

APOPKA PLANNING COMMISSION AGENDA

MARCH 09, 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 February 9, 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.](#) Change of Zoning
From: AG (Agriculture)
To: RSF-1B (Residential Single-Family-Large Lot)
Owner: FTI Funding, LLC
Applicant: KRPC Ponkan Road, LLC. c/o Appian Engineering, LLC
Location: 3515 and 3081 Ponkan Road
Project: 23.40 +/- acres
Project Manager: Bobby Howell
- [2.](#) Change of Zoning
From: RSF-1A (Residential Single-Family Estate District)
To: RCE (Residential Country Estate District)
Owner/Applicant: Richard G. Harwood Jr.
Location: 424 E. Welch Road
Project: 4.4 +/- acres
Project Manager: Phil Martinez
- [3.](#) Comprehensive Plan – Large Scale – Future Land Use Amendment
From: Future Land Use in Progress
To: Mixed-Use Interchange (5 DU/0.5 FAR)
Owner: Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate
Applicant: Pulte Homes Company, LLC c/o Aaron Struckmeyer, P.E.
Location: 4140 Plymouth Sorrento Road
Project: 30.81 +/- acres
Project Manager: Jean Sanchez

4. 5 year capital improvements plan
Project: To add recreation improvement, and incorporating into the City of Apopka, Comprehensive Plan, Capital Improvements Element
Project Manager: Brian Forman
5. Change of Zoning and approval of Major Development Plan
From: Transitional (T)
To: PD (Planned Development) Owner: Clonts Farm, Inc.
Applicant: K. Hovnanian Cambridge Homes, LLC
Location: 810 S. Binion Road
Project: 30.92 +/- acres
Project Manager: Bobby Howell

SITE PLANS

1. Special Exception – To allow an assisted living facility (ALF) in the C-C (Community Commercial) Zoning district
Owner: Marshall Howard
Applicants: Charlie Sabin
Location: 1265 Rock Springs Road
Project: 6.74 +/- acres
Project Manager: Bobby Howell
2. Major Development Plan – Hermit Smith Warehouse
Owner: Baywood Nurseries Co Inc. and FFT Holdings LLC
Applicant: Kimley Horn and Associates, Jason Lewis, P.E.
Location: 602 and 650 Hermit Smith Road
Project: 19.6 +/- acres
Project Manager: Phil Martinez
3. Preliminary/Final Development Plan – Summer House at Lake Apopka Apartments
Owner: MRAD Phase 2, LLC
Applicant: MRAD Phase 2, LLC c/o Michael Niederst, CEO
Location: East of SR 451: west of Marden Road; north of SR 414 Lot 3 of the Marden Ridge Replat
Project: 16.08 +/- acres; Apartment Complex - 264 Multifamily units
Project Manager: Jean Sanchez
4. Preliminary/Final Development Plan – Marden Ridge Track and Field
Applicant/Engineer: Appian Engineering, LLC c/o Luke M. Classon, P.E.
Location: East of SR 451: west of Marden Road; south of Ocoee Apopka Road
Project: 2.44 +/- acres; Track and Field with Restroom Facility
Project Manager: Jean Sanchez

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 FEBRUARY 09, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

ABSENT: Mary Norwood, 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, Robert Shelton – Network Engineer, Bobby Howell, AICP – Planning Manager; Allyson Williams – Planner I; Phil Martinez – Planner II; Nicole Kennedy – Sustainability Coordinator and Erin Arnold – Recording Secretary.

OTHERS PRESENT: Jeremy Anderson, Tad Dixon, Evan Shelley, D. Drummond, Erika Hughes, Ed Velazquez, Becky Wilson and Belinda Murray.

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 November 10, 2020 at 5:30 p.m.

Motion: Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on November 10, 2020 at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Robert Ryan and Howard Washington (5/0)

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of December 8, 2020 at 5:30 p.m.

Motion: Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on December 8, 2020 at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Robert Ryan and Howard Washington (5/0)

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of January 12, 2021 at 5:30 p.m.

Motion: Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on January 12, 2021 at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Robert Ryan and Howard Washington (5/0)

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

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – SMALL SCALE – FUTURE LAND USE AMENDMENT – APOPKA CENTERLINE DEVELOPMENT, LLC. Chairperson Greene stated this is a request to find the proposed future land use amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend approval of the change of future land use designation from County Rural (1 DU/10 AC) to City Low Density

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Residential (5 DU/AC), subject to the findings of the staff report the property owned by Apopka Centerline Development, LLC and located at 1879 Boy Scout Road.

Staff Presentation – Allyson Williams, Planner I, stated this is a request to find the proposed future land use amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend approval of the change of future land use designation from County Rural (1 DU/10 AC) to City Low Density Residential (5 DU/AC), subject to the findings of the staff report the property owned by Apopka Centerline Development, LLC and located at 1879 Boy Scout Road. The current zoning is Rural (County). The tract size is 9.487 +/- acres.

The subject property was annexed into the City limits on January 20, 2021 via Ordinance No. 2812. The “Low Density Residential” Future Land Use designation is proposed on the subject property due to residential-oriented Future Land Use designations and residential uses being found in the vicinity. Surrounding properties that are located in the City along the north side of Boy Scout Road have a Low Density Residential Future Land Use. The proposed Low Density Residential Future Land Use designation is compatible with the surrounding properties that are located in the City along the north side of Boy Scout Road which have a Low Density Residential Future Land Use designation. It is the intent of the property owner to incorporate the subject property into a Planned Development (PD) that is currently under review that encompasses the subject property and surrounding properties located along the northern and southern sides of Boy Scout Road.

The proposed Future Land Use designation, “Low Density Residential”, is consistent with the proposed zoning designation, PD (Planned Development). Site development cannot exceed the density allowed by the Planned Development policies. Planning & Zoning staff determines that the below policies support a “Low Density Residential” Future Land Use designation at the subject site.

Future Land Use Element

Policy 3.1.e Low Density Residential

Primary uses shall be residential dwelling units up to 5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

- 1) Institutional uses of five acres or less
- 2) Supporting infrastructure and public facilities of five acres or more
- 3) Horticulture nurseries as a primary use;

Planned Development uses may include:

- 1) All primary uses
- 2) All special exception uses
- 3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.

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 Future Land Use Designation of “Low Density Residential” for the property

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owned by Apopka Centerline Development LLC and located North of Boy Scout Road and East of South Binion Road, specifically at 1879 Boy Scout Road.

Staff recommended the Planning Commission find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from Orange County Rural to City of Apopka Low Density Residential, subject to the findings of the Staff Report.

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.

Erika Hughes, VHB, 225 E. Robinson St., Suite 300 Orlando, FL 32801, stated that she is the applicant for the project. She provided information regarding the proposed development on the property.

In response to Commissioner Washington, Erika stated that they will be doing a traffic study to look at the improvements needed for the proposed development.

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 future land use amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend approval of the change of future land use designation from County Rural (1 DU/10 AC) to City Low Density Residential (5 DU/AC), subject to the findings of the staff report the property owned by Apopka Centerline Development, LLC and located at 1879 Boy Scout Road. Motion seconded by William Gusler. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Robert Ryan, and Howard Washington (5-0).

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – LARGE SCALE – FUTURE LAND USE AMENDMENT – FRANCIS X. HEIDRICH, JR. AND CATHY TOLBERT CAMPBELL. 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 High Density Residential-15 to High Density Residential-25 to the Florida Department of Economic Opportunity subject to the findings of the staff report for the property owned by Francis X. Heidrich, Jr and Cathy Tolbert Campbell and located at 2302 Ocoee Apopka Road.

Staff Presentation: Bobby Howell, AICP, Planning Manager, 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 High Density Residential-15 to High Density Residential-25 to the Florida Department of Economic Opportunity subject to the findings of the staff report the property owned by Francis X. Heidrich, Jr and Cathy Tolbert Campbell and located at 2302 Ocoee Apopka Road. The current zoning is T (Transitional). The tract size is 21.59 +/- acres.

The subject property is located at 2302 Ocoee-Apopka Road and is approximately 21.59 acres in size and has a zoning designation of Transitional (T). Of the 21.59 acres, approximately 6.74 are located within Medicine Lake. The developable land area is approximately 14.85 acres. The applicant is

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requesting a change in the future land use designation of the property from HDR-15, which permits a maximum density of 15 dwelling units per acre, to HDR-25, which permits a minimum density of 15 dwelling units per acre and a maximum density of 25 dwelling units per acre in order to develop a 350-unit apartment complex on the subject property. The existing future land use designation of HDR-15 permits a maximum of 222 dwelling units on the property. The proposed HDR-25 future land use designation permits a maximum of 371 dwelling units on the buildable portion of the property.

Future Land Use Element, Policy 3.1.h allows the HDR-25 option on a property provided it meets the location criteria set forth in Policy 3.1.h of the Future Land Use Element. The subject property is located within the East Shore New Market Area, which is one of the four permitted locations depicted in Policy 3.1.h of the Future Land Use Element of the Comprehensive Plan.

A request to assign a Future Land Use Designation of HDR-25 is compatible with the designations assigned to abutting properties and is permitted in the Comprehensive Plan as the property is located within the East Shore New Market Area, which is one of the four locations depicted in Policy 3.1.h of the Future Land Use Element. The applicant will be applying for a Planned Development (PD) zoning on the property at a later date, which is the only zoning designation that will allow for implementation of the HDR-25 future land use designation on a property as the Land Development Code allows for a maximum density of 15 dwelling units per acre within all standard zoning districts.

Future Land Use Element - Policy 3.1.h.ii - High Density Residential - The primary use shall be residential dwelling units with a minimum of 15 units per acre up to a maximum of 25 dwelling units per acre; elementary schools; middle schools, high schools; supporting infrastructure of less than five acres. The HDR-25 Designation may only be assigned to properties located within the geographical areas delineated within Maps 1-1.a to 1-1.e. through a Future Land Use Map Amendment. Properties assigned the HDR-25 Designation must have access to a collector or arterial road, or planned as a component of a pedestrian-oriented, mixed-use master plan with internal “complete street” connectivity. Only properties located inside an HDR-25 edibility area, as delineated in Maps 1-1.a to 1-1.e, are eligible to be assigned this designation through a Future Land Use Map amendment.

Special exception uses shall include:

- (1) Institutional uses of ten acres or less;
- (2) Supporting infrastructure and public facilities of five acres or more;

Planned Development uses may include:

- (1) All primary use
- (2) All special exception uses
- (3) Retail commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods.

Orange County Public Schools (OCPS) has provided a report that indicates capacity for the proposed development is not available at the elementary school level and is deficient by 30.660 seats at the

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elementary school level. The property is zoned for the following schools: Wheatley Elementary, Wolf Lake Middle, and Wekiva High.

The Development Review Committee found 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 HDR-15 to HDR-25 for the property owned by Francis X Heidrich, Jr. and Cathy Tolbert Campbell.

Staff recommended the Planning Commission 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 HDR-15 to HDR-25 to the Florida Department of Economic Opportunity.

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.

Rebecca Wilson, 215 N. Eola Drive, stated that she is here on behalf of the applicant for the project and is available to answer any questions.

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 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 High Density Residential-15 to High Density Residential-25 to the Florida Department of Economic Opportunity subject to the findings of the staff report the property owned by Francis X. Heidrich, Jr and Cathy Tolbert Campbell and located at 2302 Ocoee Apopka Road. Motion seconded by Howard Washington. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Robert Ryan, and Howard Washington. (5/0).

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – SMALL SCALE – FUTURE LAND USE – MCCLOSKEY HOLDINGS LLC - Chairperson Greene stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of future land use designation from Mixed Use (Max 1.0 FAR, 15 DU/AC) to Commercial (Max. 0.25 FAR), subject to the findings of the staff report for the property owned by McCloskey Holdings LLC, and located at 1537 Harmon Road.

Staff Presentation – Phil Martinez, Planner II, stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from Mixed Use to Commercial, subject to the findings of the Staff Report. The current zoning is MU-ES-GT, Mixed Use East Shore Gateway District. The applicant has submitted a Concept Plan for the proposed land use amendment and rezoning that calls for a commercial development. The tract size is 2.93 +/- acres.

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The proposed “Commercial” Future Land Use designation is compatible with the property due to commercially-oriented Future Land Use designations and non-residential uses being found in the vicinity. In addition, the proposed Commercial Future Land Use is compatible with the proposed zoning, C-C, Community Commercial District. Attached to the staff report is a Concept Plan submitted by the applicant as a point of reference. The Concept Plan proposes approximately 22,990 square feet of medical/office space and approximately 2,000 square feet of restaurant space. The conceptual development comprises an approximate floor area ratio of 0.19.

The proposed Future Land Use, “Commercial”, is consistent with the proposed zoning designation, C-C (Community Commercial District). Site development cannot exceed the density allowed by the Commercial policies in the Comprehensive Plan. Planning & Zoning staff determines that the below policies support a “Commercial” designation at the subject site.

Future Land Use Element - Policy 3.1.i - Commercial - The primary use shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

The expansion of strip commercial areas shall be prohibited except in infill areas.

Special exception uses shall include:

- 1) Institutional land uses of five acres or more
- 2) Elementary schools, middle schools and high schools
- 3) Supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

- 1) All primary land uses
- 2) All special exception uses
- 3) Multifamily development of up to fifteen dwelling units per acre, when located within a primary use structure
- 4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

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 Future Land Use designation of “Commercial” for the property owned by McCloskey Holdings LLC and located East of Ocoee Apopka Road and South of State Route 414, specifically at 1537 Harmon Road.

Staff recommended the Planning Commission find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use designation from Mixed Use to Commercial, subject to the findings of the Staff Report for the property owner by McCloskey Holdings LLC and located at 1537 Harmon Road.

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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, staff stated that there will be a connection to Harmon Rd at a later date.

In response to Commissioner Washington's comments regarding access to the project, staff stated this project is only conceptual and not part of what is being addressed tonight.

Jeremy Anderson, Common Oak Engineering, 1209 Edgewater Dr., Orlando, stated that he is here on behalf of the applicant for the project and is available to answer any questions. He presented details for the conceptual plan.

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 proposed future land use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of future land use designation from Mixed Use (Max 1.0 FAR, 15 DU/AC) to Commercial (Max. 0.25 FAR), subject to the findings of the staff report for the property owned by McCloskey Holdings LLC, and located at 1537 Harmon Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Robert Ryan, and Howard Washington. (5/0).**

LEGISLATIVE – CHANGE OF ZONING – MCCLOSKEY HOLDINGS LLC - 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, and recommend approval of the proposed change of zoning from Mixed-Use East Shore-Gateway District (MU-ES-GT) to Community Commercial District (C-C) for the property owned by McCloskey Holdings LLC and located east of Ocoee Apopka Road and south of S.R. 414, specifically at 1537 Harmon Road.

Staff Presentation – Phil Martinez, 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 MU-ES-GT (Mixed-Use East Shore-Gateway District) to C-C (Community Commercial District) for the property owned by McCloskey Holdings LLC and located East of Ocoee Apopka Road and south of S.R. 414, specifically at 1537 Harmon Road. The current zoning is MU-ES-GT (Mixed Use-East Shore-Gateway). The tract size is 2.93 +/- acres.

The subject property was annexed into the City on December 30, 1991 by Ordinance No. 693. The proposed C-C zoning is compatible with the property due to the commercial-oriented zoning being found in the vicinity. This application is being processed simultaneously with an application for a Small-Scale Future Land Use Amendment from Mixed Use to Commercial. Attached to the staff report is a Concept Plan submitted by the applicant that is being used as a point of reference. If the rezoning request is approved, then the applicant will be required to obtain approval of a Minor Development Plan. The Concept Plan proposes approximately 22,990 square feet of medical/office space and approximately 2,000 square feet of restaurant space. The conceptual development comprises an approximate floor area ratio of 0.19.

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The proposed C-C (Community Commercial District) zoning is consistent with the proposed Commercial (Max. 0.25 Floor Area Ratio) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

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 MU-ES-GT (Mixed-Use East Shore-Gateway District) to C-C (Community Commercial District) for the property owned by McCloskey Holdings LLC and located East of Ocoee Apopka Road and south of S.R. 414, specifically at 1537 Harmon 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 MU-ES-GT (Mixed-Use East Shore-Gateway District) to C-C (Community Commercial District) for the property owned by McCloskey Holdings LLC and located east of Ocoee Apopka Road and south of S.R. 414, specifically at 1537 Harmon 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: William Gusler made a motion to find proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed change of zoning from Mixed-Use East Shore-Gateway District (MU-ES-GT) to Community Commercial District (C-C) for the property owned by McCloskey Holdings LLC and located east of Ocoee Apopka Road and south of S.R. 414, specifically at 1537 Harmon Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Robert Ryan, and Howard Washington (5/0).

OLD BUSINESS: None

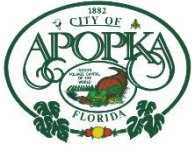
NEW BUSINESS: Nicole Kennedy, Sustainability Coordinator, made a presentation for the property known as Camp Wewa and is located at 217 S. Binion Rd & 221 S. Binion Road that included a video of the property. She further explained that the City of Apopka is applying for a 1 million dollar grant from FDEP to help with renovations that the park needs. This information was presented for informational purposes.

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ADJOURNMENT: The meeting adjourned at 6:08 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: March 9, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Adjacent Uses Map
OCPS Capacity
Determination Letter

SUBJECT & REQUEST: **CHANGE OF ZONING – NOTTINGHAM SUBDIVISION**
FROM: AG (AGRICULTURE)
TO: RSF-1B (RESIDENTIAL SINGLE-FAMILY-LARGE-LOT)

SUMMARY:

OWNER: FTI Funding, LLC
APPLICANT: KRPC Ponkan Road, LLC. c/o Appian Engineering, LLC
PARCEL ID NUMBERS: 24-20-27-0000-00-005, 24-20-27-0000-00-076
LOCATION: 3515 and 3081 Ponkan Road
FUTURE LAND USE: Residential Very Low Suburban (0-2 dwelling units/acre)
EXISTING USE: Vacant
CURRENT ZONING: AG (Agriculture)
PROPOSED ZONING: RSF-1B (Residential Single-Family Large-Lot)
TRACT SIZE: 23.40 +/- acres
MAXIMUM ALLOWABLE
DEVELOPMENT: EXISTING: 9 Dwelling Units
PROPOSED: 46 Dwelling Units

RECOMMENDED ACTION:

Recommend approval of the change of Zoning from AG (Agriculture) to RSF-1B (Residential Single-Family Large-Lot) for property located at 3515 and 3081 Ponkan Road.

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: The subject properties are located at 3515 and 3081 Ponkan Road and are zoned AG (Agriculture). The property has a future land use designation of Residential Very Low Suburban which allows a maximum density of 2 dwelling units per acre. The applicant is requesting a rezoning of the properties to RSF-1B (Residential Single-Family Large-Lot) to allow for the development of a 46-lot single-family residential subdivision. 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 proposed RSF-1B zoning is compatible with the surrounding area as the surrounding properties are primarily residential and agricultural in nature. The applicant has submitted a Major Development Plan detailing the construction of the proposed subdivision which is currently under staff review.

COMPREHENSIVE PLAN COMPLIANCE: The proposed RSF-1B zoning is consistent with the existing Residential Very Low Suburban (0-2 dwelling units per acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

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 4.847 seats at the high school level. The property is zoned for the following schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High.

PUBLIC HEARING SCHEDULE:

March 9, 2021 – Planning Commission (5:30 pm)

April 7, 2021 – City Council (1:30 pm) – 1st Reading

April 21, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

February 26, 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: Finds 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 AG (Agriculture) to RSF-1B (Residential Single-Family Large-Lot) for the properties owned by FTI Funding, LLC, located at 3515 and 3081 Ponkan Road.

Recommended Motion: 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 AG (Agriculture) to RSF-1B (Residential Single-Family) for the properties owned by FTI Funding, LLC, located at 3515 and 3081 Ponkan Road.

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:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)(County)	(City) Conservation, (County) Rural	(City) T, (County)	City owned property, single-family residence
East (County)	Rural	A-1	Vacant
South (County)	Low Density, Parks/Recreation	PD	Vacant
West (City)(County)	(City) Rural Settlement, (County) Rural	(City) AG, (County) A-1	Nursery, Vacant

LAND USE & TRAFFIC COMPATIBILITY:

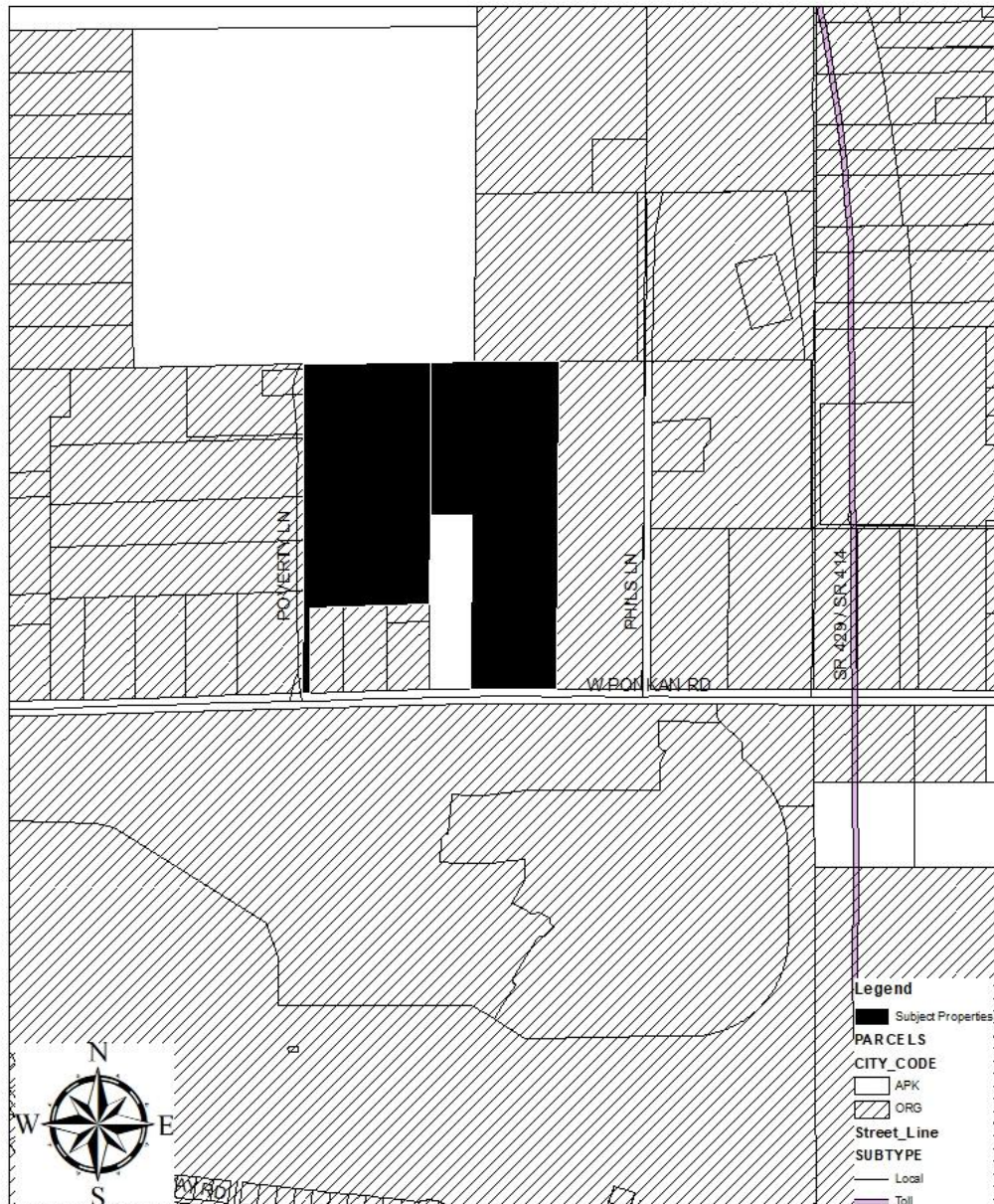
The property is currently accessed via W. Ponkan Road.

COMPREHENSIVE PLAN COMPLIANCE:

The proposed RSF-1B zoning is consistent with the existing Future Land Use designation, Very Low Density Suburban Residential (0-2 du/ac) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

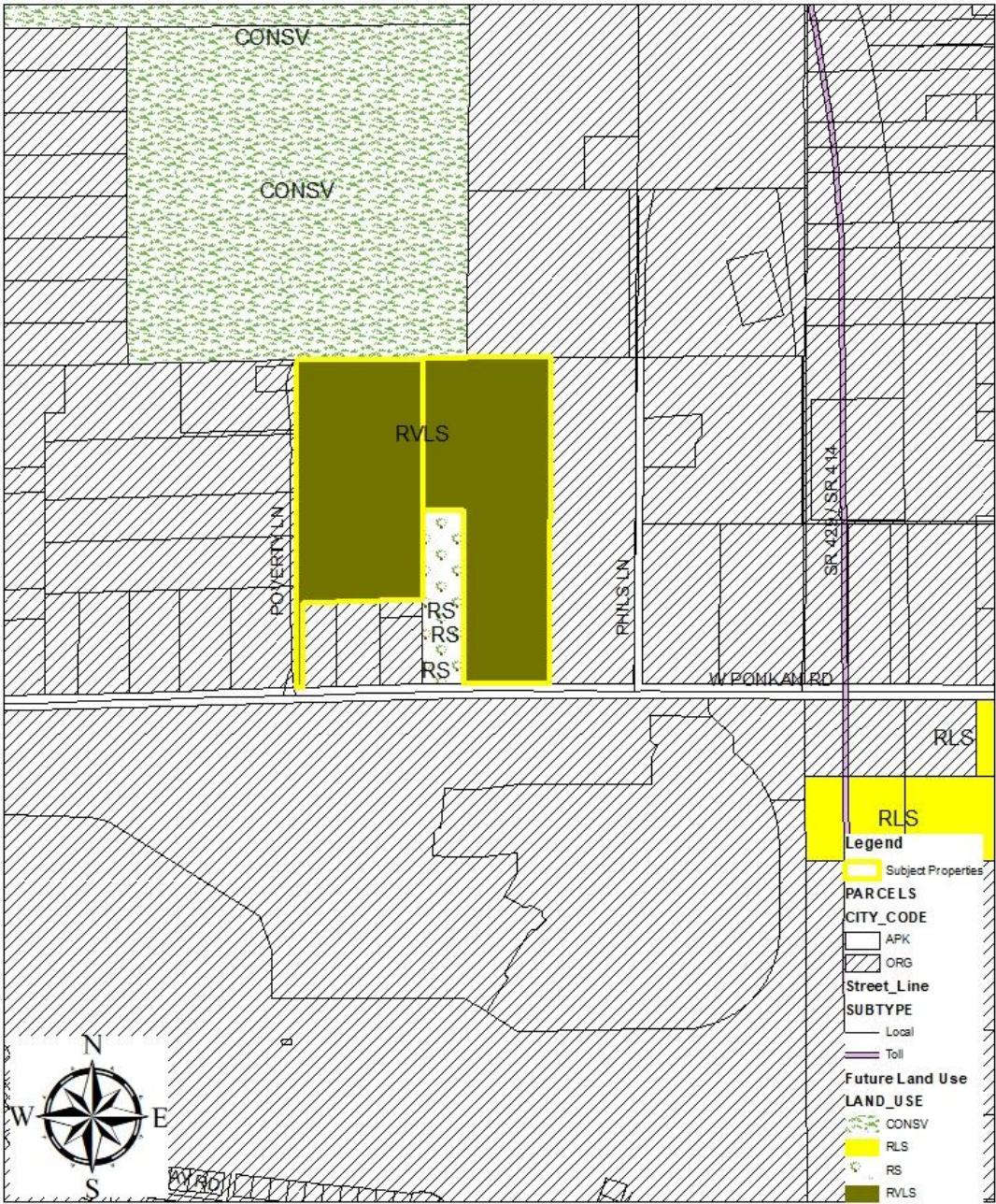
Nottingham Subdivision
23.40 +/- acres
Proposed Rezoning:
From: AG (Agriculture)
To: RSF-1B (Residential Single-Family Large-Lot)
Parcel ID: 24-20-27-0000-00-005, 24-20-27-0000-00-076

Vicinity Map



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

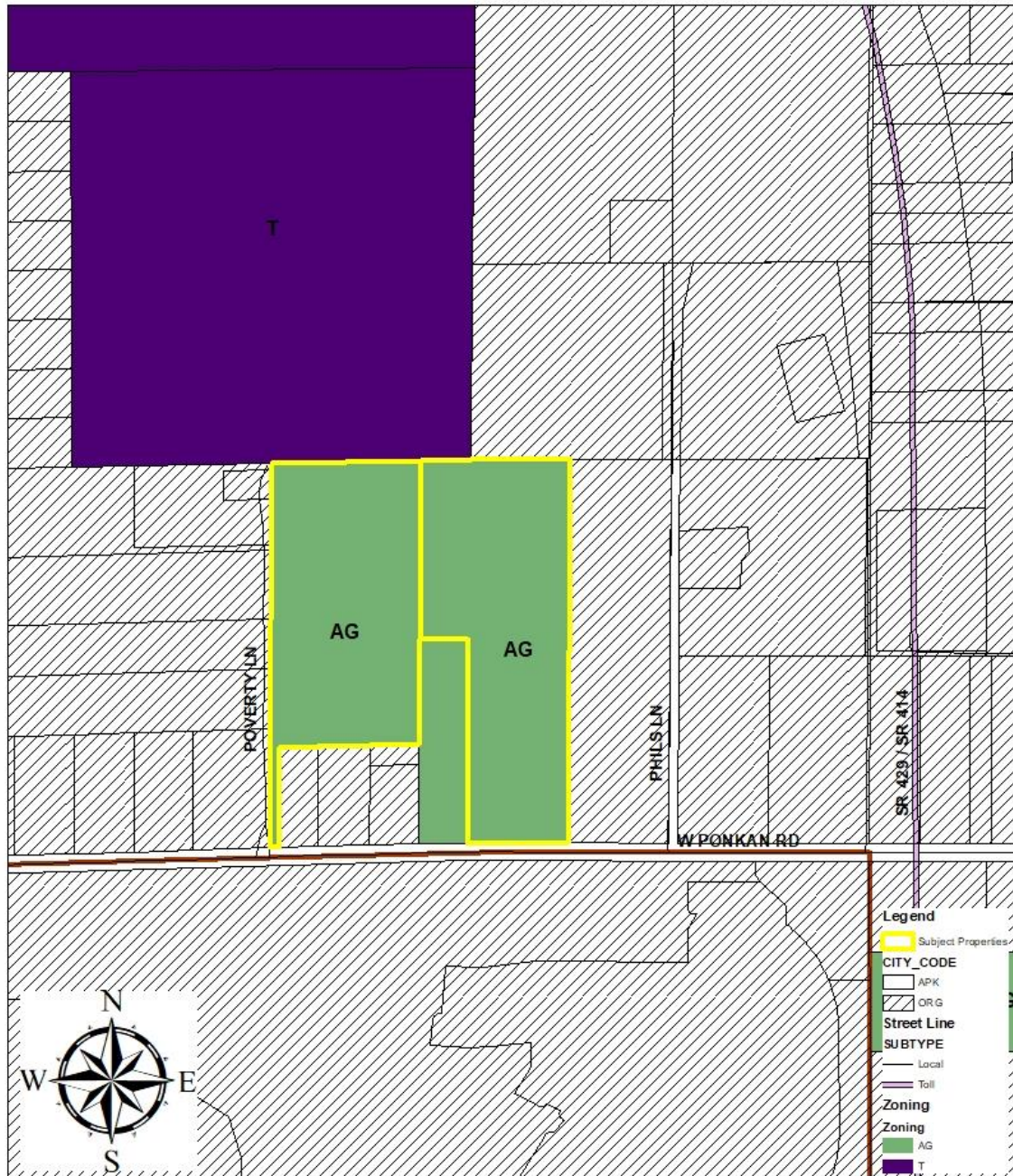
Future Land Use Map



(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)

Vicinity Map



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



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

December 11, 2020

VIA E-MAIL: LCLASSON@APPIANFL.COM

Luke M. Classon
Appian Engineering, LLC
2221 Lee Road
Suite 17
Winter Park, FL 32789

Application: APK-20-017 Nottingham Subdivision

This letter serves as the official certification 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:	Nottingham Subdivision
OCPS Completed Application Date:	December 10, 2020
Parcel #(s):	24-20-27-0000-00-076; 24-20-27-0000-00-005
Requested New Units (#):	SF: 37 MF: 0 TH: 0
Vested Unit(s):	SF: 9 MF: 10 TH: 0
Total Project Units:	46
School Board District:	# 7

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Wolf Lake ES	Wolf Lake MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka – 62.6% Unincorporated – 37.4%

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Apopka.

This determination expires on June 9, 2021. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City 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.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Mills'.

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

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 December 11, 2020 12:57:27

Project ID:

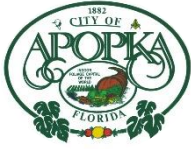
CEA – APK – 20 – 017

Valid Until: June 9, 2021

Project Name: NOTTINGHAM SUBDIVISION			
Unvested Units	Single Family Units:	37	Vested Units
	Multi Family Units:	0	
	Town Homes Units:	0	
	Single Family Units:	9	
	Multi Family 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	74	150	36
	Reserved Capacity	9	47	18
	Adjusted Utilization	139.1%	143.3%	107.5%
	Adjusted Available Seats	0	0	0
	Analysis of Proposed Development			
	Students Generated	7.067	3.515	4.847
	Adjusted Utilization	140.0%	143.6%	107.7%
	PASS/FAIL	FAIL*	FAIL*	FAIL
	Number of Seats to Mitigate	7.067	3.515	4.847

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.



CITY OF APOPKA PLANNING COMMISSION

X PUBLIC HEARING
____ SITE PLAN
____ SPECIAL REPORTS
____ OTHER:

MEETING OF: March 9, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Adjacent Uses Map

SUBJECT & REQUEST:

CHANGE OF ZONING – HARWOOD

FROM: RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT)
TO: RCE (RESIDENTIAL COUNTRY ESTATE DISTRICT)

SUMMARY:

OWNER/APPLICANT: Richard G Harwood Jr.
PARCEL ID NUMBER: 34-20-28-9550-00-220
LOCATION: 424 E. Welch Rd. (south of E. Welch Road and west of Ustler Road)
FUTURE LAND USE: Residential Low Suburban
EXISTING USE: Single Family Home
CURRENT ZONING: RSF-1A (Residential Single-Family Estate District)
PROPOSED ZONING: RCE (Residential Country Estate District)
TRACT SIZE: 4.4 +/- acres
MAXIMUM ALLOWABLE
DEVELOPMENT: EXISTING: 8 Dwelling Units (At 2 dwelling units per acre)
PROPOSED: 8 Dwelling Units (At 2 dwelling units per acre)

RECOMMENDED ACTION:

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 District) to RCE (Residential Country Estate District) for the property owned by Richard G Harwood Jr., located south of E. Welch Road and west of Ustler Road.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

PLANNING COMMISSION – MARCH 9, 2021
CHANGE OF ZONING – HARWOOD
PAGE 2

PROJECT SUMMARY: The subject property was annexed into the City on November 6, 1996 by Ordinance No. 974. The subject property consists of approximately 4.4 acres and contains a single-family home. The proposed RCE zoning is compatible with the property due to the RCE zoning being found in the vicinity. The applicant has expressed interest in developing a nursery on the subject property.

COMPREHENSIVE PLAN COMPLIANCE: The proposed RCE (Residential Country Estate District) zoning is consistent with the existing Residential Low Suburban (Maximum 3.5 dwelling units per acre) Future Land Use Designation. The subject property is located within the Wekiva River Protection Area and site development cannot exceed the intensity allowed by policies in the Comprehensive Plan, and cannot exceed more than 2 dwelling units per acre.

Objective 10

All new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature, unless a proposed development would have less impact on natural resources.

PUBLIC HEARING SCHEDULE:

March 9, 2021 – Planning Commission (5:30 pm)

April 7, 2021 – City Council (1:30 pm) – 1st Reading

April 21, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

February 26, 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: Finds 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 District) to RCE (Residential Country Estate District) for the property owned by Richard G Harwood Jr., located south of E. Welch Road and west of Ustler Road, specifically at 424 E. Welch Road.

Recommended Motion: 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 District) to RCE (Residential Country Estate District) for the property owned by Richard G Harwood Jr. and located south of E. Welch Road and west of Ustler Road.

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:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	RVLS	RSF-1A, PD	Parkview Wekiva Subdivision
East (City and County)	“City” RVLS and RLS, “County” LD	RSF-1B, RSF-1A, T, A-1	Single-Family Homes and Ustler Road
South (City)	FLU-IP	T	Single-Family Home
West (City)	FLU-IP	T	Single-Family Homes

**LAND USE & TRAFFIC
COMPATIBILITY:**

The property is currently accessed from E. Welch Road.

**COMPREHENSIVE PLAN
COMPLIANCE:**

The proposed RCE zoning is consistent with the existing Future Land Use designation, Residential Low Suburban and with the character of the surrounding area. Development Plans shall not exceed the density policies in the Comprehensive Plan.

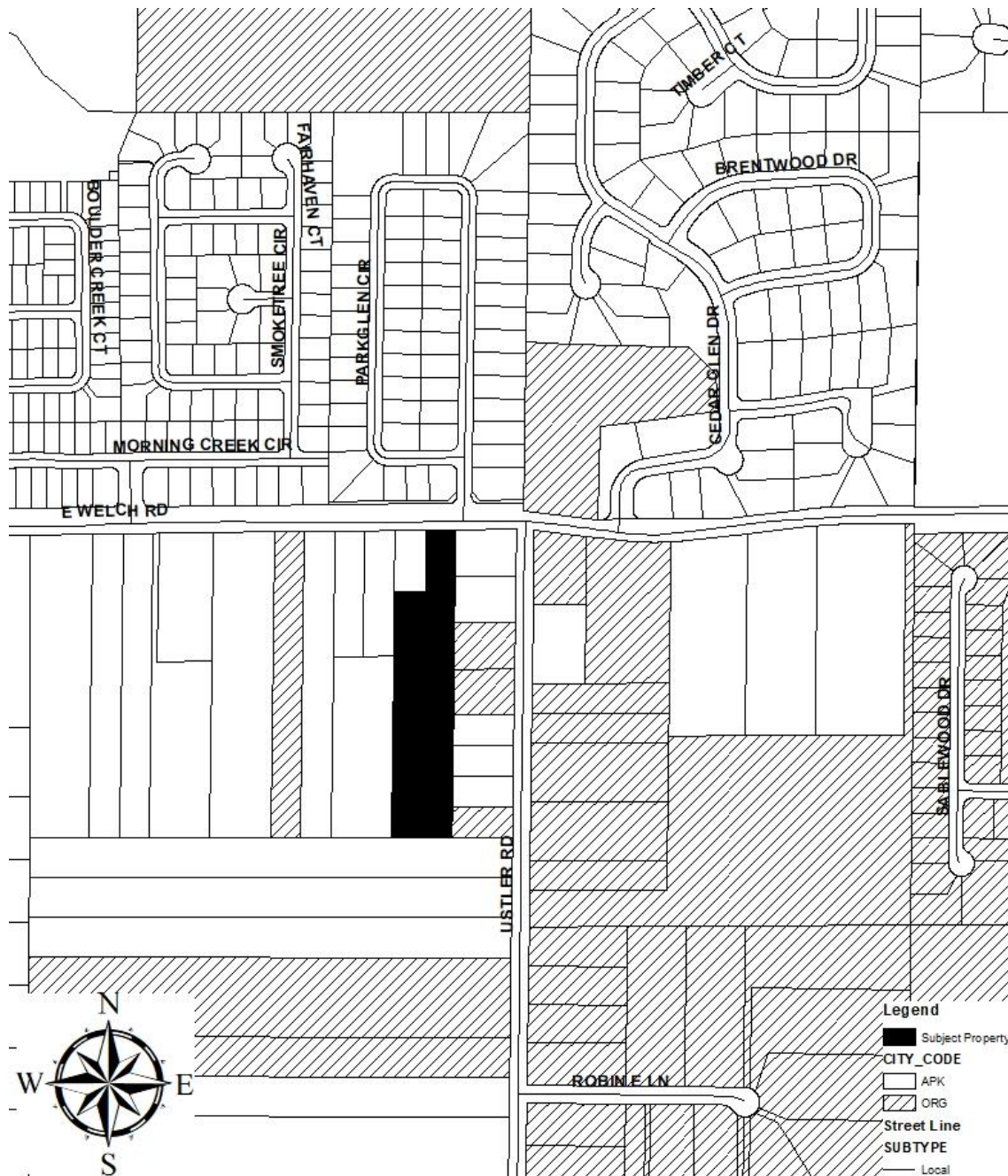


Richard G Harwood Jr.
4.4 +/- acres

Rezoning:

From: RSF-1A, Residential Single-Family Estate District
To: RCE, Residential Country Estate District
Parcel ID #: 34-20-28-9550-00-220

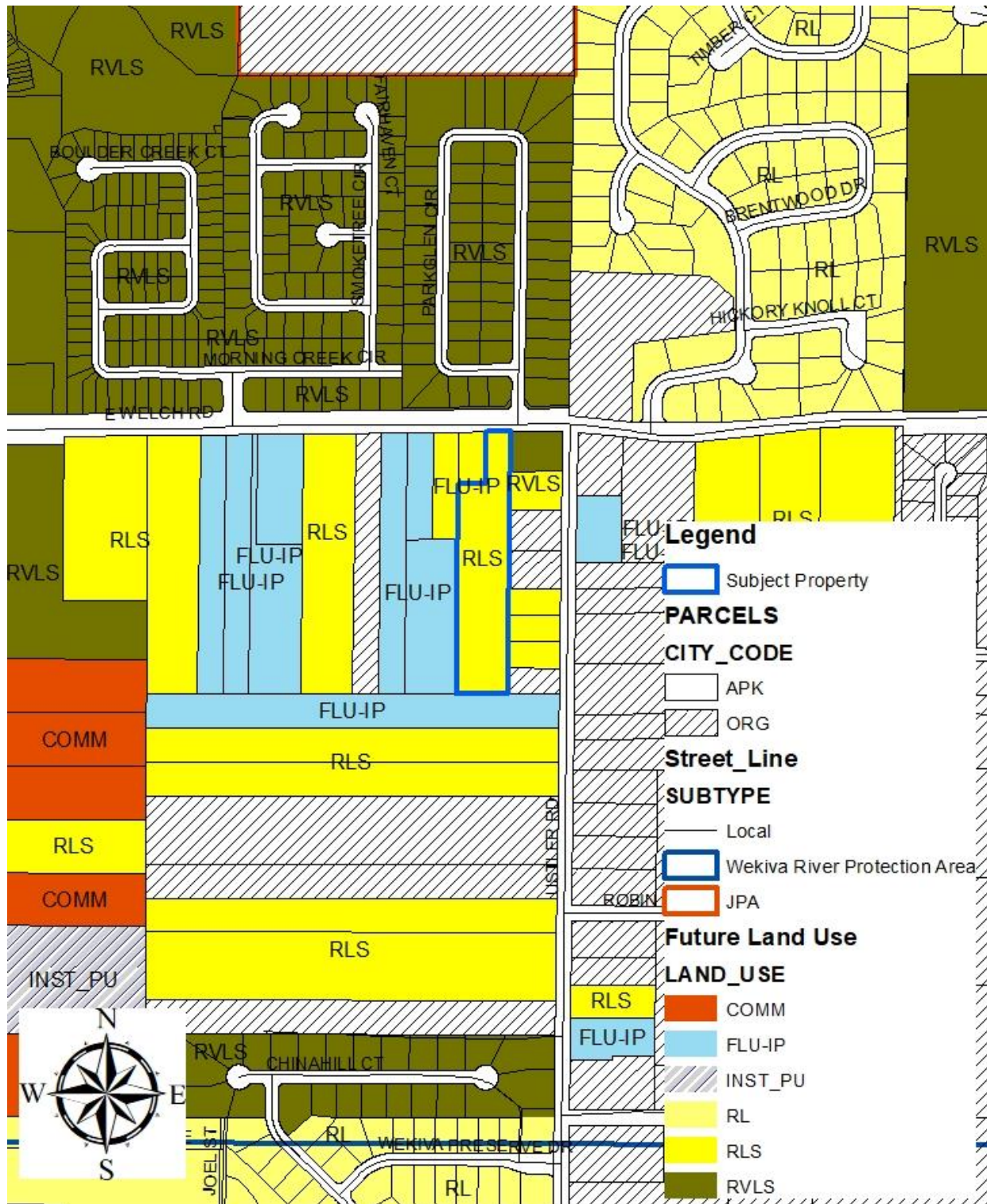
VICINITY MAP



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



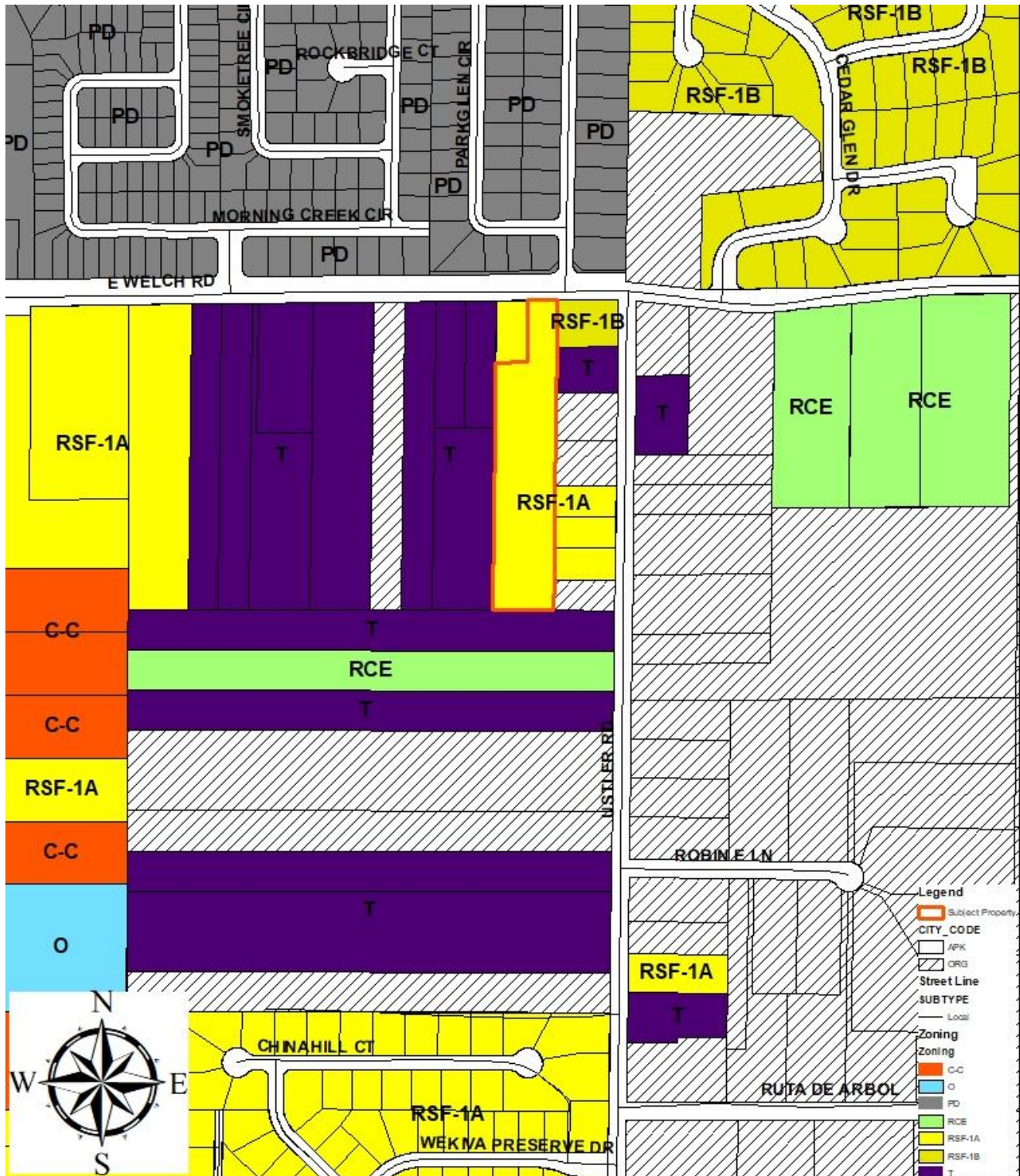
FUTURE LAND USE MAP



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



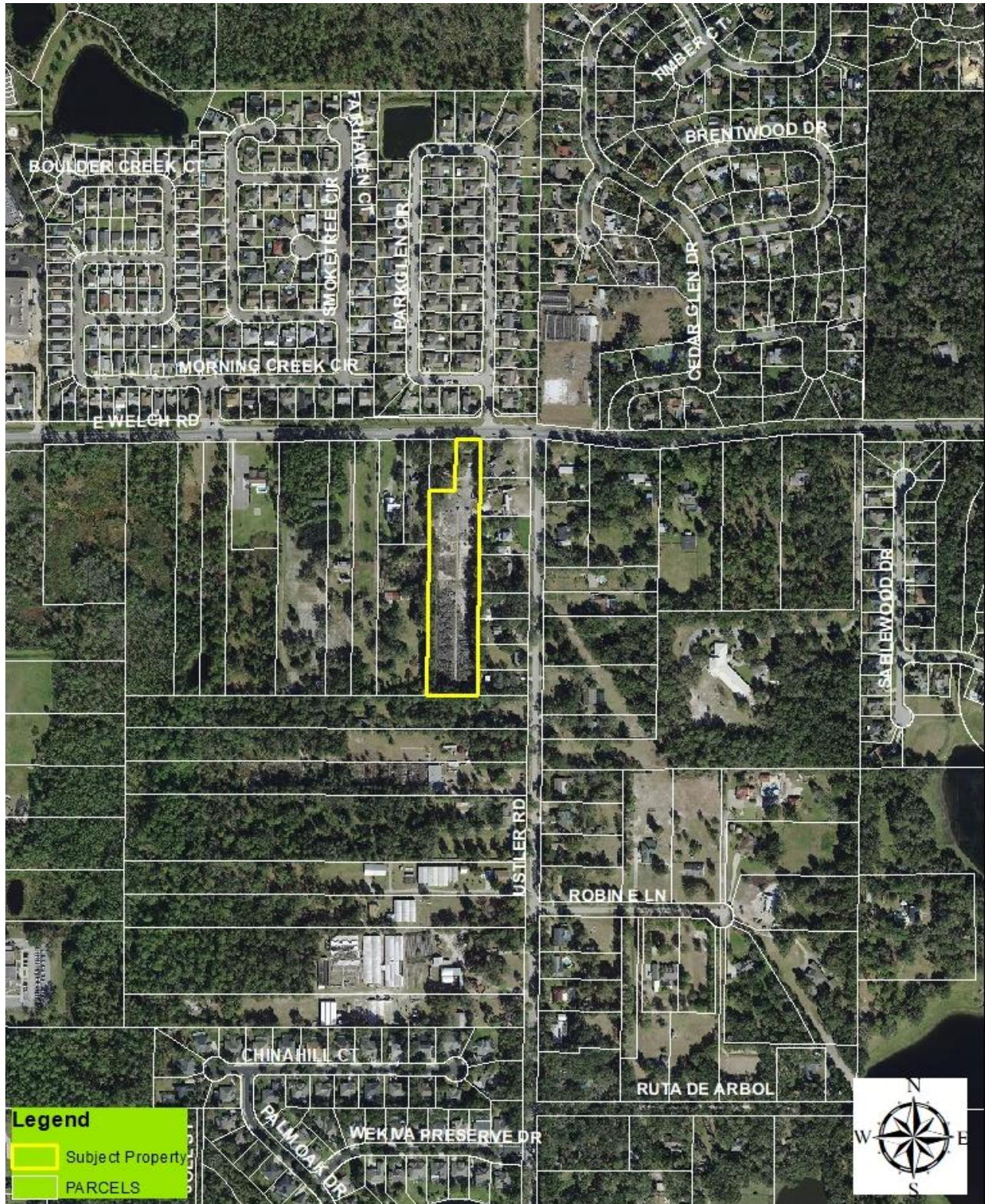
ADJACENT ZONING



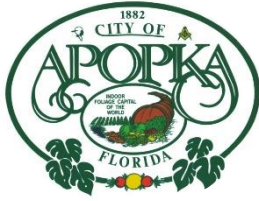
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)



ADJACENT USES



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



CITY OF APOPKA PLANNING COMMISSION

X PUBLIC HEARING
____ SITE PLAN
____ SPECIAL REPORTS
____ OTHER:

MEETING OF: March 9, 2021
FROM: Community Development
EXHIBITS: Future Land Use Map
Vicinity Map
Zoning Map
Aerial Map
KPI Regulating Plan
KPIFBC Character Districts
Comp Plan Objectives
JPA Amendment No. 2

SUBJECT & REQUEST:

**COMPREHENSIVE PLAN – FUTURE LAND USE AMENDMENT – LARGE SCALE – KLEPZIG PROPERTIES
FROM: FUTURE LAND USE IN PROGRESS
TO: MIXED-USE INTERCHANGE (5 DU/0.5 FAR)**

SUMMARY:

OWNER: Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate

APPLICANT: Pulte Homes Company, LLC c/o Aaron Struckmeyer, P.E.

LOCATION: 4140 Plymouth Sorrento Road

PARCEL ID #s: 13-20-27-0000-00-001; 13-20-27-0000-00-022; and 13-20-27-0000-00-062

EXISTING USE: Vacant

CURRENT ZONING: T (Transitional)

PROPOSED ZONING: Mixed Use- Interchange Zoning District – Neighborhood Overlay Zone (1-5 DU/0.05-0.5 FAR)

FLUM: PROPOSED FLU: Mixed-Use Interchange – 154 DU/0.5 FAR

TRACT SIZE: 30.81+/- 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 Future Land Use in Progress to Mixed-Use Interchange to the Florida Department of Economic Opportunity.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

PROJECT SUMMARY: The parcels are within the Wekiva Parkway Interchange Vision Plan Area, as depicted in the Future Land Use Element of the City’s Comprehensive Plan, and the Kelly Park Interchange Form-Based Code

Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed-Use Interchange future a land use designation must be assigned to the property.

The subject parcels are located within the one-mile radius from the Wekiva Parkway interchange at Kelly Park Road; therefore, are required to adhere to the Kelly Park Crossing Form-Based Code. The properties are located within the Wekiva Parkway Interchange Vision Plan Area. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the Kelly Park Crossing Form-Based Code. The applicant’s request is consistent with the Mixed-Use Interchange future land use designation and the Overlay District covering the property within the Vision Plan.

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 Interchange 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.”

VISION PLAN AND SPECIAL STUDIES: The properties are within the boundaries of the Wekiva Parkway Interchange Vision Plan Area, making it subject to the Kelly Park Crossing Form-Based Code, Mixed-Use Interchange Zoning District and Neighborhood Overlay District. A copy of the Wekiva Parkway Interchange Vision Plan is provided with the support material.

SCHOOL CAPACITY REPORT: The proposed Future Land Use amendment will result in an increase (approximately 26 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 February 9, 2021.

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 February 2, 2021. Notification has already occurred through the Second Amendment to the Joint Planning Agreement with Orange County government. The second amendment acknowledges that the City will assign a land use designation similar to the overlay district illustrated in the Wekiva Parkway Interchange Vision Plan.

PUBLIC HEARING SCHEDULE:

March 9, 2021 - Planning Commission (5:30 pm)

April 7, 2021 - City Council (1:30 pm) - 1st Reading and Transmittal

DULY ADVERTISED:

February 26, 2021 – Public Notice (Apopka Chief)

February 23, 2021 – Notification (Adjacent Property Owners Letters and Property Posting)

RECOMMENDATION ACTION:

Development Review Committee (DRC): DRC recommends approval to transmit a change in Future Land Use to Mixed-Use Interchange for the property owned by Klepzig Family Trust, Klepzig Dennis R Life Estate, and Klepzig Joann Life Estate, subject to the information and findings in the staff report.

Recommended Motion: Find the Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation to Mixed-Use Interchange for the properties owned by Klepzig Family Trust, Klepzig Dennis R Life Estate, and Klepzig Joann Life Estate, subject to the information and findings in the staff report.

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:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Residential Low Suburban, Residential Very Low Suburban, Mixed-Use	AG (Agriculture), Transitional	Single Family Residences
East	Rural Settlement, Residential Very Low Suburban, Plymouth Sorrento Road Right-of-Way (ROW)	RSF-1A (Residential Single- Family– Estate), AG (Agriculture), ROW	Vacant, Oak Ridge Phase II Residential Subdivision
South (City, County)	Mixed-Use (City), Rural (County)	Mixed Use- Interchange Zoning District with Neighborhood Overlay (MU-N), County A-2 (Farmland Rural District)	Vacant
West	SR 429	N/A	SR 429

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 Plymouth Sorrento 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 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.

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 938 residents. Land use analysis was conducted as part of the Wekiva Parkway Interchange Vision Plan.

CALCULATIONS:

ADOPTED: 3 Unit(s) x 2.659 p/h = 7 persons

PROPOSED: 154 Unit(s) x 2.659 p/h = 409 persons

Housing Needs: The housing need is demonstrated through the Wekiva Parkway Interchange Vision Plan Area Study.

Habitat for species listed as endangered, threatened or of special concern: A habitat study is required for developments greater than ten (10) acres in size. At the time the Master Site Plan or Preliminary Development Plan is submitted to the City, the development applicant must conduct a species survey and submit a habitat management plan if any threatened or endangered species are identified within the project site.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan. The road system shall be consistent with the intent of the Kelly Park Crossing Form-Based Code.

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: 567 GPD

3. Projected total demand under proposed designation: 33,129 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: TBD

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: 1,218 GPD
3. Projected total demand under proposed designation: 71,166 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: Water main extension required
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/ Capita
4. Projected LOS under proposed designation: 4 lbs / day/ Capita
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: None
2. Projected LOS under existing designation: 100 year – 24 hour design storm
3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

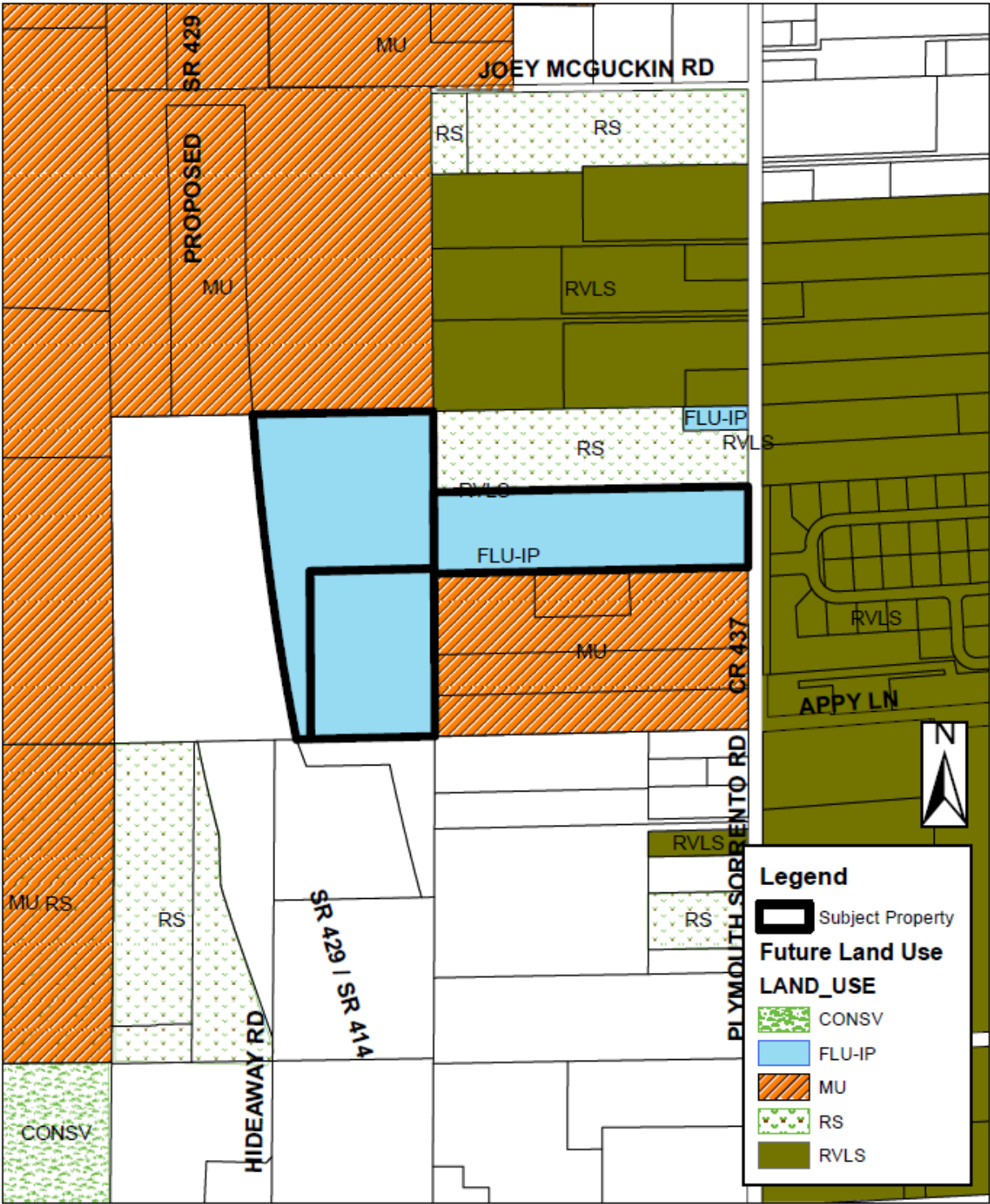
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: .021 acres
3. Projected facility under proposed designation: 1.23 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

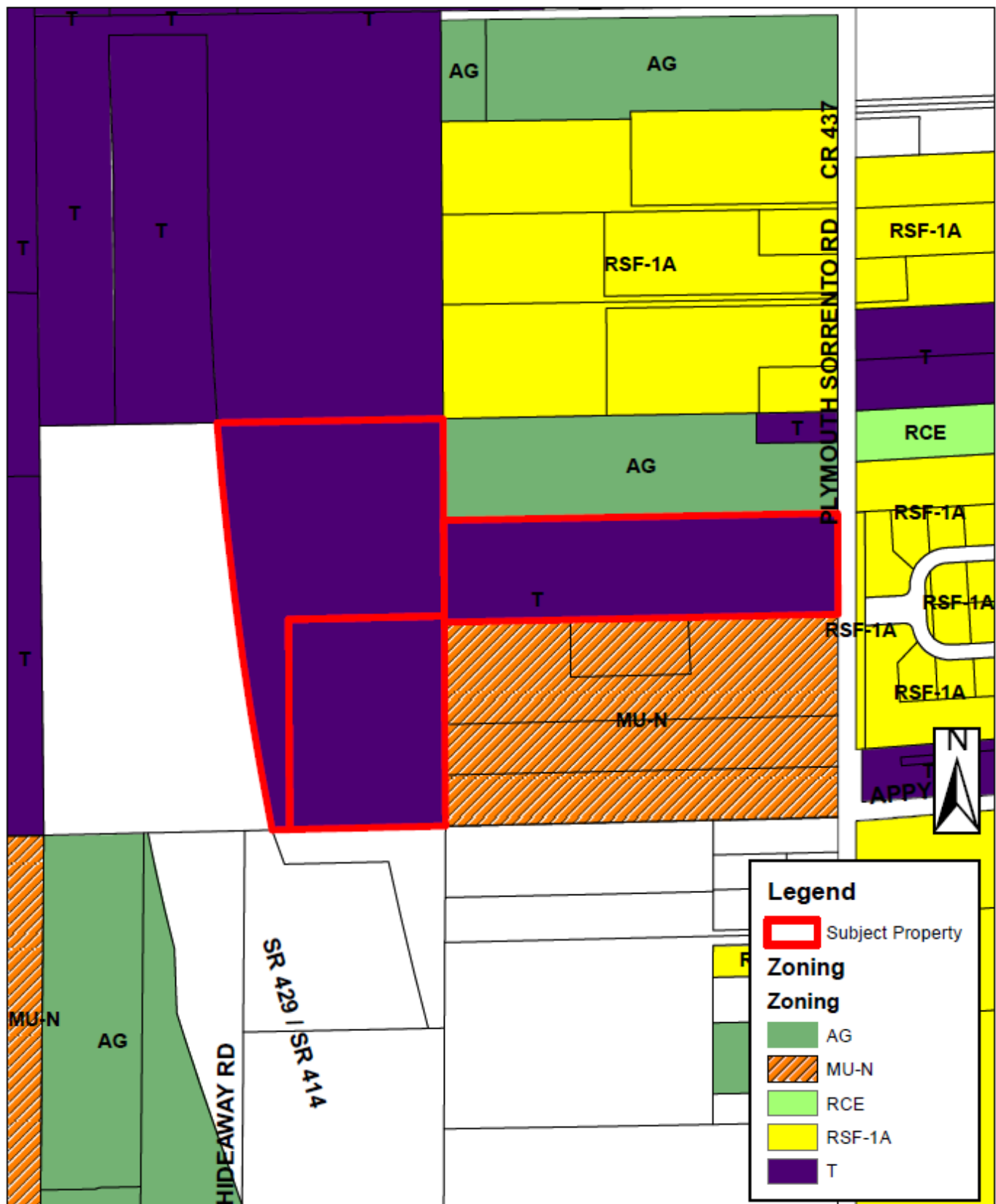
Vicinity



Future Land Use



Zoning



Aerial

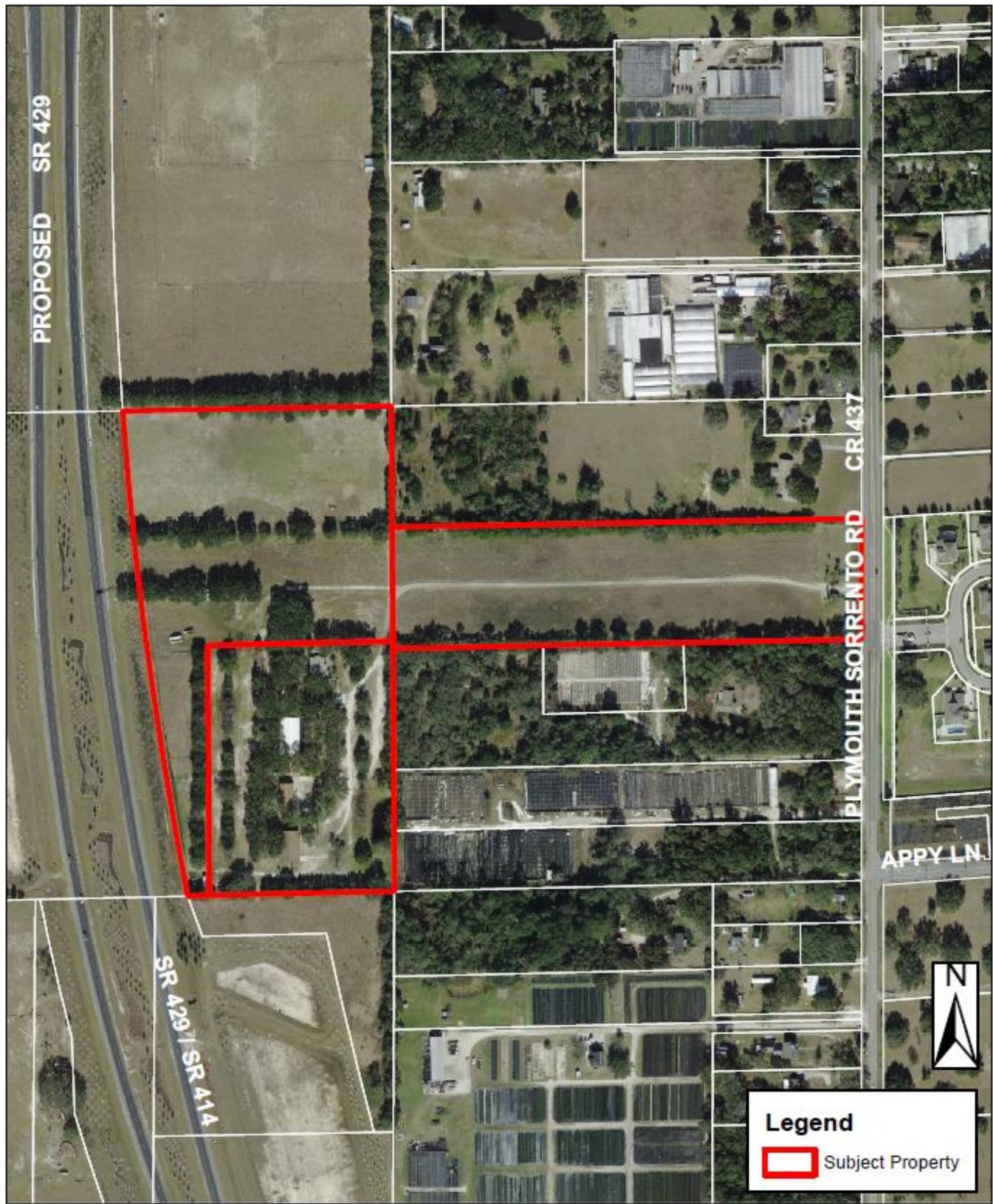
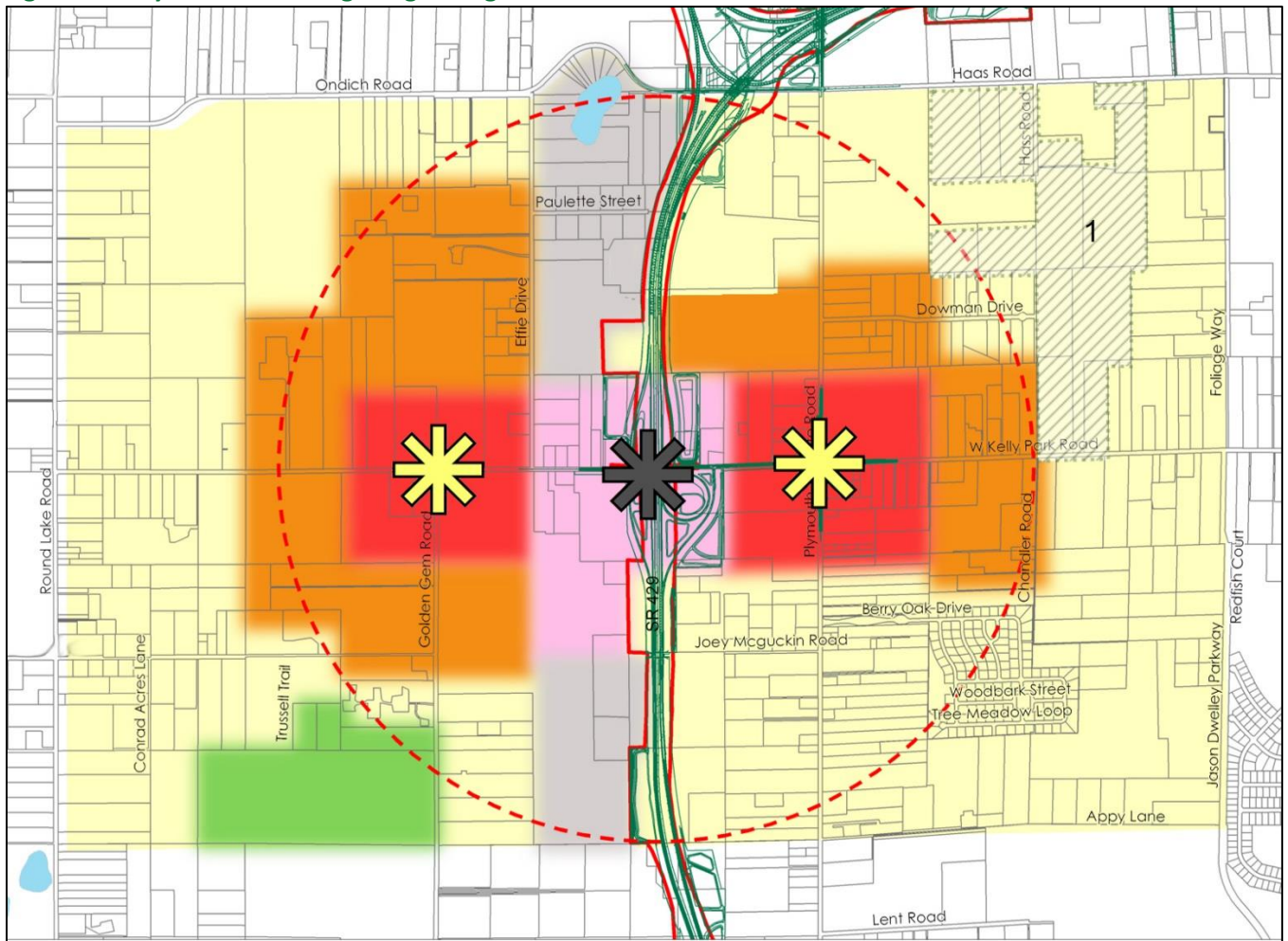


Figure 2: Kelly Park Interchange Regulating Plan



Note: City boundaries not depicted in this graphics as they change overtime.

Legend:

Design Districts

- Village Center
- Employment
- Interchange
- Transition
- Neighborhood
- Recreation

- Existing Roads
- 1 Mile Radius
- ✱ Interchange
- ✱ Activity Nodes

Rainbow Ridge Rural Settlement

construction, whereas larger pipes are constructed from ductile iron. Improvements to the distribution/transmission system have generally followed the recommendations outlined in the most recent master plan, with the timing of specific projects dependent on development patterns. **Map 10** shows the extent of the system within the interchange study area.

E. Public Schools

The area is currently served by Wolf Lake and Zellwood elementary schools, Wolf Lake Middle School and Apopka High School. According to the Orange County Public Schools (OCPS), all four schools are projected to be deficient by FY 2011-12. The OCPS current 10-year plan includes a relief elementary school for Wolf Lake and Zellwood, and a relief middle school for Wolf Lake. **Maps 11 to 13** show the attendance zones for these schools.

