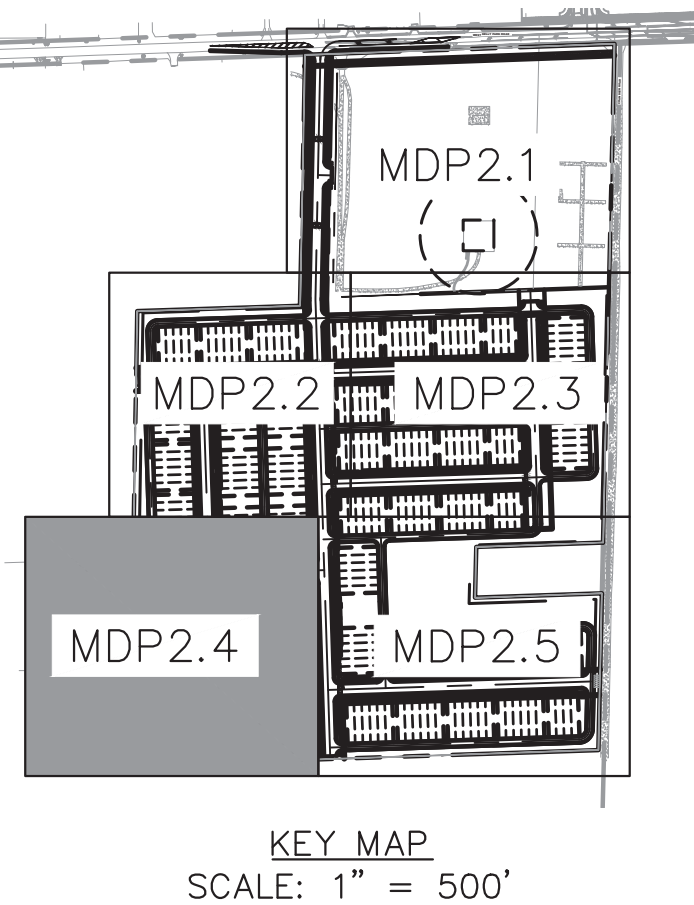
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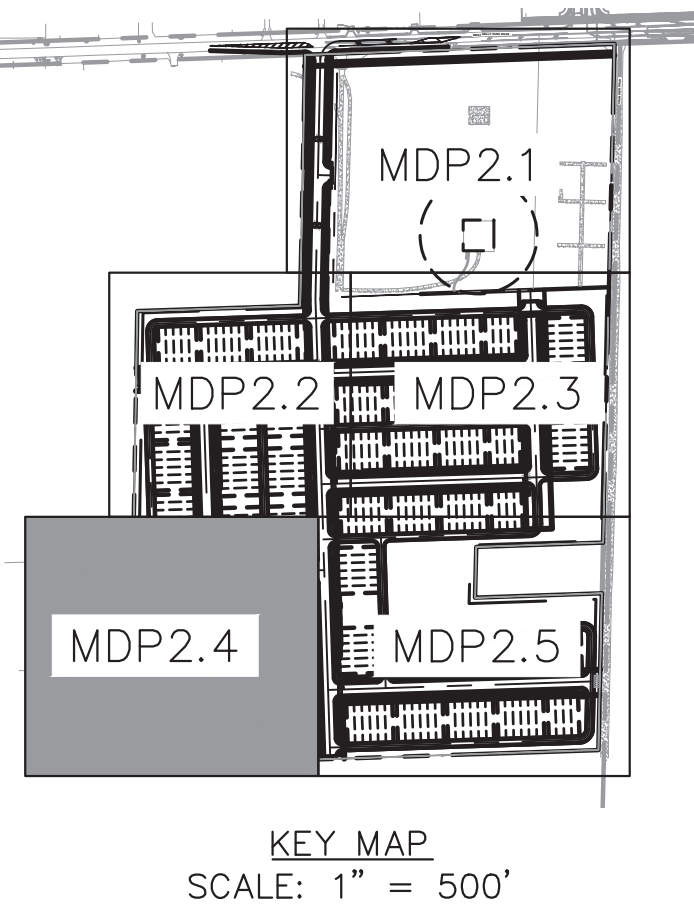
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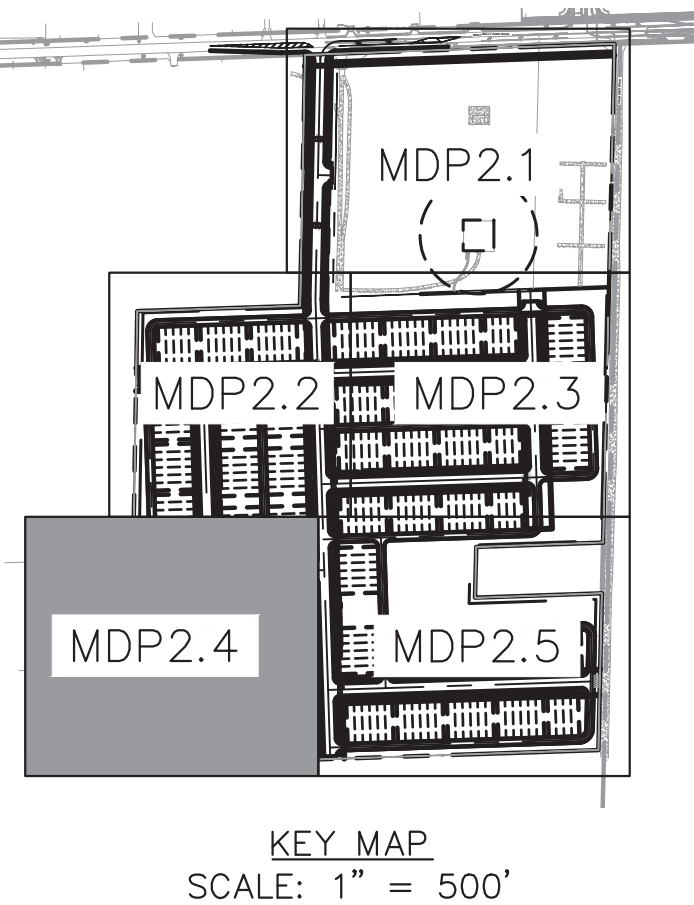
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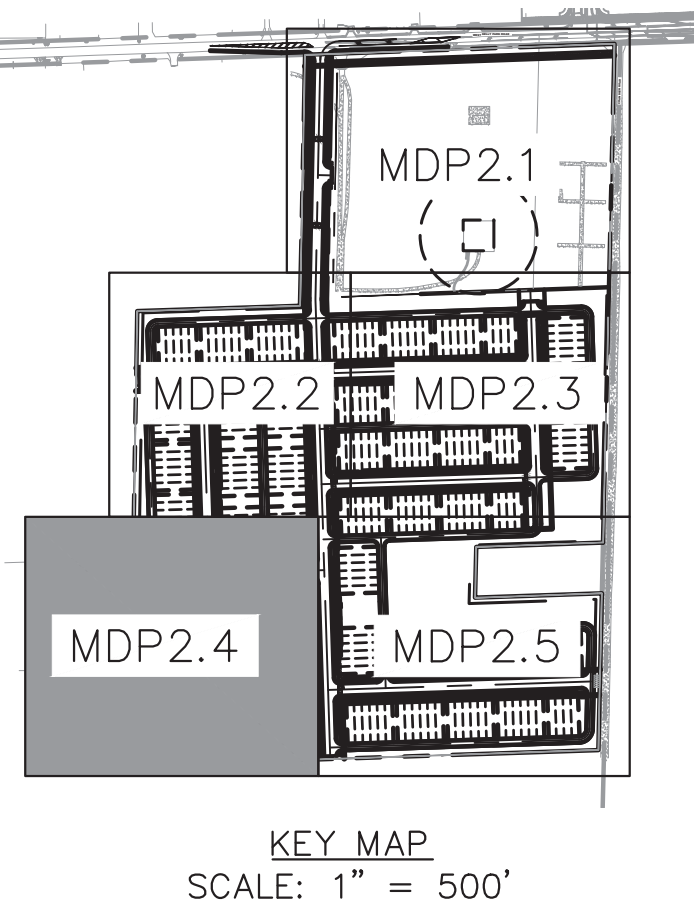
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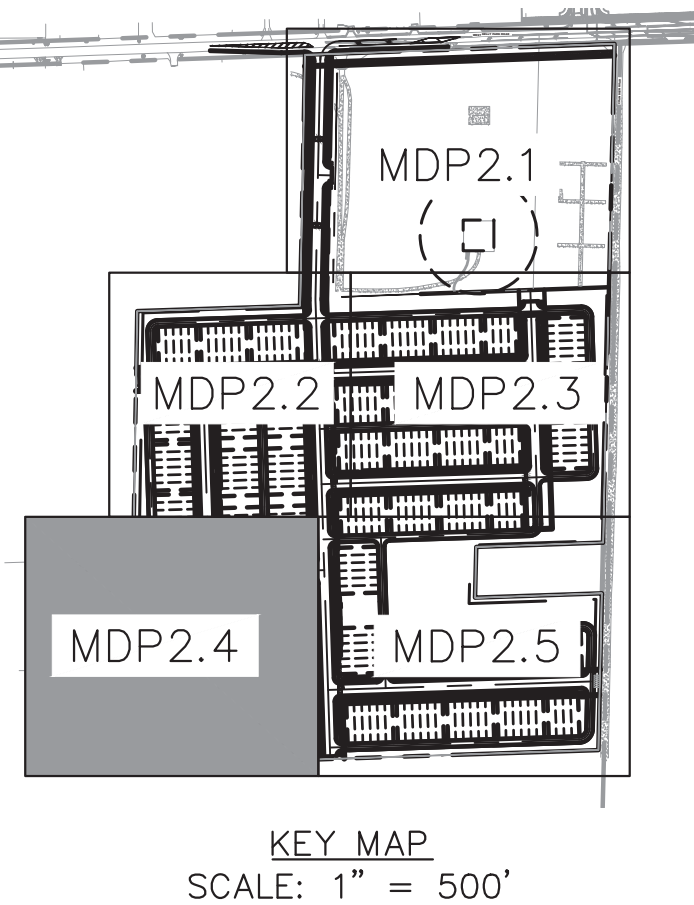
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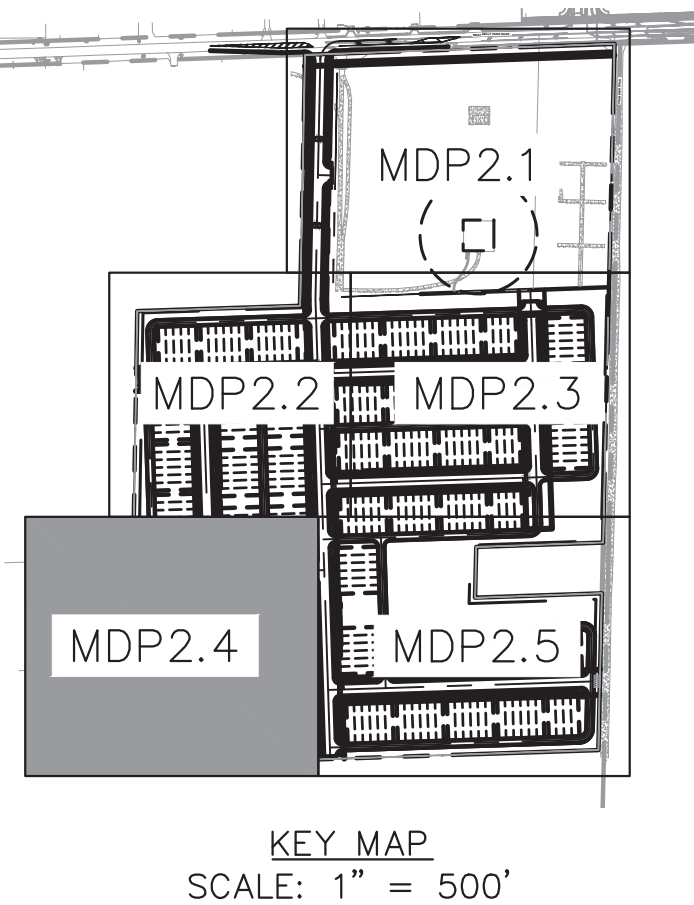
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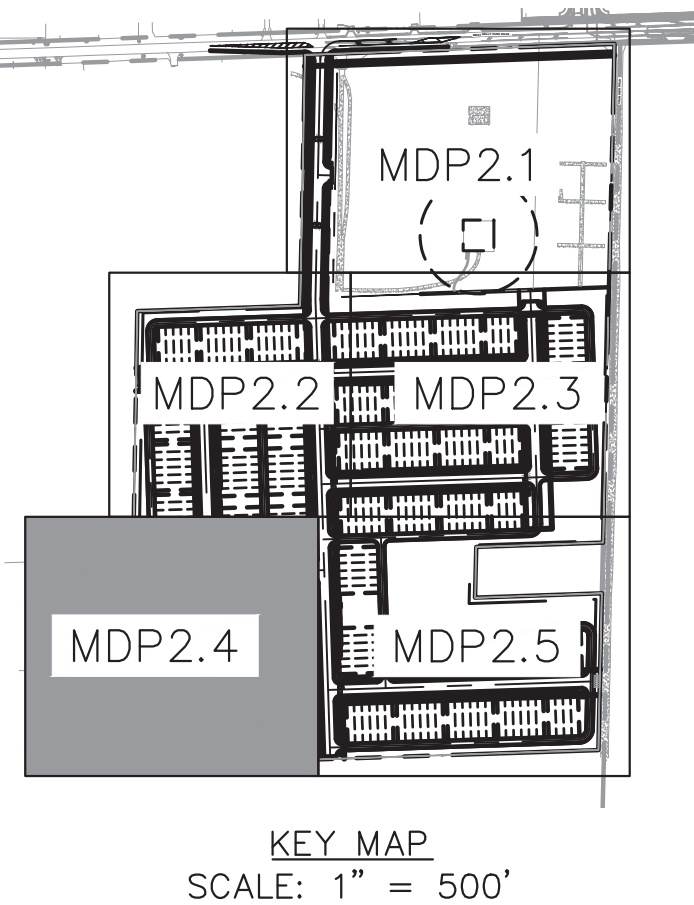
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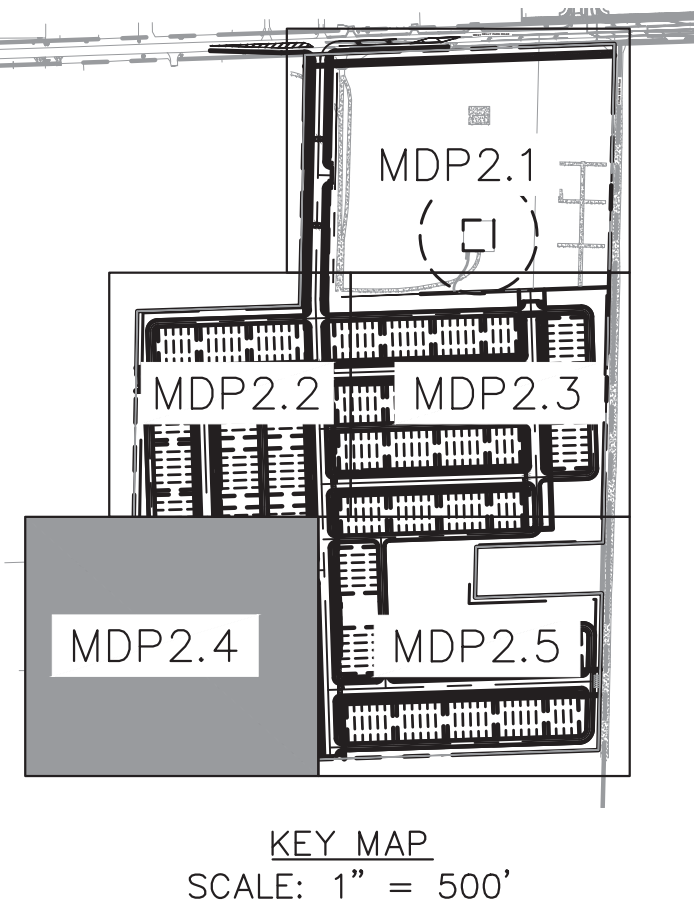
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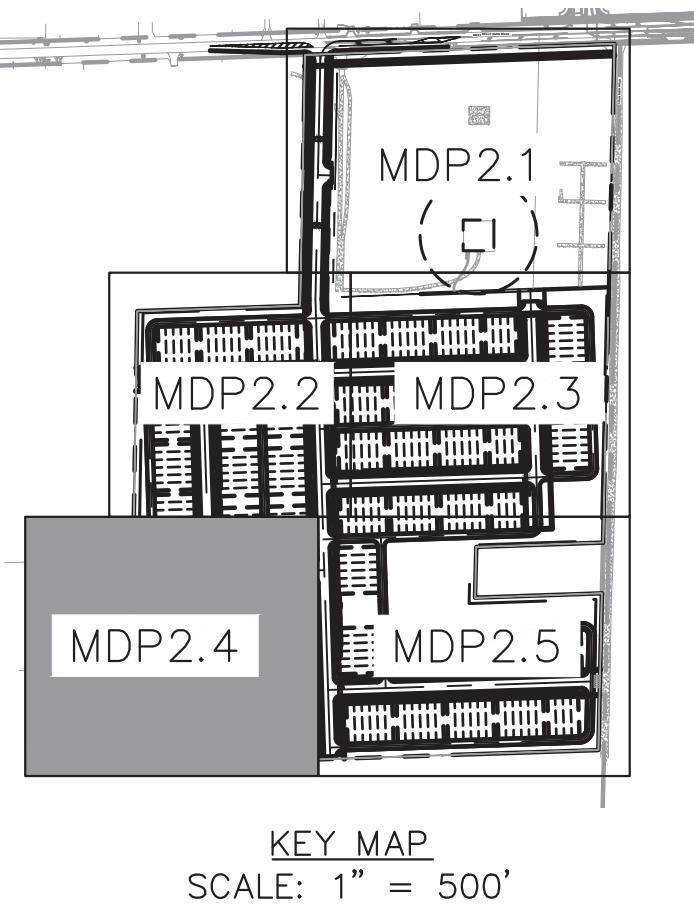
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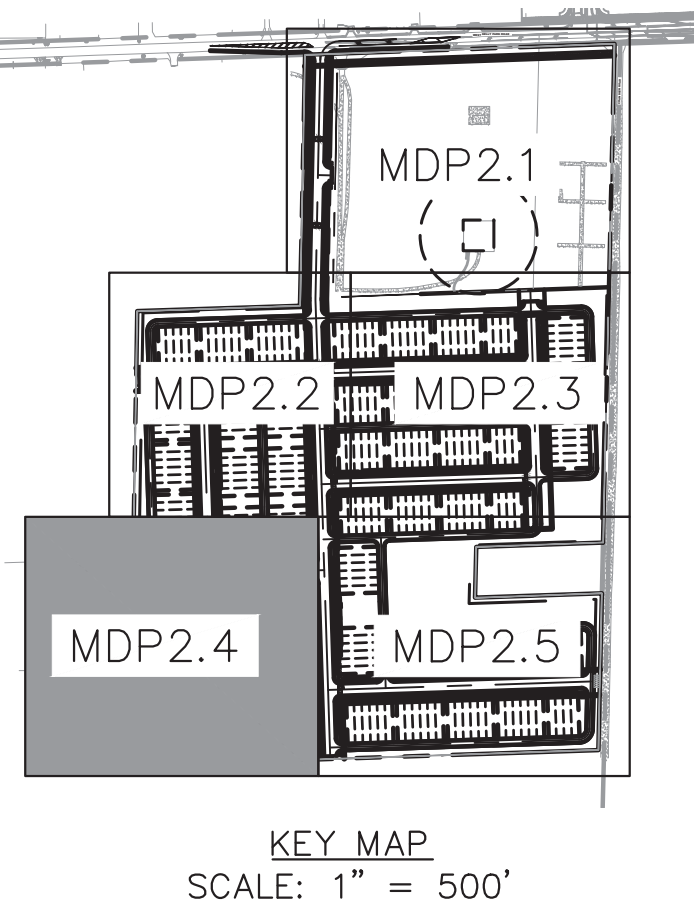
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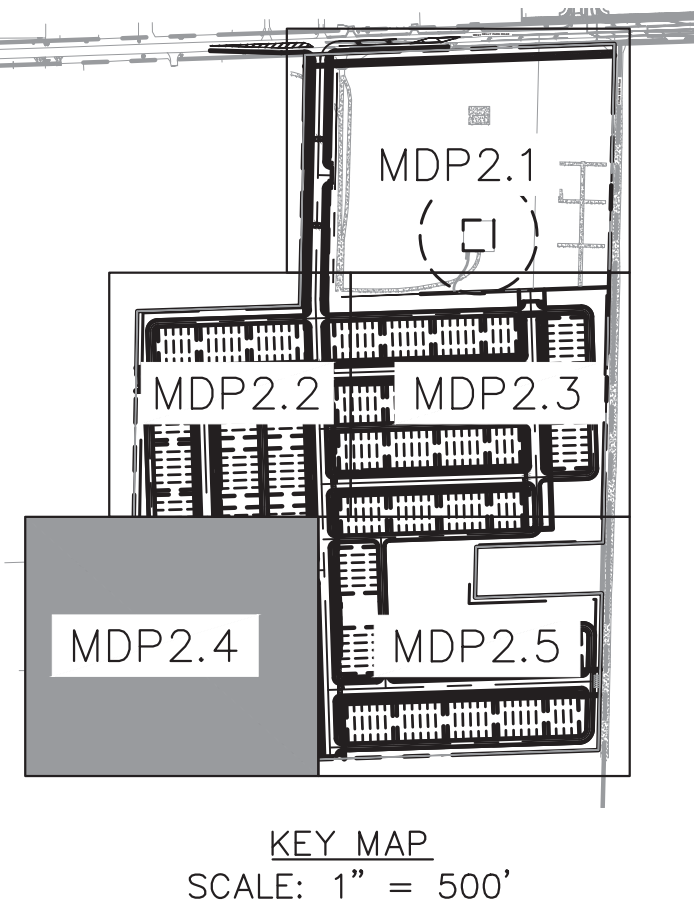
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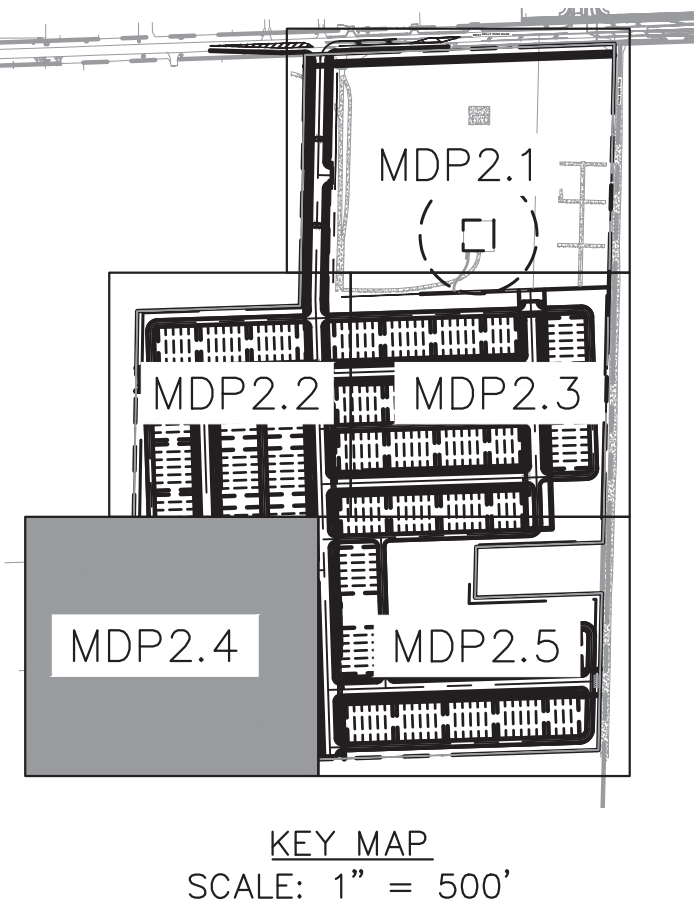
