



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

September 16, 2026 9:00 AM

Apopka City Hall Commission Chambers

PUBLIC COMMENT PERIOD

SPECIAL EVENTS

1. **E-26-28 - 12Ks of Christmas - Northwest Recreation Complex, 3710 Jason Dweley Parkway - December 19th 2026, 8:00am-10:00am**
Owner(s): Andrew Reyes
Applicant(s): The Oak - Andrew Reyes
Location: Northwest Recreation Complex - 3710 Jason Dweley Parkway
Proposed Use: Organized Run/Walk
Project Manager: Carolyn Ray
2. **E-26-24 - Walk 4 Life - Start/Finish at First Baptist Church, 441 South Highland Avenue - October 17th 2026, 8:30am-11:30pm**
Owner(s): Above and Beyond Pregnancy Center
Applicant(s): Teresa Sawyer
Location: Starts at First Baptist Church, Main St to Park Ave, Park Ave to 1st St, 1st St to Forest Ave, Forest Ave back to First Baptist Church
Proposed use: Organized Walk/Run
Project Manager: Carolyn Ray
3. **E-26-26 - Harvest Haunt - Edward Field, East 1st Street - October 16th 2026 - October 18th 2026, 4:00pm - 10:00pm**
Owner(s): Orlando Renaissance Festival Inc
Applicant(s): Kira Phillips
Location: Edwards Field - East 1st Street
Proposed Use: Festival/Celebration
Project Manager: Carolyn Ray

PLAT

1. **PL-26-3 - Crossroads at Kelly Park Phase 2A-2 - Plat Application (PL), (2nd Submittal)**
Owner(s): Jen Florida 51 LLC
Applicant(s): Pape-Dawson - Genevieve LaBuda
Location: Soapberry Avenue
Proposed Use: Final plat of 78 lots known as Crossroads at Kelly Park Phase 2A-2
Project Manager: Jean Sanchez

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. **MDP-26-6 - Floridian Town Center Multifamily Phase 1 - Major Development Plan (MDP), (2nd Submittal)**
Owner(s): Floridian Apopka Phase 1 Owner LLC
Applicant(s): McIntosh Associates an LJA Company
Location: Southfork Drive
Proposed Use: Multi-Family Residential Apartments
Project Manager: Amer Hamza

ITEMS FOR DISCUSSION

ADJOURNMENT



Record No: E-26-28

Apopka Special Event Permit

Status: Active

Submitted On: 9/4/2026

Primary Location

No location

Owner

No owner information

Special Event Permit Application

Visit [City of Apopka Events Page](#) to learn more about what is happening in the City.

Name of the Event*

12Ks of Christmas

Event Date*

12/19/2026

Type of Event*

Organized Run/Walk

Facility or Location*

Northwest Recreation Complex

Additional event details*

Runners can team up and run a 12K in a Christmas themed relay-style race

Event Applicant

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. No applications will be accepted for events withing 60 days.

Organization Name*

The Oak

Organization Address*

[REDACTED]

Contact Person's Email*

[REDACTED]

Is your organization a Non-Profit (501 c3) or Tax Exempt Organization?*



No

Dates & Times

Event Start Date*

12/19/2026

Event End Date*

12/19/2026

Is your event multiple days?*

No

Event Time (Start & End Time)*

8am

Load in date

12/19/2026

Load in Time ⓘ

5:30am

Load out Date

12/19/2026

Load out time* ⓘ

10am

Expected Attendance*

75

Event Details

Does your event include food concession? Please list the food concessionaire*

Will there be food trucks?*

Yes

Will you be bringing in portable toilets? ⓘ

No

Event Cleanup Plan: Promoters are responsible for cleaning up the site area and surrounding areas. Trash cans will be available for use. Large events (over 1,000 people) will require a cleaning company onsite for their event.

Please provide the name of the cleaning company and how many staff will be on site for the duration of your event.

Will your event include tents?

Yes

Please indicate the size of tents (10x20 or large require additional permits)

10x10

Will you be serving alcohol at your event?*

No

Does your event require a road closure?*

No

Will you be hiring private security?*

No

Acknowledgements

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

Renter/Applicant/Event Organizer/Organization agrees to waive, release and agrees to indemnify and hold harmless the City of Apopka its officers, agents, employees or any other person for any claim, demand, liability, costs, suits, charges or compensation for loss or injury of any kind arising out of a loss or bodily injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this agreement, in whole or in part, whether such injuries to persons or damage to property are due or claim to be due to any passive negligence of, or arising from, the negligence of the City of Apopka, its employees or agents, or any other person, including attorneys' fees, by reason of the liability imposed by law upon the City of Apopka except in case of the City of Apopka's sole negligence, for damage because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this agreement, in whole or in part, whether such injuries to persons or damage to property are due or claim to be due to any passive negligence of its employees or agents or any other person. It is further understood and agreed that Renter/Applicant/Event Organizer/Organization shall, at the option of the City of Apopka, defend the City of Apopka with appropriate counsel and shall further bear all costs and expenses, including the expense of counsel, in the defense of any suit arising hereunder.

This Waiver, Release and Hold

Harmless/Indemnification Agreement is in consideration of the City of Apopka permitting the Renter/Applicant/Event Organizer/Organization to utilize property and/or facilities owned by the City of Apopka. Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes. This agreement shall be governed by the laws of the State of Florida, and venue shall lie exclusively in Orange County, Florida.*



Insurance Requirements for Events ?

The acknowledges below indicates receipt of the Policy and Procedures for events that has been attached at the end of this document. *



Applicant covenants and agrees that it will indemnify and hold harmless the City and all of the City's officer's, agents, and employees from claim, loss, damage, costs, charge or expense arising out of any act, action, neglect or omission by applicant during the performance of the event, whether direct, or indirect, and whether to any person or property to which the City of said parties may be subject.*



The acknowledgement below indicates receipt of the Policy and Procedures for events that has been attached at the end of this document. *



Curfew Policy Acknowledgment: I understand and agree that events must end by 8:00 PM (Sun–Thu) and 10:00 PM (Fri–Sat), and that exceeding curfew may result in deposit forfeiture and/or fees (\$500 for 5–30 minutes over, \$500+ for 30+ minutes over).*



Applicant Signature*

👤 Andrew J. Reyes
Aug 24, 2026

Date*

09/04/2026

SPECIAL EVENT INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS Before activity setup or any other site activity begins, the Renter/Applicant/Event Organizer/Organization must provide a Certificate of Insurance (including all required endorsements) to the City's Risk Management Division. All insurance policies must remain in effect from load-in through completion of load-out. The required limits may be satisfied through a combination of primary and excess/umbrella liability policies. Commercial General Liability Minimum limits: \$1,000,000 Each Occurrence \$2,000,000 General Aggregate Coverage must include: Premises and Operations Products and Completed Operations Contractual Liability Personal and Advertising Injury Damage to Rented Premises Sexual Abuse and Molestation Liability (if applicable) Spectator Liability (if applicable) Assault and Battery (if applicable) If alcohol is served: Liquor Liability \$1,000,000 per occurrence Host Liquor acceptable only if alcohol is served free of charge Automobile Liability Applies to owned, hired, and non-owned autos. \$300,000 Combined Single Limit (personal vehicles) \$1,000,000 Combined Single Limit (commercial vehicles, food trucks, CMVs) Workers' Compensation Statutory compliance with: \$1,000,000 Each Accident \$1,000,000 Disease – Policy Limit \$1,000,000 Disease – Each Employee Proof of exemption required if applicable. Additional Requirements All insurance policies shall: Name the City of Apopka as Additional Insured (except Workers' Compensation). Provide Waiver of Subrogation in favor of the City on all lines. Be Primary and Non-Contributory. Provide 30 days written notice of cancellation. Be issued by carriers rated A- VIII or better by A.M. Best. Include copies of all endorsement pages and form list schedules. Be subject to approval by the City. The insurance requirements set forth herein shall not be construed to limit or reduce the indemnification obligations of the Renter/Applicant/Event Organizer/Organization. Nothing herein shall be construed to extend the City's liability beyond that provided in §768.28, Florida Statutes. The original insurance certificates, and all requested extensions to the insurance certificate, shall be sent to: City of Apopka 120 East Main Street Apopka, Florida 32703 Renter/Applicant/Event Organizer/Organization is solely responsible for all applicable policy premiums, deductibles, and/or self-

HUMAN TRAFFICKING AFFIDAVIT Instruction: "Vendor", defined as any person or nongovernmental entity seeking to engage in business with the City of Apopka, must complete the following form. The undersigned, on behalf of the Vendor, hereby attests as follows: A. Vendor understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City from executing, renewing, or extending a contract to entities that use coercion for labor or services, with such terms defined as follows: • "Coercion" means: (1) using or threatening to use physical force against any person; (2) restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will; (3) using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; (4) destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person; (5) causing or threatening to cause financial harm to any person; (6) enticing or luring any person by fraud or deceit; or (7) providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person. • "Labor" means work of economic or financial value. • "Services" means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs. B. Vendor hereby attests, under penalty of perjury, that Vendor does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. I, the undersigned, am an officer or representative of the nongovernmental entity named below, and hereby represent that I: make the above attestation based upon personal knowledge; am over the age of 18 years and otherwise competent to make the above attestation; and am authorized to legally bind and make the above attestation on behalf of the Vendor. Under penalties of perjury, I declare that I have read the forgoing document and that the facts stated in it are true. Further Affiant sayeth naught.

insured retention attached to any required coverages.



Said insurance coverages procured by Renter/Applicant/Event Organizer/Organization as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and Renter/Applicant/Event Organizer/Organization 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 Renter/Applicant/ Event Organizer/Organization, as required herein.

Renter/Applicant/Event Organizer/Organization shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, event security firm(s), concert technical and/or production firm(s), and entertainers, maintain insurance meeting all of the requirements stated herein, and include the City of Apopka as an additional insured. Furthermore, the insurance policy held by the Renter/Applicant/Event Organizer/Organization shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Renter/Applicant/Event Organizer/Organization by a subcontractor. Upon written request, the Renter/Applicant/ Event Organizer/Organization shall provide copies of documentation that verifies the additional insured status of the City of Apopka from these subcontractors. The Renter/Applicant/Event Organizer/Organization shall remain fully liable and responsible for the performance and compliance of all contracted work, regardless of whether the work was performed in full or in part by a subcontractor. The subcontracting of any part of this Agreement shall not relieve the Renter/Applicant/Event Organizer/Organization from any liability or obligation under the Agreement, and the acts, errors, or omissions of the Renter/Applicant/Event Organizer/Organization's subcontractors shall be deemed to be the acts, errors, or omissions of the Renter/Applicant/Event Organizer/Organization. The insurance requirements set forth herein shall not be construed to limit or reduce the indemnification obligations of the Renter/Applicant/Event Organizer/Organization. HUMAN TRAFFICKING AFFIDAVIT Instruction: "Vendor", defined as any person or nongovernmental entity seeking to engage in

business with the City of Apopka, must complete the following form. The undersigned, on behalf of the Vendor, hereby attests as follows: A. Vendor understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City from executing, renewing, or extending a contract to entities that use coercion for labor or services, with such terms defined as follows: • "Coercion" means: (1) using or threatening to use physical force against any person; (2) restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will; (3) using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; (4) destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person; (5) causing or threatening to cause financial harm to any person; (6) enticing or luring any person by fraud or deceit; or (7) providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person. • "Labor" means work of economic or financial value. • "Services" means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs. B. Vendor hereby attests, under penalty of perjury, that Vendor does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. I, the undersigned, am an officer or representative of the nongovernmental entity named below, and hereby represent that I: make the above attestation based upon personal knowledge; am over the age of 18 years and otherwise competent to make the above attestation; and am authorized to legally bind and make the above attestation on behalf of the Vendor. Under penalties of perjury, I declare that I have read the forgoing document and that the facts stated in it are true. Further Affiant sayeth naught.





Record No: E-26-24

Apopka Special Event Permit

Status: Active

Submitted On: 8/27/2026

Primary Location

No location

Owner

No owner information

Special Event Permit Application

Visit City of Apopka Events Page to learn more about what is happening in the City.

Name of the Event*

Walk 4 Life

Event Date*

10/17/2026

Type of Event*

Organized Run/Walk

Facility or Location*

Other

Additional event details*

First Baptist Church hosting (location of the start of the race and event parking). The West Orange Trail Bridge will be utilized to cross Main St.

Event Applicant

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Organization Name*

Above and Beyond Pregnancy Center Inc.

Organization Address*

[REDACTED]

Contact Person's Email*

[REDACTED]

Is your organization a Non-Profit (501 c3) or Tax
Exempt Organization?*



Yes

Dates & Times

Event Start Date*

10/17/2026

Event End Date*

10/17/2026

Is your event multiple days?*

No

Event Time (Start & End Time)*

8:30-11:30 am

Load in date

10/17/2026

Load in Time ?

8:00 am

Load out Date

10/17/2026

Load out time* ?

12:00 noon

Expected Attendance*

75

Event Details

Does your event include food concession? Please list the food concessionaire*

Will there be food trucks?*

No

Will you be bringing in portable toilets? 

No

Event Cleanup Plan: Promoters are responsible for cleaning up the site area and surrounding areas. Trash cans will be available for use. Large events (over 1,000 people) will require a cleaning company onsite for their event.

Please provide the name of the cleaning company and how many staff will be on site for the duration of your event.

N/A

Will your event include tents?

No

Will you be serving alcohol at your event?*

No

Does your event require a road closure?*

No

Will you be hiring private security?*

No

Location Details - If on private property

Property Type*

Private

Address of other locations*

441 S. Highland Ave. Apopka, FL 32703

Letter from the property owner granting permission for
use of their property. *



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Applicant Signature*

 Teresa J. Sawyer
Aug 26, 2026

Date*

08/26/2026

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insured retention attached to any required coverages. Said insurance coverages procured by Renter/Applicant/Event Organizer/Organization as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and Renter/Applicant/Event Organizer/Organization 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 Renter/Applicant/ Event Organizer/Organization, as required herein. Renter/Applicant/Event Organizer/Organization shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, event security firm(s), concert technical and/or production firm(s), and entertainers, maintain insurance meeting all of the requirements stated herein, and include the City of Apopka as an additional insured. Furthermore, the insurance policy held by the Renter/Applicant/Event Organizer/Organization shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Renter/Applicant/Event Organizer/Organization by a subcontractor. Upon written request, the Renter/Applicant/ Event Organizer/Organization shall provide copies of documentation that verifies the additional insured status of the City of Apopka from these subcontractors. The Renter/Applicant/Event Organizer/Organization shall remain fully liable and responsible for the performance and compliance of all contracted work, regardless of whether the work was performed in full or in part by a subcontractor. The subcontracting of any part of this Agreement shall not relieve the Renter/Applicant/Event Organizer/Organization from any liability or obligation under the Agreement, and the acts, errors, or omissions of the Renter/Applicant/Event Organizer/Organization's subcontractors shall be deemed to be the acts, errors, or omissions of the Renter/Applicant/Event Organizer/Organization. The insurance requirements set forth herein shall not be construed to limit or reduce the indemnification obligations of the Renter/Applicant/Event Organizer/Organization. HUMAN TRAFFICKING AFFIDAVIT Instruction: "Vendor", defined as any person or nongovernmental entity seeking to engage in



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Record No: E-26-26

Apopka Special Event Permit

Status: Active

Submitted On: 9/3/2026

Primary Location

No location

Owner

No owner information

Special Event Permit Application

Visit [City of Apopka Events Page](#) to learn more about what is happening in the City.

Name of the Event*

Harvest Haunt

Event Date*

10/16/2026

Type of Event*

Festival/Celebration

Facility or Location*

Edwards Field

Additional event details*

Event dates are October 16, 17, 18, 2026

Event Applicant

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. No applications will be accepted for events withing 60 days.

Organization Name*

Orlando Renaissance Festival, Inc

Organization Address*

[REDACTED]

Contact Person's Email*

Kira Phillips

Is your organization a Non-Profit (501 c3) or Tax Exempt Organization?*

No

Dates & Times

Event Start Date*

10/14/2026

Event End Date*

10/20/2026

Is your event multiple days?*

Yes

Event Time (Start & End Time)*

Friday Oct 16: 4PM-10PM, Sat and Sun Oct 17-18: 2PM-10PM

Event Time(s) for additional event day(s)*

Set Up dates October 14-15: 9AM-6PM, Tear down dates October 19-20: 9 AM-6PM

Load in date

10/14/2026

Load in Time ⓘ

9AM - 6PM

Load out Date

10/20/2026

Load out time* ⓘ

9AM-6PM

Expected Attendance*

3000

Event Details

Does your event include food concession? Please list the food concessionaire*

Will there be food trucks?*

Yes

Will you be bringing in portable toilets? ②

Yes

How many portable toilets will you be bringing? ②

6

Describe facilities that you will be bringing in. (Trailer, ADA, Reg units)*

4 standard units, 2 ADA accessible units, 3 dual-sided hand wash stations, all units to be serviced daily

Event Cleanup Plan: Promoters are responsible for cleaning up the site area and surrounding areas. Trash cans will be available for use. Large events (over 1,000 people) will require a cleaning company onsite for their event.

Please provide the name of the cleaning company and how many staff will be on site for the duration of your event.

Our staff includes a grounds crew, we will also be renting a dumpster and bringing our own trash cans

Will your event include tents?

Yes

Please indicate the size of tents (10x20 or large require additional permits)

1 tent 40x80, 2 tents 10x20, 5 tents 10x10, additional tents provided by attending vendors

Will you be serving alcohol at your event?*

Yes

What is the name of the alcohol vendor?*

Rockpit Brewing

Does your event require a road closure?*

No

Will you be hiring private security?*

No

Acknowledgements

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

Renter/Applicant/Event Organizer/Organization agrees to waive, release and agrees to indemnify and hold harmless the City of Apopka its officers, agents, employees or any other person for any claim, demand, liability, costs, suits, charges or compensation for loss or injury of any kind arising out of a loss or bodily injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this agreement, in whole or in part, whether such injuries to persons or damage to property are due or claim to be due to any passive negligence of, or arising from, the negligence of the City of Apopka, its employees or agents, or any other person, including attorneys' fees, by reason of the liability imposed by law upon the City of Apopka except in case of the City of Apopka's sole negligence, for damage because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this agreement, in whole or in part, whether such injuries to persons or damage to property are due or claim to be due to any passive negligence of its employees or agents or any other person. It is further understood and agreed that Renter/Applicant/Event Organizer/Organization shall, at the option of the City of Apopka, defend the City of Apopka with appropriate counsel and shall further bear all costs and expenses, including the expense of counsel, in the defense of any suit arising hereunder.

This Waiver, Release and Hold

Harmless/Indemnification Agreement is in consideration of the City of Apopka permitting the Renter/Applicant/Event Organizer/Organization to utilize property and/or facilities owned by the City of Apopka. Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes. This agreement shall be governed by the laws of the State of Florida, and venue shall lie exclusively in Orange County, Florida.*



Insurance Requirements for Events ②

The acknowledges below indicates receipt of the Policy and Procedures for events that has been attached at the end of this document. *



Applicant covenants and agrees that it will indemnify and hold harmless the City and all of the City's officer's, agents, and employees from claim, loss, damage, costs, charge or expense arising out of any act, action, neglect or omission by applicant during the performance of the event, whether direct, or indirect, and whether to any person or property to which the City of said parties may be subject.*



The acknowledgement below indicates receipt of the Policy and Procedures for events that has been attached at the end of this document. *



Curfew Policy Acknowledgment: I understand and agree that events must end by 8:00 PM (Sun–Thu) and 10:00 PM (Fri–Sat), and that exceeding curfew may result in deposit forfeiture and/or fees (\$500 for 5–30 minutes over, \$500+ for 30+ minutes over).*



Applicant Signature*

☑ Kira M Phillips
Aug 29, 2026

Date*

08/29/2026

SPECIAL EVENT INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS Before activity setup or any other site activity begins, the Renter/Applicant/Event Organizer/Organization must provide a Certificate of Insurance (including all required endorsements) to the City's Risk Management Division. All insurance policies must remain in effect from load-in through completion of load-out. The required limits may be satisfied through a combination of primary and excess/umbrella liability policies. Commercial General Liability Minimum limits: \$1,000,000 Each Occurrence \$2,000,000 General Aggregate Coverage must include: Premises and Operations Products and Completed Operations Contractual Liability Personal and Advertising Injury Damage to Rented Premises Sexual Abuse and Molestation Liability (if applicable) Spectator Liability (if applicable) Assault and Battery (if applicable) If alcohol is served: Liquor Liability \$1,000,000 per occurrence Host Liquor acceptable only if alcohol is served free of charge Automobile Liability Applies to owned, hired, and non-owned autos. \$300,000 Combined Single Limit (personal vehicles) \$1,000,000 Combined Single Limit (commercial vehicles, food trucks, CMVs) Workers' Compensation Statutory compliance with: \$1,000,000 Each Accident \$1,000,000 Disease – Policy Limit \$1,000,000 Disease – Each Employee Proof of exemption required if applicable. Additional Requirements All insurance policies shall: Name the City of Apopka as Additional Insured (except Workers' Compensation). Provide Waiver of Subrogation in favor of the City on all lines. Be Primary and Non-Contributory. Provide 30 days written notice of cancellation. Be issued by carriers rated A- VIII or better by A.M. Best. Include copies of all endorsement pages and form list schedules. Be subject to approval by the City. The insurance requirements set forth herein shall not be construed to limit or reduce the indemnification obligations of the Renter/Applicant/Event Organizer/Organization. Nothing herein shall be construed to extend the City's liability beyond that provided in §768.28, Florida Statutes. The original insurance certificates, and all requested extensions to the insurance certificate, shall be sent to: City of Apopka 120 East Main Street Apopka, Florida 32703 Renter/Applicant/Event Organizer/Organization is solely responsible for all applicable policy premiums, deductibles, and/or self-

HUMAN TRAFFICKING AFFIDAVIT Instruction: "Vendor", defined as any person or nongovernmental entity seeking to engage in business with the City of Apopka, must complete the following form. The undersigned, on behalf of the Vendor, hereby attests as follows: A. Vendor understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City from executing, renewing, or extending a contract to entities that use coercion for labor or services, with such terms defined as follows: - "Coercion" means: (1) using or threatening to use physical force against any person; (2) restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will; (3) using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; (4) destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person; (5) causing or threatening to cause financial harm to any person; (6) enticing or luring any person by fraud or deceit; or (7) providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person. - "Labor" means work of economic or financial value. - "Services" means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs. B. Vendor hereby attests, under penalty of perjury, that Vendor does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. I, the undersigned, am an officer or representative of the nongovernmental entity named below, and hereby represent that I: make the above attestation based upon personal knowledge; am over the age of 18 years and otherwise competent to make the above attestation; and am authorized to legally bind and make the above attestation on behalf of the Vendor. Under penalties of perjury, I declare that I have read the forgoing document and that the facts stated in it are true. Further Affiant sayeth naught.

insured retention attached to any required coverages. Said insurance coverages procured by Renter/Applicant/Event Organizer/Organization as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and Renter/Applicant/Event Organizer/Organization 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 Renter/Applicant/ Event Organizer/Organization, as required herein. Renter/Applicant/Event Organizer/Organization shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, event security firm(s), concert technical and/or production firm(s), and entertainers, maintain insurance meeting all of the requirements stated herein, and include the City of Apopka as an additional insured. Furthermore, the insurance policy held by the Renter/Applicant/Event Organizer/Organization shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Renter/Applicant/Event Organizer/Organization by a subcontractor. Upon written request, the Renter/Applicant/ Event Organizer/Organization shall provide copies of documentation that verifies the additional insured status of the City of Apopka from these subcontractors. The Renter/Applicant/Event Organizer/Organization shall remain fully liable and responsible for the performance and compliance of all contracted work, regardless of whether the work was performed in full or in part by a subcontractor. The subcontracting of any part of this Agreement shall not relieve the Renter/Applicant/Event Organizer/Organization from any liability or obligation under the Agreement, and the acts, errors, or omissions of the Renter/Applicant/Event Organizer/Organization's subcontractors shall be deemed to be the acts, errors, or omissions of the Renter/Applicant/Event Organizer/Organization. The insurance requirements set forth herein shall not be construed to limit or reduce the indemnification obligations of the Renter/Applicant/Event Organizer/Organization. HUMAN TRAFFICKING AFFIDAVIT Instruction: "Vendor", defined as any person or nongovernmental entity seeking to engage in



business with the City of Apopka, must complete the following form. The undersigned, on behalf of the Vendor, hereby attests as follows: A. Vendor understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City from executing, renewing, or extending a contract to entities that use coercion for labor or services, with such terms defined as follows: • "Coercion" means: (1) using or threatening to use physical force against any person; (2) restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will; (3) using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; (4) destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person; (5) causing or threatening to cause financial harm to any person; (6) enticing or luring any person by fraud or deceit; or (7) providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person. • "Labor" means work of economic or financial value. • "Services" means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs. B. Vendor hereby attests, under penalty of perjury, that Vendor does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. I, the undersigned, am an officer or representative of the nongovernmental entity named below, and hereby represent that I: make the above attestation based upon personal knowledge; am over the age of 18 years and otherwise competent to make the above attestation; and am authorized to legally bind and make the above attestation on behalf of the Vendor. Under penalties of perjury, I declare that I have read the forgoing document and that the facts stated in it are true. Further Affiant sayeth naught.



CROSSROADS AT KELLY PARK PHASE 2A-2

A REPLAT OF TRACTS FD-2A-3 AND FD-2A-4, AND PORTIONS OF TRACTS FD-2A-2 AND FD-3B
CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2,
RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74,
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A REPLAT OF TRACTS FD-2A-3 AND FD-2A-4, AND PORTIONS OF TRACTS FD-2A-2 AND FD-3B AND A PORTION OF TRACT FD-3B, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 69.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°28'34", AN ARC LENGTH OF 39.48 FEET, A CHORD LENGTH OF 35.50 FEET AND A CHORD BEARING OF SOUTH 45°36'51" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°22'34" EAST, 385.68 FEET TO THE 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 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°37'26" WEST TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°22'34" EAST, 50.00 FEET; THENCE RUN NORTH 89°37'26" EAST, 5.50 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°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°22'34" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°22'34" EAST, 6.14 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 12°57'16", AN ARC LENGTH OF 8.14 FEET, A CHORD LENGTH OF 8.12 FEET AND A CHORD BEARING OF SOUTH 06°06'04" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 12°34'42" WEST, 131.47 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 4°35'09", AN ARC LENGTH OF 289.72 FEET, A CHORD LENGTH OF 281.47 FEET AND A CHORD BEARING OF SOUTH 34°31'16" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 927.50 FEET, A CENTRAL ANGLE OF 02°20'20", AN ARC LENGTH OF 37.86 FEET, A CHORD LENGTH OF 37.86 FEET AND A CHORD BEARING OF SOUTH 55°17'41" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 54°07'31" WEST, 52.10 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 827.50 FEET, A CENTRAL ANGLE OF 11°13'31", AN ARC LENGTH OF 162.12 FEET, A CHORD LENGTH OF 161.86 FEET AND A CHORD BEARING OF SOUTH 48°30'45" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°17'16", AN ARC LENGTH OF 34.16 FEET, A CHORD LENGTH OF 31.56 FEET AND A CHORD BEARING OF SOUTH 82°02'37" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 58°48'45" WEST, 14.61 FEET; THENCE RUN SOUTH 31°11'15" WEST, 50.00 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 94°54'58", AN ARC LENGTH OF 41.41 FEET, A CHORD LENGTH OF 36.84 FEET AND A CHORD BEARING OF SOUTH 11°21'16" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 827.50 FEET, A CENTRAL ANGLE OF 10°09'58", AN ARC LENGTH OF 146.82 FEET, A CHORD LENGTH OF 146.83 FEET AND A CHORD BEARING OF SOUTH 31°01'14" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 27°19'27", AN ARC LENGTH OF 31.89 FEET, A CHORD LENGTH OF 29.85 FEET AND A CHORD BEARING OF SOUTH 62°35'59" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 80°44'18" WEST, 19.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, SAID POINT FROM HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 04°47'37", AN ARC LENGTH OF 86.17 FEET, A CHORD LENGTH OF 86.15 FEET AND A CHORD BEARING OF NORTH 83°08'07" WEST TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 947.50 FEET, A CENTRAL ANGLE OF 07°25'50", AN ARC LENGTH OF 122.88 FEET, A CHORD LENGTH OF 122.79 FEET AND A CHORD BEARING OF NORTH 26°09'22" EAST TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN NORTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1145.00 FEET, A CENTRAL ANGLE OF 06°52'02", AN ARC LENGTH OF 137.24 FEET, A CHORD LENGTH OF 137.16 FEET AND A CHORD BEARING OF NORTH 86°41'40" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°52'19" WEST, 194.29 FEET; THENCE RUN SOUTH 03°47'46" EAST, 85.38 FEET; THENCE RUN SOUTH 86°12'14" WEST, 50.00 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°40'05", AN ARC LENGTH OF 40.87 FEET, A CHORD LENGTH OF 36.47 FEET AND A CHORD BEARING OF SOUTH 43°02'17" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°52'19" WEST, 93.84 FEET; THENCE RUN NORTH 02°43'36" WEST, 322.33 FEET; THENCE RUN NORTH 02°23'15" EAST, 156.15 FEET; THENCE RUN NORTH 89°52'19" EAST, 96.41 FEET; THENCE RUN SOUTH 69°07'09" EAST, 36.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 09°42'01", AN ARC LENGTH OF 46.56 FEET, A CHORD LENGTH OF 46.50 FEET AND A CHORD BEARING OF NORTH 28°58'10" EAST TO A POINT ON A NON-TANGENT LINE; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 72°16'15" WEST, 75.24 FEET; THENCE RUN SOUTH 89°52'19" WEST, 54.38 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°03'11", AN ARC LENGTH OF 22.87 FEET, A CHORD LENGTH OF 22.42 FEET AND A CHORD BEARING OF NORTH 42°57'31" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 7.14 FEET, A CENTRAL ANGLE OF 07°17'17", AN ARC LENGTH OF 164.09 FEET, A CHORD LENGTH OF 163.98 FEET AND A CHORD BEARING OF NORTH 55°50'28" EAST TO A POINT ON A NON-TANGENT LINE; THENCE NON-TANGENT TO SAID CURVE, RUN SOUTH 41°13'33" EAST, 120.20 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1410.00 FEET, A CENTRAL ANGLE OF 01°56'42", AN ARC LENGTH OF 47.86 FEET, A CHORD LENGTH OF 47.86 FEET AND A CHORD BEARING OF NORTH 50°55'59" EAST TO A POINT ON A NON-TANGENT LINE; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 41°13'33" WEST, 120.03 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1290.00 FEET, A CENTRAL ANGLE OF 02°30'21", AN ARC LENGTH OF 56.42 FEET, A CHORD LENGTH OF 56.42 FEET AND A CHORD BEARING OF NORTH 48°49'05" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 42°03'52", AN ARC LENGTH OF 227.56 FEET, A CHORD LENGTH OF 222.49 FEET AND A CHORD BEARING OF NORTH 68°35'40" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 89°17'26" EAST, 174.38 FEET; THENCE RUN SOUTH 00°22'34" EAST, 55.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°22'34" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 89°37'26" EAST, 219.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

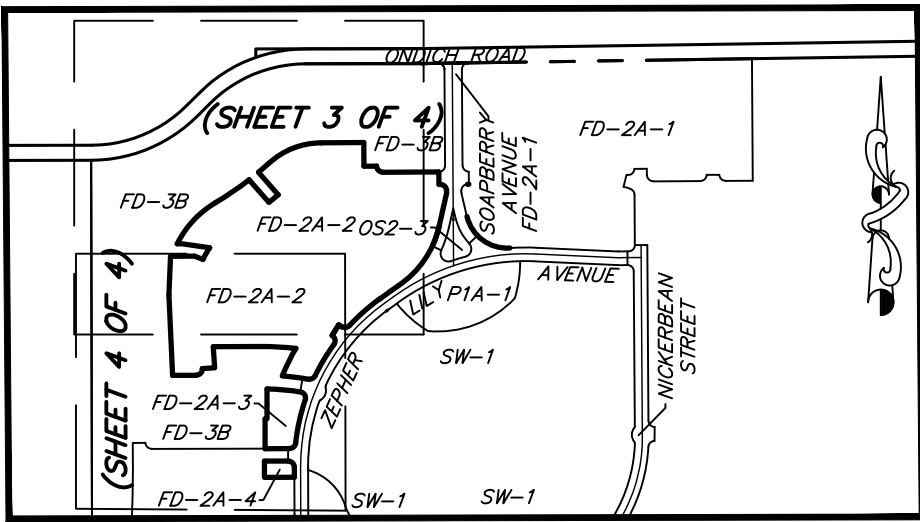
A TRACT OF LAND, BEING TRACT FD-2A-3, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFORESAID POINT "A" FOR A POINT OF REFERENCE; THENCE RUN SOUTH 14°04'51" WEST, 55.21 FEET TO THE POINT OF BEGINNING, SAID POINT LIES 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 99°41'56", AN ARC LENGTH OF 43.50 FEET, A CHORD LENGTH OF 38.22 FEET AND A CHORD BEARING OF SOUTH 31°09'41" EAST, TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 827.50 FEET, A CENTRAL ANGLE OF 12°17'07", AN ARC LENGTH OF 177.43 FEET, A CHORD LENGTH OF 177.09 FEET AND A CHORD BEARING OF SOUTH 12°32'43" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°28'10", AN ARC LENGTH OF 36.42 FEET, A CHORD LENGTH OF 33.28 FEET AND A CHORD BEARING OF SOUTH 48°08'14" WEST TO A POINT OF TANGENCY, SAID POINT FROM HEREIN AFTER REFERRED TO AS POINT "B"; THENCE RUN SOUTH 89°52'19" WEST, 97.79 FEET; THENCE RUN NORTH 00°07'41" WEST, 120.00 FEET; THENCE RUN NORTH 89°52'19" EAST, 7.77 FEET; THENCE RUN NORTH 00°07'41" WEST, 119.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 07°54'48", AN ARC LENGTH OF 134.66 FEET, A CHORD LENGTH OF 134.55 FEET AND A CHORD BEARING OF SOUTH 84°38'03" EAST TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND, BEING TRACT FD-2A-4, CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFORESAID POINT "B" FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°52'19" WEST, 5.53 FEET; THENCE RUN SOUTH 00°07'41" EAST 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, 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 35.26 FEET AND A CHORD BEARING OF SOUTH 45°07'41" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°07'41" EAST, 40.00 FEET; THENCE RUN SOUTH 89°52'19" WEST, 120.00 FEET; THENCE RUN NORTH 00°07'41" WEST, 65.00 FEET; THENCE RUN NORTH 89°52'19" EAST, 95.00 FEET TO THE POINT OF BEGINNING.



KEY MAP
NOT TO SCALE

LEGEND

R	RADIUS	PC	POINT OF CURVATURE
Δ	DELTA	PCC	POINT OF COMPOUND CURVATURE
L	LENGTH	POC	POINT OF TANGENCY
C	CHORD DISTANCE	PPC	PERMANENT CONTROL POINT
CB	CHORD BEARING	PI	POINT OF INTERSECTION
C	CENTERLINE	PT	POINT OF TANGENCY
CM	CONCRETE MONUMENT	P.O.B.	POINT OF BEGINNING
D.B.	DEED BOOK	P.O.C.	POINT OF COMMENCEMENT
DOC. #	DOCUMENT NUMBER	PRC	POINT OF REVERSE CURVE
FD	FUTURE DEVELOPMENT	PRM	PERMANENT REFERENCE MONUMENT
FND	FOUND	(RAD.)	RADIAL
L.B.	LICENSED BUSINESS	R.L.S.	REGISTERED LAND SURVEYOR
LS	LICENSED SURVEYOR	R/W	RIGHT-OF-WAY
NO ID	NO IDENTIFICATION	U.E.	UTILITY EASEMENT
(N.R.)	NON-RADIAL	W.E.	WALL EASEMENT
NT	NON-TANGENT		
O.R.B.	OFFICIAL RECORDS BOOK	□	PERMANENT REFERENCE 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED LS # 4044
P.B.	PLAT BOOK		
PG(S).	PAGE(S)	●	SET NAIL & DISC LS # 4044 (PCP)

NOTICE:

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

INDEX

SHEET 1 = COVER SHEET
SHEET 2-4 = BOUNDARY AND DETAIL SHEETS

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING SOUTH 00°17'05" EAST.
- DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS. # 4044.
- DENOTES A PERMANENT CONTROL POINT (PCP) A SET NAIL AND DISK STAMPED LS # 4044.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PLAT AND THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CROSSROADS AT KELLY PARK (THE "DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DOCUMENT # 20240449950 AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO.
- TRACT OS2A-5 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT (THE "CDD").
- ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED RADIAL (RAD.).
- WALL EASEMENTS (W.E.) SHOWN HEREON ARE DEDICATED TO THE KELLY PARK COMMUNITY DEVELOPMENT.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER IMPROVEMENTS WITHIN ALL DRAINAGE EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS WITHIN ALL RIGHTS-OF-WAY. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH ROADWAYS AND TRANSFER THEM TO THE CITY'S APPROVAL PROCESS.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS WITHIN ALL RIGHTS-OF-WAY. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH ROADWAYS AND TRANSFER THEM TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS), STREET LIGHT AND CONDUIT IMPROVEMENTS WITHIN ALL RIGHTS-OF-WAY. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER, STREET LIGHT AND CONDUIT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.
- FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY COUNCIL AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT.
- PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
- A PERPETUAL EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT, OVER THAT PORTION OF THE LOTS DESIGNATED AS "WALL EASEMENT" FOR SUPPORT AND MAINTENANCE OF THE WALL. THIS IS A NON-DISTURBANCE ZONE AND ALL OTHER STRUCTURES, ABOVE OR BELOW THE SURFACE ARE STRICTLY PROHIBITED WITHIN THE EASEMENT AREA. THIS RESTRICTION IS ABSOLUTE AND SHALL NOT BE WAIVED EXCEPT BY FORMAL VACATION OF THE EASEMENT BY THE HOMEOWNERS ASSOCIATION AND THE CITY OF APOPKA.

SURVEYOR'S NOTES RELATING TO ALLIANT NATIONAL TITLE INSURANCE COMPANY ITEMS:

WE HAVE EXAMINED THE FURNISHED PLAT PROPERTY INFORMATION REPORT, ORDER NO. 20185927, DATED: AUGUST 14, 2026.

- PLAT OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 RECORDED IN PLAT BOOK 116, PAGE 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
- MEMORANDUM OF UNDERSTANDING RECORDED IN OFFICIAL RECORDS BOOK 10113, PAGE 359, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOT A MATTER OF SURVEY.
- SCHOOL MITIGATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10512, PAGE 2705, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOT A MATTER OF SURVEY.
- LAND DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20210432531, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOT A MATTER OF SURVEY.
- NOTICE OF ESTABLISHMENT OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20220350151, AS AFFECTED BY FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2022070812, COLLATERAL ASSIGNMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250113657, COLLATERAL ASSIGNMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250113658, KELLY PARK COMMUNITY DEVELOPMENT DISTRICT DECLARATION OF CONSENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250113659, KELLY PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250113661, AND TRUE-UP AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250113663, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOT A MATTER OF SURVEY.
- DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20220474291, AS AFFECTED BY FIRST AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023010283, SECOND AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230019619, THIRD AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240513434, AND FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20250227824, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
- TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20220483784, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
- ASSIGNMENT OF LAND USE RIGHTS AND LAND DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20220582294. NOT A MATTER OF SURVEY.
- SCHOOL CONCURRENCY MITIGATION AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230234129, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOT A MATTER OF SURVEY.
- ROADWAY FUNDING AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230378714, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOT A MATTER OF SURVEY.
- DEVELOPMENT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230415204, AS AFFECTED BY FIRST AMENDMENT TO DEVELOPMENT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20230703088, SECOND AMENDMENT TO DEVELOPMENT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240688629, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
- ASSIGNMENT OF LAND USE RIGHTS AND LAND DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240001110, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOT A MATTER OF SURVEY.
- ASSIGNMENT OF LAND USE RIGHTS AND LAND DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240001111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOT A MATTER OF SURVEY.
- MEMORANDUM OF OPTION AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240001112, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOT A MATTER OF SURVEY.
- DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240449950, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOT A MATTER OF SURVEY.
- AGREEMENT FOR LAND DEVELOPMENT WORK ASSURANCE AND GRANT OF LIEN RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20260184590, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.

SHEET 1 OF 4

PLAT
BOOK

PAGE

CROSSROADS AT KELLY PARK PHASE 2A-2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JEN FLORIDA 51 LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING ONE OF THE OWNERS IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LAND AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS AND UTILITY EASEMENTS (U.E.), TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.

IN WITNESS WHEREOF, JEN FLORIDA 51 LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE EXECUTED IN ITS NAME BY THE BELOW-NAMED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2026.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF THE FOLLOWING TWO WITNESSES:

JEN FLORIDA 51 LLC, A FLORIDA LIMITED LIABILITY COMPANY

ACF TO HOLDINGS LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: DAN EDWARDS
TITLE: VICE PRESIDENT

DATE: _____

(WITNESS)

(WITNESS)

PRINT NAME:

PRINT NAME:

STATE OF FLORIDA

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2026, BY DAN EDWARDS AS VICE PRESIDENT OF JEN FLORIDA 51 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY; WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

PRINT NAME: _____
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON

A SURVEY OF THE LANDS SHOWN IN THE FOREGOING PLAT WAS COMPLETED; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE _____ SURVEYOR'S SIGNATURE _____

LS 4044

SURVEYOR'S REGISTRATION NUMBER

LB 966

CERTIFICATE OF AUTHORIZATION NUMBER

DAVID A. WHITE

REC - SURVEYING & MAPPING

2100 ALAFAYA TRAIL, SUITE 203

OWEN, FLORIDA, 32765

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED _____

VLADIMIR SIMONOVSKI, CITY ENGINEER

DATE _____

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR COMPLIANCE WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNED: _____ DATE _____
PRINTED NAME: EDWIN MUNOZ JR., P.S.M.
REGISTRATION NUMBER LS 7298

CERTIFICATE OF APPROVAL BY THE MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____ THE UNDERSIGNED APPROVED THE FOREGOING PLAT.

BY: _____

RADLEY WILLIAMS, CITY ADMINISTRATOR

ATTEST: _____

SUSAN M. BONE, CITY CLERK

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ AS DOCUMENT NO. _____

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

BY: _____

PEC

SURVEYING & MAPPING

CERTIFICATE OF AUTHORIZATION NUMBER LB 966

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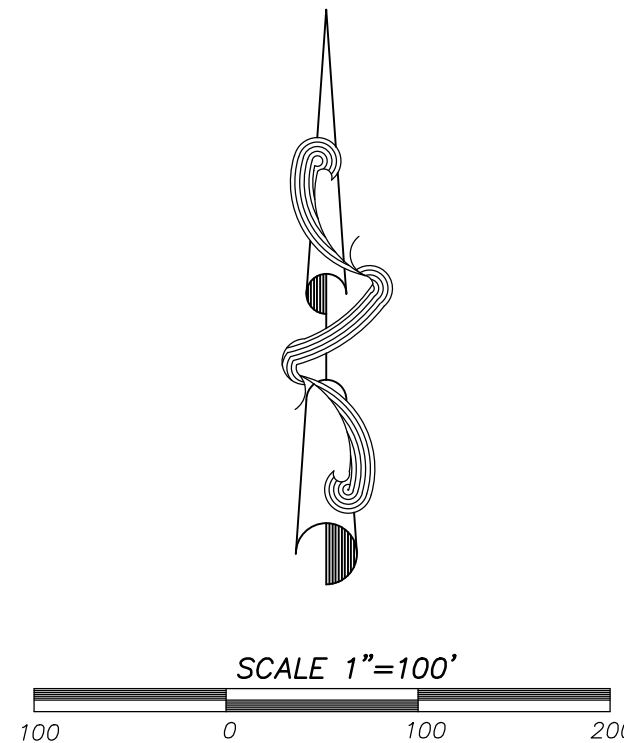
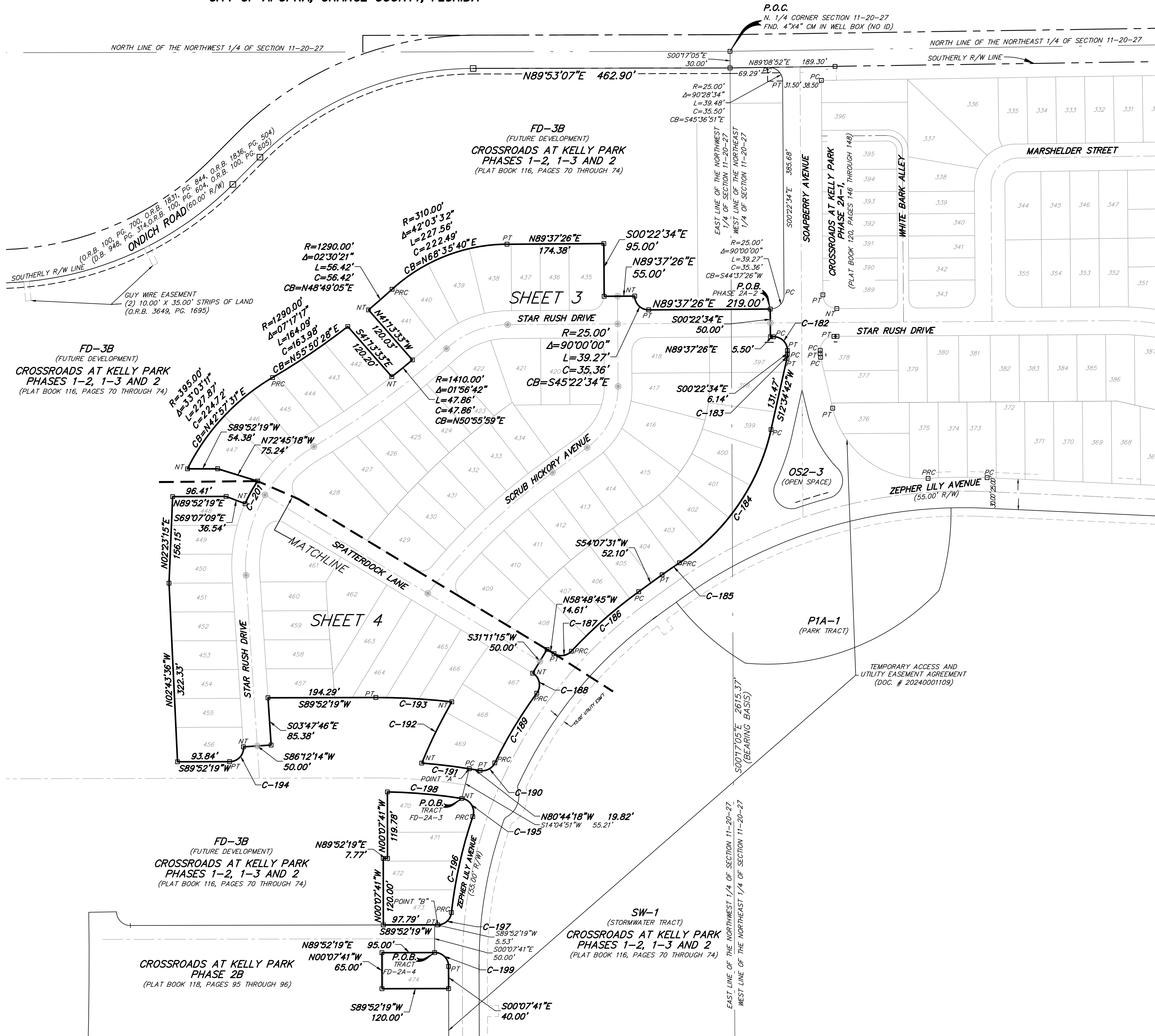
CROSSROADS AT KELLY PARK PHASE 2A-2

SHEET 2 OF 4 PLAT BOOK

PAGE

A REPLAT OF TRACTS FD-2A-3 AND FD-2A-4, AND PORTIONS OF TRACTS FD-2A-2 AND FD-3B
CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2,
RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-182	25.00'	090°00'00"	39.27'	35.36'
C-183	36.00'	012°57'16"	8.14'	8.12'
C-184	390.00'	043°53'09"	298.72'	291.47'
C-185	927.50'	002°20'20"	37.86'	37.86'
C-186	827.50'	011°13'31"	162.12'	161.86'
C-187	25.00'	078°17'16"	34.16'	31.56'
C-188	25.00'	094°54'58"	41.41'	36.84'
C-189	827.50'	010°09'58"	146.82'	146.63'
C-190	25.00'	073°19'27"	31.99'	29.85'
C-191	1030.00'	004°47'37"	86.17'	86.15'
C-192	947.50'	007°25'50"	122.88'	122.79'
C-193	1145.00'	006°32'02"	137.24'	137.16'
C-194	25.00'	093°40'05"	40.87'	36.47'
C-195	25.00'	099°41'56"	43.50'	38.22'
C-196	827.50'	012°17'07"	177.43'	177.09'
C-197	25.00'	083°28'10"	36.42'	33.28'
C-198	975.00'	007°54'48"	134.66'	134.55'
C-199	25.00'	090°00'00"	39.27'	35.36'
C-201	275.00'	009°42'01"	46.56'	46.50'



PEC

SURVEYING & MAPPING

CERTIFICATE OF AUTHORIZATION NUMBER LB 966
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INDEX
SHEET 1 = COVER SHEET
SHEET 2-4 = BOUNDARY AND DETAIL SHEETS

SE. CORNER NW 1/4
SECTION 11-20-27
FND. 4"x4" CM
LB 3556

NOTICE:

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CROSSROADS AT KELLY PARK PHASE 2A-2

A REPLAT OF TRACTS FD-2A-3 AND FD-2A-4, AND PORTIONS OF TRACTS FD-2A-2 AND FD-3B
CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2,
RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 4 PLAT
BOOK

PAGE

LINE TABLE		
LINE #	BEARING	DISTANCE
L-5	N00°22'34"W	62.70'
L-6	N54°07'31"E	76.89'
L-7	S54°07'31"W	76.89'
L-8	N54°07'31"E	12.14'
L-9	N54°07'31"E	39.96'
L-10	N54°07'31"E	29.06'
L-11	N54°07'31"E	23.04'
L-12	S00°22'34"E	50.00'
L-13	N89°37'26"E	5.50'
L-14	S00°22'34"E	6.14'
L-15	S54°07'31"W	52.10'
L-16	N58°48'45"W	14.61'



