APOPKA PLANNING COMMISSION AGENDA

MAY 11, 2021 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED AND AVAILABLE ON YOUTUBE.

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held April 13, 2021.

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

PUBLIC HEARING

1. Comprehensive Plan – Large Scale – Future Land Use Amendment
   From: "County" Rural
   To: "City" Mixed-Use
   Owner: Lee Lee Kyun, Lee Myung Ja, Nam Ki Yeon and Lee Jong Dan Nam
   Applicant: Toll Brothers, Inc. c/o Geoff Summit, P.E.
   Location: North side of Kelly Park Road and east of Dowman Drive
   Project: 30.19 +/- acres
   Project Manager: Bobby Howell

2. Special Exception – To allow a lawn care service in the MU-D (Mixed-Use downtown) zoning district for the property located at 203 West 1st Street.
   Owner: Faircloth Family LTD
   Applicants: Ken Weber
   Location: 203 West 1st Street
   Project: 2.8 +/- acres
   Project Manager: Allyson Williams

3. Special Exception – To allow a driver training course in the Light Industrial (I-L) zoning district for the property located at 2580 West Orange Avenue
   Owner: Werner Enterprises, Inc.
   Applicants: Landis, Evans and Partners, Inc. c/o J. Dallas Evans, P.E., AICP
   Location: 2580 West Orange Avenue
   Project: 15.51 +/- acres
   Project Manager: Jean Sanchez

4. Change of Zoning & approval of PD Master Plan – Floridian Town Center
   From: T (Transitional)
   To: PD (Planned Development)
   Owner: Collier Benge Land Joint Venture, LLC
   Applicant: Andrew McCowan, GAI Consultants, Inc.
   Location: North of West Orange Blossom Trail and west of SR 429
   Project: 73.93 +/- acres
   Project Manager: Phil Martinez

SITE PLANS

1. Major Development Plan – Coke Property
   Owner: PMDW Ventures, LLC
   Applicant: GL Summit Engineering, Inc. c/o Geoffrey L. Summit, P.E.
   Location: 2600 and 2610 Peterson Road
   Project: 41.85 +/- acres
   Project Manager: Jean Sanchez

2. Plat Approval – Hammock at Rock Springs
   Owner: S One LLC
   Applicant: Terra-Max Engineering, Inc., c/o Momtaz Barq, P.E.
   Location: 2600 Rock Springs Road
   Project: 9.59 +/- acres
   Project Manager: Phil Martinez

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON APRIL 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, Mary Norwood, Robert Ryan, William Gusler and Howard Washington

ABSENT: Butch Stanley; Orange County Public Schools (Non-voting)

STAFF PRESENT: Michael Rodriguez – City Attorney, James Hitt, FRA-RA – Community Development Director, Robert Hippler – IT Director, Bobby Howell, AICP – Planning Manager, Phil Martinez – Planner II; Jean Sanchez – Planner II, Allyson Williams - Planner I and Erin Arnold – Recording Secretary.

OTHERS PRESENT: Ron Henson, Jose Cantero, Kristine Ryan, Chuck Ebersole, Luke Classon, Tara Tedrow, Danna & Carol Hoffman, Michael Serviansky, William Blaine, Ed Velazquez, J W Searl, Tyler Suddesh (sp?), Tamara Sargent-Benitez, Luis Benitez, Hattie Hughey, Charles Kirkland, Lynn (sp?), Ebony Everett and Teresa Sargeant.

OPENING AND INVOCATION: Chairperson Greene called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of March 9, 2021 at 5:30 p.m.

Motion: **Howard Washington made a motion to approve the Planning Commission minutes from the regular meeting held on March 9, 2021 at 5:30 p.m. and seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, Mary Norwood, William Gusler and Howard Washington (6/0)**

PUBLIC COMMENT: Chairperson Greene opened the meeting to Public Comment. No one spoke.

LEGISLATIVE – CHANGE OF ZONING – NOTTINGHAM SUBDIVISION - Chairperson Greene stated this is a request to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) District to RSF-1B (Residential Single-Family Large Lot) District for the property owned Citrus Ridge Real Estate, LLC and located at 202 South Binion Road.

Staff Presentation – Allyson Williams, Planner I, stated this is a request to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) District to RSF-1B (Residential Single-Family Large Lot) District for the property owned Citrus Ridge Real Estate, LLC and located at 202 South Binion Road. The tract size is 19.11 +/- acres.

The subject property was annexed into the City on December 4, 2004 by Ordinance No. 1705. The applicant is requesting to rezone the property from T (Transitional District) to RSF-1B (Residential Single-Family Large Lot). The proposed RSF-1B (Residential Single-Family Large Lot) zoning is compatible with the property due to the RSF-1B zoning being found in the vicinity. The surrounding properties are primarily residential, agricultural and recreational in nature.

The proposed RSF-1B zoning is consistent with the existing Residential Low (5 dwelling units per acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed change of zoning will result in an increase (approximately 24 dwelling units) in the number of residential units which could be developed at the subject property. A School Capacity determination application was submitted to Orange County Public Schools (OCPS) on March 22, 2021.

The Development Review Committee found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) District to RSF-1B (Residential Single-Family Large Lot) District for the property owned by Citrus Ridge Real Estate LLC, located at 202 South Binion Road.

Staff recommended the Planning Commission find the proposed Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) District to RSF-1B (Residential Single-Family Large Lot) District for the property owned by Citrus Ridge Real Estate LLC, located at 202 South Binion Road.

This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Chairperson Greene opened the meeting for public hearing.

Christine Ryan, 2466 Peterson Road, inquired about the use of the property and expressed interest in speaking with the new owners of the property about purchasing part of her property.

Chairperson Greene stated that the applicant was at the meeting and suggested that she speak with them independently after the meeting.

Tamara Sergeant, 2624 Wyndham Bay, expressed concerns about the homes being placed on the property as well as the traffic that will be created on Binion Road.

Chairperson Greene stated that zoning is what is being discussed right now. The applicant would have to make further presentations with what they will be proposing on the property.

Chairperson Greene closed the public hearing.

MOTION: **Howard Washington made a motion to find the proposed Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommends approval of the proposed Change of Zoning from T (Transitional) District to RSF-1B (Residential Single-Family Large Lot) District for the property owned by Citrus Ridge Real Estate LLC, located at 202 South Binion Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, William Gusler, Mary Norwood, Linda Laurendeau, Robert Ryan, and Howard Washington (6/0).**

QUASI-JUDICIAL – SPECIAL EXCEPTION – MARSHALL HOWARD – 1265 ROCK SPRINGS ROAD - Chairman Greene stated the following item is "quasi-judicial" for the Commission's consideration. This is a request to approve a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for the property owned by Marshall Howard and located at 1265 Rock Springs Road.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

In response to the question by Chairperson Greene, no one on the Planning Commission had any ex parte communications regarding this item.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to approve a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for the property owned by Marshall Howard and located at 1265 Rock Springs Road. The tract size is 4.56 +/- acres.

The Planning Commission approved a Special Exception to allow an Assisted Living Facility (ALF) on March 9, 2021 on two parcels located directly to the north of the subject property. Following the Special Exception approval, it was determined that the subject property, of which part of the ALF will be located on, was not part of the Special Exception approval. Subsequently the applicant turned in an application to permit an ALF on the subject property in addition to the two parcels located to the north. The property is presently assigned a Future Land Use Designation of Commercial and has a zoning designation of Community Commercial (C-C). The applicant is proposing to construct a 70,055 square foot senior living facility consisting of an independent living, assisted living and memory care. Based on Land Development Code (LDC) Table 4.2.2.C, Principal Use Table, an Assisted Living Facility (ALF) requires an approved Special Exception within the C-C zoning district. The applicant has submitted a Concept Plan depicting the use and attached to the staff report as a point of reference. If the Special Exception is approved, a Major Development Plan will be submitted which requires the approval of the Planning Commission and City Council.

Zoning and existing land use assigned to adjacent and nearby properties appear in the following table. The character of the area surrounding the subject property is described as follows:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North	Residential Very Low Suburban	RSF-1A	Duke Energy substation
East	Residential Low Suburban	T	Vacant
South	Commercial	C-C	Vacant
West	Commercial	C-C	Retail uses

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to be in compliance with the following standards:

a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
b. Will comply with all applicable zoning district standards;
c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
l. Will comply with all other relevant City, State, and federal laws and regulations.

The proposed Special Exception is in compliance with all above-referenced standards.

The Development Review Committee recommended approval of a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for property located at 1265 Rock Springs Road.

Staff recommended the Planning Commission approve a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for property located at 1265 Rock Springs Road.

This item is considered Quasi-Judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: **William Gusler made a motion to approve the Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for the property owned by Marshall Howard and located at 1265 Rock Springs Road. Motion seconded by Mary Norwood. Aye votes were cast by James Greene, William**

Gusler, Mary Norwood, Linda Laurendeau, Robert Ryan, and Howard Washington (6/0).

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – LARGE SCALE – FUTURE LAND USE AMENDMENT – NANCY MANN TRUST PROPERTY - Chairperson Greene stated this is a request to find the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from Residential Very Low Suburban to Industrial to the Florida Department of Economic opportunity subject to the findings of the staff report for the property owned by Nancy Mann Trust c/o William Blaine and located South of Hogshead Road and west of Hermit Smith Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from Residential Very Low Suburban to Industrial to the Florida Department of Economic opportunity.

The property consists of an estimated 78.99 acres. A request to assign a Future Land Use Designation of Industrial is compatible with the designations assigned to abutting properties. The applicant is also applying for I-L, Light Industrial District zoning, which is compatible with the proposed Industrial Future Land Use.

Policy 3.1.l Industrial

The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

Planned Unit Development uses may include:

(1) All primary uses

(2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

The proposed future land use amendment will not impact public school enrollment as residential development is not permitted under the Industrial future land use designation. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

The Development Review Committee recommends approval to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from Residential Very Low Suburban (Max. 2 DU/AC) to Industrial (Max. 0.6 FAR) for the property owned by Nancy Mann Trust.

This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: **Linda Laurendeau made a motion to approve the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from**

Residential Very Low Suburban to Industrial to the Florida Department of Economic opportunity subject to the findings of the staff report for the property owned by Nancy Mann Trust c/o William Blaine and located South of Hogshead Road and west of Hermit Smith Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, William Gusler, Mary Norwood, Linda Laurendeau, Robert Ryan, and Howard Washington (6/0).

LEGISLATIVE – CHANGE OF ZONING – NANCY MANN TRUST - Chairperson Greene stated this is a request to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate) to I-L (Light Industrial District) for the property owned by Nancy Mann Trust and located south of Hogshead Road and west of Hermit Smith Road.

Staff Presentation – Jean Sanchez, Planner II, stated this is a request to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate) to I-L (Light Industrial District) for the property owned by Nancy Mann Trust and located south of Hogshead Road and west of Hermit Smith Road. The tract size is 78.99 +/- acres.

The applicant is requesting to rezone the property from RSF-1A (Residential Single-Family Estate) to I-L (Light Industrial). The proposed I-L (Light Industrial District) zoning is compatible with the property due to the I-L zoning being found in the vicinity. This application is being processed simultaneously with an application for a Large-Scale Future Land Use Amendment from Mixed Use to Industrial.

The proposed I-L zoning is consistent with the proposed Industrial (Max. 0.6 FAR) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed zoning change will not create additional residential units as residential development is not permitted within the I-L zoning district, and thus will not have an impact on school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

The Development Review Committee found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate) to I-L (Light Industrial District) for the property owned by Nancy Mann Trust and located south of Hogshead Road and west of Hermit Smith Road.

Staff recommended the Planning Commission find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate) to I-L (Light Industrial District) for the property owned by Nancy Mann Trust and located south of Hogshead Road and west of Hermit Smith Road.

This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

MOTION: Howard Washington made a motion to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate) to I-L (Light Industrial District) for the property owned by Nancy Mann Trust and located south of Hogshead Road and west of Hermit Smith Road. Motion seconded by William Gusler. Aye votes were cast by James Greene, William Gusler, Mary Norwood, Linda Laurendeau, Robert Ryan, and Howard Washington (6/0).

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – SMALL SCALE – FUTURE LAND USE AMENDMENT – PMDW VENTURES, LLC - Chairperson Greene stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the request to apply the future land use designation of Mixed-Use (0-15 du/ac and 1.0 FAR) for the property owned by PMDW Ventures, LLC, subject to the findings of this staff report for the property owned by PMDW Ventures, LLC and located at 2600 Peterson Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the request to apply the future land use designation of Mixed-Use (0-15 du/ac and 1.0 FAR) The tract size is 9.84 +/- acres.

The City's Future Land Use map shows that the subject property has an existing future land use designation of Mixed-Use. However, during a title search, no documentation was found that a Mixed-Use future land use designation was approved on the property. To correct the discrepancy, the applicant requests the Mixed-Use Future Land Use designation be formally re-approved on the subject property. The abutting 3.37-acre parcel (Parcel Identification No. 07-21-28-0000-00-019, which is not part of this application) is also owned by the applicant, whose desire is to combine the two parcels into an aggregate parcel for a single family residential and townhome unit development.

Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning Staff determines that the below policies support a Mixed-Use Future Land Use Map (FLUM) designation at the subject site:

Future Land Use Element
Policy 3.1.r Mixed-Use

> The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed-use categories. The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various

intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

The Development Review Committee recommends approval find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the request to apply the future land use designation of Mixed-Use (0-15 du/ac and 1.0 FAR) for the property owned by PMDW Ventures, LLC, subject to the findings of this staff report for the property owned by PMDW Ventures, LLC and located at 2600 Peterson Road.

This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

In response to Commissioner Washington's question, staff responded that the future development plan will include both parcels shown in the staff report.

Chairperson Greene opened the meeting for public hearing.

Chuck Ebersole, 2532 Peterson Road, stated that he is right next to the property line and wanted to know what the intention of the use of property would be.

Jean Sanchez, Planner II, stated that the development review committee is reviewing a subdivision plan that consists of 200 units with a mix of single family homes and townhomes. A formal application has been submitted, but not approved.

With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: **Linda Laurendeau made a motion to approve the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the request to apply the future land use designation of Mixed-Use (0-15 du/ac and 1.0 FAR) subject to the findings of this staff report for the property owned by PMDW Ventures, LLC and located at 2600 Peterson Road. Motion seconded by Howard Washington. Aye votes were cast by James Greene, William Gusler, Mary Norwood, Linda Laurendeau, Robert Ryan, and Howard Washington (6/0).**

LEGISLATIVE – CHANGE OF ZONING; ASSIGNMENT OF KPI TRANSITION OVERLAY DISTRICT; MASTER/MAJOR DEVELOPMENT PLAN – GOLDEN ORCHARD Chairperson Greene stated this is a request to find the proposed change of zoning, Master/Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional District) to MU-KPI (Kelly Park Interchange District Mixed-Use), and assign the Transition Overlay District, and approve the Master/Major Development Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Foremostco, Inc. and located at 4550 Golden Gem Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find proposed change of zoning, Master/Major Development Plan consistent with the Comprehensive Plan and Land development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed

Change of Zoning from T (Transitional District) to MU-KPI (Kelly Park Interchange District Mixed Use), and assign the Transition Overlay District, and approve the Master/Major Development Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Foremostco, Inc. and located at 4550 Golden Gem Road. The tract size is 35.56+/- acres.

The subject property was annexed into the City on April 3, 2019 by Ordinance No. 2718. The Future Land Use Designation, Mixed Use, was assigned to the property on August 21, 2019 by Ordinance No. 2724. The owner of the subject property is requesting a rezoning from T, Transitional District to MU-KPI, Kelly Park Interchange District Mixed Use, with a Transition Overlay. In addition, the applicant is requesting approval of a Master/Major Development Plan for the subject property which details the development of a 165-unit single-family subdivision developed in accordance with the Kelly Park Interchange Form Based Code.

Development Profile:

No. of residential lots:	165 single family homes
Minimum lot width:	32-feet
Minimum lot size:	3,200 square feet (FBC has no minimum lot size)
Minimum house livable area:	1,250 square feet
Setbacks:	
Front:	15-feet (Alley-Loaded) 20-feet (Front-Loaded)
Rear:	5-feet (Alley-Loaded) 20-feet (Front-Loaded)
Side:	5-feet all lot types
Parking:	Two spaces per unit, within the lot (enclosed or exterior; FBC does not require enclosed parking), on-street parking provided
Proposed Density:	5.01 du/ac
Max. Density Allowed:	15 du/acre

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the owner has submitted a Master/Major Development Plan in conjunction with the rezoning application detailing the development of 165 single-family homes on approximately 35.56 acres. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange.

The Master/Major Development Plan proposes development of the property with a total of 165 single-family homes. The front-loaded homes, along the perimeter of the development, have typical lot widths of 50-feet and the interior, rear-loaded homes have lot widths of 32 feet. The proposed minimum living area is 1,250 sq. ft. There are no minimum and maximum lot size and living area requirements in the Form Based Code. The Master/Major Development Plan notes that the subdivision is to be developed in one phase. The Master/Major Development Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Transitional character zone, which primarily allows single-family homes as permitted uses. The surrounding area consists of single-family residential and agricultural uses.

Access to the site is proposed via Golden Gem Road. Two future access points have been provided, one off of Sadler Road to the south, and the other access point located at the northern end of the development. A dedication of a 10-foot wide strip of right-of-way for Sadler Road is detailed on the Master/Major Development Plan. A 5-foot wide sidewalk will be constructed within the 10-foot of right-of-way

dedication.

The Kelly Park Form Based Code requires developments within the Transition overlay to dedicate a minimum of 15% of land area for Open Space. 15% of 35.56 acres is 5.33 acres and the applicant has provided 10.4 acres. The open space includes a dog park/play area, landscaped buffers around the perimeter of the site, internal green spaces, stormwater retention, and a community pool and clubhouse.

The proposed use of the property is consistent with the Mixed-Use Interchange Future Land Use designation and is consistent with the Kelly Park Interchange Form Based Code.

The Development Review Committee finds the proposed rezoning to Kelly Park Interchange District Mixed-Use (MU-KPI), and assignment of a Transition character zone consistent with the Comprehensive Plan and Kelly Park Interchange Form Based Code, and recommends approval of the Golden Orchard Master/Major Development Plan.

This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

MOTION: Mary Norwood made a motion to find the proposed change of zoning, Master/Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional District) to MU-KPI (Kelly Park Interchange District Mixed-Use), and assign the Transition Overlay District, and approve the Master/Major Development Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by William Gusler. Aye votes were cast by James Greene, William Gusler, Mary Norwood, Linda Laurendeau, Robert Ryan and Howard Washington (6/0).

QUASI-JUDICIAL – SPECIAL EXCEPTION – CHORY HOLDINGS I, LLC – 3723 HOGSHEAD ROAD AND 3636 FUDGE ROAD - Chairman Greene stated the following item is "quasi-judicial" for the Commission's consideration. This is a request to approve a Special Exception to allow outdoor storage (as a principle use) in the I-L (Light Industrial District) located at 3723 Hogshead Road and 3636 Fudge Road, subject to the Conditions of Approval and findings of the staff report.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

In response to the question by Chairperson Greene, no one on the Planning Commission had any ex parte communications regarding this item.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to approve a Special Exception to allow outdoor storage (as a principle use) in the I-L (Light Industrial District) at 3723 Hogshead Road and 3636 Fudge Road, subject to the conditions of approval and findings of the staff report. The tract size is 11.94 +/- acres.

The properties are presently assigned a Future Land Use Designation of Industrial and has a zoning designation of Light Industrial (I-L). Based on Land Development Code (LDC) Table 4.2.2.C, Principal Use Table, outdoor storage (as a principal use) requires an approved Special Exception within the I-L zoning district. The applicant's intent is to store construction materials, construction equipment, and operable semi-trucks outdoors. The applicant has submitted a Concept Plan for the subject properties which details the intended use of the site.

Zoning and existing land use assigned to adjacent and nearby properties appears in the following table. The character of the area surrounding the subject property is described as follows:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City and County)	"City" Industrial and "County" Rural	"City" T	Warehouse, Right-of-Way and Railroad
East (County)	"County" Rural	"County" R-3 and C-1	Residential Properties
South (County)	"County" Rural and "City" Industrial	"County" R-3 and "City" I-L	Residential Properties, Hogshead Road
West (City)	Industrial	"City" T and I-L	Vacant and Warehouse

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to be in compliance with the following standards:

m. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
n. Will comply with all applicable zoning district standards;
o. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
p. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
q. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
r. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
s. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
t. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
u. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
v. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;

w. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
x. Will comply with all other relevant City, State, and federal laws and regulations.

Special Exception Conditions of Approval:

1. Storage of mulch and cement is prohibited.

2. Outdoor storage shall be screened from W. Orange Blossom Trail, residential development, and Residential districts by an opaque fence or wall with a minimum height of eight feet, as depicted in "Screening Height Standards".

3. Outdoor storage shall be screened from Hogshead Road and the west-adjacent parcels by an opaque fence or wall with a minimum height of six feet, as depicted in "Screening Height Standards".

The Development Review Committee recommends approval of a Special Exception to allow outdoor storage (as a principal use) within the I-L (Light Industrial) zoning district at 3723 Fudge Road, subject to the Special Exception Conditions of Approval and findings of the staff report.

Staff recommended the Planning Commission approve a Special Exception to allow outdoor storage (as a principal use) within the I-L (Light Industrial) zoning district at 3723 Hogshead Road and 3636 Fudge Road, subject to the Special Exception Conditions of Approval and findings of the staff report.

This item is considered Quasi-Judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: **William Gusler made a motion to approve a Special Exception to allow outdoor storage (as a principle use) in the I-L (Light Industrial District) at 3723 Hogshead Road and 3636 Fudge Road, subject to the conditions of approval and findings of the staff report. Motion seconded by Howard Washington. Aye votes were cast by James Greene, William Gusler, Mary Norwood, Linda Laurendeau, Robert Ryan, and Howard Washington (6/0).**

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – NOTTINGHAM SUBDIVISION - Chairperson Greene stated this is a request to find the Nottingham Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan subject to a right turn lane leading into the site from Ponkan Road being provided on the plans prior to presentation of the Major Development Plan to the City Council for the property owned by FTI Funding, LLC and located at 3515 and 3081 Ponkan Road.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to find the Nottingham Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan subject to a right turn lane leading into the site

from Ponkan Road being provided on the plans prior to presentation of the Major Development Plan to the City Council.

A Major Development Plan has been submitted for the Nottingham subdivision which consists of 46 single-family lots and is located at 3515 and 3081 Ponkan Road. The future land use designation is Residential Very Low Suburban which allows up to 2 dwelling units per acre. The property is 23.40 acres and is in the process of being rezoned to RSF-1B (Residential Single-Family Large-Lot). Minimum lot widths of 75-feet, lot area of 8,000 square feet, and minimum living area of 1,600 square feet are required in the RSF-1B zoning district. The Major Development Plan is consistent with these standards.

The site will have a single access point from Ponkan Road. Two public streets noted as streets "A" and "B" will be constructed within the development. Street "A" will terminate adjacent to lots 22 and 23 and will be configured as a temporary cul-de-sac. This street will provide for future access to the property to the west. A sign stating "future street connection" will be provided in this location. Street "B" will begin adjacent to lots 24 and 33 and will terminate as a cul-de-sac adjacent to lots 26-30.

According to the Traffic Impact Analysis, a left turn lane will be provided as part of the improvements on Ponkan Road. Land Development Code Section 5.16.5.B.3.d.2 requires right turn lanes at each driveway when the speed limit equals or exceeds 35 miles per hour or if the development will generate 100 or more right-turn movements during the peak hour. A right turn lane is required to be provided leading into the site from Ponkan Road and will be required to be provided on the plans prior to presentation of the Major Development Plan to the City Council.

The stormwater retention area is provided in a 4.28 acre tract noted as Tract "C", which is located on the northern portion of the site. Per the City Engineer, the stormwater pond design meets the City's Land Development Code.

In accordance with the Land Development Code, 20-percent of the site is open space. Open space includes landscape areas, stormwater management, two open space areas noted as tracts D and F totaling 3.43 acres in area, and a 0.42 acre tot lot. A landscape buffer will be provided along Ponkan Road and adjacent to the agricultural zoned property located behind lots 34-46. Southern Magnolias, Live Oaks and Viburnum are provided on site.

The Development Review Committee finds the Nottingham subdivision Major Development Plan consistent with the Land Development Code and Comprehensive Plan and Recommends approval of the Nottingham subdivision Major Development Plan.

Staff recommended the Planning Commission find the Nottingham subdivision Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommends approval of the Major Development Plan subject to a right turn lane leading into the site from Ponkan Road being provided on the plans prior to presentation of the Major Development Plan to the City Council.

The role of the Planning Commission for this development application is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

In response to Commissioner Washington's question, Bobby explained that a left turn lane will be provided from Ponkan Road.

Luke Classon, Appian Engineering, 2221 Lee Road Winter Park, stated that the applicant doesn't have an issue with providing the right turn lane, but it is an Orange County Road. He stated that he did not want the approval to be contingent on the right turn lane in case Orange County won't allow it. He doesn't have confirmation from Orange County yet and doesn't foresee it being an issue, but they have applied for it.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: **Linda Laurendeau made a motion to find the Nottingham Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan subject to a right turn lane leading into the site from Ponkan Road being provided on the plans prior to presentation of the Major Development Plan to the City Council. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, William Gusler, Mary Norwood, Linda Laurendeau, Robert Ryan, and Howard Washington (6/0).**

LEGISLATIVE – PLAT – RAMJIT ESTATE - Chairperson Greene stated this is a request to find the Ramjit Estate Plat consistent with Land Development Code and recommend approval of the Ramjit Estate Plat for the property owned by Ramjit Bhoodram Life Estate, Ramjit Ethl R Life Estate and located at 2378 Marden Road.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to find the Ramjit Estate Plat consistent with the Land Development Code, and recommend approval of the Plat, subject to the findings of this staff report for the property located at 2378 Marden Road.

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (County)	"County" Rural	"County" A-1	Vacant
East (City)	"City"	"City" AG	Dewar nursery
South (County)	"County" Rural	"County" A-1	Single-family residence
West (County)	"County" Rural	"County" A-1	Vacant

The applicant has submitted a Plat for consideration for 3 single-family units on an estimated 4.98 acres. Lots 1 and 2 are proposed at 1.25 acres in size, Lot 3 is proposed at 2.48 acres in size. There is an existing manufactured home on the proposed Lot 3. Single-family residences are proposed for construction on Lots 1 and 2.

Each lot will be accessed via Marden Road.

Stormwater swales will be constructed on Lots 1 and 2.

School concurrency is applicable per Orange County Public Schools as the project will generate more than one student.

Orange County was notified at the time of the plat submittal for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the plat and finds it to be consistent with the Land Development Code.

Staff recommended the Planning Commission find the Plat consistent with the Land Development Code and recommend approval of the Ramjit Estates Plat.

The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: **Howard Washington made a motion to find the Ramjit Estate Plat consistent with the Land Development Code, and recommend approval of the Plat, subject to the findings of this staff report for the property owned by Ramjit Bhoodram Life Estate, Ramjit Ethl R Life Estate and located at 2378 Marden Road. Motion seconded by Mary Norwood. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6-0).**

LEGISLATIVE – PLAT – RETAIL AT SWC ROCK SPRINGS ROAD AND EAST TANGLEWOOD DRIVE - Chairperson Greene stated this is a request to find the Retail at Rock Springs Road and Tanglewood Drive Plat consistent with the Land Development Code and recommend approval of the plat, subject to the findings of this staff report for the property owned by Unicorp Companies and located at 1752, 1760, 1774 and 1788 Rock Springs Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Retail at Rock Springs Road and Tanglewood Drive Plat consistent with the Land Development Code and recommend approval of the plat, subject to the findings of this staff report for the property located at 1752, 1760, 1774 and 1788 Rock Springs Road.

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (County)	Low Medium Density Residential	R-1 (Single Family Dwelling)	Rock Springs Mobile Home Park

East (City)	Residential Very Low Suburban and Rock Springs Road Public Right-of-Way (ROW)	PD (Planned Development)	ROW and Wekiva Park Townhomes
South (City)	Commercial and Residential Medium	C-C and RSF-1B (Residential Single-Family – Large Lot)	Retail and Vacant
West (City)	Low Medium Density Residential	R-1 (Single Family Dwelling)	Rock Springs Mobile Home Park

The Retail at SWC Rock Springs Road and Tanglewood Road – Plat proposes the platting of four parcels into three lots with a 53-foot wide common area tract. The common area tract, Tract A, will serve as the cross access, private drainage, private utility easement and open space for the development. Access to the development is via Tract A to Rock Springs Road. Lot 3 has been approved for retail use. Lots 1 and 2 will be developed at a later date.

The County was notified at the time of the site plan review for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the Retail at Rock Springs Road and Tanglewood Drive Plat subject to the findings of this staff report.

Staff recommended the Planning Commission approve the Retail at Rock Springs Road and Tanglewood Drive Plat.

This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: **William Gusler made a motion to find the Retail at Rock Springs Road and Tanglewood Drive - Plat consistent with the Land Development Code, and recommend approval of the Plat, subject to the findings of this staff report for the property owned by Unicorp Companies and located at 1752, 1760, 1774 and 1788 Rock Springs Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6-0).**

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:10 p.m.

_____
James Greene, Chairperson

_____
James K. Hitt, FRA-RA
Community Development Director

CITY OF APOPKA
PLANNING COMMISSION

X	PUBLIC HEARING	MEETING OF:	May 11, 2021
	SITE PLAN	FROM:	Community Development
	SPECIAL REPORTS	EXHIBITS:	Land Use Report
	OTHER:		Map 1-1.d, FLUE
			Vicinity Map
			Future Land Use Map
			Adjacent Zoning Map
			Adjacent Uses Map

SUBJECT & REQUEST: **COMPREHENSIVE PLAN – LARGE SCALE FUTURE LAND USE AMENDMENT – OAKS AT KELLY PARK, PHASE 3**
FROM: "COUNTY" RURAL
TO: "CITY" MIXED-USE

SUMMARY:

OWNERS:	Lee Lee Kyun, Lee Myung Ja, Nam Ki Yeon and Lee Jong Dan Nam
APPLICANT:	Toll Brothers, Inc., c/o Geoff Summitt, P.E.
LOCATION:	North side of Kelly Park Road and east of Dowman Drive
PARCEL ID #:	07-20-28-0000-00-066, 07-20-28-0000-00-067
EXISTING USE:	Vacant
CURRENT ZONING:	T (Transitional)
MAXIMUM ALLOWABLE DEVELOPMENT UNDER FLUM:	EXISTING FLU: 1 du/2 acres PROPOSED FLU: 5 du/acre (maximum per KPI Neighborhood character zone)
TRACT SIZE:	30.19 +/- acres

RECOMMENDED ACTION:
Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from "County" Rural to "City" Mixed Use to the Florida Department of Economic Opportunity.

ADDITIONAL COMMENTS: The subject properties are located on the north side of Kelly Park Road, east of Dowman Drive and are approximately 30.19 acres in size and have a zoning designation of Transitional (T). The properties were annexed into the City via Ordinance No. 2823 on March 17, 2021. The applicant is requesting a change in the future land use designation of the property from County Rural, which permits a maximum density of 1 dwelling unit per 2 acres, to City Mixed-Use, which permits a maximum density of 15 dwelling units per acre. The subject property is located within the one-mile radius of the SR 429/Kelly Park Road interchange, and is consistent with the Mixed-Use future land use designation. The subject parcels will be allowed a maximum density of 5 dwelling units per acre as this property lies within the Neighborhood character zone of the Kelly Park Interchange Form Based Code area. The applicant is requesting the Large-Scale Future Land Use Amendment in order to develop the Oaks at Kelly Park Phase 3 residential subdivision which is intended to consist of single-family homes developed similar to the existing Oaks at Kelly Park subdivision.

A request to assign a Future Land Use Designation of Mixed-Use is compatible with the designations assigned to abutting properties to the east which are within the Kelly Park Form Based Code area and is developed as The Oaks at Kelly Park, Phases 1 and 2. The applicant will be applying for a Kelly Park Neighborhood overlay zoning on the property at a later date.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is compatible with the character of the surrounding area, is within one mile of the SR 429/Kelly Park Road interchange, and is consistent with the Mixed-Use Future Land Use designation. City planning staff supports the FLUM amendment given the consistency with the Comprehensive Plan policies listed below and the intent of the Wekiva Parkway Interchange Vision Plan (see Land Use Analysis below). Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.r** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels

   The designation of a mixed-use category may occur only in certain areas of the city, including "land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan…" These properties are within the 1-mile radius of the Wekiva Parkway Interchange depicted on the Wekiva Parkway Interchange Vision Plan Map located within the Future Land Use Element of the Apopka Comprehensive Plan.

2. **Policy 18.1** The City shall implement the Wekiva Parkway Interchange Vision Plan, which guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange.

   The proposed Mixed-Use Future Land Use Designation allows for residential densities and non-residential uses and intensities to implement the Wekiva Parkway Interchange Vision Plan, consistent with Objective 18 and related policies.

3. **Policy 18.2** Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan.

This future land use amendment does not include a corresponding proposed zoning category because the City has yet to adopt development standards or form-based code consistent with this policy. Future densities/intensities and design character for the subject properties will be regulated at the time of rezoning once Wekiva Parkway Interchange Vision Plan design standards and form-based code are adopted.

4. **Policy 20.4** Prior to approving the first development plan with the Wekiva Parkway Interchange vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Code establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area.

   The subject properties will be required to comply with the above policy should the development submit a development plan to ensure consistency with the Comprehensive Plan and Wekiva Parkway Interchange Vision Plan.

5. **Policy 20.9** Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outline in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan.

   The applicant's request for a Mixed-Use future land use designation is consistent with this policy, as well as the intent of the Wekiva Parkway Interchange Vision Plan area, which intends to concentrate a mixture of land uses with varying densities and intensities within one mile of the Wekiva Parkway Interchange.

6. **Policy 20.3.** The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land Use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.

Objective 19 and 20, and their associated policies. See objectives and policies within the supporting information.

Transportation Element

1. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, short trip lengths and balanced trip demand.

   The Mixed-Use future land use designation allows for a mixture of land use types such as residential and non-residential, which promotes shorter trip lengths, concentrated development to reduce travel demand.

2. **Policy 3.1.r** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses…This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses.

3. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, shorter trip lengths and balanced trip demand.

4. **Objective 20 and associated Policies, Future Land Use Element**. Provided with the Supporting Information.

Kelly Park Interchange Form-Based Code.

1. Page 1 – "Therefore, if a site, or any portion of a site, is within the 1-mile radius [of the Kelly Park Interchange], the entire site is included within the vision plan and is subject to the standards." And Page 2, "Where a property straddles the line, the subject property owner may select to bring the portion outside the property into the Form-Base Code area."

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has provided a report that indicates capacity for the proposed development is not available at the high school level and is deficient by 17.816 seats at the high school level. The property is zoned for the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on March 22, 2021.

PUBLIC HEARING SCHEDULE:
May 11, 2021 - Planning Commission (5:30 pm)
June 2, 2021 - City Council (1:30 pm) - 1st Reading and Transmittal

DULY ADVERTISED:
April 23, 2021 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:
Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from "County" Rural to "City" Mixed Use for the property owned by Lee Lee Kyun, Lee Myung Ja, Nam Ki Yeon and Lee Jong Dan Nam.

Recommended Motion: Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from "County" Rural to "City" Mixed Use to the Florida Department of Economic Opportunity.

Note: This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (County)	Rural	PD	Vacant
East (City)	Mixed Use	KPI-MU (Neighborhood)	Oaks at Kelly Park, Phases 1 and 2
South (City)	Residential Very Low Suburban	RSF-1A	Agricultural
West (County)	Rural	R-CE	Single-family residences

II. LAND USE ANALYSIS

Analysis for the Future Land Use Designation was performed as part of the adopted Wekiva Parkway Interchange Vision Plan. This Vision Plan has been incorporated into the Comprehensive Plan. The subject property straddles the one-mile radius from the interchange, and the property owner has selected to pull the entire property into the Kelly Park Crossing Form-Based Code Area (aka Wekiva Parkway Interchange Vision Plan Area).

Therefore, the proposed Mixed-Use Interchange future land use designation is consistent with the general future land use character and long-range planning goals of the surrounding area.

Wekiva Parkway Interchange Vision Plan Area: Yes
Wekiva River Protection Area: No
Area of Critical State Concern: No
DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004 and amended the JPA in October 19, 2010 to address the Wekiva Parkway Interchange Vision Plan. The subject property is consistent with the Vision Plan incorporated into Amendment 2 of the Wekiva Parkway Interchange Vision Plan.

Transportation: Road access to the site is from Kelly Park Road.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, regarding aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and storm water run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2; Objective 19 and 20.
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the parcels appear to occur within an area having a potential for karst features.

Analysis of the character of the Property: The property is currently vacant, within the Wekiva Parkway Interchange Vision Plan Area, and is eligible to be part of the Kelly Park Interchange Form-Based Code. As such, a master plan must be provided with the zoning application, and road and pedestrian systems must be connected to an integrated with other lands within the Form-Based Code area. The property appears to have been used as an citrus grove in the past.

Analysis of the relationship of the amendment to the population projections: Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population by as many as 399 residents. Land use analysis was conducted as part of the Wekiva Parkway Interchange Vision Plan.

North: Abutting the subject property to the north is vacant property that currently has a future land use designation of County Rural.
West: Single-family homes are located to the west and are accessed via Dowman Drive.
South: Abutting the subject property to the south is vacant property that currently has a future land use designation of Residential Very Low Suburban. Upon development, this property is subject to the Kelly Park Form Based Code area.
East: To the east is property that is vacant and has a future land use designation of Mixed-Use and is the site of the Oaks at Kelly Park, Phases 1 and 2.

CALCULATIONS:

EXISTING: Rural 1/2 (Maximum 1 DU per 2 Acre): 15 dwelling units.
PROPOSED: Mixed-Use (Maximum 5 DU per Acre in Neighborhood character zone): 151 dwelling units.

Housing Needs: This amendment will not negatively impact the housing needs as projected in the Comprehensive Plan.

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments ten (10) acres or more in size. This site is greater than ten acres. A habitat study will be required at the time of a development plan application.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan.

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the City of Apopka service area for potable water, reclaimed water and sanitary service.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 81 GPD / Capita; 81 GPD / Capita

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 53,946 GPD
3. Projected total demand under proposed designation: 90,153 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD / Capita
6. Projected LOS under proposed designation: 81 GPD / Capita
7. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 174 GPD / Capita; 174 GPD / Capita

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 115,884 GPD
3. Projected total demand under proposed designation: 193,662 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 174 GPD / Capita
6. Projected LOS under proposed designation: 174 GPD / Capita
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider: City of Apopka
3. Projected LOS under existing designation: 4 lbs/ day
4. Projected LOS under proposed designation: 4 lbs / day
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Infrastructure Information

Water treatment plant permit number: CUP No. 3217
Permitting agency: St. John's River Water Management District
Permitted capacity of the water treatment plant(s): 24.141 MGD
Total design capacity of the water treatment plant(s): 33.696 MGD
Availability of distribution lines to serve the property: Yes
Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

1. Facilities serving the site:
2. Projected LOS under existing designation:
3. Projected LOS under proposed designation:
4. Improvement/expansion: On site retention / detention ponds

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.12 acres
3. Projected facility under proposed designation: 1.197 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

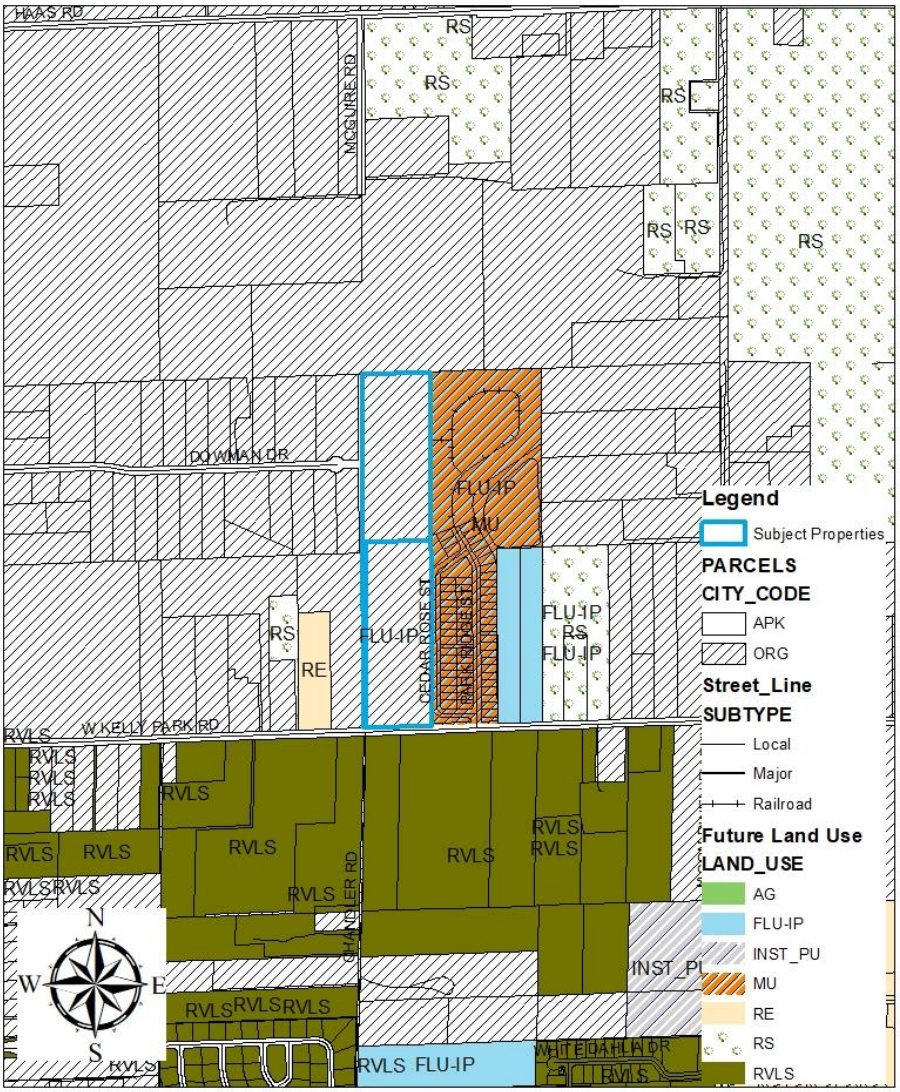
This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Oaks at Kelly Park Phase 3
Proposed Large Scale Future Land Use Amendment:
From: "County" Rural
To: "City" Mixed Use
Parcel ID #: 07-20-28-0000-00-066, 07-20-28-0000-00-067

Vicinity Map

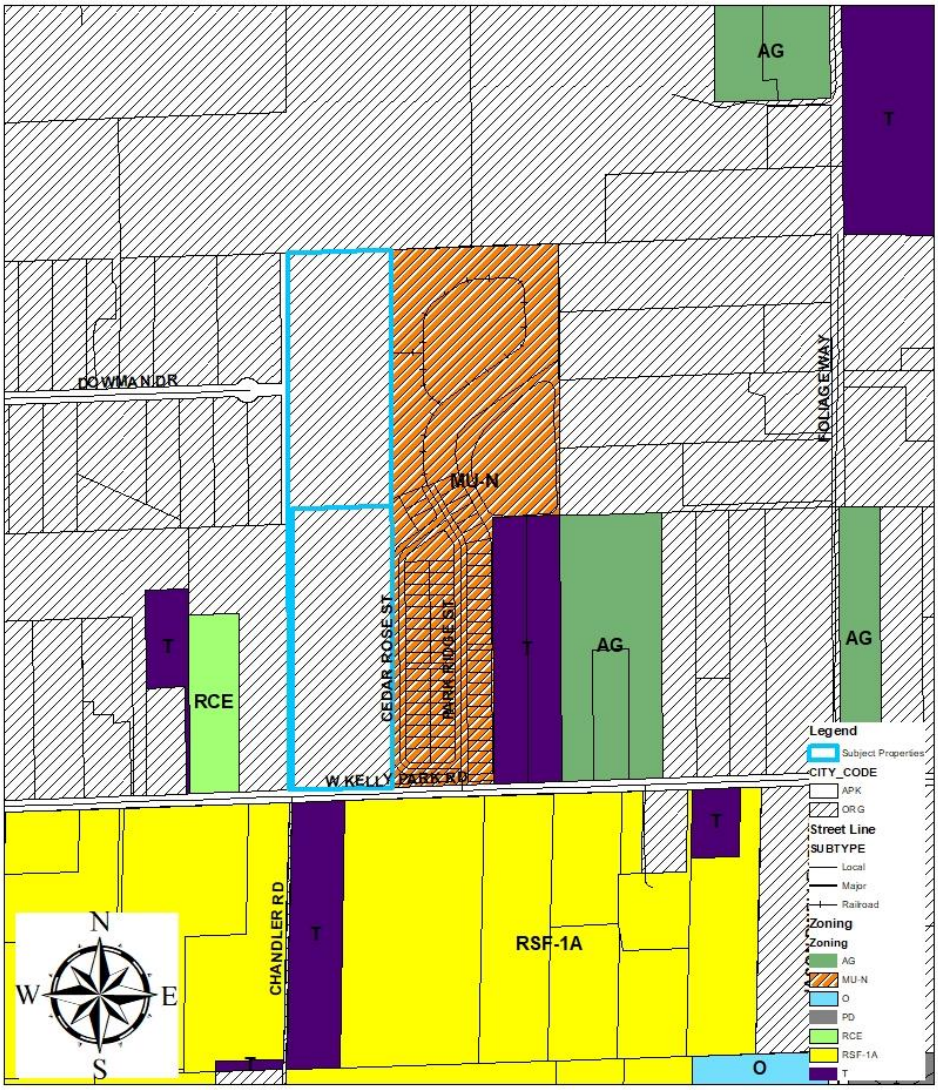
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Future Land Use Map



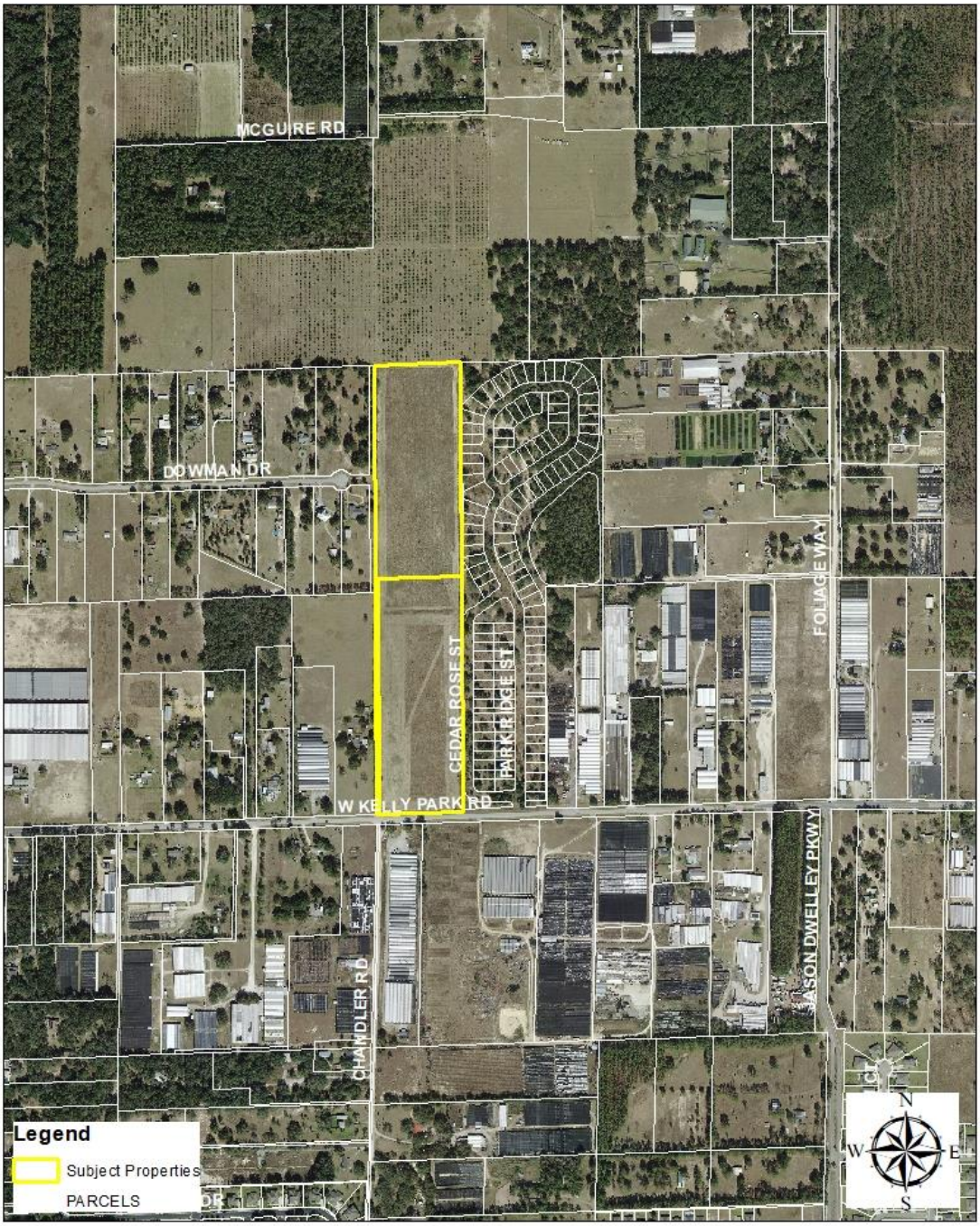
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Zoning Map



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

ADJACENT USES



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

CITY OF APOPKA
PLANNING COMMISSION

X	PUBLIC HEARING	MEETING OF:	May 11, 2021
____	SITE PLAN	FROM:	Community Development
____	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
____	OTHER:		Future Land Use Map
			Zoning Map
			Aerial Map
			Site Plan

SUBJECT & REQUEST: **APPROVE A SPECIAL EXCEPTION TO ALLOW A LAWN CARE SERVICE IN THE MU-D (MIXED-USE DOWNTOWN) ZONING DISTRICT FOR PROPERTY LOCATED AT 203 WEST 1st STREET.**

SUMMARY:

OWNER:	Faircloth Family LTD
APPLICANT:	Ken Weber
PARCEL ID NUMBERS:	09-21-28-1976-00-130
LOCATION:	203 West 1st Street
FUTURE LAND USE:	Commercial (Maximum 0.25 FAR)
EXISTING USE:	Industrial Warehouse
CURRENT ZONING:	MU-D (Mixed-Use Downtown)
TRACT SIZE:	2.8 +/- acres

RECOMMENDED MOTION:
Approve a Special Exception to allow a lawn care service in the MU-D (Mixed-Use Downtown) zoning district for property located at 203 West 1st Street.

RELATIONSHIP TO ADJACENT PROPERTIES: Zoning and existing land use assigned to adjacent and nearby properties appear in the following table. The character of the area surrounding the subject property is described as follows:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North	Commercial	MU-D	Elks Lodge
East	Residential Low Suburban / Office	MU-D	Single Family Residential/ Office Space
South	Commercial	MU-D	Place of Worship
West	Commercial	MU-D	Artistic Ceramic Tile Company

PROJECT SUMMARY: The property is presently assigned a Future Land Use Designation of Commercial and has a zoning designation of Mixed-Use Downtown (MU-D). Based on Land Development Code (LDC) Table 4.2.2.C, Principal Use Table, a lawn care service requires an approved Special Exception within the MU-D zoning district. The applicant proposes improvements to the property including a new six-foot vinyl fence and new plant materials to existing landscape buffers. The applicant has submitted a Site Plan depicting the use, which is attached to the staff report as a point of reference.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to be in compliance with the following standards:

a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
b. Will comply with all applicable zoning district standards;
c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
l. Will comply with all other relevant City, State, and federal laws and regulations.

The proposed Special Exception is in compliance with all above-referenced standards.

PUBLIC HEARING SCHEDULE:
May 11, 2021 – Planning Commission (5:30 pm)

DULY ADVERTISED:
April 23, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

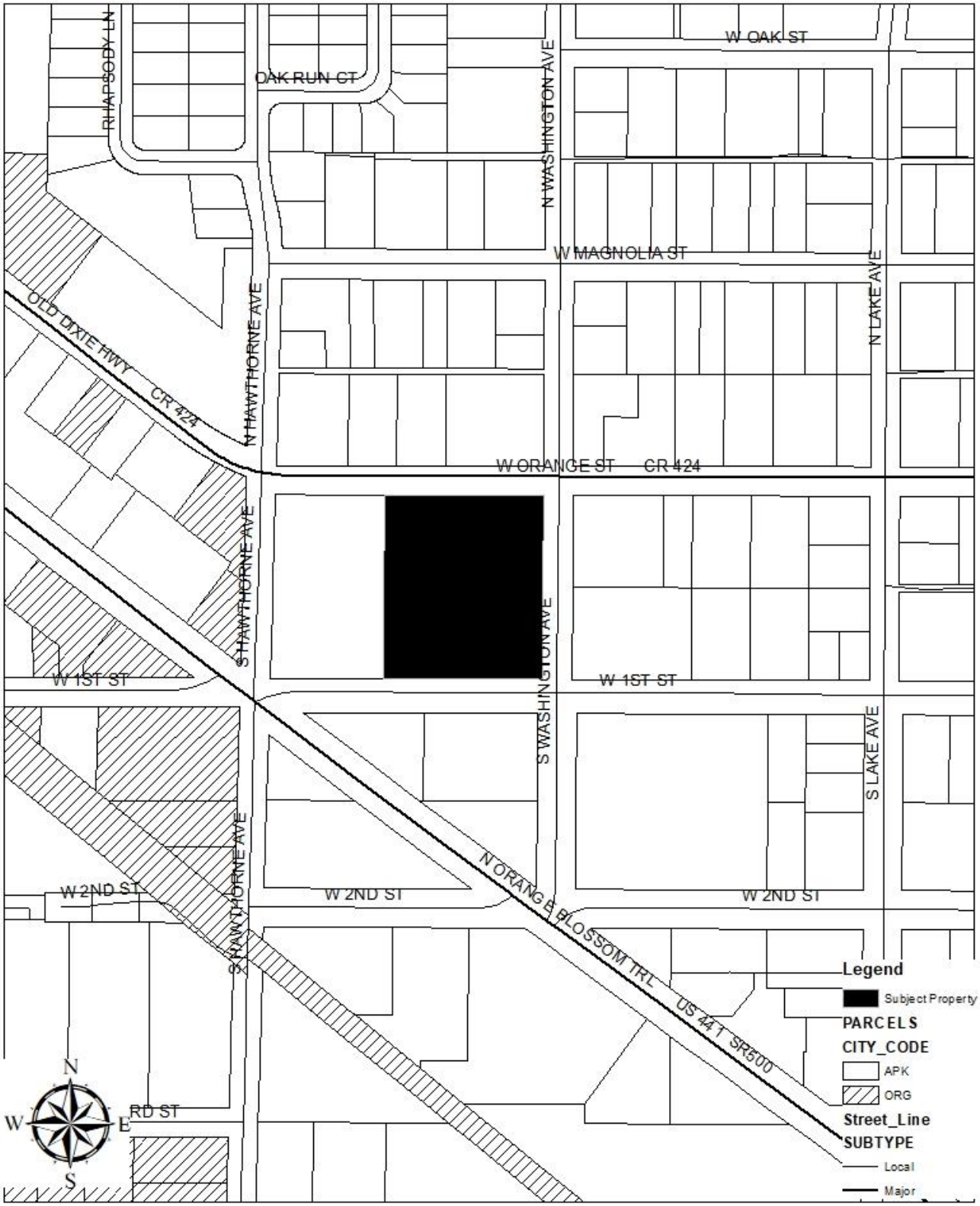
RECOMMENDATION MOTION:
Development Review Committee: Recommends approval of a Special Exception to allow a lawn care service in the MU-D zoning district for property located at 203 West 1st Street.

Recommended Motion: Approve a Special Exception to allow a lawn care service in the MU-D zoning district for property located at 203 West 1st Street.

Planning Commission Role: Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on special exception permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

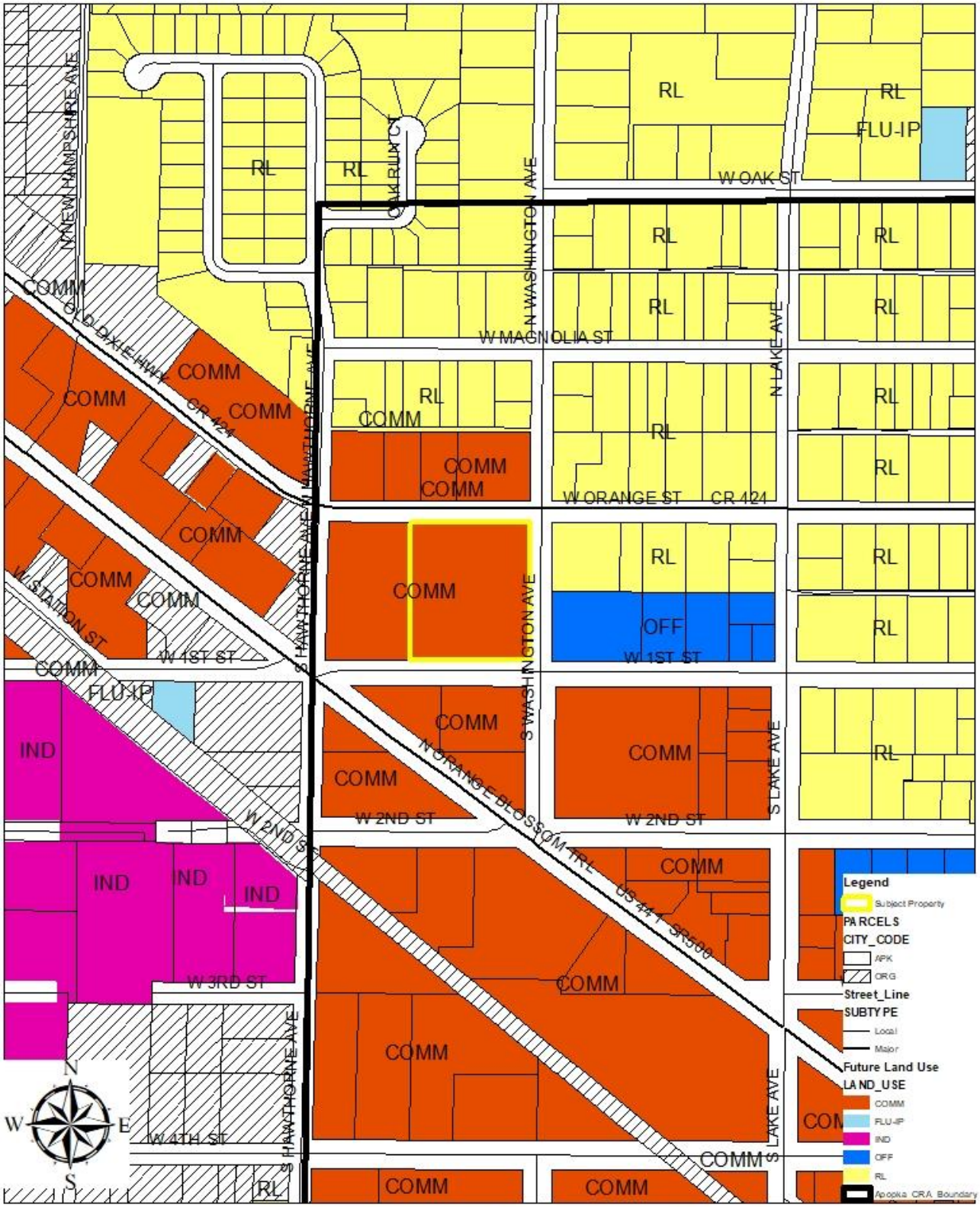
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Vicinity Map



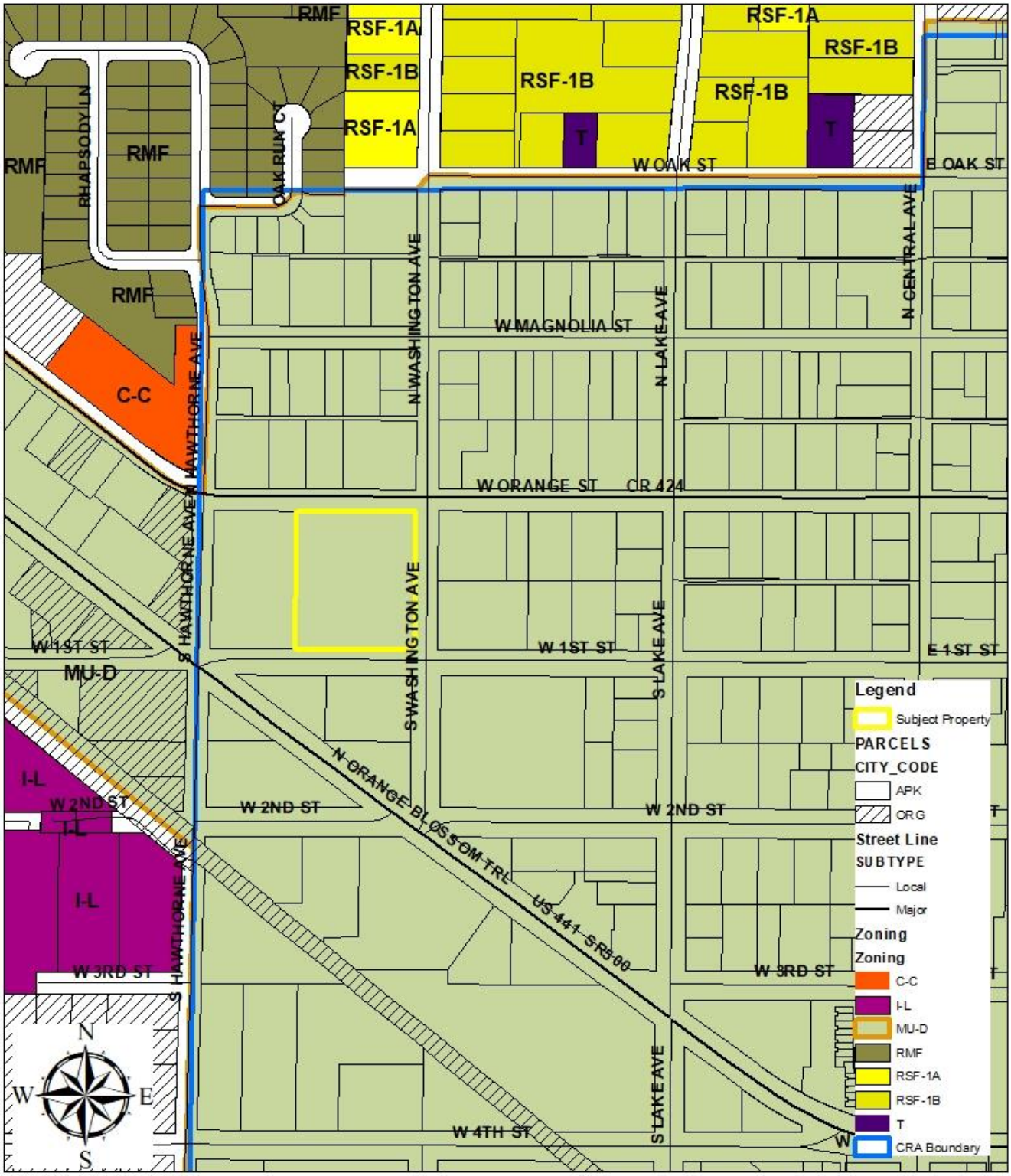
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Future Land Use Map



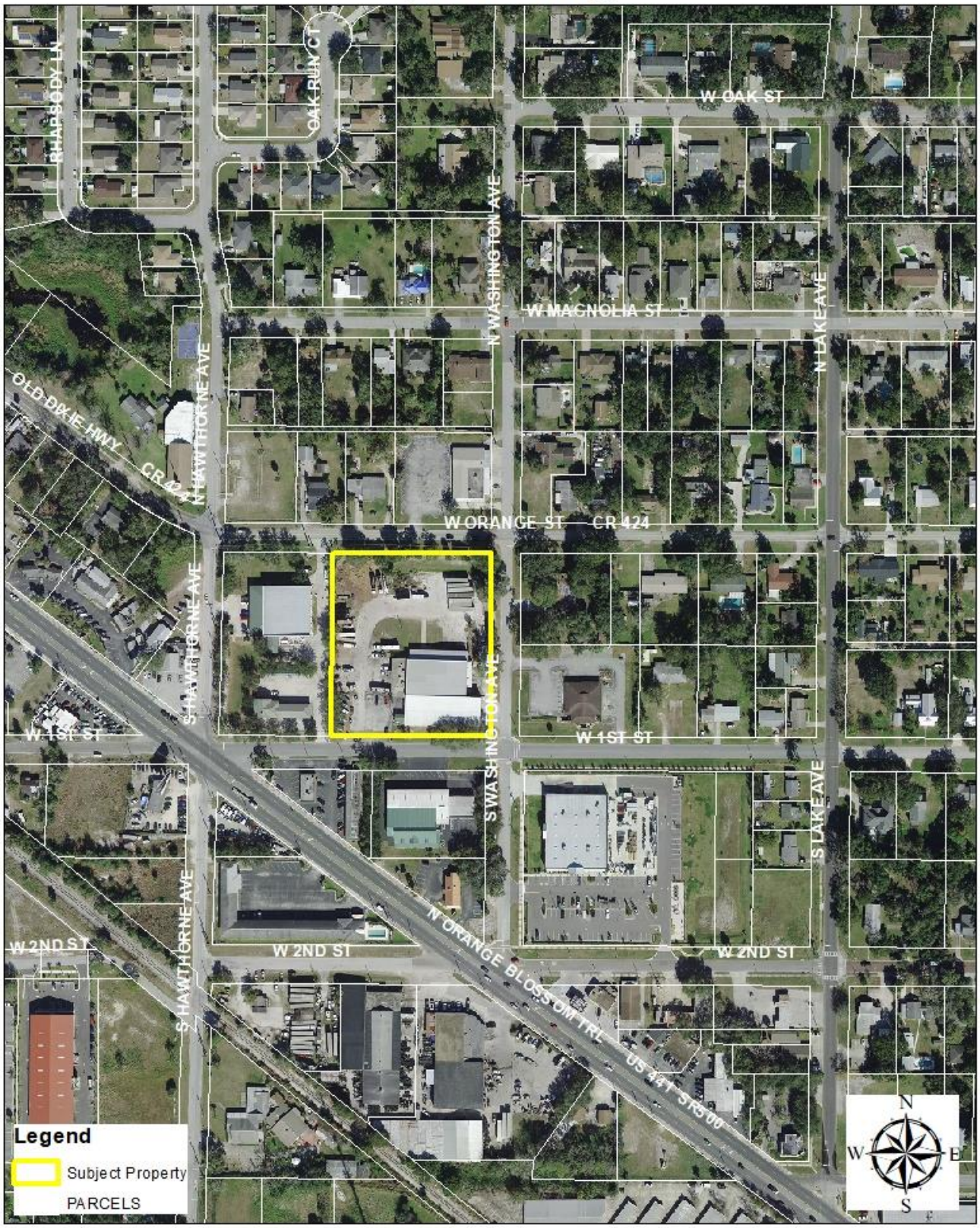
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Zoning Map

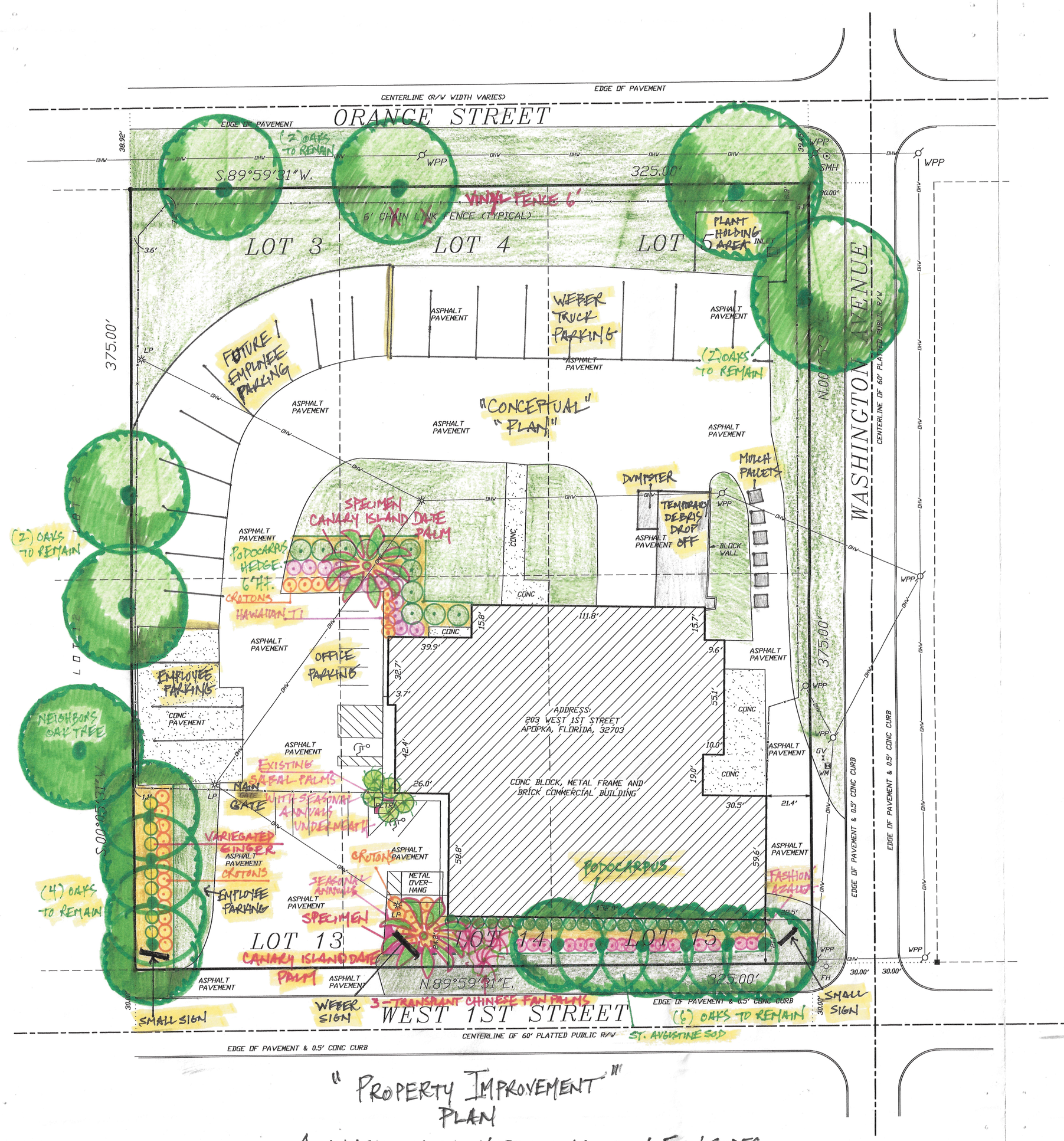


(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Aerial Map



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)



"PROPERTY IMPROVEMENT" PLAN

1. INSTALL VINYL 6' FENCE AROUND N, E, W SIDES.
2. LANDSCAPE IMPROVEMENTS FOR ESTHETICS & BUFFERS.
3. PROPERLY PRUNE ALL HARDWOOD OAK CANOPIES.

BOUNDARY SURVEY

DESCRIPTION

LOTS 3, 4, 5, 13, 14, AND 15, DAVIS AND MITCHELL'S REPLAT, AS RECORDED IN PLAT BOOK "V", PAGE 25, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS BASED ON THE SOUTH LINE OF SUBJECT PROPERTY AS BEING N.89°59'31"E. (ASSUMED).
2. UNDERGROUND IMPROVE-MENTS NOT LOCATED (EXCEPT AS SHOWN).
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE PROVIDED.
4. SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL #12095C0120F, DATED 9/25/2009, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. DATE OF FIELD SURVEY: 4/16/19.

LEGEND / ABBREVIATIONS

■ = FOUND 4"X4" CONC MONUMENT (NO ID)

● = SET 5/8" IRON ROD #4887 (UNLESS NOTED OTHERWISE)

WM = WATER METER
GV = GATE VALVE
O.R.B. = OFFICIAL RECORDS BOOK
SMH = SNAITARY MANHOLE

(D.) = DESCRIPTION
(C.) = CALCULATED
(P.) = PLAT
(M.) = MEASURED
WPP = WOOD POWER POLE
CONC = CONCRETE
R/W = RIGHT OF WAY
OHW = OVERHEAD WIRES
LP = LIGHT POLE
FH = FIRE HYDRANT
PLTR = PLANTER

N

GRAPHIC SCALE 0 7.5 15 30 60

SURVEYOR'S CERTIFICATION

CERTIFIED TO:
THE MCNUNLY GROUP, INC.

I HEREBY CERTIFY:
THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE: 4/16/19
SCALE: 1" = 30'
JOB NO. 19-203WFIRST

THOMAS J. MCMAHON
FL REG LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB7434

MCMAHON SURVEYING AND MAPPING, LLC
245 SAN MARCOS AVENUE
SANFORD, FLORIDA, 32771
PHONE 407-328-7201

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CITY OF APOPKA
PLANNING COMMISSION

X	PUBLIC HEARING	MEETING OF:	May 11, 2021
	SITE PLAN	FROM:	Community Development
	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
	OTHER:		Future Land Use Map
			Zoning Map
			Aerial Map
			Criteria Responses
			Concept Plan
			Architectural Renderings

SUBJECT & REQUEST: **APPROVE A SPECIAL EXCEPTION TO ALLOW A DRIVER TRAINING COURSE IN THE LIGHT INDUSTRIAL (I-L) ZONING DISTRICT FOR PROPERTY LOCATED AT 2580 WEST ORANGE AVENUE**

SUMMARY:

OWNER:	Werner Enterprises, Inc.
APPLICANT:	Landis, Evans and Partners, Inc. c/o J. Dallas Evans, P.E., AICP
PARCEL ID NUMBER:	06-21-28-7177-00-111
LOCATION:	2580 West Orange Avenue
FUTURE LAND USE:	Industrial (Maximum 0.60 FAR)
CURRENT ZONING:	I-L (Light Industrial)
EXISTING USE:	Vacant
TRACT SIZE:	15.51 +/- acres

RECOMMENDED MOTION:
Approve a Special Exception to allow a driver training course in the I-L (Light Industrial) zoning district for property located at 2580 West Orange Avenue.

RELATIONSHIP TO ADJACENT PROPERTIES: Zoning and existing land use assigned to adjacent and nearby properties appear in the following table. The character of the area surrounding the subject property is described as follows:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City)	Orange Avenue Right-of-Way (ROW) and Industrial	I-L	ROW and Coca-Cola Industrial Warehouse
East (City)	King Street ROW and Residential Low Suburban	T	ROW and Lake Heiniger Estates Residential Subdivision
South (City)	Industrial	I-L	Vacant
West (City)	Industrial	I-L	Vacant

PROJECT SUMMARY: The property is presently assigned a Future Land Use Designation of Industrial and has a zoning designation of Light Industrial (I-L). The applicant is proposing to construct a driver training facility that incorporates a two-story building that is 10,772 square feet in size and an outdoor driver training course. As authorized by Land Development Code (LDC) Section 10.3.2.B, the Community Development Director has determined that the outdoor driver training course requires a Special Exception Use Permit based on the projected characteristics that accompany a trade school, such as a driver training facility. The applicant has submitted a Concept Plan depicting the use, which is attached to the staff report as a point of reference.

As part of the proposed site development and in compliance with the LDC's Neighborhood Compatibility Standards, the applicant proposes a Type D landscape buffer on the eastern boundary, adjacent to King Street and across the street from Lake Heiniger Estates Residential Subdivision. The proposed Type D buffer on the east consists of a 15-foot wide landscape buffer and an 8-foot tall sound wall to contain the anticipated noises from the driving course within the subject property. Additionally, the applicant has proposed that the area along the east side of the course will be used for stationary training such as pre-trip vehicle inspection and preparation. The area for moving vehicle training will take place on the western portion of project site. The hours of operation will be from 7:00 A.M. to 6:00 P.M.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to be in compliance with the following standards:

a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
b. Will comply with all applicable zoning district standards;
c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
l. Will comply with all other relevant City, State, and federal laws and regulations.

The proposed Special Exception is in compliance with all above-referenced standards.

PUBLIC HEARING SCHEDULE:
May 11, 2021 – Planning Commission (5:30 pm)

DULY ADVERTISED:
April 23, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

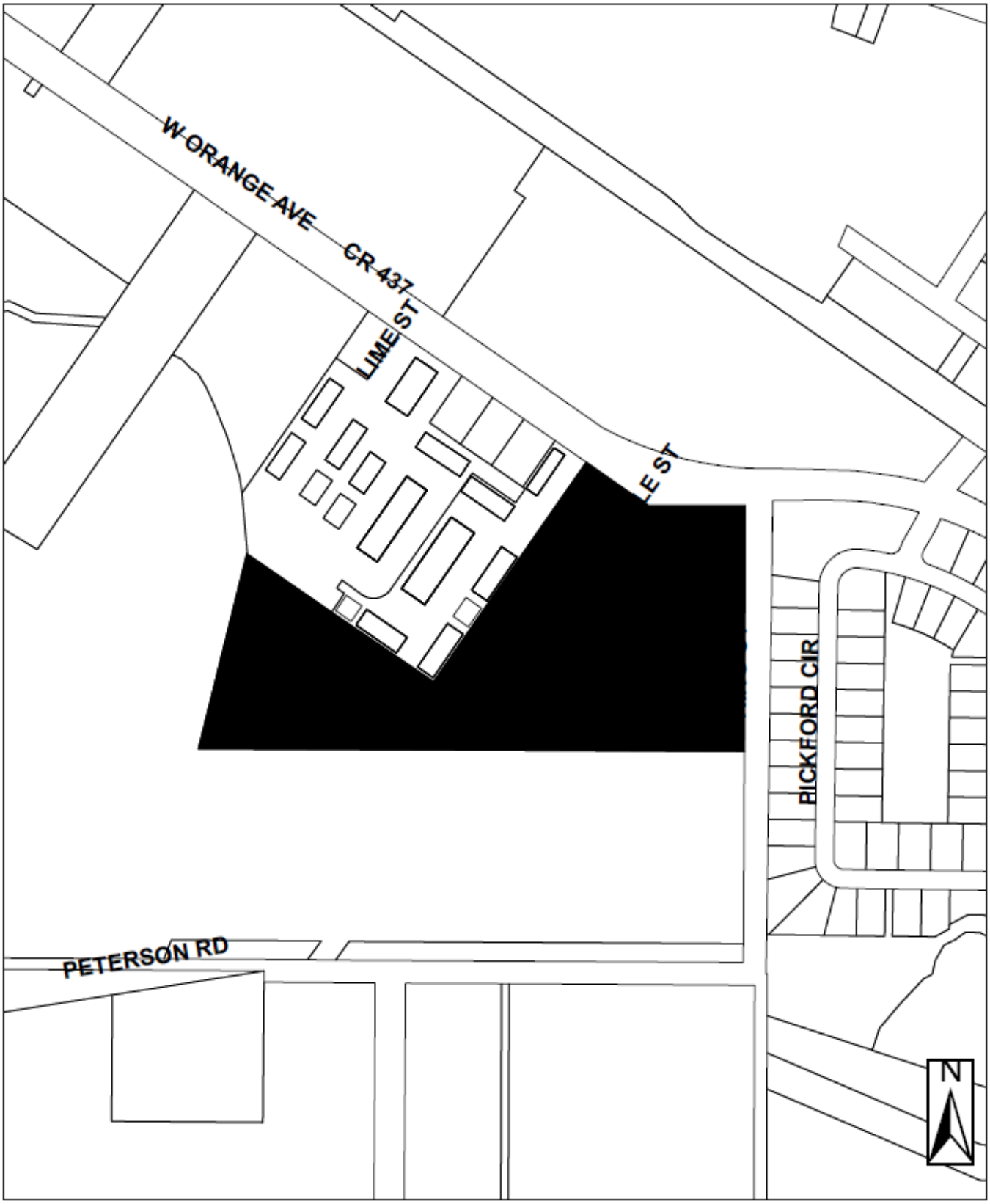
RECOMMENDATION ACTION:
Development Review Committee: Recommends approval of a Special Exception to allow a driver training course in the I-L (Light Industrial) zoning district for property located at 2580 West Orange Avenue.