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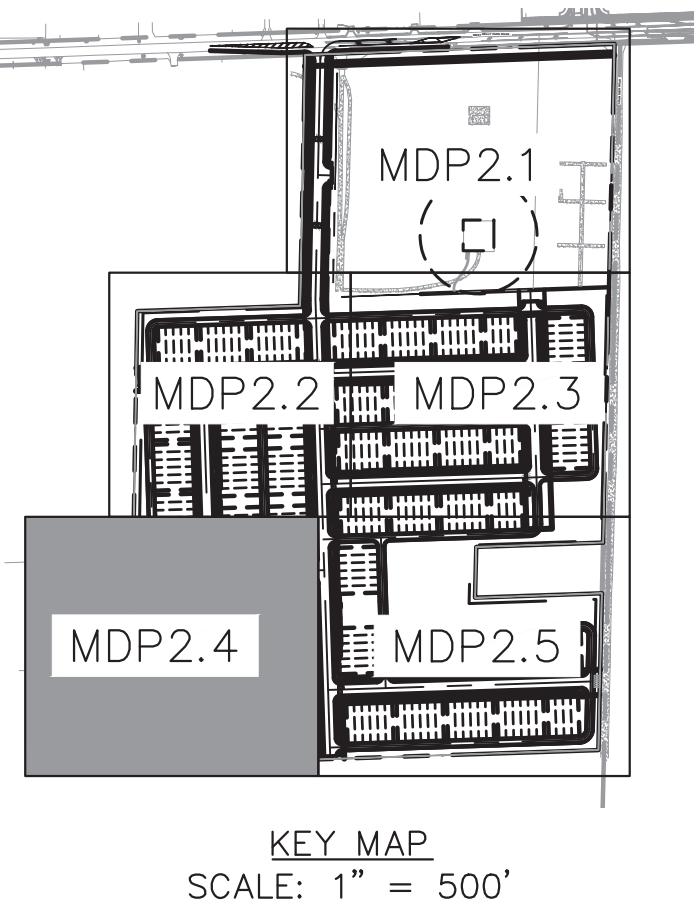
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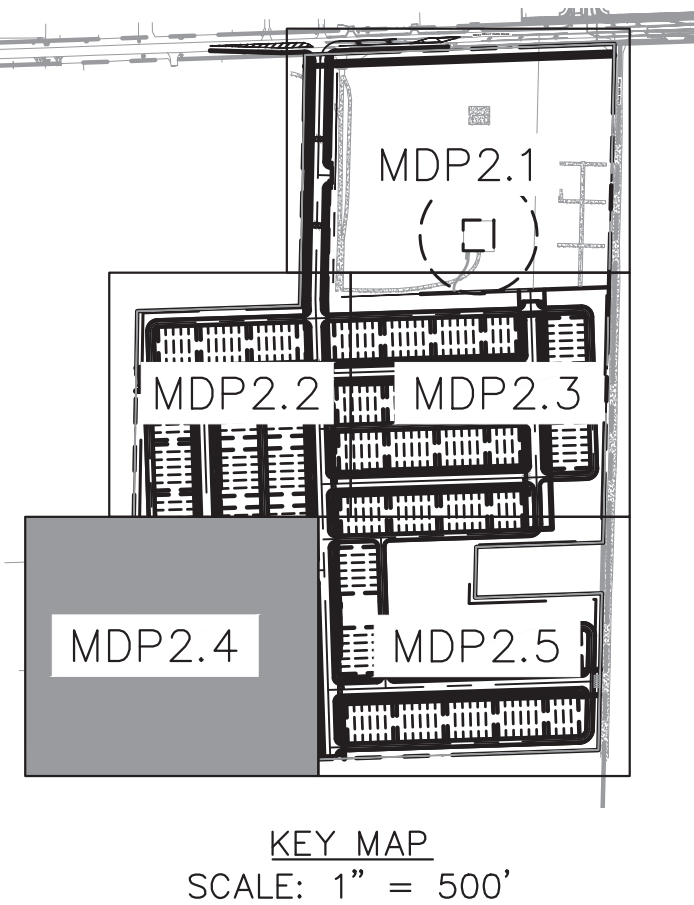
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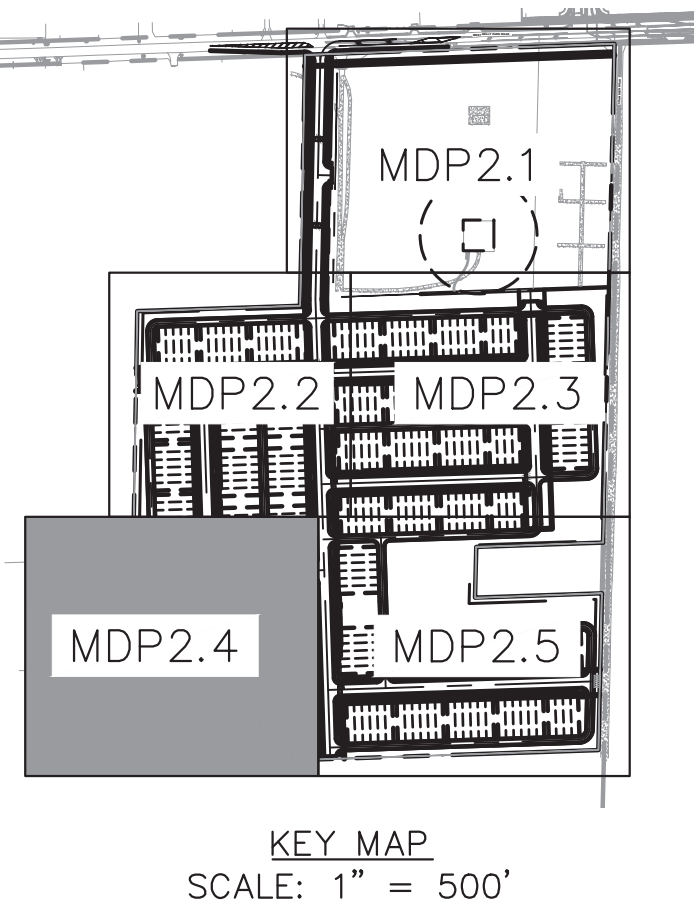
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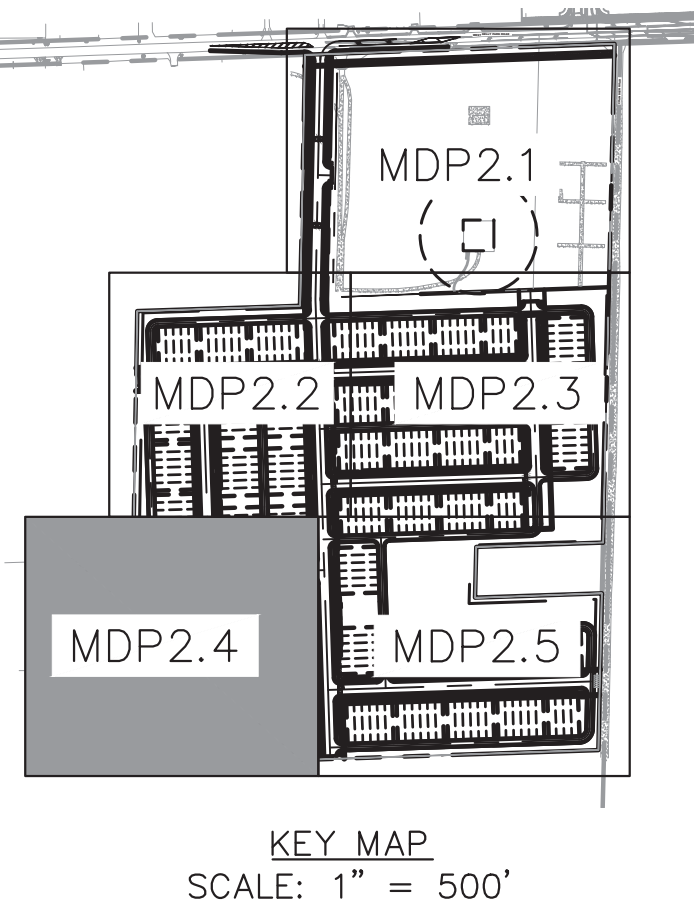
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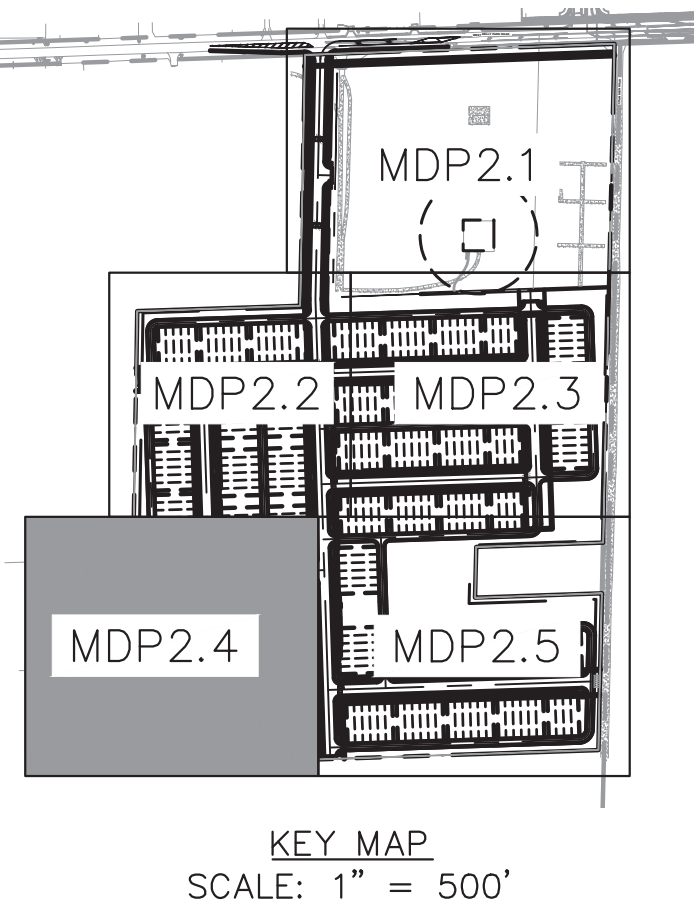
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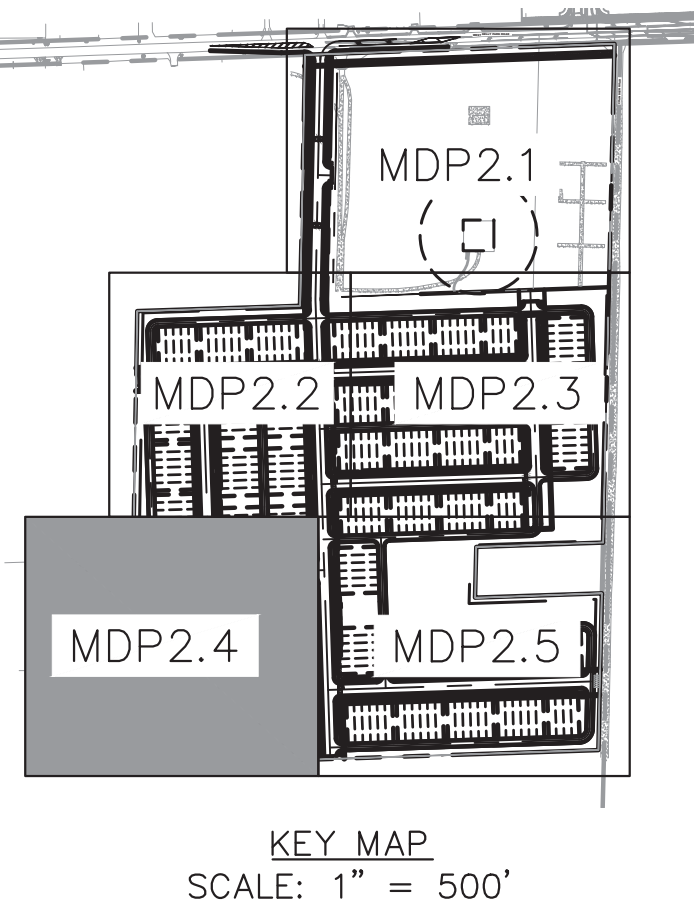
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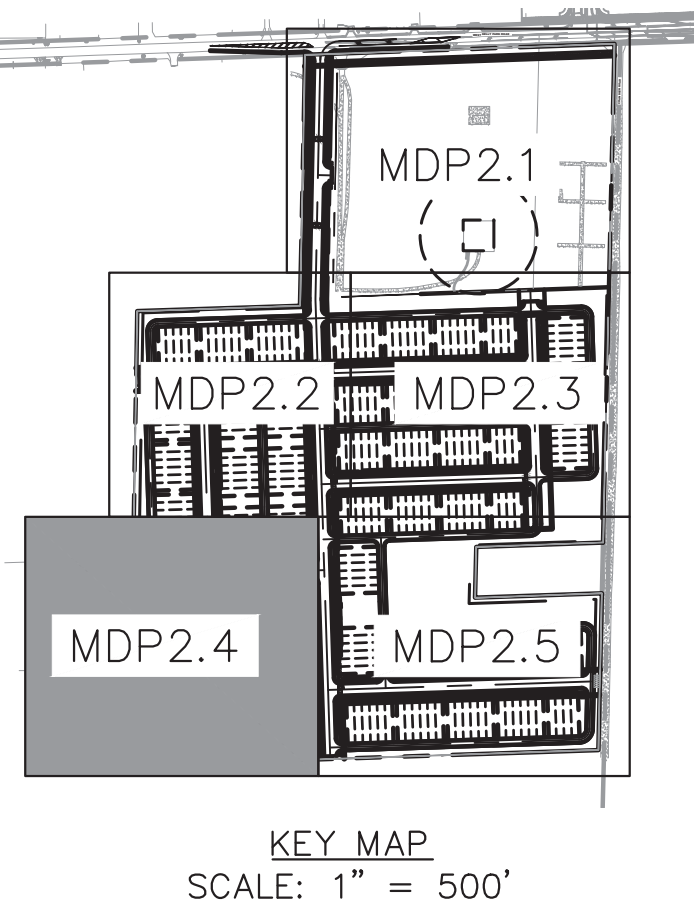
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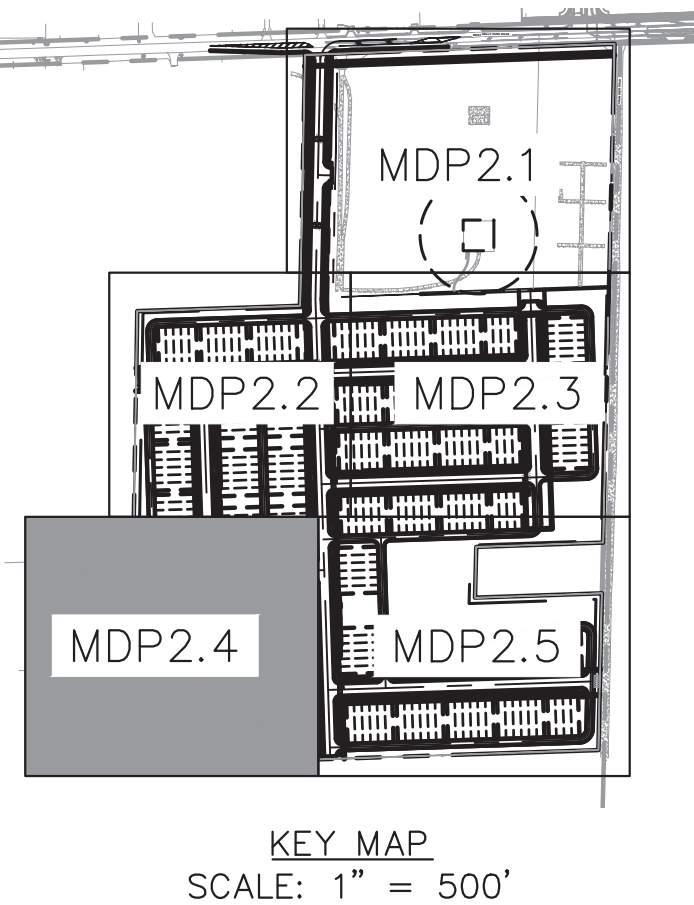
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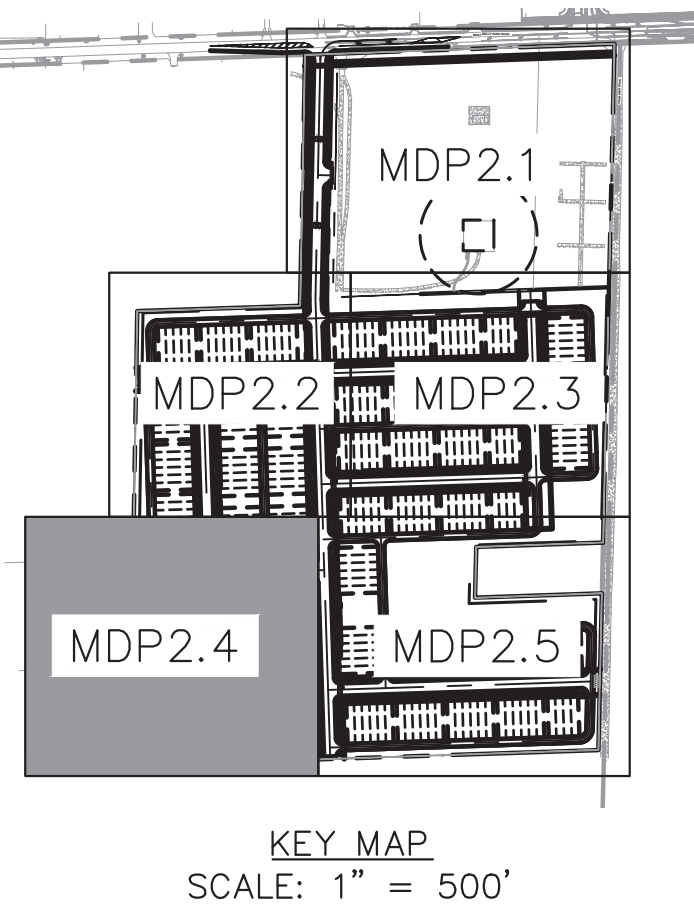
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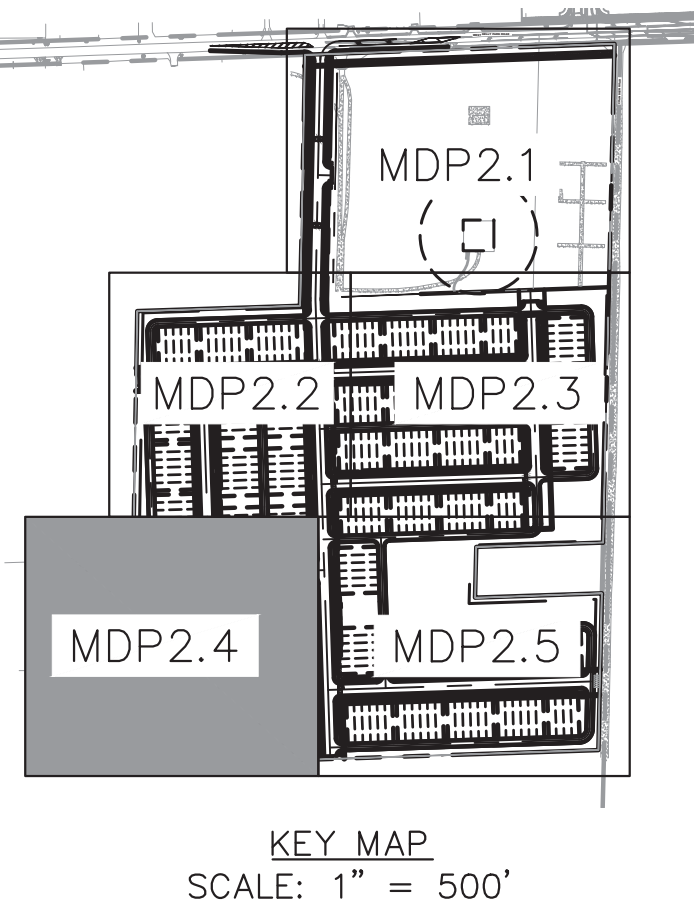
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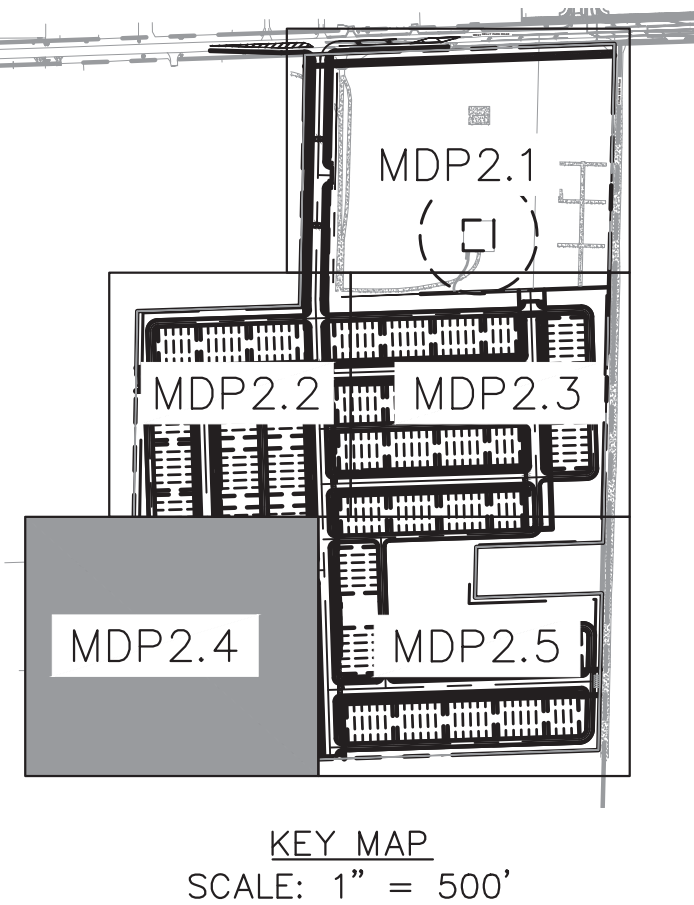
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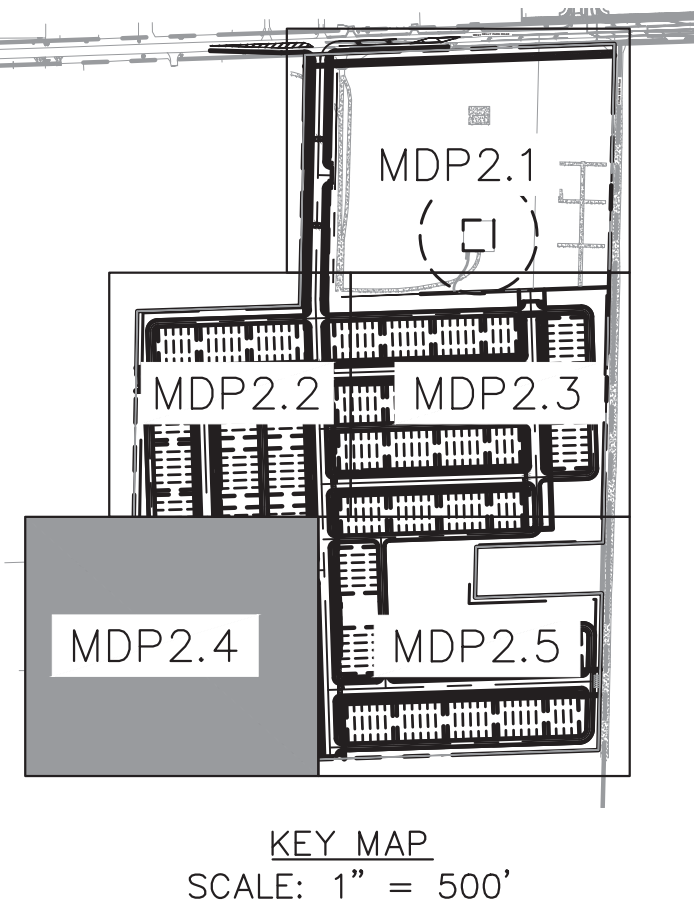