IV. Community Involvement

In conjunction with the County, the City conducted two public workshops to discuss the future growth around the proposed Wekiva Parkway Interchange. The first public workshop was conducted on February 25, 2010, and the second workshop was conducted on March 25, 2010. **Appendices B and C** contain the workshop summaries and the list of attendees. It should be noted that for the purpose of the Community Workshops an enlarged study area was reviewed, which included the area north of West Ponkan Road.

Additionally, the City held a public hearing before the City of Apopka Planning Commission on April 27, 2010 and the City Council on May 19, 2010.

V. Wekiva Parkway Interchange Vision Plan

The Wekiva Parkway will complete the outer beltway around Metro Orlando area. The completion of this outer ring, along with the proposed interchange, will result in added growth and development pressure within the Wekiva Study Area.

The Interchange Vision Plan was developed with a goal to accommodate new development that: (1) supports regional markets that depend on the Wekiva Parkway's function to move people and goods (light industry and warehousing, hotels/motels, restaurants, gas stations, truck stops, and convenience stores)¹; (2) is designed to complement the surrounding areas; and (3) manages and protects water and wildlife resources.

A. Land Use Vision

Even though the area is currently rural in character and the adopted land use categories for the area reinforce that character, the introduction of a highway interchange at Kelly Park Road will create development pressure in the area. The City, County and most area residents realize a need and have a desire for a plan for that future growth. The main goal of planning for growth is to situate it within an appropriate area around the interchange, and to allow sufficient density

¹ Guidelines for Preparing Comprehensive Plan Amendments for the Wekiva Study Area

and intensity to maximize sustainability and minimize environmental impacts on the Wekiva Study Area. The City also wants to take advantage of the opportunity this location provides to create a setting that will attract new quality employment to the area. The higher densities and intensities expected to accompany the interchange should transition into lower densities/intensities to ensure compatibility with the surrounding areas. Well thought-out, coordinated development is, therefore, a driving element of the interchange land use plan. Coordinated, transitional development at the interchange will protect meaningful tracts of connected open space, and preserve rural land outside of the interchange study area while allowing for carefully planned growth.

As shown on **Map 8**, potential Karst features are indicated proximate to the proposed interchange. For that reason, the vision plan proposes a measured approach to intensive development in the area immediately adjacent to the interchange, and instead create two nodes of development at the closest intersections to the parkway: Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth Sorrento Road (see **Map 14**). The most dense and intense uses will be located within a 1/3-mile radius of the two proposed nodes. Between these nodes and the one-mile study area boundary, land uses will provide a transition to the existing lower densities, and less intense development character will be respected beyond the one-mile radius.

Map 15 shows the proposed interchange vision plan, which includes both City and unincorporated land. As shown on the map, the area within a 1-mile radius of the proposed interchange is proposed to be urban in character, with uses such as industrial, commercial, office, institutional/public, and medium and high-density residential uses. The highest intensity of use will be clustered around the two nodes as village centers. The area between the nodes and the one-mile radius will contain uses that will ensure the smooth transition to the less intense areas outside the one-mile radius.

The following is a description of the proposed character districts for the vision plan area.

1. Village Center (residential and commercial mix)

As noted above, the vision plan intends to concentrate the most intensive development within the two major intersection nodes. The type of development envisioned for these two nodes includes mixed-use buildings with retail uses on the ground floor and offices or residential spaces above. The Village Center character district will comprise approximately 5 to 15% of the area.

2. Edge Employment(employment uses)

Office uses may appear within the village center nodes as part of mixed-use buildings, or as stand-alone uses in the Edge Employment character district along the Wekiva Parkway. Other uses that would be appropriate for the Edge Employment area include industrial developments (clean industry), or large institutional uses (hospitals, educational facilities), which would provide much needed jobs in the area. Limited residential

will also be allowed. Both office and industrial uses will benefit from the visibility and access from the highway. Within the [EdgeEmployment](#) character district, greater attention will be applied to ensure protection of the potential Karst features and to allow for adequate setbacks from the highway. This area will not focus on the pedestrian environment as the village center, but would adopt a campus-like environment. Approximately 5 to 10% of the area is shown as [EdgeEmployment](#) on the vision plan map.

3. Interchange (highway-dependent uses)

The area between the proposed village centers and the parkway will be the most accessible to traffic exiting the highway. Therefore, the intended character for those areas will be a mix between Village Center and a more “suburban” type setting. It is expected that this is the area where gas stations would be located. There will be form-based standards adopted to ensure the transition from the fast-moving traffic in the highway to the more walkable environment expected to develop in the village centers. The Interchange character district will contain predominantly stand-alone uses (as opposed to mixed-use buildings) with less intensity of development than in the Village Center.

[EdgeEmployment](#) character district type uses, including limited high density residential, may also occur in this character district. The area to be dedicated to Interchange uses comprises approximately 5 to 10% of the entire vision plan area.

4. Transitional (office, medium density residential uses)

Uses within the transitional areas will be regulated to minimize the impact of the most intensive areas (Village Center, [EdgeEmployment](#) and Interchange) on the existing lower density neighborhoods surrounding the study area. Medium densities in the form of town houses, apartments and condominiums, and office uses will be allowed within the Transitional district. The vision plan shows that approximately 10 to 20% of the total area will be dedicated to the Transitional character district. The expected density in the Transitional character district would accommodate between 5 to 15 dwelling units per acre depending on their location respective to neighborhood areas.

5. Neighborhood (residential)

The Neighborhood character district is intended to be primarily a single-family residential area. This district will have lower density residential than the Transitional district, allowing for a smooth transition into the existing lower density neighborhoods outside the 1-mile radius. The character of the area will be regulated through form-based standards to ensure that single-family homes are designed with front porches and that garages are located in the back with access from alleyways. The neighborhood area comprises over 50% of the vision plan area.

6. Recreation and Institutional

The Vision Plan shows an area as Recreation, consistent with the adopted Northwest Small Area Plan. This, however, does not mean that there will only be one area designated for recreation/open space. As properties develop (especially large tracts), the City will consider dedication of land for open space. Institutional uses (schools, churches, etc.) will also be defined as the area develops. It is anticipated that a minimum of 15% of the land within the area will eventually be used for open space/recreation purposes.

B. Vision Plan Holding Capacity

Based on the land uses and densities proposed in the vision plan, holding capacities were calculated to identify the amount of development that could potentially occur in the area. **Table 3** demonstrates that the vision plan area could accommodate approximately 15,873 residential units and 22,587,535 square feet of non-residential development.

Table 3: Vision Plan Holding Capacity

Proposed Land Use	Total Acres	% of Total	Max. Intensity (FAR)	Max. Density (UPA)	Density/Intensity Factor	Total Dwelling Units	Non-Residential Square Feet
Village Center Core (assumes 1st floor non-resid. + resid above)	80	2.1	0.5	12	0.75	720	1,306,800
Village Center balance (assumes 1st floor non-resid. + resid above)	248	6.4	0.35	12	0.75	2,232	2,835,756
Interchange (assumes 10% residential)	175	4.5	1.0	15	0.70	184	4,811,875
Edge Employment (assumes 10% residential)	260	6.7	0.5	7.5	0.60	117	3,052,231
Transitional (assumes 70% resid.; 30% non)	581	14.9	1.0	15	0.85	5,185	6,453,276
Neighborhood (assumes 90% residential)	2,360	60.7	0.5	5	0.70	7,435	3,598,699
Parks/Recreation	121	3.1	0.2		0.50	0	528,897
Wekiva Parkway ROW	63	1.6					
TOTAL	3,889	100.0				15,873	22,587,535

Note: Acreages and yields are approximations only.

Based on the total acres of the area and the potential for residential and non-residential development noted above, an *overall* density of 4 du/ac and an *overall* FAR of 0.14 could be achieved.

Comp Plan Objectives & Policies

factors are taken into account, that there is no increase in nitrate/nitrogen loading to groundwater and surface water.

Objective 18

The City shall implement the Wekiva Parkway Interchange Land Use Plan adopted on September 15, 2010, which addresses the requirements of Section 369.321(1) F.S. as it relates to coordinated planning within the Wekiva area.

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.

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. These standards shall address creative planning solutions to protect environmentally sensitive lands, such as:

Open Space

Standards will be developed for appropriate percentages of open space for single parcels and/or for the entire Interchange Study Area.

Clustering:

Standards will be developed to allow multiple land owners to aggregate parcels for the purpose of calculating density/intensity and developing cohesive clusters of higher density/intensity in the area closest to the interchange and major intersections in the study area.

Transfer of Development Rights (TDR):

A TDR system shall be developed to allow land owners that have sensitive lands or lands farthest from the interchange, to sell density/intensity rights to owners of lands closest to the interchange. The vision plan will analyze the potential sending and receiving areas.

Form-Based Regulations:

Develop form-based regulations for the study area to ensure the Vision Plan is implemented.

Policy 18.3

The development standards within the Interchange Study Area shall be applied through a zoning overlay, or similar method, that encompasses the study area. Developer agreements may be required.

Policy 18.4

If a parcel is severed by the one-mile radius or is under common ownership, either the entire parcel will be included or excluded from the study area based upon the Vision Plan.

Policy 18.5

In the event that the Wekiva Parkway is not constructed, it is anticipated that the Wekiva Parkway Interchange Plan will be reevaluated and appropriate comprehensive plan amendments adopted to address then-existing development and future land use designations within the Wekiva Parkway Interchange Plan Area.

Policy 18.6

Before any development can occur within the Project Orlando LLC site (further identified as parcels 11-20-27-0000-00-003, 11-20-27-0000-00-013, 11-20-27-0000-00-036, 11-20-27-0000-00-042, 11-20-27-0000-00-057, 12-20-27-0000-00-060, 11-20-27-0000-00-030, 13-20-27-0000-00-023, 13-20-27-0000-00-005, 13-20-27-0000-00-061, 13-20-27-0000-00-026, 13-20-27-0000-00-032), the proposed development must be processed and approved as a Development of Regional Impact (DRI) as defined in Chapter 380.06, Florida Statutes and Chapter 28-24, Florida Administrative Code.

Policy 18.7

Public school capacities and facilities serving the Project Orlando site shall be addressed with the rezoning and DRI processes. No increase in density above the vested 67 dwelling units shall be permitted by the City until it is demonstrated that adequate public school facilities are available to meet the increased demand.

Policy 18.8

Prior to the completion of the interchange, but following the official designation of the interchange location by the Expressway Authority, a development program may be permitted by the City which shall not exceed 17,907 average daily vehicle trips external to the Project Orlando project, subject to rezoning and a traffic study.

(Revised - Ord. No. 2317, 10-02-2013)

Policy 18.9

A parcel assigned a land use designation during the 2010-1 or 2010-2 large-scale comprehensive plan amendment cycles, shall not be assigned a city residential zoning category or obtain a rezoning for residential uses until Orange County Public Schools has either issued a finding of school capacity or a school capacity enhancement agreement to the applicable property owner, excepting those parcels having a diminimus impact on public schools as defined in the Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Objective 19

New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City's LDC prior to the next required Evaluation and Appraisal Report.

Policy 19.1

Development in the mixed-use categories, and where appropriate in other land use categories, shall provide pedestrian-friendly street design.

Policy 19.2

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 19.3

New infill development in the mixed-use categories shall provide shops, offices and homes within neighborhoods, including mixed uses in one structure, to offer opportunities to encourage walking and/or live and work environments.

Objective 20

Ensure development within the City of Apopka surrounding the Wekiva Parkway interchange will occur in a predictable, yet flexible manner consistent with the intent of the Wekiva Parkway and Protection Act, the community vision, and the City's economic development goals, and which will provide a balanced land use scenario that can accommodate economic and residential growth in the context of the environmental concerns identified within the Wekiva Parkway and Protection Act, and that can serve as the primary targeted area for greenfield development within the Wekiva Study Area.

Policy 20.1

The Wekiva Parkway Interchange Plan is composed of three elements: the *Wekiva Parkway Interchange Vision Plan*, the *Wekiva Parkway Interchange Land Use Plan*, and the *Wekiva Parkway Interchange Goal, Objectives, and Policies*. The *Wekiva Parkway Interchange Vision Plan*, adopted as part of the Future Land Use Overlay Series found in Appendix 1-2 of the Future Land Use Element, represents a conceptual scenario that demonstrates the intent of the Wekiva Parkway Interchange Plan and will guide the development of lands located within the Wekiva Parkway Interchange Vision Plan Area. The *Wekiva Parkway Interchange Land Use Plan* and the *Wekiva Parkway Interchange Goal, Objectives, and Policies* shall represent the regulatory elements of the Wekiva Parkway Interchange Plan. The land use configuration and distribution demonstrated on the *Wekiva Parkway Interchange Vision Plan* are intended to illustrate the potential application of the adopted Wekiva Parkway Interchange Vision Plan policies; however, the specific details for each development phase will be established through the approval of development plans consistent with the Wekiva Parkway Interchange Goal, Objectives & Policies, the *Wekiva Parkway Interchange Land Use Plan*, and the regulations established in the Wekiva Parkway Interchange Form-Based Code.

Policy 20.2

The Wekiva Parkway Interchange Vision Plan shall be applicable within Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Vision Plan Area is generally comprised of a one-mile radius emanating from the anticipated Wekiva Parkway Interchange. The exact configuration is based upon a logical, parcel-specific boundary consistent with the intent of capturing a one-mile radius.

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.

Policy 20.4

Prior to approving the first development plan within 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 Wekiva Parkway Interchange Form-Based Code shall be based on the criteria contained within the Wekiva Parkway Interchange Goal, Objectives, and Policies.

Policy 20.5

The Wekiva Parkway Interchange Vision Plan identifies the approximate location of the character districts necessary to support the anticipated development program within the Wekiva Parkway Interchange Vision Plan Area. The location and/or boundaries of the character districts shown on the Vision Plan are illustrative only, and it is the intent of the City that locations and boundaries can be refined through an administrative review, except where other review and approval procedures are specified, in either the Comprehensive Plan or the Wekiva Parkway Interchange Form-Based Code. The specific boundaries and locations of character districts will be established through the approval of development plans, as established through the Wekiva Parkway Interchange Form-Based Code procedures.

Policy 20.6

Deviations in the area-wide densities and/or intensities established in the Wekiva Parkway Interchange Land Use Plan, or proposed design elements that are not consistent with the Wekiva Parkway Interchange Goal, Objectives, and Policies shall require a comprehensive plan amendment.

Policy 20.7

The Wekiva Parkway Interchange Form-Based Code shall include regulations governing the following community design elements for the Wekiva Parkway Interchange Plan area:

- An interconnected network of streets and paths designed to encourage pedestrian and bicycle travel, with traffic calming where appropriate;
- A complementary mix of land uses, including residential, employment, recreational, and civic;
- Appropriate densities and intensities of land uses within walking distance of transit stops; and
- Daily activities within walking distance of residences, public uses, streets and open spaces that are safe, comfortable and attractive for the pedestrian, with adjoining buildings open to the street and parking designed so as not to interfere with pedestrian and bicycle travel.

Policy 20.8

The Wekiva Parkway Interchange Form-Based Code shall include provisions requiring that the land uses incorporated into the Wekiva Interchange Vision and Land Use Plans are physically and functionally integrated, including a connected and continuous system of pedestrian facilities.

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 outlined 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. This policy shall not be construed to remove any existing entitlements upon property within the Wekiva Parkway Interchange Plan Area, nor shall it prevent

development consistent with the existing future land use designations. Development occurring under the existing future land use designations shall comply with the design criteria included in the Wekiva Parkway Interchange Plan to the extent that the criteria does not conflict with the existing future land use designation.

Policy 20.10

The City shall ensure that areas of greatest density and intensity within the Wekiva Parkway Interchange Plan Area are located at and between the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road, but not upon areas of Karst formations. The Wekiva Interchange Form-Based Code shall require a mix of uses consistent with Wekiva Interchange Plan and shall establish a system of transfer of development rights to encourage increased density and intensity within Wekiva Parkway Interchange Plan Area. Development at the outer edges of the mixed-use area shall maintain compatibility with the lands adjacent to the Wekiva Interchange Plan Area by reducing density and intensity or by providing substantial buffers, landscaping, height, and lighting controls. The City shall also allow transfer of development rights to maintain 20% open space in the overall Study Area. Densities and intensities allowed within the Wekiva Parkway Interchange Plan Area character districts shall be as shown on **Table 20.10:**

Table 20.10: Wekiva Parkway Interchange Character District Standards

Character District/ Purpose	Uses	Minimum/ Maximum Acreage*	Density (Units per Acre)	Intensity (FAR)	Open Space (min.)
Village Center (VC) Safe, vibrant and pedestrian-oriented mixed-use area. Each Village Center may include a Core of up to 40 acres each.	Residential, retail, commercial, office and entertainment uses. Horizontal mixed-uses shall be allowed, but vertically mixed-uses are preferred.	Min: 200 Max: 380 (40 acres max. of VC Core in each village)	Min: 7.5 Max: 25 District Average: 12	VC Core: Min: 0.3 Max: 1.0 Average: 0.5 Balance of VC: Min: 0.25 Max: 0.7 Average: 0.35	10% minimum in the form of public plazas and small park spaces that are urban in character.
Interchange Accommodate highway-oriented vehicular service uses and provide a transition between the fast traffic exiting the highway and the pedestrian Village Center.	Highway-oriented uses, such as automobile service & repair, retail, office, and limited high density residential.	Min: 175 Max: 380	Min: 7.5 Max: 15	Min: 0.1 Max: 1.0	15% minimum in the form of neighborhood parks and common areas
Employment (formerly Edge District) Accommodate corporate office development and foster the development of a campus-like corporate park.	Office, hospitality, clean industry, large institutional uses (hospitals, educational facilities), and large scale residential,	Min: 190 Max: 380	Min: 4 Max: 7.5	Min: 0.1 Max: 0.5	20% minimum in the form of large parks and interconnected wildlife corridors.

Character District/ Purpose	Uses	Minimum/ Maximum Acreage*	Density (Units per Acre)	Intensity (FAR)	Open Space (min.)
Transition Provide a transition between the high-density/intensity Village Core and the low-density/ intensity areas at the edge of the study area.	Single family home and single or multi-use office/medium-density residential	Min: 380 Max: 770	Min: 5 Max: 15	Min: 0.5 Max: 1.0	15% minimum in the form of neighborhood parks and larger common areas.
Neighborhood Preserve the existing low-density single-family residential neighborhoods and transition to the less intense uses just outside the study area.	Single-family homes and small scale support uses (schools, churches, day care facilities)	Min: 2,360 Max: 3,060	Min: 1 Max: 5	Min: .05 Max: 0.5	20% minimum in the form of large parks and interconnected wildlife corridors.

* Calculated based on the entire vision plan area acreage.

Policy 20.11

Maximum allowable development within the Wekiva Parkway Interchange Plan Area shall be allocated among land uses as follows:

Single Family: 7,500 units
Multi Family: 8,500 units
Commercial/Services: 22 million square feet

Policy 20.12

The character district regulations included in the Form-Based Code will ensure densities and intensities are allocated as noted in **Table 20.10** (see **Policy 20.10**). The TDR system will allow increased densities in the Core area (noted as bonus density on the table). The average density/intensity for individual districts and the entire mixed-use area shall not exceed the average allowed. The City shall establish a tracking system to ensure the densities/intensities are kept within the established limits. The tracker will also ensure the acreages of the character districts remain within the parameters set in **Policy 20.10**.

Policy 20.13

Development within the Wekiva Parkway Interchange Vision Plan Area shall be planned in a manner that maximizes internal circulation and does not cause the Florida Strategic Intermodal System (SIS) to exceed its adopted Level of Service Standard without appropriate mitigation.

Policy 20.14

The Wekiva Parkway Interchange Vision Plan Area shall include the following performance targets for transit, bicycle and pedestrian facilities as follows:

- 80% of all the bicycle and pedestrian facilities within the Plan Area shall function at LOS C or better;
- All parcels within $\frac{1}{4}$ mile of a transit stop should be serviced by pedestrian facilities operating at LOS C or better.

LOS standards shall be measured in accordance with the methodology established in the FDOT Multimodal

Transportation Districts and Area wide Quality of Service Handbook (Nov. 2003 or as revised). The City shall coordinate with LYNX and METROPLAN ORLANDO to apply the transit quality of service framework as found in the most recent edition of the Transit Capacity and Quality of Service Manual (TCQSM) and required as part of METROPLAN ORLANDO'S long-range transportation plan where feasible.

Policy 20.15

The City and applicants for development within the Wekiva Parkway Interchange Vision Plan Area shall incorporate transportation demand management strategies into the transportation planning process to alleviate congestion. A range of techniques will be considered, such as vanpool/ridesharing programs, parking management and pricing, transit vouchers, pre-tax incentives, telecommuting, flextime, and/or other appropriate trip reduction strategies.

Policy 20.16

Proposed development within the Wekiva Parkway Interchange Vision Plan Area shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate improvements or enhancements to the multimodal network to incorporate into the Wekiva Parkway Interchange Form-Based Code shall include, but not be limited, to the following:

- Accommodations for pedestrian access and movement, including sidewalks, benches and clearly marked crossings;
- Accommodations for bicycles, including lockers, showers, and racks;
- Shared use paths in accordance with the FDOT Bicycle Facilities Planning and Design Guidelines Handbook;
- Accommodations for transfer of passengers at designated transit facilities;
- Preferential parking for rideshare participants;
- Access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites; and/or
- Accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access.

Policy 20.17

Street cross-sections, design standards, and operational measures to ensure streets are safe and convenient for transit, automobile, truck, bicycle and pedestrian travel shall be incorporated into the Wekiva Parkway Interchange Form-Based Code. Strategies will include, but not be limited, to marked crosswalks, wider sidewalks, on-street parking, bus turnouts, traffic calming, raised medians or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

Policy 20.18

The Wekiva Parkway Interchange Form-Based Code shall include standards for street intersections to facilitate pedestrian crossings.

Policy 20.19

Developments within the Wekiva Parkway Interchange Plan Area shall provide direct bicycle and pedestrian connections within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools. Standards and design criteria shall be established within the Wekiva Parkway Interchange Form-Based Code.

Policy 20.20

The City will include in the Wekiva Parkway Interchange Form-Based Code standards for roadways to be built/improved within the Wekiva Parkway Interchange Overlay District. The regulations will create a hierarchy of streets that equitably serve the needs of the pedestrian, the bicycle, public transit, and the automobile based on a grid network system of roadways. The City will support a multi-modal transportation environment that allows for various transit options.

Policy 20.21

Properties assigned the Mixed-Use Interchange future land use designation shall be rezoned to the Wekiva Parkway Interchange Mixed-Use Zoning District to be established in the Wekiva Parkway Interchange Form-Based Code.

Policy 20.22

The Wekiva Parkway Interchange Mixed-Use Zoning District shall establish a range of allowable lot types to ensure a mix of uses. The District shall also provide the form-based building requirements and range of allowable uses for each lot type. The lot type ranges will establish the development framework and pattern within which uses can locate.

Policy 20.23

Permitted land uses within the Wekiva Parkway Interchange Mixed-Use Zoning District shall be outlined in the Wekiva Parkway Interchange Form-Based Code, consistent with the Mixed-Use Interchange future land use designation and **Policy 20.10**. The Community Development Director shall have the authority to approve uses not listed there if the proposed use is compatible with the listed permitted uses and/or will generate or support the development of employment opportunities and/or an increased tax base.

Policy 20.24

Where feasible, developments within the Wekiva Parkway Interchange Plan Area shall maximize the preservation of open space and promote the clustering of uses to both preserve and enhance the natural environment and to maintain the rural character of areas outside of the Wekiva Parkway Interchange Plan Area. The amount of required open space shall vary by district, with the more intensive districts requiring less than 20% for urban plazas/ parks and the less intensive districts requiring more than 20% for passive/active parks and open space for areas. **Policy 20.10** establishes the minimum required open space per district.

Policy 20.25

The Wekiva Parkway Interchange Area Form-Based Code shall include the following provisions to promote efficient access to and through the area, and to protect the traffic flow along the Wekiva Parkway.

- Prohibit the vacation of rights-of-way to maintain the current grid system and facilitate its expansion;
- Require, as part of development approval, a spacing of 300 to 600 feet for local streets to create walkable

"city" blocks and maintain connectivity in the area and avoid the use of the highway for local traffic;

- Prohibit the use of cul-de-sacs and gated neighborhoods;
- Coordinate with the Expressway Authority to encourage the extension of local roads under the highway to maintain connectivity between the east and west sides;
- Limit the number of driveways along Kelly Park Road, Golden Gem and Plymouth Sorrento Road within the Plan Area, and encourage the use of shared driveways instead;
- Require compliance with Section 6.02.10 of the LDC, which requires a minimum distance separation between driveways and intersections;
- Require internal connectivity between sites, through joint-use driveways or alleys, to keep traffic off main roads;
- The Form-Based Code shall include standards for right-of-way width and cross section design based on street typology; and
- Provide pedestrian/bicycle connections at a maximum separation of 350 feet, through the use of mid-block paths or pedestrian shortcuts.

Policy 20.26

Large developments with 50,000 gross square feet or more and are adjacent to a major street, which is or may be used as a transit route, shall provide access for on-site public transit. The public transit stop shall including a bus pullout and shelter.

Policy 20.27

The City shall coordinate with developers the design and construction of proposed new streets within the plan area in conformance with the design standards contained in the Form-Based code. The following standards shall be followed:

- Specific right-of-way location of streets other than those shown on Map 20 of the ILUP shall be determined through the development review process.
- Continue enforcing Section 6.02.05 of the City's LDC (rights-of-way), which contains measures for the protection and use of rights-of-way, and consider the incorporation of more pedestrian-friendly standards in the Wekiva area form-based code.

Policy 20.28

Sites within the Wekiva Parkway Interchange Plan Area, as well as right-of-way areas, shall be subject to the vegetation protection and water conservation landscaping policies contained in the City's comprehensive plan. The City will include more restrictive vegetation protection standards in the Wekiva Parkway Interchange Form-Based Code to:

- Encourage transplanting and re-vegetation.
- Coordinate, on an as needed basis, with Orange County to update regulations for the protection of unique vegetative communities in both jurisdictions.
- Select and locate plants based on their ultimate growth.

Policy 20.29

In order to ensure that development within the mixed-use district creates a sense of community, the placement and orientation of buildings should be carefully planned. The following standards should be included in the form-based regulations:

- Primary building entrances shall orient toward the street, not to interior blocks or parking lots
- Freestanding single-use buildings should be avoided in all but the neighborhood character district, while mixed and interconnected buildings should be encouraged.
- Green areas or plazas may be used to create a prominent civic component to mixed-use areas. These green areas should be centrally located or placed in between the higher intensity uses.
- Standards for the design of gas stations, and other vehicular service uses, to ensure they fit into the desired pedestrian character. The Code will specify standards for building location, site layout, driveway location, signage and other design elements that will ensure compatibility with other proposed uses in the area.
- Building height regulations shall be established not to exceed the parameters listed for each character district in **Policy 20.30**.

Policy 20.30

Building heights shall be arranged so that the tallest buildings are located in proximity to the Kelly Park Interchange and Kelly Park Road itself between the two Village Center nodes. Building heights shall be stepped down/ reduced as development approaches the periphery of the Interchange Study Area and as development nears the rural lands outside the study area. The form-based code shall establish appropriate building heights for each character district and shall address reduced building heights in proximity to the edges of character districts and the study area itself in order to promote compatibility between districts and protection of the rural character of lands outside the study area. In no case shall building height exceed ten occupied floors within the Interchange Study Area without a Comprehensive Plan amendment.

Policy 20.31

The Wekiva Parkway Interchange Form-Based Code shall include standards for signage within the Wekiva Parkway Interchange Plan Area and shall have the purpose to maintain a pedestrian character within the village centers, but at the same time, allow visibility from the highway. Standards shall at minimum:

- Continue to require a sign master plan for all Mixed Use Developments, per LDC Section 2.02.20
- Ground signs shall not be allowed in the Core Area if buildings are located within 15 feet from the street right of way.
- Ground signs shall not exceed a maximum height of 12 feet. This maximum height may be further reduced in certain character districts.
- No billboards shall be allowed within the Wekiva Parkway Interchange Plan Area
- Building signs shall be designed to complement the architecture rather than obscure it.

Revised 9-7-10

**SECOND AMENDMENT TO
JOINT PLANNING AREA AGREEMENT
BETWEEN ORANGE COUNTY AND
THE CITY OF APOPKA**

THIS SECOND AMENDMENT TO JOINT PLANNING AREA AGREEMENT
(Amendment) is made and entered into as of the ____ day of OCT 19 2010, 2010, by
and between **ORANGE COUNTY, FLORIDA**, a political subdivision of the State of Florida
(the County), and the **CITY OF APOPKA**, a Florida municipal corporation (the City).

RECITALS

WHEREAS, the Wekiva Parkway and Protection Act was enacted by the Florida Legislature
in 2004, was amended in 2005, and is currently found at Part III, Chapter 369, Florida Statutes
(specifically sections 369.314 – 369.324, Florida Statutes); and

WHEREAS, the Act requires those local governments hosting an interchange on the Wekiva
Parkway to adopt amendments to their comprehensive plans within one year after the
establishment of an interchange location to address issues relating to appropriate land uses,
compatible development, secondary road access, access management, right of way protection,
vegetation protection, water conserving landscape, and height and appearance of structures and
signage; and

WHEREAS, the County and the City entered into a certain Settlement Interlocal Agreement
between the City of Apopka and Orange County Florida, approved October 26, 2004, amended
August 2, 2005 and on (insert this date) (hereafter "JPA"); and

WHEREAS, in the JPA the parties agreed, among other things, on a joint planning area
boundary, a joint land use map, and the framework for establishing standards and requirements
for the Wekiva Parkway interchange area; and

WHEREAS, the County and the City will share jurisdictional authority over the area within
the Wekiva Parkway interchange and wish to commit to certain goals and objectives for that area
in a separate Interlocal Agreement; and

WHEREAS, lands depicted within a one mile radius from the approved Wekiva Parkway
interchange are included in this area and constitute the Study Area Boundary; and

WHEREAS, in order to accomplish the objectives of the Act and the Interlocal Agreement
for the Study Area Boundary, the County and the City have determined that certain provisions of

the JPA, including Exhibit F as it pertains to the Study Area Boundary, are outdated or will become outdated by the adoption the Interlocal Agreement; and

WHEREAS, both the County and the City desire to amend the existing JPA to ensure consistency between the JPA and the Interlocal Agreement for the area described as the Study Area Boundary; and

WHEREAS, pursuant to Section 163.3171(3), Florida Statutes, this Amendment has been approved by the Orange County Board of County Commissioners and the Apopka City Council at advertised public hearings.

NOW THEREFORE, in consideration of the covenants made by each party to the other and of the mutual advantages to be realized by the parties hereto, the receipt and sufficiency of which is hereby acknowledged, the County and the City hereby agree as follows:

Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by reference.

Section 2. Authority. This Amendment is entered into pursuant to (1) Chapters 125, 163 and 166, Florida Statutes, (2) the general authority of Section 163.01, Florida Statutes, relating to interlocal agreements, (3) the Charters of the County and City, and (4) the Joint Planning Area Agreement.

Section 3. Map Amendment.

“Exhibit F” to the JPA is hereby deleted and replaced with a new “Exhibit F”, which is attached hereto and incorporated herein by reference. For purposes of interpreting the JPA, the parties agree that the area described in “Exhibit F” is unaffected by this amendment except as to the Study Area Boundary, which is described in “Exhibit F1” hereto and the Interlocal Agreement.

“Exhibit F1”, is attached hereto and incorporated herein by reference, and describes the future land uses of those parcels located within the Study Area Boundary and agreed upon by the City and the County and is typified in Exhibit B to the Interlocal Agreement. The parties agree that, as to the parcels located in the Study Area Boundary, to the extent of any conflict between the JPA and the Interlocal Agreement, the Interlocal Agreement will control and shall supersede the JPA unless otherwise indicated in the Interlocal Agreement. (Exhibit “F1” hereto and Exhibit “B” to the Interlocal Agreement are identical exhibits.)

Revised 9-7-10

Section 4. Text Amendment. A new paragraph (4) is added to Subsection (c), "Small Area Study Areas" of Section 3, Joint Land Use Plan, to read as follows:

(4) Pursuant to the Interlocal Agreement approved by the parties the parties agree that, as to the parcels located in the Study Area Boundary and as described in "Exhibit F1" to the JPA, the terms of the Interlocal Agreement will control and that the Interlocal Agreement supersedes the JPA to the extent of any conflict between the Interlocal Agreement and the JPA, unless otherwise indicated in the Interlocal Agreement.

Section 5. Except as expressly set forth herein, all other provisions of the JPA, as amended, remain unchanged and in full force and effect.

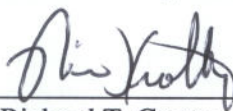
Section 6. Severability. Should any section, subsection, sentence, clause, phrase or provision of this Amendment is held invalid or unconstitutional by a court of competent jurisdiction such invalidity or unconstitutionality shall not be construed to render the remaining portions of this Amendment invalid or unconstitutional.

Section 7. Effective Date. This Second Amendment to the JPA shall become effective upon the date of approval by the Board of County Commissioners or the date of approval by the City Council, whichever date is later.

IN WITNESS WHEREOF, the County and City have executed this Second Amendment to the JPA on the dates inscribed below.

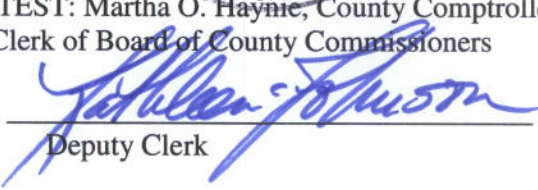


ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: 
Richard T. Crotty
Orange County Mayor

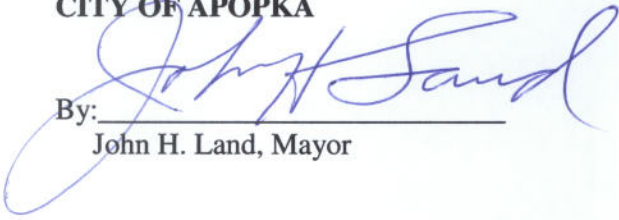
DATE: OCT 19 2010

ATTEST: Martha O. Haynie, County Comptroller
as Clerk of Board of County Commissioners

By: 
Deputy Clerk

Revised 9-7-10

CITY OF APOPKA

By: 

John H. Land, Mayor

ATTEST: Janice G. Goebel
City Clerk

By: 

Date: 9-17-10

S:\Dcrosby\AGRMNT\Apopka\2d amend Apopka JPA D4

Exhibit 'F'

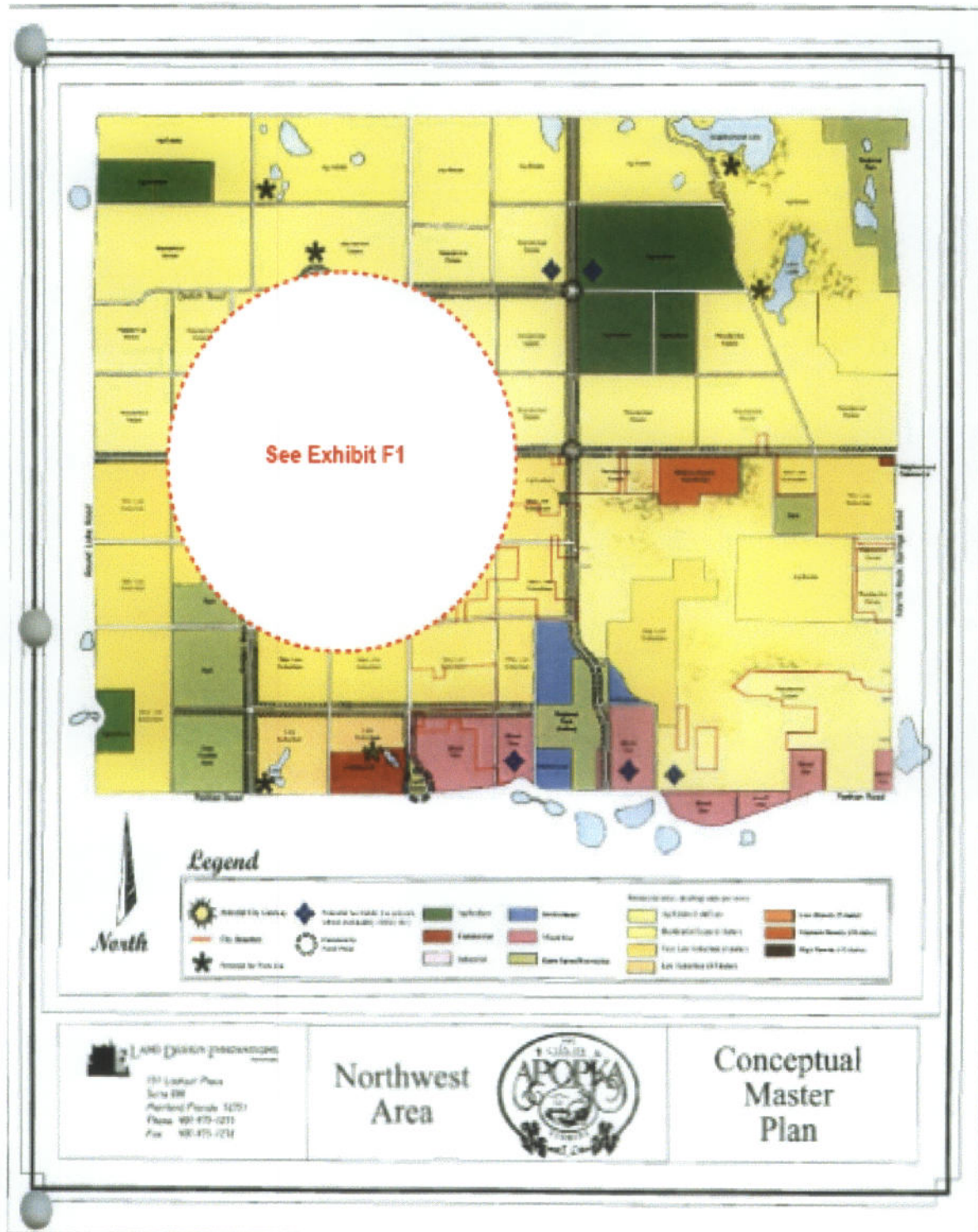
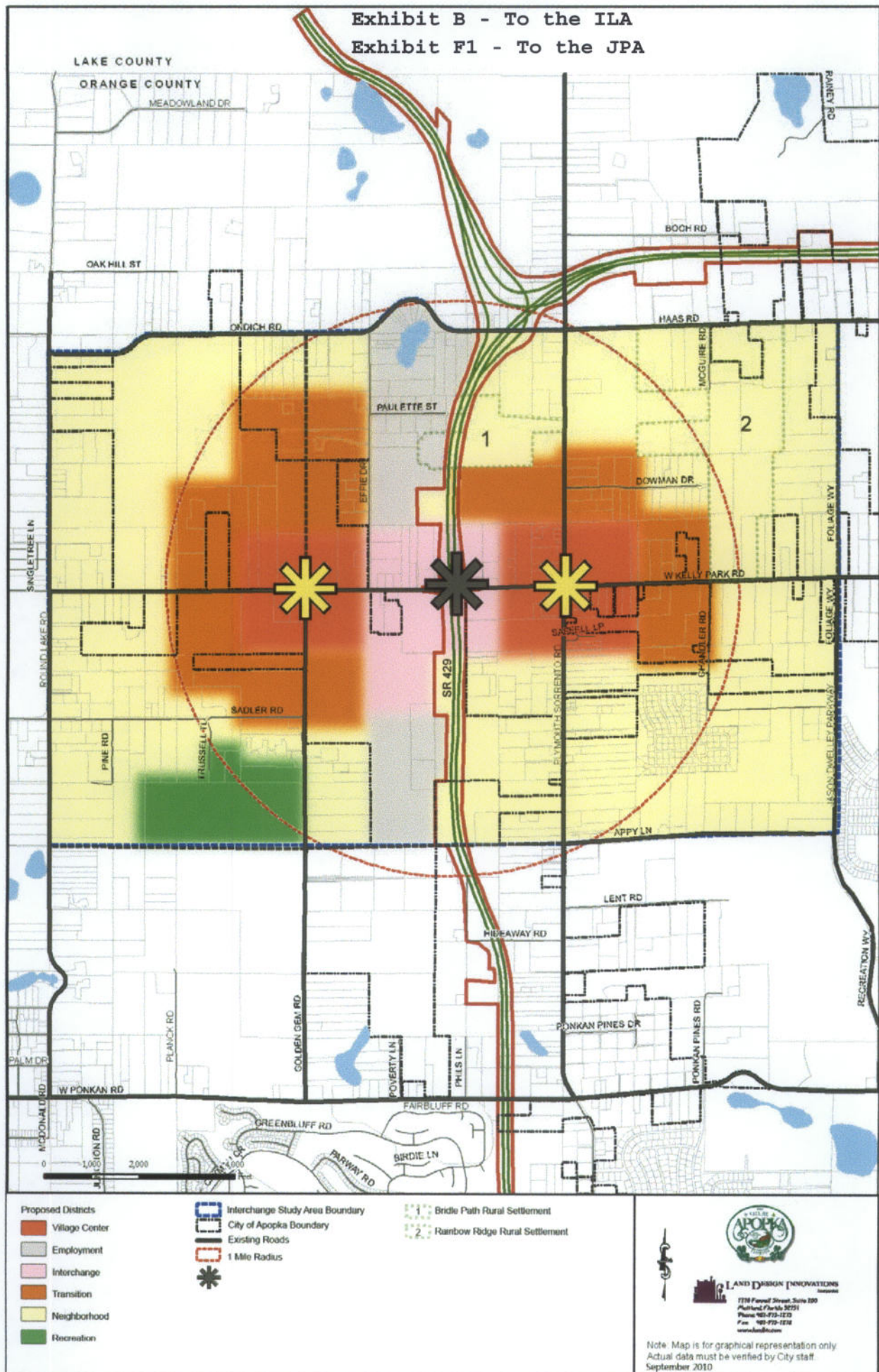
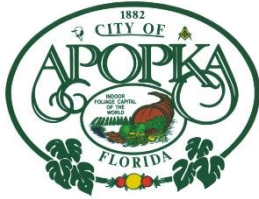


Exhibit B - To the ILA
Exhibit F1 - To the JPA





CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: March 9, 2021
FROM: Community Development
EXHIBITS: Text Amendment

SUBJECT & REQUEST:

AMENDMENT TO THE CITY'S FIVE-YEAR CAPITAL IMPROVEMENTS PLAN TO ADD RECREATION IMPROVEMENT, AND INCORPORATING INTO THE CITY OF APOPKA, COMPREHENSIVE PLAN, CAPITAL IMPROVEMENTS ELEMENT

SUMMARY: The City desires to purchase YMCA Camp Wewa to use as a City recreation facility. To partially fund the purchase of the property, the City proposes to apply for available grant funds sponsored by the Florida Department of Environmental Protection (FDEP).

Eligibility requirements for the grant program require that the proposed recreation improvement must be recognized within the City's Capital Improvement Program (CIP) established in the Comprehensive Plan. Further, the City must proceed expeditiously at this time to meet grant application deadlines. Hence, the proposed update to the five-year CIP of the Comprehensive Plan.

Staff conducts an annual update of the five-year CIP to address necessary levels of service (LOS), to maintain and repair failing facilities, and to provide additional infrastructure facilities and roads to meet demands generated by new growth and development. Typically, the five-year CIP addresses the infrastructure needs related to transportation, water, sewer, reclaimed water, stormwater management, and recreation.

Exhibit 'A' of this report includes the updated CIP to be incorporated as Appendix 7-1 of the Capital Improvements Element. The proposed CIP changes (additions) are included in the 'General Fund' and 'FDEP Grant Fund' sections of the Recreation CIP (shown in Exhibit 'A').

Legislative changes in 2011 to Chapter 163, Florida Statutes allow local governments to update their five-year CIP by ordinance, and is not considered a comprehensive plan policy amendment. Therefore, incorporation of the updated CIP into the Capital Improvements Element does not require transmittal to the Florida Department of Economic Opportunity for state agency review.

RECOMMENDED ACTION:

Find the proposed amendment to the Apopka Five-Year Capital Improvements Plan consistent with the Apopka Comprehensive Plan, recommend approval of the Five-Year Capital Improvements Plan amendment and the incorporation into the Capital Improvements Element of the Comprehensive Plan.

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

PLANNING COMMISSION – MARCH 9, 2021
5 YEAR CIP AMENDMENT
PAGE 2

PUBLIC HEARING SCHEDULE:

March 9, 2021 - Planning Commission (5:30 pm)
April 7, 2021 - City Council (1:30 pm) – 1st Reading
April 21, 2021 – City Council (7:00 pm) – 2nd reading

DULY ADVERTISED:

February 26, 2021 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

Planning Commission: Find the proposed amendment of the Apopka Five-Year Capital Improvements Plan consistent with the Apopka Comprehensive Plan, and recommend approval of the Five-Year Capital Improvements Plan amendment and the incorporation into the Capital Improvements Element of the Comprehensive Plan.

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.

APPENDIX 7-1*: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS – RECREATION
 (* indicates proposed changes)

Proposed Change -- **underscore**

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Concession, bathrooms, building and sidewalks at NWRC	General Fund		\$300,000					\$300,000
Parking Lot-NWRC Little League Fields			\$510,000					\$510,000
Picnic Pavilions			\$100,000		\$100,000		\$100,000	\$300,000
NWRC Ball Field Renovations		\$23,900	\$50,000	\$50,000	\$50,000			\$173,900
Fitness Equipment for Kit Land Nelson Park (with grant)								\$23,900
Bleacher Covers Over Quad 3			\$60,000					\$60,000
Tennis Court Resurfacing – NWRC					\$50,000			\$50,000
Basketball Resurfacing – NWRC					\$50,000			\$50,000
Lk. Ave. Park – Playground, Pavilion, Shade Structure				\$350,000				\$350,000
Old Little League Fields New Park					\$200,000			\$200,000
NWRC Scoreboards for (1) Quad			\$30,000	\$30,000				\$60,000
New ball fields (Baseball, soccer, etc.)				\$2,200,000				\$2,200,000
Alonzo Williams Park Improvements (Contingent upon CDBG grant award)			\$50,000					\$50,000
Kit Land Nelson Park Fitness (grant contingent)*			\$80,000					\$80,000
TOTAL GENERAL FUND		\$23,900	\$1,180,000	\$2,630,000	\$450,000	\$0	\$100,000	\$3,285,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Recreation Splash Pad at NWRC	Recreation Impact Fund					\$400,000		\$400,000
Skate Park			\$300,000					\$300,000
Playground at Apopka Athletic Complex (AAC)			\$75,000					\$75,000
Splash Pad w/ Restrooms (Kit Land Nelson Park)		\$750,000						\$750,000
Park Lot - NWRC				\$267,000	\$865,000		\$1,165,000	\$2,297,000
TOTAL RECREATION IMPACT FUND		\$750,000	\$375,000	\$267,000	\$865,000	\$400,000	\$1,650,000	\$4,307,000
Alonzo Williams Community Center Bldg.	CDBG		\$750,000					\$750,000
TOTAL CDBG			\$750,000					\$750,000
Alonzo Williams Park ¹ Renovations	FRDAP Grant	\$28,000						\$28,000
Alonzo Williams Park New Construction ²		\$22,000						\$22,000
Kit Land Nelson Park Renovations ³		\$3,700						\$3,700
Kit Land Nelson Park New Construction ⁴		\$42,500						\$42,500
AAC Renovations ⁵			\$17,000					\$17,000
AAC New Construction ⁶			\$33,000					\$33,000
Old Little League Fields New Park Construction					\$200,000			\$200,000
TOTAL FRDAP GRANT FUNDS		\$96,200	\$50,000	\$0	\$200,000	\$0	\$0	\$346,200
	Source of	FY	FY	FY	FY	FY	FY	Totals

¹ Resurfacing, irrigation, drinking fountain, picnic facilities

² Playground, security lighting

³ Resurfacing, tennis court maintenance, drinking fountain, picnic facilities, miscellaneous maintenance

⁴ New playground, bike rack, picnic facilities

⁵ Restrooms, playground surface materials, baseball dugout shelters, drinking fountain & picnic facilities

⁶ Playground, landscaping, picnic facilities

Comprehensive Plan Element/Project	Funding	16-17	17-18	18-19	19-20	20-21	21-22	
Kit Land Nelson Park Fitness Track/Trail*	FDEP Grant		\$200,000					\$200,000
Kit Land Nelson Park Playground	FDEP Grant			\$150,000				
Northwest Recreation Complex Playground	FDEP Grant			\$70,000				
Camp Wewa	FDEP Grant (grant contingent)						\$2,000,000	
TOTAL FDEP GRANT FUNDS			\$200,000	\$220,000				\$200,000
Gymnasium/Aquatic Center (GO Bond)	Other Funds		\$20,000,000					\$20,000,000
Fitness Equipment for Kit Land Nelson Park/Outdoor Fitness Grant		\$9,560						\$9,560
TOTAL OTHER FUNDS		\$9,560	\$20,000,000	\$0	\$0	\$0	\$0	\$20,009,560

APPENDIX 7-1 (CONT'D) : FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS - PUBLIC SERVICES

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Downtown Parking Lot	CRA	\$200,000						\$200,000
Downtown Park Lot Upgrades			\$500,000					\$500,000
TOTAL CRA FUND								\$700,000
Brick Streets, Repair & Restoration	Street Improve- ment Fund		\$500,000					\$500,000
Equipment (3412 Streets- 6400)		\$60,000	\$60,000	\$60,000	\$50,000	\$50,000	\$50,000	\$330,000
New Sidewalk & Curb Construction (3412 Streets- 6304)		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000

Paving & Resurfacing (3412 Streets-6304)		\$600,000	\$600,000	\$600,000	\$600,000	\$600,000		\$3,000,000
8 th Street Complex (Renovation/or Relocate) Split with 3412/3513/3181)		\$300,000						\$300,000
TOTAL STREET IMPROVEMENT FUND		\$1,010,000	\$1,410,000	\$710,000	\$700,000	\$700,000	\$100,000	\$4,630,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
6 th Street Reconstruction & Downtown Related Street Improvements, Central Ave to US 441	Traffic Impact Fee	\$500,000	\$500,000	\$1,000,000				\$2,000,000
Bradshaw Rd US 441 Traffic Signal		\$400,000						\$400,000
Peterson Rd (End of pavement to Hermit Smith Rd) 2 lanes				\$750,000				\$750,000
Maine Ave, Martin St to Old Dixie Hwy (2 lanes)					\$1,000,000			\$1,000,000
Martin St, Maine Ave between Park Ave					\$1,600,000			\$1,600,000
Marden Rd (Keene Rd to CR 437A) 2 lanes, Urban Section Improvement		\$500,000	\$500,000					\$100,000
New Sidewalks		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		\$250,000
Rogers Rd, Lester Rd to Ponkan Rd				\$1,400,000				\$1,400,000
Old Dixie (Hawthorne Ave to Schopke Lester		\$1,000,000						\$1,000,000

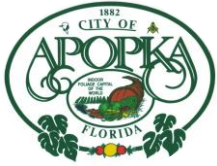
Rd) turn lane, curb, gutter								
Sheeler Ave/Cleveland St Intersection Improvement (turn lanes/traffic light)			\$500,000					\$500,000
Plymouth Rd/Yothers Rd Intersection Improvements		\$500,000						\$500,000
Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Piedmont-Wekiwa Rd/Greenacres Rd (Traffic Light)	Traffic Impact Fee (Cont'd)			\$350,000				\$350,000
TOTAL TRAFFIC IMPACT FUND		\$2,950,000	\$1,550,000	\$3,550,000	\$2,650,000	\$50,000	\$0	\$9,850,000
Drainage Upgrading – Citywide (6308)	Stormwater Fund	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$2,100,000
TOTAL STORMWATER FUND		\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$2,100,000
Miscellaneous Water Mains (2)	Water Impact Fund	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
TOTAL WATER IMPACT FUND		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000
Binion Rd RWM, IFAS to Ocoee Apopka Rd, 5,329 LF,	Reclaim Fund				\$511,584			\$511,584
16" Golden Gem Reuse Station HSP						\$6,500,000		\$6,500,000
Keene Rd RWM, Marden Rd to Ocoee		\$794,340						\$794,340

Apopka Rd, 4,413 LF, 36"								
Kelly Park Rd RMW II, Jason Dwelley Pkwy to Rock Springs Rd 16", 8,801 LF (2)				\$705,000				\$705,000
Kelly Park Rd RWM, Golden Gem Rd to Round Lake Rd 24"			\$371,400					\$371,400
Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Miscellaneous RWM (5)	Reclaim Fund (Cont'd)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000
Northwest Reclaim Water Pump Station, 2 @ \$3,000			\$700,000					\$700,000
Northwest Reclaim Water Pond 2 & 3		\$250,000						\$250,000
Ocoee Apopka Rd, RWM, Harmon Rd to Alston Bay Blvd, 2,500 LF, 30"		\$412,500						\$412,500
Ocoee Apopka Rd RWM, Keene Rd to Alston Bay Blvd, 4,000 LF 30"		\$660,000						\$600,000
Plymouth Sorrento Rd RWM, Yothers Rd to Ponkan Rd, 4,654 LF 24" (2)			\$670,176					\$670,176
Ocoee Apopka Rd RWM, Keene Rd to Binion Rd, 3,500 LF 30"		\$308,000						\$308,000

Plymouth Sorrento Rd RWM, Ponkan Rd to Kelly Park Rd 2,745 LF, 20" (2)			\$645,000					\$645,000
TOTAL RELAIM FUND		\$2,524,840	\$2,486,576	\$805,000	\$611,584	\$6,600,000	\$100,000	\$13,128,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Grossenbacher WTP, Replace Well	Water Impact Fee				\$910,000			\$910,000
Haas Rd WM, Mt. Plymouth Rd to Round Lake Rd, 22,708 LF 12" (1)					\$1,634,976			\$1,634,976
Kelly Park Rd WM, Golden Gem Rd to Round Lake Rd, 4,035 LF 16" (1)			\$387,360					\$387,360
Kelly Park Rd WM, Plymouth Sorrento Rd to Golden Gem, 6,672 LF 12" (1)		\$400,320						\$400,320
Miscellaneous Water Mains (2)		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000
Mt. Plymouth Water Plant (Well #1) modifications and improvements		\$700,000						\$700,000
Mt. Plymouth Water Plant (Well #4) modifications and improvements			\$900,000					\$900,000
NW WTP (1 MG Storage Tank) (1)				\$850,000				\$850,000
Plymouth Sorrento Rd WM Ponkan Rd to Kelly Park Rd, 10,720 LF 16" (1)				\$1,030,000				\$1,030,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Plymouth Sorrento Rd WM, Yothers Rd to Ponkan Rd, 5,423 LF 12" (1)	Water Impact Fund (Cont'd)	\$390,456						\$390,456
Plymouth Regional Water Plant, modifications and improvements Wells #1 & 2			\$900,000					\$900,000
Ponkan Rd, Ponkan Pines to Golden Gem 8,271 LF 12"			\$595,572					\$595,572
Sheeler Oaks WTP 65T .75 MG (1)			\$750,000					\$750,000
Southwest Water Plant (1)						\$4,500,000		\$4,500,000
US 441 WM, Roger Williams Rd to Sheeler Rd (1)				\$240,000				\$240,000
TOTAL WATER IMPACT FUND		\$1,590,776	\$2,245,572	\$2,220,000	\$2,644,976	\$4,600,000	\$100,000	\$13,401,324
Martin's Pond Improvements	Other Funds (TBD)							TBD
TOTAL OTHER FUNDS								TBD



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☒ OTHER: Master Plan/MDP

MEETING OF: March 9, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Adjacent Zoning Map
Adjacent Uses Map
Ex. A – Master Plan/MDP
OCPS School Capacity Determination
Letter

**SUBJECT &
REQUEST:**

**CHANGE OF ZONING:
FROM: T, TRANSITIONAL
TO: PD, PLANNED DEVELOPMENT, AND
APPROVAL OF PD MASTER PLAN/MAJOR DEVELOPMENT PLAN –
CLONTS FARM**

SUMMARY:

OWNER: Clonts Farm, Inc.
APPLICANT: K Hovnanian Cambridge Homes, LLC
LOCATION: 810 S. Binion Road
PARCEL ID NUMBER: 18-21-28-0000-00-001
EXISTING USE: Vacant
FLUM DESIGNATION: Residential Low Suburban, eastern 11 acres Commercial to be changed to Residential Low Suburban on March 17, 2021
CURRENT ZONING: Transitional (T)
PROPOSED DEVELOPMENT: 67 single-family units
PROPOSED ZONING: Planned Development (PD)
TRACT SIZE: 30.92 +/- acres

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL INFORMATION: The subject property is approximately 30.92 acres in size and is zoned Transitional (T) and has a future land use designation of Residential Low Suburban and Commercial. The Residential Low Suburban future land use designation allow a maximum density of 3.5 dwelling units per acre. A large-scale future land use amendment is scheduled for adoption before the City Council on March 17, 2021, which will change the future land use of the Commercial portion of the property to Residential Low Suburban. The subject property is located on the southeast corner of the intersection of Binion and Lust Roads, specifically at 810 S. Binion Road. The proposed change of zoning to PD (Planned Development) is being requested by the prospective developer, who proposes to construct a 67-lot single-family residential subdivision.

PROJECT DESCRIPTION: The PD Master Plan/Major Development Plan proposes a residential subdivision consisting of 67 lots on 30.92 acres with a maximum allowable density of 2.16 dwelling units per acre, which is 1.33 dwelling units less than the allowable maximum density permits. The lots range in size from 55-feet by 120-feet, or 6,600 square feet in area, and 65-feet by 120-feet, or 7,800 square feet in area. 48 lots are 55-feet in width and 19 lots are 65-feet in width. The 65-foot wide lots are proposed along the outer perimeter of the subdivision to buffer the interior of the site where the 55-foot wide lots are proposed, and to be compatible with lot widths in the adjacent Clear Lake Landing subdivision located along the north side of Lust Road, which are 75-feet in width. Access to the site is proposed via full access located on Lust Road and Binion Road.

Of the 30.92 acres, 12.51 acres are reserved for open space. 3.71 acres are reserved for recreation amenities, which includes a 5-foot wide pedestrian trail that meanders around the internal portions of the site, a tot lot, a dog park, and a soccer field. A 12-foot wide bike trail dedicated to the City that will be constructed along the Binion Road frontage. A 5-foot wide sidewalk will be constructed along the Lust Road frontage. 2.08 acres are reserved for floodplain conservation that is located in the southern portion of the site. 2.88 acres are reserved for stormwater retention ponds located along the western portion of the property. Landscape buffers will be provided in tracts along the Binion Road and Lust Road frontages. A 6-foot tall masonry wall with columns will be provided along the Lust Road and Binion Road frontages.

As part of the PD, the applicant is requesting not to provide a brick wall along the SR 429 frontage. The applicant has indicated that a brick wall is not logical to provide along the SR 429 frontage as the roadway is elevated approximately 20-feet above the grade of the site, and there is an existing 6-foot tall chain link fence along the edge of the SR 429 right-of-way. The applicant is proposing landscaping along the SR 429 frontage as a visual screen and to utilize the stormwater pond and adjacent open space area to assist buffering the rear of homes from SR 429.

There are two karst features located on the site that the plan details preservation of in accordance with the Comprehensive Plan. These features are located in the eastern and northwestern corners of the site. There is a small 0.02 acre wetland area in the karst feature in the northwestern corner of the site that will be preserved. Open space, wetlands, and stormwater ponds will be in tracts that are owned and maintained by a Homeowners Association (HOA). Internal streets will be dedicated to the public.

The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to allow protection of the natural environmental features of the property, including wetlands, floodplain conservation, and Karst areas that a conventional zoning districts development criteria on the property would make harder to achieve. The applicant has worked with staff to design the site to cluster the homes,

leaving large spaces for open area, recreation, park amenities, a 0.63 acre dedication of right-of-way to the City along Lust Road, and a trail dedication along Binion Road to allow for future expansion of the City's trail system. The physical conditions of the property noted in the PD require creative and efficient adjustment to lot sizes and lot clustering designs. The PD calls for a net residential density that is approximately seventy percent (70%) less dense (2.43 dwelling units per acre) than the maximum residential density allowed (3.5 dwelling units per acre) under the future land use designation.

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/Major Development Plan.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property as depicted on the Master Plan is consistent with the Residential Low Suburban Future Land Use designation 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 elementary school level and is deficient with 12.224 seats at the elementary school level. Additionally, as the City of Apopka is the only "significantly affected local government", the project is not subject to review and approval by Orange County under the forthcoming Orange County Charter joint approval process. The location is served by the following schools: Apopka Elementary, Wolf Lake Middle, and Wekiva High School.

ORANGE COUNTY NOTIFICATION: Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on February 8, 2021.

PUBLIC HEARING SCHEDULE:

March 9, 2021 - Planning Commission (5:30 pm)
April 7, 2021 - City Council (1:30 pm) - 1st Reading
April 21, 2021 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 26, 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 Clonts Farm PD Master Plan/Major Development Plan.

Recommended Motion: Recommend to approve the rezoning of the subject parcel from Transitional (T) to PD (Planned Development), and approval of the PD Master Plan/Major Development based on the findings and facts presented in the staff report and exhibits.

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:

North (City)	Residential Low	RSF-1B	Lust Rd. & Clear Lake Landing Subdivision
East (City & County)	“County” Rural & “City” Residential Low	“County” A-1 & “City” T	Single Family Houses
South (City)	Residential Low & Conservation	RSF-1B	Woodlands
West (City)	Residential Low Suburban	T	Woodlands
North (City)	Residential Low	RSF-1B	Lust Rd. & Clear Lake Landing Subdivision

LAND USE &

TRAFFIC COMPATIBILITY:

The property is proposed to be accessed via Lust Road and Binion Road. Internal streets are public and will be owned and maintained by the City of Apopka. Future land use designations and zoning categories assigned to properties to the north, south, east, and west are predominantly Residential.

COMPREHENSIVE PLAN COMPLIANCE:

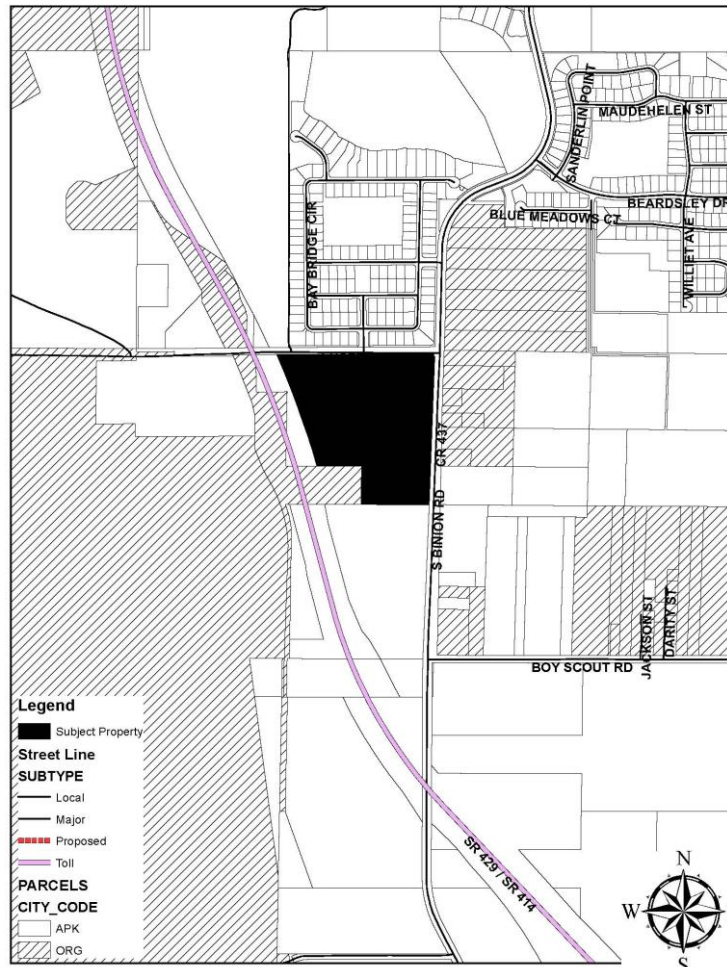
The proposed Planned Development (PD) zoning is compatible with policies set forth in the Comprehensive Plan.

ALLOWABLE USES:

Single-family residential uses as set forth within the Master Plan.

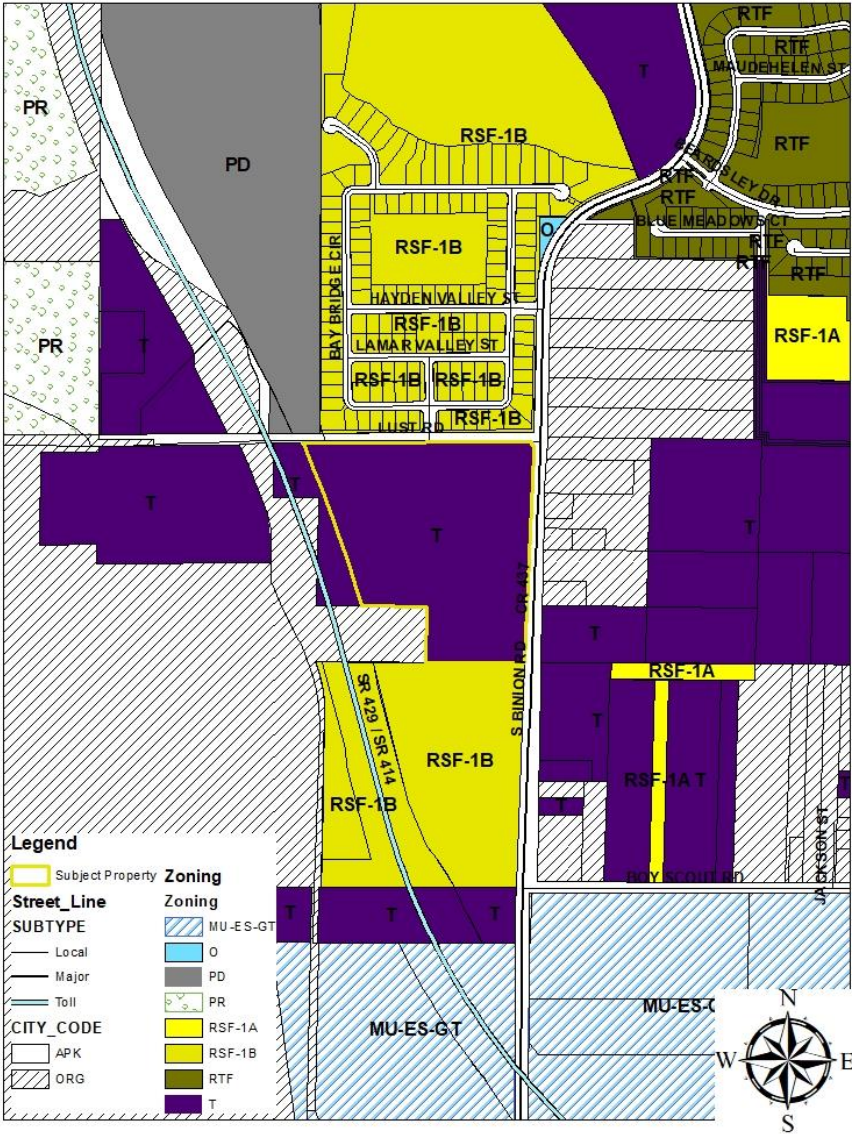
Project: Clonts Farm
Owned by: Clonts Farm, Inc.
Parcel ID#: 18-21-28-0000-00-001
Location: 810 S. Binion Road

VICINITY MAP



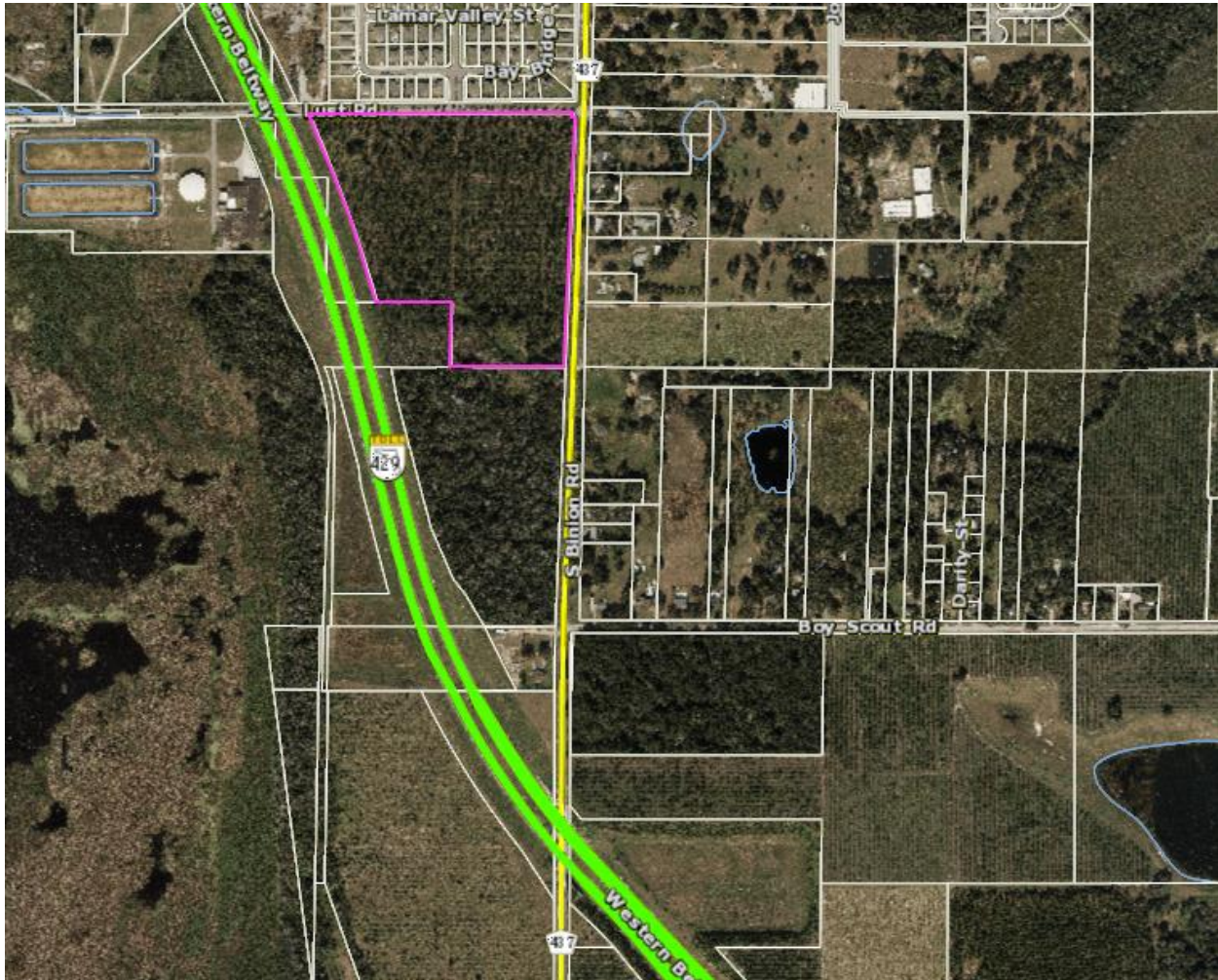


ADJACENT ZONING





ADJACENT USES



PLANNED DEVELOPMENT MASTER PLAN /
MAJOR DEVELOPMENT PLAN
FOR
CLONT'S FARM PROPERTY

PARCEL: 18-21-28-0000-00-001
SECTION 18, TOWNSHIP 21 EAST, RANGE 28 SOUTH
810 SOUTH BINION ROAD
CITY OF APOPKA, FLORIDA
FOR
K. HOVNANIAN
CAMBRIDGE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751

LEGAL DESCRIPTION PER TITLE COMMITMENT

THE LAND IS DESCRIBED AS FOLLOWS:

PARCEL "D"
THE EAST 330.0 FEET OF THE NORTH 355.0 FEET OF GOVERNMENT LOT #1 IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 NORTH, ORANGE COUNTY, FLORIDA. LESS THE NORTH 50.0 FEET AND LESS THE WEST 50.0 FEET THEREOF.

PARCEL "E"
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 21 EAST, RANGE 28 SOUTH, ORANGE COUNTY, FLORIDA. LESS THE NORTH 50.0 FEET AND THE ROAD RIGHT-OF-WAY ON THE EAST THEREOF AND THE NORTH 3/4 OF THE WEST 1/2 OF NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 21 EAST, RANGE 28 SOUTH, ORANGE COUNTY, FLORIDA. LESS THE NORTH 50.0 FEET THEREOF.

A STRIP OF LAND LYING IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING THE SOUTH 20.00 FEET TO THE NORTH 50.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, LESS THE EAST 50.00 FEET OF THE NORTH 50.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, AS DESCRIBED IN DEED BOOK 770, PAGE 621 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE SOUTH 20.00 FEET OF THE NORTH 50.00 FEET OF A PORTION OF GOVERNMENT LOT 1 OF SAID SECTION 18 DESCRIBED AS FOLLOWS:

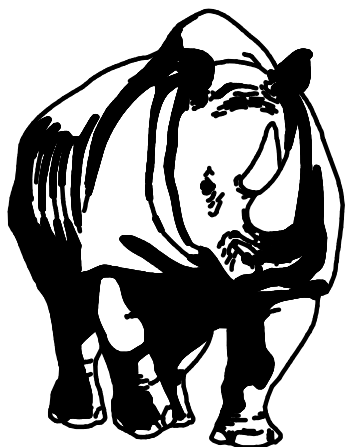
COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 18 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°47'20" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°11'02" WEST, ALONG THE WEST LINE OF SAID EAST 50.00 FEET OF THE NORTH 50.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01°11'02" WEST, ALONG SAID WEST LINE 20.00 FEET; THENCE RUN NORTH 89°47'20" WEST ALONG THE SOUTH LINE OF THE NORTH 50.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 AND THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE AFOREMENTIONED GOVERNMENT LOT 1, A DISTANCE OF 1550.15 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°03'24" EAST, 20.00 FEET TO THE NORTH LINE OF THE SOUTH 20.00 FEET OF THE NORTH 50.00 FEET OF SAID GOVERNMENT LOT 1; THENCE RUN SOUTH 89°47'20" EAST, ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID SOUTH 20.00 FEET OF THE NORTH 50.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, A DISTANCE OF 1550.21 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS CONVEYED VIA WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9955, PAGE 8066, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 30.916 ACRES, MORE OR LESS AS CALCULATED PER SURVEY BOUNDARY.