Recommended Motion: Approve a Special Exception to allow a driver training course in the I-L (Light Industrial) zoning district for property located at 2580 West Orange Avenue.

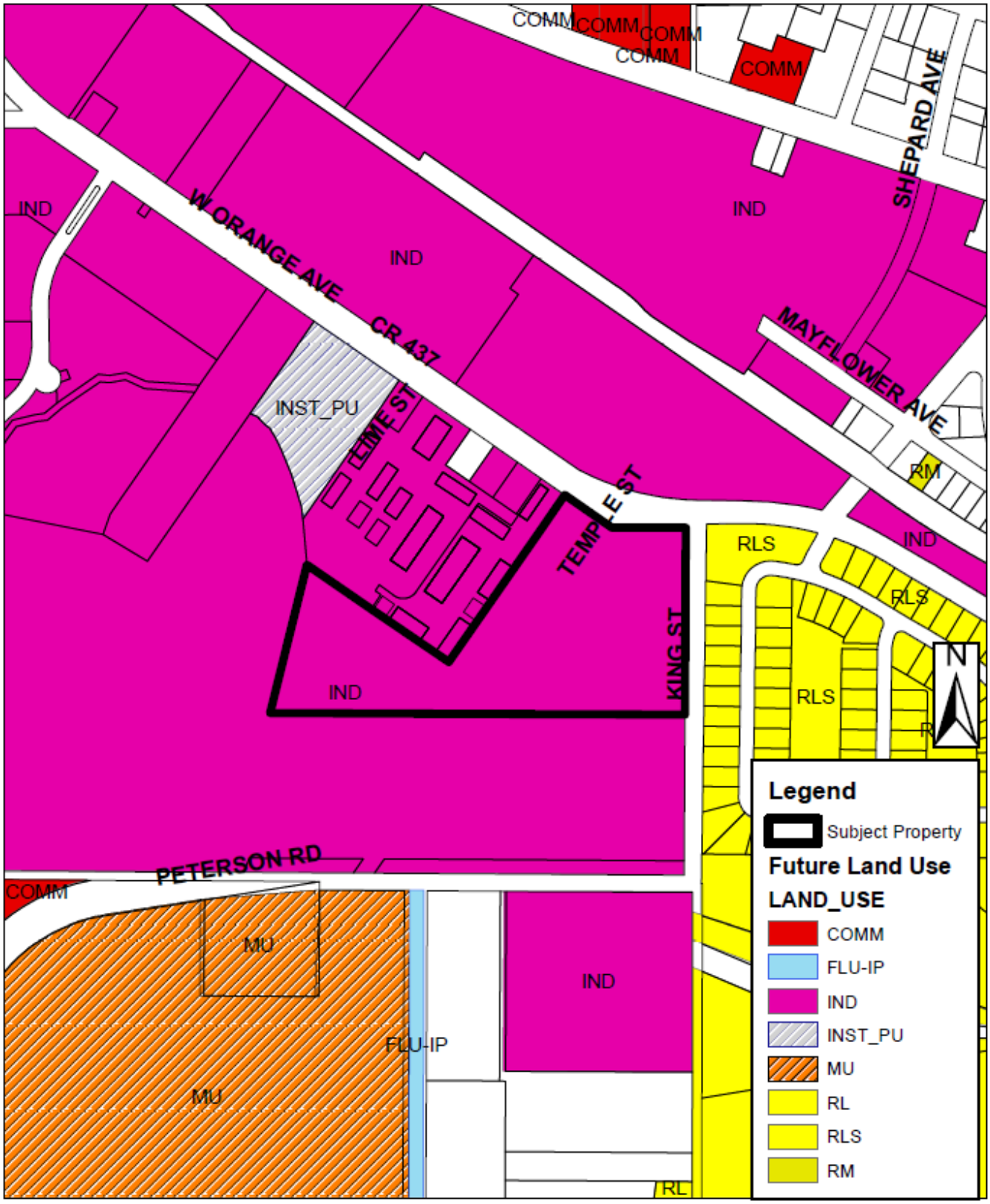
Planning Commission Role: Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on Special Exception permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

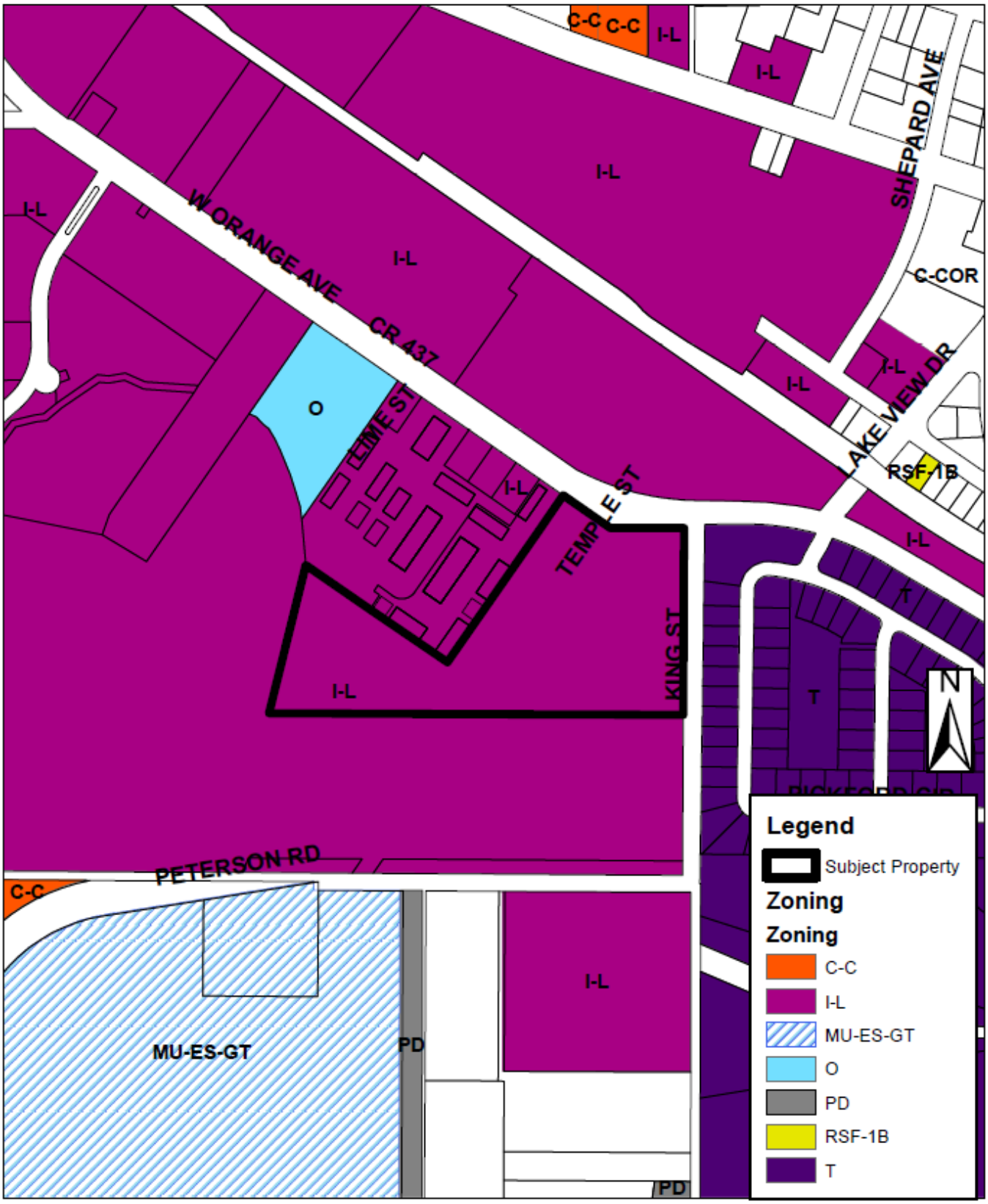
Vicinity



Future Land Use



Zoning


C-C
C-C
I-L
I-L
SHEPARD AVE
I-L
I-L
W ORANGE AVE
CR 437
I-L
C-COR
I-L
I-L
LAKE VIEW DR
O
LIME ST
RSF-1B
I-L
TEMPLE ST
I-L
T
KING ST
I-L
T
N
PETERSON RD
C-C
I-L
MU-ES-GT
PD
PD
Legend
Subject Property
Zoning
Zoning
C-C
I-L
MU-ES-GT
O
PD
RSF-1B
T

Aerial

W ORANGE AVE
CR 437
LIME ST
TEMPLE ST
KING ST
PICKFORD CIR
PETERSON RD
N
Legend
Subject Property

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

February 19, 2021

Bobby Howell, AICP
Planning Manager
City of Apopka
120 E Main St, 2nd Floor
Apopka, FL 32703
407-703-1764
HHowell@apopka.net

Re: Roadmaster Apopka
Special Exception Submittal

Dear Mr. Howell;

Per our previous discussions, we are requesting approval of a special exception permit for a Roadmaster driver training facility at the southwest corner of Orange Avenue and S King Street in Apopka. Although trade schools are allowed in the IL zoning district, and industrial facilities with truck maneuvering similar to what will be practiced on this property (parking, backing into loading docks - in this case, delineated by striping rather than actual loading, and maneuvering through drive aisles) are also allowed, this project proposes to combine these uses as a single project.

Per the City's code, a special exception permit shall be approved only on a finding there is competent substantial evidence in the record that the proposed special exception use meets certain criteria. This project will meet each of those criteria. The requested use is no more intensive in nature than the uses permitted in the zoning district.
The criteria for a special exception permit, and the ways in which this project will meet those criteria, are detailed below:

a) Will be consistent with the goals, objectives, and policies of the comprehensive plan; ***Goal #1 of the City of Apopka Community Plan is to "Ensure that the character and location of new and redeveloped land uses maximize the economic benefit to the land; complement the environmental and historic resources; and meet the housing and service needs of the current and projected population". This project will complement the existing light industrial uses in this area by providing a driver training service that will directly benefit the neighboring industrial projects by providing a source of trained employees. It will also increase opportunity for employment for City residents by contributing to a skilled labor force. The proposed project will protect the existing environmental resources by maintaining buffering from Holts Lake and its associated wetland along the west side of the property, and will contribute to meeting the service needs of the current and projected population by providing a source of trained and skilled truck drivers to meet the increasing demand for shipping and delivery services.***

b) Will comply with all applicable zoning district standards; ***This project will be designed in accordance with all applicable zoning district standards.***

c) Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses; ***This project will meet all standards in Sec. 4.2.3.***

d) Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district; ***The I-L zoning district allows uses such as wholesaling, distribution, and light manufacturing. This project will be less intensive of a use than would otherwise be allowed in the I-L zoning district. The project will generate a minimal amount of truck traffic, whereas other allowable uses would generate heavy truck traffic. The proposed use will be less obtrusive than light manufacturing uses.***

e) Will be located a minimum of 1,000 feet from any other existing like use in nonresidential districts, and 1,500 feet in residential districts. This distance requirement shall apply whether the existing like use is a permitted "use by right" or a special exception use; ***There are no other driver training facilities within these distances.***

f) Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands; ***This project will meet he screening and buffering requirements of the Land Development Code for uses with similar compatibility to surrounding uses.***

g) Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way; ***This project will be designed to comply with Section 5.6, Exterior Lighting, of the City Land Development Code.***

h) Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site; ***This project will be designed to maintain safe and convenient ingress and egress and traffic flow.***

i) Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements; ***This site will not produce adverse odor, glare, or vibration. Noise will be no greater than other uses permitted within the zoning district.***

j) Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district; ***This project will be a benefit to development of the surrounding industrial lands, as it will provide training for employees for those projects.***

k) Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources; ***This project will be designed in compliance with regulations to protect against deterioration of water and air resources, scenic resources, and other natural resources.***

l) Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and

fire protection facilities; and ***This project will have no greater impact upon these facilities and services than other uses permitted within the zoning district.***

m) Will comply with all other relevant City, State, and federal laws and regulations. ***This project will comply with all other relevant laws and regulations.***

The following items are being submitted in support of this application:

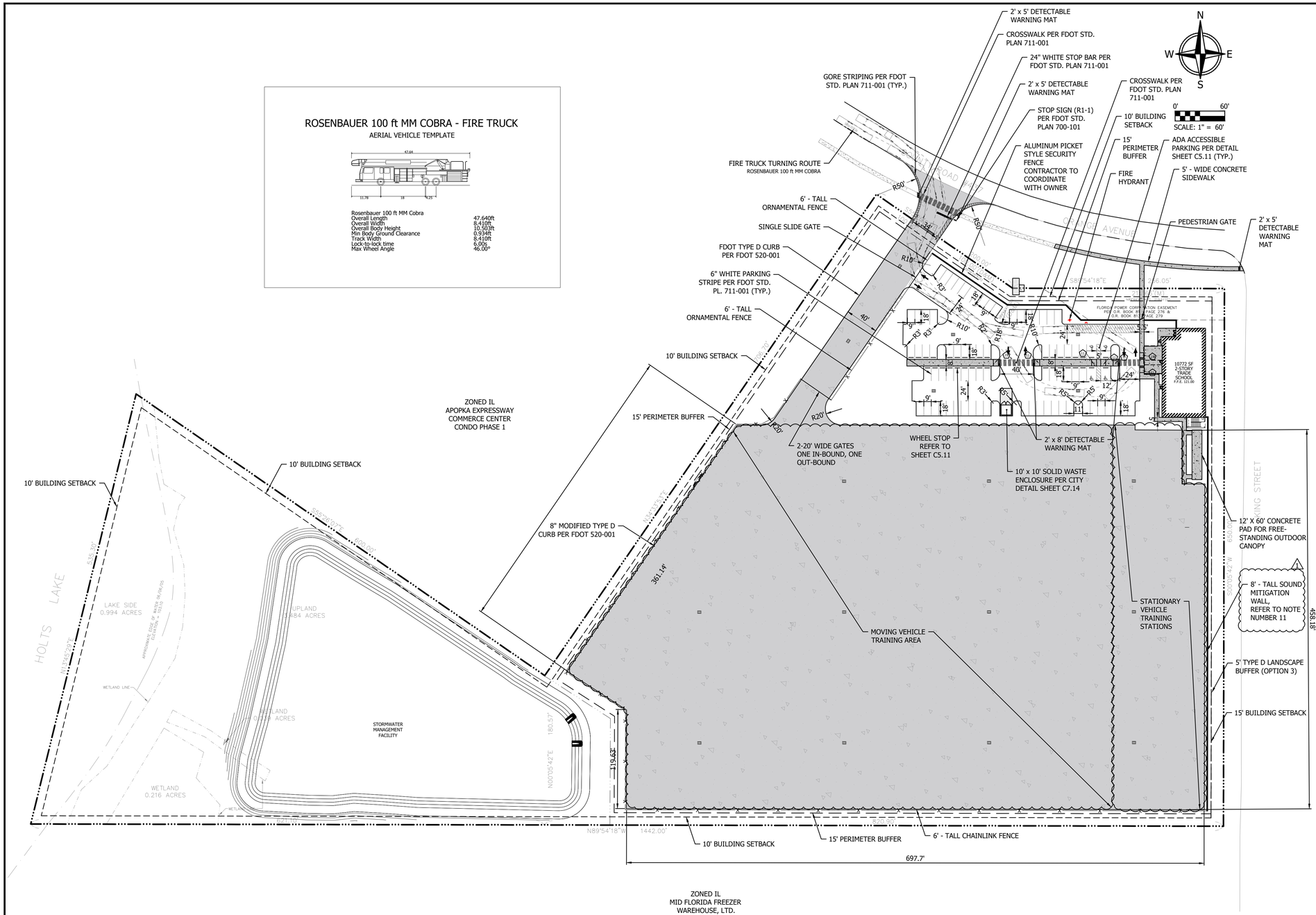
- $250 filing fee
- Application for Special Exception
- Completed typed hold harmless agreement and notarized signature
- Property deed
- Seven (7) complete sets of the Development Site Plan
- Current Survey
- Typed list of property owners within 300′ of the subject property
- A copy of the minutes of the Community Meeting held 2/16/21

If you have any questions or need additional information regarding this application, please don't hesitate to call me.

Sincerely,
Landis Evans + Partners, Inc.

Dallas Evans

Dallas Evans, P.E., AICP
Principal



SITE DATA

PARCEL/SITE AREA	585,301.89 SF (13.46 AC)
EXISTING IMPERVIOUS AREA	0 SF 0%)
EXISTING PERVIOUS AREA	585,301.89 SF (100%)
PRE-DEVELOPMENT CURVE NUMBER	39
PROPOSED IMPERVIOUS AREA	395,657.21 SF (67.59%)
PROPOSED PERVIOUS AREA	189,644.68 SF (32.40%)
POST-DEVELOPMENT CURVE NUMBER	80
ZONING DESIGNATION	I-L
FUTURE LAND USE DESIGNATION	INDUSTRIAL
OVERLAY DISTRICT	N/A
PARCEL NUMBER	06-21-28-7177-00-111
FEMA FLOOD ZONE DESIGNATION	ZONE X, ZONE AE (EL. 105.2)
* PER FIRM MAP # 12095C0120F, DATED SEPTEMBER 25TH, 2008	
LANDSCAPE BUFFERS	
NORTH	15 FT
SOUTH	15 FT
EAST	5 FT
WEST	15 FT
BUILDING SETBACKS	
NORTH	10 FT
SOUTH	10 FT
EAST	15 FT
WEST	10 FT
PROPOSED USE	VOCATIONAL SCHOOL
EXISTING BUILDING AREA	0 SF
PROPOSED BUILDING AREA	10,771.64 SF
TOTAL PROPOSED BUILDING AREA	10,771.64 SF
MAXIMUM ALLOWABLE BUILDING HEIGHT	35 FT
PROPOSED BUILDING HEIGHT	33.17 FT
ALLOWED FLOOR AREA RATIO (FAR)	0.4
PROPOSED FLOOR AREA RATIO (FAR)	0.02
PROPOSED IMPERVIOUS SURFACE RATIO	0.68
VEHICULAR PARKING	
PARKING CALCULATION	1 SPACE PER 1 STUDENT 1 SPACE PER STAFF WITH 15 VISITOR SPACES
TOTAL REQUIRED SPACES	80
TOTAL PROPOSED SPACES	80
ACCESSIBLE SPACES PROVIDED	4
90° STD PARKING STALL	9' x 18'
90° DEGREEE ACCESSIBLE PARKING STAL	12' x 18'

NOTES

1. REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEYS FOR ADDITIONAL INFORMATION AND SURVEYED ITEMS LEGEND.
2. GENERALLY, ITEMS SHOWN IN BOLD LINEWORK REPRESENT PROPOSED ITEMS AND SHADED ITEMS REPRESENT EXISTING FEATURES.
3. PAINTED PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND FDOT DESIGN STANDARDS. ALL PAINT MARKINGS SHALL HAVE TWO (2) COATS OF PAINT.
4. CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT BETWEEN PROPOSED IMPROVEMENTS AND EXISTING FEATURES.
5. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
6. IF THE PROJECT IS ABANDONED, THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF STOCKPILED CONSTRUCTION AND VEGETATIVE DEBRIS.
7. THE CONTRACTOR SHALL REFER TO THE LATEST FDOT STANDARD PLANS OR OTHER APPLICABLE STANDARDS AND SPECIFICATIONS REFERENCED ON THE PLANS.
8. SAFE VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ON THE SURROUNDING RIGHT-OF- WAYS.
9. PARKING IN EXCESS OF THE MINIMUM, APPROVED BY SPECIAL EXEMPTION APPROVAL
10. ALL GATES SHALL BE PROVIDED WITH LOCK BOXES OR AUTOMATIC OPENING MECHANICS PER FIRE DEPARTMENT REQUIREMENTS. 1
11. A PROFESSIONALLY ENGINEERED ENVIRONMENTAL NOISE STUDY SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS THAT DEMONSTRATES THE PROPOSED SOUND MITIGATION WALL AND/OR OTHER MEASURES HAVE BEEN DESIGNED SO THAT THE ADJACENT RESIDENTIAL AREAS WILL CONTINUE TO MEET THE US HUD SOUND REDUCTION REQUIREMENTS.

LEGEND

- PROPERTY LINE
- GRASS/LANDSCAPE AREA
- 6" CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- TRAFFIC DIRECTIONAL AROW
- DETECTABLE WARNING SURFACE
- CURB RAMP TYPE PER FDOT STD. PLANS 522-002
- SANITARY SEWER MANHOLE REFER TO UTILITY PLAN SHEET
- DRAINAGE INLET REFER TO GRADING PLAN SHEET

CONSULTING ENGINEERS
CIVIL: LANDMARK ENGINEERING 3810 NORTHDALE SUITE 100 TAMPA, FL 33624 813-949-1449
STRUCTURAL: TBD
MECHANICAL: CASE ENGINEERING 796 MERUS CT FENTON, MO 63026 636-349-1600
ELECTRICAL: CASE ENGINEERING 796 MERUS CT FENTON, MO 63026 636-349-1600
PLUMBING: CASE ENGINEERING 796 MERUS CT FENTON, MO 63026 636-349-1600
FIRE PROTECTION: TBD

DESIGN BUILDER
ARCO MURRAY | DESIGN BUILD
3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515 P:331-251-2728 F:331-251-2727 WWW.ARCOMURRAY.COM

ARCHITECT
GMA
3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515 P:331-251-2728 F:331-251-2727 WWW.GMA-ARCHITECTS.COM

PROJECT ROADMASTER DRIVERS SCHOOL APOPKA

ROADMASTER DRIVERS SCHOOL

WEST ORANGE STREET
APOPKA, FL

JOB NO : SJ2370
PA : DAB
DATE : 00.00.0000

REVISIONS
1 2021-04-06 REVISED PER CITY OF APOPKA COMMENTS

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SHEET NUMBER
SITE PLAN
SE1.01

I:\1000 PROJECTS\1699-20 APOPKA ROADMASTER\DWG\20 DESIGN\CS.01 SITE PLAN.DWG PLOT DATE:2021-04-06

WERNER ENTERPRISES | W. ORANGE AVE APOPKA, FL 32703 | SOUTHEAST | SCALE = (11x17) SJ2370 03-25-2021 | A4 | ARCO MURRAY DESIGN BUILD | GMA ARCHITECTS

WERNER ENTERPRISES | W. ORANGE AVE APOPKA, FL 32703 | NORTHWEST | SCALE = (11x17) SJ2370 03-25-2021 | A2 | ARCO MURRAY DESIGN BUILD | GMA ARCHITECTS

WERNER ENTERPRISES | W. ORANGE AVE APOPKA, FL 32703 | NORTHEAST | SCALE = (11x17) SJ2370 03-25-2021 | A3 | ARCO MURRAY DESIGN BUILD | GMA ARCHITECTS

WERNER ENTERPRISES | W. ORANGE AVE APOPKA, FL 32703 | WEST | SCALE = (11x17) SJ2370 03-25-2021 | A1 | ARCO MURRAY DESIGN BUILD | GMA ARCHITECTS

CONSULTING ENGINEERS

CIVIL: GMA ARCHITECTS
3810 NORTHDALE SUITE 100
TAMPA, FL 33624
813-949-1449

STRUCTURAL: TBD

MECHANICAL: CASE ENGINEERING
799 MERUS CT
FENTON, MO 63026
636-349-1600

ELECTRICAL: CASE ENGINEERING
799 MERUS CT
FENTON, MO 63026
636-349-1600

PLUMBING: CASE ENGINEERING
799 MERUS CT
FENTON, MO 63026
636-349-1600

FIRE PROTECTION: TBD

DESIGN BUILDER

ARCO MURRAY | DESIGN BUILD
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
(P) 331-228-7728 (F) 331-254-2727
WWW.ARCOMURRAY.COM

ARCHITECT

GMA ARCHITECTS
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
(P) 331-228-7728 (F) 331-254-2727
WWW.GMA-ARCHITECTS.COM

PROJECT ROADMASTER DRIVERS SCHOOL APOPKA

ROADMASTER DRIVERS SCHOOL
WEST ORANGE STREET
APOPKA, FL

JOB NO : SJ2370
PA : DAB
DATE : 00.00.0000

REVISIONS △

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SHEET NUMBER
RENDERINGS
SE1.02

I:\1000 PROJECTS\1095-20 APOPKA ROADMASTER\DWG\20 DESIGN\CS.01 SITE PLAN.DWG PLOT DATE:2021-04-06

WERNER ENTERPRISES | W. ORANGE AVE APOPKA, FL 32703 | SOUTHEAST | SCALE = (11x17) SJ2370 03-25-2021 | A4 | ARCO MURRAY DESIGN BUILD | GMA ARCHITECTS

WERNER ENTERPRISES | W. ORANGE AVE APOPKA, FL 32703 | NORTHWEST | SCALE = (11x17) SJ2370 03-25-2021 | A2 | ARCO MURRAY DESIGN BUILD | GMA ARCHITECTS

WERNER ENTERPRISES | W. ORANGE AVE APOPKA, FL 32703 | NORTHEAST | SCALE = (11x17) SJ2370 03-25-2021 | A3 | ARCO MURRAY DESIGN BUILD | GMA ARCHITECTS

WERNER ENTERPRISES | W. ORANGE AVE APOPKA, FL 32703 | WEST | SCALE = (11x17) SJ2370 03-25-2021 | A1 | ARCO MURRAY DESIGN BUILD | GMA ARCHITECTS

CONSULTING ENGINEERS

CIVIL: GMA ARCHITECTS
3810 NORTHDALE SUITE 100
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PROJECT ROADMASTER DRIVERS SCHOOL APOPKA

ROADMASTER DRIVERS SCHOOL
WEST ORANGE STREET
APOPKA, FL

JOB NO : SJ2370
PA : DAB
DATE : 00.00.0000

REVISIONS △

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SHEET NUMBER
RENDERINGS
SE1.02

I:\1000 PROJECTS\1095-20 APOPKA ROADMASTER\DWGs\20 DESIGN\CS.01 SITE PLAN.DWG PLOT DATE:2021-04-06

CITY OF APOPKA
PLANNING COMMISSION

X	PUBLIC HEARING	MEETING OF:	May 11, 2021
	SITE PLAN	FROM:	Community Development
	SPECIAL REPORTS	EXHIBITS:	Zoning Report
X	OTHER: Master Plan		Vicinity Map
			Adjacent Zoning Map
			Adjacent Uses Map
			Ex. A – Master Plan
			OCPS School Capacity Determination Letter

SUBJECT & REQUEST: **CHANGE OF ZONING:**
FROM: T, TRANSITIONAL
TO: PD, PLANNED DEVELOPMENT, AND
APPROVAL OF PD MASTER PLAN – FLORIDIAN TOWN CENTER

SUMMARY:

OWNER:	Collier Benge Land Joint Venture LLC
APPLICANT:	Andrew McCowan, GAI Consultants, Inc.
LOCATION:	North of W. Orange Blossom Trail and West of S.R. 429
PARCEL ID NUMBERS:	See Parcel ID Table
EXISTING USES:	Vacant, Single-Family Homes, Place of Worship
FLUM DESIGNATION:	Commercial and High Density Residential - 15
CURRENT ZONING:	Transitional (T)
PROPOSED DEVELOPMENT:	Mixed-Use Development
PROPOSED ZONING:	Planned Development (PD)
TRACT SIZE:	73.93 +/- acres

RECOMMENDED MOTION:
Recommend to approve the rezoning of the subject parcels from Transitional (T) to PD (Planned Development), and approval of the PD Master Plan.

ADDITIONAL INFORMATION: The subject properties are approximately 73.93 acres in size and are zoned Transitional (T) and have a future land use designation of High Density Residential-15 (HDR-15) and Commercial. The HDR-15 future land use designation allows a maximum density of 15 dwelling units per acre. The subject properties are located north of W. Orange Blossom Trail and west of S.R. 429. The proposed change of zoning to PD (Planned Development) is being requested to allow for the development of a mixed-use development on the subject parcels.

PROJECT DESCRIPTION: The PD Master Plan proposes a mixed-use development, consisting of 7 development parcels. An estimated 23.72 acres is designated as Commercial Future Land Use and an estimated 50.16 acres is designated as HDR-15 Future Land Use. Proposed uses include multi-family, townhomes, assisted living facility, hotel, and commercial/retail. Each of the 7 development parcels details permissible uses. Prohibited uses are depicted on the Master Plan and within the Master Development Agreement.

11.22 acres are dedicated for open space inside the proposed gated apartment community on Parcel 4. 15.75 acres are proposed outside of the gated community, throughout the Planned Development area. These proposed open space areas exceed the minimum requirements for open space as required for Planned Developments in the Land Development Code. The open space inside of the gated apartment community consists of a pool, clubhouse, and greenspace. Parcel 4 is linked to the commercial portion of the planned development by sidewalks along Kiowa Avenue and Floridian Town Center Boulevard.

As part of the PD, the applicant is requesting a waiver for the requirement of wheel stops. The development is proposed to utilize raised curbs and will provide expanded sidewalks where parking spaces are adjacent to sidewalks. To avoid conflict with sidewalks and utilities, street trees are proposed to be planted adjacent to the right-of-way along Kiowa Avenue. In addition, understory street trees are proposed along Southfork Drive and Floridian Town Center Boulevard, with Oaks proposed in the median along Floridian Town Center.

The Planned Development proposes having the open space and stormwater retention areas owned and maintained by a property owners association; while the lift station, Kiowa Avenue, Floridian Town Center Boulevard, Southfork Drive, and Williams Court are proposed to be owned and maintained by the City.

The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to allow for a mixture of uses ranging from commercial, lodging, residential, and institutional. The proposed zoning allows for flexibility of uses in an area that is adjacent to the S.R. 429 interchange.

Per Section 3.7.F.2 of the Land Development Code, the applicant will be required to enter into a Planned Development Agreement. This agreement will address how public facilities will be provided to the development, provisions related to environmental protection, and identification of community benefits. This agreement will be presented to the City Council along with the PD Master Plan.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property as depicted on the Master Plan is consistent with the High Density Residential-15 (HDR-15) and Commercial Future Land Use designations as detailed within the Future Land Use Element of the Comprehensive Plan.

SCHOOL CAPACITY REPORT:
Orange County Public Schools (OCPS) has indicated that capacity for the proposed development is not available at the high school level and is deficient with 40.020 seats at the high school level. The location is served by the following schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High School.

ORANGE COUNTY NOTIFICATION: Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on April 9, 2021.

PUBLIC HEARING SCHEDULE:
May 11, 2021 - Planning Commission (5:30 pm)
June 2, 2021 - City Council (1:30 pm) - 1st Reading
June 16, 2021 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
April 30, 2021 – Apopka Chief

RECOMMENDED ACTION:
Development Review Committee: Finds the proposed rezoning to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Floridian Town Center PD Master Plan.

Recommended Motion: Recommend to approve the rezoning of the subject parcels from Transitional (T) to PD (Planned Development), and approval of the PD Master Plan.

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

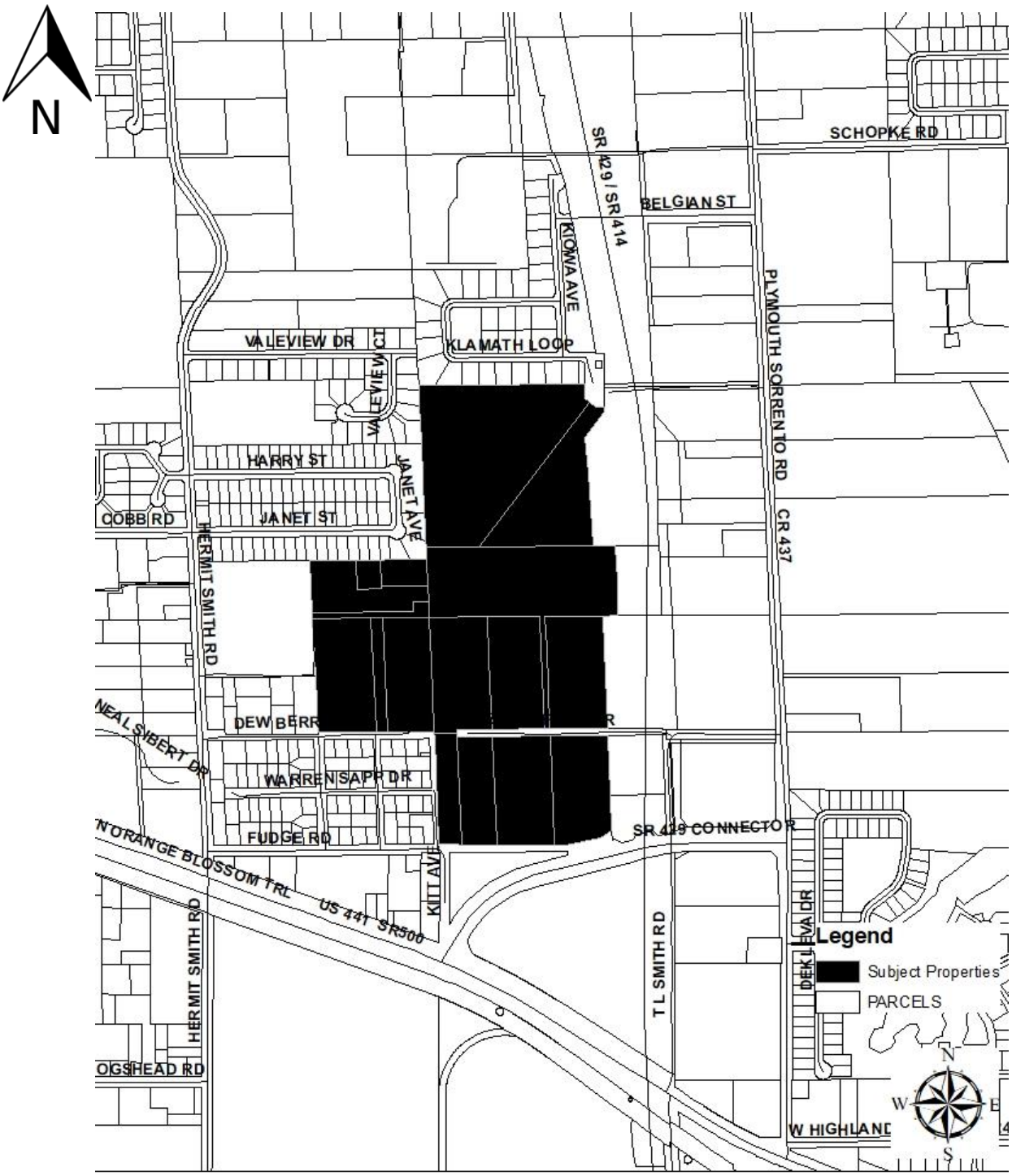
Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City & County)	"City" Residential Low Suburban & "County" Rural	"City" RSF-1B, RSF-1A & "County" R-1	Stanton Ridge, Valeview and Plymouth Hills Subdivisions
East (City & County)	"County" Rural & "City" Residential Low Suburban	"County" A-1 & "City" T	S.R. 429
South (City & County)	"City" Mixed Use & "County" Rural	"City" MU-ES-GT and "County"A-1	U.S. 441 Connector Road and Single-Family Homes
West (County)	"County" Rural	"County" A-1 and R-1	Shiloh Missionary Baptist Church & Single-Family Homes

LAND USE & TRAFFIC COMPATIBILITY: The property is proposed to be accessed via the S.R 429 Connector Road and Southfork Drive. Kiowa Avenue is planned to expand past the Stanton Ridge subdivision and connect to Joshua Ridge Lane, which intersects with Yothers Road. The proposed spine road, Floridian Town Center Boulevard, is planned to intersect with the S.R 429 Connector Road.

COMPREHENSIVE PLAN COMPLIANCE: The proposed Planned Development (PD) zoning is compatible with policies set forth in the Comprehensive Plan.

Project: **Floridian Town Center**
Owned by: **Collier Benge Land Joint Venture, LLC**
Location: **North of W. Orange Blossom Trail and West of S.R. 429**

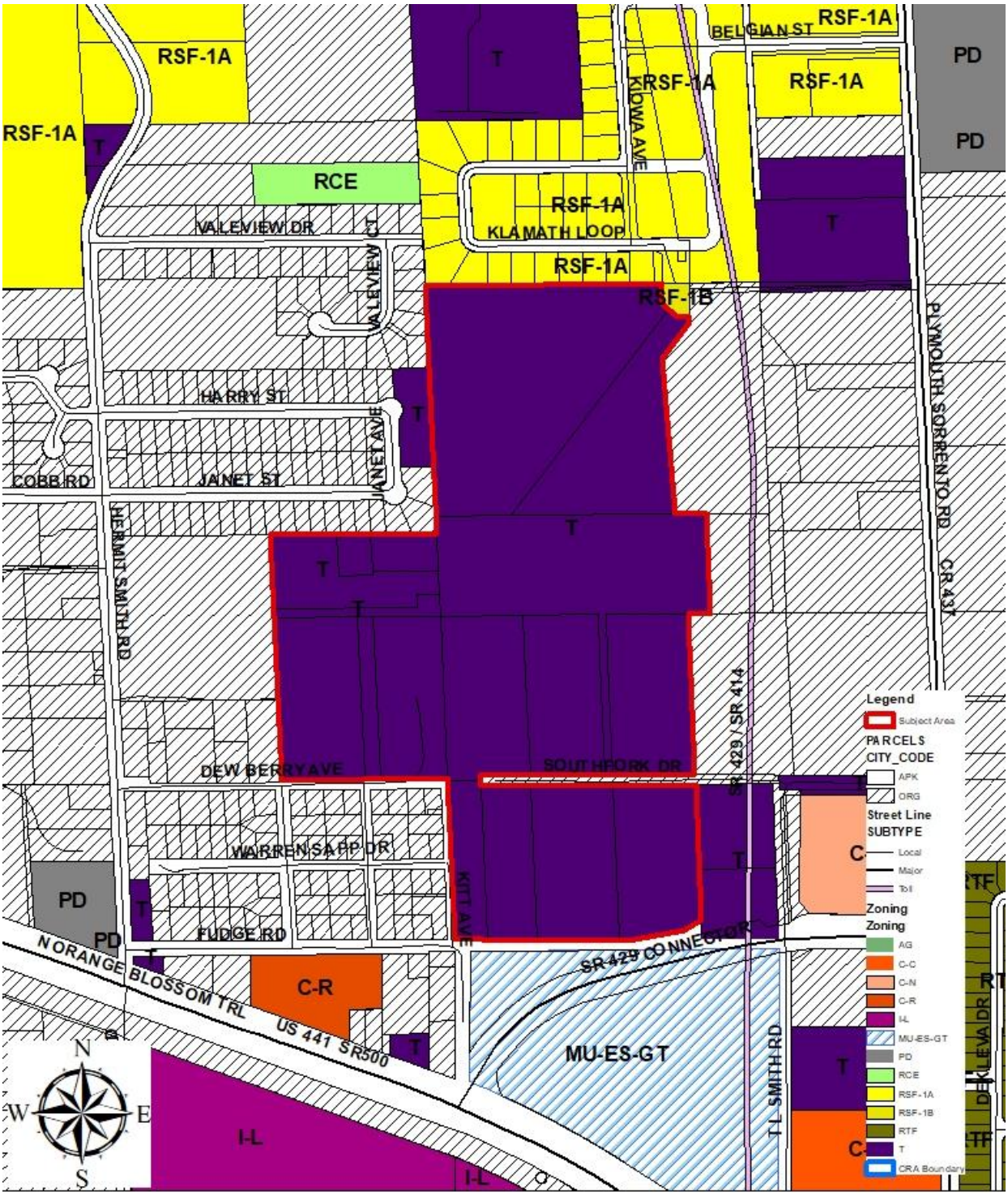
VICINITY MAP



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

N

ADJACENT ZONING



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

N

ADJACENT USES

(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

PARCEL TABLE

PARCEL #	Property Owner
27-20-36-0000-00-093	COLLIER BENGE LAND JOINT VENTURE LLC
27-20-36-0000-00-075	COLLIER BENGE LAND JOINT VENTURE LLC
27-20-36-0000-00-052	COLLIER BENGE LAND JOINT VENTURE LLC
27-20-36-0000-00-068	COLLIER BENGE LAND JOINT VENTURE LLC
27-20-36-0000-00-074	COLLIER BENGE LAND JOINT VENTURE LLC
27-20-36-0000-00-048	COLLIER BENGE LAND JOINT VENTURE LLC
27-20-36-0000-00-085	COLLIER BENGE LAND JOINT VENTURE LLC
28-21-06-7172-16-020	COLLIER BENGE LAND JOINT VENTURE LLC
28-21-06-7172-16-040	COLLIER BENGE LAND JOINT VENTURE LLC
28-21-06-7172-16-051	COLLIER BENGE LAND JOINT VENTURE LLC
28-21-06-7172-16-070	COLLIER BENGE LAND JOINT VENTURE LLC
28-21-06-7172-16-060	COLLIER BENGE LAND JOINT VENTURE LLC
28-21-06-7172-16-050	COLLIER BENGE LAND JOINT VENTURE LLC
27-20-36-0000-00-066	COLLIER BENGE LAND JOINT VENTURE LLC
28-21-06-7172-16-030	COLLIER BENGE LAND JOINT VENTURE LLC
27-20-36-0000-00-047	COLLIER BENGE LAND JOINT VENTURE LLC
27-20-36-0000-00-083	COLLIER BENGE LAND JOINT VENTURE LLC

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NOT FOR CONSTRUCTION

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

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

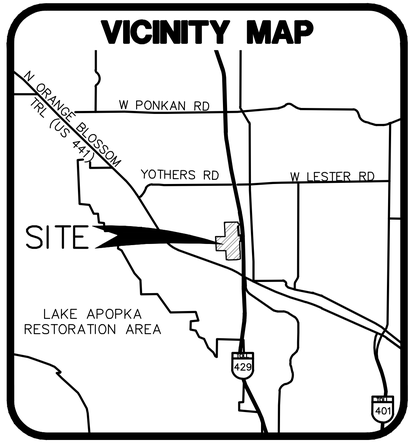
PREPARED FOR

COLLIER BENGE LAND JOINT VENTURE, LLC

220 NORTH MAIN STREET
GAINESVILLE, FL 32601
PH: 352.375.2152

FLORIDIAN
TOWN CENTER

VICINITY MAP



SECTION 36, TOWNSHIP 20 S, RANGE 27 E,
SECTION 31, TOWNSHIP 20 S, RANGE 28 E
PROPERTY APPRAISER PARCEL ID #
06-21-28-7172-05-002, 06-21-28-7172-16-020, 06-21-28-7172-16-030, 06-21-28-7172-16-040, 06-21-28-7172-16-050, 06-21-28-7172-16-051, 06-21-28-7172-16-060, 06-21-28-7172-16-070, 36-20-27-0000-00-047, 36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-066, 36-20-27-0000-00-068, 36-20-27-0000-00-074, 36-20-27-0000-00-075, 36-20-27-0000-00-083, 36-20-27-0000-00-085, 36-20-27-0000-00-093

OWNER/APPLICANT

COLLIER BENGE LAND JOINT VENTURE, LLC
220 NORTH MAIN STREET
GAINESVILLE, FLORIDA 32601
Ph: 352.375.2152

ENGINEER/SURVEYOR

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

PLANNERS/LANDSCAPE ARCHITECTS

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

GEOTECHNICAL SERVICES

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

REVISED MARCH 22, 2021
OCTOBER 30, 2020

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

SHEET INDEX

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2	BOUNDARY AND LEGAL DESCRIPTION
3	AERIAL, EXISTING SOILS & FLUCCS
4	EXISTING AND PROPOSED ZONING & FLU MAP
5	OVERALL MASTER PLAN AND PHASING PLAN
6	DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS
7	MASTER PLAN – NORTH
8	MASTER PLAN – MID SECTION
9	MASTER PLAN – SOUTH & SOUTHFORK ROAD IMPROVEMENTS
L1–L3	LANDSCAPE PLAN
B–1	BUFFER PLAN
OS–1	OPEN SPACE PLAN
S–1	SIGNAGE PLAN

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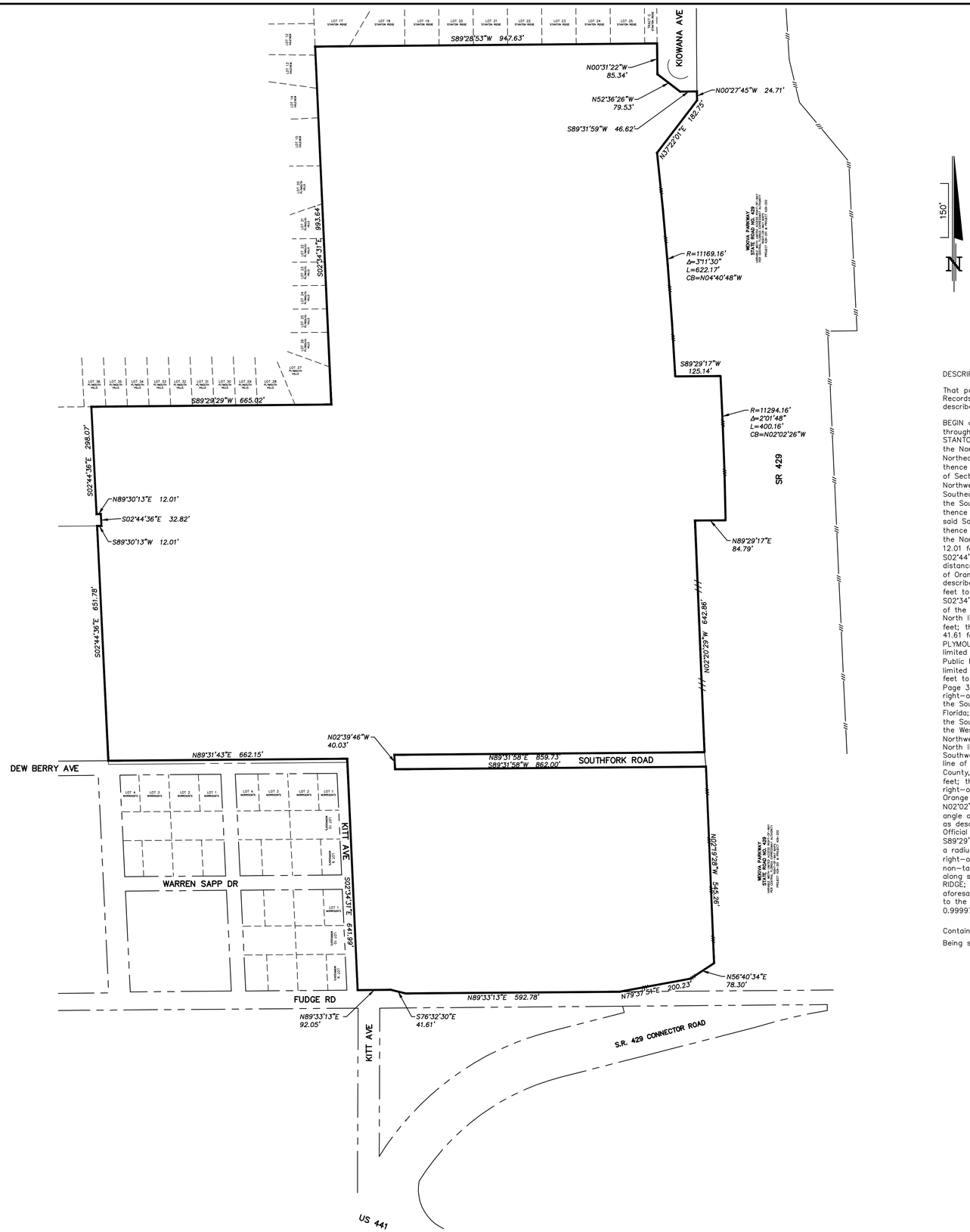

DESCRIPTION:

That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, 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 plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"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 Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of way line run N79°37'51"E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9964, Page 3691, of the Public Records of Orange County, Florida; thence N02°19'28"W along said Westerly limited access right-of-way line, 545.26 feet to the Northwest corner of Lot 8, Block P, according to said plat of MAP OF PLYMOUTH, and the South line of lands described in Official Records Document Number 20190621267, of the Public Records of Orange County, Florida; thence departing said Westerly limited access right-of-way line, run S89°31'58"W along said South line, 862.00 feet to the Southwest corner of said lands described in Official Records Document Number 20190621267; thence N02°39'46"W along the West line of said lands described in Official Records Document Number 20190621267, for a distance 40.03 feet to the Northwest corner of said lands described in Official Records Document Number 20190621267; thence N89°31'58"E along the North line of said lands described in Official Records Document Number 20190621267, for a distance of 859.73 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4332, of the Public Records of Orange County, Florida; thence departing said North line run N02°20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89°29'17"E along said Westerly limited access right-of-way line, 84.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10764, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'26"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02°01'48" for a distance of 400.16 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 4582, of the Public Records of Orange County, Florida and as described in Official Records Book 10705, Page 6080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°29'17"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11169.16 feet and a chord bearing of N04°40'48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03°11'30" for a distance of 622.17 feet to a non-tangent line; thence N37°22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00°27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plat of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plat of STANTON RIDGE: S89°31'59"W, 46.62 feet; N52°36'26"W, 79.53 feet; N00°31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 73.931 acres more or less when calculated in ground dimensions.

Being subject to any rights-of-way, restrictions, conditions and easements of record.

GENERAL NOTES:

1. THIS IS NOT A SURVEY AND IS SHOWN FOR GENERAL INFORMATION ONLY. FOR ADDITIONAL INFORMATION SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY D.W.M.A., PROVIDED UNDER SEPARATE COVER WITH THIS SUBMITTAL PACKAGE.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.
1	2/11/21	REVISED PER CITY COMMENTS	JTT

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

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

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	1"=150'	18161

PLANNED DEVELOPMENT MASTER PLAN

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

BOUNDARY AND LEGAL DESCRIPTION

DRAWING

SHEET 2 OF 16

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LEGEND

- EXISTING SOILS LIMITS, PER USDA NATURAL RESOURCES CONSERVATION SERVICE MAPS
- EXISTING LAND USE DATA, PER SJRWMD

FLUCCS CODE LEGEND

1100	– RESIDENTAIL 1/2 ACRE
1180	– RESIDENTIAL 2 ACRE
1200	– RESIDENTIAL 1/4 ACRE
2110	– IMPROVED PASTURES
2430	– ORNAMENTALS
4340	– UPLAND MIXED CONIFEROUS
8140	– ROADS AND HIGHWAYS
8370	– SURFACE WATER COLLECTION BASINS

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

GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.
1	2/11/21	REVISED PER CITY COMMENTS	JTT

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

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

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	1"=150'	18161

PLANNED DEVELOPMENT MASTER PLAN

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

AERIAL, EXISTING SOILS & FLUCCS

DRAWING

SHEET 3 OF 15

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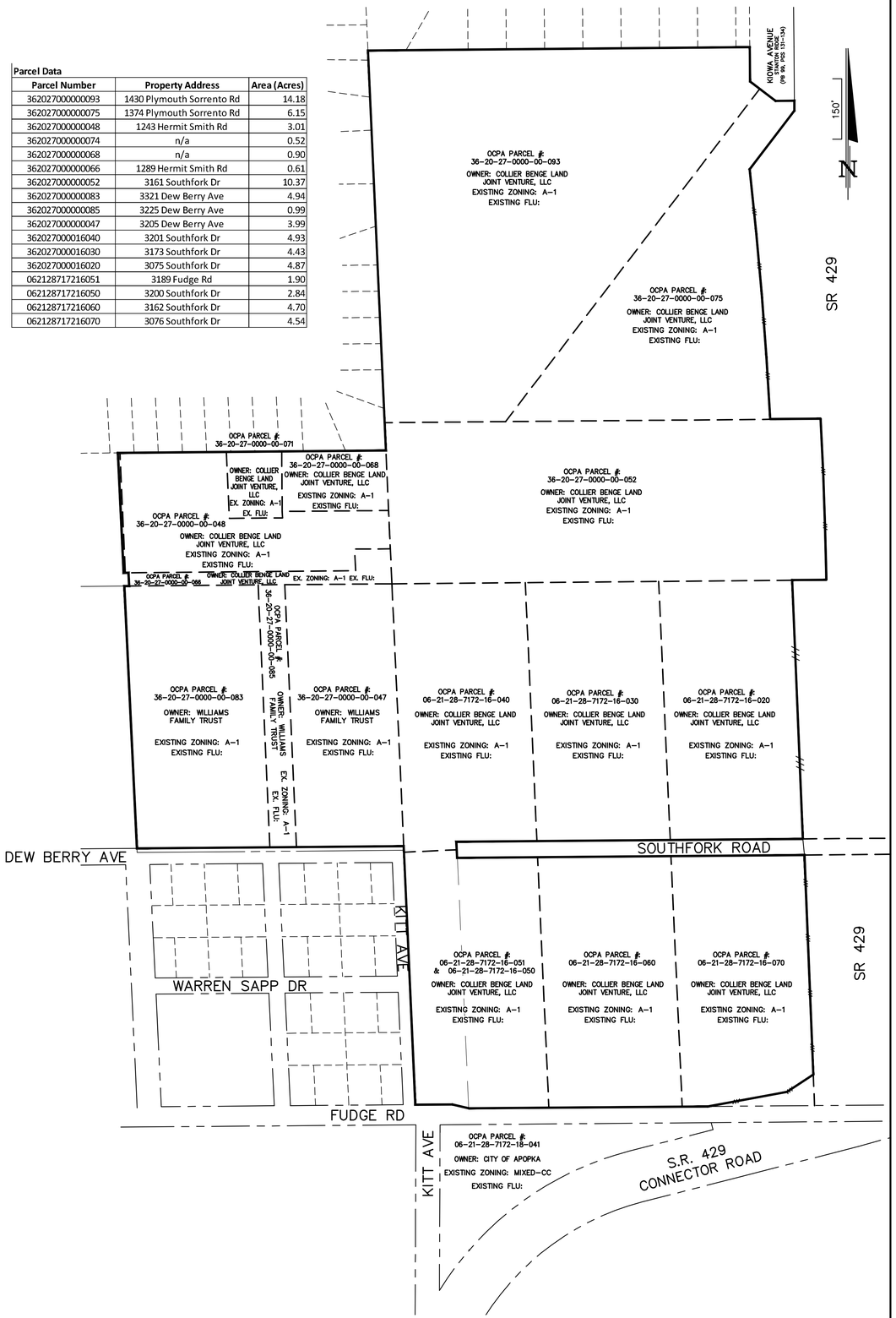
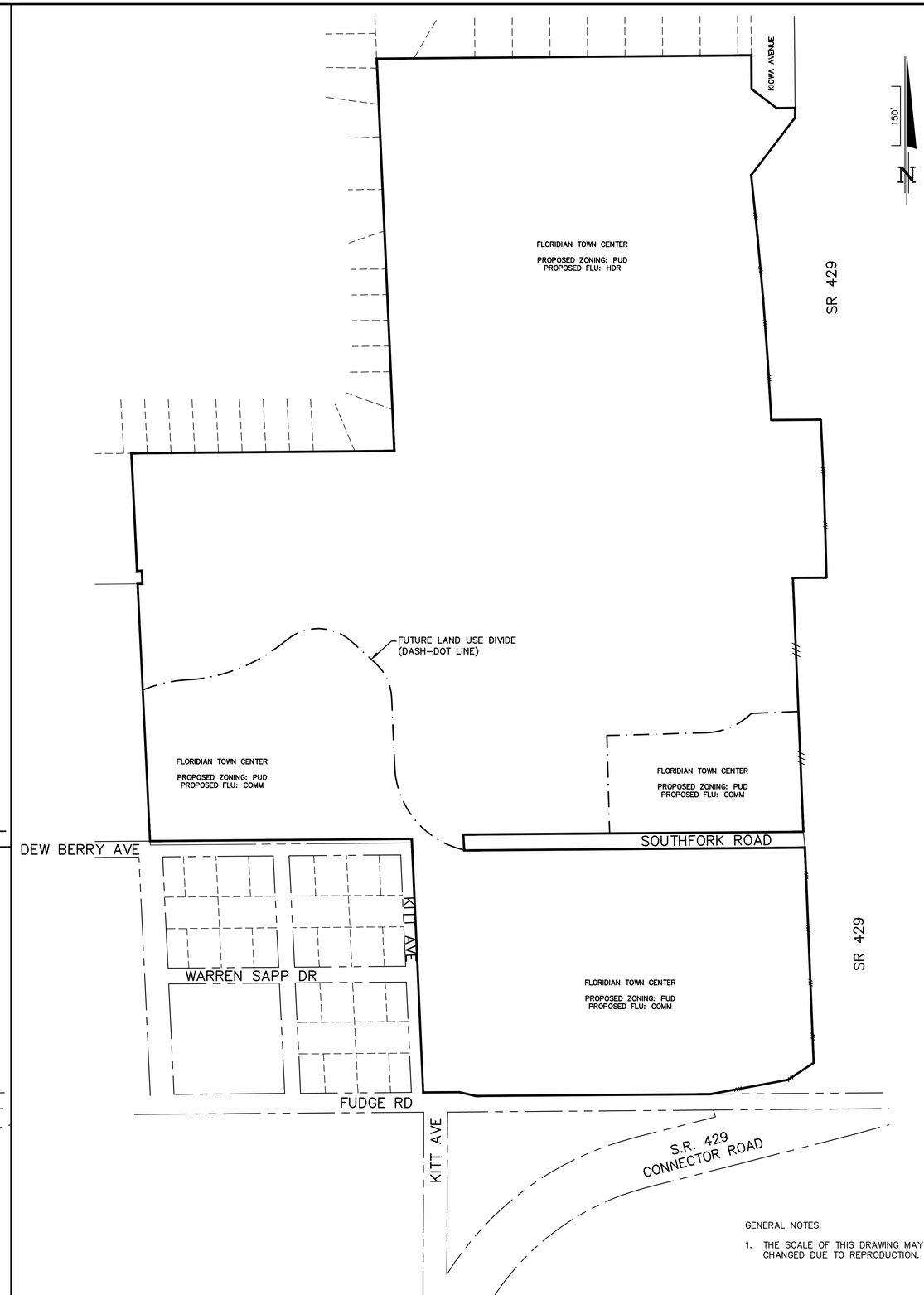
Parcel Data

Parcel Number	Property Address	Area (Acres)
362027000000093	1430 Plymouth Sorrento Rd	14.18
362027000000075	1374 Plymouth Sorrento Rd	6.15
362027000000048	1243 Hermit Smith Rd	3.01
362027000000074	n/a	0.52
362027000000068	n/a	0.90
362027000000066	1289 Hermit Smith Rd	0.61
362027000000052	3161 Southfork Dr	10.37
362027000000083	3321 Dew Berry Ave	4.94
362027000000085	3225 Dew Berry Ave	0.99
362027000000047	3205 Dew Berry Ave	3.99
362027000016040	3201 Southfork Dr	4.93
362027000016030	3173 Southfork Dr	4.43
362027000016020	3075 Southfork Dr	4.87
062128717216051	3189 Fudge Rd	1.90
062128717216050	3200 Southfork Dr	2.84
062128717216060	3162 Southfork Dr	4.70
062128717216070	3076 Southfork Dr	4.54



EXISTING ZONING AND FUTURE LAND USE



PROPOSED ZONING AND FUTURE LAND USE

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PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA
EXISTING AND PROPOSED ZONING & FLU MAP

DRAWING

SHEET 4 OF 16

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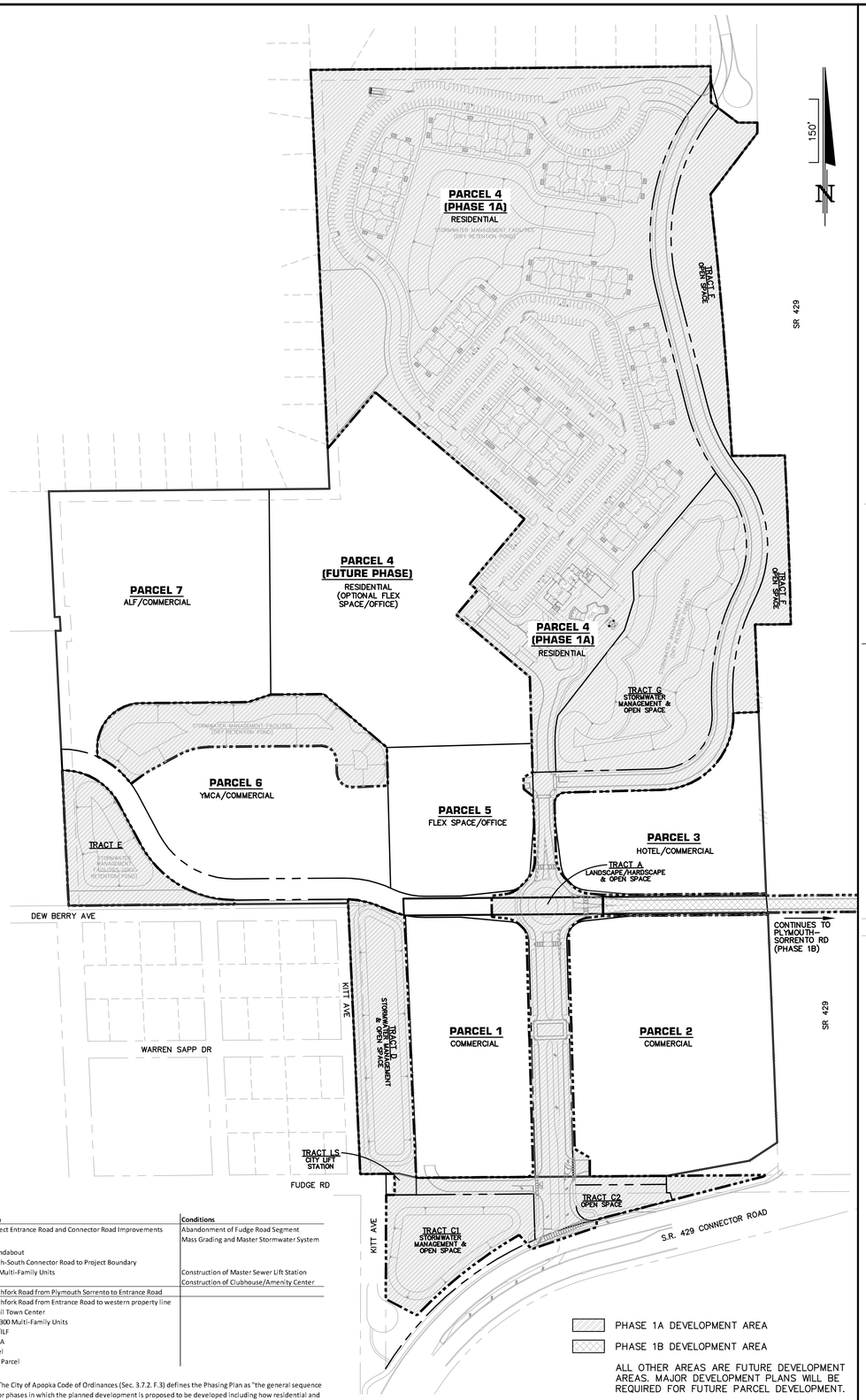
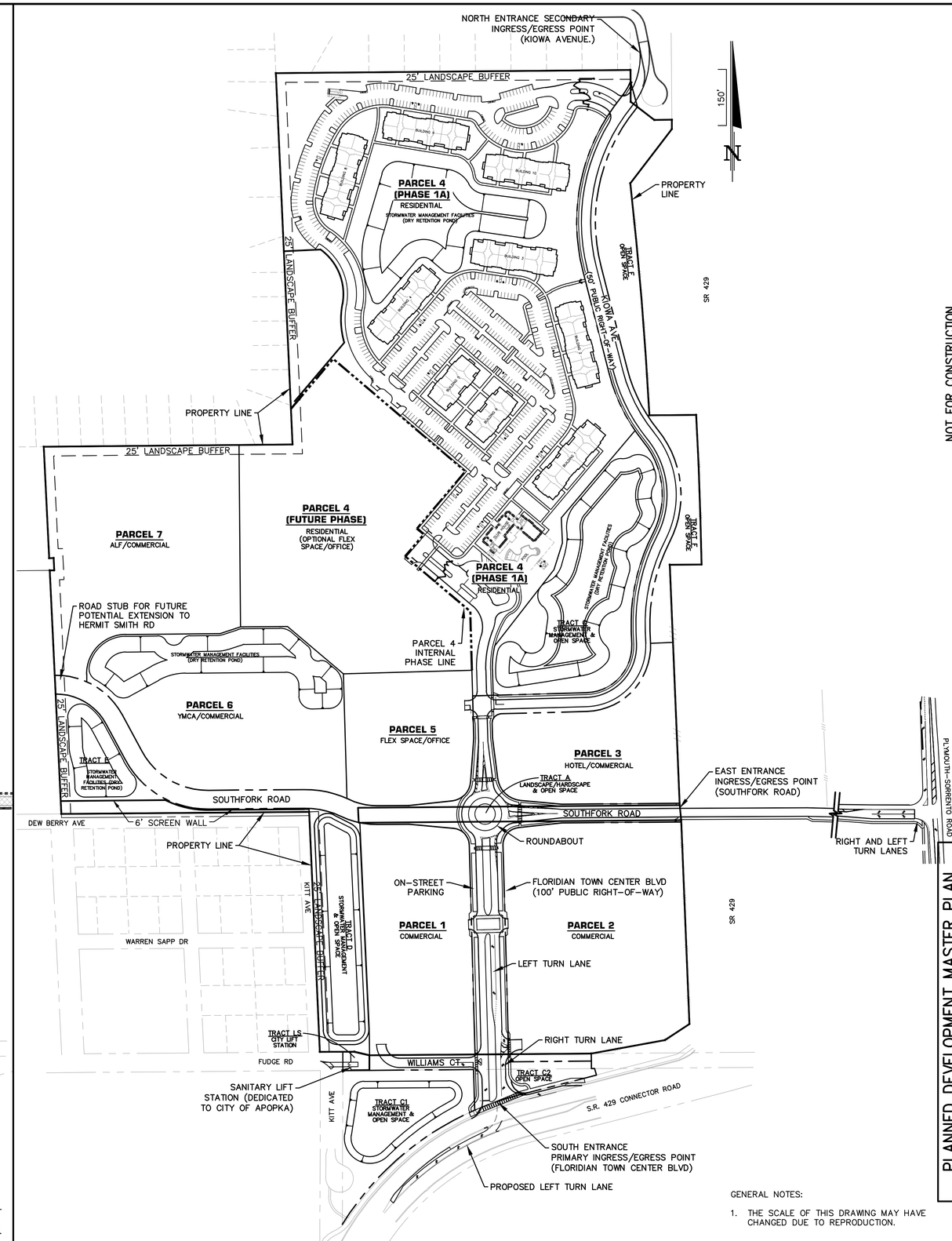


Phasing Plan

Phase	Item	Conditions
Phase 1a	Project Entrance Road and Connector Road Improvements Roundabout North-South Connector Road to Project Boundary 300 Multi-Family Units	Abandonment of Fudge Road Segment Mass Grading and Master Stormwater System Construction of Master Sewer Lift Station Construction of Clubhouse/Amenity Center
Phase 1b	Southfork Road from Plymouth Sorrento to Entrance Road	
Future Phase	Southfork Road from Entrance Road to western property line Retail Town Center 200-300 Multi-Family Units ALF/ILF YMCA Hotel Flex Parcel	

Notes:
1. The City of Apopka Code of Ordinances (Sec. 3.7.2. F.3) defines the Phasing Plan as "the general sequence or phases in which the planned development is proposed to be developed including how residentially and nonresidential development will be timed, how infrastructure (public and private), open space and other amenities will be provided and timed..."
2. A performance bond may be required by the City for infrastructure or improvements pledged as amenities to the Floridian Town Center residents.

PHASING PLAN



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OVERALL MASTER PLAN

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127
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PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA
OVERALL MASTER PLAN AND PHASING PLAN

DRAWING

SHEET 5 OF 15

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PARCEL AND TRACT DESCRIPTION

NAMES	DESCRIPTION	AREA (AC)	OWNERSHIP/MAINTENANCE
PARCELS			
1	COMMERCIAL	4.01	DEVELOPER
2	COMMERCIAL	6.63	DEVELOPER
3	HOTEL/COMMERCIAL	3.12	DEVELOPER
4	RESIDENTIAL	22.12	DEVELOPER
4	RESIDENTIAL (OPTIONAL FLEX SPACE/OFFICE)	8.27	DEVELOPER
5	FLEX SPACE/OFFICE	2.73	DEVELOPER
6	YMCA/COMMERCIAL	5.62	DEVELOPER
7	ALF/COMMERCIAL	6.18	DEVELOPER
TRACTS			
A	LANDSCAPE/HARDSCAPE & OPEN SPACE	0.05	PROPERTY OWNERS ASSOCIATION
B	OPEN SPACE	0.10	PROPERTY OWNERS ASSOCIATION
C1	STORMWATER MANAGEMENT & OPEN SPACE	1.84	PROPERTY OWNERS ASSOCIATION
C2	OPEN SPACE	0.33	PROPERTY OWNERS ASSOCIATION
D	STORMWATER MANAGEMENT & OPEN SPACE	1.96	PROPERTY OWNERS ASSOCIATION
E	STORMWATER MANAGEMENT & OPEN SPACE	1.40	PROPERTY OWNERS ASSOCIATION
F	OPEN SPACE	2.49	PROPERTY OWNERS ASSOCIATION
G	STORMWATER MANAGEMENT & OPEN SPACE	3.94	PROPERTY OWNERS ASSOCIATION
LS	SANITARY LIFT STATION	0.08	CITY OF APOPKA
R/W	PUBLIC RIGHT-OF-WAY	6.80	CITY OF APOPKA

PD Program Allocations

Development Parcel	Development Parcel Acreage	Use	Max Allocation of PD Program	Development Parcel Density/Intensity[1]
Commercial FLU				
1	4.01 acres	Commercial/Retail	57,834 sq ft	0.33 FAR
2	6.63 acres	Commercial/Retail	95,477 sq ft	0.33 FAR
3	3.12 acres	Hotel/Commercial	65,000 sq ft	0.48 FAR
6	5.62 acres	YMCA/Commercial	40,000 sq ft	0.16 FAR
Total Program Allocated in Commercial FLU			258,311 sq ft	0.25 FAR
HDR FLU				
4	30.39 acres	Multi-Family	500 du	16.5 du/acre
5	2.73 acres	Flex Space[2]	72 du 37,600 sq ft	26.4 du/acre 0.32 FAR
7	6.18 acres	ALF/ILF	180 du	29.1 du/acre
Total Program Allocated in HDR FLU			752 du 37,600 sq ft	15 du/acre 0.02 FAR

Notes: 1. Development parcels exclude some open space tracts, some stormwater pond tracts, and roads; therefore, parcel densities shown are based on program allocations to the net parcel acreages. Overall project densities are maintained per maximum FLU densities and intensities.

2. Parcel 5 Flex Space program is TBD. It may become an additional future phase of multi-family or may be commercial/professional office oriented to the Town Center, utilizing the Policy 3.1.h commercial allowance.

Max PD Program

FLU	Max Densities/ Intensities	Max PD Program Per FLU
Commercial 23.72 acres gross	0.25 FAR	258,311 sq ft
HDR 50.16 acres gross	15 du/acre 50 sq ft per unit	752 units 37,600 sq ft[1]

Notes: 1. The Apopka Comprehensive Plan Future Land Use Policy 3.1.h allows for 50 sq ft of commercial uses per unit within HDR.

Preliminary Phase Program Breakdown

Parcel	Phase 1		Future Phase	
1	0	sq ft	57,834	sq ft
2	0	sq ft	95,477	sq ft
3	0	sq ft	65,000	sq ft
6	0	sq ft	40,000	sq ft
4	300	du	200	units
5	0	sq ft	TBD[1]	
7	0	du	180	units

Notes: 1. See Note 2 under the PD Program Allocations Table.

Multifamily Unit Breakdown

Unit Type	Minimum Square	Phase 1 Proposed Mix	
		Total Units	% of Units
Studio/1 Bedroom	750 sq ft	90	30%
2 Bedrooms	1,000 sq ft	150	50%
3 Bedrooms	1,300 sq ft	60	20%

Development Standards

Standard	Parcel 1	2	3	4	5	6	7
Lot Standards							
Min Lot Width	50'	50'	50'	75'	16'	50'	50'
Minimum Building Setbacks							
Front	10'	10'	10'	10'	10'	10'	10'
Side	10'	10'	10'	15'	10'	10'	10'
Street Side	10'	10'	10'	15'	10'	10'	10'
Rear	15'	15'	15'	15'	15'	15'	15'
From Single Family Lot Line	60'	n/a	n/a	25'	n/a	60'	50'
Minimum Parking Setback							
From Single Family Lot Line	25'	n/a	n/a	25'	n/a	25'	25'
Minimum Building Separation (Residential)	n/a	n/a	n/a	40'	20'	n/a	n/a
Building Height							
Max Height	35'	35'	75'	50'	50'	35'	50'
Max Stories	3	3	6	4	4	2	4
Minimum Living Area	n/a	n/a	n/a	750'	750'	n/a	See Note *
Minimum Parking	2.75 space/ksf of commercial on average			1.7 spaces per unit + 1 space per 10 units guest	2.75 space/ksf of commercial on average or 1.7 space per unit + 1 space per 10 units guest		Per LDC

Notes: Minimum living area for ILF units shall be 550 square feet. All other units types shall be 750 square feet.

Permitted Parcel Uses

Uses	Parcel 1	2	3	4	5	6	7
Multi-Family				Y	Y		
Townhome					Y		
Assisted Living Facility[1]							Y
Independent Living Facility[1]							Y
Hotel			Y				
Commercial/Retail	Y	Y	Y		Y	Y	
Professional Office	Y	Y	Y		Y		
Medical Office	Y	Y	Y		Y	Y	Y
Self-Service Storage[2]	Y	Y	Y				
Parks and Open Space[3]	Y	Y	Y	Y	Y	Y	Y
Indoor Recreation						Y	
Institutional/Civic					Y	Y	

Notes : 1. Assisted Living and Independent Living Facilities may contain ancillary personal services and food & beverage uses that are only offered to residents of the facility, not to exceed 4,000 sq ft.

2. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.

3. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.

PROHIBITED PD USES

A. ANY USE THAT EMITS AN OBNOXIOUS ODOR, OBNOXIOUS NOISE, OR OBNOXIOUS SOUND THAT CAN BE HEARD OR SMELLED OUTSIDE OF ANY BUILDING IN THE PROJECT.

B. AN OPERATION PRIMARILY USED AS WAREHOUSE OPERATION OR ANY ASSEMBLING, MANUFACTURING, DISTILLING, REFINING, SMELTING, AGRICULTURAL, OR MINING OPERATION.

C. ANY SELF-SERVICE STORAGE FACILITIES THAT ARE NOT CLIMATE CONTROLLED.

D. ANY OUTDOOR STORAGE OF AUTOMOBILES, RECREATIONAL VEHICLES, OR BOATS.

E. ANY "SECOND HAND" STORE, ANY OPERATION SELLING "SURPLUS" OR "SALVAGE" GOODS, OR PAWN SHOP.

F. ANY MOBILE HOME PARK, TRAILER COURT, LABOR CAMP, JUNKYARD, OR STOCKYARD; BUT THIS PROHIBITION IS NOT APPLICABLE TO THE TEMPORARY USE OF CONSTRUCTION TRAILERS DURING PERIODS OF CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE.

G. ANY DUMPING, DISPOSING, INCINERATION OR REDUCTION OF GARBAGE, BUT THIS PROHIBITION DOES NOT APPLY TO (I) GARBAGE COMPACTORS OR OTHER GARBAGE COLLECTION AREAS OR FACILITIES LOCATED NEAR THE REAR OF ANY BUILDING, OR (II) RECYCLING CENTERS THAT MAY BE REQUIRED BY GOVERNMENTAL REQUIREMENTS.

H. ANY FIRE SALE, BANKRUPTCY SALE (UNLESS PURSUANT TO A COURT ORDER) OR AUCTION HOUSE OPERATION.

I. ANY CENTRAL LAUNDRY, DRY CLEANING PLANT, OR LAUNDROMAT, BUT THIS RESTRICTION IS NOT INTENDED TO PREVENT THE OPERATION OF AN ON-SITE SERVICE ORIENTED SOLELY TO PICKUP AND DELIVERY OF CLOTHING BY THE ULTIMATE CONSUMER, WITH NO WASHING OR PROCESSING FACILITIES WITHIN THE PROJECT, AS THE SAME MAY BE FOUND IN RETAIL SHOPPING CENTERS IN THE METROPOLITAN AREA WHERE THE PROJECT IS LOCATED.

J. ANY (I) AUTOMOBILE, TRUCK, TRAILER, OR RECREATIONAL VEHICLE SALES, LEASING, OR DISPLAY OPERATION, (II) CAR WASH, OR (III) BODY SHOP REPAIR OPERATION.

K. ANY BOWLING ALLEY OR SKATING RINK.

L. ANY MORTUARY OR FUNERAL HOME.

M. ANY ESTABLISHMENT SELLING OR EXHIBITING OBSCENE OR SEXUALLY EXPLICIT MATERIAL.

N. ANY ESTABLISHMENT SELLING OR EXHIBITING ILLICIT DRUGS OR RELATED PARAPHERNALIA.

O. A STRIP CLUB.

P. ANY MASSAGE PARLOR OR SIMILAR ESTABLISHMENT (BUT THE PROVISION OF THERAPEUTIC MESSAGES AS PART OF A FIRST-CLASS HEALTH OR BEAUTY SPA OPERATION OR BY PROFESSIONAL HEALTH CARE PROVIDERS IS PERMITTED).

Q. ANY FLEA MARKET, AMUSEMENT OR VIDEO ARCADE, POOL OR BILLIARD HALL, OR DANCE HALL.

R. ANY TRAINING OR EDUCATIONAL FACILITY, INCLUDING: BEAUTY SCHOOLS, BARBER COLLEGES, READING ROOMS, PLACES OF INSTRUCTION, OR OTHER OPERATIONS CATERING PRIMARILY TO STUDENTS OR TRAINEES RATHER THAN TO CUSTOMERS, BUT THIS PROHIBITION IS NOT APPLICABLE TO ON-SITE EMPLOYEE TRAINING BY AN OCCUPANT INCIDENTAL TO THE CONDUCT OF ITS BUSINESS AT THE PROJECT.