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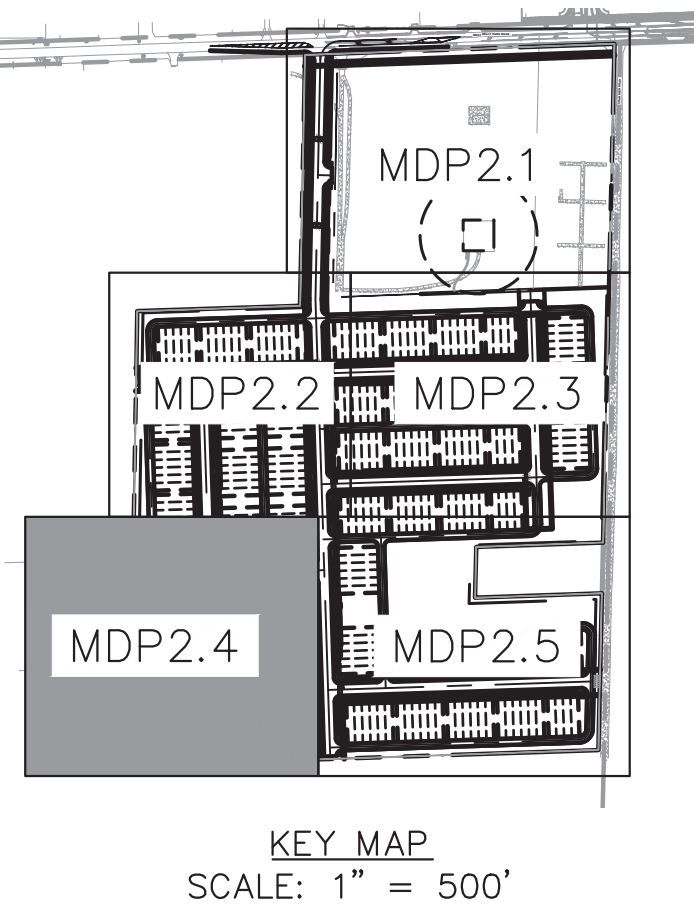
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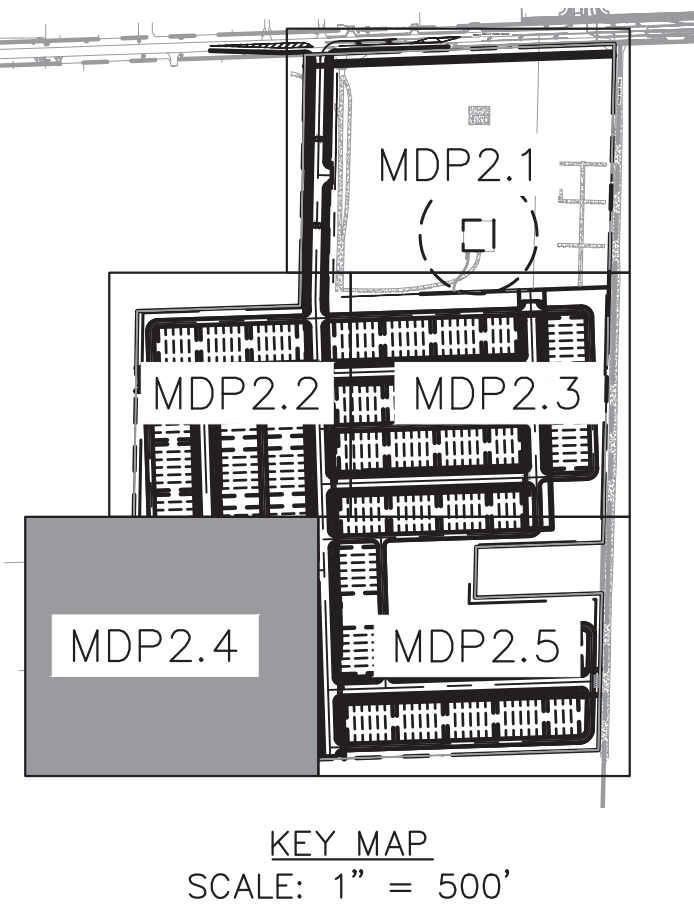
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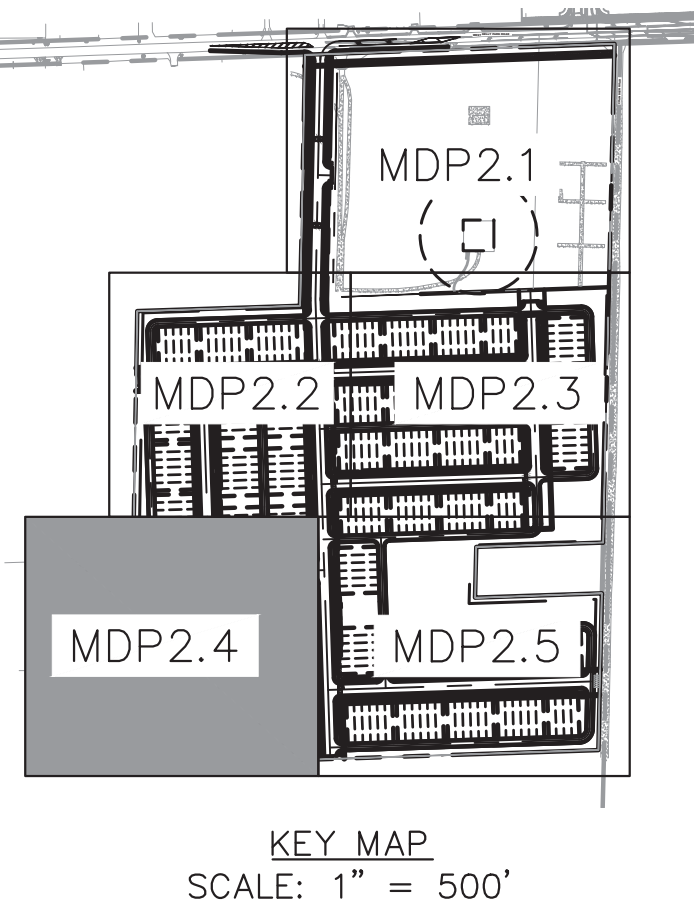
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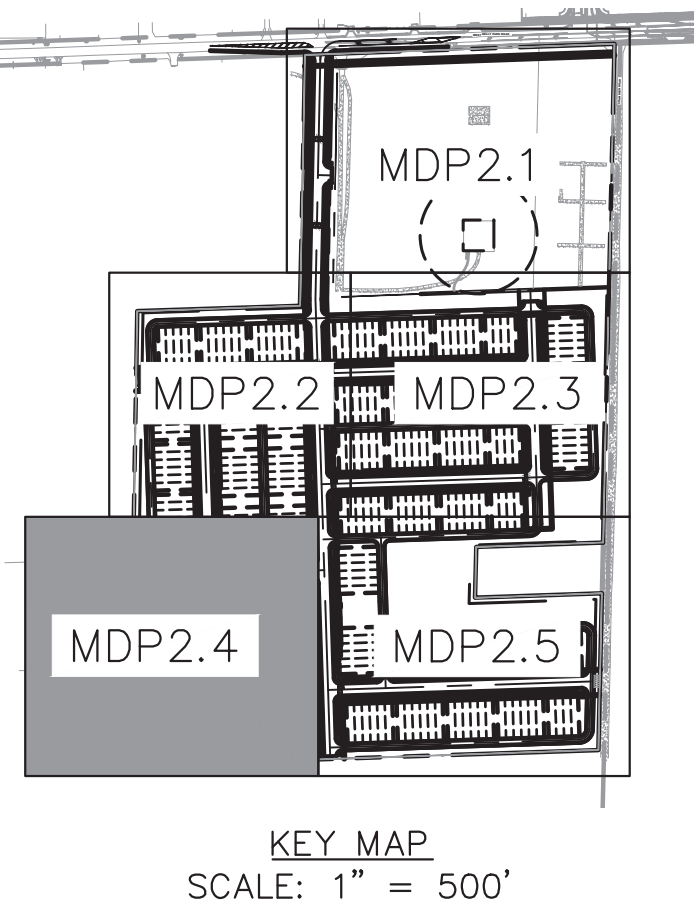
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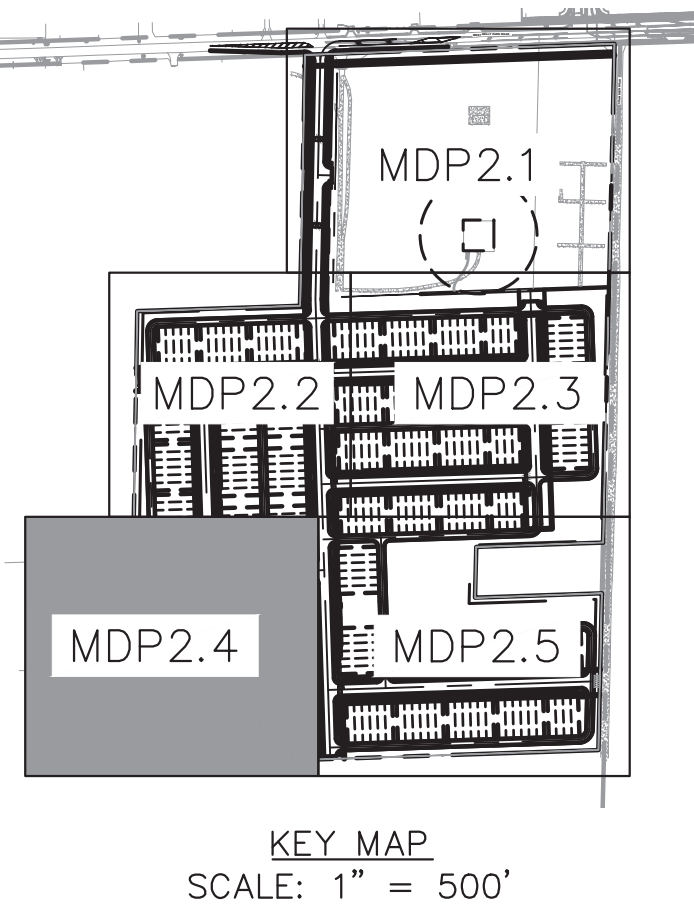
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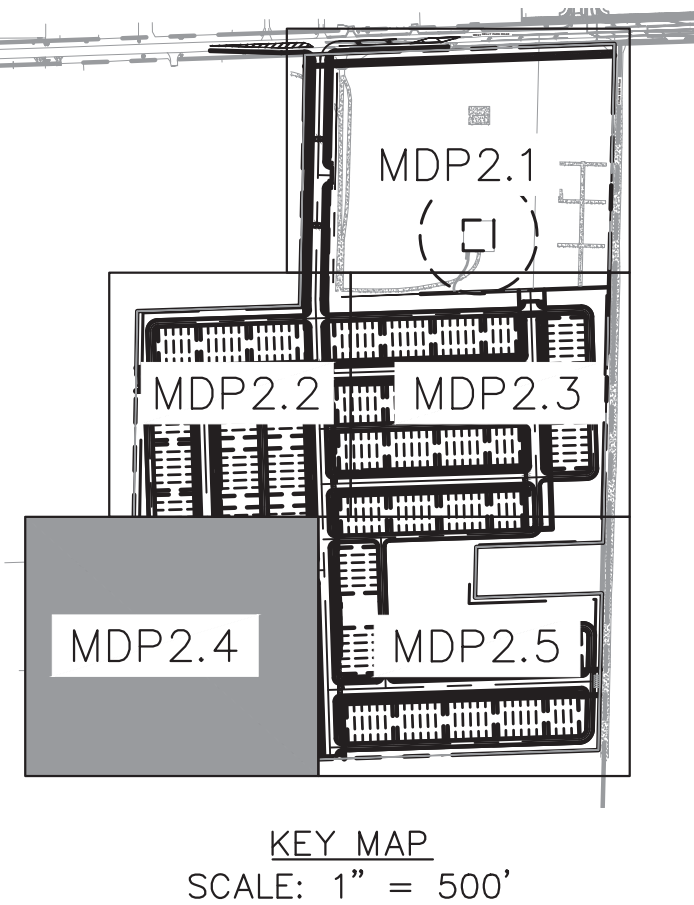
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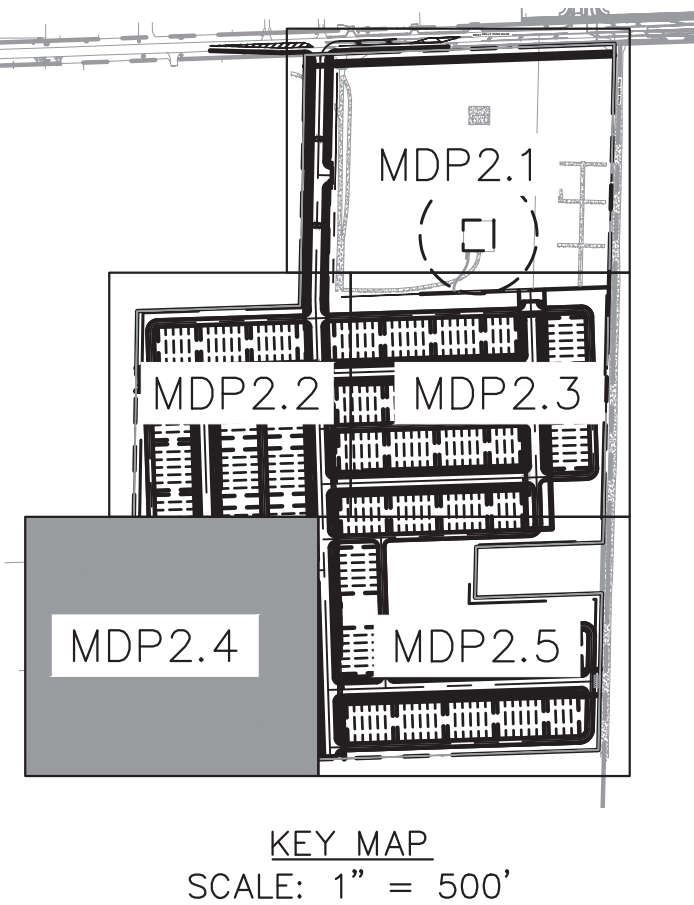
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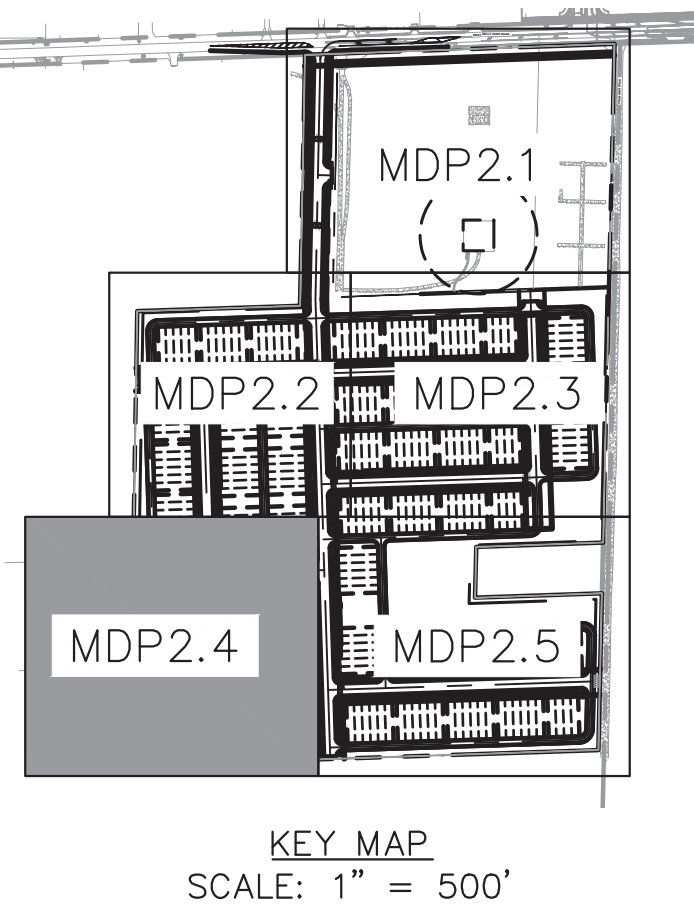
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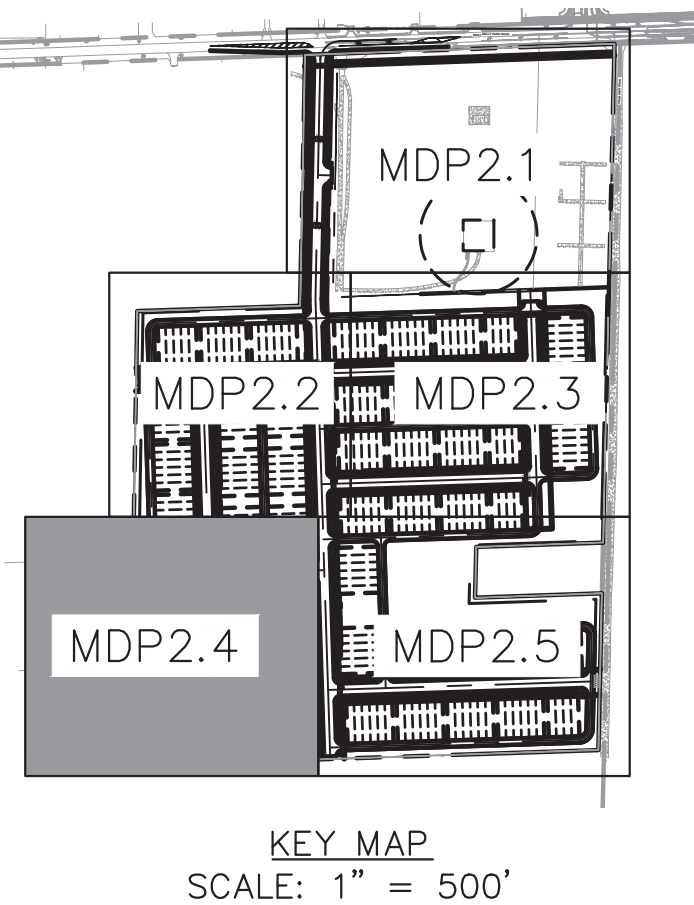
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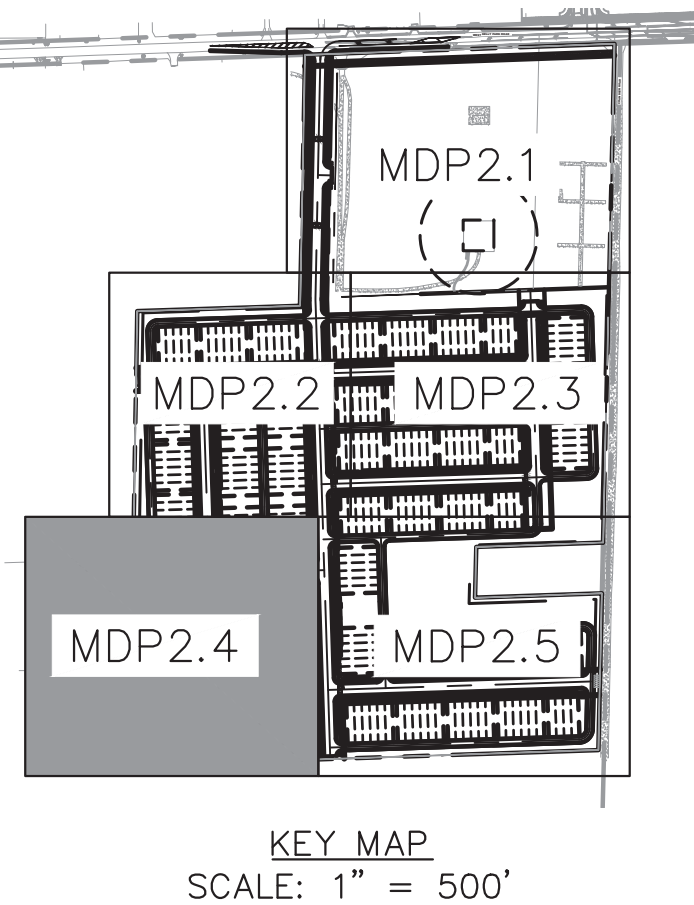
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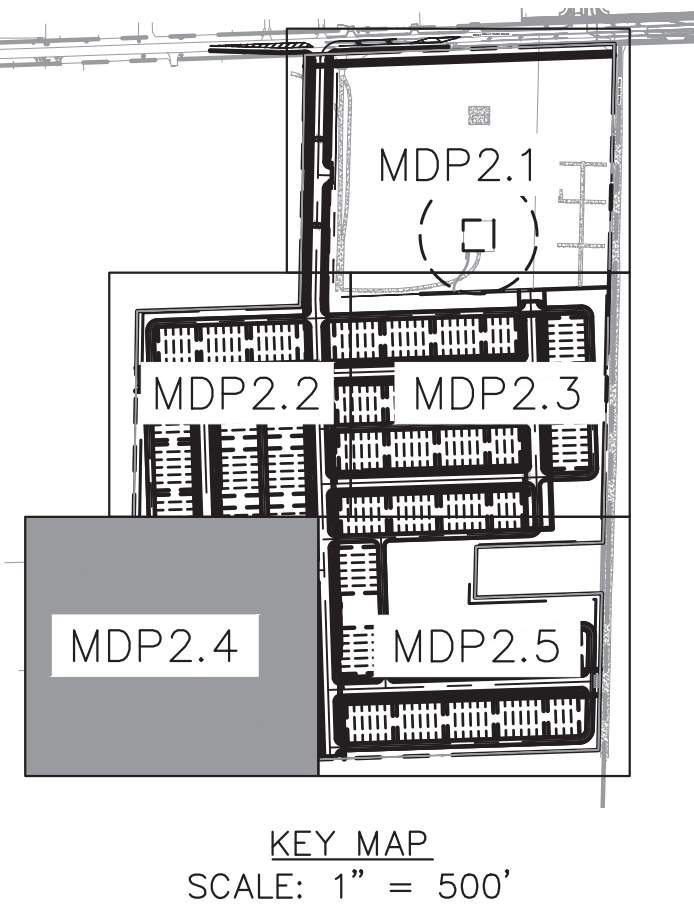
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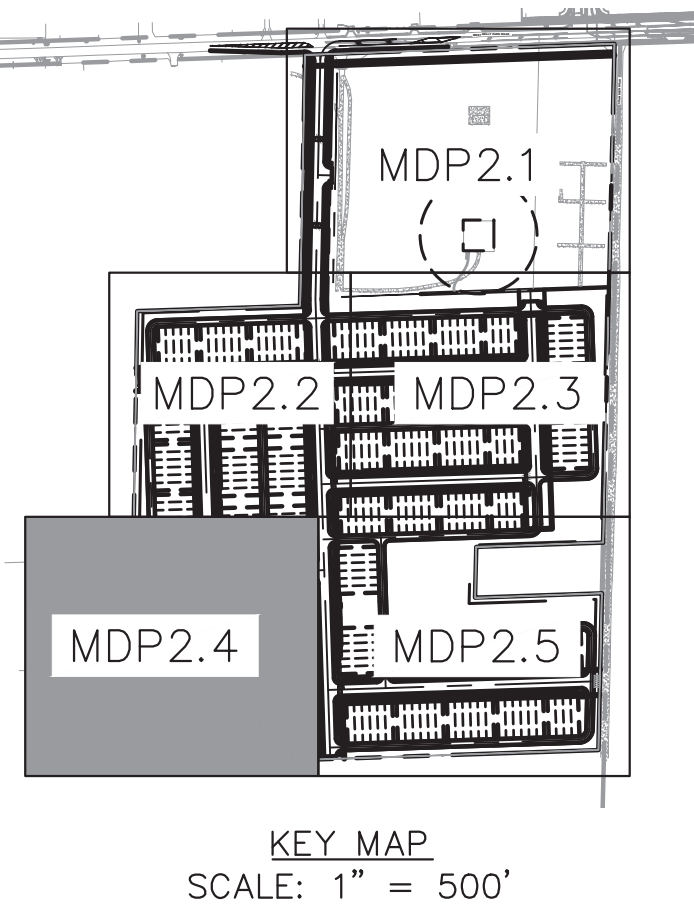