INDEX OF SHEETS

SHEET	SHEET TITLE
C.001	COVER SHEET
SV.01	BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
C.002	SYMBOLS & ABBREVIATIONS
C.003	EXISTING CONDITIONS PLAN
C.004	PD DEVELOPMENT STANDARDS & NOTES
C.100	OVERALL SUBDIVISION PLAN
C.101 - C.102	SUBDIVISION PLANS
C.200 - C.201	UTILITY PLANS
C.300 - C.301	DRAINAGE PLANS
C.400	VEHICULAR CIRCULATION PLAN
C.500 - C.501	TYPICAL SECTIONS
C.600	PRELIMINARY LIGHTING PLAN
A-001	ARBOR PERMIT DETAILS AND SCHEDULES
A-101	EXISTING TREE CANOPY COVERAGE PLAN
A-102	PRESERVED TREE CANOPY COVERAGE PLAN
A-103	TREE REMOVAL AND PRESERVATION PLAN
L-001	LANDSCAPE SCHEDULE AND DETAILS
K-200	KEY SHEET
K-201	STREET TREE PLAN
L-201 - L-204	BUFFERS AND OPEN SPACE LANDSCAPE PLANS



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

PROJECT TEAM MEMBERS:

OWNER:
CLONT'S FARMS, INC.
PO BOX 622916
OWIEDO, FL 32762

ENGINEER:
MADDEN, MOORHEAD, & STOKES, INC.
431 E HORATIO AVENUE, SUITE 260
MAITLAND, FL 32751
PHONE: (407) 629-8330
CONTACT: CHAD MOORHEAD, PE

LANDSCAPE ARCHITECT:
DALY DESIGN GROUP
913 N PENNSYLVANIA AVENUE
WINTER PARK, FL 32789
PHONE: (407) 740-7373
CONTACT: TOM DALY, RLA, AICP

DEVELOPER:
K HOVNANIAN CAMBRIDGE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751
PHONE: (321) 263-2608
CONTACT: JUSTIN ALLEN

SURVEYOR:
ALLEN AND COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 774-9383
CONTACT: ED JOHNSON, PSM

ENVIRONMENTAL:
BIO-TECH CONSULTING, INC.
3025 E SOUTH STREET
APOPKA, FL 32704
PHONE: (407) 894-5969
CONTACT: DANNY GOUGH

EP3, INC.
555 WINDERLEY PLACE, SUITE 300
MAITLAND, FL 32751
PHONE: (407) 338-3734
CONTACT: MAUREEN NICHOLS, PE

TRAFFIC:
TRAFFIC & MOBILITY CONSULTANTS
3101 MAGUIRE BLVD, SUITE 265
ORLANDO, FL 32803
PHONE: (407) 531-5332
CONTACT: AYMAN AS-SAIDI, PE

UTILITY PROVIDERS:

WATER:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

WASTE WATER:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

PHONE
CENTURY LINK
33 NORTH MAIN STREET
WINTER GARDEN, FL 34787
PHONE: (407) 814-5351
CONTACT: DAVID BYRNES

POWER:
DUKE ENERGY
275 PONCAK ROAD
APOPKA, FL 32712
PHONE: (407) 938-6690
CONTACT: ROD RODRIGUEZ

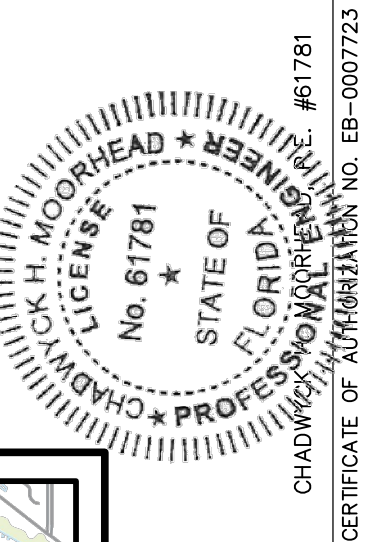
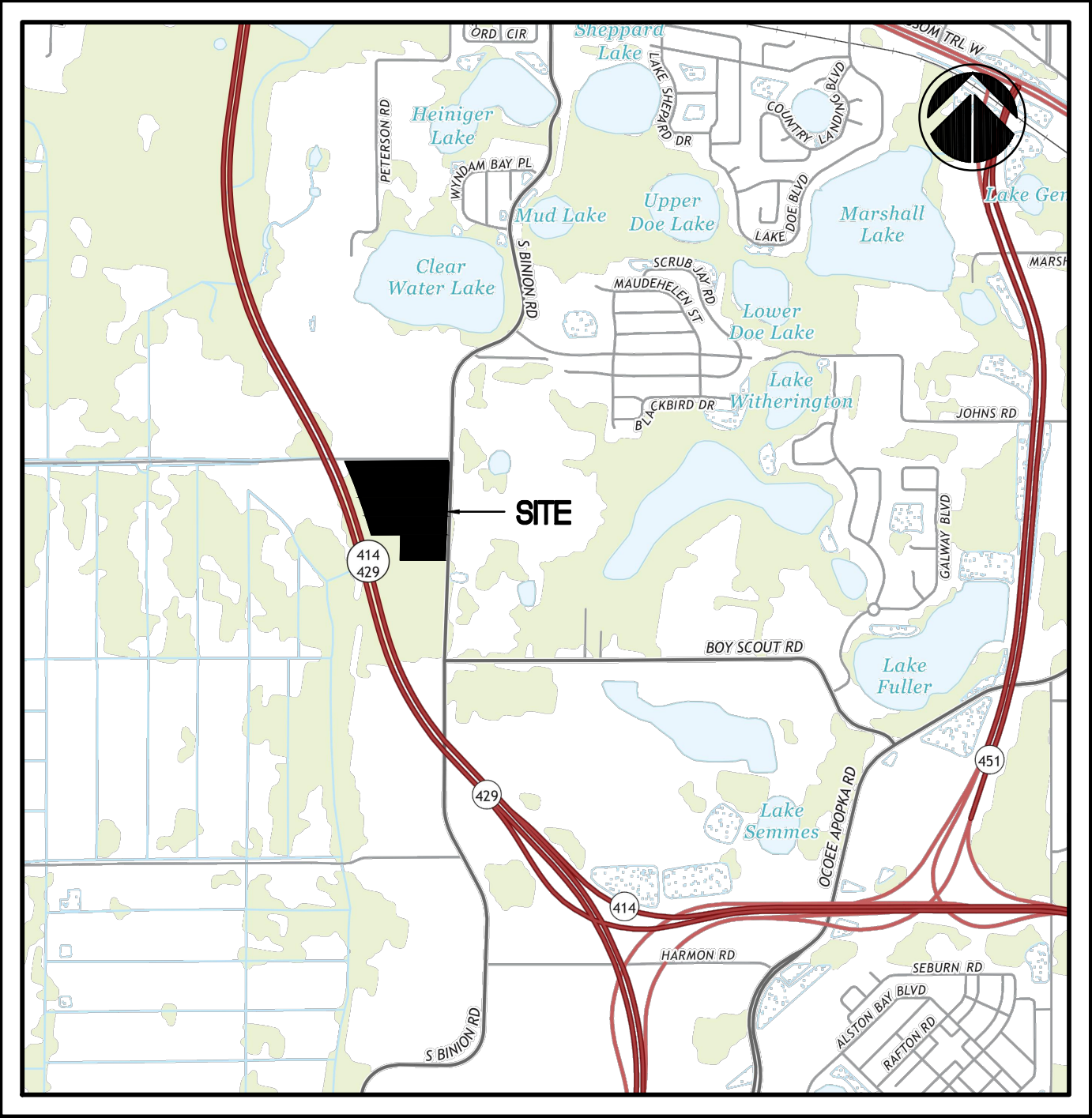
RECLAIMED WATER:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

SOLID WASTE:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 532-8511
CONTACT: TRACEY DOMSTOY

CABLE:
CHARTER SPECTRUM
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
PHONE: (407) 656-2734 EXT. 104
CONTACT: EVERETT HOLMES

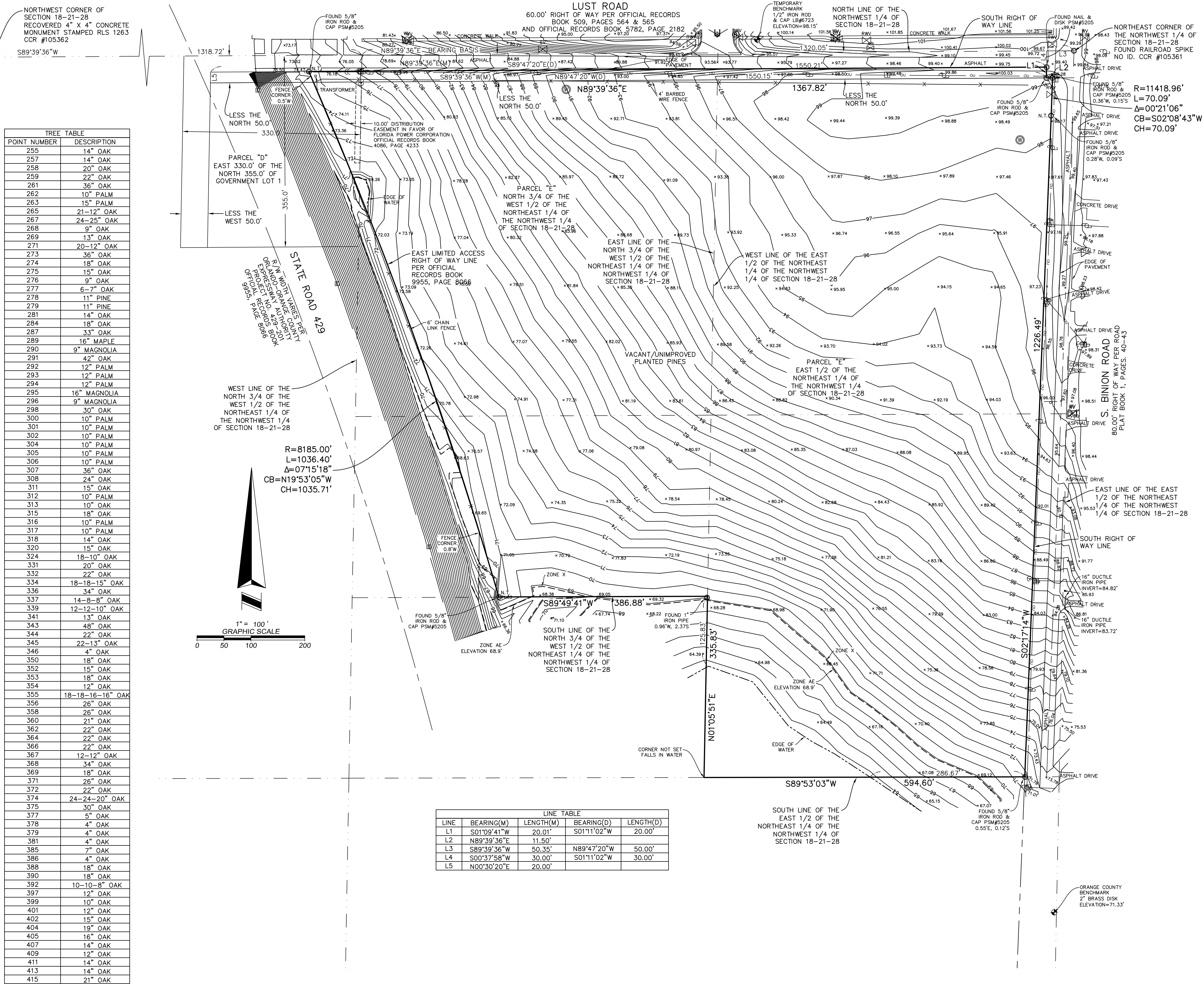
NATURAL GAS:
LAKE APOPKA NATURAL GAS
1320 WINTER GARDEN VINELAND RD.
WINTER GARDEN, FL 34787
PHONE: (407) 656-2734 EXT. 104
CONTACT: EVERETT HOLMES

VICINITY MAP
1" = 2,000'



LEGEND & ABBREVIATIONS

—X—	FENCE LINE (AS NOTED)	△	CENTRAL ANGLE
—OU—	OVERHEAD UTILITY	R	RADIUS
⊗	RECLAIMED WATER VALVE	L	LENGTH
⊙	WELL	CB	CHORD BEARING
⊕	GUY WIRE	LB	LICENSED BUSINESS
⊕	WOOD POWER/UTILITY POLE	PSM	PROFESSIONAL SURVEYOR & MAPPER
⊕	PHONE RISER	LS	LICENSED SURVEYOR
⊕	TELEVISION RISER	R/W	RIGHT OF WAY
⊕	SET 1/2" IRON ROD W/CAP OR NAIL WITH DISC STAMPED LB#6723	⊕100	TREE LOCATION
⊕	FOUND IRON ROD OR IRON PIPE AS SHOWN	⊕100.00	SPOT ELEVATION
N.T.	NON-TANGENT	(D)	DESCRIBED
CH	CHORD	(M)	MEASURED



SCHEDULE B-2 TITLE EXCEPTIONS:

- Distribution Easement in favor of Florida Power Corporation dated November 21, 1988 and filed June 7, 1989 in Official Records Book 4086, Page 4233, of the Public Records of Orange County, Florida. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
- Certificate of Establishing Water Basin Boundaries of the Southwest Florida Water Management District dated December 28, 1961 and filed December 28, 1961 in Official Records Book 992, Page 634, of the Public Records of Orange County, Florida. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)
- Subject to the terms and conditions of the Warranty Deed recorded in Official Records Book 9955, Page 8066, of the Public Records of Orange County, Florida. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)

LEGAL DESCRIPTION PER TITLE COMMITMENT:

The Land is described as follows:

Parcel "D"
The East 330.0 feet of the North 355.0 feet of Government Lot #1 in Section 18, Township 21 South, Range 28 North, Orange County, Florida. Less the North 50.0 feet and less the West 50.0 feet thereof.

Parcel "E"
The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 21 East, Range 28 South, Orange County, Florida. Less the North 50.0 feet and the road right-of-way on the East thereof and the North 3/4 of the West 1/2 of Northeast 1/4 of the Northwest 1/4 of Section 18, Township 21 East, Range 28 South, Orange County, Florida. Less the North 50.0 feet thereof.

A strip of land lying in Section 18, Township 21 South, Range 28 East, being the South 20.00 feet to the North 50.00 feet of the Northeast quarter of the Northwest quarter of said Section 18, less the East 50.00 feet of the North 50.00 feet of said Northeast quarter of the Northwest quarter of Section 18, as described in Deed Book 770, Page 621 of the Public Records of Orange County, Florida and the South 20.00 feet of the North 50.00 feet of a portion of Government Lot 1 of said Section 18 described as follows:

Commence at the North quarter corner of said Section 18 for a point of reference; thence run North 89°47'20" West, along the North line of the Northwest quarter of said Section 18, a distance of 50.00 feet; thence departing said North line, run South 01°11'02" West, along the West line of said East 50.00 feet of the North 50.00 feet of the Northeast quarter of the Northwest quarter of Section 18, a distance of 30.00 feet to the Point of Beginning; thence run South 01°11'02" West, along said West line 20.00 feet; thence run North 89°47'20" West along the South line of the North 50.00 feet of said Northeast quarter of the Northwest quarter of Section 18 and the South line of the North 50.00 feet of the aforementioned Government Lot 1, a distance of 1550.15 feet; thence departing said South line, run North 01°03'24" East, 20.00 feet to the North line of the South 20.00 feet of the North 50.00 feet of said Government Lot 1; thence run South 89°47'20" East, along said North line and the North line of said South 20.00 feet of the North 50.00 feet of the Northeast quarter of the Northwest quarter of Section 18, a distance of 1550.21 feet to the Point of Beginning.

Less and except the lands conveyed via Warranty Deed recorded in Official Records Book 9955, Page 8066, of the Public Records of Orange County, Florida.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 18-21-28 AS BEING N89°39'36"E. FOR ANGULAR DESIGNATION ONLY.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER T185325B, EFFECTIVE DATE MARCH 18, 2019 AT 8:00 A.M.
- THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBTSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBTSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- SUBJECT PROPERTY SHOWN HEREON IS IN ZONE AE, AREA WITH A BASE FLOOD ELEVATION OF 68.9 FEET AND ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0120F, MAP DATE 9/25/2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
- ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY VERTICAL CONTROL NETWORK, BENCHMARK NUMBER L-708-042 WITH A PUBLISHED ELEVATION OF 71.33 FEET, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
- THE SUBJECT PROPERTY IS CURRENTLY AN AREA OF PLANTED PINE TREES. THE TREES LOCATED AND SHOWN HEREON ARE AS PER THE CITY OF APOPKA TREE ORDINANCE.
- LAST DATE IN FIELD: NOVEMBER 26, 2019



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356
admin@allen-company.com

**BOUNDARY, TOPOGRAPHIC &
TREE SURVEY**
OF
CLONTS - BINION ROAD PROPERTY
SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:
K. HOVNANIAN HOMES

FOR THE LICENSED BUSINESS #6723 BY:
JAMES L. RICKMAN, P.S.M. #6533

REVISIONS	DATE

JOB # 20190354
DATE: 12/2/19
SCALE: 1"=100'
CALC BY: JLR
FIELD BY: AH
DRAWN BY: BRH
CHECKED BY: SEJ

ABBREVIATIONS

A	AREA AB ANCHOR BOLT ABO ABANDON(ED) AC ACRE(S) AC-FT ACRE FOOT/FEET ACF ASBESTOS CEMENT PIPE ADOL ADDITIONAL ADT AVERAGE DAILY TRAFFIC AL ALUMINUM ALT ALTERNATE AM BEFORE NOON AMP AMPERE(S) APPROX APPROXIMATE ARV AIR RELEASE VALVE ARVQ AIR RELEASE VACUUM VALVE ASPH ASPHALT ASSY ASSEMBLY AVE AVENUE AVG AVERAGE AZ AZIMUTH	F	FRAME AND COVER FDC FLOOR DRAIN FDN FOUNDATION FDP FLORIDA DEPARTMENT OF TRANSPORTATION FG FINISHED FLOOR FGR FINISHED GRADE FIR FIRE HYDRANT FIS FURNISH AND INSTALL FIG FIGURE FIN FINISHED FIT FITTING FL FENCE LINE FLR FLOOR FLX 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	P	POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PEP POLYETHYLENE PIPE PPF PROFILE GRADE POINT PI POINT OF INTERSECTION PL 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 PVM PAVEMENT PWR POWER
B	BACKFLOW PREVENTER BL BASELINE BLDG BUILDING BLVD BOULEVARD BM BENCHMARK BND BOUNDARY BO BLOWOFF BOC BACK OF CURB BOT BOTTOM BRG BEARING BS BOTTOM OF SLOPE BV BUTTERFLY VALVE	G	GAUGE GAL GALLON GALV GALVANIZED GM GAS MAIN GPH GALLONS PER HOUR GPM GALLONS PER MINUTE GPS GALLONS PER SECOND GRD GROUND/GRADE GSP GALVANIZED STEEL PIPE GV GATE VALVE GV&B GATE VALVE AND BOX GWT GROUND WATER TABLE	Q	FLOW RATE
C	CAPACITY CB CATCH BASIN CEN CENTER TO CENTER CEM CEMENT CF CUBIC FEET CFM CUBIC FEET PER MINUTE CFS CUBIC FEET PER SECOND C&G CAST IRON CIP CAST IRON PIPE CJ COSTRUCTION JOINT CL CENTER LINE CLP CONCRETE LIGHT POLE CLW CLEAR/CLEARANCE CLS CLASS CM CONCRETE MONUMENT CMP CORRUGATED METAL PIPE CND CONDUIT C-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	H	HOSE BIBB HDPE HIGH DENSITY POLYETHYLENE HDA HARDWARE HOA HOME OWNERS ASSOCIATION HORIZ HORIZONTAL HP HORSEPOWER HR HOUR HT HEIGHT HW HEADWALL HWL HIGH WATER LEVEL HWH HIGHWAY HYD HYDRAULIC	R	RADIUS RCP REINFORCED CONCRETE PIPE RCPA REINFORCED CONCRETE PIPE ARCH RD ROAD RDY ROADWAY RED REDUCER REF REFERENCE REIN REINFORCE(D) REDD REQUIRED REV REVISE/REVISION RPM REVOLUTIONS PER MINUTE RR RAILROAD RT RIGHT RV RELIEF VALVE R/W RIGHT-OF-WAY RWM REUSE WATER MAIN
D	DOUBLE DEG OR ° DEGREE DEFLECT(ION) DEPT DEPARTMENT DET DETAIL DHWL DESIGN HIGH WATER LEVEL DI DIAMETER DIA DIAGONAL DIM DIMENSION DIP DUCTILE IRON PIPE DISCH DISCHARGE DIST DISTANCE DMH DROP MANHOLE DN DOWN DRN DRAIN DWG DRAWING DWY DRIVEWAY	I	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	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 SLOPE SL SLOPE 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
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 ESTIMATE EW EACH WAY EWL ENDWALL EXC EXCAVATE/EXCAVATION EXIST EXISTING EXP EXPAND/EXPANSION EXT EXTENDING/EXTENSION	J	JUNCTION BOX JTB JOINT JST JOIST JT JOINT	T	TANGENT TB TURBLOCK T&B TOP AND BOTTOM TBM TEMPORARY BENCHMARK 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 TOP OF SLOPE TOT TOTAL TS TOP OF SLOPE TWP TOWNSHIP TYP TYPICAL
L	LENGTH LAT LATITUDE LATL LATERAL LB POUND LF LINEAR FEET/FOOT LG LONG LM LIMIT(S) LP LIGHT POLE LONG LONG LT LEFT LWL LOW WATER LEVEL	M	MAINT MAINTENANCE MATL MATERIAL MAX MAXIMUM MECH MECHANICAL MEH MITERED END MFR MANUFACTURER MOD 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	U	UNDERDRAIN UG UNDERGROUND UON UNLESS OTHERWISE NOTED UTC UNDERGROUND TELEPHONE CABLE
N	NORTH NA NORTH NAP 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	ON CENTER OD OUTSIDE DIAMETER OE OR EQUAL OPNG OPENING OPP OPPOSITE ORCP OVAL REINFORCED CONCRETE PIPE OS OUTFALL STRUCTURE OVL OVERFLOW OVHD OVERHEAD	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	YARD YR YEAR	MISC	MISC AND AT DELTA		

EXISTING SYMBOLS

	CENTER LINE		BUILDING LINE
	WIRE FENCE		CONTOURS
	CHAIN LINK FENCE		RAILROAD TRACKS
	WOOD FENCE		GAS MAIN
	GUARDRAIL		UNDERGROUND ELECTRIC
	EXISTING PLATS		UNDERGROUND TELEPHONE
	RETAINING WALL		OVERHEAD ELECTRIC
	RIGHT-OF-WAY LINE		OVERHEAD TELEPHONE
	SHORELINE		UNDERGROUND CABLE TELEVISION
	SWALE		EASEMENT

SANITARY

	SANITARY SEWER LINE		FORCE MAIN
	CLEANOUT		MANHOLE

WATER & REUSE WATER

	WATER MAIN DIP PIPE		WATER VALVE
	REUSE WATER MAIN		FIRE HYDRANT
	BACKFLOW PREVENTOR		WATER METER

STORM DRAIN

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

HIGHWAY & UTILITIES

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

PROPOSED SYMBOLS

	BOUNDARY		100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHYLENE PIPE @ 0.20%
	CONSERVATION SETBACK		UNDERDRAIN 6" HDPE PIPE
	CENTER LINE		DRAINAGE FLOW DIRECTION
	CHAIN LINK FENCE		FDOT INLET TYPE 1
	CONTOUR		FDOT INLET TYPE 2
	EASEMENT		FDOT INLET TYPE 3
	FENCE		FDOT INLET TYPE 4
	GUARDRAIL		FDOT INLET TYPE 5
	LOT LINE		FDOT INLET TYPE 6
	PROPERTY LINE		MANHOLE
	RETAINING WALL		MITERED END SECTION
	RIGHT-OF-WAY LINE		SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
	SETBACK LINE		SPOT ELEVATION
	SHORELINE		STORM INLET
	SWALE		
	TREE LINE		

SANITARY

	100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
	CLEANOUT
	DOUBLE SANITARY SERVICE
	FORCE MAIN PVC PIPE
	MANHOLE

WATER & REUSE WATER

	WATER MAIN DIP PIPE
	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
	METER
	REDUCER
	BLOWOFF
	BACKFLOW PREVENTER
	SAMPLE POINT
	UNDERDRAIN CEANOUT
	RECLAIM WATER MAIN
	DOUBLE REUSE WATER SERVICE

HIGHWAY & UTILITIES

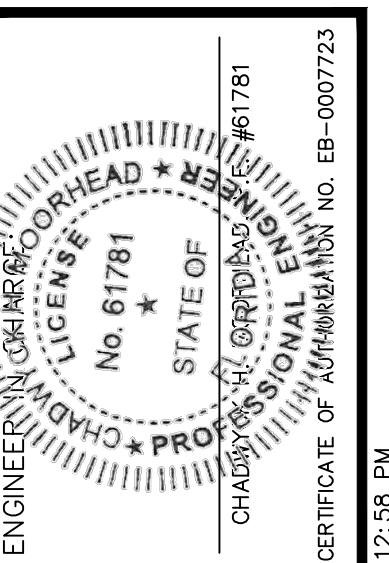
	BOUND CORNER
	CONCRETE
	COUNTY ROADS
	DETAIL REFERENCE
	DUMPSTER PAD
	FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
	GUY POLE
	HANDICAP PARKING
	INTERSTATE ROADS
	LIGHT POLE
	SIGNS
	SECTION CORNER
	STATE ROADS
	SILT FENCE
	TRAFFIC FLOW PAVEMENT MARKING
	UTILITY POLE
	BLDG OR STRUCTURE
	TYPE F CURB & GUTTER
	MIAMI CURB
	CROSS SECTION DETAIL



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

SYMBOLS + ABBREVIATIONS
FOR
CLONT'S FARM PROPERTY
CITY OF APOPKA
FLORIDA

K. HOVNIANTAN CAMBODIE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751



NO.	DATE	REVISIONS
1	02/07/20	REVISED PER COUNTY COMMENTS 01-27-2020
2	05/18/20	REVISED PER COUNTY COMMENTS 03-30-2020
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 19050
DATE: 12-23-2019
SCALE: N.T.S.
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

C.002

DEVELOPMENT INFORMATION

PARCEL IDENTIFICATION 18-21-28-0000-00-01
FUTURE LAND USE RESIDENTIAL LOW SUBURBAN
EXISTING ZONING TRANSITIONAL (T)
PROPOSED ZONING PLANNED DEVELOPMENT (PD)

ADJACENT FUTURE LAND USE			
NORTH	SOUTH	EAST	WEST
RES. LOW (CITY)	RES. LOW & CONSERVATION (CITY)	RURAL (COUNTY) & RES. LOW (CITY)	RES. LOW SUB. (CITY)

ADJACENT ZONING			
NORTH	SOUTH	EAST	WEST
RSF-1B	RSF-1B	A-1 (COUNTY) & T (CITY)	T

PHASING PROJECT TO BE DEVELOPED IN ONE (1) PHASE
PROPOSED RESIDENTIAL UNITS 67 UNITS
GROSS DEVELOPABLE AREA 30.92 ACRES
RIGHT-OF-WAY DEDICATION (TRACT ROW-1) 0.63 ACRES
TRAIL DEDICATION (TRACT TD-1) 0.60 ACRES
NET DEVELOPABLE AREA 29.69 ACRES
GROSS RESIDENTIAL DENSITY (MAX. ALLOWED) UP TO 3.5 DU/AC
NET RESIDENTIAL DENSITY 2.26 DU/AC

RESIDENTIAL DEVELOPMENT STANDARDS

NEIGHBORHOOD 'A'

65'x120' SINGLE-FAMILY, DETACHED	
NUMBER OF UNITS	19
MIN. LOT AREA	7,800 SF
MIN. LOT WIDTH	65'
MIN. LOT DEPTH	120'
MIN. LIVING AREA	1,800 SF
MAX BUILDING HEIGHT	35'
SETBACKS (feet) (1)	
FRONT PORCH	15'
FRONT, PRIMARY STRUCTURE	25'
FRONT ENTRY GARAGE	30'
REAR, PRIMARY STRUCTURE	20'
SIDE	5'
CORNER SIDE	15'
ACCESSORY STRUCTURE, POOL AND ASSOCIATED SCREENED ENCLOSURE	5' REAR, 5' SIDE & 15' CORNER SIDE
ACCESSORY STRUCTURES, ALL OTHER USES	SEE NOTE (1) BELOW

NEIGHBORHOOD 'B'

55'x120' SINGLE-FAMILY, DETACHED	
NUMBER OF UNITS	48
MIN. LOT AREA	6,600 SF
MIN. LOT WIDTH	55'
MIN. LOT DEPTH	120'
MIN. LIVING AREA	1,800 SF
MAX BUILDING HEIGHT	35'
SETBACKS (feet) (1)	
FRONT PORCH	15'
FRONT, PRIMARY STRUCTURE	25'
FRONT ENTRY GARAGE	30'
REAR, PRIMARY STRUCTURE	20'
SIDE	5'
CORNER SIDE	15'
ACCESSORY STRUCTURE, POOL AND ASSOCIATED SCREENED ENCLOSURE	5' REAR, 5' SIDE & 15' CORNER SIDE
ACCESSORY STRUCTURES, ALL OTHER USES	SEE NOTE (1) BELOW

(1) ACCESSORY STRUCTURE SETBACKS SHALL COMPLY WITH LDC TABLE 10.2.4.B

OCPS SCHOOLS

Student Population per Orange County Public Schools				
School Type	School Name	Residential Units	Multiplier per OCPS	Student Population
Elementary Students	Apopka Elementary	67	0.191	13
Middle School Students	Wolf Lake Middle	67	0.095	6
High School Students	Wekiva High	67	0.131	9
Totals:		0.417		28

PARKING CALCULATIONS

REQUIRED PARKING					PROVIDED PARKING		
PHASE	USE	NUMBER OF UNITS	SPACES REQUIRED PER UNIT	TOTAL REQUIRED	SPACES PROVIDED PER UNIT	ON-STREET SPACES PROVIDED AT REC.	TOTAL PROVIDED
1	SINGLE-FAMILY, ATTACHED (TOWNHOMES)	67	2	134	2	5	139
PARKING TOTALS:		67	2	134	2	5	139

1. PARKING REQUIRED AT 2 SPACES PER UNIT PER LDC TABLE 5.1.6.A.
2. ALL HOMES SHALL HAVE A MIN. 2 CAR GARAGE AND MIN. DRIVEWAY LENGTH OF 25 FT TO PROVIDE FOR A MIN. 2 SPACES PER UNIT.

TRAFFIC GENERATION, BASED ON ITE TRIP GENERATION 10TH EDITION

Phase	ITE Code	Land Use	Number of Dwelling Units	DAILY		PM PEAK HOUR		
				Weekday Trips Per Unit	Total Generated Daily Trips	PM Peak Hour Trips Per Unit	Total Generated PM Hour Trips	PM In PM Out
1	210	SINGLE-FAMILY RESIDENTIAL	67	10.67	715	1.03	69	44 25
TOTAL:			67	-	715	-	69 44	25

ACTIVE RECREATION AREA CALCULATIONS ⁽¹⁾⁽²⁾

ACTIVE RECREATION AREA REQUIRED = 35% OF REQ. TOTAL OPEN SPACE SET-ASIDE AREA = REQUIRED ACTIVE RECREATION AREA		
TOTAL OPEN SPACE	PERCENTAGE	AREA REQUIRED
8.91	35%	3.12
TOTAL ACTIVE RECREATION REQUIRED:		3.12

ACTIVE RECREATION AREA PROVIDED

TRACT ID	USE	AREA PROVIDED
R-1	RECREATION AMENITIES	3.71
OS-1, P-1, OS-2	PEDESTRIAN TRAIL	-
TD-1	12' WIDE CITY BIKE TRAIL	0.60
TOTAL ACTIVE RECREATION PROVIDED:		4.31
TOTAL ACTIVE RECREATION PERCENTAGE PROVIDED:		48.39%

(1) ALL UNITS ARE ACRES.
(2) PER LDC, SECTION 5.4, TABLE 5.4.5 REQUIRED OPEN SPACE SET-ASIDE FEATURES.

POCKET PARK AREA CALCULATIONS, SINGLE-FAMILY DETACHED ⁽¹⁾⁽²⁾

POCKET PARK AREA REQUIRED = 51 TO 75 LOTS = AREA EQUIVALENT TO TWO LOTS = REQUIRED POCKET PARK AREA		
LARGE LOT SIZE	LARGE LOT AREA	AREA REQUIRED (ACRE)
65x120'	7,800 SF x 2= 15,600 SF	0.36
TOTAL ACTIVE RECREATION REQUIRED:		0.36

POCKET PARK AREA PROVIDED

TRACT ID	USE	AREA PROVIDED
R-1	RECREATION	3.71
TOTAL POCKET PARK AREA PROVIDED:		3.71

(1) ALL UNITS ARE ACRES.
(2) PER LDC, SECTION 4.2.3, STANDARDS SPECIFIC TO PRINCIPAL USES, C, 1.e

GREEN BUILDING STANDARDS (*)

MINIMUM GREEN POINTS REQUIRED =		
FOR RESIDENTIAL DEVELOPMENTS		POINTS
30 OR MORE UNITS		4.00

GREEN POINT ALLOCATION =

PASSIVE SOLAR	POINTS
ORIENT A MINIMUM OF 50 PERCENT OF RESIDENTIAL DWELLINGS OR LOTS IN THE DEVELOPMENT WITHIN 20 PERCENT OF EAST-WEST AXIS FOR MAXIMUM PASSIVE SOLAR EXPOSURE.	1.50
JUSTIFICATION - APPROXIMATELY 46 LOTS (+/- 68% OF THE LOTS) ARE ORIENTED WITHIN TWENTY PERCENT (20%) OF THE EAST-WEST AXIS FOR MAXIMUM SOLAR EXPOSURE.	
RESILIENCY TO NATURAL HAZARDS	POINTS
ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE).	3.00 (0.5 PER FOOT ABOVE BFE)
JUSTIFICATION - THE BFE OF THE PROPERTY IS 68.9', AND DEVELOPER ESTIMATES THAT FINISHED FLOOR ELEVATION (FFE) FOR THE LOTS WILL BE APPROXIMATELY 75', FOR A TOTAL OF 6' ABOVE BFE.	
TOTAL GREEN POINTS PROVIDED:	4.50

(*) DEVELOPER SHALL BE PERMITTED TO USE ALTERNATIVE GREEN BUILDING STANDARDS AND / OR ADDITIONAL GREEN BUILDING STANDARDS TO COMPLY WITH LDC SECTION 5.11, TO BE FINALIZED DURING THE CONSTRUCTION PLAN APPROVAL PROCESS.

OWNERSHIP / MAINTENANCE

RIGHTS-OF-WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
RIGHT-OF-WAY DEDICATION	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
TRAIL DEDICATION	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
POND TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION WITH A USE AGREEMENT TO ALLOW CITY OF APOPKA THE ABILITY TO MAINTAIN DRAINAGE STRUCTURES.
DRAINAGE EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA WITH A USE AGREEMENT TO ALLOW HOMEOWNERS ASSOCIATION THE ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.
UTILITY, WALL, AND LANDSCAPE EASEMENTS	PUBLIC / PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION WITH UTILITY DEDICATIONS TO OTHER PRIVATE UTILITY COMPANIES. UTILITIES WITHIN THE EASEMENT TO BE OWNED AND MAINTAINED BY OTHER PRIVATE ENTITIES.
UTILITY EASEMENTS ADJACENT TO RIGHT-OF-WAY TRACT	PUBLIC / PRIVATE	TO BE DEDICATED TO THE CITY OF APOPKA, HOA AND/OR OTHER PRIVATE UTILITY COMPANIES. UTILITIES WITHIN THE EASEMENTS MAY BE OWNED AND MAINTAINED BY THE CITY OF APOPKA AND/OR OTHER PRIVATE ENTITIES.
WATER AND RECLAIMED WATER	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
SANITARY SEWER AND FORCEMAIN	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
BUFFER TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
LIFT STATION TRACT	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
RECREATION TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
UPLAND BUFFER TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
WETLAND TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
FLOODPLAIN CONSERVATION	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION

UTILITY PROVIDERS

POTABLE WATER SERVICE CITY OF APOPKA UTILITIES
RECLAIMED WATER SERVICE CITY OF APOPKA UTILITIES
WASTEWATER SERVICE CITY OF APOPKA UTILITIES
ELECTRIC SERVICE DUKE ENERGY
SOLID WASTE CITY OF APOPKA
CABLE SPECTRUM
NATURAL GAS LAKE APOPKA NATURAL GAS
FIRE PROTECTION CITY OF APOPKA

DEVELOPMENT NOTES

- ALL ACREAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.
- ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CLONT'S FARM PD AGREEMENT AND THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.
- FRONT ENTRY GARAGES SHALL BE SETBACK A MINIMUM OF 30 FEET FROM THE FRONT PROPERTY LINE AND NOT EXTEND PAST THE FRONT BUILDING WALL.
- POWER SERVICE WITHIN THE DEVELOPMENT TO BE UNDERGROUND.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION UNLESS OTHERWISE SPECIFIED.
- COMMUNITY RECREATION FACILITIES SHALL BE FOR THE PRIVATE USE OF COMMUNITY RESIDENTS ONLY AND OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
- THE FINAL DEVELOPMENT PLAN SHALL INCLUDE THE PLAT DOCUMENT. THE PLAT DOCUMENT SHALL INCLUDE A DEDICATED UTILITY EASEMENT TO THE CITY OF APOPKA FOR THE MAINTENANCE OF WATER, RECLAIMED WATER, AND SEWER SERVICE LINES OVER MEDIAN TRACTS M-1 AND M-2.
- COMMUNITY IDENTIFICATION SIGNAGE SHALL COMPLY WITH APPLICABLE CITY OF APOPKA LAND DEVELOPMENT CODE REQUIREMENTS.
- COMMUNITY IDENTIFICATION SIGNAGE SHALL NOT EXCEED 8 FEET IN HEIGHT PER CITY OF APOPKA LDC SECTION 5.10. SEE LANDSCAPE PLANS FOR FURTHER DETAILS.
- COMMUNITY AMENITIES TO INCLUDE A 5' PEDESTRIAN PATH, BENCHES, TRASH RECEPTACLES, MAIL KIOSK, BIKE RACK, TOT LOT, SHADE PAVILION, SOCCER FIELD, AND DOG PARK WITHIN RECREATION TRACT R-1.
- RECREATION FACILITIES WITHIN TRACT R-1 SHALL BE COMPLETED BY THE ISSUANCE OF THE TWENTY FIFTH (25) CERTIFICATE OF OCCUPANCY.

INDIVIDUAL LOT TABLE ⁽¹⁾⁽²⁾⁽³⁾

LOT NUMBER	APPROX. LOT FRONTAGE AT ROW (FT)	APPROX. LOT DEPTH (FT)	LOT AREA (SQ-FT)	TYPICAL 55'x120' LOT	TYPICAL 65'x120' LOT	NEIGHBORHOOD
LOT 1	65	120	7,800		X	'A'
LOT 2	65	120	7,800		X	
LOT 3	56	120	9,270		X	
LOT 4	51	120	10,093		X	
LOT 5	51	120	10,093		X	
LOT 6	48	121	7,703	X		'B'
LOT 7	55	121	6,634	X		
LOT 8	55	121	6,634	X		
LOT 9	55	121	6,663	X		
LOT 10	53	121	6,927	X		
LOT 11	55	121	6,633	X		
LOT 12	55	121	6,633	X		
LOT 13	55	121	6,633	X		
LOT 14	55	121	6,633	X		
LOT 15	55	120	6,600	X		
LOT 16	55	120	6,600	X		'A'
LOT 17	55	120	6,600	X		
LOT 18	55	120	6,600	X		
LOT 19	55	120	6,600	X		
LOT 20	85	120	8,122	X		
LOT 21	55	120	6,600	X		
LOT 22	55	120	6,624	X		
LOT 23	55	120	6,618	X		
LOT 24	55	120	6,608	X		
LOT 25	47	194	15,166		X	
LOT 26	50	123	10,957		X	'B'
LOT 27	65	125	8,142		X	
LOT 28	65	128	8,336		X	
LOT 29	65	131	8,530		X	
LOT 30	65	134	8,679		X	
LOT 31	56	120	6,712	X		
LOT 32	55	120	6,600	X		
LOT 33	55	120	6,600	X		
LOT 34	55	120	6,600	X		
LOT 35	55	120	6,600	X		
LOT 36	81	120	12,213	X		'A'
LOT 37	96	120	10,023	X		
LOT 38	55	120	6,600	X		
LOT 39	55	120	6,600	X		
LOT 40	55	120	6,600	X		
LOT 41	55	120	6,600	X		
LOT 42	55	120	6,600	X		
LOT 43	56	120	6,609	X		
LOT 44	60	120	7,666	X		
LOT 45	55	120	6,600	X		
LOT 46	55	120	6,600	X		'B'
LOT 47	55	120	6,600	X		
LOT 48	55	120	6,600	X		
LOT 49	55	120	6,600	X		
LOT 50	55	120	6,600	X		
LOT 51	58	120	8,683	X		
LOT 52	94	120	10,967	X		
LOT 53	55	120	6,600	X		
LOT 54	55	120	6,600	X		
LOT 55	55	120	6,600	X		
LOT 56	55	120	6,600	X		'A'
LOT 57	55	120	6,600	X		
LOT 58	55	120	6,600	X		
LOT 59	62	120	7,752	X		
LOT 60	59	124	9,514		X	
LOT 61	44	178	17,495		X	
LOT 62	46	120	10,670		X	
LOT 63	65	120	7,800		X	
LOT 64	65	120	7,800		X	
LOT 65	65	120	7,800		X	
LOT 66	65	120	7,800		X	'A'
LOT 67	65	120	7,800		X	

(1) LOTS SHALL MEET A TYPICAL 55'x120' OR 65'x120' STANDARD PER ASSOCIATED TYPICAL LOT DIAGRAMS IDENTIFIED IN PLAN SET.
(2) DIMENSIONS AND AREAS SHOWN HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.
(3) DIMENSIONS IDENTIFIED MAY VARY BASED ON LOT CONFIGURATION. PLEASE SEE SHEETS C-101 AND C-102 FOR SPECIFIC DIMENSIONING.

LOT DISTRIBUTION TABLE

MINIMUM LOT STANDARD	QUANTITY	PERCENTAGE
55'x120' TYPICAL LOT	48	71.6%
65'x120' TYPICAL LOT	19	28.4%
TOTAL	67	100.0%



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PD STANDARDS AND NOTES

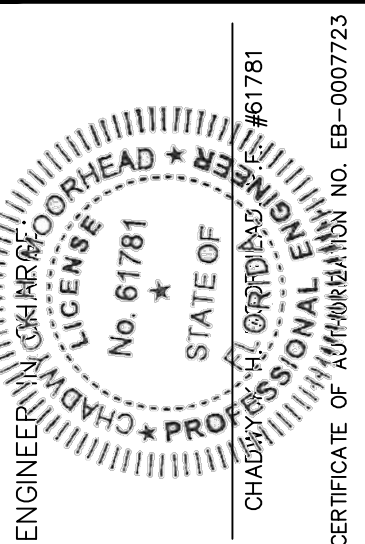
FOR
CLONT'S FARM PROPERTY

FLORIDA

CITY OF APOPKA

K. HOWNATAN CAMBROE HOMES, LLC

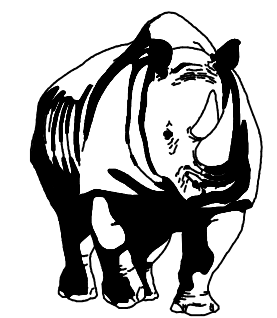
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751



1	02/27/20	REVISED PER COUNTY COMMENTS	01-27-2020
2	05/18/20	REVISED PER COUNTY COMMENTS	05-18-2020
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11			
12			
DATE	REVISIONS		

JOB # 19050
DATE: 12-23-2019
SCALE: N/A
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

C.004



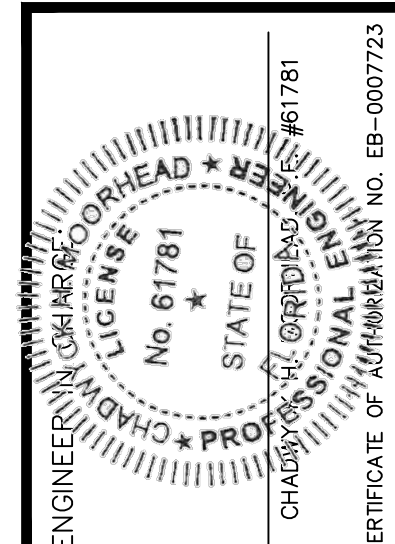
MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

OVERALL PD / MDP PLAN
FOR
CLONT'S FARM PROPERTY

FLORIDA

CITY OF APOPKA

K. HOVNANTAN CAMBRIDGE HOMES, LLC
2301 LUCIAN WAY, SUITE 260
MAITLAND, FL 32751



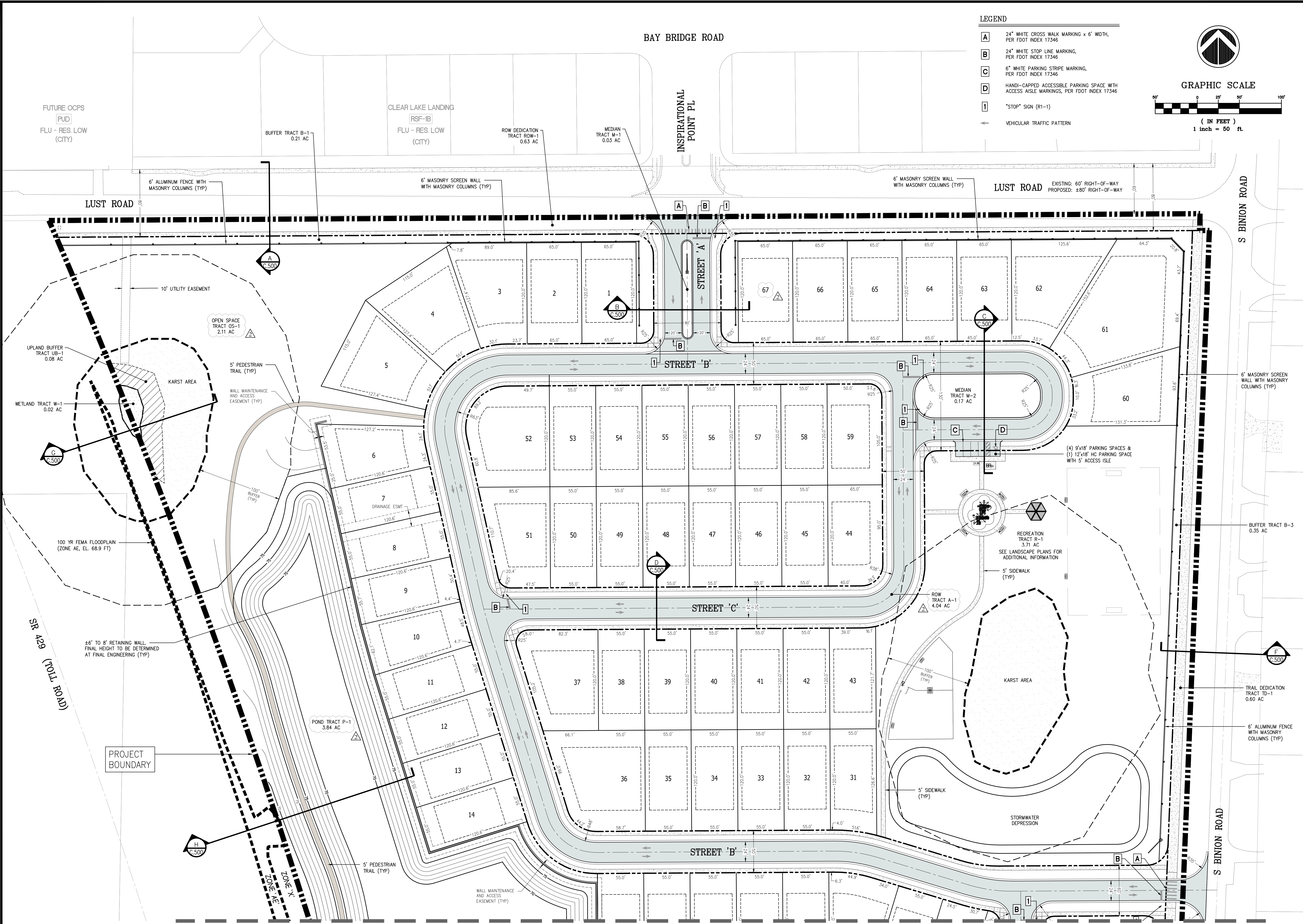
CERTIFICATE OF ADMINISTRATION No. EB-0007723

NO.	DATE	REVISIONS
1	02/27/20	REVISED PER COUNTY COMMENTS 01-27-2020
2	05/18/20	REVISED PER COUNTY COMMENTS 03-30-2020
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JOB # 19050
DATE: 12-23-2019
SCALE: 1"=100'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

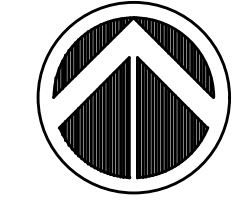
C.100



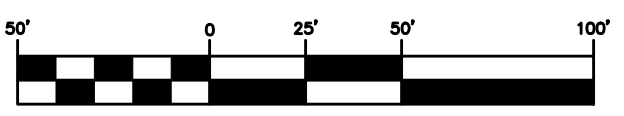


LEGEND

- A 24" WHITE CROSS WALK MARKING x 6' WIDTH, PER FDOT INDEX 17346
- B 24" WHITE STOP LINE MARKING, PER FDOT INDEX 17346
- C 6" WHITE PARKING STRIPE MARKING, PER FDOT INDEX 17346
- D HANDI-CAPPED ACCESSIBLE PARKING SPACE WITH ACCESS AISLE MARKINGS, PER FDOT INDEX 17346
- 1 "STOP" SIGN (R1-1)
- VEHICULAR TRAFFIC PATTERN



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

SUBDIVISION PLAN
FOR
CLONT'S FARM PROPERTY
CITY OF APOPKA
FLORIDA

K. HOWANIAN CAMBRIDGE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751

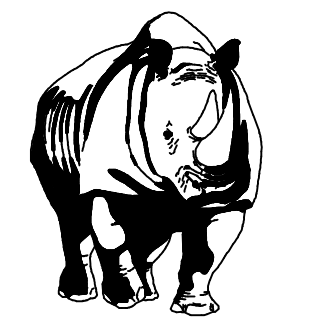
ENGINEER
CHADWICK R. MOORHEAD
No. 61781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION No. EB-0007223

NO.	DATE	REVISIONS
1	02/27/20	REVISED PER COUNTY COMMENTS: 03-27-2020
2	05/18/20	REVISED PER COUNTY COMMENTS: 05-18-2020
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JOB # 19050
DATE: 12-23-2019
SCALE: 1"=50'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

C.101

FOR CONT. SEE SHEET C.102



MADDEN
MOORHEAD & STOKES, INC.
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431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

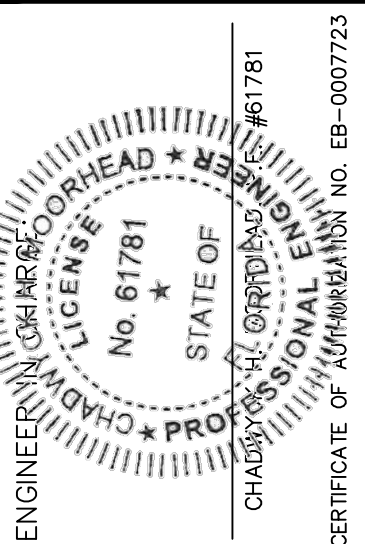
SUBDIVISION PLAN
FOR
CLONT'S FARM PROPERTY

FLORIDA

CITY OF APOPKA

K. HOVNANIAN CAMBRIDGE HOMES, LLC

2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751



NO.	DATE	REVISIONS
1	02/27/20	REVISED PER COUNTY COMMENTS 01-27-2020
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JOB # 19050
DATE: 12-23-2019
SCALE: 1"=50'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

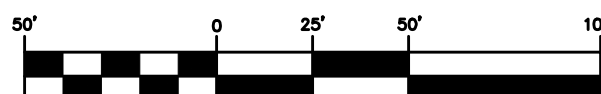
C.102

LEGEND

- A 24" WHITE CROSS WALK MARKING x 6' WIDTH,
PER FDOT INDEX 17346
- B 24" WHITE STOP LINE MARKING,
PER FDOT INDEX 17346
- C 6" WHITE PARKING STRIPE MARKING,
PER FDOT INDEX 17346
- D HANDI-CAPPED ACCESSIBLE PARKING SPACE WITH
ACCESS AISLE MARKINGS, PER FDOT INDEX 17346
- 1 "STOP" SIGN (R1-1)
- VEHICULAR TRAFFIC PATTERN

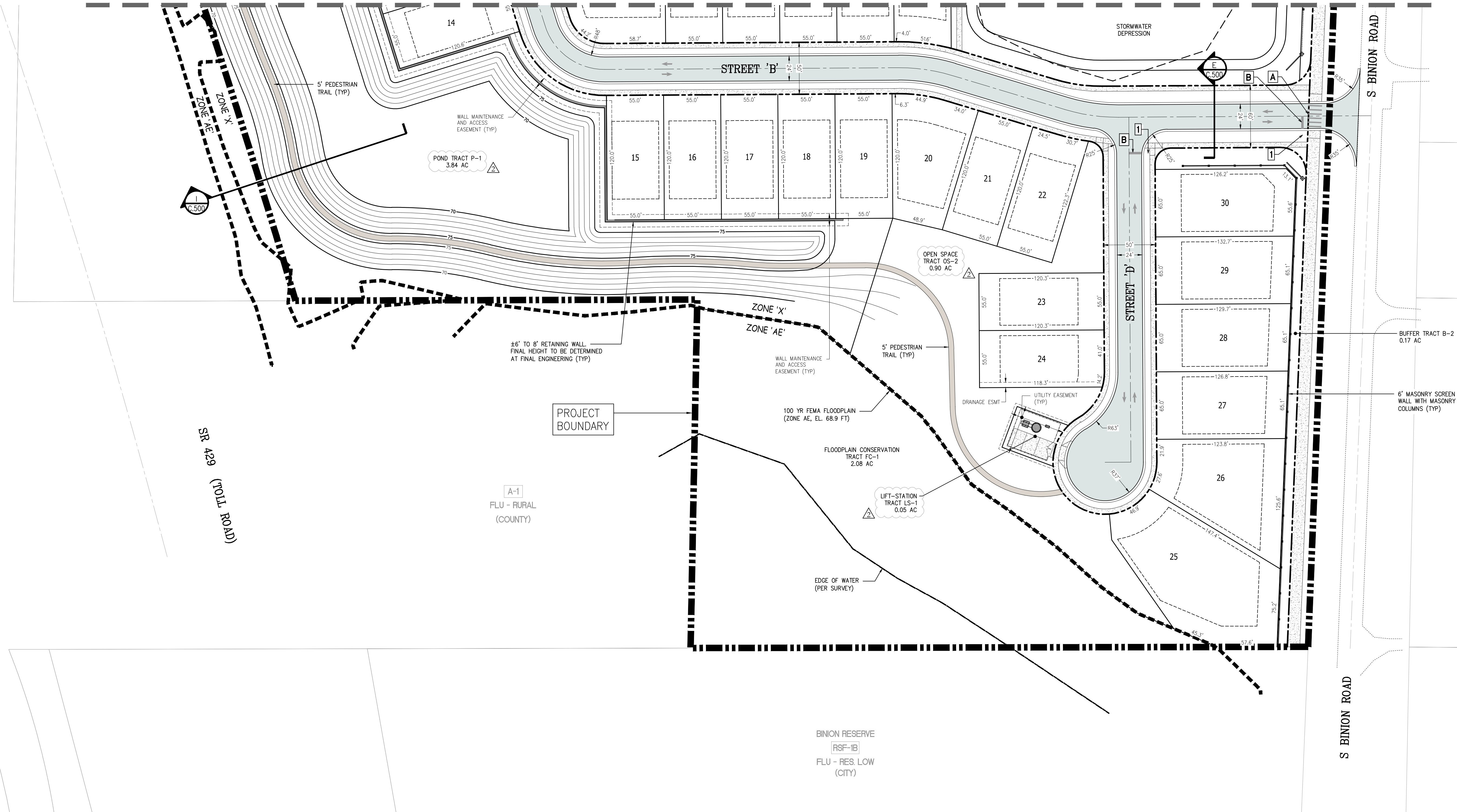


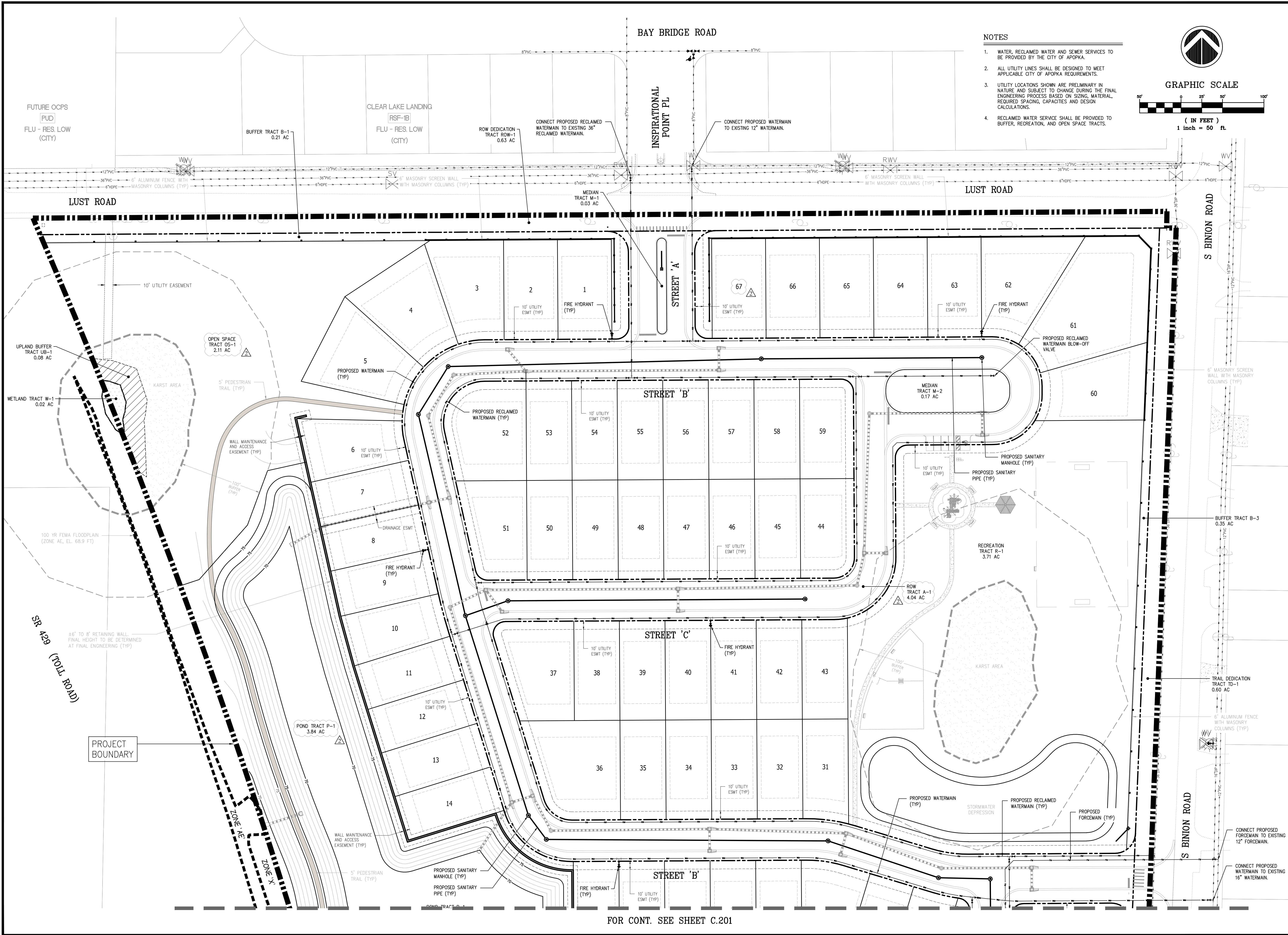
GRAPHIC SCALE

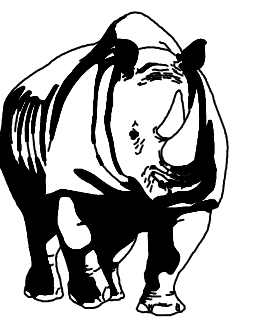


(IN FEET)
1 inch = 50 ft.

FOR CONT. SEE SHEET C.101



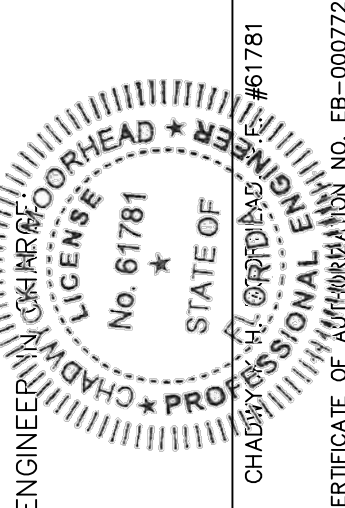




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MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

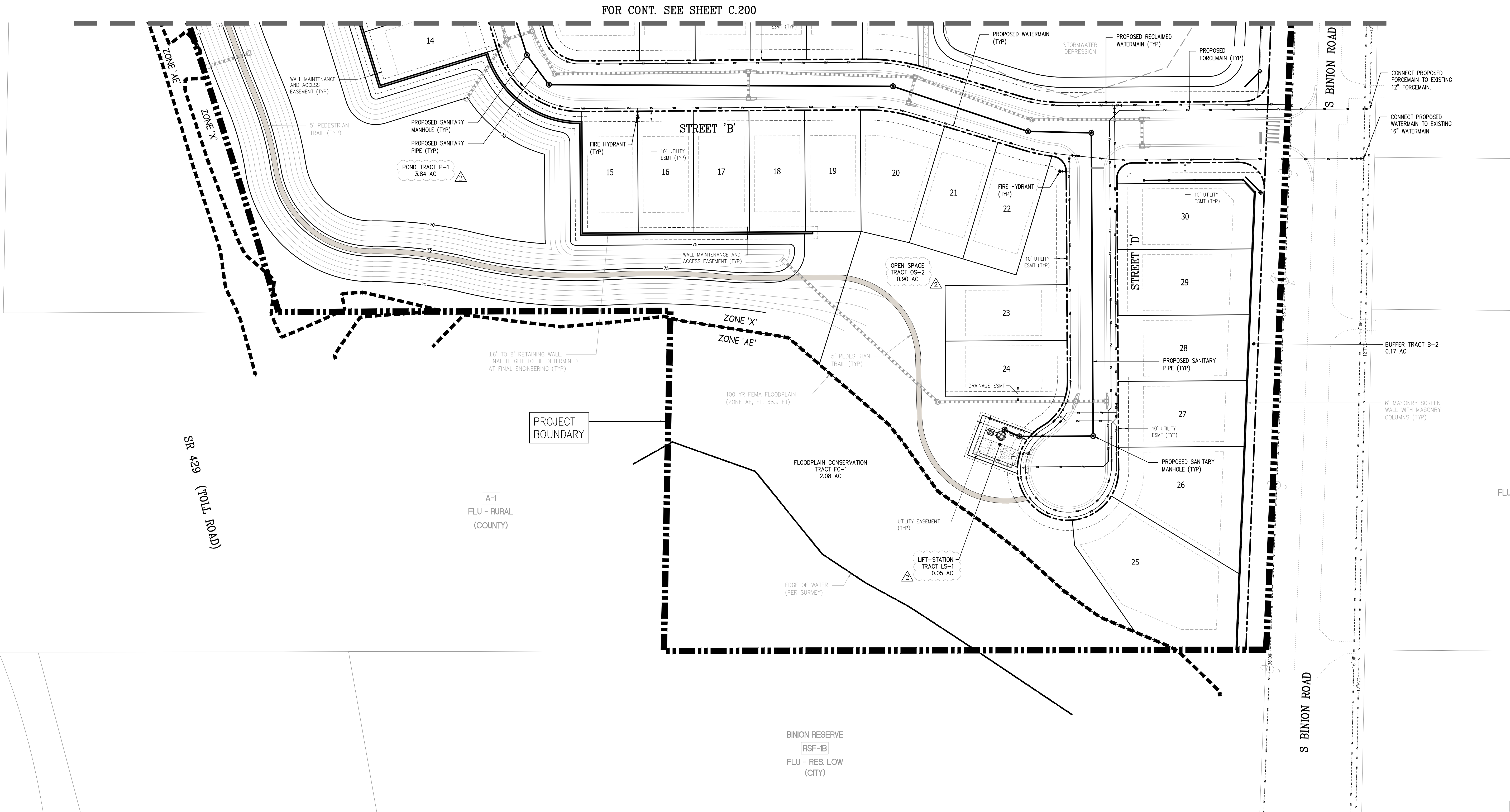
UTILITY PLAN
FOR
CLONT'S FARM PROPERTY
CITY OF APOPKA
FLORIDA

K. HOVNANIAN CAMBRIDGE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751



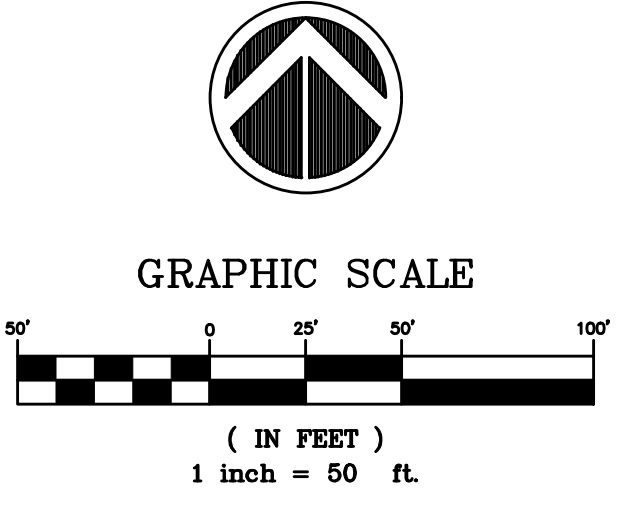
ENGINEER
CHADWICK R. MOORHEAD
No. 61781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF ADMINISTRATION No. EB-0007223

	DATE	REVISIONS
11		
10		
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3		
2	05/18/20	REVISED PER COUNTY COMMENTS, 03-30-2020
1	02/27/20	REVISED PER COUNTY COMMENTS, 01-27-2020



NOTES

1. WATER, RECLAIMED WATER AND SEWER SERVICES TO BE PROVIDED BY THE CITY OF APOPKA.
2. ALL UTILITY LINES SHALL BE DESIGNED TO MEET APPLICABLE CITY OF APOPKA REQUIREMENTS.
3. UTILITY LOCATIONS SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING THE FINAL ENGINEERING PROCESS BASED ON SIZING, MATERIAL, REQUIRED SPACING, CAPACITIES AND DESIGN CALCULATIONS.
4. RECLAIMED WATER SERVICE SHALL BE PROVIDED TO BUFFER, RECREATION, AND OPEN SPACE TRACTS.