S. ANY GAMBLING FACILITY OR OPERATION, INCLUDING: OFF-TRACK OR SPORTS BETTING PARLOR; TABLE GAMES SUCH AS BLACKJACK OR POKER; SLOT MACHINES, VIDEO POKER/BLACKJACK/KENO MACHINES OR SIMILAR DEVICES; OR BINGO HALL.

STATEMENT OF PLANNING AND DEVELOPMENT GOALS

THE FLORIDIAN TOWN CENTER WILL, THROUGH THE APPLICATION OF THE PROPOSED PD, PERMIT A CONTINUUM OF INSTITUTIONAL, SHOPPING, DINING, LODGING, AND RESIDENTIAL USES WITHIN A HIGH QUALITY, WELL DESIGNED, AND COMPACT PROJECT. EVEN WHILE USING STANDARD LAND USE CATEGORIES, THE PD WILL ALLOW FOR EFFECTIVE ALLOCATION AND INTEGRATION OF USES, INCLUDING THE FLEXIBILITY OF MIXED-USE IN THE CORE OF THE SITE. THE PD IS ESPECIALLY POWERFUL IN ITS ABILITY TO BALANCE THE NEED FOR RESPONSIVENESS IN THE FACE OF RAPIDLY CHANGING MARKETS WITH THE RESPONSIBILITY OF PROVIDING QUALITY ASSURANCE TO THE CITY AND TO NEIGHBORS. THE PD ENSURES THAT SIGNIFICANT OPEN SPACE, AMENITIES, COMMUNITY FACILITIES, AND WAYFINDING ARE PROVIDED AND THAT PEDESTRIAN ACCESS AND COMFORT ARE PRINCIPLE CONCERNS. THE PD ALSO ENSURES THAT THE OPPORTUNITY POSED AT THIS KEY PROPERTY, AT THE CONFLUENCE OF SOME OF THE LARGEST AND MOST IMPORTANT TRANSPORTATION CORRIDORS IN THE REGION, IS NOT WASTED ON INCREMENTAL, PIECEMEAL SPRAWL, BUT MAXIMIZED AS A NEW TOWN CENTER FOR NORTHWEST APOPKA.

COMPENSATING COMMUNITY BENEFITS

COMPENSATING COMMUNITY BENEFITS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- IN AREAS WHERE UNDERGROUND UTILITIES WOULD HAVE PREVENTED THE PLACEMENT OF TRADITIONAL CANOPY STREET TREES, WE ARE TAKING EXTRA STEPS TO ESTABLISH A QUALITY DESIGN AESTHETIC AND A PLEASANT PEDESTRIAN ENVIRONMENT. ON KIOWA AVENUE WE ARE PROVIDING FOR LIVE OAKS OUTSIDE THE ROW AND UTILITY BUFFER THAT WILL COME TO PROVIDE SHADE TO THE SIDEWALK AND DISTINCTIVE CHARACTER TO THE CORRIDOR. ON SOUTHFORK AND FLORIDIAN TOWN CENTER BLVD, THOUGH SMALLER TREES ARE BEING USED IN THE RIGHT OF WAY, WE ARE NEARLY DOUBLING THE STREET TREE REQUIREMENT, IN ORDER TO ACHIEVE THE DESIRED PEDESTRIAN ENVIRONMENT.
- PROTECTION OF MANY EXISTING SPECIMEN TREES BY ALTERING THE LOCATION AND CONFIGURATION OF NUMEROUS STORMWATER PONDS, ROADS, BUFFERS, LANDSCAPED AREAS, AND OPEN SPACE.
- PROVIDING CENTRAL STORMWATER FACILITIES FOR BOTH THE DEVELOPMENT AND THE CITY ROW.
- PROVIDING SIGNIFICANTLY MORE THAN THE MINIMUM 30% OPEN SPACE REQUIREMENT FOR A PD, WHICH IN ITSELF, IS HIGHER THAN THE REQUIREMENTS OF THE CITY'S TRADITIONAL ZONING CATEGORIES.
- PROVIDING FOR CO-BRANDING OF SIGNS AND GATEWAYS FOR THE CITY AND THE DEVELOPMENT.
- PROVIDING A SITE FOR A NEW YMCA, THE ONLY ONE IN THIS PART OF THE ORLANDO METRO.
- PROVIDING FOR THE EXTENSION OF A NEW LOCAL COLLECTOR ROAD, WHICH WILL EVENTUALLY CONNECT TO YOTHERS ROAD.

GENERAL NOTE:

1. ALL NOTES AND DATA TABLES PROVIDED HEREON HAS BEEN PROVIDED BY COMMUNITY SOLUTIONS GROUP, A GAI CONSULTANTS, INC. SERVICE GROUP

NOTES

COMMUNITY DESIGN
1. ALL VEHICLE PARKING LOTS AND STRUCTURES CONTAINING MORE THAN 50 PARKING SPACES SHALL PROVIDE CLEARLY IDENTIFIED PEDESTRIAN ROUTES BETWEEN PARKING AREAS AND A PRIMARY PEDESTRIAN ENTRANCE(S) TO THE BUILDING(S) SERVED BY THE PARKING AREA.
2. EACH MULTI-FAMILY BUILDING SHALL HAVE ACCESS TO A SIDEWALK THAT CONNECTS TO THE PROJECT PEDESTRIAN NETWORK.
3. THE MULTI-FAMILY DEVELOPMENT SHALL HAVE SIDEWALK CONNECTIONS TO THE TOWN CENTER.
4. WHERE A SIDEWALK OR OTHER WALKWAY CROSSES A STREET, DRIVEWAY, DRIVE AISLE, OR PARKING LOT, THE CROSSING SHALL BE CLEARLY MARKED WITH A CHANGE IN PAVING MATERIAL, COLOR, OR HEIGHT, OR DECORATIVE BOLLARDS.

BUILDING DESIGN AND ARCHITECTURE
1. BUILDING FACADES SHALL NOT EXCEED 60 FEET ALONG A STREET FRONTAGE WITHOUT PROVIDING A SUBSTANTIAL VOLUME BREAK SUCH AS A VOLUME RECESS, A TOWER OR BAY, OR AN ARCHITECTURALLY PROMINENT PUBLIC ENTRANCE THE RECESSES AND PROJECTIONS SHALL HAVE A MINIMUM DEPTH OF THREE FEET.
2. IF A FLAT ROOF IS PROPOSED, PARAPET WALLS WITH THREE-DIMENSIONAL CORNICE TREATMENTS SHALL CONCEAL THE ROOF. THE CORNICE SHALL INCLUDE A PERPENDICULAR PROJECTION OF A MINIMUM OF EIGHT (8) INCHES FROM THE PARAPET FACADE PLANE.
3. ALL PRIMARY PEDESTRIAN ENTRANCES INTO PRINCIPAL BUILDINGS SHALL BE CLEARLY DEFINED AND EMPHASIZED USING CHANGES IN THE WALL PLANE OR FACADE MATERIAL, PILASTERS, AWNINGS, CANOPIES, PORCHES, OR OTHER ARCHITECTURAL ELEMENTS. WHERE THE FACADE OF A PRINCIPAL BUILDING ABUTS OR FACES A STREET, AT LEAST ONE OPERABLE PEDESTRIAN ENTRANCE PROVIDING BOTH INGRESS AND EGRESS SHALL BE PROVIDED. IF THE FACADE INCLUDES MULTIPLE TENANT SPACES, AT LEAST ONE SUCH ENTRANCE SHALL BE PROVIDED FOR EACH STREET-LEVEL TENANT SPACE. THESE REQUIRED PEDESTRIAN ENTRANCES SHALL OPEN DIRECTLY TO THE STREET SIDEWALK WITHOUT REQUIRING PEDESTRIANS TO PASS THROUGH A GARAGE, PARKING LOT, OR OTHER NON-PEDESTRIAN AREA LOCATED BETWEEN THE ENTRANCE AND THE STREET.
4. FAÇADES SHALL NOT EXCEED 20 HORIZONTAL FEET AND TEN VERTICAL FEET WITHOUT INCLUDING AT LEAST ONE OF THE FOLLOWING ELEMENTS:(CANOPIES, RECESSES, ARCADES, RAISED PARAPETS, ROOF FORMS, ADJACENT DISPLAY WINDOWS) TO ESTABLISH CLEARLY DEFINED, HIGHLY VISIBLE, PRIMARY BUILDING ENTRANCES. BUILDING FACADES ALONG PUBLIC STREETS SHALL MAINTAIN A PEDESTRIAN SCALE AND INTEGRATE THE PUBLIC AND PRIVATE SPACES USING ARCHITECTURAL ELEMENTS.
5. ANY AC OR MECHANICAL UNITS LOCATED ON THE ROOF SHALL BE SCREENED FROM VIEW.
6. THE MULTI-FAMILY DEVELOPMENT WILL BE GATED.

MULTI-FAMILY AMENITIES
1. ONE COMMUNITY CLUBHOUSE AND POOL WILL BE PROVIDED IN THE FIRST PHASE OF MULTI-FAMILY DEVELOPMENT.
2. THE COMMUNITY CLUBHOUSE SHALL BE EQUIPPED WITH RESTROOMS, KITCHEN AREA, WORKOUT ROOM, AND MEETING AREA.
3. ACCESS TO THE COMMUNITY CLUBHOUSE SHALL BE RESTRICTED TO THE MULTI-FAMILY RESIDENTS AND THEIR GUESTS.
4. THE COMMUNITY CLUBHOUSE SHALL BE DESIGNED TO ACCOMMODATE PERSONS WITH DISABILITIES AS REQUIRED BY FLORIDA BUILDING CODE AND ADA, CURRENT ENFORCED EDITIONS.
5. THE ARCHITECTURAL DESIGN OF THE COMMUNITY CLUBHOUSE SHALL BE COMPLIMENTARY TO THE DESIGN OF THE MULTI-FAMILY BUILDINGS.

FLEX ZONE
1. THE PARCEL 5 "FLEX ZONE" LIES WITHIN THE HDR FUTURE LAND USE AREA AND WILL BE DEVELOPED IN A FUTURE PHASE. MULTIPLE OPTION ARE PROPOSED, SUBJECT TO FUTURE MAJOR DEVELOPMENT PLAN APPROVALS:
   OPTION 1: MULTI-FAMILY/TOWNHOME
   OPTION 2: COMMERCIAL/RETAIL
   OPTION 3: PROFESSIONAL OFFICE
   OPTION 4: MIXED-USE COMBINATION OF 1-3.

PARKING
1. PARKING RATIOS ARE PROVIDED ON SHEET 6.
2. COMPACT SPACES ALLOWED IN COMMERCIAL, UP TO 25% MAXIMUM.
3. REQUEST A WAIVER TO CITY LDC SECTION 5.1.5.I.(2) REQUIREMENT FOR WHEEL STOPS. DEVELOPMENT WILL UTILIZE RAISED CURBS IN LIEU OF WHEEL STOPS. ADDITIONAL DESIGN ALLOWANCE WILL PROVIDE FOR 2' VEHICLE OVERHANG BY EXPANDING CONCRETE SIDEWALKS AND/OR LANDSCAPE AREAS ADJACENT TO PARKING STALLS.

LANDSCAPE & BUFFERS
1. ALL LANDSCAPE DESIGNS WILL ABIDE BY THE CITY OF APOPKA LAND DEVELOPMENT CODE WITH THE EXCEPTIONS LISTED IN THIS SECTION BELOW.
2. THE CITY OF APOPKA LDC APPENDIX D SECTION 4.5 - LANDSCAPING AND BUFFERS REQUIRES STREET TREES TO BE PROVIDED 50' APART AND "CLOSE TO THE CURB". THIS IS IN CONFLICT WITH PUBLIC WORKS AND ENGINEERING REQUIREMENTS TO PROTECT SIDEWALKS AND UNDERGROUND UTILITIES INCLUDING WATER, RECLAIMED, STORMWATER, AND SANITARY SEWER. WE ARE ADDRESSING THIS CONFLICT IN THE FOLLOWING WAYS, DEPENDING ON CONTEXT:

   ON KIOWA AVE - WE ARE PROVIDING THE SAME OR SIMILAR REQUIRED NUMBER OF STREET TREES OUTSIDE BUT ADJACENT TO THE ROW, SEPARATED FROM UTILITIES BY 10'.

   ON SOUTHFORK (EAST OF THE ROUNDABOUT) - DUE TO THE EXPRESSWAY OVERPASS AND NARROW CORRIDORS FOR UNDERGROUND UTILITIES, UNDERSTORY STREET TREES ARE PROVIDED IN PLACE OF CANOPY TREES "CLOSE TO THE CURB". WE HAVE DOUBLED THE NUMBER OF UNDERSTORY TREES TO PROVIDE ADDITIONAL CANOPY AND SHADE.

   ON FLORIDIAN TOWN CENTER BLVD - DUE TO UNDERGROUND UTILITIES, UNDERSTORY TREES ARE PROVIDED "CLOSE TO THE CURB". LIVE OAKS ARE PROVIDED IN THE CENTRAL MEDIAN, AWAY FROM UTILITIES TO INCREASE THE MASS OF TREES AND CANOPY.
3. LANDSCAPE BUFFER PLANTINGS TO BE PROVIDED PER CITY OF APOPKA LDC.
4. THIS PROJECT WILL ABIDE BY ALL RELEVANT TREE PROTECTION STANDARDS PER THE CITY OF APOPKA LAND DEVELOPMENT CODE.
5. NATIVE VEGETATION AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

FIRE DEPARTMENT
1. ADEQUATE STABILIZED ACCESS AND FIRE HYDRANTS SHALL BE IN PLACE WITHIN 500' OF ANY STRUCTURE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANTS MUST BE WITHIN 500 FEET OF EACH RESIDENTIAL UNIT.
3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
4. ALL MULTI-FAMILY RESIDENTIAL MUST BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS AND FIRE ALARMS MEETING FLORIDA FIRE PREVENTION CODE.
5. FIRE DEPARTMENT CONNECTIONS (FDC) FOR SPRINKLER SYSTEMS MUST BE REMOTE FROM THE BUILDINGS WITH FIRE LANES.
6. IF THE MULTI-FAMILY DEVELOPMENT IS GATED, THE GATE SHALL BE EQUIPPED WITH AN OPTI-COM TYPE SIGNALING DEVICE THAT IS COMPATIBLE WITH CITY OF APOPKA EMERGENCY VEHICLES. IT MUST ALSO BE EQUIPPED WITH A YELP SIREN ACTIVATION AND GATE CODE REQUESTED BY THE FIRE DEPARTMENT.

PUBLIC SERVICES
1. ROADS, DRIVEWAYS, AND ROUNDABOUTS SHALL FOLLOW CITY STANDARDS AND SPECIFICATIONS.
2. UTILITIES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA.
3. SANITATION SERVICES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA.
4. SANITATION SERVICE SHALL BE VIA ROLL-OFF BINS LOCATED WITHIN AN ENCLOSED COMPACTOR BAY ON EACH SITE.
5. LANDSCAPE AND IRRIGATION DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA ORDINANCE 2069, ADOPTED MAY 21, 2008, WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

PROJECT ROADS
1. PROJECT ROADS, INCLUDING KIOWA AVENUE, SOUTHFORK ROAD, WILLIAMS COURT, AND FLORIDIAN TOWN CENTER BOULEVARD WILL BE OWNED BY THE CITY AND MAINTAINED ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTAINED AGREEMENT(S).
2. MAINTENANCE FOR ALL LANDSCAPED MEDIANS AND STREET TREES SHALL BE THE RESPONSIBILITY OF THE MASTER ASSOCIATION, ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENTS.
3. ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE CITY AS PART OF THE CITY-MAINTAINED ROW. LANDSCAPE AND HARDSCAPE COMPONENTS INTERIOR TO THE ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE MASTER ASSOCIATION ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENT.

SIGNAGE
1. A SIGN PLAN IS PROVIDED ON SHEET S-1. THIS PLAN ADDRESSES THE DIMENSIONS AND LOCATIONS OF THE PROJECT'S OVERALL WAYFINDING PER SECTION 5.10.7.B. OF THE LAND DEVELOPMENT CODE BUT DOES NOT ADDRESS ON-SITE SIGNAGE AND BUILDING SIGNAGE.
2. ALL BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 5.10, CITY OF APOPKA LAND DEVELOPMENT CODE
3. THE DESIGNS ILLUSTRATED IN THE SIGN PLAN ARE CONCEPTUAL AND THE MATERIALS, COLORS, AND DESIGNS MAY CHANGE SLIGHTLY AT PERMITTING.

ADDITIONAL NOTES
1. ALL RESIDENTIAL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT ACCESSIBILITY STANDARDS.
2. ALL RESIDENTIAL UNITS SHALL HAVE LAUNDRY FACILITIES LOCATED WITHIN THE LIVABLE AREA.
3. BICYCLE RACKS SHALL BE PROVIDED AT THE COMMUNITY CLUBHOUSE AND PARK AREAS.
4. DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO MAJOR DEVELOPMENT PLAN APPROVAL.
5. OFF-SITE SIGNAGE SHALL BE SUBJECT TO THE PROPER EASEMENTS.
6. FINAL PLAT SHALL BE RECORDED PRIOR TO FIRST CO.
7. LIGHTING REQUIREMENTS MUST MEET ALL CITY OF APOPKA AND THE ELECTRIC PROVIDER'S REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.
3	3/22/21	REVISED PERMITTED AND PROHIBITED USE DATA	JTT
2	3/11/21	REVISED PER CITY COMMENTS	JTT
1	2/11/21	REVISED PER CITY COMMENTS	JTT

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

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

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	NTS	18161

PLANNED DEVELOPMENT MASTER PLAN

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

DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

DRAWING

SHEET 6 OF 16

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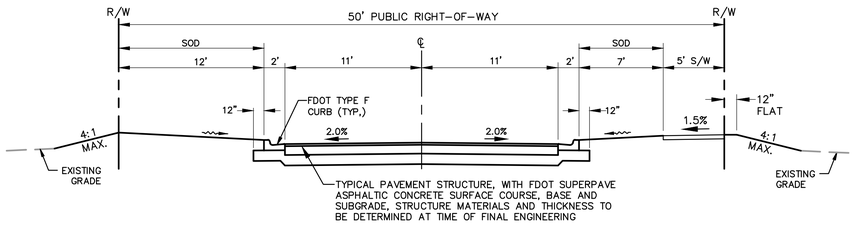
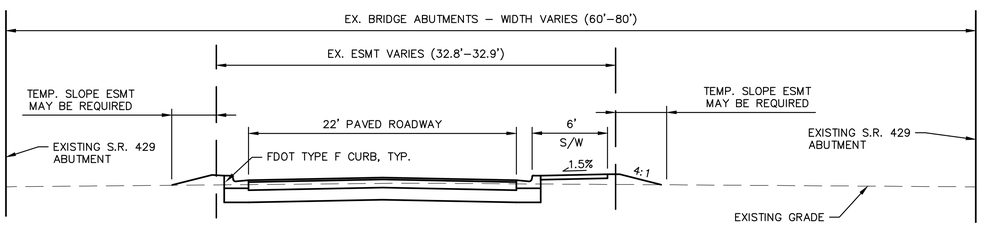
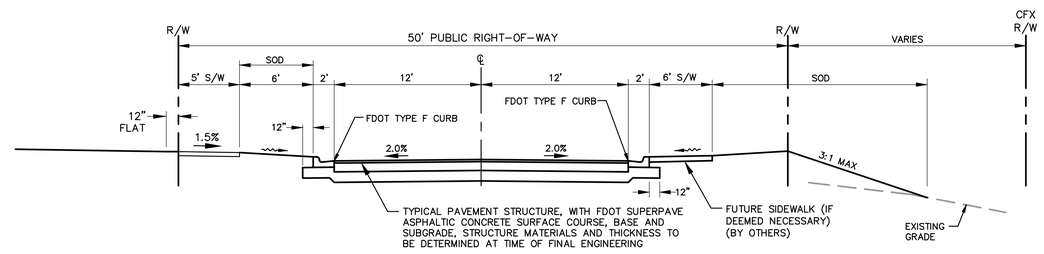


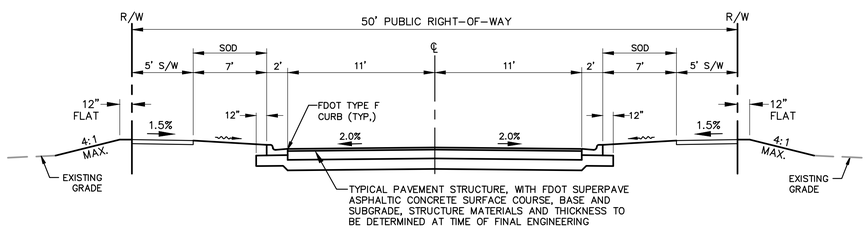
SOUTHFORK ROAD SECTION
FROM SR 429 UNDERPASS TO PLYMOUTH–SURRENTO RD
NTS



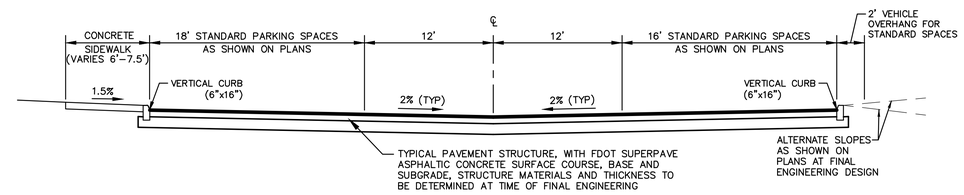
SOUTHFORK ROAD SECTION
THROUGH SR 429 UNDERPASS
NTS



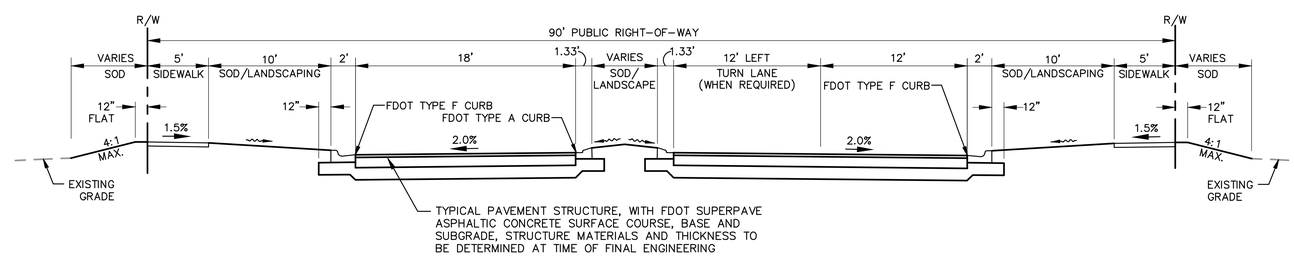
KIOWA AVENUE SECTION
NTS



SOUTHFORK ROAD SECTION
WEST OF S.R. 429
NTS



TYPICAL PARKING AISLE SECTION
NTS



CROWNED ENTRANCE ROAD SECTION
NTS

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.
2	3/11/21	REVISED PER CITY COMMENTS	JTT
1	2/11/21	REVISED PER CITY COMMENTS	JTT

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

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068
CERTIFICATE OF AUTHORIZATION NO. 68

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	NTS	18161

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)
CITY OF APOPKA, FLORIDA
DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

DRAWING 18161–MUMP–NOTE

SHEET 6A OF 16

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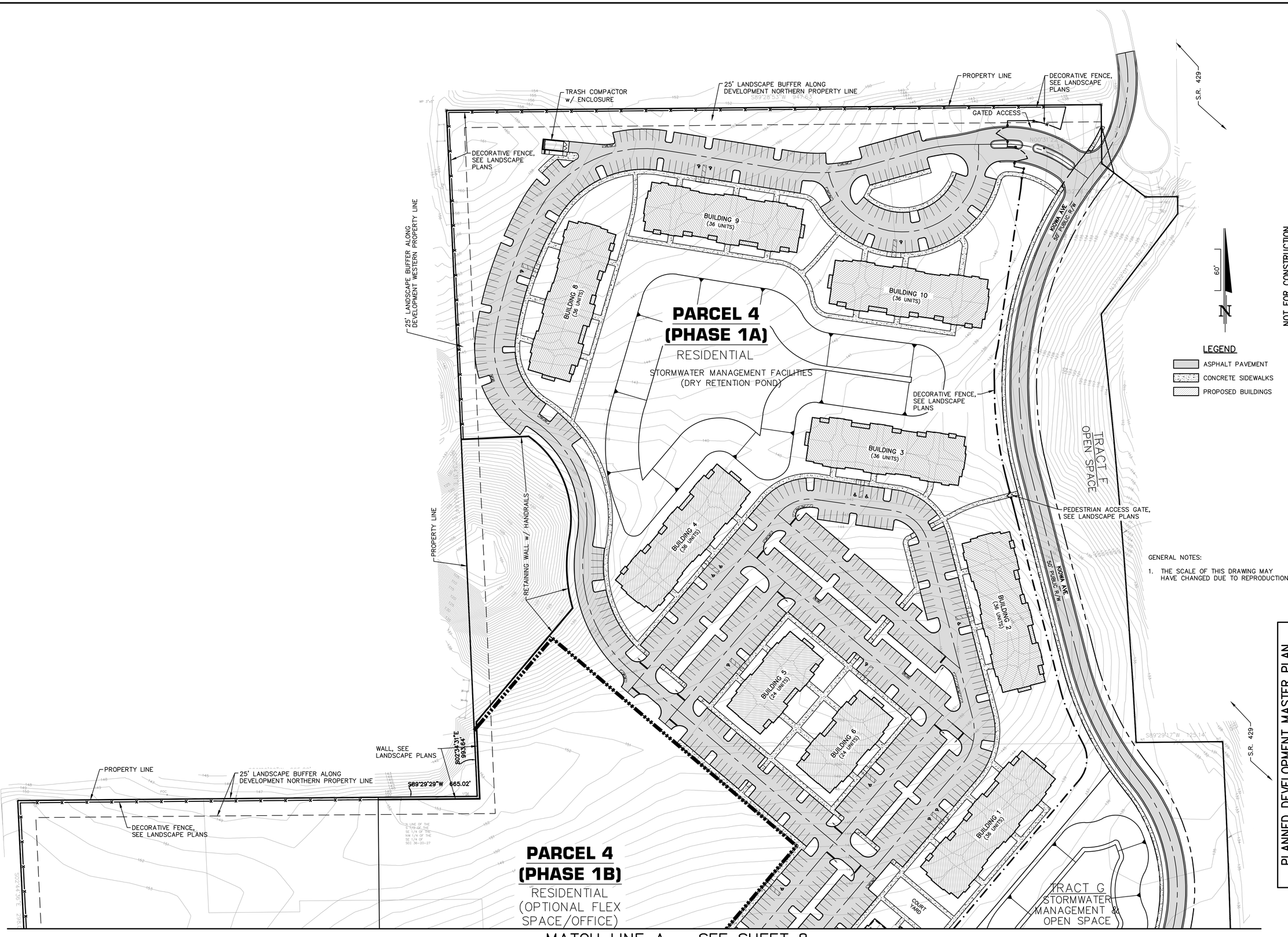

GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.
1	2/11/21	REVISED PER CITY COMMENTS	JTT

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

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

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	1"=60'	18161

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)

CITY OF APOPKA, FLORIDA

MASTER PLAN – NORTH

DRAWING

SHEET 7 OF 15

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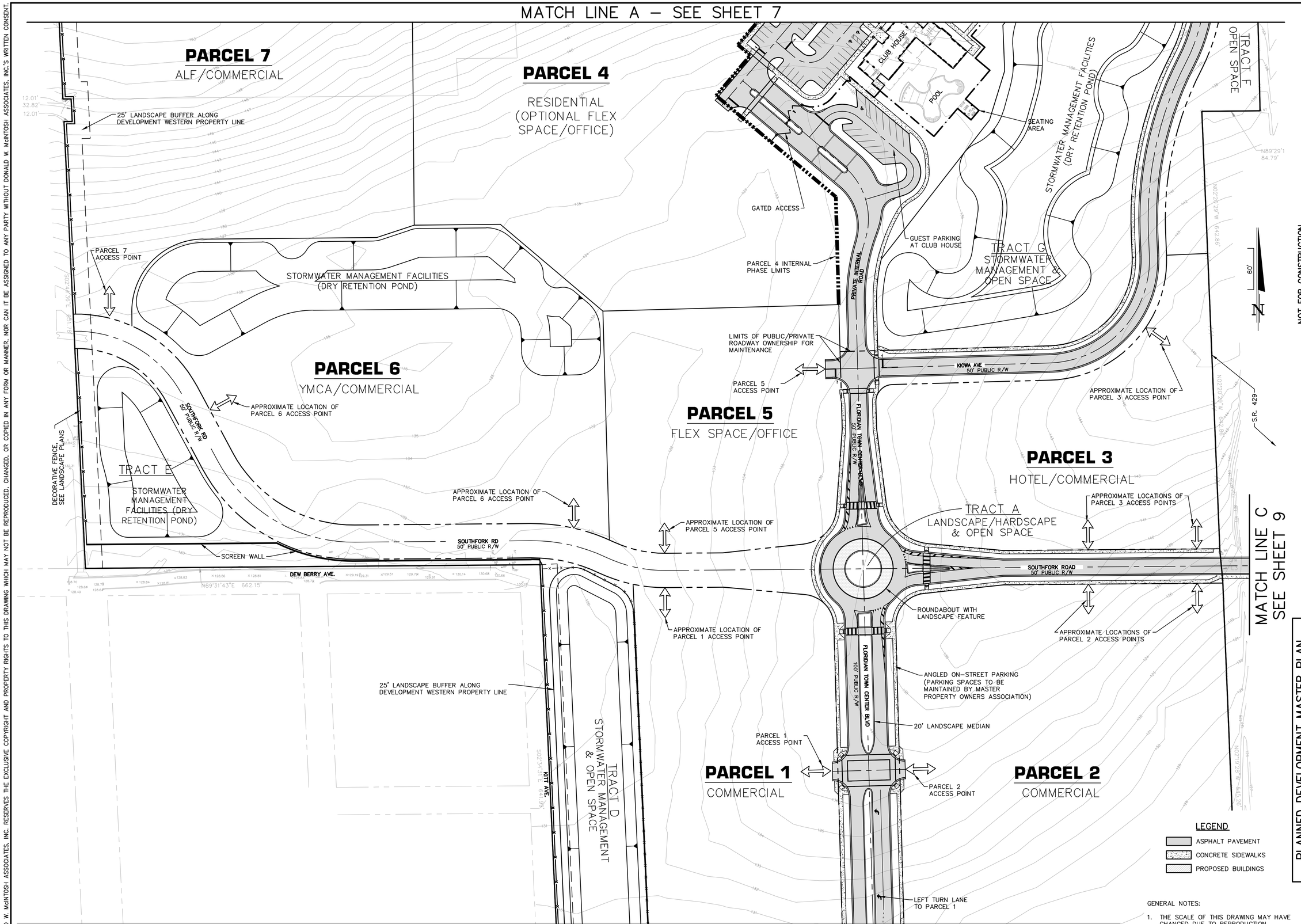

GENERAL NOTES:

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NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.
1	2/11/21	REVISED PER CITY COMMENTS	JTT

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

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

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	1"=60'	18161

PLANNED DEVELOPMENT MASTER PLAN

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

MASTER PLAN – MID SECTION

DRAWING

SHEET 8 OF 15

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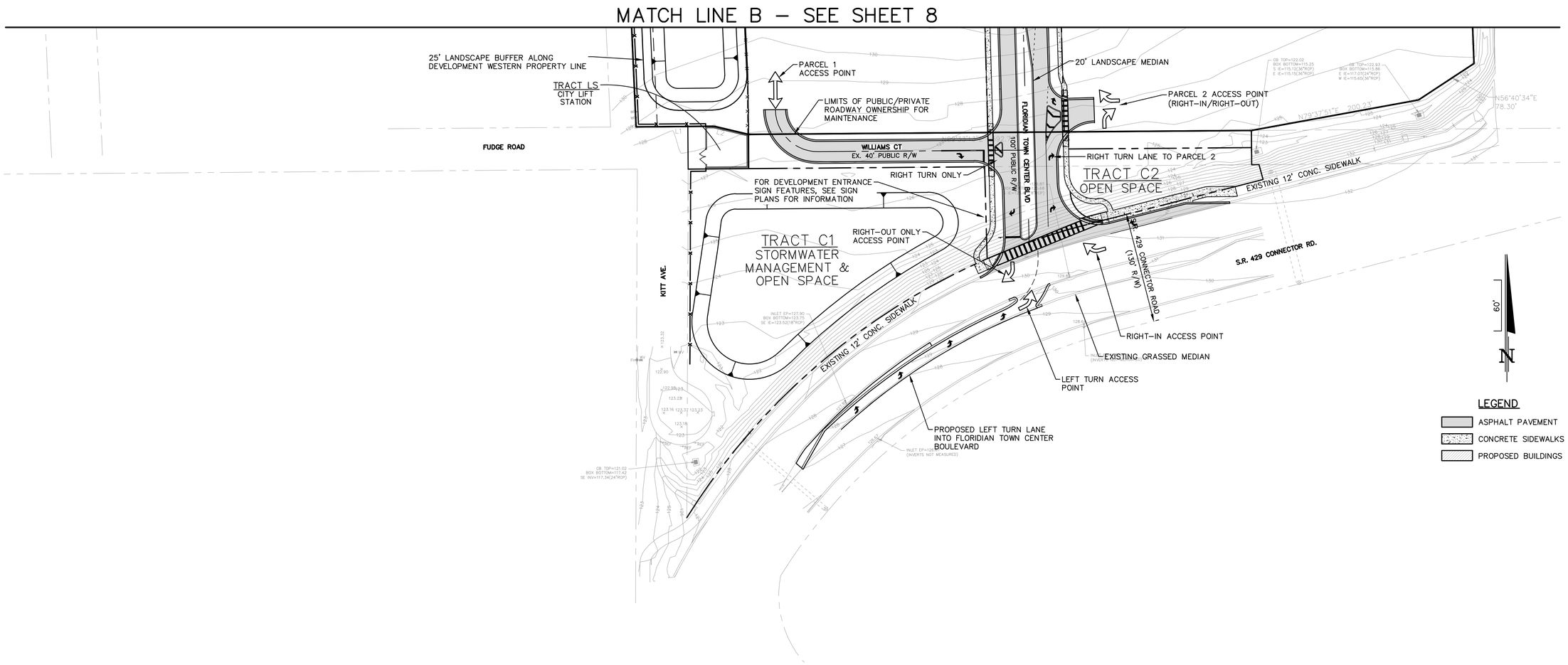

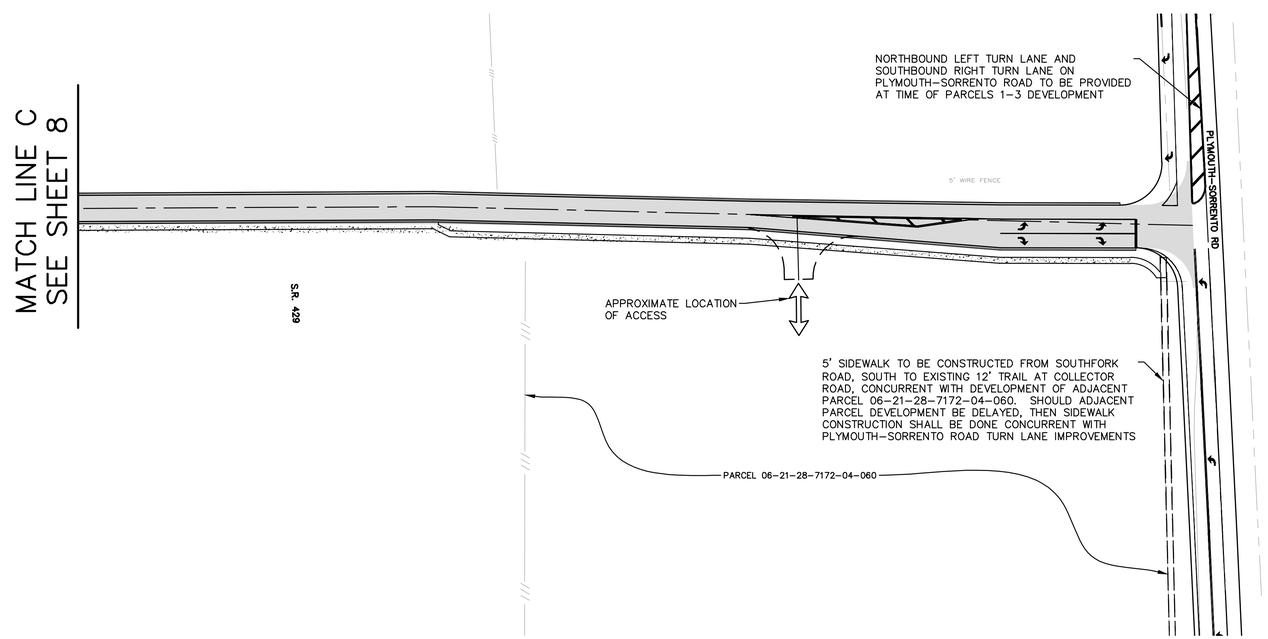

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NO.	DATE	REVISIONS	CHK.
1	2/11/21	REVISED PER CITY COMMENTS	JTT

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

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

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	1"=60'	18161

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA
MASTER PLAN – SOUTH & SOUTHFORK ROAD IMPROVEMENTS

DRAWING

SHEET 9 OF 15

F:\Proj2018\18161\PDWG\Mixed Use Master Plan\18161-MUMP-MP.dwg

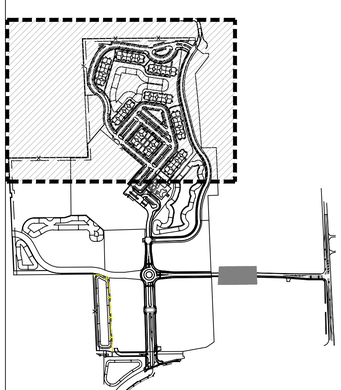
0 30 60 North

LEGEND:

- STREET TREE
- OFF-STREET VEHICULAR PARKING AREA TREE
- OPEN SPACE TREE
- FOUNDATION PLANTING CANOPY TREE
- FOUNDATION PLANTING UNDERSTORY TREE
- BUFFER UNDERSTORY TREE
- LANDSCAPE FEATURE
- SOD OR SEED & MULCH
- DRY RETENTION POND
- BUILDING
- —x— 6' HT. VINYL FENCE
- — · — 6' DECORATIVE, ALUMINUM PICKET FENCE
- 6' PRE-CAST PANEL CONCRETE WALL

NOTES:

1. LANDSCAPE & IRRIGATION DESIGN FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069, ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
2. ALL TREE SPECIES AND CALIPER SHALL COMPLY WITH THE CITY OF APOPKA LANDSCAPE REQUIREMENTS.



KEY PLAN
N.T.S.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.

ANNE G. WEST
P.L.A. No. 6667082
DATE:

JOB NUMBER	SCALE	DATE	CHECKED BY	DESIGNED BY	DRAWN BY
A180675.02	1"=60'	10/23/2020	AGW	JNT	JNT

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8388
A GAI CONSULTANTS, INC SERVICE GROUP
CERTIFICATE OF AUTHORIZATION: EB8601
COMMUNITY SOLUTIONS GROUP

PLANNED DEVELOPMENT MASTER PLAN

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

LANDSCAPE PLAN

DRAWING L1

SHEET 10 OF 15

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MATCH LINE - SEE SHEET L1

FUTURE PHASE

FUTURE PHASE

CLUB HOUSE

POOL

6' DECORATIVE, ALUMINUM PICKET FENCE

LANDSCAPE ISLANDS TYPICAL AT PARKING AISLE. (1) OFF-STREET VEHICULAR PARKING AREA TREE FOR EVERY 10 PARKING SPACES (TYPICAL).

ENTRANCE GATEWAY FENCE CONNECTED TO POOL

(1) FOUNDATION PLANTING CANOPY TREE 10 SHRUBS PER 35 LF (TYPICAL)

DRY DETENTION POND

6' HT. VINYL FENCE

DRY DETENTION POND

IOWA A

STREET TREES AT 50' O.C. MAX, 35' FROM INTERSECTION (TYPICAL)

EXISTING TREES BETWEEN PROPERTY LINE AND THE LANDSCAPE BUFFER TO REMAIN (TYPICAL).

SOUTHFORK ROAD

DRY DETENTION POND

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

6' PRE-CAST PANEL CONCRETE WALL

OPEN SPACE TREE (TYPICAL)

LANDSCAPE FEATURE (TYPICAL)

(2) UNDERSTORY TREES AT 50' O.C. MAX

SOUTHFORK ROAD

SR-429 BRIDES OVERHEAD

6' HT. VINYL FENCE

DRY DETENTION POND

FUTURE PHASE

FUTURE PHASE

FLORIDIAN TOWN CENTER BLVD

MATCH LINE B - SEE SHEET L3

MATCH LINE A - SEE SHEET L3

NOTES:

1. LANDSCAPE & IRRIGATION DESIGN FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069, ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
2. ALL TREE SPECIES AND CALIPER SHALL COMPLY WITH THE CITY OF APOPKA LANDSCAPE REQUIREMENTS.

LEGEND:

- STREET TREE
- OFF-STREET VEHICULAR PARKING AREA TREE
- OPEN SPACE TREE
- FOUNDATION PLANTING CANOPY TREE
- FOUNDATION PLANTING UNDERSTORY TREE
- BUFFER UNDERSTORY TREE
- LANDSCAPE FEATURE
- SOD OR SEED & MULCH
- DRY RETENTION POND
- BUILDING
- 6' HT. VINYL FENCE
- 6' DECORATIVE, ALUMINUM PICKET FENCE
- 6' PRE-CAST PANEL CONCRETE WALL

0 30 60 North

KEY PLAN

N.T.S.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.

ANNE G. WEST
P.L.A. No. 6667082
DATE:

JOB NUMBER	SCALE	DATE
A180675.02	1"=60'	10/23/2020

DRAWN BY	DESIGNED BY	CHECKED BY
JNT	JNT	AGW

COMMUNITY SOLUTIONS GROUP
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407-423-8398

A GAI CONSULTANTS, INC SERVICE GROUP
CERTIFICATE OF AUTHORIZATION 28801

PLANNED DEVELOPMENT MASTER PLAN

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

LANDSCAPE PLAN

DRAWING L2

SHEET 11 OF 15

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MATCH LINE A - SEE SHEET L2

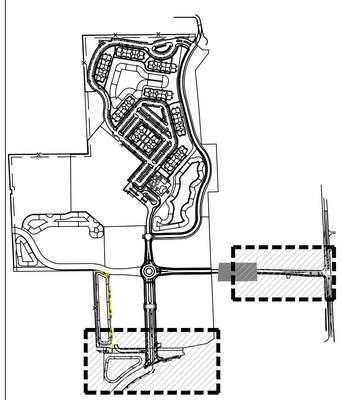
0 30 60 North

LEGEND:

- STREET TREE
- OFF-STREET VEHICULAR PARKING AREA TREE
- OPEN SPACE TREE
- FOUNDATION PLANTING CANOPY TREE
- FOUNDATION PLANTING UNDERSTORY TREE
- BUFFER UNDERSTORY TREE
- LANDSCAPE FEATURE
- SOD OR SEED & MULCH
- DRY RETENTION POND
- BUILDING
- —x— 6' HT. VINYL FENCE
- 6' DECORATIVE, ALUMINUM PICKET FENCE
- 6' PRE-CAST PANEL CONCRETE WALL

NOTES:

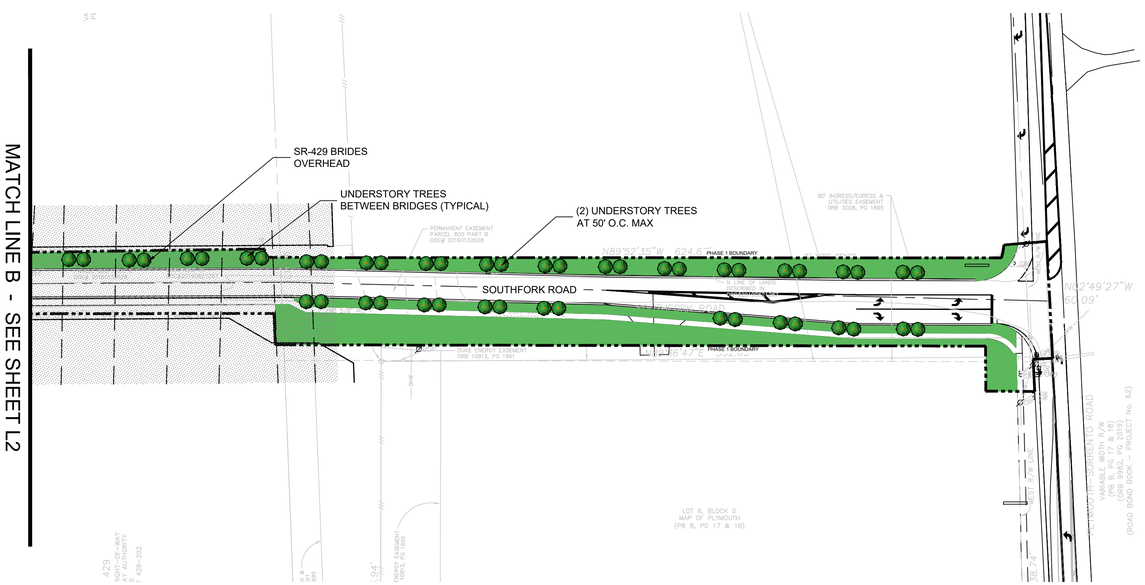
1. LANDSCAPE & IRRIGATION DESIGN FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069, ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
2. ALL TREE SPECIES AND CALIPER SHALL COMPLY WITH THE CITY OF APOPKA LANDSCAPE REQUIREMENTS.



KEY PLAN

N.T.S.

MATCH LINE B - SEE SHEET L2



NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.

ANNE G. WEST
P.L.A. No. 6667082
DATE:

JOB NUMBER A180675.02
SCALE 1"=60'
DATE 10/23/2020
CHECKED BY AGW
DESIGNED BY JNT
DRAWN BY JNT

COMMUNITY SOLUTIONS GROUP
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398
A GAI CONSULTANTS, INC SERVICE GROUP
CERTIFICATE OF AUTHORIZATION: 28801

PLANNED DEVELOPMENT MASTER PLAN

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

LANDSCAPE PLAN

DRAWING L3

SHEET 12 OF 15

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NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.

DATE: ____

JOB NUMBER A180675.02

SCALE ____

DATE 02/10/2021

CHECKED BY ____

DESIGNED BY ____

DRAWN BY ____

COMMUNITY SOLUTIONS GROUP
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

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PLANNED DEVELOPMENT MASTER PLANS

FLORIDIAN TOWN CENTER (aka: 429 WEST)

CITY OF APOPKA, FLORIDA

BUFFER PLAN

DRAWING B-1

SHEET 13 OF 15

Z:\Infra\2018\A180675.02 – Apopka 429 Entitlements\CAD\2021_02_09_OpenSpacePlan.dwg

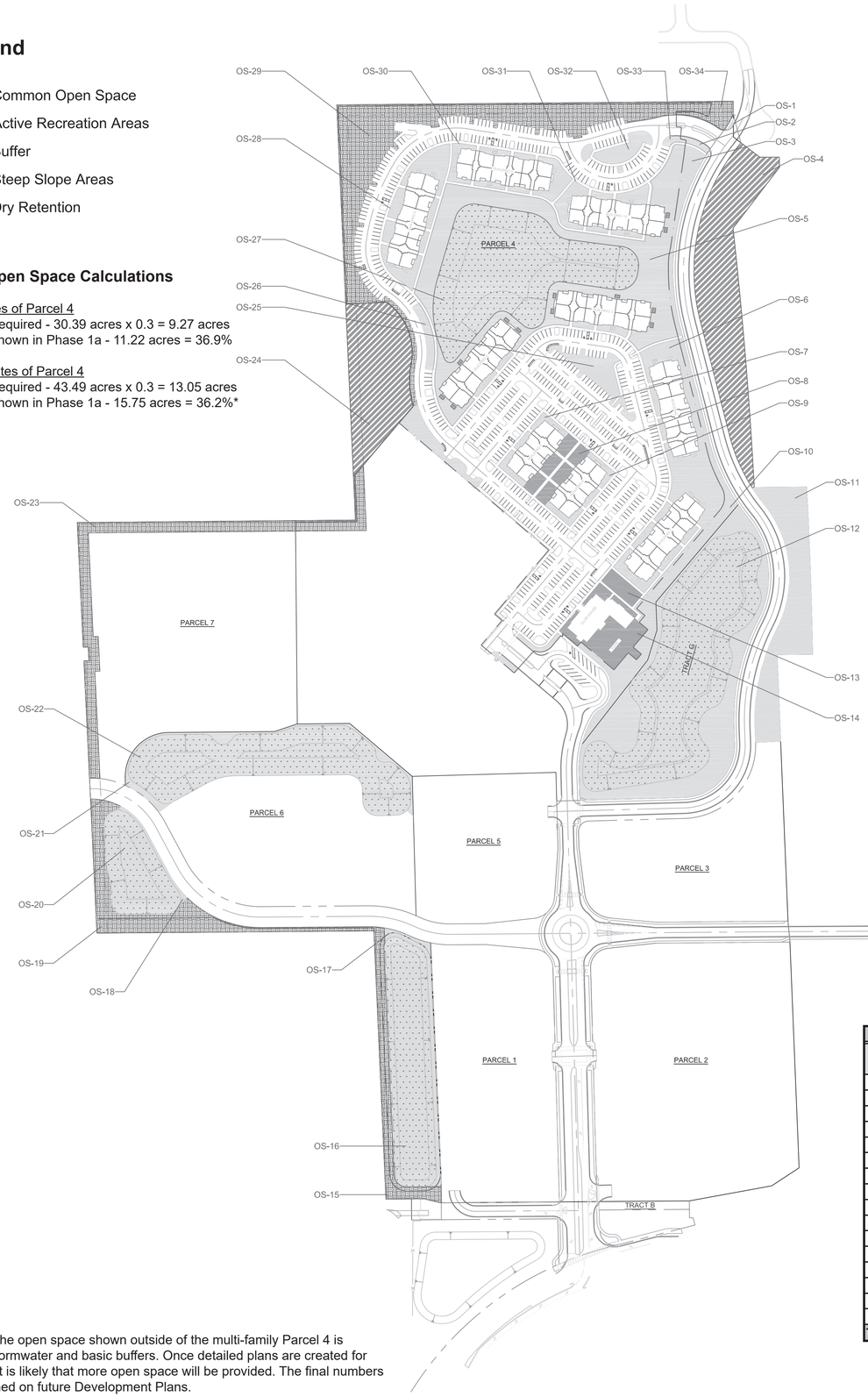
Legend

- Common Open Space
- Active Recreation Areas
- Buffer
- Steep Slope Areas
- Dry Retention

Required Open Space Calculations

Inside the Gates of Parcel 4
Open Space Required - 30.39 acres x 0.3 = 9.27 acres
Open Space Shown in Phase 1a - 11.22 acres = 36.9%

Outside the Gates of Parcel 4
Open Space Required - 43.49 acres x 0.3 = 13.05 acres
Open Space Shown in Phase 1a - 15.75 acres = 36.2%*



*Note: Most of the open space shown outside of the multi-family Parcel 4 is comprised of stormwater and basic buffers. Once detailed plans are created for future phases, it is likely that more open space will be provided. The final numbers will be established on future Development Plans.

Common Open Space

Active Recreation

Buffer

Dry Retention

Steep Slope Area

OPEN SPACE INSIDE OF GATE			OPEN SPACE OUTSIDE OF GATE		
PARCEL NO.	AREA (ACRES)	DESCRIPTION	PARCEL NO.	AREA (ACRES)	DESCRIPTION
OS-5	1.77	Common Open Space	OS-1	0.00	Common Open Space
OS-6	0.75	Common Open Space	OS-2	0.02	Common Open Space
OS-7	0.08	Common Open Space	OS-3	0.18	Common Open Space
0S-8	0.20	Active Recreation Areas	OS-4	1.56	Steep Slope Areas
OS-9	0.08	Common Open Space	OS-10	1.81	Common Open Space
OS-13	0.08	Active Recreation Areas	OS-11	0.93	Common Open Space
OS-14	3.30	Active Recreation Areas	OS-12	2.71	Dry Retention
OS-25	0.20	Common Open Space	OS-15	1.08	Buffer
OS-26	0.07	Common Open Space	OS-16	1.35	Dry Retention
OS-27	2.21	Dry Retention	OS-17	0.20	Common Open Space
OS-28	0.33	Common Open Space	OS-18	0.04	Common Open Space
OS-29	1.57	Buffer	OS-19	1.08	Buffer
OS-30	0.22	Common Open Space	OS-20	0.69	Dry Retention
OS-31	0.20	Common Open Space	OS-21	0.19	Common Open Space
OS-32	0.14	Common Open Space	OS-22	1.81	Dry Retention
OS-33	0.02	Common Open Space	OS-23	0.81	Buffer
			OS-24	1.10	Steep Slope Areas
			OS-34	0.19	Buffer
TOTAL	11.22		TOTAL	15.75	

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.

DATE: ____

COMMUNITY SOLUTIONS GROUP
818 E. SOUTH STREET
SUITE 200
ORLANDO, FL 32801
407 423-8398
A NATIONAL MATE INC SERVICE GROUP
CERTIFICATE OF AUTHORIZATION #33843

JOB NUMBER A180675.02
SCALE ____
DATE 02/10/2021
CHECKED BY ____
DESIGNED BY ____
DRAWN BY ____

PLANNED DEVELOPMENT MASTER PLANS

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

OPEN SPACE AND RECREATION PLAN

DRAWING OS-1
SHEET 14 OF 15

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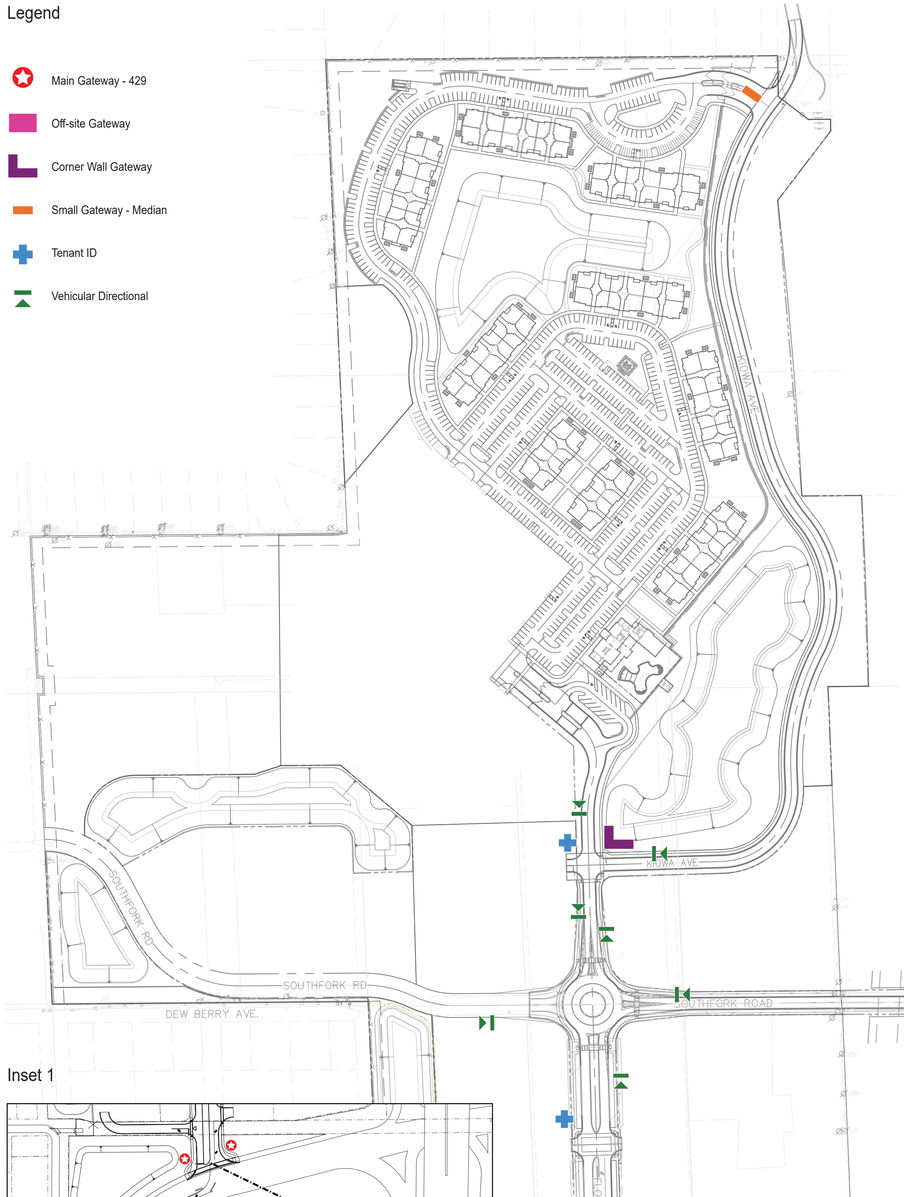
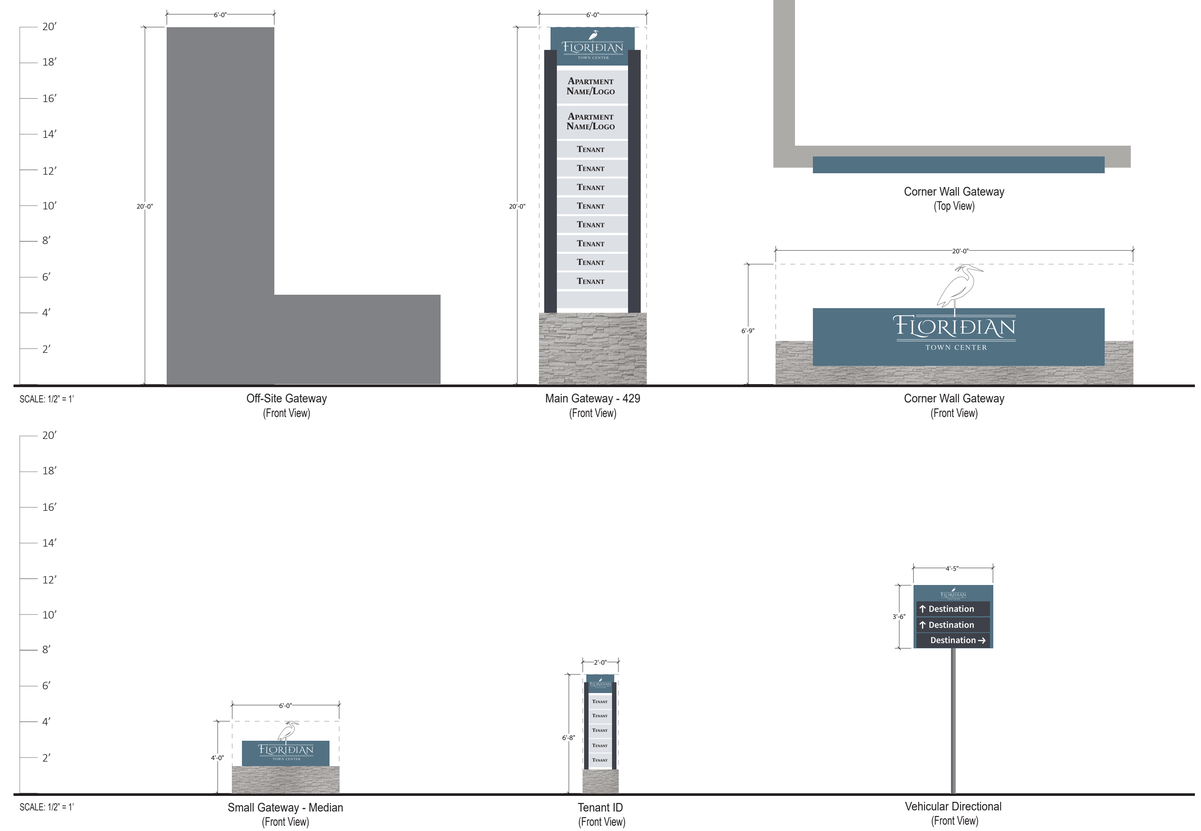
Legend

- Main Gateway - 429
- Off-site Gateway
- Corner Wall Gateway
- Small Gateway - Median
- Tenant ID
- Vehicular Directional

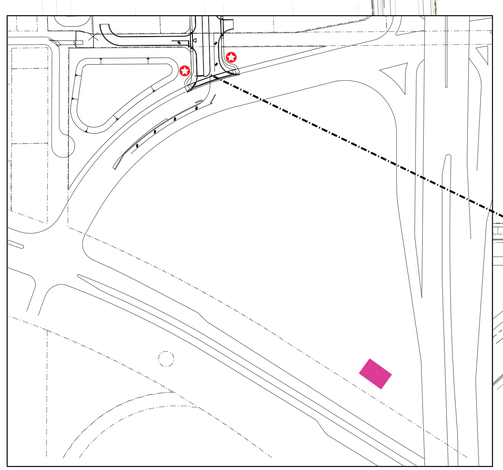


Proposed Sign Palette



Note: The signage design illustrated above is preliminary and shows design intent. Final approved signs may differ slightly in materials and color. The proposed sign palette illustrates maximum dimensions of proposed signs

Inset 1



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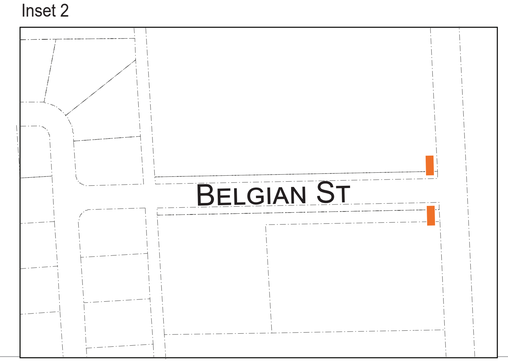

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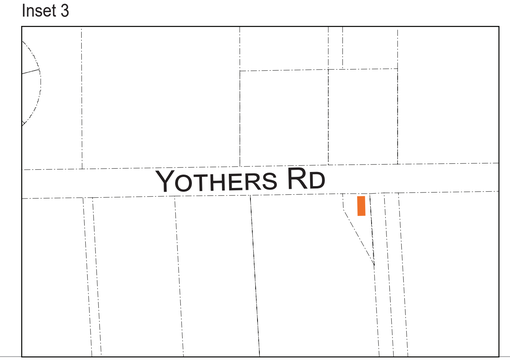

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.

JOB NUMBER A180675.02

SCALE

DATE

CHECKED BY

DESIGNED BY

DRAWN BY

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

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COMMUNITY SOLUTIONS GROUP

DEVELOPMENT PLANS

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

S-1 SIGNAGE PLAN

DRAWING S-1

SHEET 15 OF 15

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Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

SCHOOL CAPACITY DETERMINATION
CAPACITY ENHANCEMENT DENIAL LETTER

June 18, 2020

VIA E-MAIL: A.MCCOWN@GAICONSULTANTS.COM
Andrew McCown
GAI Consultants, Inc.
618 E. South Street
Suite 700
Orlando, FL 32801

ACTION: RECOMMENDATION FOR DENIAL for Application APK-20-007

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development **is not available**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension
Development Application #:	TBD
Project Name:	Floridian Town Center PUD
OCPS Completed Application Date:	June 18, 2020
Parcel #(s):	36-20-27-0000-00-093; -075; -048; -074; -068; -066; -052; -083; -085; -047; 06-21-28-7172-16-040; -030; -020; -051; -050; -060; -070
Requested New Units (#):	SF: 0 MF: 586 TH: 0
Vested Unit(s):	SF: 0 MF: 14 TH: 0
Total Project Units:	600
School Board District:	# 7

In accordance with Section 8 of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A.**

Upon review of the above-named application for School Capacity Determination, the Department of Facilities Planning of Orange County Public Schools finds the application is denied based on insufficient school capacity at Apopka High School to support the development of 586 new multi-family residential units. A Capacity Enhancement Agreement (CEA) will be required.

To determine if this project can be approved through mitigation, the Applicant must contact the Department of Facilities Planning within fourteen (14) days of this letter. The fee to process a CEA for 586 New Units is $6,000.00, and the process takes approximately sixty (60) days from the date OCPS deems the

application sufficient. **Please refer to Attachment B for additional instructions on how to proceed with entering into a CEA.** If you intend to mitigate, the next step in the application process will be a review by the School Development Review Committee (SDRC).

This determination expires on December 15, 2020. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess a fully executed CEA by the expiration date but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

If this project obtains a CEA, the project will still be required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, the provisions of the municipality's adopted Comprehensive Plan, and the Orange County Charter.

HB 7103, which affects our Capacity Enhancement and Concurrency processes, went into effect on July 1, 2019. We appreciate your patience as we evaluate the statutory language and await direction from the Orange County School Board on how to implement the language.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis
Attachment B: CEA Submittal Requirements and Information

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore. OCPS (via e-mail)
Project File

Attachment A

Facilities Planning
Orange County Public Schools

School Capacity Determination

User ID #: 109591 June 18, 2020 13:02:08

Project ID: CEA – APK – 20 – 007 Valid Until: December 15, 2020

Project Name:	*FLORIDIAN TOWN CENTER (MIXED USE PUD)*			
Unvested Units	Single Family Units:	0	Vested Units	Single Family Units: 0
	Multi Family Units:	586		Multi Family Units: 14
	Town Homes Units:	0		Town Homes Units: 0

Capacity Enhancement			
School Level	Elementary	Middle	High
CSA:	DD		
School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
Analysis of Existing Conditions			
School Capacity (2019-2020)	828	1,150	3,232
Enrollment (2019-2020)	1,069	1,451	3,422
Utilization (2019-2020)	129.0%	126.0%	106.0%
LOS Standard	110.0%	100.0%	100.0%
Available Seats	0	0	0
Analysis of Reserved Capacity			
School Level	Elementary	Middle	
Encumbered Capacity	20	86	36
Reserved Capacity	17	51	18
Adjusted Utilization	133.6%	138.1%	107.5%
Adjusted Available Seats	0	0	0
Analysis of Proposed Development			
Students Generated	87.314	36.918	41.020
Adjusted Utilization	144.1%	141.3%	108.8%
PASS/FAIL	FAIL*	FAIL*	FAIL
Number of Seats to Mitigate	87.314	36.918	41.020

WOLF LAKE ES	*PASS – SCHEDULED FOR RELIEF IN 2022.
WOLF LAKE MS	*PASS – SCHEDULED FOR RELIEF IN 2022.
APOPKA HS	ADJUSTED FISH REFLECTS CORE CAPACITY.

Attachment B

Orange County Public Schools

CAPACITY ENHANCEMENT AGREEMENT (CEA) SUBMITTAL REQUIREMENTS AND INFORMATION

2020 School Board Meetings

December 10, 2019
January 14, 2020
January 28, 2020
February 11, 2020
February 25, 2020
March 10, 2020
April 14, 2020
April 28, 2020
May 12, 2020
May 26, 2020
June 9, 2020
June 23, 2020
*July 14, 2020
**July 30, 2020
August 11, 2020
August 25, 2020
**September 8, 2020
September 22, 2020
October 13, 2020
October 27, 2020
November 10, 2020

** Tentative/Optional school board meeting – if needed*

***Budget Public Hearing*

The School Board's December 2020 - 2021 meeting schedule will be available after November 10, 2020.

To proceed with entering into a CEA with OCPS, please provide the Department of Facilities Planning with the following, and initial each item to acknowledge:

_____ Title Commitment or an Owner & Encumbrance Report (O&E Report) **not older than 90 days**

Recv'd Boundary Survey

Recv'd GIS shape file matching the legal description based on a certified survey

_____ If the Property is under contract, please provide the name and address of the contract purchaser

_____ Written confirmation that Applicant would like to proceed with the CEA. Written confirmation can be provided via U.S. Mail or via E-Mail

_____ Check made out to **Orange County Public Schools** for mitigation agreement fee:

	CEA Mitigation Agreement Fee	CEA Extension or Amendment Fee
1 to 50 units:	$1,500.00	$1,000.00
51 to 200 units:	$2,000.00	$1,500.00
201 to 500 units:	$4,000.00	$3,000.00
501 to 1000 units:	$6,000.00	$4,000.00
1001+ units:	$7,000.00	$5,000.00

Facilities Planning will provide Applicant with a draft mitigation agreement following the School Development Review Committee's (SDRC) recommended approval of the draft agreement terms. Please review and provide comments within **two (2) weeks** of receipt of the draft mitigation agreement from Facilities Planning.

After reviewing the draft, Applicant will return **three (3) signed originals** to Facilities Planning at least two weeks prior to the School Board hearing date.

A check, made out to the Orange County Comptroller to cover the recording of the Agreement in the Public Records, must be provided to Facilities Planning prior to the School Board hearing date. Facilities Planning will provide you with the amount. ($10.00 for the first page and $8.50 for each additional page. Indexing - first four (4) names free and a charge of $1.00 per additional name.)

CEAs are required to appear on one (1) of the School Board meeting agenda. Staff is required to submit materials, including a signed agreement, **at least two (2) weeks prior to the meeting date**, to secure a place on the agenda.

{Org. 05/2013}
{Rev. 04/2019}
{Rev. 11/2019}

Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

March 9, 2021

Andrew McCown
GAI Consultants, Inc.
618 E. South Street, Suite 700
Orlando, FL 32801

Re: Extension of Formal School Capacity Determination Capacity Letter for Collier Benge Land Joint Venture, LLC, Williams Fam. Tr., and Williams, Eugene & Willie D, Pursuant to Declaration of State of Emergency for Floridian Town Center PUD, #APK-20-007

Dear Andrew,

The School Board of Orange County, Florida ("School Board") is in receipt of the correspondence sent March 3, 2021, in regard to the above-referenced matter delivered in accordance with Section 252.363, *Florida Statutes*. After review of your correspondence and the attached executive orders, we hereby acknowledge the extension of the Formal School Capacity Determination Capacity Letter #APK-20-007, for the project known as Floridian Town Center PUD, in the City of Apopka in accordance with the following schedule:

Executive Order	Incident	Date Issued	Expiration Date	Extension Period	Original Letter Expiration Date	New Letter Expiration Date
20-52, 20-114, 20-166, 20-213, 20-276, 20-316, 21-45	COVID-19	3/9/2020	4/28/2021	6 mos. + 420 days	December 15, 2020	August 9, 2022

Thank you for your attention in this matter. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Jad Brewer Digitally signed by Jad Brewer Date: 2021.03.09 14:56:54 -05'00'

Jad M. Brewer, Esq., Staff Attorney III
Planning and Real Estate, Facilities Services

xc: Bobby Howell, City of Orlando
Sue Watson, Orange County
Thomas Moore, OCPS
Christopher C. Mills, OCPS

CITY OF APOPKA
PLANNING COMMISSION

X	PUBLIC HEARING	MEETING OF:	May 11, 2021
X	SITE PLAN	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
___	OTHER:		Aerial Map
			Major Development Plan
			Landscape Plan

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE COKE PROPERTY SUBDIVISION – MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNER:	PMDW Ventures, LLC
APPLICANT:	GL Summit Engineering, Inc. c/o Geoffrey L. Summit, P.E.
ENGINEER:	GL Summit Engineering, Inc. c/o Geoffrey L. Summit, P.E.
LOCATION:	2600 and 2610 Peterson Road
PARCEL ID #:	07-21-28-0000-00-027 and 07-21-28-0000-00-019
FUTURE LAND USE:	Mixed-Use (up to 15 dwelling units/acre)
ZONING:	MU-ES-GT (Mixed-Use East Shore-Gateway Subdistrict)
EXISTING USE:	Vacant
PROPOSED USE:	58 Single Family Detached Units and 142 Townhome Units
TRACT SIZE:	41.85 +/- acres
PROPOSED DENSITY:	4.81 du/ac

RECOMMENDED MOTION:
Recommend approval of the Coke Property Subdivision – Major Development Plan.

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City)	Industrial	I-L (Light Industrial)	Vacant
East (City and County)	Grand Avian Parkway Road Right-of-Way (ROW); County Rural	ROW and County A-1 (Citrus Rural District)	Vacant, Oak Ridge Phase II Residential Subdivision
South (City)	Residential Medium	Planned Development (PD)	Vacant; Avian Pointe Residential Subdivision
West (City and County)	Peterson Road ROW, SR 429, Industrial, Commercial and County Rural	ROW, SR 429 and PD	Mid-Florida Logistics Industrial Park; Peterson Road; SR 429

PROJECT SUMMARY: The Coke Property Subdivision – Major Development Plan proposes a development of 58 single family detached homes and 142 townhome units. Based on the zoning district, the applicant is required to provide 8.32 acres of open space, the Major Development Plan reserves a total of 13.06 acres as open space/recreation. On-site amenities include a pool and cabana. There is an existing 11' wide bike trail along Grand Avian Parkway as part of the newly constructed boulevard. The minimum typical lot width for the single-family detached units is 70-feet and 20-feet for the townhomes. The minimum living area for a townhome unit is 1,250 square feet and 1,500 square feet for a single-family detached residence. The minimum setbacks applicable to this project are as follows:

Setback	**Single-Family Detached**	**Townhomes**
Front	25'	15'
Side	7.5'	7.5'*
Rear	25'	20'
Corner	7.5'	7.5'

*Minimum of 15 ft. between structures, only applies to exterior units.

ACCESS/TRANSPORTATION: The Coke Property Subdivision will have access to the roadway network from two locations on Grand Avian Parkway. The applicant plans to cut the median in two locations. The northernmost will primarily serve the single-family residences and the southernmost will primarily serve the townhomes but there is internal connectivity that allows access to both entrances.

A traffic impact analysis was conducted to support this development. The study examined impacts to the surrounding roadway network and intersections. The development will generate 1,693 daily trips and 143 P.M. peak hour trips. The project impacts do not create new deficiencies to the roadway network; however, the developer has agreed to participate in an agreement with the City to make improvements to King Street and Peterson Road.

BUFFER(S)/LANDSCAPING: Winged Elms are proposed along the internal streets and Live Oaks are proposed along Peterson Road and Grand Avian Parkway. All street trees will be installed with root barriers. Tract F, the centrally located retention pond that bisects the property the two other retention ponds on the southern portion of the property are embellished with Bald Cypress trees.

SCHOOL CAPACITY REPORT: A Capacity Enhancement Approval Letter has been obtained and a copy of the letter from Orange County Public Schools (OCPS) has been supplied to Staff. The three affected schools are Zellwood Elementary School, Wolf Lake Middle School and Wekiva High School.

ORANGE COUNTY NOTIFICATION: The County was notified through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
May 11, 2021 – Planning Commission, 5:30 p.m.
June 2, 2021 – City Council, 1:30 p.m.

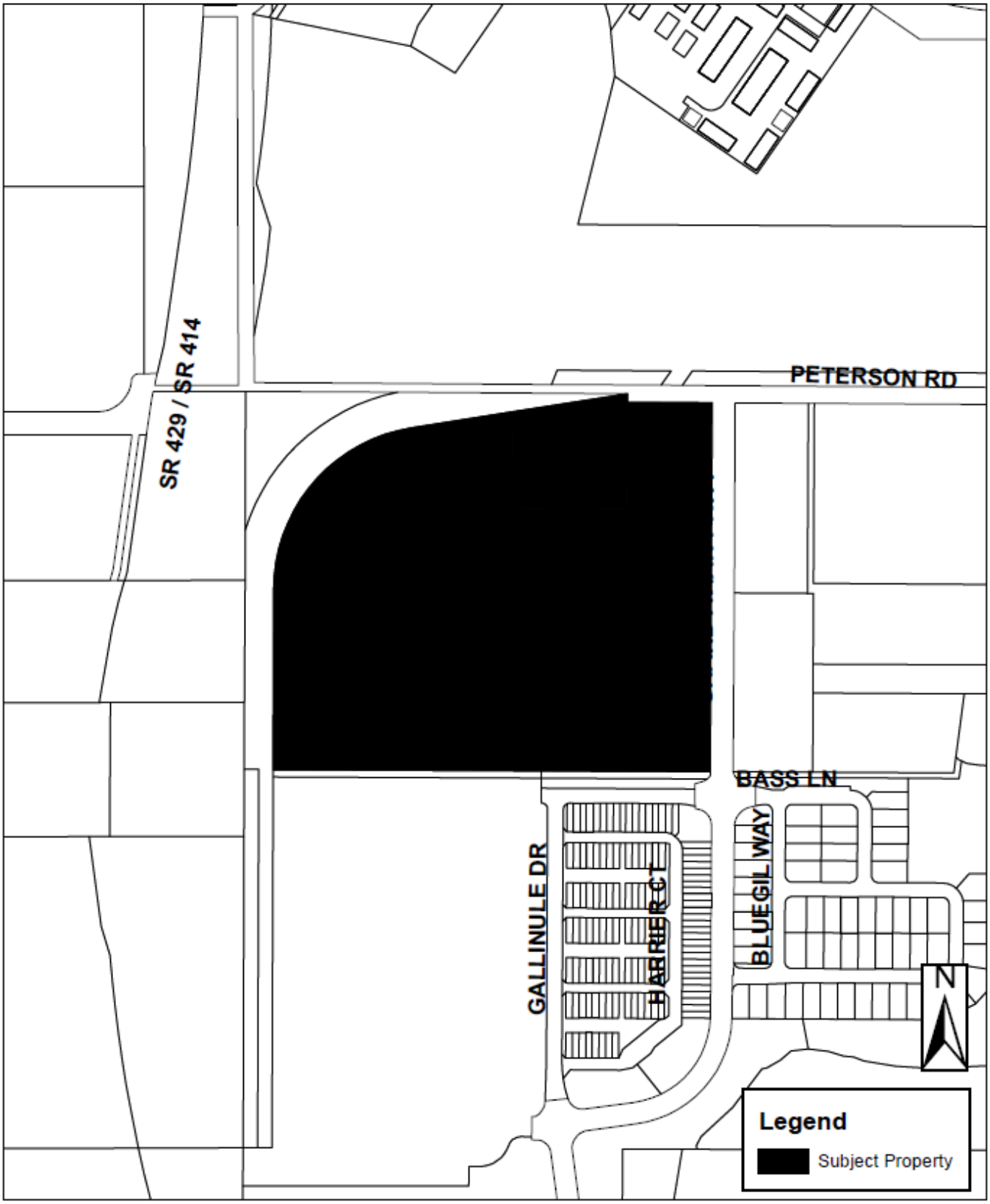
RECOMMENDED MOTION:
Development Review Committee: Recommends approval of the Coke Property Subdivision – Major Development Plan subject to the findings of this staff report.

Planning Commission: Find the Coke Property Subdivision – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, subject to the findings of this staff report.