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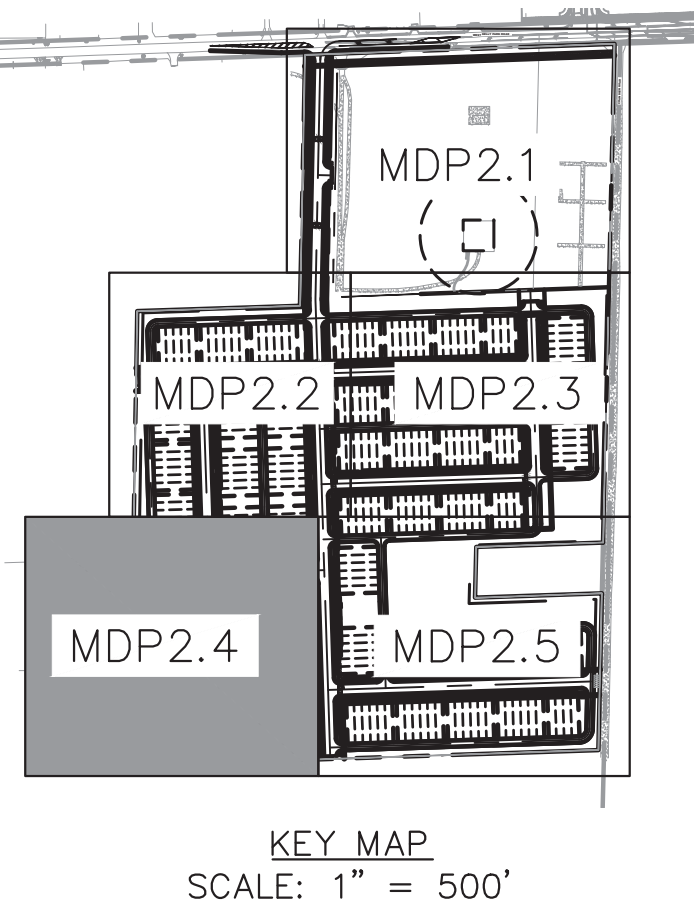
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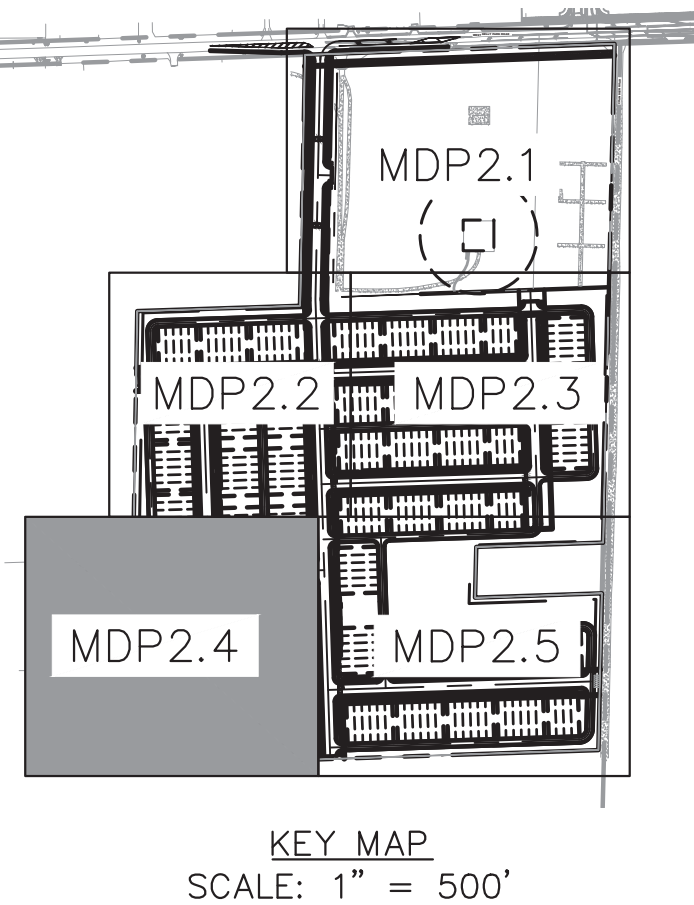
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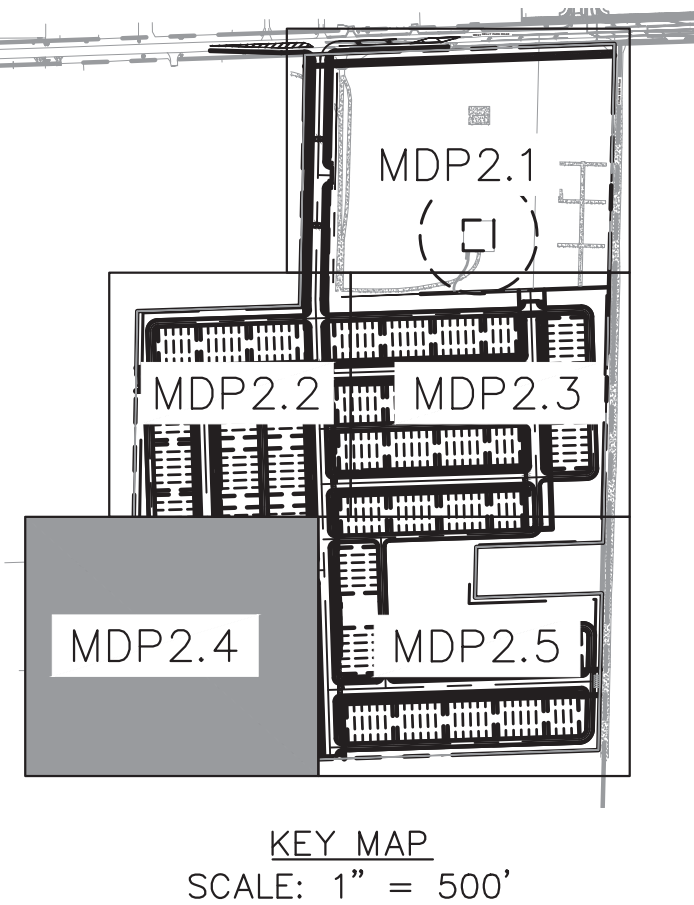
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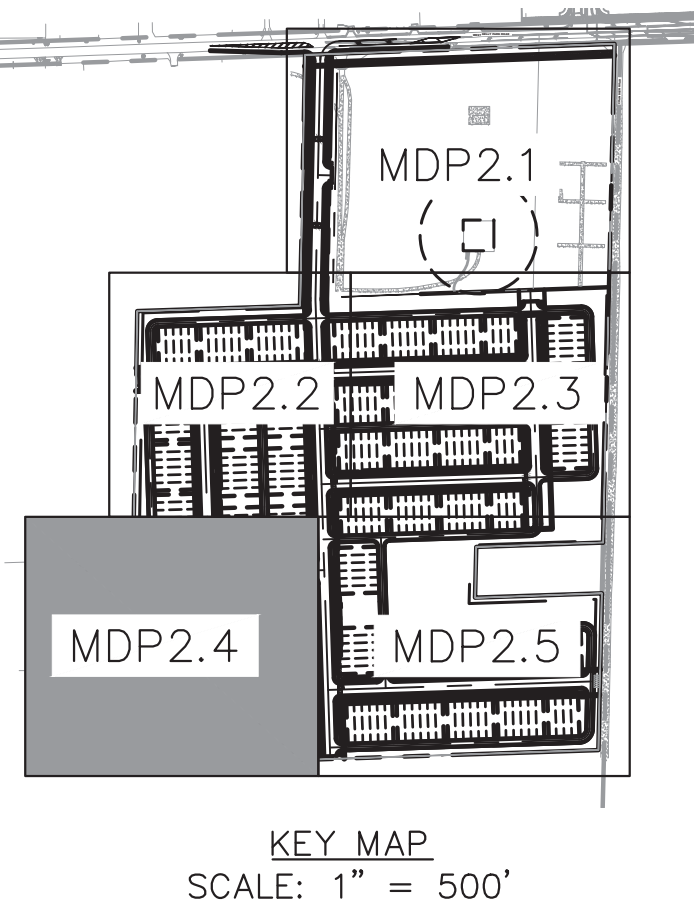
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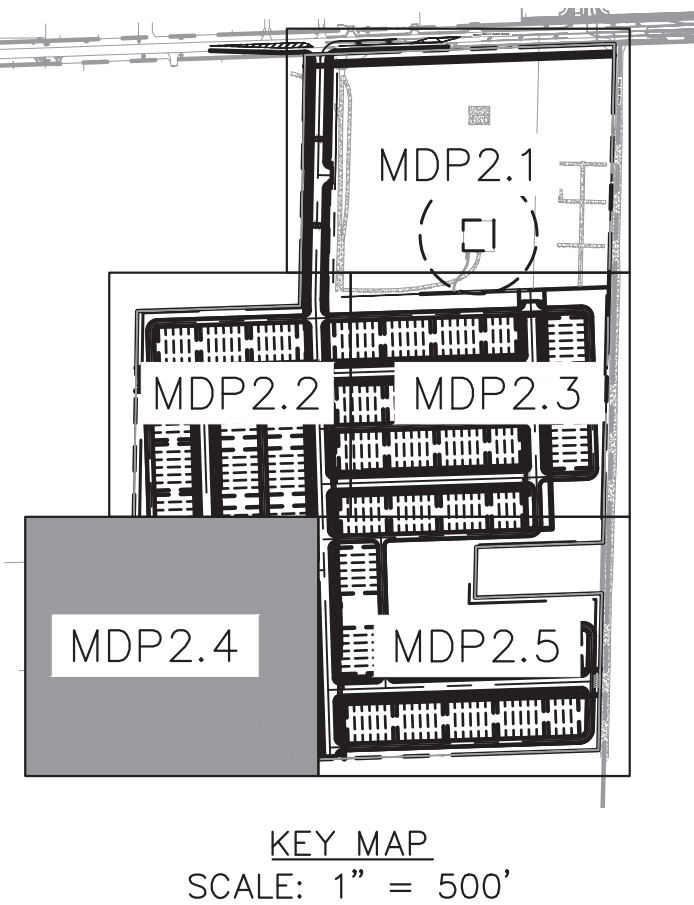
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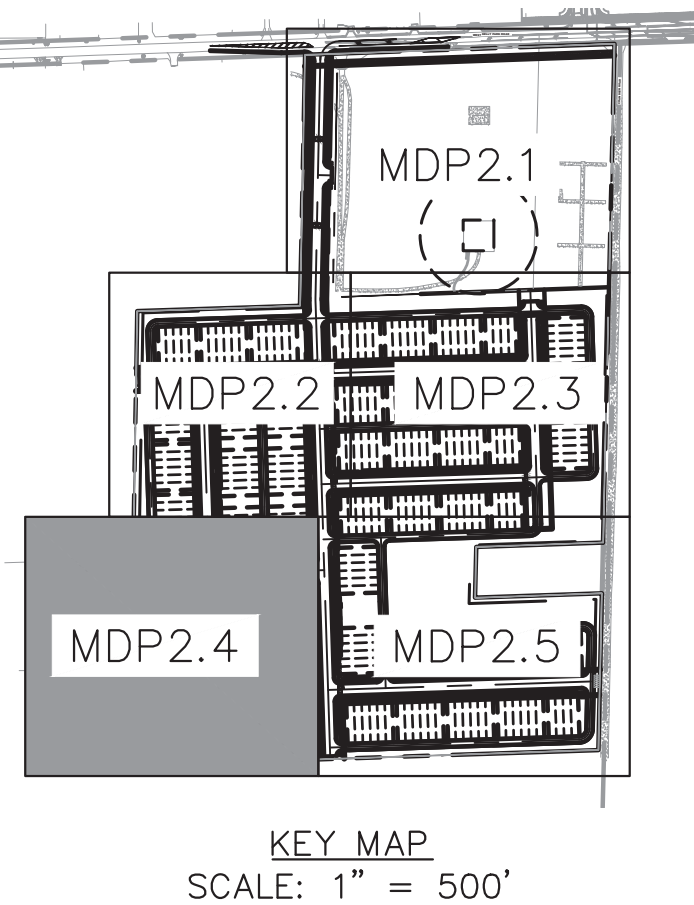
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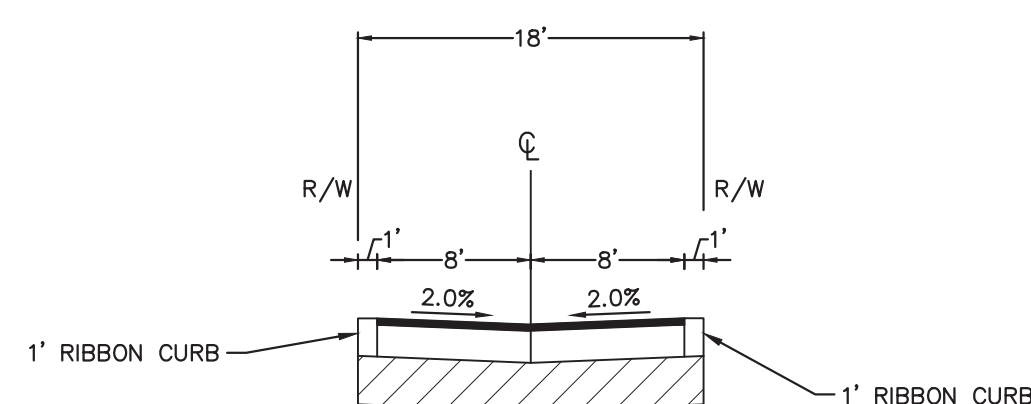
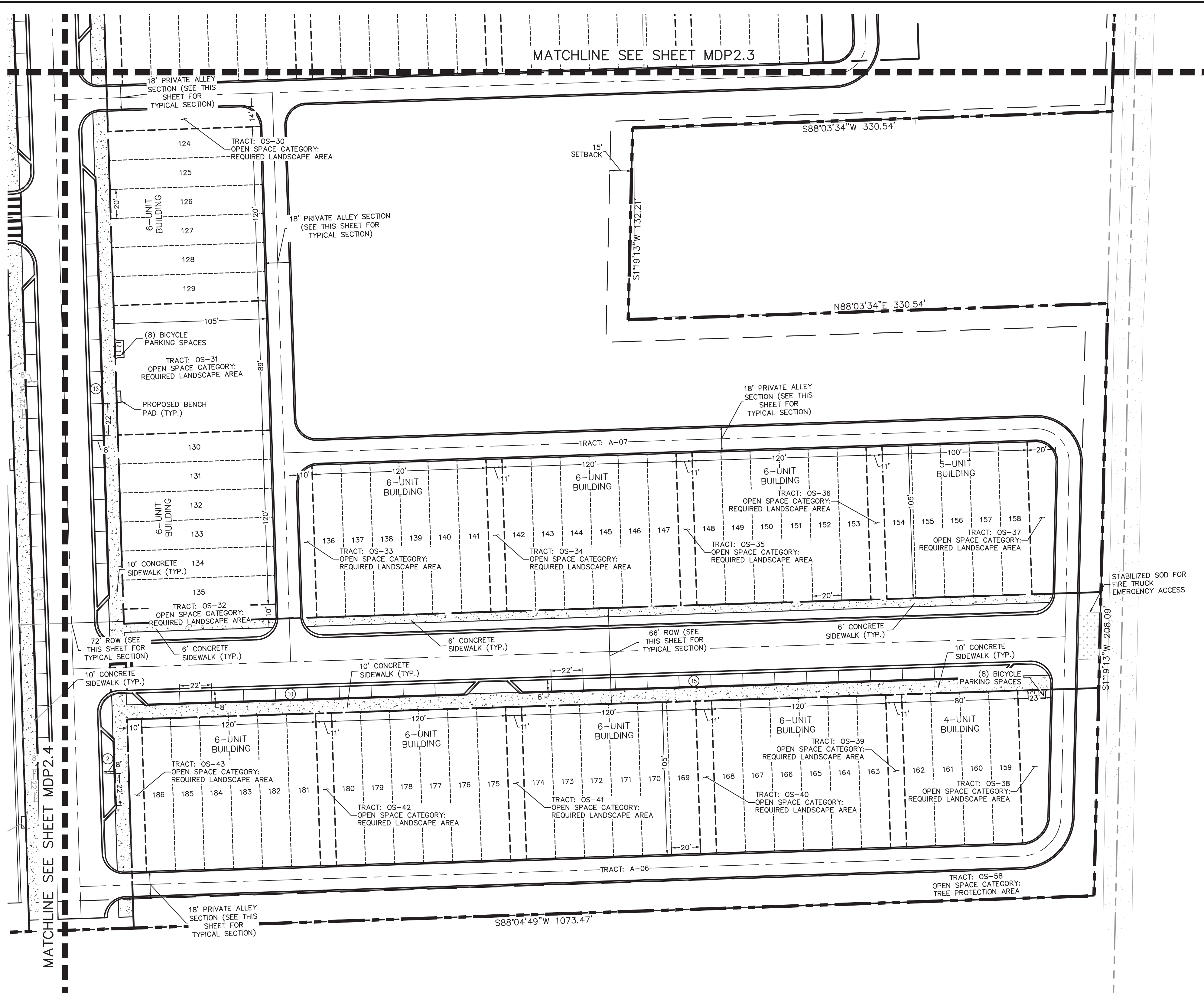
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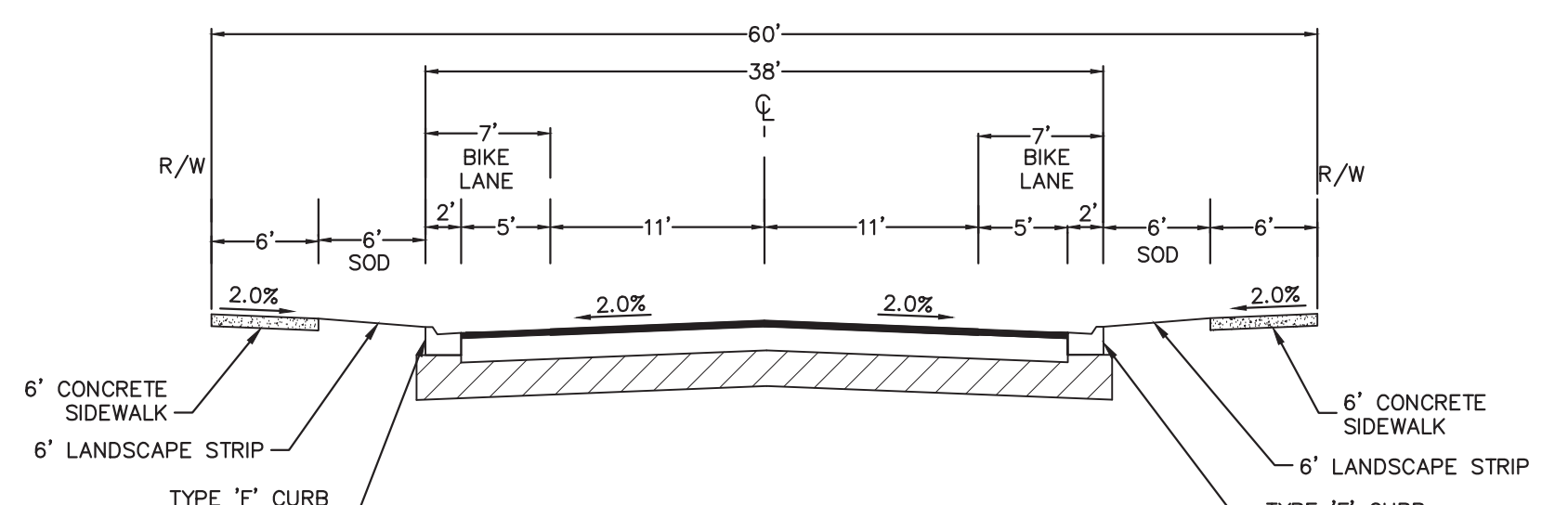
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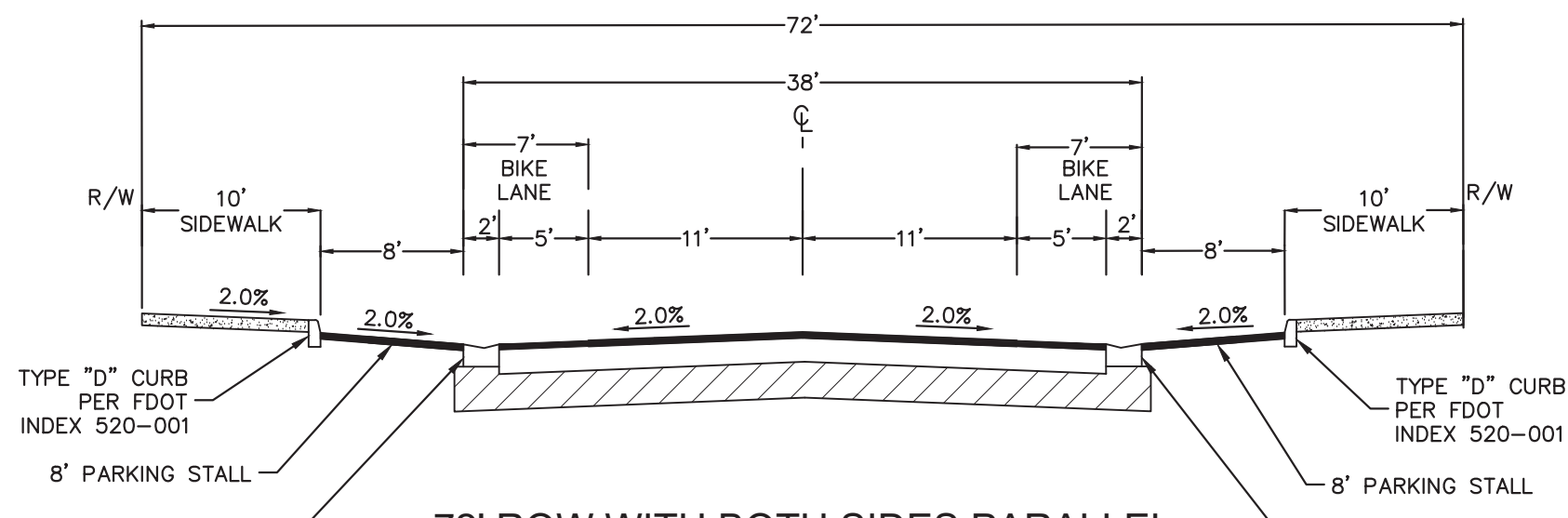
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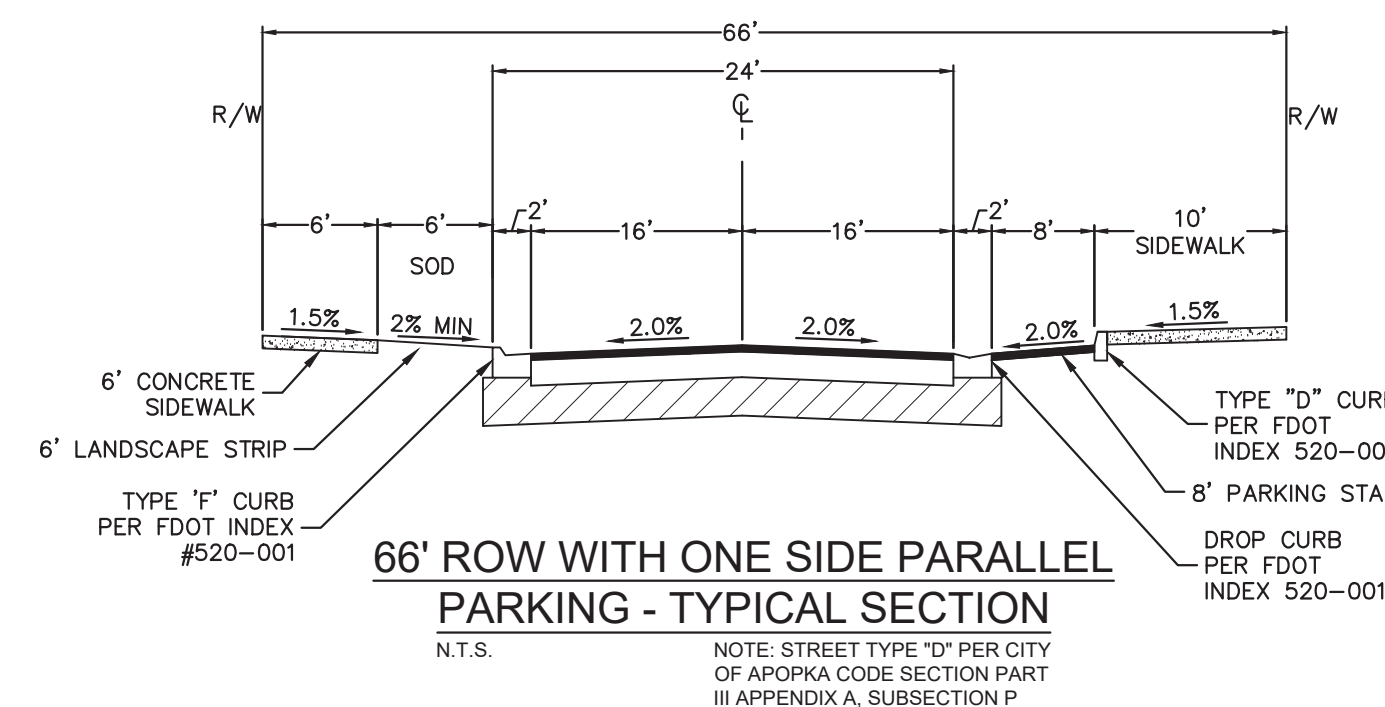
18' TYPICAL ALLEY SECTION
N.T.S. NOTE: STREET TYPE "F" PER CITY