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
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UTILITY PLAN
FOR
CLONT'S FARM PROPERTY
CITY OF APOPKA
FLORIDA

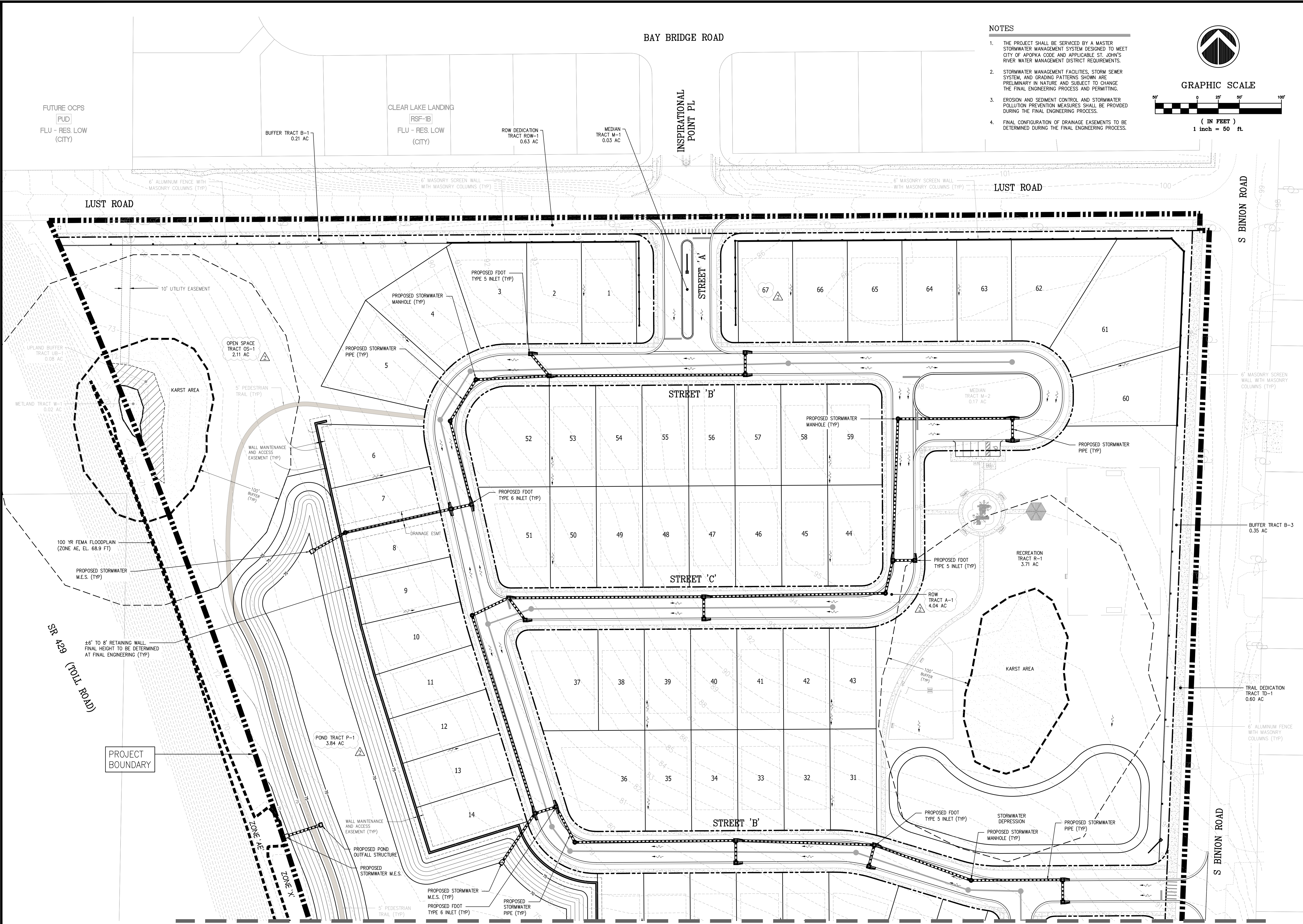
K. HOVNATHAN CAMBRIDGE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751

ENGINEER
CHADWICK MOORHEAD
No. 61781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION No. EB-0807723

NO.	DATE	REVISIONS
1	02/27/20	REVISED PER COUNTY COMMENTS 01-27-2020
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JOB # 19050
DATE: 12-23-2019
SCALE: 1"=50'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

C.201

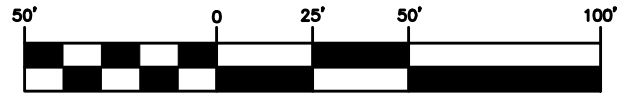


NOTES

- 1. THE PROJECT SHALL BE SERVICED BY A MASTER STORMWATER MANAGEMENT SYSTEM DESIGNED TO MEET CITY OF APOPKA CODE AND APPLICABLE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
- 2. STORMWATER MANAGEMENT FACILITIES, STORM SEWER SYSTEM, AND GRADING PATTERNS SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING THE FINAL ENGINEERING PROCESS.
- 3. EROSION AND SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES SHALL BE PROVIDED DURING THE FINAL ENGINEERING PROCESS.
- 4. FINAL CONFIGURATION OF DRAINAGE EASEMENTS TO BE DETERMINED DURING THE FINAL ENGINEERING PROCESS.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
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FLORIDA

DRAINAGE PLAN

FOR

CLONT'S FARM PROPERTY

CITY OF APOPKA

K. HOVNANTIAN CAMBRIDGE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751

ENGINEER
CHAD MOOREHEAD
No. 61781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION No. EB-0007723

NO.	DATE	REVISIONS
1	12/27/20	REVISED PER COUNTY COMMENTS 01-27-2020
2	05/18/20	REVISED PER COUNTY COMMENTS 03-30-2020
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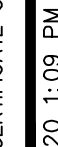
JOB #	19050
DATE:	12-23-2019
SCALE:	1"=50'
DESIGNED BY:	BW
DRAWN BY:	BW
APPROVED BY:	CHM

C.300

FOR CONT. SEE SHEET C.301

[illegible]

MAITLAND, FL 32751

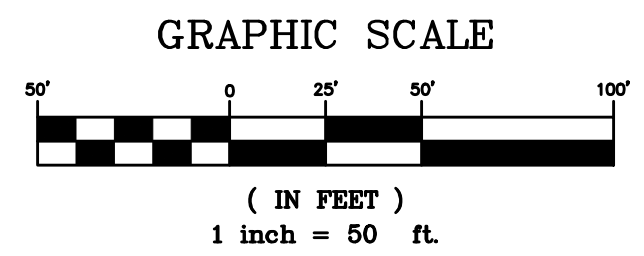


DATE	REVISIONS
01	Major Rev Plan\G30

Major Dev Plan\20

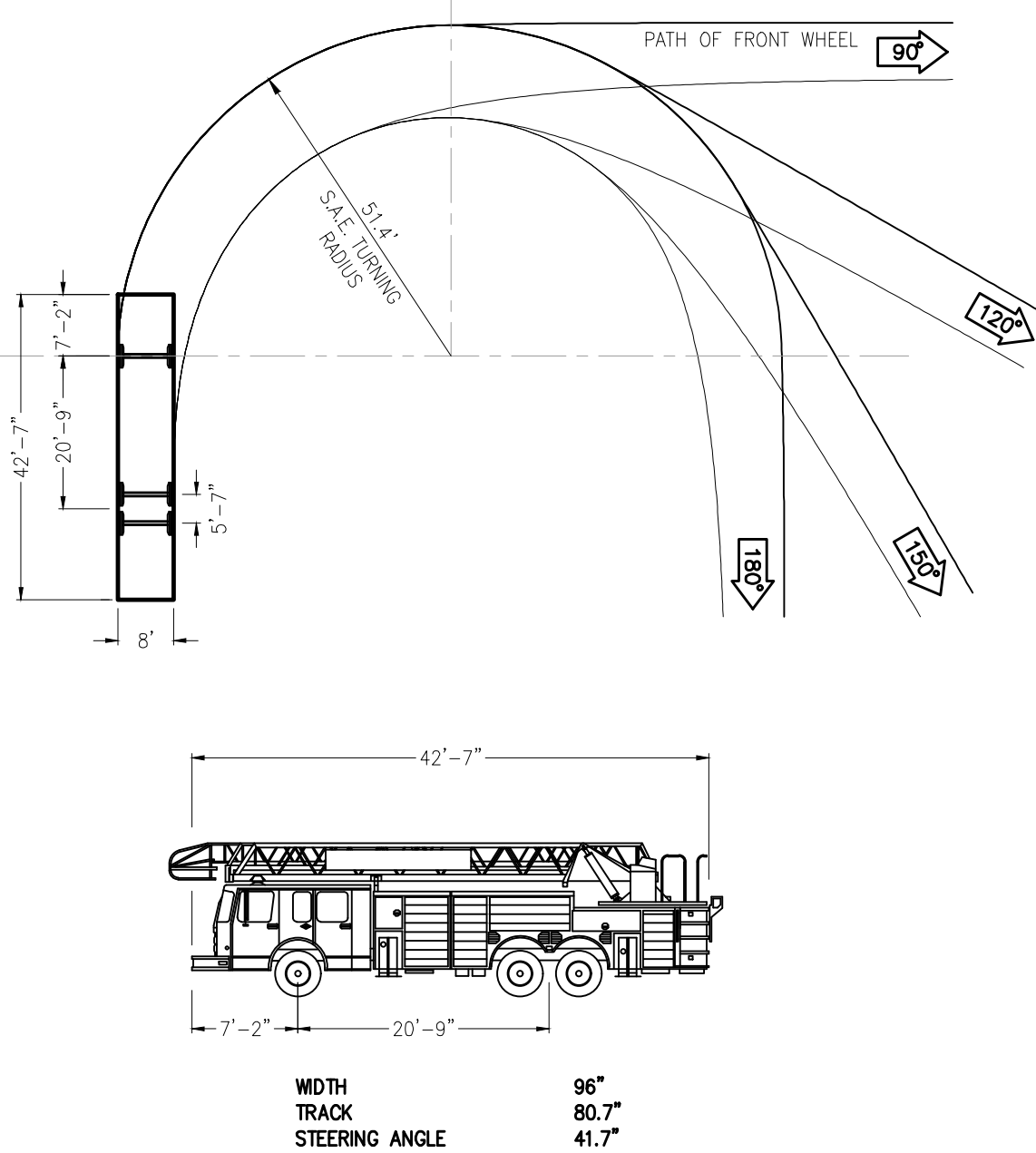
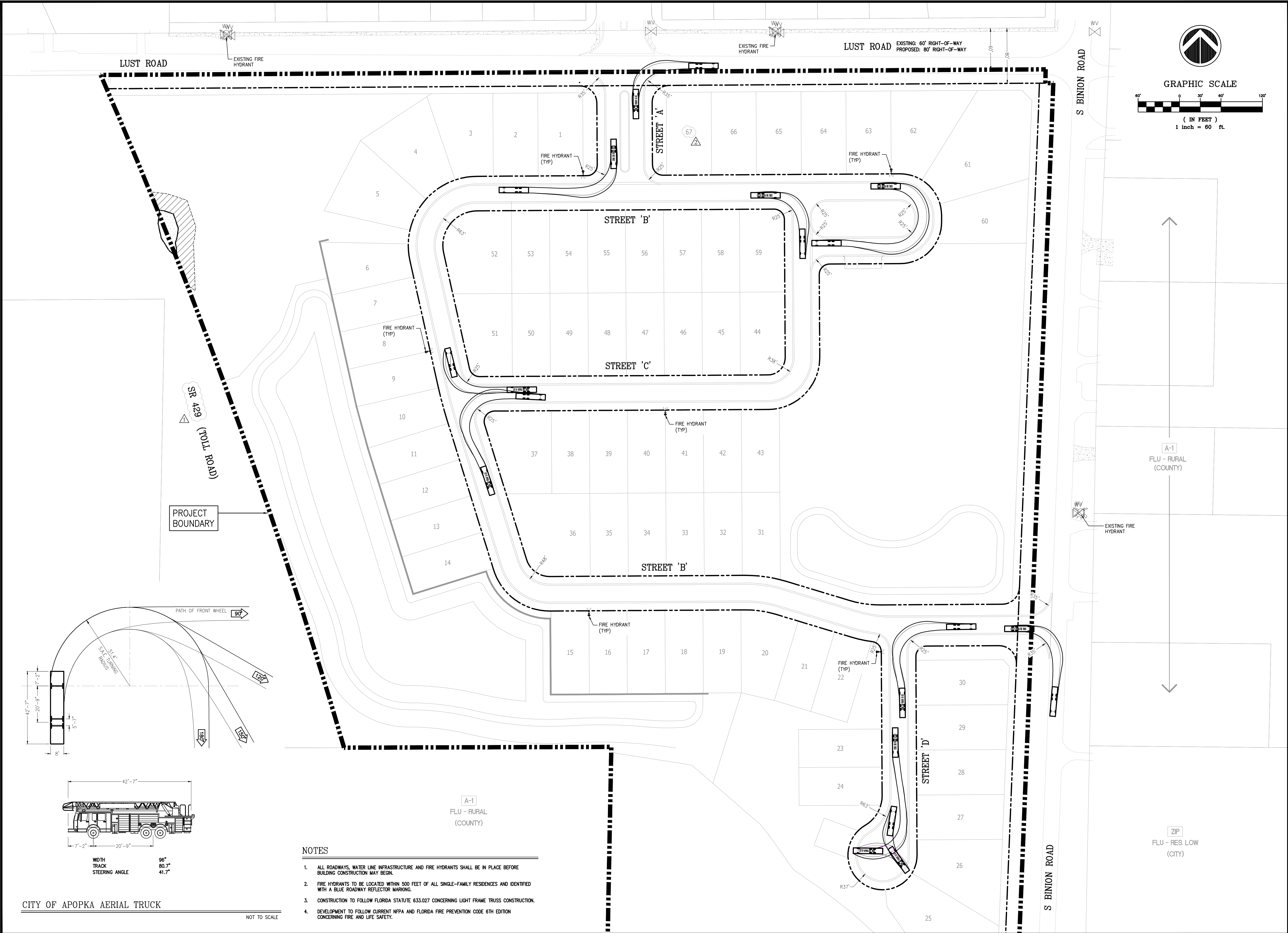
97

1. THE PROJECT SHALL BE SERVICED BY A MASTER STORMWATER MANAGEMENT SYSTEM DESIGNED TO MEET CITY OF APOPKA CODE AND APPLICABLE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
2. STORMWATER MANAGEMENT FACILITIES, STORM SEWER SYSTEM, AND GRADING PATTERNS SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE THE FINAL ENGINEERING PROCESS AND PERMITTING.
3. EROSION AND SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES SHALL BE PROVIDED DURING THE FINAL ENGINEERING PROCESS.
4. FINAL CONFIGURATION OF DRAINAGE EASEMENTS TO BE DETERMINED DURING THE FINAL ENGINEERING PROCESS.



The site plan for the Binion Reserve shows a grid of lots numbered 14 through 30. The plan is bounded by SR 429 (Toll Road) to the west, S Binion Road to the east, and S Binion Road to the south. Key features include:

- Streets:** STREET 'A' (north-south), STREET 'B' (east-west), STREET 'C' (north-south), and STREET 'D' (east-west).
- Proposed Infrastructure:**
 - Proposed stormwater management systems (M.E.S., pipes, inlets, manholes, depressions).
 - Proposed floodplain conservation tracts (FC-1, FC-2).
 - Proposed trails (5' pedestrian trails).
 - Proposed retaining walls.
 - Proposed utility easements.
 - Proposed lift station (LS-1).
 - Proposed pond outfall structure.
- Floodplains:** 100 YR FEMA FLOODPLAIN (ZONE AE, EL. 68.9 FT) and FLOODPLAIN CONSERVATION TRACT FC-1 (2.08 AC).
- Other Features:**
 - Open Space Tract OS-2 (0.90 AC).
 - Buffer Tract B-2 (0.17 AC).
 - 6' Masonry Screen Wall with Masonry Columns (TYP).
 - Edge of Water (Per Survey).
- Regulatory Zones:** ZONE 'X', ZONE 'AE', and ZONE 'AE'.
- Project Boundary:** Indicated by a thick dashed line.
- Map Information:**
 - SR 429 (TOLL ROAD)
 - FLU - RURAL (COUNTY)
 - FLU - RES. LOW (CITY)
 - RSF-B
 - BINION RESERVE



- NOTES
- ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGN.
 - FIRE HYDRANTS TO BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENCES AND IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
 - CONSTRUCTION TO FOLLOW FLORIDA STATUTE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
 - DEVELOPMENT TO FOLLOW CURRENT NPFA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
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FIRE CIRCULATION PLAN
FOR
CLONT'S FARM PROPERTY
CITY OF APOPKA
FLORIDA

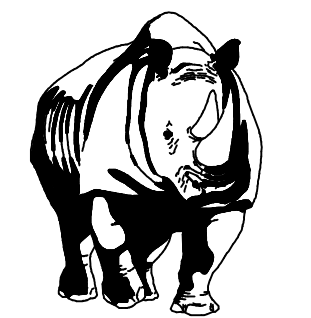
K. HOVNANIAN CAMBRIDGE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751

ENGINEER
CHAD MOOREHEAD
No. 61781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION No. EB-0007723

NO.	DATE	REVISIONS
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JOB # 19050
DATE: 12-23-2019
SCALE: 1"=60'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

C.400



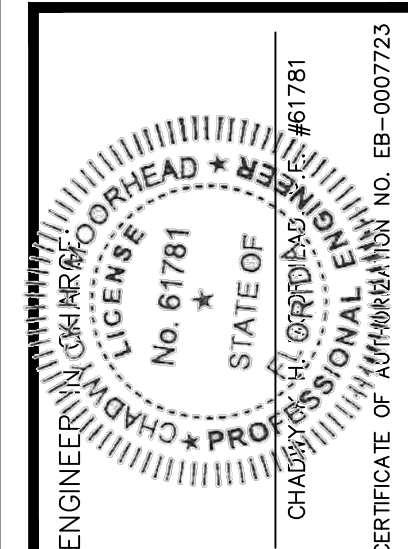
MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

TYPICAL SECTIONS
FOR
CLONT'S FARM PROPERTY

FLORIDA

CITY OF APOPKA

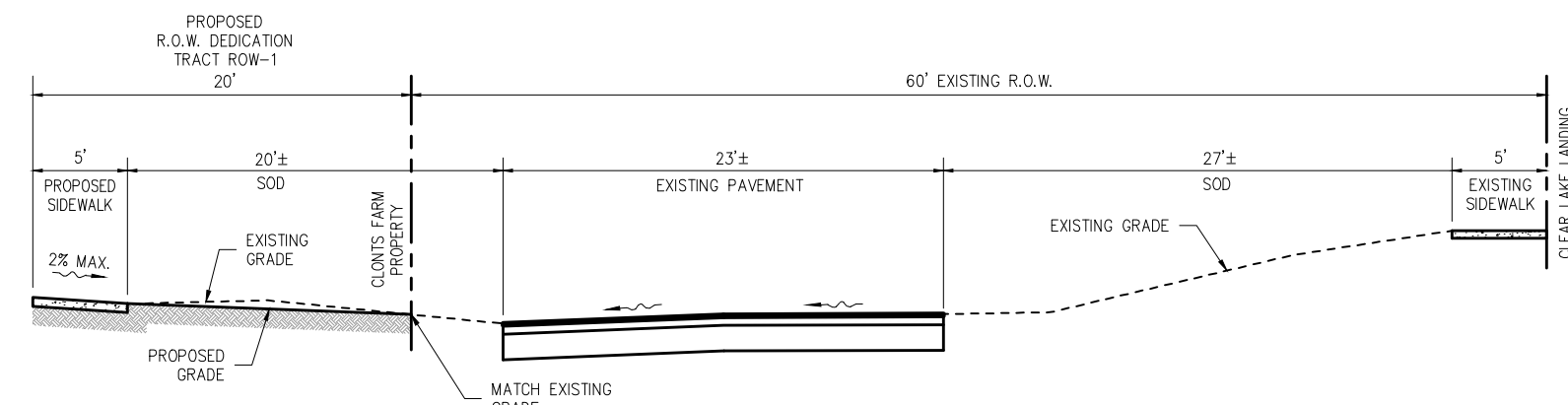
K. HOVNANTIAN CAMBRIDGE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751



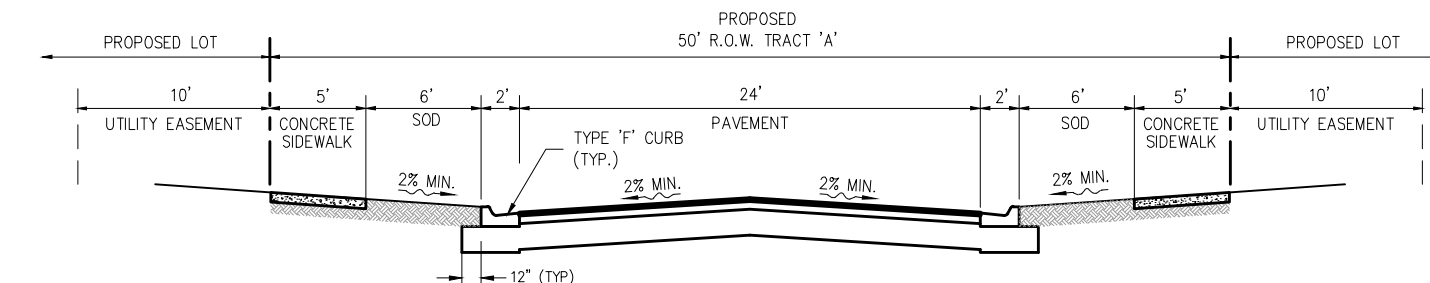
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DATE	REVISIONS		

JOB # 19050
DATE: 12-23-2019
SCALE: N/A
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

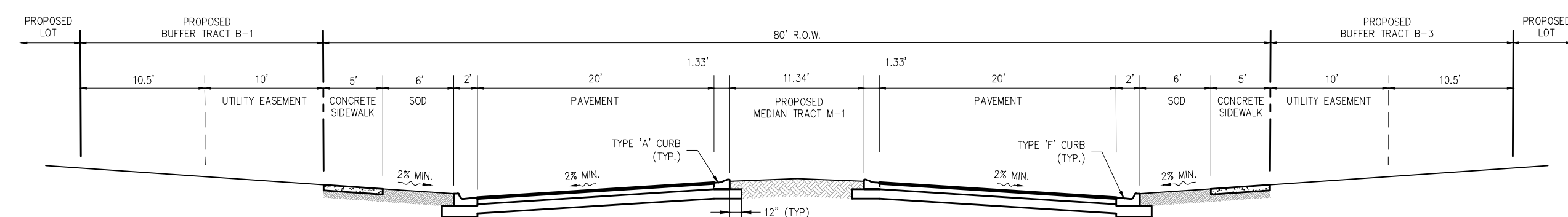
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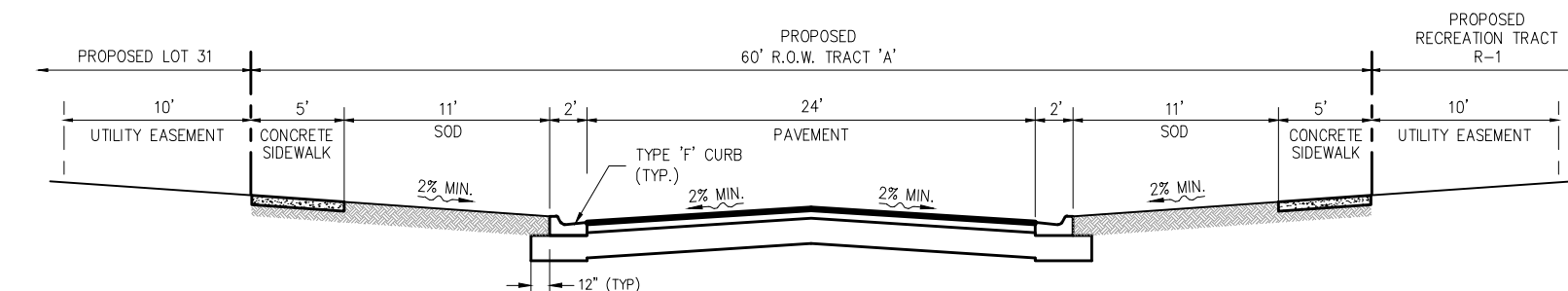
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NOT TO SCALE



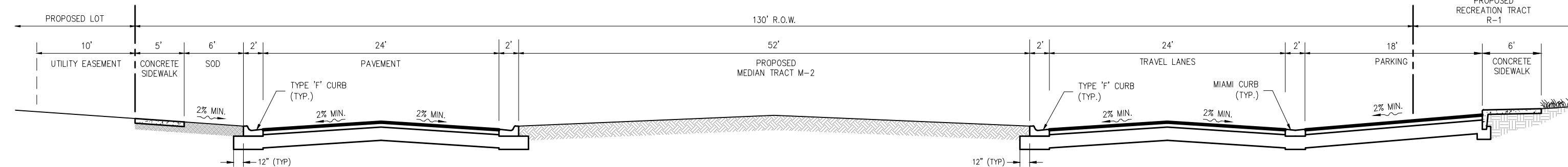
D TYPICAL 50' RIGHT OF WAY SECTION
NOT TO SCALE



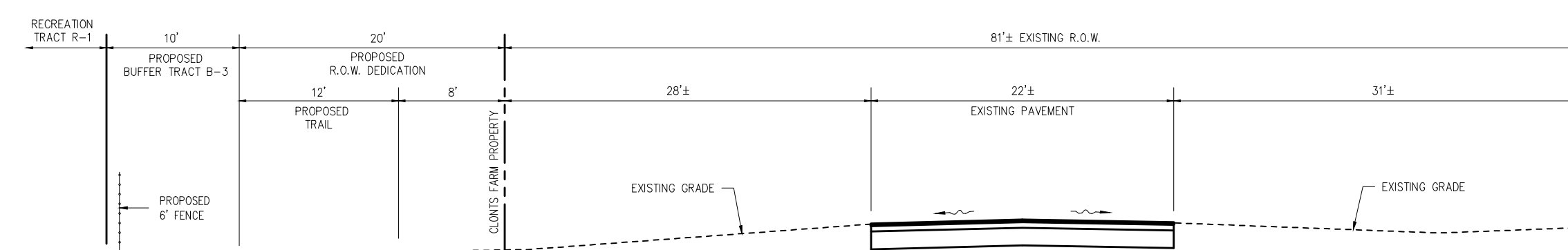
B 80' ENTRANCE RIGHT OF WAY SECTION
NOT TO SCALE



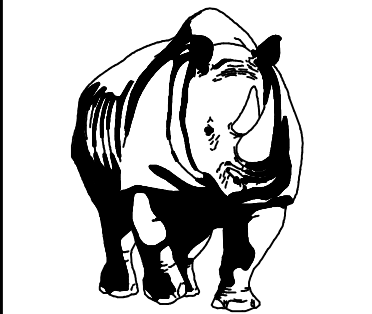
E 60' RIGHT OF WAY ENTRANCE SECTION
NOT TO SCALE



C 130' RIGHT OF WAY SECTION WITH MEDIAN AND PERPENDICULAR PARKING, ONE SIDE
NOT TO SCALE



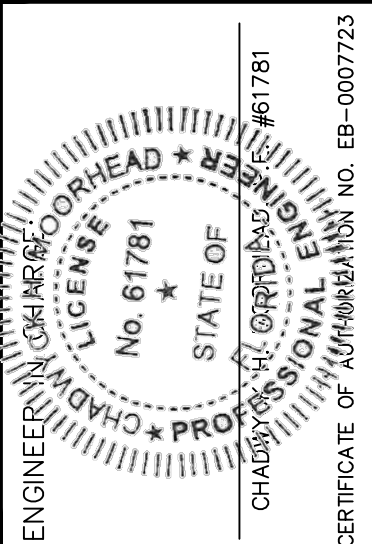
F S. BINION ROAD RIGHT OF WAY SECTION
NOT TO SCALE



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

TYPICAL SECTIONS
FOR
CLONT'S FARM PROPERTY
CITY OF APOPKA
FLORIDA

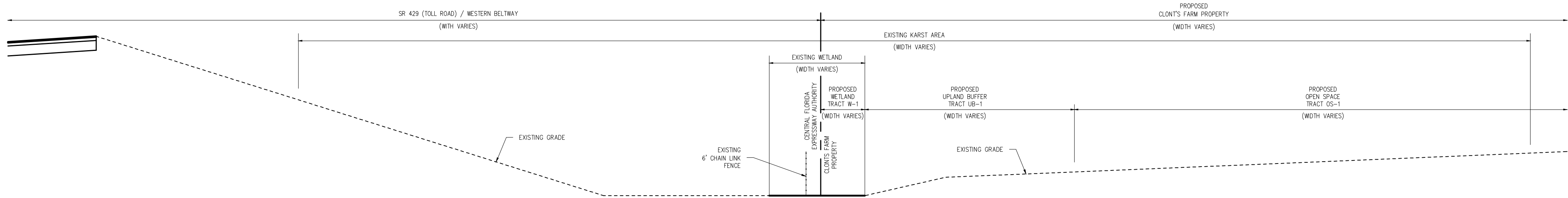
K. HOVNANIAN CAMBRIDGE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751



NO.	DATE	REVISIONS
1	02/27/20	REVISED PER COUNTY COMMENTS 03-23-2019
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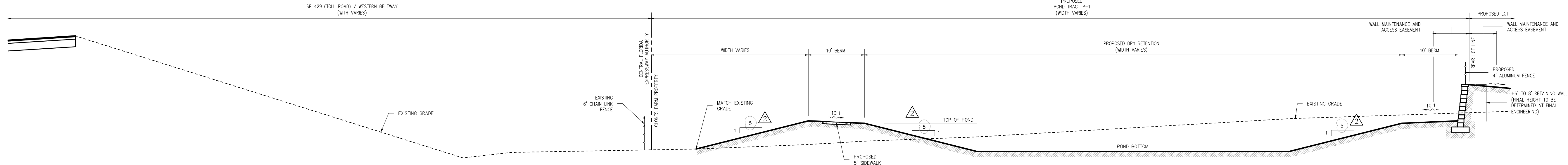
JOB # 19050
DATE: 12-23-2019
SCALE: N/A
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

C.501



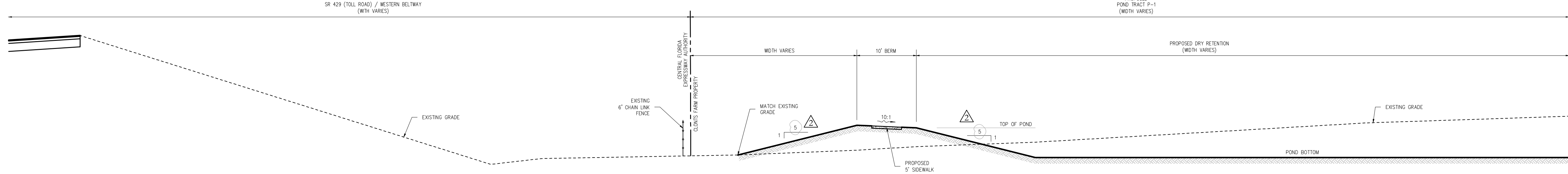
EXISTING KARST AREA (WEST)
NOT TO SCALE

- (1) PONDS SHALL PROVIDE 1' FREEBOARD FOR DESIGN STORM.
- (2) SEASONAL HIGH WATER TABLE (SHWT) IS GREATER THAN 10' BELOW EXISTING GRADE PER PRELIMINARY GEOTECHNICAL REPORT.
- (3) RETAINING WALL TYPE AND HEIGHT SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.



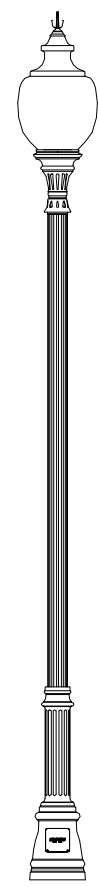
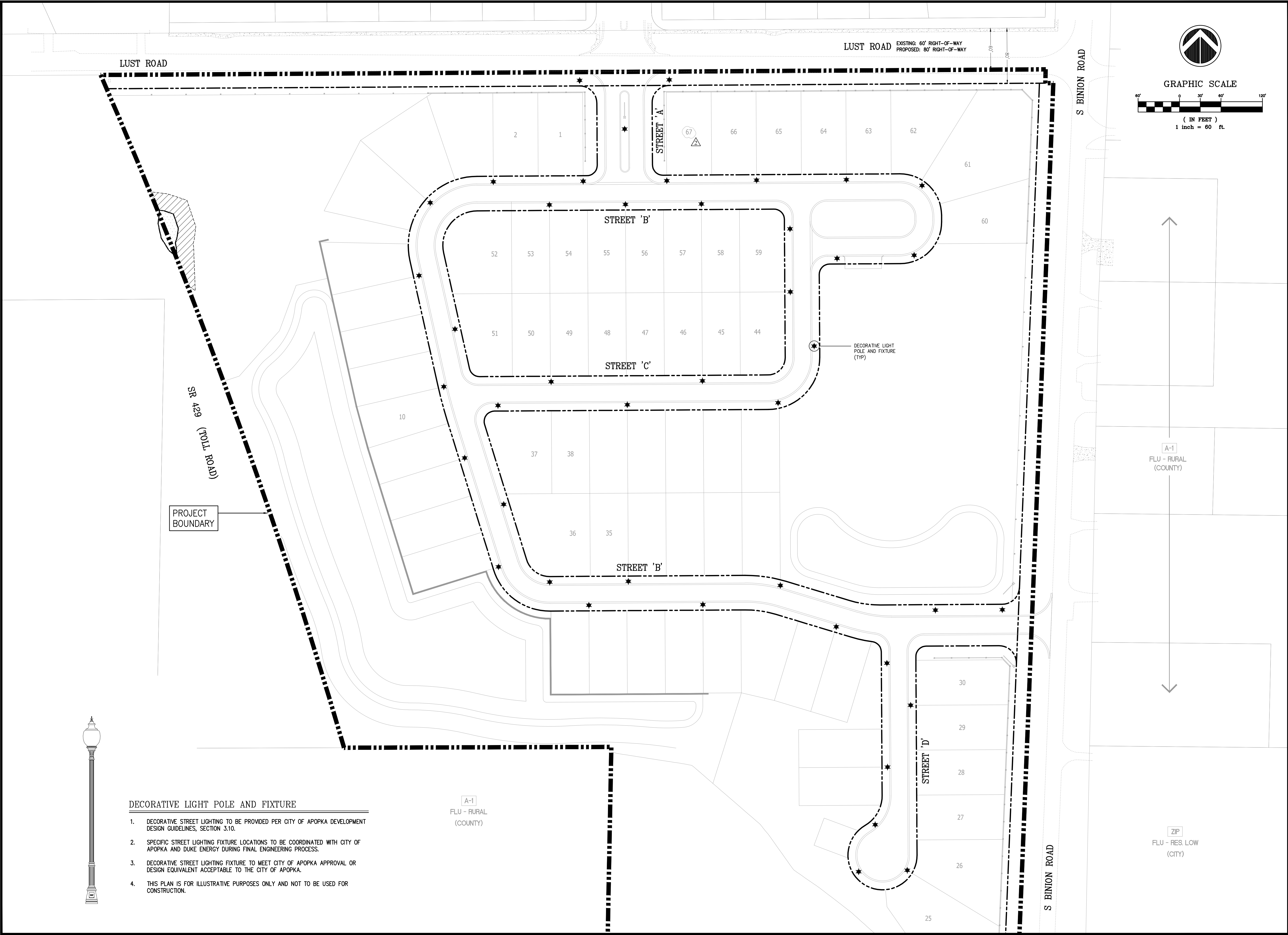
RETENTION POND SECTION (WEST)
NOT TO SCALE

- (1) PONDS SHALL PROVIDE 1' FREEBOARD FOR DESIGN STORM.
- (2) SEASONAL HIGH WATER TABLE (SHWT) IS GREATER THAN 10' BELOW EXISTING GRADE PER PRELIMINARY GEOTECHNICAL REPORT.
- (3) RETAINING WALL TYPE AND HEIGHT SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.



RETENTION POND SECTION (WEST)
NOT TO SCALE

- (1) PONDS SHALL PROVIDE 1' FREEBOARD FOR DESIGN STORM.
- (2) SEASONAL HIGH WATER TABLE (SHWT) IS GREATER THAN 10' BELOW EXISTING GRADE PER PRELIMINARY GEOTECHNICAL REPORT.
- (3) RETAINING WALL TYPE AND HEIGHT SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.

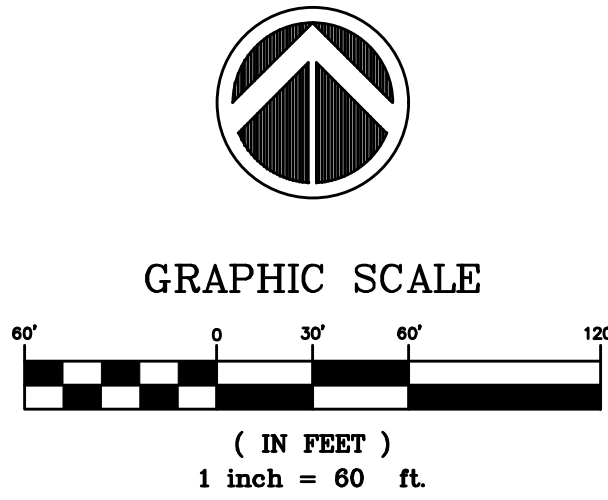


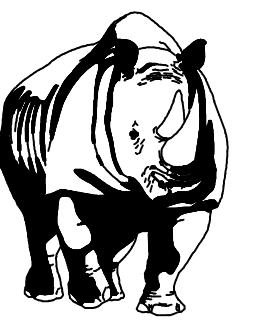
DECORATIVE LIGHT POLE AND FIXTURE

1. DECORATIVE STREET LIGHTING TO BE PROVIDED PER CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES, SECTION 3.10.
2. SPECIFIC STREET LIGHTING FIXTURE LOCATIONS TO BE COORDINATED WITH CITY OF APOPKA AND DUKE ENERGY DURING FINAL ENGINEERING PROCESS.
3. DECORATIVE STREET LIGHTING FIXTURE TO MEET CITY OF APOPKA APPROVAL OR DESIGN EQUIVALENT ACCEPTABLE TO THE CITY OF APOPKA.
4. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION.

A-1
FLU - RURAL
(COUNTY)

ZIP
FLU - RES. LOW
(CITY)




MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
4331 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PRELIMINARY LIGHTING PLAN
FOR
CLONT'S FARM PROPERTY
CITY OF APOPKA, FLORIDA

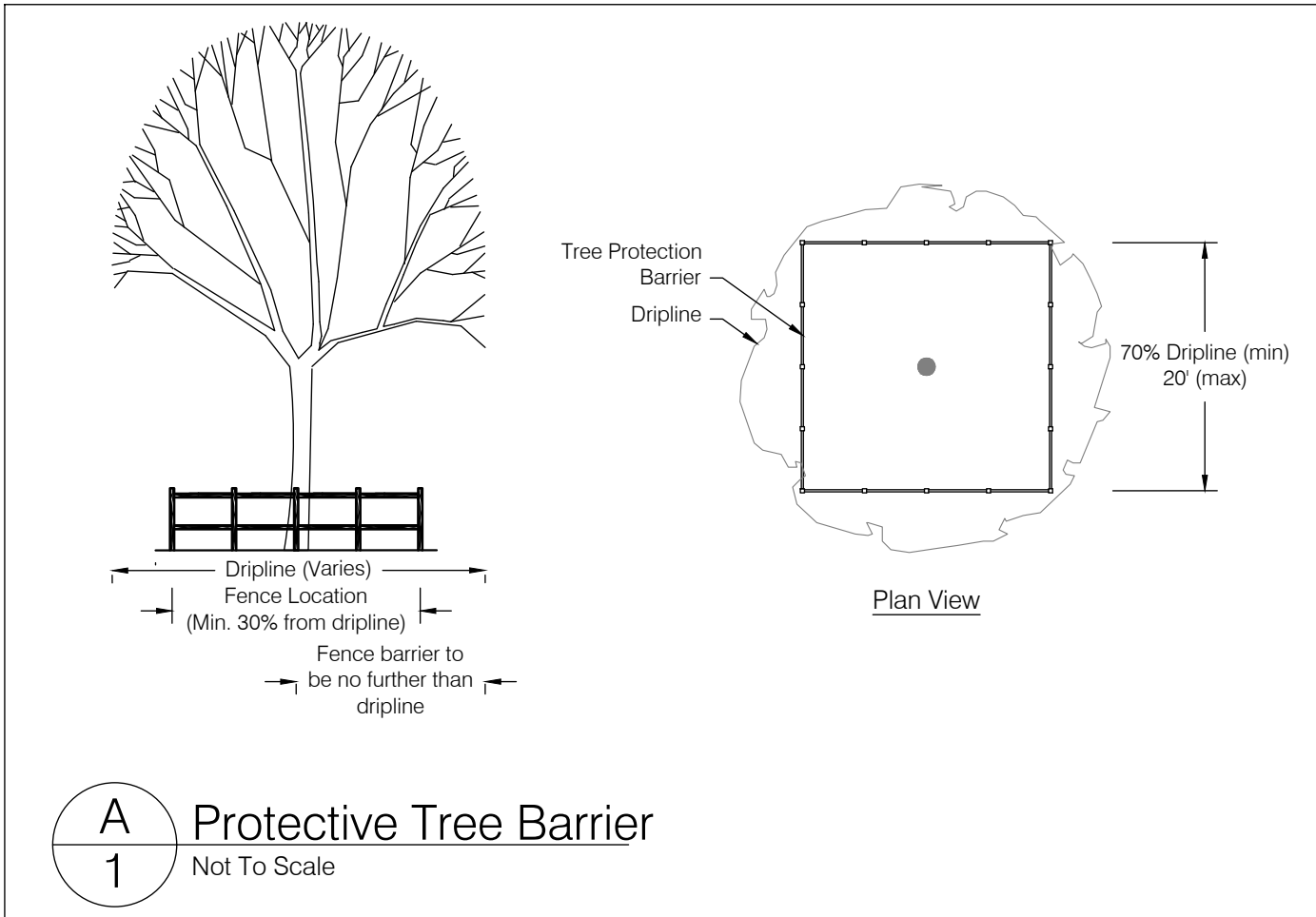
K. HOVANNIAN, CAMBRIDGE HOMES, LLC
2301 LUCIEN WAY, SUITE 260
MAITLAND, FL 32751

ENGINEER
CHADWICK MOORHEAD
No. 61781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION No. EB-0007723

NO.	DATE	REVISIONS
1	02/27/20	REVISED PER COUNTY COMMENTS 01-27-2020
2	05/18/20	REVISED PER COUNTY COMMENTS 03-30-2020
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 19050
DATE: 12-23-2019
SCALE: 1"=60'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

C.600



Existing Trees to be Preserved

Trees to be preserved			
Tree Number	DBH	Species	SPECIMAN
255	14	OAK	
257	14	OAK	
258	20	OAK	
259	22	OAK	
261	36	OAK	SPECIMAN
262	10	PALM	
263	15	PALM	
265	21	OAK	
267	25	OAK	SPECIMAN
268	9	OAK	
269	13	OAK	
271	20	OAK	
274	18	OAK	
279	11	PINE	
281	14	OAK	
284	18	OAK	
287	33	OAK	SPECIMAN
294	12	PALM	
295	16	MAGNOLIA	
296	9	MAGNOLIA	
306	10	PALM	
324	18	OAK	
364	22	OAK	
366	22	OAK	
367	12	OAK	
368	34	OAK	SPECIMAN
369	18	OAK	
371	26	OAK	SPECIMAN
372	22	OAK	
374	24	OAK	SPECIMAN
375	30	OAK	SPECIMAN
377	5	OAK	
378	4	OAK	
379	4	OAK	
381	4	OAK	
397	12	OAK	

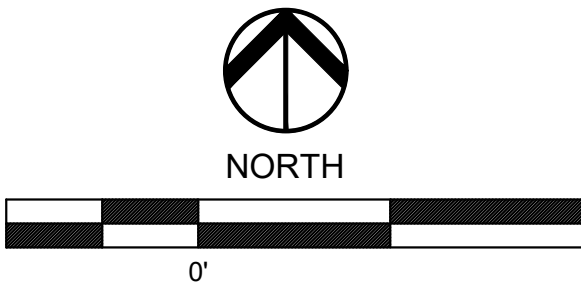
Existing Trees to be Removed

Trees to be removed			
Tree Number	DBH	Species	Speciman
273	36	OAK	SPECIMAN
275	15	OAK	
276	9	OAK	
277	7	OAK	
278	11	PINE	
289	16	MAPLE	
290	9	MAGNOLIA	
291	42	OAK	Speciman
292	12	PALM	
293	12	PALM	
298	30	OAK	Speciman
300	10	PALM	
301	10	PALM	
302	10	PALM	
304	10	PALM	
305	10	PALM	
307	36	OAK	Speciman
308	24	OAK	Speciman
311	15	OAK	
312	10	PALM	
313	10	OAK	
315	18	OAK	
316	10	PALM	
317	10	PALM	
318	14	OAK	
320	15	OAK	
331	20	OAK	
332	22	OAK	
334	18	OAK	
336	34	OAK	Speciman
337	14	OAK	
339	12	OAK	
341	13	OAK	
343	48	OAK	Speciman
344	22	OAK	
345	22	OAK	
346	4	OAK	
350	18	OAK	
352	15	OAK	
353	18	OAK	
354	12	OAK	
355	18	OAK	
356	26	OAK	Speciman
358	26	OAK	Speciman
360	21	OAK	
362	22	OAK	
385	7	OAK	
386	4	OAK	
388	18	OAK	
390	18	OAK	
392	10	OAK	
399	10	OAK	
401	12	OAK	
402	15	OAK	
404	19	OAK	
405	16	OAK	
407	14	OAK	
409	12	OAK	
411	14	OAK	
413	14	OAK	
415	21	OAK	

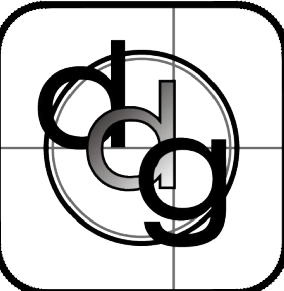
Tree Canopy Coverage Table			
	Square Feet	Acres	Percent
Total Site Area	1,333,807	30.62	100%
Existing Tree Canopy Coverage	79,690	2.05	5.97%
Minimum Required Canopy Retention Area	33,868	0.78	42.50%
Provided Canopy Retention Area	36,558.70	0.84	45.88%

Tree Removal Table		
	Trees	Tree Inches
Total Trees on Site	99	1,637
Total Trees to be Removed	62	1,020
Total Trees to be Preserved	37	617
Total Tree inches to be Mitigated		403

Tree Replacement Table		
	Trees	Tree Inches
Total Mitigation Required		403
Total Tree to be Planted on Site	386	1,089
Canopy Trees (3" DBH)	248	744
Understory Trees (2.5" DBH)	138	345
Net Mitigation Inches Owed		0



Date:



PROJECT NO.
1923

SCALE
nts

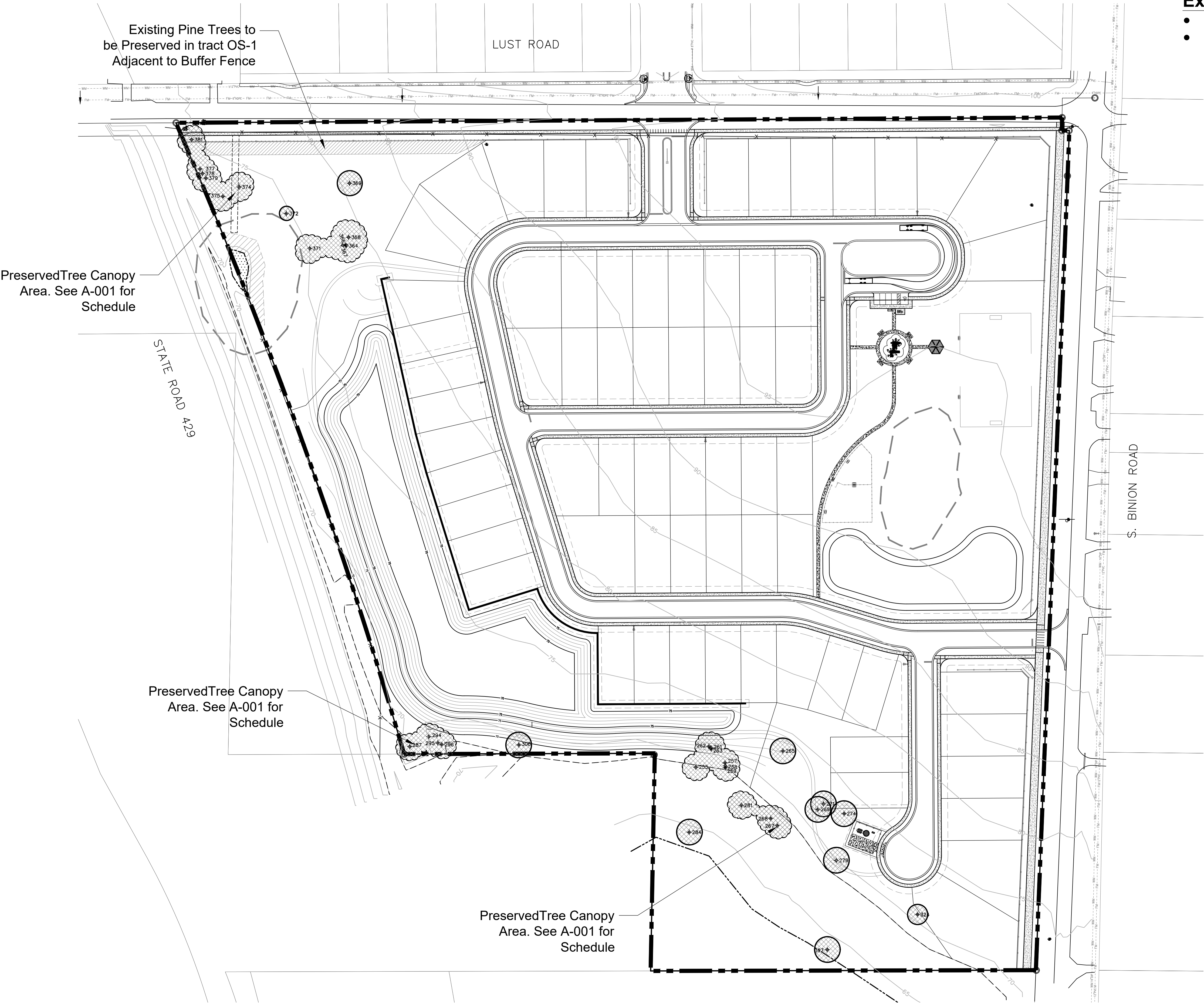
DATE
Dec 2019

SHEET
A-001

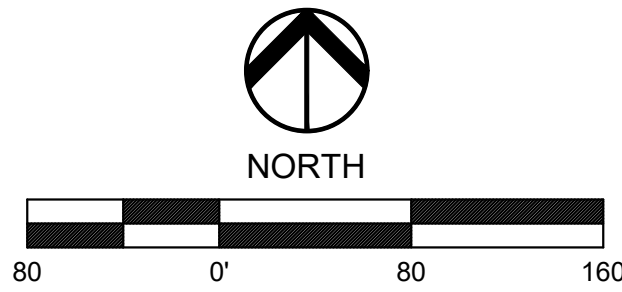
Details and Schdules
Arbor Permit Plans
Clounts Farm
Apopka, Florida

REV	DATE	DESCRIPTION	BY
1	05.13.20	Revised per updated Eng Base	wgm

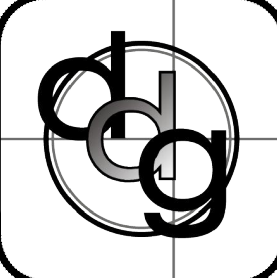
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Urban Planning, Landscape Architecture, Project Management, Development Consulting
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- Existing Tree Canopy Coverage**
- Total Site Area = 1,333,807 sf / 30.62 ac
 - Preserved Tree Canopy Coverage = 36,558 sf / 0.84 ac



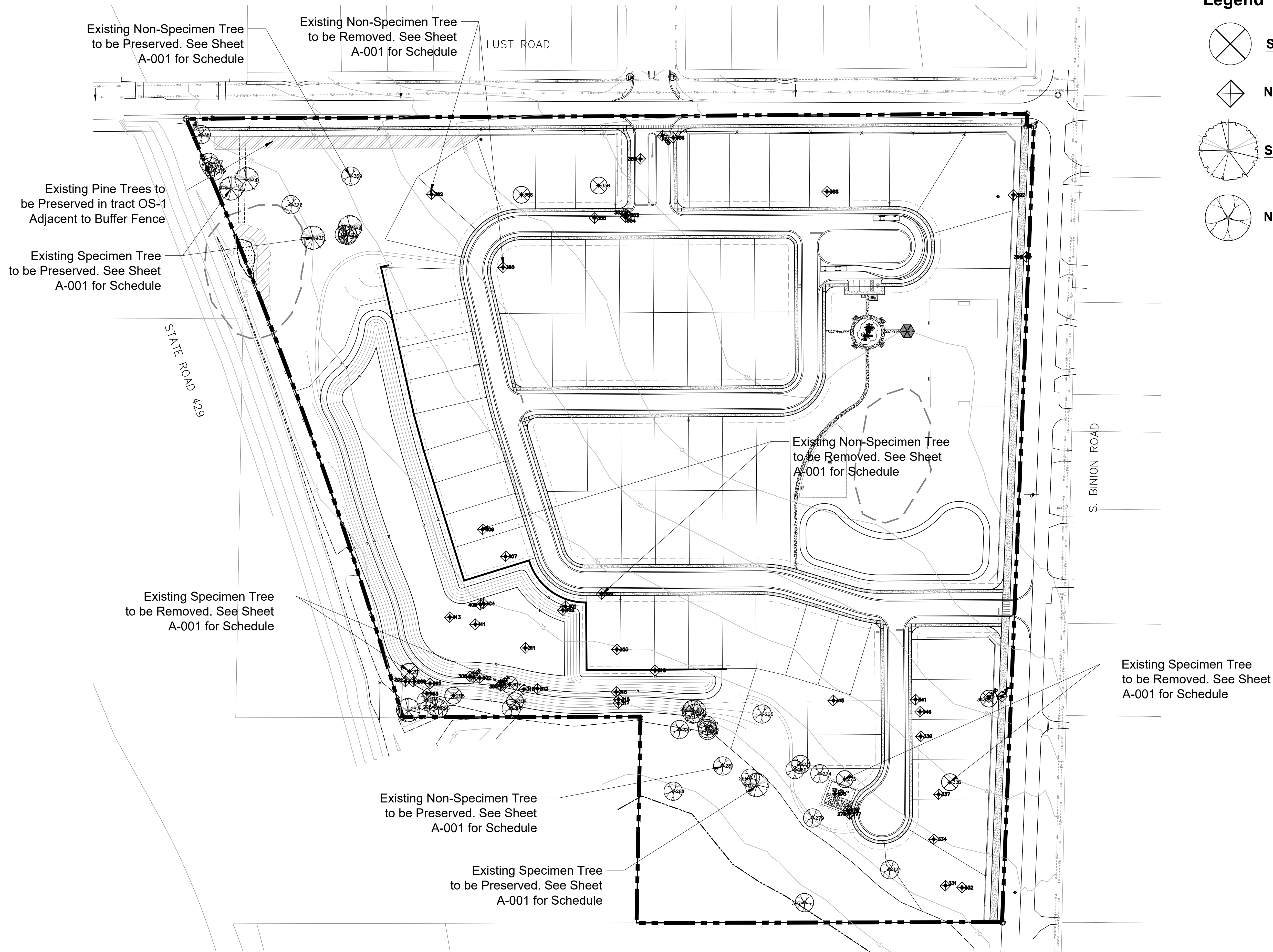
Preserved Tree Canopy Coverage
Arbor Permit
Clounts Farm
Apopka, Florida



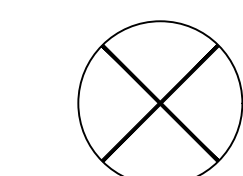
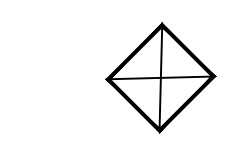
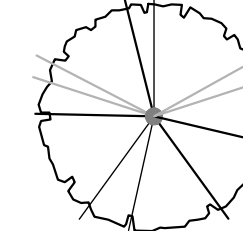
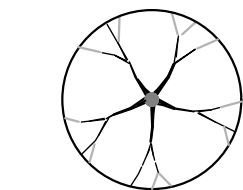
PROJECT NO.
1923
SCALE
1"=80'
DATE
Dec 2019
SHEET
A-102

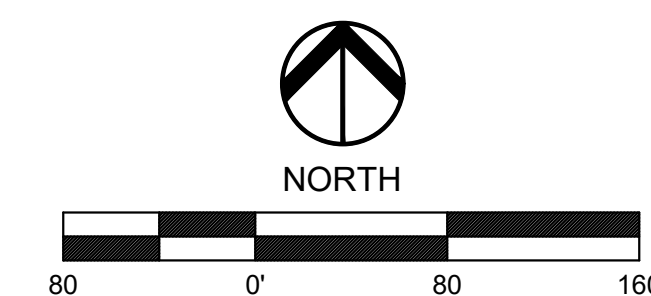
REV	DATE	DESCRIPTION	BY
1	05.13.20	Revised per updated Eng Base	wgm

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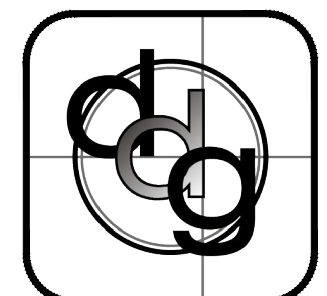


Legend

-  Specimen tree removed
-  Non-Specimen tree removed
-  Specimen tree preserved
-  Non-Specimen tree preserved



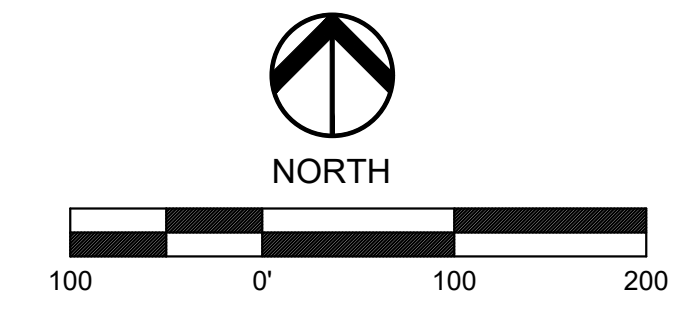
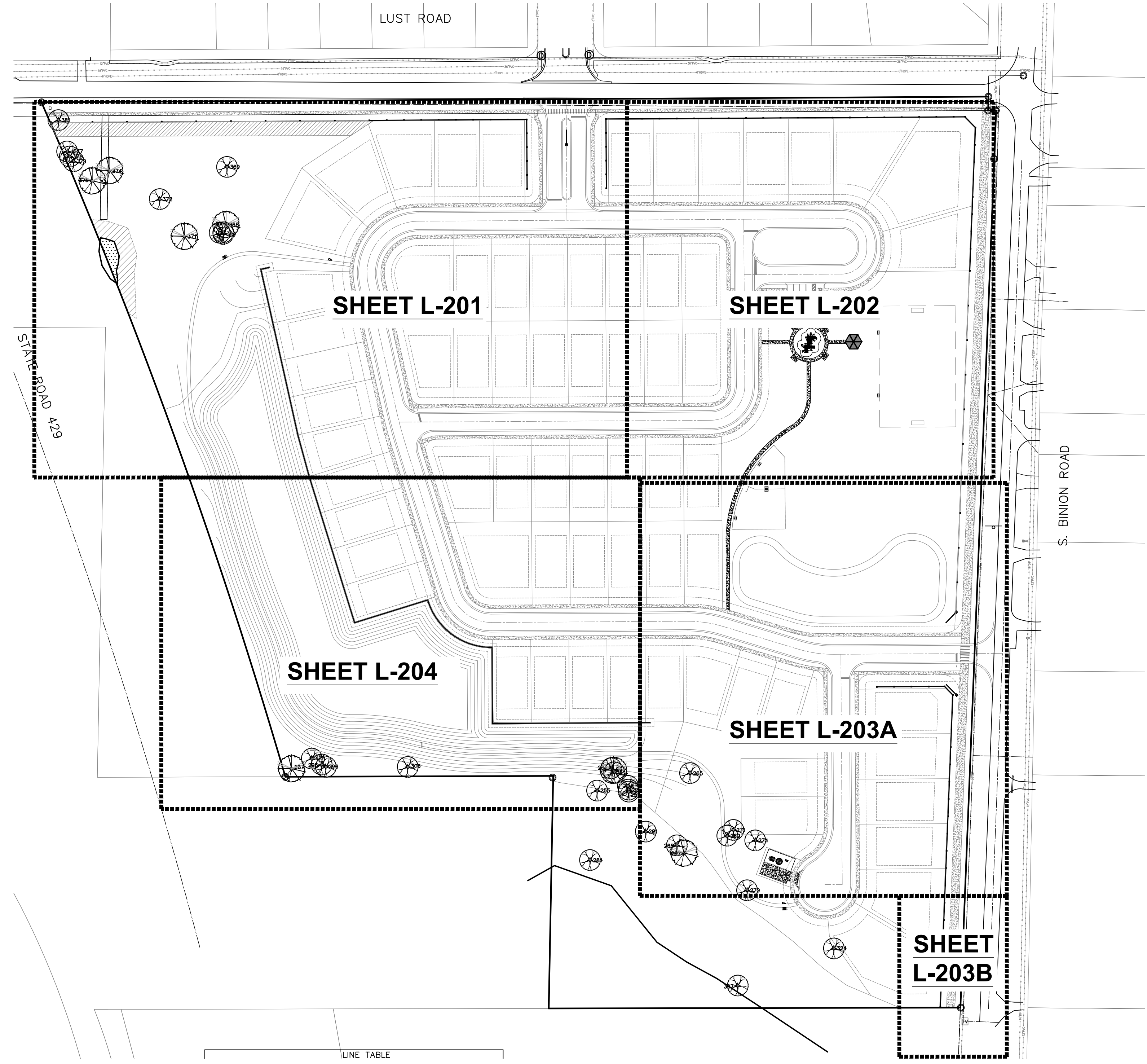
Tree Removal and Preservation Plan
Arbor Permit
Clounts Farm
Apopka, Florida



PROJECT NO.
1923
SCALE
1"=80'
DATE
Dec 2019
SHEET
A-103

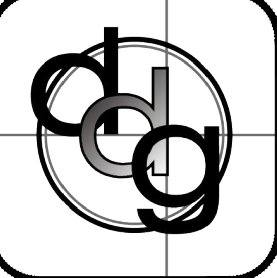
REV	DATE	DESCRIPTION	BY
1	05.13.20	Revised per updated Eng Base	wgm

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Date:

PROJECT NO.
1923
SCALE
1"=100'
DATE
Dec 2019
SHEET
K-200



Key Sheet

PD Master Plan Landscape Plans

Clounts Farm

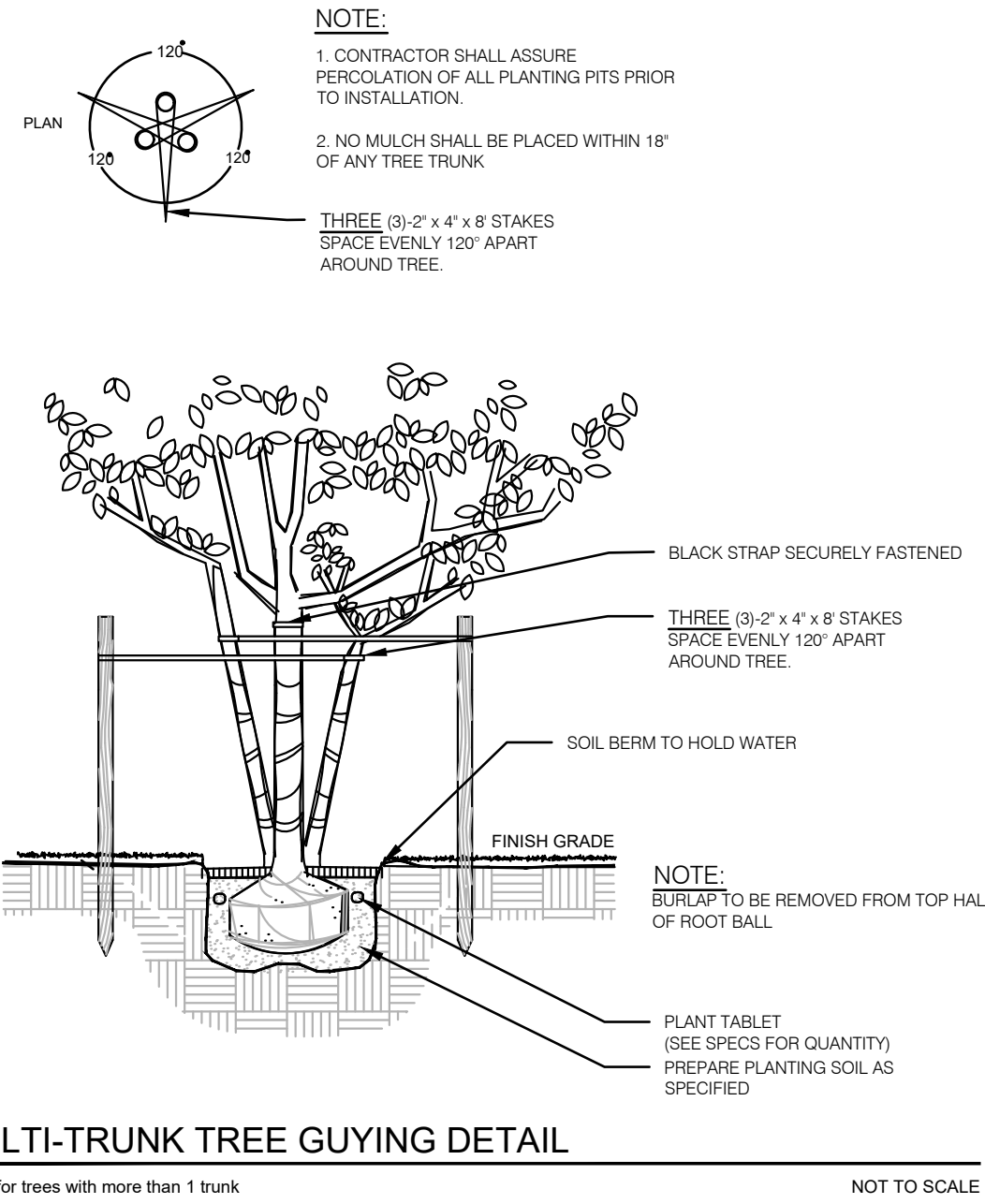
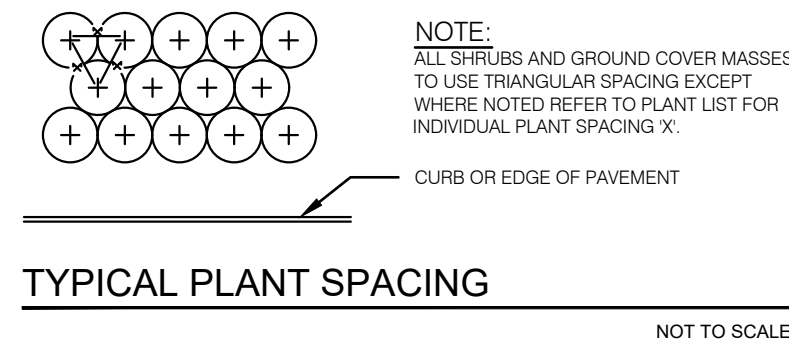
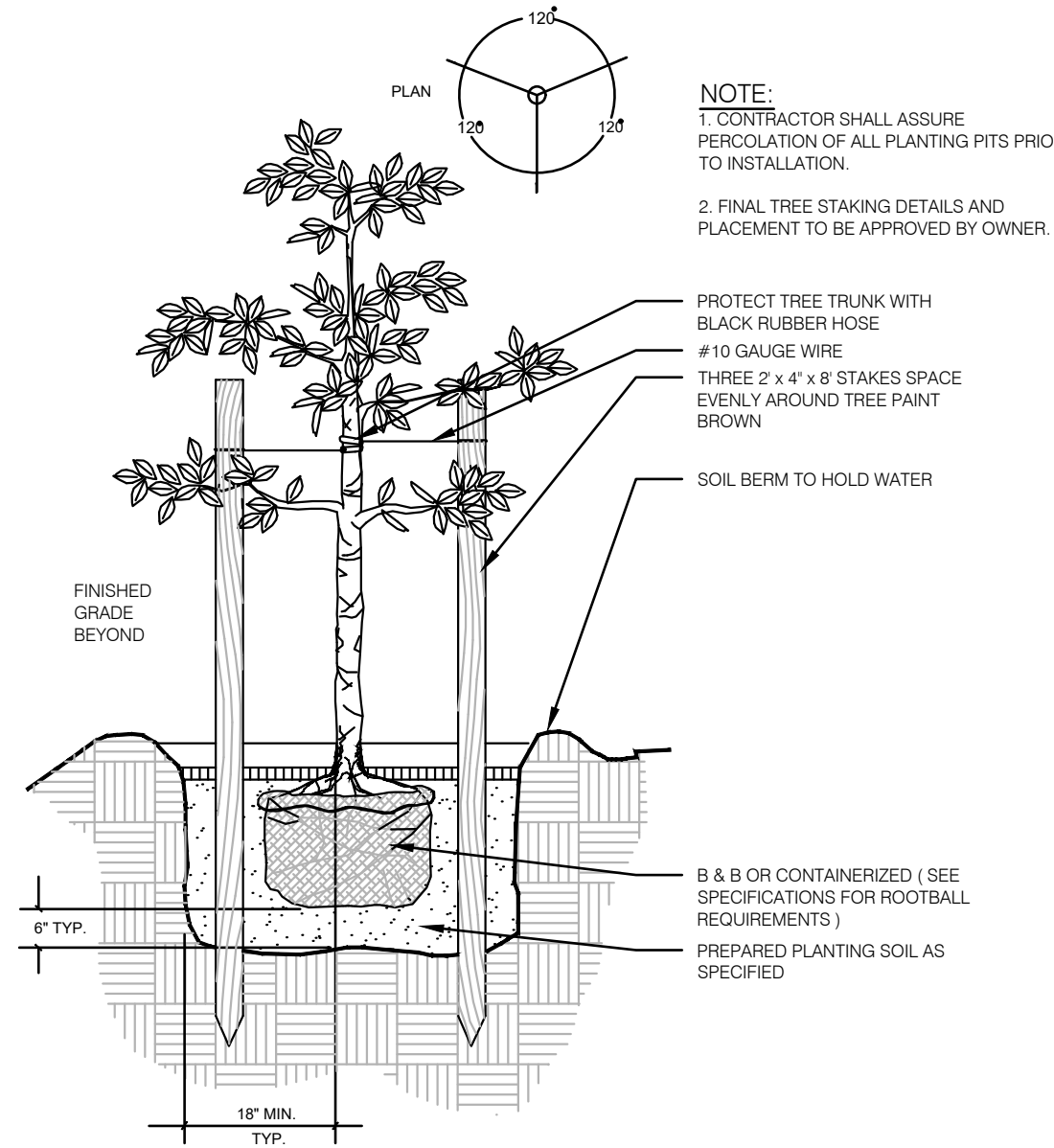
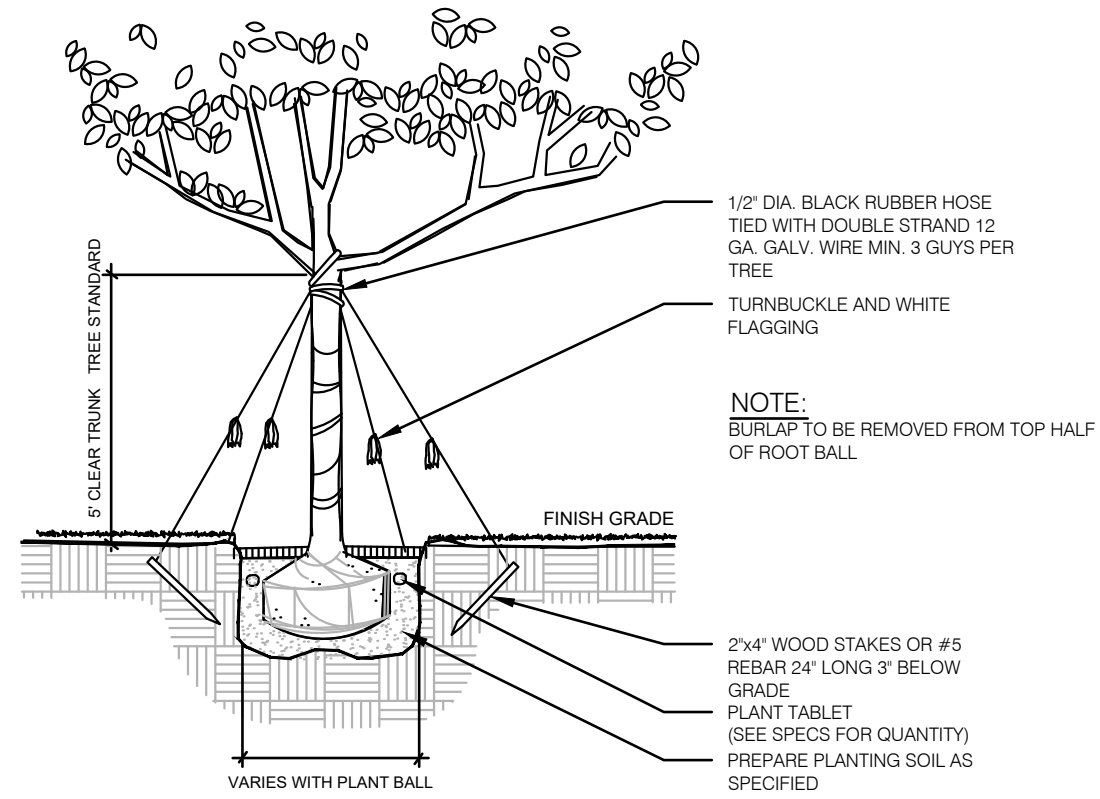
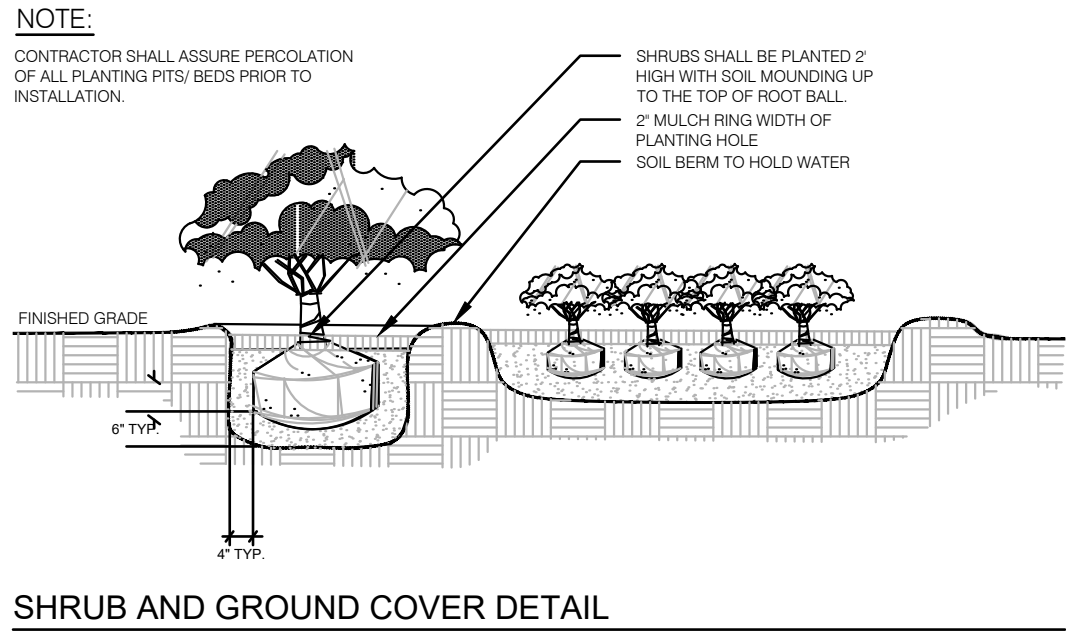
Apopka, Florida

REV	DATE	DESCRIPTION	BY
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Common Area Plant Schedule

2020-05-13 13:06

PLANT SCHEDULE				
TREES	CODE	BOTANICAL NAME	COMMON NAME	REMARKS
	AR	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	min. 100 gal., 12' ht., 3" DBH
	ED	Elaeocarpus decipiens	Japanese Blueberry Tree	min. 65 gal., 8' ht., 2.5" DBH
	IC	Ilex cassine	Dahoon Holly	min. 65 gal., 8' ht., 2.5" DBH
	LIM	Lagerstroemia indica 'Muskogee'	Crape Myrtle 'Lavender'	min., 45 gal., 8' ht., 2.5" DBH
	LJT	Ligustrum japonicum	Japanese Privet	min. 65 gal., 8' ht., 2.5" DBH
	MG	Magnolia grandiflora	Southern Magnolia	min. 100 gal., 12' ht., 3" DBH
	PO	Platanus occidentalis	American Sycamore	min. 65 gal., 12' ht., 3" DBH
	QV	Quercus virginiana	Southern Live Oak	min. 100 gal., 12' ht., 3" DBH
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	REMARKS
	BM	Buxus microphylla	Littleleaf Boxwood	min., 3 gal., 18" ht. x 18" spd., 24" o.c.
	IF	Illicium floridanum	Florida Anise	min., 7 gal., 36" ht., 42" o.c.
	LCR	Loropetalum chinense	Chinese Fringe Flower	min., 7 gal., 36" ht., 42" o.c.
	PM	Podocarpus macrophyllus	Podocarpus Hedge	min., 7 gal., 36" ht., 36" o.c.
	VO	Viburnum obovatum	Walter's Viburnum	min., 7 gal., 36" ht., 42" o.c.

* All proposed trees shall be measured at DBH (Diameter Breast Height) 54 inches above grade.

Note:
Street trees shown on sheet K-201 are for general location purposes only. Street trees shall be planted at the time of each individual lot development. Exact street tree location may be adjusted to accommodate driveways and walkways. If at the time of development a smaller trees in mature height is utilized then the tree spacing shall be adjusted per the City of Apopka LDC. These trees will be a minimum of 2.5" dbh. (See note #17)

General Landscape Notes:

1. Landscape Contractor shall be responsible for all materials and plants as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at time of bidding.

2. All plant material shall be graded Florida No. 1 or better, as outlined by "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services, division of Plant Industry.

3. All planting shall be top dressed with a minimum 2" pine bark mini nuggets.

4. The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shrubs and shall be legally liable for any damage caused by instability of plant material. The staking method, if not shown by detail on this plan, shall be approved by the owner or his/her authorized representative.

5. Every possible safeguard shall be taken to protect existing trees that are shown on the landscape plan to be preserved.

6. The Landscape Contractor is responsible for cleaning all debris associated with their work.

7. Height and spread specifications refer to the overall plant form. Singular branches may not be used to meet minimum requirements. Tree caliper size to be measured 12" above grade.

8. All landscaping shall be installed according to accepted commercial planting procedures. Soil, shall be free of limerock, pebbles, or other construction debris.