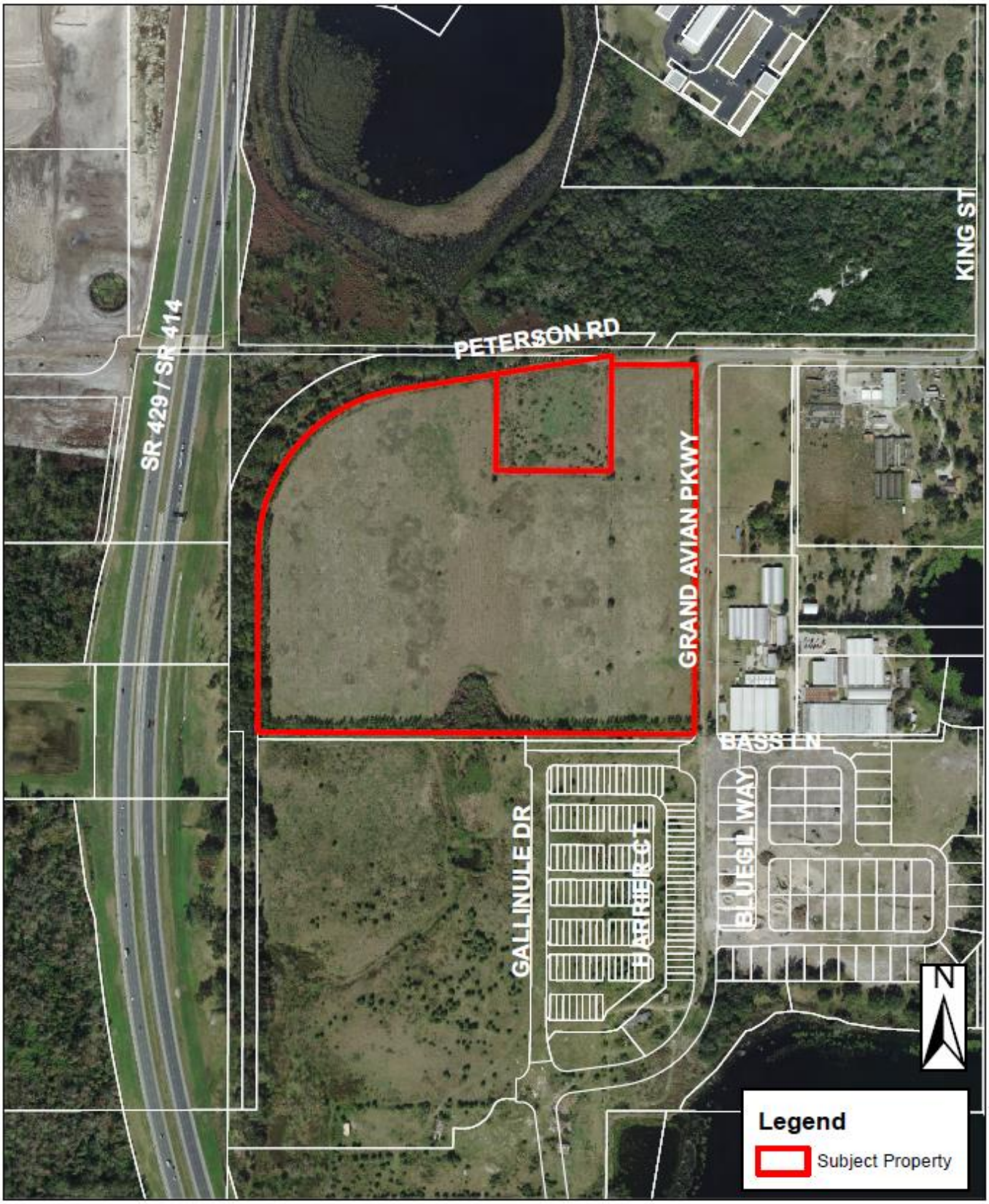
Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Vicinity


SR 429 / SR 414
PETERSON RD
BASS LN
GALLINULE DR
BARRIER CT
BLUE GIL WAY
N
Legend
Subject Property

Aerial


SR 429 / SR 414
PETERSON RD
KING ST
GRAND AVIAN PKWY
BASS LN
GALLINULE DR
BARRIER CT
BLUEGILL WAY
N
Legend
Subject Property

Coke Property Subdivision
Major Development Plan

City of Apopka Florida Parcel I.D. # 07-21-28-0000-00-019; 027

for

PMDW Ventures, LLC

by

G L SUMMITT ENGINEERING INC

Project Team

Owner
PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010
Ph: (847) 343-2050
Fx:
Contact: Robert Wallen

Developer
PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010
Ph: (847) 343-2050
Fx:
Contact: Robert Wallen

Surveyor
Cavone, Inc. Surveyors and Mappers
300 South Ronald Reagan Blvd.
Longwood, FL 32750
Ph: (407) 830-9080
Fx: (407) 339-3636
Contact: Dominic Cavone, PSM

Civil Engineer
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746
Ph: (407) 323-0705
Fx: (407) 992-8650
Contact: Geoffrey Summitt, P.E.

Landscape Architect
Ravensdale Planning & Design, Inc.
3208-C E. Colonial Dr.
#294
Orlando, FL 32803
Ph: (407) 647-1213
Fx:
Contact: Scott Moore, R.L.A.

Utilities

Drinking Water
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

Sanitary Sewer
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

Garbage Disposal
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

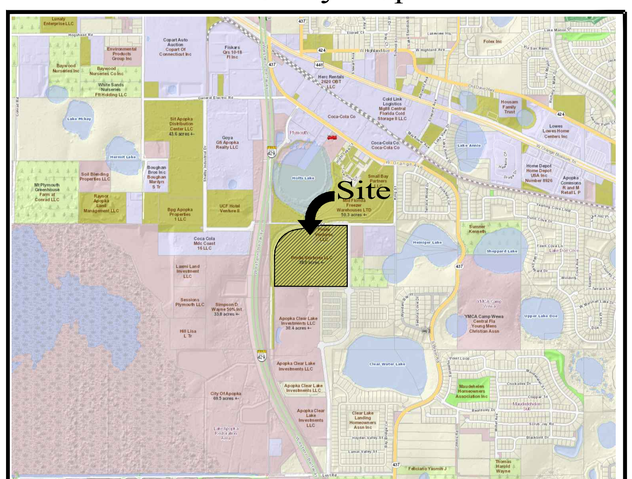
Reclaim Water
City of Apopka
748 E. Cleveland St.
Apopka, FL 32703
Ph: (407) 703-1731
Fx: (407) 703-1748

Electric Service
Duke Energy
3250 Bonnet Creek Rd,
Orlando, FL 32830
Ph: (800) 700-8744

Phone Provider
AT&T
1227 S. Division Ave.
Orlando, FL 34805
Ph: (407) 351-7100

Cable Provider
Spectrum Networks
100 Gordon St.
Sanford, FL 32771
Ph: (321) 805-3081

Vicinity Map



STR: 07, 21S, 28E 1" = 1,500'

Drawing Index

No.	Title	Revised
1	Coversheet	03-01-21
2	Symbols & Abbreviations	03-01-21
3	Boundary & Topo Survey	03-01-21
4	Overall Site Plan	03-01-21
5	Open Space Rec. Plan	03-01-21
6	Neighborhood Block Plan	03-01-21
7	Design Standards Plan	03-01-21
8	Key Map Plan	03-01-21
9-12	Detailed Site Plan(s)	03-01-21
13-16	Utility Plan(s)	03-01-21
17-20	Drainage & Grading Plan(s)	03-01-21
21-24	Landscape Plan(s)	03-01-21
25-26	Landscape Details	03-01-21
27-30	Truck Turning Plan(s)	03-01-21
31-32	General Details	03-01-21
33-40	Amenity Center Elevations	03-01-21

G L SUMMITT ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Coke Property Subdivision
City of Apopka, Florida

Major Development Plan

Coversheet

Plans not valid unless Signed, Dated and Sealed below.

This item has been digitally signed and sealed by Geoffrey Summitt, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the SHA authentication signature must be verified on any electronic copies.

GEOFFREY LEE SUMMITT ★ No. 58775 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

Date: March 1, 2021
FL Registration #58775
Certificate of Authorization #29665

Digitally signed by Geoffrey L Summitt
Date: 2021.03.08 19:26:27 -05'00'

NO.	DATE	DESCRIPTION
1	3-1-21	Revised per City Mtg. Comments
2		
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SHEET NUMBER
1 OF 40

ABBREVIATIONS

A

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B

BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C

CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D

DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E

E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I

I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L

L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M

MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N

NORTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q

Q	FLOW RATE

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S

S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T

T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U

UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W

W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y

YD	YARD
YR	YEAR

MISC

&	AND
@	AT
△	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- R/W — RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- BUILDING LINE
- 81 / 80 — CONTOURS
- RAILROAD TRACKS
- GAS — GAS MAIN
- UE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- CTV — UNDERGROUND CABLE TELEVISION
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FM — FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- 6"WM — WATER MAIN 6" PVC PIPE
- RM — REUSE WATER MAIN
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- MANHOLE
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- 520 — COUNTY ROADS
- 95 — INTERSTATE ROADS
- 50 — STATE ROADS
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- 16 15 / 21 22 — SECTION CORNER
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATALITE DISH
- GUY WIRE
- HANDICAP PARKING
- 99.50 — SPOT ELEVATION
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- 81 / 80 — CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- P/L — PROPERTY LINE
- RETAINING WALL
- R/W — RIGHT-OF-WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FM — FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- WM — WATER MAIN
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- M — METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SP 2 — SAMPLE POINT
- UNDERDRAIN CEANOUT
- RM — RECLAIMED WATER MAIN
- REUSE WATER SYSTEM CONNECTION
- DOUBLE REUSE WATER SERVICE

STORM DRAIN

- 100 LF STS 24 RCP @ 0.20% — 100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
- UNDERDRAIN 6" PVC PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 100.00 — SPOT ELEVATION
- STORM INLET

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- 520 — COUNTY ROADS
- 901 / 24 — DETAIL REFERENCE
- DUMPSTER PAD
- FF=98.76 / TYPE A — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- 95 — INTERSTATE ROADS
- LIGHT POLE
- SIGNS
- 16 15 / 21 22 — SECTION CORNER
- 50 — STATE ROADS
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 901 / 24 — CROSS SECTION DETAIL

G L SUMMITT ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Coke Property Subdivision
City of Apopka, Florida

Major Development Plan

Symbols & Abbreviations

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: March 1, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	01/08/21	Initial Submittal To City
2	3/1/21	Revised For City MDP Comments
3		
4		
5		
6		
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SHEET NUMBER
2 OF 40

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY FOR PMDW VENTURES, LLC

DESCRIPTION: EXHIBIT "A"

The West 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 21 South, Range 28 East, Orange County, Florida. Less and Except the North 30 feet thereof for road right-of-way.

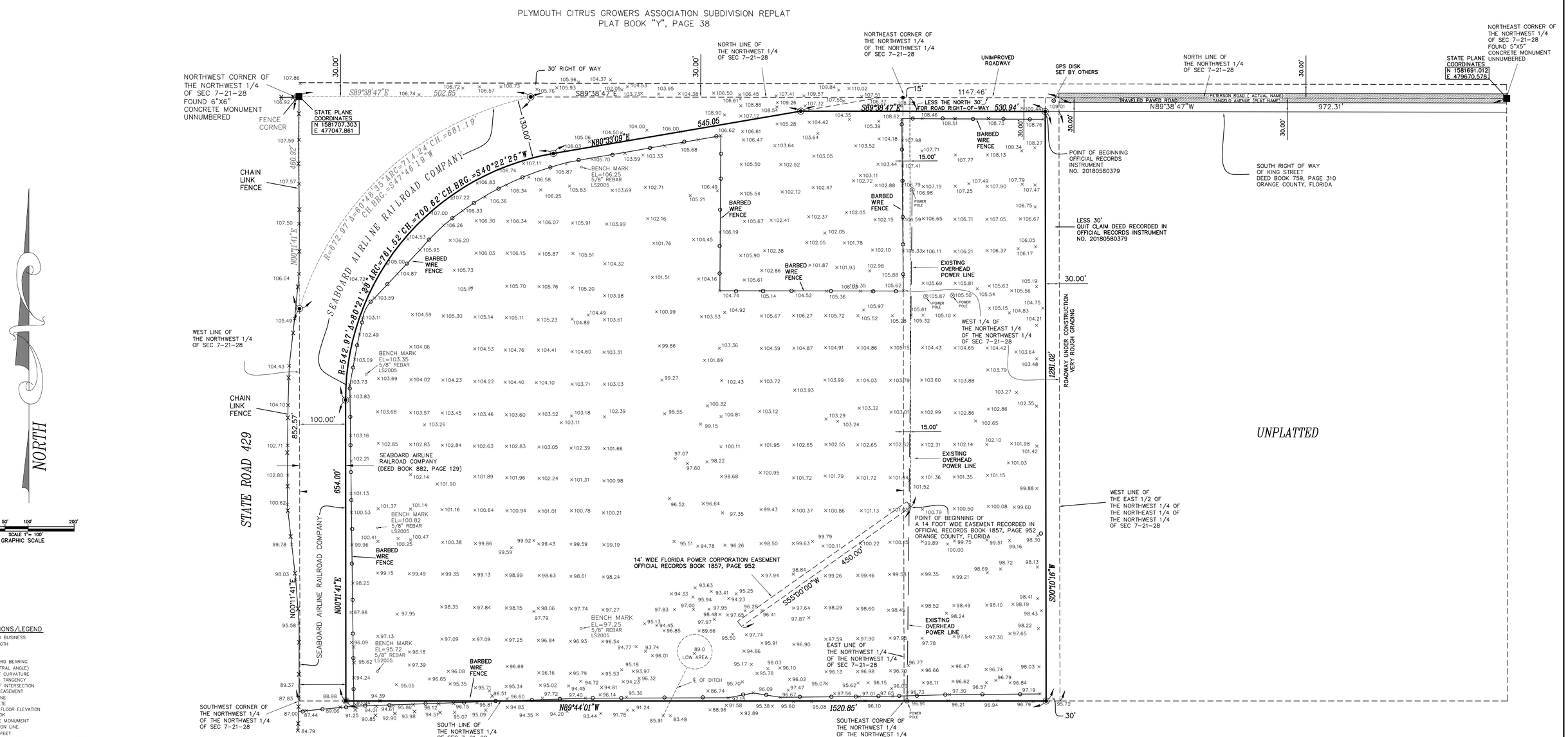
And

The Northwest 1/4 of the Northwest 1/4 of Section 7, Township 21 South, Range 28 East, Orange County, Florida. Less and Except railroad right-of-way, as conveyed to Seaboard Airline Railroad Company,
a Virginia corporation, by virtue of Warranty Deed recorded in Deed Book 882, Page 129, Public Records of Orange County, Florida.

Also, Less and Except that portion thereof lying Northwesterly of said railroad right-of-way.

And

LESS that portion conveyed to the City of Apopka, Florida in Quit Claim Deed recorded in Official Records Instument No. 20180580379, Public Records of Orange County, Florida.



ABBREVIATIONS/LEGEND

L.B.–LICENSED BUSINESS
ARC–ARC LENGTH
CH.–CHORD
R –RADIUS
CH.BRG.– CHORD BEARING
Δ DELTA (CENTRAL ANGLE)
P.C.–POINT OF CURVATURE
P.T.–POINT OF TANGENCY
P.I.– POINT OF INTERSECTION
U.E.– UTILITY EASEMENT
℄ – CENTERLINE
CONC–CONCRETE
FFE–FINISHED FLOOR ELEVATION
P.B.–PLAT BOOK
CM–CONCRETE MONUMENT
P.O.L.–POINT ON LINE
SF– SQUARE FEET
NAVD88– NORTH AMERICAN VERTICAL DATUM OF 1988
SEC 7–21–28 – SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J–17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

ELEVATION NOTE:
97.95X – DENOTES EXISTING ELEVATION ON 3–10–2020

THE UNDERSIGNED AND CAVONE, INC. LAND SURVEYORS and MAPPERS MAKE NO RESERVATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.

CAVONE, INC.
LAND SURVEYORS AND MAPPERS
300 SOUTH RONALD REAGAN BOULEVARD
LONGWOOD, FLORIDA 32750–5499
TELEPHONE (407) 830–9080
FAX No. (407) 339–3636
E–MAIL: CAVONE @ CFLRR.COM

THIS SURVEY NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OR ELECTRONIC SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DOMINICK F. CAVONE – PRESIDENT
FLORIDA SURVEYOR & MAPPER NUMBER 2005
LICENSED BUSINESS NUMBER L.B.5073

REVISION	DATE
TOPOGRAPHY	3–10–2020
STAKE LOT	7–16–2019

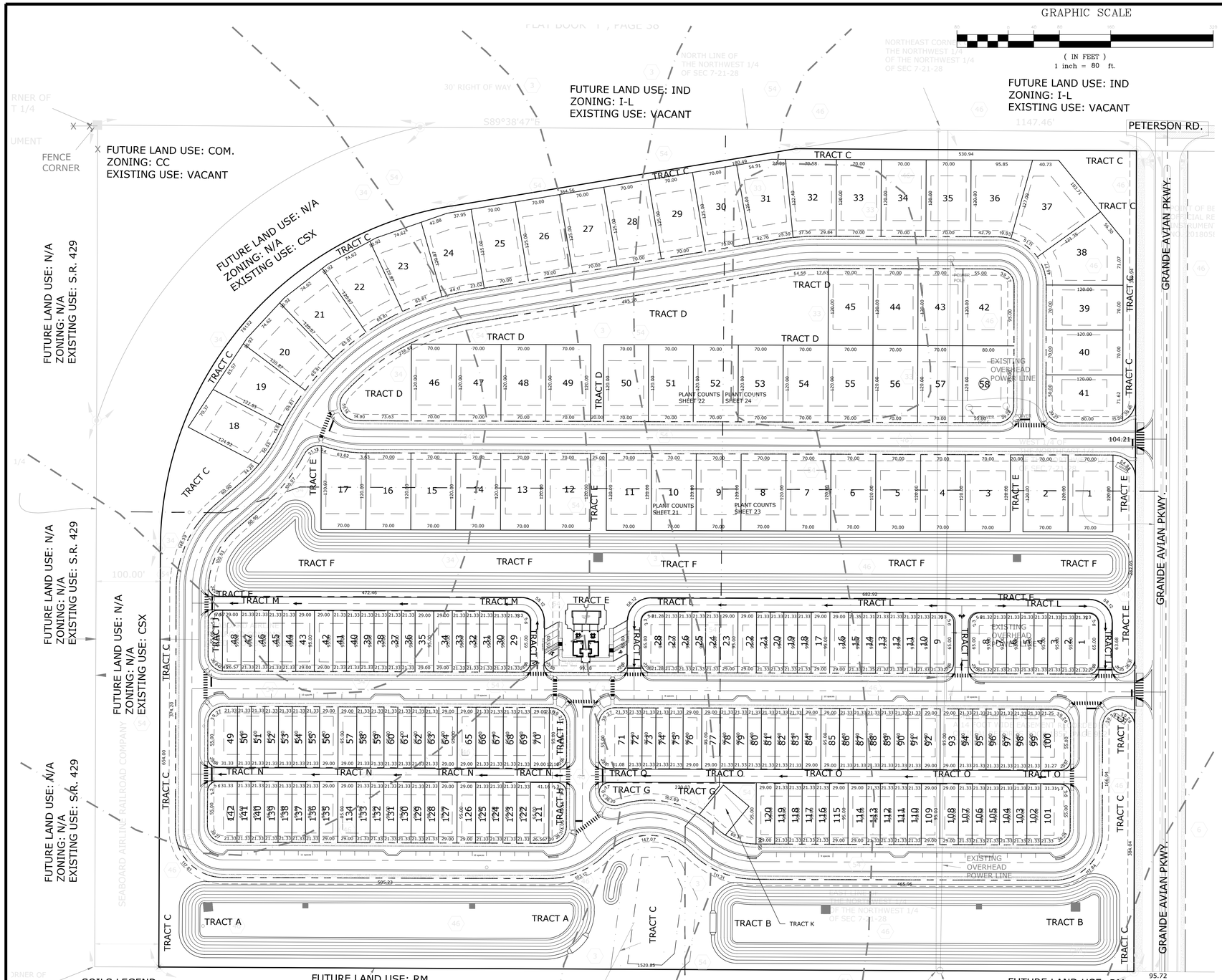
DOMINICK F. CAVONE LICENSE NO. 2005 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

W.O. STAKE LOT 2019–464
W.O. TOPOGRAPHY 2020–126

LOT by: KEVIN CAVONE

NOTES:

1. BEARING STRUCTURE IS BASED ONTHE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST BEING S89°38'47"E.
2. THE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1098, PAGE 562, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AFFECTS SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
3. THE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1857, 952, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
4. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.



SOILS LEGEND:

- USGS SOILS LINE
- BASINGER FINE SANDS 0 TO 1% SLOPES
- CHANDLER FINE SANDS 5 TO 12% SLOPES
- PITS
- POMELLO FINE SANDS 0 TO 5% SLOPES
- TAVARES FINE SANDS 0 TO 5% SLOPES
- ZOLFO FINE SANDS 0 TO 2% SLOPES

TRACT TABLE

TRACT LABEL	TRACT TYPE	Area (Ac.)	TRACT DEDICATED TO	EASEMENT DEDICATED TO
-	Rights-of-Way	9.63	City of Apopka	
A	Open Space/Retention Pond	1.72	HOA	City of Apopka
B	Open Space Area/Retention Pond	1.82	HOA	City of Apopka
C	Open Space/Wetland	3.49	HOA	
D	Open Space Area	1.33	HOA	
E	Open Space/Amenity Area	1.31	HOA	
F	Open Space/Retention Pond	3.01	HOA	City of Apopka
G	Open Space Area	0.21	HOA	
H	Open Space Area	0.06	HOA	
I	Open Space Area	0.06	HOA	
J	Open Space Area	0.05	HOA	
K	Lift Station Tract	0.07	City of Apopka	
L	Private Alleyway	0.53	HOA	City of Apopka
M	Private Alleyway	0.31	HOA	City of Apopka
N	Private Alleyway	0.29	HOA	City of Apopka
O	Private Alleyway	0.38	HOA	City of Apopka

SITE DATA:

Parcel I.D. #: 07-21-28-0000-00-019, 07-21-28-0000-00-027

Property FLU: MU
Property Zoning: MU-EAST SHORE Gateway Subdistrict

Gross Land Area:	41.85 acres
Lakes/Wetland Area:	0.25 acres
Gross Developable Area:	41.60 acres
Net Developable Area:	41.60 acres
Stormwater Management Area:	5.35 acres
Right-of-Way Area:	7.42 acres
Right-of-Way Dedication:	0.00 acres
Public Open Space Tracts:	7.59 acres
Proposed Residential Units:	58 Single-Family Detached Lots; 142 Single-Family Attached
Net Residential Density:	4.81 dwelling units/Net Developable Acre
Minimum Living Area:	1,250 sqft. (Attached) 1,500 sqft. (Detached) MU-GATEWAY
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	20' (Attached), 70' (Detached)
Minimum Lot Depth:	N/A
Minimum Lot Size:	8,000 (Attached per Building), 7,200 (Detached)
Maximum Lot Coverage:	70%
Minimum Open Space %:	20%

Setbacks:

Front:	15' (Attached), 25' (Detached)
Side:	7.5';0.0' (Attached), 7.5' (Detached)
Side Street:	7.5' (Attached), 20' (Detached)
Rear:	20' (Attached), 25' (Detached)

Open Space Requirements:

Land Development Code (Residential 20%)
41.60ac. * .20 = 8.32 acres (required)
Open Space Provided:

Tract A:	1.72 acres
Tract B:	1.82 acres
Tract C:	3.49 acres
Tract D:	1.33 acres
Tract E:	1.31 acres
Tract F:	3.01 acres
Tract G:	0.21 acres
Tract H:	0.06 acres
Tract I:	0.06 acres
Tract J:	0.05 acres
Total:	13.06 acres (8.32 required)

Major Street Setbacks:

Peterson Road. 30' (setback from right-of-way line)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There is no proposed 100 yr. Flood Plain encroachment.
3. All Conservation Easements associated buffers area will be owned & maintained by the HOA with a development rights Easement dedicated to the City of Apopka via plat.
4. A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
5. Fire Protection will be provided by City of Apopka in accordance with the 2016 Florida Fire Prevention Code.
6. The project will be constructed in single phase.
7. All main roadways will be public roads owned by the City of Apopka. Alleyways as reflected in the tract table will be privately owned and maintained by the HOA.
8. Blue reflectors shall be installed within the roadway adjacent to all proposed fire hydrants.

Off-Street Parking:

Required Parking:

2.0 spaces per Unit (for Single-Family Detached):	(58 units x 2.0 spaces/unit) = 116	
1.5 spaces per Unit (Townhomes) +0.1 space per Unit (Vistor):	(142 units x 1.6 spaces/unit) = 228	
Total Required Parking:		344
Provided Parking:		
2 Garage Spaces per Unit:	116 spaces (Detached)+284(Townhomes)	400
On-Street Parking (7x22):	88 (for Townhomes)	88
Amenity Area Parking (9x18):	6 (regular)+2 (handicap)	8
Total Parking Provided:		496 spaces

Phasing:

This project is to be developed in one phases.

Traffic:

Single-Family Residential: 200 d.u. * 9.57 trip/d.u. = 1,914 A.D.T.

Stormwater Management:

The project will meet the requirements of City of Apopka Land Development Code and the St. Johns River Water Management District.

School Age Population:

200 d.u. * .478 children/unit = 96 children

Needed Fire Flow (NFF): (Based on FFPC 2017 6th Edition Chapter 18 & Annex I)

Single-Family (less than 5,000 sqft.): 1,000 gpm
Townhomes (more than 5,000 sqft.): Per Table 18.4.5.2.1

Water, Sewer and Solid Waste Demand:

Water Demand:
200 Units * 300 gallons/day = 60,000 gallons/day

Sewer Demand:
200 Units * 280 gallons/day = 56,000 gallons/day

Solid Waste Demand:
200 Units * 2.6 persons/unit * 4.3 Lb./person/day = 2,236 Lb/day

Recreational/Open Space Demand:
204 Units * 2.6 persons/unit /1,000 * 3.0 ac/1,000 persons = 1.59 ac.

Green Building Standards Points Allocation:

• Development in the MU-D or MU-ES Districts:	1.00 points
• Development on previously used or developed land that is not contaminated:	0.50 points
• Use Central air conditioners that are Energy Star qualified:	0.50 points
• Use vegetation or vegetated structures to shade HVAC Units:	0.25 points
• Provide rain gardens or other appropriate storm water infiltration system(s) that:	1.00 points
• accommodate a minimum of 25% of the runoff	
• Install operable windows to allow for natural ventilation in the event of power failure:	0.25 points

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ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

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6 Ambrose Lane
South Barrington, IL 60010

Coke Property Subdivision

City of Apopka, Florida

Major Development Plan

Overall Site Plan

Plans not valid unless Signed, Dated and Sealed below.

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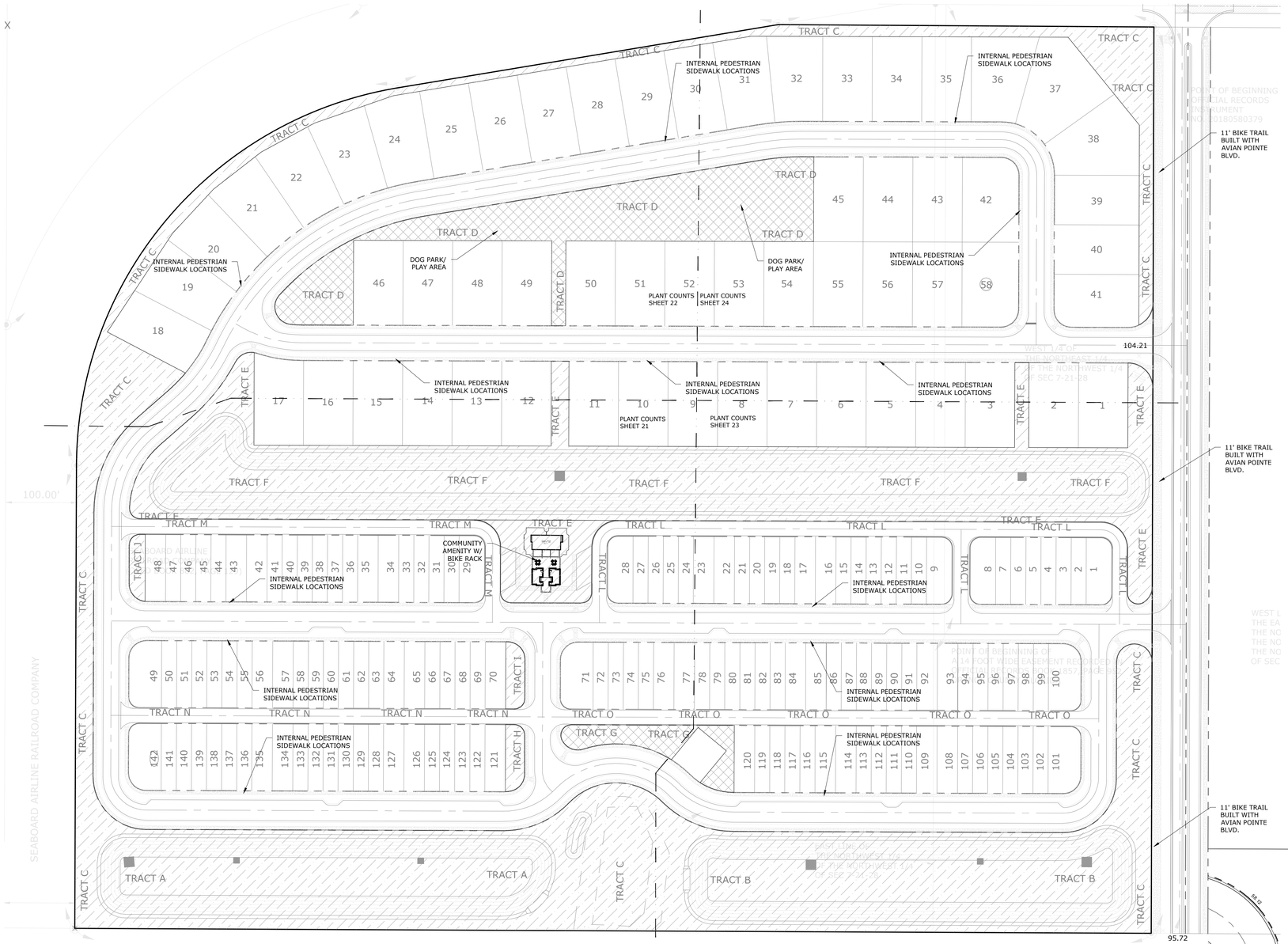


GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

OPEN SPACE SET-ASIDE HATCH LEGEND

ACTIVE RECREATIONAL OPEN SPACE

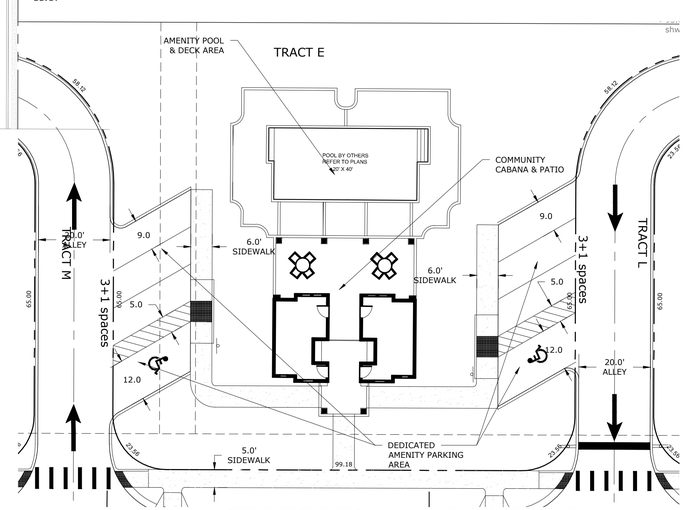
COMMUNITY SQUARE OPEN SPACE AREAS

GENERAL GREEN OPEN SPACE AREAS

Land Development Code (Residential 20%)
41.60 ac. * .20 = 8.32 acres (required)

Open Space Provided:

Tract A:	1.72 acres
Tract B:	1.82 acres
Tract C:	3.49 acres
Tract D:	1.33 acres
Tract E:	1.31 acres
Tract F:	3.01 acres
Tract G:	0.21 acres
Tract H:	0.06 acres
Tract I:	0.06 acres
Tract J:	0.05 acres
Total:	13.06 acres
	(8.32 required)



ACTIVE RECREATIONAL AREA BLOW-UP DETAIL
1" = 20'

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Open Space Rec Plan

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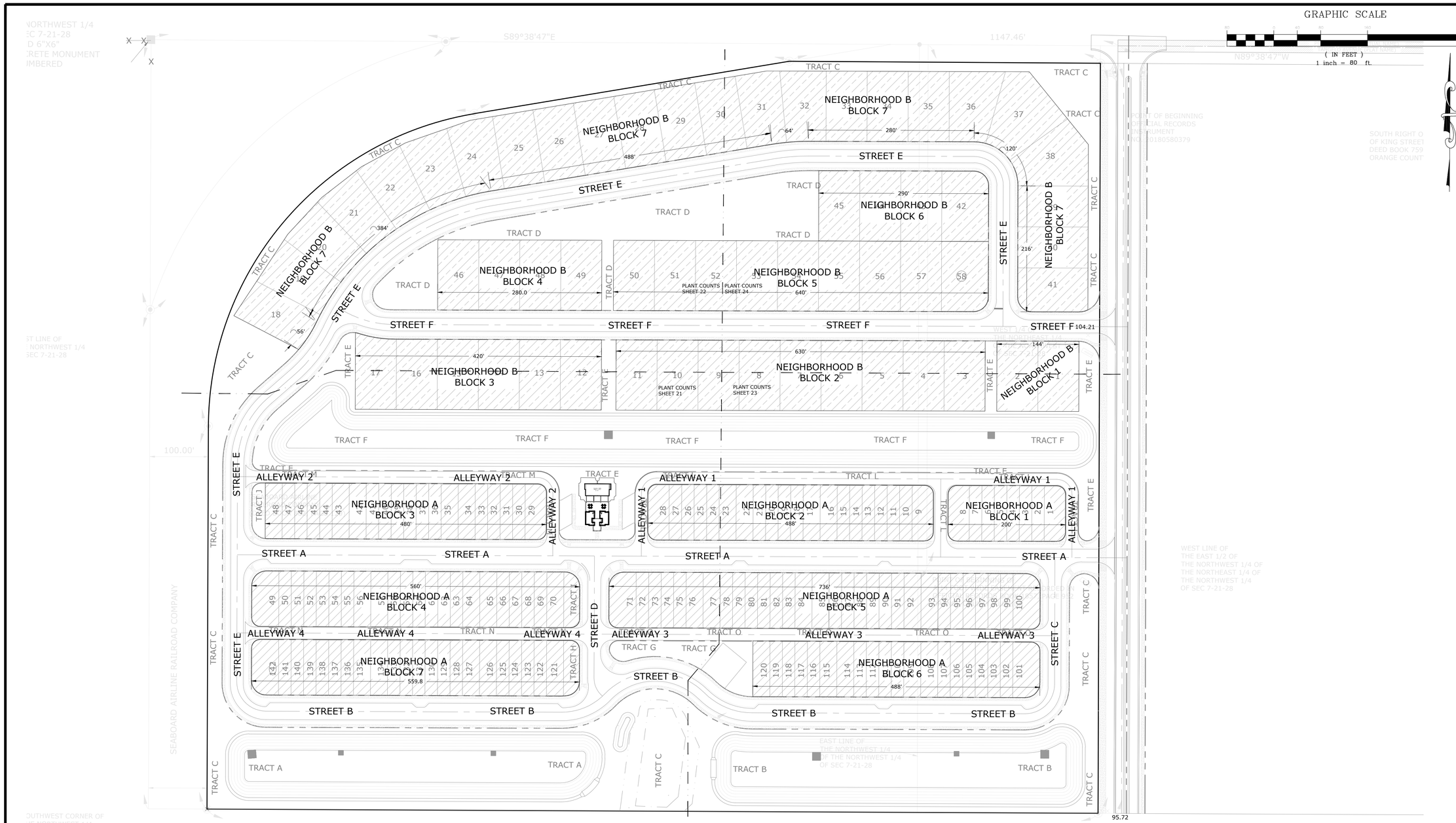

NEIGHBORHOOD LOT SIZE HATCH LEGEND

NEIGHBORHOOD 'A' 21.33' TOWNHOME LOTS

NEIGHBORHOOD 'B' 70' SINGLE-FAMILY LOTS

NEIGHBORHOOD STREETS DESIGNATION

STREET NAME	STREET NAME
STREET 'A' 55' RIGHT-OF-WAY	ALLEYWAY '1' 22' RIGHT-OF-WAY
STREET 'B' 55' RIGHT-OF-WAY	ALLEYWAY '2' 22' RIGHT-OF-WAY
STREET 'C' 50' RIGHT-OF-WAY	ALLEYWAY '3' 22' RIGHT-OF-WAY
STREET 'D' 50' RIGHT-OF-WAY	
STREET 'E' 50' RIGHT-OF-WAY	
STREET 'F' 50' RIGHT-OF-WAY	

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City of Apopka, Florida

Major Development Plan

Neighborhood Block Plan

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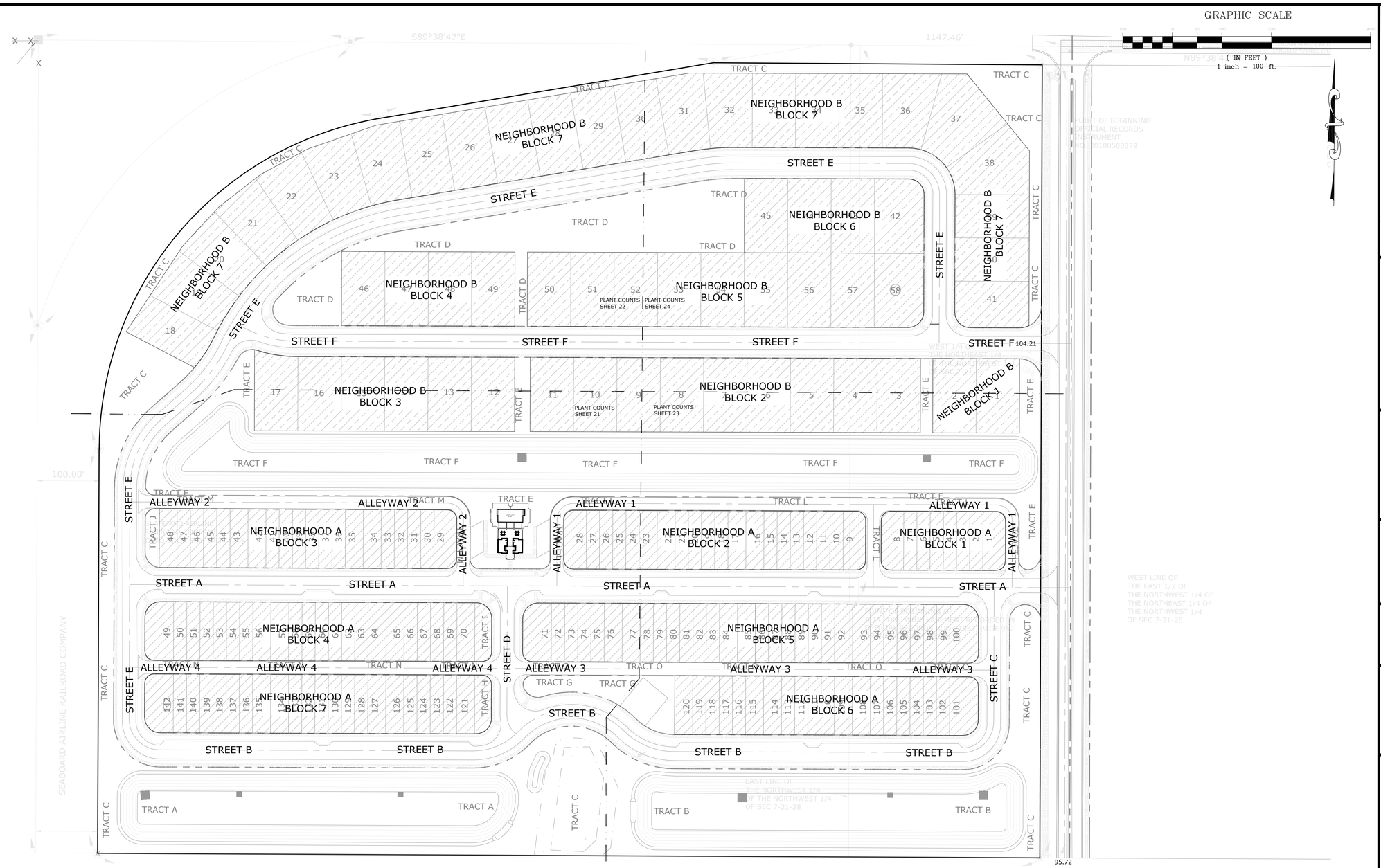

SITE DESIGN STANDARDS PLAN:

NEIGHBORHOOD 'A' DESIGN DETAILS:

Minimum Living Area:	1,250 sqft. (Heated/cooled space)
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	21.33'
Minimum Lot Depth:	95'
Minimum Lot Size:	8,000 min. (per building)
Maximum Lot Coverage:	80%
Minimum Open Space %:	20%
Garage Location:	Rear-Entry (2-Car)
Setbacks:	
Front:	15'
Side:	7.5'
Side Street:	7.5'
Rear:	20'
Accessory Uses:	Those permitted by code
Architectural Design:	Consistent with LDR

NEIGHBORHOOD 'B' DESIGN DETAILS:

Minimum Living Area:	1,500 sqft. (Heated/cooled space)
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	70'
Minimum Lot Depth:	120'
Minimum Lot Size:	7,500
Maximum Lot Coverage:	70%
Minimum Open Space %:	20%
Garage Location:	Front-Entry (2-Car)
Setbacks:	
Front:	25'
Side:	7.5'
Side Street:	20'
Rear:	25'
Accessory Uses:	Those permitted by code
Architectural Design:	Consistent with LDR

Street Landscaping:

Landscaping shall be consistent with Section 5.2 of the Apopka LDR

Building Architecture:

Building Architecture shall comply with Section 4.2 of the Apopka LDR.

Model-Home Park:

The model park will consist of 6 lots 3 of each neighborhood type. A model site plan will be provided after the Construction Plan approval for staff to review with the model home permit requests.

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Coke Property Subdivision

City of Apopka, Florida

Major Development Plan

Design Standards Plan

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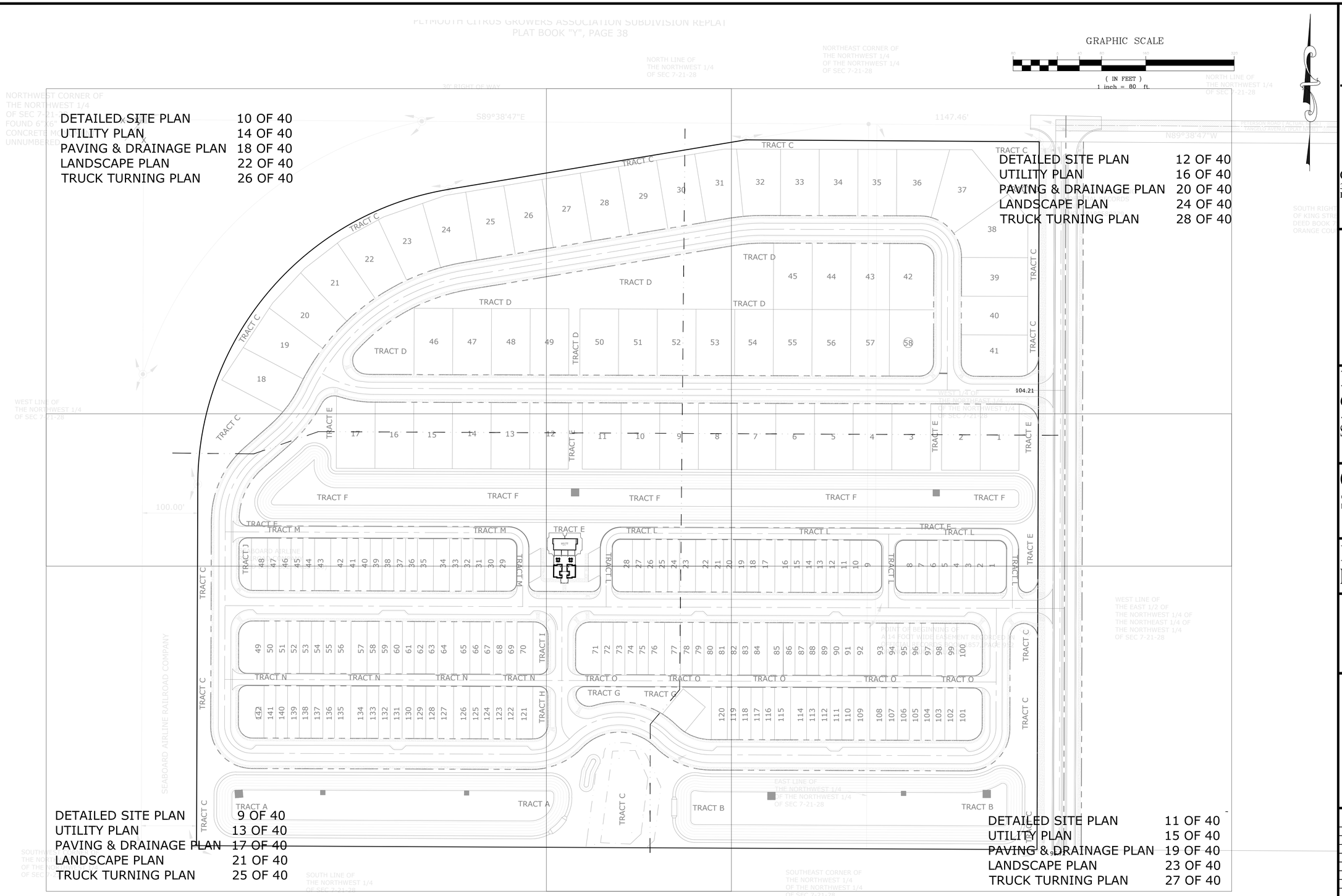

DETAILED SITE PLAN 10 OF 40
UTILITY PLAN 14 OF 40
PAVING & DRAINAGE PLAN 18 OF 40
LANDSCAPE PLAN 22 OF 40
TRUCK TURNING PLAN 26 OF 40

DETAILED SITE PLAN 12 OF 40
UTILITY PLAN 16 OF 40
PAVING & DRAINAGE PLAN 20 OF 40
LANDSCAPE PLAN 24 OF 40
TRUCK TURNING PLAN 28 OF 40

DETAILED SITE PLAN 9 OF 40
UTILITY PLAN 13 OF 40
PAVING & DRAINAGE PLAN 17 OF 40
LANDSCAPE PLAN 21 OF 40
TRUCK TURNING PLAN 25 OF 40

DETAILED SITE PLAN 11 OF 40
UTILITY PLAN 15 OF 40
PAVING & DRAINAGE PLAN 19 OF 40
LANDSCAPE PLAN 23 OF 40
TRUCK TURNING PLAN 27 OF 40

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Coke Property Subdivision

City of Apopka, Florida

Major Development Plan

Key Map Plan

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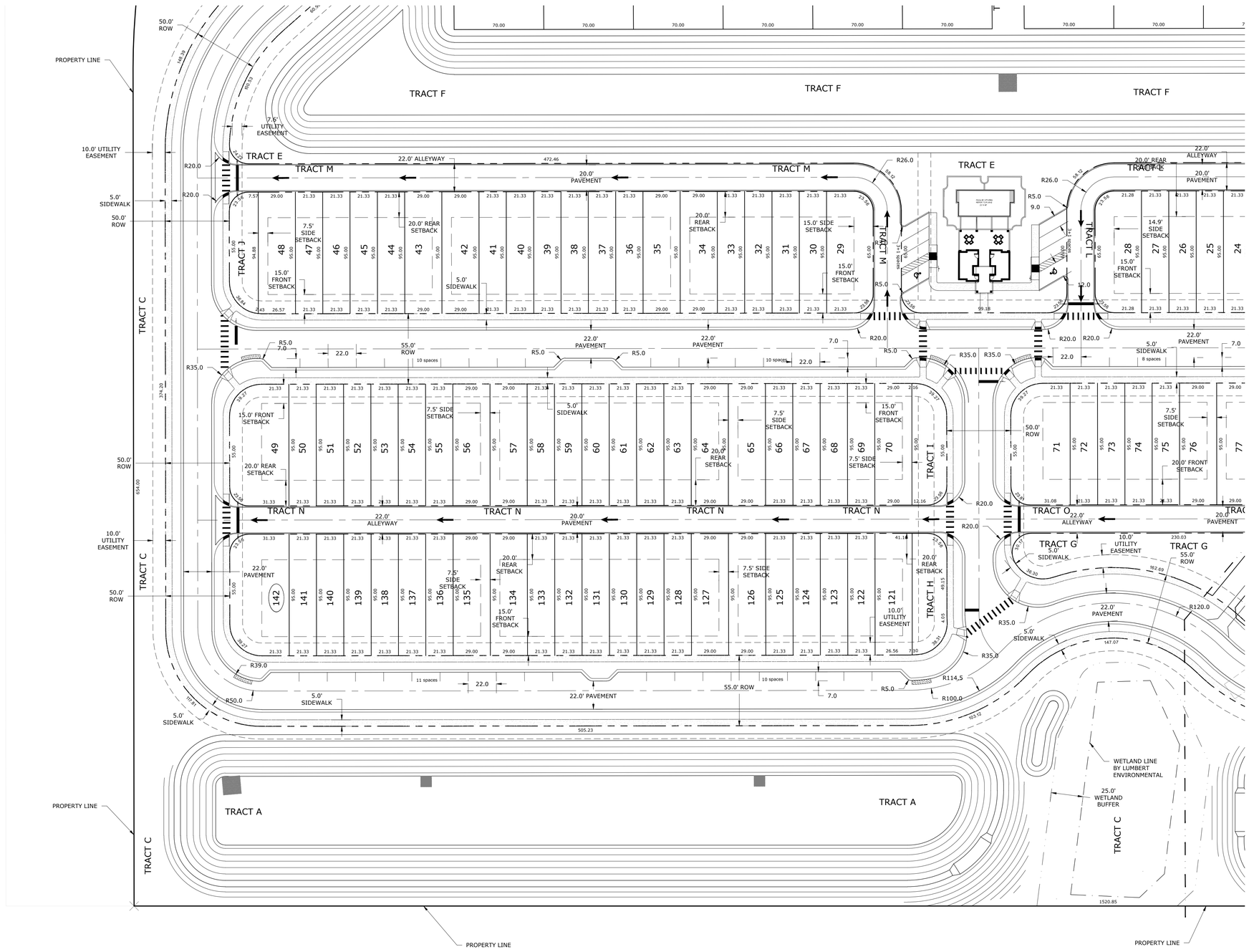

SEE SHEET 11 OF 40

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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Site Plan 1

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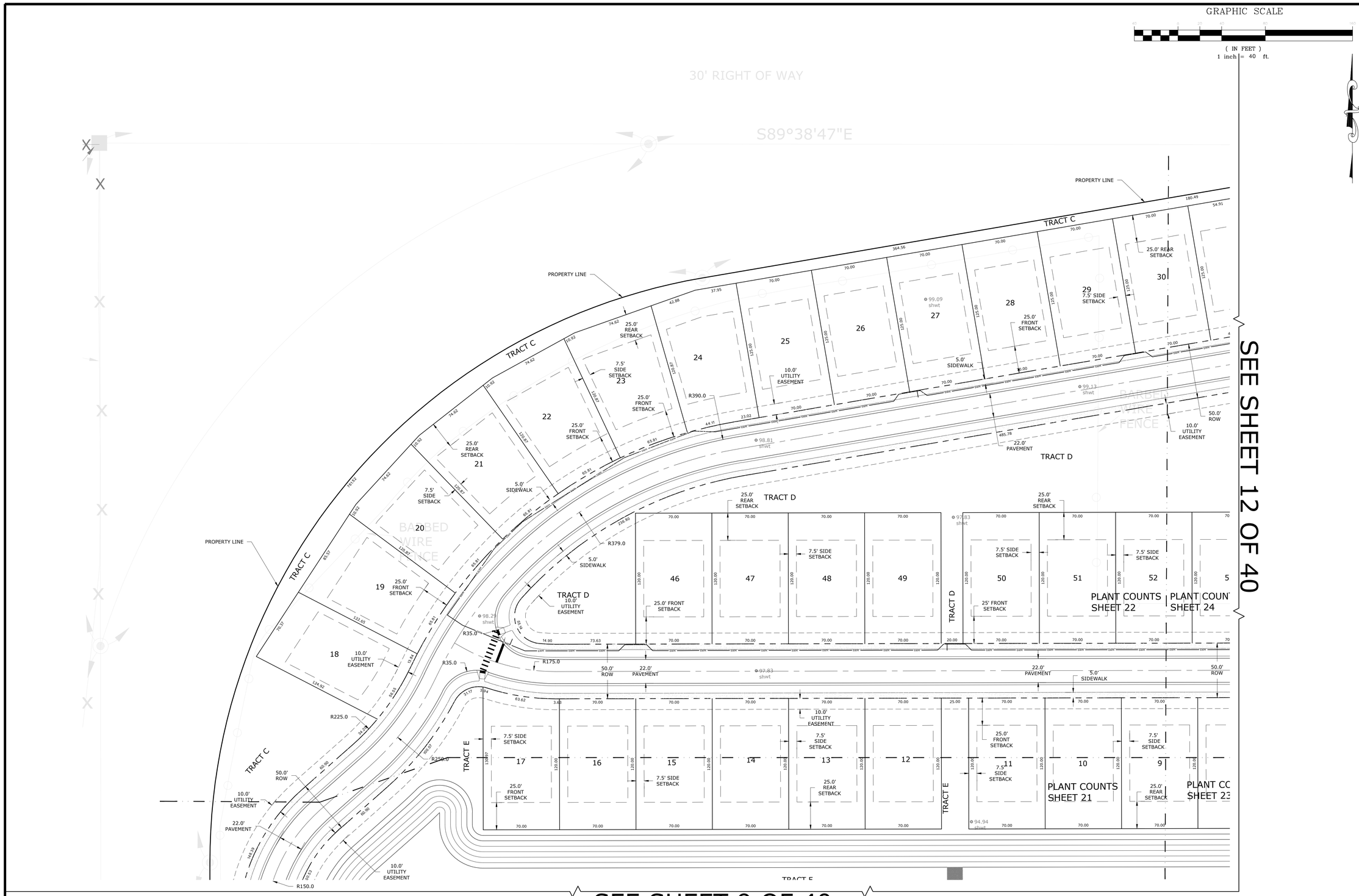

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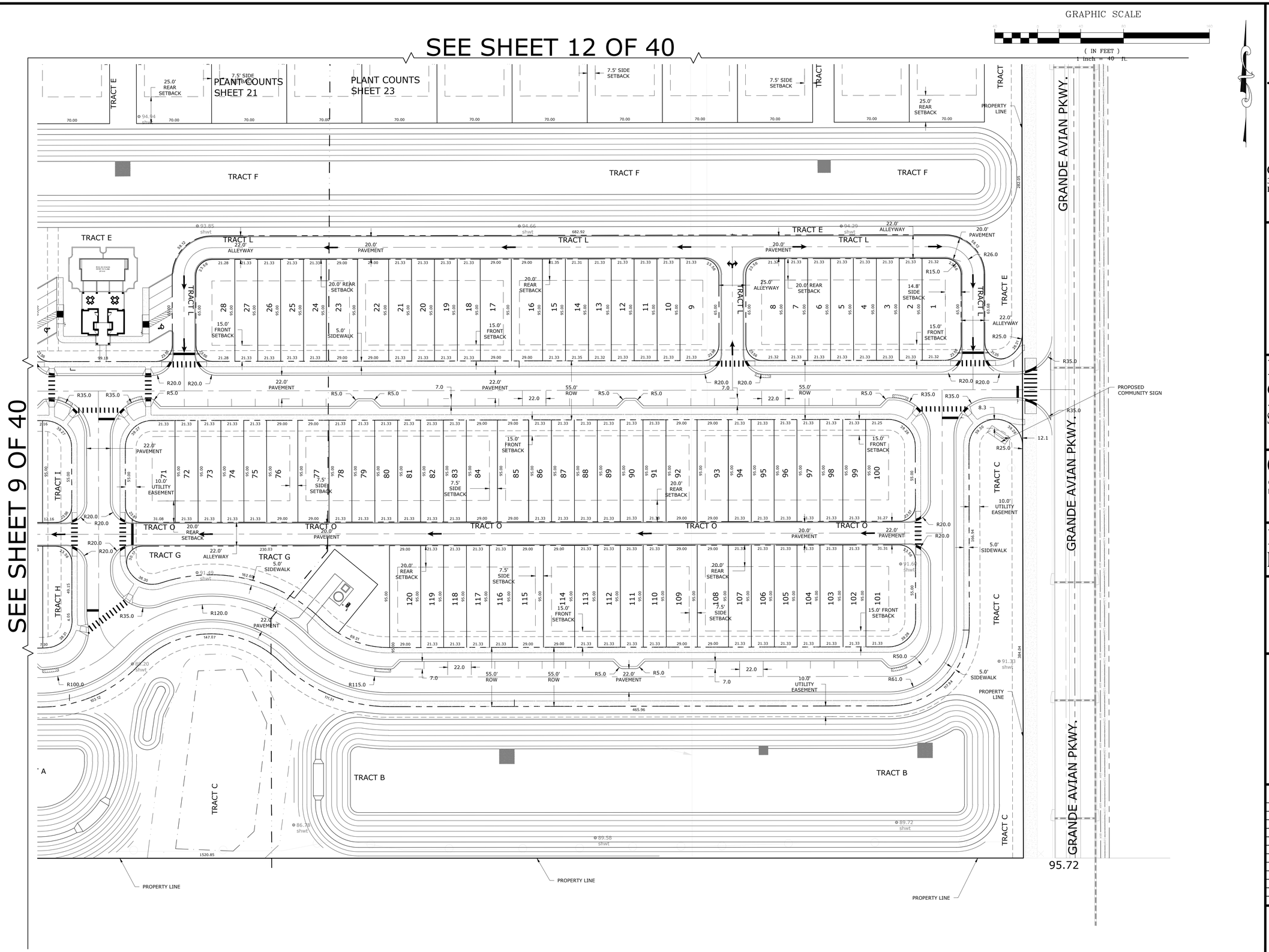

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City of Apopka, Florida

Major Development Plan

Site Plan 3

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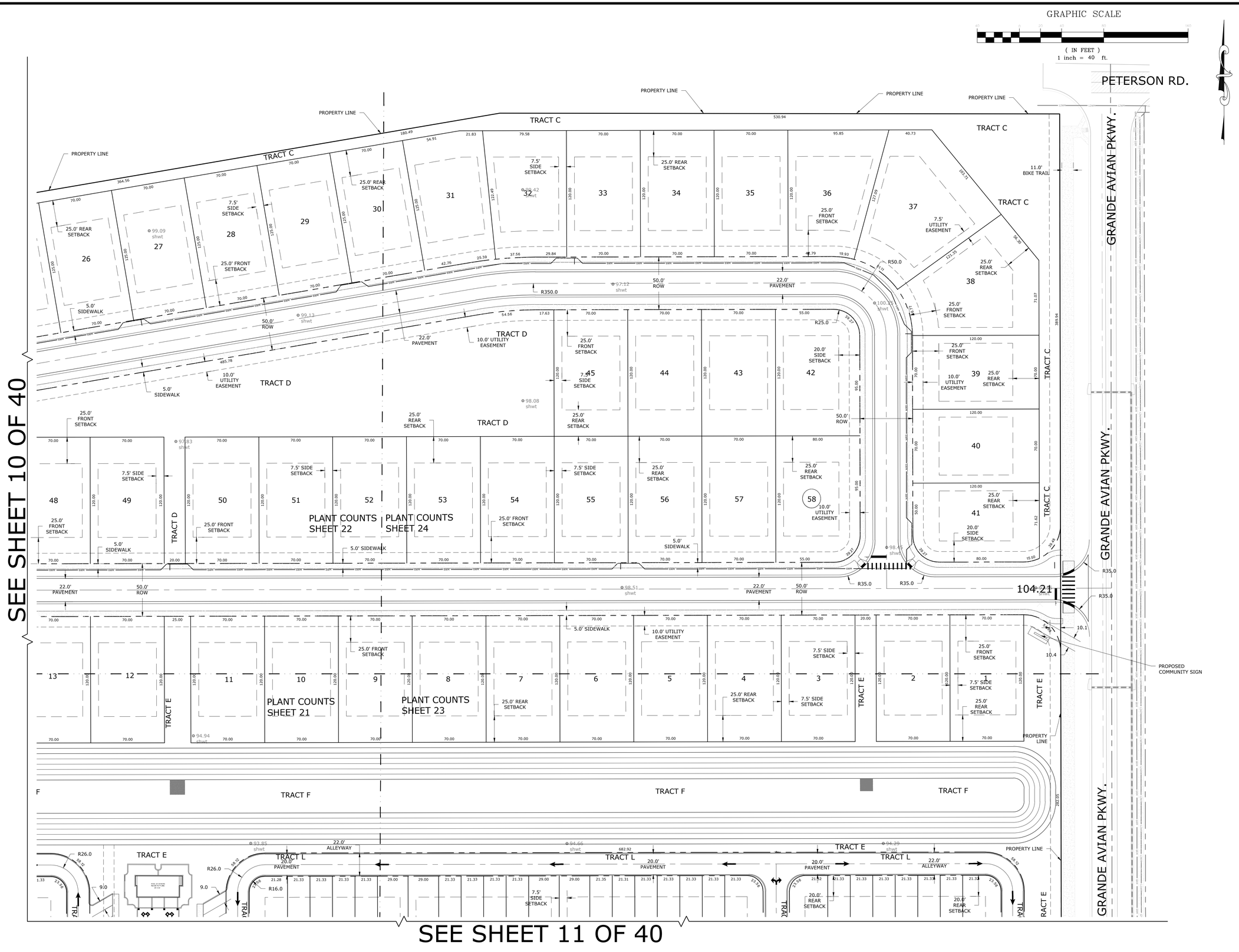

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Coke Property Subdivision

City of Apopka, Florida

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Site Plan 4

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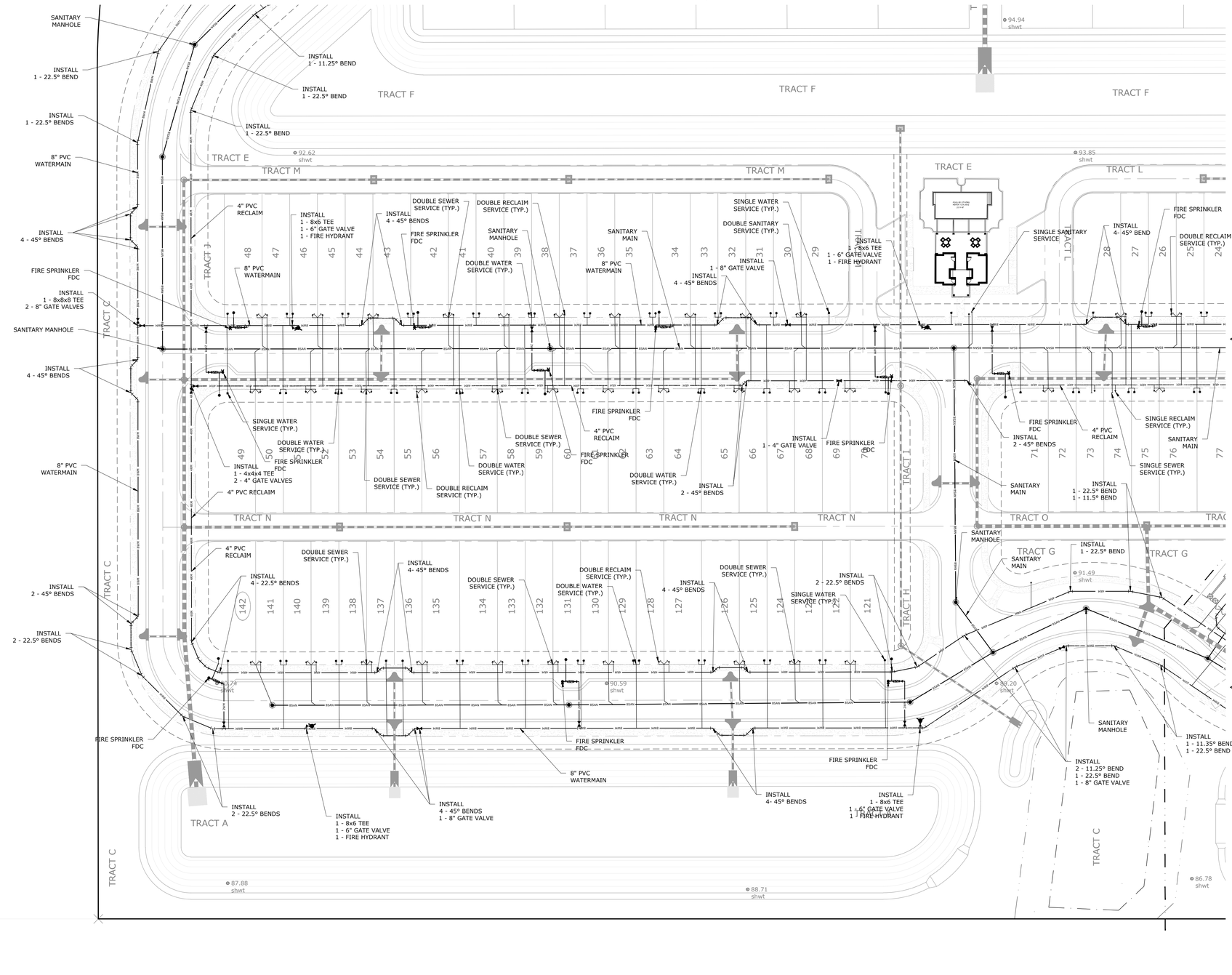

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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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Major Development Plan

Utility Plan 1

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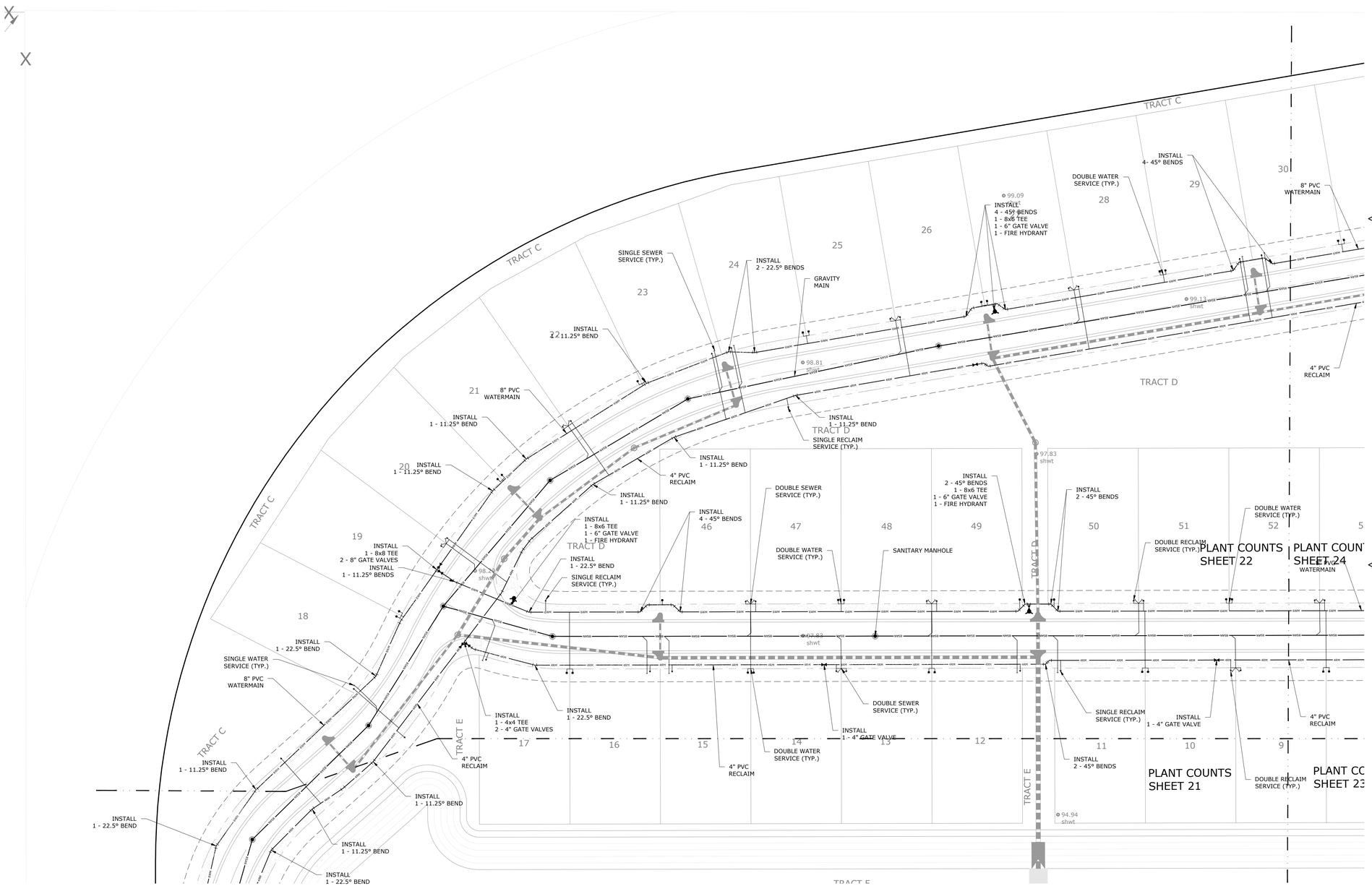

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Coke Property Subdivision
City of Apopka, Florida

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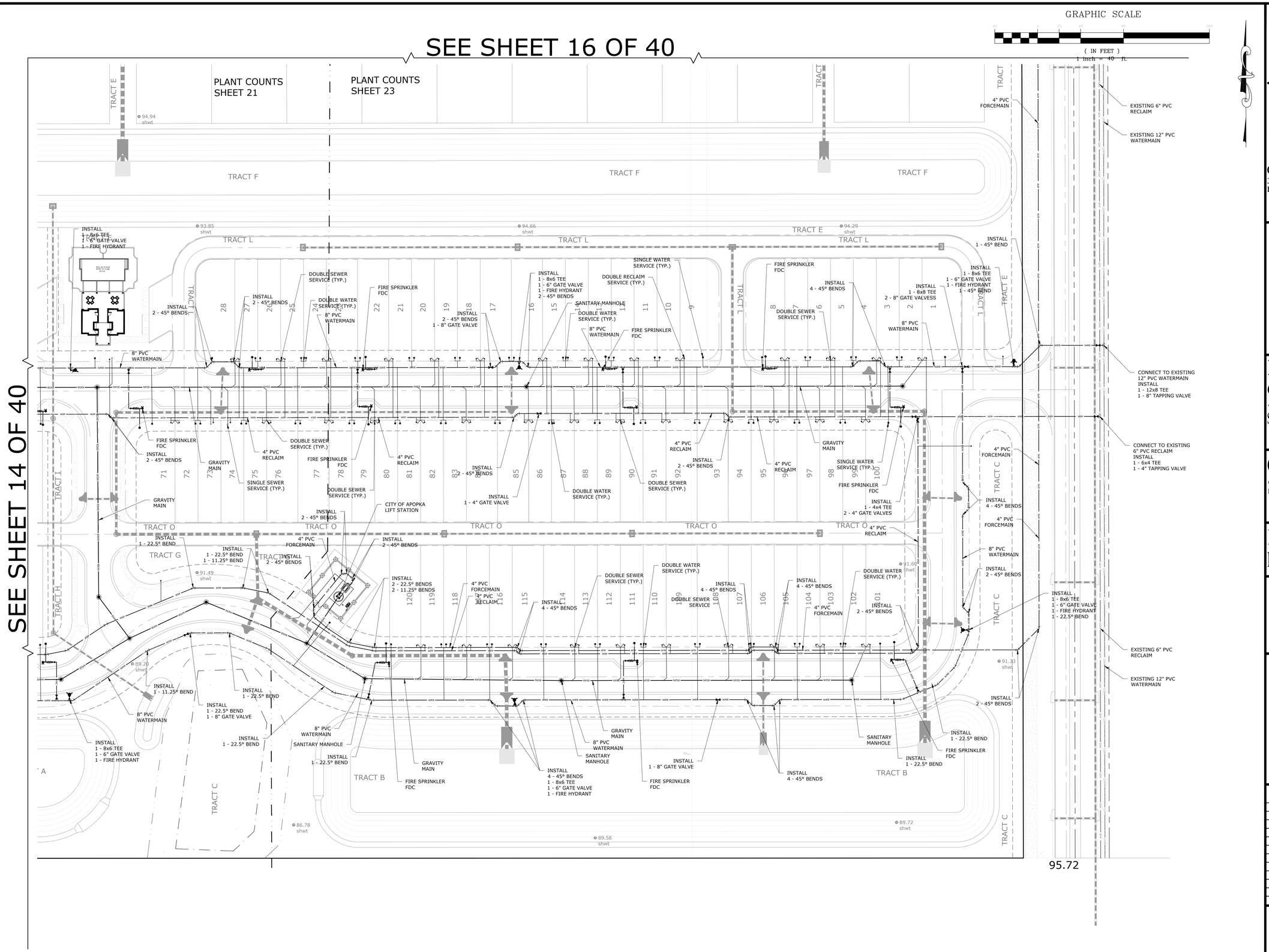

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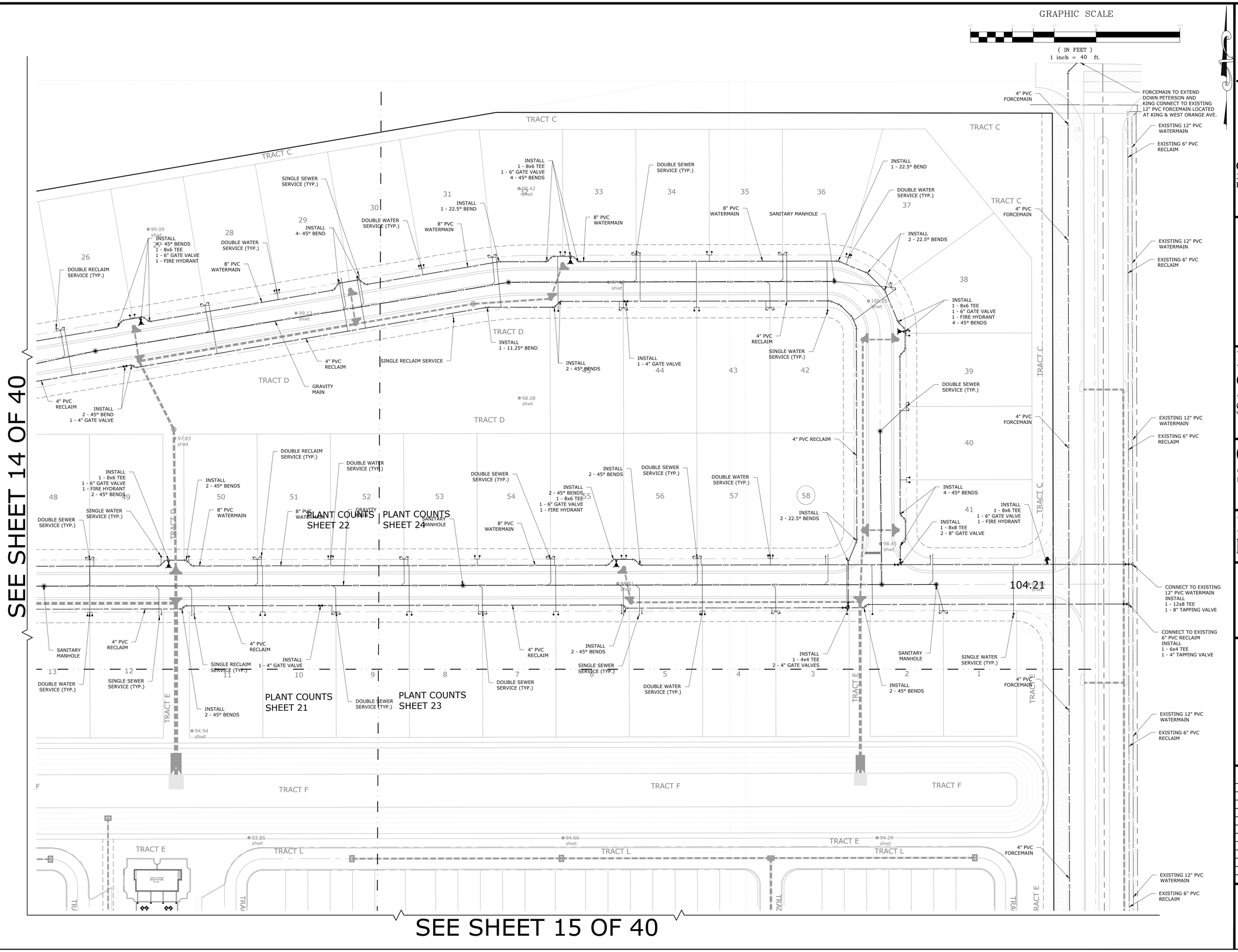

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Coke Property Subdivision

City of Apopka, Florida

Major Development Plan

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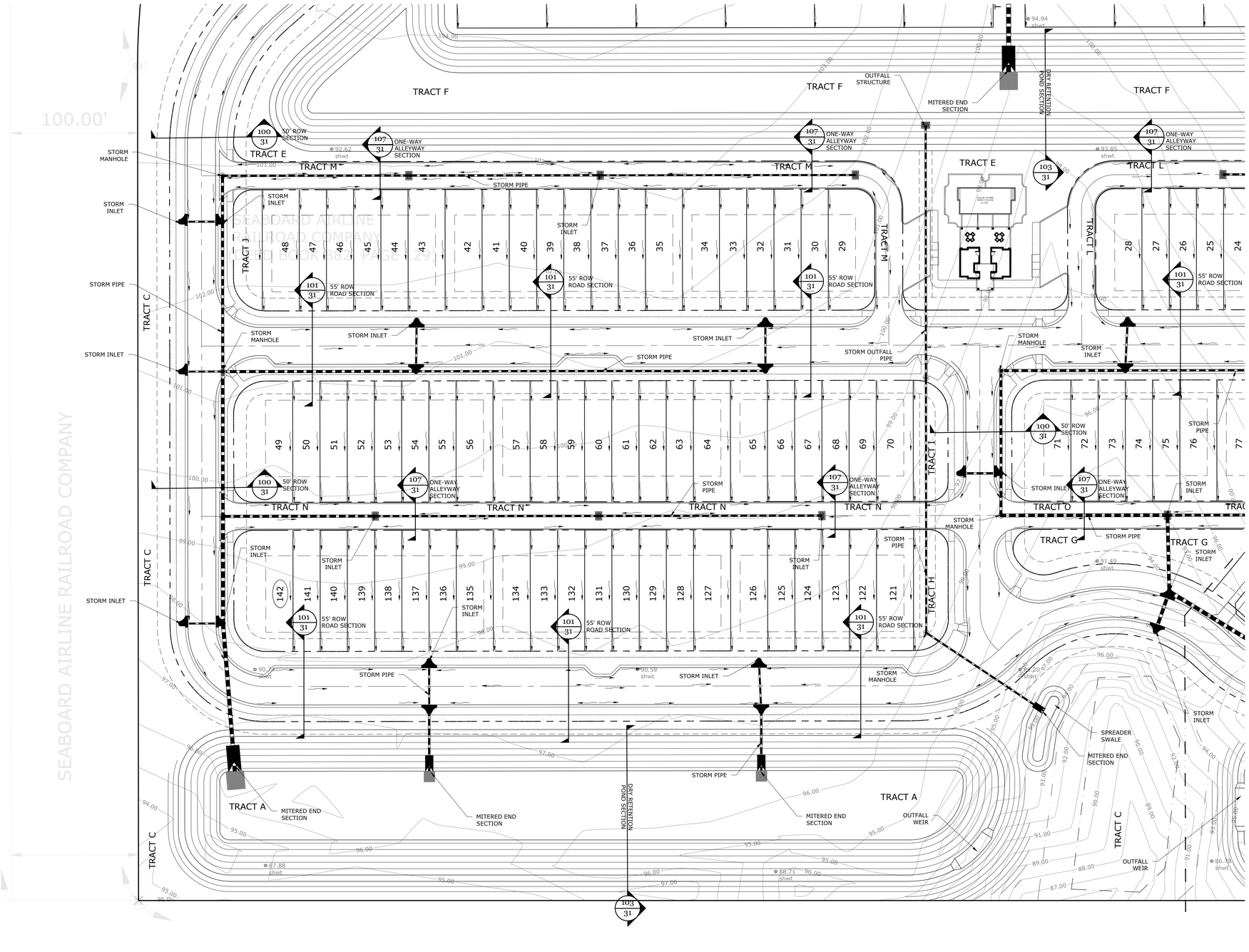

SEE SHEET 19 OF 40

NER OF
1/4
EST 1/4

SOUTH LINE OF
THE NORTHWEST 1/4
OF SEC 7-21-28

GRAPHIC SCALE

(IN FEET)
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ENGINEERING INC
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Coke Property Subdivision

City of Apopka, Florida

Major Development Plan

Paving & Drainage Plan 1

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GRAPHIC SCALE

(IN FEET)
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30' RIGHT OF WAY

S89°38'47"E

SEE SHEET 20 OF 40

TRACT C

TRACT D

TRACT E

STORM INLET

STORM PIPE

STORM MANHOLE

50' ROW ROAD SECTION

DRY RETENTION POND SECTION

MITERED END SECTION

PLANT COUNTS SHEET 22

PLANT COUNTS SHEET 24

PLANT COUNTS SHEET 21

PLANT CC SHEET 23

SEE SHEET 17 OF 40

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City of Apopka, Florida

Major Development Plan

Paving & Drainage Plan 2

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Certificate of Authorization #29665

Revisions

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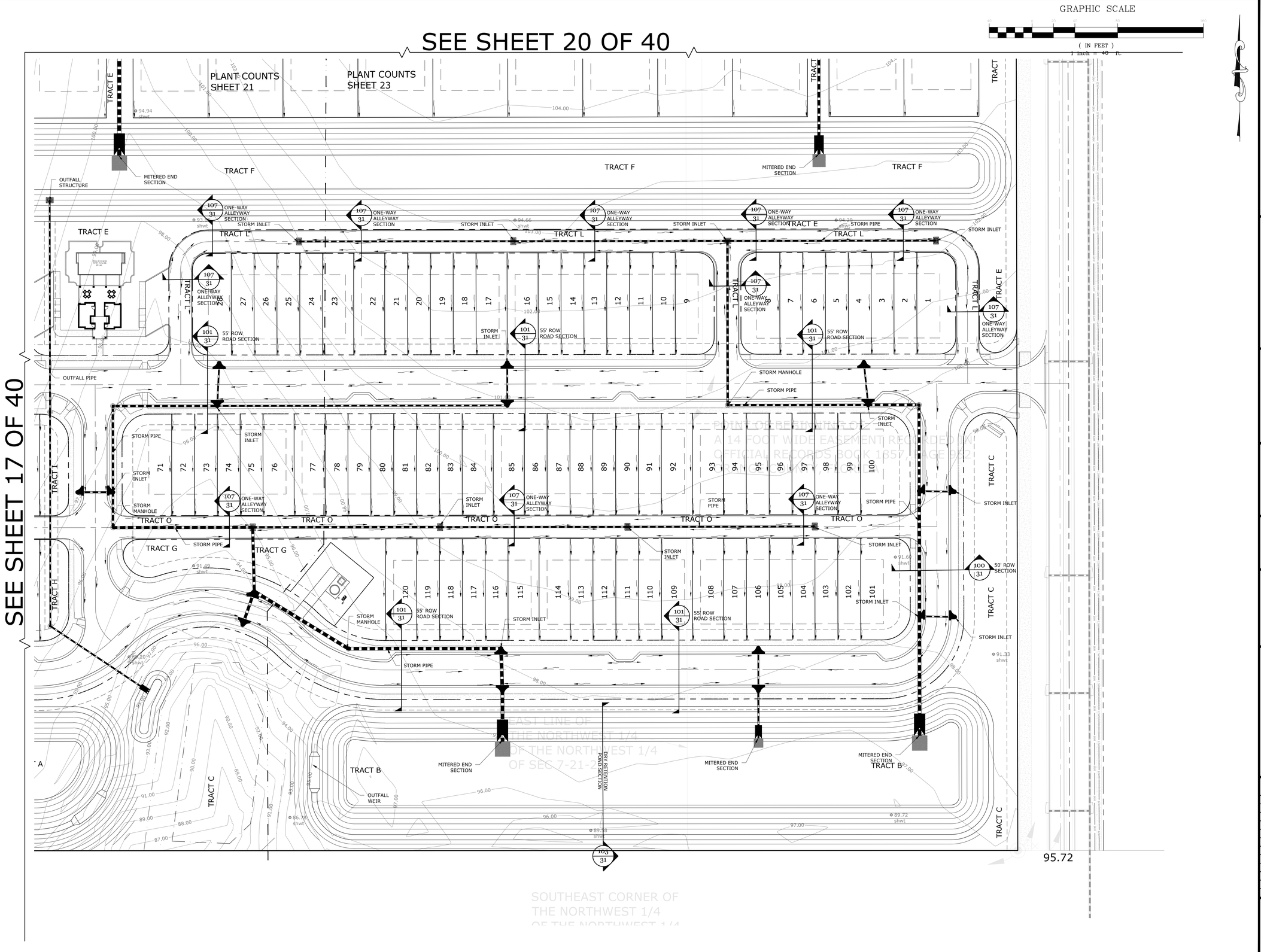
SHEET NUMBER
18 OF 40



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Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Coke Property Subdivision

City of Apopka, Florida

Major Development Plan

Paving & Drainage Plan 3

Plans not valid unless Signed, Dated and Sealed below.