60' RIGHT-OF-WAY - TYPICAL SECTION
N.T.S. NOTE: STREET TYPE "D" PER CITY

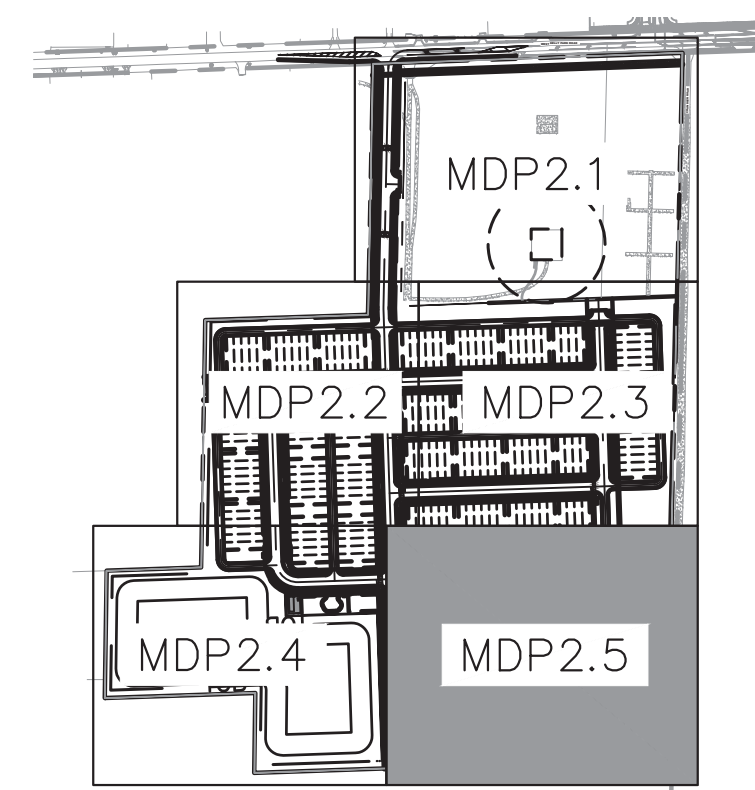


72' ROW WITH BOTH SIDES PARALLEL
PARKING - TYPICAL SECTION
N.T.S. NOTE: STREET TYPE "D" PER CITY



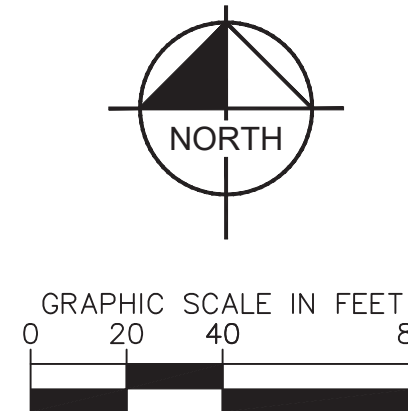
**66' ROW WITH ONE SIDE PARALLEL
PARKING - TYPICAL SECTION**

N.T.S. NOTE: STREET TYPE "D" PER CITY
OF APOPKA CODE SECTION PART
III APPENDIX A, SUBSECTION P



KEY MAP
SCALE: 1" = 500'

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LEGEND

-  PROPERTY BOUNDARY
 ROW
 LOT LINES
 TRACT LINES
 BUILDING SETBACKS
 CONCRETE SIDEWALK
 FUTURE COMMERCIAL AREA
 (DESIGNED AND PERMITTED BY OTHERS)

[illegible]

Kimley»Horn

2200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

LICENSED PROFESSIONAL
BRIAN S. ASHBY, P.E.
FLORIDA LICENSE NUMBER
80456
TE: 10/25/2024

K-H PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	---
249490000	10/25/2024			DRAWN BY	---
				CHECKED BY	---

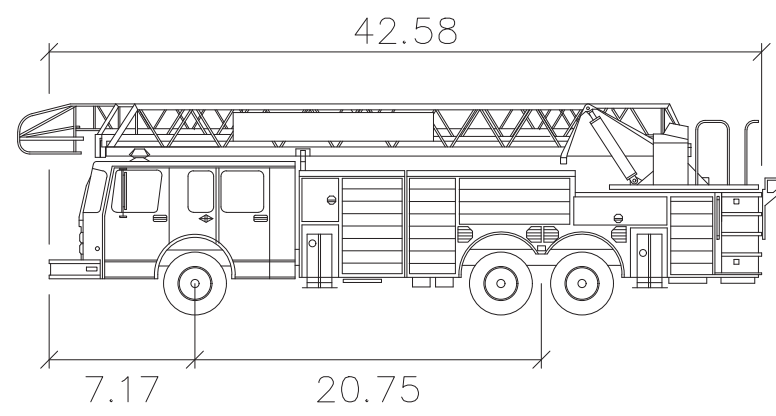
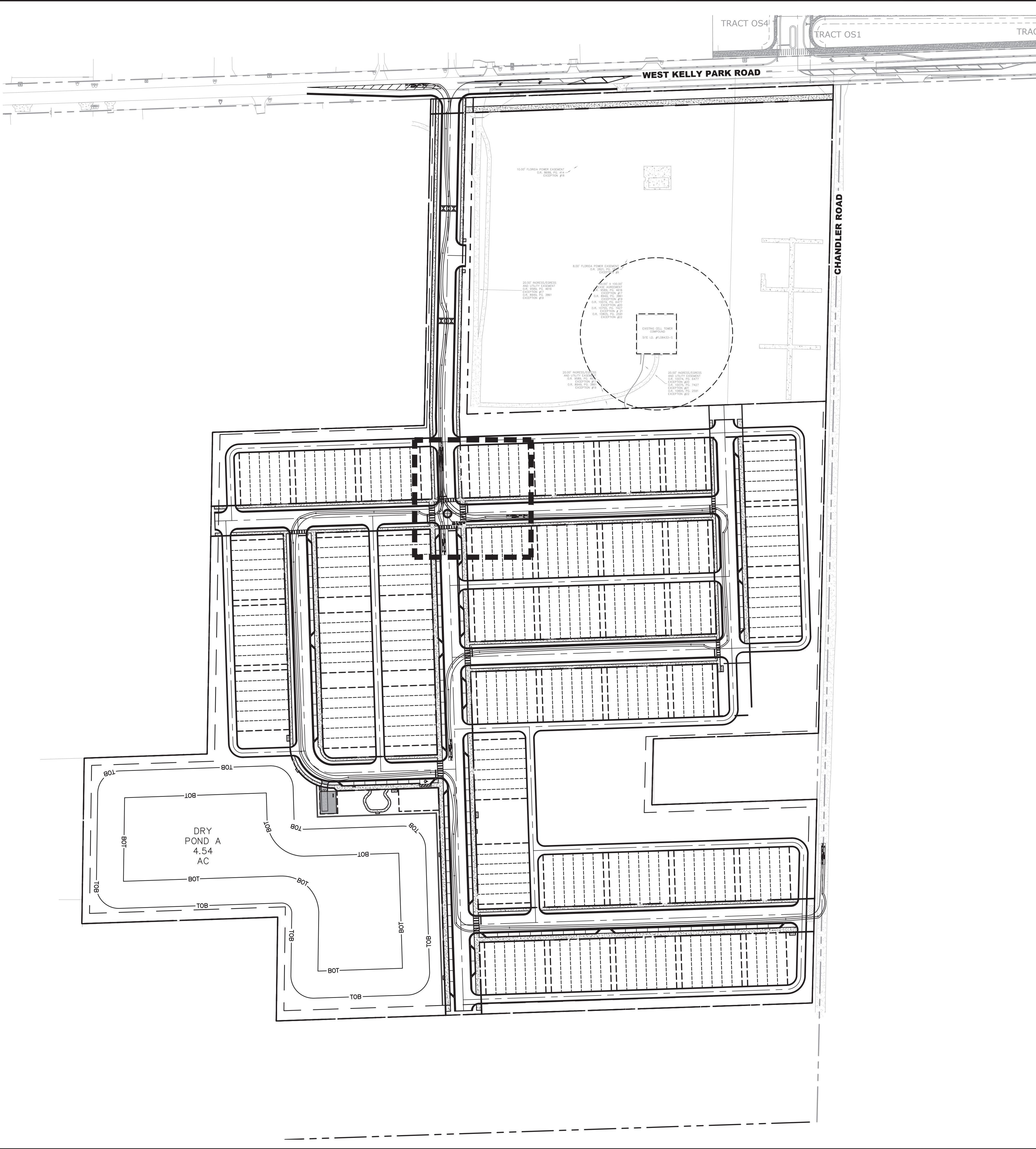
SITE PLAN

INB HOMES - KELLY
PARK RD.

FLORIDA

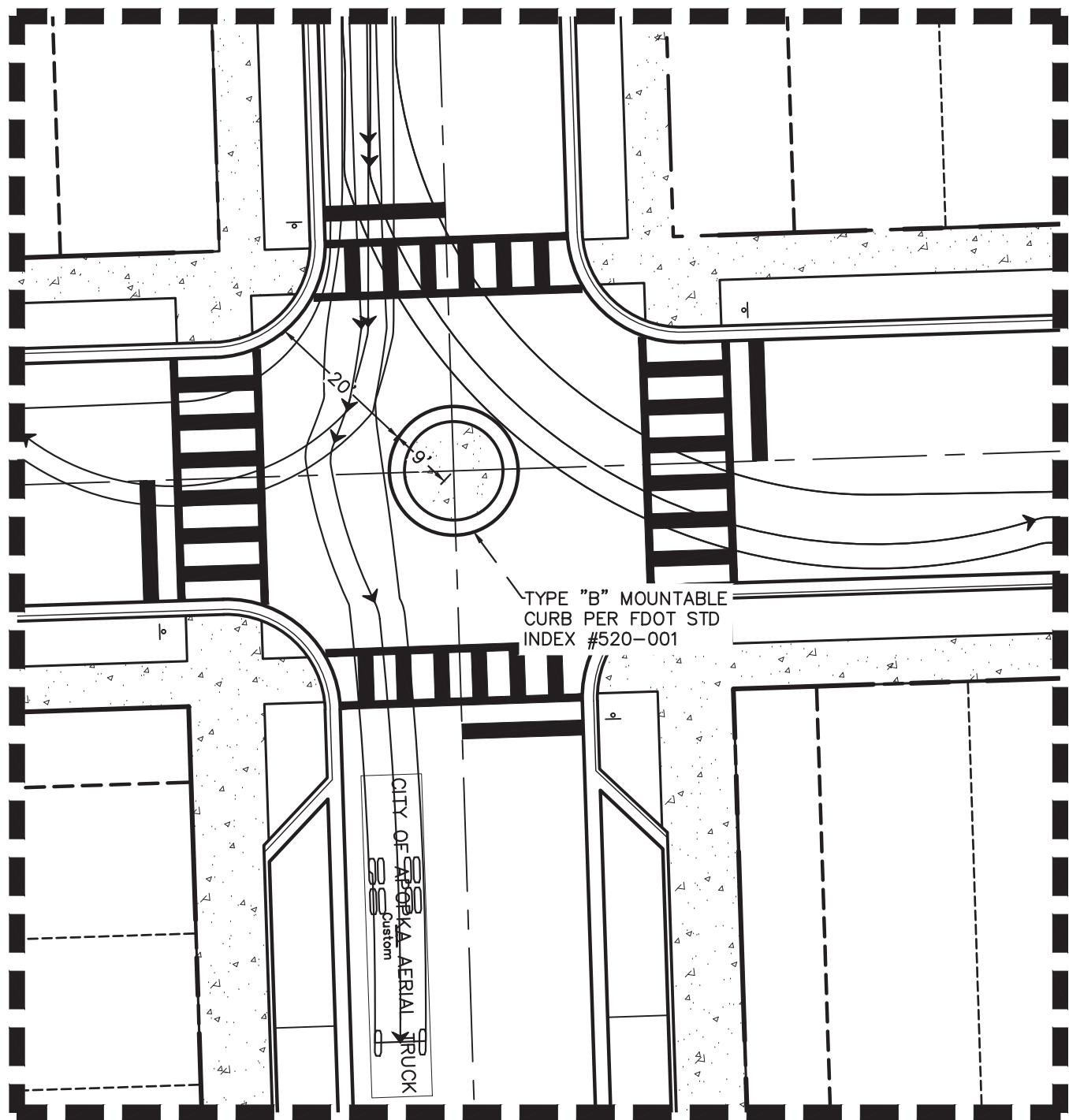
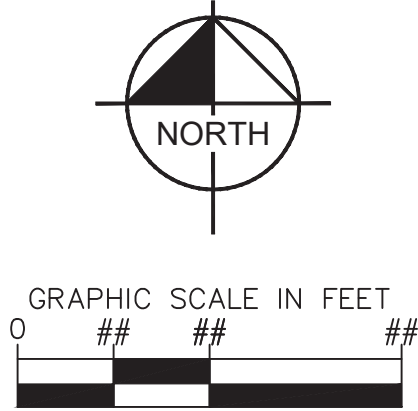
CITY OF APOPKA

SHEET NUMBER
MDP2.5



CITY OF APOPKA AERIAL TRUCK

	feet
Width	: 8.00
Track	: 6.72
Lock to Lock Time	: 6.0
Steering Angle	: 41.7



TYPICAL TRAFFIC CALMING CIRCLE DETAIL
SCALE: 1" = 20'