9. All landscaping shall conform to the standards set forth in the City of Apopka LDC.

10. Landscaping shall not interfere with power lines, sewer or water pipes or any other existing or proposed utilities.

11. All landscaping areas shall be 100% irrigated with an automatic irrigation system consistent with the City of Apopka LDC. NO SHRUB RISERS SHALL BE UTILIZED

12. Prior to the issuance of any permits or the removal of any trees, protective tree barriers shall be installed around those trees that will remain on site and shall be inspected by the county.

13. Ball & burlap material shall be an acceptable alternative to container grown trees.

14. Occasionally there is the potential for site modification due to revised field grading, clearing of existing tree canopy or other unforeseen conditions. The Landscape Contractor shall be responsible for informing the Owner and Landscape Architect of site conditions adverse to the healthy establishment of any plant material prior to planting so that a resolution may be achieved.

15. The Landscape Contractor shall be responsible for arranging a pre-construction meeting with the Owner and Landscape architect in order to address and clarify any questions, concerns and/or conditions related to these drawings or the existing site.

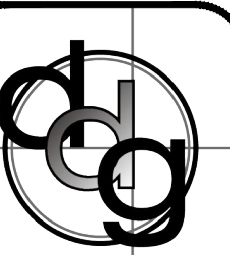
16. Landscape Contractor shall use appropriate container size to meet minimum plant height, if minimum plant height can not be met with specified container size.

17. All proposed tress shall be measured at DBH (Diameter Breast Height) 54 inches above grade.

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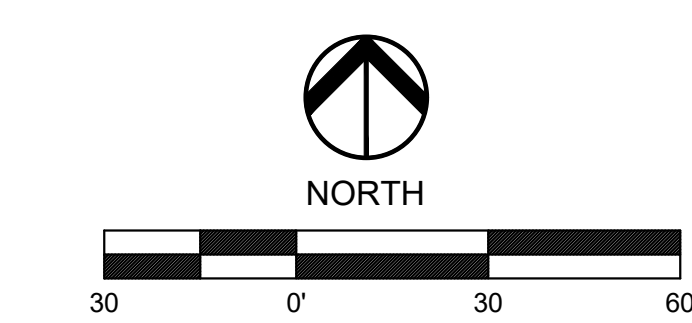
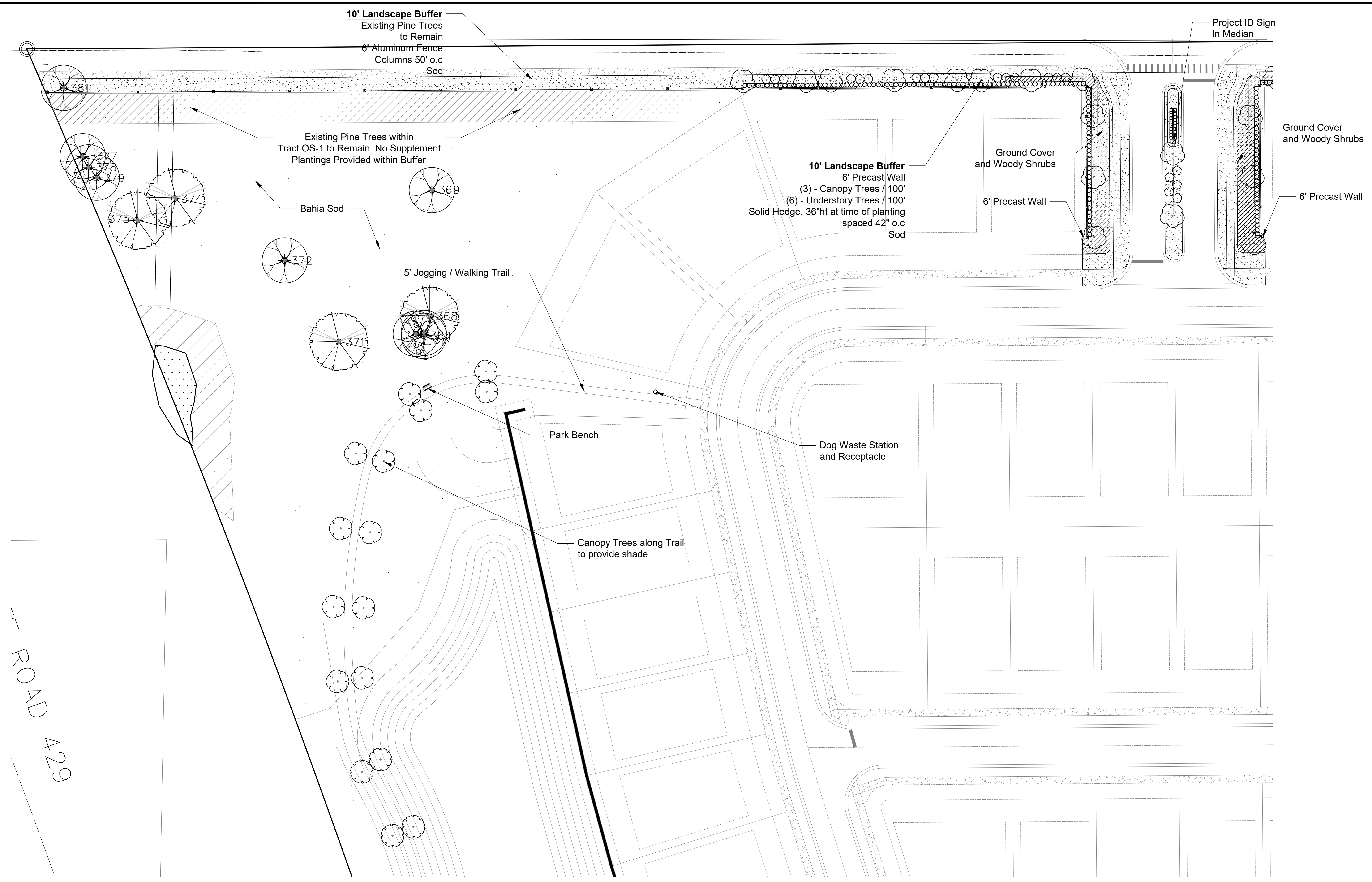
WGN	BY
Revised per updated Eng Base	DESCRIPTION
1 05.13.20	REV DATE

Schedule and Details
PD Master Plan Landscape Plans
Clounts Farm
Apopka, Florida

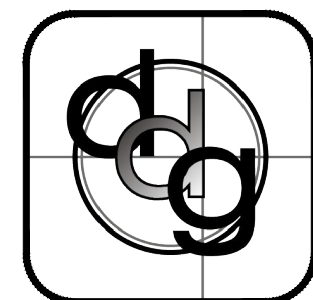


PROJECT NO.
1923
SCALE
nts
DATE
Dec 2019
SHEET
L-001

Date:



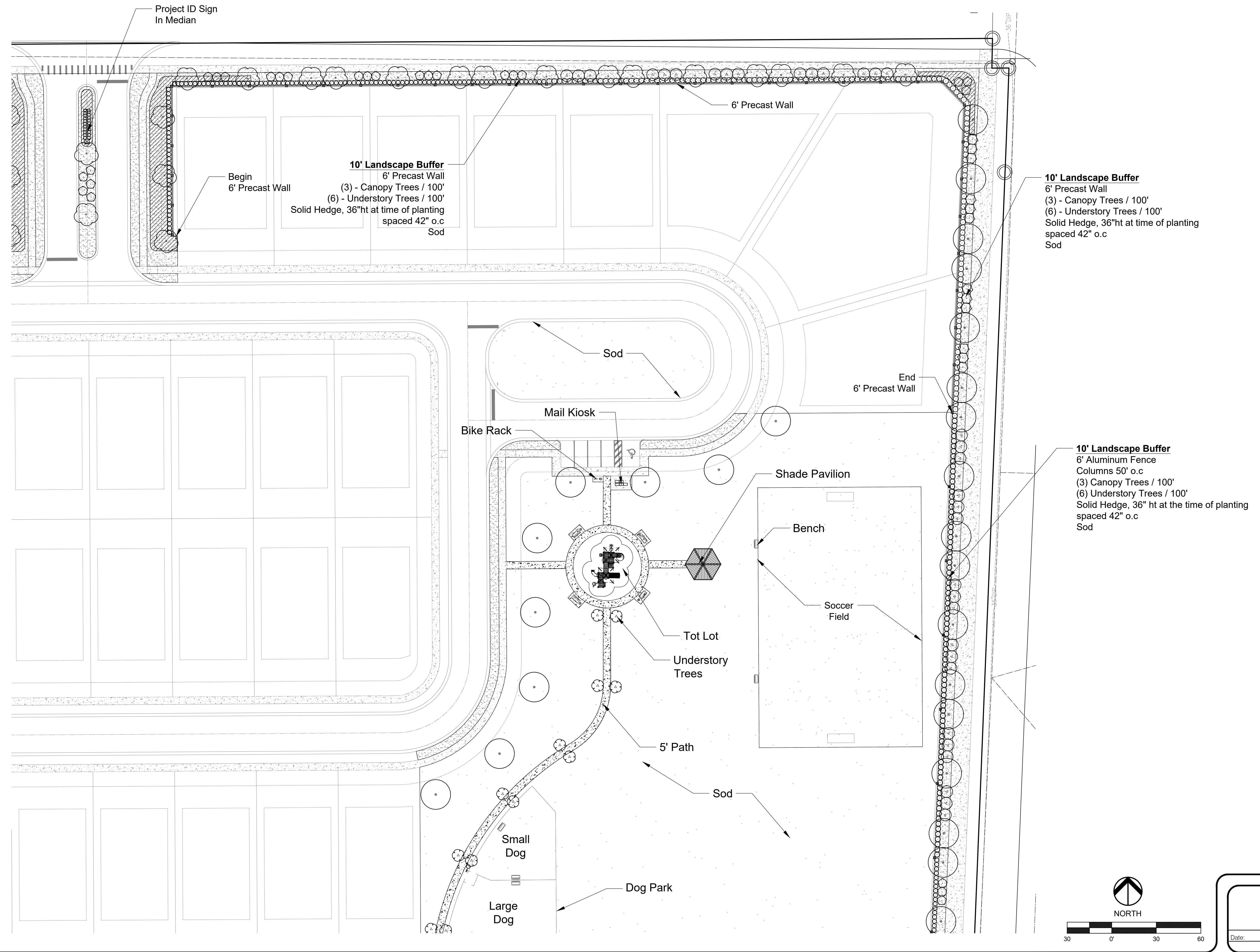
Buffers and Openspace Landscape Plans
PD Master Plan Landscape Plans
Clounts Farm
Apopka, Florida



PROJECT NO.
1923
SCALE
1"=60'
DATE
Dec 2019
SHEET
L-201

REV	DATE	DESCRIPTION	BY
1	05.13.20	Revised per updated Eng Base	wgm

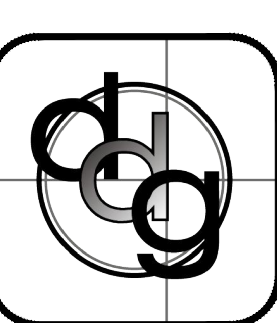
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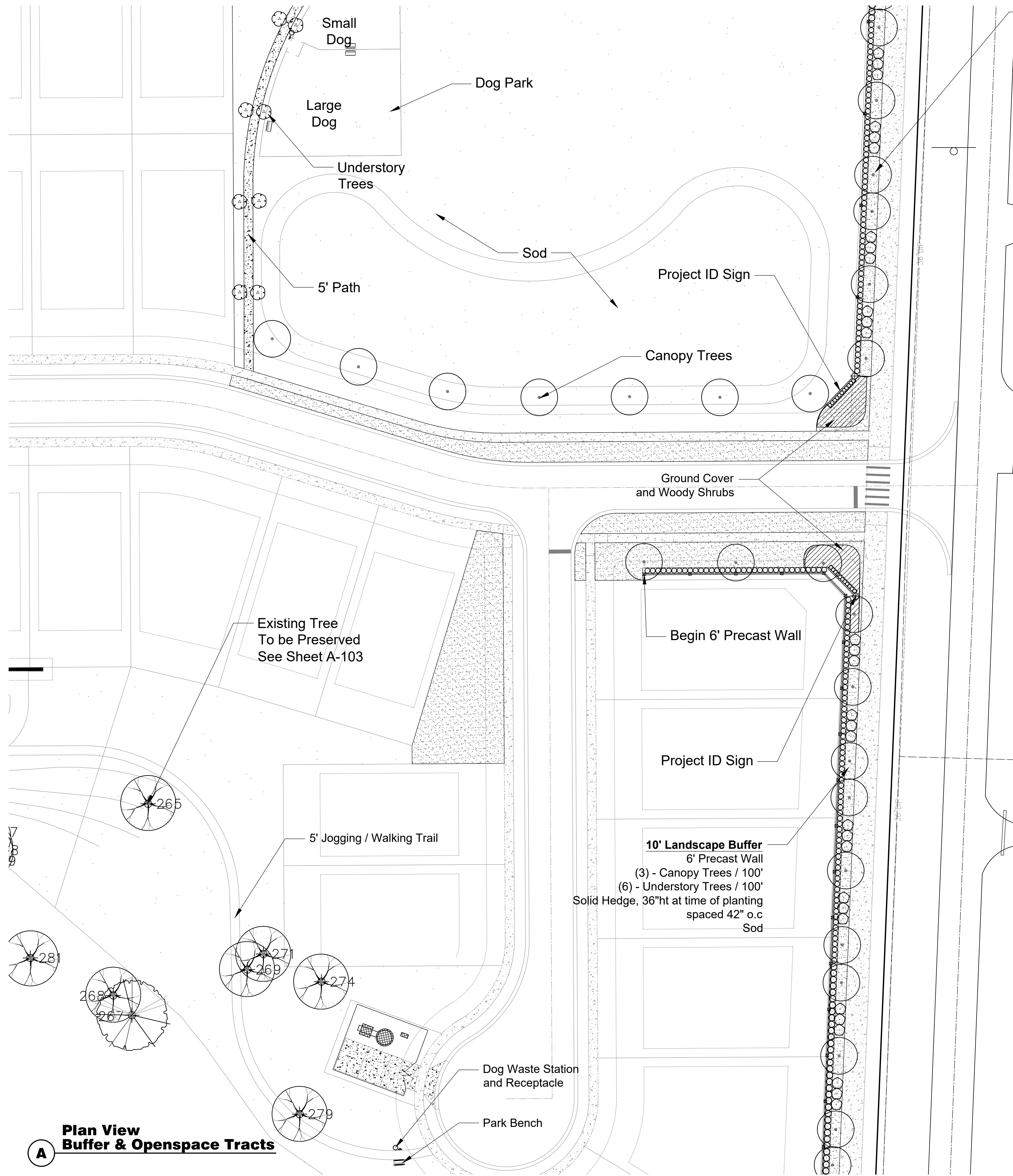
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REV	DATE	DESCRIPTION	BY
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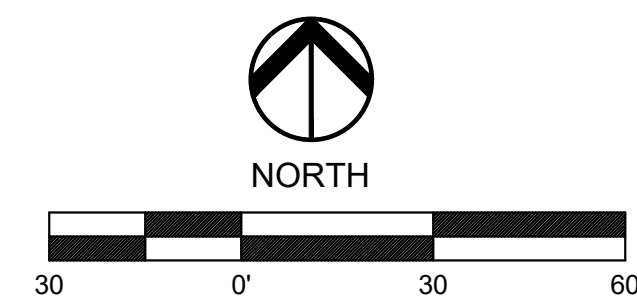
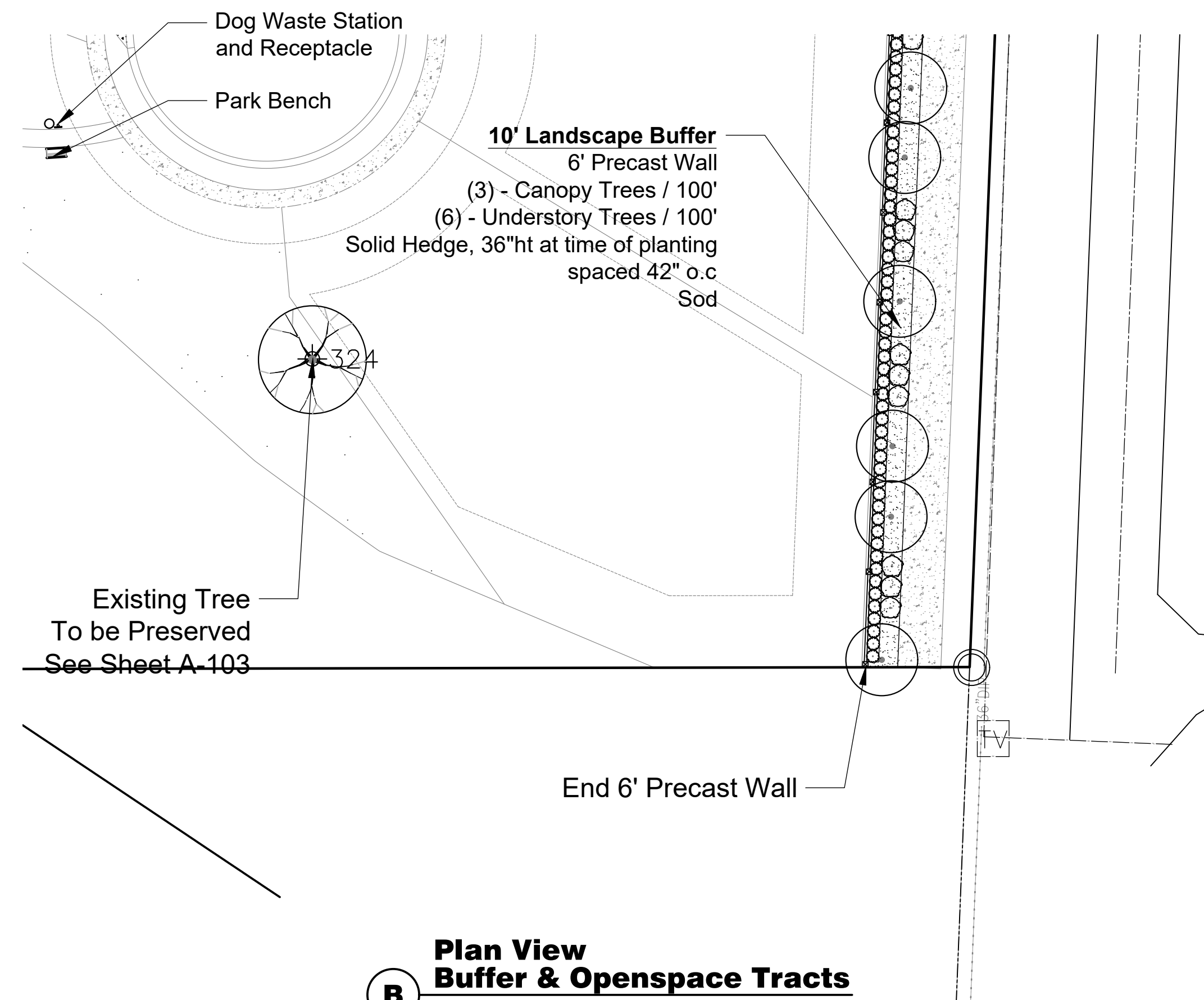
Buffers and Openspace Landscape Plans
PD Master Plan Landscape Plans
Clounts Farm
Apopka, Florida



PROJECT NO.
1923
SCALE
1"=30'
DATE
Dec 2019
SHEET
L-202



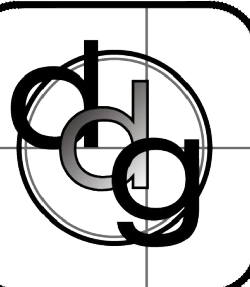
10' Landscape Buffer
6' Aluminum Fence
Columns 50' o.c
(3) Canopy Trees / 100'
(6) Understory Trees / 100'
Solid Hedge, 36" ht at the time of planting
spaced 42" o.c
Sod



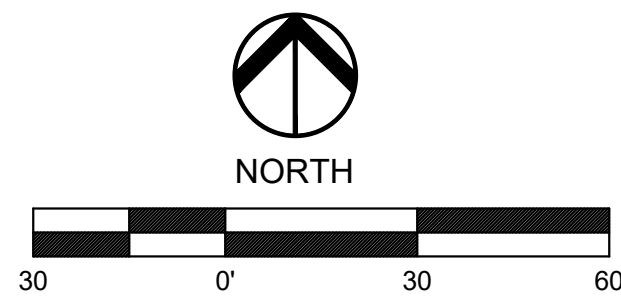
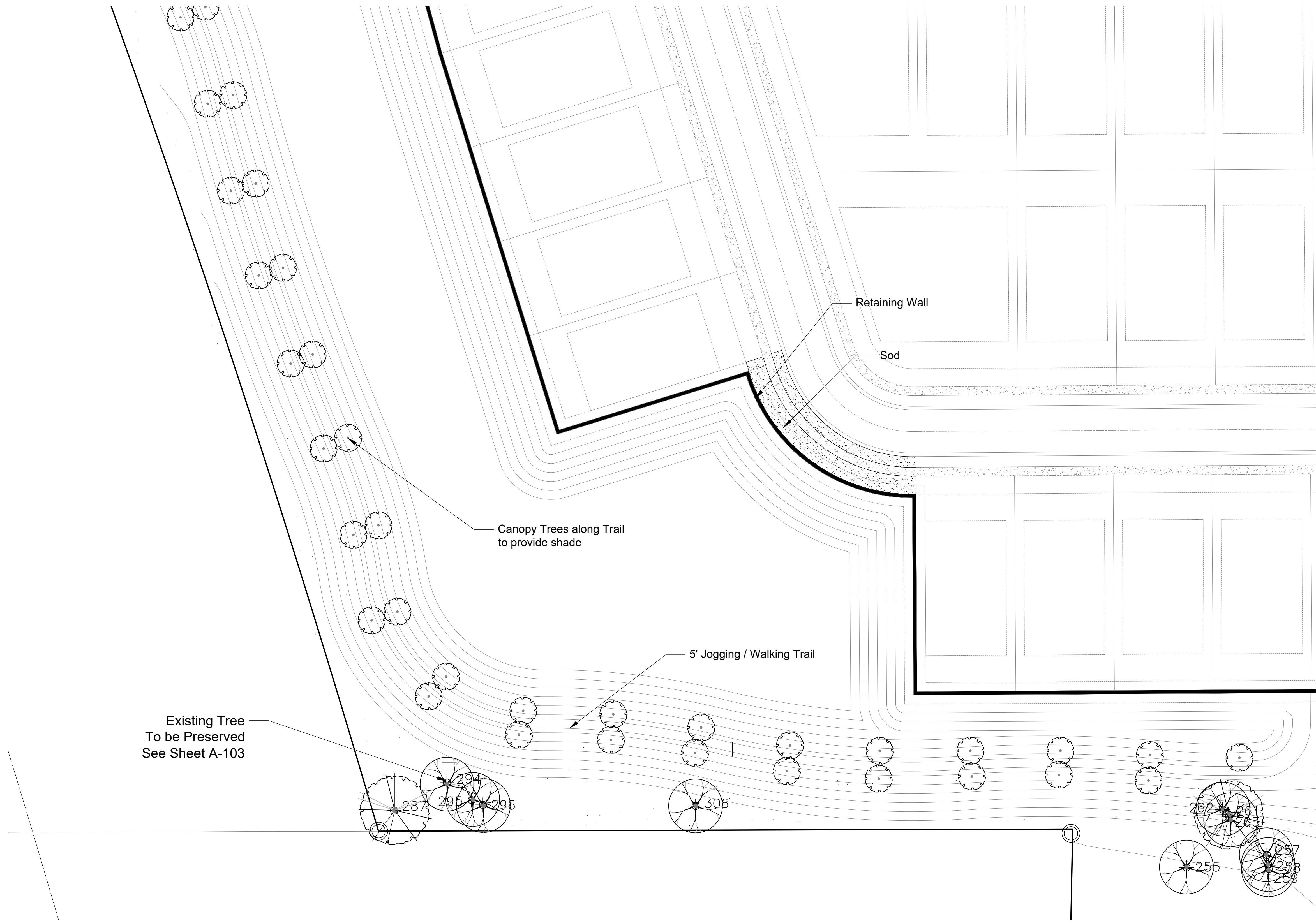
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REV	DATE	DESCRIPTION	BY
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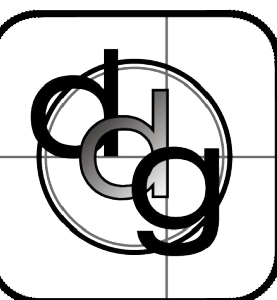
Buffers and Openspace Landscape Plans
PD Master Plan Landscape Plans
Clounts Farm
Apopka, Florida



PROJECT NO.
1923
SCALE
1"=30'
DATE
Dec 2019
SHEET
L-203



Date: _____



PROJECT NO.
1923
SCALE
1"=30'
DATE
Dec 2019
SHEET
L-204

Buffers and Openspace Landscape Plans
PD Master Plan Landscape Plans
Clounts Farm
Apopka, Florida

REV	DATE	DESCRIPTION	BY
1	05.13.20	Revised per updated Eng Base	wgm

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Orange County Public Schools

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

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

July 1, 2020

VIA E-MAIL: GTRUSSELL@KHOV.COM

Guy Trussell
K. Hovnanian Cambridge Homes, LLC
2301 Lucien Way, Suite 260
Maitland, FL 32751

Application APK-20-003 (Clonts Farm Property)

This letter serves as the official certification 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:	Clonts Farm Property
OCPS Completed Application Date:	February 7, 2020
Parcel #(s):	18-21-28-0000-00-001
Requested New Units (#):	SF: 64 MF: 0 TH: 0
Vested Unit(s):	SF: 8 MF: 0 TH: 0
Total Project Units:	72
School Board District:	# 7

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

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	APOPKA ES	WOLF LAKE MS	WEKIVA HS
Jurisdictional Analysis	Apopka - 91.8% Orange County - 8.2%	N/A	N/A

Given the above analysis, this project does not meet the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Apopka.

This determination expires on February 8, 2021. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City of Apopka 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.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Mills'.

Christopher Mills, AICP
Administrator, Facilities Planning

CCM

Attachments – Attachment A: Detailed Capacity Analysis

CC: David Moon, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File



Facilities Planning
Orange County Public Schools

School Capacity Determination

User ID #: 109591 February 10, 2020 11:36:19

Project ID: CEA –APK –20 –003

Valid Until: August 8, 2020

Project Name: CLONTS FARM PROPERTY			
Unvested Units	Single Family Units:	64	Vested Units
	Multi Family Units:	0	
	Town Homes Units:	0	
	Single Family Units:	8	
	Multi Family Units:	0	
	Town Homes Units:	0	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	APOPKA ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	830	1,150	2,797
	Enrollment (2019-2020)	859	1,451	2,089
	Utilization (2019-2020)	103.0%	126.0%	75.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	54	0	708
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	119	137	238
	Reserved Capacity	46	21	84
	Adjusted Utilization	123.4%	139.9%	86.2%
	Adjusted Available Seats	0	0	386
	Analysis of Proposed Development			
	Students Generated	12.224	6.080	8.384
	Adjusted Utilization	124.8%	140.4%	86.5%
	PASS/FAIL	FAIL	FAIL*	PASS
	Number of Seats to Mitigate	12.224	6.080	0.000

APOPKA ES	
WOLF LAKE MS	* PASS - SCHEDULED FOR RELIEF IN 2022.
WEKIVA HS	



Orange County Public Schools

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October 6, 2020

Juli James
Shutts & Bowen, LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801

**Re: Extension of Formal School Capacity Determination Capacity Letter for Clonts Farms, Inc,
Pursuant to Declaration of State of Emergency for Clonts Farm Property, #APK-20-003**

Dear Juli,

The School Board of Orange County, Florida ("School Board") is in receipt of the correspondence dated September 14, 2020 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-20-003 for the project known as Clonts Farm Property in the City of Apopka in accordance with the following schedule:

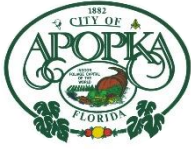
Executive Order	Incident	Date Issued	Expiration Date	Extension Period	Original Expiration Date	New Expiration Date
20-52, 20-114, 20-166, 20-213	COVID-19	3/9/2020	11/4/2020	6 mos. + 240 days	February 8, 2021	April 5, 2022

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

Sincerely,


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

xc: James Hitt, City of Apopka
Christopher C. Mills, AICP, Facilities Planning, OCPS



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: March 9, 2021
FROM: Community Development
EXHIBITS: Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Adjacent Uses Map
Site Plan

SUBJECT & REQUEST:

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

SUMMARY:

OWNER: Marshall Howard
APPLICANT: Charlie Sabin
PARCEL ID NUMBERS: 34-20-28-7440-02-000, 34-20-28-7440-03-000
LOCATION: 1265 Rock Springs Road
FUTURE LAND USE: Commercial (Maximum 0.25 FAR)
EXISTING USE: Vacant
CURRENT ZONING: C-C (Community Commercial)
TRACT SIZE: 6.74 +/- acres

RECOMMENDED ACTION:

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.

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

PLANNING COMMISSION – MARCH 9, 2021
SPECIAL EXCEPTION – ROCK SPRINGS ROAD ALF
PAGE 2

PROJECT SUMMARY: 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, which is 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.

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:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
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;

PLANNING COMMISSION – MARCH 9, 2021
SPECIAL EXCEPTION – ROCK SPRINGS ROAD ALF
PAGE 3

- 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:

March 9, 2021 – Planning Commission (5:30 pm)

DULY ADVERTISED:

February 26, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

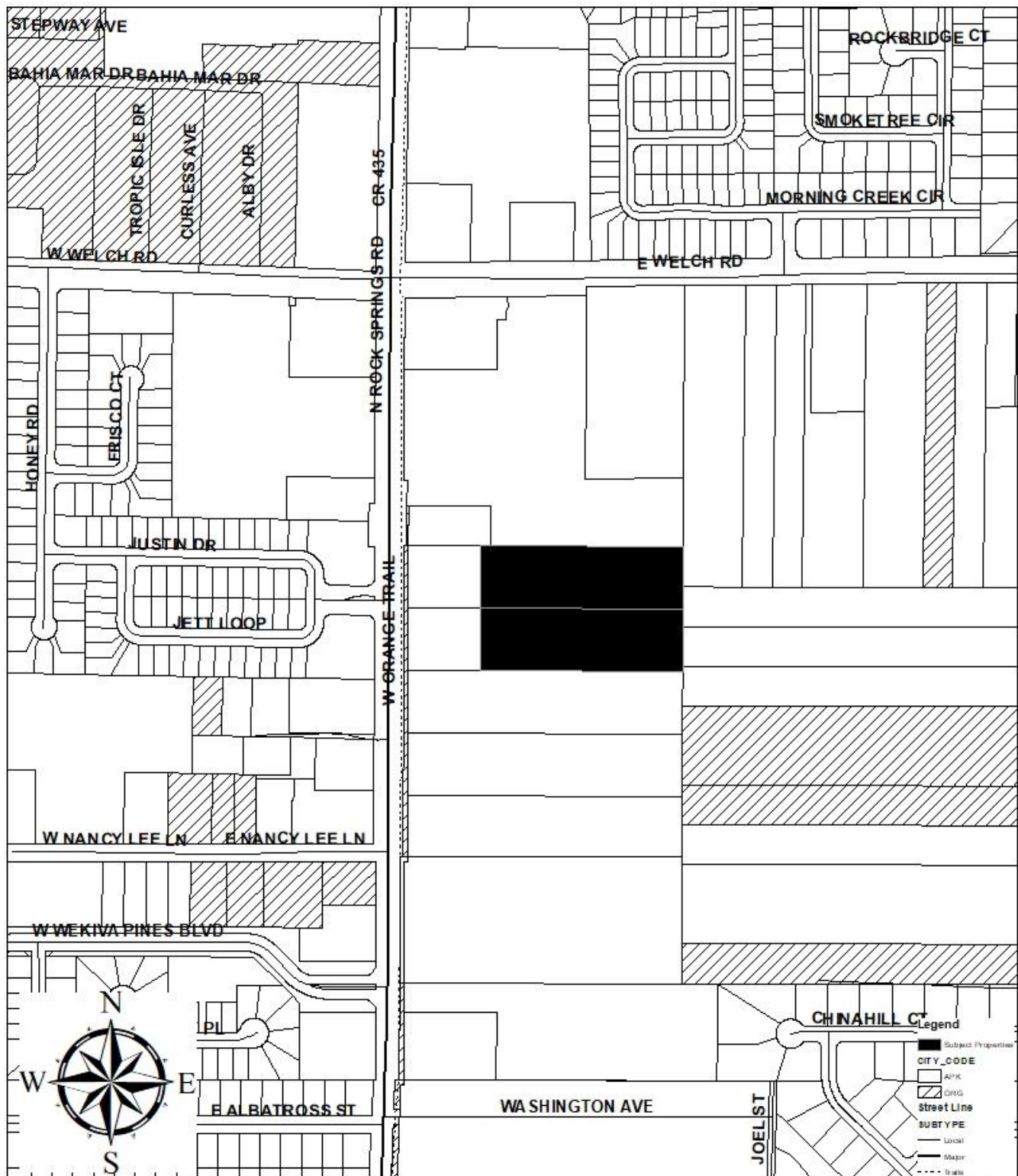
Development Review Committee: Recommends approval of a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for property located at 1265 Rock Springs Road.

Recommended Motion: 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.

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.

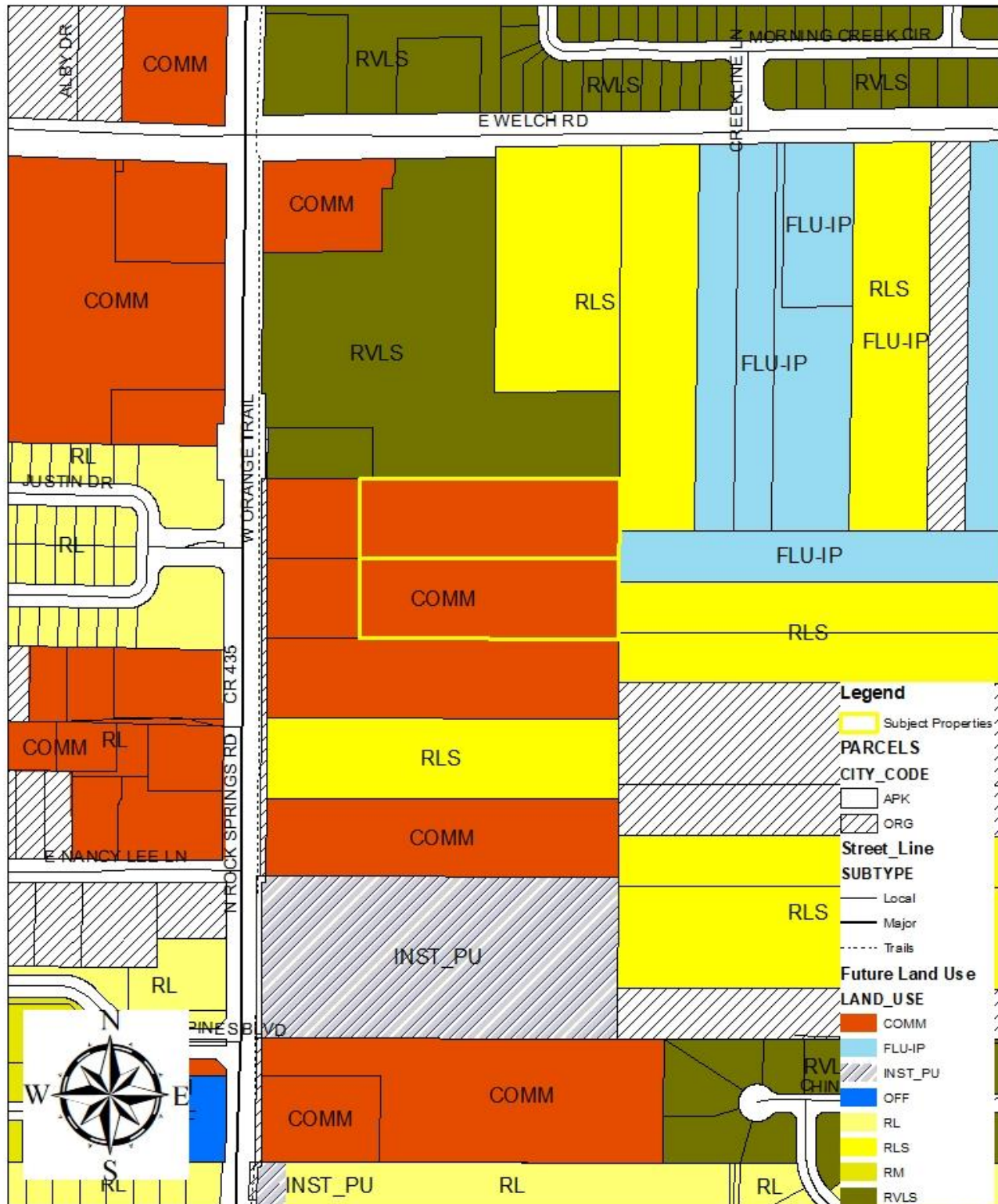
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Vicinity Map



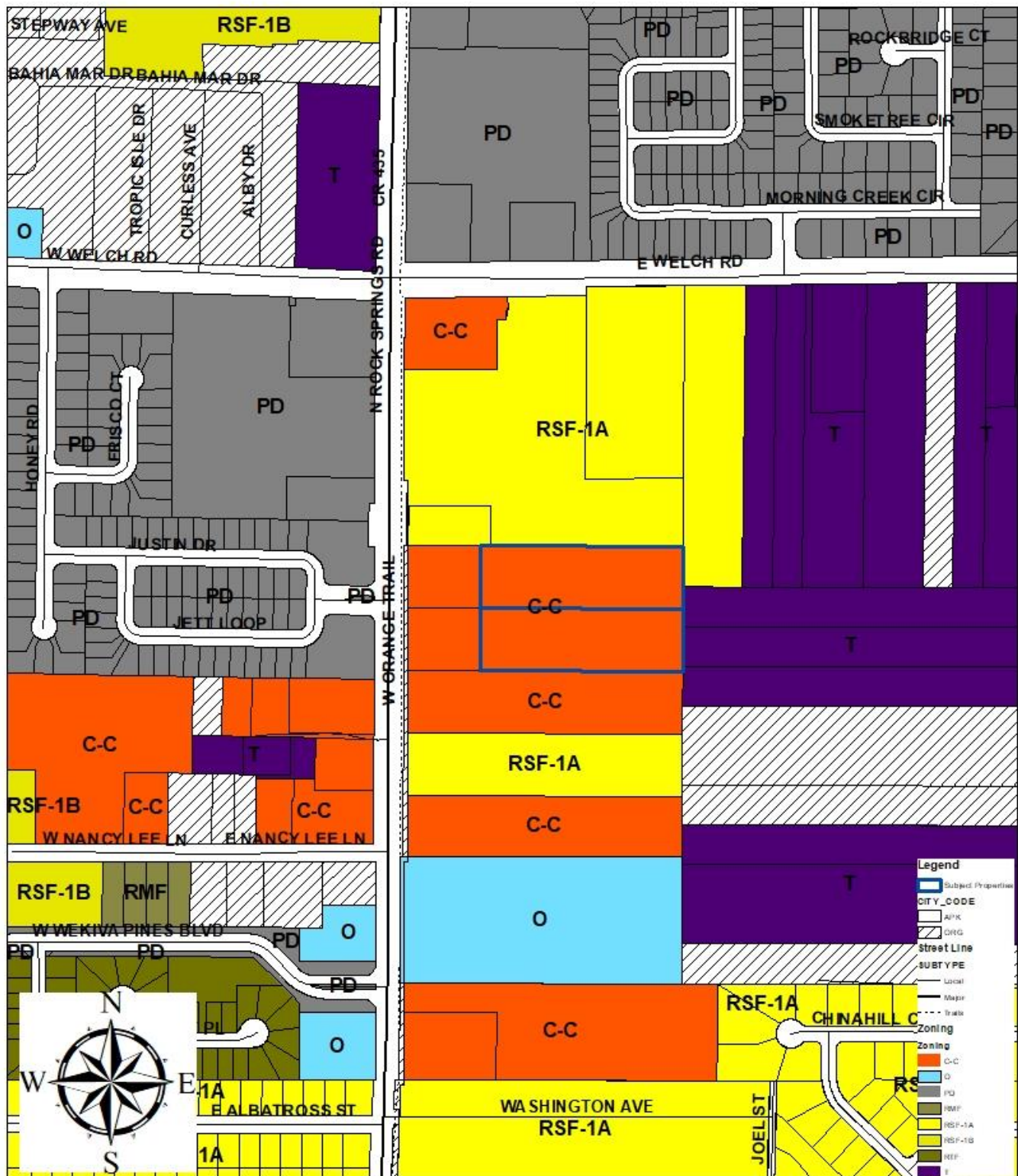
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Future Land Use Map



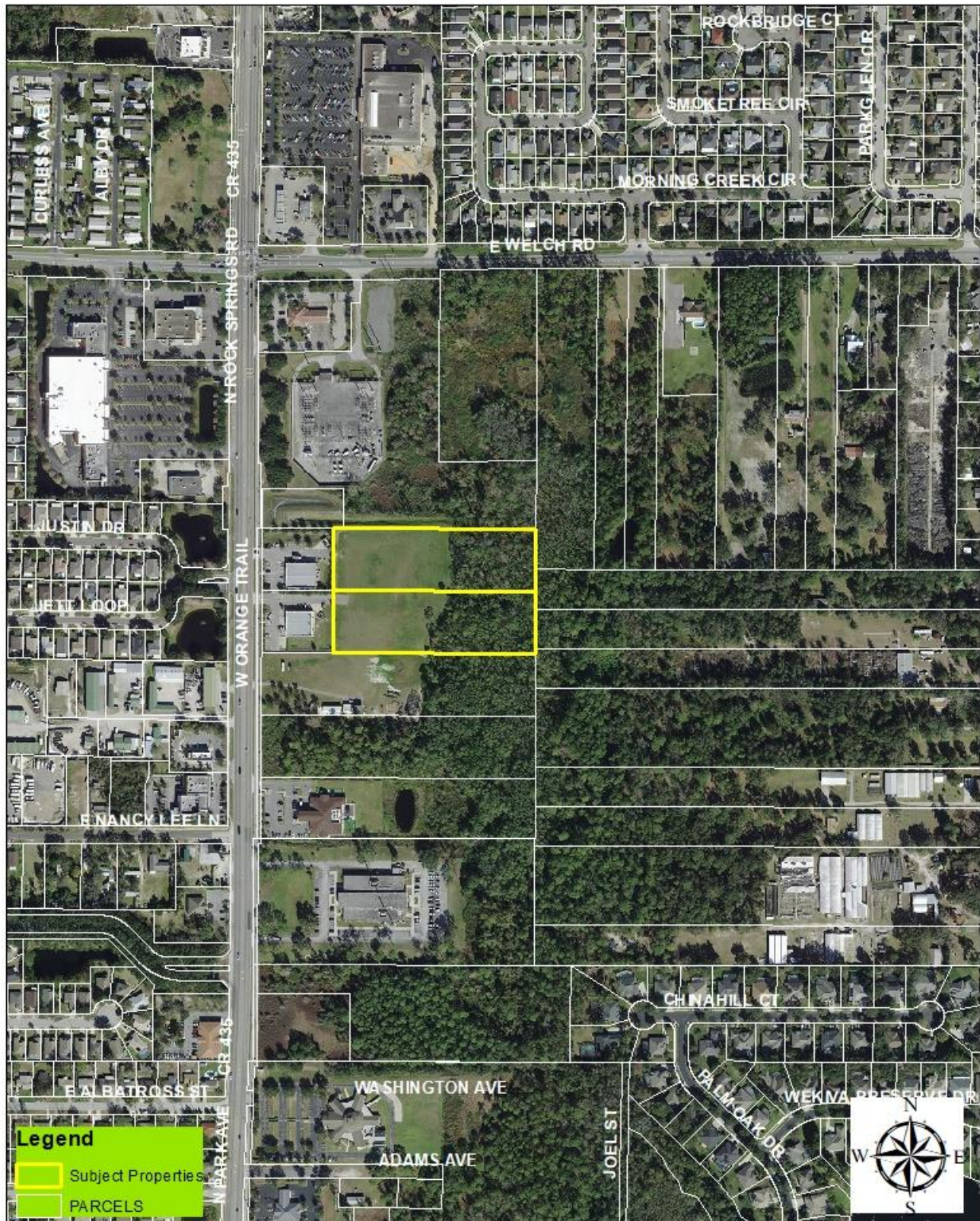
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Zoning Map



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

Aerial Map

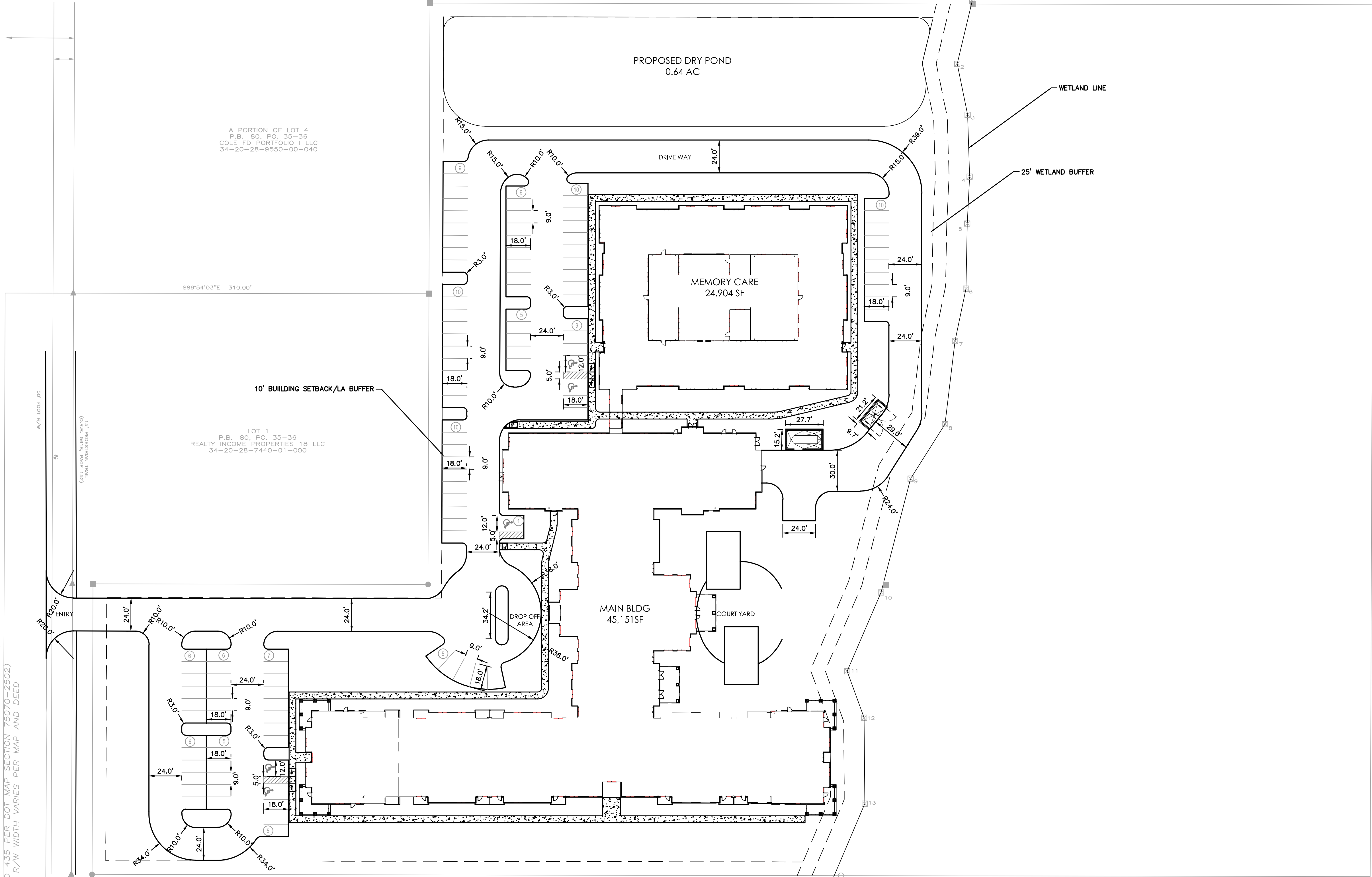


(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

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ROCK SPRINGS ROAD
(STATE ROAD 435 PER DOT MAP SECTION 75070-2502)
(PUBLIC R/W WIDTH VARIES PER MAP AND DEED)

ROCK SPRINGS ROAD
(STATE ROAD 435 PER DOT MAP SECTION 75070-2502)
(PUBLIC R/W WIDTH VARIES PER MAP AND DEED)



SITE SUMMARY

PROPERTY ADDRESS:	1265 ROCK SPRING RD. APOPKA, FL 32712
PARCEL ID:	34-20-28-7440-02-000 34-20-28-7440-03-000 34-20-28-9550-00-060
TOTAL LAND AREA:	11.92 ACRES
DEVELOPABLE AREA:	6.44 ACRES
WETLAND AREA:	5.48 ACRES
FUTURE LAND USE:	COMMERCIAL
ZONING:	C-C (COMMUNITY COMMERCIAL)
MAX. BUILDING HEIGHT:	35' (1-STORY)

FLOOR AREA RATIO

MAXIMUM FLOOR AREA RATIO = 0.25
MAX. BUILDING AREA: 6.44 ACRES X 0.25 = 1.61 ACRES OR 70,132 SF
PROVIDED FLOOR AREA RATIO
PROVIDED BUILDING AREA 70,055 SF
70,055 SF / 280,527 SF = 0.25

UNIT BREAKDOWN:

Independent Living Units:		
IL-S1	STUDIO / 1 BATH	9
IL-A1	1 BED / 1 BATH	6
IL-A2	1 BED / 1 BATH	42
IL-B1	2 BED / 2 BATH	6
IL-B2	2 BED / 2 BATH	6
TOTAL IL UNITS		69
Assisted Living Units:		
AL-S1	STUDIO / 1 BATH	11
AL-A1	1 BED / 1 BATH	9
AL-A2	1 BED / 1 BATH	16
AL-A3	1 BED / 1 BATH	4
AL-B1	2 BED / 2 BATH	5
AL-B2	2 BED / 2 BATH	4
TOTAL AL UNITS		49
Memory Care Units:		
MC-A1	STUDIO / 1 BATH	10
MC-A2	STUDIO / 1 BATH	10
MC-B1	2 BED / 1 BATH	4
TOTAL MC UNITS		24

REQUIRED PARKING

1 SPACE PER 4 BEDS	
TOTAL OF 167 BEDS PROVIDED (167/4):	42 SPACES
1 SPACE PER 500 SF OF OFFICE	
TOTAL OF OFFICE SPACE PROVIDED = 1,070 SF:	2 SPACES
TOTAL PARKING REQUIRED:	44 SPACES

PROVIDED PARKING

REGULAR 9' X 18' PARKING SPACES =	108 SPACES
ADA SPACES 12' X 18' =	5 SPACES
TOTAL PARKING PROVIDED:	113 SPACES

SETBACKS

FRONT:	10 FEET
SIDE:	10 FEET
REAR:	10 FEET
LANDSCAPE FRONT BUFFER:	10 FEET
LANDSCAPE SIDE BUFFER:	5 FEET
LANDSCAPE REAR BUFFER:	10 FEET
WETLAND BUFFER:	25 FEET

IMPERVIOUS AREA CALCULATIONS

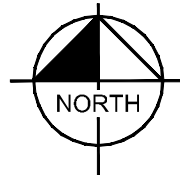
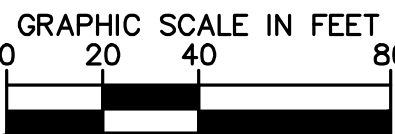
TOTAL MAX. IMPERVIOUS COVERAGE (70%) = 11.29 X 0.70 =	7.90 AC
PROPOSED IMPERVIOUS AREA:	
BUILDING AREA =	1.61 AC
PAVEMENT AREA =	1.59 AC
CONCRETE AREA =	0.30 AC
TOTAL PROPOSED IMPERVIOUS AREA:	3.50 AC (31.00%)
TOTAL PROPOSED PERVIOUS AREA:	7.79 AC (69.00%)
TOTAL AREA:	11.29 AC (100.00%)

ROCK SPRINGS

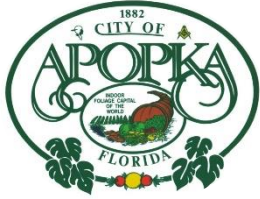
APOPKA, FLORIDA

ROCK SPRINGS ALF

10/28/2020 - CONTACT TYLER SUDDETH, P.E. (407) 898-1511



Kimley»Horn



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☒ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: March 9, 2021
FROM: Community Development
EXHIBITS: Aerial Map
Major Development Plan
Architectural Elevations

SUBJECT & REQUEST:

**RECOMMEND APPROVAL OF THE HERMIT SMITH WAREHOUSE
MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNERS: Baywood Nurseries Co Inc. and FFT Holdings LLC
APPLICANT: Kimley Horn and Associates, Jason Lewis, P.E.
LOCATION: 602 and 650 Hermit Smith Road
PARCEL ID NUMBERS: 01-21-27-0000-00-045 and 01-21-27-0000-00-023
EXISTING USE: Nurseries
FLUM DESIGNATION: Industrial
CURRENT ZONING: I-L (Light Industrial)
PROPOSED DEVELOPMENT: Warehouse, totaling 290,000 square feet
TRACT SIZE: 19.6 acres +/-
APPLICABLE LDC: 2019

RECOMMENDED ACTION:

Recommend approval of the Hermit Smith Warehouse Major Development Plan.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Industrial	I-L (Light Industrial)	Nurseries, Bordeau Plumbing
East	Institutional/Public Use, Industrial	O (Office), I-L (Light Industrial)	Plymouth Memorial Cemetery, Copart
South	Residential Very Low Suburban	RSF-1A (Residential Single-Family Estate)	Vacant
West	Industrial	I-L (Light Industrial)	Nurseries

PROJECT USE: The applicant has submitted a Major Development Plan for a warehouse building totaling 290,000 square feet in area. The subject property is located at 602 and 650 Hermit Smith Road and is approximately 19.6 acres in size. The site is designed in accordance with the requirements of the Land Development Code.

ACCESS/PARKING: The site will be accessed via Hermit Smith Road via two full access points which are located along the eastern boundary of the proposed development. Right turn lanes will be constructed leading into the site at both access points. The northernmost access point will lead into the main parking area, while the southernmost access point will lead to the truck loading/parking area. A total of 231 parking spaces are provided on site. Of the 231 parking spaces, 7 are accessible parking spaces. Pursuant to Policy 16.2 of the Future Land Use Element of the Comprehensive Plan, 22-percent of the parking spaces provided consist of pervious material.

STORMWATER: Stormwater retention ponds are proposed to be located at the southern portion of the site.

LANDSCAPING/OPEN SPACE: 32 percent of the site is reserved as open space, while the Land Development Code requires a minimum of 5-percent open space for properties zoned I-L (Light Industrial). The applicant has provided a buffer consisting of Florida Red Maples, Bracken's Southern Magnolias, Southern Live Oaks, and a variety of shrubs along the eastern property line. These materials are consistent with the requirements of the Land Development Code. In addition, the applicant has provided foundation landscaping adjacent to the northern and eastern building lines, which face the parking lot (north) and Hermit Smith Road (east). Landscaping is proposed around the perimeter of the site, with a Type D buffer along the southern property line.

TRANSPORTATION: A Traffic Impact Analysis (TIA) was submitted for this project that assessed the impacts on the transportation facilities within one mile of the site. The project is anticipated to generate 505 Daily trips, and of those trips, 55 will occur during the PM Peak Hour. The following roadway segments were analyzed for capacity in the study: US 441 from Yothers Road to Boy Scout Boulevard; Binion Road from Boy Scout Road to US 441; General Electric

PLANNING COMMISSION – MARCH 9, 2021
HERMIT SMITH WAREHOUSE – MAJOR DEVELOPMENT PLAN
PAGE 3

Road from Hermit Smith Road to Orange Avenue; and Plymouth Sorrento Road from Yothers Road to US 441. The roadway segment analysis demonstrates sufficient capacity exists on all study roadways with the addition of project trips.

An operational analysis was conducted for the intersection of Hermit Smith Road and US 441 and the intersection of Hermit Smith Road and General Electric Road, as well as both site entrances. The analyses showed all will operate at an acceptable level of service with the addition of project traffic.

ORANGE COUNTY NOTIFICATION: Orange County was notified at the time of the Major Development Plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE

March 9, 2021 - Planning Commission, 5:30 pm

March 17, 2021 - City Council, 7:00 pm

RECOMMENDATION ACTION:

Development Review Committee: Finds the Major Development Plan consistent with the Land Development Code.

Recommended Motion: Recommend approval of the Major Development Plan for the Hermit Smith Warehouse.

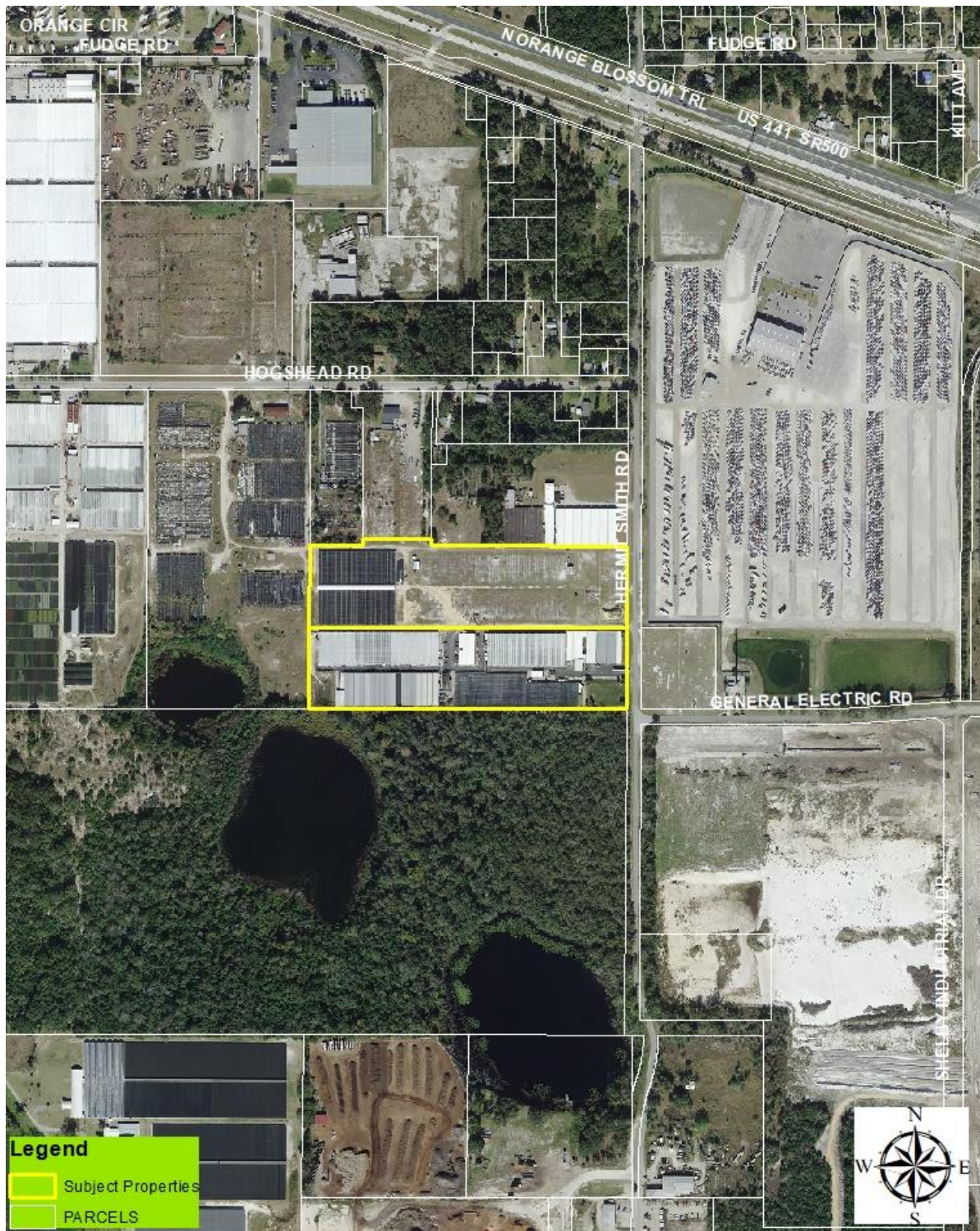
Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

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.



Project: Hermit Smith Warehouse
Owned by: Baywood Nurseries Co Inc. and FFT Holdings LLC
Location: 602 and 650 Hermit Smith Road
Parcel ID#s: 01-21-27-0000-00-045 and 01-21-27-0000-00-023

AERIAL MAP



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

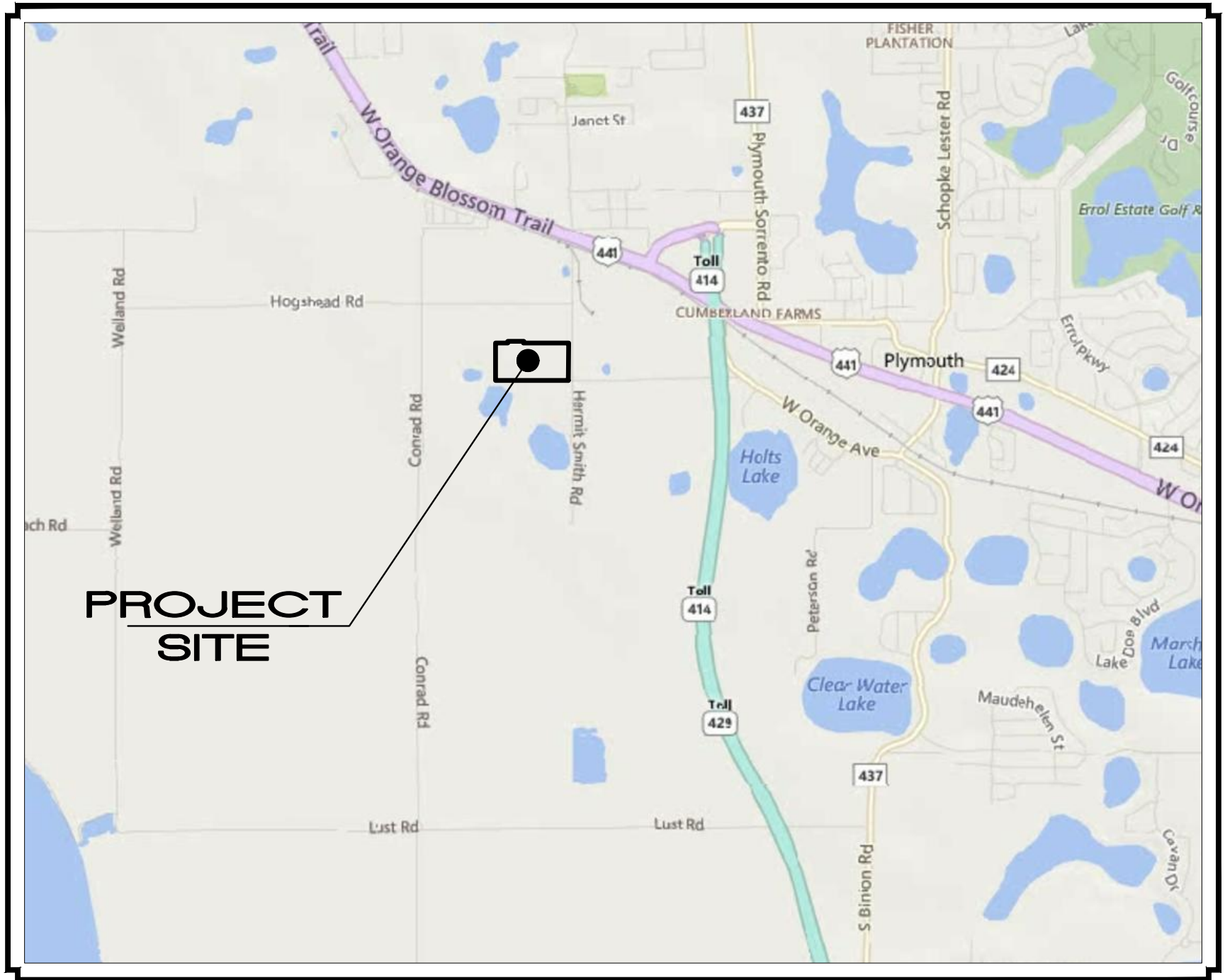
Plotted By: Reum, Briana - Sheet Set: HERMIT SMITH - MDP - Layout: C100 COVER SHEET - January 29, 2021 - 02:18:01pm - K:\ok-civil\046293021 - apopka hermit smith\CADD\mdp plans\C100 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MAJOR DEVELOPMENT PLAN (MDP) FOR HERMIT SMITH - APOPKA

602 & 650 HERMIT SMITH ROAD

PARCEL ID: 01-21-27-0000-00-045
01-21-27-0000-00-023



VICINITY MAP

N.T.S.

SECTION: 1
TOWNSHIP: 21S
RANGE: 27E

PROJECT TEAM:

DEVELOPER:

BLUE STEEL DEVELOPMENT, LLC
2133 HARDEN BLVD, SUITE 120
LAKELAND, FL 33803
TEL: (863) 608-7276
ajones@marcobay.com

CIVIL ENGINEER:

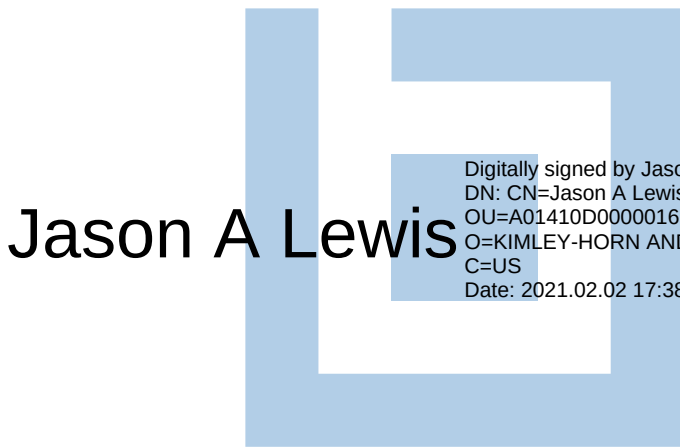
KIMLEY-HORN AND ASSOCIATES, INC
116 SOUTH KENTUCKY AVENUE
LAKELAND, FL 33801
TEL: (863) 701-8702
jason.lewis@kimley-horn.com

SURVEYOR:

LEADING EDGE LAND SERVICES INC.
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
TEL: (407) 351-6730
JEFFREY D. HOFIUS

LANDSCAPE ARCHITECT:

KIMLEY- HORN AND ASSOCIATES, INC
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34238
TEL: (941) 379-7600
chris.clanflagione@kimley-horn.com



Digitally signed by Jason A Lewis
DN: cn=Jason A Lewis,
ou=A01410D0000016B952D1CFE00007B54,
o=KIMLEY-HORN AND ASSOCIATES INC.,
c=US
Date: 2021.02.02 17:38:37-05'00'

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	AERIAL SITE PLAN
C200	MASTER SITE PLAN
C201	TRUCK TURN ANALYSIS
C300	MASTER GRADING PLAN
C400	MASTER UTILITY PLAN
L100	LANDSCAPE PLAN
IR100	SCHEMATIC IRRIGATION PLAN



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116 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM CA 00000696

Jason A. Lewis, PE State of
Florida, Professional
Engineer, License No. 62572
This item has been digitally
signed and sealed by Jason
A. Lewis, PE on 02/02/2021.
Printed Copies of this
document are not
considered signed and the
signature must be verified on
any electronic copies.

KHA PROJECT 046293021	DATE OCTOBER 2020	SCALE AS SHOWN	DESIGNED BY ---	DRAWN BY ---	CHECKED BY ---
--------------------------	----------------------	-------------------	--------------------	-----------------	-------------------

COVER SHEET

HERMIT SMITH - APOPKA
PREPARED FOR
BLUE STEEL
DEVELOPMENT, LLC

APOPKA
FLORIDA

SHEET NUMBER
C100



Plotted By:Reum, Briana Sheet Set:HERMIT SMITH - NDP Layout:C101 AERIAL SITE PLAN January 29, 2021 02:18:16pm K:\Vok-civil\046293021 - appoka hermit smith\cadd\ndp plans\C101 AERIAL SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CALL 2 BUSINESS
DAYS BEFORE
YOU DIG.

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

811

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

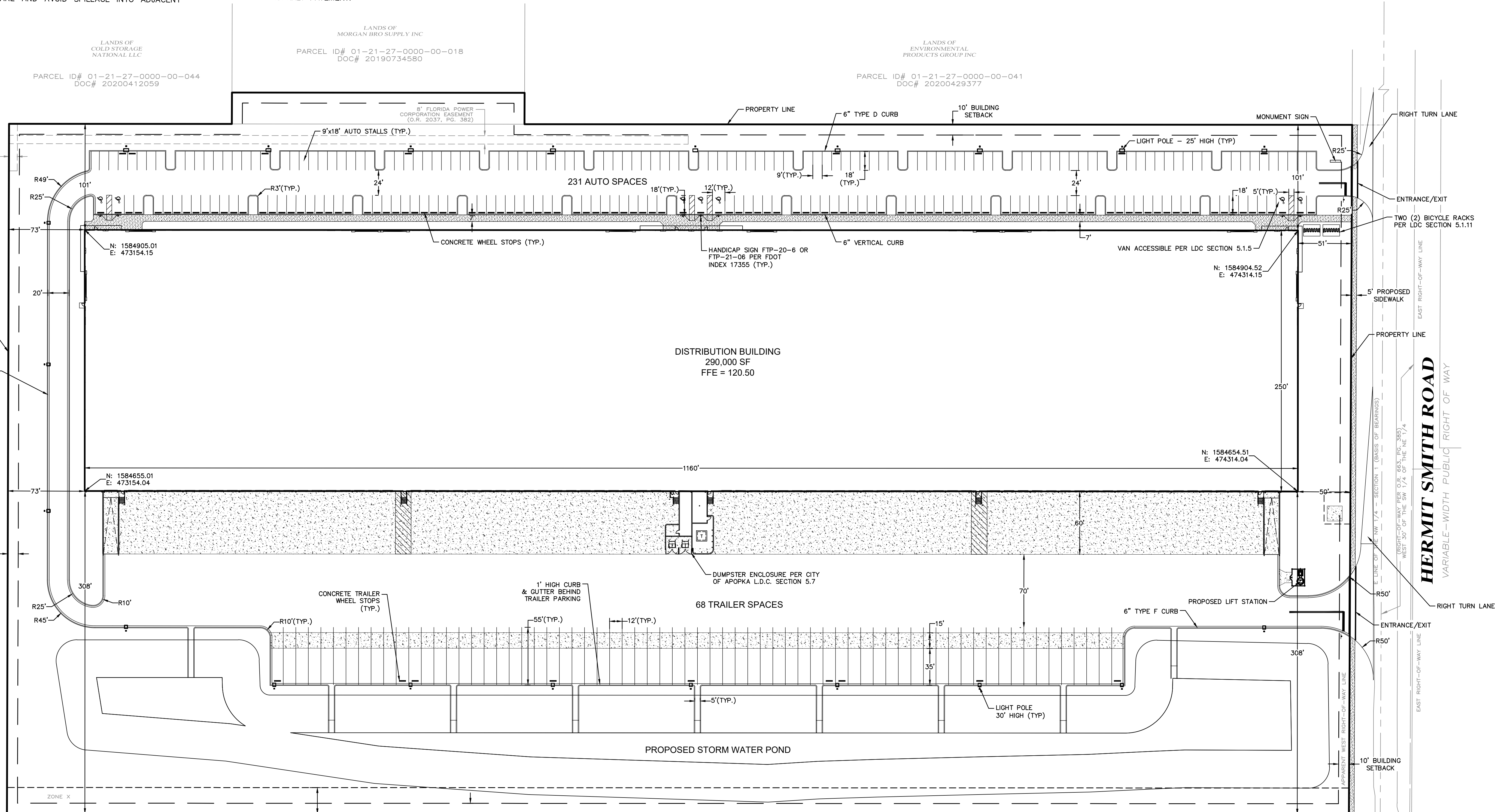
HERMIT SMITH - APOPKA PREPARED FOR BLUE STEEL DEVELOPMENT, LLC		AERIAL SITE PLAN		KHA PROJECT 046293021		Jason A. Lewis, PE State of Florida, Professional Engineer, License No. 62572 This item has been digitally signed and sealed by Jason A. Lewis, PE on 02/02/2021. Printed Copies of this document are not considered signed and the signature must be verified on any electronic copies.		Kimley»Horn		© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 116 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM CA 00000696		No.		REVISIONS		DATE		BY	
SHEET NUMBER C101		FLORIDA		OCTOBER 2020		DATE		AS SHOWN		DESIGNED BY		DRAWN BY		CHECKED BY					

11. MAINTENANCE OF TRAFFIC (MOT) SET UP MUST BE SUPERVISED BY A CERTIFIED PERSON. MOT SHALL BE PER FDOT STANDARD PLANS #102-600, #102-613, AND #102-616.
12. AS-BUILT PLANS ARE REQUIRED FROM CONTRACTOR AT TIME OF COMPLETION.
13. REMOVAL OF EXISTING CURB AND SIDEWALK TO THE NEAREST JOINT UNLESS OTHERWISE NOTED.
14. FOR ALL FLANKS THE MAXIMUM CROSS SLOPE IS 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE IS 5.0%.
15. ALL CURB RAMPS SHALL BE PER FDOT STANDARD PLANS 522-002 AND PER FLORIDA BUILDING CODE SECTION 11-4.7. TRUNCATED DOMES SHALL BE INSTALLED ON ALL CURB RAMPS.
16. UNLESS OTHERWISE NOTED ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE CITY OF APOPKA STANDARDS.
17. ALL BEARINGS SHOWN HEREON ARE ASSUMED BASED ON STATE PLANE FLORIDA EAST (NAD83) COORDINATES.
18. GATES ARE FOR SECURITY PURPOSE AND WILL REMAIN OPEN DURING OPERATIONAL BUSINESS HOURS.
19. RIBBON CURB SHALL BE PROVIDED BETWEEN PREVIOUS PAVEMENT AND ASPHALT PAVEMENT.