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-5	135.00'	054°30'05"	128.42'	N26°52'28"E
C-6	1092.50'	016°28'13"	314.05'	S45°53'24"W
C-9	250.00'	028°40'07"	125.09'	S45°06'42"W
C-10	1435.00'	011°52'51"	297.56'	N53°30'20"E
C-11	165.00'	042°03'32"	121.12'	S68°35'40"W
C-26	25.00'	090°00'00"	39.27'	N44°37'26"E
C-27	25.00'	090°00'00"	39.27'	N45°22'34"W
C-28	25.00'	090°00'00"	39.27'	S44°37'26"W
C-29	25.00'	099°33'19"	43.44'	S09°02'05"E
C-30	1067.50'	013°22'56"	248.33'	S47°26'03"W
C-31	160.00'	054°30'05"	152.20'	N26°52'28"E
C-32	110.00'	054°30'05"	104.64'	N26°52'28"E
C-33	1117.50'	014°13'32"	277.46'	S47°00'45"W
C-34	25.00'	081°17'16"	35.47'	N80°32'37"E
C-35	25.00'	103°56'55"	45.36'	S06°50'18"E
C-36	225.00'	014°18'35"	56.19'	S52°17'27"W
C-37	1460.00'	011°52'51"	302.75'	N53°30'20"E
C-38	1430.00'	042°03'32"	102.77'	S68°35'40"W
C-42	275.00'	025°37'34"	123.00'	S46°37'58"W
C-43	1410.00'	007°32'26"	185.56'	N55°40'32"E
C-44	1410.00'	002°23'44"	58.95'	N48°45'46"E
C-45	190.00'	042°03'32"	138.47'	S68°35'40"W
C-66	1067.50'	003°11'37"	59.50'	S42°20'23"W
C-67	1067.50'	003°04'41"	57.35'	S45°28'32"W
C-68	1067.50'	003°07'32"	58.23'	S48°34'38"W
C-69	1067.50'	003°03'53"	57.10'	S51°40'21"W
C-70	1067.50'	000°55'13"	17.15'	S53°39'54"W
C-71	160.00'	006°53'58"	19.27'	N50°40'32"E
C-72	160.00'	019°26'54"	26.38'	N04°20'53"E
C-75	110.00'	017°04'35"	32.78'	N08°09'44"E
C-76	110.00'	037°25'30"	71.85'	N35°24'46"E
C-77	1117.50'	001°50'24"	35.89'	S53°12'18"W
C-78	1117.50'	002°35'59"	50.71'	S50°59'07"W
C-79	1117.50'	002°35'59"	50.71'	S48°23'08"W
C-80	1117.50'	002°35'59"	50.71'	S45°47'09"W
C-81	1117.50'	002°35'59"	50.71'	S43°11'10"W
C-82	1117.50'	001°59'12"	38.75'	S40°53'35"W
C-83	1460.00'	000°56'21"	23.93'	N58°58'35"E
C-84	1460.00'	002°04'03"	52.68'	N57°28'23"E
C-85	1460.00'	002°03'25"	52.41'	N55°24'39"E
C-86	1460.00'	002°02'56"	52.21'	N53°21'29"E
C-87	1460.00'	002°02'37"	52.08'	N51°18'42"E
C-88	1460.00'	002°02'28"	52.01'	N49°16'09"E
C-89	1460.00'	000°41'01"	17.42'	N47°54'25"E
C-90	140.00'	029°24'34"	71.86'	S62°16'11"W
C-91	140.00'	012°38'58"	30.91'	S83°17'57"W
C-95	275.00'	009°16'44"	44.54'	S38°27'33"W
C-96	275.00'	010°51'54"	52.15'	S48°31'52"W
C-97	275.00'	005°28'56"	26.31'	S56°42'17"W
C-98	1410.00'	001°03'47"	26.16'	N58°54'52"E
C-99	1410.00'	002°07'46"	52.40'	N57°19'05"E
C-100	1410.00'	002°07'16"	52.20'	N55°11'35"E
C-101	1410.00'	002°13'37"	54.80'	N53°01'08"E
C-102	1410.00'	002°16'00"	55.78'	N48°49'38"E
C-103	1410.00'	000°07'44"	3.17'	N47°37'46"E
C-104	190.00'	014°14'55"	47.25'	S54°41'21"W
C-105	190.00'	015°16'57"	50.68'	S69°27'17"W
C-106	190.00'	012°31'40"	41.54'	S83°21'36"W
C-114	270.00'	014°54'33"	70.26'	N07°04'42"E
C-115	270.00'	021°57'09"	103.45'	N25°30'34"E

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-116	270.00'	019°42'06"	92.84'	N46°20'12"E
C-117	1047.50'	002°20'13"	42.72'	S55°17'37"W
C-118	947.50'	000°55'13"	15.22'	S53°39'54"W
C-119	947.50'	003°03'53"	50.68'	S51°40'21"W
C-120	947.50'	003°07'32"	51.69'	S48°34'38"W
C-121	947.50'	003°04'41"	50.90'	S45°28'32"W
C-122	947.50'	003°45'33"	62.16'	S42°03'25"W
C-123	947.50'	005°21'13"	88.53'	S42°51'15"W
C-124	947.50'	003°35'59"	59.53'	S47°19'51"W
C-125	947.50'	003°36'02"	59.54'	S50°55'52"W
C-126	947.50'	001°23'39"	23.05'	S53°25'42"W
C-127	1047.50'	001°35'27"	29.08'	S54°55'15"W
C-128	1047.50'	000°44'46"	13.64'	S56°05'21"W
C-129	270.00'	007°45'34"	36.57'	N52°34'57"E
C-130	270.00'	010°03'22"	47.39'	N43°40'29"E
C-131	270.00'	010°17'15"	48.48'	N33°30'11"E
C-132	270.00'	010°17'15"	48.48'	N23°12'56"E
C-133	270.00'	010°17'15"	48.48'	N12°55'41"E
C-134	270.00'	008°08'37"	38.45'	N03°42'15"E
C-135	390.00'	005°29'54"	37.43'	S15°19'39"W
C-136	390.00'	010°17'17"	70.03'	S23°13'15"W
C-137	390.00'	010°17'17"	70.03'	S33°30'32"W
C-138	390.00'	010°03'22"	68.45'	N43°40'52"E
C-139	390.00'	007°45'18"	52.79'	N52°35'12"E
C-140	927.50'	000°21'41"	5.85'	S56°17'00"W
C-141	927.50'	001°58'39"	32.01'	S55°06'50"W
C-142	927.50'	001°23'39"	20.13'	S53°25'42"W
C-143	927.50'	003°36'02"	52.00'	S50°55'52"W
C-144	927.50'	003°35'59"	51.99'	S47°19'51"W
C-145	927.50'	002°37'52"	38.00'	S44°12'56"W
C-153	1237.50'	001°11'52"	25.87'	S33°31'35"W
C-154	1237.50'	002°24'44"	52.10'	S51°43'17"W
C-155	1237.50'	002°24'29"	52.01'	S49°18'40"W
C-156	1237.50'	002°24'30"	52.02'	S46°54'10"W
C-157	1237.50'	002°24'47"	52.12'	S44°29'32"W
C-158	1237.50'	002°25'19"	52.31'	S42°04'29"W
C-159	1237.50'	002°48'18"	60.58'	S39°27'41"W
C-160	1237.50'	003°49'38"	82.67'	S35°58'21"W
C-161	1237.50'	002°35'59"	56.15'	S43°11'10"W
C-162	1237.50'	002°35'59"	56.15'	S45°47'09"W
C-163	1237.50'	002°35'59"	56.15'	S48°23'08"W
C-164	1237.50'	002°35'59"	56.15'	S50°59'07"W
C-165	1237.50'	001°50'24"	39.74'	S53°12'19"W
C-166	395.00'	016°49'38"	116.01'	S34°50'45"W
C-167	395.00'	008°44'30"	67.16'	S48°07'49"W
C-168	395.00'	006°29'03"	44.70'	S56°14'35"W
C-169	1290.00'	000°20'25"	7.66'	N59°18'54"E
C-170	1290.00'	002°19'51"	52.48'	N57°58'46"E
C-171	1290.00'	002°19'12"	52.24'	N55°39'14"E
C-172	1290.00'	002°17'49"	51.71'	N53°20'44"E
C-173	310.00'	001°14'18"	6.70'	S48°11'03"W
C-174	310.00'	013°24'13"	72.52'	S55°30'19"W
C-175	310.00'	014°41'37"	79.50'	S69°33'13"W
C-176	310.00'	012°43'24"	68.84'	S83°15'44"W
C-182	25.00'	090°00'00"	39.27'	S45°22'34"E
C-183	36.00'	012°57'16"	8.14'	S06°06'04"W
C-184	390.00'	043°53'09"	298.72'	S34°31'16"W
C-185	927.50'	002°20'20"	37.86'	S55°17'41"W
C-186	827.50'	011°13'31"	162.12'	S48°30'45"W
C-187	25.00'	078°17'16"	34.16'	S82°02'37"W
C-200	1410.00'	001°56'42"	47.86'	N50°55'59"E

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PEC

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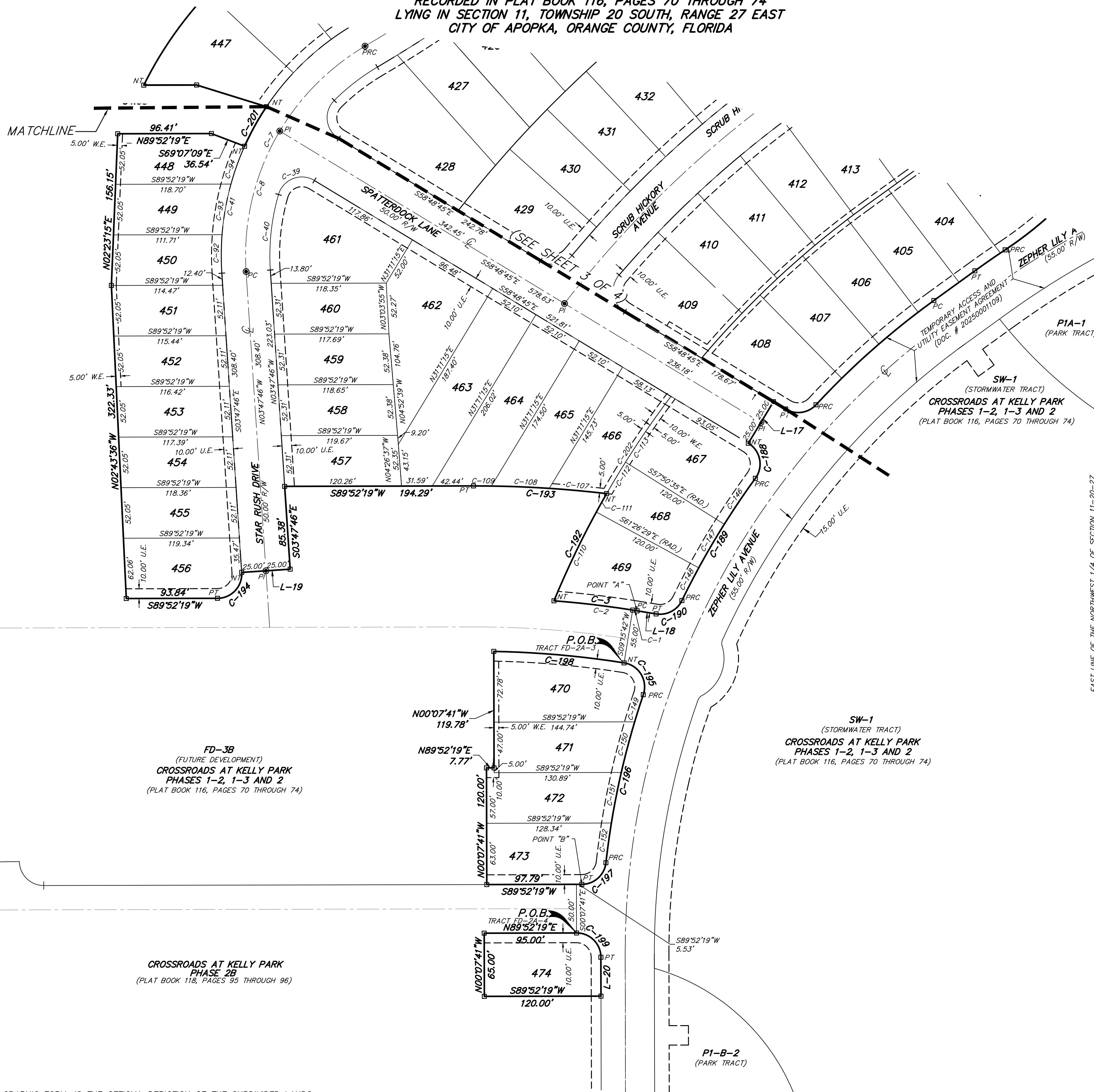
INDEX
SHEET 1 = COVER SHEET
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CROSSROADS AT KELLY PARK PHASE 2A-2

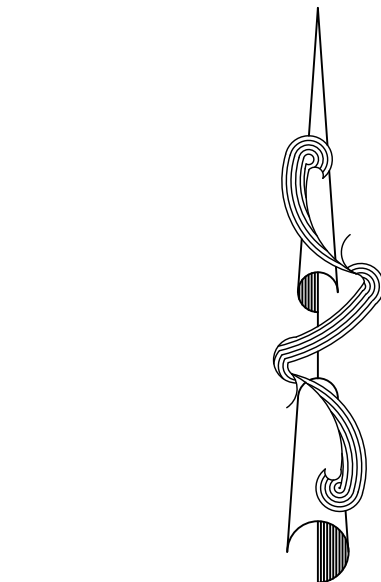
A REPLAT OF TRACTS FD-2A-3 AND FD-2A-4, AND PORTIONS OF TRACTS FD-2A-2 AND FD-3B
CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2,
RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 4 OF 4 PLAT
BOOK

PAGE



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH
C-7	250.00'	063°14'31"	275.95'	262.15'
C-8	250.00'	034°34'24"	150.85'	148.58'
C-39	25.00'	105°00'28"	45.82'	39.67'
C-40	225.00'	019°58'33"	78.44'	78.05'
C-41	275.00'	027°54'55"	133.98'	132.66'
C-82	275.00'	008°15'50"	39.66'	39.63'
C-93	275.00'	011°01'19"	52.90'	52.82'
C-94	275.00'	008°37'47"	41.42'	41.38'
C-107	1145.00'	002°57'56"	59.27'	59.26'
C-108	1145.00'	002°58'42"	59.52'	59.51'
C-109	1145.00'	000°55'24"	18.45'	18.45'
C-110	947.50'	006°07'04"	101.17'	101.12'
C-111	947.50'	001°18'46"	21.71'	21.71'
C-112	947.50'	002°17'08"	37.80'	37.79'
C-113	947.50'	004°58'14"	82.20'	82.17'
C-146	827.50'	003°56'48"	57.00'	56.99'
C-147	827.50'	003°35'54"	51.97'	51.96'
C-148	827.50'	002°37'16"	37.86'	37.85'
C-149	827.50'	002°01'54"	29.34'	29.34'
C-150	827.50'	003°43'36"	53.82'	53.81'
C-151	827.50'	003°40'17"	53.02'	53.01'
C-152	827.50'	002°51'21"	41.24'	41.24'
C-188	25.00'	094°54'58"	41.41'	36.84'
C-189	827.50'	010°09'58"	146.82'	146.63'
C-190	25.00'	073°19'27"	31.99'	29.85'
C-192	947.50'	007°25'50"	122.88'	122.79'
C-193	1145.00'	006°52'02"	137.24'	137.16'
C-194	25.00'	083°40'05"	40.87'	36.47'
C-195	25.00'	099°41'56"	43.50'	38.22'
C-196	827.50'	012°17'07"	177.43'	177.09'
C-197	25.00'	083°28'10"	36.42'	33.28'
C-198	975.00'	007°54'48"	134.66'	134.55'
C-199	25.00'	090°00'00"	39.27'	35.36'
C-201	275.00'	009°42'01"	46.56'	46.50'
C-202	947.50'	007°15'22"	120.00'	119.92'



SCALE 1"=60'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-17	N31°11'15"E	50.00'
L-18	N80°44'18"W	19.82'
L-19	S86°12'14"W	50.00'
L-20	S00°07'41"E	40.00'

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PEC

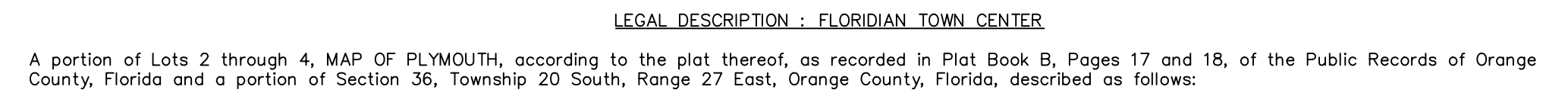
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INDEX

SHEET 1 = COVER SHEET
SHEET 2-4 = BOUNDARY AND DETAIL SHEETS

NOT FOR CONSTRUCTION



Commence at the Southeast corner of Tract G, STANTON RIDGE, according to the plat thereof, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plot of STANTON RIDGE, 947.63 feet to the Southwest corner of said plot of STANTON RIDGE and the West line of the Northwest 1/4 of the Southeast 1/4 of aforesaid Section 36; thence S02°34'31"E along said West line, 993.64 feet to the North boundary of said Plot A-1A; thence N89°29'29"E along said North boundary, 125.33 feet to the Northeast corner of said Plot A-1A; thence S89°28'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of aforesaid Section 36, for a distance of 172.31 feet; thence departing said North line, run S00°30'31"E, 495.44 feet; thence N71°37'16"E, 30.47 feet; thence N89°29'29"E, 125.33 feet; thence S49°46'56"E, 195.81 feet; thence N88°25'04"E, 343.60 feet; thence N01°34'56"E, 68.50 feet; thence N88°25'04"E, 73.50 feet; thence N01°34'56"E, 145.03 feet; thence N37°54'36"E, 240.88 feet; thence S89°28'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of aforesaid Section 36, for a distance of 475.00 feet, a chord bearing of N24°28'06"W, and a chord distance of 167.22 feet; thence Northwesternly along the arc of said curve through a central angle of 176°32' for a distance of 168.09 feet to the point of tangency, thence N14°19'50"W, 196.53 feet; thence S75°40'10"W, 300.65 feet to a non-tangent curve concave westerly having a radius of 250.00 feet, a chord bearing of N58°15'E, and a chord distance of 115.15 feet; thence Southwesterly along the arc of said curve through a central angle of 60°07'45" for a distance of 158.78 feet to the "BEARINGS AND DISTANCES" BEARING POINT; thence following Florida State Plane Coordinate System East Zone, scale factor of 0.99999293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

W:\Projects\2016\Orange\STANTON RIDGE\STANTON RIDGE.dwg

Containing 15.306 acres more or less when measured in ground dimensions and being subject to any rights-of-way, restrictions and easements of record.

ARCHITECT

SLOCUM PLATTS ARCHITECTS
670 NORTH ORLANDO AVENUE, SUITE 1001
MAITLAND, FLORIDA 32751
PH: 407.645.3019
CONTACT PERSON: RANDY COBENA

GEOTECHNICAL SERVICES

GEO-TECHNOLOGY ASSOCIATES, INC.
4617 PARK BREEZE COURT
ORLANDO, FLORIDA 32808
Ph: 321.482.4239
CONTACT PERSON: GAUTHAM PILLAPPA



an **LJA** company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068

ENGINEERS
PLANNERS
SURVEYORS
PE ARCHITECTS

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

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

1	COVER SHEET
2	MASTER SITE PLAN
3	DEVELOPMENT NOTES, TABLES AND LEGEND
4	CONSTRUCTION PHASING PLAN
5	AERIAL
6	EXISTING CONDITIONS PLAN
7-9	DEVELOPMENT PLAN
10-12	PAVING, GRADING AND DRAINAGE PLAN
13	TYPICAL SECTIONS AND DETAILS
14-15	UTILITY PLAN
16	TRUCK MOVEMENT PLAN
17	OPEN SPACE PLAN
LA100-LA502	LANDSCAPE PLANS
LA700-LA902	IRRIGATION PLANS
A6.1.a-TA11.b	BUILDING ELEVATIONS
E0.1-E1.4	SITE PHOTOMETRICS

Seals

DATE: _____

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

MAJOR DEVELOPMENT PLAN

MULTIFAMILY PHASE 1

CITY OF AOPKA, FLORIDA

DOCUMENT CHANGES

[illegible]

Issue Description	PROGRESS SET		
Issue Date	5/12/26		
Project No	25667		
Drawn/ Designed	MAB / MAB	Checked By	JTT
Drawing Title			

MASTER SITE PLAN

Sheet Number

2

2 OF 17

Page 34 of 34

SITE DATA

1. THE PROPOSED PROJECT IS DEVELOPMENT OF A MULTI-FAMILY APARTMENT COMMUNITY, LOCATED ON A PORTION OF PARCEL 4 IN THE FLORIDIAN TOWN CENTER. PARCEL 4 IS BEING DIVIDED INTO PARCELS 4A AND 4B. THIS PROJECT WILL BE LOCATED ON PARCEL 4A. IMPROVEMENTS WILL BE CONSTRUCTED IN A SINGLE PHASE. HOWEVER, CLOSE OUT CERTIFICATE OF OCCUPANCY (C.O.) WILL BE ISSUED AS BUILDINGS ARE COMPLETED, SEE ATTACHED FOR ADDITIONAL INFORMATION. DEVELOPMENT WILL CONSIST OF GRADING, CONSTRUCTION OF BUILDINGS, PAVED PARKING AND DRIVE AISLES, SIDEWALKS, ASSOCIATED UTILITIES, AMENITIES AND LANDSCAPING.

ALL OTHER PARCELS (INCLUDING PARCEL 4B) AND TRACTS WITHIN FLORIDIAN TOWN CENTER WILL REQUIRE SEPARATE MAJOR DEVELOPMENT PLAN APPROVALS THROUGH THE CITY OF APOPKA.

- | | | |
|-----|---|---|
| 3. | PROJECT AREAS: | 15.306 ACRES (PARCEL 4A)
15.460 ACRES (PARCEL 4B)
30.767 ACRES (PARCEL 4, FLORIDIAN TOWN CENTER) |
| 4. | PROJECT ADDRESS: | SEE SITE DATA #20 BELOW |
| 5. | EXISTING ZONING: | PUD – PLANNED UNIT DEVELOPMENT |
| 5. | PROPOSED ZONING: | PUD – PLANNED UNIT DEVELOPMENT |
| 6. | SURROUNDING ZONING: | NORTH: PUD
EAST SIDE: S.R. 429 EXPRESSWAY
WEST SIDE: PUD
SOUTH SIDE: PUD |
| 7. | FUTURE LAND USE (FLU) DESIGNATION: | HDR |
| 8. | EXISTING LAND USE: | UNDEVELOPED LAND AND ABANDON NURSERY |
| 9. | PROPOSED LAND USE: | MULTI-FAMILY RESIDENTIAL (PARCEL 4A) |
| 10. | SETBACKS (PARCEL 4): | KIOWA AVENUE: 15 FT
NORTH PROPERTY LINE: 25 FT
WEST PROPERTY LINE: 25 FT
SOUTH PROPERTY LINE: 15 FT
PARKING SETBACK: 25 FT FROM SINGLE FAMILY |
| 11. | MAXIMUM RESIDENTIAL UNITS:
PROPOSED RESIDENTIAL UNITS: | 752 UNITS
312 PARCEL 4A UNITS |
| 12. | BUILDING INFORMATION:
ALLOWABLE HEIGHT:
PROVIDED HEIGHT (**): | 50' HEIGHT, 4 STORIES |
| | TYPE I | 46'-7" |
| | TYPE II | 46'-7.5" |
| | TYPE VI | 46'-2.1" |
| | MINIMUM LIVING SPACE REQUIRED: | 750 SQUARE FEET |
| | MINIMUM LIVING SPACE PROVIDED: | 778 SQUARE FEET |
| | MINIMUM BUILDING SEPARATION: | 20' |

- ** BUILDING HEIGHTS HAVE BEEN MEASURED PER FLORIDA BUILDING CODE AS MEAN HEIGHT ABOVE FINISH FLOOR.

13. REQUIRED VEHICULAR PARKING SPACES FOR PARCEL 4A DEVELOPMENT SHALL COMPLY WITH THE APPROVED PUD MASTER PLAN REQUIREMENTS. PARKING IS AS FOLLOWS:

PARKING	(312 APARTMENT UNITS) * (1.45 SPACE/UNIT) =	453 SPACES
	GUEST PARKING: (312 UNITS) * (1 SPACE/10 UNITS) =	31 SPACES
	<u>TOTAL REQUIRED PARKING =</u>	<u>484 SPACES</u>

- HANDICAP PARKING SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (FAC). SECTION 208.2 OUTLINES THE TOTAL REQUIRED HANDICAP PARKING SPACES ON TABLE 208.2, REQUIRING A MINIMUM OF 9 HC SPACES.

- | | | |
|---|--|------------------|
| 14. PROVIDED VEHICLE PARKING FOR PARCEL 4A: | | |
| PARKING | STANDARD PARKING : | 497 SPACES |
| | HANDICAP PARKING : | 16 SPACES |
| | PARALLEL PARKING : | 11 SPACES |
| | GARAGE PARKING : | 22 SPACES |
| | <u>ELECTRIC CAR PARKING/CHARGING STATIONS:</u> | <u>8 SPACES*</u> |
| | TOTAL PARKING PROVIDED: | 554 SPACES |

PARKING RATIO : 1.78 SPACE/UNIT

*ELECTRIC CAR PARKING TO BE EVENLY SPACED THROUGHOUT DEVELOPMENT AND FINAL LOCATIONS MAY BE SHIFTED OR ADJUSTED AT TIME OF FINAL ENGINEERING.

15. REQUIRED BICYCLE PARKING PARCEL 4A APARTMENTS:
- | | |
|---|------------------|
| (312 APARTMENT UNITS) * (SHORT TERM 1 SPACE / 20 UNITS) = | 16 SPACES |
| (312 APARTMENT UNITS) * (LONG TERM 1 SPACE / 4 UNITS) = | 78 SPACES |
| <u>TOTAL REQUIRED BICYCLE PARKING SPACES =</u> | <u>94 SPACES</u> |

16. PROVIDED BICYCLE PARKING PARCEL 4A APARTMENTS:
- | | |
|--|-------------------|
| (14 LOCATIONS) * (4 SPACES PER LOCATION) = | 56 SPACES |
| (BIKE BARN/MAIL KIOSK + GARAGE 2 BUILDING) = | 80 SPACES |
| <u>TOTAL BICYCLE PARKING SPACES =</u> | <u>136 SPACES</u> |

17. REQUIRED OPEN SPACE PER THE APPROVED PUD MASTER PLAN, IS A TOTAL OF 30% OPEN SPACE CUMULATIVELY OVER THE ENTIRE FLORIDIAN TOWN CENTER LAND DEVELOPMENT AREA. SEE CUMULATIVE DEVELOPMENT PROGRAM TABLE ON SHEET 3. FOR OPEN SPACE AREAS WITHIN PARCEL 4A, SEE OPEN SPACE PLAN ON SHEET 17.

OPEN SPACE GREEN AREA	215,663.4 SF = 4.951 ACRES
OPEN SPACE DRY POND AREA	51,810.1 SF = 1.189 ACRES
TOTAL OPEN SPACE PROVIDED WITHIN PARCEL 4A:	267,473.5 SF = 6.140 ACRES = 40.1%

18. IMPERVIOUS AREA: MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO IS 70% FOR PARCEL 4.
- MAXIMUM ALLOWED: (15.306 AC (PARCEL 4A) * 70%) = 10.714 ACRES

MAXIMUM ALLOWED: (15.306 AC (PARCEL 4A) * 70%) = 10.714 ACRES

PROPOSED PARCEL 4A BREAKDOWN:			
APARTMENT BUILDING (FOOTPRINT) =	133,278.01 SF =	3.060 ACRES	
CLUB HOUSE, RESTROOM AND POOL =	29,523.93 SF =	0.678 ACRES	
MAIL KIOSK/ BIKE BARN	1,973.82 SF =	0.045 ACRES	
GARAGE BUILDINGS (3 TOTAL) =	6,805.48 SF =	0.156 ACRES	
PAVEMENT, SIDEWALKS ETC.	227,674.62 SF =	5.227 ACRES	
TOTAL IMPERVIOUS SURFACE =	399,255.86 SF =	9.166 ACRES	

- ## 19. TRANSPORTATION IMPACT

TRANSPORTATION IMPACT TABLE												
			DAILY			AM PEAK HOUR			PM PEAK HOUR			
ITE CODE	LANDUSE	SIZE	RATE	TRIPS	RATE	TOTAL	ENTER	EXIT	RATE	TOTAL	ENTER	EXIT
221	MULTI-FAMILY APARTMENTS	312 DU	5.44	1698	0.36	113	30	83	0.44	138	84	54

- ## 20. PARCEL ADDRESSES

ADDRESS TABLE		
PARCEL TAX ID No:	PROPERTY ADDRESS (1)	
06-21-28-7172-16-030	3173 SOUTHFORK DR, APOPKA FL 32712	
06-21-28-7172-16-040	3201 SOUTHFORK DR, APOPKA FL 32712	
36-20-27-0000-00-047	3205 DEW BERRY AVE, APOPKA FL 32712	
36-20-27-0000-00-048	1243 HERMIT SMITH RD, APOPKA FL 32712	
36-20-27-0000-00-052	3161 SOUTHFORK DR, APOPKA FL 32712	
36-20-27-0000-00-066	1289 HERMIT SMITH RD, APOPKA FL 32712	
36-20-27-0000-00-068	HERMIT SMITH RD, APOPKA FL 32712	
36-20-27-0000-00-075	1374 FLYMOUTH SORRENTO RD, APOPKA, FL 32712	
36-20-27-0000-00-083	3321 DEW BERRY AVE, APOPKA FL 32712	
36-20-27-0000-00-085	3225 DEW BERRY AVE, APOPKA FL 32712	

NOTES:

1. PARCEL ADDRESS AS SHOWN ON THE ORANGE COUNTY PROPERTY APPRAISER'S WEBSITE.
2. PARCEL TAX ID(S) AND ADDRESSES ARE SUBJECT TO CHANGE WHEN FINAL PLAT IS RECORDED. PLAT IS BEING PROCESSED AT THIS TIME.

GENERAL NOTES:

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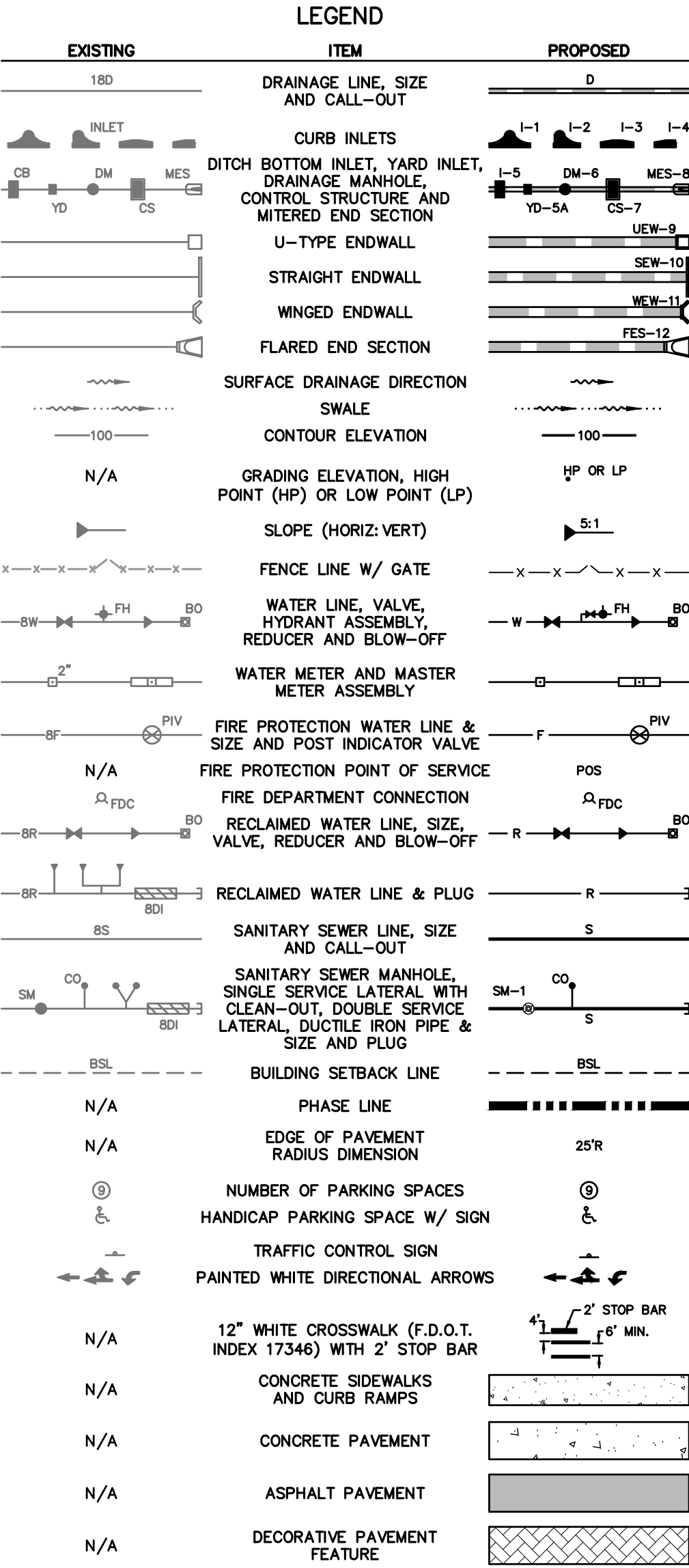
CUMULATIVE DEVELOPMENT PROGRAM							
PARCEL/TRACK	USE	AREA (AC)	IMPERVIOUS (AC)	IMP. %	PERVIOUS (AC)	PER. %	OWN AND MAINTAIN
PARCEL 1	COMMERCIAL RETAIL	4.006	0.069	1.7%	3.937	98.3%	POA
PARCEL 2	COMMERCIAL RETAIL	6.626	0.052	0.8%	6.574	99.2%	POA
PARCEL 3	HOTEL, COMMERCIAL RETAIL	3.119	0.000	0.0%	3.119	100.0%	POA
PARCEL 4A	MULTI-FAMILY APARTMENTS	15.306	9.024	59.0%	6.282	41.0%	DEVELOPER
PARCEL 4B	MULTI-FAMILY	15.460	0.000	0.0%	15.460	100.0%	POA
PARCEL 5	FLEX SPACE	2.908	0.015	0.5%	2.893	99.5%	POA
PARCEL 6	YMCA, COMMERCIAL	3.034	0.000	0.0%	3.034	100.0%	POA
PARCEL 7	ASSISTED LIVING FACILITIES	5.854	0.000	0.0%	5.854	100.0%	POA
TRACT B	OPEN SPACE	0.100	0.000	0.0%	0.100	100.0%	POA
TRACT C1	STORMWATER MANAGEMENT / OPEN SPACE	1.844	0.042	2.3%	1.802	97.7%	CITY OWNED / POA MAINTAINED
TRACT C2	OPEN SPACE	0.326	0.006	1.8%	0.320	98.2%	CITY OWNED / POA MAINTAINED
TRACT D	STORMWATER MANAGEMENT / OPEN SPACE	1.959	0.000	0.0%	1.959	100.0%	POA
TRACT E	STORMWATER MANAGEMENT / OPEN SPACE	1.397	0.000	0.0%	1.397	100.0%	POA
TRACT F	OPEN SPACE	2.493	0.000	0.0%	2.493	100.0%	POA
TRACT G	STORMWATER MANAGEMENT / OPEN SPACE	3.884	0.000	0.0%	3.884	100.0%	POA
TRACT H	STORMWATER MANAGEMENT / OPEN SPACE	2.402	0.000	0.0%	2.402	100.0%	POA
TRACT LS	SANITARY LIFT STATION	0.078	0.061	78.2%	0.017	21.8%	CITY
FLORIDIAN TOWN CENTER R/W - SOUTHERN PORTION	CITY ROAD RIGHT-OF-WAY	1.445	1.206	83.5%	0.239	16.5%	CITY
MAIN ENTRANCE OFF 429 CONNECTOR ROAD	CITY ROAD RIGHT-OF-WAY	0.308	0.204	66.2%	0.104	33.8%	CITY
FLORIDIAN TOWN CENTER R/W - NORTHERN PORTION, SOUTHFORK AND KIOWA AVE R/W	CITY ROAD RIGHT-OF-WAY	4.031	1.970	48.9%	2.061	51.1%	CITY
WILLIAMS FAMILY COURT R/W	CITY ROAD RIGHT-OF-WAY	0.257	0.157	61.1%	0.100	38.9%	CITY
EXISTING SOUTHFORK ROAD R/W	CITY ROAD RIGHT-OF-WAY	0.790	0.424	53.7%	0.366	46.3%	CITY
TOTALS (1)		77.627	13.23	17.0%	64.397	83.0%	
1. TOTAL LAND BEING DEVELOPED AS FLORIDIAN TOWN CENTER. THIS INCLUDES SOME LAND OWNED BY THE CITY OF APOPKA. TOTALS SHOWN ARE SITE WIDE ACCUMULATIVE NUMBERS.							
2. PERCENT FOR IMPERVIOUS AND PERVIOUS AREAS SHOWN TRACT BY TRACT.							

GREEN BUILDING POINTS PROGRAM		
DESCRIPTION	POINTS EARNED	NOTES
LOCATION		
DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (SITE RE-USE)	0.5	
ENERGY CONSERVATION		
USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED	0.5	
USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS	0.25	
PASSIVE SOLAR		
ORIENT A MINIMUM OF 25% OF RESIDENTIAL DWELLING UNITS OR LOTS IN THE DEVELOPMENT WITHIN 20% OF EAST-WEST AXIS FOR MAXIMUM PASSIVE SOLAR EXPOSURE	1.0	
VEGETATION		
LIMIT TURF GRASS TO 40 PERCENT (40%) OF THE LANDSCAPED AREA	0.5	
TRANSPORTATION		
PROVIDE A MINIMUM OF FIVE PERCENT (5%) OF REQUIRED AUTOMOBILE PARKING SPACES THAT ARE SIGNED AND RESERVED FOR HYBRID/ELECTRIC/LOW ENERGY VEHICLES IN PREFERRED LOCATIONS NEAR THE PRIMARY BUILDING ENTRANCE.	0.25	
PROVIDE A MINIMUM OF TWO ELECTRIC VEHICLE (EV) LEVEL 2 CHARGING STATIONS THAT ARE MADE AVAILABLE IN A PARKING STRUCTURE OR OFF-STREET PARKING LOT TO THOSE USING THE BUILDING	0.50	
RESILIENCY TO NATURAL HAZARDS		
ESTABLISH OPERATING PROCEDURES FOR HOW THE PROJECT WILL HANDLE LOSS OF OFF-SITE OR GRID POWER, TRANSITION TO A BACKUP SOURCE OF POWER, AND TRANSITION BACK TO NORMAL OPERATIONS	0.50	
ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (0.50 PTS PER FOOT ABOVE BFE)	0.50	
INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES.	0.25	
TOTAL		
	4.75	

DEVELOPMENT NOTES

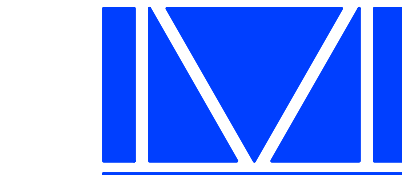
- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL DEVELOPMENT PLANS APPROVAL PROCESS.
- ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AND FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS, WATER AND SEWER SYSTEMS, UTILITIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.
- ONSITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY, FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS.
- ALL PROPOSED UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC.) SHALL BE INSTALLED UNDERGROUND. APPURTENANCES TO THESE SYSTEMS THAT ARE REQUIRED TO BE ABOVE GROUND SHALL BE EFFECTIVELY SCREENED.
- SANITARY WASTE SERVICES WILL BE PROVIDED BY THE CITY OF APOPKA.
- STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED FOR ONSITE AND DESIGN WILL BE DETERMINED WITH THE FINAL DEVELOPMENT PLAN PROCESS.
- THIS SITE IS LOCATED IN ZONE X FLOOD HAZARD ZONE, OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA/FIRM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12095C 0125E, REVISED SEPTEMBER 25, 2009.
- PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS THE ONSITE SOILS ARE SHOWN ON SHEET 4, AERIAL.
- NO EXISTING JURISDICTIONAL WETLANDS OR OTHER POTENTIAL ENVIRONMENTAL CONDITIONS WERE OBSERVED ONSITE, PER THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY BIO-TECH CONSULTING, INC.
- NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ONSITE.
- PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 5.2 - LANDSCAPE AND BUFFER STANDARDS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2069". UNLESS OTHERWISE APPROVED BY THE CITY.
- PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC) AND THE CITY'S DEVELOPMENT DESIGN GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY. ALL LIGHT POLES (PARKING AND PEDESTRIAN) SHALL BE DECORATIVE IN STYLE WITH BASE FLUSH WITH GROUND (NO BOLLARD MOUNTED LIGHTS). PEDESTRIAN SCALED LIGHTING SHALL BE PROVIDED ALONG ALL SIDEWALKS LEADING TO THE BUILDING AND ALONG THE CONCRETE SHARED PATHS.
- PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER SIGN PLAN APPROVED BY THE CITY OF APOPKA WITH THE PUD APPROVAL.
- A TRASH COMPACTOR AND DUMPSTER ARE PROVIDED FOR REFUSE COLLECTION. REFUSE WILL BE COLLECTED BY LOCAL APPROVED FRANCHISE ON A WEEKLY BASIS.
- FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. THE FIRE DEPARTMENT STATION 4 IS APPROXIMATELY 1.3 MILES FROM THE DEVELOPMENT. AT 2750 W. ORANGE AVE, APOPKA FL ONSITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS. ADDITIONALLY THE BUILDINGS WILL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS, FDC's AND REMOTE MONITORING ALARM SYSTEM. FIRE PROTECTION SERVICES WILL BE IN COMPLIANCE WITH THE ADOPTED CITY OF APOPKA FIRE DEPARTMENT STANDARDS AND REQUIREMENTS.
- NO OUTSIDE STORAGE OF PARTS, SUPPLIES, MATERIALS, GOODS OR EQUIPMENT SHALL BE ALLOWED, UNLESS SCREENED FROM VIEW.
- ALL ROOF TOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAYS.
- IF A FINAL DEVELOPMENT PLAN ASSOCIATED WITH THIS MAJOR DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE CITY WITHIN THREE (3) YEARS AFTER APPROVAL, THEN THE APPROVAL OF THIS MAJOR DEVELOPMENT PLAN WILL EXPIRE.
- SCHOOLS:

FOR THE MULTI-FAMILY APARTMENTS = (312 UNITS x 0.281 STUDENTS/ UNIT) = 88 STUDENTS
- RECREATION FOR PARCEL 4A DEVELOPMENT WILL BE PROVIDED BY A RESIDENTS CLUB HOUSE, POOL AREA, AND PASSIVE OPEN SPACE PROVIDED, PER THE APPROVED PD MASTER PLAN REQUIREMENTS.
- FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
 - CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL
 - FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
 - FDEP WASTEWATER COLLECTION SYSTEM PERMIT
 - ST. JOHNS RIVER WATER MANAGEMENT ERP
 - NPDES PERMITTING (INCLUDING NOI AND NOT)
- PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED, WITH A COPY FORWARDED TO THE CITY OF APOPKA, FOR APPROVAL OF A GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTIVITY.
- A BI-DIRECTIONAL AMPULFIER (BDA/DAS) SYSTEM SURVEY WILL BE REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH CITY OF APOPKA FIRE DEPARTMENT REQUIREMENTS.



UTILITY PROVIDERS

CITY OF APOPKA	BRIGHT HOUSE NETWORKS
WATER, WASTEWATER & RECLAIM PUBLIC SERVICES DEPARTMENT 748 EAST CLEVELAND STREET APOPKA, FL 32703 PH: 407.703.1731	CABLE TV 65 SOUTH KELLER ROAD ORLANDO, FL 32810 PH: 407.215.5505 FAX: 407.215.5758
DUKE ENERGY	LAKE APOPKA NATURAL GAS
ELECTRICAL DIVISION 452 EAST CROWN POINT ROAD WINTER GARDEN, FL 32787 PH: 407.905.3302 FAX: 407.905.3365	NATURAL GAS 1320 WINTER GARDEN VINELAND RD WINTER GARDEN, FL 34787 PH: 407.656.2734 FAX: 407.410.7024
CENTURYLINK FLORIDA, INC.	
TELECOMMUNICATIONS 33 NORTH MAIN STREET WINTER GARDEN, FL 34787 PH: 407.814.5351 FAX: 407.814.5320	



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

DOCUMENT CHANGES

Description	Date
REVISED PER CITY COMMENTS	8/10/26

Issue Description	PROGRESS SET
Issue Date	5/12/26
Project No	25667
Drawn/Designed	MAB / MAB
Checked By	JTT
Drawing Title	

DEVELOPMENT NOTES, TABLES AND LEGEND

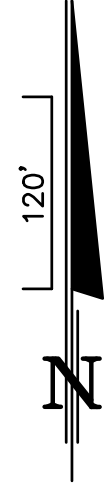
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UNDERGROUND CIVIL INFRASTRUCTURE (APARTMENTS)

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

- LIMITS OF COA MAY BE MODIFIED BASED ON REVIEW AND APPROVAL BY CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE (DRC)
- PARCELS 1, 2, 3, 4B, 5, 6 & 7 COA'S WILL BE ADDRESSED AT TIME OF MAJOR DEVELOPMENT PLAN (MDP) FOR THOSE PARCELS.



APARTMENT UNITS

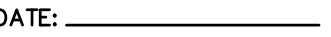
ALL UNDERGROUND INFRASTRUCTURE, PAVING (SECOND LIFT), STRIPING, SIGNAGE, LANDSCAPING, HARDSCAPING, AND IRRIGATION TO BE COMPLETED BEFORE REQUEST FOR CERTIFICATE OF OCCUPANCY.

- NO C.O. FOR A PHASE WILL BE ISSUED UNTIL THE UNDERLYING C.O.A. IS ISSUED.
- LIMITS OF C.O. PHASING MAY BE MODIFIED BASED ON REVIEW AND APPROVAL BY CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE (DRC)
- PARCELS 1, 2, 3, 4B, 5, 6 & 7 C.O.'S WILL BE ADDRESSED AT TIME OF MAJOR DEVELOPMENT PLAN (MDP) FOR THOSE PARCELS.