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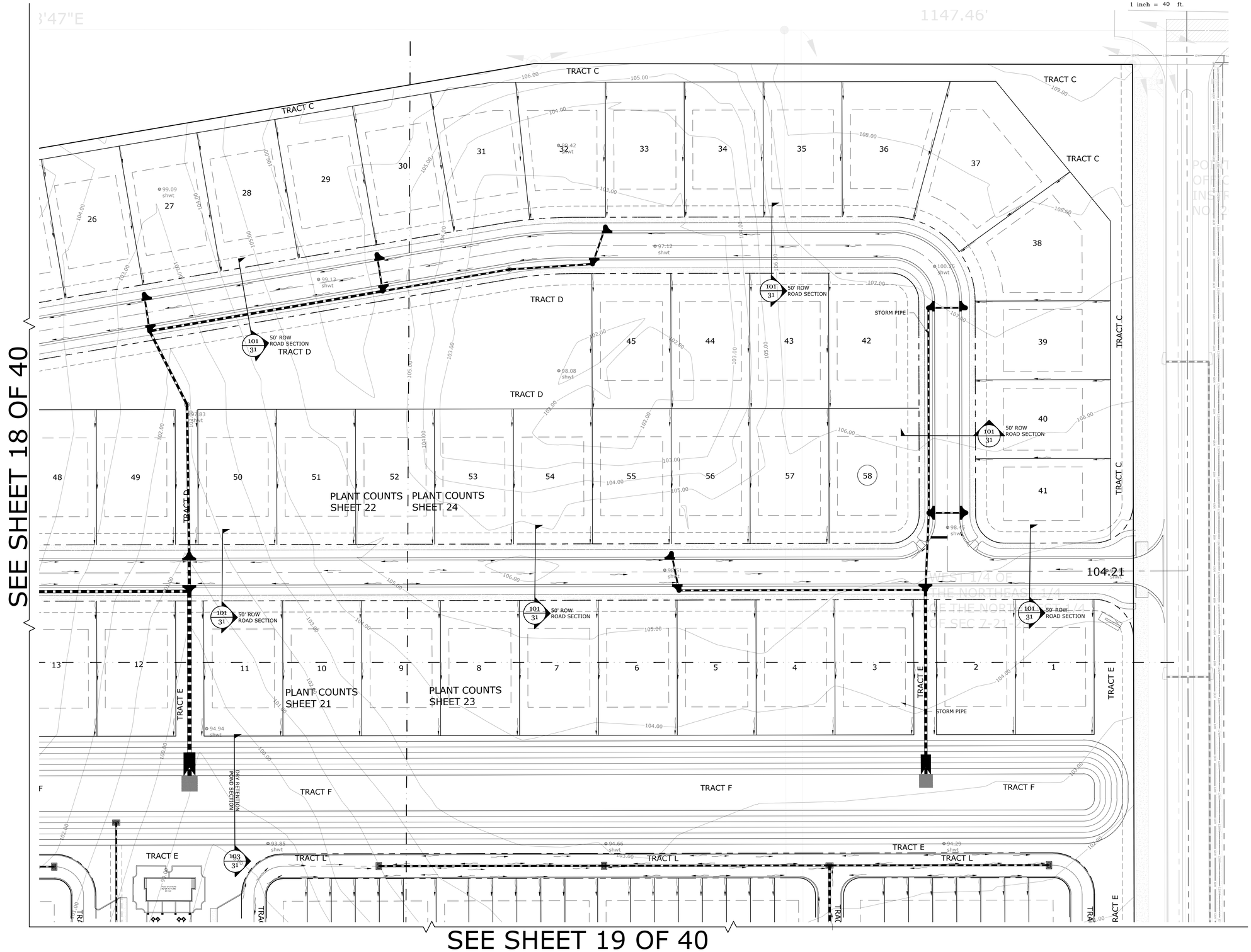
SHEET NUMBER
19 OF 40

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



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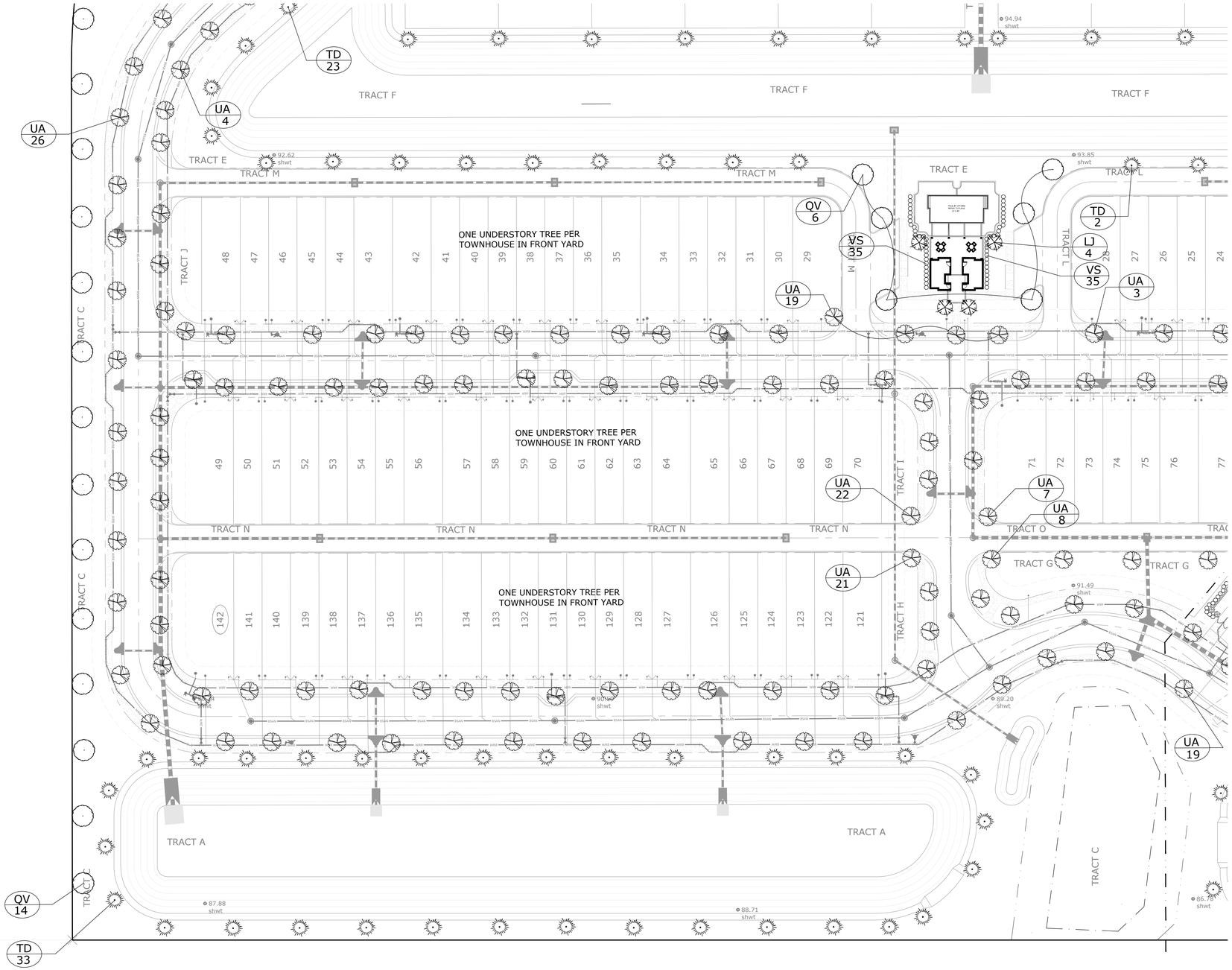
SHEET NUMBER
20 OF 40

SEE SHEET 22 OF 40



SEE SHEET 23 OF 40

GRAPHIC SCALE

(IN FEET)
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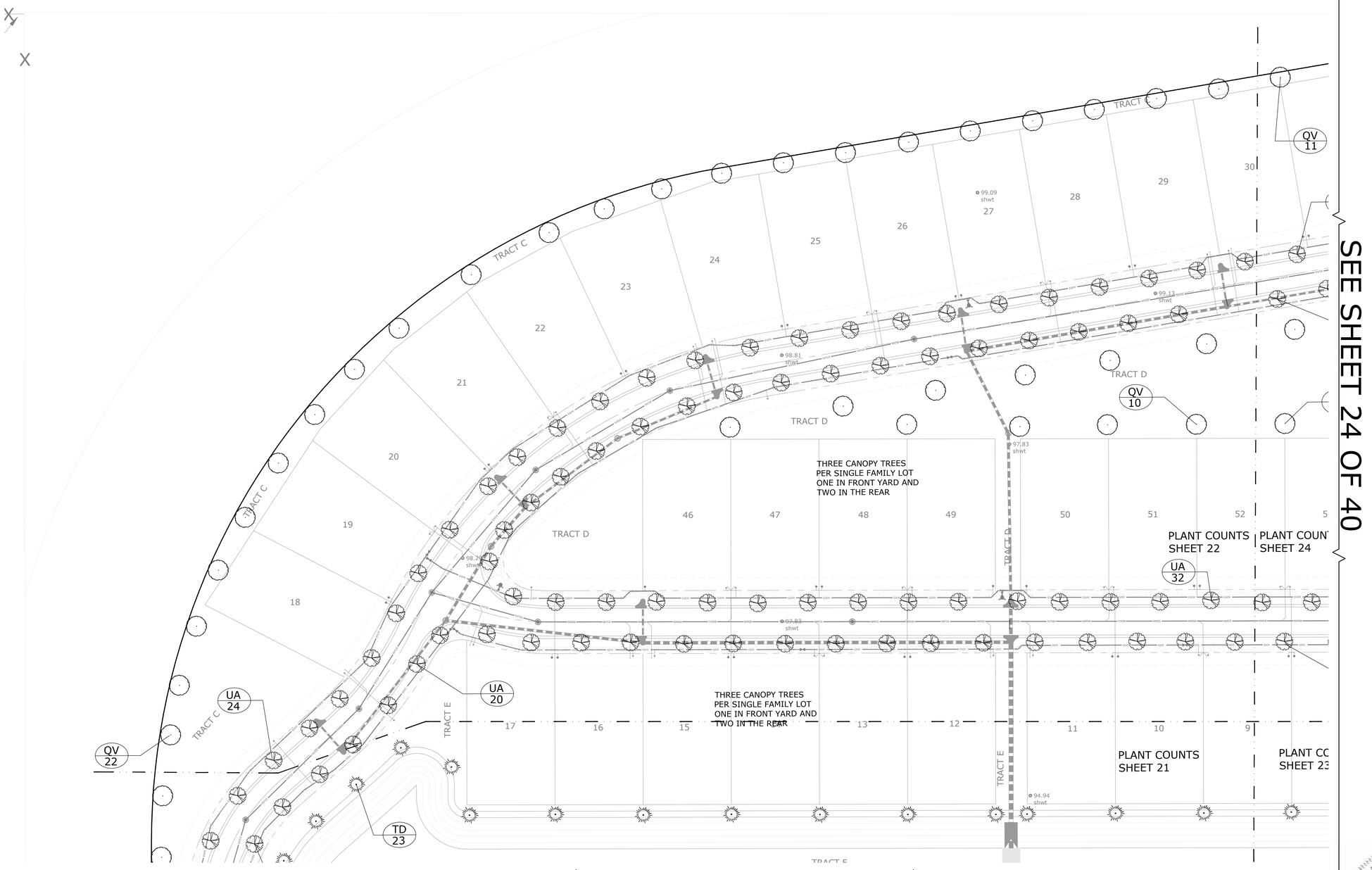
REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
No. 1020
STATE OF FLORIDA

SHEET NUMBER
21 OF 40

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



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City of Apopka, Florida

Major
Development Plan

Landscape Plan
2

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SCOTT V. MOORE
1020
STATE OF FLORIDA

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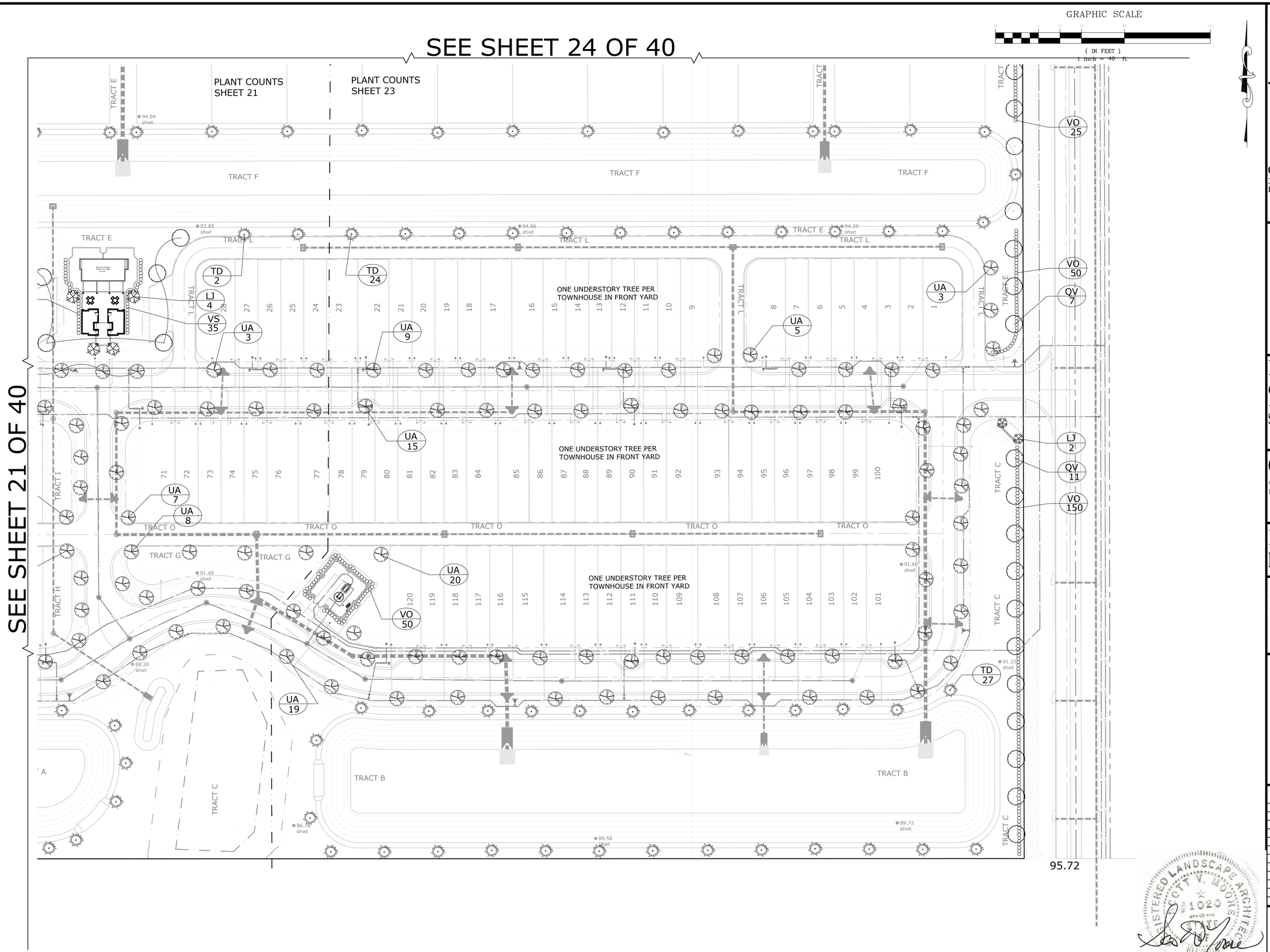

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23 OF 40

GRAPHIC SCALE

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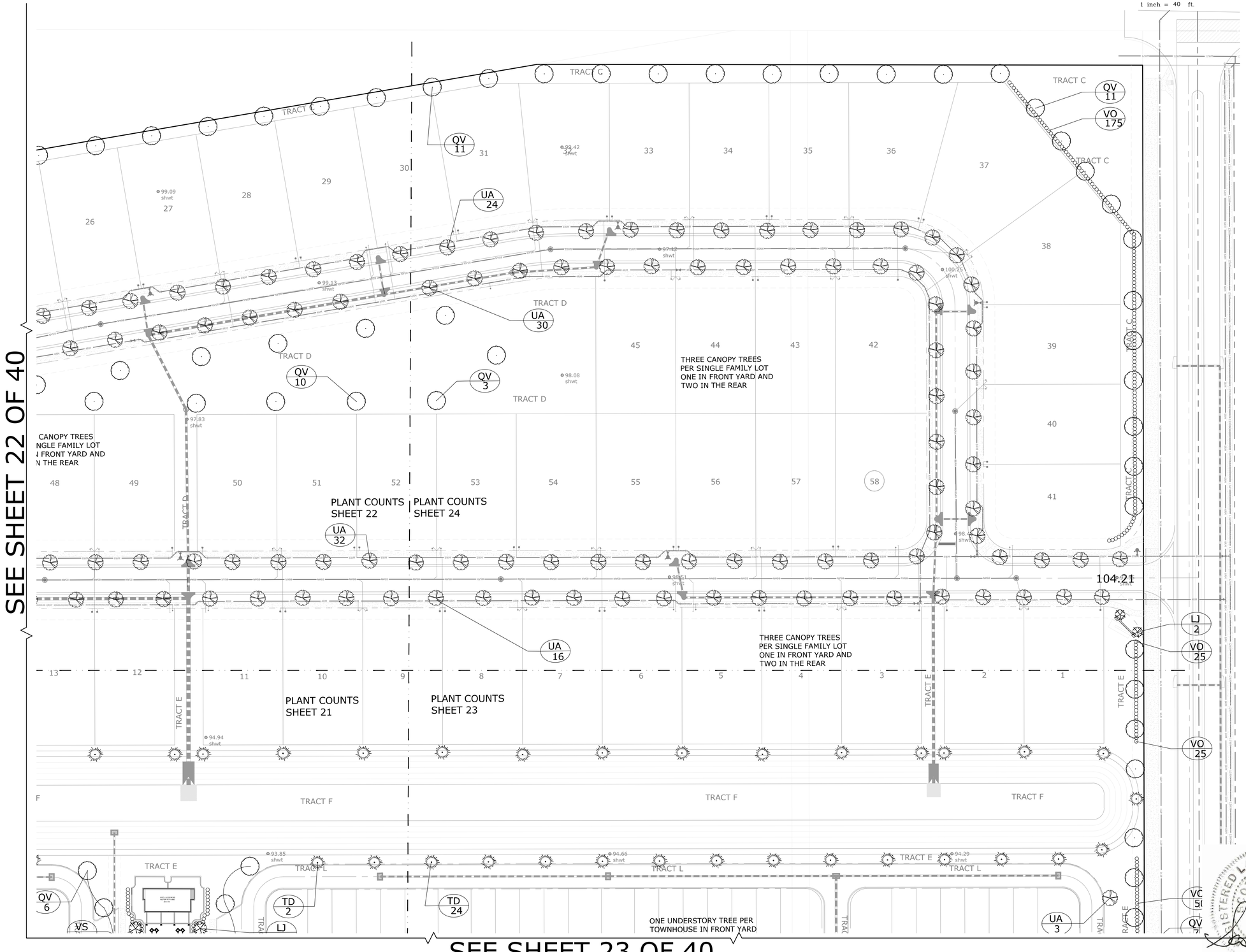

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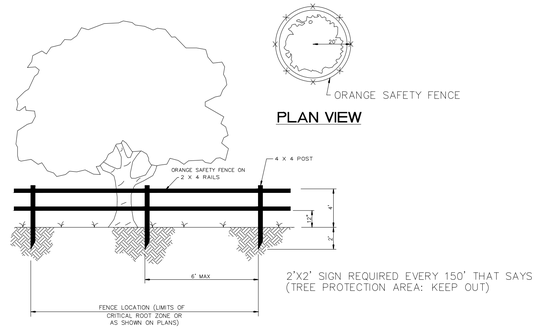
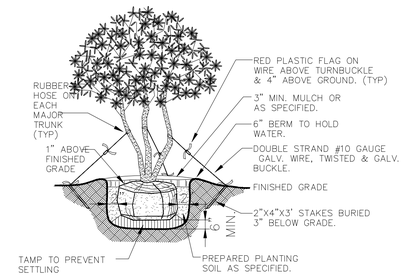
REGISTERED LANDSCAPE ARCHITECT SCOTT V. MOORE No. 1020 STATE OF FLORIDA

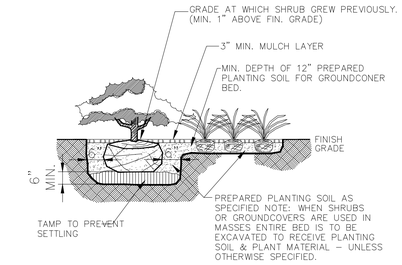
SHEET NUMBER
24 OF 40



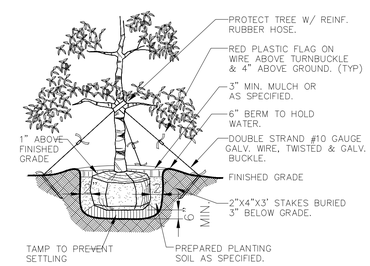
TREE PROTECTION FENCE DETAIL



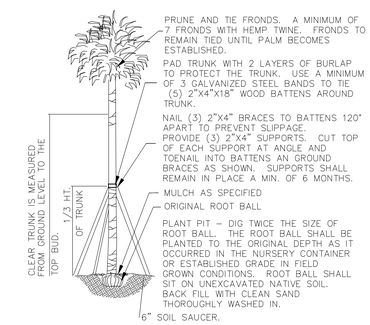
MULTI–TRUNK DETAIL



SHRUB AND GROUND COVER DETAIL



TREE PLANTING DETAIL



PALM PLANTING DETAIL

PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	8' MIN.HT. 2.5" CAL.. 4'–5'MIN.SPREAD.	YES	YES	95
LJ	LIGUSTRUM JAPONICUM (LIGUSTRUM)	8' MIN.HT. 2.5" CAL.. 4'–5'MIN.SPREAD.	YES	NO	8
	STREET TREES (ALL STREET TREES TO HAVE TREE ROOT BARRIERS)				
UA	ULMUS ALATA (WINGED ELM)	8' MIN.HT. 2.5" CAL.. 4'–5'MIN.SPREAD.	YES	YES	346
TD	TAXODIUM DISTICHUM (BALD CYPRESS)	8' MIN.HT. 2.5" CAL.. 4'–5'MIN.SPREAD.	YES	YES	109
VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	30" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	475
VS	VIBURNUM SUSPENSUM (SANDANKWA)	24" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	70
	SINGLE FAMILY LOTS (THREE TREES PER LOT REQUIRED)				
QV	QUERCUS VIRGINIANA (LIVE OAK)	8' MIN.HT. 2.5" CAL..	YES	YES	174
	TOWNHOMES				
LI	LAGERSTROEMIA INDICA (CREPEMYRTLE)	8' MIN.HT. 2.5" CAL.. 4'–5'MIN.SPREAD.	YES	NO	142
BAHIA SOD	QUANTITY TO BE CALCULATED BY CONTRACTOR		YES	YES	

PLANT SYMBOL — 00 — PLANT QUANITY
XX

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

TREE CALCULATIONS:

TOTAL INCHES ON SITE:	00
TOTAL INCHES REMOVED:	00
TOTAL INCHES RETAINED:	00
TOTAL SPECIMEN INCHES RETAINED:	00
TOTAL INCHES REQUIRED:	2,165"
TOTAL INCHES REPLACED:	00
TOTAL INCHES POST DEVELOPMENT:	00
SITE CLEARING AREA IN SQUARE FEET/ACRES:	41.6 ACRES/1,812,096 SF

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED CYPRESS MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE AT LEAST TWO & HALF (2.5) INCHES IN DIAMETER WHEN MEASURED AT SIX (6) INCHES ABOVE GRADE.

REGISTERED LANDSCAPE ARCHITECT — SCOTT V. MOORE — 1020 — STATE OF FLORIDA

Ravensdale Planning & Design
Land Planning • Landscape Architecture • Project Management • Expert Witness
5106 South Pointe Drive Inverness, Florida 34450
(407) 647-1213

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Coke Property Subdivision
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Major Development Plan

Landscape Details 1

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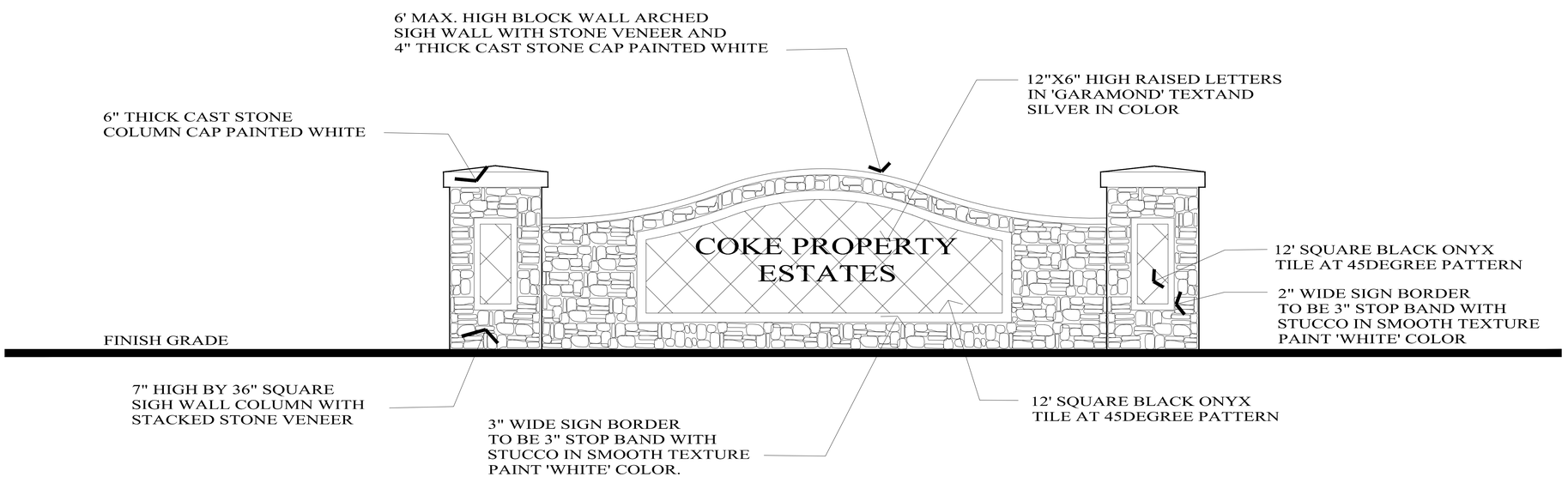
25 OF 40



ENTRY SIGN-ELEVATION

SCALE $\frac{1}{2}$"=1'0"

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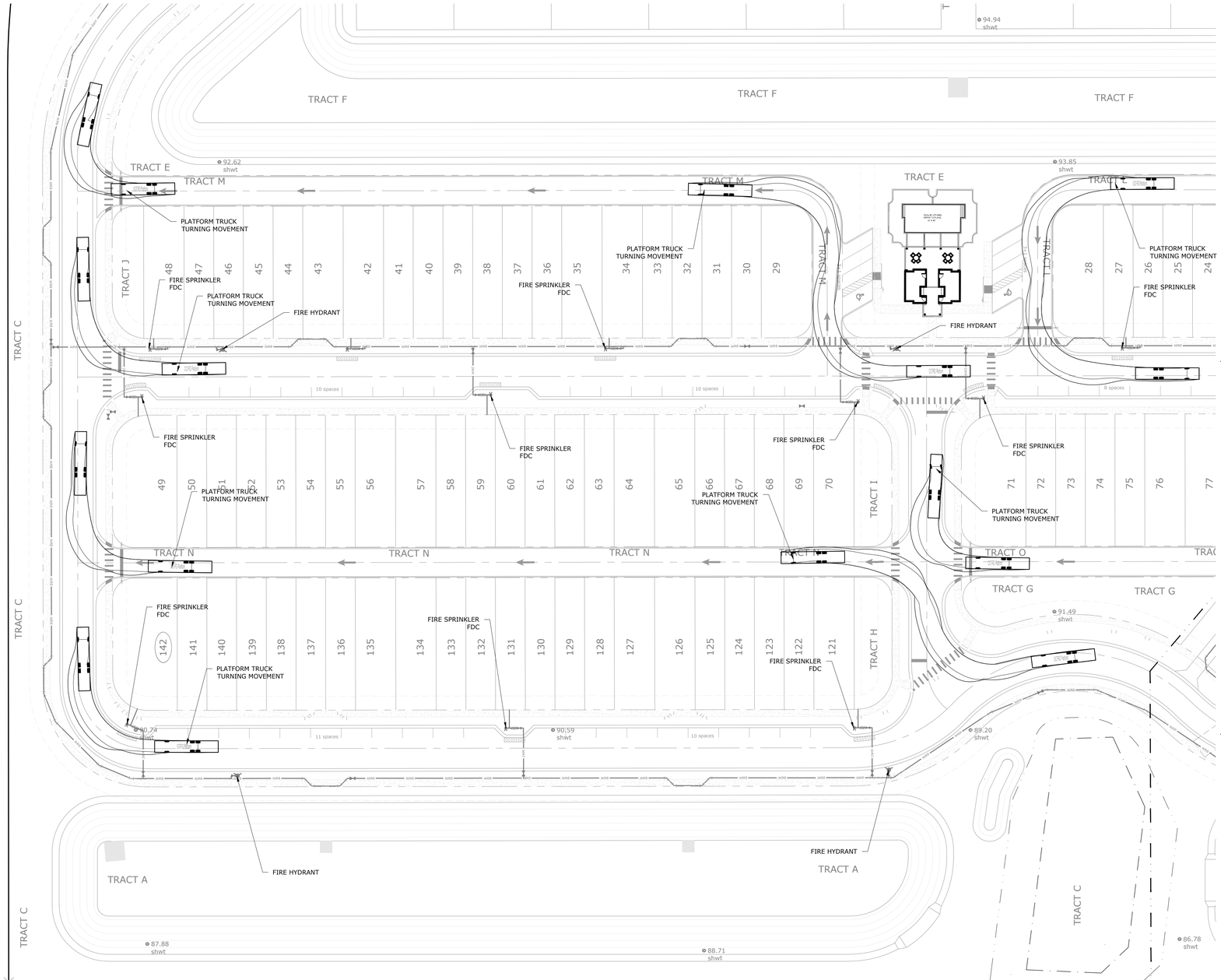
REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
1020
STATE OF FLORIDA

SHEET NUMBER
26 OF 40

SEE SHEET 28 OF 40



SEE SHEET 29 OF 40

NOTES:

1. Fire flow based on FFPC 6th (NFPA 1 and 101 2017 edition) for building is 1,000 gpm.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
4. Overall Length (Bumper to Bumper)- 45.7 feet Width - 8.33 feet Track - 8.33 feet Lock to Lock Time - 6.0 Steering Angle- 44.2 degrees Min Centerline Radius - 29 feet

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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Truck Turning Plan 1

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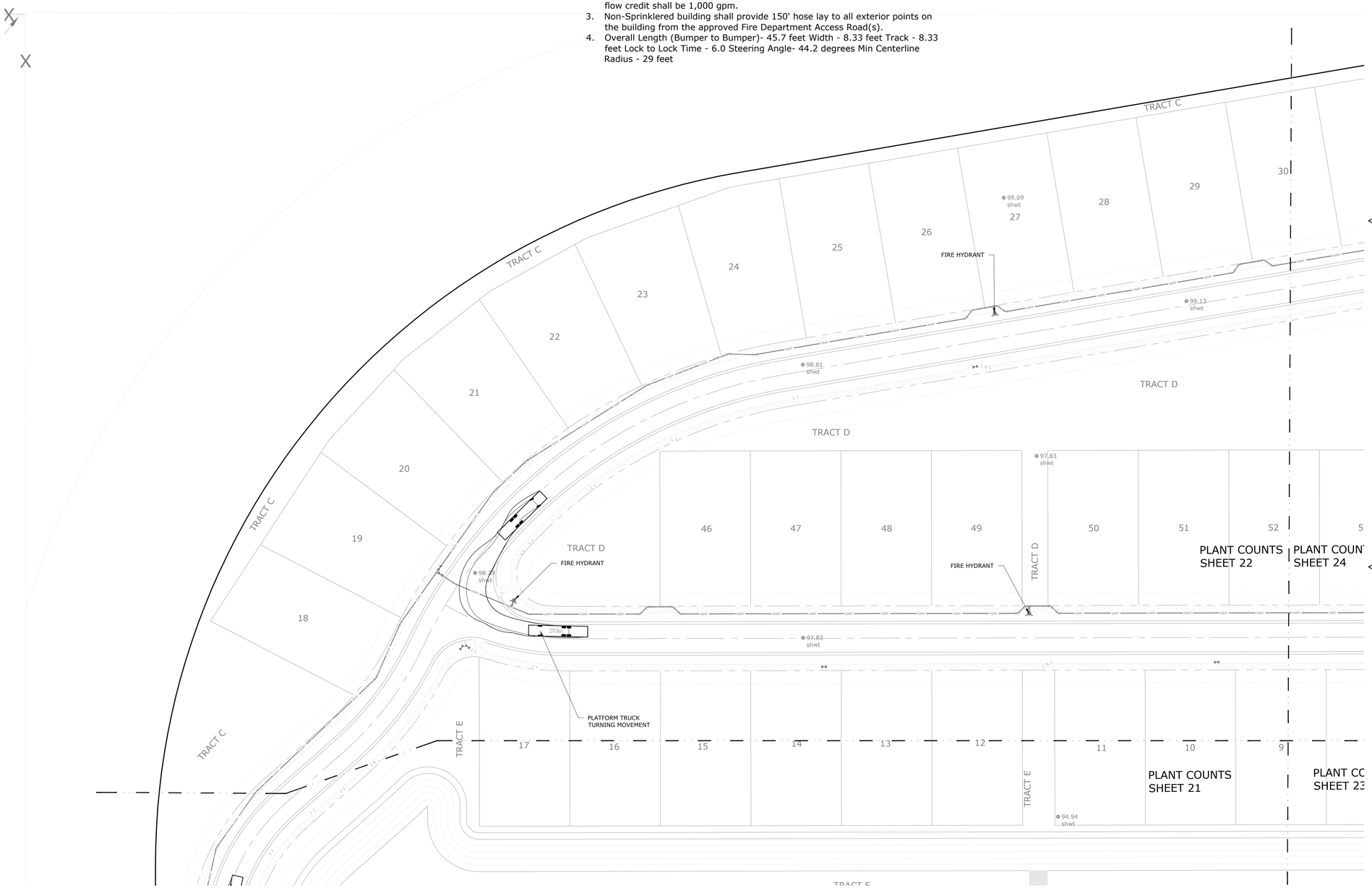

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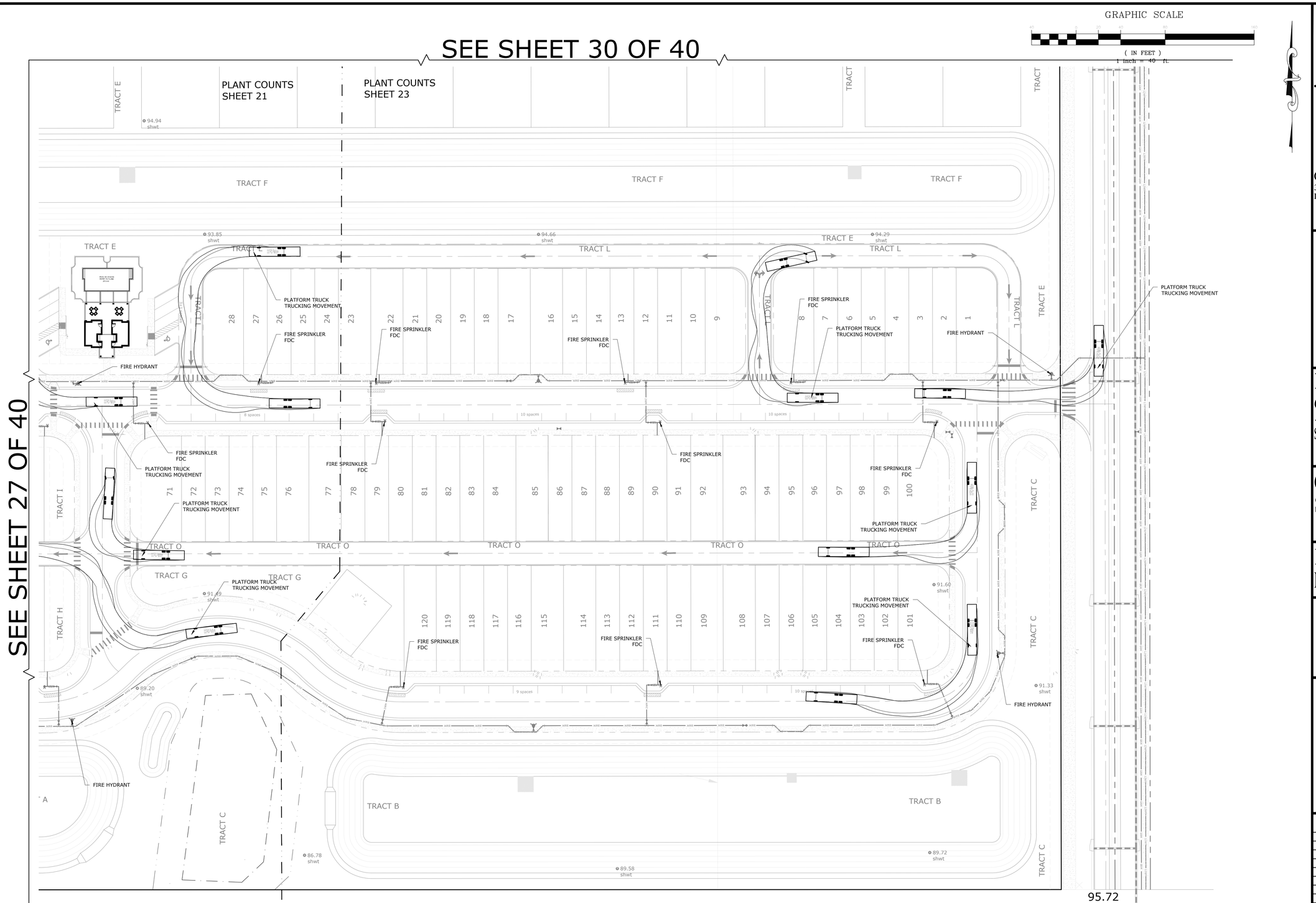

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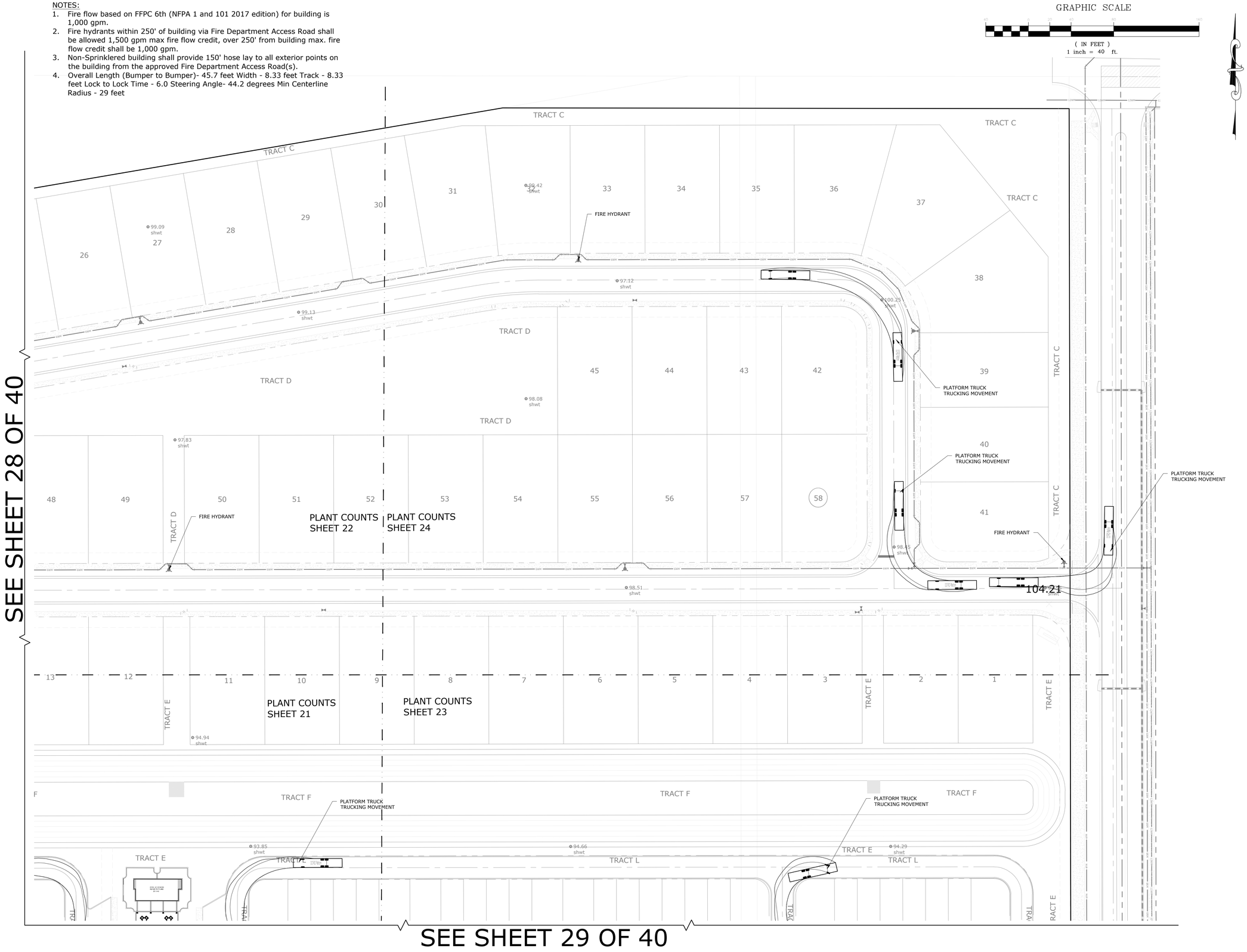
3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
4. Overall Length (Bumper to Bumper)- 45.7 feet Width - 8.33 feet Track - 8.33 feet Lock to Lock Time - 6.0 Steering Angle- 44.2 degrees Min Centerline Radius - 29 feet



G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Coke Property Subdivision
City of Apopka, Florida

Major Development Plan

Truck Turning Plan 4

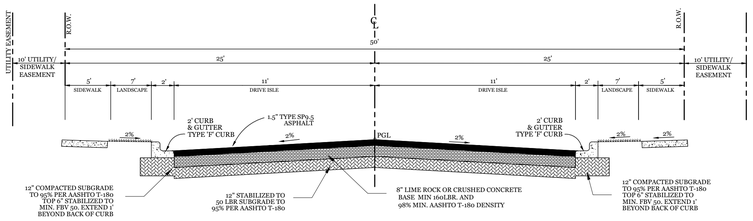
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: March 1, 2021
FL Registration #58775
Certificate of Authorization #29665

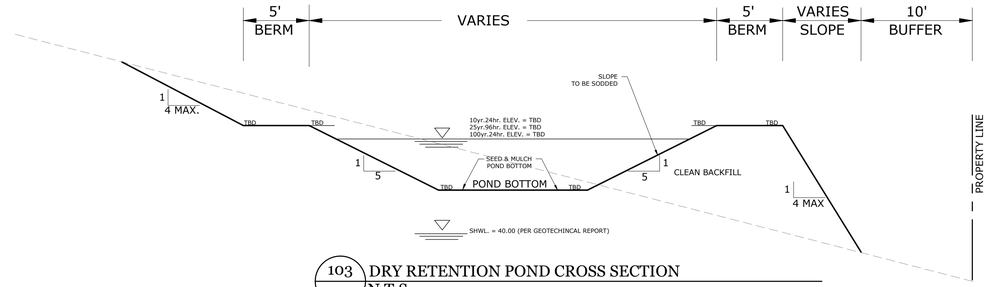
Revisions

NO.	DATE	DESCRIPTION
1	01/08/21	Initial Submittal To City
2	3/1/21	Revised For City MDP Comments
3		
4		
5		
6		
7		
8		
9		
10		

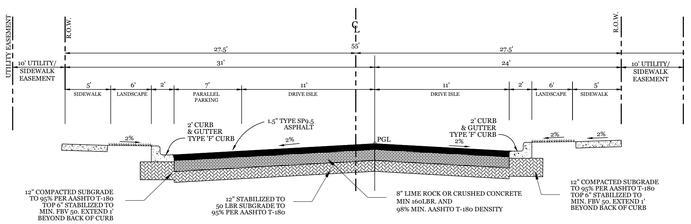
SHEET NUMBER
30 OF 40



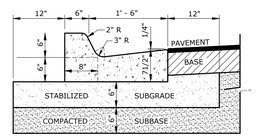
100 - TYPICAL 50' ROW ROADWAY CROSS SECTION DETAIL
N.T.S.



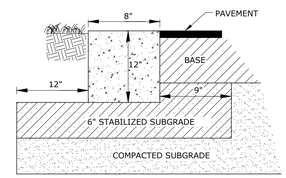
103 - DRY RETENTION POND CROSS SECTION
N.T.S.



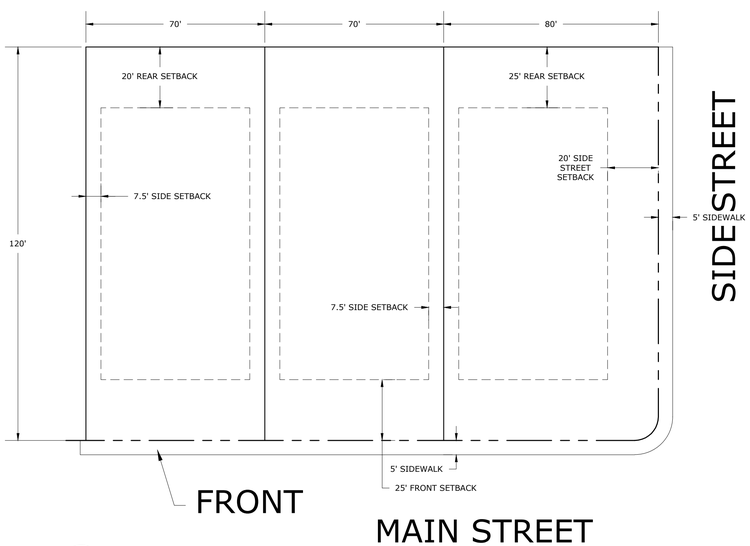
101 - TYPICAL 55' ROW ON-STREET PARKING CROSS SECTION DETAIL
N.T.S.



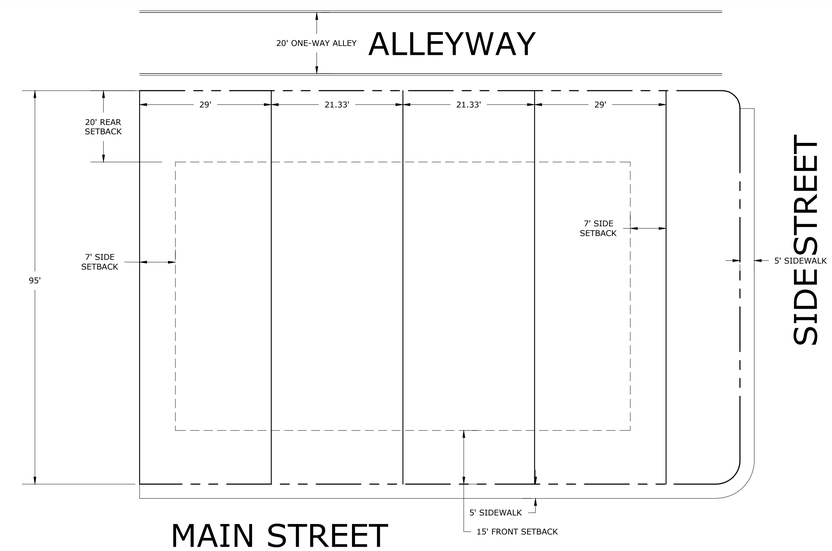
402 - FDOT TYPE 'F' CURB
N.T.S.



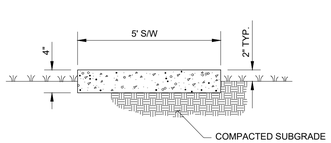
401 - CONCRETE RIBBON CURB
N.T.S.



102 - TYPICAL 70' LOT LAYOUT PLAN
N.T.S.



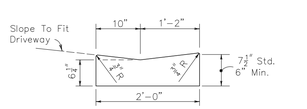
106 - TYPICAL TOWNHOME LOT CONFIGURATION
N.T.S.



CONCRETE WALK AT 3,000 PSI
WOOD FLOAT FINISH. SAW CUT
CONTRACTION JOINTS AT 5' O.C. MIN.
EXPANSION JOINT AT 20' O.C. MIN

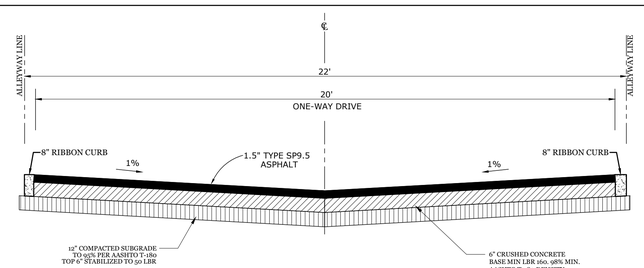
NOTE: ALL SIDEWALK TO BE CONSTRUCTED AS PART OF INFRASTRUCTURE

105 - STANDARD SIDEWALK DETAIL
N.T.S.



For curb, gutter, curb and gutter and traffic separators provide 1/2" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.

300M - MIAMI CURB
N.T.S.



107 - TYPICAL ONE-WAY ALLEYWAY SECTION
N.T.S.

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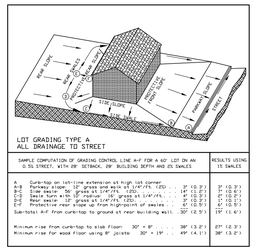
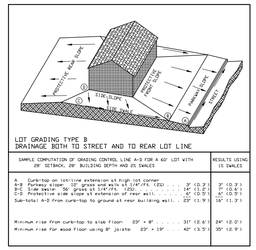
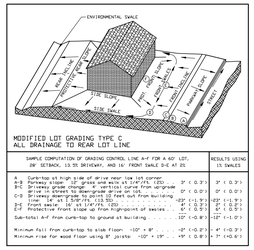


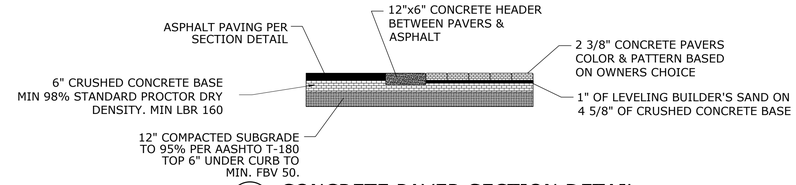
406 - TYPE 'A' LOT GRADING
N.T.S.



407 - TYPE 'B' LOT GRADING
N.T.S.



408 - TYPE 'C' LOT GRADING
N.T.S.



202 - CONCRETE PAVER SECTION DETAIL
N.T.S.

Single Family Detached Lot Area Table

Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
1	8,400.00	0.19	70	MU-ES-G
2	8,400.00	0.19	50	MU-ES-G
3	8,400.00	0.19	50	MU-ES-G
4	8,400.00	0.19	50	MU-ES-G
5	8,400.00	0.19	50	MU-ES-G
6	8,400.00	0.19	50	MU-ES-G
7	8,400.00	0.19	50	MU-ES-G
8	8,400.00	0.19	50	MU-ES-G
9	8,400.00	0.19	50	MU-ES-G
10	8,400.00	0.19	50	MU-ES-G
11	8,400.00	0.19	50	MU-ES-G
12	8,400.00	0.19	50	MU-ES-G
13	8,400.00	0.19	50	MU-ES-G
14	8,400.00	0.19	50	MU-ES-G
15	8,400.00	0.19	50	MU-ES-G
16	8,400.00	0.19	50	MU-ES-G
17	8,647.37	0.20	50	MU-ES-G
18	8,773.52	0.20	50	MU-ES-G
19	9,121.46	0.21	50	MU-ES-G
20	9,111.77	0.21	50	MU-ES-G
21	9,111.77	0.21	50	MU-ES-G
22	9,111.77	0.21	50	MU-ES-G
23	9,112.19	0.21	50	MU-ES-G
24	9,148.83	0.21	50	MU-ES-G
25	8,750.00	0.20	50	MU-ES-G
26	8,750.00	0.20	50	MU-ES-G
27	8,750.00	0.20	50	MU-ES-G
28	8,750.00	0.20	50	MU-ES-G
29	8,750.00	0.20	50	MU-ES-G
30	8,750.00	0.20	50	MU-ES-G
31	9,021.91	0.21	50	MU-ES-G
32	8,850.26	0.20	50	MU-ES-G
33	8,400.00	0.19	50	MU-ES-G
34	8,400.00	0.19	50	MU-ES-G
35	8,400.00	0.19	50	MU-ES-G
36	9,560.90	0.22	50	MU-ES-G
37	12,218.02	0.28	50	MU-ES-G
38	10,691.56	0.25	50	MU-ES-G
39	8,400.00	0.19	50	MU-ES-G
40	8,400.00	0.19	50	MU-ES-G
41	8,849.33	0.20	50	MU-ES-G
42	9,465.87	0.22	50	MU-ES-G
43	8,400.00	0.19	50	MU-ES-G
44	8,400.00	0.19	50	MU-ES-G
45	8,400.00	0.19	50	MU-ES-G
46	8,400.00	0.19	50	MU-ES-G
47	8,400.00	0.19	50	MU-ES-G
48	8,400.00	0.19	50	MU-ES-G
49	8,400.00	0.19	50	MU-ES-G
50	8,400.00	0.19	50	MU-ES-G
51	8,400.00	0.19	50	MU-ES-G
52	8,400.00	0.19	50	MU-ES-G
53	8,400.00	0.19	50	MU-ES-G
54	8,400.00	0.19	50	MU-ES-G
55	8,400.00	0.19	50	MU-ES-G
56	8,400.00	0.19	50	MU-ES-G
57	8,400.00	0.19	50	MU-ES-G
58	9,465.87	0.22	50	MU-ES-G

Townhome Lot Area Table

Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
1	3,354.76	0.08	21.33	MU-ES-G
2	2,026.35	0.05	21.33	MU-ES-G
3	2,026.35	0.05	21.33	MU-ES-G
4	2,026.35	0.05	21.33	MU-ES-G
5	2,026.35	0.05	21.33	MU-ES-G
6	2,026.35	0.05	21.33	MU-ES-G
7	2,026.35	0.05	21.33	MU-ES-G
8	3,354.78	0.08	21.33	MU-ES-G
9	3,354.78	0.08	21.33	MU-ES-G
10	2,026.35	0.05	21.33	MU-ES-G
11	2,026.35	0.05	21.33	MU-ES-G
12	2,026.35	0.05	21.33	MU-ES-G
13	2,026.35	0.05	21.33	MU-ES-G
14	2,026.35	0.05	21.33	MU-ES-G
15	2,026.35	0.05	21.33	MU-ES-G
16	2,755.00	0.06	21.33	MU-ES-G
17	2,755.00	0.06	21.33	MU-ES-G
18	2,026.35	0.05	21.33	MU-ES-G
19	2,026.35	0.05	21.33	MU-ES-G
20	2,026.35	0.05	21.33	MU-ES-G
21	2,026.35	0.05	21.33	MU-ES-G
22	2,755.00	0.06	21.33	MU-ES-G
23	2,755.00	0.06	21.33	MU-ES-G
24	2,026.35	0.05	21.33	MU-ES-G
25	2,026.35	0.05	21.33	MU-ES-G
26	2,026.35	0.05	21.33	MU-ES-G
27	2,026.35	0.05	21.33	MU-ES-G
28	3,354.78	0.08	21.33	MU-ES-G
29	3,354.78	0.08	21.33	MU-ES-G
30	2,026.35	0.05	21.33	MU-ES-G
31	2,026.35	0.05	21.33	MU-ES-G
32	2,026.35	0.05	21.33	MU-ES-G
33	2,026.35	0.05	21.33	MU-ES-G
34	2,755.00	0.06	21.33	MU-ES-G
35	2,755.00	0.06	21.33	MU-ES-G
36	2,026.35	0.05	21.33	MU-ES-G
37	2,026.35	0.05	21.33	MU-ES-G
38	2,026.35	0.05	21.33	MU-ES-G
39	2,026.35	0.05	21.33	MU-ES-G
40	2,026.35	0.05	21.33	MU-ES-G
41	2,026.35	0.05	21.33	MU-ES-G
42	2,755.00	0.06	21.33	MU-ES-G
43	2,755.00	0.06	21.33	MU-ES-G
44	2,026.35	0.05	21.33	MU-ES-G
45	2,026.35	0.05	21.33	MU-ES-G
46	2,026.35	0.05	21.33	MU-ES-G
47	2,026.35	0.05	21.33	MU-ES-G
48	2,754.91	0.06	21.33	MU-ES-G
49	4,218.94	0.10	21.33	MU-ES-G
50	2,026.35	0.05	21.33	MU-ES-G
51	2,026.35	0.05	21.33	MU-ES-G
52	2,026.35	0.05	21.33	MU-ES-G
53	2,026.35	0.05	21.33	MU-ES-G
54	2,026.35	0.05	21.33	MU-ES-G
55	2,026.35	0.05	21.33	MU-ES-G
56	2,755.00	0.06	21.33	MU-ES-G
57	2,755.00	0.06	21.33	MU-ES-G
58	2,026.35	0.05	21.33	MU-ES-G
59	2,026.35	0.05	21.33	MU-ES-G
60	2,026.35	0.05	21.33	MU-ES-G
61	2,026.35	0.05	21.33	MU-ES-G
62	2,026.35	0.05	21.33	MU-ES-G

Townhome Lot Area Table

Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
63	2,026.35	0.05	21.33	KPI-MU
64	2,755.00	0.06	21.33	KPI-MU
65	2,755.00	0.06	21.33	KPI-MU
66	2,026.35	0.05	21.33	KPI-MU
67	2,026.35	0.05	21.33	KPI-MU
68	2,026.35	0.05	21.33	KPI-MU
69	2,026.35	0.05	21.33	KPI-MU
70	2,755.00	0.06	21.33	KPI-MU
71	4,218.97	0.10	21.33	KPI-MU
72	2,026.35	0.05	21.33	KPI-MU
73	2,026.35	0.05	21.33	KPI-MU
74	2,026.35	0.05	21.33	KPI-MU
75	2,026.35	0.05	21.33	KPI-MU
76	2,755.00	0.06	21.33	KPI-MU
77	2,755.00	0.06	21.33	KPI-MU
78	2,026.35	0.05	21.33	KPI-MU
79	2,026.35	0.05	21.33	KPI-MU
80	2,026.35	0.05	21.33	KPI-MU
81	2,026.35	0.05	21.33	KPI-MU
82	2,026.35	0.05	21.33	KPI-MU
83	2,026.35	0.05	21.33	KPI-MU
84	2,755.00	0.06	21.33	KPI-MU
85	2,755.00	0.06	21.33	KPI-MU
86	2,026.35	0.05	21.33	KPI-MU
87	2,026.35	0.05	21.33	KPI-MU
88	2,026.35	0.05	21.33	KPI-MU
89	2,026.35	0.05	21.33	KPI-MU
90	2,026.35	0.05	21.33	KPI-MU
91	2,026.35	0.05	21.33	KPI-MU
92	2,755.00	0.06	21.33	KPI-MU
93	2,755.00	0.06	21.33	KPI-MU
94	2,026.35	0.05	21.33	KPI-MU
95	2,026.35	0.05	21.33	KPI-MU
96	2,026.35	0.05	21.33	KPI-MU
97	2,026.35	0.05	21.33	KPI-MU
98	2,026.35	0.05	21.33	KPI-MU
99	2,026.35	0.05	21.33	KPI-MU
100	4,219.85	0.10	21.33	KPI-MU
101	4,224.04	0.10	21.33	KPI-MU
102	2,026.35	0.05	21.33	KPI-MU
103	2,026.35	0.05	21.33	KPI-MU
104	2,026.35	0.05	21.33	KPI-MU
105	2,026.35	0.05	21.33	KPI-MU
106	2,026.35	0.05	21.33	KPI-MU
107	2,026.35	0.05	21.33	KPI-MU
108	2,755.00	0.06	21.33	KPI-MU
109	2,755.00	0.06	21.33	KPI-MU
110	2,026.35	0.05	21.33	KPI-MU
111	2,026.35	0.05	21.33	KPI-MU
112	2,026.35	0.05	21.33	KPI-MU
113	2,026.35	0.05	21.33	KPI-MU
114	2,755.00	0.06	21.33	KPI-MU
115	2,755.00	0.06	21.33	KPI-MU
116	2,026.35	0.05	21.33	KPI-MU
117	2,026.35	0.05	21.33	KPI-MU
118	2,026.35	0.05	21.33	KPI-MU
119	2,026.35	0.05	21.33	KPI-MU
120	2,755.00	0.06	21.33	KPI-MU
121	5,156.92	0.12	21.33	KPI-MU
122	2,026.35	0.05	21.33	KPI-MU
123	2,026.35	0.05	21.33	KPI-MU
124	2,026.35	0.05	21.33	KPI-MU

Townhome Lot Area Table

Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
125	3,200.00	0.07	21.33	KPI-MU
126	2,755.00	0.06	21.33	KPI-MU
127	2,755.00	0.06	21.33	KPI-MU
128	2,026.35	0.05	21.33	KPI-MU
129	2,026.35	0.05	21.33	KPI-MU
130	2,026.35	0.05	21.33	KPI-MU
131	2,026.35	0.05	21.33	KPI-MU
132	2,026.35	0.05	21.33	KPI-MU
133	2,026.35	0.05	21.33	KPI-MU
134	2,755.00	0.06	21.33	KPI-MU
135	2,755.00	0.06	21.33	KPI-MU
136	2,026.35	0.05	21.33	KPI-MU
137	2,026.35	0.05	21.33	KPI-MU
138	2,026.35	0.05	21.33	KPI-MU
139	2,026.35	0.05	21.33	KPI-MU
140	2,026.35	0.05	21.33	KPI-MU
141	2,026.35	0.05	21.33	KPI-MU
142	4,218.94	0.10	21.33	KPI-MU

201 - LOT DIMENSIONS AND AREA TABLE
N.T.S.

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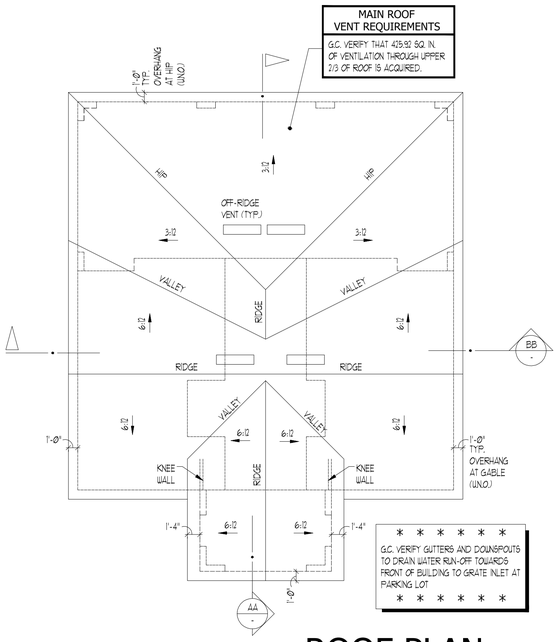
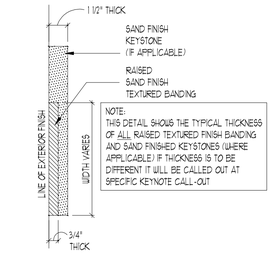
10	--	--

SHEET NUMBER
32 OF 40



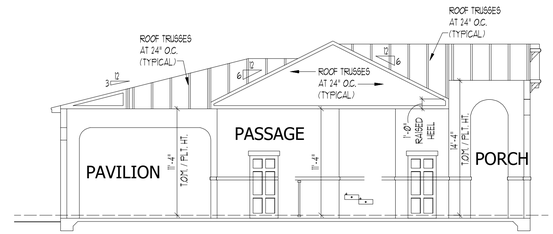
ROOF PLAN

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



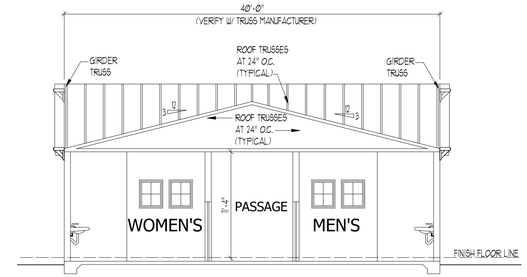
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



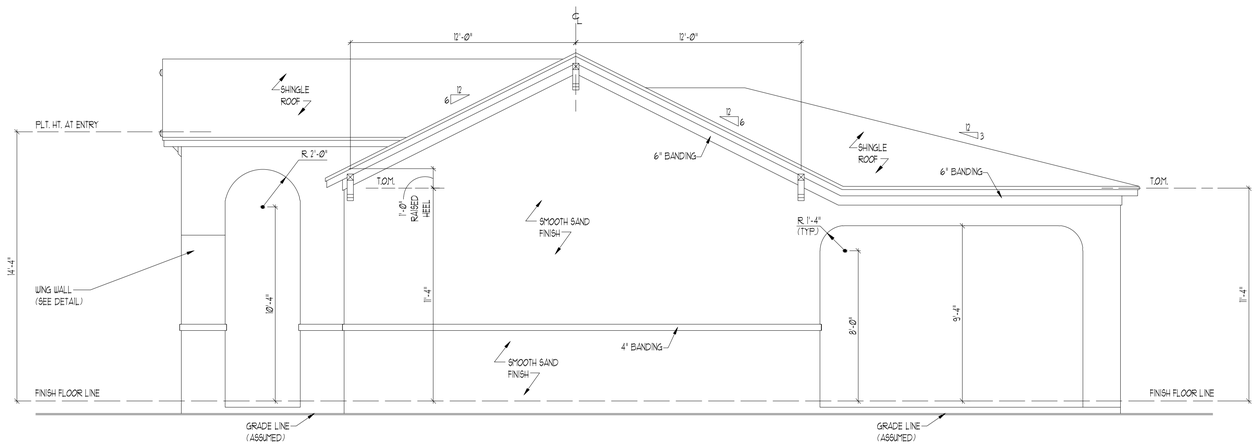
SECTION AA

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



SECTION BB

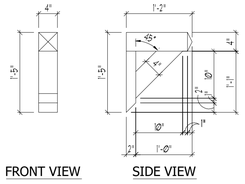
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

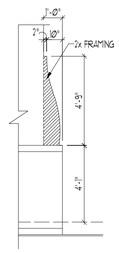
TYP. AT LEFT ELEVATION

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



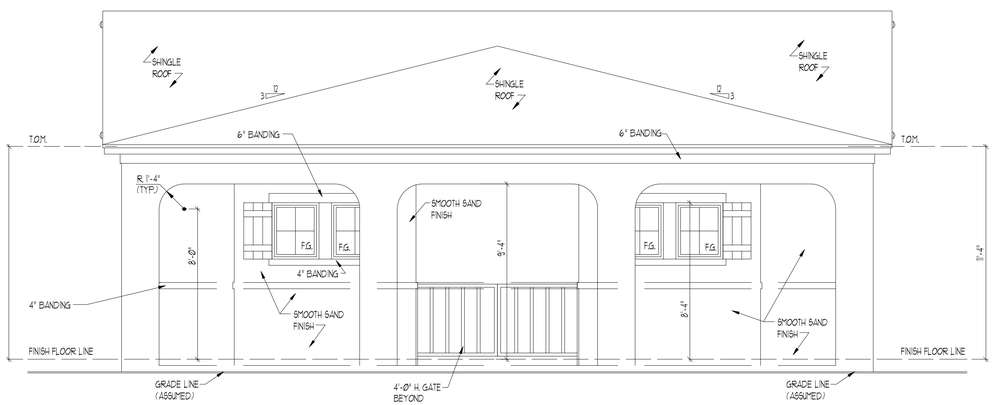
DECORATIVE BRACKET DETAIL "A"

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



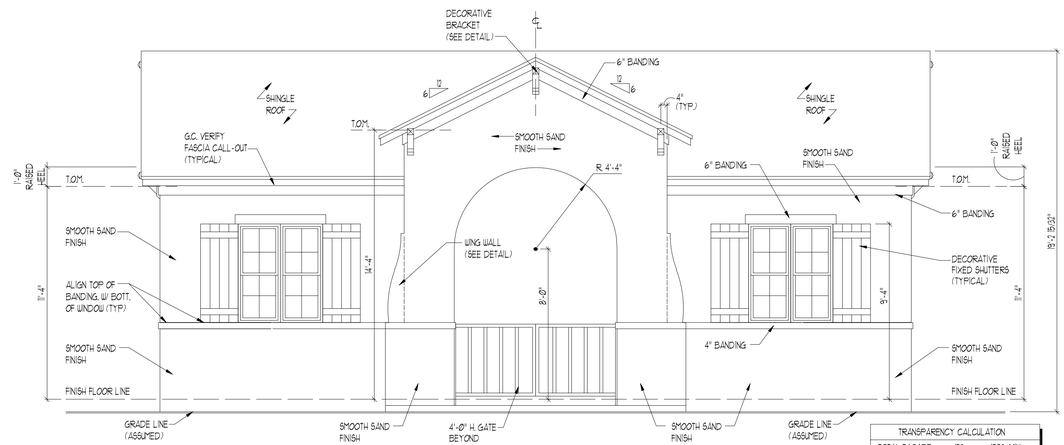
WING WALL DETAIL

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



REAR ELEVATION

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



TRANSPARENCY CALCULATION		
TOTAL FACADE SURFACE AREA	15% REQ.	17.5% MIN. PROVIDED
320 S.F.	48 S.F.	56 S.F.