PROPERTY AREA	854,265 SF (19.61± AC)
EXISTING ZONING	I-L (LIGHT INDUSTRIAL)
PROPOSED ZONING	I-L (LIGHT INDUSTRIAL)
EXISTING USE	VACANT
PROPOSED USE	WAREHOUSE/DISTRIBUTION CENTER
REQUIRED OPEN SPACE	5%
PROPOSED OPEN SPACE	32%
MAX. F.A.R.	0.40
PROPOSED F.A.R.	0.34
MAX. ISR	80%
PROPOSED ISR	68%
PROVIDED PARKING	
AUTO SPACES	231 SPACES
TRAILER SPACES	68 SPACES
MAX BUILDING HEIGHT	43.0 FT
PROPOSED BUILDING HEIGHT	42.5 FT

1. DUMPSTER ENCLOSURE DETAILS WILL MEET LDC 5.7 AND BE INCLUDED IN FDP.
2. PER LDC SECTION 5.11.4 GREEN BUILDING STANDARDS, THE FOLLOWING ITEMS WILL BE ACHIEVED TO MEET THE MINIMUM AMOUNT OF POINTS REQUIRED (4 POINTS REQUIRED FOR BUILDINGS OVER 25,000 SF)
 - LOCATION - DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (SITE REUSE).
 - ENERGY CONSERVATION - "COOL ROOF" INSTALLATION ON A MINIMUM OF 50% OF THE BUILDINGS. THE COOL ROOF SHALL COVER THE ENTIRE ROOF OF THE BUILDING.
 - WATER CONSERVATION AND WATER QUALITY - STORM WATER INFILTRATION THAT CAPTURES 25% OF SITE STORM WATER RUNOFF
 - TRANSPORTATION - PROVIDING TWO BICYCLE RACKS (16 SPACES) FOR BICYCLE PARKING. NO MINIMUM BICYCLE PARKING REQUIRED FOR INDUSTRIAL USES.

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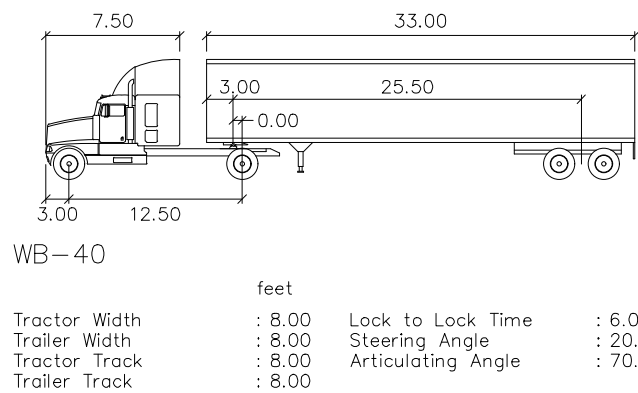
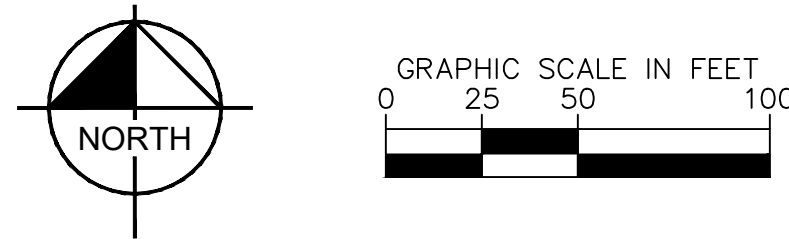
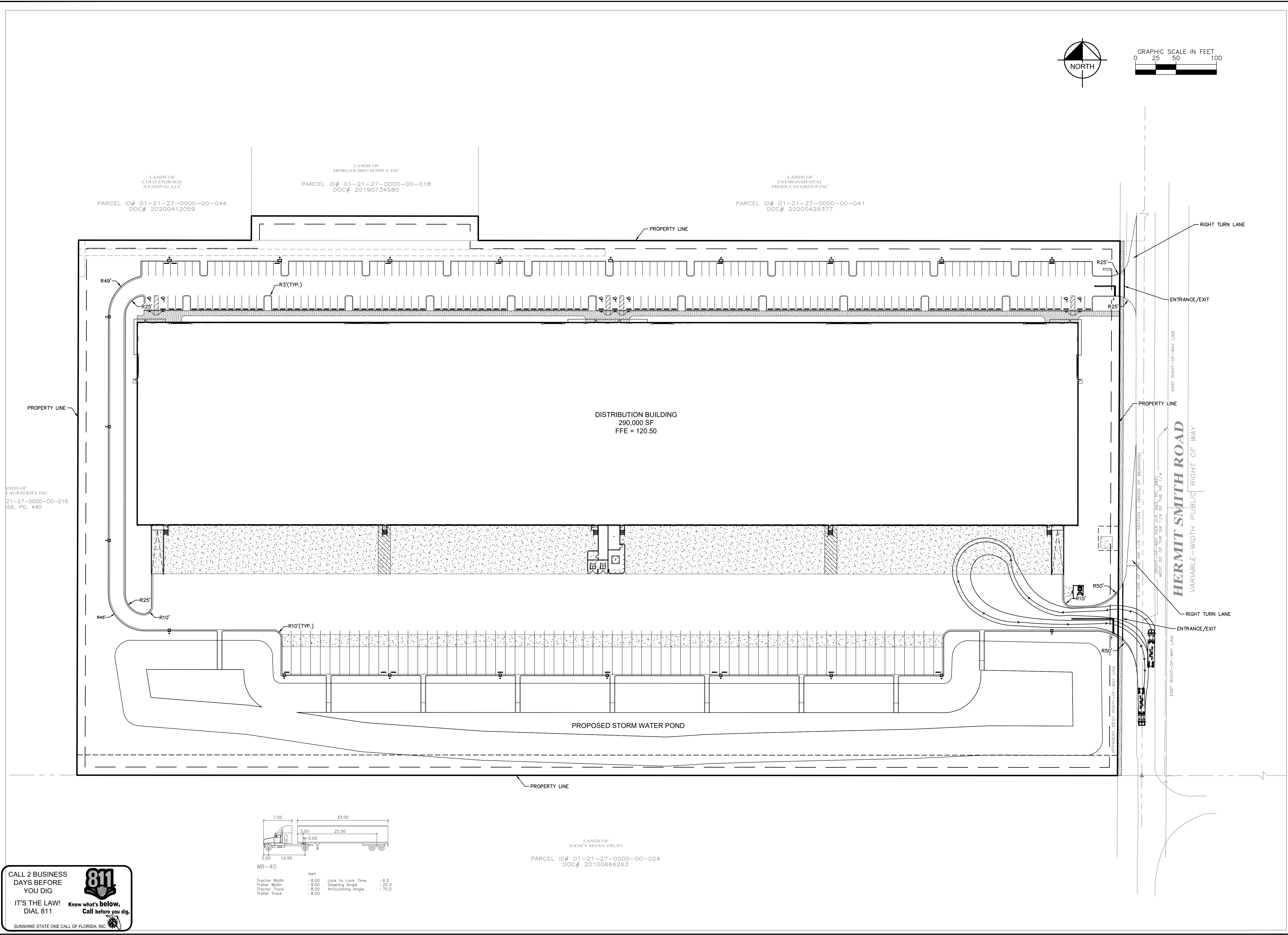


LANDS OF
NANCY MANN TRUST

PARCEL ID# 01-21-27-0000-00-024
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DOC# 20100666263

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DAYS BEFORE
YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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SHEET NUMBER C201						REVISIONS					
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Jason A. Lewis, PE State of Florida, Professional Engineer, License No. 62572 This item has been digitally signed and sealed by Jason A. Lewis, PE on 02/02/2021. Printed Copies of this document are not considered signed and the signature must be verified on any electronic copies.						No.					
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LEGEND

LIGHT DUTY ASPHALT PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

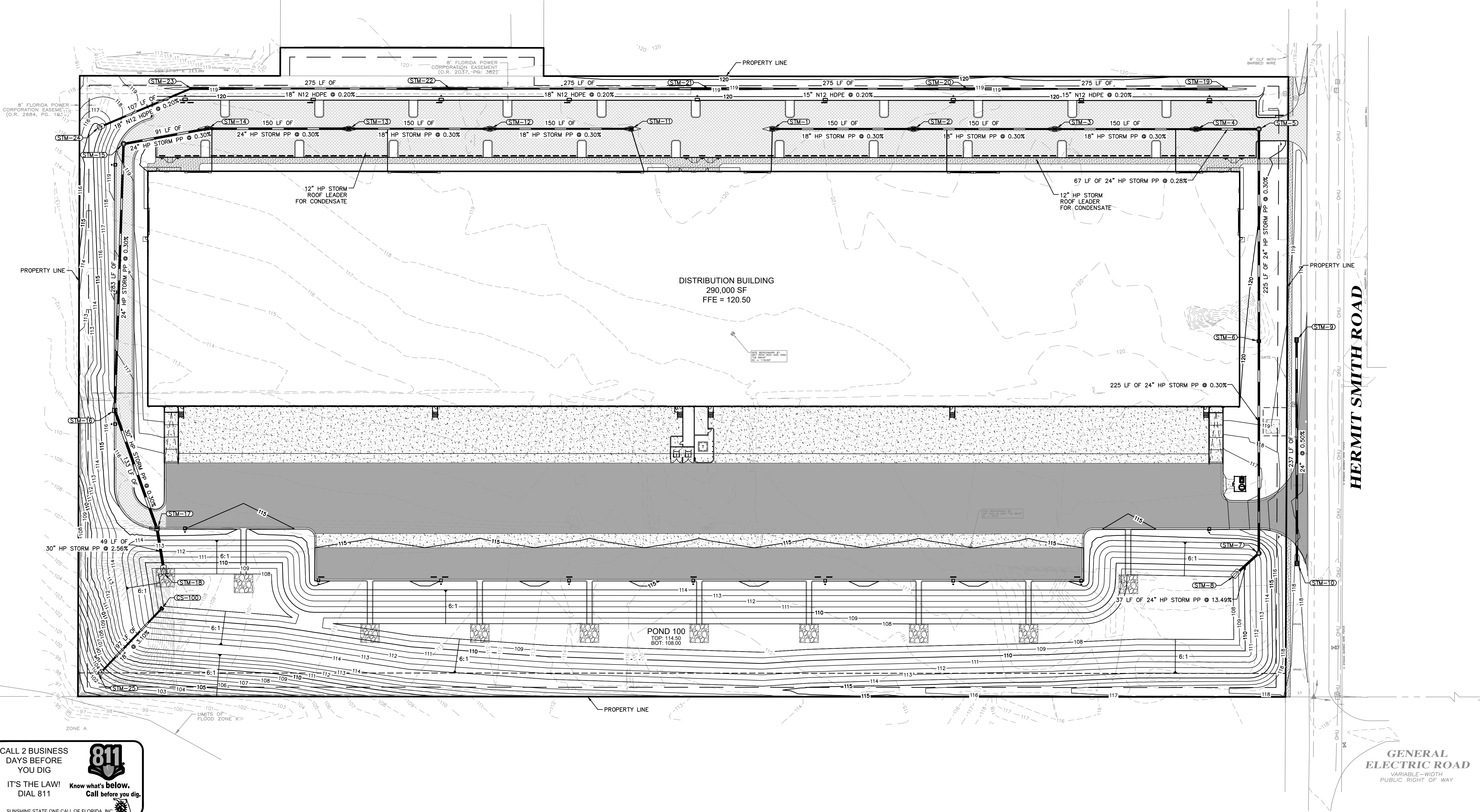
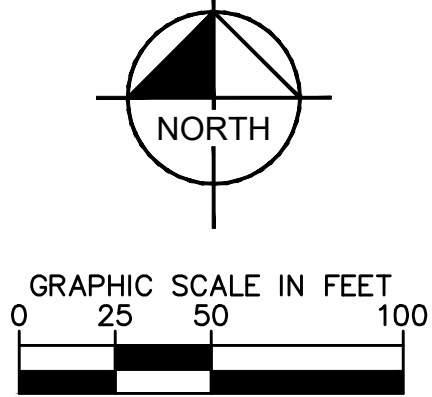
HEAVY DUTY CONCRETE PAVEMENT

CONCRETE SIDEWALK

NOTES:

- CONTRACTOR SHALL INSTALL TURBIDITY BARRIERS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND INSPECTION OF SAID TURBIDITY BARRIERS TO ENSURE THEIR PROPER FUNCTION.
- THE RETENTION PONDS SHALL BE THE FIRST ITEM CONSTRUCTED BEFORE THE BALANCE OF THE SITE IS CLEARED AND BEFORE ANY OF THE PROPOSED CONSTRUCTION BEGINS. SIDE SLOPES FOR THE RETENTION PONDS AND THE AREA ALONG THE BACK SIDE OF THE RETENTION AREA INCLUDING THE CONVEYANCE SWALES SHOULD BE IMMEDIATELY SODDED UPON COMPLETION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
- AS-BUILTS SHALL BE PREPARED, SIGNED, SEALED AND DATED BY A REGISTERED LAND SURVEYOR AND SUBMITTED TO THE ENGINEER OF RECORD.
- AS-BUILTS SHALL INDICATE ANY DEPARTURES FROM THE APPROVED PLANS DURING CONSTRUCTION.
- THE HIGHEST GROUNDWATER WITHIN THE ROADWAY SHALL BE AT LEAST 12" BELOW THE CONCRETE BASE.
- GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION DESIGN STANDARD SPECIFICATIONS, LATEST EDITION.
- CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS.
- CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
- CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.

- CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
- 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. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL CALL (811) SUNSHINE STATE ONE CALL OF FLORIDA FOR FIELD LOCATIONS 2 BUSINESS DAYS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.
- THE ROADWAYS AND DRAINAGE SYSTEMS WITHIN THIS PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PERMITEE AND WILL BE RESPONSIBLE FOR OPERATING AND MAINTAINING THE STORM SEWER SYSTEM IN PERPETUITY.
- IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED IN THE TRENCH BED OF THE DRAINAGE PIPES THE MATERIAL MUST BE REMOVED AND BACKFILLED TO A DEPTH (MIN. 2' FEET) WHERE THE MINIMUM COMPACTION PER CITY OF APOPKA SPECIFICATIONS CAN BE OBTAINED.
- CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
- 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.
- IF DETERMINED NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DITCHING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.
- THE PERMITEE WILL BE RESPONSIBLE FOR THE FOLLOWING STORMWATER MANAGEMENT SYSTEM MAINTENANCE AND INSPECTIONS:
 - MOW THE GRASS 2-3 TIMES PER MONTH
 - REMOVE TRASH FROM THE SYSTEM ABOUT ONCE EVERY 2-3 MONTHS
 - ENSURE THE SYSTEM IS INSPECTED WITH A FOCUS ON: THE POND FUNCTIONING AS PERMITTED; POND VEGETATION CONDITIONS AND CHANGE; POND EROSION, SETTLEMENT, CRACKING, AND STABILITY; EVIDENCE OF ENCROACHMENT AND MISUSE OF THE POND; CONDITION OF THE STRUCTURES. REPAIRS SHALL BE MADE TO THE STORMWATER MANAGEMENT SYSTEM IF THE SYSTEM IS NOT FUNCTIONING AS PERMITTED OR ANY OF THE PRECEDING ITEMS NEED ADDRESSING.
 - TO ENSURE THE POND FUNCTIONS PROPERLY, SEDIMENT SHALL BE REMOVED IF IT BUILDS UP MORE THAN 6" WITHIN THE POND



CALL 2 BUSINESS DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

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Jason A. Lewis, PE State of Florida, Professional Engineer, License No. 62572
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MASTER GRADING PLAN

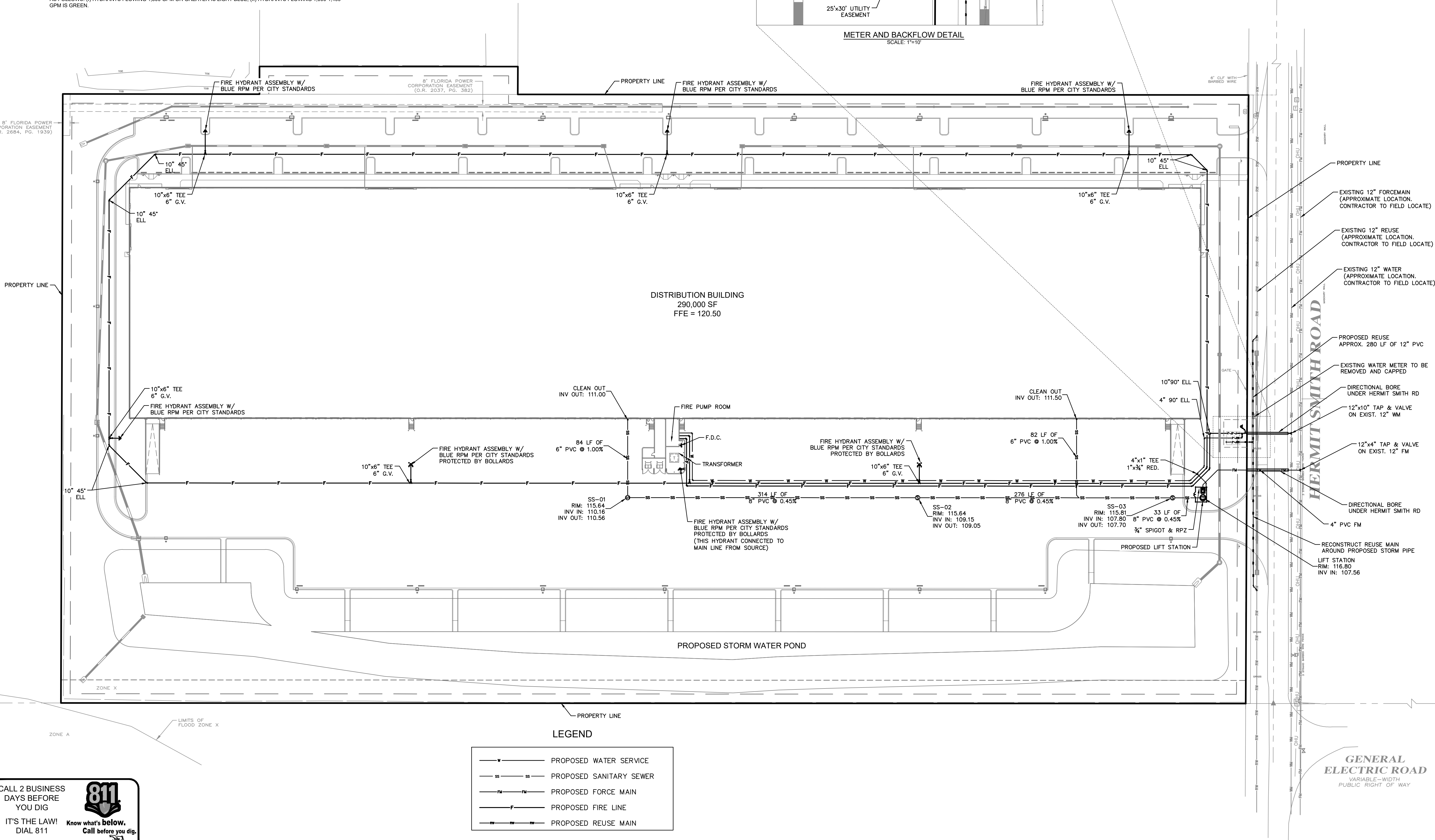
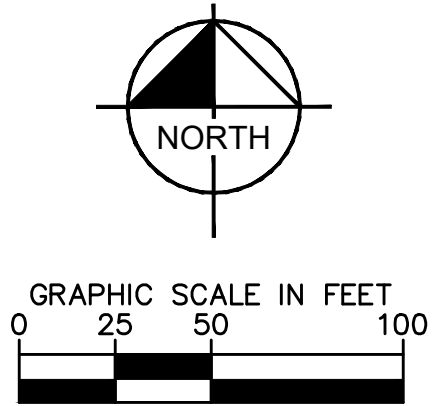
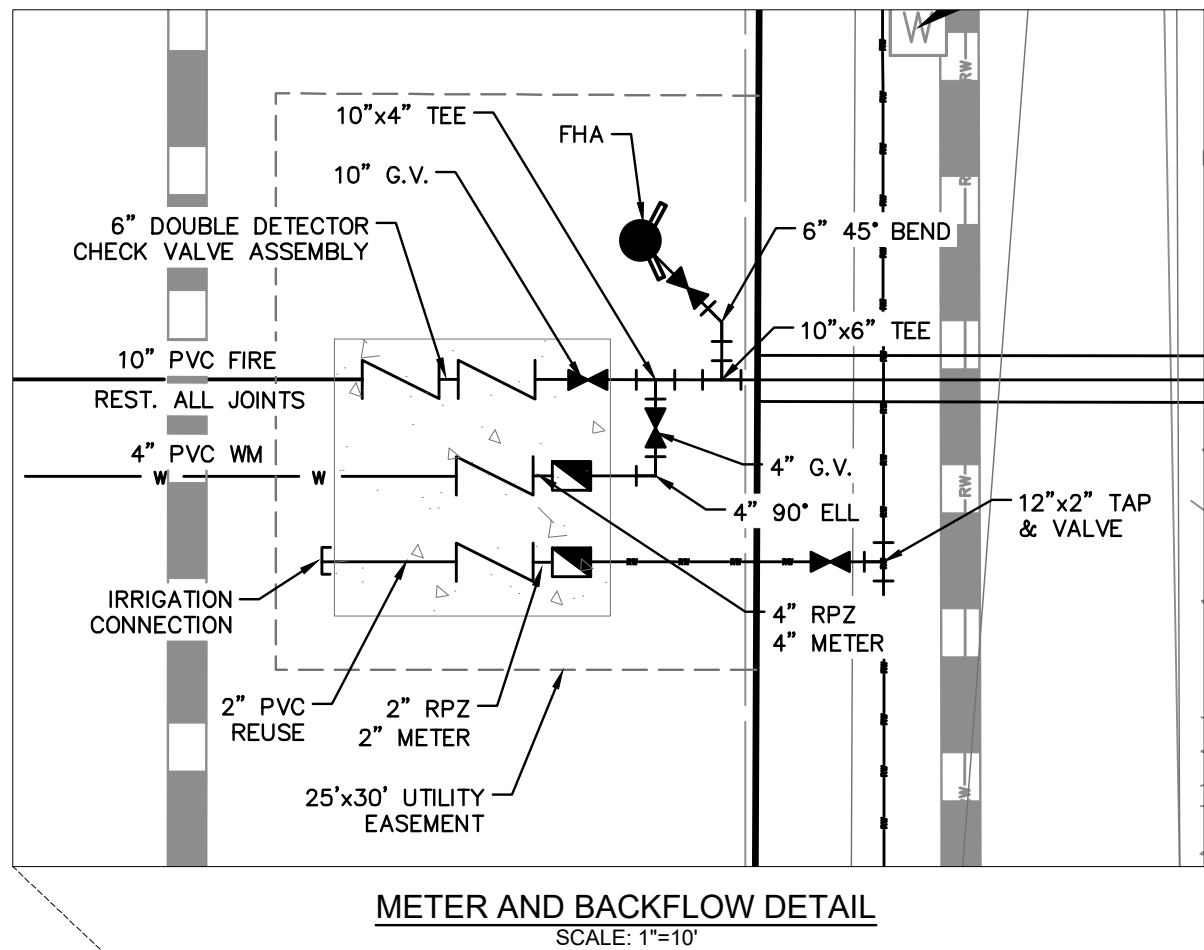
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BLUE STEEL
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SHEET NUMBER
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UTILITY NOTES:

- FIRE SYSTEM TO BE DESIGNED AND PERMITTED BY CONSULTANT PROVIDED BY THE CONTRACTOR. FIRE SYSTEM SHOWN BELOW THE BACKFLOW PREVENTOR IS SHOWN FOR INFORMATIONAL PURPOSES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY OWNED AND MAINTAINED BY THE CITY OF DALLAS.
12. CONTRACTOR TO ADJUST EXISTING UTILITY TOPS TO PROPOSED GRADES.
13. ALL EASEMENTS SHOWN WILL BE RECORDED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITY AND CONSTRUCTION OF ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION.
15. ALL UNDERGROUND MAINS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2010 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES."
16. ALL SANITARY MANHOLES WITH INTERNAL DROPS SHALL BE MINIMUM 5 FEET IN DIAMETER.
17. ALL WORK SHALL BE IN COMPLIANCE WITH CHAPTER 9 OF THE CITY'S ENGINEERING STANDARDS MANUAL (ESM).
18. PER FLA STATUTE §33.334(3), FOR CONTRACTS WRITTEN AFTER JUNE 30, 2005, THE CONTRACTOR WHO INSTALLS OR UNDERGOES REPAIR OF ANY OF THE FOLLOWING UTILITIES SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ABOVE-GROUND CONNECTION FULGEE, WHICH BY DEFINITION IN THIS CHAPTER IS NO MORE THAN 1 FOOT ABOVE THE FINISHED FLOOR.
19. SEWER MATERIAL SHALL COMPLY WITH ASTM D3034, SDR 26.
20. SEWER PIPE GASKETS SHALL COMPLY WITH ASTM D3034, SDR 26.
21. MAINTAIN AT MINIMUM 3' OF COVER OVER THE TOP OF ALL PROPOSED SEWER PIPE.
22. AS-BUILT DRAWINGS SHALL COMPLY WITH LAKE COUNTY STANDARDS AND SPECIFICATIONS AND PROVIDE GPS COORDINATES FOR ALL SANITARY MANHOLES.
23. CONTRACTOR TO REFORM MANHOLE BENCH AND FLOW CHANNEL AT BOTH EXISTING MANHOLES.
24. EACH FIRE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH NFPA 291, "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF WATERBODIES," AS FOLLOWS UNLESS OTHERWISE SPECIFIED BY THE A/E:
25. THE BODY OF A PUBLIC HYDRANT SHALL BE SILVER, AND THE BARREL OF A PRIVATE HYDRANT SHALL BE CHROME YELLOW; (B) THE TOP AND CAPS OF THE HYDRANT SHALL BE PAINTED ACCORDING TO THE AVAILABLE FIRE FLOW AS FOLLOWS: (I) HYDRANTS FLOWING 1,500 GPM OR GREATER IS LIGHT BLUE; (II) HYDRANTS FLOWING 1,000-1,499 GPM IS GREEN.
26. UTILITY PERMITS REQUIRED: UNDERGROUND MAIN CONTRACTOR MUST APPLY FOR A FIRE PERMIT FOR THE INSTALLATION OR MODIFICATION OF ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS AND/OR FIRE PROTECTION SYSTEMS PRIOR TO ANY INSTALLATION. HYDRANTS MUST BE IN COMPLIANCE WITH HYDRANT SPACING, LOCATION, DISTRIBUTION, COLOR CODING, AND NEEDED FIRE FLOW MINIMUMS AS SPECIFIED IN CITY FIRE CODE. UNDERGROUND MAINS, COMBINATION AND DEDICATED, AND FIRE HYDRANT INSTALLATIONS ON PRIVATE PROPERTY WILL REQUIRE AN FIRE PERMIT AND COMPLIANCE WITH NFPA 24. [CITY FIRE CODE, SECTION 24.130 (13)]
27. UTILITY LICENSED CONTRACTOR: THE PRIVATE DEDICATED UNDERGROUND FIRE MAINS AND FIRE HYDRANTS MUST BE INSTALLED BY A LICENSED FIRE PROTECTION CLASS I, II, OR V COMBINATION FIRE MAINS (SHARED DOMESTIC AND FIRE PROTECTION SERVICE) AND FIRE HYDRANTS UP TO THE DEDICATED FIRE PROTECTION SYSTEM "POINT OF SERVICE". CAN BE INSTALLED BY A LICENSED UNDERGROUND UTILITY REGENERATION CONTRACTOR, GENERAL CONTRACTOR, OR PLUMBING CONTRACTOR. [FLORIDA STATUTES §33.021, §33.539, 489.105]
28. SECTION 22.2: ALL CLASS 1 STANDPIPE SYSTEMS INSTALLED IN THE CITY SHALL BE EQUIPPED WITH A TWO AND ONE-HALF INCH HOSE END AND A TWO AND ONE-HALF INCH HOSE HAVING A MINIMUM OF TWO (2) GENERAL CONNECTIONS, ONE AT EACH END OF THE BUILDING OR AS REMOTELY LOCATED AS POSSIBLE. SHALL BE PROVIDED IN THE PATH OF FIRE DEPARTMENT ACCESS.
29. ALL UTILITIES (INCLUDING PUMP STATION) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
30. CONTRACTOR TO PROVIDE A TEMPORARY BYPASS OR PUMP TRUCK AT UPSTREAM MANHOLE WHILE PERFORMING WORK ON SANITARY MANHOLE.
31. ALL ROADWAYS AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
32. THE NUMBER AND PLACEMENT OF REQUIRED FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH CHAPTER 16 OF NFPA (FFCC)

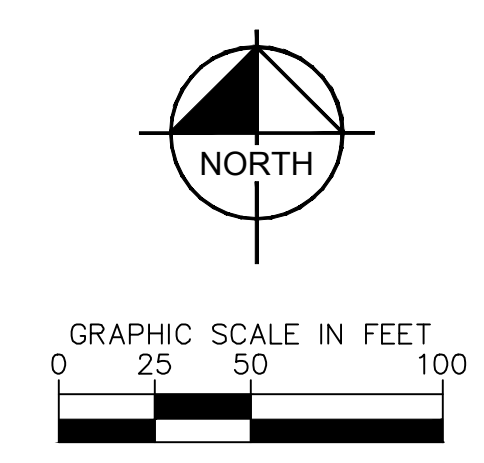
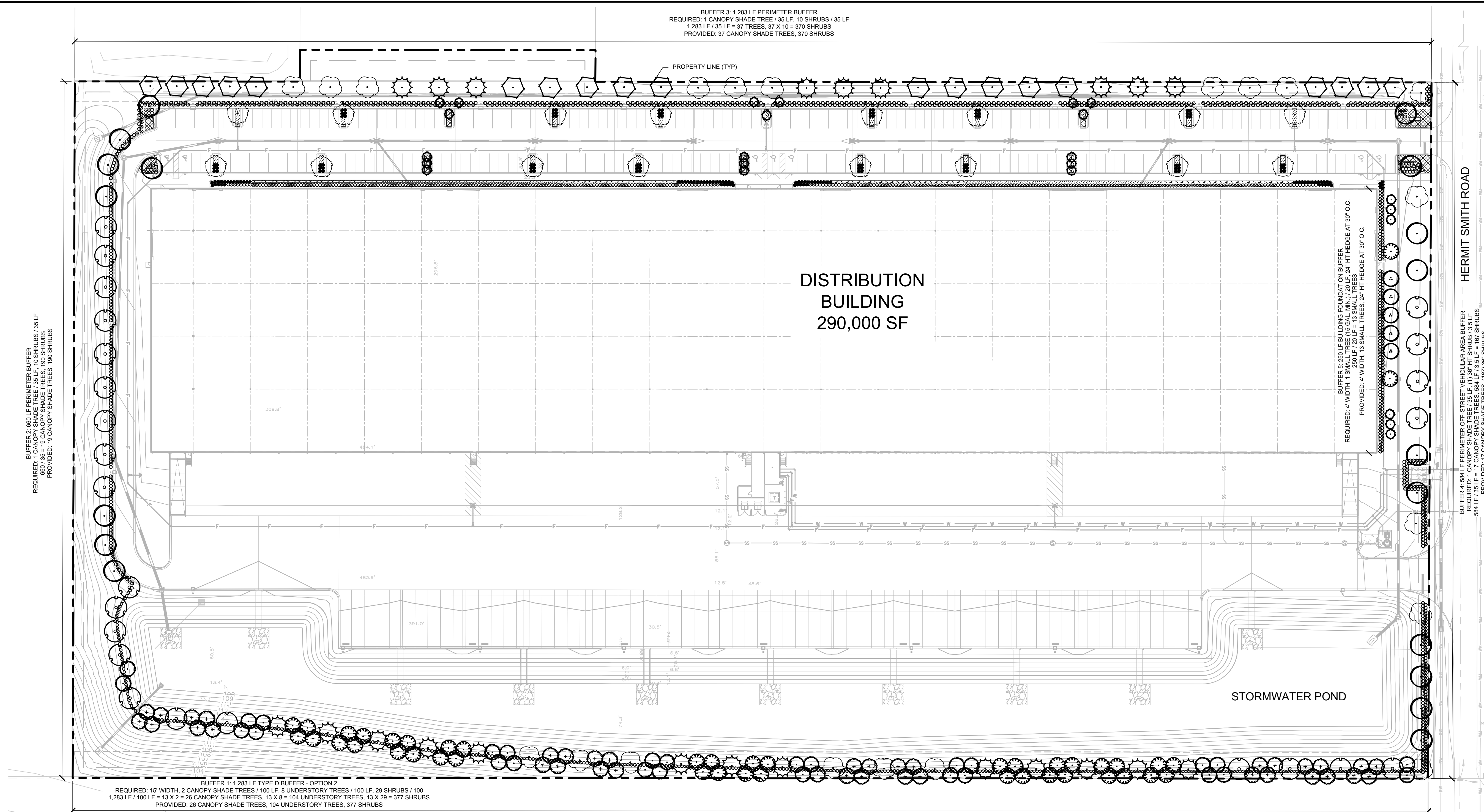
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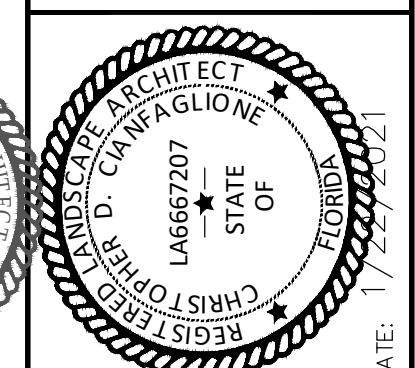
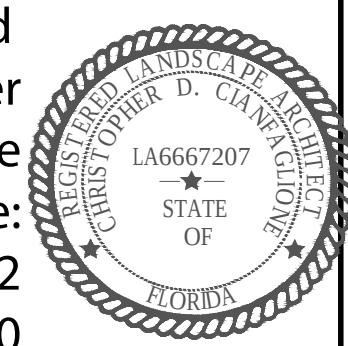
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MASTER UTILITY PLAN

HERMIT SMITH - APOPKA
 PREPARED FOR
 BLUE STEEL
 DEVELOPMENT, LLC
 APOPKA FLORIDA



Digitally signed
by Christopher
D Cianfagione
Date:
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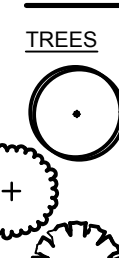


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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT 046293021	DATE JAN. 2021	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY CDC
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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	SPREAD
	AF	18	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	FG	2.5" CAL MIN	10' HT MIN	6' MIN
	CR	36	CALLISTEMON RIGIDUS	RED CLUSTER BOTTLEBRUSH	FG	1.5" CAL MIN	8' HT MIN	4' MIN
	IE	42	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	FG	1.5" CAL MIN	8' HT MIN	4' MIN
	JS	28	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR	FG	1.5" CAL MIN	8' HT MIN	4' MIN
	LW	5	LAGERSTROEMIA X 'NATCHEZ'	WHITE CRAPE MYRTLE MULTI-TRUNK	FG	1.5" CAL OA MIN.	8' CT MIN	4' MIN
	MB	20	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	FG	2.5" CAL MIN	10' HT MIN	6' MIN
	PD	22	PINUS ELLIOTTI DENSE	DENSE SLASH PINE	FG	2.5" CAL MIN	10' HT MIN	6' MIN
	PO	19	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	FG	2.5" CAL MIN	10' HT MIN	6' MIN
	QV	24	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FG	2.5" CAL MIN	10' HT MIN	6' MIN
	SS	24	SABAL PALMETTO	CABBAGE PALMETTO	FG	HARDENED OFF, FULLY REGENERATED	10' CT MIN	5' MIN
UA	16	ULMUS AMERICANA FLORIDANA	FLORIDA ELM	FG	2.5" CAL MIN	10' HT MIN	6' MIN	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	HC	76	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	7 GAL	36" HT MIN	36" O.C.
	HC2	100	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	7 GAL	24" HT MIN	30" OC
	MC	201	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	7 GAL	36" HT MIN	42" O.C.
	PM	511	PODOCARPUS MACROPHYLLUS	JAPANESE YEW PINE	7 GAL	24" HT MIN	36" O.C.
	SV	329	SCHEFFLERA ARBORICOLA 'VARIEGATA'	DWARF VARIEGATED SCHEFFLERA	7 GAL	24" HT MIN	36" O.C.
	VO	647	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	7 GAL	36" HT MIN	42" O.C.
	ZF	164	ZAMIA FLORIDANA	COONTIE	3 GAL	18" FULL	36" O.C.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	JB	253	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	1 GAL	12" SPRD MIN	24" O.C.
	LB	354	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL	12" HT MIN.	24" O.C.
	TV	370	TRACHELOSPERMUM ASIATICUM 'VARIEGATA'	VARIEGATED DWARF JASMINE	1 GAL	12" SPRD MIN	24" O.C.

- NOTES:**
1. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL. FIELD ADJUSTMENTS MUST COMPLY WITH CITY OF APOPKA LAND DEVELOPMENT CODE.
 3. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
 4. SOD ALL AREAS OF DISTURBANCE WITH BAHIA (*PASPALUM NOTATUM*) AND HARD WATER TURF THROUGH ESTABLISHMENT WITH LANDSCAPE SPECIFICATIONS.
 5. LANDSCAPE AND IRRIGATION TO BE DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2069.

LANDSCAPE CALCULATIONS PER "CITY OF APOPKA" LAND DEVELOPMENT CODE		
	REQUIRED	PROVIDED
MINIMUM TREE REQUIREMENT PART 3. ARTICLE 5. SECTION 5.2.5.	1 TREE PER 8,000 SF OF SITE AREA 854,265 SF / 8,000 SF = 107 TOTAL TREES	254 TREES (119 CANOPY TREES + 111 UNDERSTORY TREES, 24 PALMS)
VEHICULAR USE AREA LANDSCAPING PART 3. ARTICLE 5. SECTION 5.2.5.B	30% CANOPY TREE COVERAGE OF GROSS PARKING LOT AREA 266,625 SF X 30% = 79,989 SF CANOPY AREA 1 CANOPY TREE PER 10 PARKING SPACES 231 PARKING SPACES / 10 = 24 CANOPY TREES	79,988 SF SHADE AREA 24 SHADE TREES PROVIDED
BUILDING FOUNDATION LANDSCAPING PART 3. ARTICLE 5. SECTION 5.2.5.A	1 UNDERSTORY TREE PER 20' OF BUILDING FACADE FACING R.O.W. (4' WIDE PLANTING AREA WITH 24" HT MIN. SHRUBS 24" O.C., PLANTED 30" FROM WALL) 250 LF / 20 LF = 13 UNDERSTORY TREES	13 UNDERSTORY TREES 4' WIDE PLANTING AREA WITH 24" HT MIN. SHRUBS 24" O.C., PLANTED 30" FROM WALL
PERIMETER BUFFER LANDSCAPING	BUFFER 1: 1,263 LF TYPE D BUFFER - OPTION 2 15' WIDTH, 2 CANOPY SHADE TREES / 100 LF, 8 UNDERSTORY TREES / 100 LF, 29 SHRUBS / 100 1,263 LF / 100 LF = 13 X 2 = 26 CANOPY SHADE TREES, 13 X 8 = 104 UNDERSTORY TREES, 13 X 29 = 377 SHRUBS BUFFER 2: 680 LF PERIMETER BUFFER 1 CANOPY SHADE TREE / 35 LF, 10 SHRUBS / 35 LF 680 / 35 = 19 CANOPY SHADE TREES, 190 SHRUBS BUFFER 3: 1,283 LF PERIMETER BUFFER 1 CANOPY SHADE TREE / 35 LF, 10 SHRUBS / 35 LF 1,283 LF / 35 LF = 37 TREES, 37 X 10 = 370 SHRUBS BUFFER 4: 584 LF PERIMETER OFF-STREET VEHICULAR AREA BUFFER 1 CANOPY SHADE TREE / 35 LF, (1) 36" HT SHRUB / 3.5 LF 584 LF / 36 LF = 17 CANOPY SHADE TREES, 584 LF / 3.5 LF = 167 SHRUBS BUFFER 5: 250 LF BUILDING FOUNDATION BUFFER 4' WIDTH, 1 SMALL TREE (15 GAL. MIN.) / 20 LF, 24" HT HEDGE AT 30' O.C. 250 LF / 20 LF = 13 SMALL TREES	BUFFER 1: 26 CANOPY SHADE TREES, 104 UNDERSTORY TREES, 377 SHRUBS BUFFER 2: 19 CANOPY SHADE TREES, 190 SHRUBS BUFFER 3: 37 CANOPY SHADE TREES, 370 SHRUBS BUFFER 4: 17 CANOPY SHADE TREES, (167) 36" SHRUBS BUFFER 5: 4' WIDTH, 13 SMALL TREES, 24" HT HEDGE AT 30' O.C.
PART 3. ARTICLE 5.2.5.B.3.D-2		

CALL 2 WORKING DAYS
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DIAL 811

811

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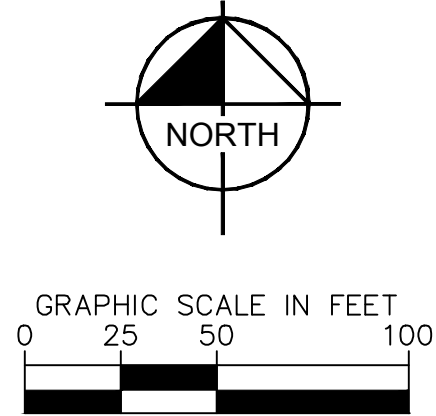
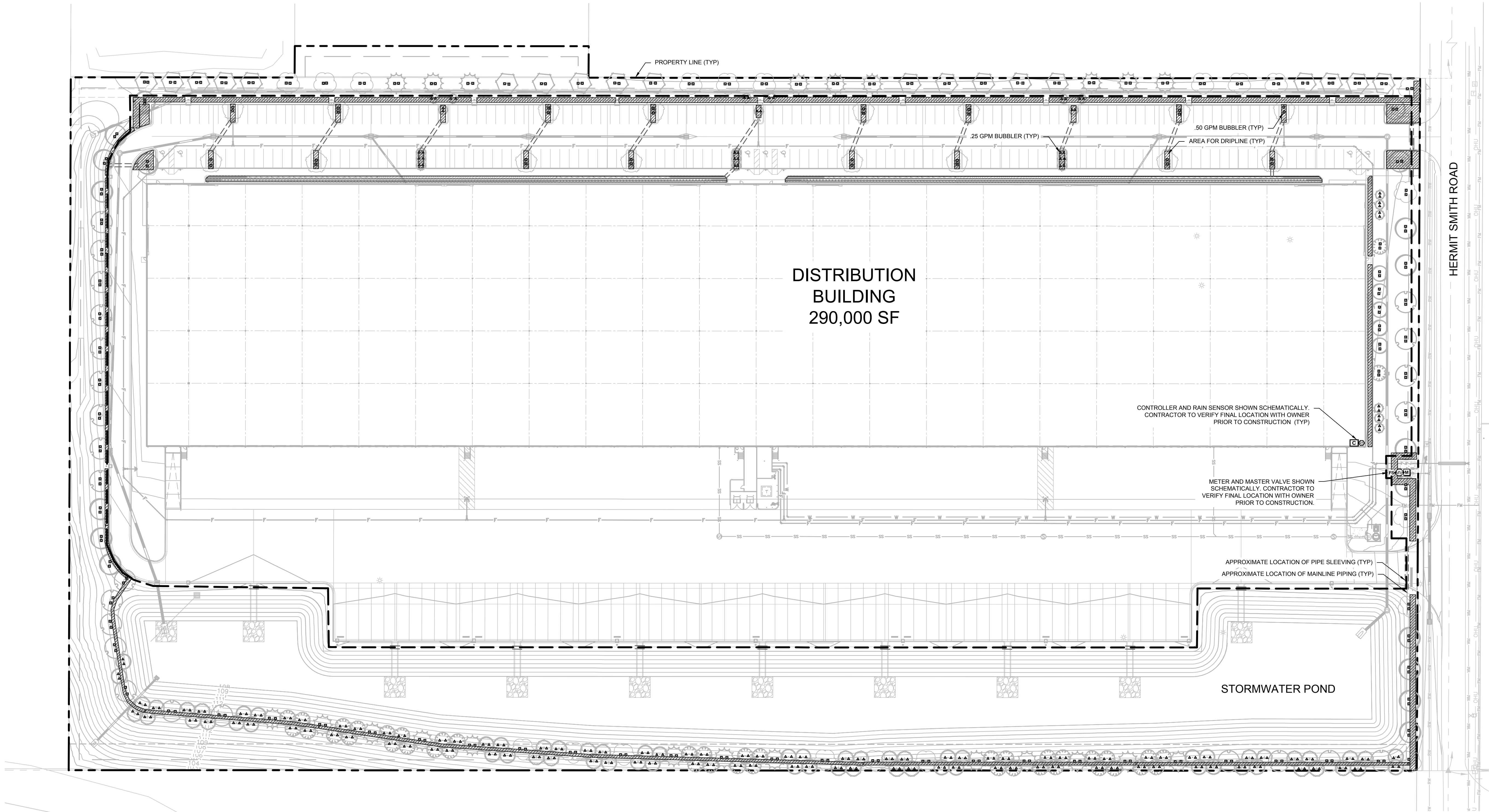


LANDSCAPE PLAN

HERMIT SMITH - AOPKA
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC.

SHEET NUMBER
L-100

Plotted By: arens, Austin, Sheet Set: 046293021 - Hermit Smith - Aopka Layouts: IR-100 SCHEMATIC IRRIGATION PLAN January 22, 2021 12:18:16pm K:\SAR\URG\046293021 - Hermit Smith - Aopka\CAD\PlanSheets\IR-01 - IRRIGATION PLAN - WDP.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SCHEMATIC IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 1800-1400 FLOOD 1401	508
	RAIN BIRD XFS-09-18	
	RAIN BIRD PEB-PRS-D 1"	1
	RAIN BIRD ESP-LXD-LXMMSS	1
	RAIN BIRD RSD-BEX	1
	RAIN BIRD FS-200-P	1
	WATER METER 1"	1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	3,552 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	570.8 L.F.

FIXED FLOW RATE (0.25-2.0 GPM), FULL CIRCLE BUBBLER, 1/2" FIPT.

AREA TO RECEIVE DRIPLINE

RAIN BIRD XFS-09-18

XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 18" O.C. LATERALS SPACED AT 18" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.

2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 10.0 GPM TO 200.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.

1" 1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE.

50 STATION 2WIRE EXT. STAINLESS STEEL CABINET. FLOW SENSING

RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.

TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING FOR CONSTRUCTION.

CALL 2 WORKING DAYS BEFORE YOU DIG

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

HERMIT SMITH - AOPKA

PREPARED FOR

BLUE STEEL DEVELOPMENT, LLC.

APOPKA

FL

SCHEMATIC IRRIGATION PLAN

IR-100

SHEET NUMBER

136

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

REGISTERED PROFESSIONAL ARCHITECT
LA6667207
STATE OF FLORIDA
CHRISTOPHER D. CANFAGNONE

KHA PROJECT
046293021
DATE
JAN. 2021
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY CDC
DATE: 1/22/2021

NO. REVISIONS DATE BY



1 NORTH ELEVATION
A2-1 SCALE: 1" = 40'-0"



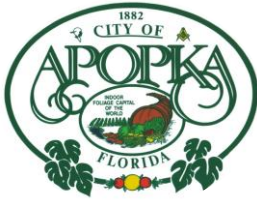
2 SOUTH ELEVATION
A2-1 SCALE: 1" = 40'-0"



3 EAST ELEVATION
A2-1 SCALE: 1" = 40'-0"



4 WEST ELEVATION
A2-1 SCALE: 1" = 40'-0"



CITY OF APOPKA PLANNING COMMISSION

<u>X</u> PUBLIC HEARING	MEETING OF:	March 9, 2021
<u> </u> SITE PLAN	FROM:	Community Development
<u> </u> SPECIAL REPORTS	EXHIBITS:	Vicinity Map
<u>X</u> OTHER: Preliminary/Final Development Plan		Aerial Map
		Preliminary/Final
		Development Plan
		Architectural Elevations

<u>SUBJECT & REQUEST:</u>	RECOMMEND DEVELOPMENT PLAN –	APPROVAL OF THE PRELIMINARY/FINAL
	APARTMENTS	HOUSE AT LAKE APOPKA

SUMMARY:

OWNER:	MRAD Phase 2, LLC
APPLICANT:	MRAD Phase 2, LLC c/o Michael Niederst, CEO
LOCATION:	East of SR 451; West of Marden Road; North of SR 414 Lot 3 of the Marden Ridge Replat
PARCEL ID NUMBER:	17-21-28-5502-03-000
FUTURE LAND USE:	Residential High
ZONING:	PD (Planned Development)
EXISTING USE:	Vacant
PROPOSED USE:	Apartment Complex – 264 multifamily units
TRACT SIZE:	16.08 +/- acres
LAND DEVELOPMENT CODE:	1993; Marden Ridge PD Ordinance No. 2434

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential High	PD	Tracts K and L of Marden Ridge PD
East (County)	Low-Medium Density	R-3 (Multiple Family Dwelling), R-2 (Residential),	Vacant; Marden Heights Residential Subdivision
South (City)	Residential High	PD	Marden Ridge Phase I Apartments
West (City)	SR 451 Right-of-Way (ROW), Residential Medium, Industrial	ROW, I-L (Light Industrial), RMF (Residential Multifamily)	SR 451 ROW, Northwest Distribution

PROJECT SUMMARY: A Preliminary/Final Development has been submitted for Lot 3 of the Marden Ridge PD, proposing the construction of Summer House Apartments at Lake Apopka apartment complex. The proposed development will be gated and private, comprising of 264 multifamily units. The City Council approved the Marden Ridge PD Ordinance No. 2434 on June 3, 2015. The site for the proposed Summer House Apartments is located east of SR 451, west of Marden Road and north of SR 414. The proposed minimum living area is 750 square feet, as required by the zoning district under the 1993 Land Development Code. The amenities include a pool and clubhouse. A retention pond is centrally located on-site and designed an open space amenity that includes pedestrian elements such as benches, sidewalk and a fountain.

ACCESS: This site will have a single access point from Marden Road. Right and left turn lanes will be constructed at the site entrance.

TRANSPORTATION IMPACTS: A Traffic Impact Analysis (TIA) was submitted for this project that assessed the impacts on the transportation facilities within one mile of the site. The project is anticipated to generate 1,436 Daily trips, and of those trips, 114 will occur during the PM Peak Hour. The following roadway segments were analyzed for capacity in the study: Marden Road from Ocoee Apopka Road to Keene Road; CR 435/Clarcona Road from Michael Gladden Boulevard to Keene Road; CR 437A/Ocoee Apopka Road from Central Avenue to Harmon Road; and Boy Scout Road from Binion Road to Ocoee Apopka Road. The roadway segment analysis demonstrates sufficient capacity exists on all study roadways with the addition of project trips.

An operational analysis was conducted for the following intersections: Marden Road and CR 437A/Ocoee Apopka Road; Marden Road and Marden Meadows Drive; Marden Road and SR 414 Off-Ramp Roundabout; Marden Road and SR 414 on-Ramp Roundabout; and Marden Road and the site access. The analyses showed all will operate at an acceptable level of service with the addition of project traffic with the exception of Marden Road and Ocoee Apopka Road.

DEVELOPMENT AGREEMENT: A signal has been warranted for the intersection of Marden Road and Ocoee Apopka Road. All developments in the area impacting the intersection will be required to enter into an agreement with the City to pay their proportionate share of the necessary intersection improvements. A preliminary cost estimate to signalize this intersection with mast arms and add turn lanes on Marden Road and Ocoee Apopka Road is \$750,000.00. The proportionate share for Summer House at Lake Apopka Apartments, which is calculated by dividing the project trips impacting the intersection by the capacity the

improvements add to the intersection, results in a 3.5% share, or \$26,250.00. The amount is subject to change when the improvement cost estimate is adjusted.

PARKING: The City’s Land Development Code requires 2 parking spaces per unit and per the code, 528 spaces are required. The development plan includes 416 parking spaces, which is 112 fewer than required by the Code. The applicant submitted a parking demand/shared parking analysis using data collected from Marden Ridge Apartments (Phase 1 built in 2017), a 272-unit apartment complex with 544 parking spaces, that will have cross connectivity to Summer House at Lake Apopka Apartments (Phase 2). The analysis showed that the existing apartments have a parking demand of 1.5 parking spaces per unit, or 408 spaces, leaving a surplus of 136 parking spaces. Summer House at Lake Apopka is proposing parking spaces at a rate of 1.58 per unit, which exceeds the average demonstrated demand of 1.5 spaces per unit by 10 parking spaces. Because there is cross access, the total number of parking spaces available is 960, a rate of 1.79 spaces per unit, which exceeds the parking demand of 804 spaces by 156 spaces.

STORMWATER: The stormwater management system includes an off-site retention area north adjacent of the proposed Marden Ridge Recreation Tract/Tract K of the Marden Ridge PD. Per the City Engineer, the stormwater pond design meets the City’s Land Development.

LANDSCAPING: Southern Magnolias, Live Oaks, Winged Elm or Sycamore and Dahoon Holly trees are alternated along Marden Road, the northern boundary and around the central retention pond and embellish the parking islands.

PUBLIC HEARING SCHEDULE:

March 9, 2021 - Planning Commission (5:30 pm)

April 7, 2021 - City Council (1:30 pm)

RECOMMENDATION ACTION:

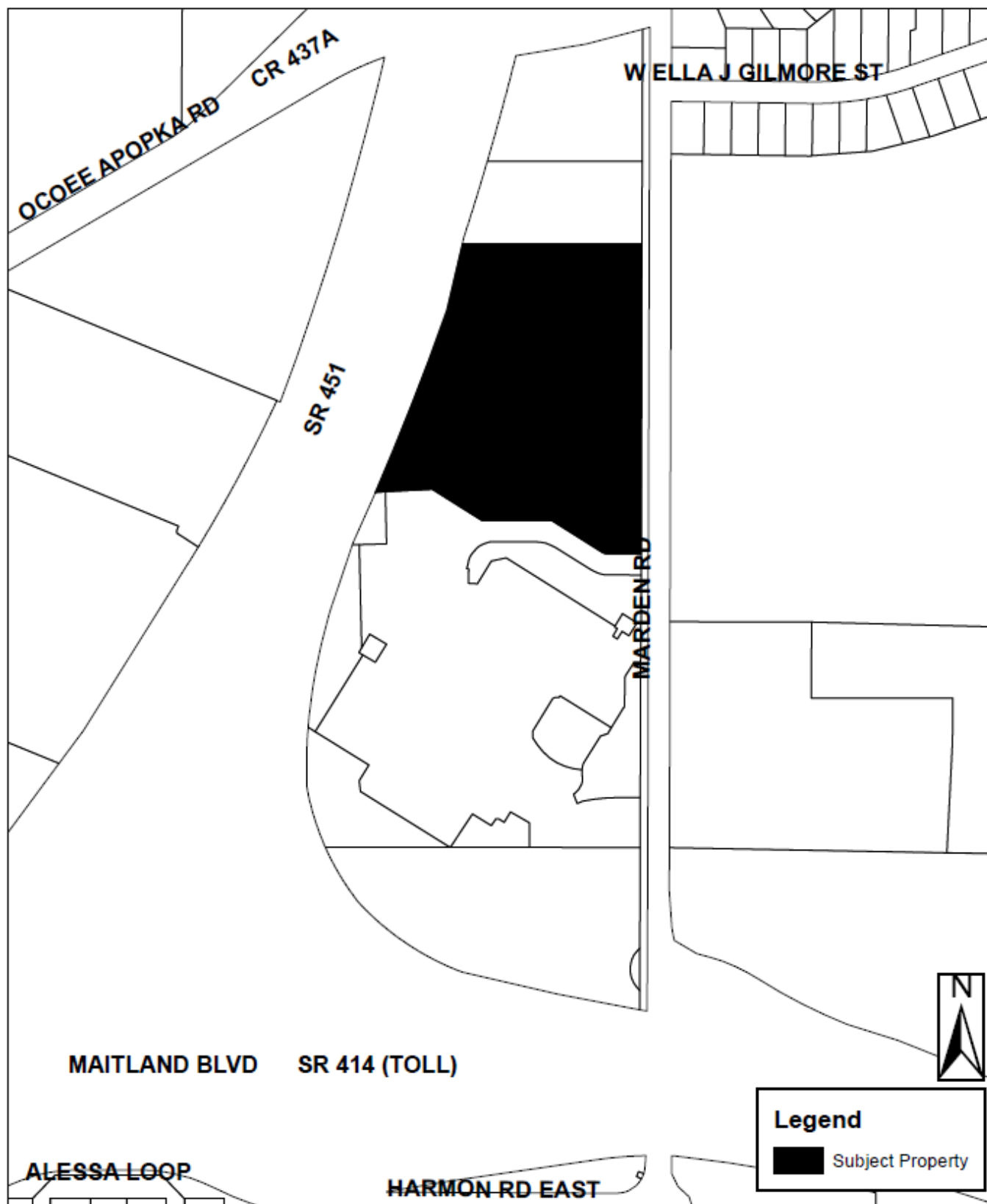
Development Review Committee: Recommends approval of the Summer House at Lake Apopka Apartments – Preliminary/Final Development Plan, subject to the findings of this staff report.

Planning Commission Recommendation: Find the Summer House at Lake Apopka Apartments – Preliminary/Final Development Plan consistent with the 1993 Land Development Code, the Marden Ridge PD Ordinance No. 2434 and Comprehensive Plan, and recommend approval of the Preliminary/Final Development Plan subject to the findings of this staff report.

Planning Commission Role: 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.

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



Aerial



LOT 3, TRACK K, AND TRACT L, MARDEN RIDGE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103 PAGE(S) 42 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

WATER/SEWER/RECLAIMED:

CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FL 32703
CONTACT: VLADIMIR SIMONOVSKI
PHONE: (407) 703-1731

GAS:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FL 34787
CONTACT: PATRICK NUGEN
PHONE: (407) 656-2734

CABLE:
CHARTER COMMUNICATIONS (A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: TRACEY DOMOSTOV
PHONE: (407) 532-8509

SOLID WASTE COLLECTION:

CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FLORIDA 32703
PHONE: (407) 703-1731

TELEPHONE:
CENTURY LINK
33 N. MAIN STREET, ROOM 144
WINTER GARDEN, FL 34787
CONTACT: BILLY HAGER
PHONE: (407) 814-5329

**CHARTER COMMUNICATIONS (A.K.A.
SPECTRUM)**
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: TRACEY DOMOSTOY
PHONE: (407) 532-8509

POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
CONTACT: JENNIFER NAZARIAN
PHONE: (407) 905-3376

FIBER:
CENTURY LINK
33 N. MAIN MAIN STREET, ROOM 144
WINTER GARDEN, FL 34787
CONTACT: BILLY HAGER
PHONE: (407) 814-5329

**CHARTER COMMUNICATIONS
(A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: TRACEY DOMOSTOY
PHONE: (407) 532-8509**

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
4974 ORL TOWER ROAD
ORLANDO, FL 32807
CONTACT: WILL HAWTHORNE
PHONE: (407) 690-5337

ZAYO GROUP
(AKA LIGHTWAVE, LLC)
130 N. MAIN STREET
BUTTE, MT 59701
CONTACT: HENRY KLOBUCAR
PHONE: (406) 469-6510

OWNER/APPLICANT
STRADTHASE II, LLC
CONTACT: MICHAEL NIEDERST, CEO
423 S. KILLER ROAD, SUITE 300
ORLANDO, FLORIDA 32810
PHONE (307) 675-4144
EMAIL: MNIEDERST@GRESIDENTIAL.COM

ENGINEER
APPLAN ENGINEERING, LLC
ENGINEER: LUKE M. CLASSON, P.E.
221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789
PHONE: (407) 553-5368
FAX: (407) 571-8179
EMAIL: LCLASSON@APPLAN.COM

SURVEYOR
ON THE MARK SURVEYING
SURVEYOR COREY A. HOPKINS, FSM
143 MEADOW BULEVARD
SANFORD, FLORIDA 32771
PHONE (321) 626-6376
EMAIL: OTMSURVEYING@GMAIL.COM

LANDSCAPE ARCHITECT
FOGTER CONANT & ASSOCIATES
ARCHITECT, DAVID SEABERG, AIA
100 W. LUCERNE CIRCLE, SUITE 401
OPLAND, FLORIDA 32061
PHONE: (407) 643-2225
EMAIL: DAVIDS@FOGTERCONANT.COM

GEOTECHNICAL ENGINEER
ANDREYEV ENGINEERING, INC.
ENGINEER: RAYMOND JONES, P.E.
4055 ST. JAMES PARKWAY
SANFORD, FLORIDA 32771
PHONE (407) 333-7163
E-MAIL: JONES@ANDREYEVENGINEERING.COM

ENVIRONMENTAL CONSULTANT
BRAITHCH CONSULTING INC.
ENVIRONMENTALIST DANIEL GOUGH, P.E.
 5025 EAST SOUTH STREET
 ORLANDO, FLORIDA 32809
 PHONE: (407) 894-5959
 FAX: (407) 894-5970
 EMAIL: [DAN@BRAITHCHCONSULTING.COM](mailto:dan@braithchconsulting.com)

TRAFFIC ENGINEER
TRAFFIC & MOBILITY CONSULTANTS, LLC
 ENGINEER: AYMEN SAIDA, P.E.
 3101 MAGUIRE BOULEVARD, SUITE 265
 ORLANDO, FLORIDA 32835
 PHONE: (407) 531-5332
 E-MAIL: AHAS@TRAFFICMOBILITY.COM

SCALE: 1" = 2000'

1. REQUEST PERIMETER BRICK WALL TO ALLOW BRICK COLUMN / IRON PICKET STYLE FENCE TO MATCH MARDEN RIDGE APARTMENTS PHASE 1.



1	C0.0	COVER SHEET
2	C1.0	GENERAL NOTES
3	C1.1	SYMBOLS & ABBREVIATIONS
4	C1.2	EXISTING CONDITIONS - OVERALL
5	C1.3	EXISTING CONDITIONS - NORTH
6	C1.4	EXISTING CONDITIONS - SOUTH
7	C2.0	EROSION CONTROL AND DEMO PLAN - OVERALL
8	C2.1	EROSION CONTROL AND DEMO PLAN - NORTH
9	C2.2	EROSION CONTROL AND DEMO PLAN - SOUTH
10	C2.3	EROSION CONTROL AND M.O.T. DETAILS
11	C2.4	EROSION CONTROL AND M.O.T. DETAILS
12	C3.0	GEOMETRY PLAN - OVERALL
13	C3.1	GEOMETRY PLAN - NORTH
14	C3.2	GEOMETRY PLAN - SOUTH
15	C3.3	CROSS SECTIONS
16	C3.4	SIGNAGE & STRIPING PLAN
17	C3.5	OFFSITE IMPROVEMENTS PLAN
18	C3.6	OFFSITE SIGNAGE & STRIPING PLAN
19	C4.0	UTILITY NOTES
20	C4.1	UTILITY PLAN - OVERALL
21	C4.2	UTILITY PLAN - NORTH
22	C4.3	UTILITY PLAN - SOUTH
23	C4.4	FIRE TRUCK ROUTE PLAN
24	C5.0	PAVING AND GRADING PLAN - OVERALL
25	C5.1	PAVING AND GRADING PLAN - NORTH
26	C5.2	PAVING AND GRADING PLAN - SOUTH
27	C5.3	PAVING AND GRADING DETAILS
28	C5.4	OFFSITE PAVING AND GRADING PLAN
29	C5.5	DRAINAGE PLAN - OVERALL
30	C5.6	DRAINAGE PLAN - NORTH
31	C5.7	DRAINAGE PLAN - SOUTH
32	C5.8	DRAINAGE PLAN - DOWNSPOUTS - NORTH
33	C5.9	DRAINAGE PLAN - DOWNSPOUTS - SOUTHWEST
34	C5.10	DRAINAGE PLAN - DOWNSPOUTS - SOUTHEAST
35	C5.11	DRAINAGE PLAN - DOWNSPOUT TABLES
36	C5.12	DRAINAGE PLAN - DOWNSPOUT TABLES
37	C7.0	CIVIL DETAILS
38	C7.1	CIVIL DETAILS
39	C8.0	DRAINAGE DETAILS
40	C8.1	DRAINAGE DETAILS
41	C8.2	DRAINAGE DETAILS
42	C9.0	UTILITY DETAILS
43	C9.1	UTILITY DETAILS
44	C9.2	UTILITY DETAILS
45	C9.3	UTILITY DETAILS
46	C10.0	LIFT STATION DETAILS
47	C10.1	LIFT STATION DETAILS
48	L-001	TREE PRESERVATION PLAN
49	L-002	TREE PRESERVATION PLAN
50	L-100	HARDSCAPE PLAN
51	L-101	HARDSCAPE PLAN
52	L-102	HARDSCAPE PLAN
53	L-300	CODE LANDSCAPE PLAN
54	L-301	CODE LANDSCAPE PLAN
55	L-302	CODE LANDSCAPE LEGEND AND SUMMARY
56	L-400	IRRIGATION PLAN
57	L-401	IRRIGATION PLAN
58	L-402	IRRIGATION SCHEDULES & NOTES
59	L-403	IRRIGATION DETAILS
60	L-404	IRRIGATION DETAILS
61	E16.01	PHOTOMETRIC PLAN
62	E16.03	SITE LIGHTING CUTSHEETS
63		BOUNDARY, TOPOGRAPHIC & TREE SURVEY
64		BOUNDARY, TOPOGRAPHIC & TREE SURVEY
65		BOUNDARY, TOPOGRAPHIC & TREE SURVEY
66		BOUNDARY, TOPOGRAPHIC & TREE SURVEY

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Florida State One Call of Florida, Inc.

SHEET 1 OF 66



2221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789
(407) 960-5868

BOARD OF PROFESSIONAL
ENGINEERING CERTIFICATE
NO. 32174

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	SITE PERMIT			
S.J.R.W.M.D.	ERP			
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			

[illegible]

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:
- CITY OF APOPKA, FLORIDA
 - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.
7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.
8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE CITY ENGINEER FOR APPROVAL.
9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.
10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.
14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.
16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
- A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;
 - B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;
 - C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.
17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.
21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.
22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.
26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.
27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.
28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.
30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

1. COORDINATE DATA AND HORIZONTAL ROTATION ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90, ESTABLISHED BY STATE PLANE COORDINATES PROVIDED IN CERTIFIED CORNER RECORDS FOR SECTION CORNERS SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEARING BEING N 00°08'37" E, PER PLAT OF MARDEN RIDGE, AS RECORDED IN PLAT BOOK 87, PAGE 66, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
3. BEARINGS AND DIMENSIONS OF BOUNDARY LINES ARE PER RECORD AND AS MEASURED, UNLESS OTHERWISE SHOWN.
4. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK "L1549006", ELEVATION=95.293. ALL ELEVATIONS ARE RELATIVE TO NAVD 88 DATUM.

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.
3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
8. CONTRACTOR TO REFER TO MUNICIPALITY DETAILS AS NEEDED.
9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.
13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

AS-BUILT DRAWINGS SHALL BE PREPARED BY AND CERTIFIED (SIGNED AND SEALED) BY A REGISTERED SURVEYOR, AND SHALL BE PROVIDED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT SITE IMPROVEMENTS A MINIMUM OF 1 WEEK PRIOR TO CONTRACTORS ATTEMPT FOR FINAL CERTIFICATE OF OCCUPANCY (CO). AS-BUILT DRAWINGS SHALL REFLECT ANY CHANGES TO THE IMPROVEMENTS MADE DURING CONSTRUCTION AND MUST MEET THE MINIMUM REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION AS WELL AS THE CRITERIA OUTLINED BELOW. BOTH THE ORIGINAL DESIGN AND REVISED AS-BUILT DATA, AS APPLICABLE, MUST BE CLEARLY SHOWN. THE AS-BUILT DRAWINGS MUST BE CLEARLY LABELED AS AS-BUILT OR RECORD DRAWING. THE FOLLOWING INFORMATION, AT A MINIMUM, SHALL BE CERTIFIED ON THE AS-BUILT DRAWINGS:

WATER DISTRIBUTION SYSTEM:

- A. LOCATION AND DIMENSIONS OF PIPES, VALVES, FITTINGS, CHANGE OF DIRECTION, AND OTHER ASSOCIATED FACILITIES.

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

- A. LOCATION, DIMENSION, AND INVERT ELEVATIONS OF PIPES, MANHOLES (INCLUDING RIM ELEVATION), LIFTSTATION, FORCEMAIN, FITTINGS, CHANGE IN DIRECTION AND OTHER ASSOCIATED FACILITIES.

PAVING AND DRAINAGE SYSTEM:

- A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;
- B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;
- C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;
- D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;
- E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;
- F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;
- G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

- A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.
- B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.
- C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.



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GENERAL NOTES	SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)	CITY OF APOPKA, FLORIDA	
DRAWN: S. SIERRA-GIL	DESIGNED: J. WOLFARTH	CHECKED: L. CLASON	DATE: 12/15/2020
SCALE: N.T.S.	PROJECT: NVN-001	SHEET: C1.0	

PROPOSED SYMBOLS

LINES		
	CENTER LINE	
	CHAIN LINK FENCE	
	CONTOUR	
	EASEMENT	
	FENCE	
	GUARDRAIL	
	EXISTING PLATS	
	RETAINING WALL	
	RIGHT-OF-WAY LINE	
	SHORELINE	
	SWALE	
	SOIL BOUNDARY	
SANITARY SEWER		
	SANITARY SEWER LINE	
	CLEANOUT	
	FORCE MAIN	
	MANHOLE	
POTABLE WATER		
	WATER MAIN	
	EXISTING VALVE	
	FIRE HYDRANT	
	WATER METER	
STORM DRAIN		
	STORM SEWER	FDOT TYPE 1
	CURB INLET	FDOT TYPE 2
	MANHOLE	FDOT TYPE 3
	MITERED END	FDOT TYPE 4
	STORM INLET	FDOT TYPE 5
	SPOT ELEVATION	FDOT TYPE 6
HIGHWAY & UTILITIES		
	BENCHMARK	STATE
	BOUND CORNER	GUY
	CONCRETE	UTILITY
	COUNTY ROADS	YARD
	INTERSTATE ROADS	GAS
	LIGHT POLE	OVER
	SIGN	ELEC
	EDGE OF PAVEMENT W/O CURB	CONC

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.

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SHEET 3 OF 66

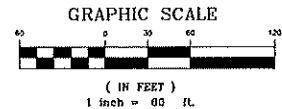
\\p:\project drawings\mvi-001 marden ridge apartments - phase ii\Drawings\cod civil3d\layouts\04 final development plan\EXISTING CONDITIONS.dwg Modified: 8/20/2020 By: smullivan Plotted By: sofia sierra-g...