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CITY OF AOPKA, FLORIDA

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- LEGEND**
- EXISTING SOILS LIMITS, PER USDA
NATURAL RESOURCES' CONSERVATION
SERVICE MAPS
- SOILS LEGEND**
- 4 - CANDLER FINE SANDS, 0%-5% SLOPES
 - 5 - CANDLER FINE SANDS, 5%-12% SLOPES
 - 7 - CANDLER URBAN LAND COMPLEX,
0%-5% SLOPES
 - 46 - TAVARES FINE SAND, 0%-5% SLOPES
 - 47 - TAVARES-MILLHOPPER FINE SANDS,
0%-5% SLOPES

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FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1
CITY OF APOPKA, FLORIDA

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

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Drawing Title					

EXISTING CONDITIONS PLAN

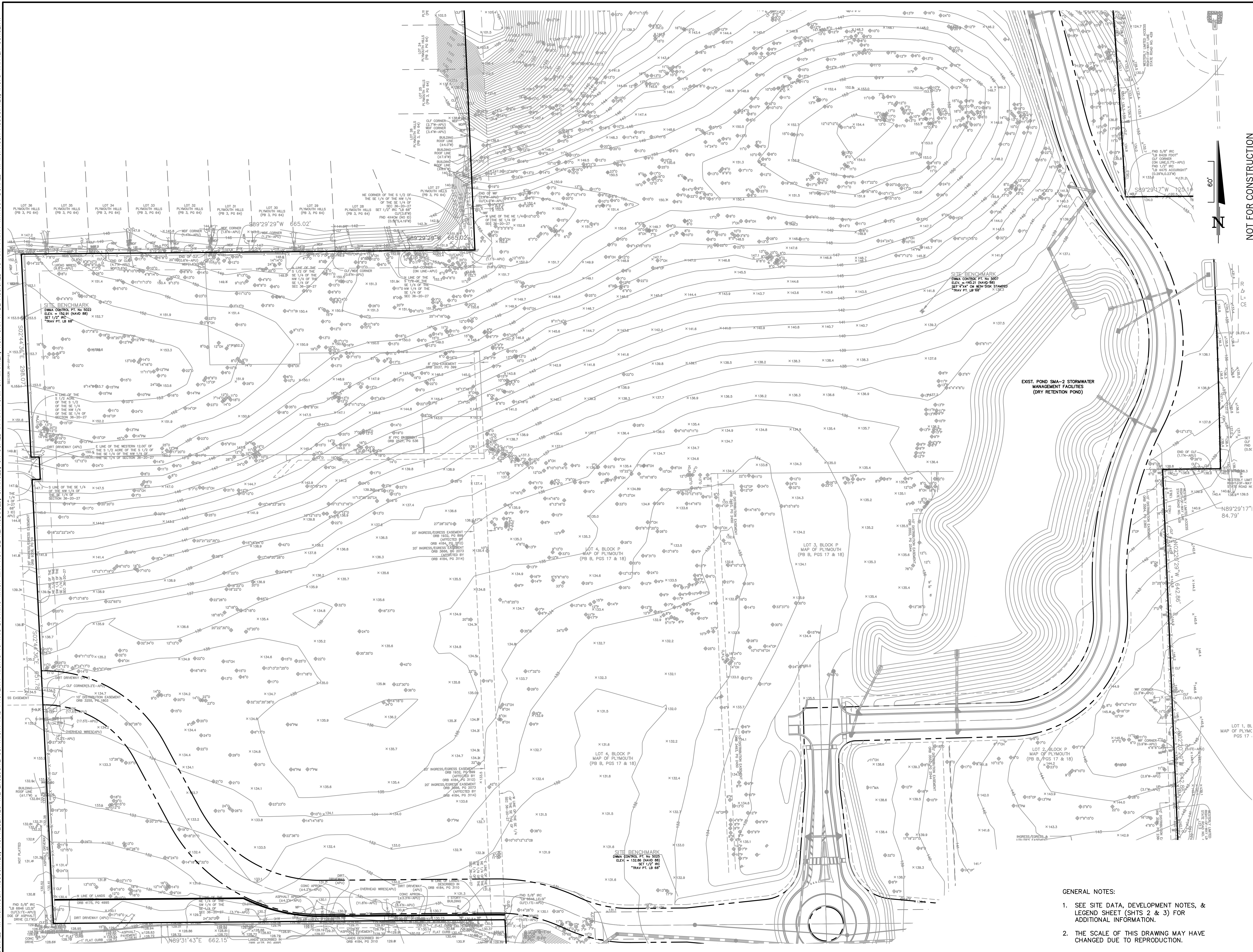
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FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1

CITY OF AOPKA, FLORIDA

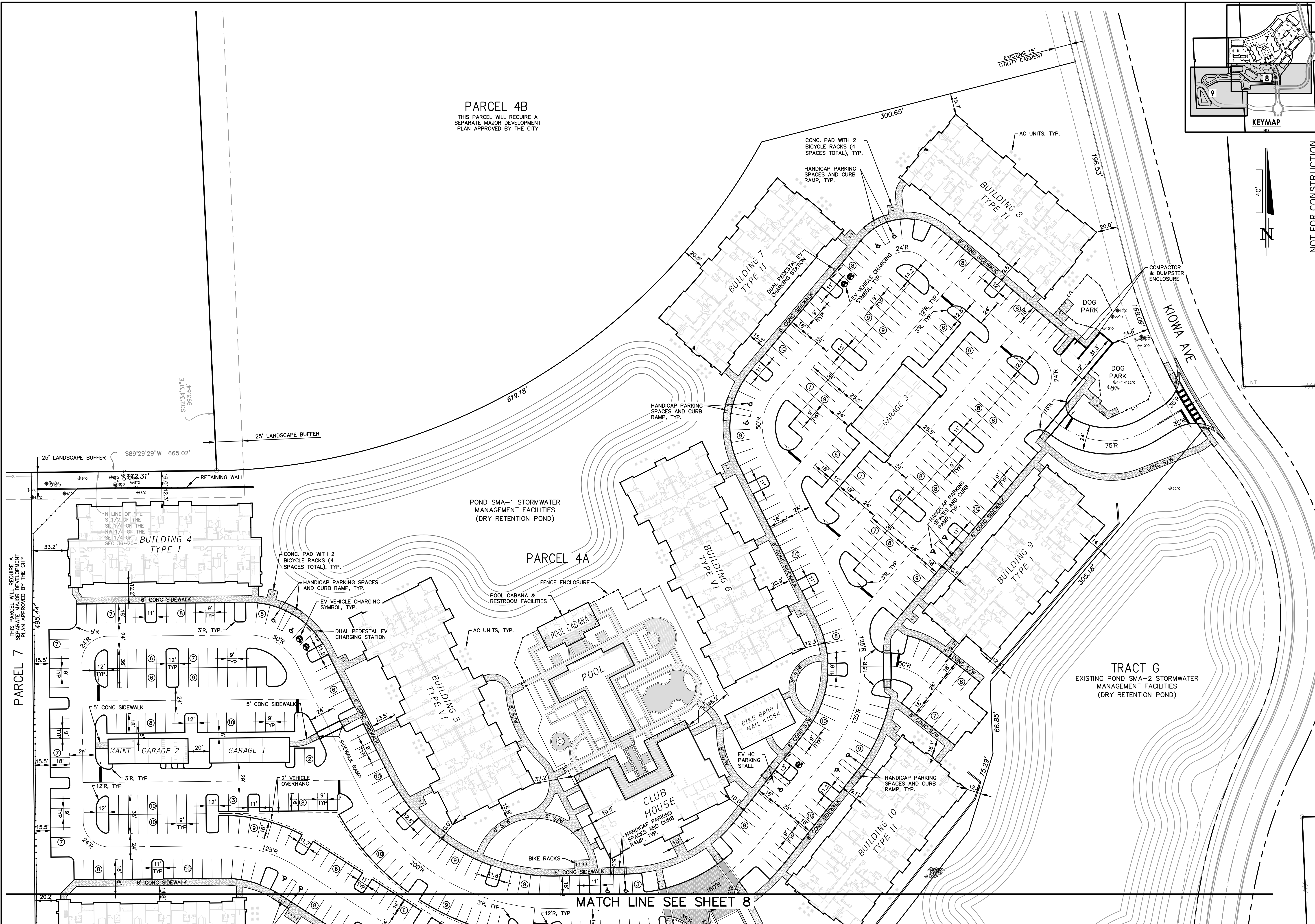
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DEVELOPMENT PLAN

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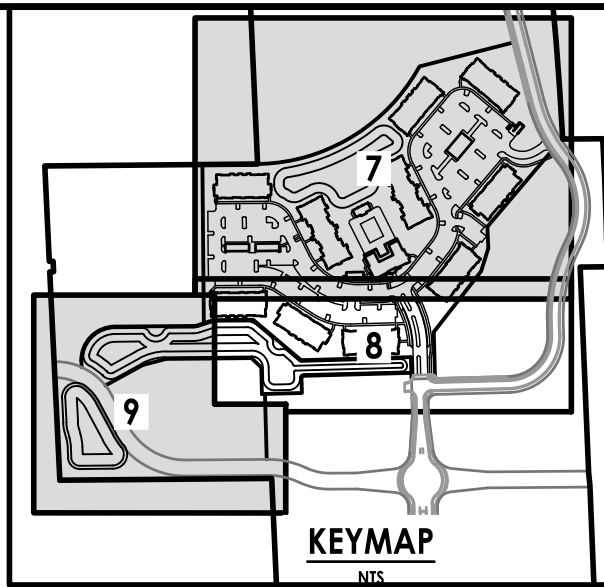
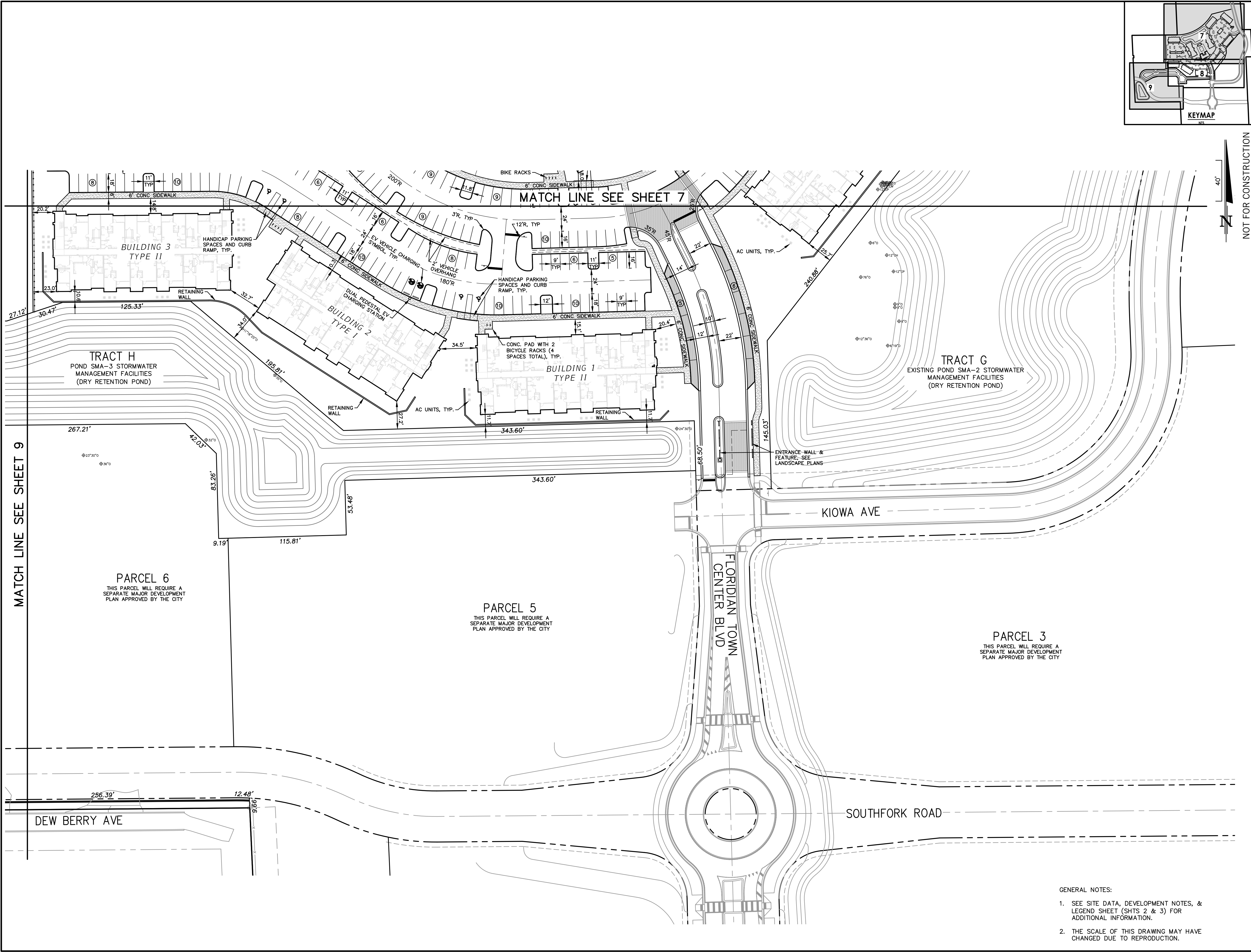
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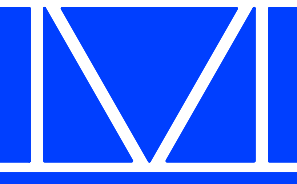


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MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)

MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

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DEVELOPMENT PLAN

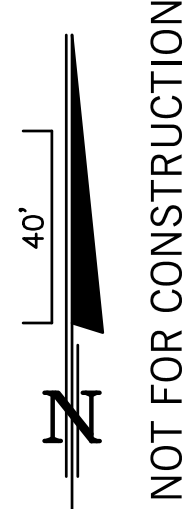
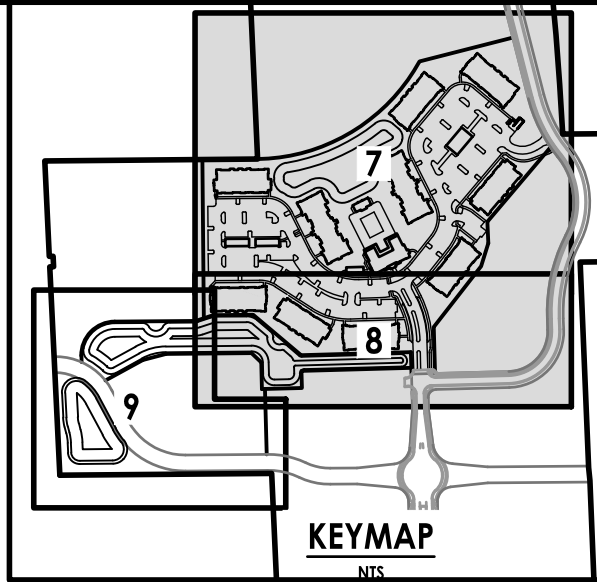
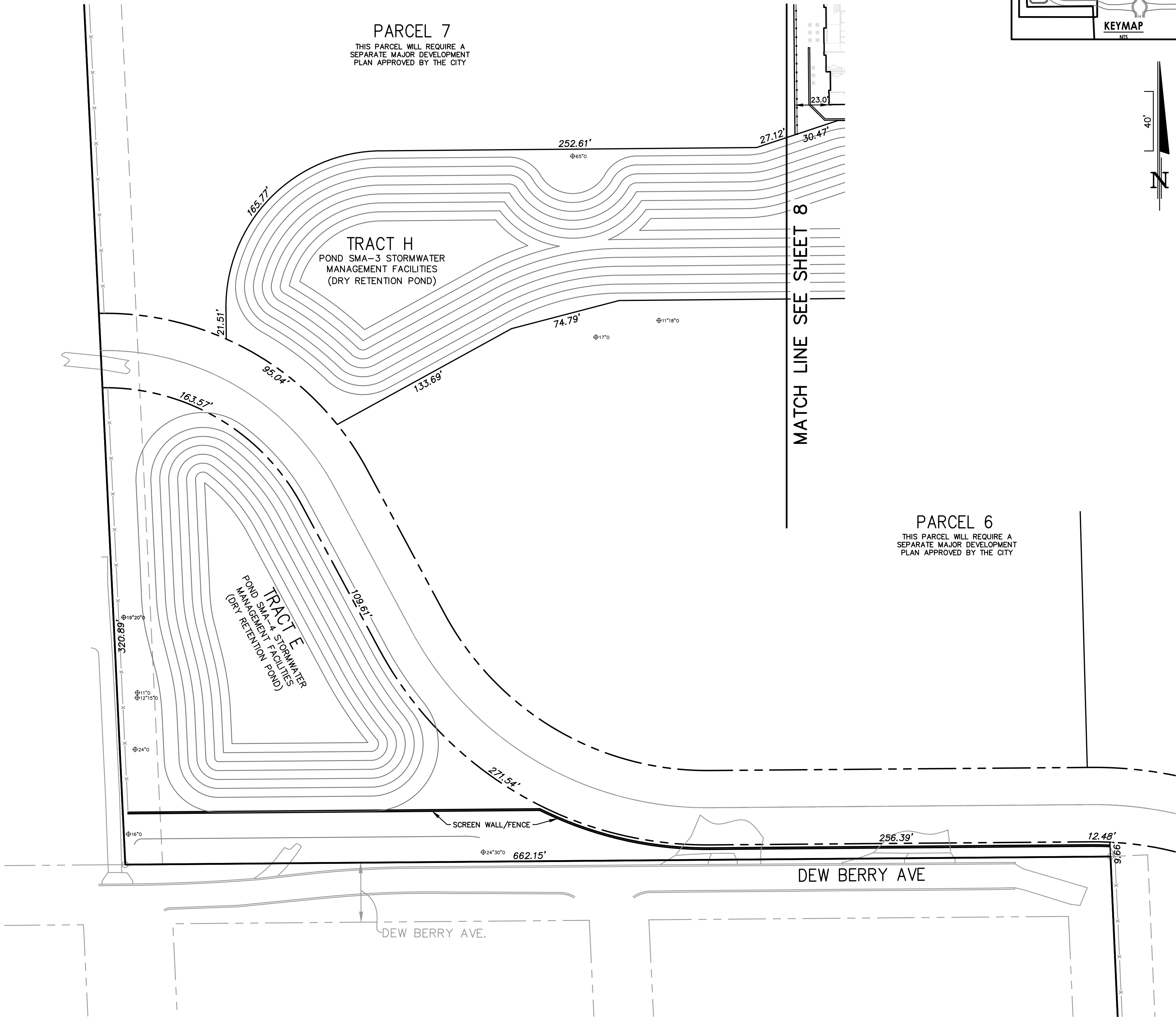
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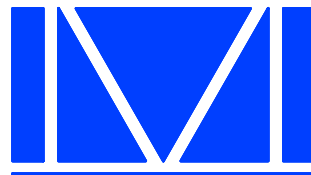
PARCEL 6
THIS PARCEL WILL REQUIRE A
SEPARATE MAJOR DEVELOPMENT
PLAN APPROVED BY THE CITY

PARCEL 7
THIS PARCEL WILL REQUIRE A
SEPARATE MAJOR DEVELOPMENT
PLAN APPROVED BY THE CITY

DEW BERRY AVE

GENERAL NOTES:

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DEVELOPMENT
PLAN

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FLORIDIAN TOWN CENTER (aka: 429 WEST)
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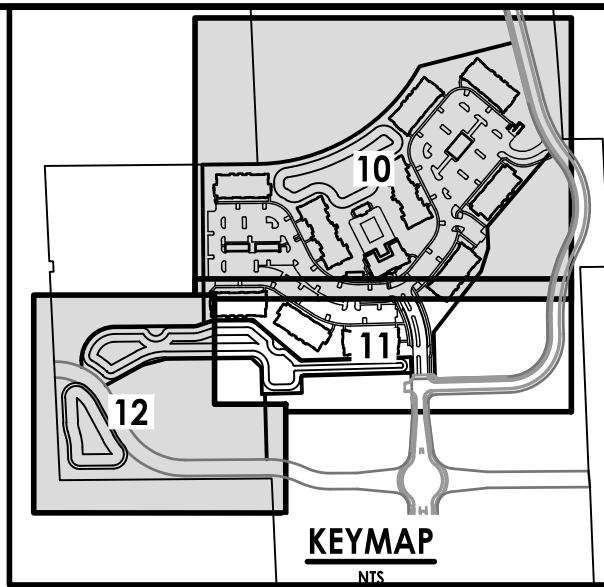
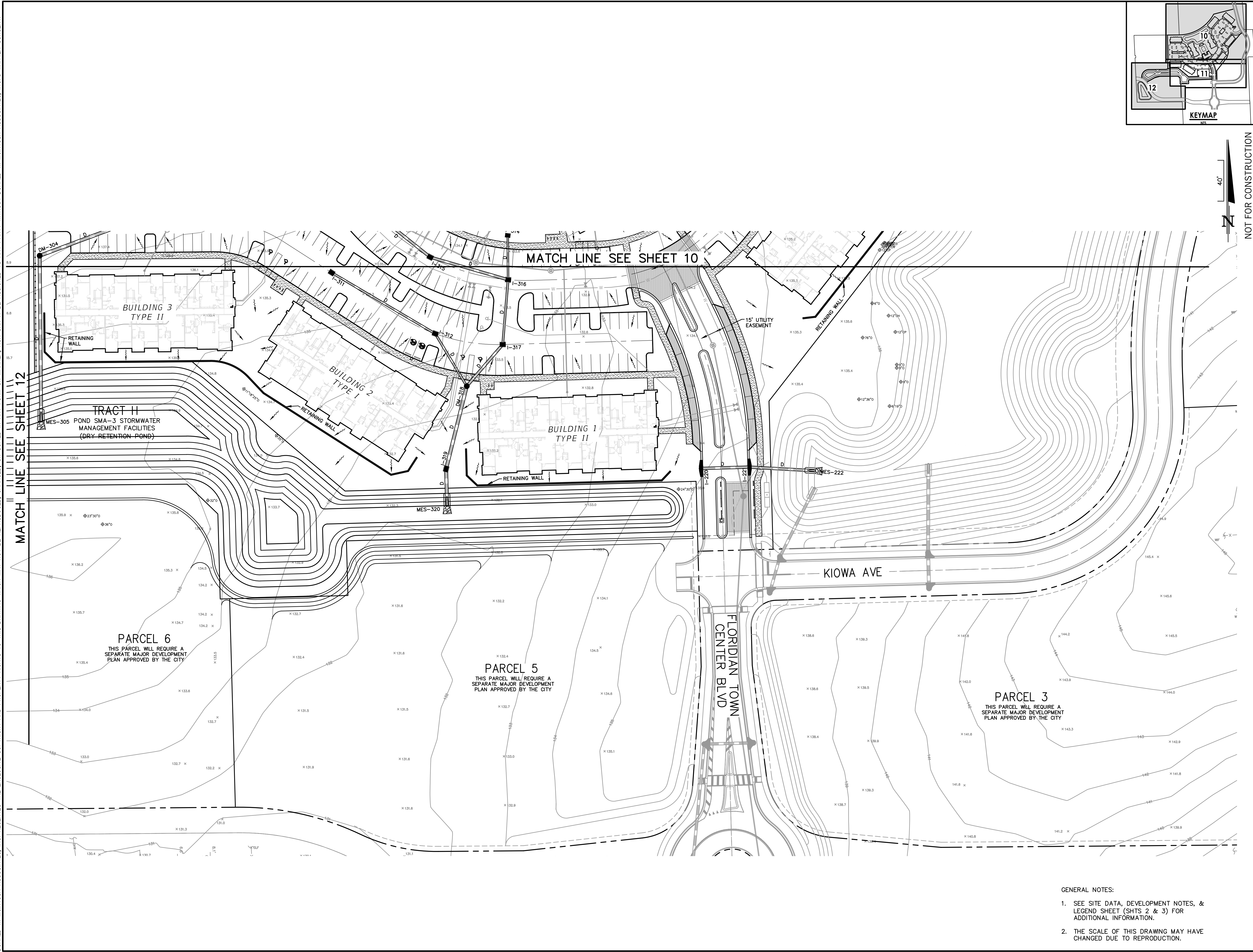
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Checked By	JTT
Drawing Title	

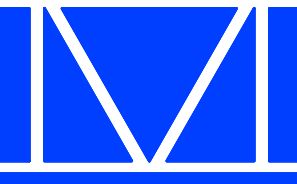
PAVING, GRADING
AND DRAINAGE
PLAN

Sheet Number

10
10 OF 17

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McINTOSH ASSOCIATES
an *LJA* company

1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 · 407.644.4068

Seals

DATE: _____

MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)

MULTIFAMILY PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES	
Description	Date
REVISED PER CITY COMMENTS	8/10/26

Issue Description	PROGRESS SET
Issue Date	5/12/26
Project No	25667
Drawn/Designed	MAB / MAB
Checked By	JTT
Drawing Title	

PAVING, GRADING AND DRAINAGE PLAN

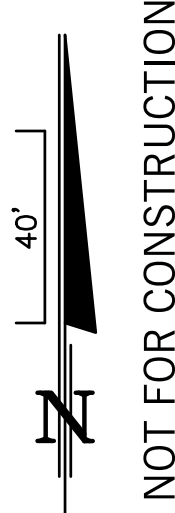
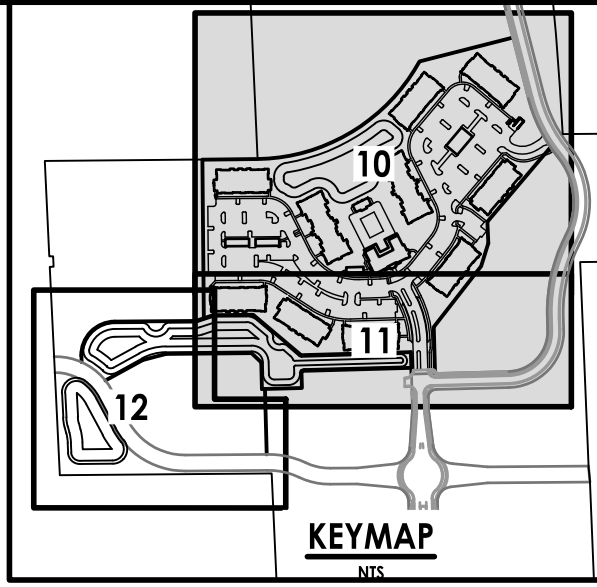
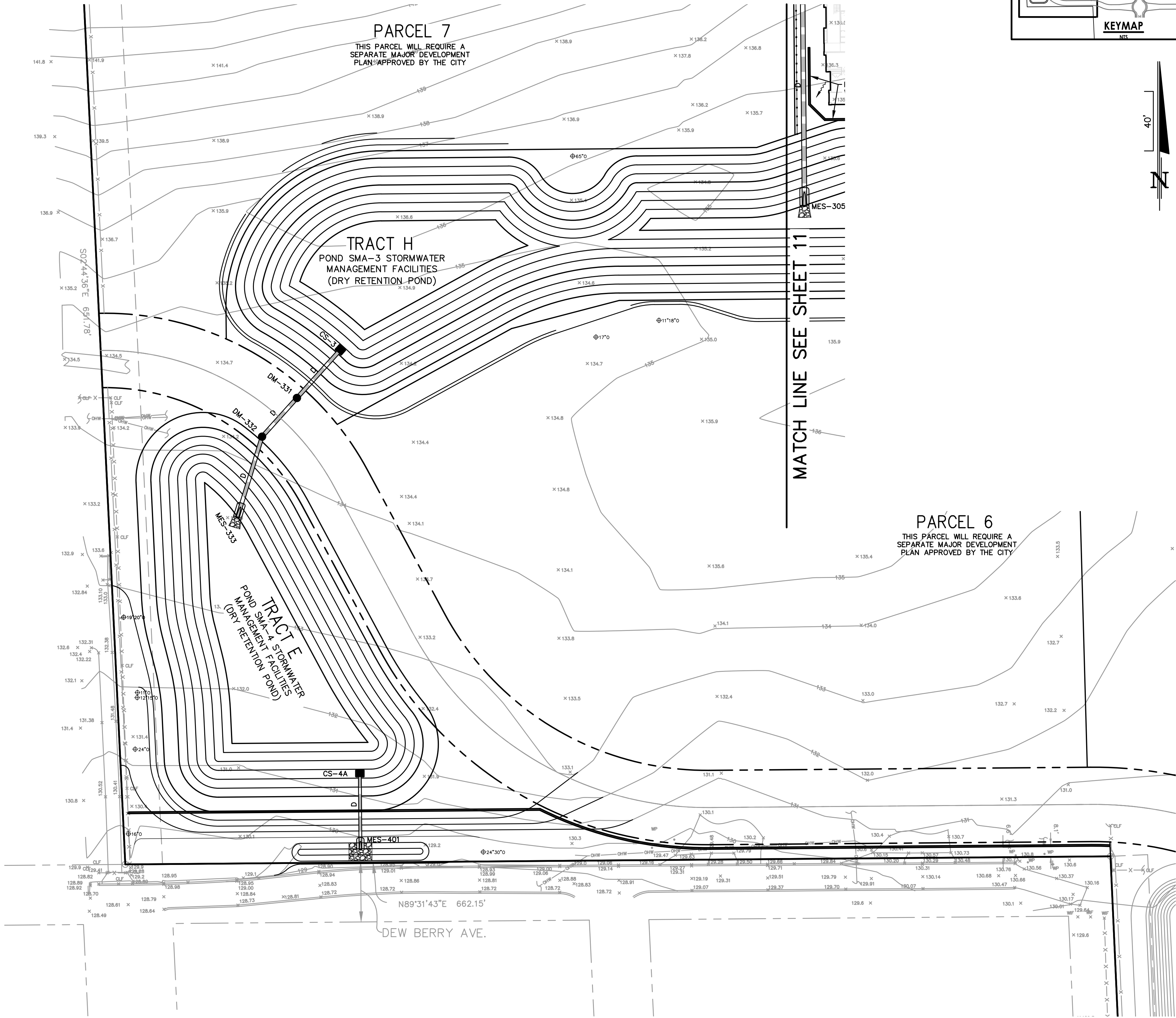
Sheet Number

11

11 OF 17

- GENERAL NOTES:
- SEE SITE DATA, DEVELOPMENT NOTES, & LEGEND SHEET (SHTS 2 & 3) FOR ADDITIONAL INFORMATION.
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NOT FOR CONSTRUCTION

PARCEL 6
THIS PARCEL WILL REQUIRE A
SEPARATE MAJOR DEVELOPMENT
PLAN APPROVED BY THE CITY

TRACT H
POND SMA-3 STORMWATER
MANAGEMENT FACILITIES
(DRY RETENTION POND)

TRACT E
POND SMA-4 STORMWATER
MANAGEMENT FACILITIES
(DRY RETENTION POND)

PARCEL 7
THIS PARCEL WILL REQUIRE A
SEPARATE MAJOR DEVELOPMENT
PLAN APPROVED BY THE CITY

- GENERAL NOTES:
- SEE SITE DATA, DEVELOPMENT NOTES, & LEGEND SHEET (SHTS 2 & 3) FOR ADDITIONAL INFORMATION.
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ORLANDO, FL 32810 407.644.4068

Seals

DATE: _____

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

DOCUMENT CHANGES

Description	Date
REVISED PER CITY COMMENTS	8/10/26

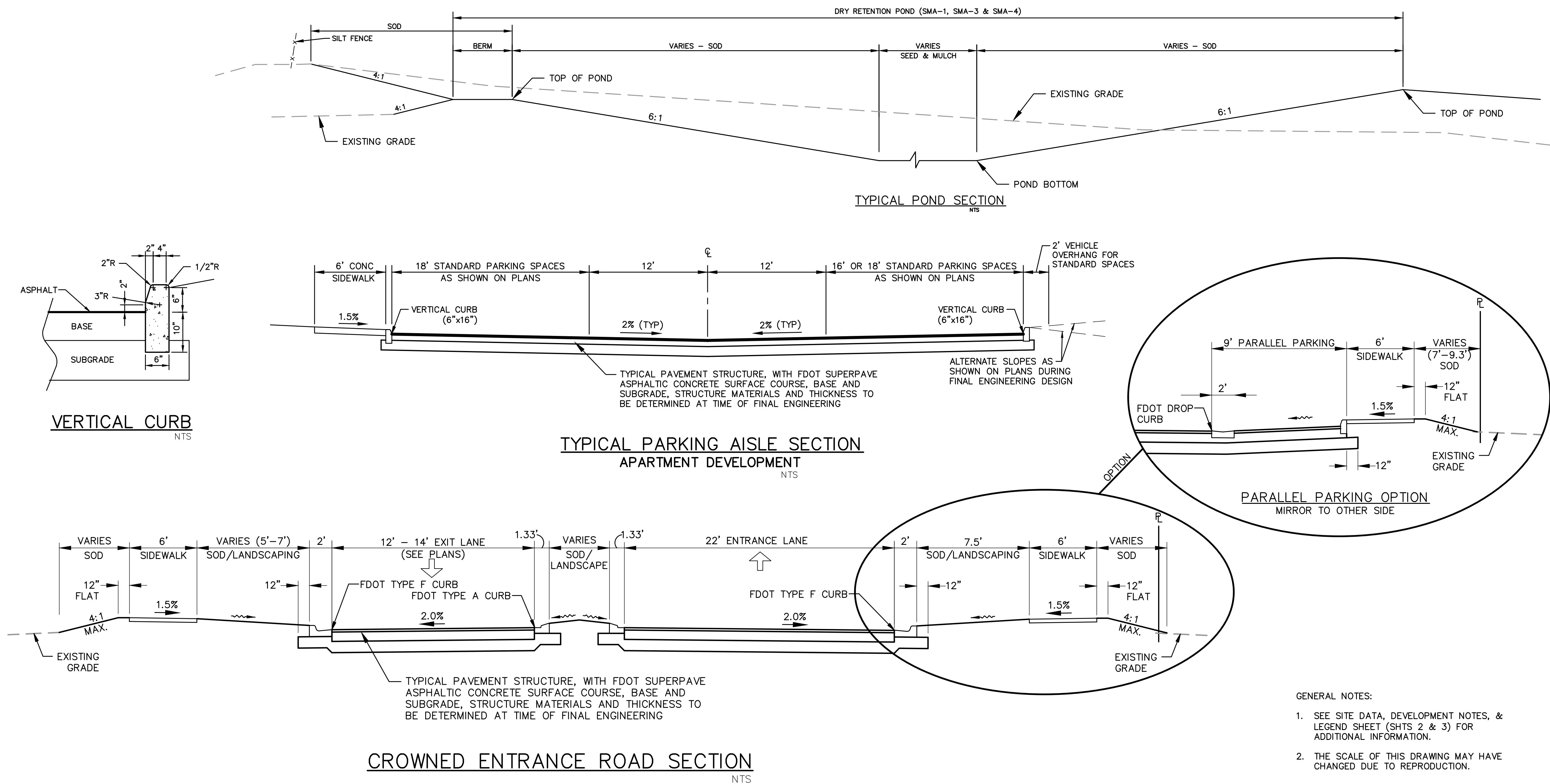
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Issue Date	5/12/26
Project No	25667
Drawn/Designed	MAB / MAB
Checked By	JTT
Drawing Title	

PAVING, GRADING
AND DRAINAGE
PLAN

Sheet Number

12
12 OF 17

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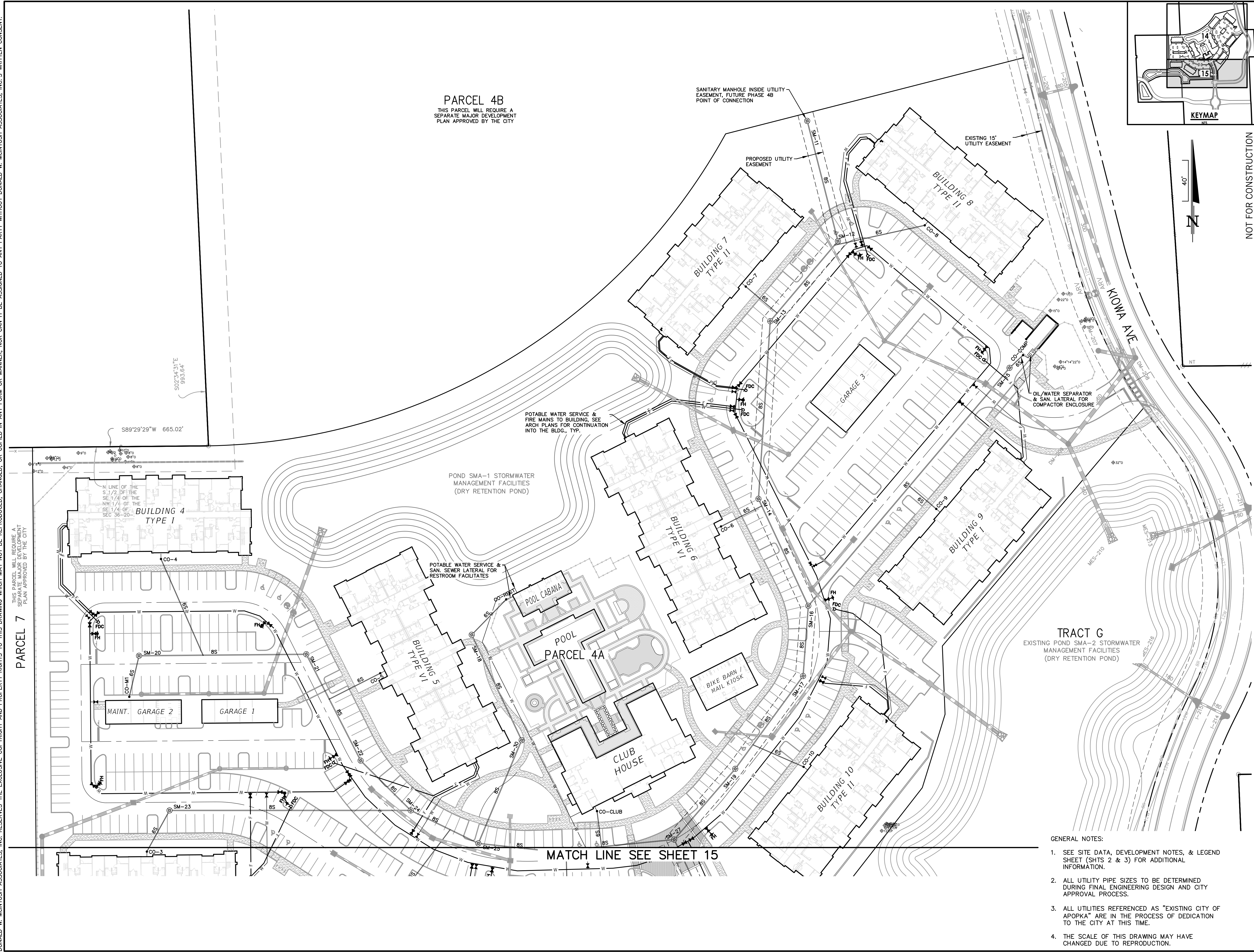
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MAJOR DEVELOPMENT PLAN
FLORIDIAN TOWN CENTER (aka: 429 WEST)
MULTIFAMILY PHASE 1
CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES		
Description	City	Date
REVISED PER CITY COMMENTS		8/10/26

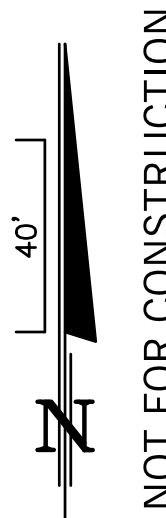
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Issue Date	5/12/26
Project No	25667
Drawn/Designed	MAB / MAB
Checked By	JTT
Drawing Title	

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Seals



DATE: _____

CITY OF AOPKA, FLORIDA

Issue Description		PROGRESS SET	
Issue Date		5/12/26	
Project No		25667	
Drawn/ Designed	MAB / MAB	Checked By	JTT
Drawing Title			

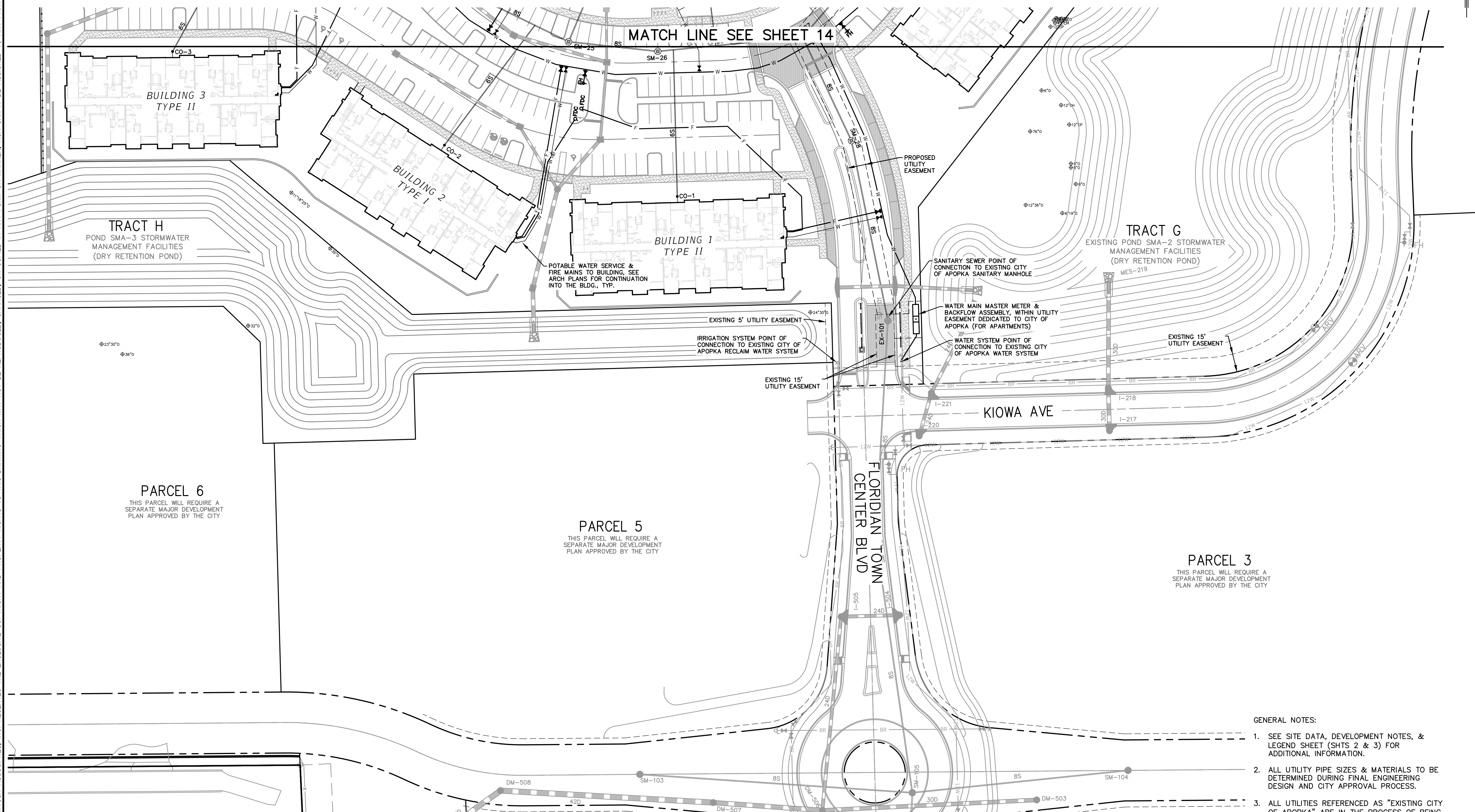
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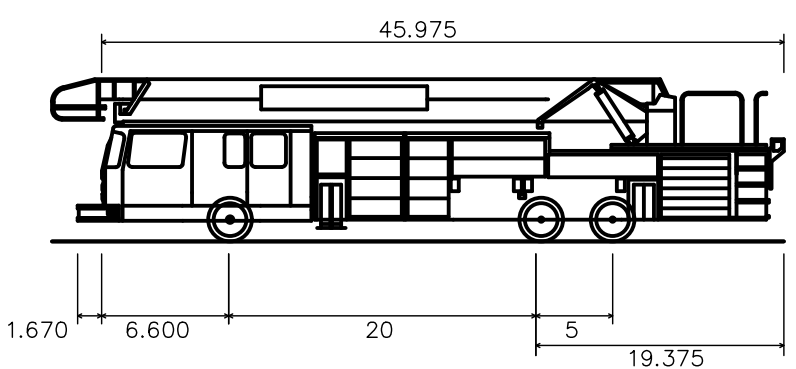
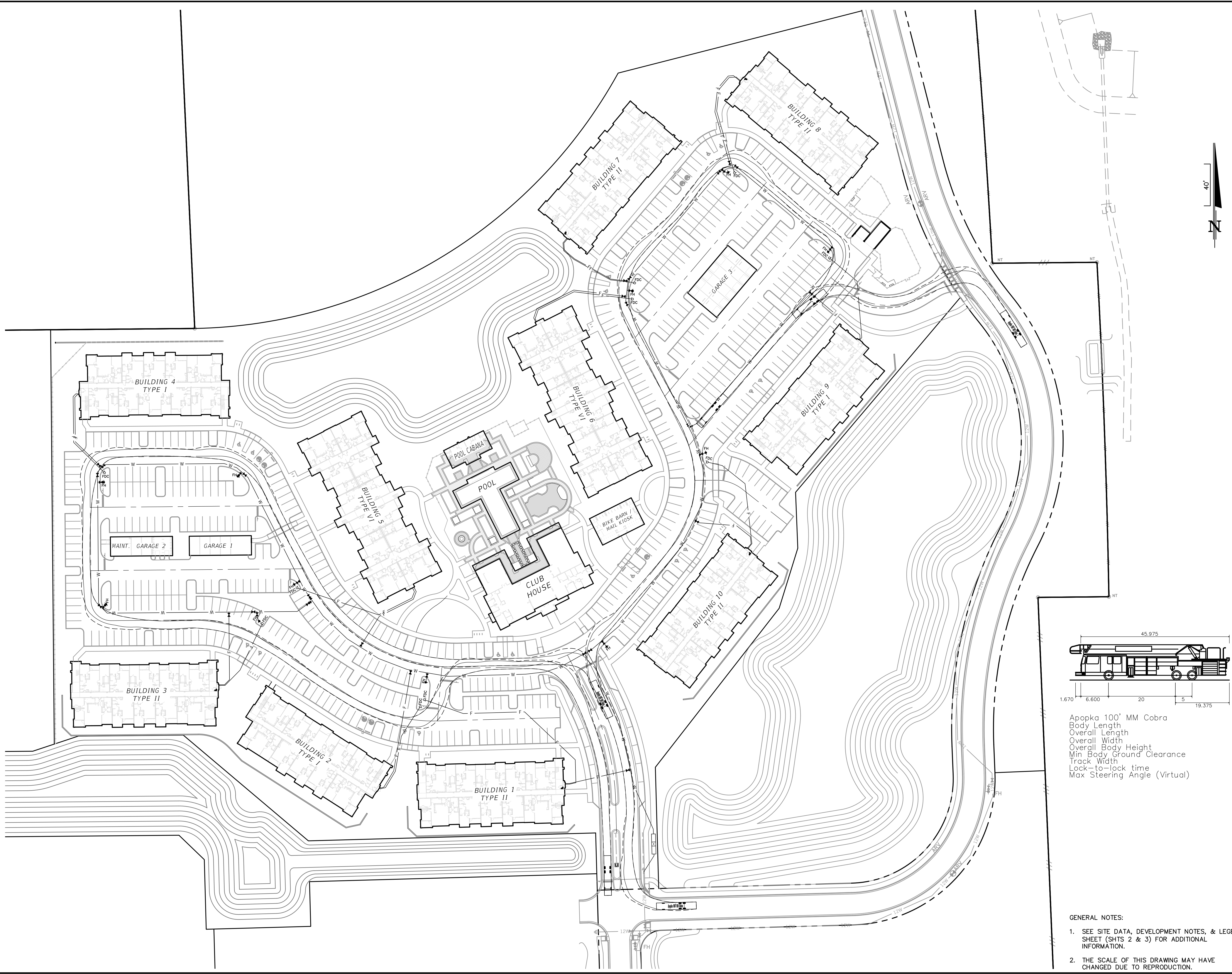
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GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES, & GENERAL SHEET (SHTS 2 & 3) FOR ADDITIONAL INFORMATION.
2. ALL UTILITY PIPE SIZES & MATERIALS TO BE DETERMINED DURING FINAL ENGINEERING DESIGN AND CITY APPROVAL PROCESS.
3. ALL UTILITIES REFERENCED AS "EXISTING CITY OF APOPKA" ARE IN THE PROCESS OF BEING DEDICATED TO THE CITY AT THIS TIME.
4. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

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Apopka 100' MM Cobra
Body Length 45.975ft
Overall Length 47.640ft
Overall Width 8.410ft
Overall Body Height 1.472ft
Min Body Ground Clearance 1.472ft
Track Width 8.410ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 46.00°

- GENERAL NOTES:
- SEE SITE DATA, DEVELOPMENT NOTES, & LEGEND SHEET (SHTS 2 & 3) FOR ADDITIONAL INFORMATION.
 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

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

DOCUMENT CHANGES	
Description	Date
REVISED PER CITY COMMENTS	8/10/26

Issue Description	PROGRESS SET
Issue Date	5/12/26
Project No	25667
Drawn/Designed	MAB / MAB
Checked By	JTT
Drawing Title	

TRUCK MOVEMENT PLAN

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MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)

MULTIFAMILY PHASE 1

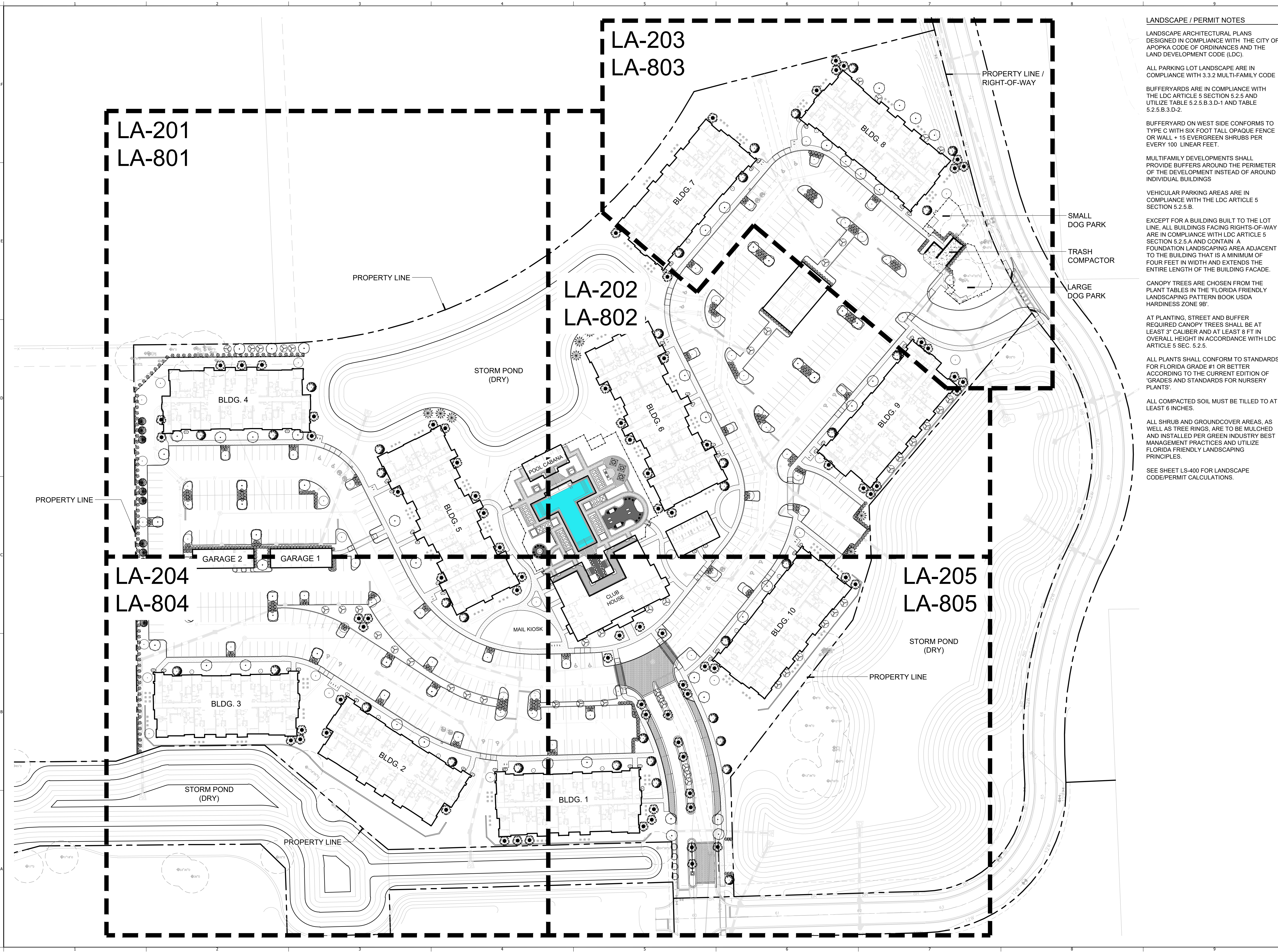
CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date
REVISED PER CITY COMMENTS	8/10/26

Issue Description	PROGRESS SET
Issue Date	5/12/26
Project No	25667
Drawn/Designed	MAB / MAB
Checked By	JTT
Drawing Title	

OPEN SPACE PLAN



LANDSCAPE / PERMIT NOTES

LANDSCAPE ARCHITECTURAL PLANS
DESIGNED IN COMPLIANCE WITH THE CITY OF
APOPKA CODE OF ORDINANCES AND THE
LAND DEVELOPMENT CODE (LDC).

ALL PARKING LOT LANDSCAPE ARE IN
COMPLIANCE WITH 3.3.2 MULTI-FAMILY CODE

BUFFERYARDS ARE IN COMPLIANCE WITH
THE LDC ARTICLE 5 SECTION 5.2.5 AND
UTILIZE TABLE 5.2.5.B.3.D-1 AND TABLE
5.2.5.B.3.D-2.

BUFFERYARD ON WEST SIDE CONFORMS TO
TYPE C WITH SIX FOOT TALL OPAQUE FENCE
OR WALL + 15 EVERGREEN SHRUBS PER
EVERY 100 LINEAR FEET.

MULTIFAMILY DEVELOPMENTS SHALL
PROVIDE BUFFERS AROUND THE PERIMETER
OF THE DEVELOPMENT INSTEAD OF AROUND
INDIVIDUAL BUILDINGS

VEHICULAR PARKING AREAS ARE IN
COMPLIANCE WITH THE LDC ARTICLE 5
SECTION 5.2.5.B.

EXCEPT FOR A BUILDING BUILT TO THE LOT
LINE, ALL BUILDINGS FACING RIGHTS-OF-WAY
ARE IN COMPLIANCE WITH LDC ARTICLE 5
SECTION 5.2.5.A AND CONTAIN A
FOUNDATION LANDSCAPING AREA ADJACENT
TO THE BUILDING THAT IS A MINIMUM OF
FOUR FEET IN WIDTH AND EXTENDS THE
ENTIRE LENGTH OF THE BUILDING FACADE.

CANOPY TREES ARE CHOSEN FROM THE
PLANT TABLES IN THE 'FLORIDA FRIENDLY
LANDSCAPING PATTERN BOOK USDA
HARDINESS ZONE 9B'.

AT PLANTING, STREET AND BUFFER
REQUIRED CANOPY TREES SHALL BE AT
LEAST 3" CALIBER AND AT LEAST 8 FT IN
OVERALL HEIGHT IN ACCORDANCE WITH LDC
ARTICLE 5 SEC. 5.2.5.

ALL PLANTS SHALL CONFORM TO STANDARDS
FOR FLORIDA GRADE #1 OR BETTER
ACCORDING TO THE CURRENT EDITION OF
'GRADES AND STANDARDS FOR NURSERY
PLANTS'.

ALL COMPACTED SOIL MUST BE TILLED TO AT
LEAST 6 INCHES.

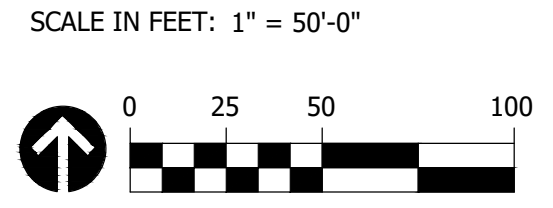
ALL SHRUB AND GROUND COVER AREAS, AS
WELL AS TREE RINGS, ARE TO BE MULCHED
AND INSTALLED PER GREEN INDUSTRY BEST
MANAGEMENT PRACTICES AND UTILIZE
FLORIDA FRIENDLY LANDSCAPING
PRINCIPLES.

SEE SHEET LS-400 FOR LANDSCAPE
CODE/PERMIT CALCULATIONS.