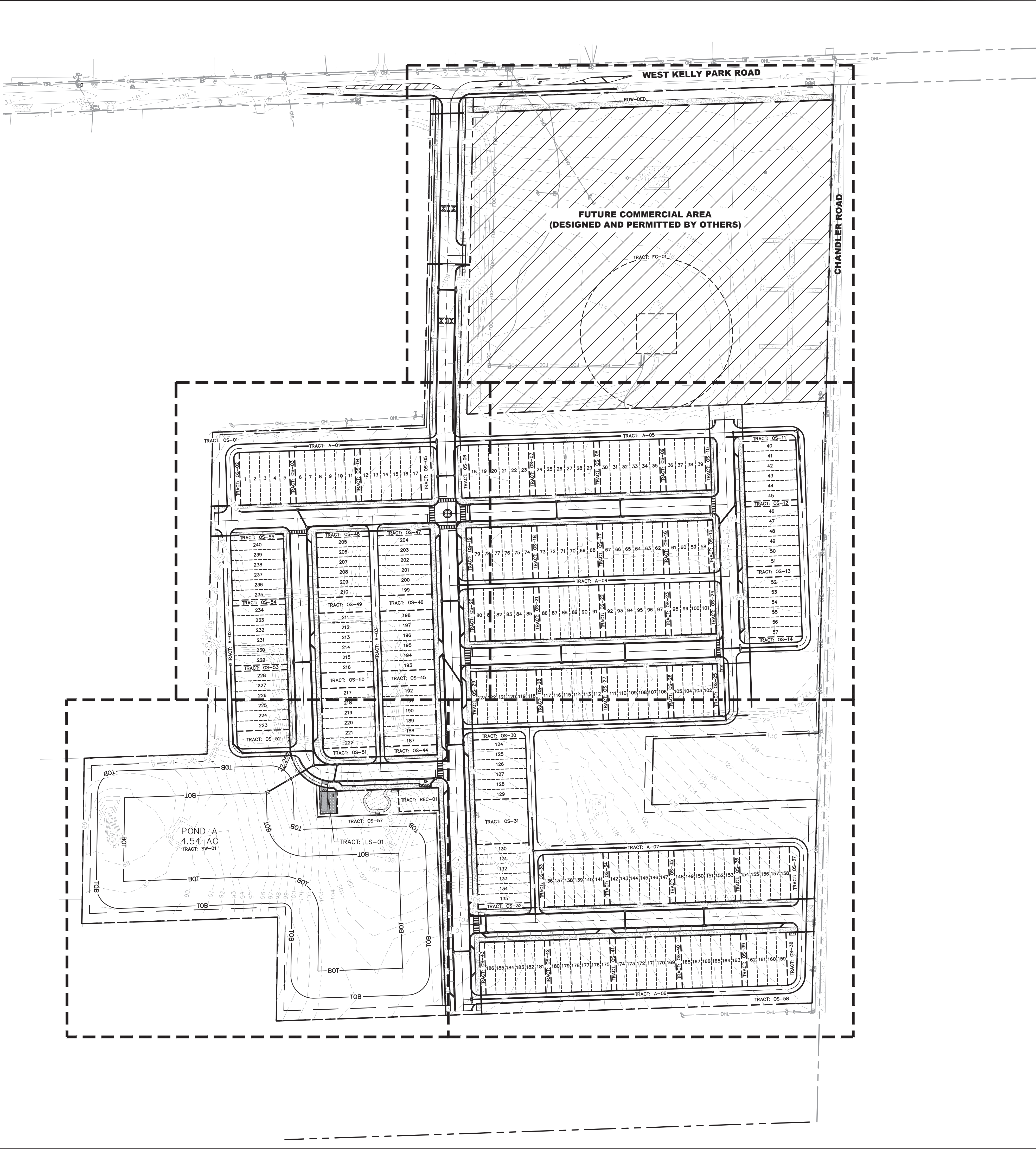
THIS SHEET HAS BEEN
REVISED IN ITS ENTIRETY

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INB HOMES - KELLY PARK RD.	SHEET NUMBER MDP2.6	CITY OF APOPKA	FLORIDA	FIRE TRUCK ROUTING ANALYSIS	K-H PROJECT 249490000	DATE 10/25/2024	SCALE AS SHOWN	DESIGNED BY ---	DRAWN BY ---	CHECKED BY ---	DATE: 10/25/2024	LICENSED PROFESSIONAL BRIAN S. ASHBY, P.E. FLORIDA LICENSE NUMBER 80456	Kimley»»Horn 200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRATION No. 35106																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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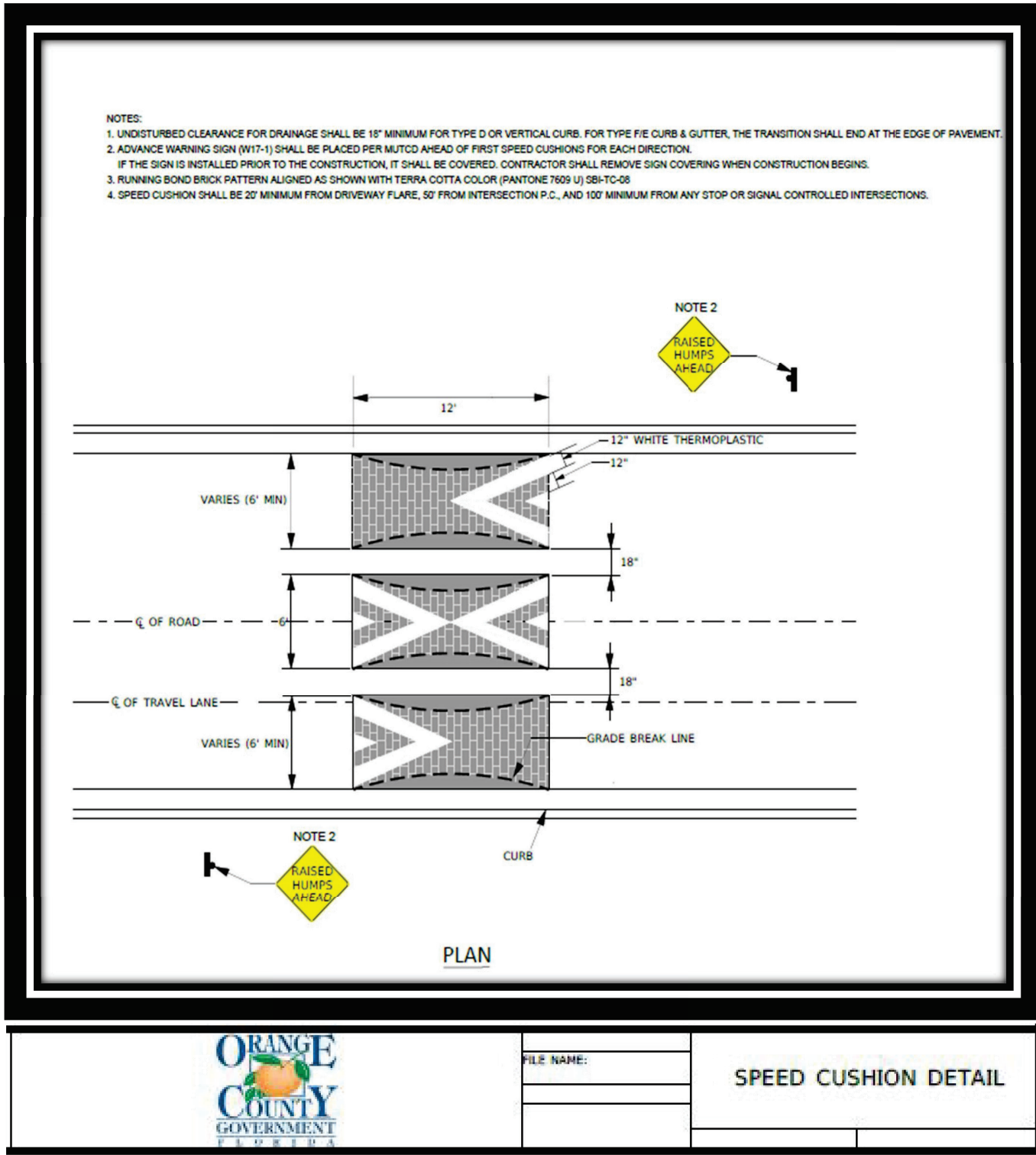
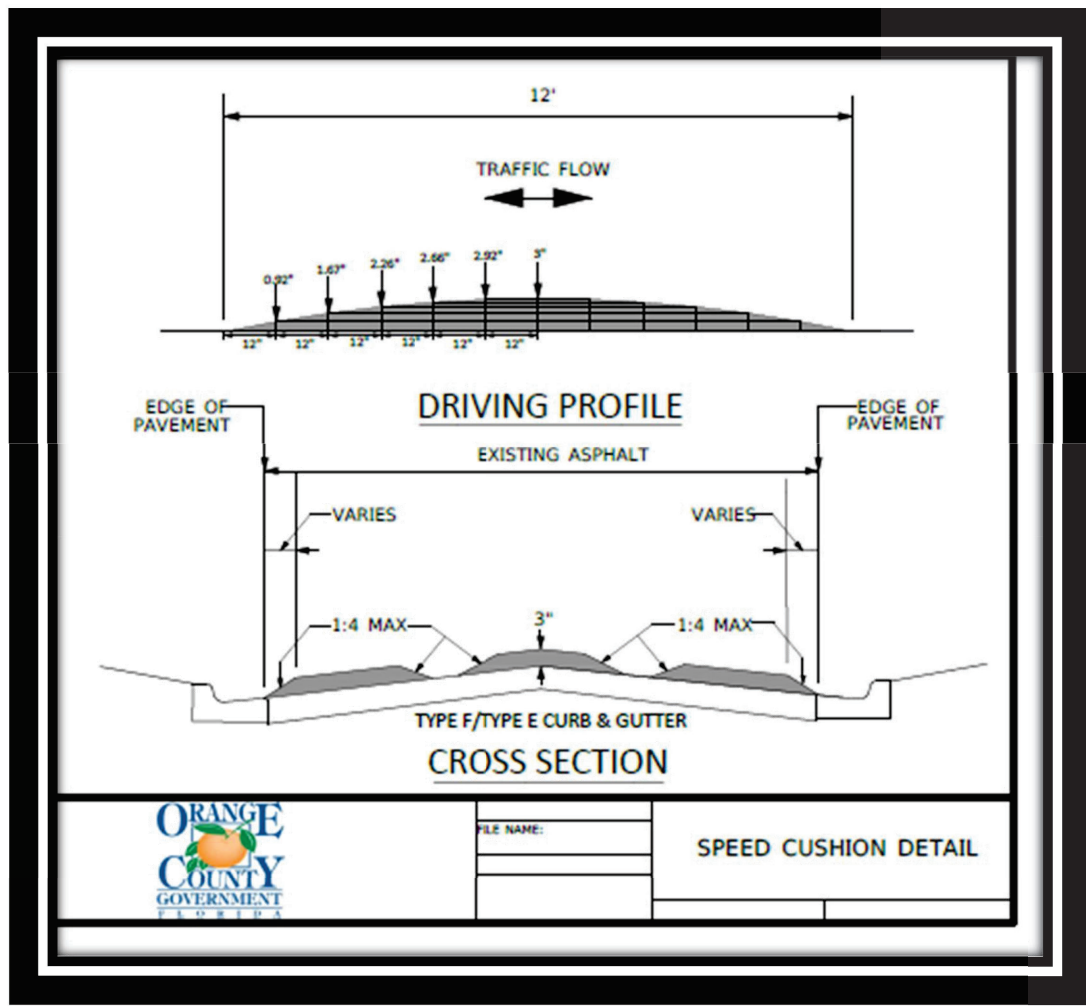
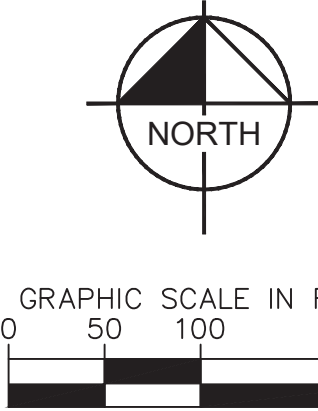


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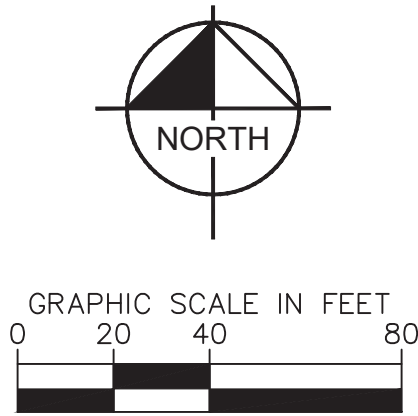


LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED DIRECTION OF STORM WATER RUNOFF



K-H PROJECT 249490000		LICENSED PROFESSIONAL	Kimley»Horn	
DATE 10/25/2024	SCALE AS SHOWN	BRIAN S. ASHBY, P.E.	200 S ORANGE AVE. SUITE 600, ORLANDO, FL 32801	
DESIGNED BY RMG	DRAWN BY RMG	FLORIDA LICENSE NUMBER 80456	PHONE: 407-898-1511	
CHECKED BY BSA	DATE 10/25/2024	REGISTRATION No. 35106	WWW.KIMLEY-HORN.COM	
OVERALL PAVING GRADING & DRAINAGE PLAN		INB HOMES - KELLY PARK RD.		BY
SHEET NUMBER MDP3.0		CITY OF APOPKA FLORIDA		DATE



	PROPOSED SIDEWALK
	FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
	PROJECT BOUNDARY
	BUILDING SETBACK
	LOT LINE
	EXISTING GRADES
	PROPOSED GRADES
	PROPOSED STORM PIPE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED TYPE "V" INLET

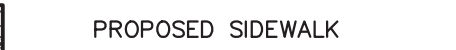


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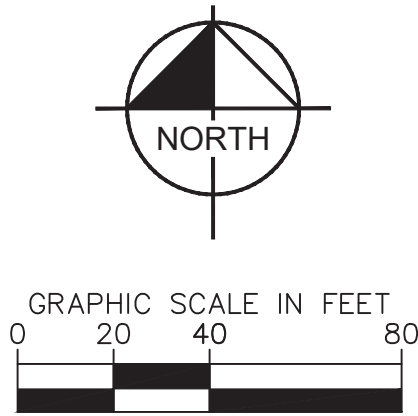
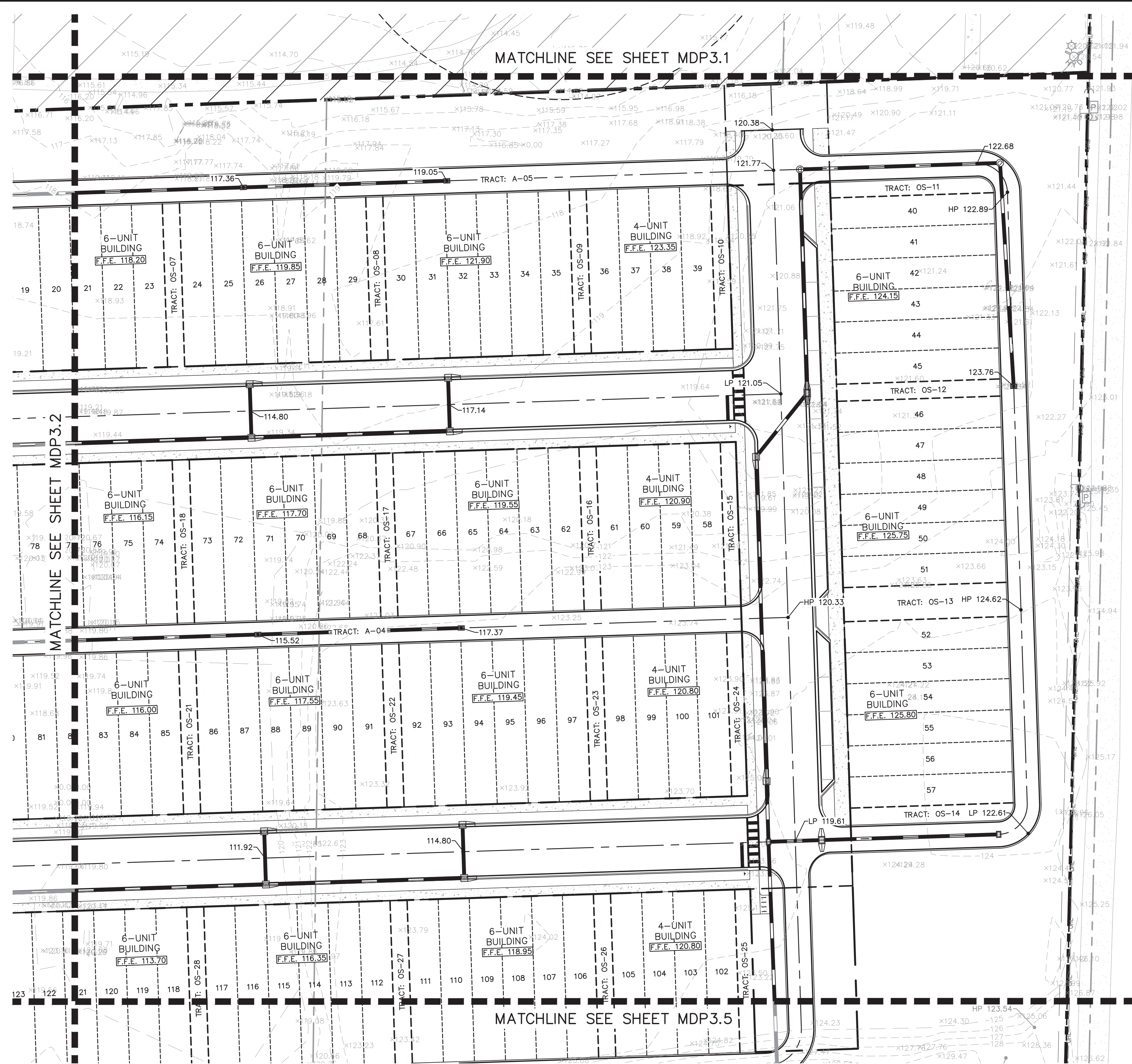
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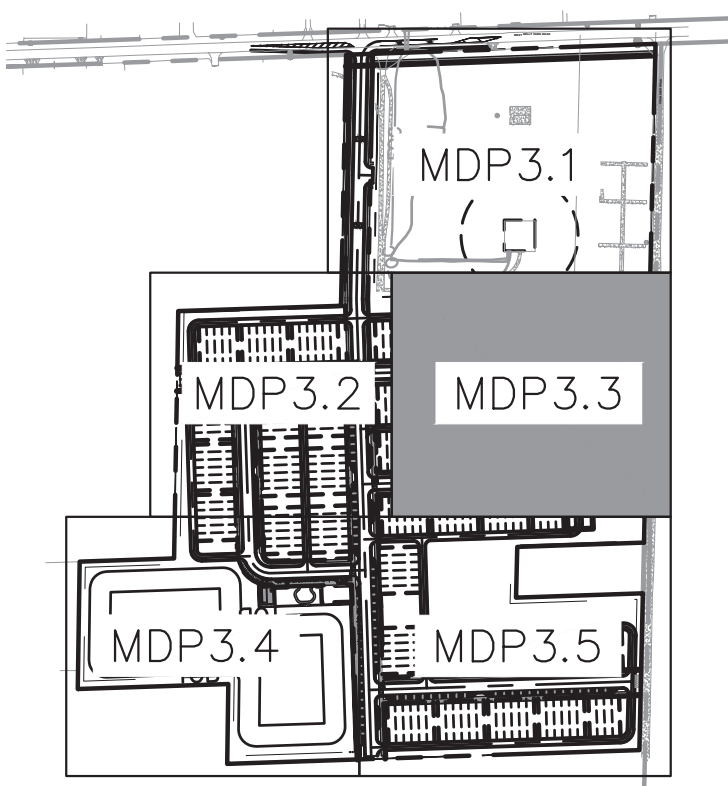
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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