THIS DOES INCLUDE FRENCH DOOR GLASS

FRONT ELEVATION

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

AMENITY CENTER ELEVATIONS

G L SUMMITT ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Coke Property Subdivision
City of Apopka, Florida

Major Development Plan

Architectural Elevations 1

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: March 1, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	03/04/21	Initial Submittal To City
2	5/14/21	Revised For City MDP Comments
3		
4		
5		
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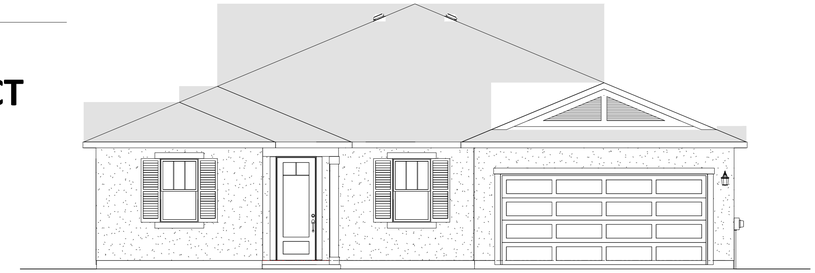
SHEET NUMBER
33 OF 40

MATTAMY

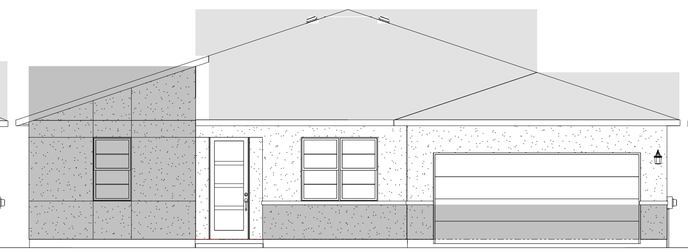
PLAN 1
50' FLORIDA SPIRIT PRODUCT

FLORIDA TRADITIONAL

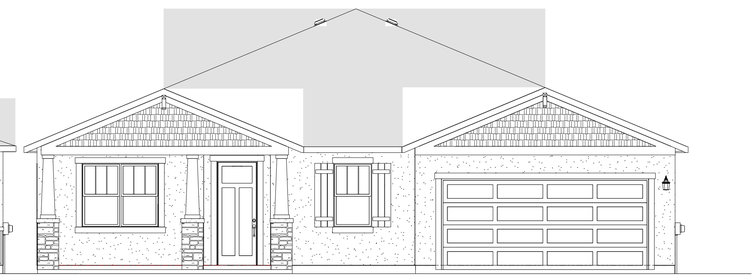


COASTAL

WEST INDIES



MODERN



CRAFTSMAN

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
A100	FOUNDATION PLAN
A101	FOUNDATION - PARTIALS
A102	FOUNDATION - PARTIALS
A110	1st LEVEL FLOOR PLAN
A111	1st LEVEL FLOOR PLAN - PARTIALS
A112	1st LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - FLORIDA TRADITIONAL
A201	ELEVATIONS - WEST INDIES
A202	ELEVATIONS - MODERN
A203	ELEVATIONS - CRAFTSMAN
A204	ELEVATIONS - COASTAL
A205	ELEVATIONS - OPT LANAIS
A300	DETAILS
A301	DETAILS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS
A504	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN
E101	1st LEVEL ELECTRICAL PLAN - PARTIALS
E102	1st LEVEL ELECTRICAL PLAN - PARTIALS
E103	1st LEVEL ELECTRICAL PLAN - PARTIALS

PROJECT TEAM

PROJECT NAME: 50' SPIRIT SERIES
- -

LOCAL JURISDICTION:
- -

BUILDER/OWNER:

PROJECT INFORMATION

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2020 — FL BUILDING CODE - FUEL GAS: 2020
FL BUILDING CODE - PLUMBING: 2020 — NATIONAL ELECTRIC CODE: 2014
FL BUILDING CODE - MECHANICAL: 2020 — FL FIRE PREVENTION CODE: 2020
FL BUILDING CODE - ENERGY CONSERVATION: 2020

OCCUPANCY CLASSIFICATION: RESIDENTIAL — CONSTRUCTION TYPE: VB

WIND ZONE: RE: STRUCTURAL — SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656,
ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

BUILDING AREAS

AREAS - FT

CONDITIONED AREA	
1st Floor	2240 SF
	2240 SF
UNCONDITIONED AREA	
Garage	634 SF
Entry	34 SF
Lanai	162 SF
	830 SF
Grand total	3070 SF

AREAS - WI

CONDITIONED AREA	
1st Floor	2240 SF
	2240 SF
UNCONDITIONED AREA	
Garage	634 SF
Entry	30 SF
Lanai	162 SF
	826 SF
Grand total	3066 SF

AREAS - MO

CONDITIONED AREA	
1st Floor	2240 SF
	2240 SF
UNCONDITIONED AREA	
Garage	634 SF
Entry	30 SF
Lanai	162 SF
	826 SF
Grand total	3066 SF

AREAS - CR

CONDITIONED AREA	
1st Floor	2240 SF
	2240 SF
UNCONDITIONED AREA	
Garage	634 SF
Entry	182 SF
Lanai	162 SF
	978 SF
Grand total	3218 SF

AREAS - CO

CONDITIONED AREA	
1st Floor	2240 SF
	2240 SF
UNCONDITIONED AREA	
Garage	634 SF
Entry	42 SF
Lanai	162 SF
	838 SF
Grand total	3078 SF

PROJECT REVISION SCHEDULE

DRAWN	DESCRIPTION	DATE

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Coke Property Subdivision
City of Apopka, Florida

Major Development Plan

Architectural Elevations 2

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: March 1, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
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2	5/3/21	Revised For City MDP Comments
3		
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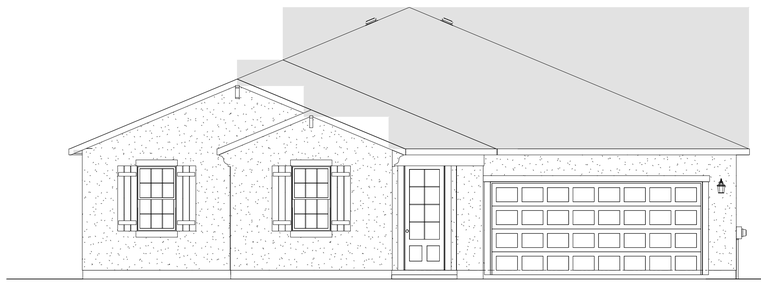
SHEET NUMBER
34 OF 40

MATTAMY

PLAN 2
50' FLORIDA SPIRIT PRODUCT

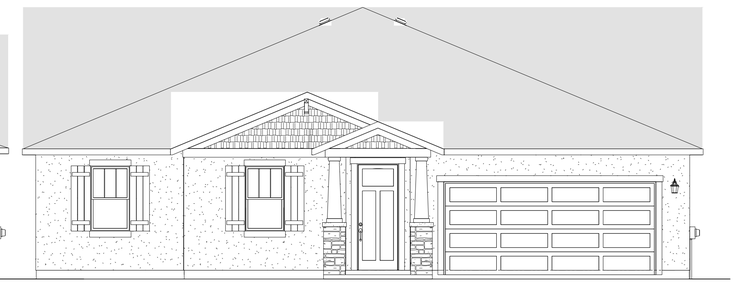
FLORIDA TRADITIONAL

COASTAL



WEST INDIES

MODERN



CRAFTSMAN

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
A100	FOUNDATION PLAN
A101	FOUNDATION - PARTIALS
A102	FOUNDATION - PARTIALS
A110	1st LEVEL FLOOR PLAN
A111	1st LEVEL FLOOR PLAN - PARTIALS
A112	1st LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - FLORIDA TRADITIONAL
A201	ELEVATIONS - WEST INDIES
A202	ELEVATIONS - MODERN
A203	ELEVATIONS - CRAFTSMAN
A204	ELEVATIONS - COASTAL
A205	ELEVATIONS - OPT LANAIS
A300	DETAILS
A301	DETAILS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS
A504	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN
E101	1st LEVEL ELECTRICAL PLAN - PARTIALS
E102	1st LEVEL ELECTRICAL PLAN - PARTIALS

PROJECT TEAM

PROJECT NAME: 50' SPIRIT SERIES

LOCAL JURISDICTION: - -

BUILDER/OWNER: - -

PROJECT INFORMATION

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2020 — FL BUILDING CODE - FUEL GAS: 2020
FL BUILDING CODE - PLUMBING: 2020 — NATIONAL ELECTRIC CODE: 2014
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FL BUILDING CODE - ENERGY CONSERVATION: 2020

OCCUPANCY CLASSIFICATION: RESIDENTIAL — CONSTRUCTION TYPE: VB

WIND ZONE: RE: STRUCTURAL — SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656,
ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

BUILDING AREAS

AREAS - FT

CONDITIONED AREA	
1st Floor	2489 SF
	2489 SF
UNCONDITIONED AREA	
Garage	687 SF
Entry	433 SF
Lanai	193 SF
	1313 SF
Grand total	3802 SF

AREAS - WI

CONDITIONED AREA	
1st Floor	2489 SF
	2489 SF
UNCONDITIONED AREA	
Garage	687 SF
Entry	58 SF
Lanai	193 SF
	938 SF
Grand total	3427 SF

AREAS - MO

CONDITIONED AREA	
1st Floor	2489 SF
	2489 SF
UNCONDITIONED AREA	
Garage	687 SF
Entry	55 SF
Lanai	193 SF
	935 SF
Grand total	3424 SF

AREAS - CR

CONDITIONED AREA	
1st Floor	2489 SF
	2489 SF
UNCONDITIONED AREA	
Garage	687 SF
Entry	91 SF
Lanai	193 SF
	971 SF
Grand total	3460 SF

AREAS - CO

CONDITIONED AREA	
1st Floor	2489 SF
	2489 SF
UNCONDITIONED AREA	
Garage	687 SF
Entry	174 SF
Lanai	193 SF
	1054 SF
Grand total	3543 SF

PROJECT REVISION SCHEDULE

DRAWN	DESCRIPTION	DATE

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Coke Property Subdivision
City of Apopka, Florida

Major Development Plan

Architectural Elevations 3

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: March 1, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	01/08/21	Initial Submittal To City
2	3/1/21	Revised For City MDP Comments
3		
4		
5		
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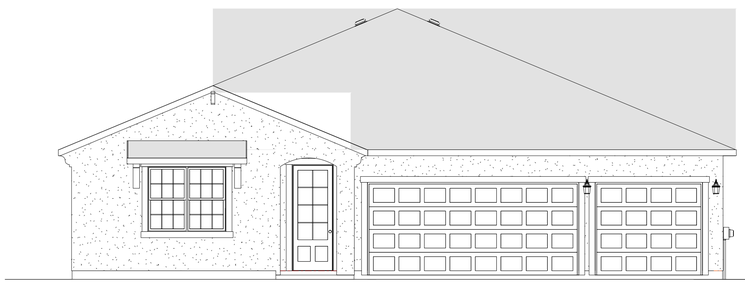
SHEET NUMBER
35 OF 40

MATTAMY

PLAN 3
50' FLORIDA SPIRIT PRODUCT

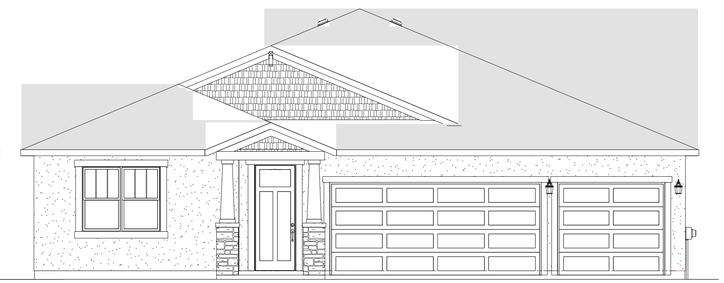
FLORIDA TRADITIONAL

COASTAL



WEST INDIES

MODERN



CRAFTSMAN

DRAWING INDEX

ARCHITECTURAL

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A000	ARCHITECTURAL NOTES
A100	FOUNDATION PLAN
A101	FOUNDATION - PARTIALS
A102	FOUNDATION - PARTIALS
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A111	1st LEVEL FLOOR PLAN - PARTIALS
A112	1st LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - FLORIDA TRADITIONAL
A201	ELEVATIONS - WEST INDIES
A202	ELEVATIONS - MODERN
A203	ELEVATIONS - CRAFTSMAN
A204	ELEVATIONS - COASTAL
A205	ELEVATIONS - OPT LANAIS
A300	DETAILS
A301	DETAILS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS
A504	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN
E101	1st LEVEL ELECTRICAL PLAN - PARTIALS
E102	1st LEVEL ELECTRICAL PLAN - PARTIALS

PROJECT TEAM

PROJECT NAME: 50' SPIRIT SERIES

LOCAL JURISDICTION: - -

BUILDER/OWNER: - -

BUILDING AREAS

AREAS - FT

CONDITIONED AREA	
1st Floor	2626 SF
	2626 SF
UNCONDITIONED AREA	
Garage	632 SF
Entry	48 SF
Lanai	193 SF
	873 SF
Grand total	3499 SF

AREAS - WI

CONDITIONED AREA	
1st Floor	2628 SF
	2628 SF
UNCONDITIONED AREA	
Garage	632 SF
Entry	52 SF
Lanai	193 SF
	877 SF
Grand total	3505 SF

AREAS - MO

CONDITIONED AREA	
1st Floor	2627 SF
	2627 SF
UNCONDITIONED AREA	
Garage	632 SF
Entry	48 SF
Lanai	193 SF
	873 SF
Grand total	3500 SF

AREAS - CR

CONDITIONED AREA	
1st Floor	2628 SF
	2628 SF
UNCONDITIONED AREA	
Garage	632 SF
Entry	79 SF
Lanai	193 SF
	904 SF
Grand total	3532 SF

AREAS - CO

CONDITIONED AREA	
1st Floor	2628 SF
	2628 SF
UNCONDITIONED AREA	
Garage	632 SF
Entry	182 SF
Lanai	193 SF
	1007 SF
Grand total	3635 SF

PROJECT INFORMATION

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES

FL BUILDING CODE - RESIDENTIAL: 2020
FL BUILDING CODE - PLUMBING: 2020
FL BUILDING CODE - MECHANICAL: 2020
FL BUILDING CODE - ENERGY CONSERVATION: 2020
FL BUILDING CODE - FUEL GAS: 2020
NATIONAL ELECTRIC CODE: 2014
FL FIRE PREVENTION CODE: 2020

OCCUPANCY CLASSIFICATION: RESIDENTIAL
CONSTRUCTION TYPE: VB

WIND ZONE: RE: STRUCTURAL
SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656,
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PROJECT REVISION SCHEDULE

DRAWN	DESCRIPTION	DATE

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ENGINEERING INC
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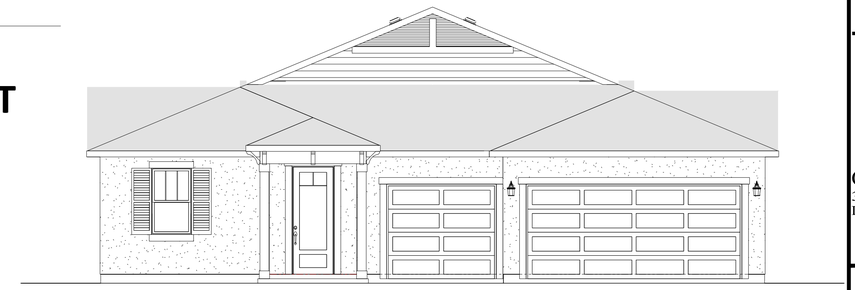
SHEET NUMBER
36 OF 40

MATTAMY

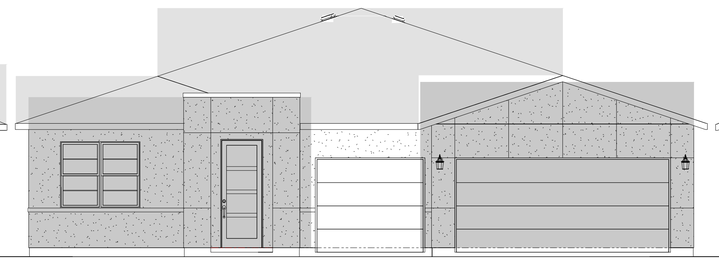
PLAN 4
50' FLORIDA SPIRIT PRODUCT

FLORIDA TRADITIONAL

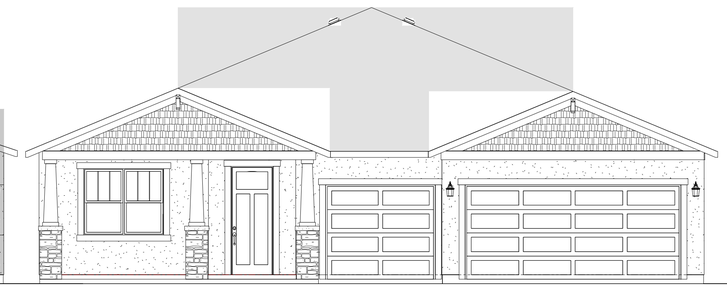


COASTAL

WEST INDIES



MODERN



CRAFTSMAN

DRAWING INDEX

ARCHITECTURAL

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A102	FOUNDATION - PARTIALS
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A111	1st LEVEL FLOOR PLAN - PARTIALS
A112	1st LEVEL FLOOR PLAN - PARTIALS
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A201	ELEVATIONS - WEST INDIES
A202	ELEVATIONS - MODERN
A203	ELEVATIONS - CRAFTSMAN
A204	ELEVATIONS - COASTAL
A205	ELEVATIONS - OPT LANAIS
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A301	DETAILS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS
A504	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN
E101	1st LEVEL ELECTRICAL PLAN - PARTIALS
E102	1st LEVEL ELECTRICAL PLAN - PARTIALS

PROJECT TEAM

PROJECT NAME: 50' SPIRIT SERIES

LOCAL JURISDICTION: - -

BUILDER/OWNER: - -

PROJECT INFORMATION

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
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ZONING CODE:
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ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

BUILDING AREAS

AREAS - FT

CONDITIONED AREA	
1st Floor	2794 SF
	2794 SF
UNCONDITIONED AREA	
Garage	637 SF
Entry	66 SF
	703 SF
Grand total	3497 SF

AREAS - WI

CONDITIONED AREA	
1st Floor	2794 SF
	2794 SF
UNCONDITIONED AREA	
Garage	637 SF
Entry	65 SF
	702 SF
Grand total	3496 SF

AREAS - MO

CONDITIONED AREA	
1st Floor	2794 SF
	2794 SF
UNCONDITIONED AREA	
Garage	637 SF
Entry	73 SF
	710 SF
Grand total	3504 SF

AREAS - CR

CONDITIONED AREA	
1st Floor	2794 SF
	2794 SF
UNCONDITIONED AREA	
Garage	637 SF
Entry	180 SF
	817 SF
Grand total	3611 SF

AREAS - CO

CONDITIONED AREA	
1st Floor	2794 SF
	2794 SF
UNCONDITIONED AREA	
Garage	637 SF
Entry	72 SF
	709 SF
Grand total	3503 SF

PROJECT REVISION SCHEDULE

DRAWN	DESCRIPTION	DATE

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Coke Property Subdivision
City of Apopka, Florida

Major Development Plan

Architectural Elevations 5

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: March 1, 2021
FL Registration #58775
Certificate of Authorization #29665

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9	—	— — — —
10	—	— — — —

SHEET NUMBER
37 OF 40

MATTAMY

PLAN 5
50' FLORIDA SPIRIT PRODUCT

FLORIDA TRADITIONAL

COASTAL

WEST INDIES

MODERN

CRAFTSMAN

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
A000	ARCHITECTURAL NOTES
A100	FOUNDATION PLAN
A101	FOUNDATION - PARTIALS
A102	FOUNDATION - PARTIALS
A110	1st LEVEL FLOOR PLAN
A111	1st LEVEL FLOOR PLAN - PARTIALS
A112	1st LEVEL FLOOR PLAN - PARTIALS
A120	2nd LEVEL FLOOR PLAN
A121	2nd LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - FLORIDA TRADITIONAL
A201	ELEVATIONS - WEST INDIES
A202	ELEVATIONS - MODERN
A203	ELEVATIONS - CRAFTSMAN
A204	ELEVATIONS - COASTAL
A205	ELEVATIONS - OPT LANAIS
A300	DETAILS
A301	DETAILS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS
A504	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
E100	1st LEVEL ELECTRICAL PLAN
E101	1st LEVEL ELECTRICAL PLAN - PARTIALS
E102	1st LEVEL ELECTRICAL PLAN - PARTIALS
E110	2nd LEVEL ELECTRICAL PLAN
E111	2nd LEVEL ELECTRICAL PLAN - PARTIALS

PROJECT TEAM

PROJECT NAME: 50' SPIRIT SERIES

LOCAL JURISDICTION: - -

BUILDER/OWNER: - -

PROJECT INFORMATION

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES
FL BUILDING CODE - RESIDENTIAL: 2020 — FL BUILDING CODE - FUEL GAS: 2020
FL BUILDING CODE - PLUMBING: 2020 — NATIONAL ELECTRIC CODE: 2014
FL BUILDING CODE - MECHANICAL: 2020 — FL FIRE PREVENTION CODE: 2020
FL BUILDING CODE - ENERGY CONSERVATION: 2020

OCCUPANCY CLASSIFICATION: RESIDENTIAL — CONSTRUCTION TYPE: VB

WIND ZONE: RE: STRUCTURAL — SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656,
ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

BUILDING AREAS

AREAS - FT

CONDITIONED AREA	
1st Floor	1158 SF
2nd Floor	1735 SF
	2893 SF
UNCONDITIONED AREA	
Garage	627 SF
Entry	24 SF
	651 SF
Grand total	3544 SF

AREAS - WI

CONDITIONED AREA	
1st Floor	1158 SF
2nd Floor	1735 SF
	2893 SF
UNCONDITIONED AREA	
Garage	627 SF
Entry	44 SF
	671 SF
Grand total	3564 SF

AREAS - MO

CONDITIONED AREA	
1st Floor	1158 SF
2nd Floor	1735 SF
	2893 SF
UNCONDITIONED AREA	
Garage	627 SF
Entry	25 SF
	652 SF
Grand total	3545 SF

AREAS - CR

CONDITIONED AREA	
1st Floor	1158 SF
2nd Floor	1735 SF
	2893 SF
UNCONDITIONED AREA	
Garage	627 SF
Entry	55 SF
	682 SF
Grand total	3575 SF

AREAS - CO

CONDITIONED AREA	
1st Floor	1158 SF
2nd Floor	1735 SF
	2893 SF
UNCONDITIONED AREA	
Garage	627 SF
Entry	46 SF
	673 SF
Grand total	3566 SF

PROJECT REVISION SCHEDULE

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Coke Property Subdivision
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Major Development Plan

Architectural Elevations 6

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SHEET NUMBER
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MATTAMY

PLAN 6
50' FLORIDA SPIRIT PRODUCT

FLORIDA TRADITIONAL

COASTAL

WEST INDIES

MODERN

CRAFTSMAN

DRAWING INDEX

ARCHITECTURAL

SHEET NO.	SHEET NAME
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A101	FOUNDATION - PARTIALS
A102	FOUNDATION - PARTIALS
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A112	1st LEVEL FLOOR PLAN - PARTIALS
A120	2nd LEVEL FLOOR PLAN
A121	2nd LEVEL FLOOR PLAN - PARTIALS
A200	ELEVATIONS - FLORIDA TRADITIONAL
A201	ELEVATIONS - WEST INDIES
A202	ELEVATIONS - MODERN
A203	ELEVATIONS - CRAFTSMAN
A204	ELEVATIONS - COASTAL
A205	ELEVATIONS - OPT LANAIS
A300	DETAILS
A301	DETAILS
A500	DETAILS
A501	DETAILS
A502	DETAILS
A503	DETAILS
A504	DETAILS

ELECTRICAL

SHEET NO.	SHEET NAME
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E102	1st LEVEL ELECTRICAL PLAN - PARTIALS
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PROJECT TEAM

PROJECT NAME: 50' SPIRIT SERIES

LOCAL JURISDICTION: - -

BUILDER/OWNER: - -

PROJECT INFORMATION

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OCCUPANCY CLASSIFICATION: RESIDENTIAL — CONSTRUCTION TYPE: VB

WIND ZONE: RE: STRUCTURAL — SPRINKLED: NO

ZONING CODE:
PROPOSED STRUCTURE COMPLIES WITH THE REQUIREMENTS OF CHAPTER 656,
ZONING CODE FOR RESIDENTIAL DISTRICTS, INCL MAX BLDG HGT OF 35'

BUILDING AREAS

AREAS - FT

CONDITIONED AREA	
1st Floor	2122 SF
2nd Floor	1212 SF
	3334 SF
UNCONDITIONED AREA	
Garage	656 SF
Entry	44 SF
Lanai	236 SF
	936 SF
Grand total	4270 SF

AREAS - WI

CONDITIONED AREA	
1st Floor	2122 SF
2nd Floor	1233 SF
	3355 SF
UNCONDITIONED AREA	
Garage	656 SF
Entry	34 SF
Lanai	236 SF
	926 SF
Grand total	4281 SF

AREAS - MO

CONDITIONED AREA	
1st Floor	2122 SF
2nd Floor	1216 SF
	3338 SF
UNCONDITIONED AREA	
Garage	656 SF
Entry	44 SF
Lanai	236 SF
	936 SF
Grand total	4274 SF

AREAS - CR

CONDITIONED AREA	
1st Floor	2122 SF
2nd Floor	1216 SF
	3338 SF
UNCONDITIONED AREA	
Garage	656 SF
Entry	156 SF
Lanai	236 SF
	1048 SF
Grand total	4386 SF

AREAS - CO

CONDITIONED AREA	
1st Floor	2122 SF
2nd Floor	1216 SF
	3338 SF
UNCONDITIONED AREA	
Garage	656 SF
Entry	48 SF
Lanai	236 SF
	940 SF
Grand total	4278 SF

PROJECT REVISION SCHEDULE

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City of Apopka, Florida

Major Development Plan

Architectural Elevations 7

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SHEET NUMBER
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AA - TYPICAL TOWNHOME ELEVATIONS
N.T.S.

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Architectural
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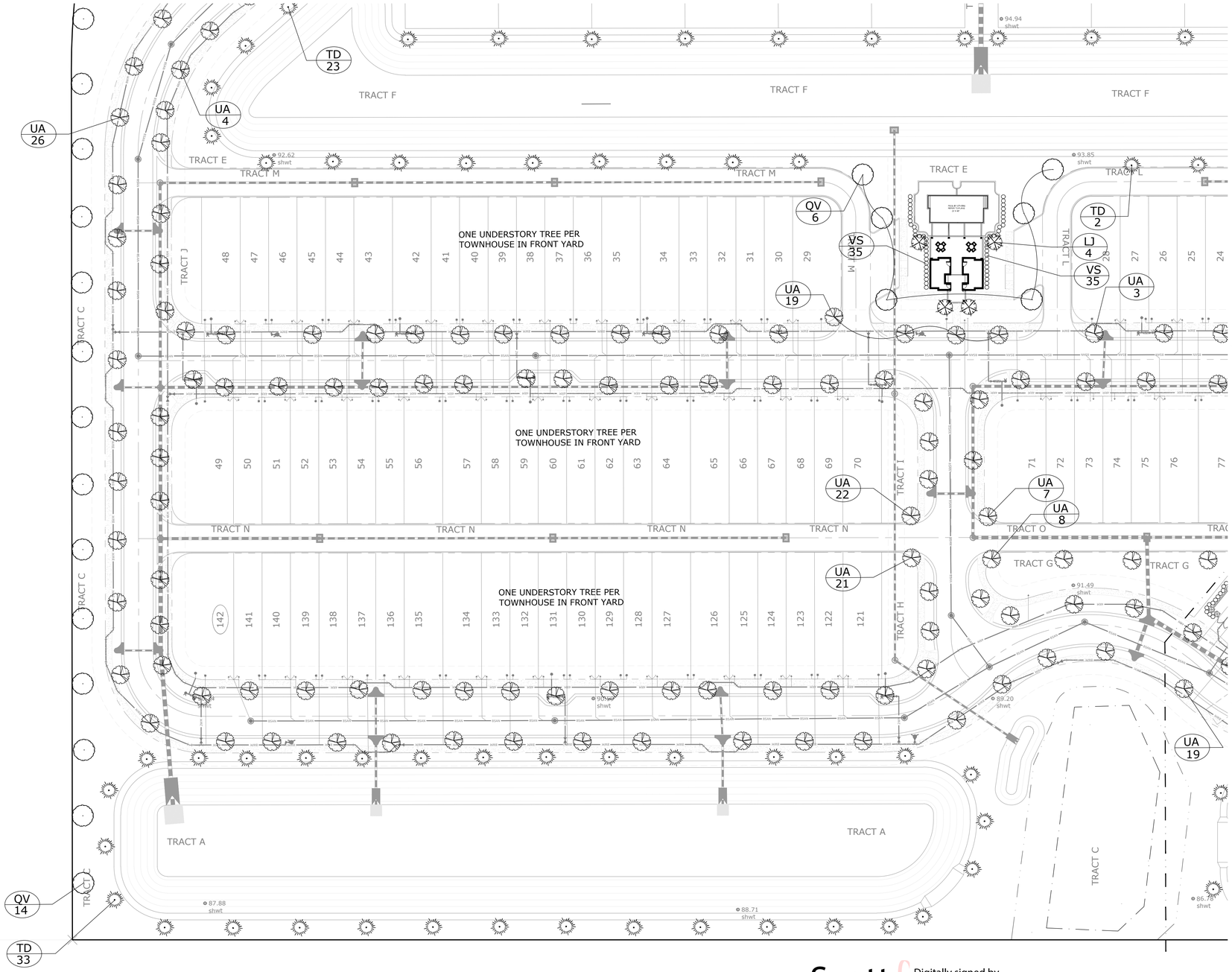
SHEET NUMBER
40 OF 40

SEE SHEET 22 OF 40



SEE SHEET 23 OF 40

Scott V Moore

Digitally signed by Scott V Moore
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Date: 2021.03.08 13:47:22 -05'00'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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Coke Property Subdivision
City of Apopka, Florida

Major Development Plan

Landscape Plan 1

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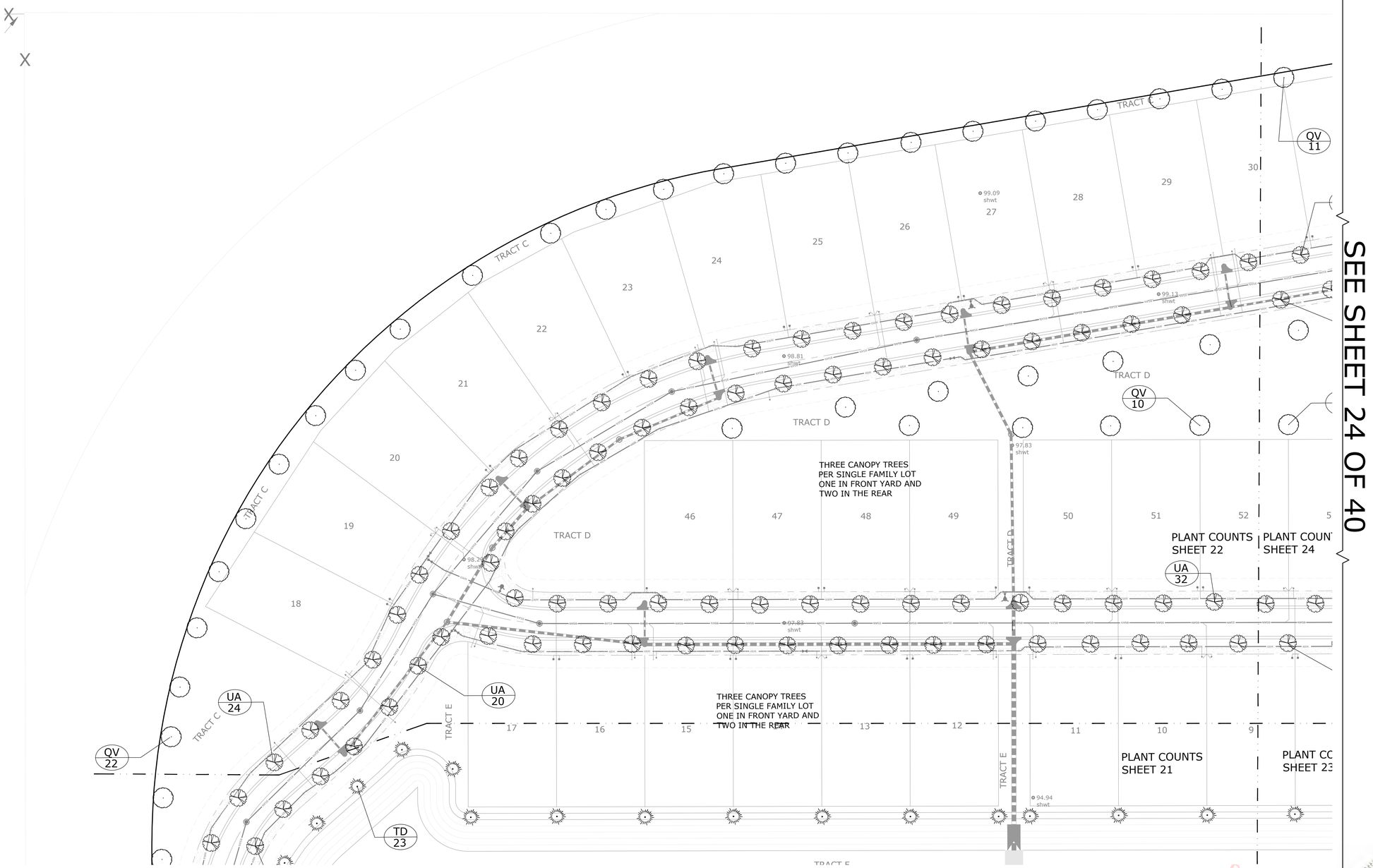
SHEET NUMBER
21 OF 40

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



Scott V Moore

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Date: 2021.03.08 13:52:06 -05'00'

REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
1020
STATE OF FLORIDA

G L SUMMITT
ENGINEERING INC
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Coke Property Subdivision

City of Apopka, Florida

Major Development Plan

Landscape Plan 2

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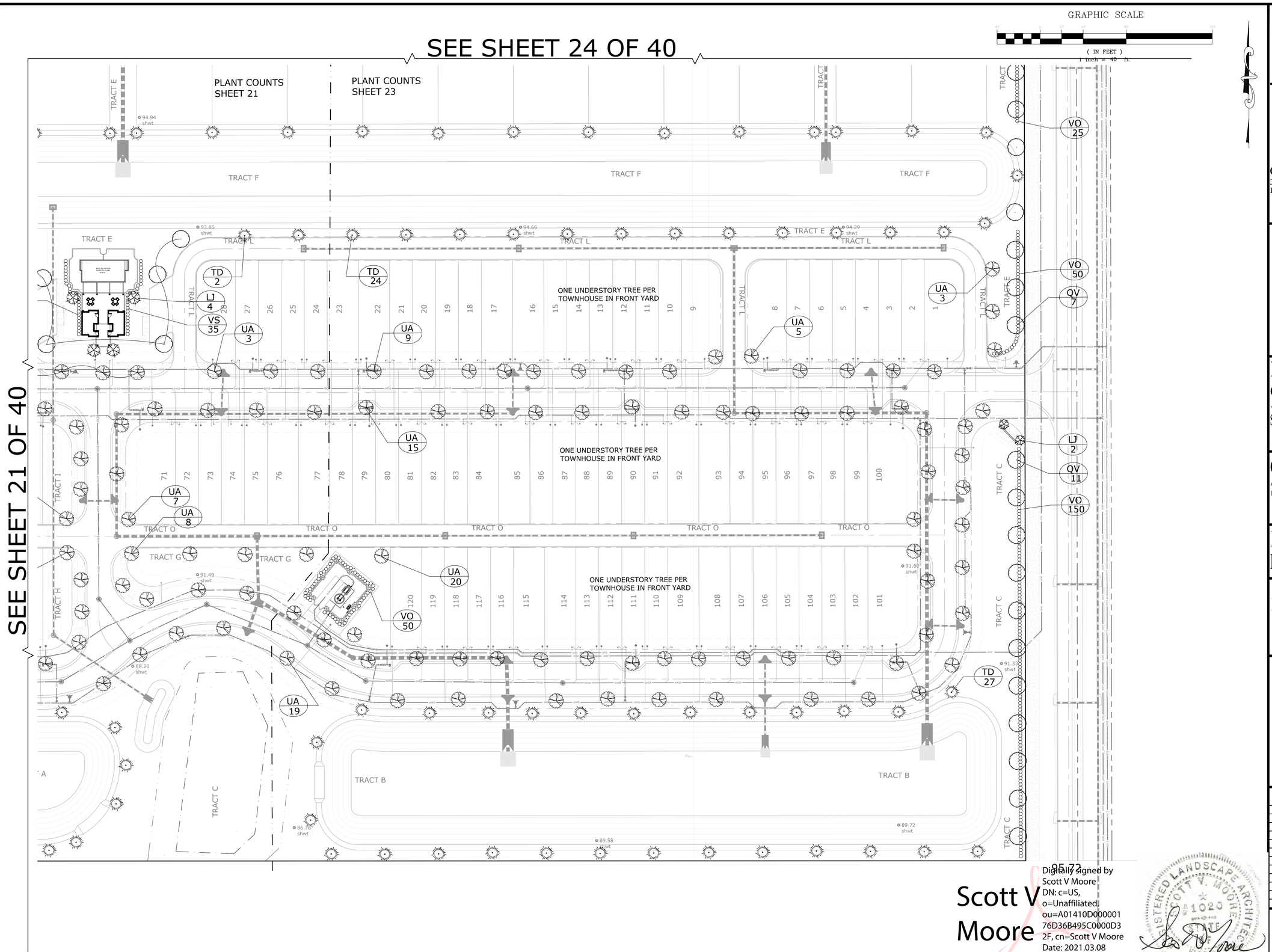
SHEET NUMBER
22 OF 40



Scott V Moore

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REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
No. 1020
STATE OF FLORIDA

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Coke Property Subdivision

City of Apopka, Florida

Major Development Plan

Landscape Plan 3

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SHEET NUMBER
23 OF 40

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SEE SHEET 22 OF 40

TRACT C

QV 11

VO 175

UA 24

UA 30

QV 10

QV 3

TRACT D

THREE CANOPY TREES
PER SINGLE FAMILY LOT
ONE IN FRONT YARD AND
TWO IN THE REAR

CANOPY TREES
NGLE FAMILY LOT
N FRONT YARD AND
N THE REAR

PLANT COUNTS
SHEET 22

PLANT COUNTS
SHEET 24

UA 32

UA 16

104.21

LJ 2

VO 25

THREE CANOPY TREES
PER SINGLE FAMILY LOT
ONE IN FRONT YARD AND
TWO IN THE REAR

PLANT COUNTS
SHEET 21

PLANT COUNTS
SHEET 23

TRACT E

TRACT F

QV 6

VS

TD 2

LJ

TD 24

ONE UNDERSTORY TREE PER
TOWNHOUSE IN FRONT YARD

UA 3

SEE SHEET 23 OF 40

Scott V Moore

Digitally signed by Scott V Moore
DN: c=US, o=Unaffiliated, ou=A01410D00000176D36B495C0000D32F, cn=Scott V Moore
Date: 2021.03.08 13:53:08 -05'00'

REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
1020
STATE OF FLORIDA

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4

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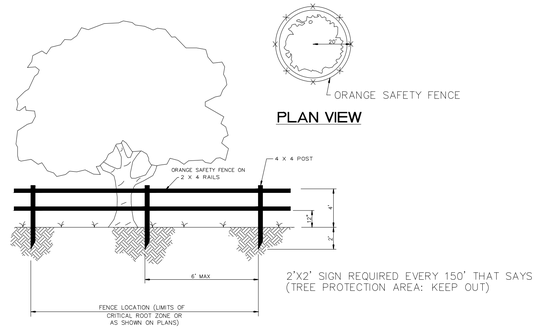
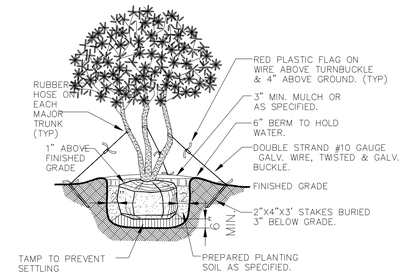
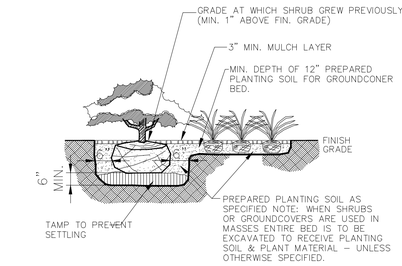


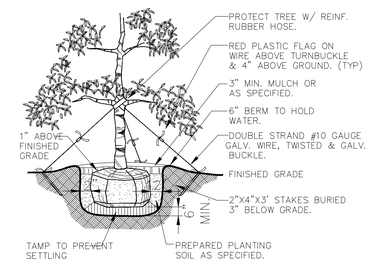
TREE PROTECTION FENCE DETAIL



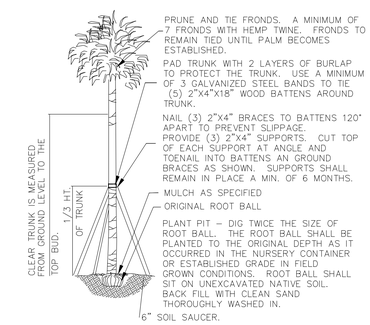
MULTI–TRUNK DETAIL



SHRUB AND GROUND COVER DETAIL



TREE PLANTING DETAIL



PALM PLANTING DETAIL

PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	8' MIN.HT. 2.5" CAL.. 4'–5'MIN.SPREAD.	YES	YES	95
LJ	LIGUSTRUM JAPONICUM (LIGUSTRUM)	8' MIN.HT. 2.5" CAL.. 4'–5'MIN.SPREAD.	YES	NO	8
	STREET TREES (ALL STREET TREES TO HAVE TREE ROOT BARRIERS)				
UA	ULMUS ALATA (WINGED ELM)	8' MIN.HT. 2.5" CAL.. 4'–5'MIN.SPREAD.	YES	YES	346
TD	TAXODIUM DISTICHUM (BALD CYPRESS)	8' MIN.HT. 2.5" CAL.. 4'–5'MIN.SPREAD.	YES	YES	109
VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	30" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	475
VS	VIBURNUM SUSPENSUM (SANDANKWA)	24" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	70
	SINGLE FAMILY LOTS (THREE TREES PER LOT REQUIRED)				
QV	QUERCUS VIRGINIANA (LIVE OAK)	8' MIN.HT. 2.5" CAL..	YES	YES	174
	TOWNHOMES				
LI	LAGERSTROEMIA INDICA (CREPEMYRTLE)	8' MIN.HT. 2.5" CAL.. 4'–5'MIN.SPREAD.	YES	NO	142
BAHIA SOD	QUANTITY TO BE CALCULATED BY CONTRACTOR		YES	YES	

PLANT SYMBOL — 00 — PLANT QUANITY
XX

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

TREE CALCULATIONS:

TOTAL INCHES ON SITE:	00
TOTAL INCHES REMOVED:	00
TOTAL INCHES RETAINED:	00
TOTAL SPECIMEN INCHES RETAINED:	00
TOTAL INCHES REQUIRED:	2,165"
TOTAL INCHES REPLACED:	00
TOTAL INCHES POST DEVELOPMENT:	00
SITE CLEARING AREA IN SQUARE FEET/ACRES:	41.6 ACRES/1,812,096 SF

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED CYPRESS MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE AT LEAST TWO & HALF (2.5) INCHES IN DIAMETER WHEN MEASURED AT SIX (6) INCHES ABOVE GRADE.

Scott V Moore

Digitally signed by Scott V Moore
DN: c=US, o=Unaffiliated, ou=A01410D000001 76D36B495C0000D3 2F, cn=Scott V Moore
Date: 2021.03.08 13:53:51 -05'00'

REGISTERED LANDSCAPE ARCHITECT SCOTT V. MOORE 1020 STATE OF FLORIDA

Ravensdale Planning & Design
Land Planning • Landscape Architecture • Project Management • Expert Witness
5106 South Pointe Drive Inverness, Florida 34450
(407) 647-1213

G L SUMMITT ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Coke Property Subdivision
City of Apopka, Florida

Major Development Plan

Landscape Details 1

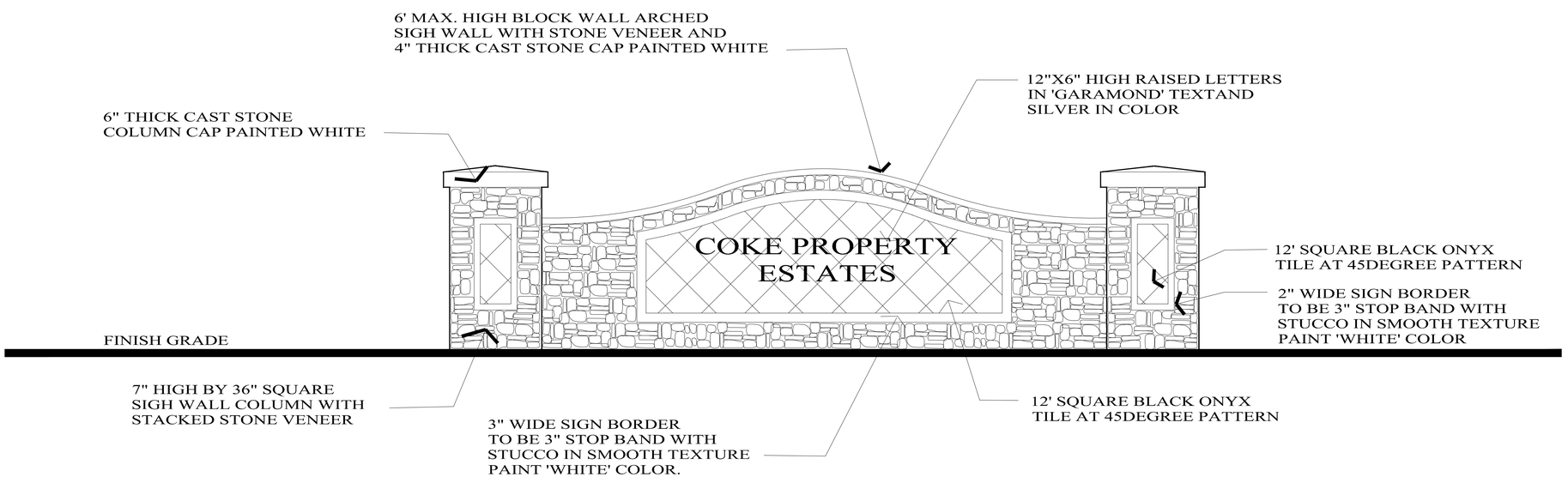
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: March 1, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	01/08/21	Initial Submittal To City
2	3/1/21	Revised For City MDP Comments
3	—	— — — —
4	—	— — — —
5	—	— — — —
6	—	— — — —
7	—	— — — —
8	—	— — — —
9	—	— — — —
10	—	— — — —

SHEET NUMBER
25 OF 40



ENTRY SIGN-ELEVATION

SCALE $\frac{1}{2}$"=1'0"

Scott V Moore

Digitally signed by Scott V Moore
DN: c=US, o=Unaffiliated, ou=A01410D000001 76D36B495C0000D3 2F, cn=Scott V Moore
Date: 2021.03.08 13:54:19 -05'00'

REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
1020
STATE OF FLORIDA

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
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Revisions

NO.	DATE	DESCRIPTION
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3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
26 OF 40

CITY OF APOPKA
PLANNING COMMISSION

	PUBLIC HEARING	MEETING OF:	May 11, 2021
	SITE PLAN	FROM:	Community Development
	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
X	OTHER: Plat		Plat
			Master/Preliminary Development Plan

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE HAMMOCK AT ROCK SPRINGS PLAT**

SUMMARY:

OWNER:	S One LLC
APPLICANT:	Terra-Max Engineering Inc., c/o Momtaz Barq, P.E.
LOCATION:	Hammock at Rock Springs PD (Planned Development)
PARCEL ID NUMBER:	28-20-28-0000-00-024
EXISTING USE:	Vacant
FLUM DESIGNATION:	Residential Low Suburban (0-3.5 du/ac)
CURRENT ZONING:	PD (Planned Development)
PROPOSED DEVELOPMENT:	19 single family homes
TRACT SIZE:	9.59 acres +/-

RECOMMENDED MOTION:
Recommend approval of the Hammock at Rock Springs Plat.

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	Residential Low Suburban	RSF-1B	Landings at Rock Springs
East (County)	Rural Settlement 1/5	A-2	Single Family Houses
South (City)	Residential Low Suburban	RSF-1A	Traditions at Wekiva
West (City)	Residential Low Suburban	RSF-1A	Traditions at Wekiva

Project Use: The applicant has submitted a Plat for consideration for the Hammocks at Rock Springs subdivision, which plats 19 single-family units on an estimated 9.59 acres. Additionally, the plat dedicates the lift station, noted as Tract G, to be owned and maintained by the City of Apopka. Development is subject to the standards and conditions set forth in PD Ordinance No. 2730 which was adopted on September 18, 2019.

Access: The subdivision will be accessed via N. Rock Springs Road.

Stormwater: Stormwater is proposed to be discharged into Tract A, which will be owned and maintained by the homeowners association.

Recreation: Consistent with the approved PD Master Plan and Preliminary Development Plan, recreational and open space areas are provided on Tracts A, B, E, F, and H. These tracts will be owned and maintained by the homeowners association. Included within the open space and recreational tracts is a tot lot, located on Tract E.

SCHOOL CAPACITY REPORT: The applicant has entered into a Concurrency Mitigation Agreement (CMA) with Orange County Public Schools (OCPS) and the City of Apopka. The property is zoned for the following schools: Rock Springs Elementary, Apopka Middle School, and Apopka High School.

ORANGE COUNTY NOTIFICATION: Orange County was notified at the time of the subdivision plan and plat submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
May 11, 2021 - Planning Commission, 5:30 pm
May 19, 2021 - City Council, 7:00 pm

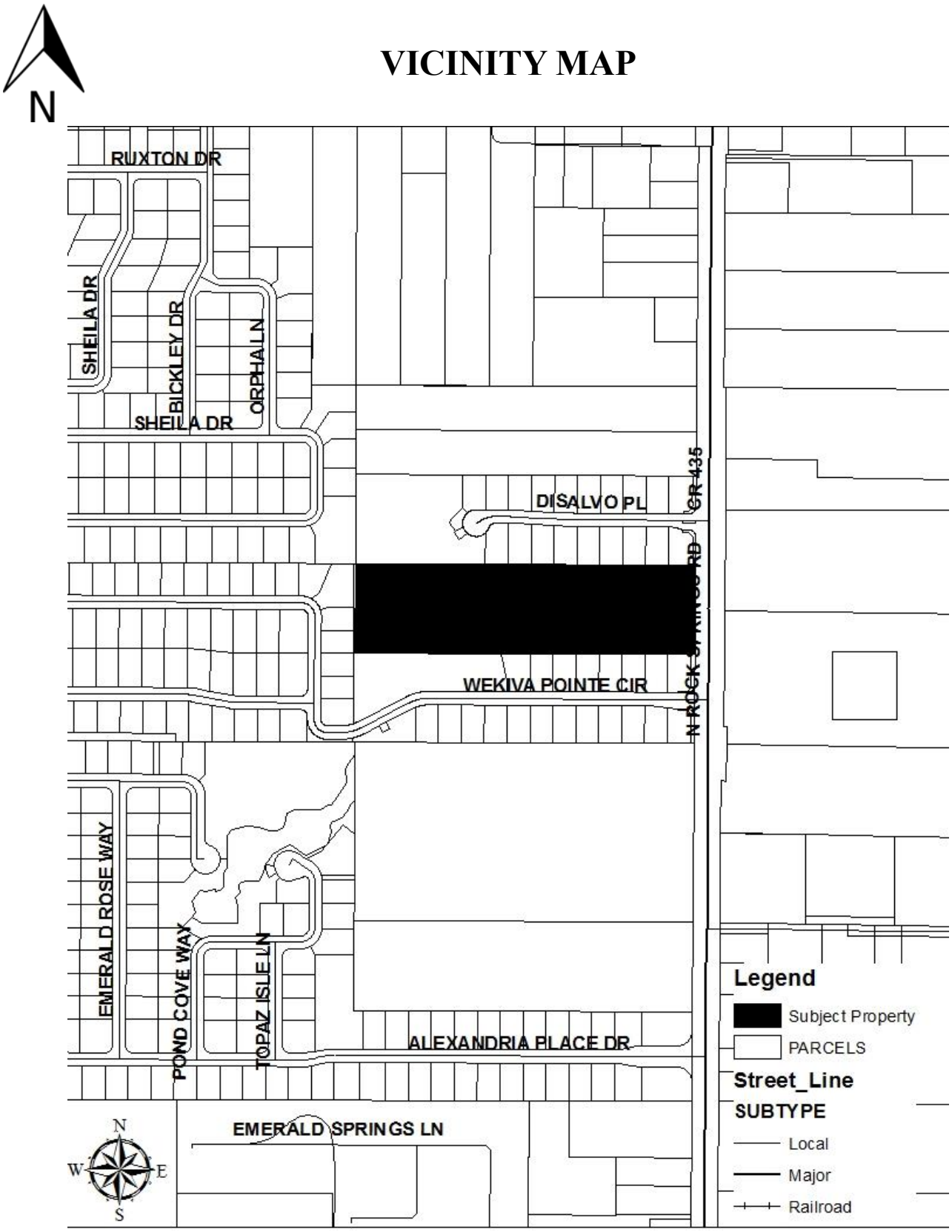
RECOMMENDATION ACTION:
Development Review Committee: Finds the plat to be consistent with the PD Master Plan and Preliminary Development Plan and recommends approval of the Hammock at Rock Springs Plat.

Recommended Motion: Recommend approval of the Hammock at Rock Springs Plat.

Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code and PD Master Plan and Preliminary Development Plan.

Project: Hammock at Rock Springs Plat
Owned by: S One, LLC
Location: 2600 Rock Springs Road
Parcel ID#: 28-20-28-0000-00-024

VICINITY MAP

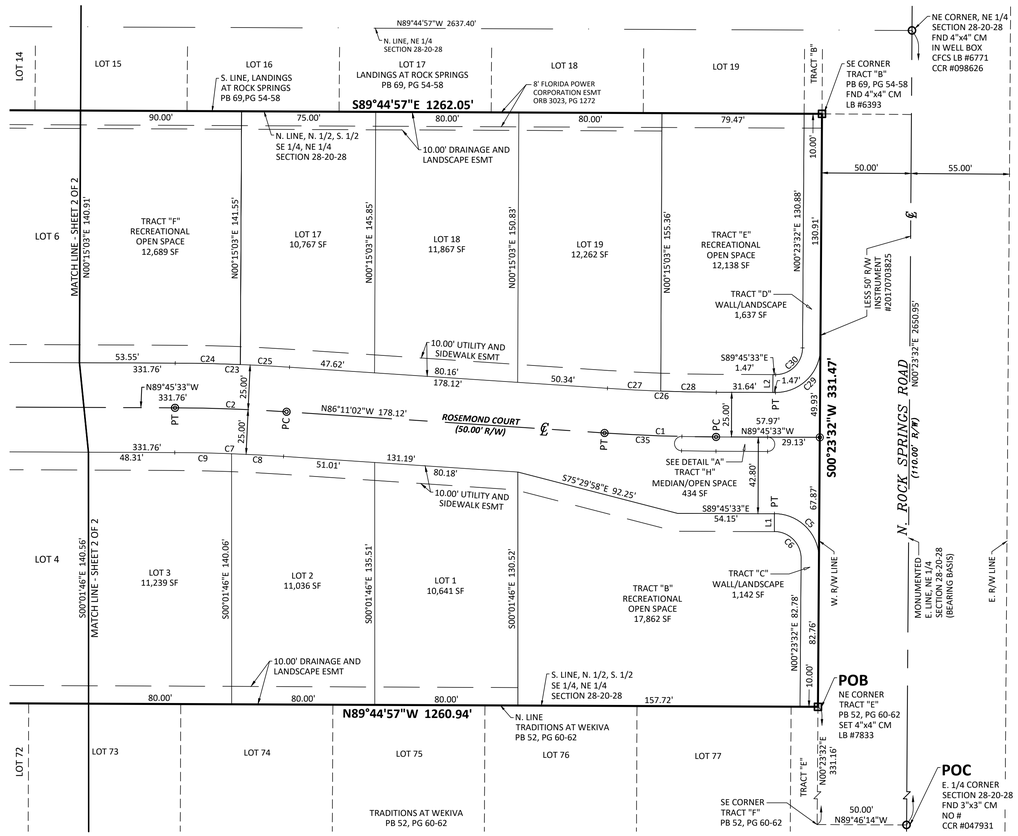


Hammock at Rock Springs

SHEET 1 OF 2

PLAT BOOK: PAGE:

A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA,



DESCRIPTION:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (LESS THE EAST 50 FEET FOR ROAD RIGHT-OF-WAY) SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE N89°46'14"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. ROCK SPRINGS ROAD; THENCE N00°23'32"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 331.16 FEET FOR A POINT OF BEGINNING, BEING A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND BEING THE NORTHEAST CORNER OF TRACT "E", TRADITIONS AT WEKIVA, AS RECORDED IN PLAT BOOK 52, PAGES 60 THROUGH 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°44'57"W ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 AND THE NORTH LINE OF SAID TRADITIONS AT WEKIVA, A DISTANCE OF 1,260.94 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE N00°12'02"E ALONG SAID WEST LINE, A DISTANCE OF 331.47 FEET TO THE SOUTHWEST CORNER OF TRACT "F", LANDINGS AT ROCK SPRINGS, AS RECORDED IN PLAT BOOK 69, PAGES 54 THROUGH 57, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°44'57"E ALONG SAID NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 AND SAID SOUTH LINE OF SAID LANDINGS AT ROCK SPRINGS A DISTANCE OF 1,262.05 FEET TO THE SOUTHEAST CORNER OF TRACT "B", SAID LANDINGS AT ROCK SPRINGS, BEING A POINT ON SAID WEST RIGHT-OF-WAY OF N. ROCK SPRINGS ROAD; THENCE S00°23'32"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 331.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 418,144 SQUARE FEET OR 9.599 ACRES MORE OR LESS.

NOTES:

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST; BEING: N00°23'32"E.

2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION - FLORIDA STATUTE 177.091 (28)

3. ▨ - DENOTES PERMANENT REFERENCE MONUMENT (PRM); BEING A 4 INCH X 4 INCH CONCRETE MONUMENT WITH DISK MARKED "ALTAMAX PRM" LB 7833.

4. ◎ - DENOTES PERMANENT CONTROL POINT (PCP); BEING A NAIL AND WITH DISK MARKED "ALTAMAX PCP" LB 7833.

5. ALL CURVILNEAR LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

6. THIS PLAT CONTAINS 19 LOTS AND 8 TRACTS.

7. TRACT "A" (RECREATIONAL/OPEN SPACE/POND) SHALL BE OWNED AND MAINTAINED BY HAMMOCK AT ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC. WITH AN EASEMENT DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY OPERATION AND MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM. THE CITY OF APOPKA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM.

8. TRACTS "B", "E" AND "F" (RECREATIONAL/OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY HAMMOCK AT ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC.

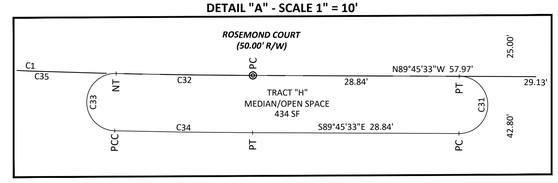
9. TRACTS "C" AND "D" (WALL/LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY HAMMOCK AT ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC.

10. TRACT "H" (MEDIAN/OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY HAMMOCK AT ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC.

11. TRACT "G" (LIFT STATION) SHALL BE DEEDED TO AND MAINTAINED BY THE CITY OF APOPKA.

12. THE DRAINAGE & LANDSCAPE EASEMENT IS PRIVATE AND WILL BE MAINTAINED BY HAMMOCK AT ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC.

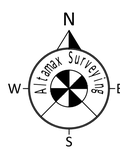
DETAIL "A" - SCALE 1" = 10'



GRAPHIC SCALE

0 40 80

1 INCH = 40 FEET



LINE CHART

L1	N00°14'27"E	10.00'
L2	N00°14'27"E	10.00'

CURVE CHART

NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	03°34'31"	1000.00'	62.40'	N87°58'17"W	62.39'
C2	03°34'31"	1000.00'	62.40'	N87°58'17"W	62.39'
C5	90°09'05"	25.00'	39.34'	N44°41'00"W	35.40'
C6	90°09'05"	15.00'	23.60'	N44°41'00"W	21.24'
C7	03°34'31"	975.00'	60.84'	N87°58'17"W	60.83'
C8	01°42'46"	975.00'	29.14'	N87°02'25"W	29.14'
C9	01°51'45"	975.00'	31.70'	N88°49'40"W	31.69'
C23	03°34'31"	1025.00'	63.96'	S87°58'17"E	63.95'
C24	02°02'17"	1025.00'	36.46'	S88°44'24"E	36.46'
C25	01°32'14"	1025.00'	27.50'	S86°57'09"E	27.50'
C26	03°34'31"	975.00'	60.84'	S87°58'17"E	60.83'
C27	01°45'02"	975.00'	29.79'	S87°03'33"E	29.79'
C28	01°49'29"	975.00'	31.05'	S88°50'48"E	31.05'
C29	89°50'55"	25.00'	39.20'	N45°19'00"E	35.31'
C30	89°50'55"	15.00'	23.52'	N45°19'00"E	21.19'
C31	180°00'00"	4.00'	12.57'	N00°14'27"E	8.00'
C32	01°05'39"	1001.00'	19.11'	N89°12'43"W	19.11'
C33	180°00'00"	4.00'	12.57'	S01°20'06"W	8.00'
C34	01°05'39"	1009.00'	19.27'	S89°12'43"E	19.27'
C35	02°28'48"	1000.00'	43.29'	N87°25'25"W	43.28'

LEGEND

CCR	- CERTIFIED CORNER RECORD
℄	- CENTERLINE SYMBOL
Δ	- CENTRAL ANGLE
CM	- CONCRETE MONUMENT
FND	- FOUND
IP	- IRON PIPE
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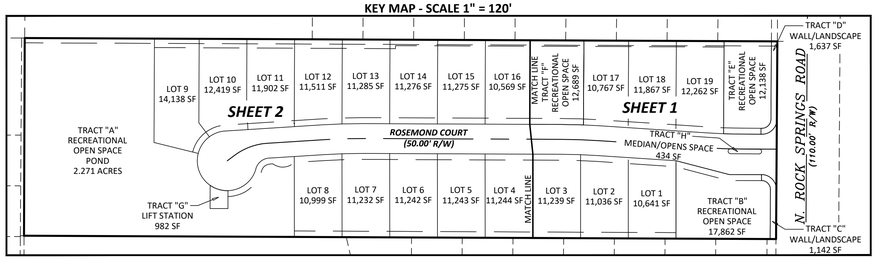
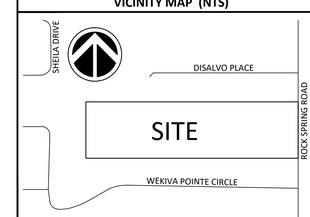
PSM	- PROFESSIONAL SURVEYOR AND MAPPER
PT	- POINT OF TANGENCY
R	- RADIUS
R/W	- RIGHT-OF-WAY
SF	- SQUARE FEET
(T)	- TOTAL DIMENSION

Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

KEY MAP - SCALE 1" = 120'



VICINITY MAP (NTS)



Hammock at Rock Springs

DEDICATION

KNOW ALL BY THESE PRESENTS, that S ONE, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the streets and Utility & Sidewalk Easements shown hereon to the perpetual use of the public and further dedicates Tract "G" (Lift Station) to the City of Apopka.

IN WITNESS THEREOF, has caused these presents to be signed by the manager named below on the __ day of _____, 2020.

OWNER: S ONE, LLC, a Florida limited liability company

BY: /S/_____

Volnei Luiz Sebben, Manager

Signed in the presence of:

_____ _____
(Printed Name) (Signature)

_____ _____
(Printed Name) (Signature)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____, (COUNTY/CITY) OF _____

THIS IS TO CERTIFY, That on this ____ day of _____, 2020, before me, an officer duly authorized to take acknowledgements in the State and (County/City) aforesaid, personally appeared Volnei Luiz Sebben, Manager of S ONE, LLC, a Florida limited liability company., formed under the laws of the State of Florida, who has produced a _____ as identification, and (did/did not) take an oath, the individual described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such manager thereunto duly authorized; and that the said conveyance is the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

Commission Number: _____

Commission Expires: _____

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, that I the undersigned, being a professional surveyor and mapper, do hereby certify that on April 4, 2019, a survey of the lands as shown in the foregoing plat or plan is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision and this plat complies with all the survey requirements of Chapter 177, Part I, Florida Statutes.

By: _____ Date: _____
James D. Bray PSM 6507

Altamax Surveying
Licensed Business: #7833
910 Belle Avenue, Suite 1140
Casselberry, Florida 32708

CERTIFICATE OF APPROVAL BY CITY OF CITY OF APOPKA PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on _____, 2020 the Planning and Zoning Commission Chairman of the City of Apopka approved the foregoing plat.

_____ _____
Signed Planning & Zoning Commission Chairman

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____, 2020 the foregoing plat was approved by the Municipality.

_____ _____
Mayor City Clerk

_____ _____
Printed Name Printed Name

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____ _____
Date
_____
Printed Name

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined and Approved _____ _____
Date
_____
Printed Name

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have review this plat for conformity to CHapter 177 Part 1 of Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurement shown on this plat.

Signed: _____ Date: _____

_____
Printed Name
Registration Number: _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as
File No. _____

County Comptroller in and for Orange County, Florida.

BY: _____

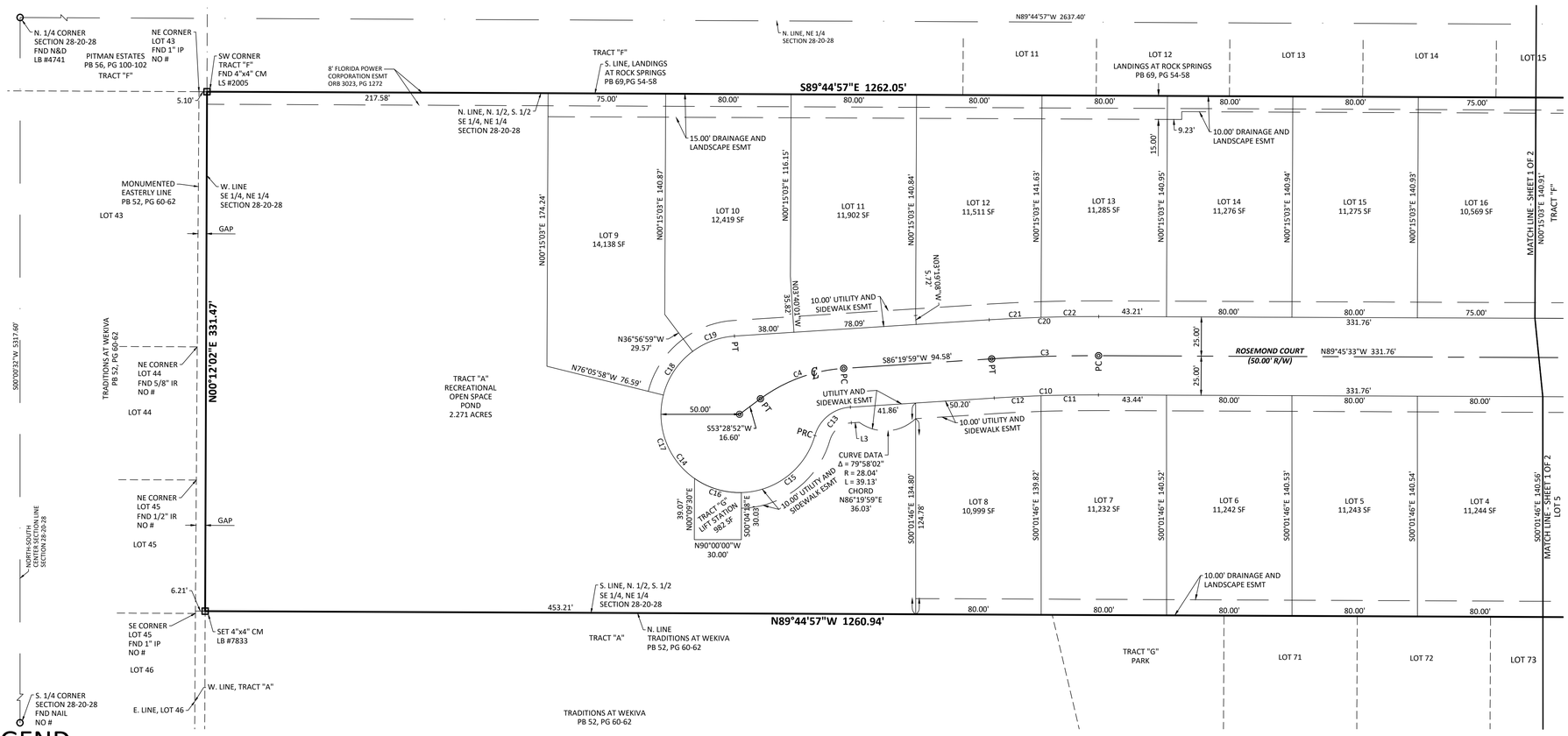
NOTICE

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances by 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.

Hammock at Rock Springs

SHEET 2 OF 2	PLAT BOOK:	PAGE:

A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA,



LEGEND

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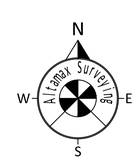


GRAPHIC SCALE

0 40 80

1 INCH = 40 FEET

CURVE CHART

NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	03°54'28"	1000.00'	68.21'	S88°17'13"W	68.19'
C4	32°51'07"	100.00'	57.34'	S69°54'25"W	56.56'
C10	03°54'28"	975.00'	66.50'	S88°17'13"W	66.49'
C11	02°08'55"	975.00'	36.56'	S89°10'00"W	36.56'
C12	01°45'33"	975.00'	29.94'	S87°12'45"W	29.94'
C13	70°31'44"	25.00'	30.77'	S51°04'07"W	28.87'
C14	250°31'44"	50.00'	218.63'	N38°55'53"W	81.65'
C15	72°51'55"	50.00'	63.59'	S52°14'13"W	59.39'
C16	36°21'04"	50.00'	31.72'	N73°09'17"W	31.19'
C17	69°10'25"	50.00'	60.37'	N20°23'33"W	56.77'
C18	39°04'20"	50.00'	34.10'	N33°43'50"E	33.44'
C19	33°03'59"	50.00'	28.86'	N69°47'59"E	28.46'
C20	03°54'28"	1025.00'	69.91'	N88°17'13"E	69.90'
C21	01°51'03"	1025.00'	33.11'	N87°15'31"E	33.11'
C22	02°03'25"	1025.00'	36.80'	N89°12'45"E	36.80'

LINE CHART

L3	S86°19'59"W	5.19'

Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

MASTER /PRELIMINARY DEVELOPMENT PLAN

SHEET INDEX

NUMBER	DRAWING TITLE	LATEST ISSUE
C0.0	COVER SHEET	04/10/2019
C1.0	SYMBOLS AND ABBREVIATIONS	01/15/2019
C2.0	GENERAL NOTES	01/15/2019
C3.0	MASTER PLAN	04/10/2019
C4.0	MASTER UTILITY PLAN	04/10/2019
C5.0	MASTER DRAINAGE PLAN	04/10/2019
C6.0	SITE DETAILS 1	06/06/2019
C6.1	SITE DETAILS 2	04/10/2019
C7.0	FLOOR PLANS AND ELEVATIONS	04/10/2019
C7.1	RENDERINGS	04/10/2019
SL-1	SITE LIGHTING PLAN	11/28/2018
LS-1	LANDSCAPE PLAN	06/06/2019
LS-2	TREE REMOVAL AND MITIGATION PLAN	06/06/2019
IRR-1	IRRIGATION PLAN	06/06/2019

SURVEY INDEX

NUMBER	DRAWING TITLE	LATEST ISSUE
SHEETS 1 TO 3	TOPOGRAPHIC AND TREE SURVEY	03/15/2018

DESCRIPTION: (MICHAEL RUDD & ASSOC., LLC)

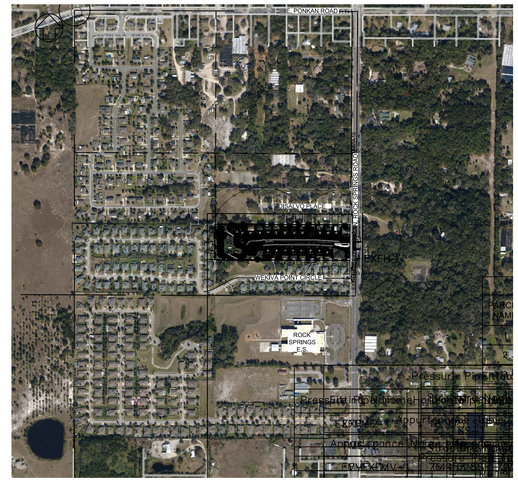
THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (LESS THE EAST 50 FEET FOR ROAD RIGHT OF WAY) SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

2 Hammock at Rock Springs

2600 ROCK SPRINGS ROAD
APOPKA, FLORIDA

PARCEL ID#: 28-20-28-0000-00-024

TERRA-MAX ENGINEERING, INC.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953



PROPERTY OWNER / DEVELOPMENT TEAM

OWNER/DEVELOPER:

CONSTRUESSE USA. INC.
CONTACT: REMI SILVA
479 MONTGOMERY PL
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: (407) 218-0937
EMAIL: remi@truvalor.com

APPLICANT:

CONSTRUESSE USA. INC.
CONTACT: REMI SILVA
479 MONTGOMERY PL
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: (407) 218-0937
EMAIL: remi@truvalor.com

CIVIL ENGINEER:

TERRA-MAX ENGINEERING, INC.
CONTACT: MOMTAZ BARQ, P.E.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FL 32835
TEL: (407) 578-2763 EXT 111
FAX: (407) 578-2963
EMAIL: BARQMM@TERRAMAXINC.COM

ARCHITECT:

BUMPUS AND ASSOCIATES, INC
CONTACT: DANIEL L. BUMPUS
603 FRONT STREET
CELEBRATION, FL 34747
TEL: 407-566-0200 X 10
EMAIL: dan@bumpusandassociates.com

LANDSCAPE ARCHITECT:

RAVENSDALE PLANNING & DESIGN
SCOTT V. MOORE, PRESIDENT
2283 NORTH HARMONY TERRACE
CRYSTAL RIVER, FL 34429
OFFICE- (407) 647-1213
EMAIL- RAVSVM@EARTHLINK.NET

GEOTECHNICAL:

SAFE ENGINEERING
CONTACT: DAVID WILSHAW, M.S., P.G
5401 SOUTH KIRKMAN ROAD, SUITE 370
ORLANDO, FL 32819
PHONE:407.926.0331
FAX: (407) 423-3106
EMAIL:davidw@safeengineeringfl.com

SURVEYOR:

MICHAEL RUDD & ASSOC., LLC
CONTACT: MICHAEL T. RUDD, P.L.S.
1210 BAHAMA DRIVE
ORLANDO, FL 32806
TEL: 407-342-0676
EMAIL: michael@michaeltrudd.com

ENVIRONMENTAL:

WETLAND AND ENDANGERED SPECIES:
BIO-TECH CONSULTING, INC.
2002 EAST ROBINSON STREET
ORLANDO, FL 32803
TEL: (407) 894-5969
FAX: (407) 963-2751

PHASE I ENVIRONMENTAL SITE ASSESSMENT:
TERRA-MAX ENGINEERING, INC.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FL 32835
TEL: (407) 578-2763 EXT 111
FAX: (407) 578-2963

NOTES :

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS

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No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	3/18/2019	MMB
2	PER CITY COMMENTS	4/29/2019	MMB

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018

JOB NO.	SCALE
CUL-01-003	AS SHOWN

PROJECT TITLE

HAMMOCK
AT
ROCK SPRINGS

2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL

MOMTAZ BARQ, P.E.

MOMTAZ M. AL-BARQ
LICENSE
No. 49024
04/12/19
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: COVER SHEET
DRAWING NO.: C0.0

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ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
EA	
E	EAST
ED	EACH
EF	EDGE OF CONCRETE
EG	ENERGY DISSIPATOR
	EACH FACE
EFF	EFFLUENT
	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION
F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD
P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- C/L — CENTER LINE
- CHAIN LINK FENCE
- 81 — CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- R/W — RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- SOIL BOUNDARY

SANITARY

- EXIST SAN 6 — SANITARY SEWER LINE
- CLEANOUT
- EXIST FM 4 — FORCE MAIN
- MANHOLE

WATER

- EXIST WM 6 — WATER MAIN 6" PVC PIPE
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- EXIST STS 18 — STORM SEWER
- EXIST UD 6 — UNDERDRAIN
- CURB INLET
- MANHOLE
- MITERED END
- STORM INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET
- FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- BOUND CORNER
- CONCRETE
- 520 — COUNTY ROADS
- 95 — INTERSTATE ROADS
- LIGHT POLE
- MISCELLANEOUS SIGN
- 16 15 21 22 — SECTION CORNER
- EDGE OF PAVEMENT W/O CURB
- 50 — STATE ROADS
- MISC ROAD SIGN
- GUY POLE
- UTILITY POLE
- YARD LIGHT
- gm — GAS MAIN
- ctv — CABLE TELEVISION, BURIED
- elec — ELECTRIC CABLE OR CONDUIT, BURIED
- utc — UNDERGROUND TELEPHONE CABLE
- EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

LINES

- BOUNDARY
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT
- CONSERVATION SETBACK
- SETBACK LINE
- CHAIN LINK FENCE
- FENCE
- SF — SILT FENCE
- GUARDRAIL
- RETAINING WALL
- SWALE
- 81 — CONTOUR
- SHORELINE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC @ 0.40%
- CLEANOUT
- FM 4 PVC — FORCE MAIN 4" PVC PIPE
- MANHOLE
- SANITARY CONNECTION
- DOUBLE SANITARY SERVICE

WATER

- 6 PVC WM — 6" PVC PIPE WATER MAIN
- 11 1/4° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- DOUBLE DETECTOR CHECK VALVE
- GATE VALVE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- M — WATER METER & IRRIGATION BANK CONNECTION
- REDUCER
- BNNO — BACKFLOW PREVENTER
- SP X — SAMPLE POINT
- REUSE WATER SYSTEM CONNECTION
- TAPPING SLEEVE & VALVE

STORM DRAIN

- 100 LF 24 RCP @ 0.20% — 24" REINFORCED CONCRETE PIPE @ 0.20%
- 100 LF UD 6 PVC — 100 LINEAR FEET UNDERDRAIN 6" PVC PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- D — MANHOLE
- MITERED END SECTION
- MULTIPLE MITERED END SECTION
- STORM INLET
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 101.39 — SPOT ELEVATION
- RIM 100.00" INV 100.00" — TOP ELEVATION INVERT ELEVATION

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- 520 — COUNTY ROADS
- # — DETAIL REFERENCE
- DUMPSTER PAD
- FF TYPE — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- 95 — INTERSTATE ROADS
- LIGHT POLE
- NO PARKING SIGN
- 11 12 14 13 — SECTION CORNER
- 50 — STATE ROADS
- MISC ROAD SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- # — CROSS SECTION DETAIL

NOTES:
1. TREE TYPES SHALL BE REFERENCED BY LEGEND ON APPLICABLE DRAWING SHEETS
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

TERRA-MAX ENGINEERING, INC.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	3/18/2019	MMB
2	PER CITY COMMENTS	4/29/2019	MMB

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018
JOB NO. CUL-01-003		SCALE AS SHOWN

PROJECT TITLE

HAMMOCK AT ROCK SPRINGS

2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL
MOMTAZ BARQ, P.E.