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3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone 1 407. 960. 4850; Fax 1 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
OVERALL SITE PLAN



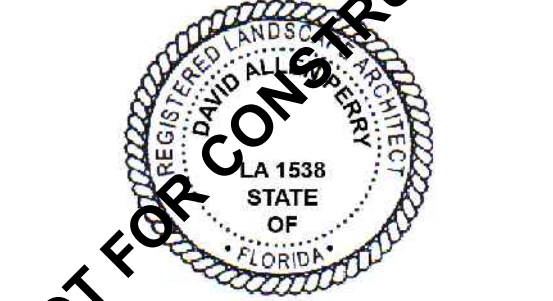
CONSULTANT:

JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

REV	DATE	REVISION
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Digitally signed by
David Perry
Date: 2026.08.18
17:40:02-04'00'
SEAL:



DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:
LA-100

LANDSCAPE SPECIFICATIONS

1)	The landscape contractor shall be responsible for adhering to all requirements stated as outlined herein and on the landscape drawings.	phosphorous, potassium. Calcium, magnesium, iron, zinc, manganese, copper, sulfur and molybdenum.	caliper.	39)	All plant material must be delivered to the project site and installed in good health, free of pest, pest eggs, fungus and disease. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.	and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
2)	The scope of work for the landscape contractor for this project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required.	F. Potential hazards or impediments for plant growth including salinity, sodium chloride, boron, impaired soil structure or drainage.	26)	The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.	40)	The irrigation system is designed to maintain an established landscape. The contractor shall not rely on it as the new material's sole source of water. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs. Use care to avoid creating large holes water jetting.
3)	The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.	G. Sand fraction analysis as a percent passing through 1", 1-1/4" and no. 200 sieves.	27)	The landscape contractor is responsible for scheduling deliveries of sod so that all deliveries to site will installed no more than 24 hours from the time it arrives on site. The amount of sod delivered to the site at any one time should not exceed the amount that can be laid under these time constraints.	41)	The landscape contractor shall refer to the following references in determining compliance with best practices: A. Florida Nurserymen and Grower's Association (FNGA) standards. B. Florida Turf Grass Association's (FTGA) standards. C. Florida Department of Agriculture, Bureau of Plant Industry, "Trades and Standards for Nursery Plants", latest edition. D. "Cabling, Bracing and Guying Standards for Shade Trees" as published by the national arborist association (NAA). E. ANSI A300 1995 Standards as established by the Tree, Shrub and Other Woody Plant Maintenance Standard Practice. F. ANSI, Z60.1-American Standard For Nursery Stock. G. "Standard Plant Names" as established by Hortus III.
4)	The landscape contractor shall assign a qualified project manager and field supervisor to work directly with the owner's representative and supervise the work at all times through final owner acceptance. It is the contractor's responsibility ty to ensure that project manager has a complete current set of documents on-site at all times.	H. Percolation rate in inches per hour. The analysis should also include specific recommendations to the owner's representative for any amendments and backfill mixes for optimal plant growth to be made to the soils prior to planting. The contractor should include the cost of this soil testing in their base bid as well as the basic backfill mixes specified herein but should include any anticipated cost for soil amendment. The contractor is to provide the owner's representative with copies of all soil testing results. Submittal documentation must also contain a graphic site plan depicting locations and depth from which each sample was drawn.	28)	The landscape contractor shall exercise care in the placement of sod. Sod should be laid with staggered rows running parallel to slope contours. In slope situations, begin sod at base of slope and work uphill, all sod should be rolled and fertilized with a granular 16-4-8 fertilizer five days after planting. Newly sodded areas shall be kept moist for the first week after planting after which a watering rate of 2" per week, including rainfall, should be sufficient.		J. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
5)	The landscape contractor for this project must be able to document a minimum of five (5) years of comparable experience in the installation of plant material for projects of similar scale, intensity and quality. General contractor must submit documentation to owner's representative for approval prior to bid award.	20)	Soil preparation is to include the following fertilizer with the understanding that soil mix design may need to be adjust based on outcome of agronomic testing: A. Trees, 100% site soil with 5 lb. Triple super phosphates per cu. Yd. B. Shrubs, 100% site soil with osmocote controller release fertilizer (14-14-14) per manufacturer's recommendation.	29)	The landscape contractor is responsible for eradicating weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, bermuda grass, bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.	K. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18'.
6)	The landscape contractor shall be responsible for familiarizing themselves with existing site conditions and notifying the owner's representative in writing of any concerns prior to commencement of work. This evaluation should include, but is not limited to, verification of surface and subsurface utilities, grades, dimensions and soil conditions.	18)	Should owner's representative and contractor agree with the recommendation of the testing agency to further amend the soils the contractor's contract will be adjusted accordingly. The contractor shall be required to submit samples of amended soils to be re-tested to confirm compliance with recommendations following the same procedures as the original tests.	30)	The landscape contractor is responsible for pre-tillage to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum 8" depth. In the process of tilling are unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than 1/2" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.	L. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
7)	The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.	19)	The landscape contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the owner's representative in writing within this period. No substitution shall be permitted without prior written approval from the owner's representative. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution. In order to be considered by the owner's representative as viable alternates plants must share the same general appearance/ form, installation size, mature size, color, quality and growth habit. Materials must be offered at no additional costs to the owner.	31)	The landscape contractor shall provide the owner's representative with one quart, sealed and labeled bag of soil from same location that test samples here drawn. The owner reserves the right to obtain secondary analysis to confirm test results at their expense.	M. Set fertilizer tablets on top of rootball for all trees laid out for planting to allow owner's representative to confirm correct amount. Set tablets at depth equal to x. The rootball when installed.
8)	The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor will be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.	21)	The owner's representative will not review any change order requests from the landscape contractor related to 'extra' work performed without prior written authorization from the owner's representative.	32)	The landscape contractor shall provide the owner's representative with one quart sealed and labeled bag of any imported soil material amendment or conditioner used in the preparation of the planting areas.	N. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
9)	The landscape contractor shall be responsible for maintaining the area, materials and equipment within the limits of work in a safe, neat and orderly manner. Excess materials and debris are to be removed from the work area no less than daily or as directed by the general contractor.	22)	The owner's representative reserves the right to review and approve all plant materials, including sod, at their source nursery with the landscape contractor prior to delivery to the job site. It is the responsibility of the landscape contractor to coordinate and schedule all nursery trips with the landscape architect or owner's representative a minimum of two weeks prior to the schedule date for material delivery for shipping. The landscape contractor is to provide a minimum of one week to the owner's representative for all trips. The owner also reserves the rights to have the nursery review of material or to provide approval through review of photographs or representative samples.	33)	The owner's representative reserves the right to review and approve all plant material at the job site prior to installation to ensure that the delivered state of the materials is in compliance with the material specifications contained herein. In the advent that delivered material does not comply with the project requirements the owner reserves the right to reject such materials and require the landscape contractor to remove and replace rejected materials at no additional cost to the owner. The landscape contractor shall remove rejected plants and materials from the project area and replace with acceptable materials.	O. Apply rewetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
10)	The landscape contractor shall be responsible for maintaining work activities within the limits of work and performing work at times, and in a manner, as prescribed by the general contractor.	23)	All plant material suppliers, including sod, for this project must be able to document a minimum of five (5) years of experience in the specialization of growing and cultivation of comparable materials as specified for this project. Contractor is responsible for providing documentation to the owner's representative for approval prior to procuring material.	34)	The landscape contractor shall provide the owner's representative with record copies of all shipping receipts for all materials, including plants and sod, delivered to the project site. Delivery of all fertilizer and soil amendment materials must be in original, unopened container's bearing manufacturer's guaranteed chemical analysis, name, trade mark and conformance with state law.	P. Apply mulch in even layer to depth shown on detail. Do not place mulch without the approval of the owner's representative that weed removal and fine grading requirements have been met.
11)	The landscape contractor shall coordinate any excavation in the vicinity of pre-existing or newly installed utilities with the general contractor. It is the responsibility of the landscape contractor to notify the owner's representative a minimum of 48 hours prior to digging for field verification of all underground utilities and other elements. The contractor must coordinate with the general contractor prior to initiating operations emergency repair plans and any possible service interruption(s) on-site and off. The landscape contractor shall bear the sole responsibility of any damage to subsurface utilities caused by their work. Return of services to off-site areas (if any) must be immediate.	24)	In preparation for the delivery to the site the landscape contractor shall only prune branches or roots after notifying owner's representative. Pruning should only be performed as required to assure safe loading, shipping and job site handling. In no case can any tree be topped. Prior to shipping all trees should be sprayed for insects and fungus as well as a foliar anti-dessicant.	35)	The contractor shall store all materials in an area to be determined by the owner's representative. All excess stored materials must be removed prior to final acceptance from the owner.	Q. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.
12)	The landscape contractor must take precautions to protect all existing site roads, parking lots, curbs and utilities from damage. This applies not only to the area within the limits of work but also along any local access roads or roadways internal to the project.	25)	Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. Trees should be root pruned 30 days prior to digging and hardened off at the nursery for a minimum of 30 days prior to shipping. In addition to rootball irrigation the nursery should provide overhead mist irrigation for the duration of this period. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted. Rootballs should be sized at a minimum dia. Ratio of 12" of rootball for each 1" of tree	36)	The landscape contractor shall be responsible for staking all plant materials in the field in accordance with the landscape plans for approval by the owner's representative prior to excavation and installation. The landscape contractor shall provide stakes or flags to indicate locations of individual trees whereas all shrub and groundcover materials must be laid out in their containers with the appropriate spacing for owner's representative review and approval. The owner reserves the right to make field adjustments to plant layout as part of this review. Failure by the landscape contractor to obtain layout approval from the owner's representative prior to installation may result in the removal and reinstallation of materials by the contractor at no additional costs to the owner.	
13)	The landscape contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.			37)	All plant material shall meet or exceed the requirements for Florida No. 1 quality in accordance with the grades and standards for nursery plants published by the state of Florida, department of agriculture, current edition. All plant material is to be sourced from a nursery unless specifically noted to be collected.	
14)	The landscape contractor shall coordinate with the general contractor to ensure that temporary erosion and sedimentation control measures (silt fence, geo fence and/or other measures) are installed prior to beginning excavation.			38)	All plant material sizes specified are minimum sizes at time of installation. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified. Material height and width specified in landscape schedule is based on branches in their normal position. Specified caliper is to be measured at a point 12" above the ground.	
15)	The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas until final acceptance by the owner's representative.					
16)	The landscape contractor is responsible for the agronomic evaluation of soil characteristics. Evaluation must include chemical analysis by a qualified agricultural soils testing laboratory. Soils sample should be taken immediately following completion of rough grading activities and should be collected at a rate of one sample for each 10,000 square feet of impacted area, or a total of six, whichever is greater. At a minimum the chemical analysis of the soil should consider the following: A. Percentage of organic matter B. Salinity C. ph D. Lime content E. Mineral nutrients including concentrations of nitrogen,					



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PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
OVERALL SITE PLAN

SCALE IN FEET: N/A

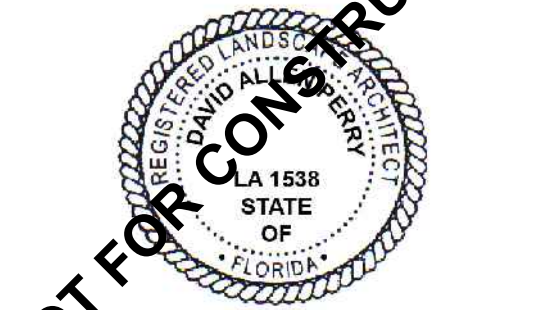
CONSULTANT:

JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

REV	DATE	REVISION
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DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:

GENERAL LANDSCAPE NOTES

- 1) All on-site existing conditions including surface and subsurface utilities, grades, dimensions and soil conditions shall be verified by the contractor before construction begins. The contractor shall become familiar with all plans prepared by others that affect the landscape and irrigation work. any discrepancies shall be brought to the attention of the landscape architect.
- 2) Every possible safeguard shall be taken to protect building surfaces, equipment, furnishings and existing planting areas to remain including lawn. The contractor is responsible for any damage or injury to person or property that may occur as a result of negligence in the execution of the contractor's work.
- 3) The contractor shall interface with other work being performed by other contractors. It will be necessary for the contractor to coordinate and schedule activities, where necessary, with other contractors and their subcontractors. The landscape contractor shall insure that their work does not impact established or projected drainage patterns.
- 4) Prior to planting installation, the contractor shall confirm the availability of all the specified plant materials and make arrangements with the landscape architect and owner's representative to review and mutually field tag agreed upon plant materials at least one (1) week prior to delivery to site.
- 5) All plant material sizes specified are minimum sizes. All container and tree caliper sizes are minimum. container or caliper size may be increased if necessary to provide overall plant size specified.
- 6) The contractor shall be responsible for removing existing vegetation as required and preparing planting areas prior to installation of plant materials.
- 7) The landscape contractor shall test project soils to verify that the soils on-site are acceptable for proper growth of plant materials and adequate drainage in plant beds and planters. The landscape contractor shall coordinate the location, and procurement of existing on-site soil samples with the landscape architect. representative samples shall be submitted to a certified testing laboratory for analysis. The findings, together with recommendations for amending the soils shall be reviewed and approved by the owner, landscape architect, and owner's representative prior to delivery and installation of plant materials at the job.
- 8) The landscape contractor shall insure adequate vertical soil depth and drainage in all plant beds and planters. Excavation of compacted fill shall be accomplished to insure proper soil depth and drainage.
- 9) All planting beds shall be staked in accordance with the plans and approved by the landscape architect prior to planting. The landscape contractor shall provide stakes or irrigation flags to locate the edges of all shrub and groundcover plant beds and individual trees and palms. If existing conditions do not allow the design to be laid out as shown, notify the landscape architect immediately.
- 10) All proposed trees shall be installed either entirely in or entirely out of planting beds. planting bed outlines shall not be obstructed and shall be smooth and flowing. if trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
- 11) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the landscape architect for clarification prior to contract award and commencement of work.
- 12) The landscape contractor shall verify the extent of grassing work in the field. the contractor shall be responsible for providing grass in the areas shown on the plan in sufficient quantity to provide full coverage. Additional grass required will be adjusted based on a square footage unit price. Areas to be grassed shall be amended per soils report to provide required nutrients and soil ph of between 6.0 and 7.0.
- 13) The landscape contractor shall be responsible for providing plants, spaced as specified on the plant list. When installing shrubs in planting beds, spacing of material shall take precedence over quantity of materials indicated for planting areas. Notify landscape architect immediately if such situations arise. shrub and groundcover spacing is generally indicated on the plant list for all 'mass plantings'. accent shrubs and trees that are not part of mass plantings shall be spaced as shown on the plans.
- 14) The landscape contractor shall be responsible for the stability and plumb condition of all installed plant materials. The contractor shall remove all staking materials the end of the grow-in period and dispose offsite.
- 15) All planting beds shall be top-dressed with a 3" layer of mulch as specified. all trees shall have a 3" thick mulch ring placed around the base of the trunk. The landscape scope of work includes mulching as an integral part the project.
- 16) All plant materials shall receive adequate watering by the landscape contractor as required until the landscape irrigation system is fully operational and until final acceptance by owner.
- 17) All existing plant beds to remain within the construction limit line shall be left undisturbed. Existing trees to remain, as noted on the drawings, shall be left undisturbed and protected by wooden barricades erected at the perimeter of the tree drip-line (s). No

- vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within the area of the tree drip-line(s). Any existing plant beds or trees damaged by construction activity shall be replaced by the responsible party at their own expense.
- 18) No trees shall be planted within designated utility corridors, public right of way nor any plants located within four feet (4') of any swale centerline identified on the drawings. Field adjust as necessary and review adjustments with the landscape architect prior to installation.
- 19) The contractor shall be responsible for removal of all debris and excavated backfill off-site on a daily basis at no additional cost to the owner.
- 20) See landscape specifications for further requirements.

LANDSCAPE SUBMITTALS REQUIRED

- 1) The landscape contractor is required to submit each of the following to the owner's representative for review and approval a minimum of ten (10) days prior to beginning work:
- A. Documentation of landscape contractor's qualifications.
 - B. Documentation of landscape supervisor's qualifications.
- 2) The landscape contractor is required to submit each of the following to the owner's representative for review and approval a minimum of thirty(30) days prior to intended date of use:
- A. Documentation of plant nursery qualifications.
 - B. Test reports and recommendations from certified testing laboratory.
 - C. One quart samples of existing site soil from each sample area.
 - D. One quart samples of each soil amendment (if any).
 - E. One quart samples of each amended soil (if any).
 - F. One quart samples of each mulch type specified.
 - G. One quart sample of peat.
 - H. One quart samples of each backfill mix.
 - I. One quart sample of any imported fill material.
 - J. Manufacturer's product data and recommended application rates for all fertilizers.
 - K. Test reports from certified laboratory on amended soils.
 - L. Manufacturer's certificate of chemical composition for all fertilizers including percentage and derivation of nitrogen, phosphorus, potassium and micro-nutrients.
 - M. Written documentation of weed control program.
 - N. Propose sequence and duration of installation by zone.
 - O. Written plan for emergency utility service repair.
- 3) The landscape contractor is required to submit each of the following to the owner's representative for review and approval a minimum of ten days prior to final walk through:
- A. 'As-built' record documents of installation (3 sets) identifying any deviations from construction plans. These plans are to be updated by the contractor at least weekly throughout the construction period for informal progress review by the owner's representative.
 - B. Written recommendations for ongoing maintenance program (3 copies).
 - C. Release of lien form from the landscape contractor as well as similar forms from all suppliers, vendors and/or subcontractors they utilized on this project. Note: final payment will not be authorized prior to receipt of this documentation.

FINE GRADING NOTES

- 1) The landscape areas within the limits of work should be rough graded to within +/- .10' of finish grade in shrub areas and +/- 0 .20' in sod areas prior to beginning plant installation.
- 2) Finished grade in planting areas shall be held be 2' below the finished elevations shown for all adjacent hardscape surfaces.
- 3) All fill required shall be clean, well draining soil. Fill shall be clean and free of all material harmful to plant growth and deleterious material such as rocks (larger than 2" dia.), compacted clay, concrete, road base material, roots, branches, etc.
- 4) Final contouring within planting areas shall be hand raked to provide smooth, continuous arcs even in transition and void of depressions and surface irregularities. Repair any scarring caused by erosion during the course of construction.
- 5) The landscape contractor is to ensure that their work does not adversely impact established or projected drainage patterns.
- 6) Grading in all planting and hardscape areas of the project shall positively drain to drainage structures indicated on the site grading and civil engineering plans.
- 7) The landscape contractor is responsible for maintaining grade stakes and bench marks established by others until authorized by the general contractor for removal.
- 8) The landscape contractor is to perform sample percolation test by excavating tree pits to their full depths and filling completely to finish grade. Pit should drain to ½ depth within two hours and entirely within eight hours. If pits fail to satisfy these requirements the landscape contractor must notify the owner's representative immediately.
- 9) The landscape contractor is to remain vigilant in identifying conditions that could adversely affect ability of landscape material to thrive. Conditions to be monitored include but are not limited to, the presence of rock, rubble, road base, construction debris, impermeable soils, chemical spills and wash-outs.
- 10) Should the construction dictate that any tree be installed prior to the completion of the rough grading activities the landscape contractor shall on a surveyed elevation based on a confirmed benchmark to set the tree(s) with the correct relationship to finish grade.

LANDSCAPE MATERIALS

- 1) Aluminum sulfate, suitable for horticultural purposes, shall be recognized manufacturer's standard, commercial grade.
- 2) Anti-dessicant, 'Wilt-Pruf', 'Dowwax', 'Foligard' (or equal) apply be manufacturer's recommendations.
- 3) Burlap, burlap used in all 'B&B' nursery stock must be of 100% biodegradable, natural fiber per ANSI Z-601. Absolutely no synthetic fabric (i.e. Leno) will be permitted. All 'B&B' material shall be sourced from established nurseries or approved locations.
- 4) Dolomite, ground limestone containing no less than 85% of total carbonate and ground to a size such that 50% will pass through a 100 mesh sieve and 90% will pass through a 200 mesh sieve.
- 5) Fertilizer tablets, 21 gram, slow release, 'Agriform' planting tablet as manufactured by Sierra Chemical Company (or equal) that consists of the following percentages by weight, 20% nitrogen, 10% phosphoric acid and 5% potash. Apply at a rate per manufacturer's recommendation q& the following minimums:
- A. One tablet per 1/2" of tree caliper.
 - B. One tabler per i gallon shrub container.
 - C. Two tablets per 3 gallon shrub container.
 - D. Three tablets per 5 gallon shrub container.
 - E. Four tablets per 7 gallon shrub container.
 - F. Five tablets per 10 gallon shrub container.
- 6) Friction Guard, new, minimum~" inside diameter, reinforced, 2-pl y, black rubber hose.
- 7) Guy wire, wire shall be 10 gauge annealed, galvanized iron. Each wire is to be demarcated with white surveyor's tape or~" dia. White tubing.
- 8) Mulch, mini-pine bark (dark brown color).
- 9) Osmocote, time control release fertilizer as manufactured by sierra chemical company.
- 10) Peat, milled canadien sphagnum peat, min. "10% organic, low salt, low alkalinity, light brown and fibrous, free of rocks and excessive sticks. Consistent ph level between 4.0 and 5 .0. Having no particles greater than 1/2" diameter.
- 11) Perlite, coarse or no.2 perlite, free of weeds and impurities.
- 12) Pre-emergent herbicide, commercial grade, combination of surflan and gallery with a dye marker. Apply per manufacturer's recommendations.
- 13) Sand, medium-coarse sand grade cortona, free draining, with fine plus very fine ration not to exceed 25% by volume.
- 14) Soil fumigant, basamid granular applied per manufacturer's recommendations in all areas to receive sod.
- 15) Tree guys, 'tree saver' as manufactured by Lawson Landscape Products (or equal).
- 16) Tree stakes, new, minimum 2" dia. X b'-o" pressure treated lodge pole pine pointed at one end. A minimum of 50% of pole is to be imbedded.
- 17) Tree ties, 'cinch ties', 32" as manufactured by V.I.T. Products Inc (or equal).
- 18) Triple super phosphate, granular commercial grade, 42-47% p205.
- 19) Turnbuckles, 6" long, galvanized steel to be hand tightened.
- 20) Rewetting agent, 'Saturaid' as manufactured by Florika E.S. A. Corp (or equal).
- 21) Water, completed irrigation system water will be supplied through a storage cistern. Water used for landscaping prior to activation of system is to be clean, free of substances harmful to the growth of plants. Water should be free of staining agents and odor.
- 22) Underground tree anchor system by "TreeFrog", or approved alternate.

LANDSCAPE OBSERVATION SCHEDULE

- 1) The landscape contractor is required to provide the owner's representative with advance notice for the following site visits within the time frame indicated (it is the responsibility of the general contractor to verify the status of the landscape work prior to forwarding request to owner's representative):
- A. Tree tagging assistance, 7 days prior
 - B. Plant layout review, 3 days prior
 - C. Punch list (substantial completion) review, 7 days prior



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PROJECT NAME:

**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:

SCALE IN FEET: N/A

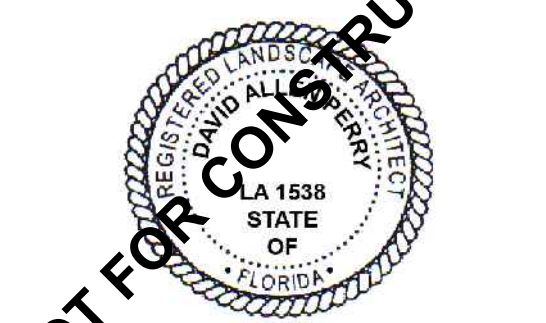
CONSULTANT:

JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

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DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:

LA-102



CITY OF APOPKA,
FLORIDA

SHEET TITLE:
LANDSCAPE PLAN



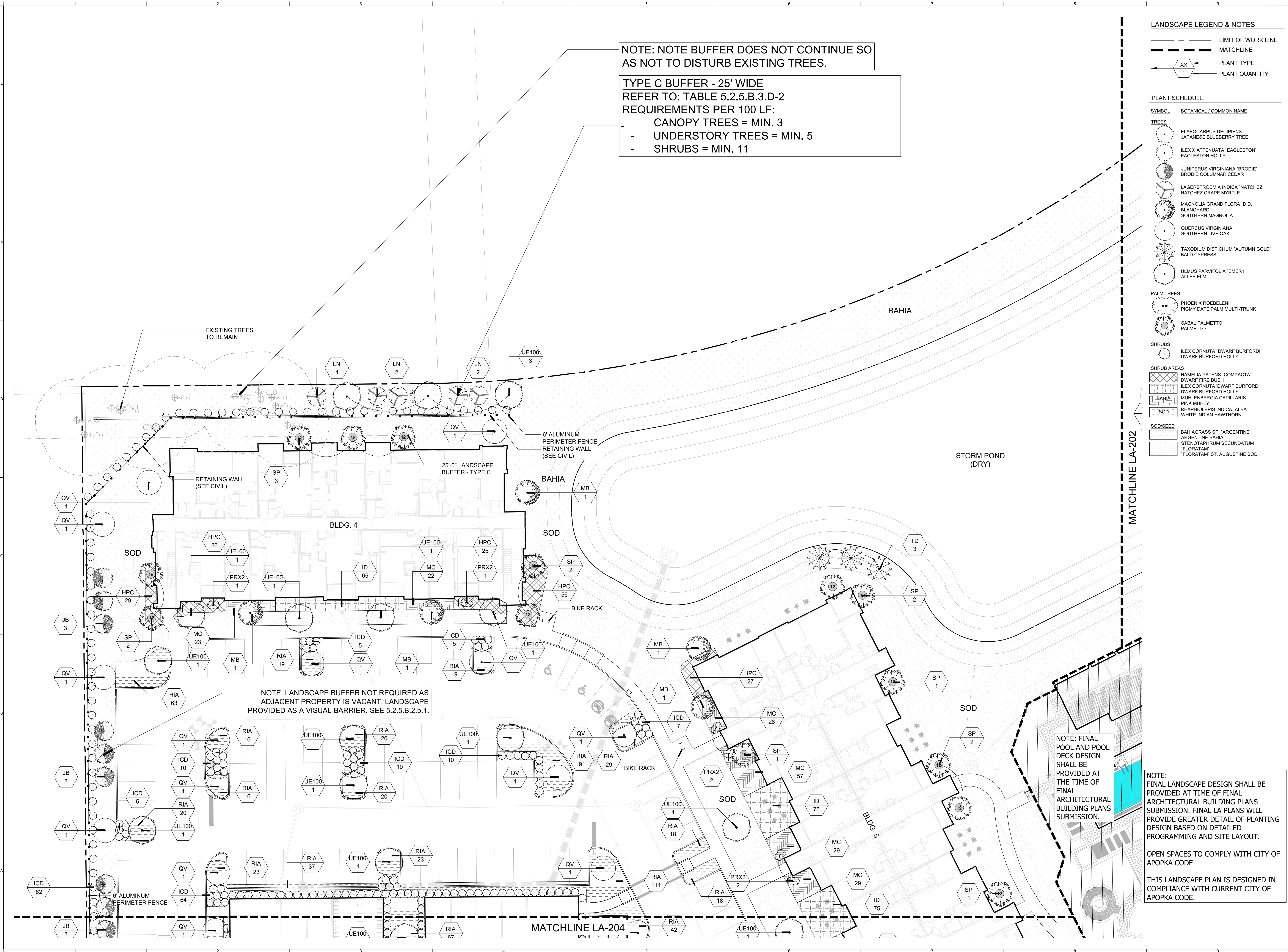
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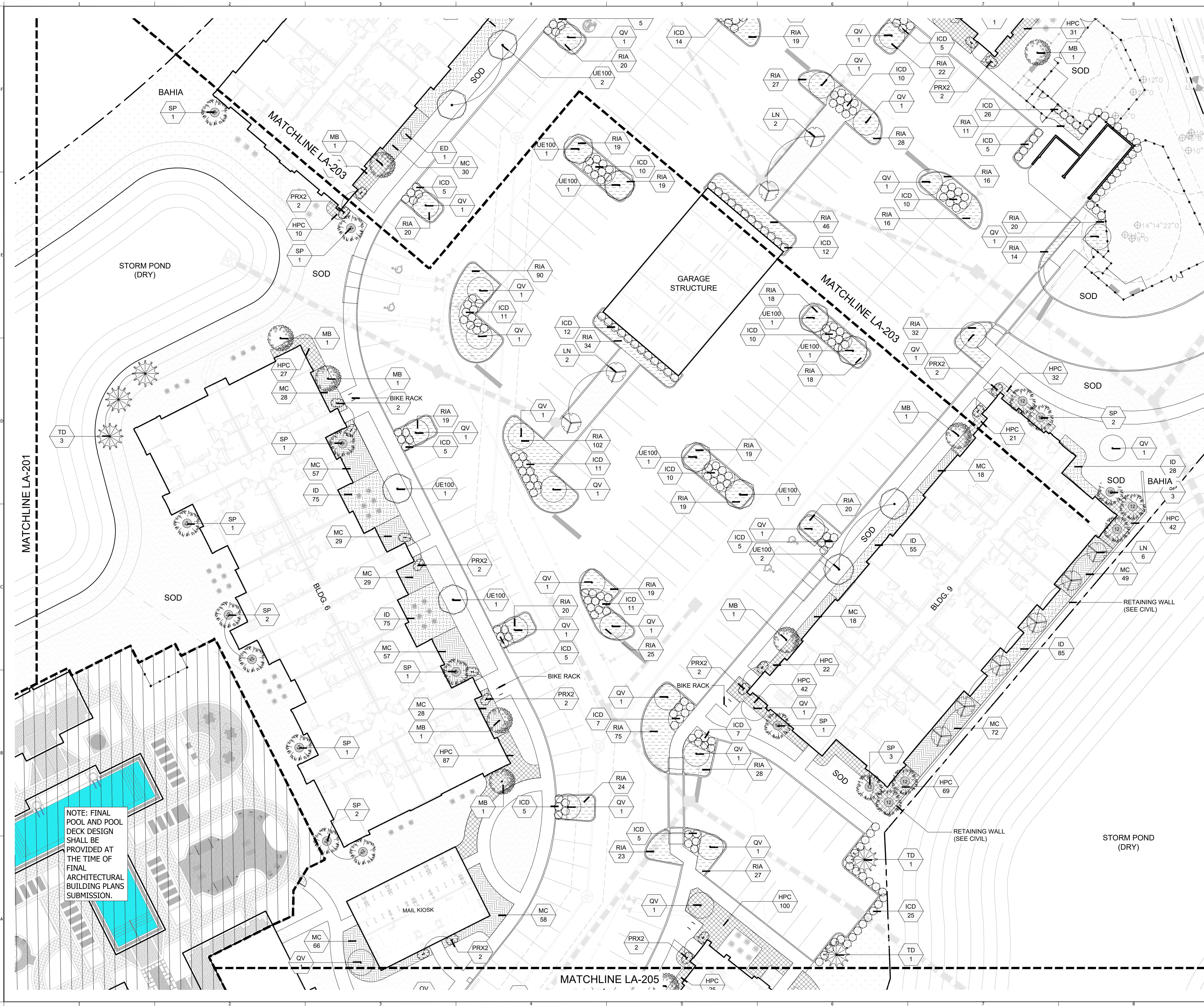
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DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

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SHEET NO.:

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LANDSCAPE LEGEND & NOTES

- LIMIT OF WORK LINE
--- MATCHLINE
XX 1 PLANT TYPE
1 PLANT QUANTITY

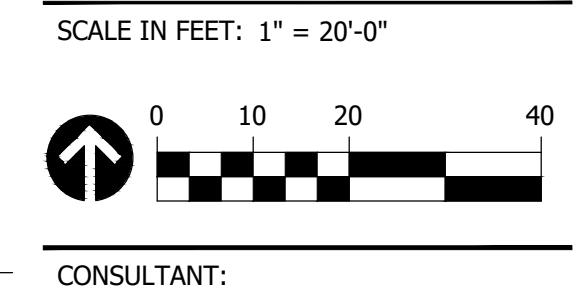
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
●	ELAEOCARPUS DECIPiens JAPANESE BLUEBERRY TREE
●	ILEX X ATTENUATA 'EAGLESTON' EAGLESTON HOLLY
●	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
●	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE
●	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' SOUTHERN MAGNOLIA
●	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
●	TAXODIUM DISTICHUM 'AUTUMN GOLD' BALD CYPRESS
●	ULMUS PARVIFOLIA 'EMER II' ALLEE ELM
PALM TREES	
●	PHOENIX ROEBELENI PIGMY DATE PALM MULTI-TRUNK
●	SABAL PALMETTO PALMETTO
SHRUBS	
●	ILEX CORNUTA 'DWARF BURFORDII' DWARF BURFORD HOLLY
SHRUB AREAS	
■	HAMELIA PATENS 'COMPACTA' DWARF FIRE BUSH
■	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
■	MUHLENBERGIA CAPILLARIS PINK MUHLY
■	RHAPHIOLEPIS INDICA 'ALBA' WHITE INDIAN HAWTHORN
SOD/SEED	
■	BAHIA GRASS SP. 'ARGENTINE' ARGENTINE BAHIA
■	STENOTAPHRUM SECUNDATUM 'FLORATAM' FLORATAM
■	'FLORATAM' ST. AUGUSTINE SOD

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PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
LANDSCAPE PLAN



JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
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APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

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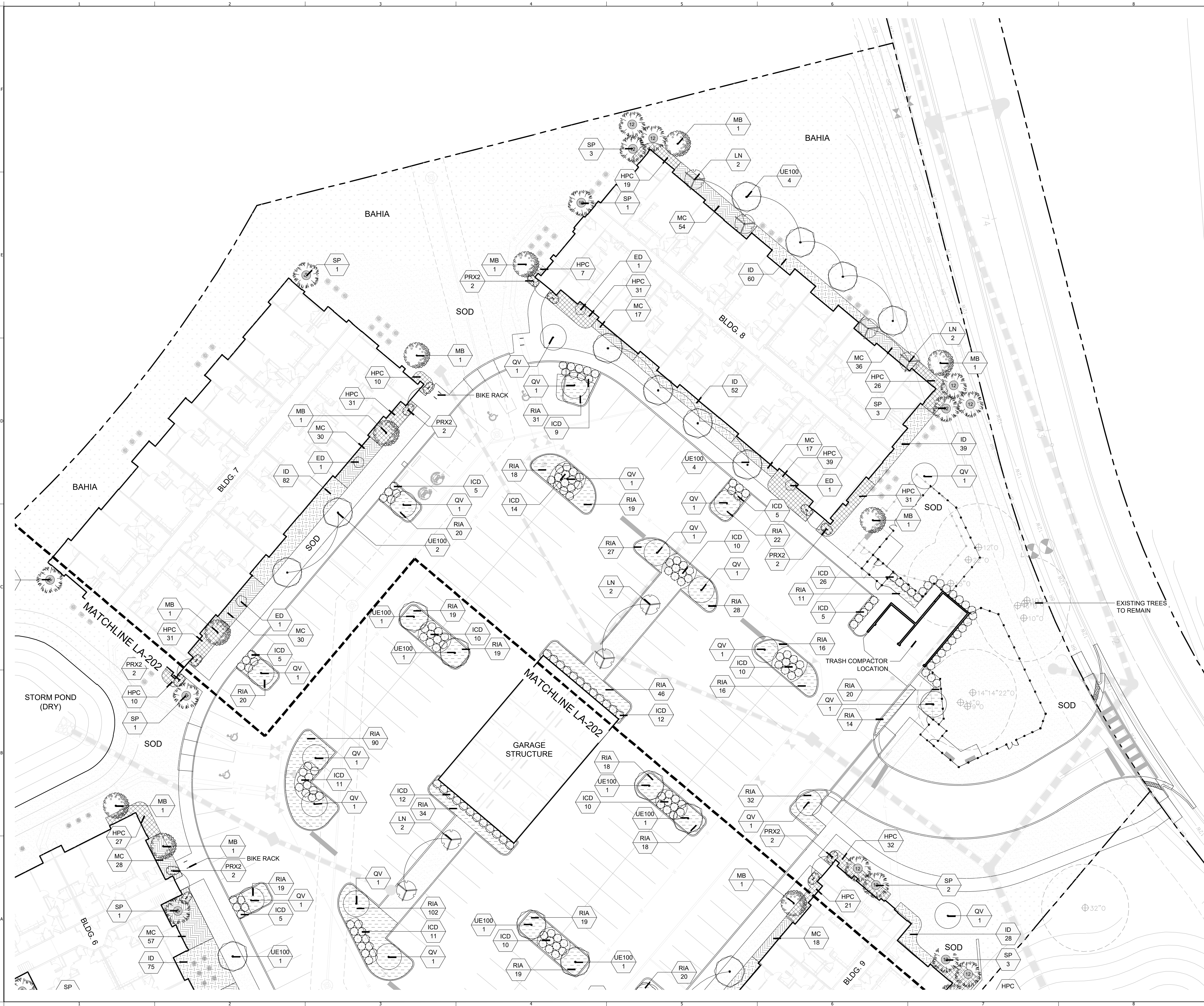
DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

SHEET NO.:
LA-202



LANDSCAPE LEGEND & NOTES

- LIMIT OF WORK LINE
--- MATCHLINE
XX 1 PLANT TYPE
1 PLANT QUANTITY

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ELAEOCARPUS DECIPENS JAPANESE BLUEBERRY TREE
	ILEX X ATTENUATA 'EAGLESTON' EAGLESTON HOLLY
	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ Crape Myrtle
	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' SOUTHERN MAGNOLIA
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	TAXODIUM DISTICHUM 'AUTUMN GOLD' BALD CYPRESS
	ULMUS PARVIFOLIA 'EMER II' ALLEE ELM
PALM TREES	
	PHOENIX ROEBELENI PIGMY DATE PALM MULTI-TRUNK
	SABAL PALMETTO PALMETTO
SHRUBS	
	ILEX CORNUTA 'DWARF BURFORDII' DWARF BURFORD HOLLY
SHRUB AREAS	
	HAMELIA PATENS 'COMPACTA' DWARF FIRE BUSH
	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	MUHLENBERGIA CAPILLARIS PINK MUHLY
	RHAPHIOLEPIS INDICA 'ALBA' WHITE INDIAN HAWTHORN
SOD/SEED	
	BAHIAGRASS SP. 'ARGENTINE' ARGENTINE BAHIA
	STENOTAPHRUM SECUNDATUM 'FLORATUM' FLORATAM
	'FLORATAM' ST. AUGUSTINE SOD

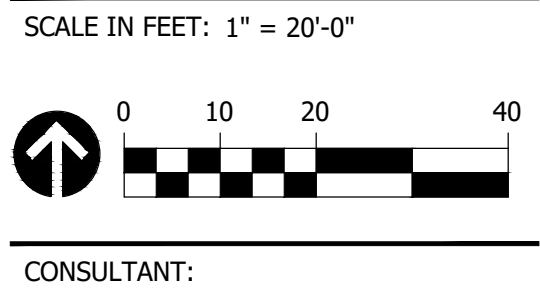
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OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
LANDSCAPE PLAN



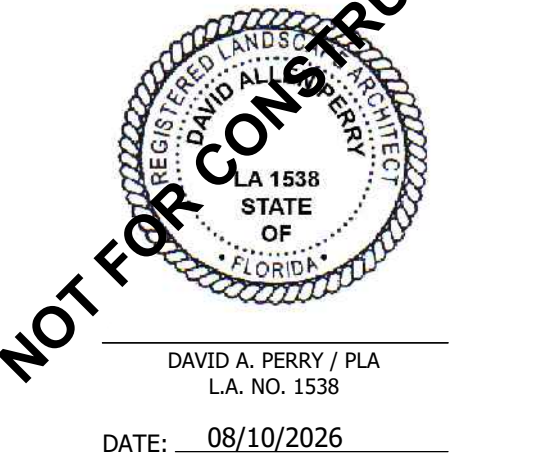
CONSULTANT:

JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

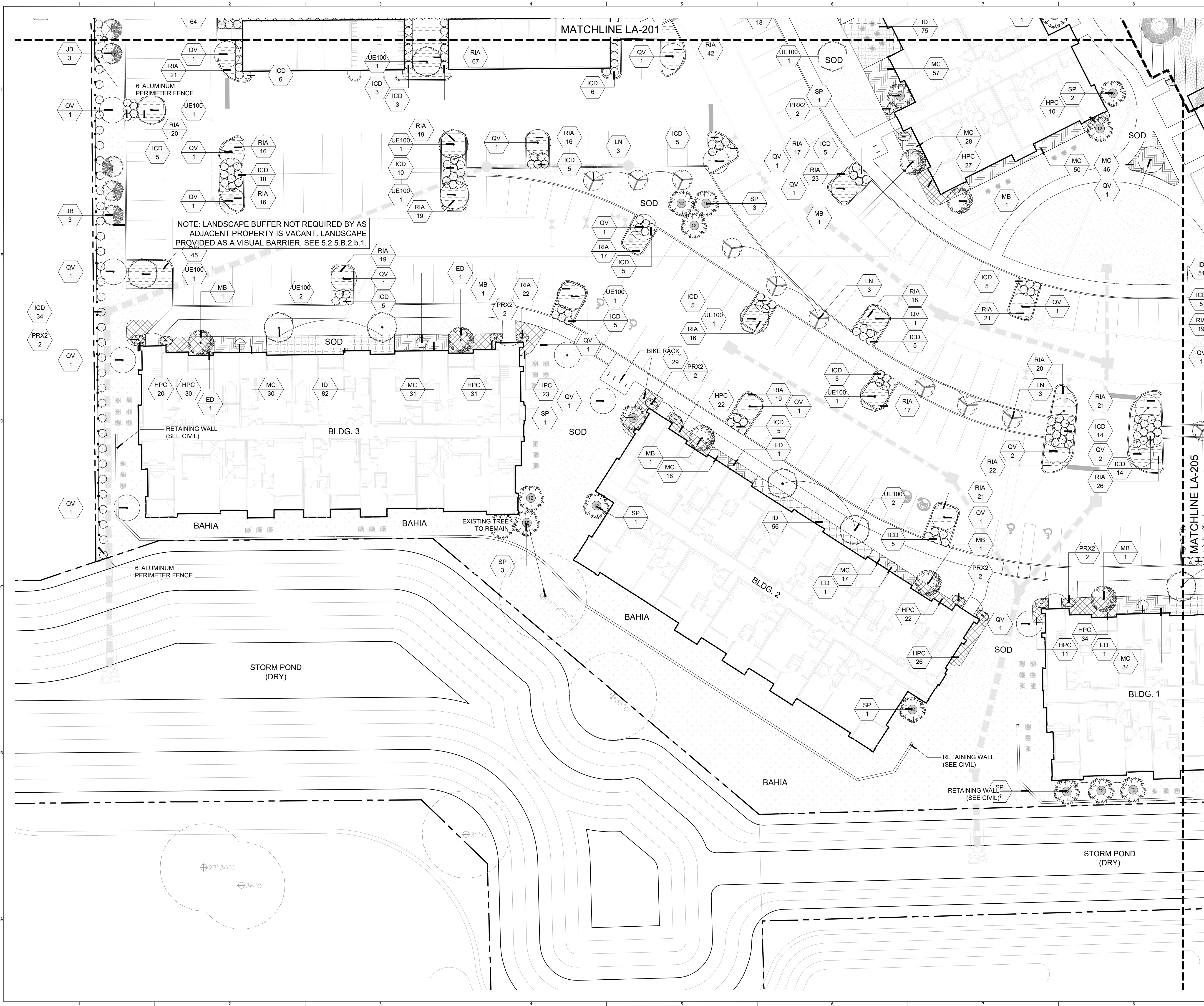
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08/10/2026	MDP SUBMISSION - REV 1

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LA-203



LANDSCAPE LEGEND & NOTES

--- LIMIT OF WORK LINE

--- MATCHLINE

XX 1 PLANT TYPE

1 PLANT QUANTITY

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ELAEOCARPUS DECIPENS JAPANESE BLUEBERRY TREE
	ILEX X ATTENUATA 'EAGLESTON' EAGLESTON HOLLY
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	PHOENIX ROEBELENI PIGMY DATE PALM MULTI-TRUNK
	SABAL PALMETTO PALMETTO
SHRUBS	
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	STENOTAPHRUM SECUNDATUM 'FLORATAM'
	'FLORATAM' ST. AUGUSTINE SOD

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OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

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FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"

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CONSULTANT:

JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
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REV	DATE	REVISION
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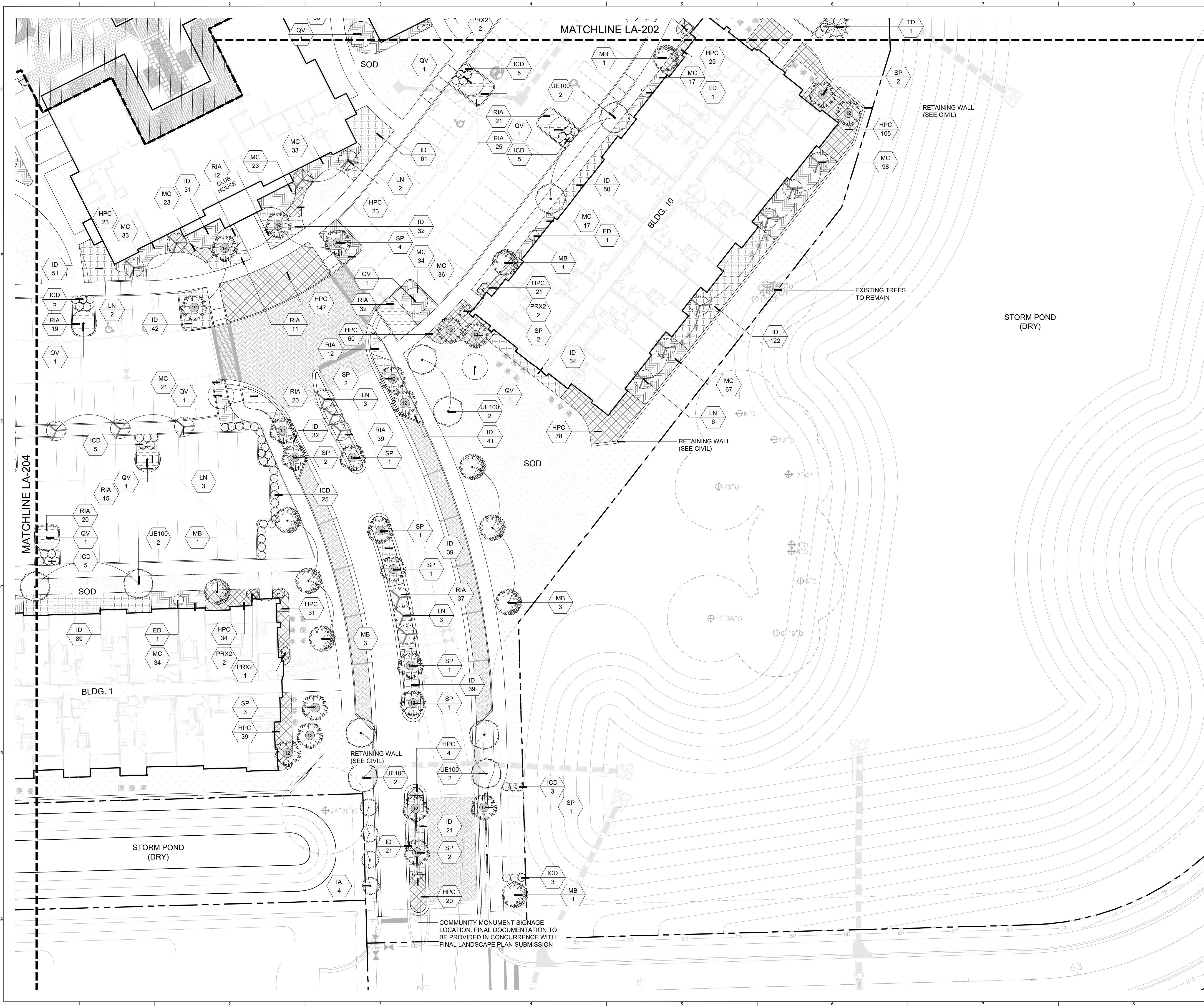
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L.A. NO. 1538
DATE: 08/10/2026

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LA-204

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Page 56 of 84



LANDSCAPE LEGEND & NOTES

- LIMIT OF WORK LINE
- MATCHLINE
- XX PLANT TYPE
- 1 PLANT QUANTITY

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
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	RHAPHIOLEPIS INDICA 'ALBA' WHITE INDIAN HAWTHORN
SOD/SEED	
	BAHIAGRASS SP. 'ARGENTINE' ARGENTINE BAHIA
	STENOTAPHRUM SECUNDATUM 'FLORATUM'
	'FLORATUM' ST. AUGUSTINE SOD

NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

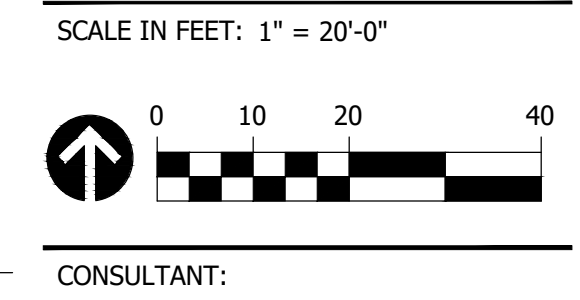
OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

PERRY | BECKER
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Phone: 1 407. 960. 4850; Fax: 1 407. 960. 4851
www.perry-becker.com L.A. Bus. No.: LA 0001538

PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
LANDSCAPE PLAN



JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

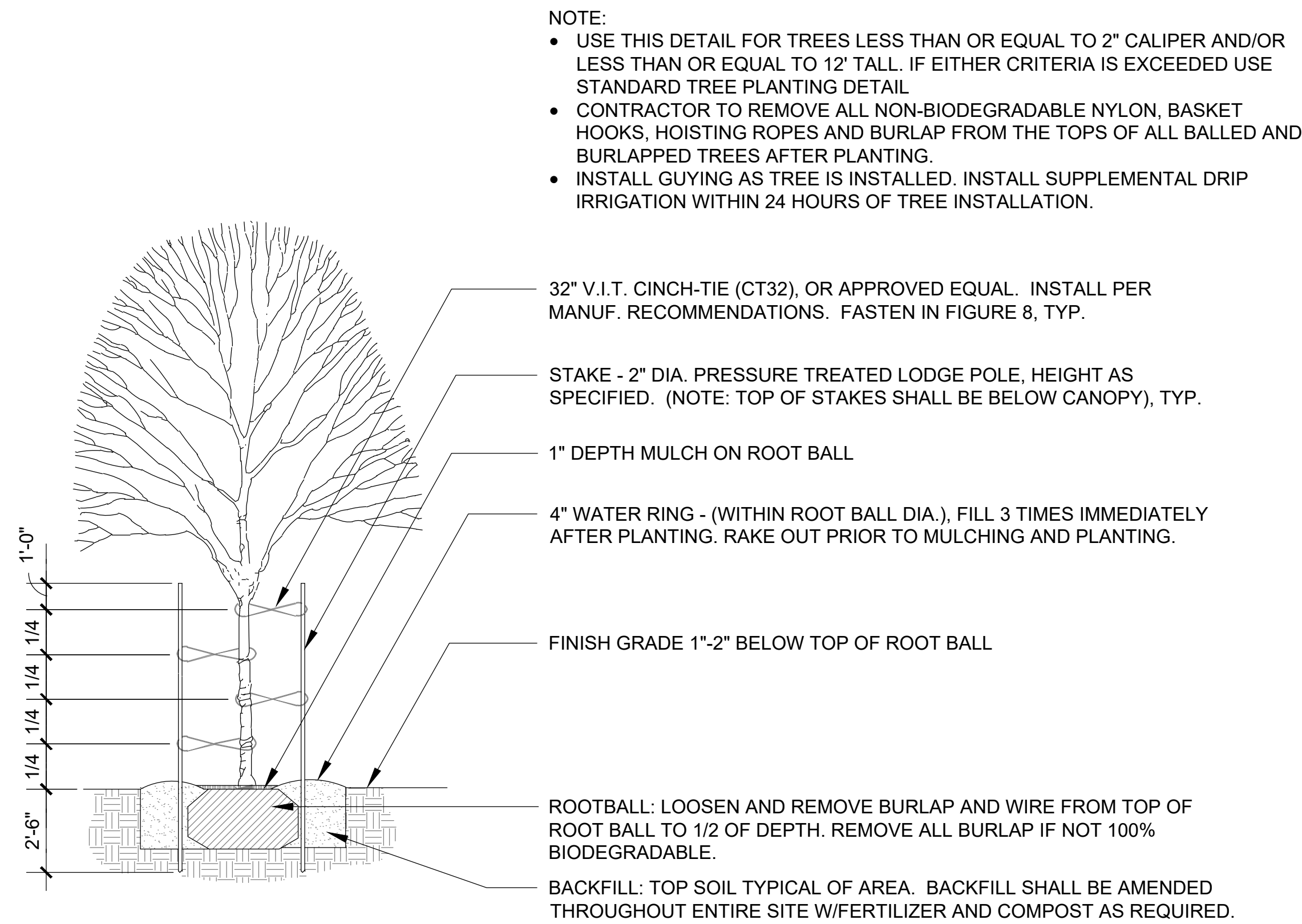
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Digitally signed by
David Perry
Date: 2026.08.18
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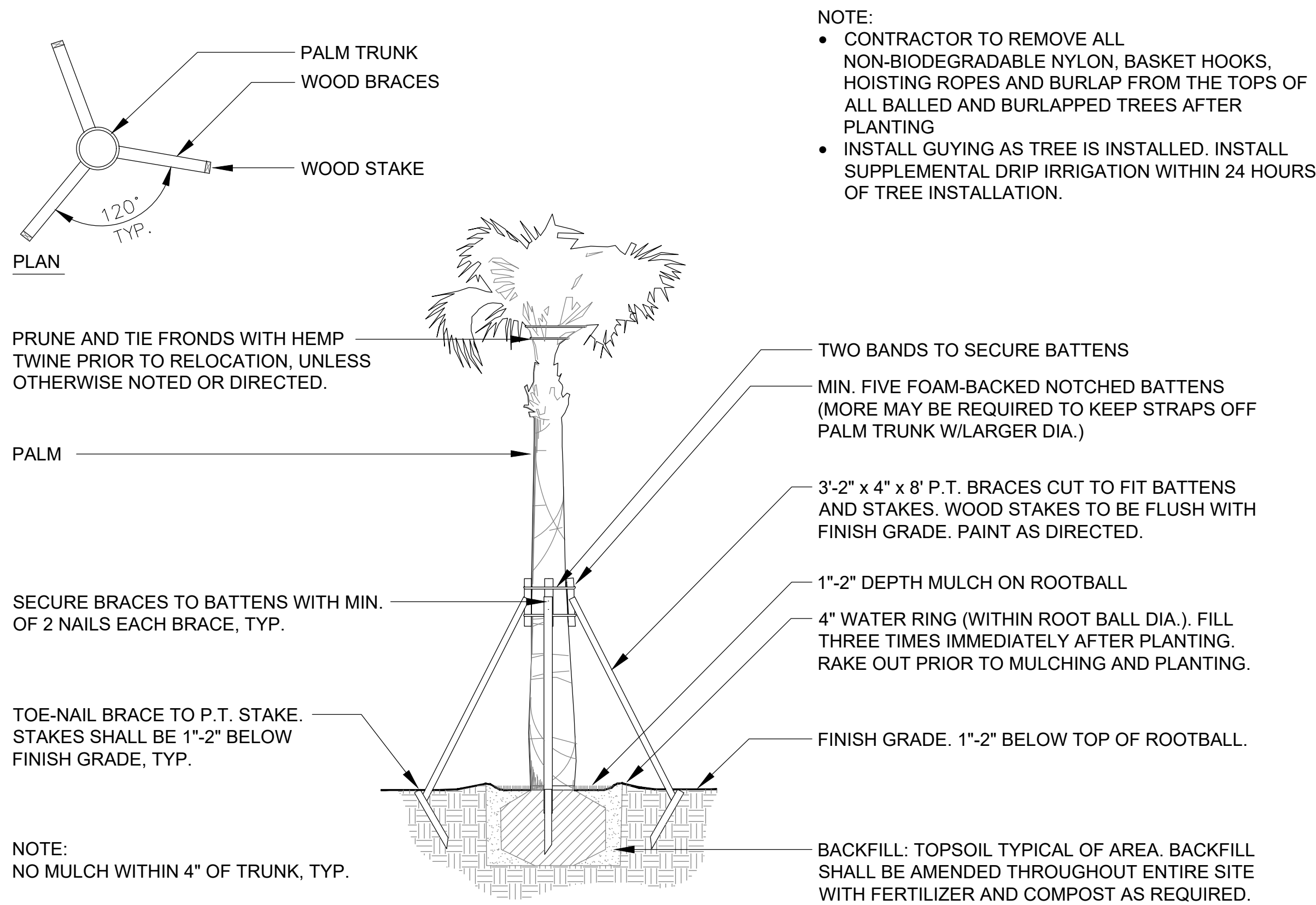
DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:
LA-205



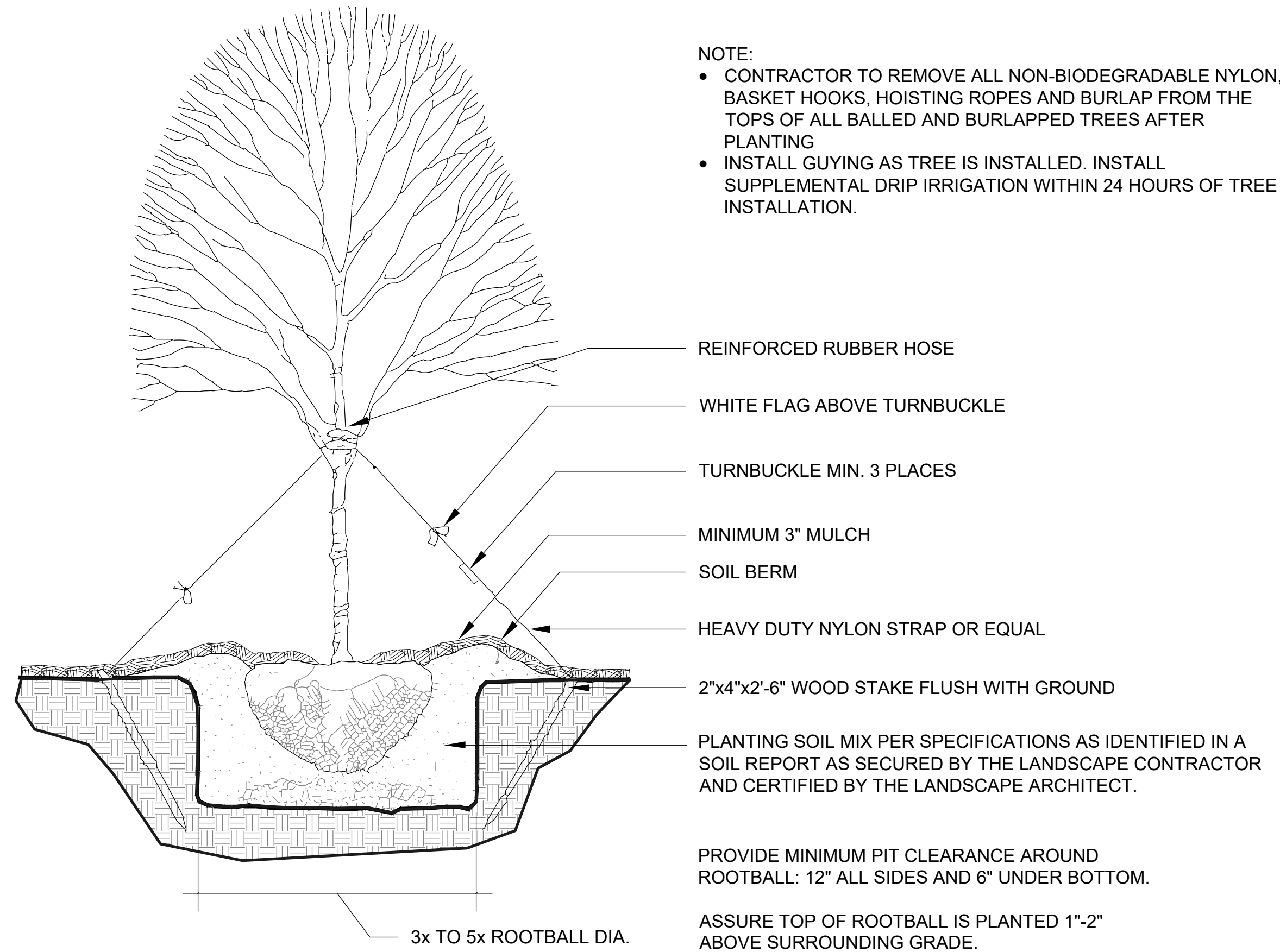
2 STANDARD SMALL TREE PLANTING DETAIL (SINGLE TRUNK)

SCALE: N.T.S.



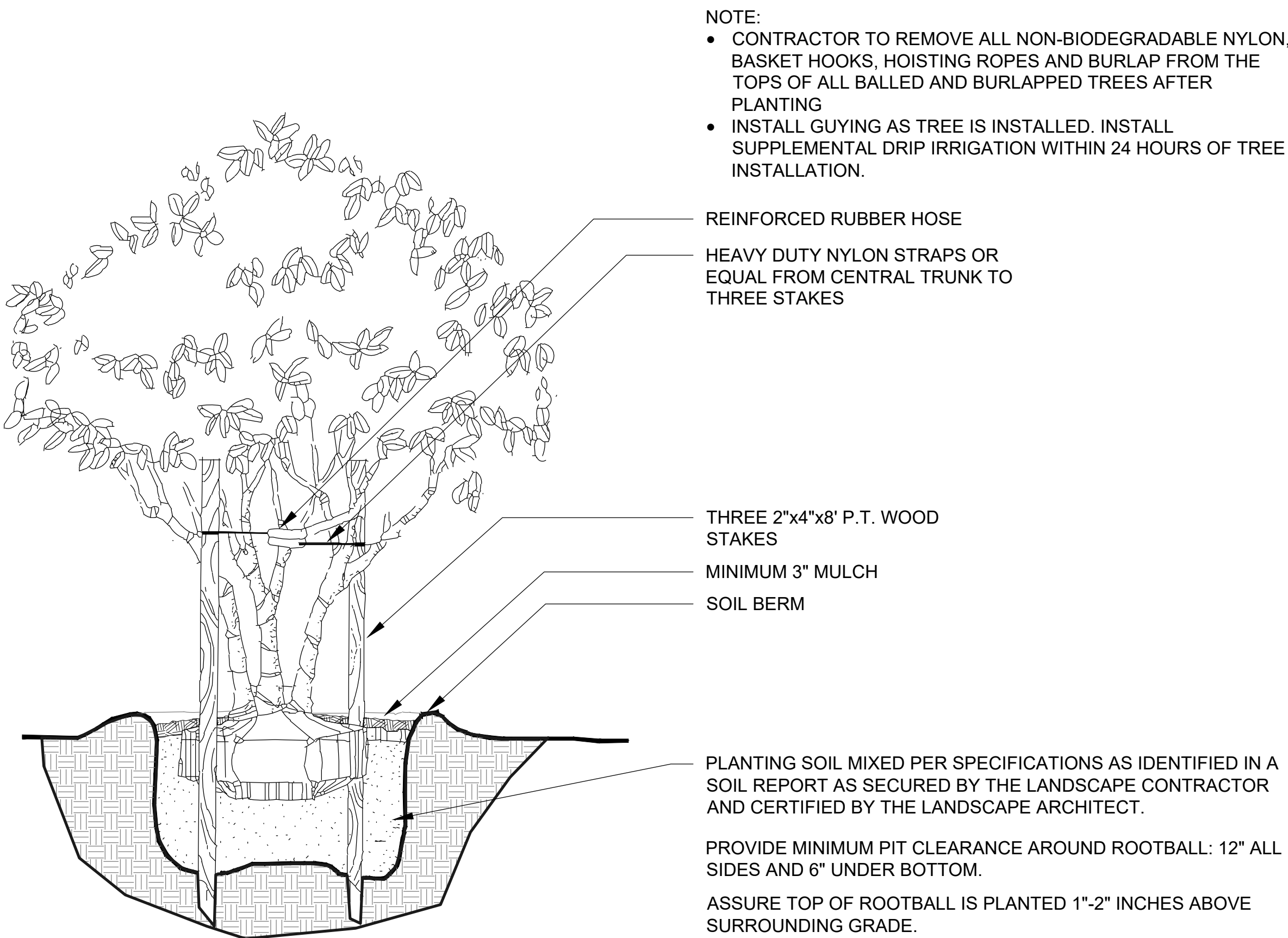
4 STANDARD PALM BRACING DETAIL

SCALE: N.T.S.



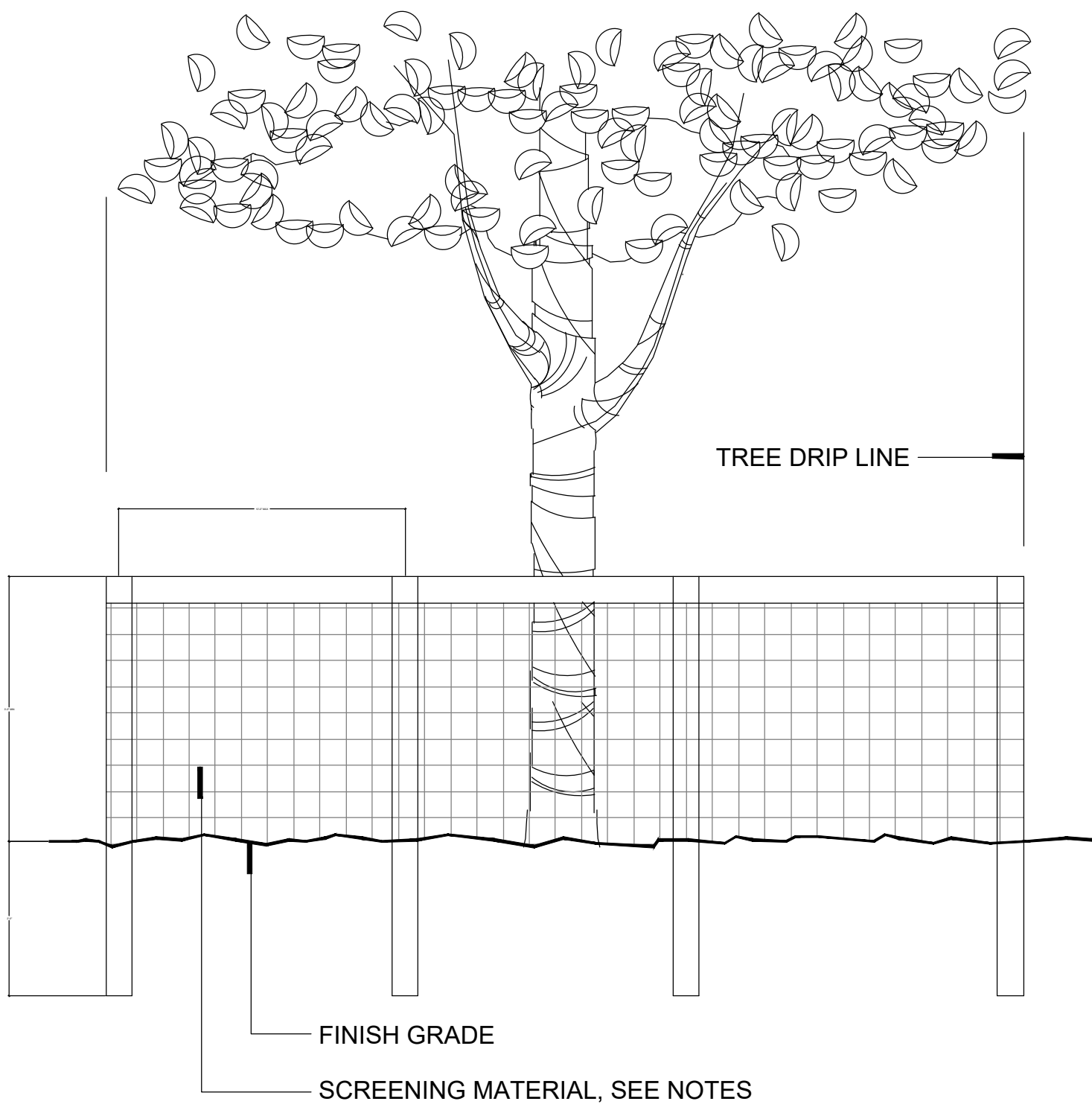
1 STANDARD TREE PLANTING DETAIL (SINGLE TRUNK)

SCALE: N.T.S.



3 STANDARD MULTI-STEM TREE PLANTING DETAIL

SCALE: N.T.S.



NOTES:

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.

1. TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPLINE. EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPLINE.

THE CANOPY DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. SEE DIAGRAM TO THE LEFT.

BARRIER SPECIFICATIONS FOR TREES:

FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2" X 2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1" X 4" LUMBER; OR UPRIGHT STAKES SPACED AT 5' INTERVALS OF NO LESS THAN 1" X 1" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY. SEE DIAGRAM TO LEFT.

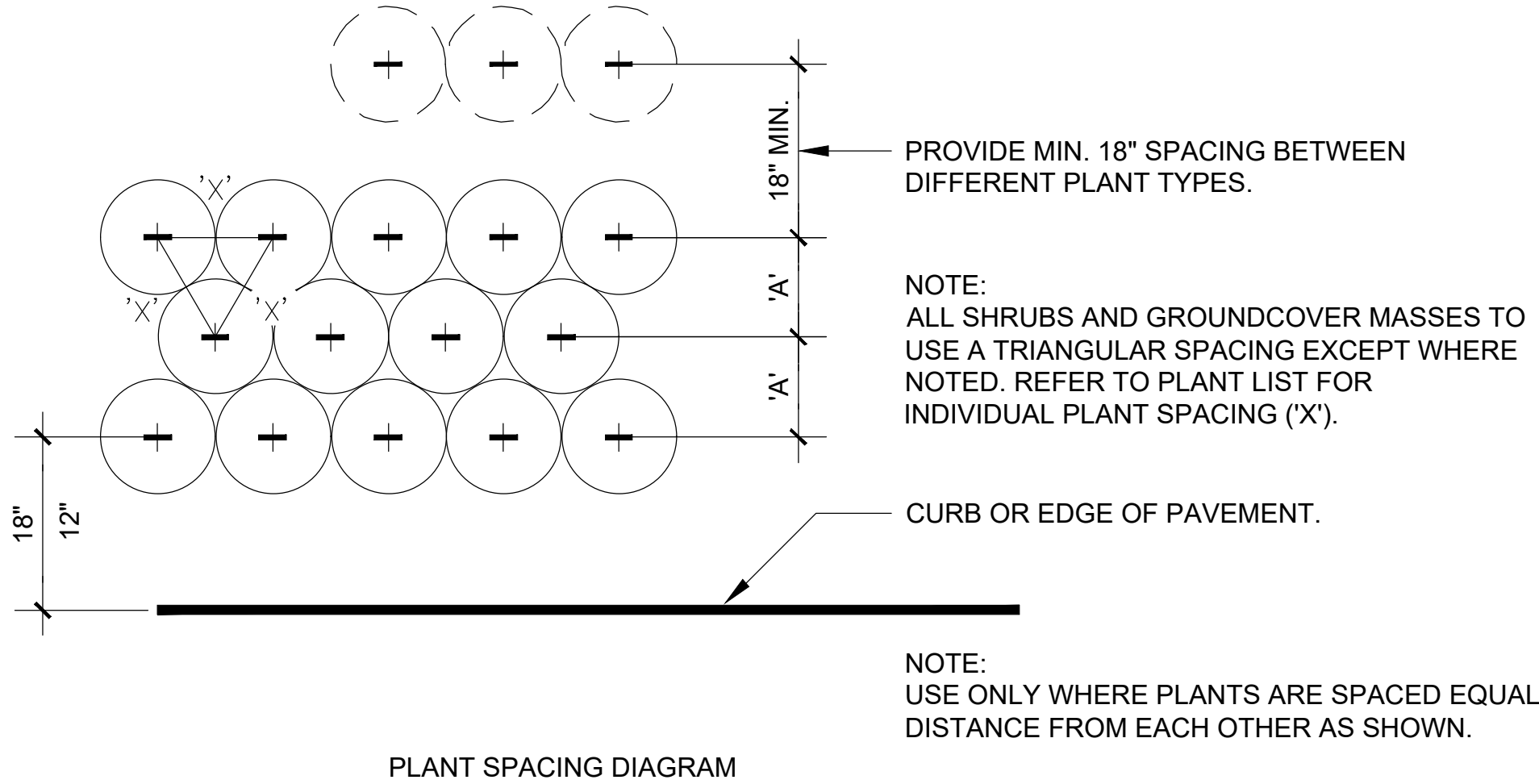
2. NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.

BARRIER SPECIFICATIONS FOR NATURAL AREAS:

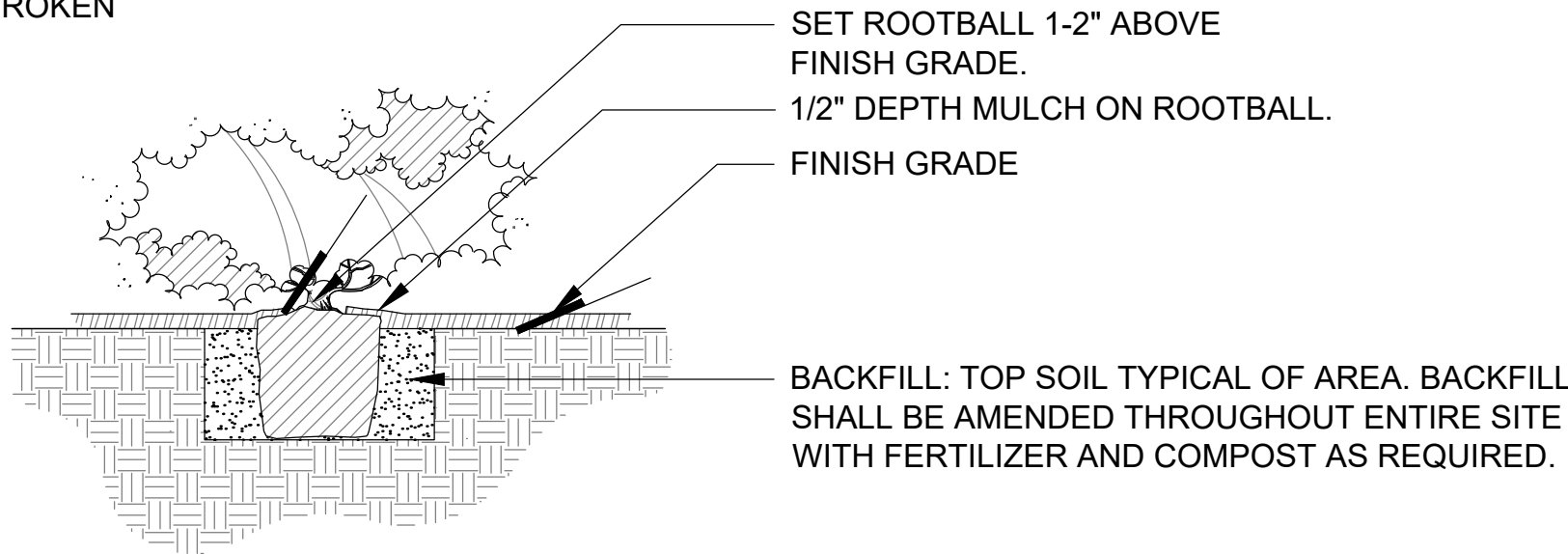
UPRIGHT STAKES OF NO LESS THAN 1" X 1" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5-10'. OTHER METHODS OF DEMARCAION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE.

1 EXISTING TREE PRESERVATION DETAIL

SCALE: N.T.S.



PRUNING:
REMOVE ANY BROKEN
BRANCHES



1 SHRUB PLANTING DETAIL

SCALE: N.T.S.

PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
LANDSCAPE DETAILS

SCALE IN FEET: N/A

CONSULTANT:

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REV	DATE	REVISION
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David Perry
Date: 2026.08.18
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DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:

LA-502

IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS, BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THE PLANS - CONTRACTOR TO VERIFY, COORDINATE ALL IRRIGATION SYSTEM CONSTRUCTION WITH EXISTING AND NEW PLANTINGS TO AVOID CONFLICT OR INTERFERENCE WITH LOCATION OF PIPING, SLEEVING, CABLES, AND SERVICE UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS. ALL COMPONENTS THAT ARE NOT CONTAINED WITHIN THE SPECIFIC AREAS SHOWN OR CALLED OUT ON THE DRAWINGS WILL NOT BE ACCEPTED. ALL PIPING AND OTHER COMPONENTS ARE TO REMAIN WITHIN THE PROPERTY OF THE OWNER.
4. WHERE EXISTING OR NEW TREES, LIGHT STANDARDS, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION. OWNER'S REPRESENTATIVE SHALL DETERMINE WHETHER AN OBSTRUCTION OCCURS OR NOT.
5. COMPONENT SPACING ARE MAXIMUM. DO NOT EXCEED SPACING SHOWN OR NOTED ON THE PLANS. COMPONENT SPACING MAY BE ADJUSTED TO ACCOMMODATE CHANGES IN TERRAIN AND PLANTING LAYOUT AS LONG AS THE MODIFIED SPACING DO NOT EXCEED THE SPACING SHOWN IN THE PLANS. UNLESS SHOWN OTHERWISE, CONTRACTOR SHALL PROVIDE 100% COVERAGE.
6. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS DETAILED ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THEIR MANUFACTURER.
7. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
8. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS, CONTROLLER AND OTHER DEVICES TO OBTAIN SPECIFIED OPERATING PARAMETERS, INCLUDING COVERAGE, OPERATING PRESSURE, FLOW RATES AND OPERATION TIME, AS INDICATED ON THE DRAWINGS AND IN THE IRRIGATION SYSTEM SPECIFICATIONS.
9. CONTRACTOR TO PROVIDE INSTALLATION SHOP DRAWINGS AND MANUFACTURER PRODUCT INFORMATION FOR ALL IRRIGATION COMPONENTS. ALL INSTALLATIONS SHALL BE AS RECOMMENDED BY MANUFACTURERS. THE QUANTITIES SHOWN IN THE LEGENDS AND SYMBOL SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
10. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN, DEBRIS-FREE MATERIALS. CLEAN SAND SHALL BE USED FOR BEDDING MATERIAL IF PARENT SOIL CANNOT BE ADEQUATELY RID OF ROCK AND OTHER EXTRANEIOUS DEBRIS. PULLING PIPE SHALL BE PROHIBITED.
11. ALL SOLVENT WELDING SHALL BE PRECEDED BY PRIMING OF THE FITTINGS AND PIPE AS RECOMMENDED BY THE MANUFACTURER.
12. IRRIGATION CONTRACTOR TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER.
13. ALL IRRIGATION LINES UNDER PAVEMENT SHALL BE INSTALLED WITHIN SCH. 40 PVC SLEEVES AS NOTED. IRRIGATION COMMUNICATION CABLE SHALL HAVE IT'S OWN SEPARATE SLEEVE UNLESS NOTED OTHERWISE.
14. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ALL SLEEVING.
15. ALL UNSIZED PIPE SHALL BE 3/4".
16. IRRIGATION LATERAL LINES TO BE BURIED AT A DEPTH OF 12".
17. IRRIGATION MAINLINES TO BE BURIED AT A DEPTH OF 18".
18. ALL COMPONENTS INSTALLED BY THE IRRIGATION CONTRACTOR, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICED BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
19. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE LANDSCAPE SUPERVISOR.
20. THE CONTROL WIRE SHALL BE HUNTER ID1PUR. ALL WIRE SPLICES TO BE MADE WITH 3M-DBR6 WATER PROOF CONNECTORS. THE CONTROL WIRE SHALL BE GROUNDED EVERY 500' ALONG THE WIRE PATH. INSTALL HUNTER EZ-1 DECODERS AT VALVE LOCATIONS. INSTALL A INTERMATIC SURGE ARRESTOR ON THE ELECTRICAL SUPPLY CONNECTION TO THE CONTROLLER.
21. ALL RECLAIMED WATER IRRIGATION SYSTEM PIPING, FIXTURES AND DEVICES SHALL BE COLOR CODED PURPLE. THE PURPLE COLOR SHALL BE ADDED AS A PIGMENT TO THE MATERIAL AT THE TIME OF MANUFACTURE.
22. RECLAIMED WATER SYSTEM SHOULD BE INSTALLED TO MEET ALL REQUIREMENTS FOR AS SET FORTH BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE FLORIDA DEPARTMENT OF HEALTH, PLUS ANY ADDITIONAL REQUIREMENTS FOR STATE AND LOCAL MUNICIPALITIES AND ANY WATER MANAGEMENT DISTRICTS.
23. IRRIGATION CONTRACTOR TO HAVE ALL FLOWS LEARNED BY THE IRRIGATION CONTROLLER. SET CONTROLLER UP FOR EXCESSIVE FLOW SHUT DOWN. MULTIPLE ZONES TO OPERATE AT ONE TIME WITH A MAXIMUM FLOW OF 90 GPM.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Hunter PROS-06-PRS30-CV-R LCS-515	29	LCS	30	0.65	5'x15'
	Hunter PROS-06-PRS30-CV-R RCS-515	29	RCS	30	0.65	5'x15'
	Hunter PROS-06-PRS30-CV-R SS-530	186	SST	30	1.3	5'x30'
	Hunter PROS-06-PRS30-CV-R 08Q	6	90	30	0.12	5'
	Hunter PROS-06-PRS30-CV-R 08H	11	180	30	0.48	8'
	Hunter PROS-06-PRS30-CV-R 08Q	16	90	30	0.24	8'
	Hunter PROS-06-PRS30-CV-R 10H	39	180	30	0.88	10'
	Hunter PROS-06-PRS30-CV-R 10Q	14	90	30	0.42	10'
	Hunter PROS-06-PRS30-CV-R 12F	3	360	30	2.6	12'
	Hunter PROS-06-PRS30-CV-R 12H	45	180	30	1.3	12'
	Hunter PROS-06-PRS30-CV-R 12Q	31	90	30	0.67	12'
	Hunter PROS-06-PRS30-CV-R 12Q	1	120	30	0.89	12'
	Hunter PROS-06-PRS30-CV-R 15H	21	180	30	1.86	15'
	Hunter PROS-06-PRS30-CV-R 15Q	30	90	30	0.97	15'
	Hunter PROS-06-PRS30-CV-R 06A	2	Adj	30	±0.97	6'
	Hunter PROS-06-PRS30-CV-R 08A	8	Adj	30	≤ 1.19	8'
	Hunter PROS-06-PRS30-CV-R 10A	6	Adj	30	≤ 2.02	10'
	Hunter PROS-06-PRS30-CV-R 12A	29	Adj	30	≤ 2.56	12'
	Hunter PROS-06-PRS30-CV-R 15A	13	Adj	30	≤ 3.74	15'
	Hunter PROS-06-PRS30-CV-R Rain Bird 15LCS	7	LCS	30	0.49	4'x15'
	Hunter PROS-06-PRS30-CV-R Rain Bird 15RCS	6	RCS	30	0.49	4'x15'
	Hunter PROS-06-PRS30-CV-R Rain Bird 15RCS	6	RCS	30	0.49	4'x15'
	Hunter MP Corner PROS-06-CV-R T	8	Adj	40		14'
	Hunter MP Strip PROS-06-CV-R LST	3	LCS	40	0.22	5'x15'
	Hunter MP Strip PROS-06-CV-R SST	2	SST	40	0.44	5'x30'
	Hunter MP1000 PROS-06-CV-R M	20	90-210	40		14'
	Hunter MP2000 PROS-06-CV-R K	79	90-210	40		19'
	Hunter MP2000 PROS-06-CV-R R	2	360	40	1.48	19'
	Hunter MP3000 PROS-06-CV-R A	5	360	40	3.64	30'
	Hunter MP3000 PROS-06-CV-R B	38	90-210	40		30'
	Hunter MP3000 PROS-06-CV-R Y	2	210-270	40		30'
	Two Hunter PCB-R 50	163	360	30	0.5	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Hunter PGP-04-CV-R 2.0	18	45	2	34'
	Hunter PGP-04-CV-R 2.5	12	45	2.5	35'
	Hunter PGP-04-CV-R 3.0	27	45	3	38'
	Hunter PGP-04-CV-R 4.0	2	45	4	43'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PROS-12-CV-R with GPH Irrigation Products GDFN	84
	Three Hunter HE-60B	207 x3

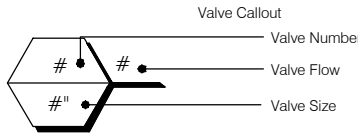
	Area to Receive Dripline	
	Hunter PLD-10-12-R In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve, 1.0GPH emitters at 12.0' O.C.	46,000 sf
	Dripline laterals spaced at 16.0' apart, with emitters offset for triangular pattern.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ in a Jumbo Purple Valve Box	17
	Hunter ICV-FS in a 12" Purple Valve Box	24
	Hunter ICV-301-FS master valve and Creative Sensor Technology FSI-T20-001 flow sensor in separate 12" Purple Valve Boxes	1
	Hunter MCC-800-PL with EZ-DM 2W Two Wire Module	1
	Hunter Solar Sync Weather Sensor	1
	Reclaim Water Meter 2" (see civil plans)	1
	Irrigation Lateral Line: PVC Class 200 Purple	21,000 lf
	Irrigation Mainline: PVC Class 200 Purple 3"	3,800 lf
	Pipe Sleeve: PVC Schedule 40	

IRRIGATION SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK
1	Hunter	Area for Dripline	1.26 in/h	20.0
2	Hunter	Area for Dripline	1.26 in/h	54.0
3	Hunter	Turf Rotary	0.43 in/h	7.4
4	Hunter	Turf Spray	1.7 in/h	47.2
5	Hunter	Area for Dripline	1.26 in/h	8.0
6	Hunter	Area for Dripline	1.26 in/h	28.0
7	Hunter	Turf Spray	1.7 in/h	29.7
8	Hunter	Turf Spray	1.7 in/h	72.1
9	Hunter	Area for Dripline	1.26 in/h	61.0
10	Hunter	Turf Rotary	0.43 in/h	30.6
11	Hunter	Area for Dripline	1.26 in/h	39.0
12	Hunter	Area for Dripline	1.26 in/h	54.0
13	Hunter	Area for Dripline	1.26 in/h	32.0
14	Hunter	Turf Spray	1.7 in/h	27.9
15	Hunter	Turf Rotary	0.43 in/h	42.6
16	Hunter	Area for Dripline	1.26 in/h	60.0
17	Hunter	Turf Spray	1.7 in/h	75.5
18	Hunter	Turf Spray	1.7 in/h	70.9
19	Hunter	Turf Rotary	0.43 in/h	19.6
20	Hunter	Turf Rotary	0.43 in/h	73.5
21	Hunter	Area for Dripline	1.26 in/h	64.0
22	Hunter	Turf Spray	1.7 in/h	32.4
23	Hunter	Area for Dripline	1.26 in/h	51.0
24	Hunter	Turf Spray	1.7 in/h	28.6
25	Hunter	Area for Dripline	1.26 in/h	40.0
26	Hunter	Turf Rotary	0.43 in/h	28.3
27	Hunter	Turf Spray	1.7 in/h	39.1
28	Hunter	Area for Dripline	1.26 in/h	45.0
29	Hunter	Area for Dripline	1.26 in/h	33.0
30	Hunter	Turf Rotary	0.43 in/h	23.2
31	Hunter	Turf Rotary	0.43 in/h	11.9
32	Hunter	Turf Rotary	0.43 in/h	15.0
33	Hunter	Turf Spray	1.7 in/h	65.5
34	Hunter	Area for Dripline	1.26 in/h	28.0
35	Hunter	Turf Spray	1.7 in/h	27.4
36	Hunter	Area for Dripline	1.26 in/h	68.0
37	Hunter	Area for Dripline	1.26 in/h	38.0
38	Hunter	Area for Dripline	1.26 in/h	50.0
39	Hunter	Turf Spray	1.7 in/h	25.4
40	Hunter	Turf Rotary	0.43 in/h	35.2
41	Hunter	Turf Spray	1.7 in/h	16.4

AVERAGE GALLONS PER DAY: 6,568
UNIRRIGATED TURF 76,169
LOW VOLUME IRRIGATION 46,000
IRRIGATED TURF 93,383



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PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
**IRRIGATION NOTES
AND SCHEDULE**

SCALE IN FEET: N/A

CONSULTANT:
Crawford Irrigation Design, Inc.
IRRIGATION DESIGN AND CONSULTATION SERVICES
Edgewater, Florida EMAIL: CID@atlantic.net
Tel: (888) 424-0027 Fax: (888) 424-2002

JOB NO.:	1140.26
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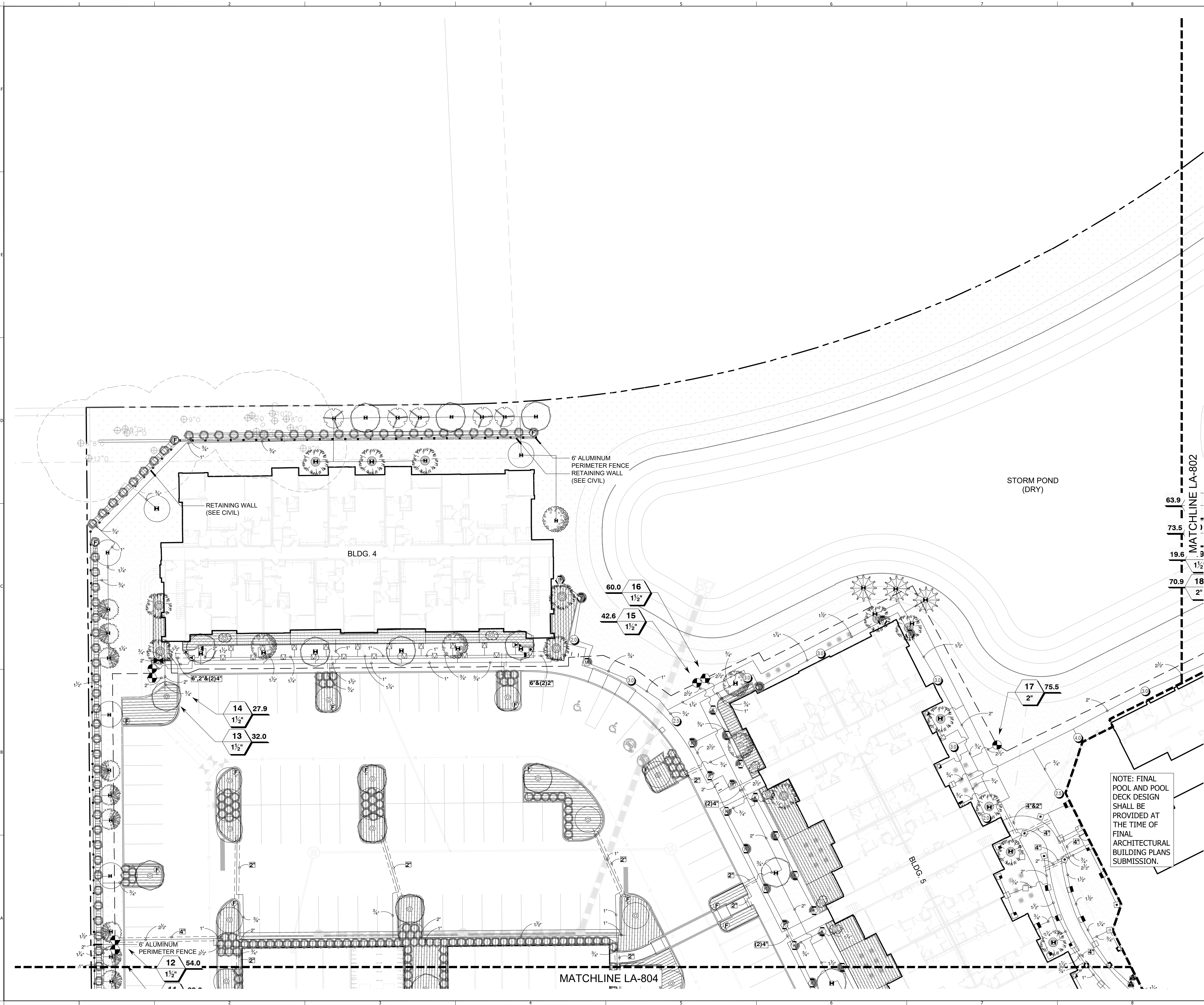
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David Perry
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DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:
LA-700



IRRIGATION LEGEND & NOTES

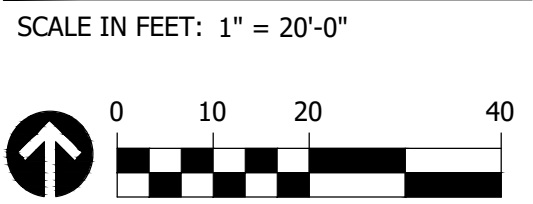
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--- MATCHLINE

REFER TO SHEET LA-700 FOR IRRIGATION SCHEDULES AND NOTES.

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CITY OF APOPKA,
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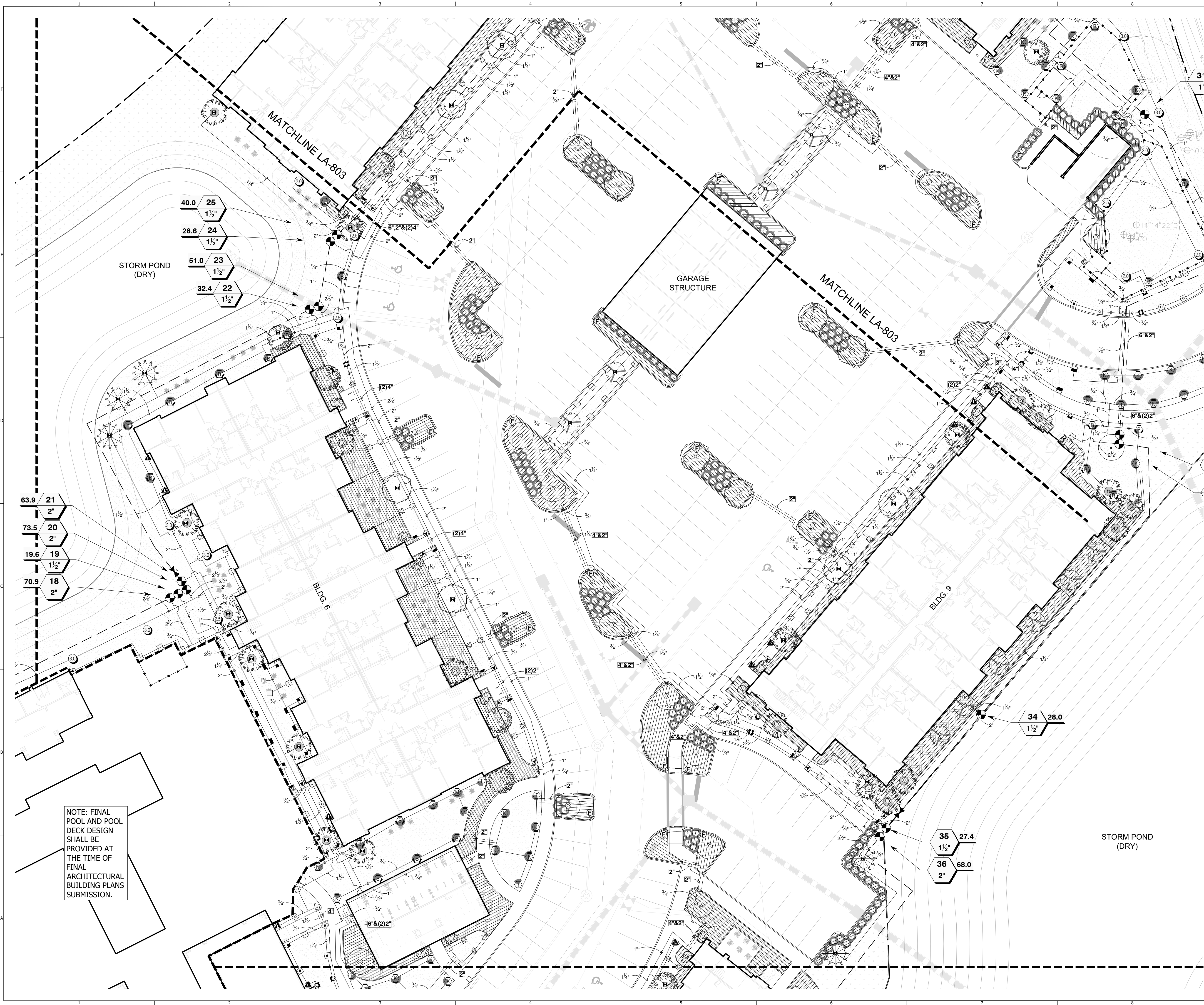
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David Perry
Date: 2026.08.18
17:42:26-04'00'
SEAL:

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:
LA-801



IRRIGATION LEGEND & NOTES

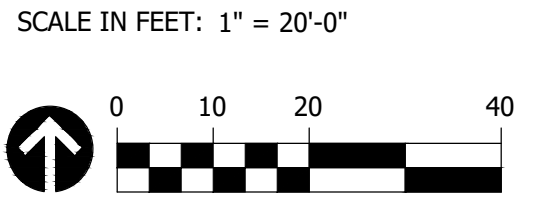
--- LIMIT OF WORK LINE
--- MATCHLINE

REFER TO SHEET LA-700 FOR IRRIGATION SCHEDULES AND NOTES.

PERRY | BECKER
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone 1 407. 960. 4850; Fax 1 407. 960. 4151
www.perry-becker.com L.A. Bus. No.:LA 0001538

PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
IRRIGATION PLAN



CONSULTANT:
Crawford Irrigation Design, Inc.
IRRIGATION DESIGN AND CONSULTATION SERVICES
Orlando, Florida
Tel: (888) 424-0027
Email: CID@atlantic.net
Fax: (888) 424-0027

JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

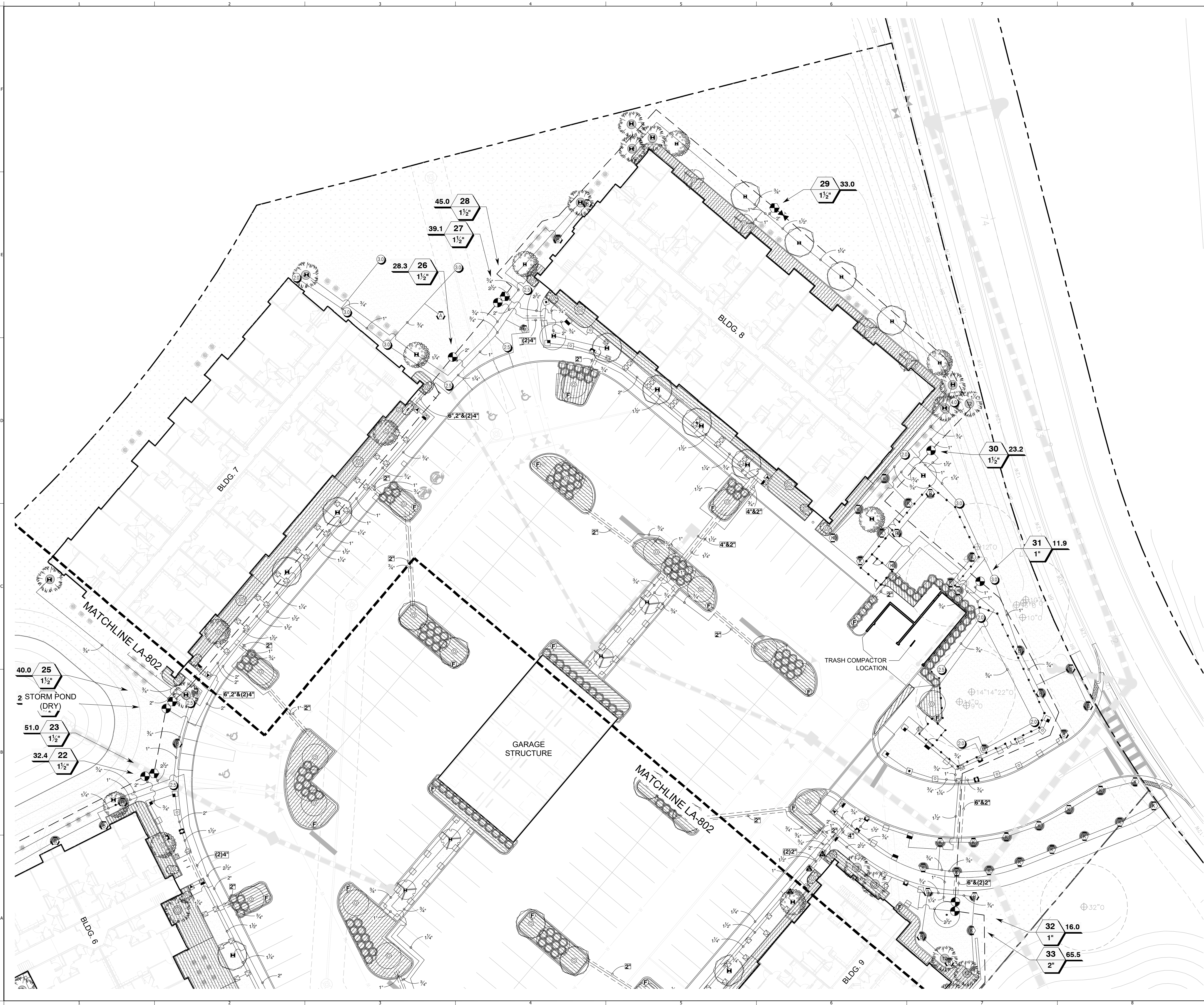
REV	DATE	REVISION
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DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:
LA-802



IRRIGATION LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

REFER TO SHEET LA-700 FOR IRRIGATION SCHEDULES AND NOTES.