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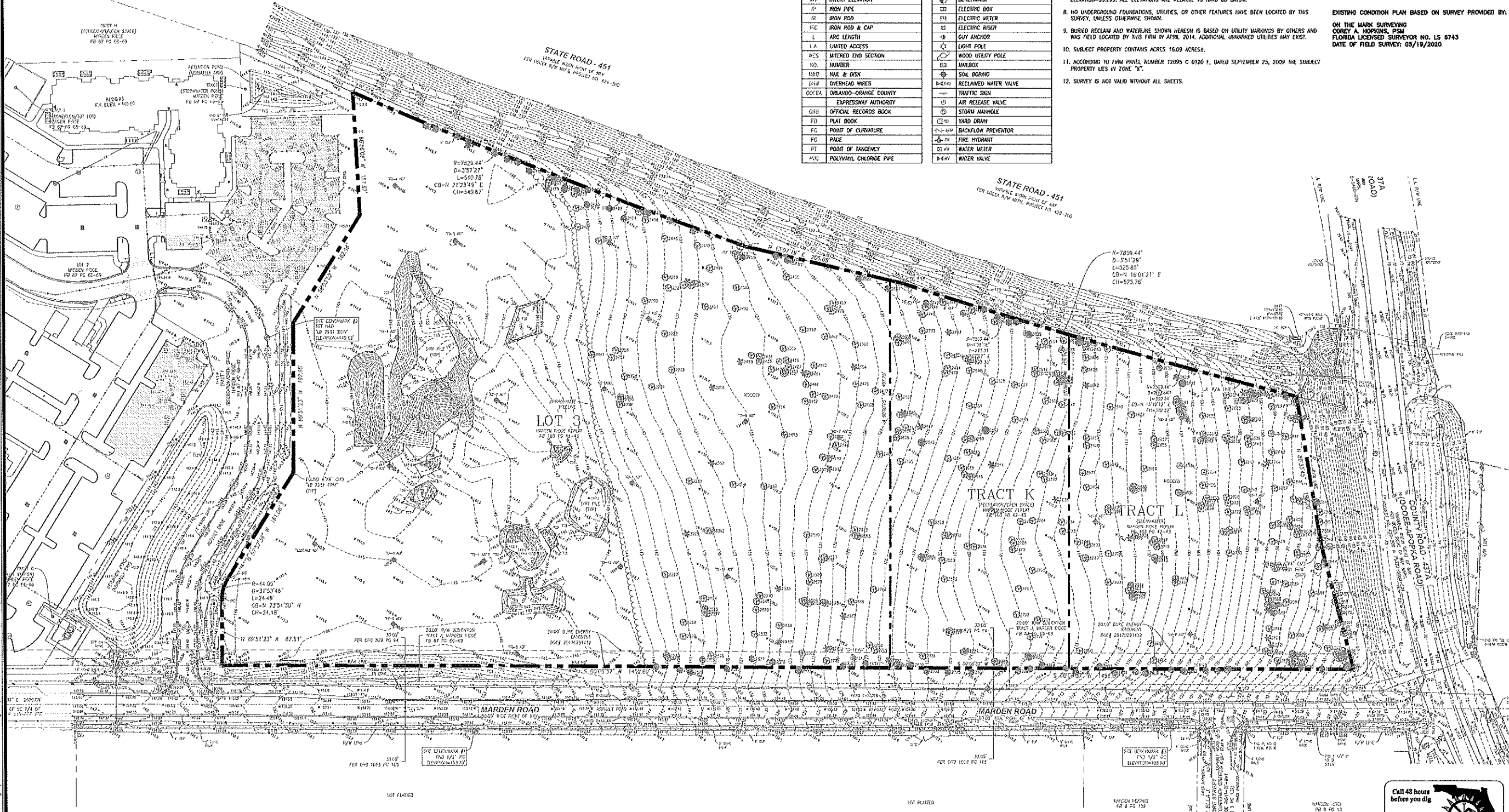
RE	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RAL	RIGID RECLAIM WATERLINE
RCE	RANGE
SEC	SECTION
TOP	TOP OF BANK
TOS	TOE OF SLOPE
TWP	TOWNSHIP
(TYP)	TYPICAL
W.F.	WROUGHT IRON FENCE
WL	BURNED WATERSHED
CS	COMMUNICATIONS RISER
CS	FIBER OPTIC BOX
CS	FIBER OPTIC BARRIER
CS	BENCHMARK
CS	ELECTRIC BOX
EM	ELECTRIC METER
CS	ELECTRIC RISER
CS	GUY ANCHOR
CS	LIGHT POLE
CS	WOOD UTILITY POLE
CS	MAILBOX
CS	SOIL BORING
CS	RECLAIMED WATER VALVE
CS	TRAFFIC SIGN
CS	AIR RELEASE VALVE
CS	STORM MANHOLE
CS	YARD DRAIN
CS	BACKFLOW PREVENTOR
CS	FIRE HYDRANT
CS	WATER METER
CS	WATER VALVE

1. LEGAL DESCRIPTION OF
2. WARDEN RIDGE REPLA IN
THE PROCESS OF OF
OF THE DATE OF THIS
3. LANDS SHOWN HERE
EASEMENTS OF RECORD
4. COORDINATE DATA AS
SYSTEM, EAST ZONE,
CERTIFIED CORNER R
5. BEARINGS SHOWN HERE
TOWNSHIP 21 SOUTH,
RIDGE, AS RECORDED
FLORIDA
6. BEARINGS AND DIMEN
OTHERWISE SHOWN.
7. ELEVATIONS SHOWN H
ELEVATION=95.293. A
8. NO UNDERGROUND F
SURVEY, UNLESS OTHER
9. BURIED RECLAIM AND
WAS FIELD LOCATED
10. SUBJECT PROPERTY
11. ACCORDING TO FIRM
PROPERTY LIES IN
12. SURVEY IS NOT VAL

1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. WARREN RIDGE REPLAT REFERENCED HEREON HAS BEEN APPROVED BY THE CITY OF APOPKA AND IS IN THE PROCESS OF BEING RECORDED, BUT HAS NOT BEEN ASSIGNED A PLAT BOOK AND PAGE AS OF THE DATE OF THIS SURVEY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
4. COORDINATE DATA AND HORIZONTAL ROTATION ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 18, HAD 83/00, ESTABLISHED BY STATE PLANE COORDINATES PROVIDED IN CERTIFIED CORNER RECORDS FOR SECTION CORNERS SHOWN HEREON.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 31 SOUTH, RANGE 28 EAST, THAT BEARING BEING N 00°08'37" E, PER PLAT OF WARREN RIDGE, AS RECORDED IN PLAT BOOK 87, PAGE 66, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. BEARINGS AND DIMENSIONS OF BOUNDARY LINES ARE PER RECORD AND AS MEASURED, UNLESS OTHERWISE SHOWN.
7. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK 7.1549006'. ELEVATION=95.293. ALL ELEVATIONS ARE RELATIVE TO NAVD 88 DATUM.
8. NO UNDERGROUND FOUNDATIONS, UTILITIES, OR OTHER FEATURES HAVE BEEN LOCATED BY THIS SURVEY, UNLESS OTHERWISE SHOWN.
9. BURIED RECLAIM AND WATERLINE SHOWN HEREON IS BASED ON UTILITY MARKINGS BY OTHERS AND WAS FIELD LOCATED BY THIS FIRM IN APRIL 2014. ADDITIONAL UNMARKED UTILITIES MAY EXIST.
10. SUBJECT PROPERTY CONTAINS ACRES 16.09 ACRES.
11. ACCORDING TO FIRM PANEL NUMBER 12095 C 0120 F, DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY LIES IN ZONE "X".
12. SURVEY IS NOT VALID WITHOUT ALL SHEETS.



EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY:
ON THE MARK SURVEYING
COREY A. HOPKINS, PSM
FLORIDA LICENSED SURVEYOR NO. LS 6743
DATE OF FIELD SURVEY: 05/19/2020



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SHEET 4 OF 66

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EXISTING CONDITIONS -- OVERALL

SUMMER HOUSE AT LAKE APOPKA
(F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)
CITY OF APOPKA, FLORIDA

DRAWN:

DESIGNED:

L. CLASSON

DATE: 12/15/2020

SCALE

PROJECT _____

133HS

C1.2

05.1.99



APPENDIX



★
1995

No. 100
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CLASSIFIED

NO
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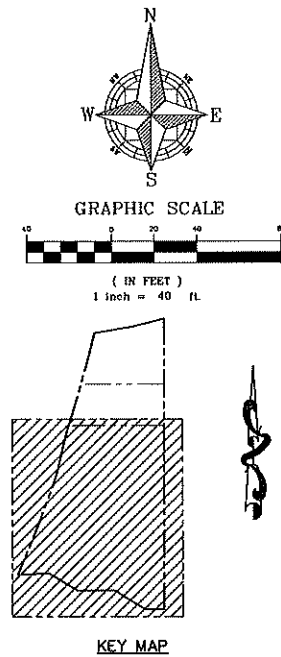
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ENGINEERING

11/11/11

MATCHLINE A-A

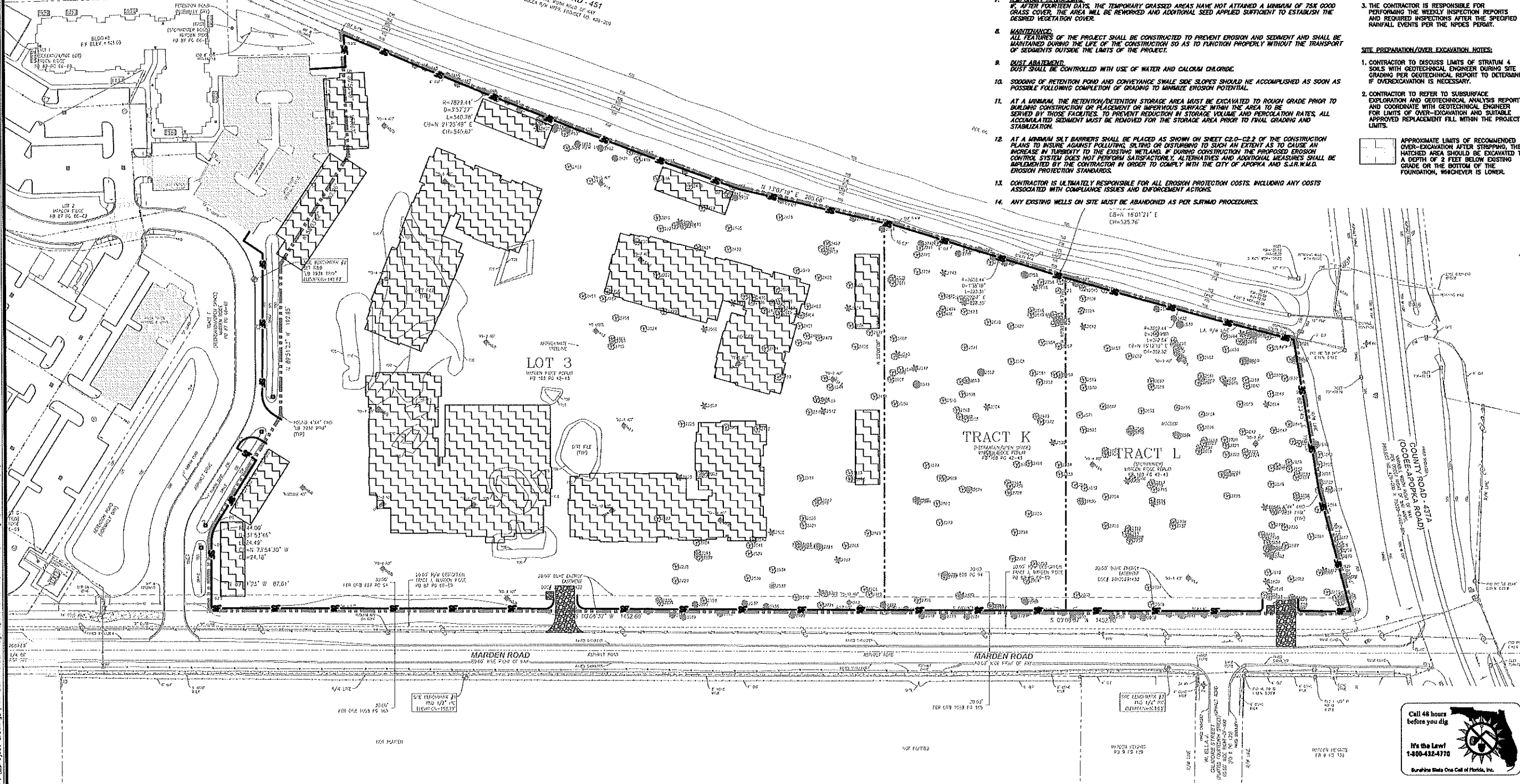


KEY MAP

CONJUGATE

SHEET 6 OF 66

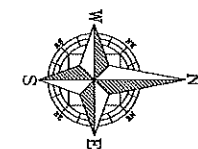
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EROSION CONTROL NOTES

AN EROSION CONTROL AGENDA SHALL BE PREPARED BY THE CONTRACTOR. CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE ADJACENT AREAS. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE PROJECT. IT WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROMISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WEIRS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. THE CONTRACTOR IS REQUIRED TO MEET THE PROMISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL MAINTAIN SLOPE STABILIZATION BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

1. **STOCKPILING MATERIAL:**
NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
2. **EXPOSED AREA LIMITATION:**
THE SURFACE AREA OF OPEN, RAW EXPOSURE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 3 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENT.
3. **WEEK PROTECTIONS:**
INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
4. **TEMPORARY SEEDING:**
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND SOILS TREATED WITH SEEDING TREATMENT WITHIN SEVEN DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NO LATER COMPLETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.
5. **TEMPORARY SEEDING AND MULCHING:**
SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT OUT THE SOIL. THE SEEDED AREA TO A DEPTH OF FOUR INCHES.
6. **TEMPORARY GRASSING:**
THE SEED AND MULCH AND AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
7. **TEMPORARY REGRASSING:**
IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REMOWED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
8. **MAINTENANCE:**
ALL PARTS OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. **DUST ABATEMENT:**
DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.
10. **STORAGE OF RETENTION POND AND CONVEYANCE SLOPE SIDE SLOPES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.**
11. **AT A MINIMUM, THE RETENTION/INTENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL AGGREGATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.**
12. **AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEET C2.0-C2.2 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SLUING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT SATISFACTORILY ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH THE CITY OF APOKKA AND S.J.R.W.U.D. EROSION PROTECTION STANDARDS.**
13. **CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.**
14. **ANY EXISTING WELLS ON SITE MUST BE ABANDONED AS PER S.J.R.W.U.D. PROCEDURES.**



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

FDEP NPDES PERMIT NOTES:

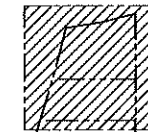
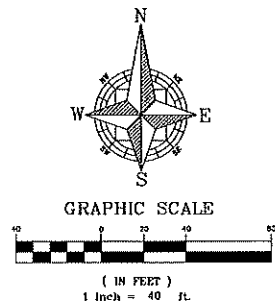
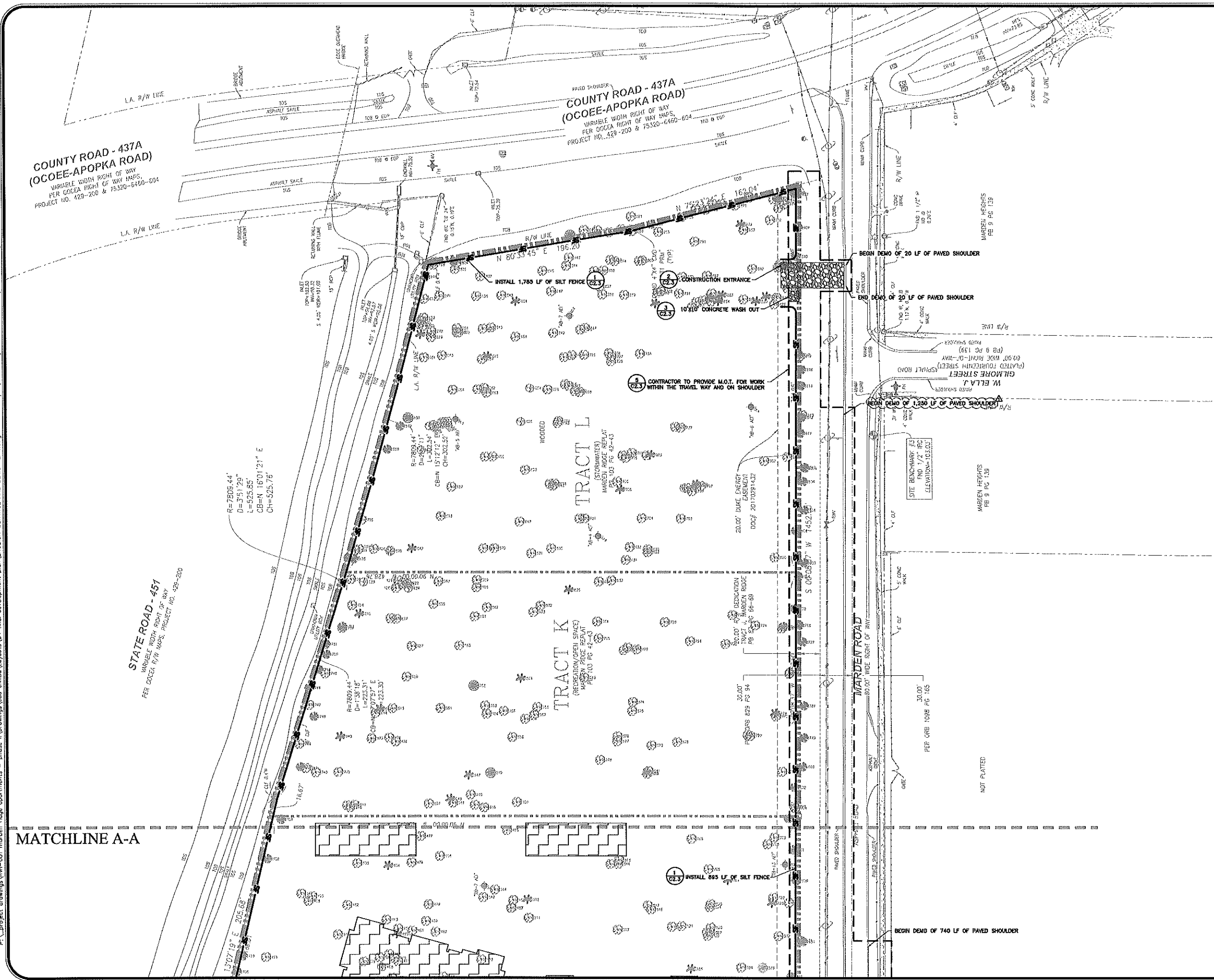
1. THE CONTRACTOR IS REQUIRED TO APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FDEP PERMIT.
2. THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND MAINTAINING THE REQUIRED STORMWATER POLLUTANT PREVENTION PLAN (SWPPP).
3. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WEEKLY INSPECTION REPORTS AND REQUIRED INSPECTIONS AFTER THE SPECIFIED RAINFALL EVENTS PER THE NPDES PERMIT.

SITE PREPARATION/OVER EXCAVATION NOTES

1. CONTRACTOR TO DISCUSS LIMITS OF STRATUM 4 SOILS WITH GEOTECHNICAL ENGINEER DURING SITE GRADING PER GEOTECHNICAL REPORT TO DETERMINE IF OVEREXCAVATION IS NECESSARY.
2. CONTRACTOR TO REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL ANALYSIS REPORT AND COORDINATE WITH GEOTECHNICAL ENGINEER FOR LIMITS OF OVER-EXCAVATION AND SUITABLE APPROVED REPLACEMENT FILL WITHIN THE PROJECT LIMITS.

APPROXIMATE LIMITS OF RECOMMENDED OVER-EXCAVATION AFTER STRIPPING, THE HATCHED AREA SHOULD BE EXCAVATED TO A DEPTH OF 2 FEET BELOW EXISTING GRADE OR THE BOTTOM OF THE FOUNDATION, WHICHEVER IS LOWER.

	SCALE	1" = 60'	EROSION CONTROL AND DEMO PLAN - OVERALL	CIVIL ENGINEERING I LAND PLANNING APPIAN ENGINEERING LLC. APPIANENGINEERING.COM • 407.950.5868 2221 LAKEMAN DRIVE, SUITE 101, WINTER PARK, FLORIDA 32789 NOTARY PUBLIC FOR THE STATE OF FLORIDA	10/14/2020 CITY OF APOPKA COMMENTS DATED 10/12/2020	REVIEW DATE	BY	SCS
	DRAWN: S. SIERRA-GILL DESIGNED: J. WOHLFARTH PROJECT: NVN-001 SHEET: C2.0	CHECKED: L. CLASON DATE: 12/15/2020						



KEY MAP

Call 48 hours
before you dig

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SHEET 8 OF 66

		SCALE	DRAWN:	EROSION CONTROL AND DEMO PLAN - NORTH	CIVIL ENGINEERING LAND PLANNING APPLAN ENGINEERING LLC. APPANL.COM • 407.960.5868 2221 LAS PALMAS, SUITE 100, WEST PALM BEACH, FLORIDA 33411	10/17/2020 REV. DATE DESCRIPTION
		1" = 40'	DESIGNED:			
		PROJECT	J. WOHLFARTH			
		NVN-001	CHECKED:			
			L. CLASON	SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2) CITY OF APOPKA, FLORIDA		
				SHEET		
				C2.1		
		</				



SECTION A-A

EXISTING PAVED ROADWAY

DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2% OR GREATER

2% OR GREATER

FILTER FABRIC

SUPPLY WATER TO WASH WHEELS IF NECESSARY

SEDIMENT BARRIER

FLOW

FLOW

2'-3' WIDE COURSE AGGREGATE MIN. 6" THICK

PLAN

DIVERSION RIDGE

50' MIN

20' R

EXISTING PAVED ROADWAY

NOTE(S):

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ALL EROSION CONTROL MATERIALS, CONSTRUCTION & MAINTENANCE TO BE PER APPLICABLE SECTIONS OF FDOT STANDARD SPECIFICATION SECTION 104.
5. USE SANDBAGS OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN REQUIRED.
6. COURSE AGGREGATE & FILTER FABRIC TO BE PER SECTIONS OF FDOT STANDARD SPECIFICATION SECTION 901 & 905 RESPECTIVELY.

PLAN

SECTION A-A

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before you dig

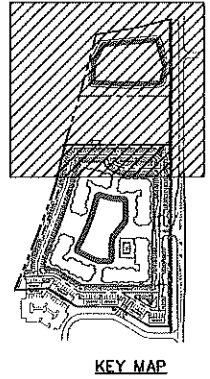
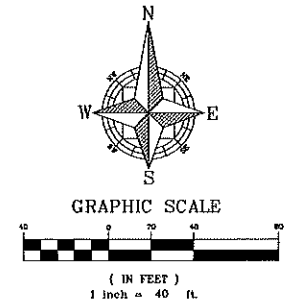
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Sunshine State One Call of Florida, Inc.

P:\project drawings\11m-001 morden ridge apartments - phase 1\Drawings\001 final development plan\GEOMETRY PLAN.dwg Modified: 12/15/2020 By: ssterra Plotted: Byserra ssterra-gil

COUNTY ROAD - 437A
(OCOOE-APOPKA ROAD)
VARIABLE WIDTH RIGHT OF WAY
PER OCGEA RIGHT OF WAY MAPS
PROJECT NO. 429-203 & 75320-6460-604

COUNTY ROAD - 437A
(OCOOE-APOPKA ROAD)
VARIABLE WIDTH RIGHT OF WAY
PER OCGEA RIGHT OF WAY MAPS
PROJECT NO. 429-203 & 75320-6460-604



STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER OCGEA R/W MAPS
PROJECT NO. 429-203

6" DECORATIVE BLACK ALUMINUM SECURITY FENCE
WITH POSTS WITH BRICK FACADE PLACED EVERY
20 FEET ALONG FRONTAGE ON S.R.-451 TO MATCH
MARDEN RIDGE APARTMENTS PHASE 1 (TYP.)

PLEASE REFER TO ARCHITECTURAL
PLANS FOR DETAILS AND ELEVATIONS (TYP.)

MATCHLINE A-A

6" DECORATIVE BLACK ALUMINUM SECURITY FENCE
WITH POSTS WITH BRICK FACADE PLACED EVERY
20 FEET ALONG FRONTAGE ON S.R.-451 TO
MATCH MARDEN RIDGE APARTMENTS PHASE 1
(TYP.)

PROPOSED TRACK K IMPROVEMENTS
(TO BE PERMITTED SEPARATELY)

TRACT K
(RECREATION/OPEN SPACE)
MARDEN RIDGE REPLAT
FB 103 PG 42-43

6" DECORATIVE ALUMINUM FENCE

PLEASE REFER TO SHEET C3.3
FOR ALL CROSS SECTIONS (TYP.)

6" DECORATIVE ALUMINUM FENCE

PROPOSED MAINTENANCE ACCESS GATE

VALLEY CUTTER
(CONTRACTOR TO MATCH EXISTING)

PROPOSED 10' WIDE MAINTENANCE ACCESS
DRIVEWAY FOR POND (4" THICK CONCRETE)

W. ELIA J.
GILMORE STREET
(PRIVATE FOURTEENIN STREET)
60.00' WIDE RIGHT-OF-WAY
(PB 9 PG 139)

PROPOSED OFFSITE IMPROVEMENTS
(TO BE PERMITTED WITH TRACT K)

10' MULTIPURPOSE TRAIL TO
BE EXTENDED ALONG MARDEN
ROAD PROPERTY FRONTAGE

NOT PLATTED

6" DECORATIVE BLACK ALUMINUM SECURITY FENCE
WITH POSTS WITH BRICK FACADE PLACED EVERY
20 FEET ALONG FRONTAGE ON MARDEN ROAD TO
MATCH MARDEN RIDGE APARTMENTS PHASE 1 (TYP.)
ANTICIPATED TO BE MODIFIED ONCE THE MARDEN
FIELD AND TRACK IS DEVELOPED

6" DECORATIVE BLACK ALUMINUM SECURITY FENCE
WITH POSTS WITH BRICK FACADE PLACED EVERY
20 FEET ALONG FRONTAGE ON MARDEN ROAD TO
MATCH MARDEN RIDGE APARTMENTS PHASE 1 (TYP.)

PLEASE REFER TO SHEET C3.5 FOR
ALL OFFSITE IMPROVEMENTS



SHEET 13 OF 66

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

GEOMETRY PLAN - NORTH
SUMMER HOUSE AT LAKE APOPKA
(F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL

DESIGNED: J. WOHLFARTH

CHECKED: L. CLASON

DATE: 12/15/2020

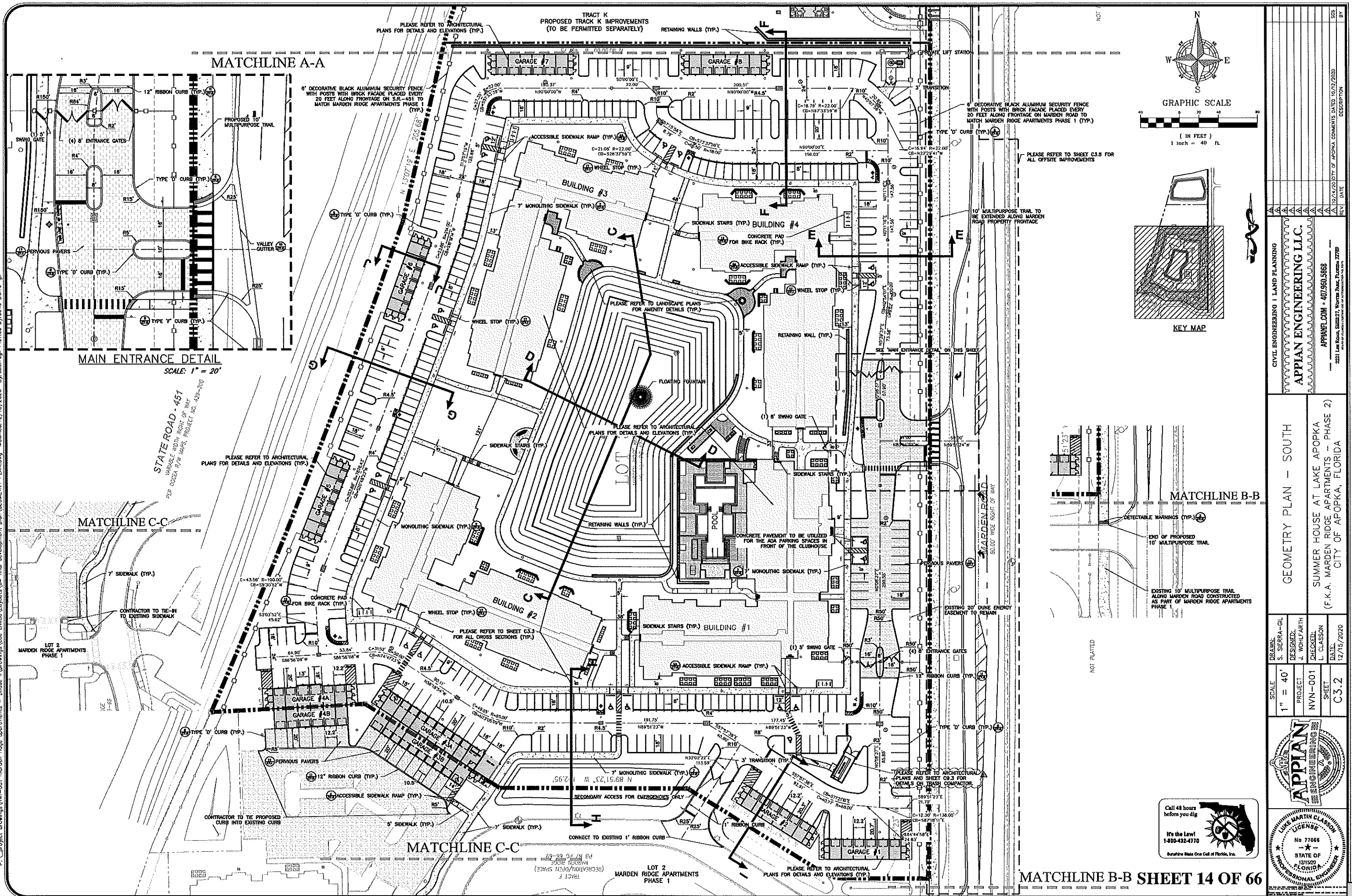
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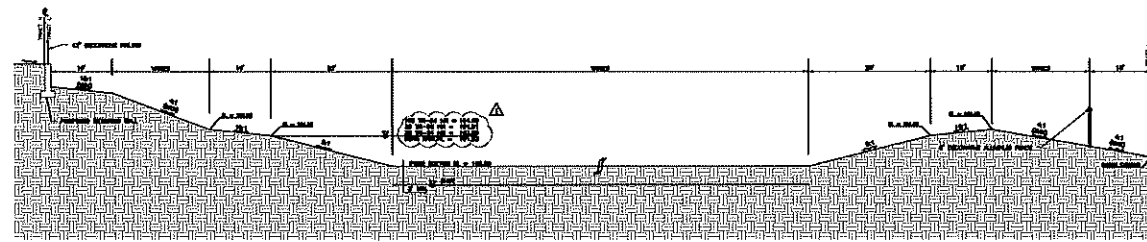
PROJECT: NVN-001

SHEET: C3.1

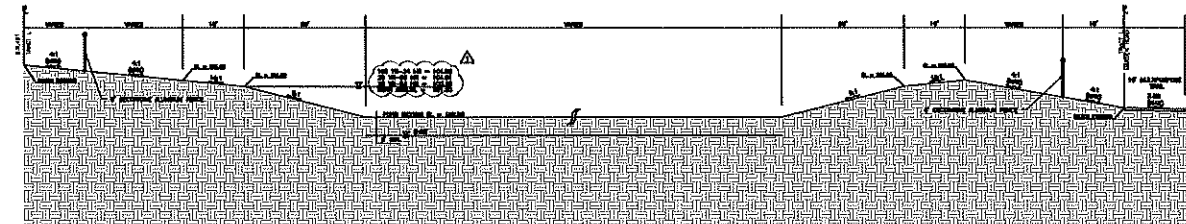
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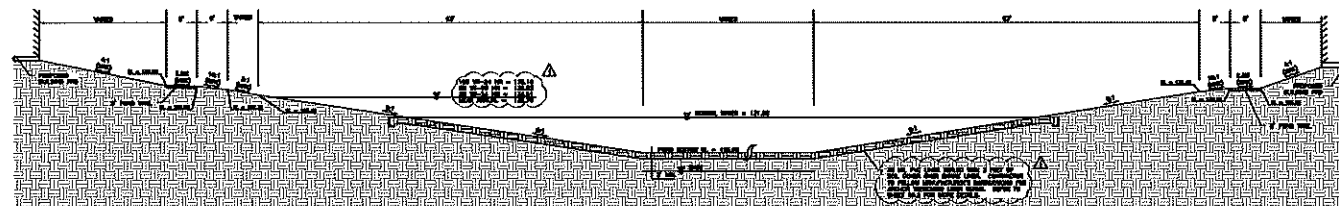




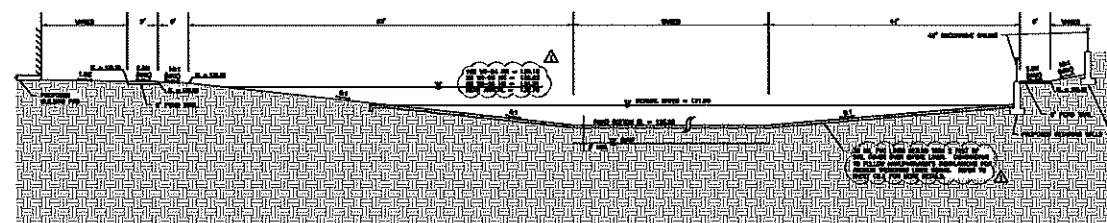
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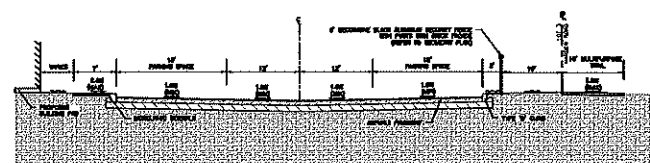
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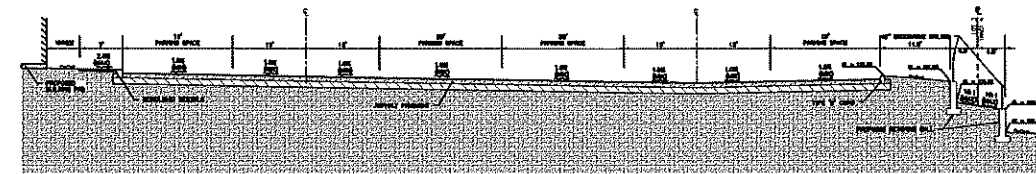
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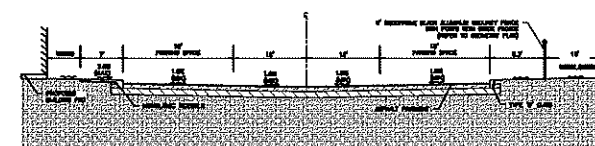
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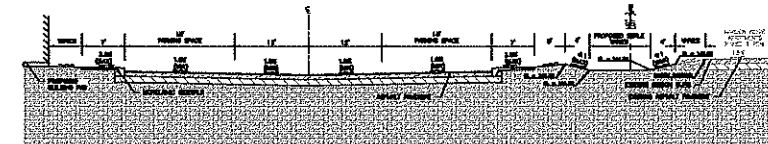
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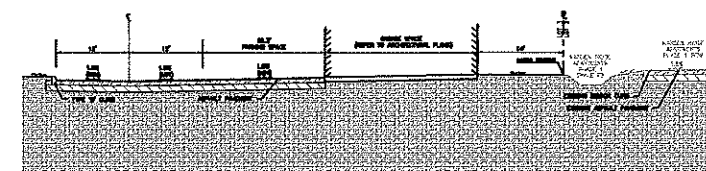
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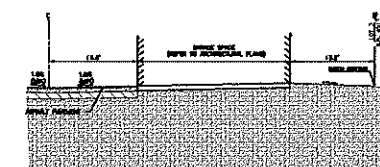
SECTION G-G
N.T.S



SECTION H-H
N.T.S.



SECTION 1-1
N.T.S



SECTION J—J
N.T.S.

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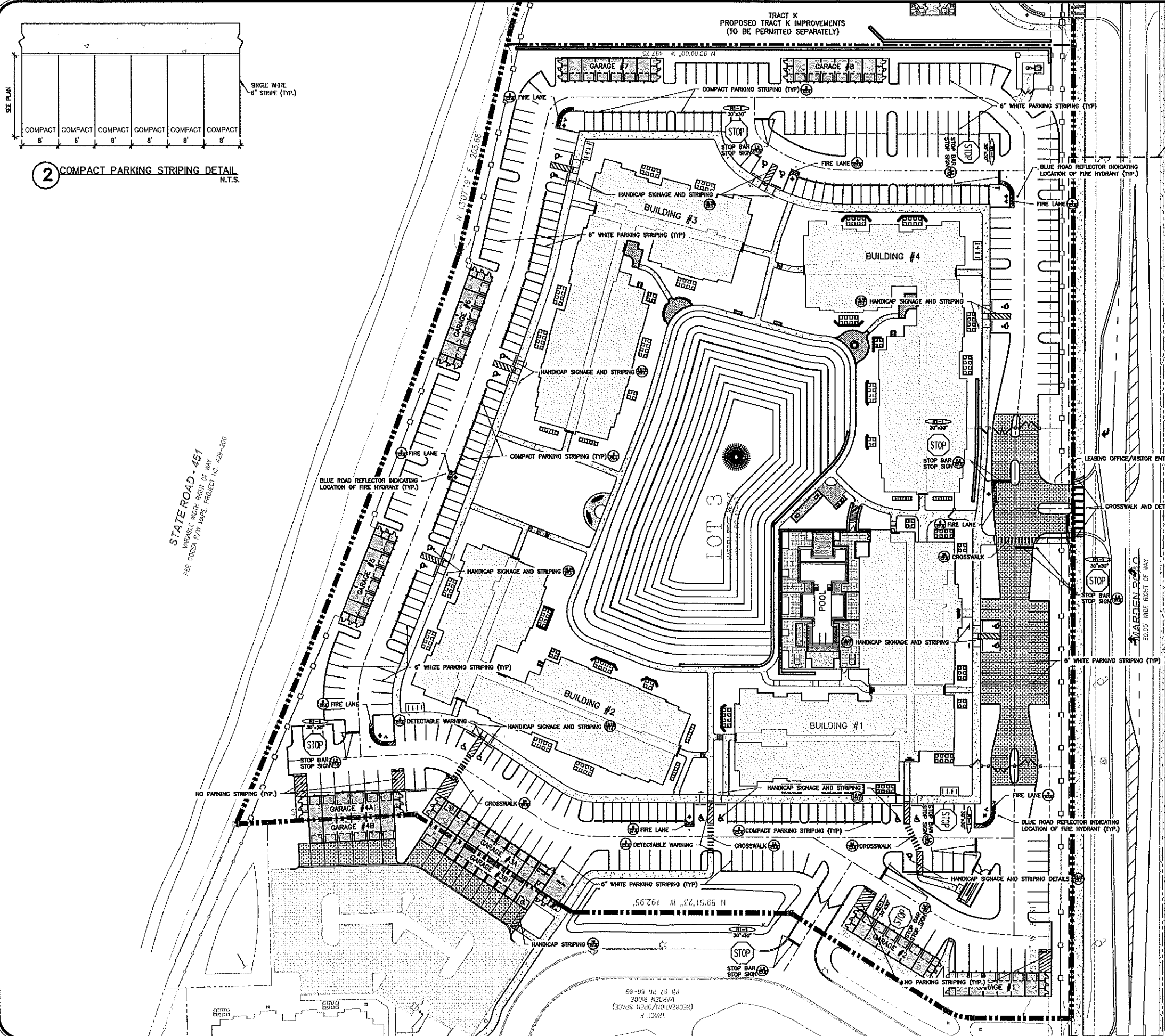
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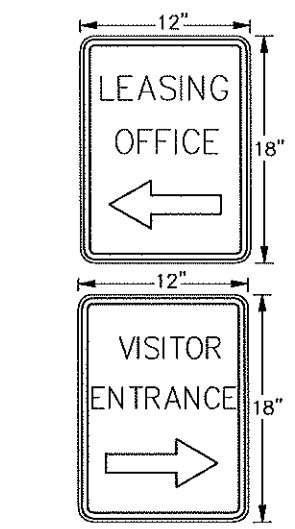
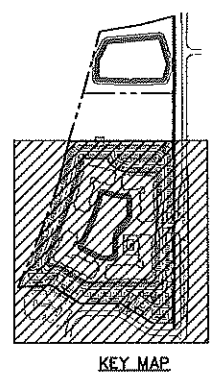
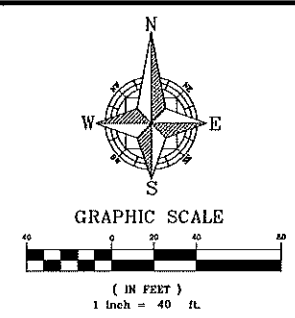
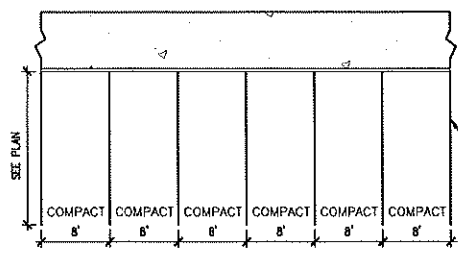
SHEET 15 OF 66

		SCALE	DRAWN:	CROSS SECTIONS	CIVIL ENGINEERING LAND PLANNING APPLAN ENGINEERING LLC. APPLANELL.COM • 407.960.5868 2221 Las Ruas, Suite 277, North Park Plaza, 32769 (Not for use on any project without the presence of the Engineer)	10/14/20 CITY OF APOPKA COMMENTS DATED 10/17/2020	503
		N.T.S.	S. SIERRA-CIL				
		PROJECT	DESIGNED:	SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS -- PHASE 2) CITY OF APOPKA, FLORIDA			
		NVN-001	J. WOHLFARTH				
		SHEET	CHECKED:				
		C3.3	L. CLASON				
			DATE:				
			12/15/2020				

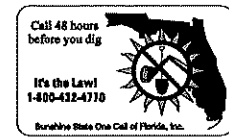
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2 COMPACT PARKING STRIPING DETAIL
N.T.S.

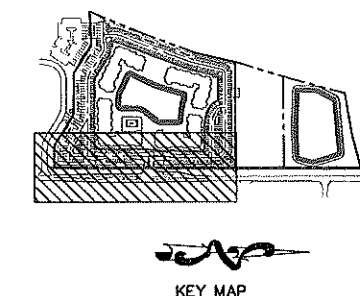
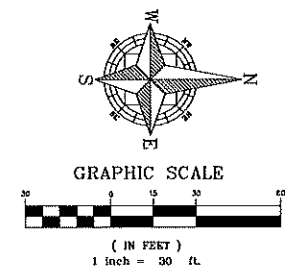
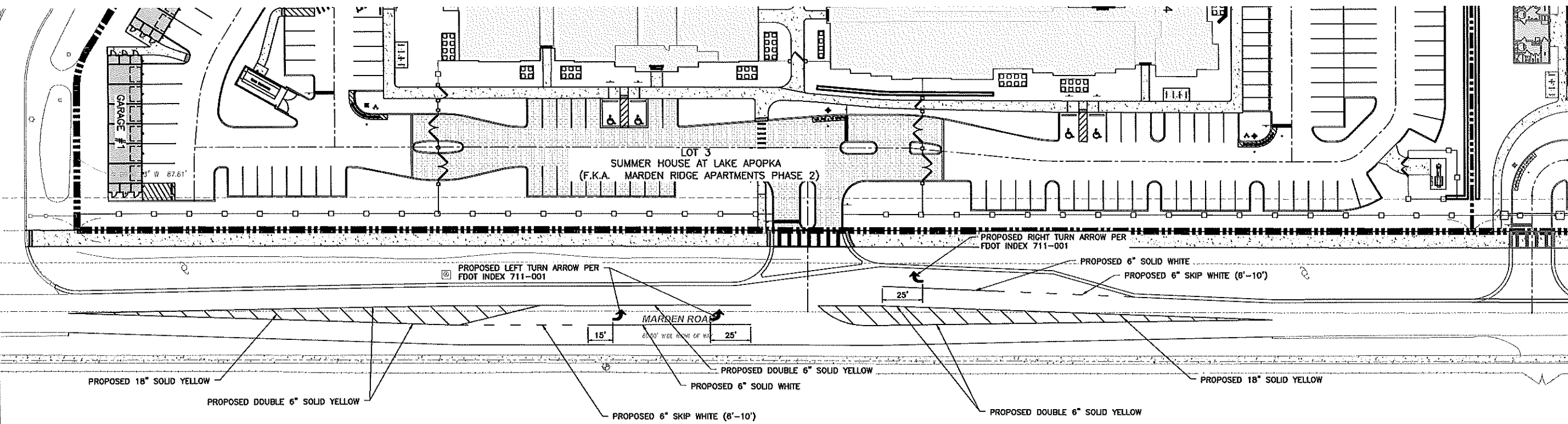


1 LEASING OFFICE /VISITOR
ENTRANCE SIGN DETAIL
N.T.S.



CIVIL ENGINEERING & LAND PLANNING		APPIAN ENGINEERING LLC.		2221 Las Roca, Suite 217, Warm Beach, Florida 33789	DATE	REV	DESCRIPTION	BY
SIGNAGE & STRIPING PLAN		SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2) CITY OF APOPKA, FLORIDA		APPIAN.ENG.COM • 407.960.5668	12/15/2020			SCS
SCALE	1" = 40'	PROJECT	NVN-001	DESIGNED	S. SIERRA - GIL	SEAL		
SHEET	C3.4	DATE	12/15/2020	CHECKED	L. CLASON	SEAL		

P:_project drawings\hvn-001 marden ridge apartments - phase 2\Drawings\civil\Layouts\04 final development plan\OFFSITE SIGNAGE & STRIPING PLAN.dwg Modified: 9/8/2020 By: sullivan Plotted By: sofia steno-gil



SHEET 18 OF 66

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIANFL.COM • 407.950.5868	
2201 Las Ruas, Suite 217, Venice Beach, Florida, 33599		DATE		10/14/2020	
DESCRIPTION		REV		10/14/2020	
OFFSITE SIGNAGE & STRIPING PLAN		SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)		CITY OF APOPKA, FLORIDA	
DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLEARTH	CHECKED: L. CLASON	DATE: 12/15/2020	PROJECT: NVN-001	
SCALE: 1" = 30'	SHEET: C3.6				

GENERAL UTILITY NOTES:

1. BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY WET-TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.
2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.
3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.
4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.
5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".
6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.
7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.
8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR-AND-ONE-HALF INCH (4-1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.
9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILIARY VALVES.
10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.
11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE UTILITY PROVIDER WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180 MODIFIED PROCTOR TEST.
13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.
15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF APOPKA INSPECTOR PRESENT.
17. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE.
18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).
- (a) ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) INCHES 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 150PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18.
- (b) ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.51/C151 AND HAVE A MINIMUM 350 PRESSURE CLASS RATING
19. PIPE USED IN GRAVITY SEWER CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP). WHERE REFERENCE IS MADE TO AN ASTM, ANSI, OR AASHTO DESIGNATION, IT SHALL BE THE LATEST REVISION.
- (a) PVC GRAVITY SEWER PIPE (4 INCH - 15 INCH), ASTM D3034, SDR 35 - UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. 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 SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
- (b) DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MILS. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY THE UTILITY PROVIDER BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.
20. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH EXISTING MAINS.
21. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.

WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD - "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.
5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF APOPKA. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.
6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.
7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

WHERE:
L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE, IN INCHES
P = AVERAGE TEST PRESSURE DURING THE TESTING, IN POUNDS PER SQUARE INCH (GAUGE)

$$L = \frac{SD \cdot \sqrt{P}}{148,000}$$

8. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

SEWER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.
4. LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW-PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION.
5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

FDEP UTILITY CONSTRUCTION NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO F.A.C. RULE 62-555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.
2. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY
3. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH F.A.C. RULE 62-555.340.
4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPES DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

FDEP UTILITY SEPARATION REQUIREMENTS

(F.A.C. 62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
- (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
- (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- (3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.
- (a) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
- (b) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.
- (4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN F.S. SECTION 381.0065(2), AND F.A.C. RULE 64E-6.002.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing at Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)			
Vacuum Sanitary Sewer			
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (1)			
On-Site Sewage Treatment & Disposal System			

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

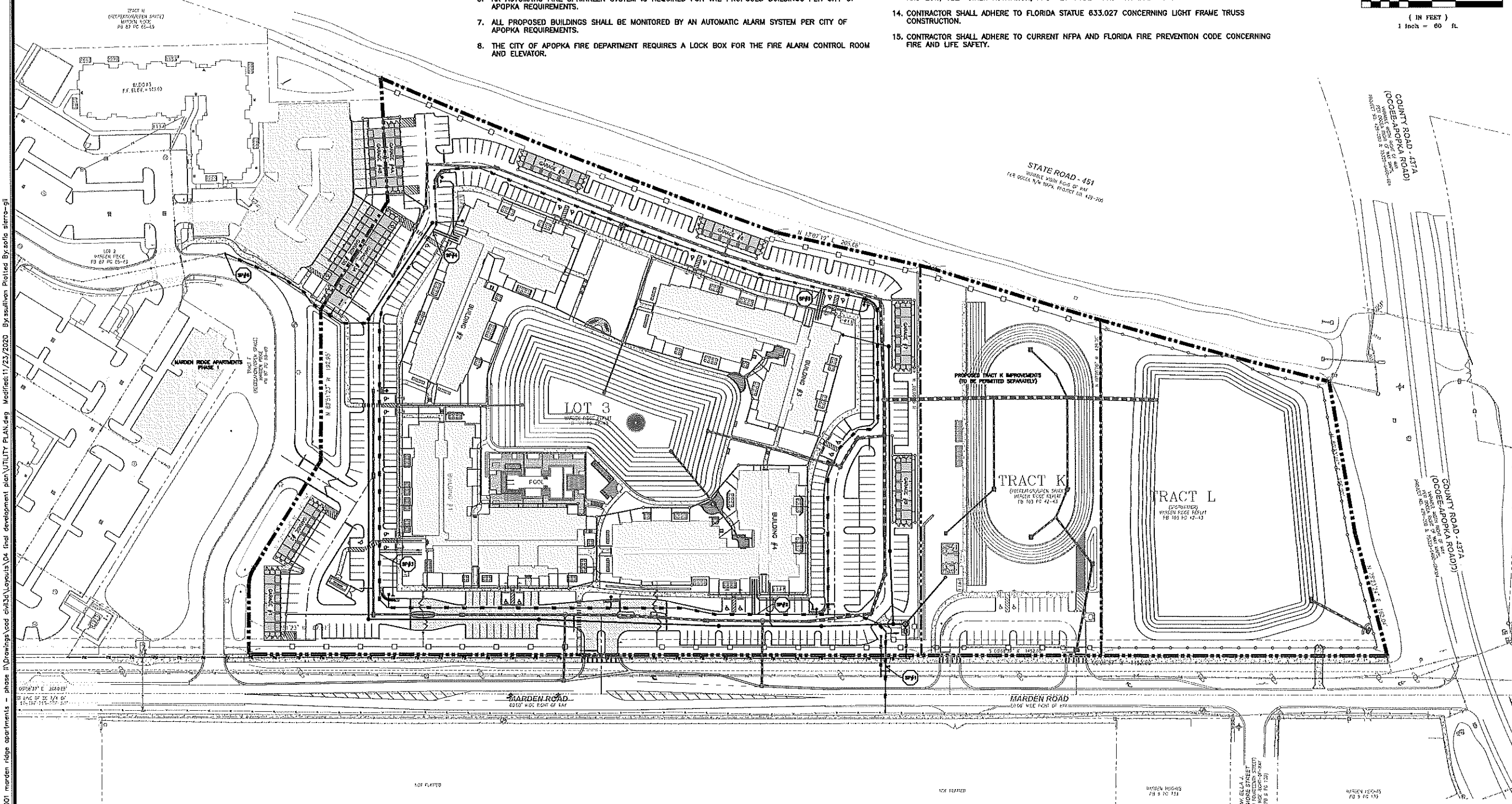
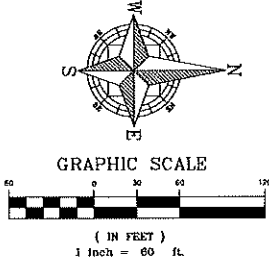
Revised: This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.



SHEET 19 OF 66

UTILITY NOTES:

1. ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA I, SECTION 18.4.
3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.
4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, CHAPTER 18.5.7)
5. A FIRE FLOW TEST RESULT REPORT FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW REPORT AND A HYDRAULIC GRAPH.
6. AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE PROPOSED BUILDINGS PER CITY OF APOPKA REQUIREMENTS.
7. ALL PROPOSED BUILDINGS SHALL BE MONITORED BY AN AUTOMATIC ALARM SYSTEM PER CITY OF APOPKA REQUIREMENTS.
8. THE CITY OF APOPKA FIRE DEPARTMENT REQUIRES A LOCK BOX FOR THE FIRE ALARM CONTROL ROOM AND ELEVATOR.
9. CONTRACTOR SHALL PROVIDE HORIZONTAL AND VERTICAL SEPARATION PER THE FLORIDA ADMINISTRATIVE CODE (F.A.C.). PLEASE REFER TO SHEET C4.0 FOR HORIZONTAL AND VERTICAL SEPARATION TABLE.
10. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN PER CITY OF APOPKA REQUIREMENTS.
11. ALL PROPOSED UTILITIES MAINS SHALL HAVE A MINIMUM OF 36" OF COVER.
12. ALL PROPOSED WASTEWATER IMPROVEMENTS (I.E. GRAVITY SEWER, SANITARY LATERALS, LIFT STATION, AND FORCE MAIN) SHALL BE PRIVATELY OWNED AND MAINTAINED BY SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2).
13. GATES MUST HAVE AN OPTICOM VISUAL TYPE ACTIVATION FOR EMERGENCY VEHICLES INSTALLED HIGH AND LOW, YELP SIREN ACTIVATION, AND KEY CODE 1882 FOR EMERGENCY ACCESS.
14. CONTRACTOR SHALL ADHERE TO FLORIDA STATUTE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
15. CONTRACTOR SHALL ADHERE TO CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE CONCERNING FIRE AND LIFE SAFETY.



COUNTY ROAD - 437A
(COOPER APOPKA ROAD)
PROJECT NO. 2020-001 & 2020-002
DATE: 12/15/2020

STATE ROAD - 451
PROJECT NO. 2020-001 & 2020-002
DATE: 12/15/2020

TRACT K
(UNDEVELOPED)
WATER FLOW REPORT
FB 103 PG 42-43

TRACT L
(UNDEVELOPED)
WATER FLOW REPORT
FB 103 PG 42-43

COUNTY ROAD - 437A
(COOPER APOPKA ROAD)
PROJECT NO. 2020-001 & 2020-002
DATE: 12/15/2020

MARDEN ROAD
60' WIDE RIGHT OF WAY

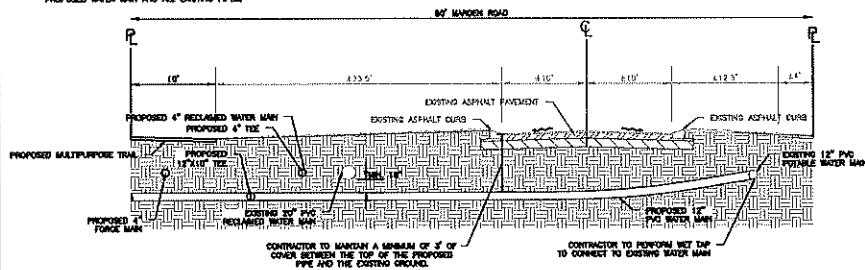
MARDEN ROAD
60' WIDE RIGHT OF WAY



SHEET 20 OF 66

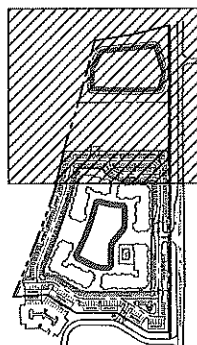
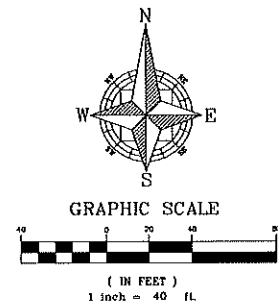
CIVIL ENGINEERING / LAND PLANNING		APPIAN ENGINEERING LLC.	
UTILITY PLAN - OVERALL		SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2) CITY OF APOPKA, FLORIDA	
SCALE	1" = 60'	DRAWN	S. SIERRA-GIL
PROJECT	NVN-001	DESIGNED	J. WOLFARTH
SHEET	C4.1	CHECKED	L. CLASON
		DATE	12/15/2020
Call 48 hours before you dig It's the Law! 1-800-432-4770		APPOKALYPSE 2021-2022 CITY OF APOPKA COMMENTS DATED 10/12/2020	

- NOTES:
1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING PIPES WITHIN AREA TO BE AFFECTED PRIOR TO BEGINNING DIRECTIONAL DRILLING.
 2. CONTRACTOR TO MAINTAIN A MINIMUM OF 18" OF SEPARATION BETWEEN PROPOSED WATER MAIN AND ALL EXISTING PIPES.



CROSS SECTION OF PROPOSED WATER MAIN CROSSING MARDEN ROAD
N.T.S.

COUNTY ROAD - 437A
(OCOE-APOPKA ROAD)D)
VARIABLE WIDTH RIGHT OF WAY
PER OCOEA RIGHT OF WAY MAPS.
PROJECT NO. 429-260 & 75320-6460-604503



KEY MAP

STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER OCOEA R/W MAPS. PROJECT NO. 429-200

MATCHLINE A-A

FIRE DEPARTMENT
CONNECTION (FDC)
FIRE HYDRANT
ASSEMBLY NO. 5

CO-2
Clean Out
RM = 136.75
INV N = 131.50

BUILDING #3

SAN MH-7
48" MANHOLE
RM = 134.37
INV E = 124.21
INV S = 130.50

CROSSING #1
SAN BOT. = 129.91
ST. TOP = 121.30

60 LF 8" PVC @ 1.67%

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-3
Clean Out
RM = 117.08
INV SE = 118.00

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-8
48" MANHOLE
RM = 132.34
INV E = 128.49
INV W = 128.59

CROSSING #2
SAN BOT. = 130.82
ST. TOP = 127.89

2,167 LF OF 10" PVC WATER MAIN (TYP.)

45' BEND (TYP.)

(1) 12"X10" REDUCER
(1) 10" TEE
(3) 10" GATE VALVE

FIRE HYDRANT
CONNECTION (FDC)

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-9
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #3
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-4
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-10
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #4
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-5
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-11
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #5
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-6
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-12
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #6
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-7
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-13
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #7
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-8
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-14
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #8
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-9
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-15
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #9
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-10
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-16
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #10
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-11
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-17
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #11
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-12
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-18
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #12
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-13
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-19
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #13
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-14
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-20
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #14
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-15
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-21
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #15
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-16
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-22
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #16
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-17
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-23
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #17
SAN BOT. = 128.04
ST. TOP = 127.10

181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-18
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET

SAN MH-24
48" MANHOLE
RM = 132.40
INV S = 128.00
INV N = 128.03
INV W = 128.03

CROSSING #18
SAN BOT. = 128.04
ST. TOP = 127.10

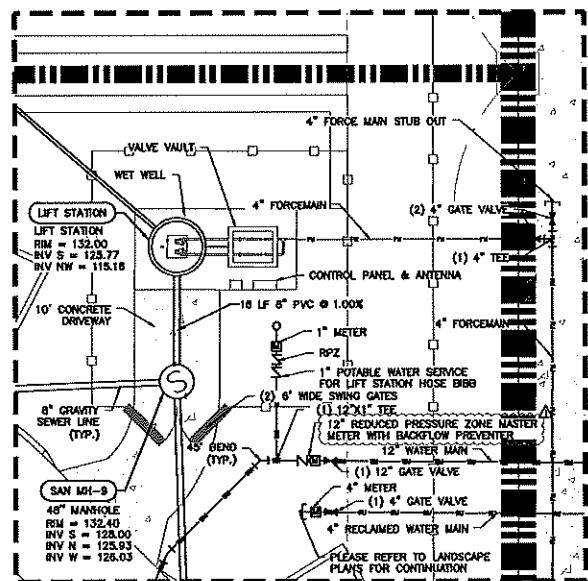
181 LF OF 12" WATER MAIN

22.5' BEND (TYP.)

(1) 10" GATE VALVE

CO-19
Clean Out
RM = 132.00
INV S = 125.77
INV NW = 115.16

PLEASE REFER TO LIFT STATION DETAIL ON THIS SHEET



LIFT STATION DETAIL
SCALE: 1" = 10'



CIVIL ENGINEERING & LAND PLANNING
APPLAN ENGINEERING LLC.
APPLANET.COM • 407.960.5883
2221 Lee Road, Suite 27, Maitland, FL 32751
10/17/2020
REV DATE DESCRIPTION

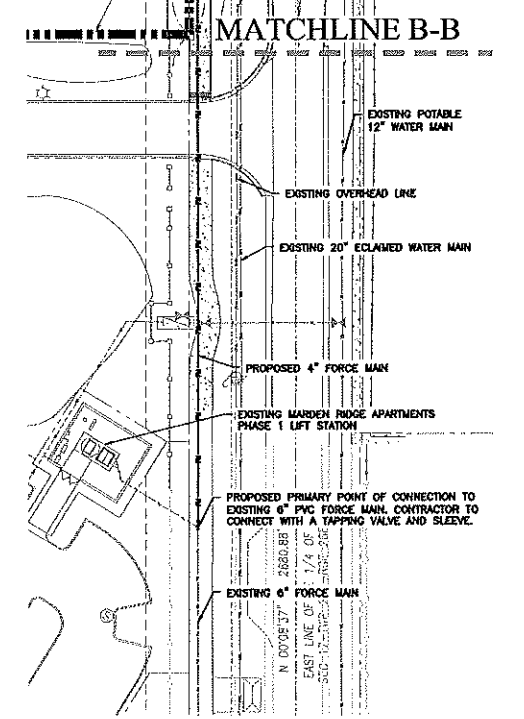
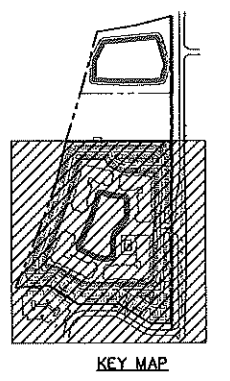
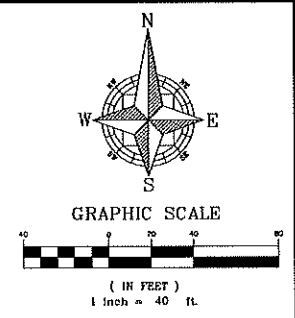
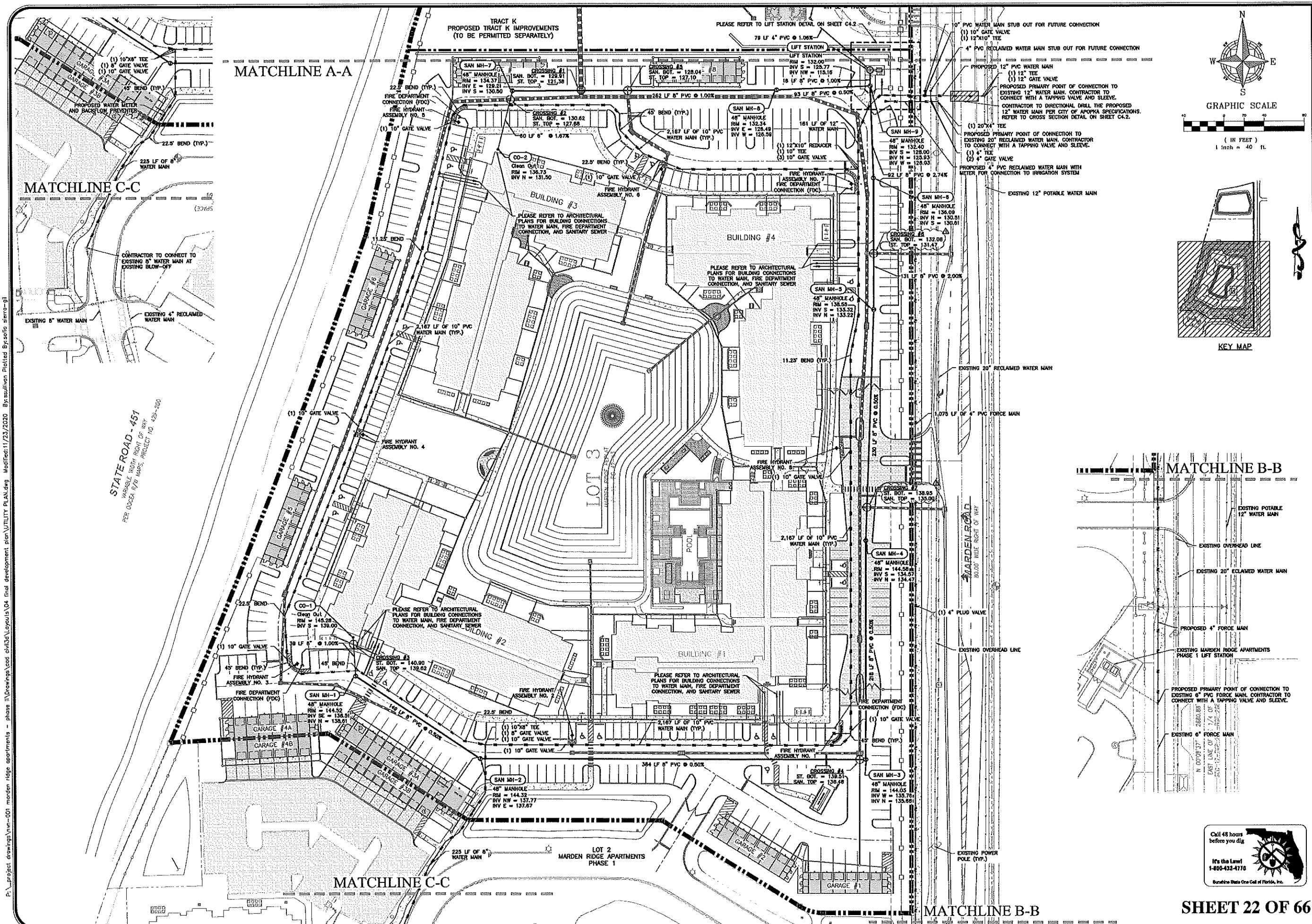
UTILITY PLAN - NORTH
SUMMER HOUSE AT LAKE APOPKA
(F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOLFARTH
PROJECT: NVN-001
CHECKED: L. CLASON
DATE: 12/15/2020
SHEET: C4.2

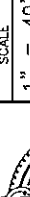


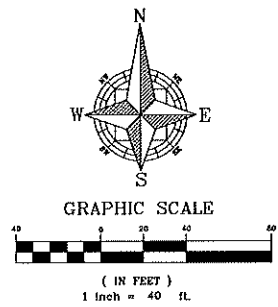
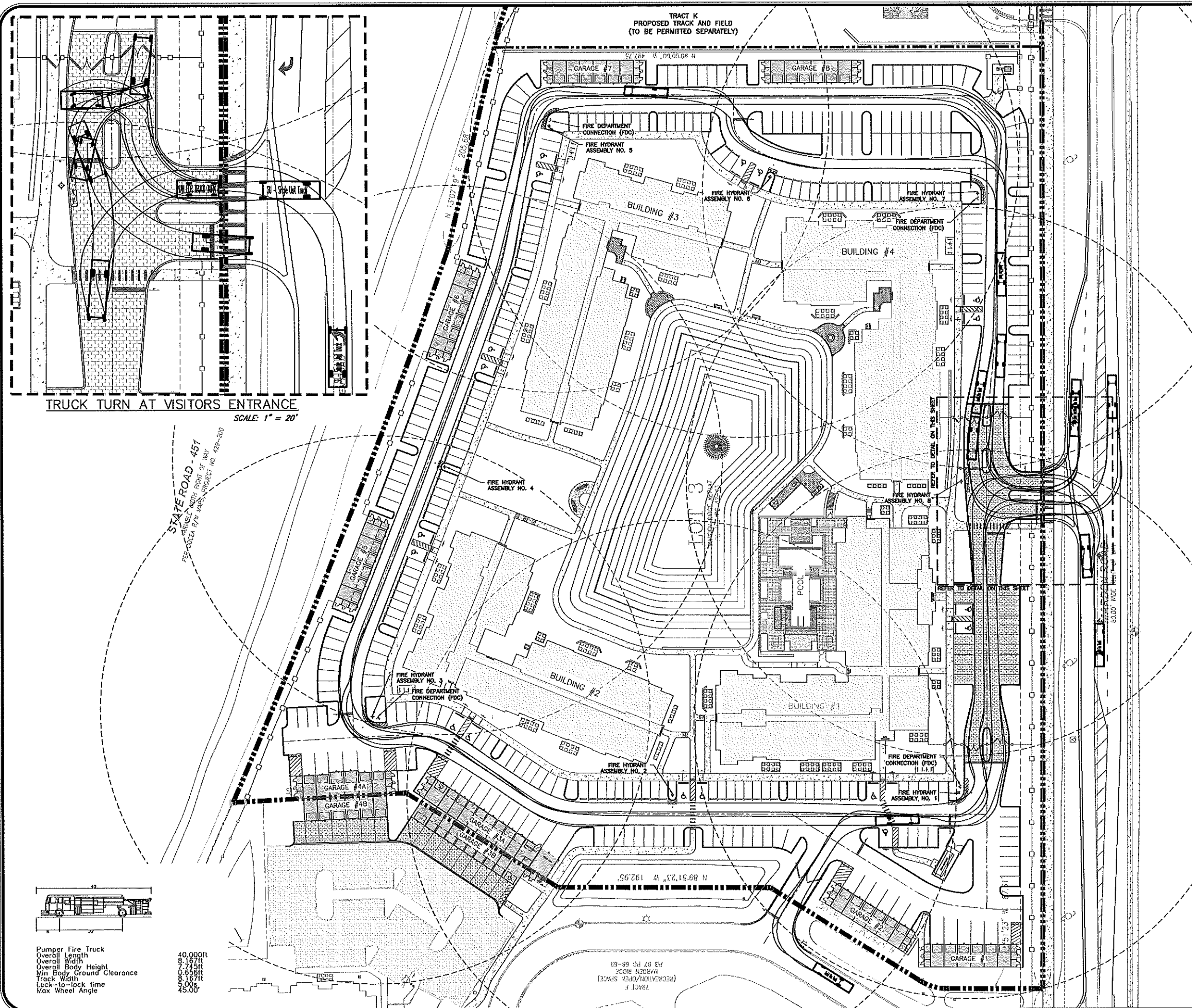
LUKE MARTIN CLASON
LICENSE
No 77066
12/15/20
STATE OF FLORIDA
PROFESSIONAL ENGINEER

P:\Project Drawings\NWN-001 morden ridge apartments - phase 1\Drawings\civil\Layouts\04 final development plan\UTILITY PLAN.dwg Modified:11/23/2020 By:ashwin Platted By:sofia sierra-gil



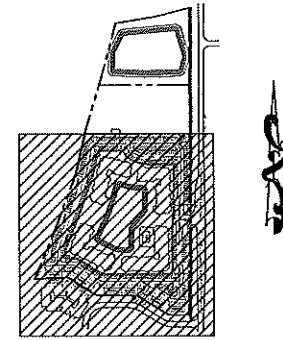
SHEET 22 OF 66

				SCALE	DRAWN:	UTILITY PLAN – SOUTH		CIVIL ENGINEERING LAND PLANNING			
				1" = 40'	S. SIERRA-GIL						
				PROJECT	DESIGNED:						
				NVN-001	J. WOLFARTH						
				SHEET	CHECKED:						
				C4.3	L. CLASON						
					DATE:						
					12/15/2020						
						</					

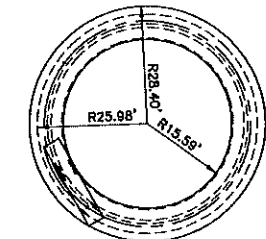


LEGEND

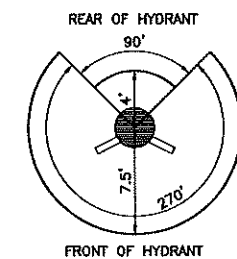
--- FIRE HYDRANT 500' RADIUS



KEY MAP



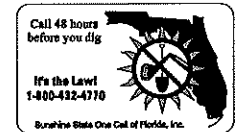
TURNING RADIUS SKETCH



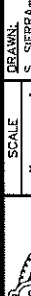
FIRE HYDRANT CLEARANCE
DETAIL

FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFFA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFFA 1,18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION CAN BEGIN.



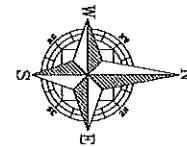
SHEET 23 OF 66

		SCALE	1" = 40'	DEANAL	FIRE TRUCK ROUTE PLAN SUMMER HOUSE AT LAKE APOPKA (F.K.A. MAROEN RIDGE APARTMENTS - PHASE 2) CITY OF APOPKA, FLORIDA	CIVIL ENGINEERING 1 LAND PLANNING APPLAN ENGINEERING LLC. WWW.APPLANFL.COM • 407.950.5868 2201 LEE ROAD, SUITE 212, WINTER PARK, FLORIDA 32789 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM APPLAN ENGINEERING LLC.	DATE	12/15/2020	REV	10/17/2021	CITY OF APOPKA	COMMENTS DATED	10/17/2020	S25
		CHECKED:	L. CLASON	PROJECT			NVN-001	SHEET	C4.4	DESIGNED:	J. WOHLFARTH	DATE	12/15/2020	BY

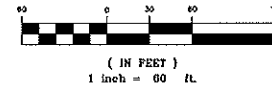
P:_Project Drawings\NWN-001 morden ridge apartments - phase II\Drawings\civil\Layouts\04 final development plan paving and grading plan.dwg Modified: 12/15/2020 By: sierragil Plotted By: sierragil

GRADING NOTES:

1. FINISHED FLOOR TO BE SET 18" ABOVE THE ELEVATION OF 100 YEAR FLOOD FOR THOSE SITES LOCATED IN SPECIAL FLOOD HAZARD AREA, AND/OR 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION/DETENTION PONDS.
2. REFER TO EROSION CONTROL AND DEMOLITION PLANS FOR OVER EXCAVATION AREAS BASED ON GEOTECHNICAL BORING DATA
3. HANDRAILS SHALL BE INSTALLED AT PROPOSED STAIRS AS REQUIRED BY THE FLORIDA BUILDING CODE. HANDRAIL SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR A MINIMUM OF 12 INCHES AT THE TOP AND BOTTOM OF THE STAIRS.
4. HANDRAILS SHALL BE INSTALLED ALONG ALL PROPOSED SIDEWALK RAMPS EXCEEDING A 5.0% SLOPE. HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR A MINIMUM OF 12 INCHES AT THE TOP AND BOTTOM OF THE RAMP.
5. CONTRACTOR TO REFER TO CROSS SECTIONS SHEET C3.3 AND DRAINAGE DETAILS SHEET C8.2 FOR DETAILS REGARDING INSTALLATION OF POND LINER.