FLORIDA LICENSE NUMBER
80456

DESIGNED BY	---
DRAWN BY	---



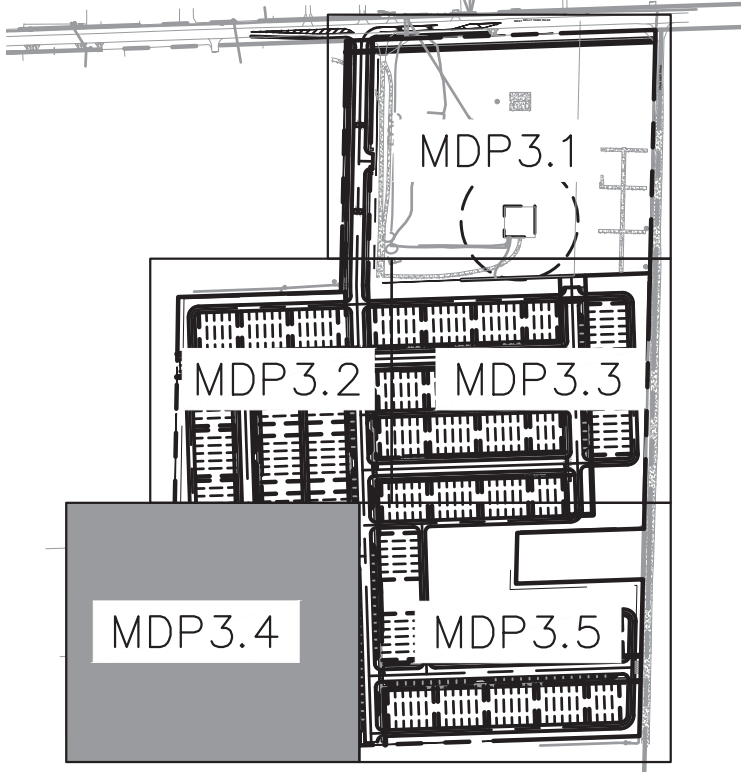
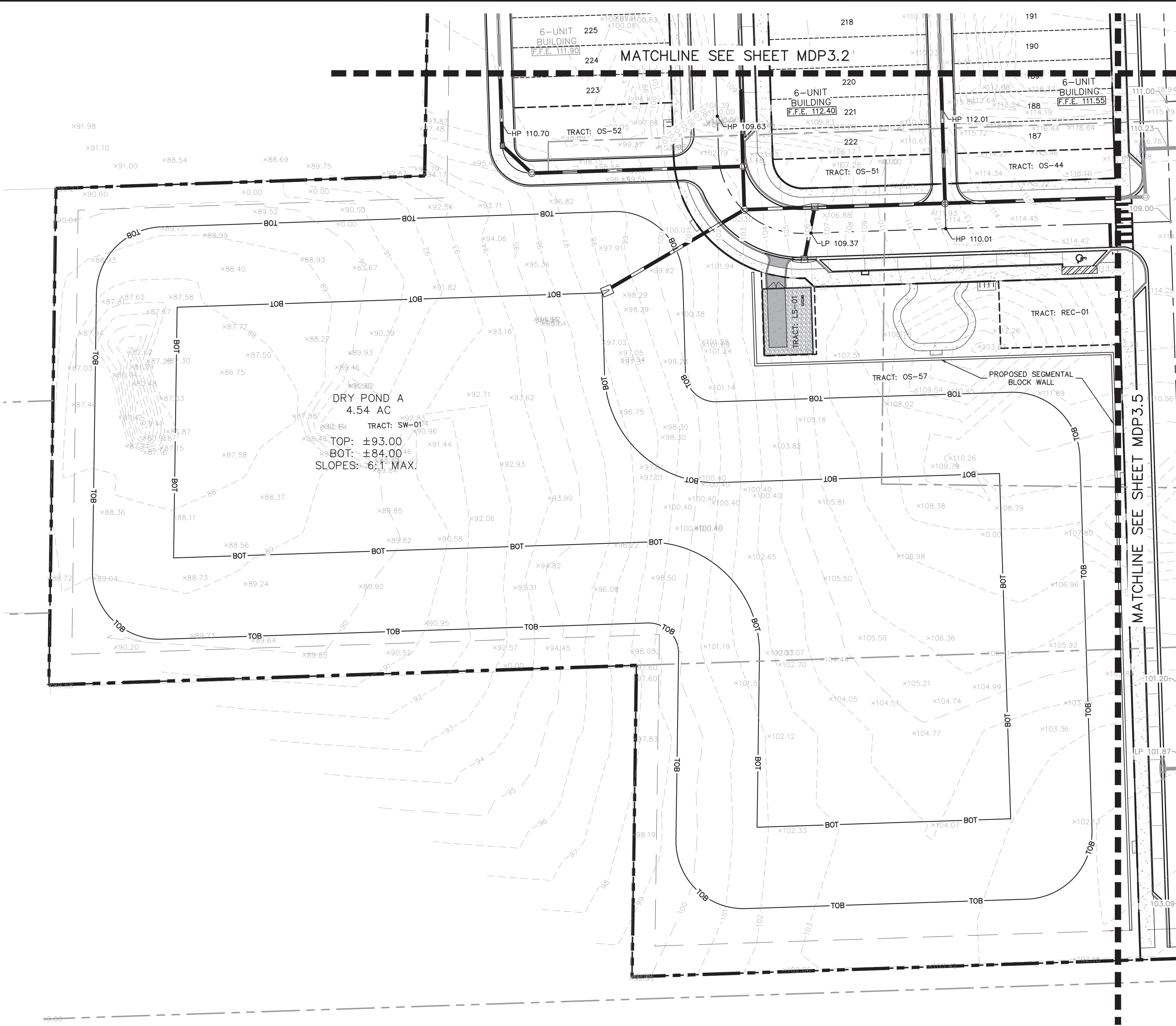
- LEGEND**
- PROPOSED SIDEWALK
 - FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
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 - PROPOSED STORM PIPE
 - PROPOSED STORM MANHOLE
 - PROPOSED CURB INLET
 - PROPOSED TYPE "V" INLET



KEY MAP
SCALE: 1" = 500'

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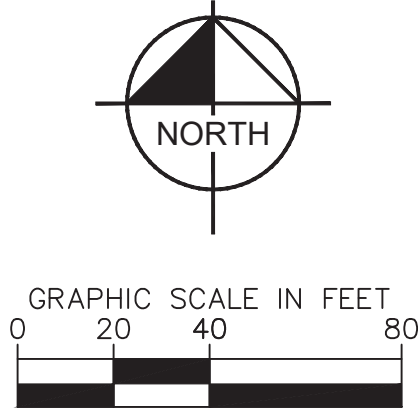
K-H PROJECT 249490000		DATE 10/25/2024		SCALE AS SHOWN		DESIGNED BY ---		DRAWN BY ---		CHECKED BY ---		LICENSED PROFESSIONAL BRIAN S. ASHBY, P.E. FLORIDA LICENSE NUMBER 80456		DATE 10/25/2024			
INB HOMES - KELLY PARK RD.												CITY OF APOPKA		FLORIDA			
PAVING GRADING & DRAINAGE PLAN												Kimley»Horn		200 S ORANGE AVE. SUITE 600, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM		REGISTRATION No. 35106	
SHEET NUMBER MDP3.3												REVISIONS		BY		DATE	



KEY MAP
SCALE: 1" = 500'

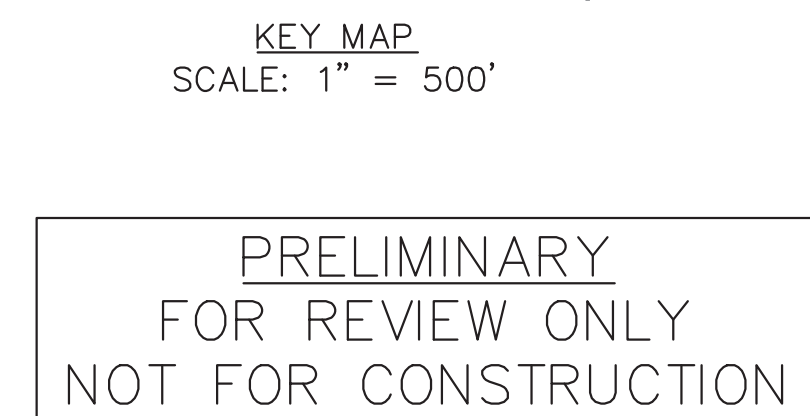
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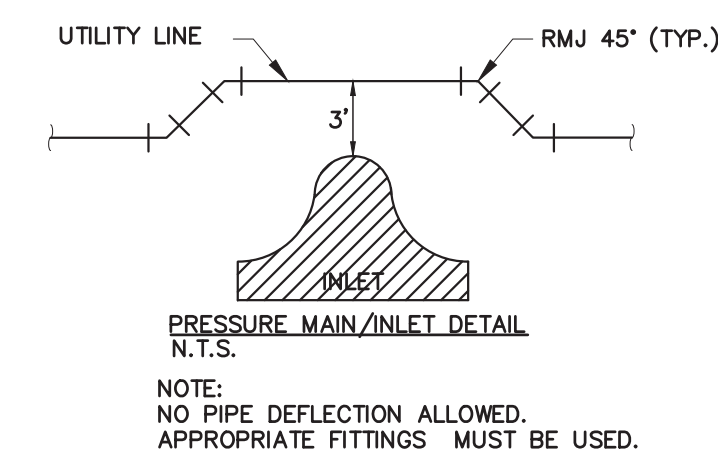
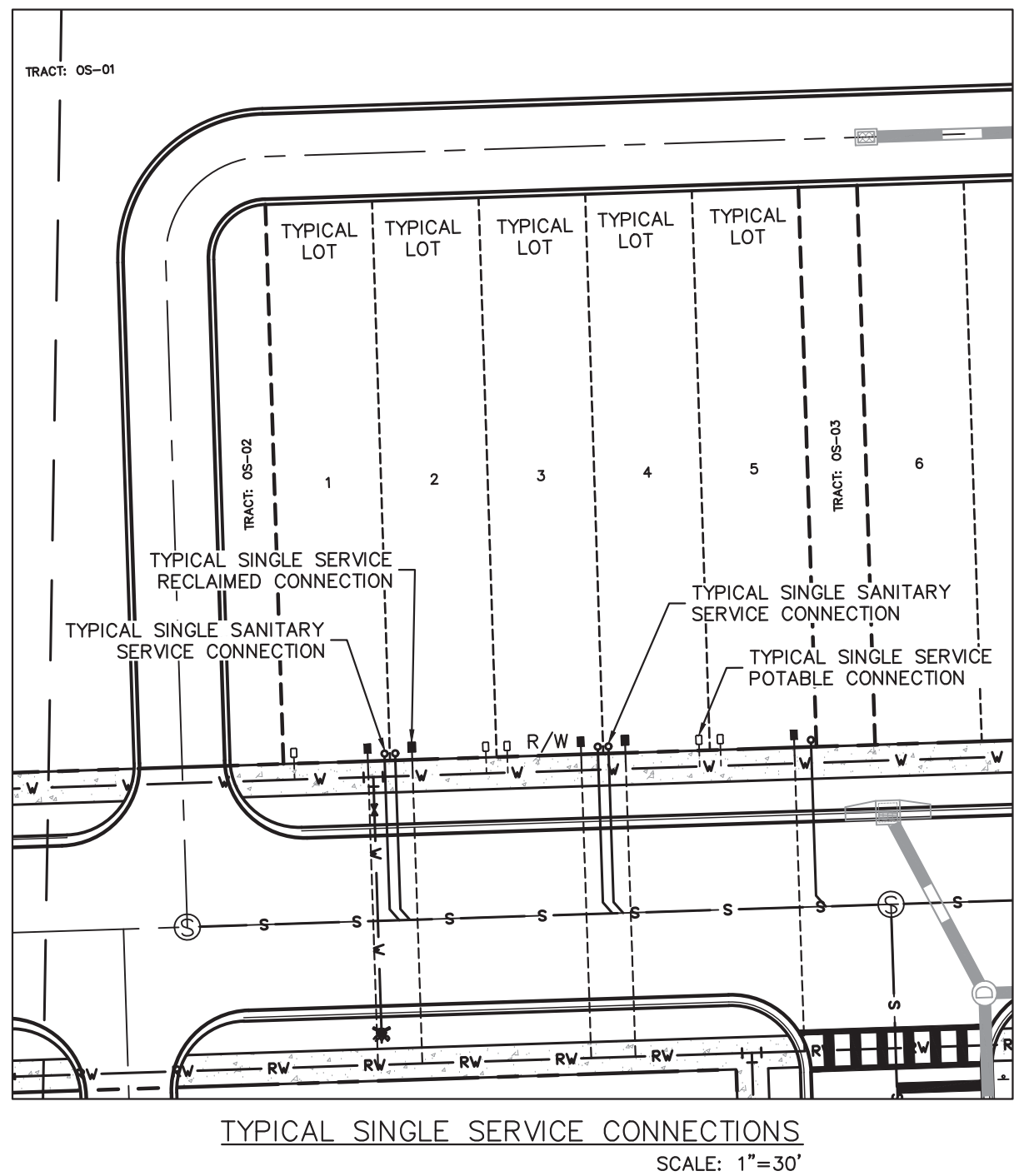
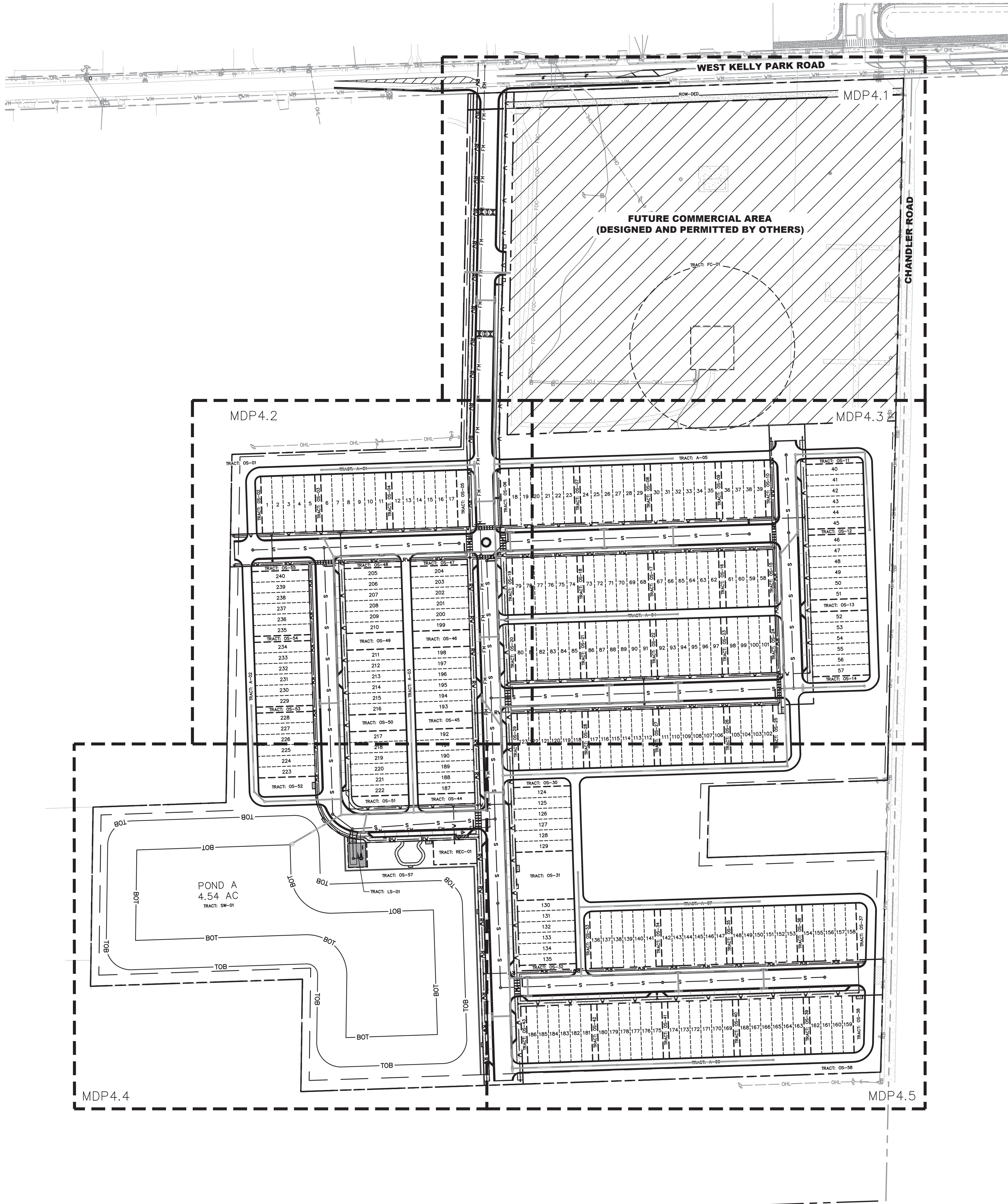
- LEGEND**
- PROPOSED SIDEWALK
 - FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
 - PROJECT BOUNDARY
 - BUILDING SETBACK
 - LOT LINE
 - EXISTING GRADES
 - PROPOSED GRADES
 - PROPOSED STORM PIPE
 - PROPOSED STORM MANHOLE
 - PROPOSED CURB INLET
 - PROPOSED TYPE "V" INLET



INB HOMES - KELLY PARK RD.	FLORIDA CITY OF APOPKA	SHEET NUMBER MDP3.4	
		PAVING GRADING & DRAINAGE PLAN	
KIMLEY-HORN 200 S ORANGE AVE., SUITE 600, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM		LISCENSED PROFESSIONAL BRIAN S. ASBURY, P.E. FLORIDA LICENSE NUMBER 80456 DATE: 10/25/2024	
K-H PROJECT 249490000 DATE 10/25/2024 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY		REVISIONS No. DATE BY	

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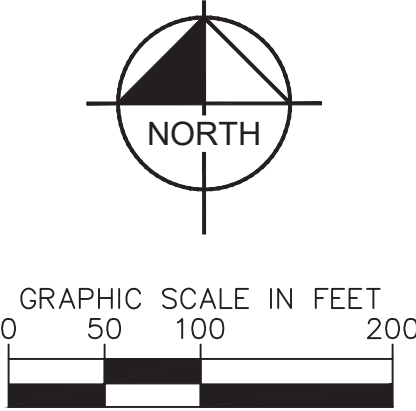
LEGEND

- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED REUSE WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
- EXISTING FORCE MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

NOTES:

- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
- THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
- ALL FIRE HYDRANT (TYP.) MUST MAINTAIN 36" CLEAR AROUND.
- FIRE HYDRANT (TYP.) SHALL BE MARKED WITH BLUE ROAD REFLECTORS.
- THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION.

KELLY PARK AVERAGE DAILY WATER DEMAND
POTABLE WATER: 87,500 GPD (250 UNITS X 350 GPD/UNIT)
WASTEWATER: 75,000 GPD (250 UNITS X 300 GPD/UNIT)



INB HOMES - KELLY PARK RD.

OVERALL UTILITY PLAN

FLORIDA

249490000

DATE: 10/25/2024

SCALE: AS SHOWN

DESIGNED BY: ---

DRAWN BY: ---

CHECKED BY: ---

BRIAN S. ASHBY, P.E.

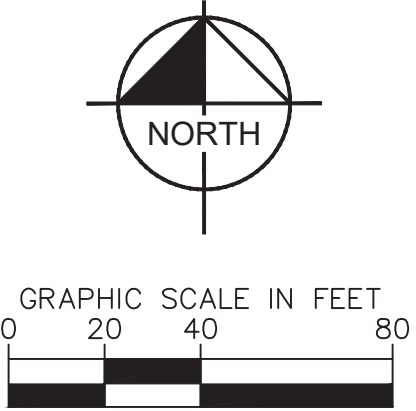
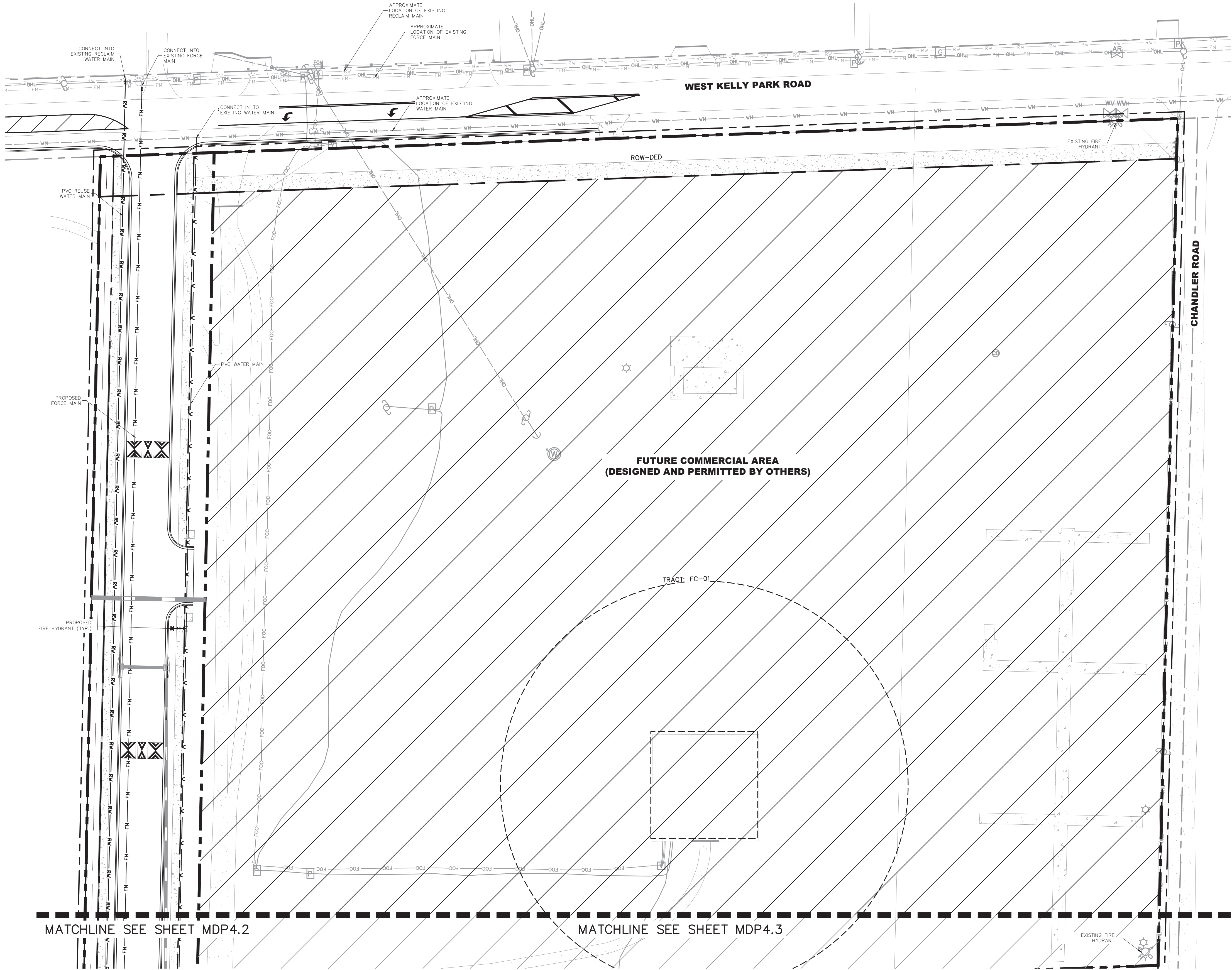
FLORIDA LICENSE NUMBER: 80456