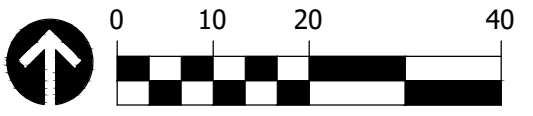


3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone 1 407. 960. 4850; Fax 1 407. 960. 4851
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PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
IRRIGATION PLAN

SCALE IN FEET: 1" = 20'-0"



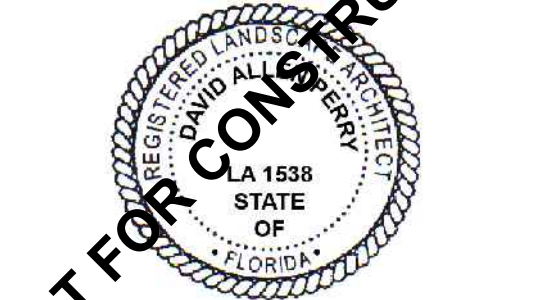
CONSULTANT:
Crawford Irrigation Design, Inc.
IRRIGATION DESIGN AND CONSULTATION SERVICES
Edgewater, Florida
Tel: (888) 424-0027
EMAIL: CID@Atlantic.net
Fax: (888) 424-2002

JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

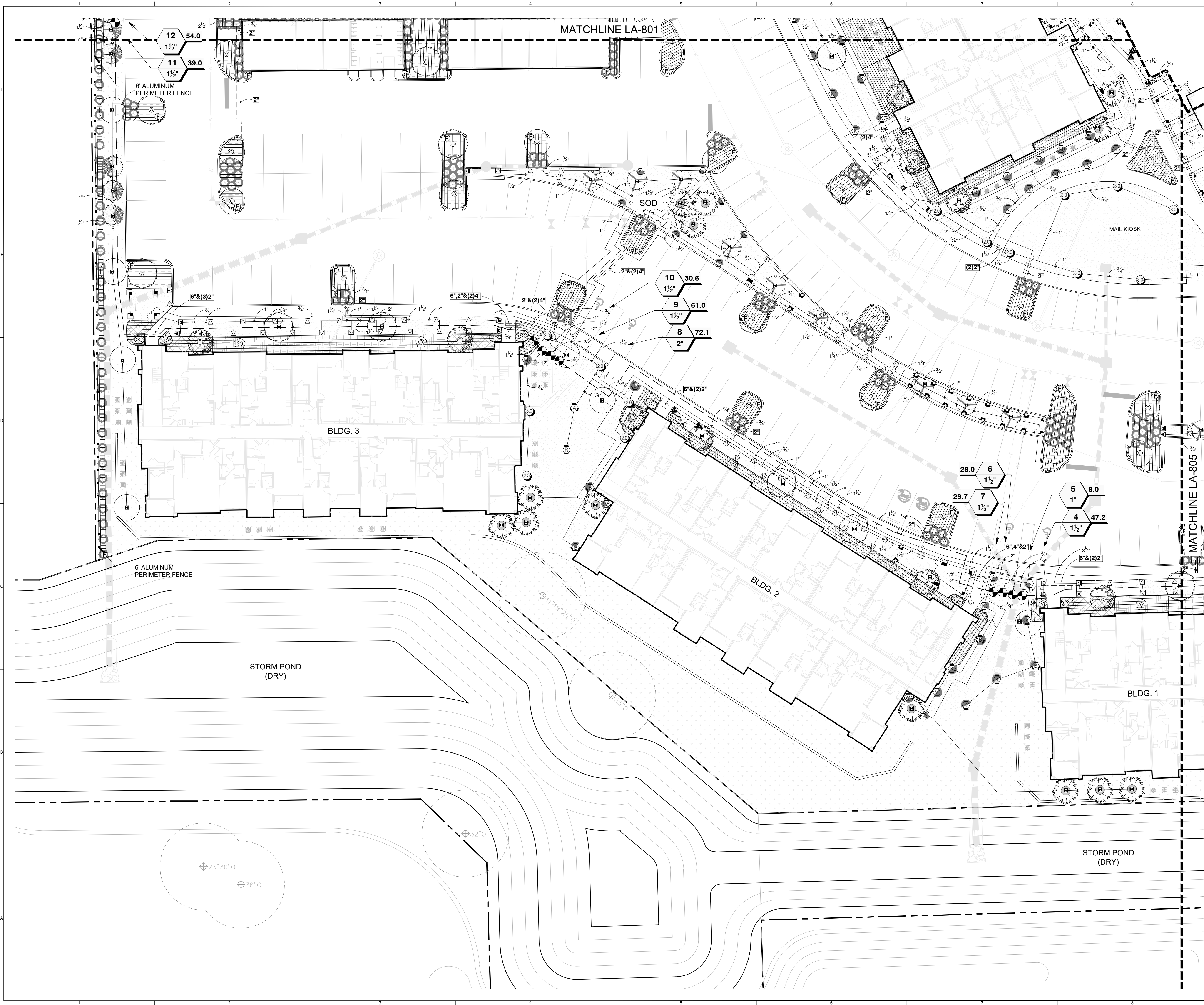
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David Perry
Date: 2026.08.18
17:42:50-04'00'
SEAL:



DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:
LA-803



IRRIGATION LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

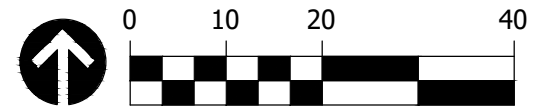
REFER TO SHEET LA-700 FOR IRRIGATION SCHEDULES AND NOTES.

PERRY | BECKER
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Phone 1 407. 960. 4850; Fax 1 407. 960. 4851
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PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
IRRIGATION PLAN

SCALE IN FEET: 1" = 20'-0"



CONSULTANT:
Crawford Irrigation Design, Inc.
IRRIGATION DESIGN AND CONSULTATION SERVICES
Edgewater, Florida Tel: (888) 424-0027 EMAIL: CID@atlantic.net Fax: (888) 424-2002

JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

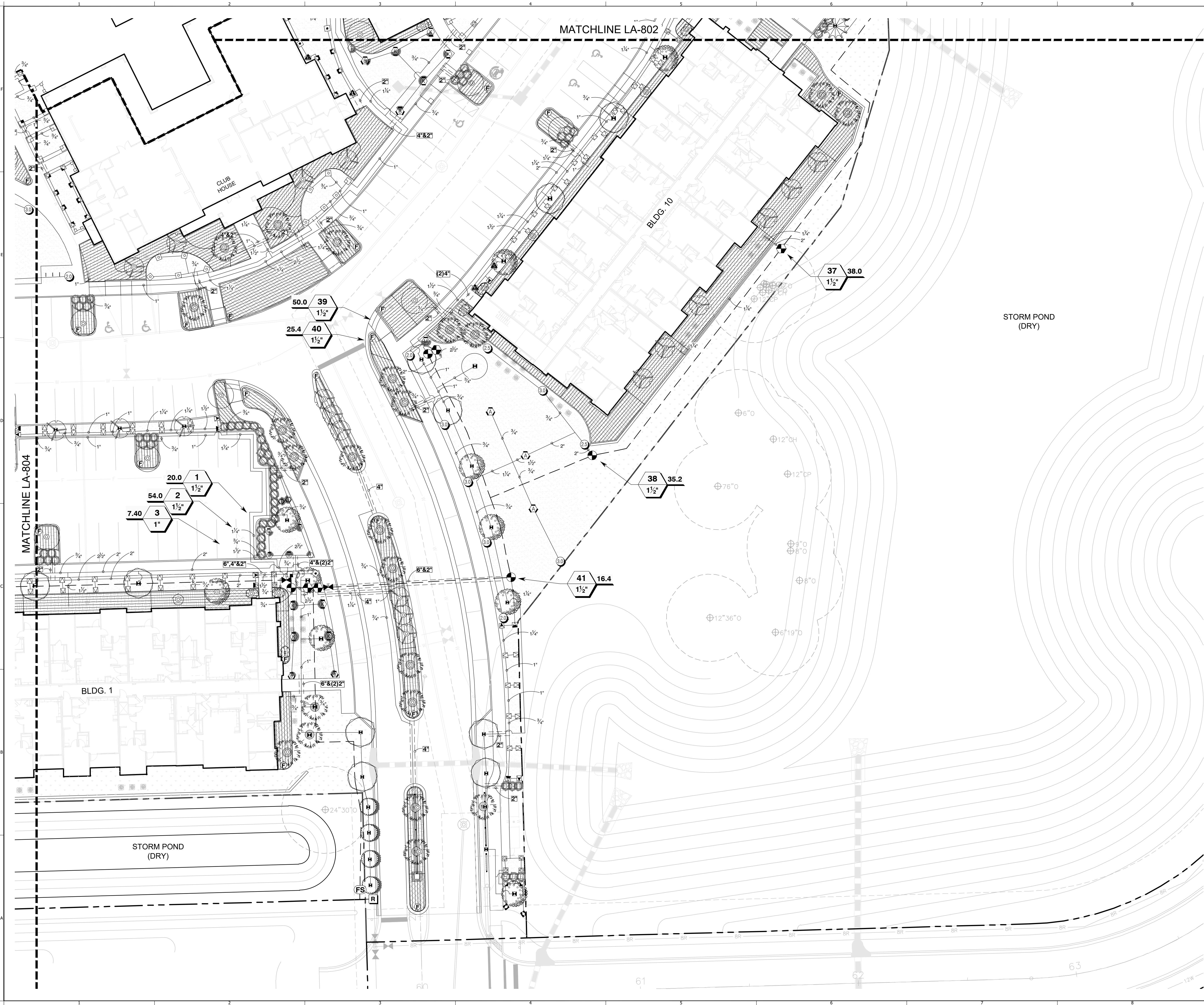
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Digitally signed by
David Perry
Date: 2026.08.18
17:43:02-04'00'
SEAL:



DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:
LA-804



IRRIGATION LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

REFER TO SHEET LA-700 FOR IRRIGATION SCHEDULES AND NOTES.

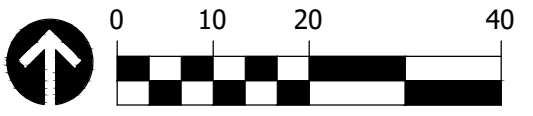


PERRY | BECKER
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone 1 407. 960. 4850; Fax 1 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
IRRIGATION PLAN

SCALE IN FEET: 1" = 20'-0"



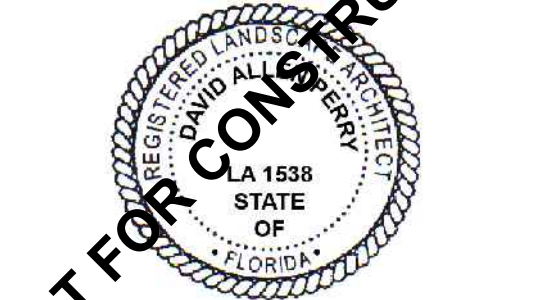
CONSULTANT:
Crawford Irrigation Design, Inc.
IRRIGATION DESIGN AND CONSULTATION SERVICES
Edgewater, Florida
Tel: (888) 424-0027
EMAIL: CID@Atlantic.net
Fax: (888) 424-2002

JOB NO.:	1140.26
DESIGNED BY:	RH
DRAWN BY:	RH
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

REV	DATE	REVISION
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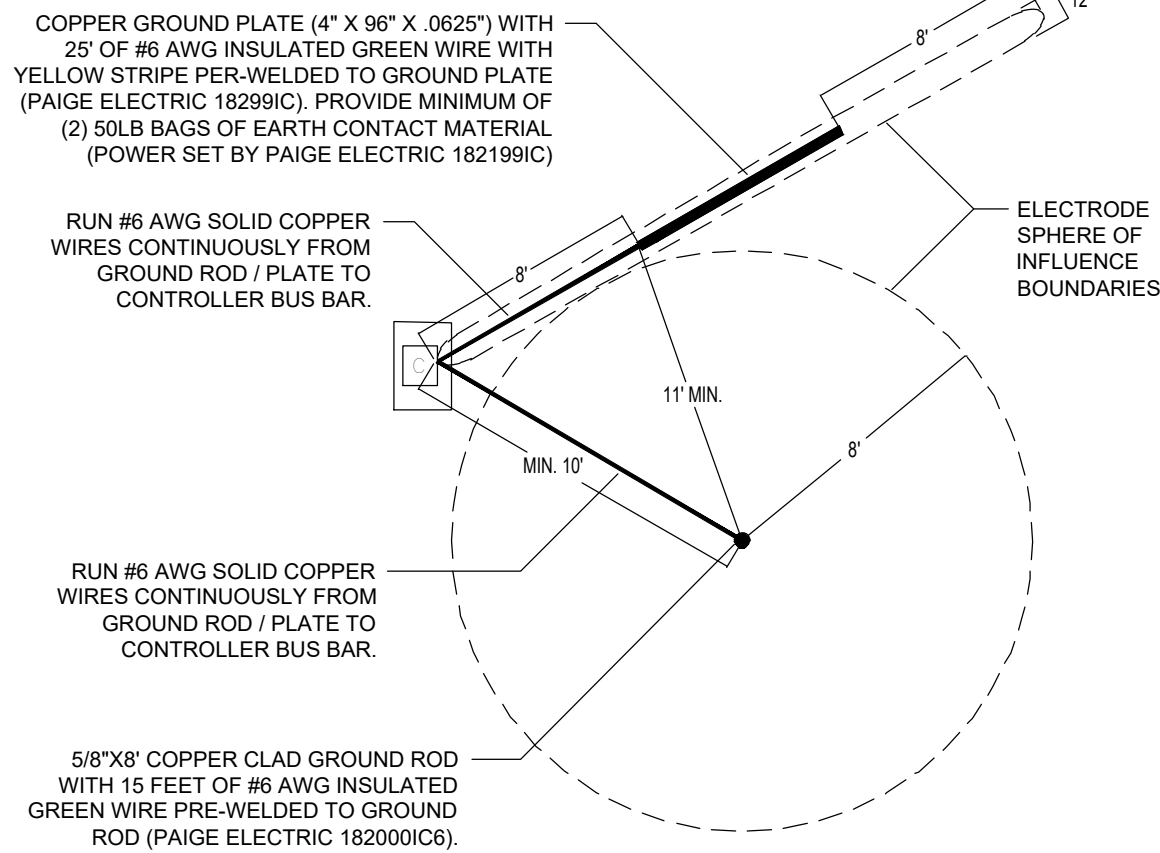
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David Perry
Date: 2026.08.18
17:43:14-04'00'
SEAL:



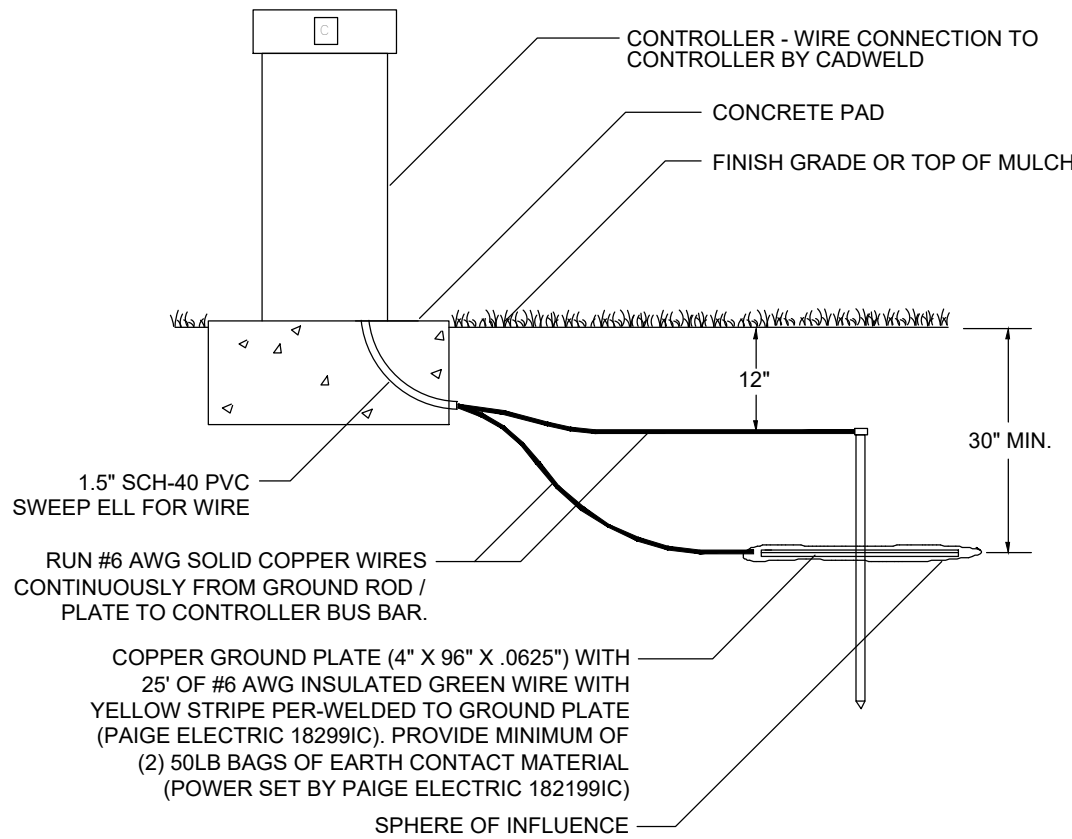
DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:
LA-805

TOP VIEW



SIDE VIEW

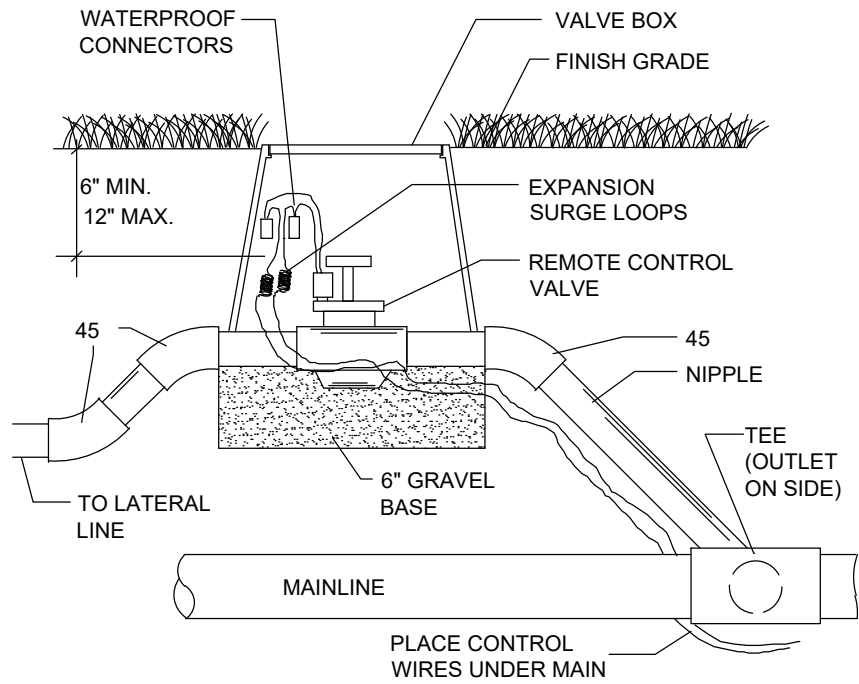


- NOTES:
- DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE.
 - INSTALL GROUNDING PLATE MINIMUM 30" BELOW FINISHED GRADE.
 - MEGGAR TEST GROUNDING GRID. MINIMUM 10 OHMS OR LESS REQUIRED. CONTRACTOR TO PROVIDE ON LETTER HEAD, TIME, DATE AND TEST RESULT. SUBMIT A COPY TO OWNER OR OWNER REP PRIOR TO FINA WALK THROUGH.

CONTROLLER GROUNDING DETAIL

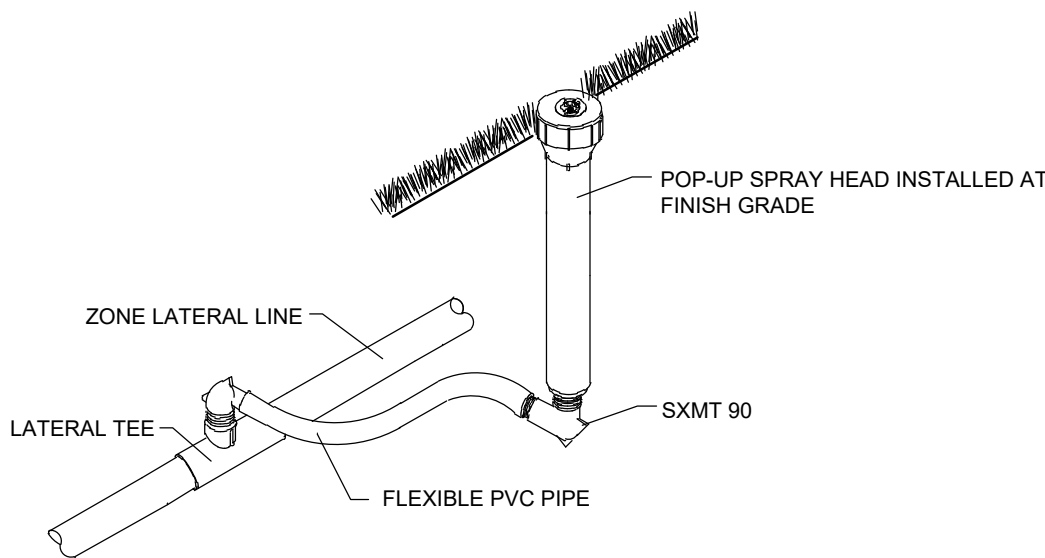
SCALE: NTS

MARK ALL VALVE BOXES WITH THE ZONE NUMBER AS DIRECTED BY THE LANDSCAPE ARCHITECT.



ELECTRIC VALVE INSTALLATION DETAIL

SCALE: NTS



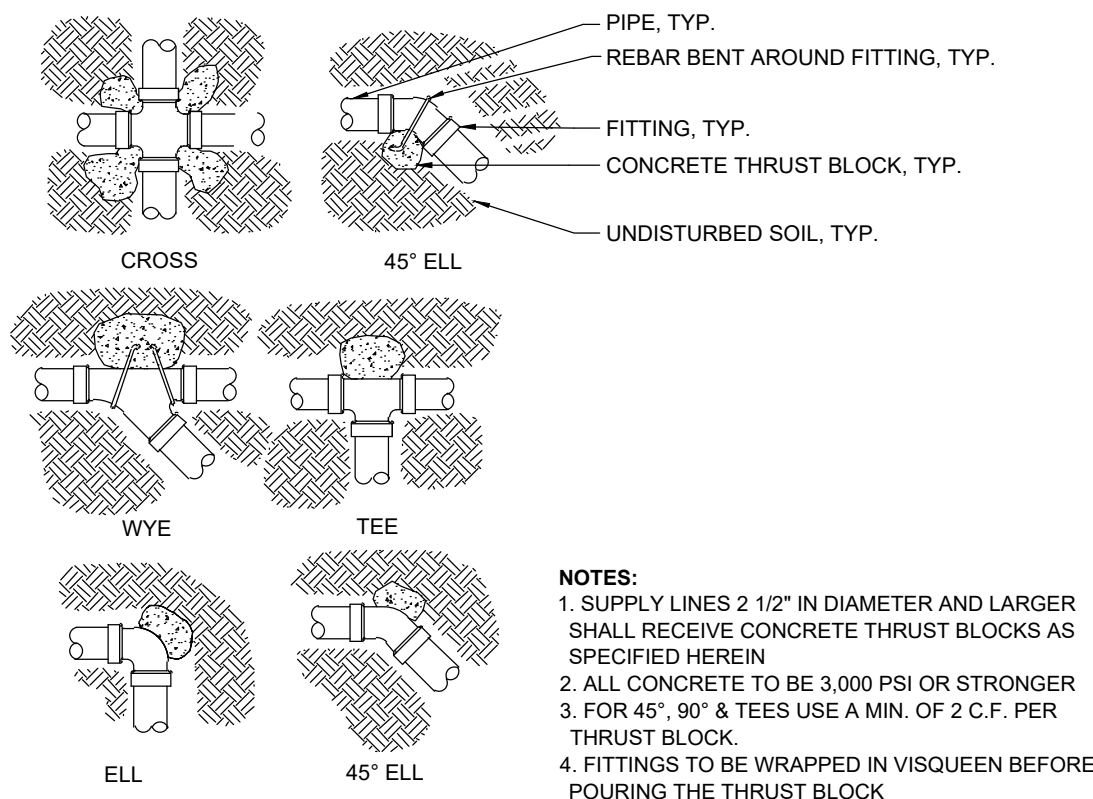
SPRAY HEAD AND ROTOR DETAIL

SCALE: NTS

- NOTES:
- VALVE BOX AND DECODER WIRE CONDUIT NOT SHOWN IN DETAIL FOR CLARITY.
 - USE 3M-DBRY-6 FOR ALL WIRE SPLICES.
 - MEGGAR TEST DECODER GROUNDING. 10 OHMS OR LESS REQUIRED. SUBMIT RESULTS TOGETHER WITH CONTROLLER TEST SUBMITTAL. USE VALVE STATION NUMBER AS IDENTIFIER.
 - AT A MINIMUM, EARTH GROUND SHOULD BE CONNECTED AT THE FIRST DECODER, EVERY 12TH VALVE/ DECODER, OR 1,000- FEET OF WIRE RUN (WHICHEVER IS SHORTER), AND AT ALL TIMES INSTALL A GROUND PLATE AT THE LAST VALVE/ DECODER IN ANY WIRE RUN.
 - WHEN USING GROUND RODS, PROVIDE 5/8" DIAMETER X 8' LONG COPPER CLAD STEEL GROUND RODS WITH 15- FEET PRE-WELDED #6 AWG INSULATED GREEN WIRE (PAIGE ELECTRIC # 18200IC6). THE RODS ARE TO BE DRIVEN INTO THE GROUND IN A VERTICAL POSITION OR AN OBLIQUE ANGLE NOT TO EXCEED 45 DEGREES AT A LOCATION 10- FEET FROM THE ELECTRONIC EQUIPMENT, THE GROUND PLATE, OR THE WIRES AND CABLES CONNECTED TO SAID EQUIPMENT. THE GROUNDING RODS SHALL BE COVERED BY A VALVE BOX. INSTALL GROUNDING CIRCUIT COMPONENTS IN STRAIGHT LINES. WHEN NECESSARY TO BEND WIRES, MAKE SWEEPING TURNS WITH A MINIMUM RADIUS OF 8-INCHES.

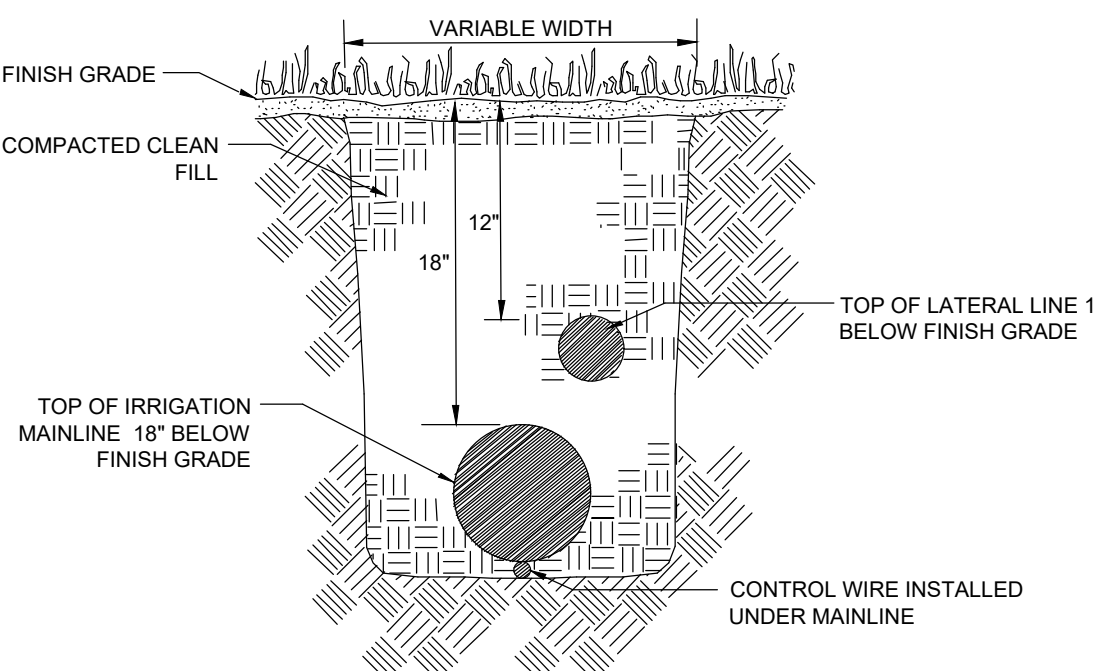
DECODER GROUNDING DETAIL

SCALE: NTS



THRUST BLOCK DETAIL

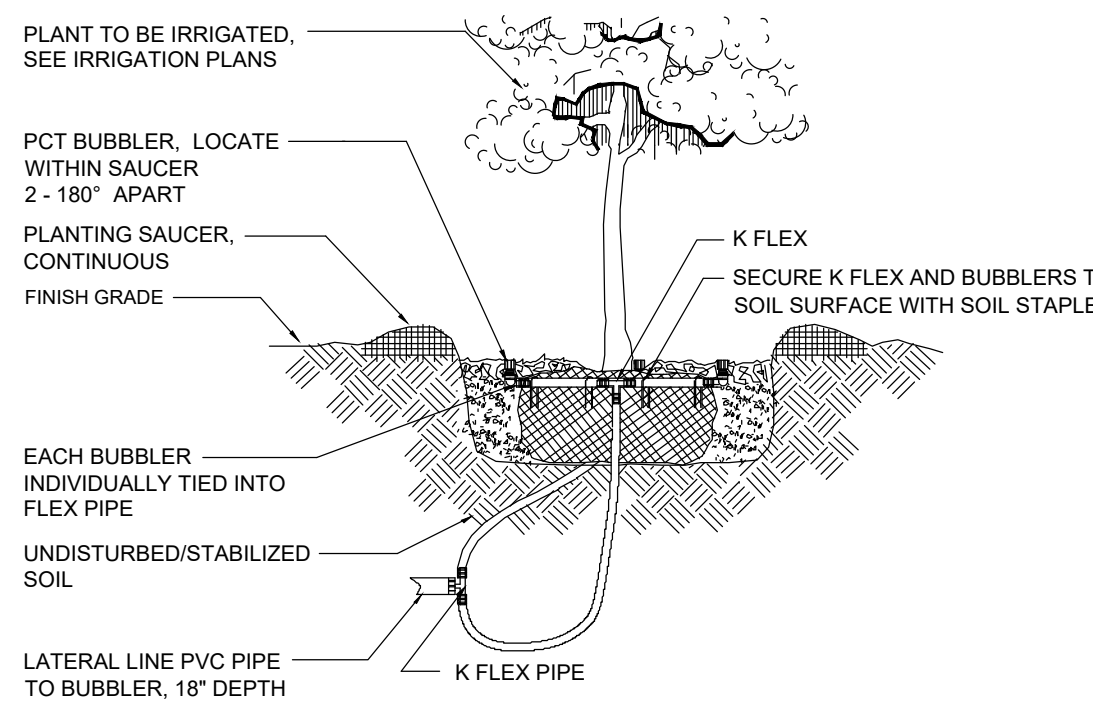
SCALE: NTS



- NOTES:
- DEPTH MEASUREMENTS ARE TO BE DONE FROM FINISH GRADE TO TOP OF PIPE.
 - PROVIDE A 6" MINIMUM VERTICAL SEPARATION BETWEEN MAINLINES AND LATERAL LINES.
 - ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN SOIL FREE OF DEBRIS & NOXIOUS WEEDS. TRENCHES SHALL BE COMPACTED TO A 90% STANDARD PROCTOR DENSITY, ASTM D698-78.

TRENCHING DETAIL

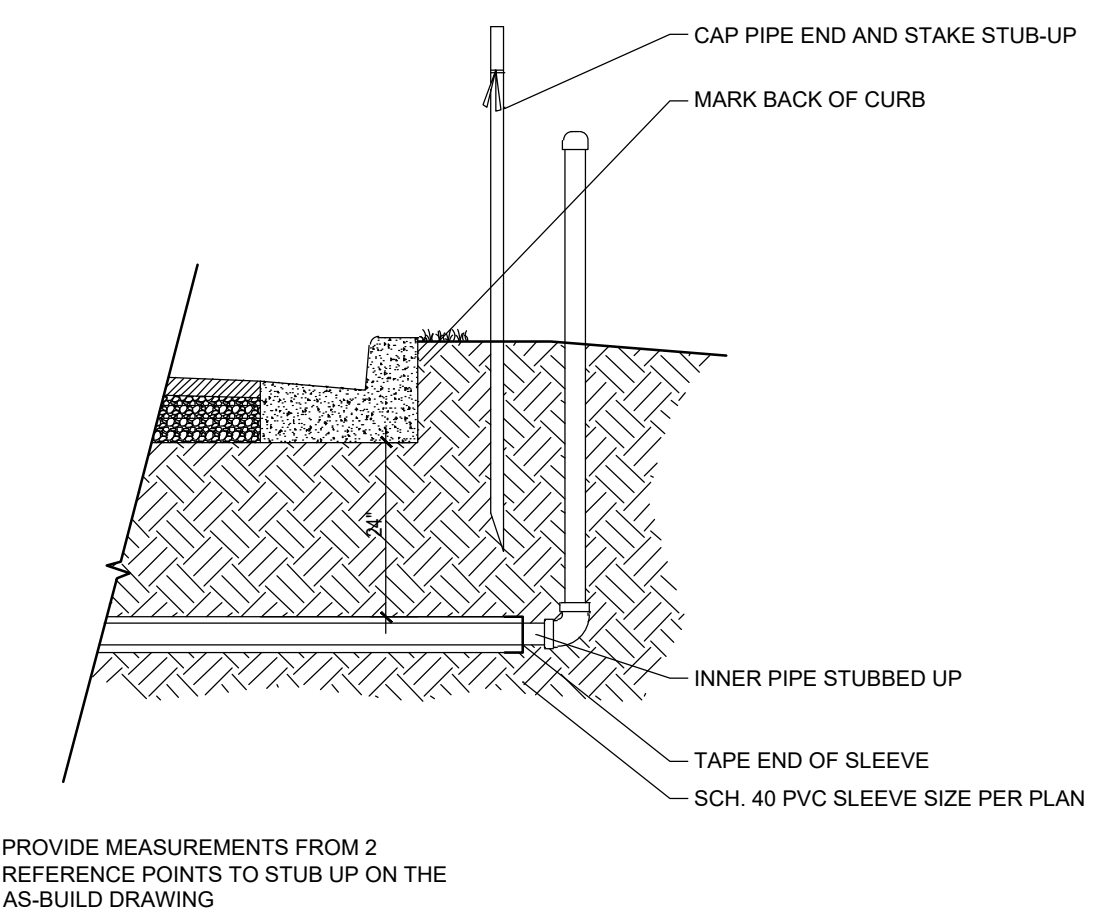
SCALE: NTS



- NOTES:
- BUBBLERS SHALL BE PLACED ON THE UPHILL SIDE OF ANY SLOPES & ON THE OPPOSING SIDES OF EACH ROOTBALL WITHIN THE SAUCER
 - BUBBLERS TO BE INSTALLED ADJACENT TO ROOTBALL PERIMETER. DO NOT INSTALL BUBBLER ON TOP OF ROOTBALL OR NEXT TO TRUNK
 - REFER TO PLANS FOR BUBBLER FLOW VOLUME AND BUBBLER QUANTITIES PER TREE OR PALM

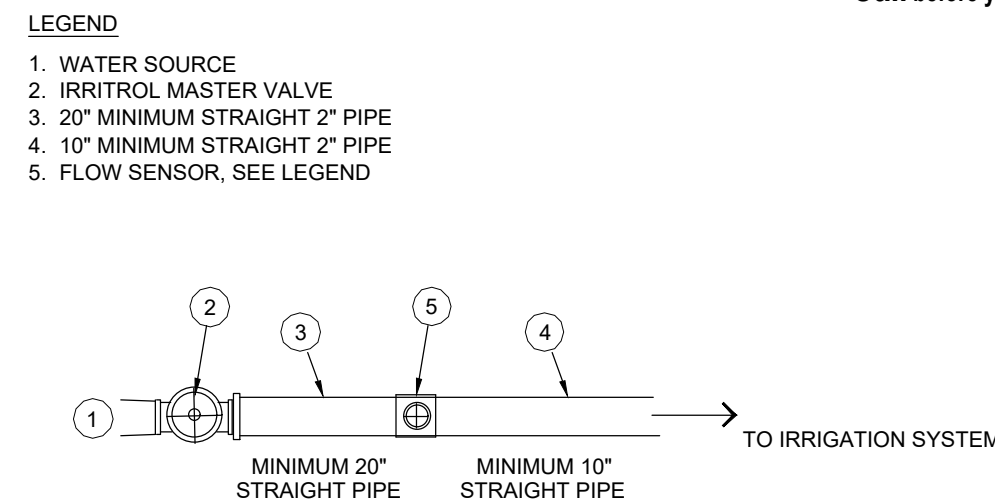
BUBBLER APPLICATION

SCALE: NTS



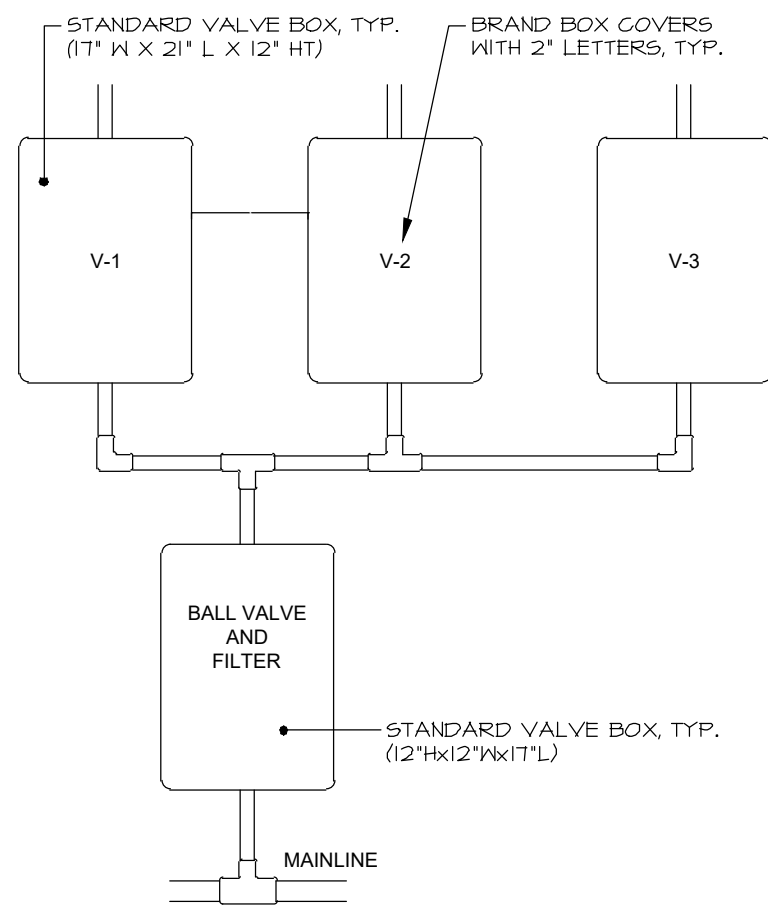
SLEEVING ROUGH-IN DETAIL

SCALE: NTS



MASTER VALVE AND FLOW METER INSTALLATION

SCALE: NTS



- NOTES:
- VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 GATE VALVE BOX.
 - PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.

VALVE BOX DETAIL

SCALE: NTS

PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
IRRIGATION DETAILS

SCALE IN FEET: N/A

CONSULTANT:
Crawford Irrigation Design, Inc.
IRRIGATION DESIGN AND CONSULTATION SERVICES
Edgewater, Florida
Tel: (888) 424-0027
EMAIL: CID@atlantic.net
Fax: (888) 424-0022

JOB NO.: 1140.26
DESIGNED BY: RH
DRAWN BY: RH
CHECKED BY: DT
APPROVED BY: DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

REV	DATE	REVISION
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David Perry
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17:43:26-04'00'
SEAL:

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DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:
LA-901

PROJECT NAME:
**ASCEND
FLORIDIAN
TOWN CENTER**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
IRRIGATION DETAILS

SCALE IN FEET: N/A

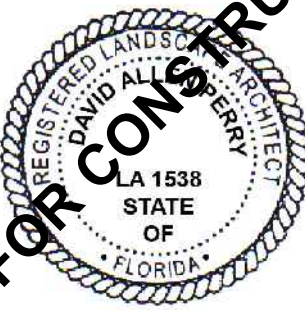
CONSULTANT:
Crawford Irrigation Design, Inc.
IRRIGATION DESIGN AND CONSULTATION SERVICES
Edgewater, Florida
Tel: (888) 424-0027
EMAIL: CID@Atlantic.net
Fax: (888) 404-2002

JOB NO.:	1140.26
DESIGNED BY:	RH
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CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
05/13/2026	MDP SUBMISSION
08/10/2026	MDP SUBMISSION - REV 1

REV	DATE	REVISION
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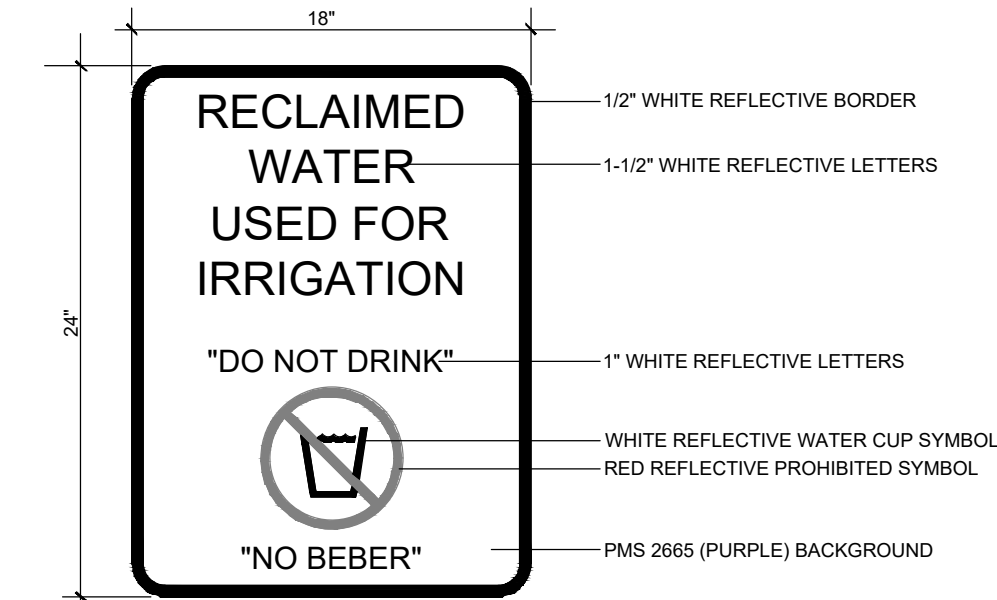
Digitally signed by
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SEAL:



DAVID A. PERRY / PLA
L.A. NO. 1538
DATE: 08/10/2026

SHEET NO.:
LA-902

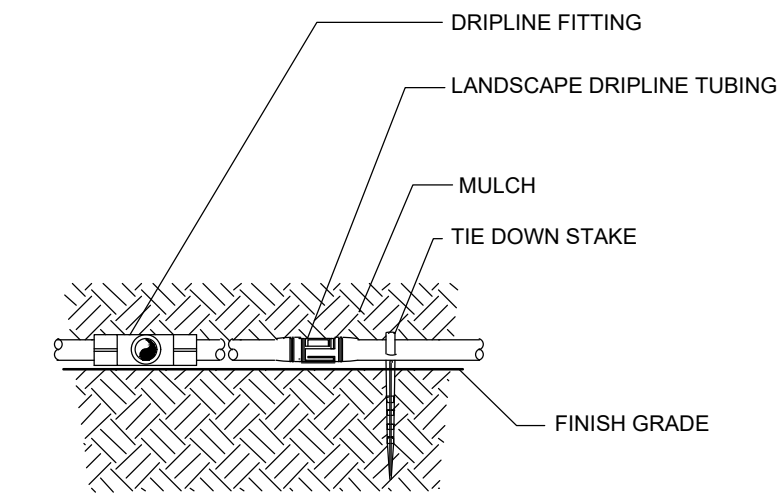
SIGNS SHALL BE DIMENSIONED AS SHOWN. SIGNS MUST BE ALUMINUM AND HAVE A MINIMUM OF .063 GAGE. DEVIATIONS TO THIS SIGN LAYOUT SHALL BE SUBMITTED TO THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT FOR APPROVAL.



ALL SIGNS MUST BE VISIBLY POSTED AT EACH ENTRANCE AND BE A MINIMUM OF 24" ABOVE FINISHED GRADE OF ROAD CROWN AND WITHIN 5 FEET OF EDGE OF CURB.

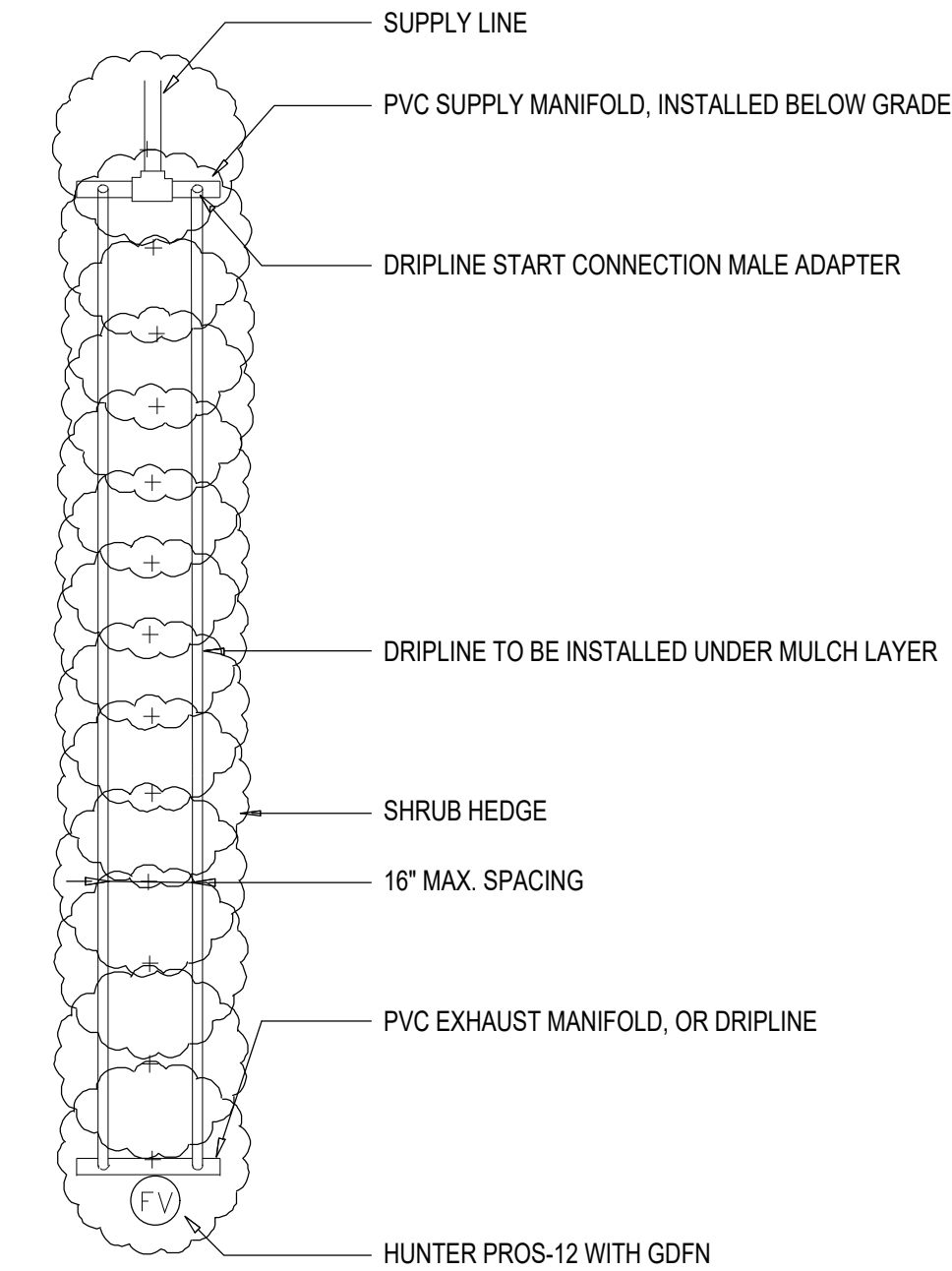
RECLAIMED WATER ADVISORY SIGN DETAIL

SCALE: NTS



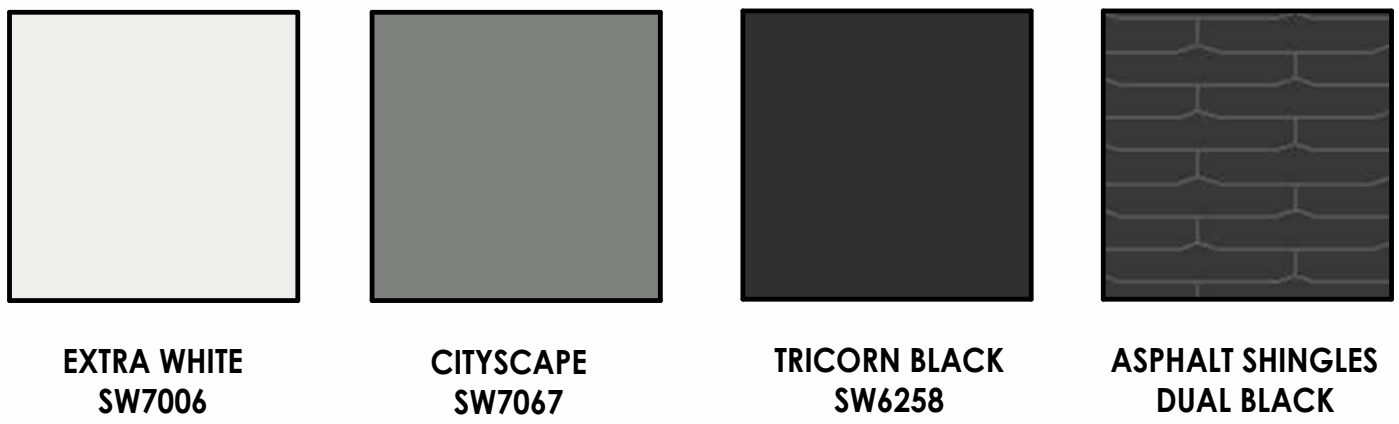
LANDSCAPE DRIPLINE 2" BELOW MULCH

SCALE: NTS



DRIPLINE LAYOUT

SCALE: NTS



GENERAL NOTES ELEVATIONS

1. CONFIRM ALL FINISH GRADE AND FINISH FLOOR ELEVATIONS WITH APPROVED SITE ENGINEERING.
2. CONFIRM PORCH AND STEP REQUIREMENTS WITH APPROVED CIVIL ENGINEERING. PROVIDE CONTINUOUS VENTED SOFFIT AT ALL OVERHANGS.
3. ALL VENTS, STACKS, ETC. SHALL BE PAINTED TO MATCH BUILDING ROOF COLOR AS APPROVED BY OWNER.
4. PAINT INTERIOR & EXTERIOR METAL FINISHES UNLESS PROVIDED WITH FACTORY FINISH. SEE ROOF PLANS FOR ROOF SLOPES AND OVERHANGS.
5. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER. UNO. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING. UNO. SEE WATERPROOFING DETAILS.
6. PROVIDE BLOCKING AT ALL ITEMS TO BE ATTACHED TO INTERIOR OR EXTERIOR WALLS INCLUDING, BUT NOT LIMITED TO, BLOCKING FOR LIGHTS AT DWELLINGS, ENTRANCE ID NUMBERS AND BUILDING ADDRESSES.
7. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (NFPA 1) 10.11.1.1
8. ADDRESS NUMBERS SHALL HAVE A MINIMUM OF 4 IN. (100MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 IN. (13 MM). NFPA 1 10.11.1.2.
9. ADDRESS SIGNS SHALL HAVE MOUNTING SCREW HOLE PUTTIED AND PAINTED.
10. BUILDING ID SIGNAGE TO BE INSTALLED BY CONTRACTOR.
11. UNIT ID SIGNS TO BE MOUNTED WITH STAINLESS STEEL SCREWS AND CLEAR SILICONE CAULKING. (BY CONTRACTOR).
12. ALL FACTORY FINISH DOWNSPOUTS TO MATCH ADJACENT WALL OR TRIM BEHIND IT.
13. COORDINATE LOCATION OF ELECTRICAL METERS AND PANELS WITH SITE ELECTRICAL.
14. PAINT ALL BUILDING MOUNTED EXTERIOR METERS, ELECTRICAL PANELS, TEL., CATV, AND ANY OTHERS, TO MATCH ADJACENT WALLS. VENTS MUST BE PRE-FINISHED AND MATCH WALL OR AS APPROVED BY OWNER.
15. COORDINATE WITH ELECTRICAL SITE PLAN THE LOCATIONS OF WALL PACKS AND FLOOD LIGHTS.
16. SEE ELECTRICAL PLAN FOR ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURES.
17. GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FIBER CEMENT MOUNTING BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.
18. RAILINGS TO BE ENGINEERED TO ATTACH TO WALLS OR AT VERTICAL FACES. RAILING SHALL NOT ATTACH THROUGH CONCRETE TOPPING OR HORIZONTAL WATERPROOFING MEMBRANES.
19. HARDI PANEL TO BE INSTALLED IN A MANNER, THAT NO SEAMS ARE EXPOSED.
20. PROVIDE 1x4" CEMENTITIOUS CORNER TRIM AT CORNERS OF ALL COLUMNS CLAD WITH CEMENTITIOUS PANELS.
21. ALL FIBER CEMENT TO BE PRIMED AND PAINTED, PANEL WITH BATTENS PAINTED TO MATCH. VERIFY TEXTURE.