MOMTAZ M. AL-BARQ — LICENSE — No. 49024 — 04/12/19 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: SYMBOLS & ABBREVIATIONS
DRAWING NO. C1.0

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CONDITIONS OF APPROVAL

1. POTABLE WATER SERVICE PROVIDED BY CITY OF APOPKA.
2. SANITARY SERVICE PROVIDED BY CITY OF APOPKA.
3. WATER LINES PROVIDING SERVICE TO FIRE HYDRANTS WILL BE 6" MINIMUM.
4. THE FRONT BUILDING SETBACK SHALL BE A MINIMUM OF 25' OR WHERE THE MINIMUM LOT WIDTH IS FIRST OBTAINED, WHICHEVER IS GREATER, THE FRONT SETBACK LINE TO BE PARALLEL OR MEASURED RADIALLY FROM STREET RIGHT-OF-WAY LINE.
5. THE CITY OF APOPKA IS SUBJECT TO THE TERMS, PROVISIONS AND RESTRICTIONS OF FLORIDA STATUTES CHAPTER 163 CONCERNING MORATORIA ON THE ISSUANCE OF BUILDING PERMITS UNDER CERTAIN CIRCUMSTANCES. THE CITY HAS NO LAWFUL AUTHORITY TO EXEMPT ANY PRIVATE, OR ITSELF, FROM THE APPLICATION OF SUCH STATE LEGISLATION AND NOTHING HEREIN SHOULD BE CONSTRUED AS SUCH AN EXEMPTION.
6. ALL LEGAL INSTRUMENTS, INCLUDING BUT NOT LIMITED TO HOMEOWNER'S ASSOCIATION DOCUMENTS SUCH AS ARTICLES OF INCORPORATION, BY LAWS, AND DECLARATION OF COVENANTS AND RESTRICTIONS, SHALL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO OR AT THE TIME OF PLATTING.
7. EACH FIRE HYDRANT SHALL HAVE THE BARRELS PAINTED OSHA SAFETY RED WITH THE CAPS AND BONNETS PAINTED OSHA SAFETY BLUE AND A BLUE REFLECTIVE MARKER SHALL BE AFFIXED TO THE STREET IN THE CENTER OF THE LANE CLOSEST TO EACH HYDRANT.
8. THE LAND BURDENED BY UTILITY AND DRAINAGE EASEMENTS UPON INDIVIDUAL LOTS SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS. THE DRAINAGE AND UTILITY EASEMENTS SHALL BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AT THE TIME OF PLATTING.
9. THE DEVELOPER SHALL CONSTRUCT APPROPRIATE CURB CUTS TO ENABLE CONSTRUCTION RAMPS AT ALL RIGHTS-OF-WAY INTERSECTIONS (AND OTHER AREAS AS REASONABLY REQUIRED) IN ORDER TO ACCOMMODATE ACCESS TO SIDEWALKS AND STREETS FOR PERSONS WHO ARE IN WHEEL CHAIRS AND OTHER PERSONS WHO ARE PHYSICALLY CHALLENGED. SIDEWALKS ABUTTING EACH PLATTED LOT SHALL BE CONSTRUCTED AT THE TIME A HOUSE IS CONSTRUCTED ON THE LOT. WHEN SIDEWALKS ARE CONSTRUCTED ON CORNER LOTS, THE SIDEWALKS WILL BE EXTENDED TO THE CURB AND THE APPROPRIATE RAMPS WILL THEN BE CONSTRUCTED. SIDEWALKS ADJACENT TO COMMON AREAS SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THE ADJACENT COMMON AREA.
10. STREET LIGHTS SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO CERTIFICATE OF COMPLETION AT HIS EXPENSE AND THE COST OF THEIR OPERATION WILL BE ASSUMED BY THE DEVELOPER IN ACCORDANCE WITH ALL APPLICABLE CITY CODE(S).
11. ALL THE UNDERGROUND UTILITIES SHALL COMPLY WITH APPLICABLE CITY CODE(S), WHICH REQUIRES PEDESTAL-MOUNTED UTILITY BOXES TO BE PLACED BACK OFF THE STREET, NO MORE THAN 5 FEET FORWARD OF THE FRONT BUILDING SETBACK LINE, ON ALL RESIDENTIAL LOTS WHICH ARE LESS THAN 70 FEET IN WIDTH WHERE THE LOT ABUTS THE STREET RIGHT-OF-WAY LINE.
12. ALL HOUSE PAD ELEVATIONS SHALL EXCEED THE 100 YEAR FLOOD ELEVATION BY A MINIMUM OF ONE FOOT.
13. ALL UTILITIES TO BE PLACED WITHIN THE 10-FOOT EASEMENT ALONG THE FRONT OF EACH LOT WILL BE PLACED AROUND EXISTING PROTECTED TREES TO BE PRESERVED.
14. THE EXISTING GRADES ON INDIVIDUAL LOTS CONTAINING PROTECTED TREES WILL BE MAINTAINED AS MUCH AS POSSIBLE TO PRESERVE EXISTING PROTECTED TREES. FOR LOTS CONTAINING PROTECTED TREES, THERE WILL BE NO GRADING OR OTHER CONSTRUCTION ON INDIVIDUAL LOTS EXCEPT AS SPECIFIED IN THE FINAL SUBDIVISION PLAN, UNTIL BUILDING PERMITS ARE ISSUED FOR THOSE LOTS.
15. ALL TRACTS WHICH ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION BY WARRANTY DEED AT THE TIME OF PLATTING.
16. ALL ON SITE UTILITIES INCLUDING ELECTRICAL CABLE TV, AND TELEPHONE SHALL BE PLACED BELOW GROUND.
17. STORMWATER MANAGEMENT SHALL BE PROVIDED CONSISTENT WITH THE REQUIREMENTS OF THE APOPKA LAND DEVELOPMENT CODE AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
18. ASIDE FROM ROAD, RETENTION AREAS, LIFT STATION AREAS, AND PARK AREAS THE ONLY LAND USE WILL BE DETACHED SINGLE-FAMILY RESIDENTIAL.
19. ANY DAMAGE CAUSED TO ROCK SPRINGS ROAD AS A RESULT OF THE CONSTRUCTION ACTIVITIES RELATED TO THE PROJECT SHALL BE PROMPTLY REPAIRED BY THE OWNER TO THE APPLICABLE GOVERNMENTAL STANDARDS AT THE OWNER'S SOLE COST AND EXPENSE.
20. NOTWITHSTANDING THE CONVEYANCE OF THE STORMWATER RETENTION POND TO THE HOMEOWNER'S ASSOCIATION OR ANY PROVISION TO THE CONTRARY CONTAINED IN THESE CONDITIONS OF APPROVAL, THE DEVELOPER SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT'S STORMWATER MANAGEMENT SYSTEM (SWMS), INCLUDING ALL STORMWATER RETENTION PONDS, UNTIL SUCH TIME AS: (i) THE ENTIRE SWMS FOR THE PROJECT IS CONSTRUCTED AND APPROPRIATE CERTIFICATES OF COMPLETION ISSUED BY BOTH THE CITY AND THE SJRWMD, (ii) THE STORMWATER RETENTION PONDS INTENDED TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION HAVE IN FACT BEEN CONVEYED TO THE HOMEOWNER'S ASSOCIATION, (iii) THE HOMEOWNER'S ASSOCIATION IS DESIGNATED AS THE MAINTENANCE ENTITY ON THE RECORDS OF THE SJRWMD, AND ALL TRANSFER RECORDS REQUIRED BY SJRWMD HAVE BEEN EXECUTED AND ACCEPTED BY SJRWMD, (iv) THE CITY HAS BEEN PROVIDED WITH A COPY OF THE DEVELOPER'S PROPOSED MAINTENANCE PLAN WITH RESPECT TO THE SWMS, AND (v) THE CITY HAS BEEN PROVIDED WITH A WRITTEN STATEMENT FROM THE· HOMEOWNER'S ASSOCIATION ACKNOWLEDGING RECEIPT OF THE DEVELOPERS PROPOSED MAINTENANCE PLAN WITH RESPECT TO THE SWMS AND THAT THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE SWMS.
21. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SUBDIVISION (THE "DECLARATION') SHALL CONTAIN A PROVISION ALLOWING, THE CITY OF APOPKA THE OPPORTUNITY TO LEVY, COLLECT, AND ENFORCE ASSESSMENTS FOR MAINTENANCE OF THE COMMON AREAS SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO DO SO OR SHOULD THE HOMEOWNER'S ASSOCIATION FAIL TO COLLECT ASSESSMENTS AT A LEVEL ALLOWING FOR ADEQUATE MAINTENANCE OF THE COMMON AREAS.
22. THE DECLARATION SHALL CONTAIN A PROVISION GRANTING THE CITY OF APOPKA THE RIGHT , BUT NOT THE OBLIGATION, TO MAINTAI0N AND REPAIR THE STORMWATER SYSTEM SHOULD THE HOMEOWNER'S ASSOCIATION FAIL TO DO SO AND SEEK REIMBURSEMENT FROM THE HOMEOWNER S ASSOCIATION, OR FROM THE DEVELOPER IF (i) TURNOVER OF CONTROL TO THE MEMBERS HAS NOT OCCURRED. OR (ii) IF THE DEVELOPER IS STILL RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER SYSTEM.
23. THE DECLARATION SHALL PROVIDE THAT THE HOMEOWNER"S ASSOCIATION SHALL AT ALL TIMES BE IN GOOD STANDING WITH THE FLORIDA SECRETARY OF STATE.
24. THE DECLARATION SHALL CONTAIN A PROVISION THAT AT THE TIME OF TURNOVER OF CONTROL OF THE HOMEOWNER'S ASSOCIATION TO THE MEMBERS, THE DECLARATION SHALL DELIVER TO THE NEW BOARD OF DIRECTORS THE MAINTENANCE PLAN FOR THE STORMWATER SYSTEM ACCOMPANIED BY AN ENGINEER'S CERTIFICATION THAT THE STORMWATER SYSTEM IS FUNCTIONING IN ACCORDANCE WITH ALL APPROVED PLANS AND PERMITS. TO THE EXTENT THAT ANY SUCH ENGINEER'S REPORT INDICATES ANY CORRECTIVE ACTION IS REQUIRED, THE DECLARANT SHALL BE REQUIRED TO DILIGENTLY UNDERTAKE SUCH CORRECTIVE ACTION AT THE DECLARANT'S EXPENSE AND TO POST A CASH BOND WITH THE HOMEOWNER'S ASSOCIATION FOR THE ESTIMATED COSTS OF SUCH CORRECTIVE ACTION.
25. THE DECLARATION SHALL CONTAIN A PROVISION THAT ANY AMENDMENT TO ANY PROVISION AFFECTING THE CITY OF APOPKA REQUIRES THE CONSENT OF THE CITY OF APOPKA IN AN INSTRUMENT RECORDED WITH THE AMENDMENT.
26. THE DECLARATION SHALL CONTAIN A PROVISION PROVIDING THAT THE STORMWATER SYSTEM WILL BE TRANSFERRED TO A RESPONSIBLE OPERATION AND MAINTENANCE ENTITY ACCEPTABLE TO THE CITY OF APOPKA IN THE EVENT OF DISSOLUTION OF THE HOMEOWNER'S ASSOCIATION AND THAT IF DISSOLUTION OCCURS WITHOUT SUCH APPROVAL THEN THE CITY OF APOPKA MAY CONTINUE TO LEVY AND COLLECT ASSESSMENTS AND IMPOSE LIENS WITH RESPECT THERE TO NOT WITH STANDING THE DISSOLUTION OF THE HOMEOWNER'S ASSOCIATION.
27. THE DECLARATION SHALL SPECIFICALLY PROVIDE THAT NO PROPERTY OWNED BY THE CITY OF APOPKA OR ANY OTHER GOVERNMENTAL ENTITY WITHIN THE SUBDIVISION SHALL BE SUBJECT TO ASSESSMENTS LEVIED BY THE HOMEOWNER'S ASSOCIATION.
28. TRACT 'E' (LIFT STATION) SHALL BE CONVEYED TO CITY OF APOPKA BY WARRANTY DEED FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES PRIOR TO OR AT TIME OF PLATTING. THE FACILITIES SHALL BE SCREENED WITH LANDSCAPING. THE WALL SHALL BE PER THE DETAILS. ALL LANDSCAPING AROUND THE LIFT STATION SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
29. ALL EXISTING STRUCTURES (INCLUDING POWER LINES, AGRICULTURAL FACILITIES, ETC.) AS WELL AS EXISTING UTILITY EASEMENTS AND ACCESS EASEMENTS, WILL BE REMOVED AND/OR TERMINATED PRIOR TO OR DURING CONSTRUCTION OF THE DEVELOPMENT REPLACING THOSE USES.
30. ALL LOTS SHALL HAVE A MINIMUM OF A 2-CAR GARAGE.
31. WARNING SIGNS (E.G. STOP, SPEED LIMIT, CHILDREN AT PLAY) SHALL BE PLACED THROUGHOUT THE SITE AS REQUIRED BY THE CITY.
32. EXISTING STRUCTURES HAVING FOUNDATIONS, SEPTIC TANKS AND DRAIN FIELD AREAS, AND WELLS SHALL BE PROPERLY ABANDONED PRIOR TO OR DURING CONSTRUCTION. ALL WELLS DISCOVERED ON THE PROPERTY WELLS DISCOVERED ON THE PROPERTY SHOULD BE PROPERLY ABANDONED BY A LICENSED WATER WELL DRILLER, IN ACCORDANCE WITH THE FDEP (F.A.C. CHAPTER 62-550.315 (C)) AND SJRWMD REQUIREMENTS.

GENERAL NOTES

1. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY CITY OF APOPKA THE WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION SYSTEM SHOWN ON THESE PLANS SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL CONFORM TO CITY OF APOPKA STANDARDS.

2. ALL CONSTRUCTION OTHER THAN THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS TO CONFORM WITH THE CITY OF APOPKA STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE WAIVED BY THE CITY OF APOPKA

3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE THE NECESSARY RIGHT-OF-WAY PERMIT(S) AND PROVIDE FOR THE SAFETY AND CONTROL OF LOCAL TRAFFIC DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE 24 HOUR NOTICE OF ANY LANE CLOSURES. ADDITION INFORMATION MAY BE REQUIRED IF LANE CLOSURE DURATION'S ARE LONGER THEN DAYTIME OPERATIONS.

4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING ANY CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY & VERTICALLY) ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISTRIBUTION SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. CALL 1-800-432-4770 TO HAVE EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

6. THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR INACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR SHALL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA AND SCHEDULES, AND FOR SIGNING SAID INSPECTIONS.

8. ALL DISTURBED AREAS NOT DESIGNED TO BE LANDSCAPED OR SODDED SHALL BE SEEDED AND MULCHED AS DIRECTED BY THE ENGINEER.

9. THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE, OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE, OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES OR GRADING SECTIONS ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATION OR REMOVAL IS PROVIDED FOR IN THE CONTRACT, PLANS, OR SPECIFICATIONS.

10. ALL WORK AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS.DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS DR SPECIFICATIONS.

11. THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED JANUARY 1994) IS TO BE USED FOR DRAINAGE STRUCTURES. STATION OFFSETS ARE TO THE CENTERLINE OF THE INLET OR MANHOLE TOP.

12. UTILITY CROSSINGS;

12.A. NEW OR RELOCATED WATER MAINS THAT CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM TYPE SANITARY SYSTEM OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE. AND NEW OR RELOCATED, WATER MAINS THAT CROSS ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
12.B. AT THE UTILITY CROSSINGS DESCRIBED IN A., ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCEMAINS, OR PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCEMAINS, OR PIPELINES CONVEYING RECLAIMED WATER.
12.C. WATER MAIN HORIZONTAL SEPARATION FROM STORM SEWER, STORMWATER FORCE MAIN, &: RECLAIMED WATER MAIN: 3' FROM OUTSIDE OF PIPES.
12.D. WATER MAIN HORIZONTAL SEPARATION FROM WASTEWATER FORCE MAIN: 6' FROM OUTSIDE OF PIPES.
12.E. WATER MAIN HORIZONTAL SEPARATION FROM GRAVITY SANITARY SEWER: 6' FROM OUTSIDE OF PIPES OR 3' FROM OUTSIDE OF PIPES IF WATER MAIN IS AT LEAST 6" ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
12.F. SANITARY SEWER SEPARATION FROM RECLAIMED WATER: 3' HORIZONTAL FROM OUTSIDE OF PIPES AND 18" VERTICAL AT CROSSINGS.
12.G. SANITARY SEWER SEPARATION FROM STORM SEWER: 3' HORIZONTAL FROM OUTSIDE OF PIPES AND 18" VERTICAL AT CROSSINGS.
12.H. FORCE MAIN SEPARATION FROM SANITARY SEWER & RECLAIMED MAIN & STORM SEWER: 3' HORIZONTAL FROM OUTSIDE OF PIPES AND 6" VERTICAL AT CROSSINGS.
12.I. RECLAIMED WATER SEPARATION FROM STORM SEWER: 3' HORIZONTAL FROM OUTSIDE OF PIPES AND 6" VERTICAL AT CROSSINGS.
12.J. ALL WATER, SEWER AND RECLAIMED WATERMAINS ARE TO LIE IN RIGHTS-OF-WAY AND BE AT LEAST 3' FROM ALL PRIVATE PROPERTY LINES OR OTHER AREAS MAINTAINED BY THE HOA.

13. WATER MAINS

13.A. ALL PVC PIPE OF NOMINAL DIAMETER LESS THAN FOUR (4) INCHES WILL BE SDR 21 (200 PSI), SCH 40 OR SCH. 80. ALL PVC OF NOMINAL DIAMETER FOUR (4) THROUGH TWELVE (12) INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PVC PIPE GREATER THAN TWELVE (12) INCHES WILL BE C905 AND HAVE APPROPRIATE (DR) DESIGNATION.
13.B. DUCTILE IRON PIPE FOR WATER MAIN FOR PIPE SIZES OF FOUR (4) THROUGH FIFTY (50) INCHES SHALL CONFORM TO ANSI/AWWA A21.51/C151. A MINIMUM OF PRESSURE CLASS 250 PIPE SHALL BE SUPPLIED FOR ALL SIZES OF PIPE UNLESS REQUIRED BY CITY OF APOPKA.
13.C. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH ON TYPE JOINTS CONFORMING TO ASTM D3139.
13.D. ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON OR GRAY IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS FOUR (4) THROUGH TWELVE (12) INCHES IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.
13.E. ALL SERVICE LINES SHALL BE 1" OR 2" POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C800 AND AWWA C901.
13.F. CORPORATION STOPS SHALL BE 1" OR 2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH THE POLYETHYLENE TUBING AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800 AND AWWA C901. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM TO THE SPECIFICATIONS IN AWWA C800 AND AWWA C901.
13.G. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800 AND AWWA C901, WITH COMPATIBLE POLYETHYLENE TUBING CONNECTIONS.
13.H. WHERE DUCTILE IRON PIPE IS REQUIRED FOR WATER MAINS, IT SHALL CONFORM TO ANSI/AWWA A21.51/C151. A MINIMUM THICKNESS OF PRESSURE CLASS 250 PER ANSI/ AWWA SHALL BE SUPPLIED.
13.I. ALL WATER MAIN FITTINGS, VALVES, RESTRAINTS, COUPLINGS, PIPE, AND IN GENERAL THOSE MATERIALS REQUIRED FOR INSTALLING THE WATER SUPPLY SYSTEM, SHALL COMPLY WITH MINIMUM MATERIAL STANDARDS, RATINGS AND CLASSIFICATIONS ESTABLISHED BY CITY OF APOPKA.
13.J. INSTALL VALVE BOXES WITH ALL VALVES. VALVE BOXES UNDER THE PAVEMENT SHALL HAVE TRAFFIC BEARINGS COVERS.
13.K. ALL PVC PIPE MUST BEAR THE NSF LOGO FOR POTABLE WATER USE.
13.L. ALL TESTING SHALL BE IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE.
13.M. ALL WATER MAINS AND APPURTENANCES SHALL CONFORM WITH AWWA SPECS. AND STANDARDS.
13.N. BACTERIOLOGICAL SAMPLE POINTS ARE TO BE PER THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER DISTRIBUTION SYSTEM PERMIT CONDITIONS.
13.O. THE WATER DISTRIBUTION SYSTEM IS SHOWN GRAPHICALLY ON THE CONSTRUCTION IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH AND INSTALL ALL NECESSARY FITTINGS TO PROVIDE A COMPLETE AND OPERABLE SYSTEM.
13.P. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 - "DISINFECTING WATER MAINS'.

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE SOIL ENGINEER'S REPORT FOR THIS PROJECT FROM TERRA-MAX ENGINEERING, INC. (TME) AND MEET THE SOIL ENGINEER'S REQUIREMENTS FOR SOIL PREPARATION ON THE SITE. CONTRACTOR'S SOILS ENGINEER SHALL CERTIFY ALL SITE, UTILITY, AND ROADWAY COMPACTION AND PAVEMENT CONSTRUCTION TO TME. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF TME. TME HAS RELIED ON THE REFERENCED GEOTECHNICAL REPORT IN THE PREPARATION OF THESE PLANS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE PLANS SHALL BE REPORTED TO THE ENGINEER/OWNER. TME ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF THE GEOTECHNICAL INFORMATION. WHEN THE PLANS AND/OR SPECIFICATIONS CONTAIN THE RESULTS OF A SOILS SURVEY, THE CONTRACTOR SHALL NOT CONSTRUE SUCH DATA AS A GUARANTEE OF THE DEPTH, EXTENT OF CHARACTER OF MATERIAL PRESENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ANY NECESSARY EXAMINATION OF THE SITE AND OF ANY MATERIAL SOURCES INDICATED IN THE PLANS TO INFORM HIMSELF OF THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED.
15. ALL REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE MINIMUM CLASS III.
16. SANITARY PIPE MATERIALS
16.A. PVC GRAVITY SEWER PIPE (4"-15'), ASTM D3034, SDR 35. UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46 PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-4. ALL PVC PIPE SHALL BEAR THE NSF-DW THE MINIMUM STANDARD LENGTH OF THE PIPE SHALL BE THIRTEEN (13) FEET.
16.B. ALL PIPE SHALL HAVE A HOMING MARK ON THE SPIGOT PROVIDED BY THE MANUFACTURER. ON FIELD CUT PIPE, CONTRACTOR SHALL PROVIDE HOMING MARK ON THE SPIGOT IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. REINFORCED CONCRETE PIPE SHALL HAVE MARKINGS INDICATING THE MINOR AXIS OF THE ELLIPTICAL REINFORCEMENT.
16.C. PVC SEWER PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D3212.
17. WASTEWATER FORCE MAINS
17.A. ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) THROUGH TWELVE (12) INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25. PVC PIPE GREATER THAN TWELVE (12) INCHES WILL BE AWWA STANDARD C905 AND HAVE AN APPROPRIATE (DR) RATION.
17.B. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH-ON TYPE JOINTS CONFORMING TO ASTM D3139. ALL DUCTILE IRON SHALL HAVE EPOXY COATINGS. JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111, UNLESS OTHERWISE CALLED ON THE DRAWINGS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B16.1-125 LB. RESTRAINED JOINTS SHALL CONFORM TO SECTIONS 34.3 OR 34.4.
17.C. ALL FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON OR GRAY IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS FOUR (4) THROUGH TWELVE (12) INCHES IN ACCORDANCE WITH ANSI/AWWA A21.53/C153. ALL DUCTILE IRON SHALL HAVE EPOXY COATING.
18. REUSE WATER MAINS
18.A. ALL REUSE LINES TO CONFORM TO AWWA STANDARDS (DR18), FOR DESIGN, TESTING, COLOR AND LABELING. REUSE SYSTEM PIPING TO BE LABELED AS SHOWN IN REUSE PIPE IDENTIFICATION DETAIL ON SHEET 51.
18.B. RECLAIMED WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. ORANGE COUNTY UTILITIES WILL NOT OPERATE OR MAINTAIN THE RECLAIMED WATER DISTRIBUTION SYSTEM OR SERVICES.
18.C. BECAUSE REUSE WATER IS AVAILABLE A DOUBLE CHECK VALVE ASSEMBLY SHALL BE PROVIDED AT THE HOUSE SIDE OF EACH POTABLE WATER METER.
18.D. WATER FOR IRRIGATION WILL BE PROVIDED THROUGH A MASTER JUMPER CONNECTION FROM THE POTABLE WATER TO THE REUSE WATER SYSTEM.
19. MINIMUM 3' OF COVER TO BE PROVIDED OVER GRAVITY SEWER MAINS, REUSE WATER MAINS FORCE MAINS, AND WATER MAINS.
20. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
22. THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
23. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.
24. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.
25. PAVEMENT MARKING & SIGNAGE
25.A. THERMOPLASTIC TRAFFIC MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THERMOPLASTIC TRAFFIC MARKINGS SHALL NOT BE APPLIED TO ASPHALT PAVEMENTS WITHIN 30 DAYS OF THE PLACEMENT OF ASPHALT PAVEMENT.
25.B. STOP SIGNS TO BE PROVIDED AT ALL INTERSECTIONS PER FOOT INDEX No. 600 & 17302.
25.C. FOR ALL SIGN DETAILS, REFER TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, (LATEST EDITION) (ANSI No. D6.1 - 1983).
25.D. ALL SIGNS TO BE SINGLE MOUNTED IN ACCORDANCE WITH FOOT INDEX No. 11862 (70 MPH WINO LOADING) AND FOOT INDEX No. 17302.
26. CONTRACTOR TO INSURE DEPTH OF SANITARY SERVICE FOR LOTS WITH TYPE 'C' DRAINAGE.
27. ALL CONCRETE PIPE JOINTS TO BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH F.D.O.T. INDEX NO. 280.
28. SITE PREPARATION (PROVIDED BY SAFE ENGINEERING GEOTECHNICAL SPECIALISTS)
28.A. GENERAL: NORMAL SITE PREPARATION PROCEDURES INCLUDE CLEARING, STRIPPING AND GRUBBING TO REMOVE ANY RESIDUAL VEGETATION AND TOPSOIL, FOLLOWED BY COMPACTION FROM THE EXISTING GRADE AND COMPACTION OF ANY FILL SOILS NEEDED TO ACHIEVE FINAL GRADES WITHIN THE BUILDING AND ROADWAY AREAS.
28.B. ROADWAYS: WITH THE EXCEPTION OF THE SURFICIAL COVER AS DESCRIBED IN A., THE SHALLOW SUBGRADE SOIL IS SUITABLE FOR SUPPORT OF A FLEXIBLE OR SEMI-FLEXIBLE TYPE PAVEMENT SECTION. EITHER A LIMEROCK OR SOIL-CEMENT BASE CAN BE USED. THE SUBGRADE SOIL PREPARATION SHOULD COMMENSURATE WITH THE TYPE OF PAVEMENT SECTION USED AND SHOULD CONFORM TO APPLICABLE STANDARDS AND CODES.
28.C. RETENTION AREAS: THE MATERIALS EXCAVATED FROM THE RETENTION AREAS Will LIKELY BE USED AS ON-SITE FILL. WITH THE EXCEPTION OF ANY TOPSOIL ALL OF THE SUBSOIL ENCOUNTERED BY THE TEST BORINGS PERFORMED ON THE SITE IS SUITABLE FOR ON-SITE FILL SOIL.

TERRA-MAX ENGINEERING, INC.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	3/18/2019	MMB
2	PER CITY COMMENTS	4/29/2019	MMB

DRAWN J.A.A | CHECKED M.M.B | DATE 8/23/2018
JOB NO. CUL-01-003 | SCALE AS SHOWN

PROJECT TITLE
HAMMOCK AT ROCK SPRINGS
2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL
MOMTAZ BARQ, P.E.
MOMTAZ M. AL-BARQ LICENSE No. 49024 04/12/19 STATE OF FLORIDA PROFESSIONAL ENGINEER
PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: GENERAL NOTES
DRAWING NO.: C2.0

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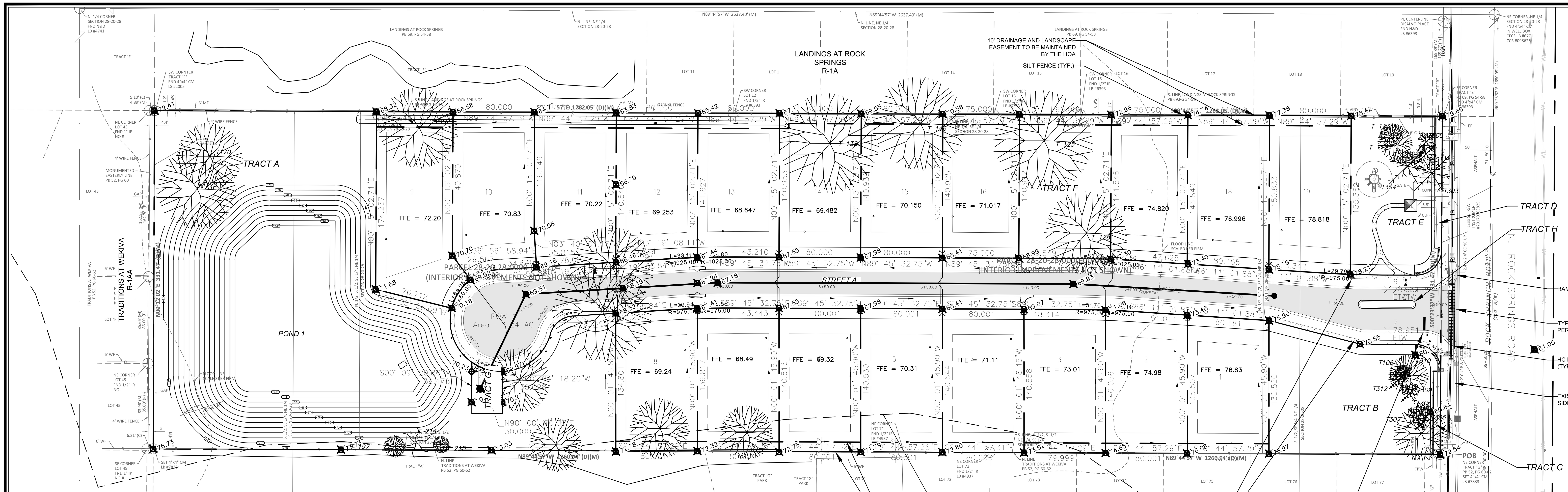
M:\A-E\CUL - Remi\CUL-01 Oaks at Rock Springs\CUL-01-003 Civil\CAD\PSP\Revision 2\C2.0 General Notes.dwg



SOILS LEGEND

SYMBOL	NAME
6	CANDLER - APOPKA FINE SANDS
46	TAVARES FINE SAND

AS-BUILT INFORMATION

AS-BUILT DRAWING WILL BE REQUIRED WITH THE FOLLOWING INFORMATION

A) SANITARY SEWER

1. TOP ELEV. OF EACH MANHOLE FRME AND COVER.
2. INVERT OF EACH LINE ENTERING AND LEAVING EACH MANHOLE / STRUCTURE
3. LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (CENTER TO CENTER)
4. ACTUAL GRADE OF PIPE BETWEEN MANHOLES.
5. LOCATE ALL SERVICE WYES FROM DOWNSTREAM MANHOLE WITH DEPTH AT LOT LINE AND DISTANCE FROM THE MAIN LINE
6. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS FITTING /ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO PONT TIES)

B) STORM DRAINAGE

1. TOP ELEVATION Of EACH MANHOLE FRAME AND COVER/GRATE AS WELL AS ALL OTHER STRUCTURES (HEAQWALL, CONTROL STRUCTURES, ETC ..).
2. INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.
3. INVERTS ALL MITERED END SECTIONS.
4. ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES.
5. 5, INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.

C) WATER SYSTEM AND FOREMAINS

1. ACTUAL LENGTHS OF PIPE BETWEEN BRANCHES AND VALVES IN THE RUN.
2. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS /ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
3. LIST THE DEPTHS Of THE LINES AT ALL VALVES, FITTINGS AND FIRE HYDRANTS.

PROJECT DATA

1- **SCOPE OF PROJECT**
SINGLE FAMILY SUBDIVISION CONSISTING OF 19 LOTS

2- **SITE DATA**

TOTAL ACREAGE OWNED =	9.63	ACRES
WETLAND AREA =	0.00	ACRES
LAKE SURFACE AREA =	0.00	ACRES
TOTAL UPLANDS AREA =	9.63	ACRES
FUTURE LAND USE	RESIDENTIAL LOW SUBURBAN (0 - 3.5 DU/AC)	
NET DENSITY =	1.97 DU/AC (19 DU/9.63 AC)	
EXISTING ZONING =	A-1	
PROPOSED ZONING =	PUD	
PROPOSED LAND USE =	SINGLE FAMILY RESIDENTIAL	
TYPICAL LOT SIZE =	80' X 140'	
MINIMUM LOT WIDTH =	75'	
MINIMUM SITE AREA =	10,000 SF	
MINIMUM LIVING AREA =	2,200 SF	
COMMENSURATE ZONING =	R-1A	

3- **PERVIOUS AND IMPERVIOUS AREAS**
TOTAL UPLAND AREA = 9.63 ac.

LAND USE	AREA (AC.)	% OF UPLAND AREA
BLDGS + DRIVEWAYS	1.99	
PAVEMENT/POOL/SIDEWALK	0.98	
WET POND (NHWL)	0.00	
TOTAL IMPERVIOUS	2.97	31%
WETLAND BUFFER	0.00	
GREEN/LANDSCAPED AREA	6.66	
TOTAL PERVIOUS	6.66	69%
TOTAL	9.63	100%

4- **OPEN SPACE CALCULATION**

TOTAL LAND OWNED =	9.63 ac		
OPEN SPACE REQUIRED =	35%	or	3.37 ac
USE	AREA (AC.)	INCLUDE	Comments
WET POND	0.00	-	N/A
DRY POND	1.06	1.06	
WETLAND BUFFER	0.00	-	N/A
WETLAND AREA	0.00	-	N/A
GREEN/LANDSCAPED AREA	2.31	2.31	
NATURAL LAKE	0.00	-	N/A
HARDSCAPE/POOL/DECK	0.00	-	N/A
TOTAL OPEN SPACE PROVIDED		**3.37**	**AC**

5- **ACCESS:** ROCK SPRINGS ROAD

6- **BUILDING SETBACKS**

FRONT:	25'
REAR:	20'
SIDE:	10'
FRONT GARAGE:	30'
NHWT (WATER BODIES)	N/A
WETLAND LINE	N/A

7- **WATER & WASTEWATER GENERATION**

LAND USE	UNITS	AMOUNT	WATER (GPD)	WASTE WATER (GPD)
SINGLE FAMILY	DU	19	5,700.00	5,700.00
TOTAL AVERAGE DAILY FLOW (gpm)			***5,700.00***	***5,700.00***

8- **UTILITY PROVIDERS:**

POTABLE WATER	APOPKA UTILITIES
WASTEWATER	APOPKA UTILITIES
RECLAIM WATER	APOPKA UTILITIES
ELECTRICAL	DUKE ENERGY

9- **FIRE FLOW:** FIRE HYDRANTS WILL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF NFPA 1, 2015 EDITION

10- **SCHOOL AGE POPULATION:** 19 DU X 0.417 STUDENTS/DU = 8 STUDENTS

11- **PARKS/RECREATION:** RECREATION AREA TO BE PROVIDED FOR THE RESIDENTS OF THE OAKS AT ROCK SPRINGS COMMUNITY. RECREATION AMENITIES TO BE PROVIDED SHALL INCLUDE A TRASH RECEPTACLE AND PICNIC TABLE.

12- **STORMWATER MANAGEMENT:** STORMWATER MANAGEMENT WILL BE PROVIDED BY AN ON-SITE DRY RETENTION POND. STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH CITY OF OPOKA AND THE ST. JOHN RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.

13- **EXISTING VEGETATION:** GRASS, OAK, PALM, AND PINE TREES SPECIMEN TREES TO BE PRESERVED WHEN POSSIBLE

14- **SOILS:** 6 - CANDLER-APOPKA FINE SANDS, 5 TO 12 PERCENT SLOPES
46 - TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47 - TAVARES-MILLHOPPER COMPLEX, 0 TO 5 PERCENT SLOPES

15- **PARKING CALCULATIONS:**
PARKING REQUIRED: RESIDENTIAL DWELLING UNITS SHALL PROVIDE 2 CAR GARAGE (MIN) PER DU

16- **SIGNAGE:** POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CITY OF APOPKA ARTICLE 8 SIGNS

17- **BOAT ACCESS:** N/A

18- **EXTERIOR LIGHTING:** DECORATIVE STREET LIGHTING TO BE PROVIDED PER THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES. SPECIFIC STREET LIGHTING FIXUTRES TO BE COORDINATED WITH CITY OF APOPKA STAFF AND DUKE ENERGY.

19- **PHASING:** SINGLE PHASE CONSTRUCTION

20 - ADJACENT FUTURE LAND USE:

NORTH:	RESIDENTIAL LOW SUBURBAN
SOUTH:	RESIDENTIAL LOW SUBURBAN
EAST:	ORANGE COUNTY RURAL
WEST:	RESIDENTIAL LOW SUBURBAN

21. BUILDING HEIGHT:

PROPOSED:	28 FEET
MAX:	28 FEET

TRIP GENERATION

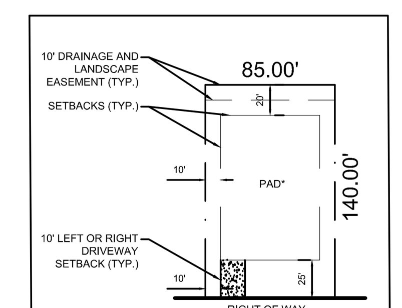
SINGLE FAMILY RESIDENTIAL (19 D.U.) 179 ADT (19 PM PEAK HOUR)

PROPOSED TRACTS TABLE

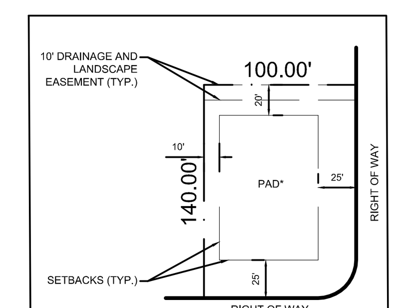
TRACT	DESCRIPTION	ACRES	OWNERSHIP/MAINTANENCE
A	RECREATIONAL / OPEN SPACE / POND	2.31	HOME OWNERS ASSOCIATION
B	RECREATIONAL / OPEN SPACE	0.41	HOME OWNERS ASSOCIATION
C	10-FOOT WIDE WALL TRACT	0.03	HOME OWNERS ASSOCIATION
D	10-FOOT WIDE WALL TRACT	0.04	HOME OWNERS ASSOCIATION
E	RECREATIONAL / OPENSPACE	0.28	HOME OWNERS ASSOCIATION
F	RECREATIONAL / OPEN SPACE	0.29	HOME OWNERS ASSOCIATION
G	LIFT STATION	0.020	CITY OF APOPKA
H	MEDIAN/OPEN SPACE	0.01	HOME OWNERS ASSOCIATION

NOTES

1. PROPOSED COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED AT TIME OF FINAL PLAT.
2. STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH CITY OF APOPKA AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
3. VEGETATION ALTERATION IS PROPOSED. SUBJECT TO FUTURE CONSTRUCTION PLAN APPROVAL.
4. LANDSCAPE CONSTRUCTION PLANS WILL BE PREPARED AND SUBMITTED WITH THE CONSTRUCTION PERMIT PROCESS. THE LANDSCAPE DESIGN WILL MEET THE REQUIREMENTS OF THE CITY OF APOPKA CODE.
5. TRAFFIC COUNT IS BASED ON ITE TRIP GENERATION MANUAL, 10TH ED.
6. ALL LIGHTING WILL BE OWNED AND MAINTAINED BY THE HOA AND/OR DUKE ENERGY.
7. THIS PROJECT PROPOSES TO BE DEVELOPED IN ONE PHASE.
8. FIRE HYDRANTS WILL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF NFPA I, 2015 EDITION.



TYPICAL LOT LAYOUT FOR R-1A ZONING
N.T.S.



TYPICAL CORNER LOT LAYOUT FOR R-1A ZONING
N.T.S.

* TYPICAL LOT NOTES:

1. PADS ARE DESIGNED TO ACCOMODATE 55'X 95' UNITS
2. DRIVEWAYS TO BE NO CLOSER THAN 5' TO THE ADJACENT LOT LINE
3. A FRONT-ENTRY GARAGE MUST BE SET BACK A MINIMUM OF 30 FEET FROM THE FRONT PROPERTY LINE

LDC DEVIATIONS

CODE	CODE REQUIREMENT	REQUEST	JUSTIFICATION
2.02.05(E)(2)	R-1A LOT WIDTH = 85 FEET	REDUCE MINIMUM LOT WIDTH REQUIREMENT FROM 85 FEET TO 75 FEET	LOTS IN THIS SUBDIVISION WERE CONFIGURED TO SAVE AS MANY LARGE TREES AS WELL AS COMPLY WITH THE OPEN SPACE REQUIREMENTS OF THE WEKIVA AREA STUDY .
6.01.01(C)(2) 2.02.05(E)(2)	FLAG TYPE LOT NARROW WIDTH AT RIGHT OF WAY PERMITTED AT 40% OF MINIMUM WIDTH	REDUCE THE MINIMUM FLAG LOT WIDTH AT THE RIGHT OF WAY TO 34 FEET FROM 45 FEET ALLOWED	FLAG LOT (LOT 9) WAS CREATED AS A RESULT OF SAVING LARGE OAK TREES AND COMPLY WITH THE OPEN SPACE REQUIREMENTS OF THE WEKIVA AREA STUDY
6.01.01(C)(4)	THE FRONT ELEVATION OF ANY HOME CONSTRUCTED ON A CUL-DE-SAC OR ON A CURVE SHALL BE NO MORE THAN A 30 DEGREE DEFLECTION FROM A LINE PERPENDICULAR TO A RADIAL LINE FROM THE CENTER OF THE CUL-DE-SAC OR THE RADIUS POINT OF THE CURVE THROUGH A MID-POINT OF THE LOT FRONTAGE	INCREASE DEGREE OF DEFLECTION TO 54 DIGREES	FLAG LOT (LOT 9) WAS CREATED AS A RESULT OF SAVING LARGE OAK TREES AND COMPLY WITH THE OPEN SPACE REQUIREMENTS OF THE WEKIVA AREA STUDY
6.09.03(B)(1)(g)	COMMUNITIES WITH LOTS HAVING OVER 75 LINEAR FEET OF STREET FRONTAGE ARE REQUIRED TO HAVE AT LEAST 50 PERCENT OF THE RESIDENCES WITH SIDE-ENTRY OR COURTYARD-ENTRY GARAGES.	INCREASE TO LOTS HAVING OVER 80 LINIER FEET OF STREET FRONTAGE.	THE SUBDIVISION HAS 75 AND 80 FOOT LOTS. 80 FOOT WIDE LOTS ARE NOT SUFFICIENTLY WIDE TO PROVIDE SIDE ENTRY GARAGES

Parcel Table

PARCEL NAME	Gross Area (SF)	Gross Area (AC)	Lot Width (FT)	Lot Width at R/W (FT)	#
1	10,641.07	0.24	80'	81.18'	1
2	11,035.74	0.25	80'	80.15'	2
3	11,239.60	0.26	80'	80'	3
4	11,244.19	0.26	80'	80'	4
5	11,242.96	0.26	80'	80'	5
6	11,241.86	0.26	80'	80'	6
7	11,232.41	0.26	80'	80'	7
8	10,998.54	0.25	80'	80.14'	8
9	14,140.15	0.32	75'	34.05'	9
10	12,417.72	0.29	80'	66.83'	10
11	11,901.92	0.27	80'	78.09'	11
12	11,511.22	0.26	80'	79.80'	12
13	11,284.88	0.26	80'	80.01'	13
14	11,275.68	0.26	80'	80'	14
15	11,274.58	0.26	80'	80'	15
16	10,568.92	0.24	75'	75'	16
17	10,766.80	0.25	75'	75.12'	17
18	11,867.29	0.27	80'	80.16'	18
19	12,261.54	0.28	80'	80.13'	19

TERRA-MAX ENGINEERING, INC.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	3/18/2019	MMB
2	PER CITY COMMENTS	4/29/2019	MMB

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018

JOB NO. CUL-01-003 — SCALE AS SHOWN

PROJECT TITLE

HAMMOCK AT ROCK SPRINGS

2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL
MOMTAZ BARQ, P.E.
MOMTAZ M. AL-BARQ LICENSE No. 49024 04/12/19 STATE OF FLORIDA PROFESSIONAL ENGINEER
PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: MASTER PLAN
DRAWING NO.: C3.0

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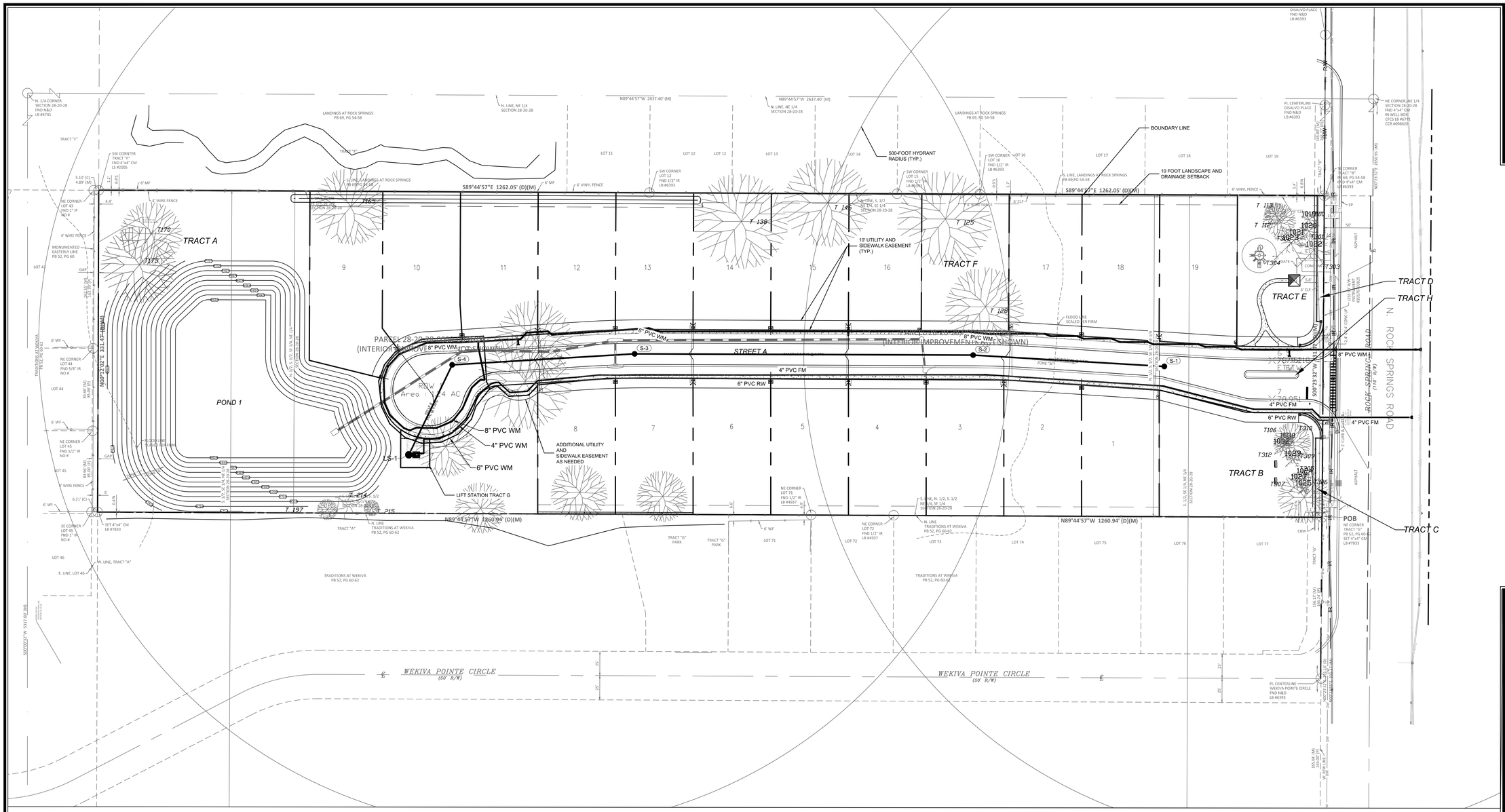

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1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953

0 40 80 Feet

VERTICAL AND HORIZONTAL INFORMATION SHOWN HEREON REFERS TO ORANGE COUNTY RECOVERED MONUMENT BENCHMARK 06–07–616–0, ALUMINUM DISK IN DRAIN COLLAR WITH AN ELEVATION OF 79.135 FEET, BASED ON NAVD88 OR NORTH AMERICAN VERTICAL DATUM OF 1988.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	3/18/2019	MMB
2	PER CITY COMMENTS	4/29/2019	MMB

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018
JOB NO. CUL-01-003		SCALE AS SHOWN

PROJECT TITLE

HAMMOCK AT ROCK SPRINGS

2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL

MOMTAZ BARQ, P.E.

MOMTAZ M. AL-BARQ
LICENSE
No. 49024
04/12/19
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: MASTER UTILITY PLAN
DRAWING NO.: C4.0

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NOTE 1:

FIRE HYDRANTS:

FIRE HYDRANTS WILL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF NFPA 1, 2015 EDITION

WASTEWATER AND RECLAIM WATER CONSTRUCTION:

ALL UTILITIES CONSTRUCTION CONNECTING TO THE CITY OF APOPKA SYSTEM SHALL CONFORM TO CITY OF APOPKA STANDARDS AND SPECIFICATIONS.

POTABLE WATER CONSTRUCTION:

ALL UTILITIES CONSTRUCTION CONNECTING TO THE CITY OF APOPKA SYSTEM SHALL CONFORM TO CITY OF APOPKA STANDARDS AND SPECIFICATIONS.

NOTE 2:

A) ALL FIRE FDC PIPES SHALL BE C-900 DR14
B) ALL POTABLE WATER PIPES SHALL BE PVC C-900
C) SANITARY SEWER PIPES SHALL BE SDR-35
D) ALL PIPES IN ORANGE COUNTY ROW SHALL REQUIRE INSULATED LOCATING WIRE
E) ALL METERS 2" AND UNDER, AND 1" AND 2" SERVICES TO BE PROVIDED BY CITY OF APOPKA

GENERAL NOTES

1. THE LOCATION OF ALL EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS IS NOT GUARANTEED. THEREFOR THE CONTRACTOR SHALL VERIFY THE LOCATION ALL UTILITIES IN THE FIELD.
2. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ALL SERVICE LINES (ELECTRIC, WATER, RECLAIMED WATER, SANITARY SEWER AND FORCEMAIN, CABLE, TELEPHONE, FIBER OPTICS, ETC…) LOCATED AND FLAGGED PRIOR TO EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRSCTION INCLUDING IRRIGATION LINES AND SERVICES. THE APPROPRIATE UTILITY SHALL BE NOTIFIED OF ALL DAMAGED LINE PRIOR TO REPAIR. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
4. ALL FIRE HYDRANTS SHALL RE LOCATED 5'-7" BEHIND THE BACK OF CURB AND SHALL INCLUDE A GATE VALVE.
5. POTABLE AND RECLAIMED WATER MAINS SHALL BE LOCATED THREE 1(3) FEET BEHIND THE BACK OF CURB. AT INLET LOCATIONS, THE WATER MAIN SHALL BE GRADUALLY DEFLECTED AROUND INLET TO PROVIDE THREE (3) FEET MINIMUM SEPARATION.
6. WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE AND SPECIFICATIONS.
7. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ANY REQUIRED IRRIGATION SLEEVES WITH THE LANDSCAPE ARCHITECT AS NEEDED.
8. ROCK SPRINGS ROAD IS AN ORANGE COUNTY ROAD / RIGHT OF WAY. CONTRACTOR TO OBTAIN PERMITS FROM ORANGE COUNTY PUBLIC WORKS FOR ANY WORK WITHIN THE COUNTY RIGHT OF WAY.

IRRIGATION CALCULATIONS

		1" OF WATER/WEEK
PERVIOUS AREAS	304,195 SF	189,628 GALS.

LEGEND

- 6" SINGLE SEWER LATERAL
- 6" DOUBLE SEWER LATERAL
- 8" SANITARY SEWER
- SANITARY MANHOLE
- 2" BLOWOFF W/ 2" VALVE
- GATE VALVE
- DOUBLE POTABLE WATER SERVICES
- SINGLE POTABLE WATER SERVICES
- SINGLE REUSE WATER SERVICES
- SANITARY SEWER STRUCTURE NUMBER
- FIRE HYDRANT
- 8" WM — WATER MAIN
- 8" RW — REUSE MAIN
- 6" FM — FORCE MAIN
- 1 FIRE HYDRANT
- 2 BLOWOFF ASSEMBLY

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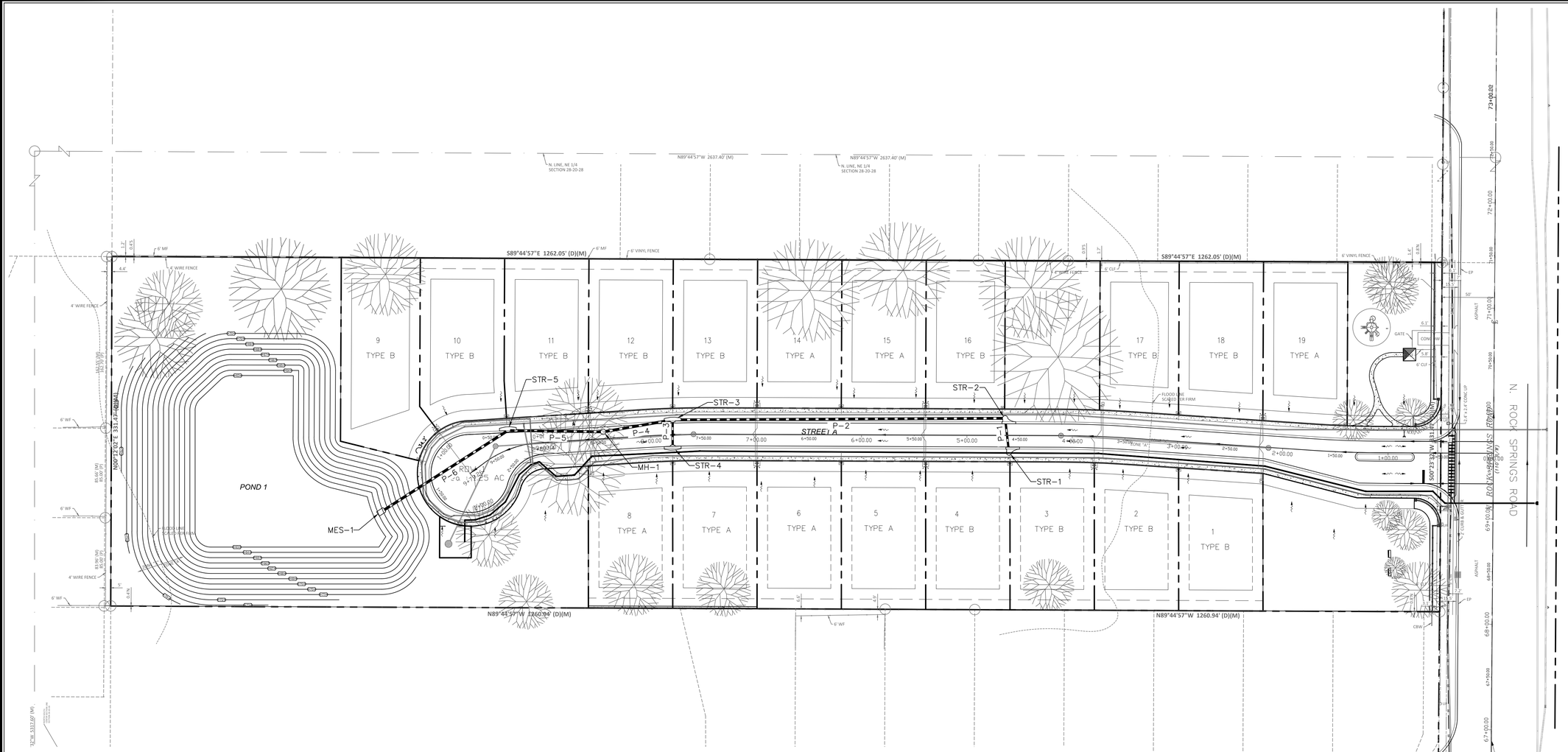

STORMWATER MANAGEMENT SYSTEM

1. THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM SEWER SHOWN ON THESE PLANS DURING CONSTRUCTION IS CONSTRUESSE USA, LLC, THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE PERMITS OBTAINED.

2. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.

4. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT PEAT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DISPOSED OF OFF-SITE, ALL OF WHICH WILL AFFECT HIS PRICING. ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL PRIOR TO N.T.P. TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. A TREE REMOVAL PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR.

7. ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH, OR OTHER UNSUITABLE MATTER.

8. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USEABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.

9. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL.

10. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY-EIGHT(48) HOURS PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

11. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III WITH RUBBER GASKET JOINTS. RCP SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 941. RUBBER GASKETS SHALL CONFORM TO SECTION 942.

12. ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).

13. ALL PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.

14. ALL ON-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED.

16. ALL OFF-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA.

17. FINISHED FLOOR ELEVATIONS ARE 6" ABOVE SOD AT SLAB ON ALL SIDES.

18. MINIMUM GRADE OF SODDED AREA TO BE 1%.

19. COORDINATE WITH LANDSCAPE CONTRACTOR TO ASSURE POND(S) ARE SODDED TO PREVENT SCOURING.

20. F.D.O.T. INDEX NO. 102 AND 103 SHALL BE USED FOR EROSION AND SEDIMENT CONTROL.

21. TOPOGRAPHIC DATA IS BASED ON SURVEY PREPARED BY VISION LAND SERVICE, LLC. BOUNDARY DATA IS BASED ON SURVEY PREPARED BY VISION LAND SERVICE, LLC.

22. ALL GEOTECHNICAL REPORTS ARE CONSIDERED TO BE PART OF THESE PLANS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL GEOTECHNICAL REPORTS AND CONSTRUCT ACCORDING TO THE RECOMMENTATION AND REQUIREMENTS SET FORTH IN SAID REPORTS. ANY CONFLICTS BETWEEN THE GEOTECHNICAL REPORT AND THE ENGINEERING PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION ACTIVITIES. PLEASE FAMILIARIZE WITH THE GEOTECHNICAL REPORT PREPARED BY SCIENTIFIC APPLICATIONS IN FORENSIC ENGINEERING, LLC (S.A.F.E., LLC) AND DATED SEPTEMBER 18, 2018.

23. THE ROADS AND THE PONDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STRICT RECOMMENDATIONS SET IN THE GEOTECHNICAL REPORT.

24. SITE GRADING, PAVING, AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO ORANGE COUNTY AND SJRWMD DEVELOPMENT STANDARDS AND SPECIFICATIONS.

25. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

26. THE STORMWATER POND SIDE SLOPES SHALL BE CONSTRUCTED DURING THE EARLY STAGES OF CONSTRUCTION; SIDE SLOPES SHALL BE SODDED AND THE BOTTOM SEEDED. THESE AREAS SHOULD HAVE VEGETATION ADDED AS SOON AS FEASIBLE.

PAVING & DRAINAGE NOTES:

25. SIDEWALKS ARE TO BE CONSTRUCTED THE LENGTH OF FRONTAGE FOR TRACTS.

26. THE MINIMUM GRADE FOR THE SUBDIVISION STREETS WITH CURB SHALL BE TWENTY-FOUR HUNDREDTHS (.24%) PERCENT.

27. WHERE BERMS ARE PROPOSED, THE DESIGN SHALL BE CERTIFIED BY THE GEOTECHNICAL ENGINEER.

28. ALL ENVIRONMENTAL SWALES WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER AND WILL BE CONSTRUCTED WITH THE INFRASTRUCTURE.

29. AN EROSION CONTROL PLAN IS BEING SUBMITTED AND WILL BE APPROVED BY THE COUNTY ENGINEER.

30. THE SIDEWALK AND APRON IN FRONT OF THE DETENTION PONDS & LIFTSTATION ARE 6" THICK AS SHOWN ON PLANS.

GENERAL NOTES

1. ALL DEBRIS CREATED BY CLEARING WILL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
2. ANY EXCESS FILL MATERIAL GENERATED WILL BE PLACED ON SITE AT THE DIRECTION OF THE OWNER OR HIS REPRESENTATIVE.
3. PLACEMENT OF ALL ROADWAY SIGNS AND STRIPING (THERMOPLASTIC) SHALL CONFORM WITH M.U.T.C.D. STANDARDS.
4. EXISTING TOPO SHOWN ON THIS PLAN HAS BEEN FIELD VERIFIED, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
5. SUBDIVISION'S INTERNAL ROADWAYS SHALL BE PUBLIC. ALL SIDEWALKS, STORM DRAINAGE AND PAVEMENT SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
6. CONTRACTOR SHALL GRADE OPEN AREAS TO WITHIN 2"OF PROPOSED GRADE TO ACCEPT SODDING.
7. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES SHALL BE UTILIZED AS NEEDED DEPENDENT UPON SITE CONDITIONS AND OPERATIONS.
8. DAILY INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE MADE BY THE CONTRACTOR. ALL NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
9. FINAL BUILDING PAD ELEVATIONS SHALL BE 6"LOWER THAN THE PROPOSED FINISHED FLOOR SHOWN ON THE PLAN.
10. CONTRACTOR SHALL PROVIDE 48-HOUR NOTIFICATION TO ADJACENT PROPERTY OWNERS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES ADJACENT TO OTHER PROPERTIES

TERRA-MAX ENGINEERING, INC.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953

0 50 100 Feet

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	3/18/2019	MMB
2	PER CITY COMMENTS	4/29/2019	MMB

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018
JOB NO. CUL-01-003		SCALE AS SHOWN

PROJECT TITLE

HAMMOCK AT ROCK SPRINGS

2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL
MOMTAZ BARQ, P.E.

MOMTAZ M. ALI BARQ
LICENSE
No. 49024
04/12/19
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: MASTER DRAINAGE PLAN
DRAWING NO.: C5.0

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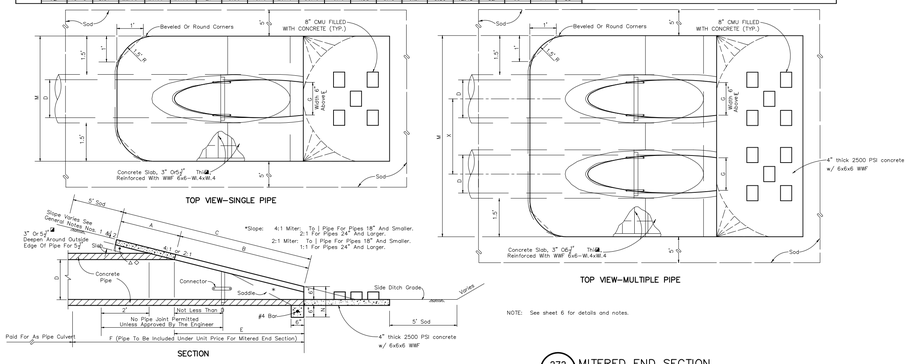
		DIMENSIONS AND QUANTITIES																					
									M					5" CONCRETE SLAB (CY) ◪				SODDING (SQ. YDS.)			
	D	X	A	B	C	E	F	G	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	N	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
2:1 Slope	15"	5'-5"	1.99'	2.18'	4.10'	2.00'	6'	1.00'	4.63'	7.41'	9.79'	12.37'	1.19'	0.49	0.68	0.97	0.95	21	26	29	30
	18"	5'-10"	1.99'	2.18'	4.10'	2.00'	6'	1.00'	4.92'	7.91'	10.58'	13.42'	1.19'	0.44	0.63	0.87	1.09	22	28	32	35
	24"	7'-0"	2.06'	3.80'	5.91'	3.06'	9'	1.13'	5.50'	8.92'	12.33'	15.75'	1.20'	0.54	0.83	1.12	1.42	24	33	38	43
	30"	8'-1"	2.13'	3.95'	7.10'	4.26'	8'	2.00'	6.08'	10.33'	14.58'	18.83'	1.20'	0.66	1.00	1.50	1.91	26	37	45	49
	36"	9'-2"	2.25'	4.08'	8.33'	5.25'	9'	2.25'	6.67'	11.75'	16.83'	21.92'	1.20'	0.81	1.18	1.90	2.41	28	39	52	55
	42"	10'-3"	2.31'	4.19'	9.56'	6.56'	10'	2.50'	7.25'	13.17'	19.08'	25.00'	1.21'	0.96	1.37	2.31	2.91	30	43	58	62
	48"	11'-4"	2.44'	4.31'	10.70'	7.70'	11'	2.75'	7.83'	14.58'	21.33'	28.08'	1.21'	1.12	1.57	2.74	3.34	32	47	63	68
	54"	12'-6"	2.56'	4.44'	11.86'	8.92'	12'	2.83'	8.42'	16.08'	23.75'	31.42'	1.22'	1.31	2.44	3.58	4.72	34	52	69	74
	60"	13'-7"	2.69'	10.50'	13.19'	9.78'	13'	3.00'	9.00'	17.50'	26.00'	34.50'	1.22'	1.51	2.83	4.28	5.68	36	57	75	81
	66"	14'-8"	2.81'	11.68'	14.39'	10.54'	14'	3.18'	9.58'	18.75'	27.92'	37.08'	1.24'	1.68	3.16	4.84	6.43	38	61	81	88
	72"	15'-10"	2.80'	12.80'	15.60'	11.56'	15'	3.30'	10.16'	20.16'	30.16'	40.16'	1.24'	1.89	3.74	5.59	7.45	40	67	87	93
4:1 Slope	15"	9'-2"	2.22'	4.09'	6.34'	4.03'	8'	1.25'	4.63'	7.41'	9.79'	12.37'	1.19'	0.52	0.83	1.15	1.44	23	28	29	32
	18"	9'-10"	2.25'	3.12'	7.48'	5.00'	7'	1.40'	4.92'	7.91'	10.58'	13.42'	1.19'	0.66	0.99	1.31	1.65	25	33	37	39
	24"	11'-3"	2.53'	3.18(A)	9.71'	7.03(A)	11'	1.75'	5.50'	8.92'	12.33'	15.75'	1.20'	0.80	1.13	1.79	2.20	28	37	46	40
	30"	12'-4"	2.81'	11.00'	9.00'	9.00'	12'	2.00'	6.08'	10.33'	14.58'	18.83'	1.20'	1.13	1.62	2.05	2.49	31	40	41	46
	36"	13'-5"	2.87'	11.50'	14.18'	11.00'	13'	2.25'	6.67'	11.75'	16.83'	21.92'	1.20'	1.32	2.21	3.08	3.96	34	49	46	52
	42"	14'-6"	2.94'	12.00'	14.88'	12.00'	14'	2.50'	7.25'	13.17'	19.08'	25.00'	1.21'	1.56	2.59	3.62	4.65	37	54	52	57
	48"	15'-7"	3.00'	12.25'	15.25'	13.00'	15'	2.75'	7.83'	14.58'	21.33'	28.08'	1.21'	1.81	3.01	4.22	5.42	39	58	57	63
	54"	16'-8"	3.12'	12.42'	15.88'	13.75'	16'	2.83'	8.42'	16.08'	23.75'	31.42'	1.22'	2.14	3.55	5.17	7.56	44	63	61	69
	60"	17'-9"	3.25'	12.75'	23.11'	13.00'	17'	3.00'	9.00'	17.50'	26.00'	34.50'	1.22'	2.45	4.65	6.87	9.07	47	68	66	75
	66"	18'-10"	3.37'	21.62'	22.37'	21.00'	20'	3.18'	9.58'	18.75'	27.92'	37.08'	1.24'	2.88	5.54	8.18	10.84	49	73	69	80
	72"	19'-10"	3.31'	22.68'	24.59'	23.00'	21'	3.30'	10.16'	20.16'	30.16'	40.16'	1.24'	3.18'	6.22	9.26	12.45'	52	61	74	85

◪ See General Note No. 3.
See Sheet 5 Of 6 For 3" Slab Quantities

B	E		
△ 6.42'	△ 6.25'		Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40'	◇ 10.10'		Dimensions permitted to allow use of 12' standard pipe lengths.

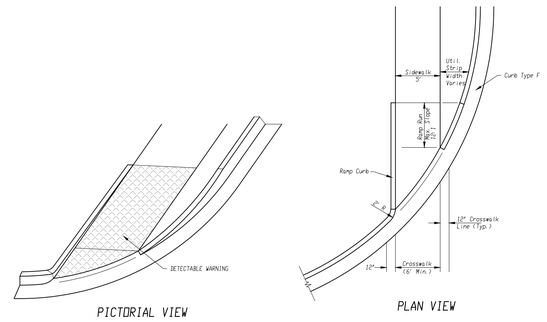
△◇ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.



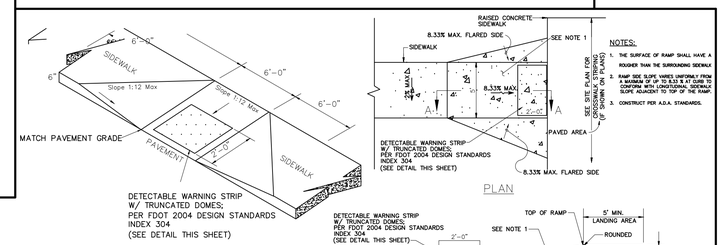
*Slope: 4:1 Miter: To 1 Pipe For Pipes 18" And Smaller.
2:1 Miter: To 1 Pipe For Pipes 24" And Larger.
2:1 Miter: To 1 Pipe For Pipes 18" And Smaller.
1:1 For Pipes 24" And Larger.

NOTE: See sheet 6 for details and notes.

272 – MITERED END SECTION
N.T.S.

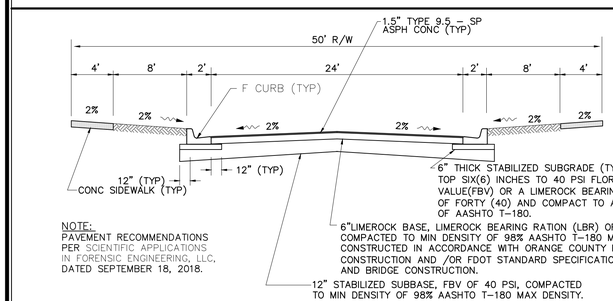


304 – RAMPS FOR PEDESTRIAN TRAFFIC
N.T.S.



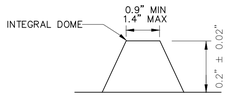
NOTES:
1. THE SURFACE OF RAMP SHALL HAVE A ROUGHER THAN THE SURROUNDING SIDEWALK
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF 10 TO 8.33 % OF SLOPE TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP
3. CONSTRUCT PER A.D.A. STANDARDS.

ADA HANDICAP RAMP TO CONCRETE SIDEWALK



NOTE:
PAVEMENT RECOMMENDATIONS PER SCIENTIFIC APPLICATIONS IN FORENSIC ENGINEERING, LLC, DATED SEPTEMBER 18, 2018.

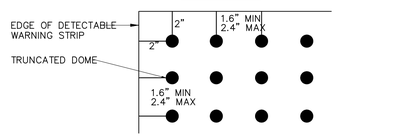
2 350 – TYPICAL 50' RIGHT OF WAY SECTION
N.T.S.



THE TOP WIDTH OF THE DOME SHALL BE A MINIMUM OF 50% AND A MAXIMUM OF 65% OF THE BASE DIAMETER.

TRUNCATED DOME

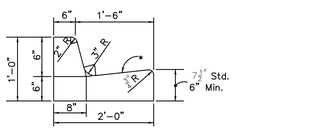
NOTES:
1. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.
2. ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL.
3. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.
4. CONSTRUCT PER FDOT 2004 DESIGN STANDARDS INDEX 304 AND A.D.A.



BASE TO BASE SPACING SHALL BE 0.65" MINIMUM BETWEEN DOMES.

PLAN VIEW

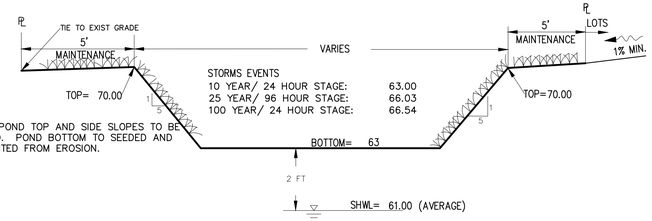
319 – CURB RAMP DETECTABLE WARNING DETAIL
N.T.S.



*Note: When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement the thickness of the lip shall be 6", unless otherwise shown on plans.

TYPE F

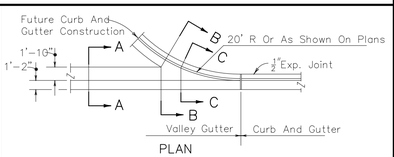
7 CONCRETE CURB TYPE F NTS

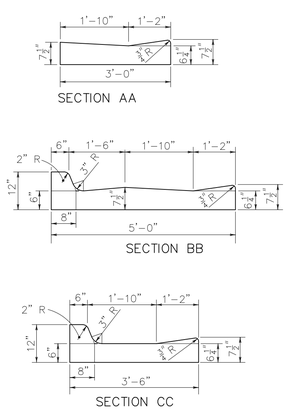


STORMS EVENTS
10 YEAR/ 24 HOUR STAGE: 63.00
25 YEAR/ 96 HOUR STAGE: 66.03
100 YEAR/ 24 HOUR STAGE: 66.54

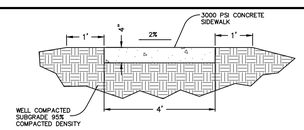
NOTE: POND TOP AND SIDE SLOPES TO BE SODDED. POND BOTTOM TO SEEDED AND PROTECTED FROM EROSION.

243 – RETENTION POND 1
N.T.S.



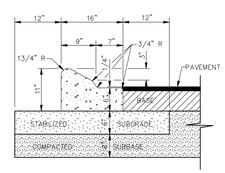


300V – VALLEY GUTTER DETAIL
N.T.S.

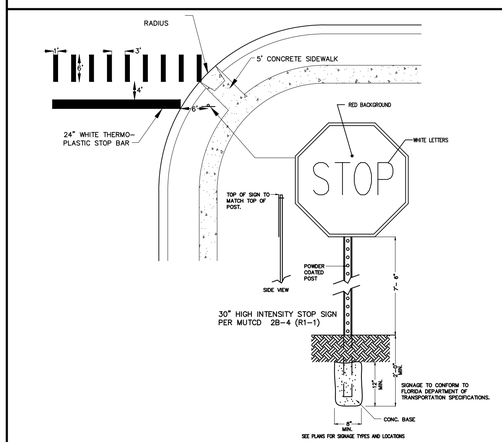


NOTES:
1. ALL SUBDIVISIONS SHALL HAVE FOUR-FOOT-WIDE CONCRETE SIDEWALKS ON BOTH SIDES OF ALL LOCAL AND MINOR COLLECTOR STREETS
2. SIDEWALKS SHALL BE A MINIMUM OF FOUR INCHES IN THICKNESS, EXCEPT AT DRIVEWAYS WHERE THE THICKNESS SHALL BE SIX INCHES.
3. ALL SIDEWALKS INTERSECTING WITH OR TERMINATING AT A STREET SHALL BE CONSTRUCTED WITH CURB CUT RAMPS ACCORDING TO THE CONSTRUCTION DESIGN STANDARDS MANUAL IN THIS CODE. HANDICAP RAMPS SHALL BE INSTALLED ACCORDING TO DOT SPECIFICATIONS.
4. ALL SIDEWALKS ARE TO BE INSTALLED PRIOR TO FINAL BUILDING INSPECTION. SIDEWALKS ADJACENT TO ANY COMMON AREAS INCLUDING RETENTION PONDS SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF ACCEPTANCE FOR THE SUBDIVISION BEING ISSUED.
5. ALL SIDEWALKS AT DRIVEWAYS SHALL BE REINFORCED WITH SIX-INCH BY SIX-INCH WWF 10/10 MESH
6. ALL SIDEWALKS SHALL BE LOCATED WITHIN STREET RIGHTS-OF-WAY OR APPROVED EASEMENTS.

340 – CONCRETE SIDEWALK
N.T.S.



311 – MOUNTABLE MEDIAN CURB
N.T.S.



300B – STOP SIGN, BAR AND CROSSWALK
N.T.S.