DATE: 10/25/2024

REVISIONS

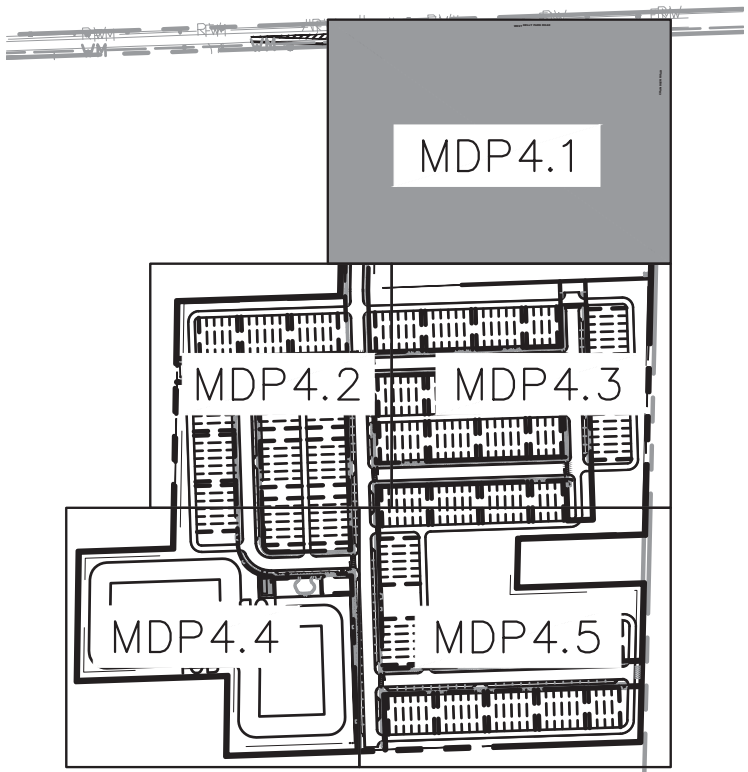
DATE

BY



LEGEND

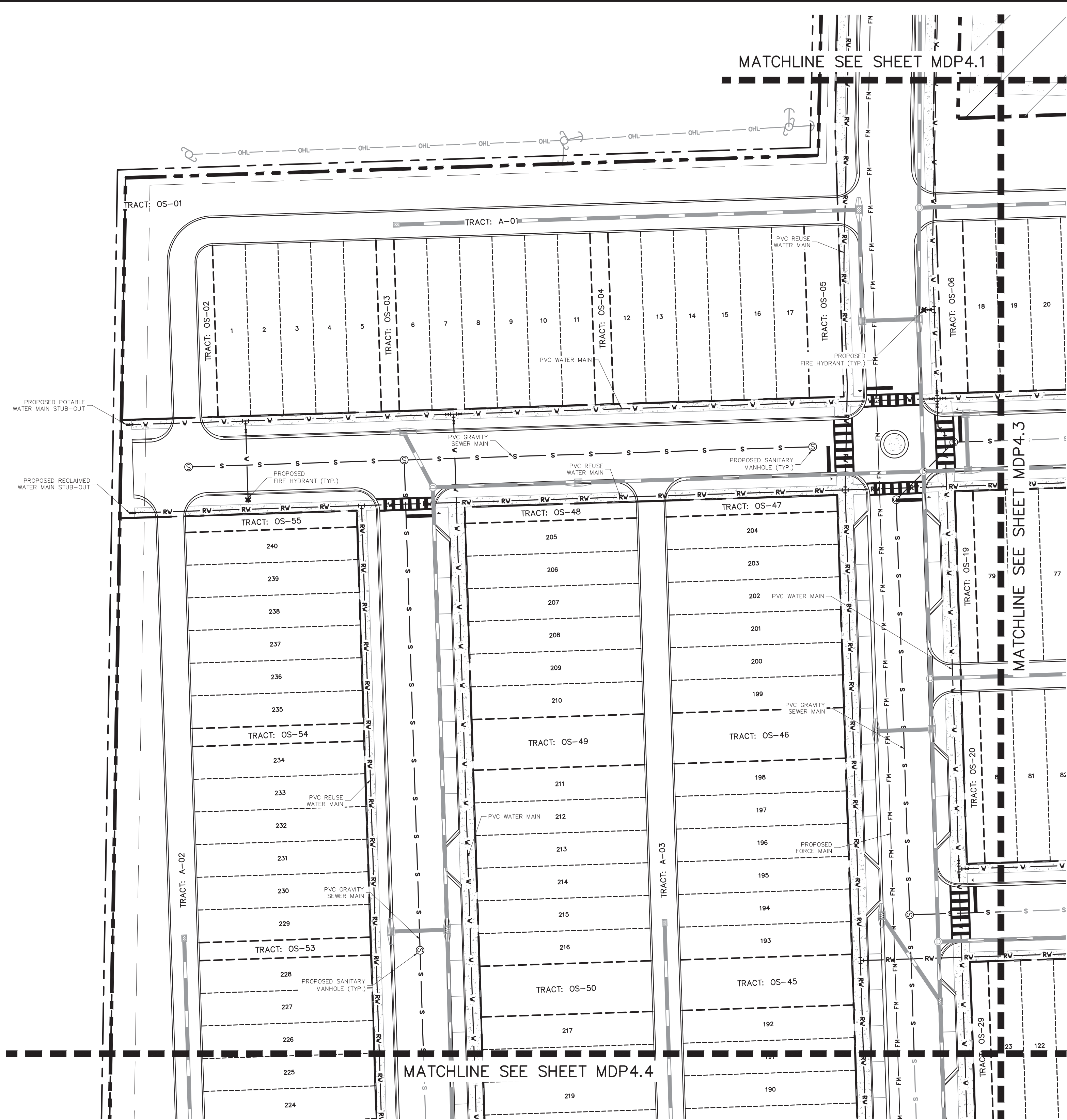
- PROPERTY BOUNDARY
- W W PROPOSED WATER LINE
- RW RW PROPOSED REUSE WATER LINE
- S S PROPOSED SANITARY LINE
- FM FM PROPOSED FORCE MAIN
- WM WM EXISTING WATER LINE
- RW RW EXISTING REUSE WATER LINE
- FM FM EXISTING FORCE MAIN
- OHL OHL EXISTING OVERHEAD ELECTRIC
- ★ PROPOSED FIRE HYDRANT
- ★ EXISTING FIRE HYDRANT
- ⊙ PROPOSED SANITARY MANHOLE
- ▨ FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



KEY MAP
SCALE: 1" = 500'

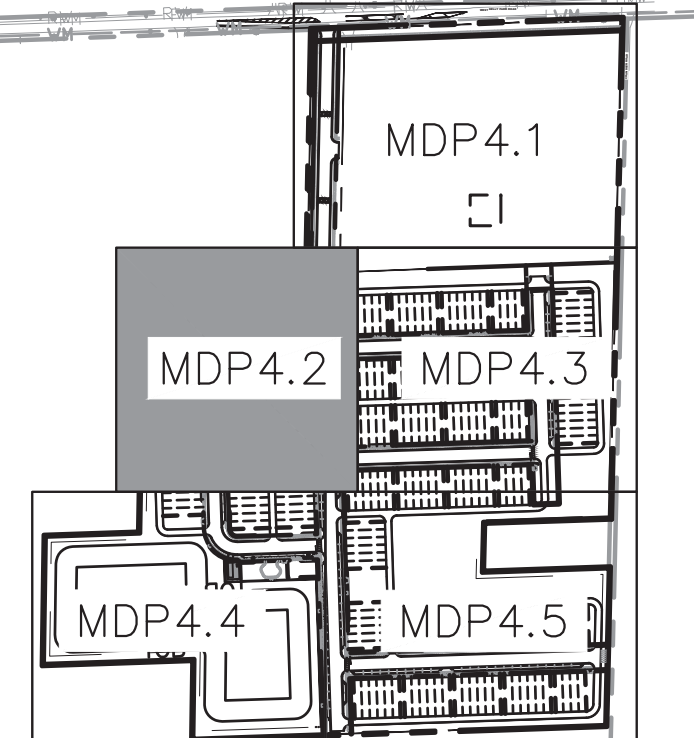
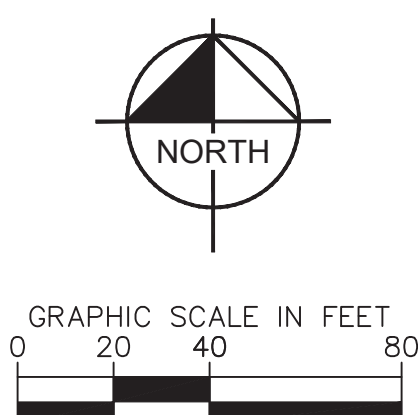
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	REVISIONS No.		BY DATE			



LEGEND

- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED REUSE WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
- EXISTING FORCE MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



KEY MAP
SCALE: 1" = 500'

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INB HOMES - KELLY
PARK RD.

SHEET NUMBER
MDP4.2

UTILITY PLAN

Kimley»Horn

LICENSED PROFESSIONAL
BRIAN S. ASHBY, P.E.
FLORIDA LICENSE NUMBER
80456
DATE: 10/25/2024

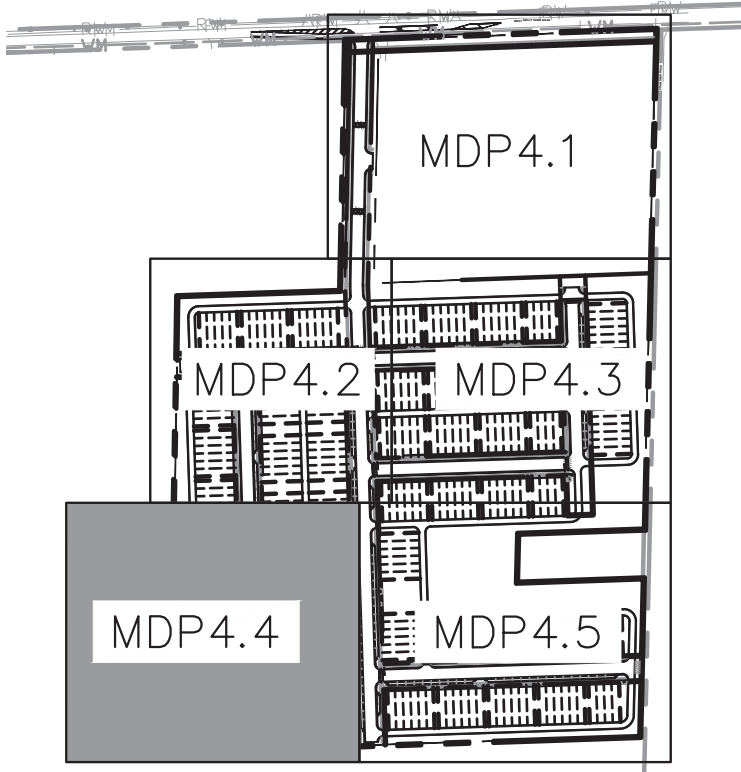
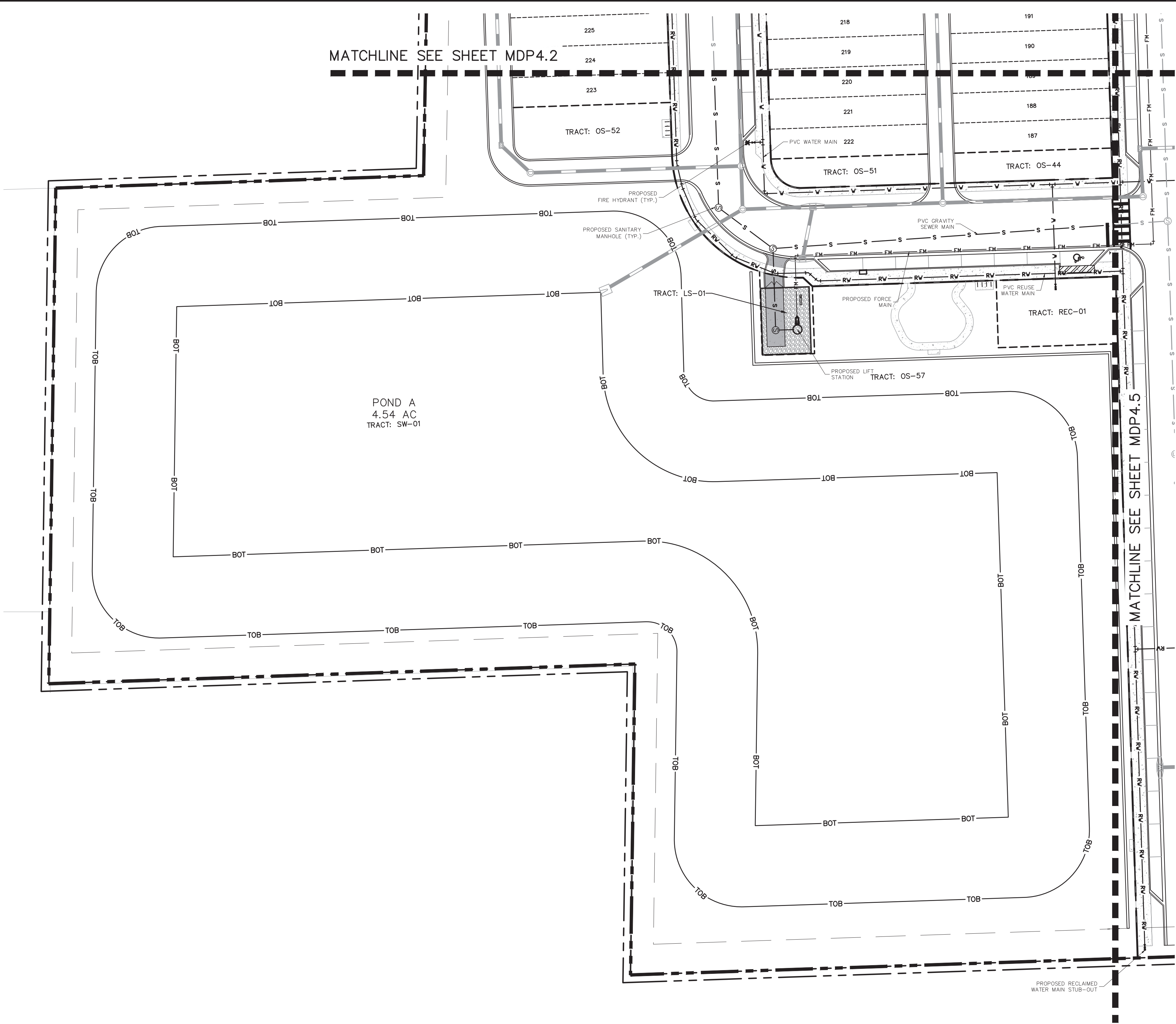
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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM

REGISTRATION No. 35106

REVISIONS

No.	DATE	BY

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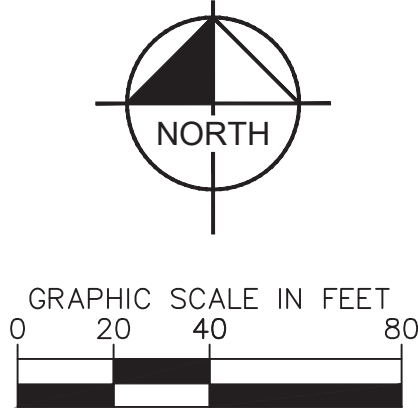


KEY MAP
SCALE: 1" = 500'

PRELIMINARY
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LEGEND

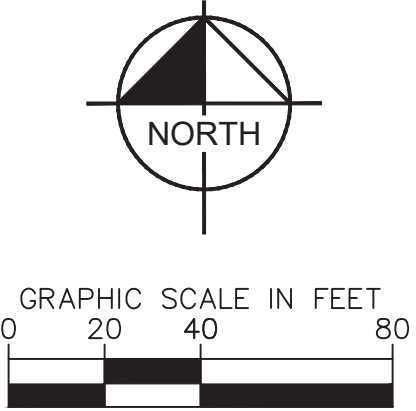
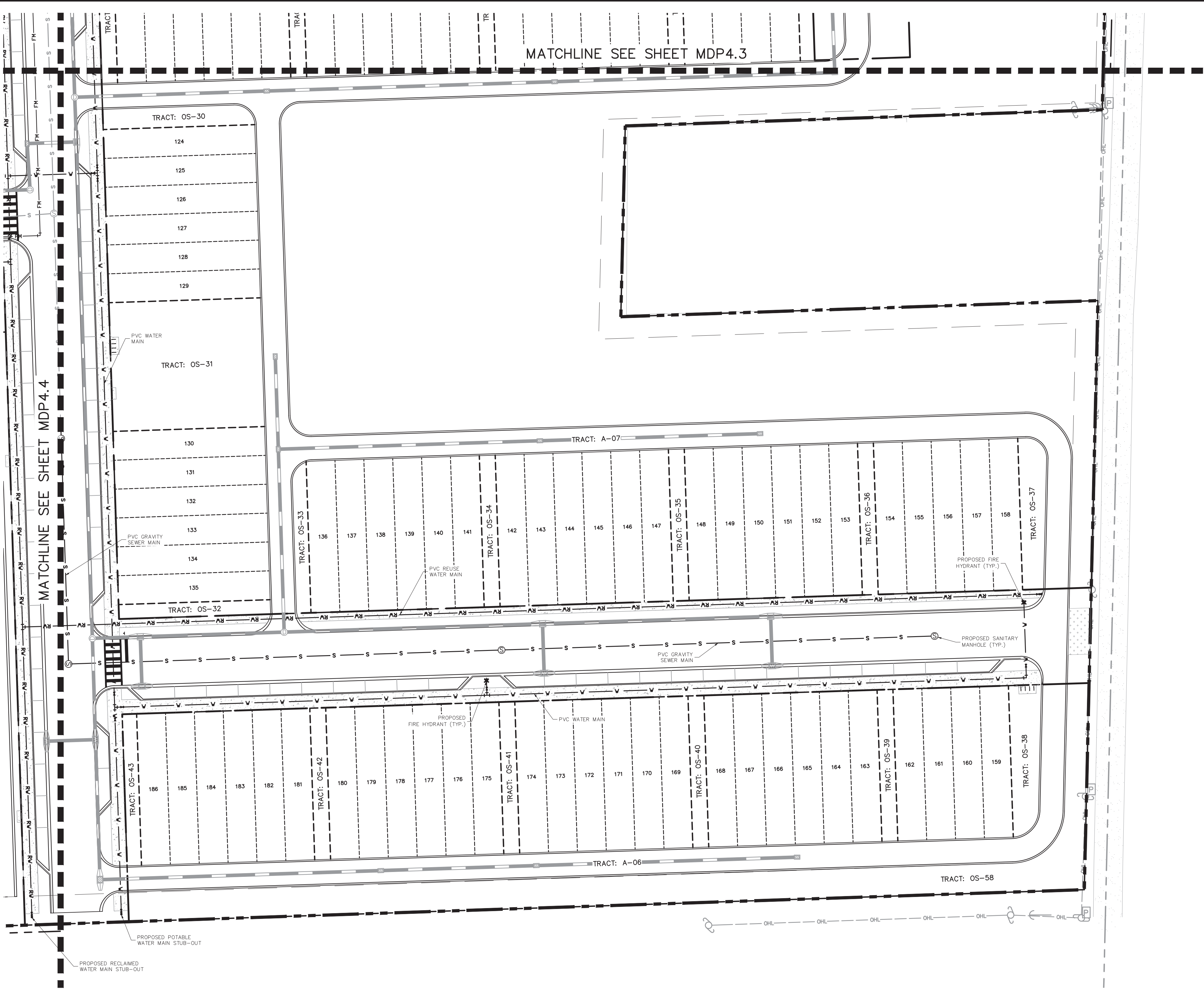
- PROPERTY BOUNDARY
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INB HOMES - KELLY PARK RD.	FLORIDA	CITY OF APOPKA	SHEET NUMBER		MDP4.4	
			MDP4.4			
			MDP4.4			
UTILITY PLAN			LICENSED PROFESSIONAL	BRIAN S. ASHBY, P.E.		
DATE			10/25/2024	FLORIDA LICENSE NUMBER		
SCALE			AS SHOWN	80456		
DESIGNED BY			---	DATE		
DRAWN BY			---	10/25/2024		
CHECKED BY			---	REGISTRATION No. 35106		
K-H PROJECT			249490000	WWW.KIMLEY-HORN.COM		
DATE			10/25/2024	REVISIONS		
SCALE			AS SHOWN	No.		
DESIGNED BY			---	DATE		
DRAWN BY			---	BY		
CHECKED BY			---			

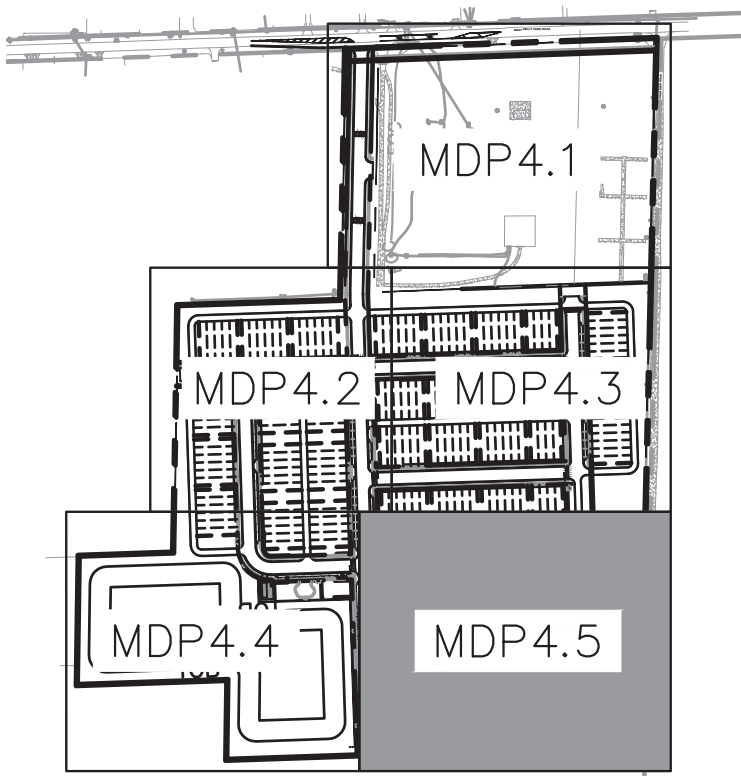
Kimley»Horn

200 S ORANGE AVE. SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM



LEGEND

- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED REUSE WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
- EXISTING FORCE MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



KEY MAP
SCALE: 1" = 500'

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

INB HOMES - KELLY PARK RD.	UTILITY PLAN	FLORIDA CITY OF APOPKA	SHEET NUMBER MDP4.5			
			LISCENSED PROFESSIONAL BRIAN S. ASHBY, P.E. FLORIDA LICENSE NUMBER 80456 DATE: 10/25/2024			
			K-H PROJECT 249490000 DATE 10/25/2024 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY			
Kimley»Horn		200 S ORANGE AVE. SUITE 600, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM		REVISIONS		BY