1 BLDG TYPE I - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



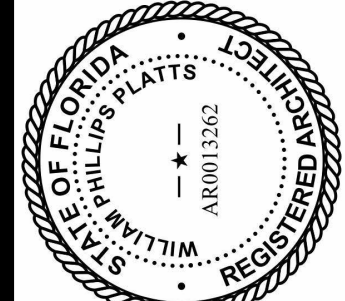
2 BLDG TYPE I - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS	
SITE SUBMITTAL	05-13-26

SLOCUM PLATTS
ARCHITECTS, P.A.


RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE SUITE 1001 MAITLAND FL 32751
TEL (407) 645-5015 FAX (407) 645-2771
WWW.SLOCUMPLATTS.COM


WILLIAM P. PLATTS AR 13242

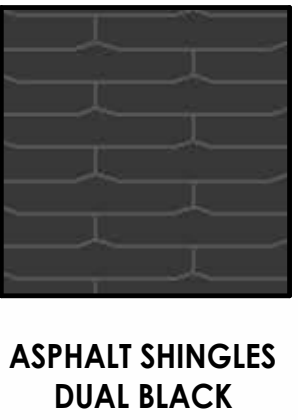
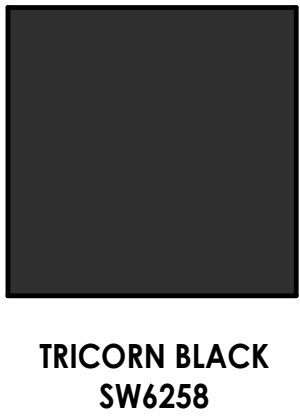
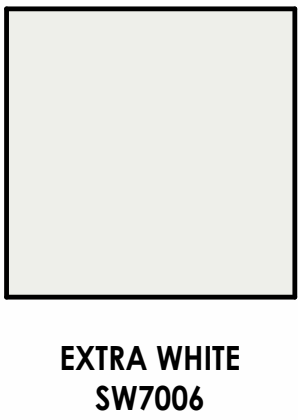
FLORIDIAN TOWN CENTER
APARTMENTS

BUILDING TYPE I - ELEVATIONS

FLORIDA

CITY OF APOPKA

DATE	05-13-26
SCALE	As indicated
JOB NO.	26-020
SHEET	A6.1a



GENERAL NOTES:
SEE FIRST SHEET OF SERIES FOR APPLICABLE GENERAL NOTES.

1 BLDG TYPE I - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG TYPE I - REAR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS
SITE SUBMITTAL 05-13-26

SLOCUM PLATTS
ARCHITECTS, P.A.

RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE SUITE 1001 MAITLAND FL 32751
TEL: (407) 645-3015 FAX: (407) 645-2771
WWW.SLOCUMPLATTS.COM

Professional Seal of William P. Platts, AR 13262, State of Florida.

**FLORIDIAN TOWN CENTER
APARTMENTS**

CITY OF APOPKA

BUILDING TYPE I - ELEVATIONS

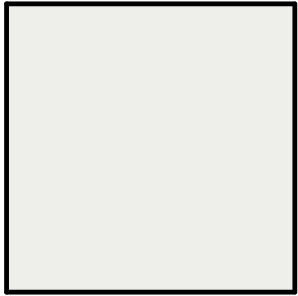
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SCALE: As indicated
JOB NO.: 26-020
SHEET: A6.1b

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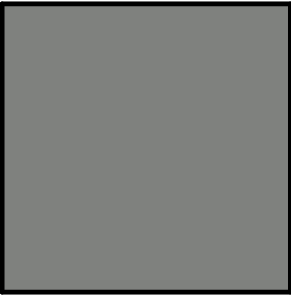


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|-----|---|-----|---|
| 1. | CONFIRM ALL FINISH GRADE AND FINISH FLOOR ELEVATIONS WITH APPROVED SITE ENGINEERING. | 14. | ALL FACTORY FINISH DOWNSPOUTS TO MATCH ADJACENT WALL OR TRIM BEHIND IT. |
| 2. | CONFIRM PORCH AND STEP REQUIREMENTS WITH APPROVED CIVIL ENGINEERING. PROVIDE CONTINUOUS VENTED SOFFIT AT ALL OVERHANGS. | 15. | COORDINATE LOCATION OF ELECTRICAL METERS AND PANELS WITH SITE ELECTRICAL. |
| 3. | ALL VENTS, STACKS, ETC. SHALL BE PAINTED TO MATCH BUILDING ROOF COLOR AS APPROVED BY OWNER. | 16. | PAINT ALL BUILDING MOUNTED EXTERIOR METERS, ELECTRICAL PANELS, TEL., CATV, AND ANY OTHERS, TO MATCH ADJACENT WALLS. VENTS MUST BE PRE-FINISHED AND MATCH WALL OR AS APPROVED BY OWNER. |
| 4. | PAINT INTERIOR & EXTERIOR METAL FINISHES UNLESS PROVIDED WITH FACTORY FINISH. | 17. | COORDINATE WITH ELECTRICAL SITE PLAN THE LOCATIONS OF WALL PACKS AND FLOOD LIGHTS. |
| 5. | SEE ROOF PLANS FOR ROOF SLOPES AND OVERHANGS. | 18. | SEE ELECTRICAL PLAN FOR ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURES. |
| 6. | EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO. | 19. | GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FIBER CEMENT MOUNTING BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE. |
| 7. | SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS. | 20. | RAILINGS TO BE ENGINEERED TO ATTACH TO WALLS OR AT VERTICAL FACES. RAILING SHALL NOT ATTACH THROUGH CONCRETE TOPPING OR HORIZONTAL WATERPROOFING MEMBRANES. |
| 8. | PROVIDE BLOCKING AT ALL ITEMS TO BE ATTACHED TO INTERIOR OR EXTERIOR WALLS INCLUDING, BUT NOT LIMITED TO, BLOCKING FOR LIGHTS AT DWELLINGS, ENTRANCE ID NUMBERS AND BUILDING ADDRESSES. | 21. | HARDI PANEL TO BE INSTALLED IN A MANNER, THAT NO SEAMS ARE EXPOSED. |
| 9. | BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (NFFA 1) 10.11.1.1 | 22. | PROVIDE 1x4" CEMENTITIOUS CORNER TRIM AT CORNERS OF ALL COLUMNS CLAD WITH CEMENTITIOUS PANELS. |
| 10. | ADDRESS NUMBERS SHALL HAVE A MINIMUM OF 4 IN. (100MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 IN. (13 MM). NFFA 1 10.11.1.2 | 23. | ALL FIBER CEMENT TO BE PRIMED AND PAINTED. PANEL WITH BATTENS PAINTED TO MATCH. VERIFY TEXTURE. |
| 11. | ADDRESS SIGNS SHALL HAVE MOUNTING SCREW HOLE PUTTIED AND PAINTED. | | |
| 12. | BUILDING ID SIGNAGE TO BE INSTALLED BY CONTRACTOR. | | |
| 13. | UNIT ID SIGNS TO BE MOUNTED WITH STAINLESS STEEL SCREWS AND CLEAR SILICONE CAULKING. (BY CONTRACTOR). | | |





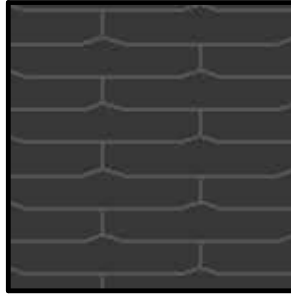
EXTRA WHITE
SW7006



CITYSCAPE
SW7067



TRICORN BLACK
SW6258



ASPHALT SHINGLES
DUAL BLACK

GENERAL NOTES:

SEE FIRST SHEET OF SERIES FOR APPLICABLE GENERAL NOTES.



1 BUILDING TYPE II - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

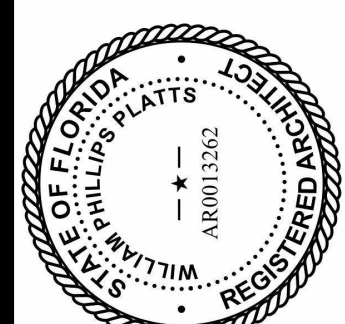


2 BUILDING TYPE II - REAR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	
SITE SUBMITTAL	05-13-26

SLOCUM PLATTS
ARCHITECTS, P.A.


WILLIAM P. PLATTS AR13242



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WWW.SLOCUMPLATTS.COM

BUILDING TYPE II - ELEVATIONS

**FLORIDIAN TOWN CENTER
APARTMENTS**

CITY OF APOPKA

FLORIDA

DATE
05-13-26

SCALE
As indicated

JOB NO.
26-020

SHEET
A6.2b



EXTRA WHITE
SW7006



CITYSCAPE
SW7067



TRICORN BLACK
SW6258



**ASPHALT SHINGLES
DUAL BLACK**

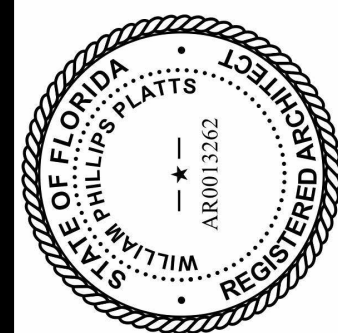
1.	CONFIRM ALL FINISH GRADE AND FINISH FLOOR ELEVATIONS WITH APPROVED SITE ENGINEERING.	14.	ALL FACTORY FINISH DOWNSPOUTS TO MATCH ADJACENT WALL OR TRIM BEHIND IT.
2.	CONFIRM PORCH AND STEP REQUIREMENTS WITH APPROVED CIVIL ENGINEERING. PROVIDE CONTINUOUS VENTED SOFFIT AT ALL OVERHANGS.	15.	COORDINATE LOCATION OF ELECTRICAL METERS AND PANELS WITH SITE ELECTRICAL.
3.	ALL VENTS, STACKS, ETC. SHALL BE PAINTED TO MATCH BUILDING ROOF COLOR AS APPROVED BY OWNER.	16.	PAINT ALL BUILDING MOUNTED EXTERIOR METERS, ELECTRICAL PANELS, TEL, CATV, AND ANY OTHERS, TO MATCH ADJACENT WALLS. VENTS MUST BE PRE-FINISHED AND MATCH WALL OR AS APPROVED BY OWNER.
4.	PAINT INTERIOR & EXTERIOR METAL FINISHES UNLESS PROVIDED WITH FACTORY FINISH.	17.	COORDINATE WITH ELECTRICAL SITE PLAN THE LOCATIONS OF WALL PACKS AND FLOOD LIGHTS.
5.	SEE ROOF PLANS FOR ROOF SLOPES AND OVERHANGS.	18.	SEE ELECTRICAL PLAN FOR ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURES.
6.	EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.	19.	GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FIBER CEMENT MOUNTING BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.
7.	SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.	20.	RAILINGS TO BE ENGINEERED TO ATTACH TO WALLS OR AT VERTICAL FACES. RAILING SHALL NOT ATTACH THROUGH CONCRETE TOPPING OR HORIZONTAL WATERPROOFING MEMBRANES.
8.	PROVIDE BLOCKING AT ALL ITEMS TO BE ATTACHED TO INTERIOR OR EXTERIOR WALLS INCLUDING, BUT NOT LIMITED TO, BLOCKING FOR LIGHTS AT DWELLINGS, ENTRANCE ID NUMBERS AND BUILDING ADDRESSES.	21.	HARDI PANEL TO BE INSTALLED IN A MANNER, THAT NO SEAMS ARE EXPOSED.
9.	BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (NPPA 1) 10.11.1.1	22.	PROVIDE 1x4" CEMENTITIOUS CORNER TRIM AT CORNERS OF ALL COLUMNS CLAD WITH CEMENTITIOUS PANELS.
10.	ADDRESS NUMBERS SHALL HAVE A MINIMUM OF 4 IN. (100MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 IN. (13 MM). NPPA 1 10.11.1.2	23.	ALL FIBER CEMENT TO BE PRIMED AND PAINTED, PANEL WITH BATTENS PAINTED TO MATCH. VERIFY TEXTURE.
11.	ADDRESS SIGNS SHALL HAVE MOUNTING SCREW HOLE PUTTIED AND PAINTED.		
12.	BUILDING ID SIGNAGE TO BE INSTALLED BY CONTRACTOR.		
13.	UNIT ID SIGNS TO BE MOUNTED WITH STAINLESS STEEL SCREWS AND CLEAR SILICONE CAULKING. (BY CONTRACTOR).		



REVISIONS
SITE SUBMITTAL
05-13-26

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WWW.SLOCUMPLATT'S.COM



WILLIAM BATES 1812070

EL OBIDA

BUILDING TYPE VI - ELEVATIONS

FLORIDIAN TOWN CENTER APARTMENTS

CITY OF APOKA

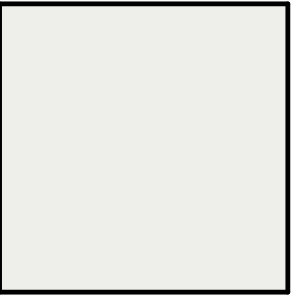
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05-13-26

SCALE
As indicated

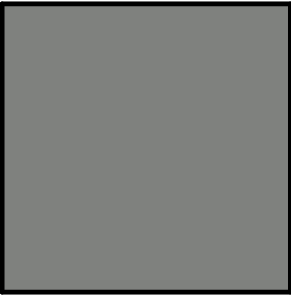
JOB NO.
26-020

SHEET

A6.3a



EXTRA WHITE
SW7006



CITYSCAPE
SW7067



TRICORN BLACK
SW6258



ASPHALT SHINGLES
DUAL BLACK

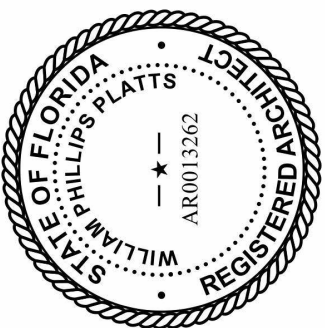
GENERAL NOTES:

SEE FIRST SHEET OF SERIES FOR APPLICABLE GENERAL NOTES.

REVISIONS
SITE SUBMITTAL
05-13-26

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FLORIDA

BUILDING TYPE VI - ELEVATIONS

FLORIDIAN TOWN CENTER
APARTMENTS

CITY OF APOPKA

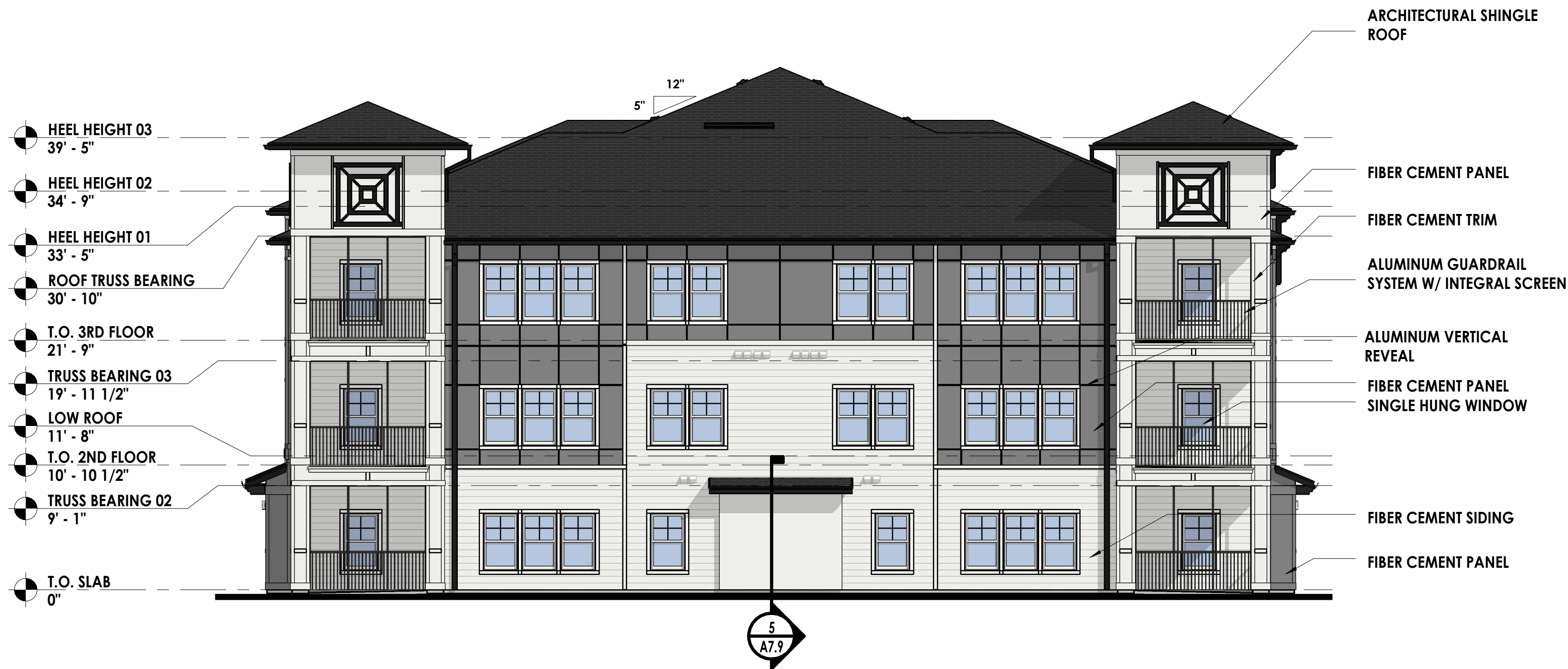
DATE
05-13-26

SCALE
As indicated

JOB NO.
26-020

SHEET

A6.3b



1 BUILDING TYPE VI - LEFT ELEVATION

SCALE: 1/8" = 1'-0"



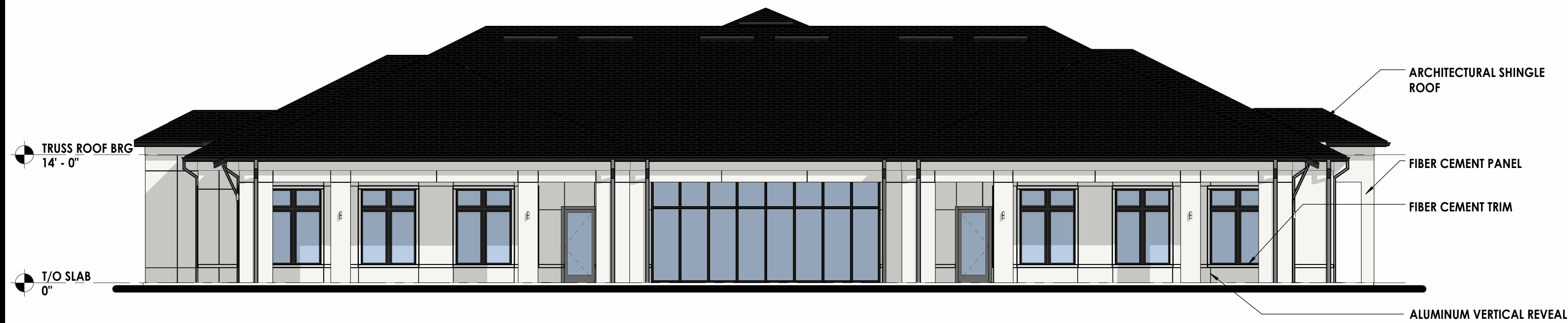
2 BUILDING TYPE VI - REAR ELEVATION

SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2 REAR ELEVATION

SCALE: 1/8" = 1'-0"



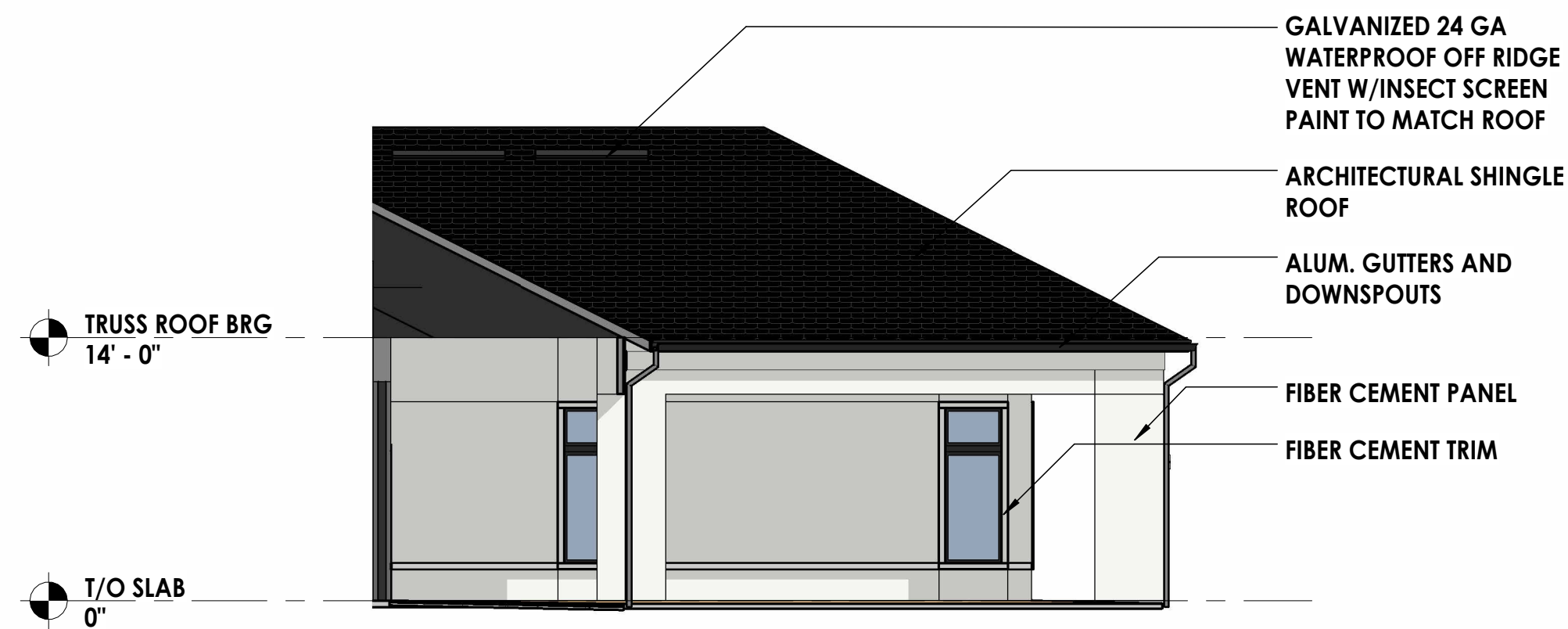
3 RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



5 LEFT COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"



6 RIGHT COURTYARD ELEVATION

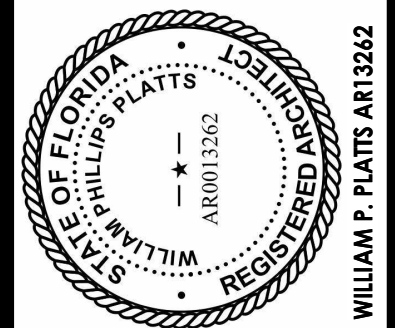
SCALE: 1/8" = 1'-0"



REVISIONS	
SITE SUBMITTAL	05-13-26

SLOCUM PLATTS ARCHITECTS, P.A.

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WWW.SLOCUMPLATTS.COM



ELEVATIONS - CLUBHOUSE I

FLORIDIAN TOWN CENTER AMENITIES

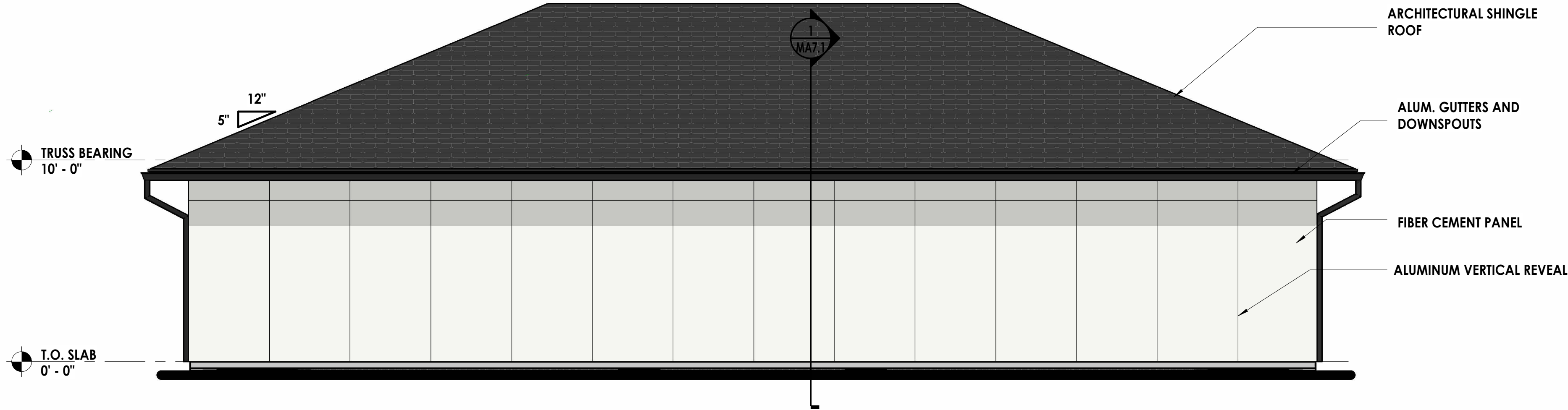
FLORIDA

CITY OF APOPKA

DATE	05-13-26
SCALE	As indicated
JOB NO.	26-020
SHEET	CA6.1



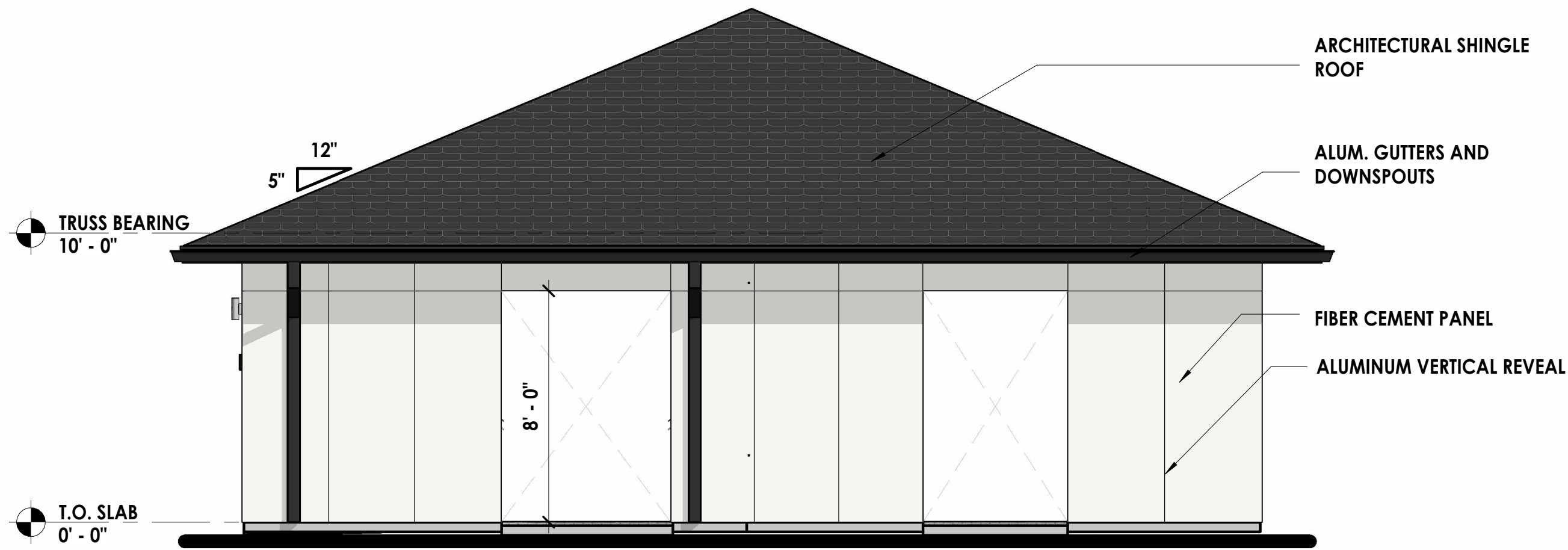
1 FRONT ELEVATION - MAIL KIOSK + BIKE BARN
SCALE: 1/4" = 1'-0"



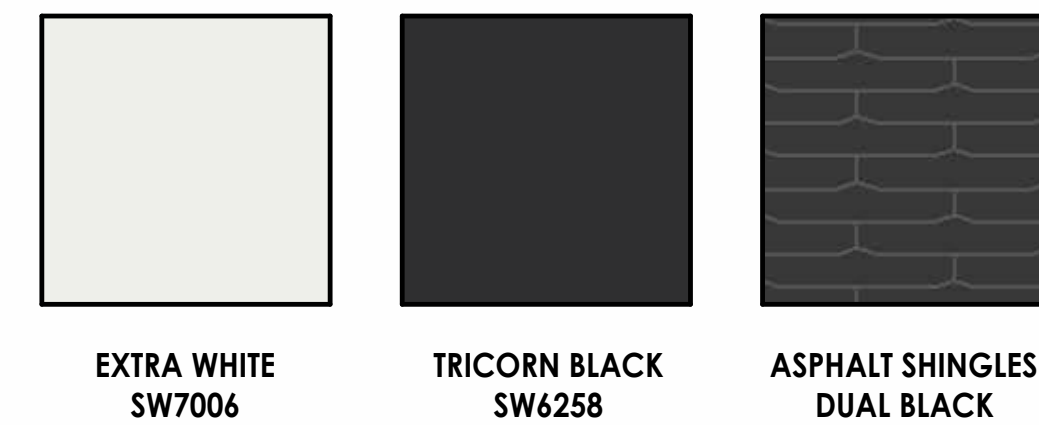
2 REAR ELEVATION - MAIL KIOSK + BIKE BARN
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION - MAIL KIOSK + BIKE BARN
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION - MAIL KIOSK + BIKE BARN
SCALE: 1/4" = 1'-0"



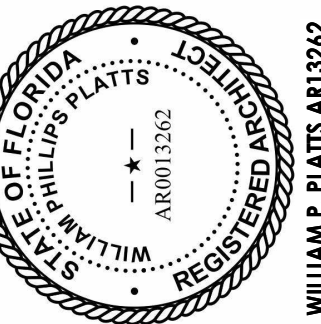
GENERAL NOTES ELEVATIONS

1. CONFIRM ALL FINISH GRADE AND FINISH FLOOR ELEVATIONS WITH APPROVED SITE ENGINEERING.
2. CONFIRM STEP REQUIREMENTS WITH APPROVED CIVIL ENGINEERING. PROVIDE CONTINUOUS VENTED SOFFIT AT ALL OVERHANGS.
3. ALL VENTS, STACKS, ETC. SHALL BE PAINTED TO MATCH BUILDING ROOF COLOR AS APPROVED BY OWNER.
4. PAINT INTERIOR & EXTERIOR METAL FINISHES UNLESS PROVIDED WITH FACTORY FINISH.
5. SEE ROOF PLANS FOR ROOF SLOPES AND OVERHANGS.
6. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.
7. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.
8. PROVIDE BLOCKING AT ALL ITEMS TO BE ATTACHED TO INTERIOR OR EXTERIOR WALLS INCLUDING, BUT NOT LIMITED TO, BLOCKING FOR LIGHTS AT ENTRANCE, ID NUMBERS AND BUILDING ADDRESSES.
9. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (NFPA 1) 10.11.1.1
10. ADDRESS NUMBERS SHALL HAVE A MINIMUM OF 4 IN. (100MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 IN. (13 MM). NFPA 1 10.11.1.2., AND COMPLY WITH NFPA 1 SECTIONS 10.11.1.3 THROUGH 10.11.1.4.
11. ADDRESS SIGNS SHALL HAVE MOUNTING SCREW HOLE PUTTIED AND PAINTED.
12. BUILDING ID SIGNAGE TO BE INSTALLED BY CONTRACTOR.
13. SIGNS TO BE MOUNTED WITH STAINLESS STEEL SCREWS AND CLEAR SILICONE CAULKING. (BY CONTRACTOR).
14. ALL FACTORY FINISH CONDUCTORS, SCUPPER AND DOWNSPOUTS TO MATCH ADJACENT WALL OR TRIM BEHIND IT.
15. COORDINATE LOCATION OF ELECTRICAL METERS AND PANELS WITH SITE ELECTRICAL.
16. PAINT ALL BUILDING MOUNTED EXTERIOR METERS, ELECTRICAL PANELS, TEL., CATV, AND ANY OTHERS, TO MATCH ADJACENT WALLS. VENTS MUST BE PRE-FINISHED AND MATCH WALL OR AS APPROVED BY OWNER.
17. COORDINATE WITH ELECTRICAL SITE PLAN THE LOCATIONS OF WALL PACKS AND FLOOD LIGHTS.
18. APPLY APPROVED FOAM ADHESIVE TO BACKSIDE OF FOAM ELEMENTS IN VERTICAL FASHION TO ACCOMMODATE POSITIVE DRAINAGE AND MINIMIZE THE RISK OF MOISTURE BEING TRAPPED BEHIND THE TRIMS.
19. ALL ROOF COVERINGS TO MEET REQUIREMENTS OF FBC 2023.
20. COORDINATE ALL EXTERIOR BUILDING MOUNTED LIGHT LOCATIONS WITH ELECTRICAL AND LANDSCAPE PLANS.

REVISIONS
SITE SUBMITTAL
05-13-26

SLOCUM PLATTS
ARCHITECTS, P.A.

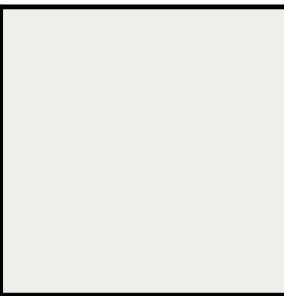
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE SUITE 1001 MAITLAND FL 32751
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ELEVATIONS - MAIL KIOSK
FLORIDIAN TOWN CENTER
AMENITIES
CITY OF APOPKA
FLORIDA

DATE
05-13-26
SCALE
As indicated
JOB NO.
26-020
SHEET

MA6.1



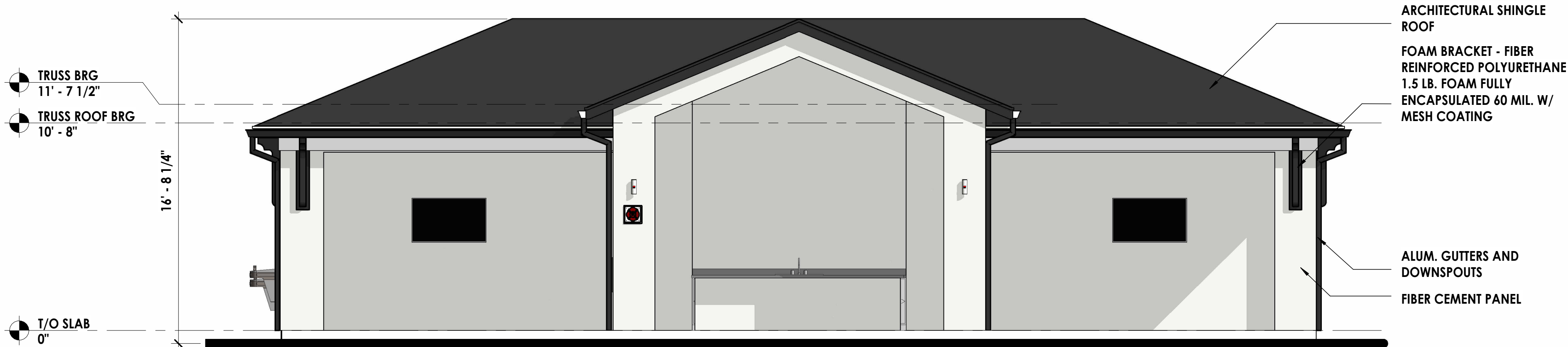
EXTRA WHITE
SW7006



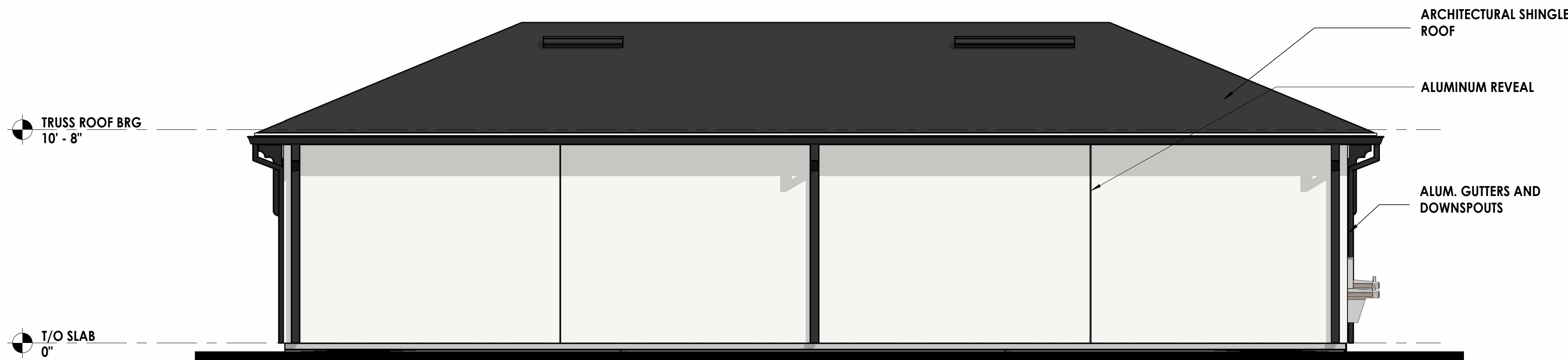
TRICORN BLACK
SW6258



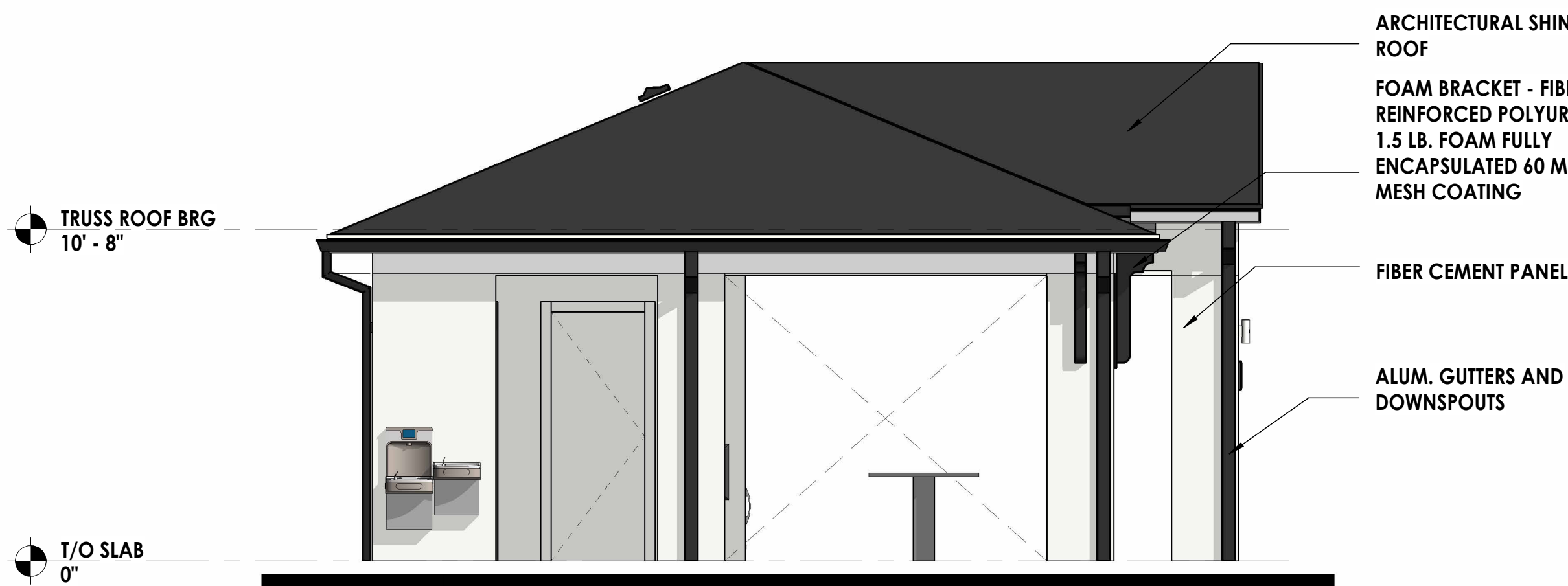
ASPHALT SHINGLES
DUAL BLACK



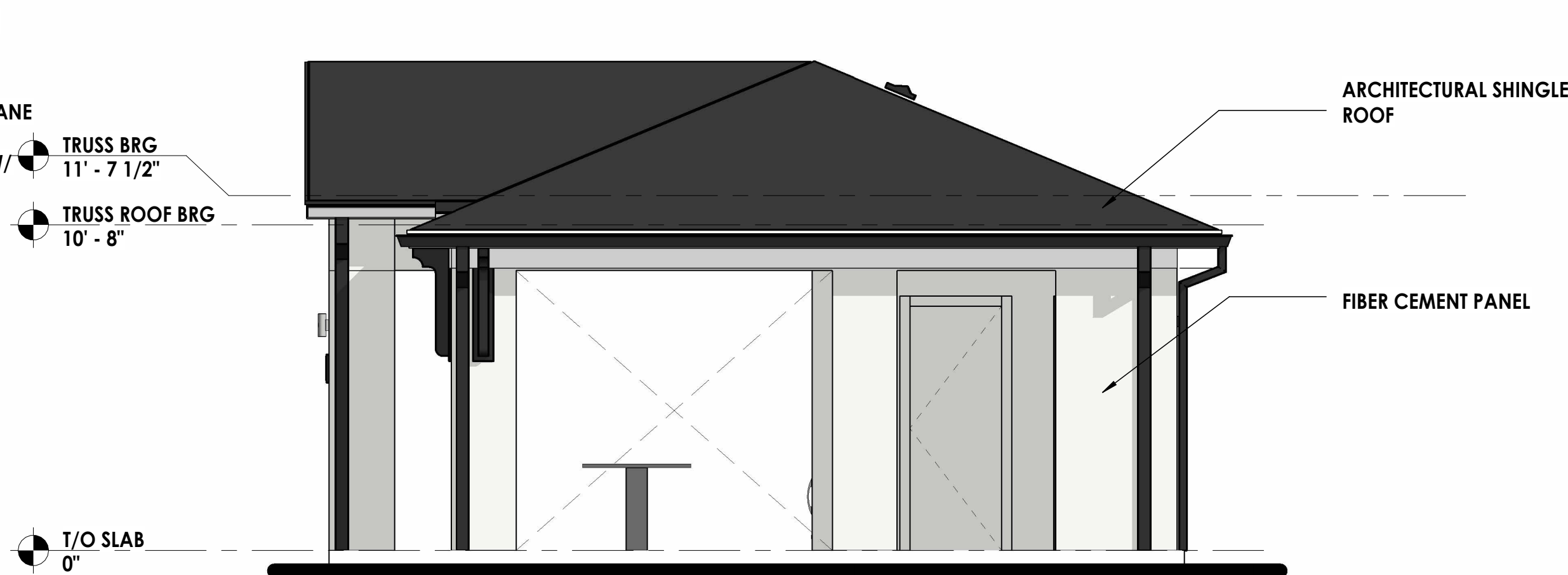
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



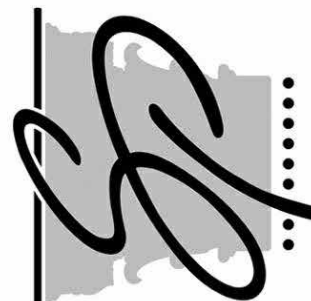
3 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	
SITE SUBMITTAL	05-13-26

SLOCUM PLATTS
ARCHITECTS, P.A.


REGISTERED PROFESSIONAL ARCHITECT
STATE OF FLORIDA
AR0013262
WILLIAM P. PLATTS AR13262

RANDALL J. SLOCUM AR 13350
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ELEVATIONS - POOL CABANA

**FLORIDIAN TOWN CENTER
AMENITIES**

CITY OF APOPKA

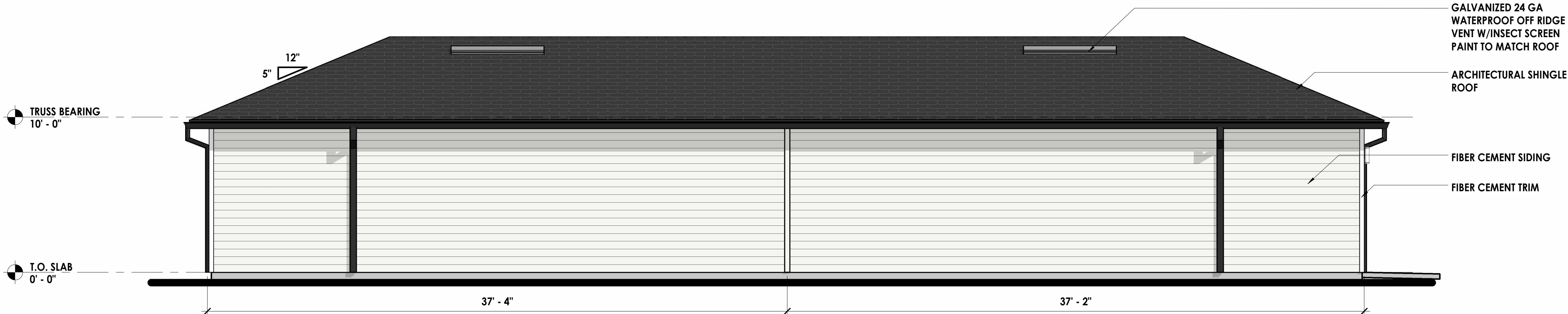
FLORIDA

DATE	05-13-26
SCALE	As indicated
JOB NO.	26-020
SHEET	FA6.1



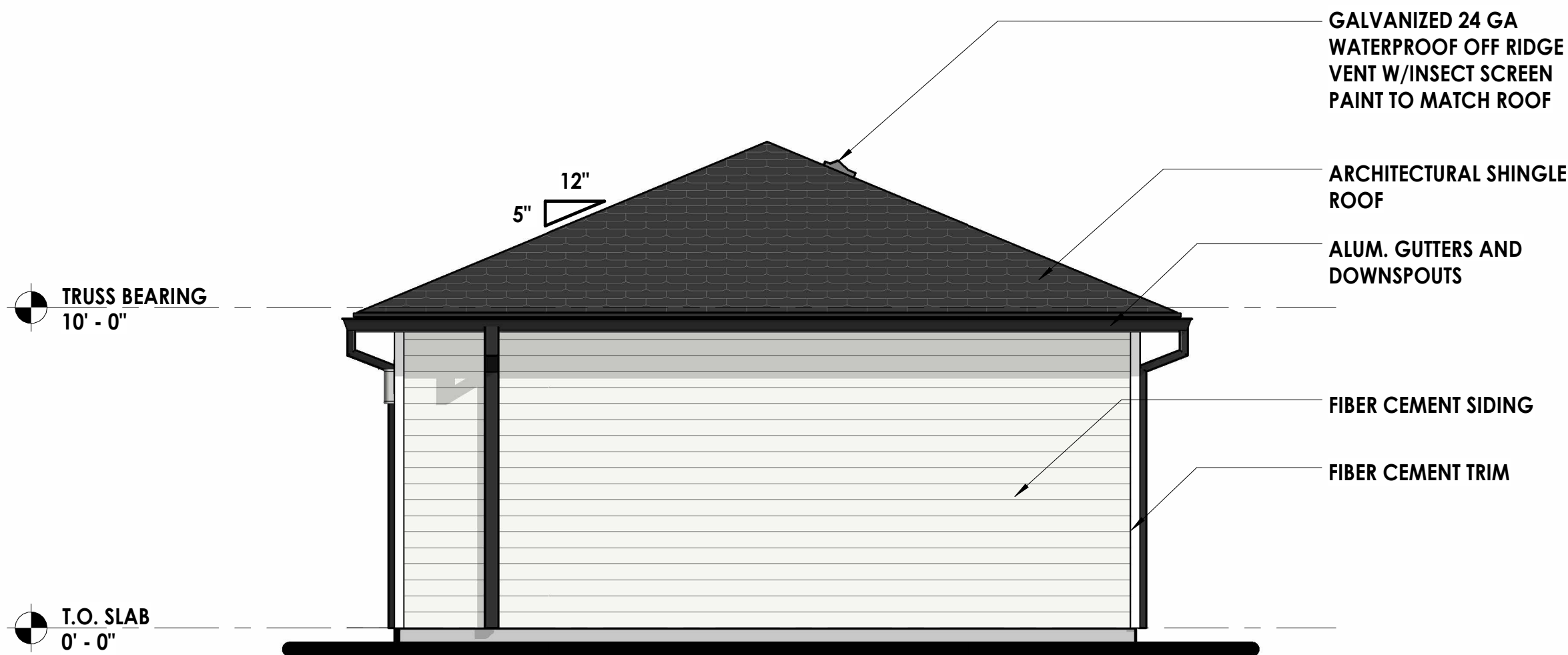
1 FRONT ELEVATION - 5 BAY GARAGE + BIKE BARN

SCALE: 1/4" = 1'-0"



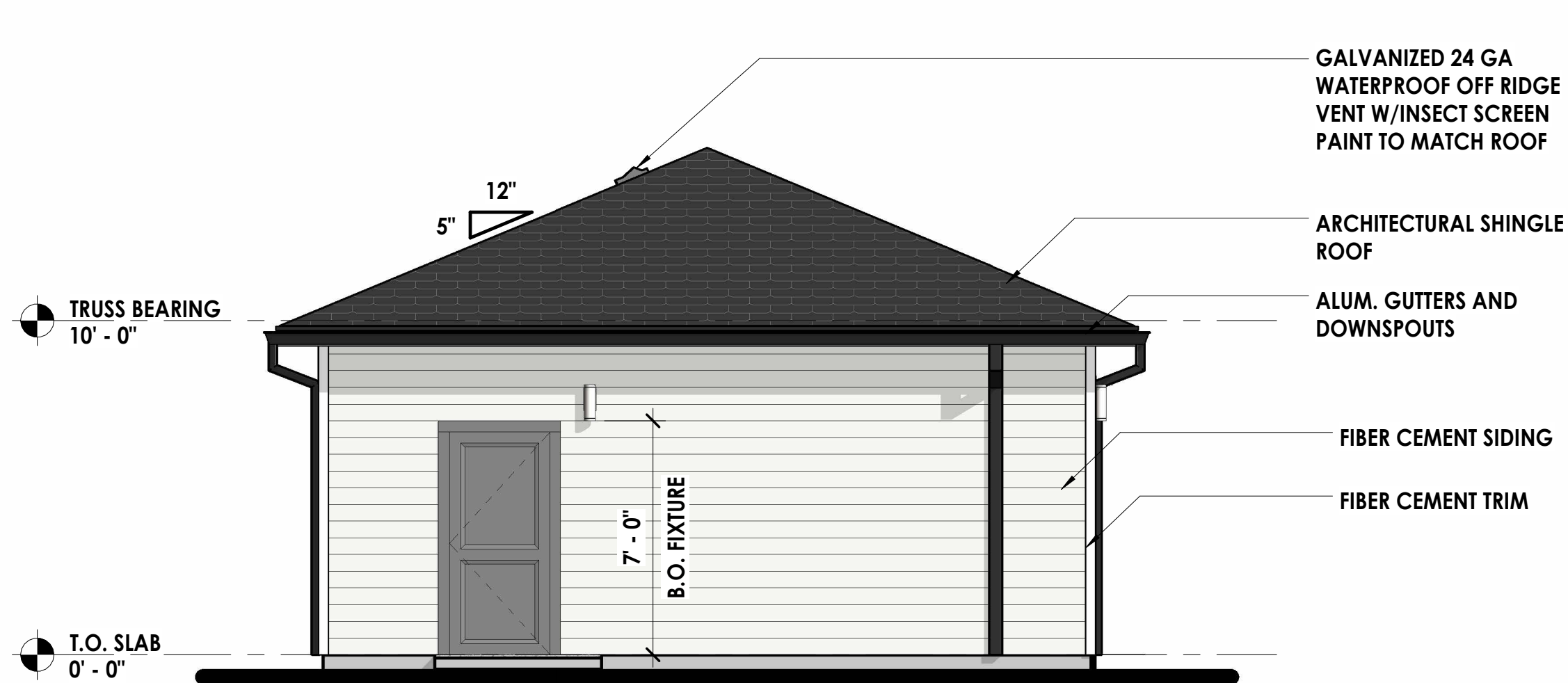
2 REAR ELEVATION - 5 BAY GARAGE + BIKE BARN

SCALE: 1/4" = 1'-0"



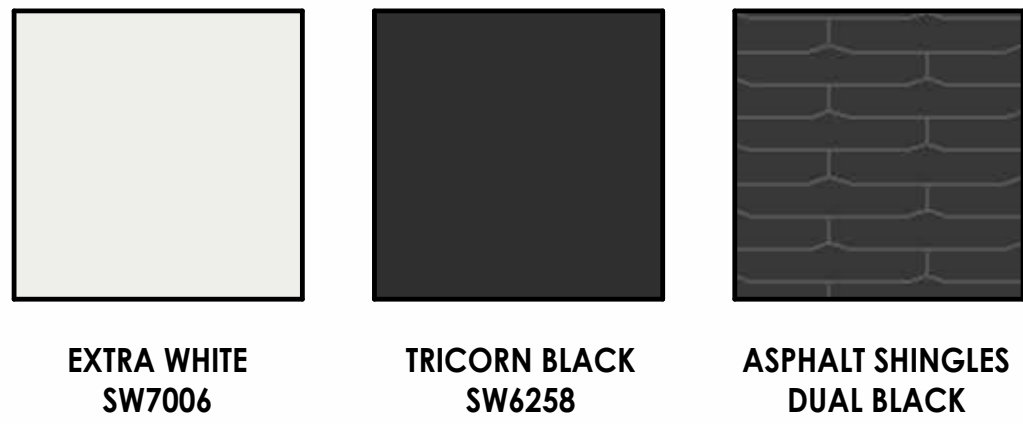
3 RIGHT ELEVATION - 5 BAY GARAGE + BIKE BARN

SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION - 5 BAY GARAGE + BIKE BARN

SCALE: 1/4" = 1'-0"



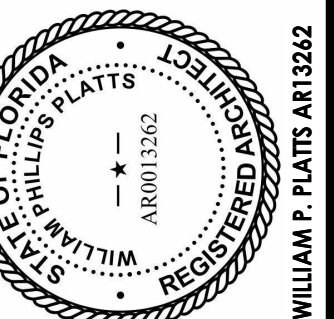
GENERAL NOTES ELEVATIONS

1. CONFIRM ALL FINISH GRADE AND FINISH FLOOR ELEVATIONS WITH APPROVED SITE ENGINEERING.
2. CONFIRM PORCH AND STEP REQUIREMENTS WITH APPROVED CIVIL ENGINEERING. PROVIDE CONTINUOUS VENTED SOFFIT AT ALL OVERHANGS.
3. ALL VENTS, STACKS, ETC. SHALL BE PAINTED TO MATCH BUILDING ROOF COLOR AS APPROVED BY OWNER.
4. PAINT INTERIOR & EXTERIOR METAL FINISHES UNLESS PROVIDED WITH FACTORY FINISH. SEE ROOF PLANS FOR ROOF SLOPES AND OVERHANGS.
5. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.
6. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.
7. PROVIDE BLOCKING AT ALL ITEMS TO BE ATTACHED TO INTERIOR OR EXTERIOR WALLS INCLUDING, BUT NOT LIMITED TO, BLOCKING FOR LIGHTS AT ENTRANCE, ID NUMBERS AND BUILDING ADDRESSES.
8. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (NFPA 1) 10.11.1.1
9. ADDRESS NUMBERS SHALL HAVE A MINIMUM OF 4 IN. (100MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 IN. (13 MM). NFPA 1 10.11.1.2, AND COMPLY WITH NFPA 1 SECTIONS 10.11.1.3 THROUGH 10.11.1.4.
10. ADDRESS SIGNS SHALL HAVE MOUNTING SCREW HOLE PUTTIED AND PAINTED.
11. BUILDING ID SIGNAGE TO BE INSTALLED BY CONTRACTOR.
12. SIGNS TO BE MOUNTED WITH STAINLESS STEEL SCREWS AND CLEAR SILICONE CAULKING. (BY CONTRACTOR).
13. ALL FACTORY FINISH DOWNSPOUTS TO MATCH COLORS ON ELEVATIONS.
14. COORDINATE LOCATION OF ELECTRICAL METERS AND PANELS WITH SITE ELECTRICAL.
15. PAINT ALL BUILDING MOUNTED EXTERIOR METERS, ELECTRICAL PANELS, TEL., CATV, AND ANY OTHERS, TO MATCH ADJACENT WALLS. VENTS MUST BE PRE-FINISHED AND MATCH WALL OR AS APPROVED BY OWNER.
16. COORDINATE WITH ELECTRICAL SITE PLAN THE LOCATIONS OF WALL PACKS AND FLOOD LIGHTS.
17. ALL ROOF COVERINGS TO MEET REQUIREMENTS OF FBC 2023.
18. ALL DOORS AND WINDOWS TO MEET DESIGN PRESSURES SHOWN ON STRUCTURAL DRAWINGS. DOOR AND WINDOW MANUFACTURER SHALL PROVIDE CERTIFICATION, SIGNED AND SEALED, BY A REGISTERED FLORIDA PROFESSIONAL.
19. COORDINATE ALL EXTERIOR BUILDING MOUNTED LIGHT LOCATIONS WITH ELECTRICAL AND LANDSCAPE PLANS.