TERRA-MAX ENGINEERING, INC.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953

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2	PER CITY COMMENTS	4/29/2019	MMB

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018
JOB NO. CUL-01-003		SCALE AS SHOWN

PROJECT TITLE
HAMMOCK AT ROCK SPRINGS
2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL
MOMTAZ BARQ, P.E.
MOMTAZ M. AL-BARQ LICENSE No. 49024 04/12/19 STATE OF FLORIDA PROFESSIONAL ENGINEER
PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: SITE DETAILS 1
DRAWING NO. C6.0

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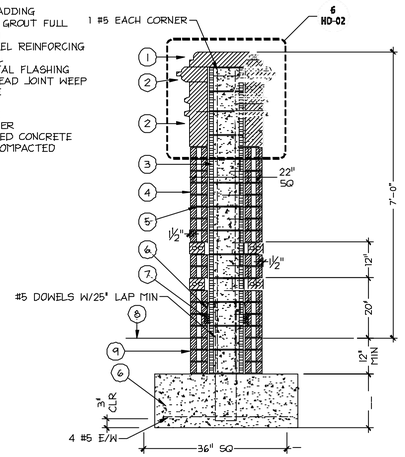
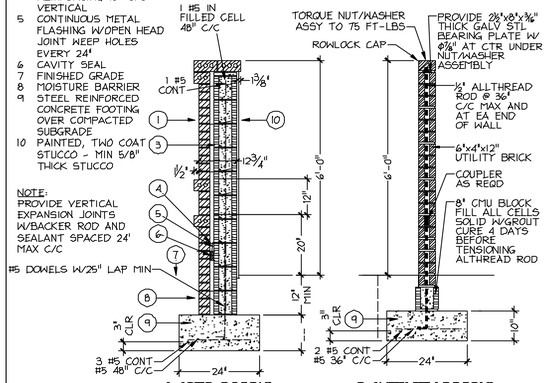
KEY NOTES
1 CAST STONE CAP
2 CAST STONE CLADDING
3 12"x8"x12" CMU - GROUT FULL
4 BRICK (UTILITY)
5 HORIZONTAL STEEL REINFORCING 16" C/C VERTICAL
6 CONTINUOUS METAL FLASHING W/MIN 2 OPEN HEAD JOINT WEEP HOLES PER FACE
7 CAVITY SEAL
8 FINISHED GRADE
9 MOISTURE BARRIER
10 STEEL REINFORCED CONCRETE FOOTING OVER COMPACTED SUBGRADE



3 COLUMN - TYPE 'B'
SECTION
SCALE: 1"= 2"

KEY NOTES
1 BRICK (UTILITY)
2 BRICK (STANDARD)
3 8"x8"x12" CMU W/FILLED CELLS 48" C/C
4 HORIZONTAL STEEL REINFORCING 16" C/C VERTICAL
5 CONTINUOUS METAL FLASHING W/OPEN HEAD JOINT WEEP HOLES EVERY 24"
6 CAVITY SEAL
7 FINISHED GRADE
8 MOISTURE BARRIER
9 STEEL REINFORCED CONCRETE FOOTING OVER COMPACTED SUBGRADE
10 PAINTED, TWO COAT STUCCO - MIN 5/8" THICK STUCCO

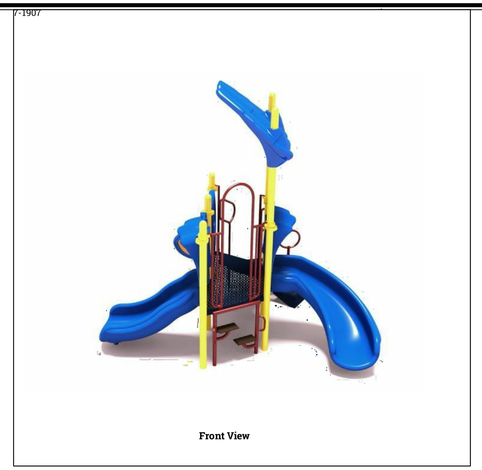
NOTE:
PROVIDE VERTICAL EXPANSION JOINTS W/BACKER ROD AND SEALANT SPACED 24' MAX C/C



A (STD BRICK)
3 5/8" x 2 1/4" x 8"

B (UTILITY BRICK)
3 5/8" x 3 5/8" x 11 5/8"

4 WALL
SECTION
SCALE: 1"= 2"



Front View

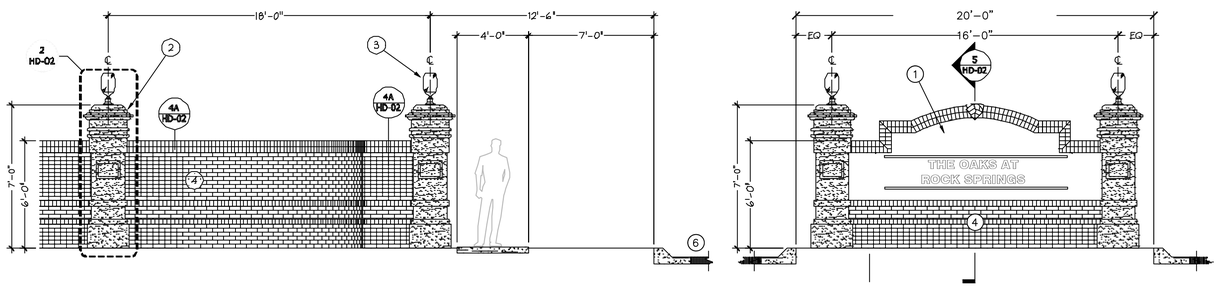
Back View

KEY NOTES
1 BLACK GRANITE W/ CARVED SANDBLASTED LETTERS PAINTED "GOLD". GRANITE TO BE SELECTED BY LA. & OWNER
2 CAST STONE CLAD COLUMN AND CAP (FINISH TO BE SELECTED BY OWNER
3 UPLIGHT (TYPICAL) TO BE SELECTED BY OWNER
4 BRICK TO BE SELECTED BY OWNER
5 INBOUND VEHICULAR WAY
6 OUTBOUND VEHICULAR WAY

DESIGN NOTES:
DESIGN AND INSTALLATION TO COMPLY W/ 2010 FBC

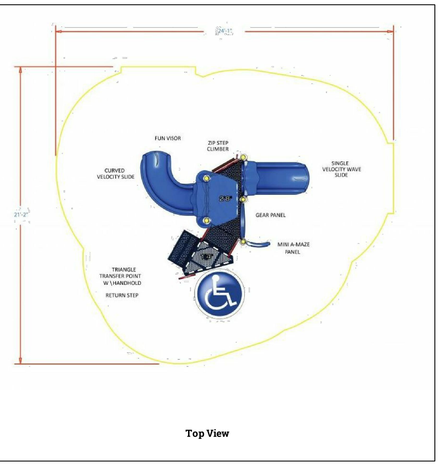
- WIND LOADING: 140 MPH
- RISK CATEGORY: II
- IMPORTANCE FACTOR: 1.10
- EXPOSURE: 'B'
- WIND LOADING: +35/-45 psf

MATERIALS:
- CONCRETE: 3000 PSI
- RE-BAR: ASTM A615, GR. 401
- MASONRY UNITS: ASTM C90
- MORTAR: TYPE 'M' OR 'S'



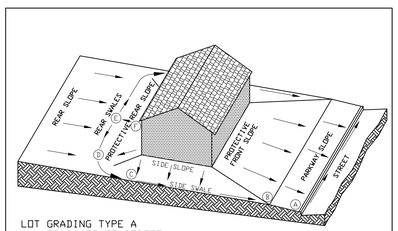
SIGN SHALL BE ILLUMINATED

1 PROJECT ENTRANCE
ELEVATION
SCALE: 1/4"=12"



Top View

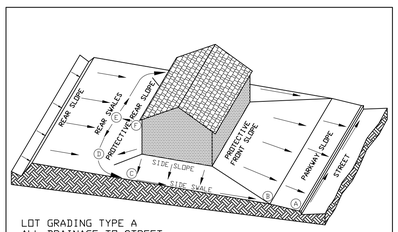
5 TOT LOT
SECTION
N.T.S



LOT GRADING TYPE A
ALL DRAINAGE TO STREET

SAMPLE COMPUTATION OF GRADING CONTROL LINE A-F FOR A 60' LOT ON AN 0.5% STREET, WITH 28' SETBACK, 28' BUILDING DEPTH AND 2% SWALES	RESULTS USING 1% SWALES
A Curb-top on lot-line extension at high lot corner	
A-B Parkway slope: 12' grass and walk at 1/4"/ft. (2%) . . 3" (0.3')	3" (0.3')
B-C Side swale: 56' grass at 1/4"/ft. (2%) . . . . . 14" (1.2')	7" (0.6')
C-D Swale turn with 10' radius: 16' grass at 1/4"/ft. . . 4" (0.3')	2" (0.2')
D-E Rear swale: 12' grass at 1/4"/ft. (2%) . . . . 3" (0.3')	1" (0.1')
E-F Protective rear slope up from high-point of swales . . 6" (0.5')	6" (0.5')
Sub-total A-F from curb-top to ground at rear building wall. .30" (2.5')	19" (1.6')
Minimum rise from curb-top to slab floor: 30" + 8" . . . . 38" (3.2')	27" (2.3')
Minimum rise for wood floor using 8" joists: 30" + 19" . . 49" (4.1')	38" (3.2')

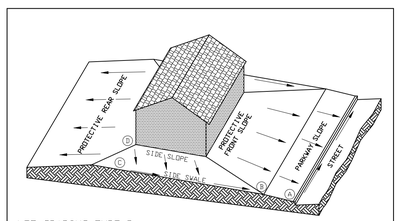
252 FHA TYPE 'A' LOT GRADING
N.T.S.



LOT GRADING TYPE A
ALL DRAINAGE TO STREET

SAMPLE COMPUTATION OF GRADING CONTROL LINE A-F FOR A 60' LOT ON AN 0.5% STREET, WITH 28' SETBACK, 28' BUILDING DEPTH AND 2% SWALES	RESULTS USING 1% SWALES
A Curb-top on lot-line extension at high lot corner	
A-B Parkway slope: 12' grass and walk at 1/4"/ft. (2%) . . 3" (0.3')	3" (0.3')
B-C Side swale: 56' grass at 1/4"/ft. (2%) . . . . . 14" (1.2')	7" (0.6')
C-D Swale turn with 10' radius: 16' grass at 1/4"/ft. . . 4" (0.3')	2" (0.2')
D-E Rear swale: 12' grass at 1/4"/ft. (2%) . . . . 3" (0.3')	1" (0.1')
E-F Protective rear slope up from high-point of swales . . 6" (0.5')	6" (0.5')
Sub-total A-F from curb-top to ground at rear building wall. .30" (2.5')	19" (1.6')
Minimum rise from curb-top to slab floor: 30" + 8" . . . . 38" (3.2')	27" (2.3')
Minimum rise for wood floor using 8" joists: 30" + 19" . . 49" (4.1')	38" (3.2')

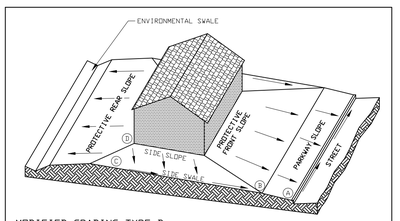
254 FHA TYPE 'A' MOD. LOT GRADING
N.T.S.



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

SAMPLE COMPUTATION OF GRADING CONTROL LINE A-D FOR A 60' LOT WITH 28' SETBACK, 28' BUILDING DEPTH AND 2% SWALES	RESULTS USING 1% SWALES
A Curb-top on lot-line extension at high lot corner	
A-B Parkway slope: 12' grass and walk at 1/4"/ft. (2%) . . . 3" (0.3')	3" (0.3')
B-C Side swale: 56' grass at 1/4"/ft. (2%) . . . . . 14" (1.2')	7" (0.6')
C-D Protective side slope at extension of rear wall. . . . . 6" (0.5')	2" (0.2')
Sub-total A-D from curb-top to ground at rear building wall. . 23" (1.9')	16" (1.3')
Minimum rise from curb-top to slab floor: 23" + 8" . . . . . 31" (2.6')	24" (2.0')
Minimum rise for wood floor using 8" joists: 23" + 19" . . . 42" (3.5')	35" (2.9')

256 FHA TYPE 'B' LOT GRADING
N.T.S.



MODIFIED GRADING TYPE B
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

SAMPLE COMPUTATION OF GRADING CONTROL LINE A-D FOR A 60' LOT WITH 28' SETBACK, 28' BUILDING DEPTH AND 2% SWALES	RESULTS USING 1% SWALES
A Curb-top on lot-line extension at high lot corner	
A-B Parkway slope: 12' grass and walk at 1/4"/ft. (2%) . . . 3" (0.3')	3" (0.3')
B-C Side swale: 56' grass at 1/4"/ft. (2%) . . . . . 14" (1.2')	7" (0.6')
C-D Protective side slope at extension of rear wall. . . . . 6" (0.5')	6" (0.5')
Sub-total A-D from curb-top to ground at rear building wall. . 23" (1.9')	16" (1.3')
Minimum rise from curb-top to slab floor: 23" + 8" . . . . . 31" (2.6')	24" (2.0')
Minimum rise for wood floor using 8" joists: 23" + 19" . . . 42" (3.5')	35" (2.9')

258 FHA TYPE 'B' MOD. LOT GRADING
N.T.S.

TERRA-MAX ENGINEERING, INC.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	3/18/2019	MMB
2	PER CITY COMMENTS	4/29/2019	MMB

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018

JOB NO. CUL-01-003
SCALE AS SHOWN

PROJECT TITLE
HAMMOCK AT ROCK SPRINGS
2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL
MOMTAZ BARQ, P.E.
MOMTAZ M. AL-BARQ LICENSE No. 49024 STATE OF FLORIDA PROFESSIONAL ENGINEER
04/12/19
PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: SITE DETAILS 2
DRAWING NO. C6.1

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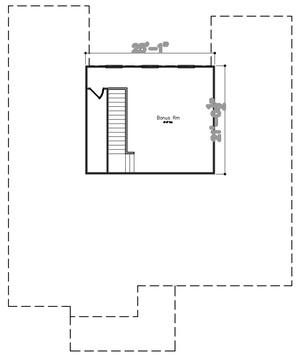
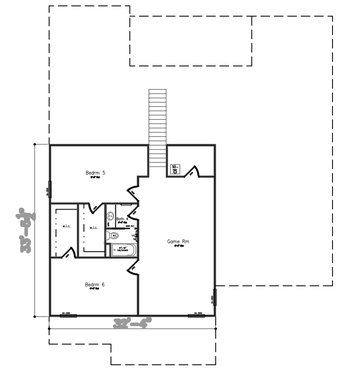
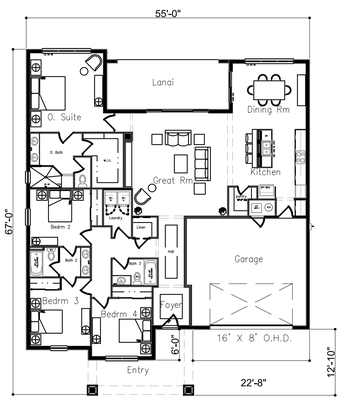
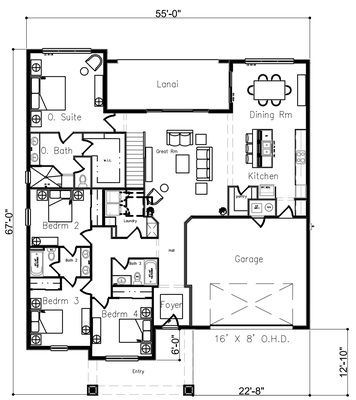
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953



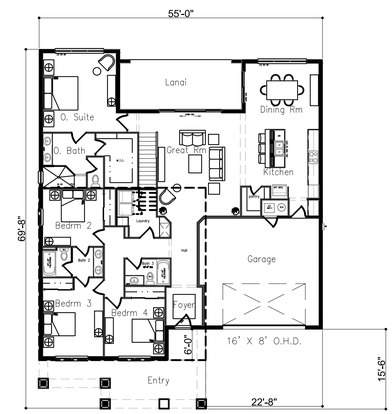




2,276 Sq Ft AC



2,276 sq ft AC 1st Floor 466 sq ft AC 2nd Floor



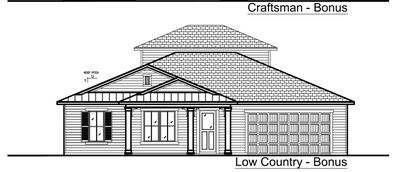
2,300 sq ft AC 1st Floor 1,068 sq ft AC 2nd Floor

Craftsman

Low Country

Tuscan

Craftsman - Bonus



Low Country - Bonus

Tuscan - Bonus

Craftsman - Bonus II

Four Square - Bonus II

Med Revival - Bonus II

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	3/18/2019	MMB
2	PER CITY COMMENTS	4/29/2019	MMB

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018
JOB NO. CUL-01-003		SCALE AS SHOWN

PROJECT TITLE

HAMMOCK AT ROCK SPRINGS

2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL

MOMTAZ BARQ, P.E.

MOMTAZ M. AL-BARQ
LICENSE
No. 49024
04/12/19
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: FLOOR PLANS AND ELEVATIONS

DRAWING NO. C7.0

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TERRA-MAX ENGINEERING, INC.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO, FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	3/18/2019	MMB
2	PER CITY COMMENTS	4/29/2019	MMB

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018
JOB NO. CUL-01-003		SCALE AS SHOWN

PROJECT TITLE

HAMMOCK AT ROCK SPRINGS

2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL

MOMTAZ BARQ, P.E.

MOMTAZ M. AL-BARQ
LICENSE
No. 49024
04/12/19
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: RENDERINGS
DRAWING NO.: C7.1

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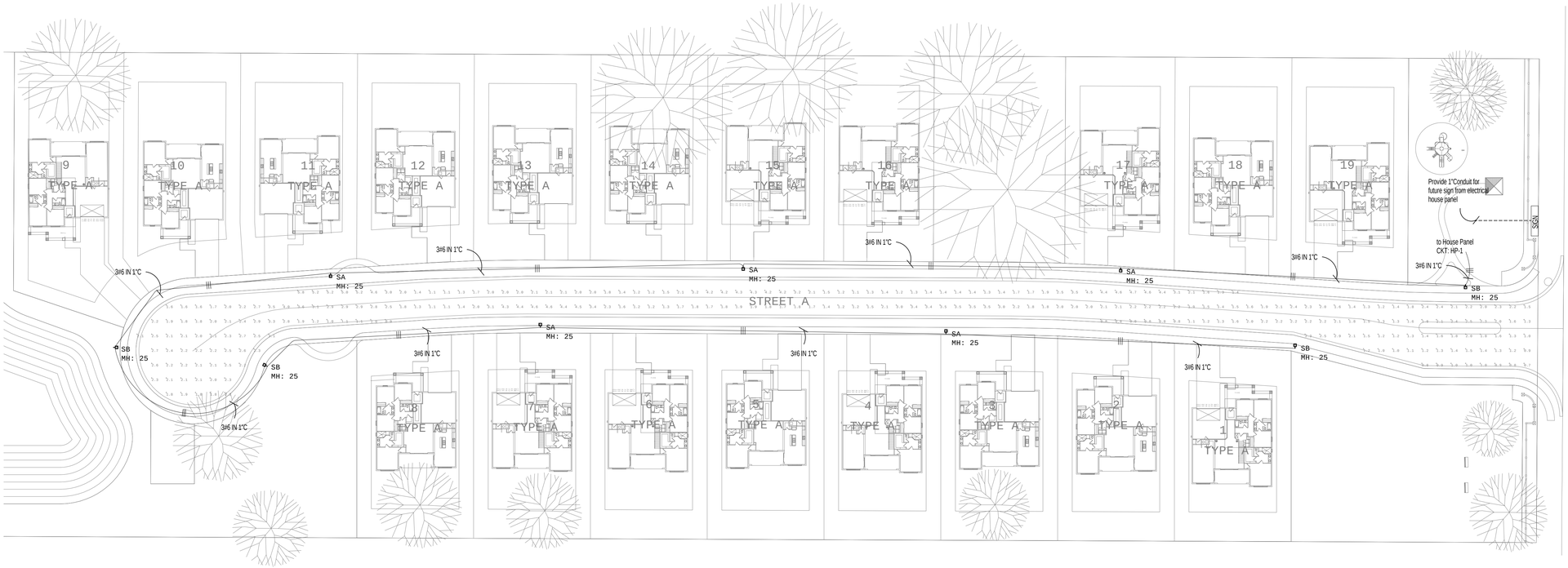


1 SL-1 Site Lighting Plan
1" = 40'-0"

Lighting Partners of CF Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	LLF	[MANUFAC]	Description	BUG Rating
	5	SA	SINGLE	163	163	17424	0.912	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A60-D-UNV-T2-BZ-HSS	B2-U0-G3
	4	SB	SINGLE	163	163	17255	0.912	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-A60-D-UNV-T4-BZ-HSS	B2-U0-G5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
STREET A	Illuminance	Fc	2.12	5.8	0.7	3.03	8.29

Lumark

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-450W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls
The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. The optional LumaWatt Pro system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

PRV PREVAIL

LED

AREA / SITE / ROADWAY LUMINAIRE

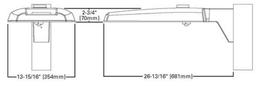
CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.75

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.09 kgs.)

DIMENSIONS

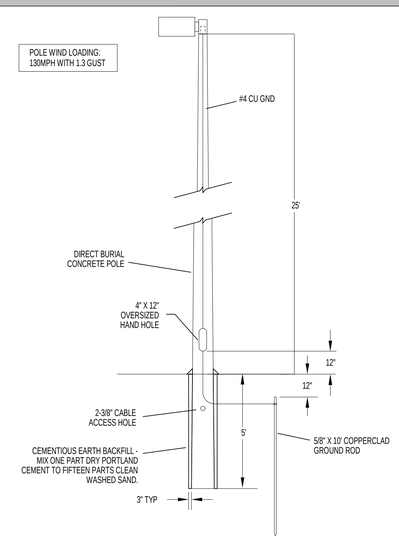


EATON
Powering Business Worldwide

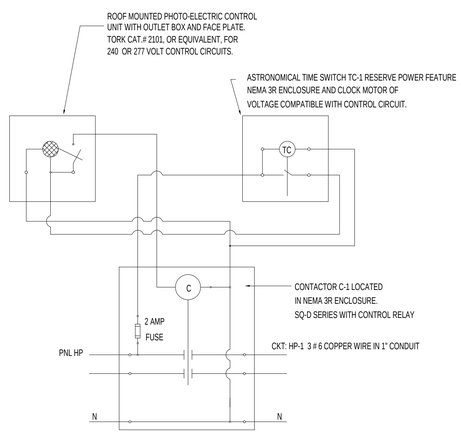
*www.designlights.org

TD500018EN
May 18, 2018 11:58 AM

POLE MOUNTING DETAIL



CONTACTOR DETAIL



NOTE: PROVIDE, INSTALL & CONNECT ADDITIONAL CONTACTS AND/OR CONTACTORS COMPLETE WITH ENCLOSURES AS REQUIRED PER THIS APPLICATION. PROVIDE MINIMUM OF 2 ADDITINAL/SPARE CONTACTS FOR FUTURE USE.

SITE LIGHTING NOTES

- REFER TO ELECTRICAL DRAWINGS FOR POWER RUNS/CIRCUITRY & SLEEVE LOCATIONS.
- STUB OUT SERVICE TO LANDSCAPE LIGHTS IN BROOKS BOX IN APPROX. TREE/PALM LOCATIONS PER PLAN. EXACT LANDSCAPE LIGHT FIXTURE LOCATION WILL BE FLAGGED IN FIELD BY LANDSCAPE ARCHITECT W/ ELECTRICAL CONTRACTOR AFTER TREES/PALMS ARE INSTALLED & BEFORE SHRUBS/GROUND COVER ARE INSTALLED.
- LAYOUT/STAKE IN FIELD FOR APPROVAL BY OWNER. FIELD ADJUST STREET LIGHT FIXTURE IF UNDER TREE LIMS/CANOPY.
- LIGHT POLES OR BOLLARDS TO BE A MIN. 6'-0" FROM EDGE OF CURB (ON ROAD WAYS, TYP.)
- PROVIDE LIGHTING TIME CLOCK WITH CONTACTORS, BATTERY BACKUP & ASTRONOMICAL SETTINGS FOR NEW LIGHTING CIRCUITS.
- ALL MATERIALS SHALL BE NEW, FREE FROM DEFECTS AND SHALL BE EITHER U.L. LABELED, U.L. LISTING OR THE SEAL OF A NATIONALLY RECOGNIZED ELECTRICAL TESTING LABORATORY.
- ALL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL AND STATE CODES.
- FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS REQUIRED FOR A COMPLETE ELECTRICAL SYSTEM AS HEREINAFTER SPECIFIED AND SHOWN ON THE DWG'S AND SPECIFICATIONS, WHETHER OR NOT SPECIFICALLY SHOWN OR CALLED FOR.
- CONTRACT BID PRICE TO INCLUDE THE FOREGOING AS WELL AS ALL FEES REQUIRED FOR PERMITS, INSPECTIONS AND ENGINEERS DWG'S / STAMP IF REQUIRED.
- COORDINATE WITH OWNERS REPRESENTATIVE REGARDING ELECTRICAL SERVICE WITH POWER COMPANY.
- PROVIDE SHOP DRAWINGS OF FIXTURES TO OWNER & ARCHITECT FOR APPROVAL

TERRA-MAX ENGINEERING, INC.

1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953

EPG Engineering Consultants
1325 S. BUMBY AVE
ORLANDO, FLORIDA 32806
(407) 896 7411 PHONE
(407) 896 7412 FAX
EPGroup@att.net
CA# 7913
MOHSEN FARAJI, P.E. 43599

No.	REVISIONS	DATE	BY

DRAWN	CHECKED	DATE
OC	MTF	11/03/2018
JOB NO. EPG18163		SCALE AS SHOWN

PROJECT TITLE

THE OAKS AT ROCK SPRINGS

2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL

MOHSEN FARAJI, P.E. 43599

DRAWING TITLE	DRAWING NO.
SITE LIGHTING PLAN	SL-1

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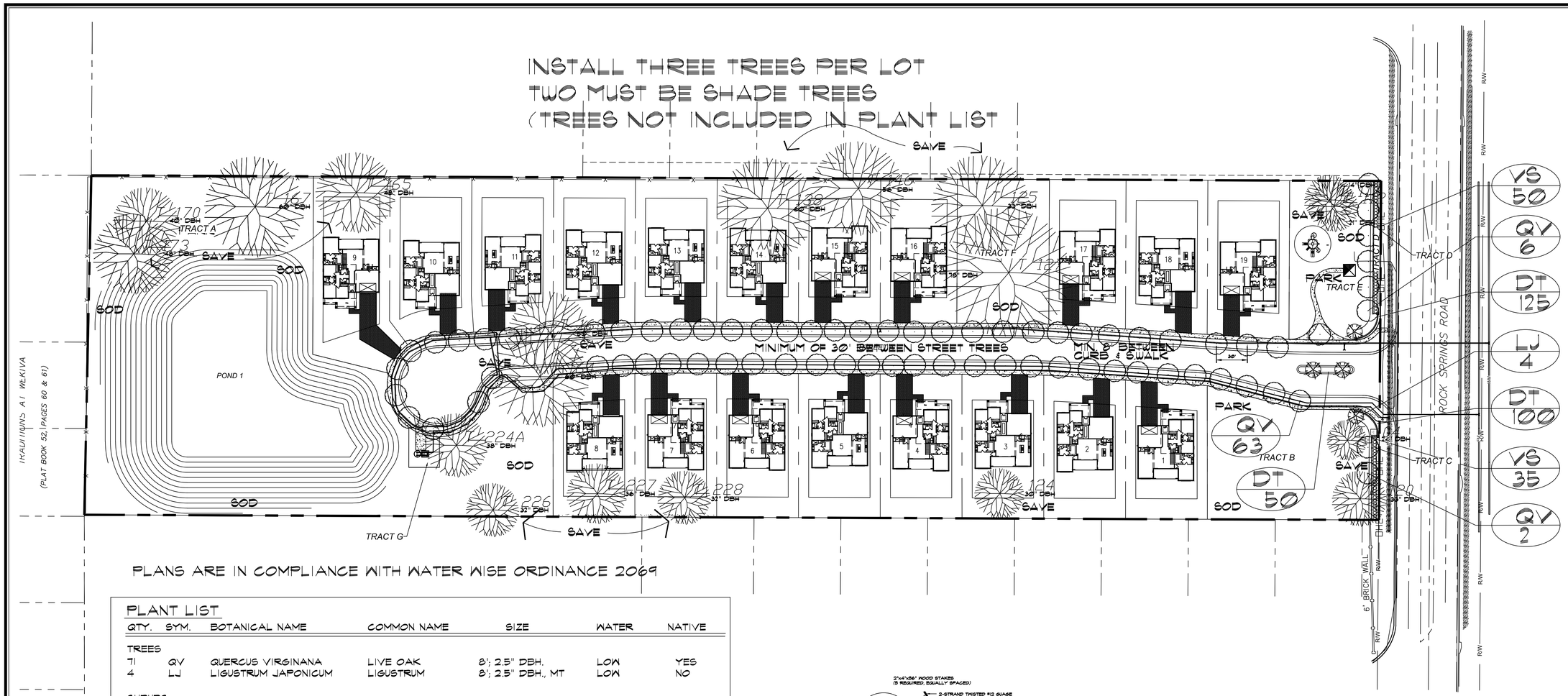


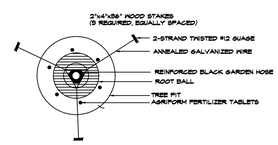
PLANS ARE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069

PLANT LIST

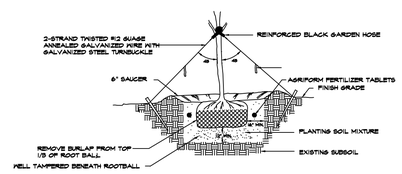
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WATER	NATIVE
TREES						
71	QV	QUERCUS VIRGINANA	LIVE OAK	8'; 2.5" DBH.	LOW	YES
4	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	8'; 2.5" DBH., MT	LOW	NO
SHRUBS						
85	VS	VIBURNUM SUSPENSUM	SANDAKWA	24"X24"; 36" OC	MODERATE	NO
SHRUBS						
275	DT	DIANELLA TASMANICA	FLAX LILY	ONE GAL., 24" OC	MODERATE	NO
		SOD TO BE ARGENTINE BAHIA				

GENERAL LANDSCAPE NOTES

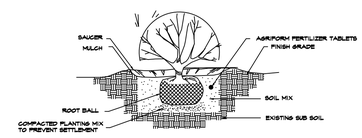
1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 4 FEET (4') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.



TREE STAKING DETAIL



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

Ravensdale Planning & Design
Land Planning • Landscape Architecture • Project Management • Expert Witness
2283 North Harmony Terrace Crystal River, Florida 34429
(407) 647-1213

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TERRA-MAX ENGINEERING, INC.
1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953

0 50 100 Feet

No.	REVISIONS	DATE	BY

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018
JOB NO. CUL-01-003		SCALE AS SHOWN

PROJECT TITLE

HAMMOCK AT ROCK SPRINGS

2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL
MOMTAZ BARQ, P.E.

MOMTAZ M. AL-BARQ
LICENSE
No. 49024
08/29/18
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE	DRAWING NO.
LANDSCAPE PLAN	LS-1

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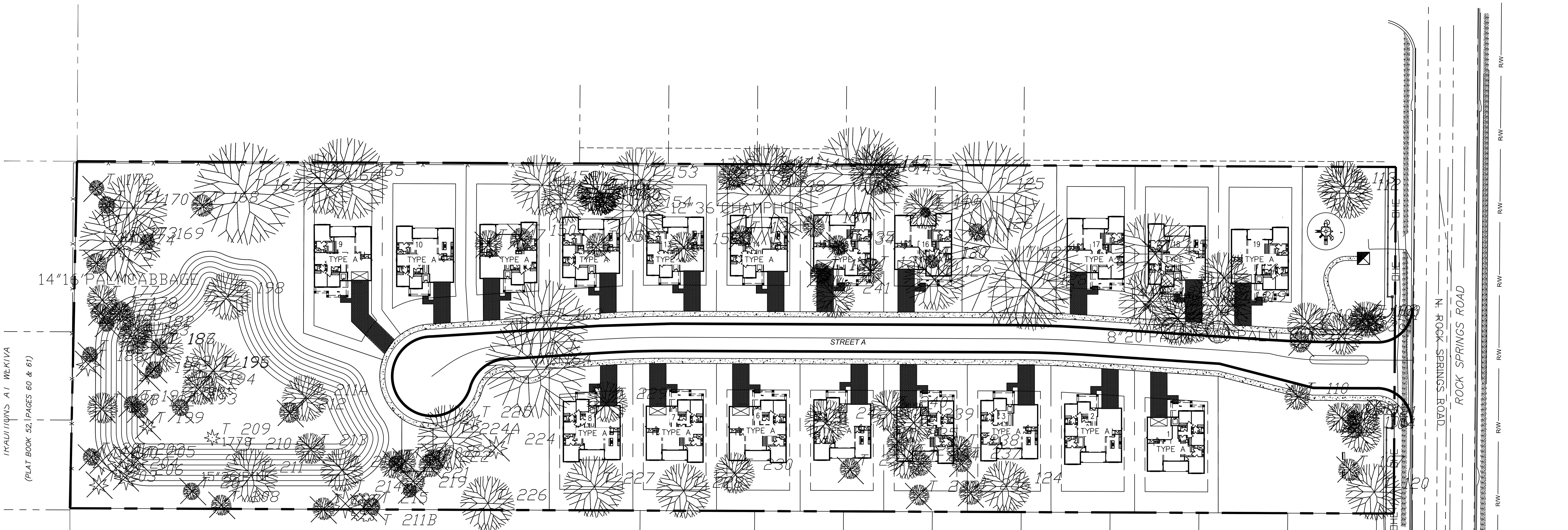
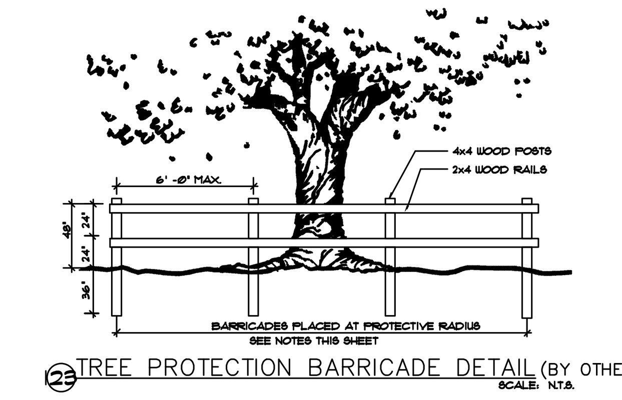


TREE CALCULATIONS

TOTAL INCHES ON SITE	3,463"
TOTAL NUMBER OF SPECIMEN TREES	52
TOTAL INCHES REMOVED	2643"
TOTAL INCHES RETAINED	820"
TOTAL NON-SPECIMEN REMOVED	2,399"
TOTAL SPECIMEN INCHES RETAINED (17)	785"
TOTAL INCHES REQUIRED	130"
TOTAL INCHES REPLACED	187.5" DBH
TOTAL INCHES POST DEVELOPMENT	917.5" DBH
MAXIMUM TREE STOCK FORMULA AND CALCULATIONS	
TOTAL AREA 418,733 SF OR 9.61 AC	
SPECIMEN MAX 30" DBH PLUS 5" DBH PER 1,000 SF	1,897
NON-SPECIMEN MAX 21" DBH PLUS 3.5" DBH PER 1,000 SF	1,306
SITE CLEARING AREA IN SQUARE FEET AND ACRES	8.57 AC OR 373,309 SF



123 TREE PROTECTION BARRICADE DETAIL (BY OTHERS)
SCALE: N.T.S.

TREE PROTECTION REQUIREMENTS (BY OTHERS)

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
   - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
   - SKINNING AND BRUISING OF BARK
   - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP-LINE
   - EXCESS FOOT OR VEHICULAR TRAFFIC
   - PARKING VEHICLES WITHIN DRIP-LINE
2. ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON THIS SHEET (PLAN & DETAIL) BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE TO BE 4' HIGH MINIMUM WITH 4 X 4 POSTS AND 2-2X4 RAILS AT 2' AND 4' ABOVE GRADE AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE A MINIMUM CLEAR DISTANCE OF 6' FROM THE FACE OF ANY TREES 12" DBH AND UNDER AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. ON TREES LARGER THAN 12" DBH, BARRICADES SHALL BE NO CLOSER THAN 10' FROM FACE OF TREE. WHEN PAVING, EXCAVATION, OR HARDSCAPE MUST BE DONE WITHIN BARRICADES, BARRICADES SHELL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO INSURE THAT NO DAMAGE TO THE TREE OCCURS.
3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONTRUCTION WORK.
4. WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT, COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
5. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE.
6. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE, BY A QUALIFIED TREE SURGEON.
7. REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGES TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH 3 TREES OF SIMILAR QUALITY AND SPECIES, SIZED TO MATCH THE LARGEST TREES OF THAT SPECIES BEING PLANTED AS PER THE LANDSCAPE PLANS.
   IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLEGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.

TREE TABLE

Tag	Trunk	Drip Line	BOTINACAL NAME	
T 100	21"	44'	LIVE OAK	REMOVE
T 101	12"	30'	LIVE OAK	REMOVE
T 102	14"	36'	LIVE OAK	REMOVE
T 103	24"	50'	LIVE OAK	REMOVE
T 104	24"	50'	LIVE OAK	SAVE
T 105	9"	24'	LIVE OAK	REMOVE
T 106	9"	24'	LIVE OAK	REMOVE
T 107	13"	28'	LIVE OAK	REMOVE
T 108	18"	44'	LIVE OAK	REMOVE
T 109	24"	50'	LIVE OAK	REMOVE
T 110	15"	30'	LIVE OAK	REMOVE
T 111	12"	30'	LIVE OAK	REMOVE
T 112	21"	50'	LIVE OAK	SAVE
T 113	14"	36'	LIVE OAK	SAVE
T 114	30"	50'	LIVE OAK	REMOVE
T 115	48"	70'	LIVE OAK	REMOVE
T 116	31"	60'	LIVE OAK	REMOVE
T 117	30"	56'	LIVE OAK	REMOVE
T 118	40"	70'	LIVE OAK	REMOVE
T 119	15"	20'	PALM	REMOVE
T 120	33"	60'	LIVE OAK	SAVE
T 121	19"	44'	LIVE OAK	REMOVE
T 122	36"	60'	LIVE OAK	REMOVE
T 123	8"	20'	PALM	REMOVE
T 124	30"	50'	LIVE OAK	SAVE
T 125	60"	60'	LIVE OAK	SAVE
T 126	10"	30'	LIVE OAK	REMOVE
T 127	78"	70'	LIVE OAK	SAVE
T 128	50"	50'	LIVE OAK	REMOVE
T 129	36"	40'	LIVE OAK	REMOVE
T 130	8"	24'	LIVE OAK	REMOVE
T 131	15"	24'	LIVE OAK	REMOVE
T 132	12"	24'	LIVE OAK	REMOVE
T 133	12"	24'	LIVE OAK	REMOVE
T 134	8"	24'	LIVE OAK	REMOVE
T 135	12"	24'	LIVE OAK	REMOVE
T 136	12"	24'	LIVE OAK	REMOVE
T 137	13"	22'	LIVE OAK	REMOVE
T 138	60"	56'	LIVE OAK	SAVE
T 139	6"	30'	LIVE OAK	REMOVE
T 140	24"	36'	LIVE OAK	REMOVE
T 141	29"	40'	LIVE OAK	REMOVE
T 142	16"	20'	LIVE OAK	REMOVE
T 143	18"	36'	LIVE OAK	REMOVE
T 144	26"	44'	LIVE OAK	REMOVE
T 145	30"	36'	LIVE OAK	REMOVE
T 146	56"	60'	LIVE OAK	SAVE
T 147	16"	32'	LIVE OAK	REMOVE

T 148	15"	24'	LIVE OAK	REMOVE
T 149	12"	36'	CHAMPHOR	REMOVE
T 150	13"	20'	LIVE OAK	REMOVE
T 151	14"	20'	LIVE OAK	REMOVE
T 152	18"	24'	LIVE OAK	REMOVE
T 153	38"	50'	LIVE OAK	REMOVE
T 154	36"	50'	LIVE OAK	REMOVE
T 155	13"	22'	LIVE OAK	REMOVE
T 156	26"	40'	LIVE OAK	REMOVE
T 157	14"	30'	LIVE OAK	REMOVE
T 158	28"	30'	LIVE OAK	REMOVE
T 159	36"	40'	LIVE OAK	REMOVE
T 160	12"	20'	LIVE OAK	REMOVE
T 161	26"	36'	LIVE OAK	REMOVE
T 162	14"	30'	LIVE OAK	REMOVE
T 163	50"	60'	LIVE OAK	SAVE
T 164	60"	60'	LIVE OAK	SAVE
T 165	48"	70'	LIVE OAK	SAVE
T 166	36"	56'	LIVE OAK	REMOVE
T 167	60"	56'	LIVE OAK	SAVE
T 168	13"	20'	LIVE OAK	REMOVE
T 169	9"	20'	LIVE OAK	REMOVE
T 170	40"	64'	LIVE OAK	SAVE
T 171	10"	24'	LIVE OAK	REMOVE
T 172	9"	20'	LIVE OAK	REMOVE
T 173	48"	64'	LIVE OAK	SAVE
T 174	14"	16'	PALM	REMOVE
T 175	12"	24'	LIVE OAK	REMOVE
T 176	12"	24'	LIVE OAK	REMOVE
T 177	18"	30'	LIVE OAK	REMOVE
T 178	12"	20'	LIVE OAK	REMOVE
T 179	16"	22'	LIVE OAK	REMOVE
T 180	9"	22'	LIVE OAK	REMOVE
T 181	19"	30'	LIVE OAK	REMOVE
T 182	17"	40'	LONGLEAF PINE	REMOVE
T 183	18"	28'	LIVE OAK	REMOVE
T 184	9"	24'	LIVE OAK	REMOVE
T 185	15"	36'	LONGLEAF PINE	REMOVE
T 186	10"	24'	LIVE OAK	REMOVE
T 187	30"	50'	LIVE OAK	REMOVE
T 188	18"	36'	LIVE OAK	REMOVE
T 189	10"	20'	LIVE OAK	REMOVE
T 190	10"	16'	CABBAGE PALM	REMOVE
T 191	10"	24'	LIVE OAK	REMOVE
T 192	10"	24'	LIVE OAK	REMOVE
T 193	10"	20'	LIVE OAK	REMOVE
T 194	20"	30'	LIVE OAK	REMOVE
T 195	19"	36'	LONGLEAF PINE	REMOVE
T 196	35"	50'	LIVE OAK	REMOVE

T 197	13"	24'	LIVE OAK	REMOVE
T 198	28"	36'	LIVE OAK	REMOVE
T 199	10"	24'	LONGLEAF PINE	REMOVE
T 200	17"	30'	LONGLEAF PINE	REMOVE
T 201	10"	24'	LIVE OAK	REMOVE
T 202	15"	30'	LONGLEAF PINE	REMOVE
T 203	12"	22'	LONGLEAF PINE	REMOVE
T 204	13"	24'	LONGLEAF PINE	REMOVE
T 205	13"	24'	LONGLEAF PINE	REMOVE
T 206	15"	26'	LONGLEAF PINE	REMOVE
T 207	10"	24'	LIVE OAK	REMOVE
T 208	12"	24'	LIVE OAK	REMOVE
T 209	10"	22'	LONGLEAF PINE	REMOVE
T 210	15"	26'	PINE	REMOVE
T 211	32"	36'	LIVE OAK	REMOVE
T211A	27"	40'	LIVE OAK	REMOVE
T211B	18"	40'	SAND OAK	REMOVE
T 212	12"	24'	LIVE OAK	REMOVE
T 213	18"	36'	LIVE OAK	REMOVE
T 214	18"	30'	LONGLEAF PINE	REMOVE
T 215	10"	20'	LIVE OAK	REMOVE
T 216	25"	40'	LIVE OAK	REMOVE
T 217	16"	30'	LIVE OAK	REMOVE
T 218	9"	24'	LIVE OAK	REMOVE
T 219	8"	20'	LIVE OAK	REMOVE
T 220	14"	28'	LIVE OAK	REMOVE
T 221	14"	30'	LIVE OAK	REMOVE
T 222	14"	30'	LIVE OAK	REMOVE
T 223	12"	24'	LIVE OAK	REMOVE
T 224	14"	30'	LONGLEAF PINE	REMOVE
T224A	38"	60'	LIVE OAK	SAVE
T 225	12"	36'	LONGLEAF PINE	REMOVE
T 226	32"	40'	LIVE OAK	SAVE
T 227	36"	48'	LIVE OAK	SAVE
T 228	32"	40'	LIVE OAK	SAVE
T 229	24"	44'	LIVE OAK	REMOVE
T 230	24"	44'	LIVE OAK	REMOVE
T 231	12"	30'	LIVE OAK	REMOVE
T 232	12"	30'	LIVE OAK	REMOVE
T 233	24"	40'	LIVE OAK	REMOVE
T 234	14"	30'	LIVE OAK	REMOVE
T 235	13"	30'	LIVE OAK	REMOVE
T 236	14"	24'	LIVE OAK	REMOVE
T 237	12"	30'	LIVE OAK	REMOVE
T 238	15"	36'	LIVE OAK	REMOVE
T 239	24"	40'	LIVE OAK	REMOVE
T 240	24"	50'	LIVE OAK	REMOVE
T 241	25"	44'	LIVE OAK	REMOVE
T 242	26"	48'	LIVE OAK	REMOVE

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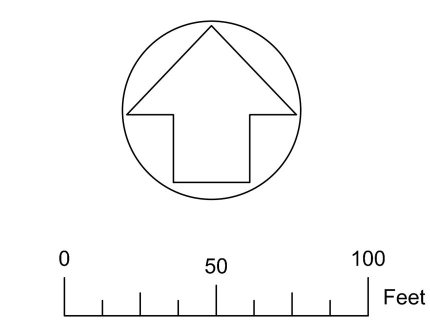

No.	REVISIONS	DATE	BY

DRAWN J.A.A — CHECKED M.M.B — DATE 8/23/2018
JOB NO. CUL-01-003 — SCALE AS SHOWN

PROJECT TITLE
HAMMOCK AT ROCK SPRINGS
2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL
MOMTAZ BARQ, P.E.
MOMTAZ M. AL-BARQ LICENSE No. 49024 08/29/18 STATE OF FLORIDA PROFESSIONAL ENGINEER
PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: TREE REMOVAL PLAN — DRAWING NO.: LS-2

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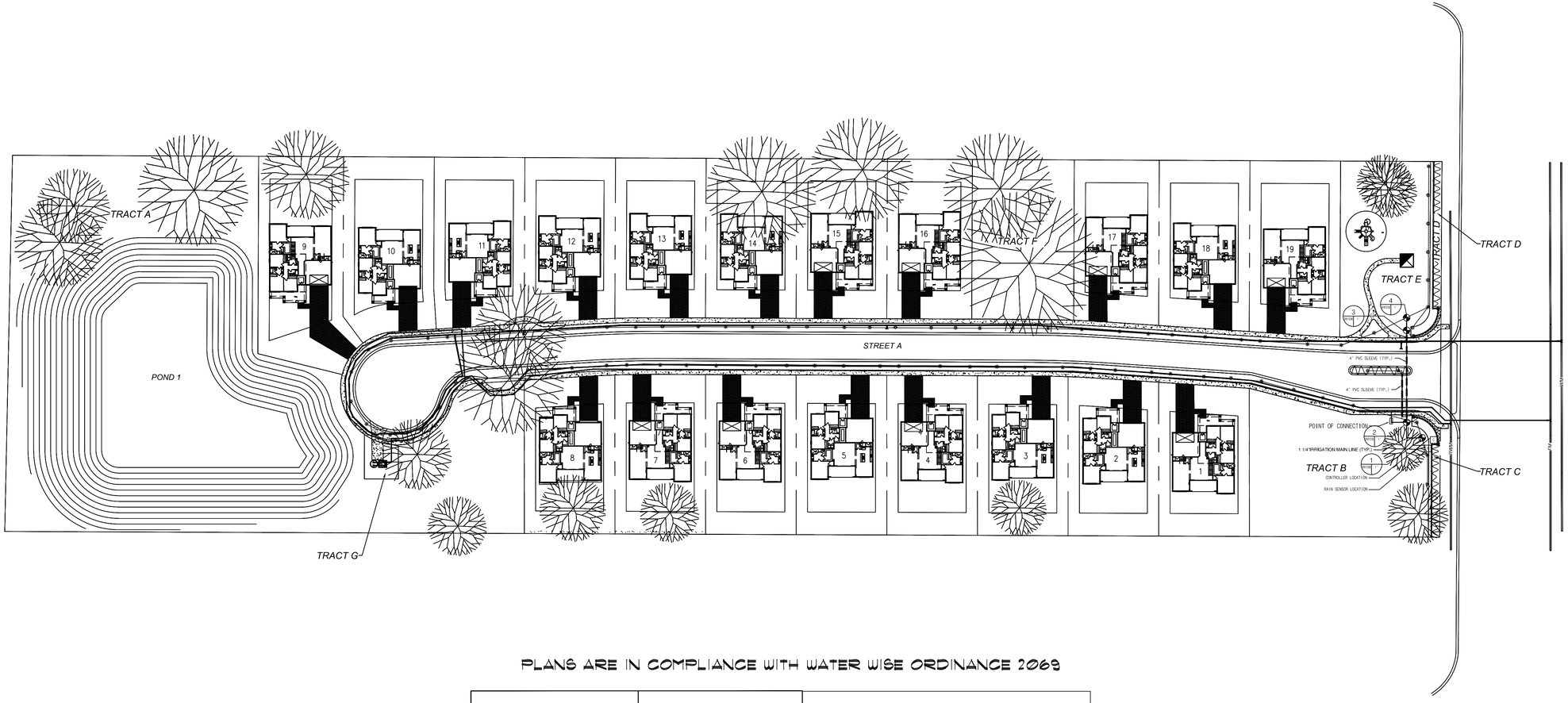
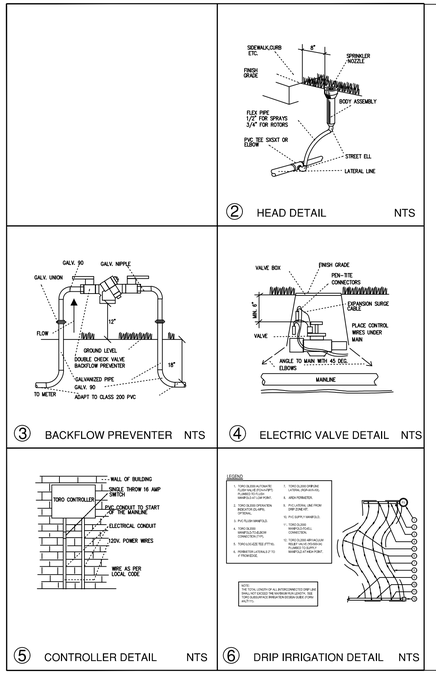
C:\Users\RAV1\Documents\Ravensdale 2010\Terra-Max\Oaks at Rock Springs\TREE REMOVAL AND MITIGATION PLAN 6-11-19.dwg

TERRA-MAX ENGINEERING, INC.

1507 S. HIAWASSEE ROAD, SUITE 211
ORLANDO FLORIDA 32835
TEL: (407) 578-2763 FAX: (407) 578-2953



PLANS ARE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069



IRRIGATION LEGEND

FULL 6" POP-UP SPRAY HEAD	570-8-F
1/4 6" POP-UP SPRAY HEAD	570-8-Q
1/2 6" POP-UP SPRAY HEAD	570-8-H
1/3 6" POP-UP SPRAY HEAD	570-8-T
2/3 6" POP-UP SPRAY HEAD	570-8-TT
3/4 6" POP-UP SPRAY HEAD	570-8-TQ
FULL 6" POP-UP SPRAY HEAD	570-15-F
1/4 6" POP-UP SPRAY HEAD	570-15-Q
1/2 6" POP-UP SPRAY HEAD	570-15-H
1/3 6" POP-UP SPRAY HEAD	570-15-T
2/3 6" POP-UP SPRAY HEAD	570-15-TT
3/4 6" POP-UP SPRAY HEAD	570-15-TQ
CENTER STRIP SPRAY HEAD	570-4-CST
SIDE STRIP SPRAY HEAD	570-4-SST
END STRIP SPRAY HEAD	570-4-EST
DENOTES VARIABLE 6" POP-UP SPRAY HEAD IN 15' PATTERN	570-15-ADJ
DENOTES 4" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER	
POP-UP STREAM ROTOR	
500 SERIES STREAM BUBBLER	
TORO PLASTIC VALVE	
CLASS 200 PVC MAIN LINE	
CLASS 160 PVC LATERAL LINE	
PVC SLEEVE 4" IN DIAMETER	
PIPE CROSSOVER	
BACKFLOW PREVENTER	
IRRIGATION METER	
C — CONTROLLER LOCATION TORO MODEL # CC-P09	
R — RAIN SENSOR LOCATION	

2 — VALVE ZONE NO.
25 | 1 — VALVE SIZE, VALVE GPM

VALVES

- 254-06-03 3/4" VALVES
- 252-06-04 1" VALVES
- 252-25-06 1.5" VALVES

NOTE: MODEL NOS. SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER. CONTRACTOR TO SIZE ALL LATERAL LINES AND INSURE THE PERFORMANCE OF ALL HEADS.

IRRIGATION NOTES:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT, PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

Ravensdale Planning & Design
Land Planning • Landscape Architecture • Project Management • Expert Witness
2283 North Harmony Terrace Crystal River, Florida 34429
(407) 647-1213

Always call 811 two full business days before you dig

Sunshine811.com

No.	REVISIONS	DATE	BY

DRAWN	CHECKED	DATE
J.A.A	M.M.B	8/23/2018
JOB NO. CUL-01-003		SCALE AS SHOWN

PROJECT TITLE

HAMMOCK AT ROCK SPRINGS

2600 ROCK SPRINGS ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SEAL

MOMTAZ BARQ, P.E.

MOMTAZ M. AL-BARQ — LICENSE No. 49024 — 08/29/18 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

PE #49024
Terra-Max Engineering COA #26002

DRAWING TITLE: IRRIGATION PLAN
DRAWING NO.: IRR-1

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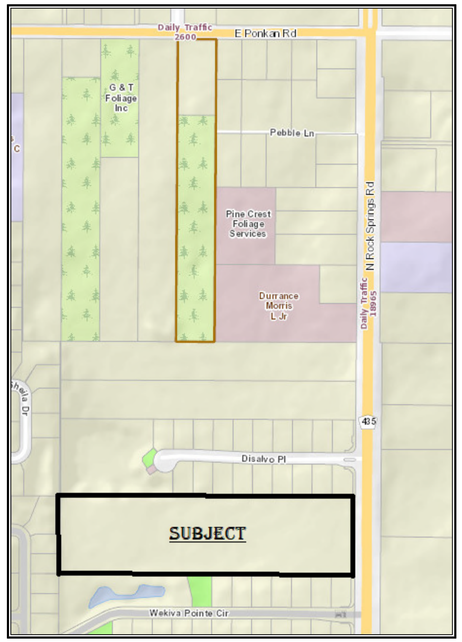
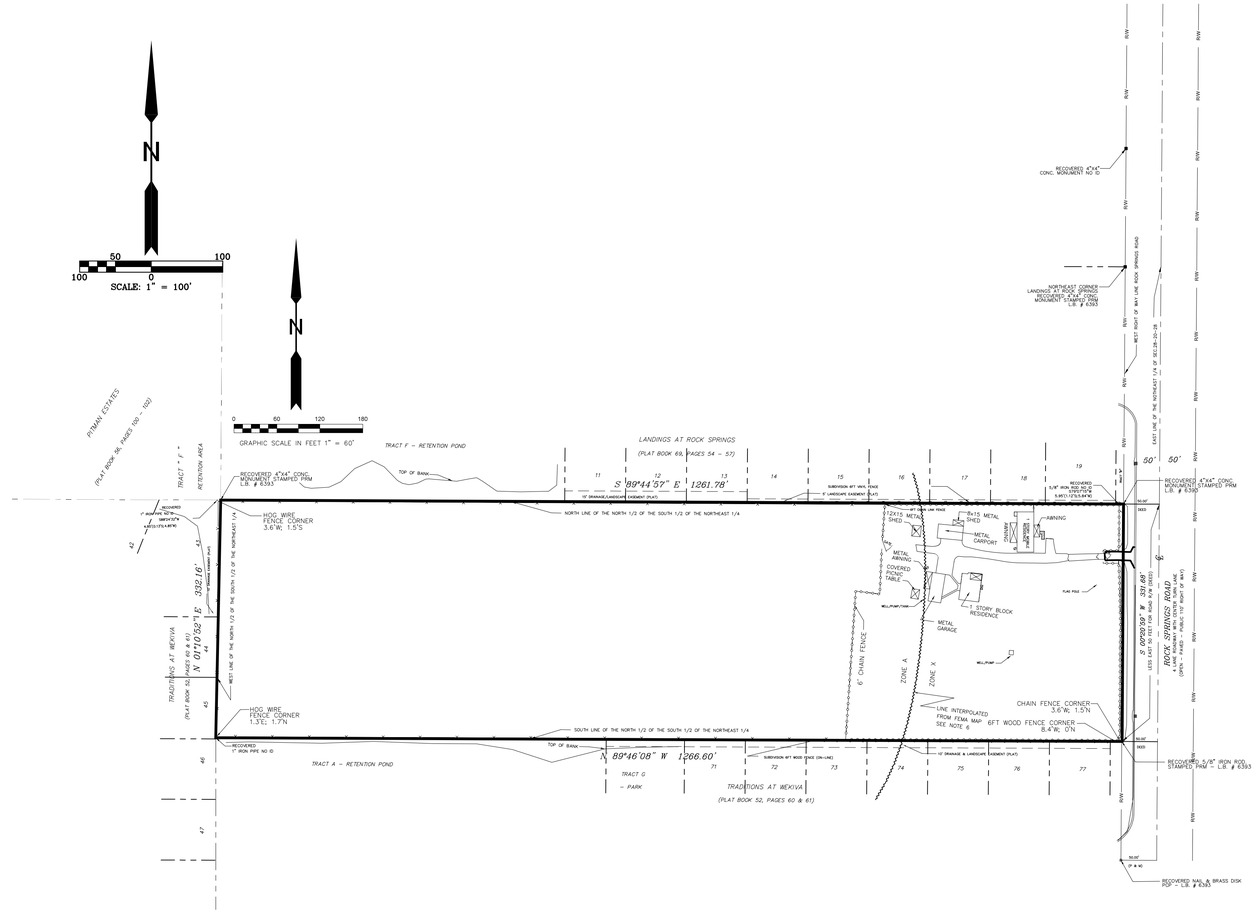
C:\Users\BAV11\Documents\Ravensdale 2017\Terra-Max\Oaks at Rock Springs\LANDSCAPE - IRRIGATION (6-11-18).dwg



VICINITY MAP NOT TO SCALE



LEGAL DESCRIPTION FROM: SCHEDULE A (FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 491407)

THE NORTH ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ (LESS THE EAST 50 FEET FOR ROAD RIGHT OF WAY) SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

SCHEDULE B-II (FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 491407)

ITEMS 1-3 ARE NOT SURVEY MATTERS

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. AFFECTS SUBJECT NOT A SURVEY MATTER.

5 DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 3023, PAGE 1272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PLOTTED.

6. NOTICE OF DEVELOPMENT ORDER FOR FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 3310, PAGE 1251, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT NOT PLOTTABLE GENERAL AREA IN NATURE.

7. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. NOT A SURVEY MATTER.

SURVEYOR'S NOTES:
1. BEARINGS ARE BASED ON THE MONUMENTED WEST LINE LINE OF ROCK SPRINGS ROAD, AS S00°20'59"W, PER ASSUMED.
2. FIELD SURVEY ACCOMPLISHED WITH A SOKKIA SRX5X ROBOTIC REFLECTORLESS TOTAL STATION AND CARLSON GPS (RTK) ALL TIES ARE DIRECTLY MEASURED OR COMPUTED USING REDUNDANT MEASUREMENTS.
3. HORIZONTAL AND VERTICAL DATUM BASED ON ORANGE COUNTY RECOVERED MONUMENT B.M. 06-07-616-0, ALUMINIUM DISK IN DRAIN COLLAR NAVD 88 EL (FEET) 79.135 & RECOVERED SJRWMD RECOVERED MONUMENT B.M. 04-07-647-0, ALUMINIUM DISK ELEV. 118.286.
4. SURVEY PERFORMED IN THE FIELD ON FEBRUARY 28, 2018.
5. SURVEYOR RELIED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 491407, WITH AN EFFECTIVE DATE OF AUGUST 10, 2017 AT 11:00 PM. SURVEYOR WAS PROVIDED FULL COPY OF COMMITMENT.
6. THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN ZONE X, AND ZONE A AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. ACCORDING TO THE FIRM MAP NUMBER 12095C0110F, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
7. GRAPHIC REPRESENTATION OF SYMBOLS EXAGGERATED FOR CLARITY.
8. BUILDING DIMENSIONS ARE TO FACE OF EXTERIOR FINISHED WALLS. SURVEYOR DID NOT EXCAVATE FOUNDATIONS.
9. NO UNDERGROUND LOCATIONS INCLUDED IN THE SCOPE OF THIS AGREEMENT. SUNSHINE ONE CALL WILL NOT AUTHORIZE FIELD UTILITY LOCATES UNTIL ON-SITE DIGGING BEGINS.
10. TREE SURVEY WAS COMPLETED IN ACCORDANCE WITH ORANGE COUNTY TREE ORDINANCE REQUIREMENTS AS PER SECTIONS 15-276 THRU 15-306 ORANGE COUNTY CODES.

ABBREVIATIONS:

° - DEGREES ' - MINUTES WHEN USED IN A BEARING
" - SECONDS WHEN USED IN A BEARING
' - FEET WHEN USED IN A DISTANCE
" - INCHES WHEN USED IN A DISTANCE
- NUMBER
± - MORE OR LESS (OR PLUS OR MINUS)
N - NORTH
E - EAST
W - WEST
S - SOUTH
LB - LICENSED BUSINESS
PLS - PROFESSIONAL LAND SURVEYOR
PSM - PROFESSIOINAL SURVEYOR & MAPPER
AC - ACRES
O.R.B. - Official Records Book
PG. - Page
P.B. - Plat Book
P.C. - Point of Curvature
P.O.C. - Point on a Curve
P.R.C. - Point of Reverse Curvature
P.T. - Point of Tangency
L.S. - Land Surveyor
ID. - Identification
R/W - Right of Way
IRC - Iron Rod & Cap
P & M - Plat & Measured
PRM - Permanent Reference Monument
PCP - Permanent Control Point

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO: CONSTRUESSE USA, INC. AS FOLLOWS:

THE SURVEY WAS MADE ON THE GROUND FEBRUARY 28, 2018 UNDER MY DIRECTION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, THE LOCATION AND TYPE OF ALL VISIBLE ABOVE-GROUND BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

AND MEETS THE STANDARDS OF PRACTICE FOR A BOUNDARY AND LOCATION SURVEY SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE 472.027.

MICHAEL T. RUDD, PLS — DATE SIGNED
LAND TITLE SURVEYOR [SEAL] REGISTRATION NO. 3960

MICHAEL RUDD & ASSOCIATES, LLC — L.B. 8067
NOT VALID WITHOUT THE RAISED EMBOSSED SEAL OF THE SIGNING SURVEYOR

BY	DATE	REVISIONS	FIELDBOOK

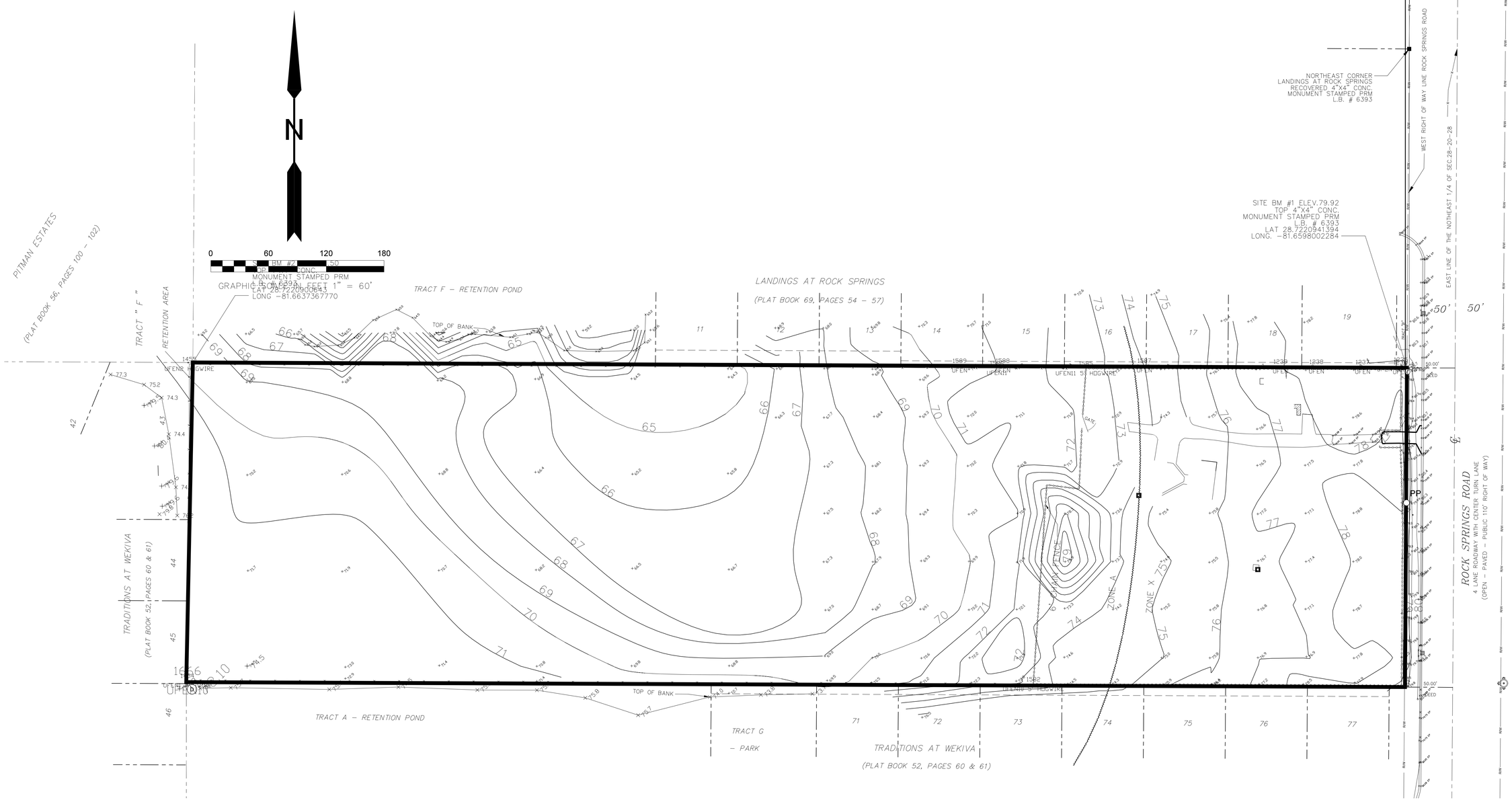
ALTA/NSPS LAND TITLE SURVEY
(BOUNDARY, TOPOGRAPHIC and LOCATION)
2600 ROCK SPRINGS ROAD
ORANGE COUNTY, FLORIDA
SECTION 28 TWP 20 S RGE 28 E

PREPARED FOR:
CONSTRUESSE USA, INC.
479 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714

WWW.MICHAELTRUDD.COM
1751 JAMES DRIVE
ORLANDO, FL 32805
PHONE: 407-342-8078
MICHAEL@MICHAELTRUDD.COM

RUDD
MICHAEL RUDD & ASSOCIATES, LLC
SURVEYOR & MAPPER SINCE 1982
Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Expert Witness

DWG NO. T01-101-ROCKSPRINGS.DWG
FIELD BOOK: T01-101-00.RWS
DWN BY: SSB CHK BY: MTR
SCALE: 1"=100'
DRAWING DATE: MARCH 15, 2018
SHEET 1 OF 3
JOB NO. T01-101-00



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- L.S. – Land Surveyor
- ID. – Identification
- R/W – Right of Way
- IRC – Iron Rod & Cap
- BSA – Bowyer Singleton & Associates

SITE VERTICAL DATUM BASED ON NAVD 88 DATUM (FEET) PUBLISHED AND RECOVERED MONUMENTATION:

HORIZONTAL AND VERTICAL DATUM BASED ON ORANGE COUNTY RECOVERED MONUMENT B.M. 06-07-616-0, ALUMINIUM DISK IN DRAIN COLLAR NAVD 88 EL (FEET) 79.135

&

RECOVERED SJRWMD RECOVERED MONUMENT B.M. 04-07-647-0, ALUMINIUM DISK ELEV. 118.286.

LATITUDE & LONGITUDE CONVERTED ON NGS BETA COORDINATE CONVERSION and TRANSFORMATION TOOL (NCAT) FEBRUARY 17, 2018.

THE FOLLOWING LIST OF UTILITIES SERVING THE SUBJECT AS PROVIDED BY SUNSHINE ONE CALL ON FEBRUARY 14, 2018.

PROVIDER: CHARTER COMMUNICATIONS
CONTACT: MARVIN USRY JR
PHONE: 407-532-8509
3767 ALL AMERICAN BLVD
ORLANDO, FL 32810

PROVIDER: CITY OF APOPKA
CONTACT: BRIAN BISHOP
PHONE: 407-703-1731 Ext: 685
748 E CLEVELAND ST
APOPKA, FL 32703

PROVIDER: DUKE ENERGY
CONTACT: SHARON DEAR
PROVIDER: 407-850-2762
2001 OLD SCENIC HWY
LAKE WALES, FL 33853

PROVIDER: LAKE APOPKA NATURAL GAS DISTRICT
CONTACT: ANTONIO GIBSON
PHONE: 407-656-2734
1320 WINTER GARDEN VINELAND RD
WINTER GARDEN, FL 34787

PROVIDER: ORANGE COUNTY PUBLIC WORKS
CONTACT: ROGER SMITH
PHONE: 407-836-7804
4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839

PROVIDER: CENTURYLINK
CONTACT: LESLIE
PHONE: 407-814-5293
33 N. MAIN ST. ROOM 144
WINTER GARDEN, FL 34787

BY	DATE	REVISIONS	FIELDBOOK

BOUNDARY, TOPOGRAPHIC and LOCATION SURVEY:

2600 ROCK SPRINGS ROAD
ORANGE COUNTY, FLORIDA
SECTION 28 TWP 20 S RGE 28 E

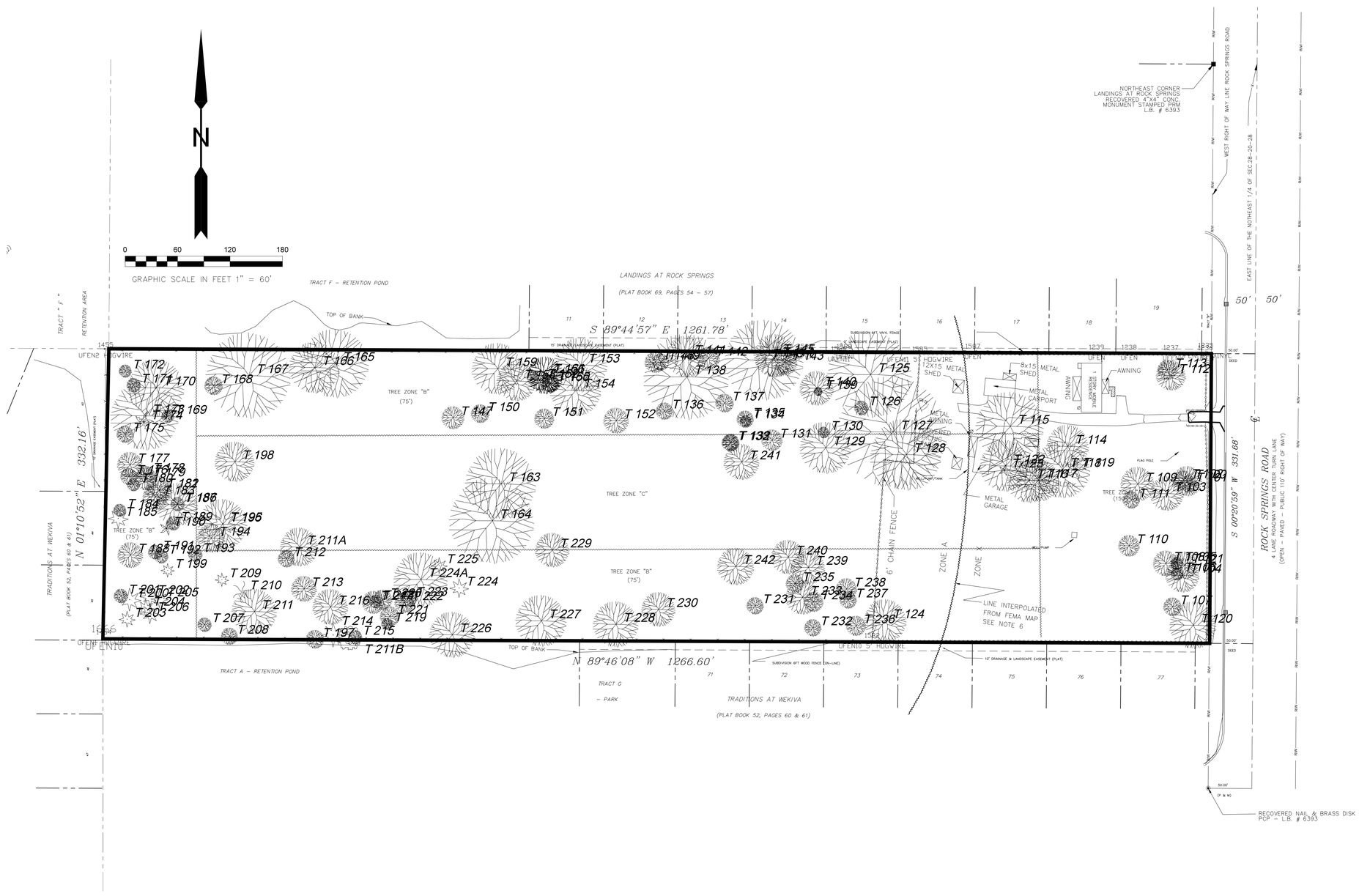
PREPARED FOR:

CONSTRUESSE USA, INC.
479 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714

RUDD
WWW.MICHAELTRUDD.COM
479 MONTGOMERY PLACE
ORLANDO, FL 32806
PHONE: 407-342-8676
MICHAEL@MICHAELTRUDD.COM
MICHAEL RUDD & ASSOCIATES, LLC
SURVEYOR & MAPPER SINCE 1982

Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Expert Witness

DWG NO: T01-101-ROCKSPRINGS.DWG
FIELD BOOK: T01-101-00.RWS
DWN BY: SSB CHK BY: MTR
SCALE: 1"= 50'
DRAWING DATE: MARCH 15, 2018
SHEET 2 OF 3
JOB NO: T01-101-00



TREE TABLE

Tag	Trunk	Drip Line	BOTINACAL NAME
T 100	21"	44'	LIVE OAK
T 101	12"	30'	LIVE OAK
T 102	14"	36'	LIVE OAK
T 103	24"	50'	LIVE OAK
T 104	24"	50'	LIVE OAK
T 105	9"	24'	LIVE OAK
T 106	9"	24'	LIVE OAK
T 107	13"	28'	LIVE OAK
T 108	18"	44'	LIVE OAK
T 109	24"	50'	LIVE OAK
T 110	15"	30'	LIVE OAK
T 111	12"	30'	LIVE OAK
T 112	21"	50'	LIVE OAK
T 113	14"	36'	LIVE OAK
T 114	30"	50'	LIVE OAK
T 115	48"	70'	LIVE OAK
T 116	31"	60'	LIVE OAK
T 117	30"	56'	LIVE OAK
T 118	40"	70'	LIVE OAK
T 119	15"	20'	PALM
T 120	33"	60'	LIVE OAK
T 121	19"	44'	LIVE OAK
T 122	35"	60'	LIVE OAK
T 123	8"	20'	PALM
T 124	30"	50'	LIVE OAK
T 125	60"	60'	LIVE OAK
T 126	10"	30'	LIVE OAK
T 127	18"	70'	LIVE OAK
T 128	50"	50'	LIVE OAK
T 129	35"	40'	LIVE OAK
T 130	8"	24'	LIVE OAK
T 131	15"	24'	LIVE OAK
T 132	12"	24'	LIVE OAK
T 133	12"	24'	LIVE OAK
T 134	8"	24'	LIVE OAK
T 135	12"	24'	LIVE OAK
T 136	12"	24'	LIVE OAK
T 137	13"	22'	LIVE OAK
T 138	60"	56'	LIVE OAK
T 139	6"	30'	LIVE OAK
T 140	24"	36'	LIVE OAK
T 141	29"	40'	LIVE OAK
T 142	16"	20'	LIVE OAK
T 143	18"	36'	LIVE OAK
T 144	26"	44'	LIVE OAK
T 145	30"	36'	LIVE OAK
T 146	56"	60'	LIVE OAK
T 147	16"	32'	LIVE OAK
T 148	15"	24'	LIVE OAK
T 149	12"	36'	CHAMPHOR
T 150	13"	20'	LIVE OAK
T 151	14"	20'	LIVE OAK
T 152	18"	24'	LIVE OAK
T 153	38"	50'	LIVE OAK
T 154	35"	50'	LIVE OAK
T 155	13"	22'	LIVE OAK
T 156	28"	40'	LIVE OAK
T 157	14"	30'	LIVE OAK
T 158	28"	30'	LIVE OAK
T 159	38"	40'	LIVE OAK
T 160	12"	20'	LIVE OAK
T 161	26"	36'	LIVE OAK
T 162	14"	30'	LIVE OAK
T 163	50"	60'	LIVE OAK
T 164	60"	60'	LIVE OAK
T 165	48"	70'	LIVE OAK
T 166	35"	56'	LIVE OAK
T 167	60"	56'	LIVE OAK
T 168	13"	20'	LIVE OAK
T 169	9"	20'	LIVE OAK
T 170	40"	64'	LIVE OAK
T 171	10"	24'	LIVE OAK
T 172	9"	20'	LIVE OAK
T 173	48"	64'	LIVE OAK
T 174	14"	16'	PALM
T 175	12"	24'	LIVE OAK
T 176	12"	24'	LIVE OAK
T 177	18"	30'	LIVE OAK
T 178	12"	20'	LIVE OAK
T 179	16"	22'	LIVE OAK
T 180	9"	22'	LIVE OAK
T 181	19"	30'	LIVE OAK
T 182	17"	45'	LONGLEAF PINE
T 183	18"	28'	LIVE OAK
T 184	9"	24'	LIVE OAK
T 185	15"	36'	LONGLEAF PINE
T 186	10"	24'	LIVE OAK
T 187	30"	50'	LIVE OAK
T 188	18"	36'	LIVE OAK
T 189	10"	20'	LIVE OAK
T 190	10"	16'	CABBAGE PALM
T 191	10"	24'	LIVE OAK
T 192	10"	24'	LIVE OAK
T 193	10"	20'	LIVE OAK
T 194	20"	30'	LIVE OAK
T 195	19"	36'	LONGLEAF PINE
T 196	35"	50'	LIVE OAK
T 197	13"	24'	LIVE OAK
T 198	28"	36'	LIVE OAK
T 199	10"	24'	LONGLEAF PINE
T 200	17"	30'	LONGLEAF PINE
T 201	10"	24'	LIVE OAK
T 202	15"	30'	LONGLEAF PINE
T 203	12"	22'	LONGLEAF PINE
T 204	13"	24'	LONGLEAF PINE
T 205	13"	24'	LONGLEAF PINE
T 206	15"	26'	LONGLEAF PINE
T 207	10"	24'	LIVE OAK
T 208	12"	24'	LIVE OAK
T 209	10"	22'	LONGLEAF PINE
T 210	15"	26'	PINE
T 211	32"	36'	LIVE OAK
T211A	27"	40'	LIVE OAK
T211B	18"	40'	SAND OAK
T 212	12"	24'	LIVE OAK
T 213	18"	36'	LIVE OAK
T 214	18"	30'	LONGLEAF PINE
T 215	10"	20'	LIVE OAK
T 216	25"	40'	LIVE OAK
T 217	16"	30'	LIVE OAK
T 218	9"	24'	LIVE OAK
T 219	8"	20'	LIVE OAK
T 220	14"	28'	LIVE OAK
T 221	14"	30'	LIVE OAK
T 222	14"	30'	LIVE OAK
T 223	12"	24'	LIVE OAK
T 224	14"	30'	LONGLEAF PINE
T224A	38"	60'	LIVE OAK
T 225	12"	36'	LONGLEAF PINE
T 226	32"	40'	LIVE OAK
T 227	35"	48'	LIVE OAK
T 228	32"	40'	LIVE OAK
T 229	24"	44'	LIVE OAK
T 230	24"	44'	LIVE OAK
T 231	12"	30'	LIVE OAK
T 232	12"	30'	LIVE OAK
T 233	24"	40'	LIVE OAK
T 234	14"	30'	LIVE OAK
T 235	13"	30'	LIVE OAK
T 236	14"	24'	LIVE OAK
T 237	12"	30'	LIVE OAK
T 238	15"	36'	LIVE OAK
T 239	24"	40'	LIVE OAK
T 240	24"	50'	LIVE OAK
T 241	25"	44'	LIVE OAK
T 242	26"	48'	LIVE OAK

BY	DATE	REVISIONS	FIELDBOOK

BOUNDARY, LOCATION AND TREE SURVEY:
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SECTION 28 TWP 20 S RGE 28 E

PREPARED FOR:
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RUDD
MICHAEL RUDD & ASSOCIATES, LLC
SURVEYOR & MAPPER SINCE 1982
Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Expert Witness

DWG NO. T01-101-ROCKSPRINGS.DWG
FIELD BOOK: T01-101-00.RWS
DWN BY: SSB CHK BY: MTR
SCALE: 1"=60'
DRAWING DATE: MARCH 15, 2018
SHEET 3 OF 3
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