REVISIONS
SITE SUBMITTAL
05-13-26

SLOCUM PLATTS
ARCHITECTS, P.A.

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BUILDING ELEVATIONS - 5 BAY GARAGE + BIKE BARN
FLORIDIAN TOWN CENTER
AMENITIES
CITY OF APOPKA
FLORIDA

DATE
05-13-26
SCALE
As indicated
JOB NO.
26-020
SHEET

GA11.1c



EXTRA WHITE
SW7006

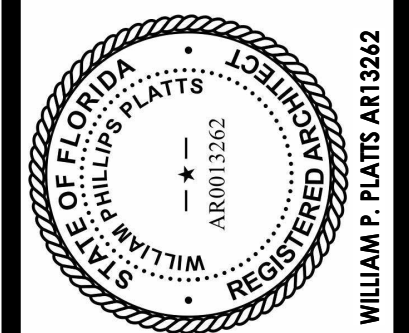
TRICORN BLACK
SW6258

ASPHALT SHINGLES
CAMBRIDGE
DUAL BLACK

[illegible]

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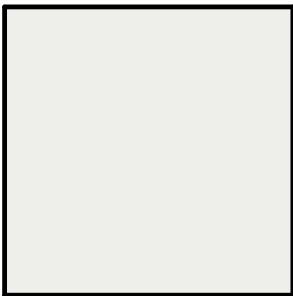
BUILDING ELEVATIONS - 12 BAY GARAGE

**FLORIDIAN TOWN CENTER
AMENITIES**

CITY OF APOPKA

FLORIDA

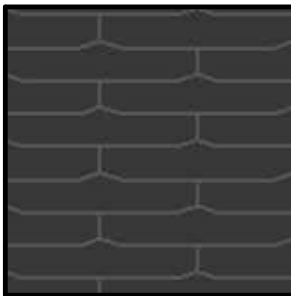
DATE 05-13-26
SCALE As indicated
JOB NO. 26-020
SHEET GA11.3c



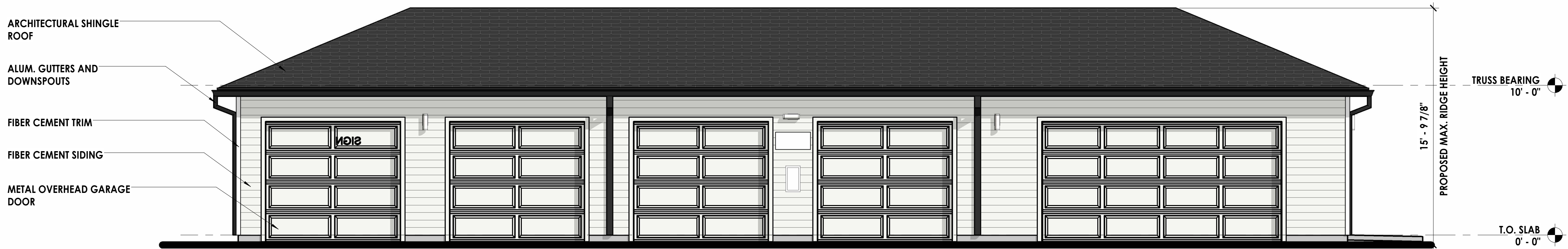
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TRICORN BLACK
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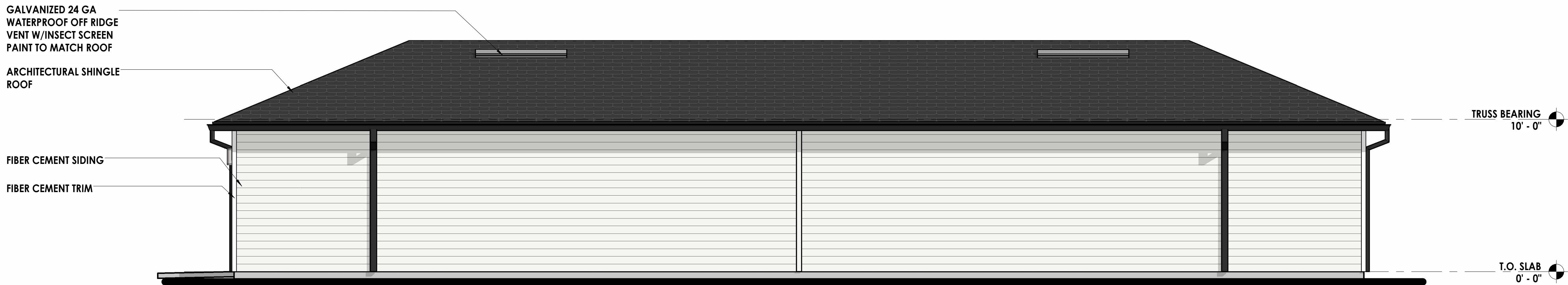


ASPHALT SHINGLES
DUAL BLACK



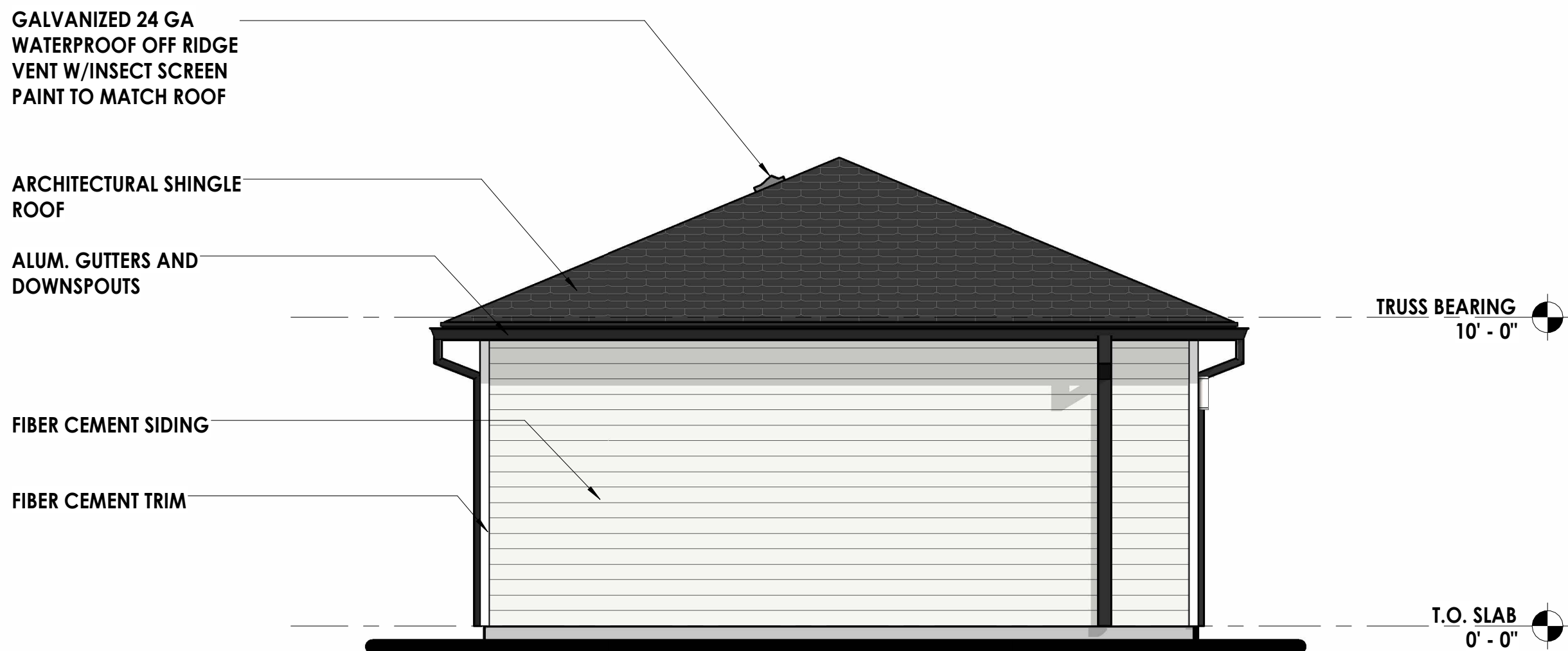
1 FRONT ELEVATION - 5 BAY HC GARAGE

SCALE: 1/4" = 1'-0"



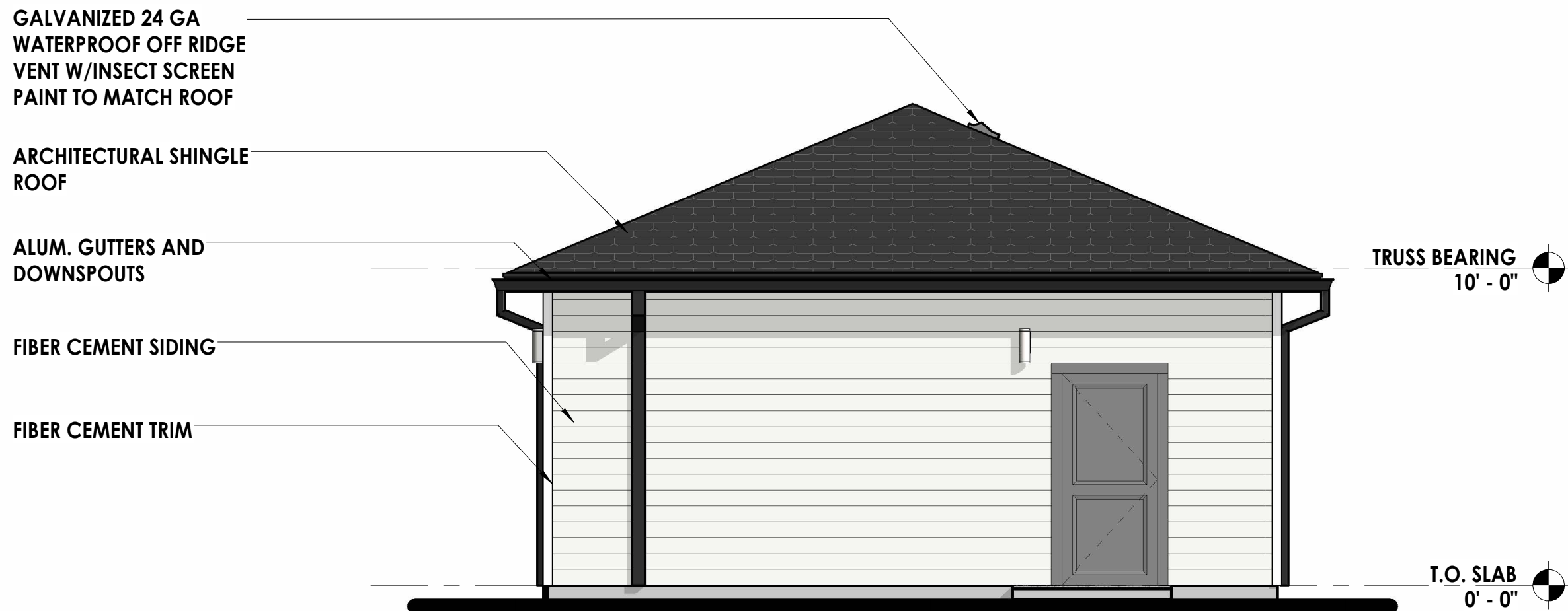
2 REAR ELEVATION - 5 BAY HC GARAGE

SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION - 5 BAY HC GARAGE

SCALE: 1/4" = 1'-0"

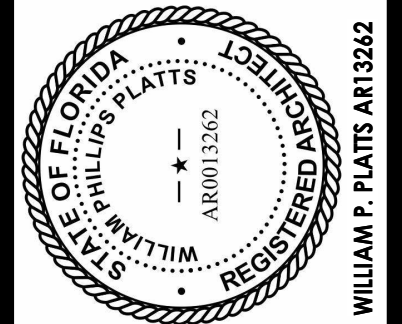


4 LEFT ELEVATION - 5 BAY HC GARAGE

SCALE: 1/4" = 1'-0"

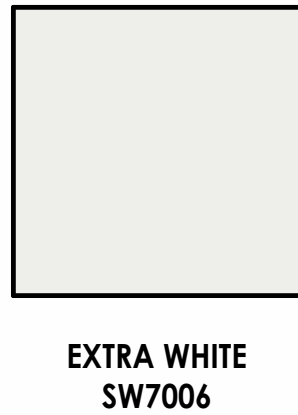
REVISIONS	
SITE SUBMITTAL	05-13-26

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FLORIDIAN TOWN CENTER
AMENITIES
CITY OF APOPKA
BUILDING ELEVATIONS - 5 BAY HC GARAGE

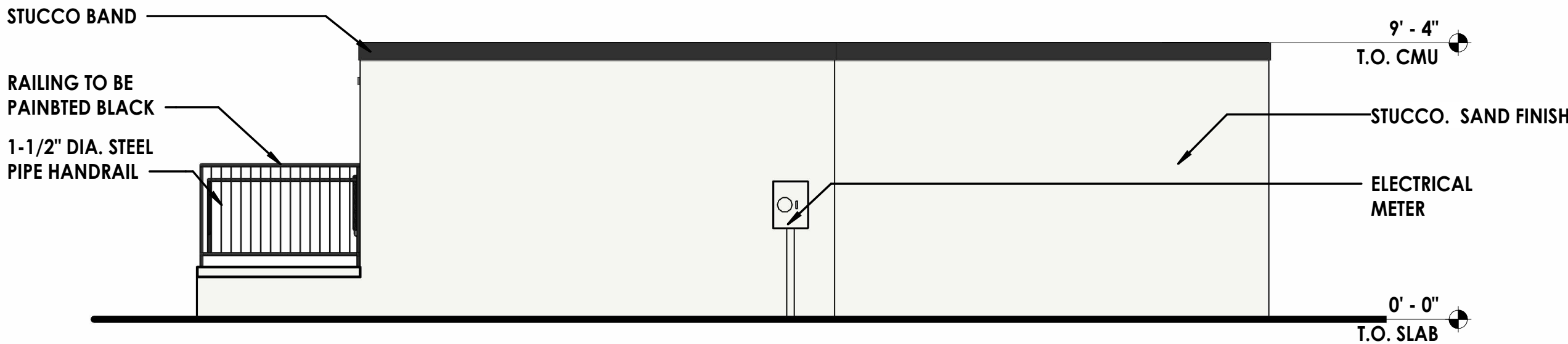
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SHEET	GA11.4c



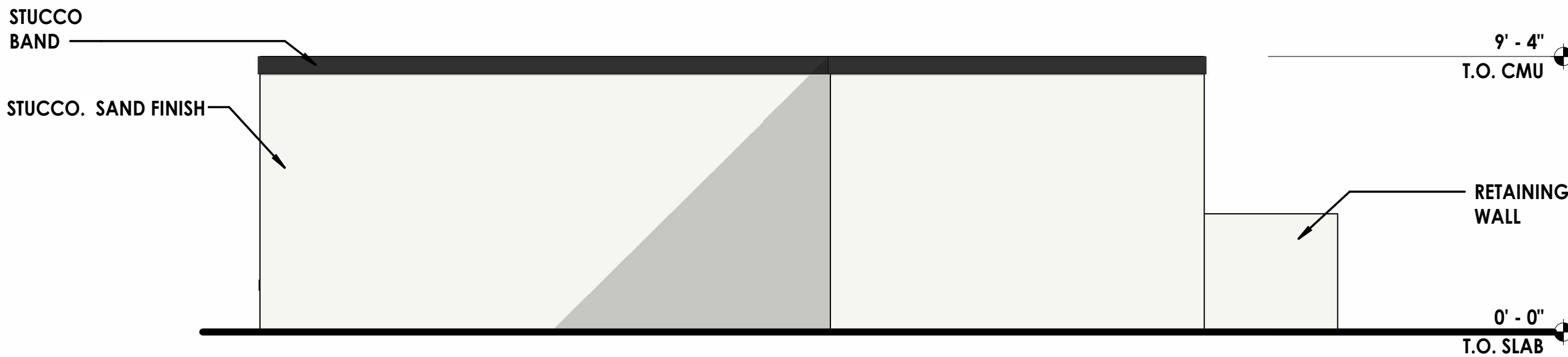
1 TRASH COMPACTOR - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 TRASH COMPACTOR - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 TRASH COMPACTOR - REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 TRASH COMPACTOR - LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	
SITE SUBMITTAL	05-13-26

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TRASH COMPACTOR ELEVATIONS

FLORIDIAN TOWN CENTER
AMENITIES

CITY OF APOPKA

FLORIDA

DATE	05-13-26
SCALE	As indicated
JOB NO.	26-020
SHEET	TA11.2b

ABBREVIATIONS	
ABRV.	DESCRIPTION
A	— AMPERES
A/C	— AIR CONDITIONING
AC	— ALTERNATING CURRENT
AFB	— ABOVE FINISHED FLOOR
AFG	— ABOVE FINISHED GRADE
AHU	— AIR HANDLING UNIT
AWG	— AMERICAN WIRE GAUGE
C	— CONDUIT
CFL	— COMPACT FLUORESCENT LAMP
CH	— COUNTER HEIGHT
CONC	— CONCRETE
COND	— CONDUIT
CU	— COPPER
DISC	— DISCONNECT
ECB	— ENCLOSED CIRCUIT BREAKER
ELEC	— ELECTRICAL
EM	— EMERGENCY
EMS	— ENERGY MANAGEMENT SYSTEM
EF	— EXHAUST FAN
EMT	— ELECTRICAL METALLIC TUBING
EWG	— ELECTRIC WATER COOLER
ETR	— EXISTING TO REMAIN
EX	— EXISTING
FA	— FIRE ALARM
FAAP	— FIRE ALARM ANNUNCIATOR PANEL
FACP	— FIRE ALARM CONTROL PANEL
G	— GROUND
GFI	— GROUND FAULT INTERRUPTER
GND	— GROUND
GRC	— GALVANIZED RIGID CONDUIT
H.I.D.	— HIGH INTENSITY DISCHARGE
HVAC	— HEATING, VENTILATING, AND AIR CONDITIONING
I.G.	— ISOLATED GROUND
J	— JUNCTION
KAIC	— (THOUSAND) AMPERE INTERRUPTING CAPACITY
KVA	— KILOVOLT-AMPERES
KW	— KILOWATT
LTG	— LIGHTING
MC	— MASTER CLOCK CONTROL PANEL
MCM	— THOUSANDS OF CIRCULAR MILS
MCU	— MASTER CONTROL UNIT
MCP	— MOTOR CIRCUIT PROTECTION
MH	— METAL HALIDE
N	— NEUTRAL
NA	— NOT APPLICABLE
NF	— NON-FUSED
NL	— NIGHT LIGHT
NEC	— NATIONAL ELECTRICAL CODE
NEMA	— NATIONAL ELECTRIC MANUFACTURERS ASSOCIATION
NFPA	— NATIONAL FIRE PROTECTION ASSOCIATION
NIC	— NOT IN CONTRACT
O.C.	— ON CENTER
O.F.C.I.	— OWNER FURNISHED CONTRACTOR INSTALLED
P	— POLE
PA	— PUBLIC ADDRESS CONTROL PANEL
PNL	— PANELBOARD
PVC	— POLYVINYL CHLORIDE
RGS	— RIGID GALVANIZED STEEL
RM	— ROOM
SACP	— SURGE ALARM CONTROL PANEL
SPD	— SURGE PROTECTION DEVICE
SPEC	— SPECIFICATION
SS	— STAINLESS STEEL
TYP	— TYPICAL
UON	—
V	— VOLTS
W	— WIRE
WP	— WEATHERPROOF

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE THE FLORIDA BUILDING CODE (FBC-2023) 8TH EDITION, NFPA 70 (NEC-2020) AND FLORIDA FIRE PREVENTION CODE (FFPC-2023) 8TH EDITION: (FIRE CODE – NFPA 1-2021, LIFE SAFETY CODE – NFPA 101-2021).
2. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND COORDINATE WITH ALL EQUIPMENT MANUFACTURER/INSTALLERS PRIOR TO BIDDING.
3. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD-PARTY TESTING AGENCY.

BUILDING:

4. INSTALLATION HEIGHT OF EQUIPMENT (TO CENTERLINE) ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE SHALL BE:

RECEPTACLE = 18"
CLOCK = 7'-6"
SWITCH = 44"
MODULAR JACK FOR WALL MOUNTED TELEPHONE = 48"
MODULAR TELEPHONE JACK = 18"
TELEVISION OUTLET = 18" FLOOR, 60" WALL, 84" CEILING
COMPUTER OUTLET = 18"
CALL SWITCH = 44"
REMOTE TEST STATION FOR DUCT DETECTOR = 52"
5. ALL CONDUIT AND WIRING SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. ALL DEVICE OUTLET BOXES SHALL BE RECESSED UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. WHERE APPROVED OR NOTED SURFACE METAL RACEWAY AND DEVICE BOXES SHALL BE USED IN LIEU OF CONDUIT AND CONCEALED BOXES AT NO EXTRA COST TO THE OWNER.
6. ALL CONDUIT ROUTING SHOWN IS APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY FINAL ROUTE WITH ALL OTHER TRADES AND CONDITIONS IN FIELD PRIOR TO ROUGH-IN.
7. CONDUIT RUNS SHOWN ARE SCHEMATIC AND DO NOT INDICATE THE NECESSARY FITTINGS AND JUNCTION BOXES THAT ARE INCLUDED IN THE SCOPE OF THE WORK.
8. CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL WIRING WITH THE SOURCE AND CIRCUIT AT ALL ELECTRICAL EQUIPMENT, PULL AND JUNCTION BOXES AND ELECTRICAL TERMINATIONS PROVIDED OR ASSOCIATED WITH THIS CONSTRUCTION.
9. COORDINATE EXACT LOCATION OF LIGHTING FIXTURES IN MECH. ROOMS/SPACES WITH DUCTWORK INSTALLER PRIOR TO ROUGH-IN. LOCATE BELOW DUCTWORK(8'-0" AFF MINIMUM) CENTERED IN ROOM AS MUCH AS POSSIBLE.
10. COORDINATE EXACT INSTALLATION REQUIREMENTS OF OUTLETS IN MILLWORK WITH ARCHITECTURAL DRAWINGS, APPROVED SHOP DRAWINGS AND MILLWORK INSTALLER PRIOR TO ROUGH-IN.
11. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL INSTALLER PRIOR TO ROUGH-IN.
12. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL LIGHT FIXTURES
13. PROVIDE NYLON PULLSTRINGS IN ALL EMPTY CONDUITS.
14. COORDINATE THE EXACT LOCATION OF ALL ELECTRICAL EQUIPMENT LOCATED IN ELEVATOR MACHINE ROOMS, SHAFTS AND PITS. LOCATE EQUIPMENT AS REQUIRED TO MEET APPLICABLE CODES.PROVIDE AUTOMATIC DISCONNECTION OF THE ELEVATOR MAIN POWER SUPPLY (PER ANSI A17.1, RULE 102.2 1987 ED.) PRIOR TO ACTIVATION OF AUTOMATIC SPRINKLER LOCATED WITHIN THE ELEVATOR MACHINE ROOM, PIT OR SHAFT. COORDINATE WITH FIRE PROTECTION AND FIRE ALARM INSTALLER.
15. COORDINATE THE REQUIRED SIZE OF ALL CIRCUIT BREAKERS FEEDING EQUIPMENT. (I.E. MOTORS, HVAC, KITCHEN EQUIPMENT, SPECIAL PURPOSE OUTLETS, ELEVATORS, OWNER FURNISHED EQUIPMENT ETC.) WITH APPROVED EQUIPMENT SHOP DRAWINGS AND OWNER REPRESENTATIVES PRIOR TO ORDERING PANELBOARDS. BREAKERS SHALL BE SIZED PER THE NEC, THE EQUIPMENT NAME PLATE AND MANUFACTURERS RECOMMENDATIONS.
16. ALL DIMMED CIRCUITS SHALL BE PROVIDED WITH DEDICATED NEUTRALS FOR EACH DIMMER AND PHASE CONDUCTOR THROUGHOUT THE ENTIRE CIRCUIT.
17. THE POWER COMPANY SHALL BE CONTACTED WITHIN 10 DAYS OF THE AWARD OF THE CONTRACT BY THE CONTRACTOR TO VERIFY THE ACTUAL AVAILABLE SHORT CIRCUIT FAULT CURRENT (AIC) AT THE TRANSFORMER SECONDARY BUSINGS. THE CONTRACTOR SHALL PROVIDE ELECTRICAL DISTRIBUTION AND UTILIZATION EQUIPMENT AND PANELBOARDS WHICH HAVE AIC/WITHSTAND RATINGS GREATER THAN THE AVAILABLE AIC AT EACH POINT IN THE ELECTRICAL SYSTEM.
18. CONTRACTOR SHALL INCLUDE IN HIS BID THE TRANSPORT AND DISPOSAL OR RECYCLING OF ALL WASTE MATERIALS GENERATED BY THIS PROJECT IN ACCORDANCE WITH ALL RULES, REGULATIONS AND GUIDELINES APPLICABLE.
19. PANEL SCHEDULES INDICATE CIRCUIT DESIGNATIONS ONLY. CONTRACTOR TO PROVIDE MATERIALS AS REQUIRED WHEN NEUTRALS ARE SHARED TO COMPLY WITH NEC REQUIREMENTS. ALL SINGLE PHASE MULTIWIRE BRANCH CIRCUITS SHALL BE FED VIA A TWO POLE BREAKER OR TWO SINGLE POLE BREAKERS WITH AN IDENTIFIED HANDLE TIE. ALL THREE PHASE MULTIWIRE BRANCH CIRCUITS SHALL BE FED VIA A THREE POLE BREAKER OR THREE SINGLE POLE BREAKERS WITH AN IDENTIFIED HANDLE TIE (PER NEC 210.4B).
20. PER NEC 110.22; PROVIDE PERMANENT LABELING FOR ALL SERIES RATED PANEL ENCLOSURES TO READ AS FOLLOWS: CAUTION – SERIES COMBINATION SYSTEM RATED _____ AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED.
21. ELECTRICAL CONTRACTOR SHALL PROVIDE FULL LIGHTNING PROTECTION SYSTEM FOR THIS PROJECT PER NFPA 780.

GROUNDING:

22. ALL METAL RACEWAYS, INCLUDING CONDUIT, WIRE TROUBLES, WIREMOLD, ETC., SHALL BE GROUNDED. ALL CONNECTIONS IN METAL RACEWAYS SHALL BE COMPLETED IN SUCH A MANNER AS TO MAINTAIN A CONTINUOUS PATH TO GROUND THROUGHOUT THE ENTIRE LENGTH OF THE RACEWAY.

WIRING:

23. UNLESS NOTED OTHERWISE ON THE DRAWINGS OR ON THE EQUIPMENT WIRING SCHEDULE, EACH BRANCH CIRCUIT HOME RUN SHALL BE THREE (3) #12 AWG THHN/THWN (1 HOT, 1 NEUTRAL & 1 EQUIPMENT GROUND) IN 3/4" EMT CONDUIT. PROTECT EACH CIRCUIT WITH A 20 AMPERE, 1-POLE OVERCURRENT DEVICE UNLESS NOTED OTHERWISE. COMBINED NEUTRALS ARE NOT PERMITTED.
24. THE USE OF 'NM' CABLE FOR BRANCH CIRCUIT WIRING IS ACCEPTABLE WHERE ALLOWED BY THE NEC AND ANY AUTHORITY HAVING JURISDICTION.

BDA SYSTEM:

25. ALL BUILDINGS WITHIN THIS PROJECT SHALL HAVE AN APPROVED THIRD-PARTY PROVIDE A SPECTRUM ANALYSIS GRID TEST OF THE BUILDINGS AND PROVIDE A COPY OF THE ANALYSIS OF THE RADIO SIGNAL STRENGTH AND RECOMMENDATIONS FOR THE REQUIREMENT OF A DAS/BDA SYSTEM (WHETHER NECESSARY TO INSTALL) TO THE G.C. AND A.H.J. IF REQUIRED TO BE ADDED, BASED ON TESTING; DESIGN WILL BE PROVIDED BY OTHERS (DAS/BDA CONTRACTOR) UNDER A SEPARATE PERMIT AND IN CONFORMANCE TO THE FFPC, FAC AND NFPA. FINAL TESTING WILL BE REQUIRED AT COMPLETION OF THE BUILDING CONSTRUCTION PRIOR TO OBTAINING THE CERTIFICATE OF OCCUPANCY. THE SIGNAL STRENGTH SHALL MEET THE REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE 8TH EDITION; NFPA 1-11; NFPA 72-2019 EDITION 24.5.2.2, 24.5.2.3; AND MUST BE TESTED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN NFPA 72-2019 EDITION 14.4.10 (1-6) AND A14.4.10 (1-3). ALL TESTING SHALL COMPLY WITH NFPA 1-2021 EDITION.

LIGHTING	
SYMBOL	DESCRIPTION
	CEILING MOUNTED LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	CEILING MOUNTED RECESSED DOWNLIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	CEILING MOUNTED RECESSED WALLWASH FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	CEILING MOUNTED "CLOSE TO CEILING" FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	PENDANT MOUNTED LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	TRACK LIGHT FIXTURE WITH HEADS AS REQUIRED, REFER TO LIGHT FIXTURE SCHEDULE
	WALL MOUNTED LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	CEILING MOUNTED LIGHT FIXTURE WITH EMERGENCY BACKUP
	CEILING MOUNTED RECESSED DOWNLIGHT FIXTURE WITH EMERGENCY BACKUP
	WALL MOUNTED LIGHT FIXTURE WITH EMERGENCY BACKUP
	WALL MOUNTED EMERGENCY BATTERY LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	CEILING MOUNTED EMERGENCY BATTERY LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
	CEILING MOUNTED EXIT SIGN WITH EMERGENCY BACKUP, REFER TO LIGHT FIXTURE SCHEDULE
	WALL MOUNTED EXIT SIGN WITH EMERGENCY BACKUP, REFER TO LIGHT FIXTURE SCHEDULE
	COMBINATION EXIT SIGN AND EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP
	WALL OUTLET BOX AND SINGLE POLE SWITCH ('o' INDICATES SWITCH LEG)
	WALL OUTLET BOX AND THREE-WAY SWITCH
	WALL OUTLET BOX AND FAN CONTROL SWITCH
	WALL OUTLET BOX AND DIMMER SWITCH AS REQUIRED FOR LOAD SERVED
	WALL OUTLET BOX AND THREE-WAY DIMMER SWITCH
	WALL OUTLET BOX WITH SINGLE POLE MANUAL MOTOR STARTER SWITCH
	WALL OUTLET BOX AND DUAL TECHNOLOGY OCCUPANCY SENSOR
	CEILING OUTLET BOX AND DUAL TECHNOLOGY OCCUPANCY SENSOR
	CEILING OUTLET BOX AND DAYLIGHT HARVESTING SENSOR

FIRE ALARM SYSTEMS	
SYMBOL	DESCRIPTION
	MANUAL PULL STATION
 cd	WALL MOUNTED HORN WITH STROBE (cd=CANDELA RATING)
 WP	WALL MOUNTED HORN WITH STROBE IN WEATHERPROOF ENCLOSURE
	CEILING MOUNTED HORN WITH STROBE
 M	WALL MOUNTED MINI HORN
 M	WALL MOUNTED MINI HORN WITH STROBE
	WALL MOUNTED VOICE EVACUATION SPEAKER WITH STROBE
	CEILING MOUNTED VOICE EVACUATION SPEAKER WITH STROBE
	WALL MOUNTED STROBE
	SMOKE DETECTOR
	DUCT MOUNTED SMOKE DETECTOR
	HEAT DETECTOR
	REMOTE DUCT DETECTOR INDICATOR LIGHT AND TEST SWITCH (NUMBER=QUANTITY)
	FAN SHUT-DOWN RELAY
	ELECTROMAGNETIC DOOR RELEASE DEVICE
	SMOKE DAMPER (PROVIDE BY MECHANICAL, CONNECTED BY ELECTRICAL)
	FIREMAN'S PHONE JACK
	SPRINKLER SYSTEM SUPERVISORY SWITCH CONNECTION
	SPRINKLER SYSTEM FLOW SWITCH CONNECTION
	CONTROL MODULE
	MONITOR MODULE
	LOCK BOX
	FIRE ALARM CONTROL PANEL
	FIRE ALARM TERMINAL CABINET
	FIRE ALARM ANNUNCIATOR PANEL
	DIGITAL ALARM COMMUNICATOR TRANSMITTER

TELECOMMUNICATIONS	
SYMBOL	DESCRIPTION
	COMBINATION TELECOMMUNICATIONS/DATA WALL OUTLET BOX AND BLANK PLATE WITH MIN. 3/4". TO ACCESSIBLE CEILING SPACE. COORDINATE OUTLET REQUIREMENTS WITH OWNER.
	TELECOMMUNICATIONS WALL OUTLET BOX AND BLANK PLATE FOR WALL MOUNTED TELEPHONE WITH MIN. 3/4". TO ACCESSIBLE CEILING SPACE. COORDINATE OUTLET REQUIREMENTS WITH OWNER.
	DATA WALL OUTLET BOX AND BLANK PLATE WITH MIN. 3/4". TO ACCESSIBLE CEILING SPACE. COORDINATE OUTLET REQUIREMENTS WITH OWNER.
	FLUSH FLOOR OUTLET BOX WITH POWER DEVICE AND TELECOMMUNICATIONS OUTLET WITH MIN. 3/4". TO ACCESSIBLE CEILING SPACE.
	CEILING OUTLET BOX AND BLANK PLATE WITH MIN. 3/4". TO TTB FOR WIRELESS ACCESS POINT. COORDINATE OUTLET REQUIREMENTS WITH OWNER.
	COMBINATION TELECOMMUNICATIONS/TELEVISION WALL OUTLET BOX AND BLANK PLATE. COORDINATE OUTLET AND CABLEING REQUIREMENTS WITH OWNER.
	3/4" PLYWOOD TELEPHONE TERMINAL BOARD, SIZE AS SHOWN ON PLANS.
	TELEPHONE TERMINAL CABINET, SIZE AS NOTED ON PLAN.

WIRING AND POWER	
SYMBOL	DESCRIPTION
	WALL OUTLET BOX AND SINGLE RECEPTACLE
	WALL OUTLET BOX AND DUPLEX RECEPTACLE
	TWO GANG WALL OUTLET BOX AND (2) DUPLEX RECEPTACES
	WALL OUTLET BOX AND DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER COORDINATE WITH ARCHITECTURAL ELEVATIONS AND MILLWORK
	WALL OUTLET BOX AND (2) DUPLEX RECEPTACES MOUNTED ABOVE COUNTER COORDINATE WITH ARCHITECTURAL ELEVATIONS AND MILLWORK
	WALL OUTLET BOX AND DUPLEX RECEPTACLE WITH TOP HALF SWITCHED
	CEILING OUTLET BOX AND SINGLE RECEPTACLE
	CEILING OUTLET BOX AND DUPLEX RECEPTACLE
	WALL OUTLET BOX AND GFCI DUPLEX RECEPTACLE
	WALL OUTLET BOX AND GFCI DUPLEX RECEPTACES MOUNTED ABOVE COUNTER COORDINATE WITH ARCHITECTURAL ELEVATIONS AND MILLWORK
	WALL OUTLET BOX WITH (2) GFCI DUPLEX RECEPTACES MOUNTED ABOVE COUNTER COORDINATE WITH ARCHITECTURAL ELEVATIONS AND MILLWORK
	WALL OUTLET BOX AND DUPLEX SAFETY RECEPTACLE
	WALL OUTLET BOX AND DUPLEX TWIST-LOCK RECEPTACLE
	WALL OUTLET BOX AND GFCI DUPLEX RECEPTACLE WITH WEATHERPROOF COVER
	WALL OUTLET BOX AND SPECIAL PURPOSE OUTLET AS NOTED ON PLANS
	FLUSH FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE
	FLUSH FLOOR OUTLET BOX WITH (2) DUPLEX RECEPTACES
	FLUSH FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE AND TELECOMMUNICATIONS OUTLET
	FLUSH WALL JUNCTION BOX AND BLANK PLATE
	JUNCTION BOX AND BLANK PLATE ABOVE CEILING
	SURFACE MOUNTED JUNCTION BOX AND BLANK PLATE
	SURFACE MOUNTED WEATHERPROOF JUNCTION BOX AND COVER
	FLUSH GRADE FIBER COMPOSITE PULL BOX AS NOTED
	MOTOR CONNECTION AS NOTED
	FLUSH SHUNT-TRIP BUTTON, MOUNTED 80° TO TOP
	CONTROL AND/OR POWER EQUIPMENT CONNECTION
	TIME CLOCK
	PHOTO CELL
	DOORBELL WITH RINGER AND LV TRANSFORMER
	DISCONNECT SWITCH, SIZE AS NOTED
	120/208V BRANCH CIRCUIT PANELBOARD, SURFACE MOUNTED
	120/208V BRANCH CIRCUIT PANELBOARD, FLUSH MOUNTED
	277/480V BRANCH CIRCUIT PANELBOARD
	TRANSFORMER
	AUTOMATIC TRANSFER SWITCH
	BRANCH CIRCUIT HOMERUN WITH PANEL NAME AND CIRCUIT NUMBER, QUANTITY OF ARROWHEADS DENOTES QUANTITY OF BRANCH CIRCUITS
	BRANCH CIRCUIT WIRING, PROVIDE QUANTITY OF CONDUCTORS REQUIRED FOR CIRCUITING AND SWITCHING INDICATED ON PLANS
	POWER LEG ONLY (NO SWITCH LEG BETWEEN ROOMS)
	CONDUIT CAPPED OFF
	CONDUIT CONTINUED
	CONDUIT RUN UP
	CONDUIT RUN DOWN
	GROUND OR GROUND ROD AS NOTED
NOTE: SYMBOLS SHOWN ON THIS ELECTRICAL LEGEND ARE FOR REFERENCE PURPOSES ONLY. ALL OF THESE SYMBOLS MAY NOT BE USED FOR THIS PROJECT.	

[illegible]

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Digitally signed by Blake E. Suddeth
Date: 2020.09.04 10:28:40 -0400



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FLORIDA
PROFESSIONAL ENGINEER

STATE OF
FLORIDA

No. 69060

LICENSE

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ELECTRICAL LEGENDS, ABBREVIATIONS AND NOTES

**FLORIDIAN TOWN
CENTER**

CITY OF APOPKA **FLORIDA**

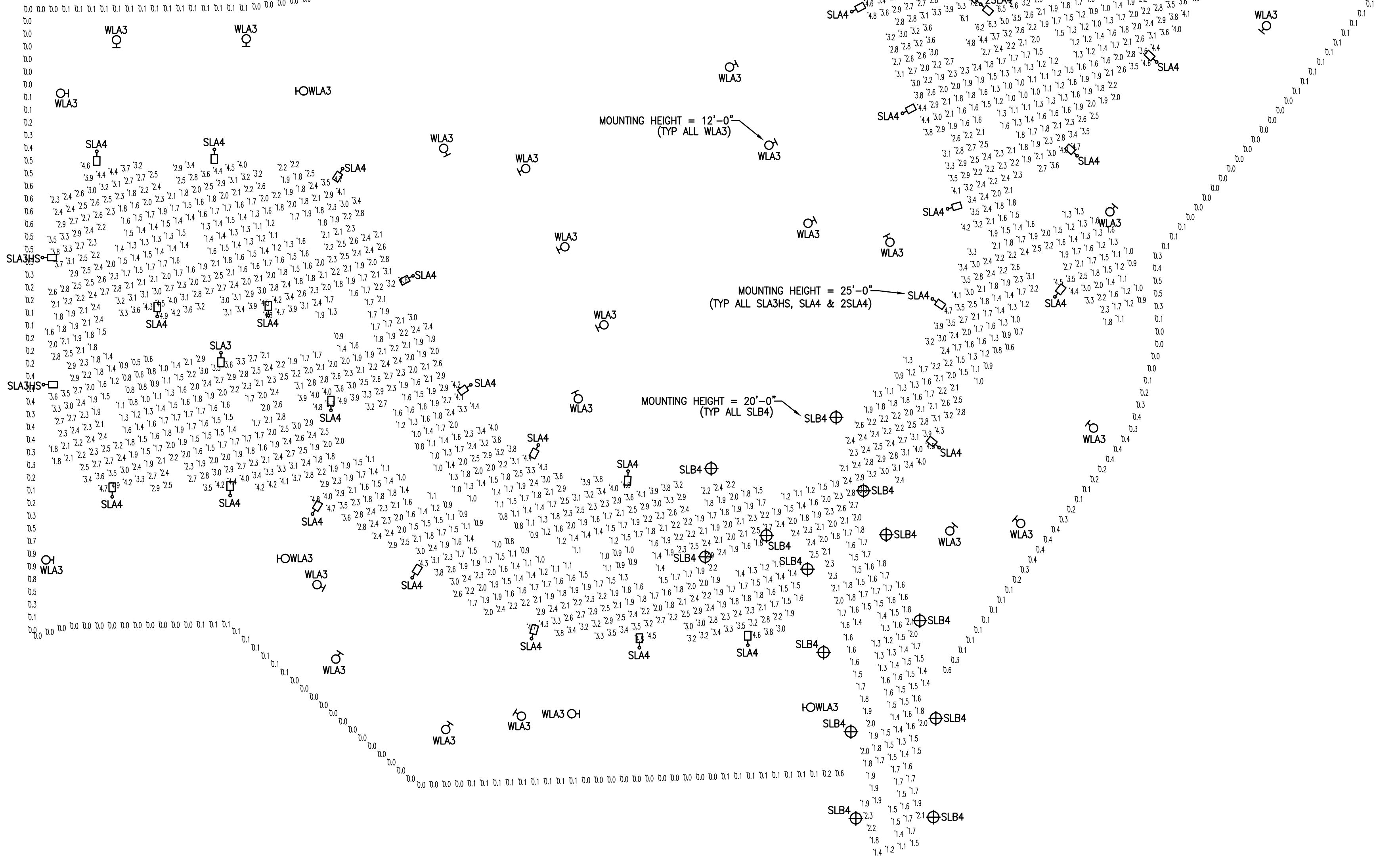
DATE 05-13-26
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SHEET E0.1

SITE LIGHTING FIXTURE SCHEDULE								
MARK	DESCRIPTION	MANUFACTURER	MODEL	VOLTS	LAMP		FIXTURE WATTS	
					QTY	WATTS		
SLA4	LED AREA LIGHT WITH TYPE 4 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	NLS LIGHTING	NV1-T4-48L-1-40K8-UNV-BRZ	UNV	1	159	LED	159
2SLA4	(2) LED AREA LIGHTS WITH TYPE 4 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED BACK-TO-BACK 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	NLS LIGHTING	NV1-T4-48L-1-40K8-UNV-BRZ	UNV	2	159	LED	318
SLA3HS	LED AREA LIGHT WITH TYPE 3 DIST., INTEGRAL DIMMING HOUSE-SIDE SHIELD AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	NLS LIGHTING	NV1-T3-48L-1-40K8-UNV-HS-BRZ	UNV	1	159	LED	159
SLB4	LED AREA LIGHT WITH TYPE 4 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 20'-0" AFG ON 26' DIRECT BURIAL CONCRETE POLE	NLS LIGHTING	CAB-AM-T4-16L-1-40K8-UNV-BRZ	UNV	1	56	LED	56
WLA3	LED WALL MOUNTED LIGHT WITH TYPE 3 DIST. AND 4000K COLOR TEMP. MOUNTED 12'-0" AFG	BEACON RATIO	RWL1-48L-25-4K7-3-UNV-BLT	UNV	1	25	LED	25

NOTES:
DIVISION 16 CONTRACTOR SHALL VERIFY ALL FIXTURE MANUFACTURERS, TYPES, OPTIONS
AND FINISHES WITH OWNER/ARCHITECT/INTERIOR DESIGNER PRIOR TO ORDERING.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	13	SLB4	Single	CAB-XX-T4-16L-1-40K	SLB4	0.950	5936	56	728
	2	2SLA4	Back-Back	UV-1-T4-48L-1-40K-UNV		0.950	18676	158.7	634.8
	6	SLA3HS	SINGLE	ECF-S-48L-1A-NW-G2-3-HIS	SLA3HS	0.950	14481	158.7	952.2
	31	SLA4	SINGLE	NV-1-T4-48L-1-40K-UNV		0.950	18676	158.7	4919.7
	35	WL43	SINGLE	111L-16L-550-NW-G2-3	WL43	0.950	2735	28.8	1008

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking & Drive Areas	Illuminance	Fc	2.27	7.8	0.5	4.54	15.60
Property Line	Illuminance	Fc	0.12	0.9	0.0	N.A.	N.A.

[illegible]

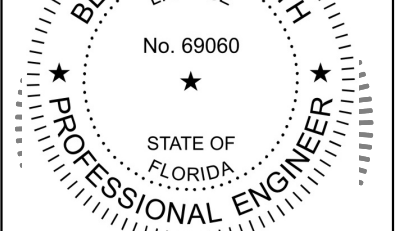
SLOCUM PLATT
ARCHITECTS, P.A.

RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
 70 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND FL 32751
 TEL. (407)645-3019 FAX (407)645-2771
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Digitally signed by Blake, L Suddeth

DATE: 2026-08-04 04:59:04
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FLORIDA

**FLORIDIAN TOWN
CENTER**

SITE PLAN - PHOTOMETRICS

CITY OF APOPKA

DATE
05-13-20

SCALE
As indicated

26-020

SHEET

E1.3

Joseph, Lawrence & Co.
Space Coast
Consulting Engineers

317 RIVERDEGE BLVD., SUITE 110
COCOA, FLORIDA 32922
TEL: 321.972.4466
WWW.JLCENG.COM
CA NO. 32770

1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 60'-0"