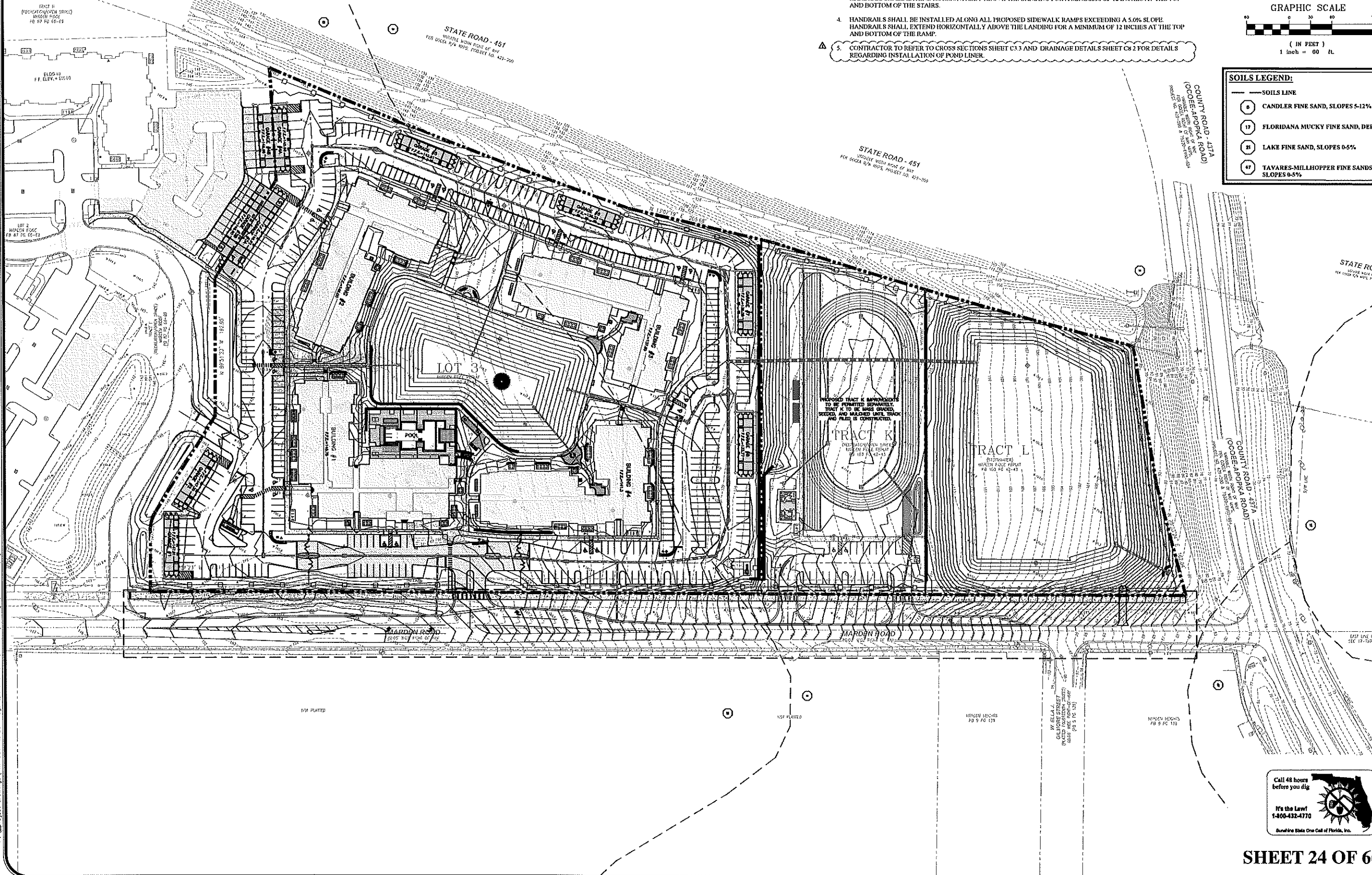


GRAPHIC SCALE



SOILS LEGEND:

- SOILS LINE
- 5 CANDLER FINE SAND, SLOPES 5-12%
 - 17 FLORIDANA MUCKY FINE SAND, DEP
 - 21 LAKE FINE SAND, SLOPES 0-5%
 - 47 TAVARES-MILLHOPPER FINE SANDS, SLOPES 0-5%

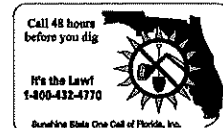
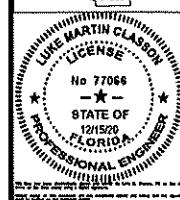


CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

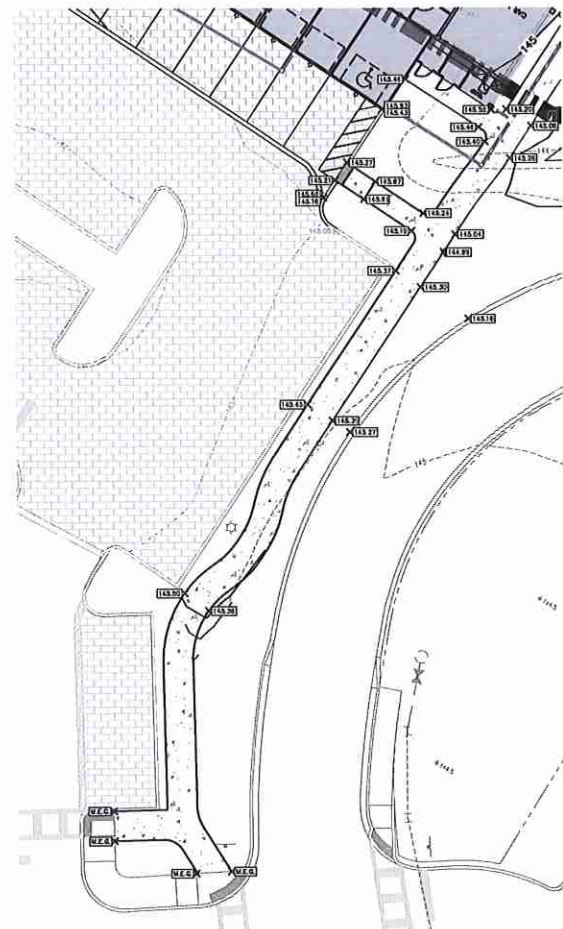
PAVING AND GRADING PLAN - OVERALL
SUMMER HOUSE AT LAKE APOPKA
(F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)
CITY OF APOPKA, FLORIDA

SCALE	1" = 60'
PROJECT	NVN-001
SHEET	C5.0
DATE	12/15/2020



SHEET 24 OF 66

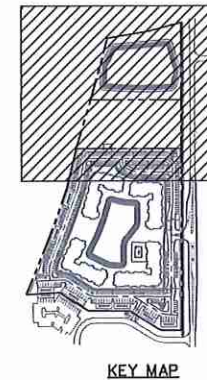
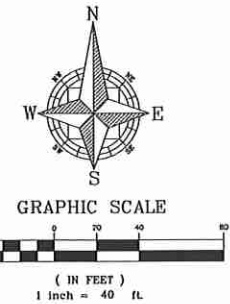
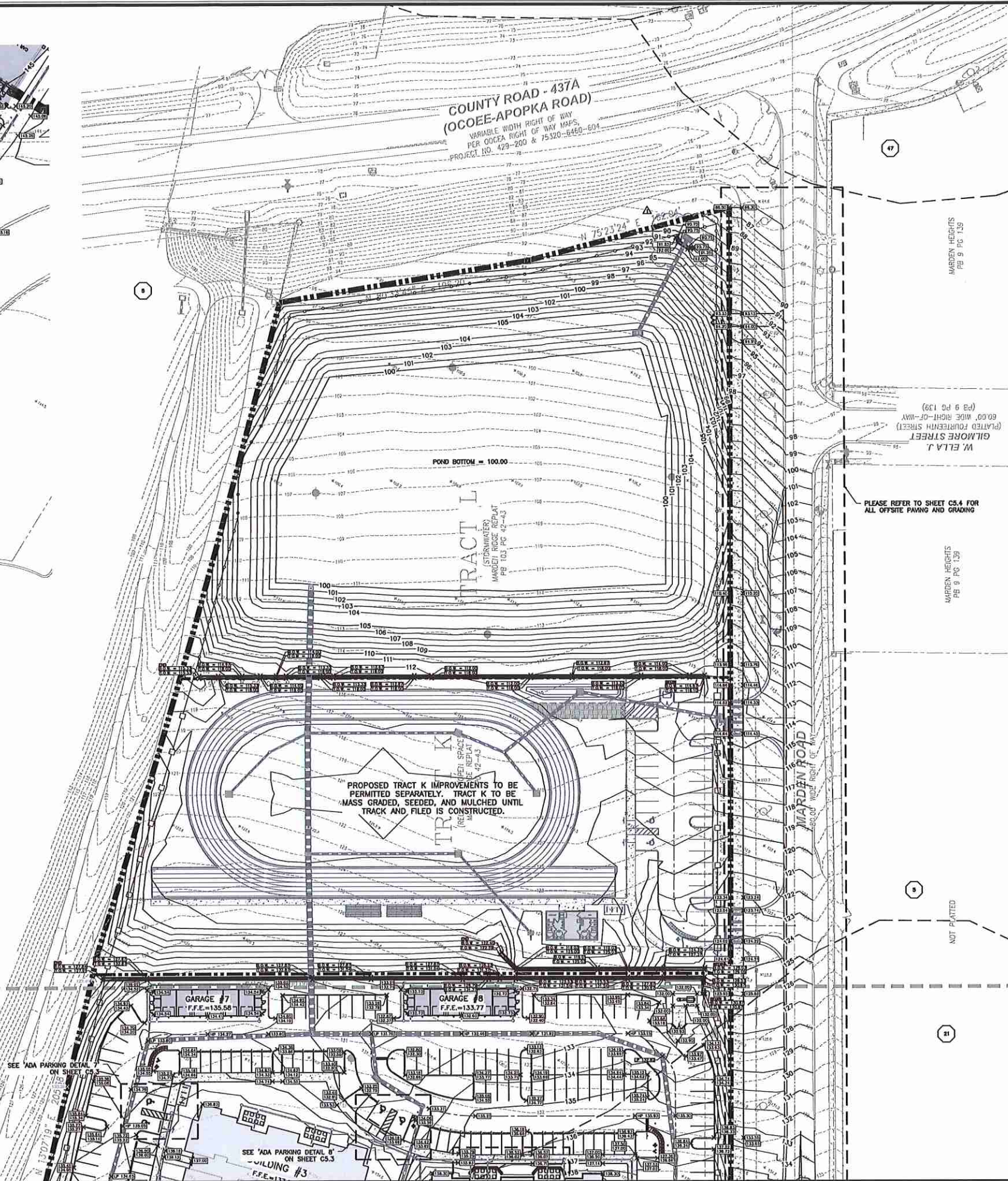
P:\project drawings\m-001 marden ridge apartments - phase 1\Drawings\cad\civil\layouts\04 final development plan\PAVING AND GRADING PLAN.dwg Modified: 12/15/2020 By: sierragil Plotted: By: sierragil



SIDEWALK TIE-IN DETAIL
SCALE: 1" = 20'

STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER OCEA R/W MAPS, PROJECT NO. 429-200

MATCHLINE A-A



KEY MAP

PLEASE REFER TO SHEET C5.4 FOR ALL OFFSITE PAVING AND GRADING

MARDEN HEIGHTS
PG 9 PG 139

NOT PLATTED

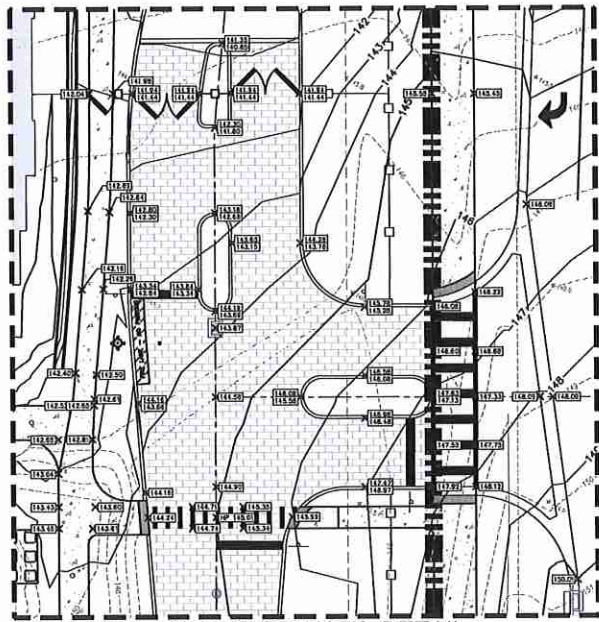


SHEET 25 OF 66

				SCALE 1" = 40'	DRAWN: S. SIERRA-GIL	PAVING AND GRADING PLAN - NORTH		CIVIL ENGINEERING LAND PLANNING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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P:\project drawings\m-001 marden ridge apartments - phase 1\Drawings\Lead\04 final development plan\PAVING AND GRADING PLAN.dwg Modified: 12/15/2020 By: sierragil Plotted: By: sierragil sierra-gil

MATCHLINE A-A



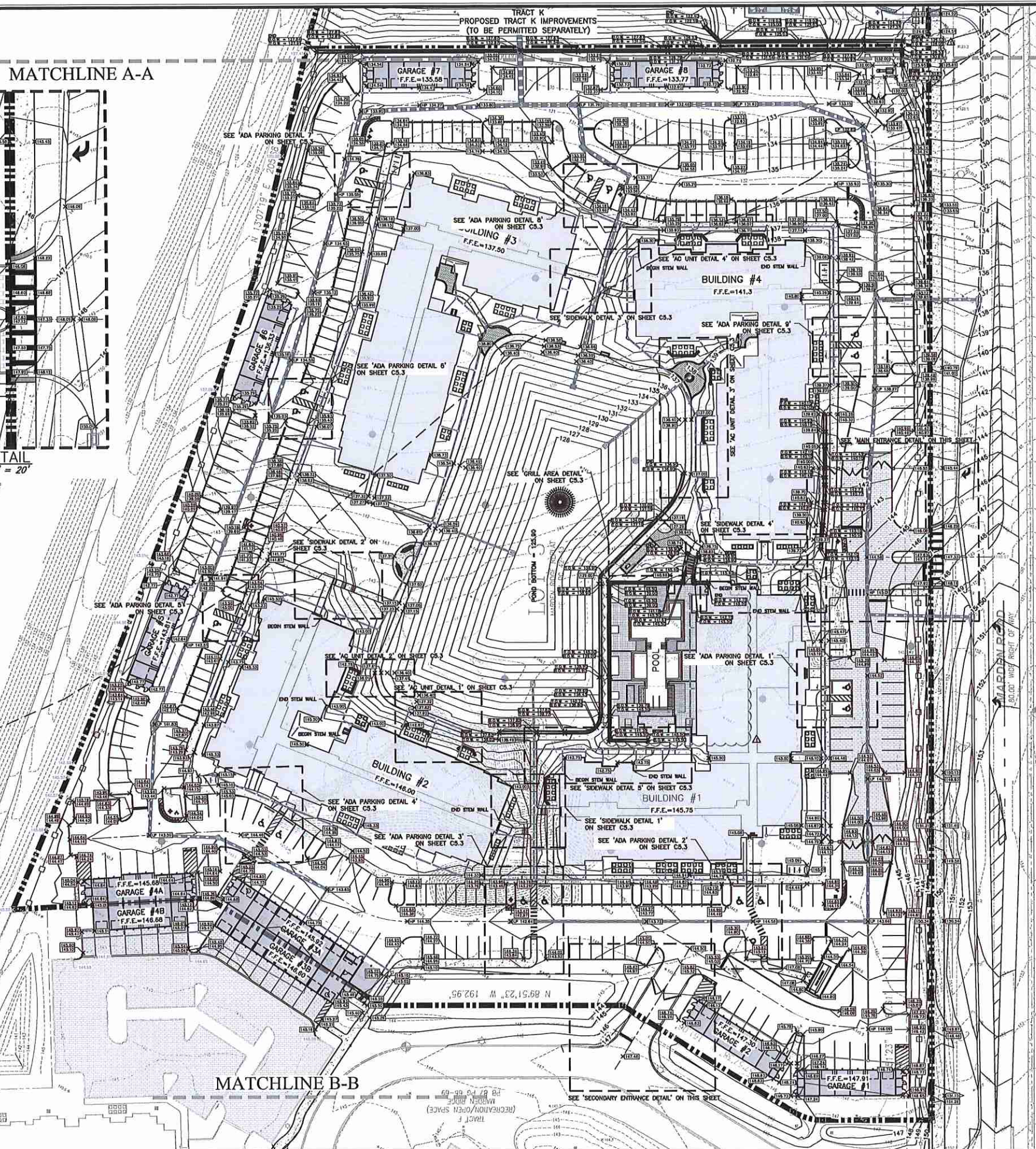
MAIN ENTRANCE DETAIL
SCALE: 1" = 20'

STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER DOCS R/W MAPS, PROJECT NO. 429-220

21

21

MATCHLINE B-B



N 89°51'23" W 192.95'

SEE "SECONDARY ENTRANCE DETAIL" ON THIS SHEET

Call 48 hours
before you dig

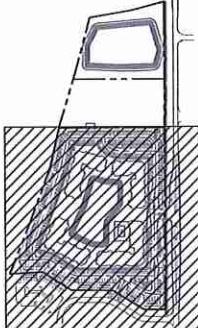
It's the Law!
1-800-432-4770

Burial State One Call of Florida, Inc.



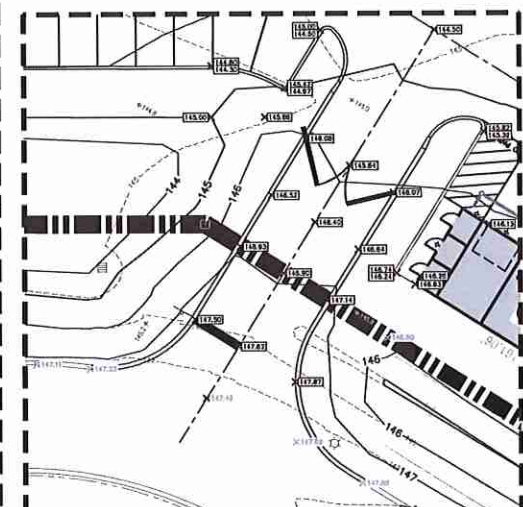
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



KEY MAP

PLEASE REFER TO SHEET C5.4 FOR
ALL OFFSITE PAVING AND GRADING

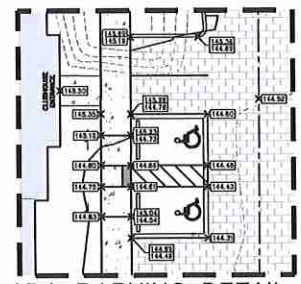


SECONDARY ENTRANCE DETAIL
SCALE: 1" = 20'

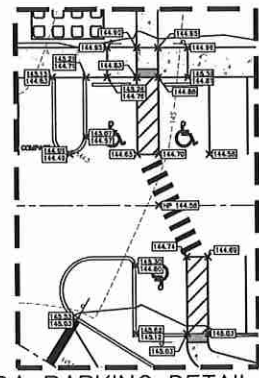
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PAVING AND GRADING PLAN - SOUTH		SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)		CITY OF APOPKA, FLORIDA		2021 Las Road, Suite 27, Winter Park, Florida 32789		BY	
DRAWN: S. SIERRA-GIL		DESIGNED: J. WOLFFARTH		CHECKED: L. CLASSON		DATE: 12/15/2020		DESCRIPTION	
SCALE: 1" = 40'		PROJECT: NVN-001		SHEET: C5.2					

SHEET 26 OF 66

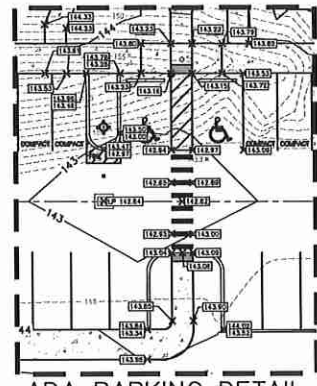
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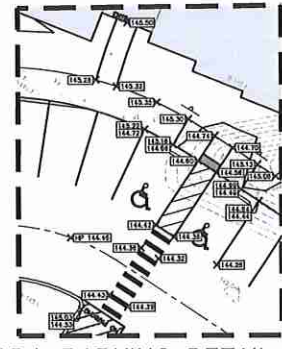
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SCALE: 1" = 20'



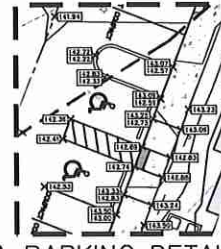
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SCALE: 1" = 20'



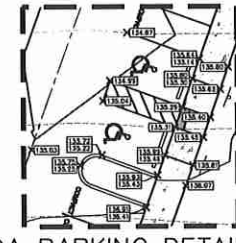
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SCALE: 1" = 20'



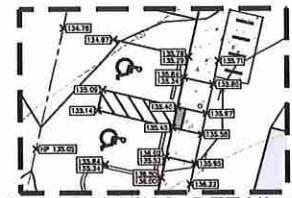
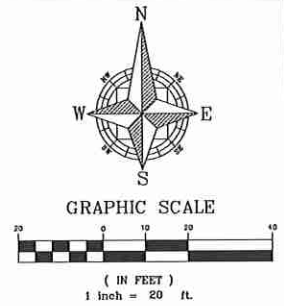
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SCALE: 1" = 20'



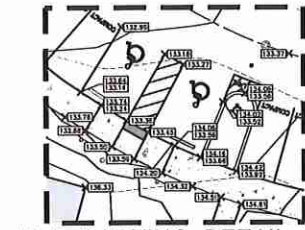
ADA PARKING DETAIL 5
SCALE: 1" = 20'



ADA PARKING DETAIL 6
SCALE: 1" = 20'



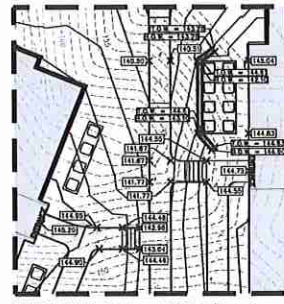
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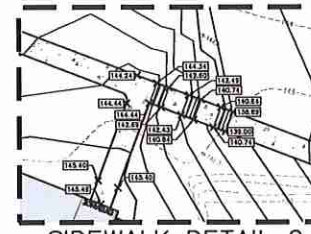
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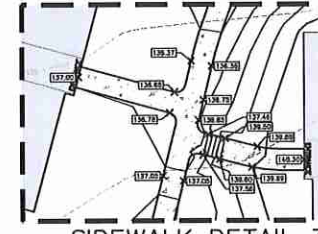
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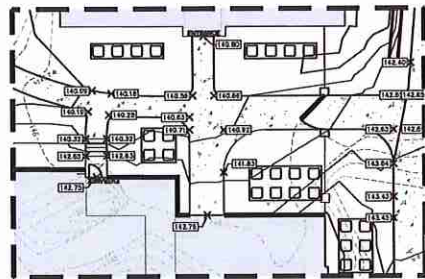
SIDEWALK DETAIL 1
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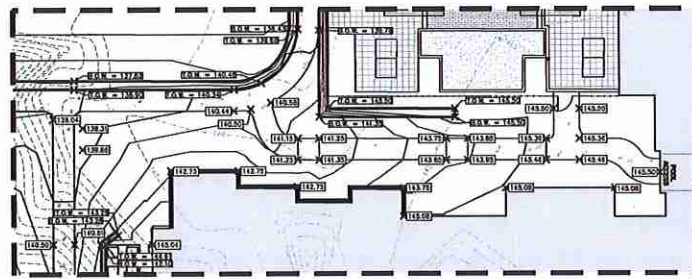
SIDEWALK DETAIL 2
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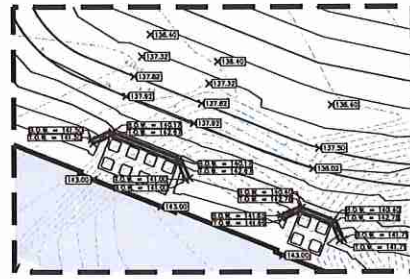
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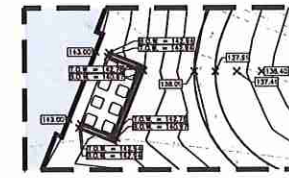
SIDEWALK DETAIL 4
SCALE: 1" = 20'



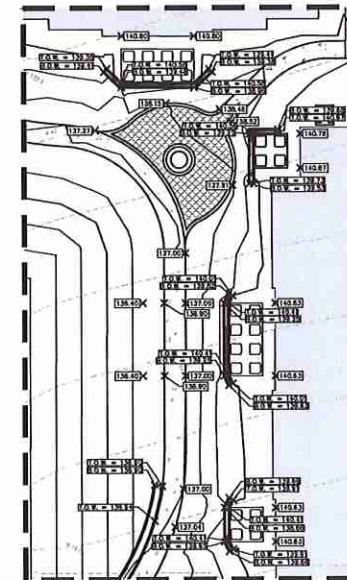
SIDEWALK DETAIL 5
SCALE: 1" = 20'



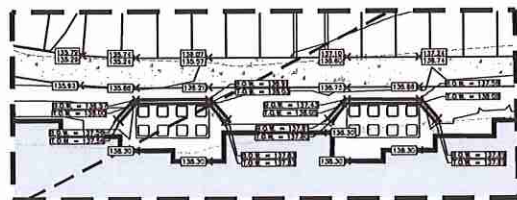
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SCALE: 1" = 20'



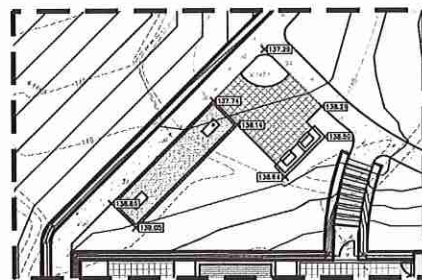
AC UNIT DETAIL 2
SCALE: 1" = 20'



AC UNIT DETAIL 3
SCALE: 1" = 20'



AC UNIT DETAIL 4
SCALE: 1" = 20'



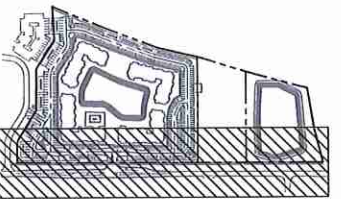
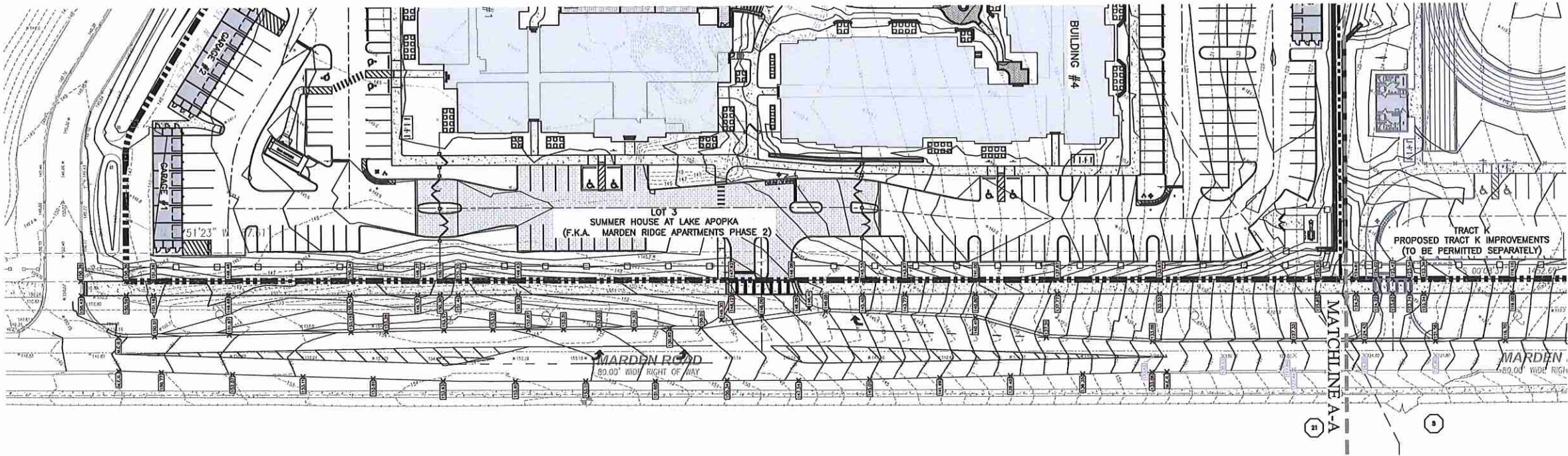
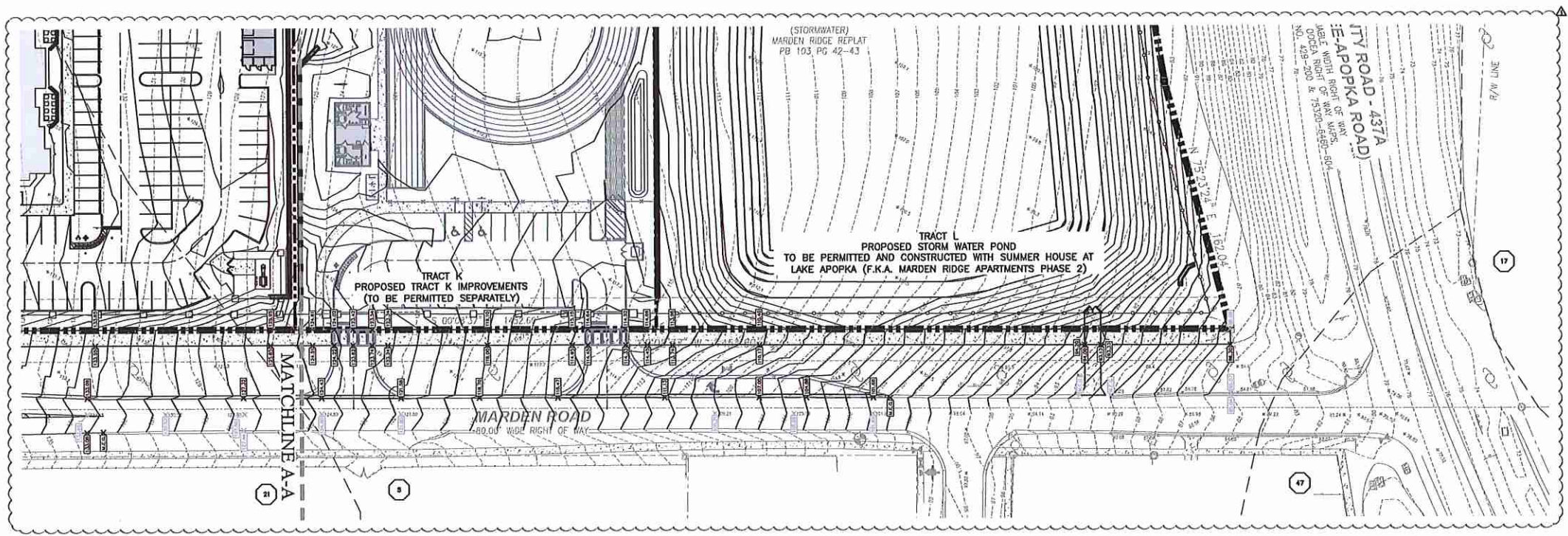
GRILL AREA DETAIL
SCALE: 1" = 20'



SHEET 27 OF 66

				SCALE		DRAWN: S. SIERRA-GIL		PAVING AND GRADING DETAILS		CIVIL ENGINEERING I LAND PLANNING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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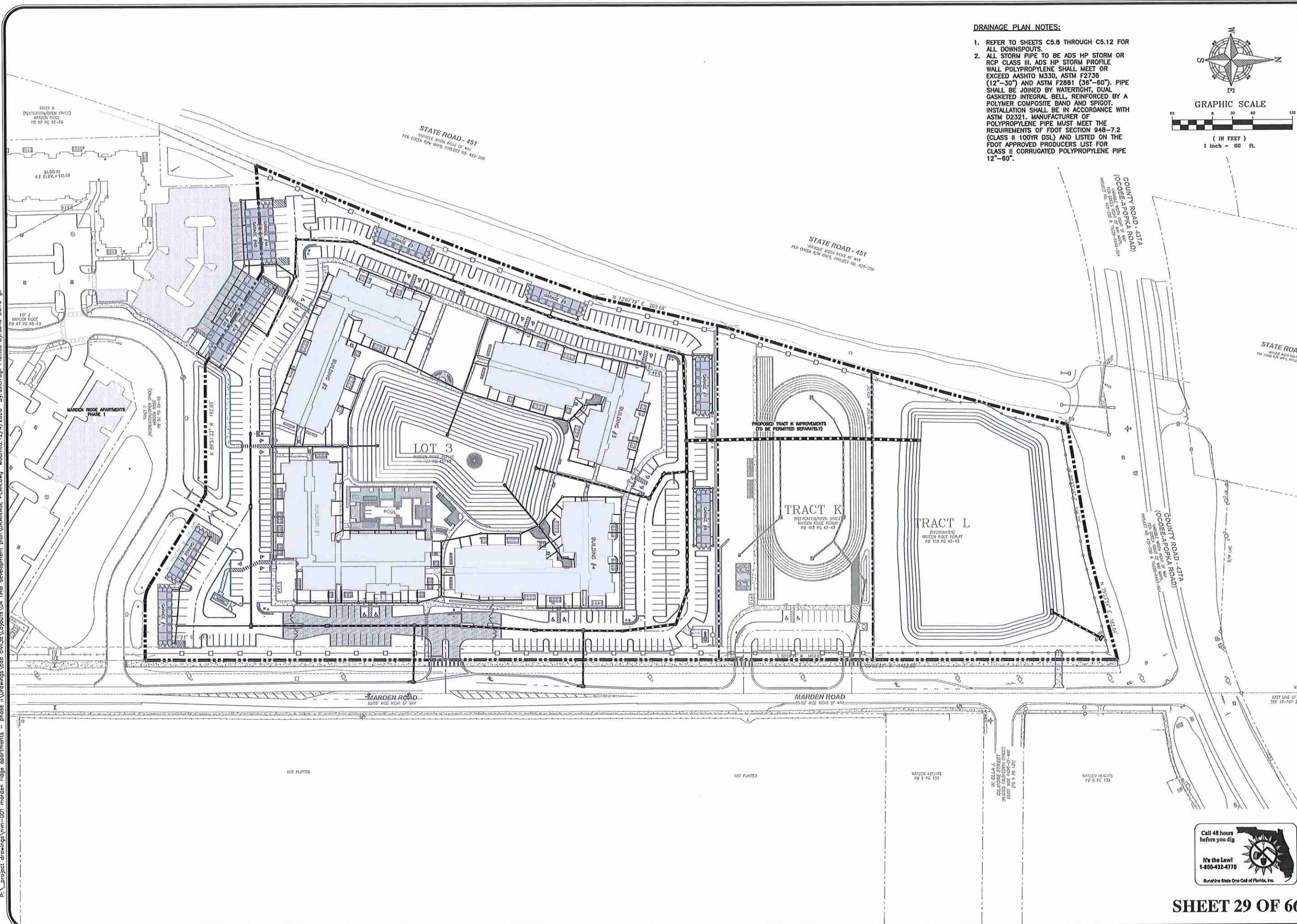
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SHEET 28 OF 66

 APPIAN ENGINEERING LLC CIVIL ENGINEERING LAND PLANNING	SCALE 1" = 40'	DRAWN: S. SIERRA-GIL	PROJECT NVN-001	DATE 12/15/2020
	PROJECT NVN-001	DESIGNED: J. WOLFARTH	CHECKED: L. CLASON	SHEET C5.4
OFFSITE PAVING AND GRADING PLAN				
SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2) CITY OF APOPKA, FLORIDA				
APPIANENGINEERING.COM • 407.950.5868 221 Las Road, Suite 27, Winter Park, Florida, 32789 STATE OF FLORIDA LICENSE NO. 121520				
DATE 12/15/2020				
DESCRIPTION CITY OF APOPKA COMMENTS DATED 10/12/2020				
BY SSS				

P:\project drawings\m-001 morden ridge apartments - phase 1\Drawings\cod civil\layouts\04 final development plan\DRAINAGE PLAN.dwg Modified:12/14/2020 By:stierrogth Plotted:By:stierrogth



DRAINAGE PLAN NOTES:

1. REFER TO SHEETS C5.8 THROUGH C5.12 FOR ALL DOWNSPOUTS.
2. ALL STORM PIPE TO BE ADS HP STORM OR RCP CLASS III. ADS HP STORM PROFILE WALL POLYPROPYLENE SHALL MEET OR EXCEED AASHTO M330, ASTM F2736 (12"-30") AND ASTM F2881 (36"-60"). PIPE SHALL BE JOINED BY WATERTIGHT, DUAL GASKETED INTEGRAL BELL, REINFORCED BY A POLYMER COMPOSITE BAND AND SPIGOT. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321. MANUFACTURER OF POLYPROPYLENE PIPE MUST MEET THE REQUIREMENTS OF FDOT SECTION 948-7.2 (CLASS II 100YR DSL) AND LISTED ON THE FDOT APPROVED PRODUCERS LIST FOR CLASS II CORRUGATED POLYPROPYLENE PIPE 12"-60".



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CIVIL ENGINEERING I LAND PLANNING		APPIAN ENGINEERING LLC.		10/14/2020 CITY OF APOPKA COMMENTS DATED 10/17/2020	
DRAINAGE PLAN - OVERALL		SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)		DATE: 12/15/2020	
SCALE: 1" = 60'	PROJECT: NVN-001	SHEET: C5.5	DATE: 12/15/2020		
DRAWN: S. SIERRA-GL		DESIGNED: J. WOLFARTH	CHECKED: L. CLASON	DATE: 12/15/2020	
APPIAN ENGINEERING		LIVE MARTIN CLASON No. 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER			



SHEET 29 OF 66

P:\project drawings\m-n-001 morden ridge apartments - phase ii\Drawings\cadd\cadd\Layouts\04 final development plan\DRAINAGE PLAN.dwg Modified: 12/14/2020 By: asterogi Plotted: By: apia sierra-gil

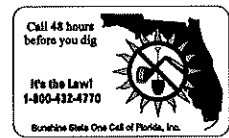
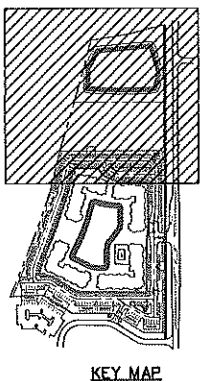
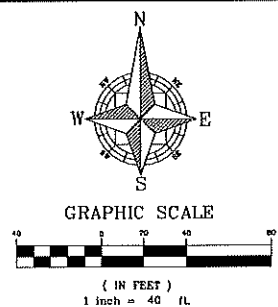
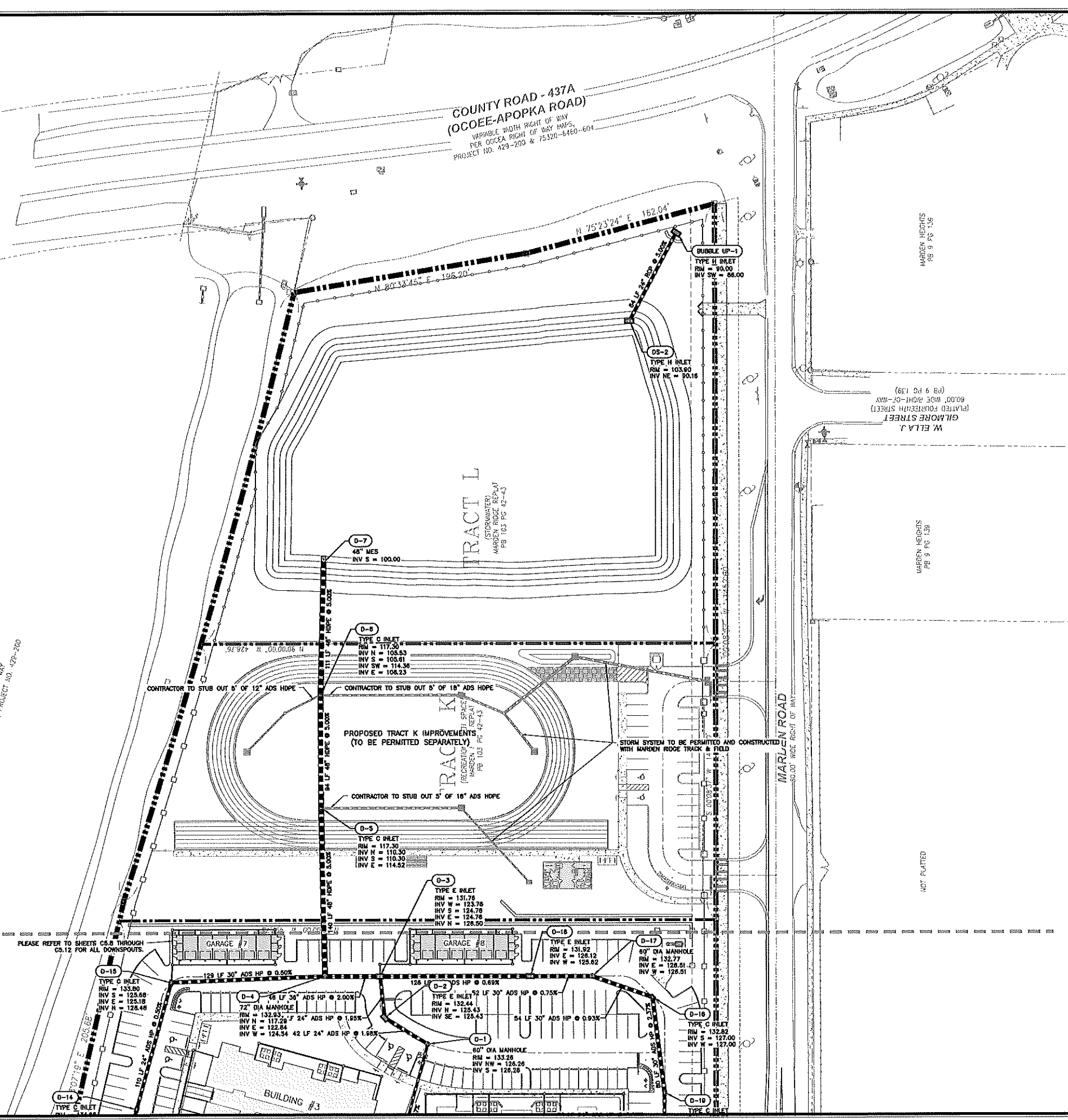
COUNTY ROAD - 437A
(OCOOE-APOPKA ROAD)
VARIABLE WIDTH RIGHT OF WAY
PER OCCEA RIGHT OF WAY MAPS,
PROJECT NO. 429-200 & 75320-6460-604

COUNTY ROAD - 437A
(OCOOE-APOPKA ROAD)
VARIABLE WIDTH RIGHT OF WAY
PER OCCEA RIGHT OF WAY MAPS,
PROJECT NO. 429-200 & 75320-6460-604

STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER OCCEA R/W MAPS, PROJECT NO. 429-200

MATCHLINE A-A

PLEASE REFER TO SHEETS C5.5 THROUGH
C5.12 FOR ALL DOWNSPOUTS.



SHEET 30 OF 66

CIVIL ENGINEERING I LAND PLANNING		APPIAN ENGINEERING LLC		10/17/2020	DATE	10/17/2020	DATE	10/17/2020	DATE
DRAINAGE PLAN - NORTH		SUMMER HOUSE AT LAKE APOPKA (F.K.A. MORDEN RIDGE APARTMENTS - PHASE 2)		C5.6		C5.6		C5.6	
SCALE	1" = 40'	PROJECT	NVN-001	SHEET	C5.6	DATE	12/15/2020	DATE	12/15/2020
DRAWN	S. SIERRA-GIL	DESIGNED	J. WOHLFARTH	CHECKED	L. CLASSON	DATE	12/15/2020	DATE	12/15/2020
APPIAN ENGINEERING LLC		APPIAN ENGINEERING LLC		APPIAN ENGINEERING LLC		APPIAN ENGINEERING LLC		APPIAN ENGINEERING LLC	
2221 Lake Road, Suite 207, Maitland, FL 32751		2221 Lake Road, Suite 207, Maitland, FL 32751		2221 Lake Road, Suite 207, Maitland, FL 32751		2221 Lake Road, Suite 207, Maitland, FL 32751		2221 Lake Road, Suite 207, Maitland, FL 32751	
407.960.5868		407.960.5868		407.960.5868		407.960.5868		407.960.5868	
APPIANENGINEERING.COM		APPIANENGINEERING.COM		APPIANENGINEERING.COM		APPIANENGINEERING.COM		APPIANENGINEERING.COM	

P:\project drawings\m-n-001 morden ridge apartments - phase 1\Drawings\cad civil3d\layouts\04 final development plan\DRAINAGE PLAN.dwg Modified:12/14/2020 By:stierogl Plotted: By:stierogl

STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER OCECA R/W MAPS, PROJECT NO. 429-2001

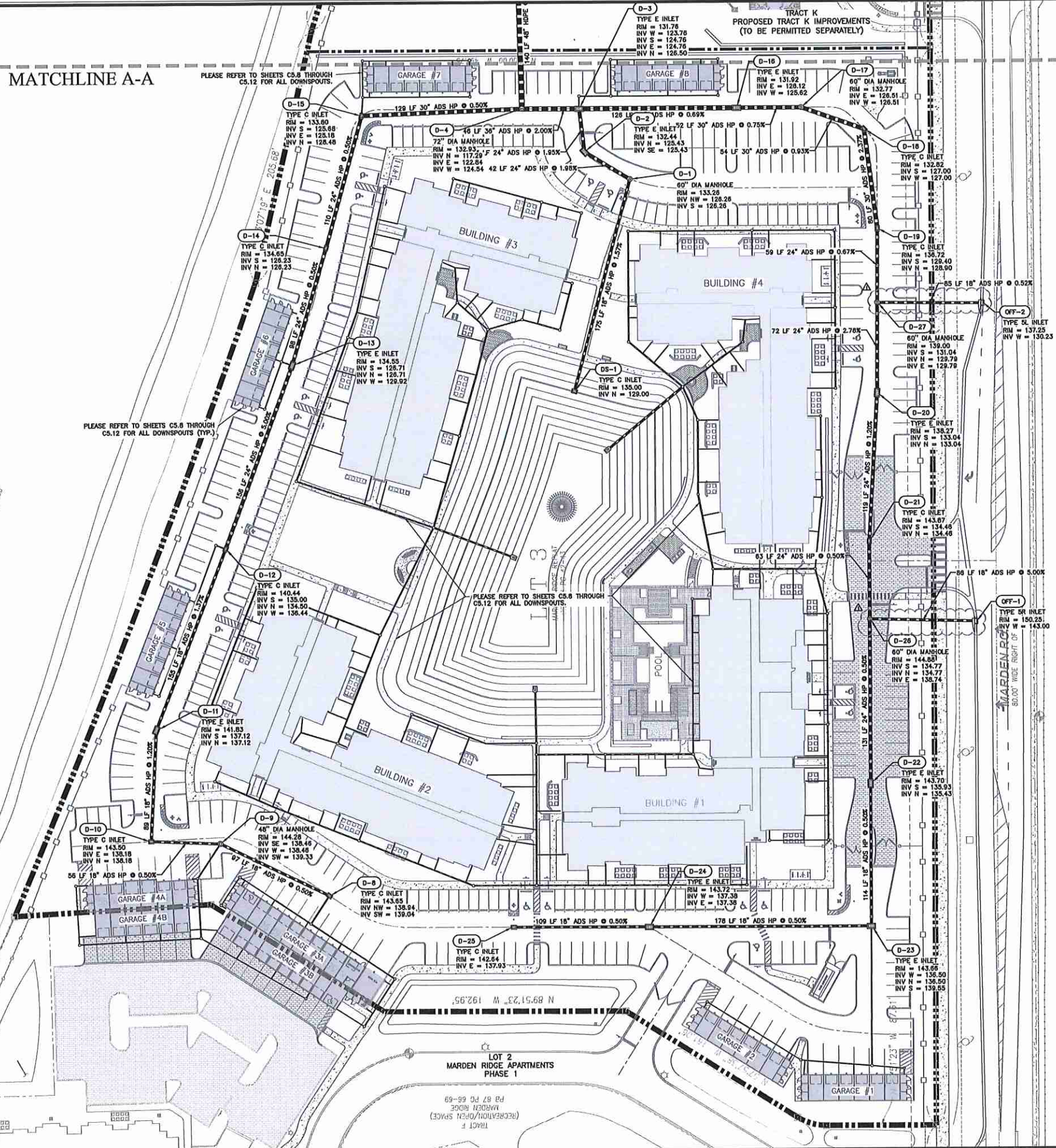
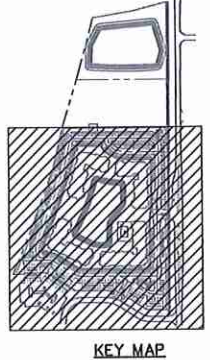
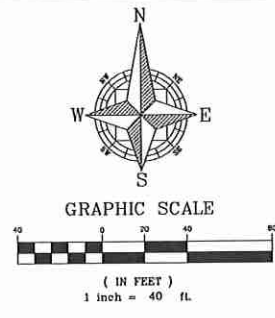
MATCHLINE A-A

PLEASE REFER TO SHEETS C5.8 THROUGH C5.12 FOR ALL DOWNSPOUTS.

PLEASE REFER TO SHEETS C5.8 THROUGH C5.12 FOR ALL DOWNSPOUTS (TYP.)

PLEASE REFER TO SHEETS C5.8 THROUGH C5.12 FOR ALL DOWNSPOUTS.

TRACT K
PROPOSED TRACT K IMPROVEMENTS
(TO BE PERMITTED SEPARATELY)



NOT PLATTED



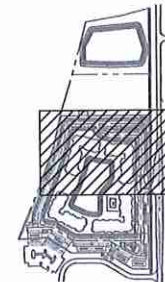
SHEET 31 OF 66

CIVIL ENGINEERING & LAND PLANNING APPIAN ENGINEERING LLC. APPIAN.ORG • 407.950.5668 2231 Las Bolas, Suite 27, Winter Park, Florida 32789		DATE: 12/15/2020 BY: SCS
DRAINAGE PLAN - SOUTH		
SUMMER HOUSE AT LAKE APOKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2) CITY OF APOKA, FLORIDA		
SCALE: 1" = 40'	PROJECT: NVN-001	SHEET: C5.7
LUKE MARTIN CLASON LICENSED PROFESSIONAL ENGINEER No. 77066 STATE OF FLORIDA 12/15/20		

P:\project drawings\11-001 morden ridge apartments - phase 1\Drawings\cdd civa3d\Layouts\04 final development plan\DRAINAGE PLAN.dwg Modified:12/14/2020 By:stierrogli Plotted:By:sierra-gl



- DRAINAGE PLAN NOTES:**
1. REFER TO SHEET C5.11 FOR DOWNSPOUT AND CLEANOUT TABLES.
 2. REFER TO SHEET C5.12 FOR PIPE TABLES.



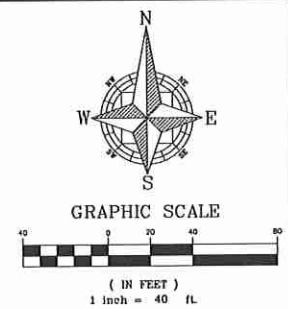
KEY MAP



SHEET C5.8
SHEET C5.9
SHEET C5.10

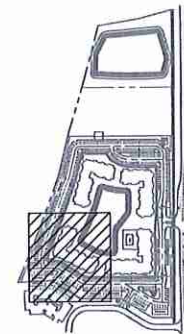
SHEET 32 OF 66

CIVIL ENGINEERING & LAND PLANNING		APPLAN ENGINEERING LLC.		DATE	DESCRIPTION	BY
SUMMER HOUSE AT LAKE APOKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)		APPLAN.COM • 407.960.5868		10/14/20	CITY OF APOKA COMMENTS DATED 10/12/2020	SCS
DRAINAGE PLAN - DOWNSPOUTS - NORTH		DRAWN: S. SIERRA-GL		PROJECT	11-001	SCALE
		DESIGNED: J. WOLFARTH		SHEET	C5.8	1" = 40'
		CHECKED: L. CLASON		DATE	12/15/2020	



DRAINAGE PLAN NOTES:

1. REFER TO SHEET C5.11 FOR DOWNSPOUT AND CLEANOUT TABLES.
2. REFER TO SHEET C5.12 FOR PIPE TABLES.



KEY MAP

CIVIL ENGINEERING | LAND PLANNING

APIAN ENGINEERING LLC.

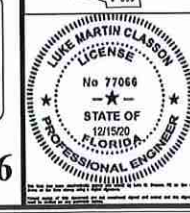
APPIANET.COM • 407.960.5865					
2211 Las Vegas, Suite 217, Victoria Park, Panama, 32789					
VAT ID: IT 1188400076 CERTIFICATE OF REGISTRATION NO. 5334					
REV	DATE	DESCRIPTION	SSS	BY	
Δ	10/14/20	ASPKA COMMENTS DATED 10/12/2020			
Δ					
Δ					

DRAINAGE PLAN - DOWNSPOUTS -
SOUTHWEST

SUMMER HOUSE AT LAKE APOPKA
(F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)
CITY OF APOPKA, FLORIDA

DRAWN:	S. SIERRA-GIL
DESIGNED:	J. WOHLFARTH
CHECKED:	.. CLASSON
DATE:	2/15/2020

SCALE	" = 20'
PROJECT	NVN-001
SHEET	C5.9

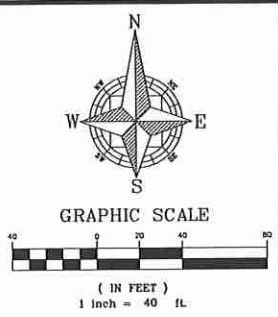
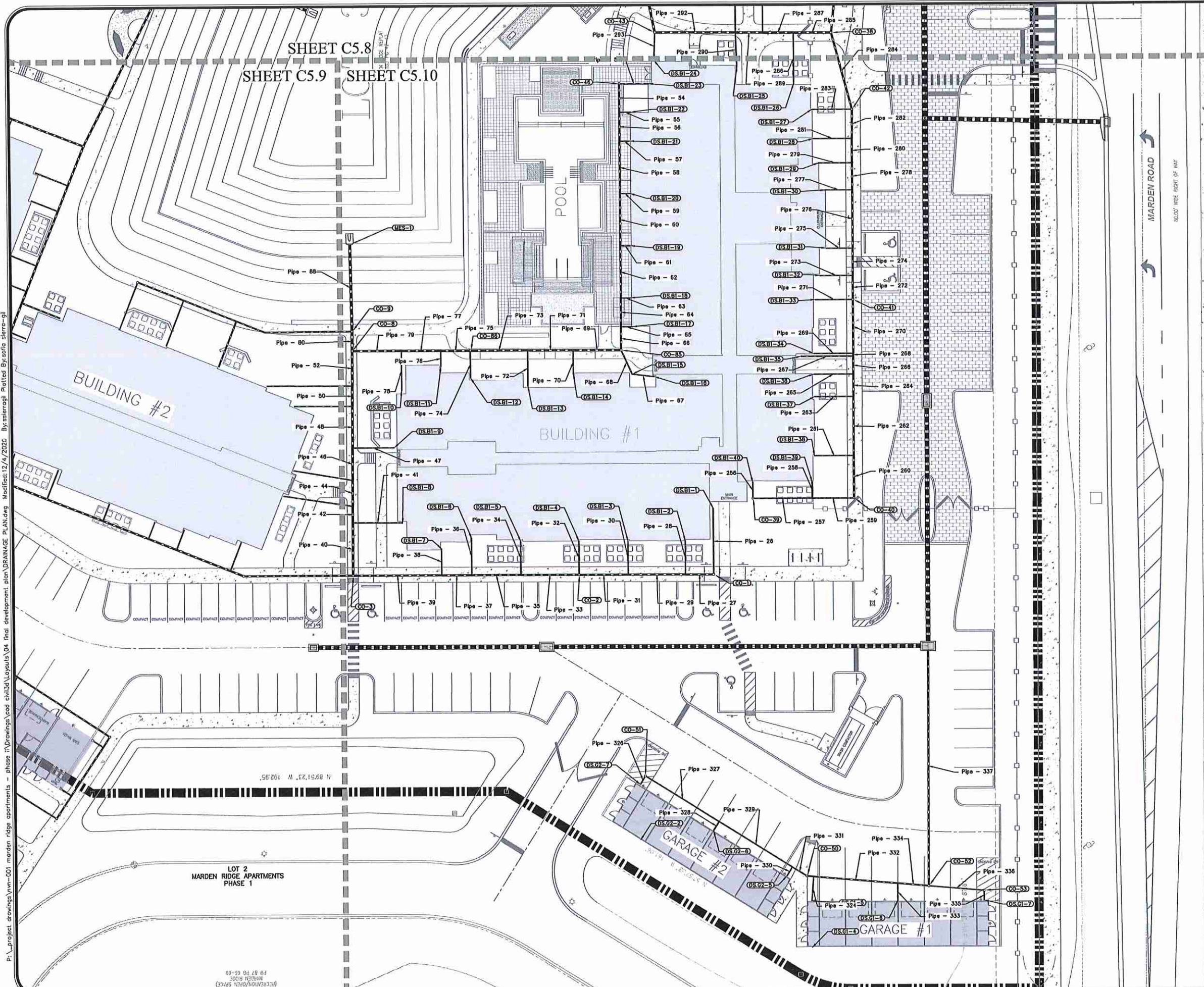


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before you dig

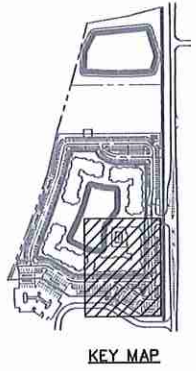
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Smoking First On

SHEET 33 OF 66



- DRAINAGE PLAN NOTES:**
1. REFER TO SHEET C5.11 FOR DOWNSPOUT AND CLEANOUT TABLES.
 2. REFER TO SHEET C5.12 FOR PIPE TABLES.



APPIAN ENGINEERING LLC.

CIVIL ENGINEERING & LAND PLANNING

APPIAN ENGINEERING LLC.

2231 Las Bolas, Suite 217, Winter Park, Florida 32789

APPIAN.ORG • 407.560.5658

NOT PLATTED

DRAINAGE PLAN - DOWNSPOUTS - SOUTHEAST

SUMMER HOUSE AT LAKE APOKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2) CITY OF APOKA, FLORIDA

SCALE: 1" = 20'

PROJECT: NVN-001

SHEET: C5.10

DESIGNED: J. WOHLFARTH

CHECKED: L. CLASON

DATE: 12/15/2020

DRAWN: S. SIERRA-OL

PROJECT: NVN-001

SHEET: C5.10

APPIAN ENGINEERING

LUKE MARTIN CLASON

PROFESSIONAL ENGINEER

No. 77066

STATE OF FLORIDA

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Sunshine State One Call of Florida, Inc.

BY	SCS	DATE	DESCRIPTION
10/14/20	10/14/20	10/14/20	CITY OF APOKA COMMENTS DATED 10/12/2020

P:\project drawings\vn-001 marden ridge apartments - phase 2\Drawings\cad civil\3d\layouts\04 final development plan\DRAINAGE PLAN.dwg Modified: 12/14/2020 By: sierra-ol

LOT 2
MARDEN RIDGE APARTMENTS
PHASE 1

REVISIONS
DATE
BY
DESCRIPTION

SHEET 34 OF 66

176

P:\project drawings\m-001 marden ridge apartments - phase 1\Drawings\cadd\c30\layouts\04 final development plan\DRAINAGE PLANS.dwg Modified: 12/14/2020 By: ssterng Plot: P:\project drawings\m-001 marden ridge apartments - phase 1\Drawings\cadd\c30\layouts\04 final development plan\DRAINAGE PLANS.dwg

DOWNSPOUTS TABLE		DOWNSPOUTS TABLE		DOWNSPOUTS TABLE		DOWNSPOUTS TABLE		DOWNSPOUTS TABLE	
Structure Name	Structure Details	Structure Name	Structure Details	Structure Name	Structure Details	Structure Name	Structure Details	Structure Name	Structure Details
DS.B1-1	RIM = 142.50 S INV = 141.75	DS.B2-3	RIM = 141.70 S INV = 140.95	DS.B3-10	RIM = 131.45 W INV = 130.70	DS.B4-17	RIM = 130.46 SW INV = 130.07	DS.G4-4	RIM = 141.69 S INV = 140.94
DS.B1-2	RIM = 141.72 S INV = 141.33	DS.B2-4	RIM = 142.00 S INV = 141.26	DS.B3-11	RIM = 131.41 W INV = 130.66	DS.B4-18	RIM = 135.54 SE INV = 134.79	DS.G4-5	RIM = 141.41 S INV = 140.66
DS.B1-3	RIM = 141.45 S INV = 141.06	DS.B2-5	RIM = 141.74 S INV = 140.99	DS.B3-12	RIM = 131.39 W INV = 130.65	DS.B4-19	RIM = 135.94 SE INV = 135.19	DS.G4-6	RIM = 141.14 E INV = 140.39
DS.B1-4	RIM = 139.67 S INV = 138.93	DS.B2-6	RIM = 141.48 S INV = 140.73	DS.B3-13	RIM = 130.35 S INV = 129.60	DS.B4-20	RIM = 138.05 E INV = 137.30	DS.G4-7	RIM = 140.76 E INV = 140.02
DS.B1-5	RIM = 140.95 S INV = 140.56	DS.B2-7	RIM = 141.47 S INV = 140.72	DS.B3-14	RIM = 130.24 S INV = 129.49	DS.B4-21	RIM = 138.05 W INV = 137.30	DS.G4-8	RIM = 140.58 E INV = 139.83
DS.B1-6	RIM = 139.23 S INV = 138.48	DS.B2-8	RIM = 141.26 S INV = 140.51	DS.B3-15	RIM = 132.50 E INV = 131.76	DS.B4-22	RIM = 136.36 NW INV = 135.61	DS.G5-5	RIM = 138.58 E INV = 137.83
DS.B1-7	RIM = 138.90 S INV = 138.15	DS.B2-9	RIM = 140.75 S INV = 140.00	DS.B3-16	RIM = 132.49 E INV = 131.75	DS.B4-23	RIM = 135.48 NW INV = 134.73	DS.G5-6	RIM = 138.98 E INV = 138.23
DS.B1-8	RIM = 139.02 W INV = 138.64	DS.B2-10	RIM = 140.52 S INV = 139.77	DS.B3-17	RIM = 132.75 E INV = 132.01	DS.B4-24	RIM = 133.61 W INV = 133.22	DS.G5-7	RIM = 139.38 E INV = 138.63
DS.B1-9	RIM = 137.83 W INV = 137.44	DS.B2-11	RIM = 140.44 S INV = 139.69	DS.B3-18	RIM = 133.05 E INV = 132.30	DS.B4-25	RIM = 133.84 W INV = 133.45	DS.G6-3	RIM = 132.06 E INV = 131.31
DS.B1-10	RIM = 137.23 N INV = 136.85	DS.B2-12	RIM = 140.33 S INV = 139.59	DS.B3-19	RIM = 133.29 E INV = 132.54	DS.B4-26	RIM = 134.11 W INV = 133.72	DS.G6-4	RIM = 130.59 E INV = 130.20
DS.B1-11	RIM = 137.42 N INV = 137.03	DS.B2-13	RIM = 139.16 E INV = 138.77	DS.B3-20	RIM = 133.81 E INV = 133.06	DS.B4-27	RIM = 134.27 W INV = 133.89	DS.G6-5	RIM = 131.40 E INV = 130.65
DS.B1-12	RIM = 138.11 N INV = 137.73	DS.B2-14	RIM = 138.62 E INV = 138.23	DS.B3-21	RIM = 133.59 NE INV = 133.21	DS.B4-28	RIM = 134.49 W INV = 134.11	DS.G7-1	RIM = 130.31 N INV = 129.92
DS.B1-13	RIM = 139.18 N INV = 138.79	DS.B2-15	RIM = 137.55 E INV = 137.16	DS.B3-22	RIM = 133.75 SE INV = 133.00	DS.B4-29	RIM = 135.70 S INV = 134.95	DS.G7-2	RIM = 130.17 N INV = 129.79
DS.B1-14	RIM = 138.64 N INV = 138.25	DS.B2-16	RIM = 137.77 E INV = 137.39	DS.B3-23	RIM = 133.75 W INV = 133.00	DS.B4-30	RIM = 135.82 S INV = 135.08	DS.G7-3	RIM = 130.00 N INV = 129.25
DS.B1-15	RIM = 141.73 E INV = 141.34	DS.B2-17	RIM = 135.97 N INV = 135.22	DS.B3-24	RIM = 133.91 SW INV = 133.16	DS.B4-31	RIM = 135.96 E INV = 135.21	DS.G7-4	RIM = 129.87 N INV = 129.12
DS.B1-16	RIM = 142.50 W INV = 141.75	DS.B2-18	RIM = 136.23 N INV = 135.48	DS.B3-25	RIM = 133.89 SW INV = 133.14	DS.B4-32	RIM = 136.19 E INV = 135.44	DS.G7-5	RIM = 130.35 S INV = 129.60
DS.B1-17	RIM = 140.34 W INV = 139.95	DS.B2-19	RIM = 136.49 N INV = 135.74	DS.B3-26	RIM = 133.24 S INV = 132.86	DS.B4-33	RIM = 136.26 E INV = 135.51	DS.G7-6	RIM = 130.75 S INV = 130.00
DS.B1-18	RIM = 140.44 W INV = 140.05	DS.B2-20	RIM = 140.83 W INV = 140.09	DS.B3-27	RIM = 133.51 S INV = 133.12	DS.B4-34	RIM = 136.46 E INV = 135.71	DS.G7-7	RIM = 131.15 S INV = 130.40
DS.B1-19	RIM = 141.04 W INV = 140.29	DS.B2-21	RIM = 142.27 NW INV = 141.89	DS.B3-28	RIM = 133.82 E INV = 133.44	DS.B4-35	RIM = 136.99 E INV = 136.24	DS.G8-1	RIM = 129.13 N INV = 128.38
DS.B1-20	RIM = 141.28 W INV = 140.54	DS.B2-22	RIM = 142.75 NE INV = 142.00	DS.B3-29	RIM = 133.89 E INV = 133.50	DS.G1-4	RIM = 143.52	DS.G8-2	RIM = 128.99 N INV = 128.24
DS.B1-21	RIM = 141.53 W INV = 140.78	DS.B2-23	RIM = 142.75 S INV = 142.00	DS.B3-30	RIM = 132.12 N INV = 131.74	DS.G1-5	RIM = 142.04 N INV = 141.66	DS.G8-3	RIM = 126.46 N INV = 127.71
DS.B1-22	RIM = 141.69 W INV = 140.94	DS.B2-24	RIM = 140.43 E INV = 139.68	DS.B3-31	RIM = 132.12 N INV = 131.38	DS.G1-6	RIM = 141.96 N INV = 141.21	DS.G8-4	RIM = 128.36 N INV = 127.61
DS.B1-23	RIM = 141.75 W INV = 141.00	DS.B2-25	RIM = 139.44 E INV = 138.69	DS.B3-32	RIM = 132.18 N INV = 131.80	DS.G1-7	RIM = 143.43 N INV = 142.68	DS.G8-5	RIM = 128.00 S INV = 127.25
DS.B1-24	RIM = 134.70 N INV = 134.32	DS.B2-26	RIM = 138.32 E INV = 137.57	DS.B3-33	RIM = 132.42 N INV = 132.04	DS.G2-2	RIM = 143.41	DS.G8-6	RIM = 128.67 S INV = 127.92
DS.B1-25	RIM = 135.56 N INV = 134.81	DS.B2-27	RIM = 137.80 E INV = 137.05	DS.B3-34	RIM = 132.88 N INV = 132.50	DS.G2-5	RIM = 142.31 NE INV = 141.56	DS.G8-7	RIM = 129.23 S INV = 128.48
DS.B1-26	RIM = 136.14 N INV = 135.39	DS.B2-28	RIM = 137.47 N INV = 136.72	DS.B3-35	RIM = 132.93 N INV = 132.55	DS.G2-6	RIM = 142.71 NE INV = 141.96		
DS.B1-27	RIM = 140.60 E INV = 139.86	DS.B2-29	RIM = 137.72 N INV = 136.97	DS.B4-1	RIM = 136.58 E INV = 136.19	DS.G2-7	RIM = 142.91 NE INV = 142.17		
DS.B1-28	RIM = 140.70 E INV = 139.95	DS.B2-30	RIM = 138.79 N INV = 138.04	DS.B4-2	RIM = 136.25 E INV = 135.86	DS.G3-1	RIM = 143.07 SE INV = 142.32		
DS.B1-29	RIM = 140.72 E INV = 139.97	DS.B2-31	RIM = 139.97 W INV = 139.22	DS.B4-3	RIM = 135.84 E INV = 135.45	DS.G3-2	RIM = 141.99 SE INV = 141.24		
DS.B1-30	RIM = 140.73 E INV = 139.98	DS.B2-32	RIM = 140.33 W INV = 139.59	DS.B4-4	RIM = 135.80 E INV = 135.41	DS.G3-3	RIM = 141.45 SE INV = 140.70		
DS.B1-31	RIM = 140.99 E INV = 140.24	DS.B2-33	RIM = 140.56 W INV = 139.81	DS.B4-5	RIM = 135.66 E INV = 135.28	DS.G3-4	RIM = 140.81 NE INV = 140.06		
DS.B1-32	RIM = 141.23 E INV = 140.48	DS.B2-34	RIM = 141.02 W INV = 140.27	DS.B4-6	RIM = 135.63 E INV = 134.88	DS.G3-5	RIM = 140.54 NE INV = 139.79		
DS.B1-33	RIM = 141.43 E INV = 140.68	DS.B2-35	RIM = 141.06 W INV = 140.31	DS.B4-7	RIM = 134.88 E INV = 134.50	DS.G3-6	RIM = 140.86 NE INV = 140.11		
DS.B1-34	RIM = 141.72 E INV = 140.97	DS.B3-1	RIM = 133.16 W INV = 132.41	DS.B4-8	RIM = 134.22 N INV = 133.48	DS.G3-7	RIM = 141.15 NE INV = 140.40		
DS.B1-35	RIM = 141.96 E INV = 141.21	DS.B3-2	RIM = 132.86 W INV = 132.11	DS.B4-9	RIM = 134.18 N INV = 133.43	DS.G3-8	RIM = 141.64 NW INV = 140.89		
DS.B1-36	RIM = 141.81 E INV = 141.06	DS.B3-3	RIM = 132.93 W INV = 132.18	DS.B4-10	RIM = 133.64 N INV = 132.89	DS.G3-9	RIM = 141.34 W INV = 140.59		
DS.B1-37	RIM = 141.90 E INV = 141.15	DS.B3-4	RIM = 132.72 W INV = 131.97	DS.B4-11	RIM = 133.37 N INV = 132.62	DS.G3-10	RIM = 141.67 SW INV = 140.92		
DS.B1-38	RIM = 142.19 E INV = 141.44	DS.B3-5	RIM = 132.47 W INV = 131.72	DS.B4-12	RIM = 133.01 N INV = 132.26	DS.G3-11	RIM = 142.01 SW INV = 141.27		
DS.B1-39	RIM = 142.14 S INV = 141.40	DS.B3-6	RIM = 132.15 W INV = 131.40	DS.B4-13	RIM = 130.99 W INV = 130.61	DS.G3-12	RIM = 142.37 SW INV = 141.62		
DS.B1-40	RIM = 142.25 S INV = 141.50	DS.B3-7	RIM = 132.13 W INV = 131.39	DS.B4-14	RIM = 130.55 W INV = 130.16	DS.G4-1	RIM = 142.43 W INV = 141.68		
DS.B2-1	RIM = 142.18 SW INV = 141.43	DS.B3-8	RIM = 132.02 W INV = 131.27	DS.B4-15	RIM = 130.27 W INV = 129.88	DS.G4-2	RIM = 142.46 W INV = 141.68		
DS.B2-2	RIM = 142.04 S INV = 141.30	DS.B3-9	RIM = 131.59 W INV = 130.84	DS.B4-16	RIM = 130.33 SW INV = 129.95	DS.G4-3	RIM = 142.46 W INV = 141.71		

CLEANOUTS TABLE		CLEANOUTS TABLE		CLEANOUTS TABLE	
Structure Name	Structure Details	Structure Name	Structure Details	Structure Name	Structure Details
CO-1	RIM = 144.83 N INV = 140.84 W INV = 140.84	CO-31	RIM = 132.74 E INV = 132.64 S INV = 132.64 W INV = 132.64	CO-63	RIM = 144.54 S INV = 139.66 W INV = 139.66 NE INV = 139.66
CO-2	RIM = 144.41 E INV = 140.21 N INV = 140.21 W INV = 140.21	CO-32	RIM = 135.68 E INV = 131.50 W INV = 130.50 S INV = 130.50	CO-67	RIM = 142.44 W INV = 138.44 N INV = 138.44
CO-3	RIM = 143.19 W INV = 138.44 E INV = 139.16 N INV = 138.44	CO-33	RIM = 140.05 N INV = 129.62 SE INV = 129.62	CO-68	RIM = 140.62 S INV = 136.61 E INV = 136.61
CO-5	RIM = 145.12 SE INV = 141.18 NE INV = 141.18	CO-34	RIM = 137.15 NE INV = 132.50 SE INV = 132.28 SW INV = 129.06 NW INV = 129.06	CO-72	RIM = 134.95 S INV = 130.02 W INV = 130.02 N INV = 130.01 E INV = 130.02
CO-6	RIM = 145.00 W INV = 139.94 N INV = 139.94 E INV = 139.94	CO-35	RIM = 140.07 N INV = 136.30 SW INV = 135.50	CO-76	RIM = 133.78 S INV = 129.78 W INV = 129.78
CO-7	RIM = 144.09 W INV = 138.95 E INV = 138.95	CO-36	RIM = 139.85 S INV = 135.84 W INV = 135.84	CO-77	RIM = 133.62 E INV = 128.92 S INV = 128.92
CO-8	RIM = 139.32 S INV = 135.32 E INV = 135.32 N INV = 135.32	CO-37	RIM = 140.12 W INV = 135.19 S INV = 135.19 N INV = 135.19	CO-78	RIM = 134.30 W INV = 130.26 N INV = 130.26
CO-9	RIM = 138.93 W INV = 133.77 N INV = 133.05 N INV = 133.43	CO-38	RIM = 142.26 N INV = 134.61 S INV = 138.00 W INV = 134.62	CO-79	RIM = 134.31 N INV = 128.63 E INV = 129.40 S INV = 128.63
CO-10	RIM = 145.50 E INV = 141.37 N INV = 141.37	CO-39	RIM = 145.50 E INV = 141.37 N INV = 141.37	CO-80	RIM = 132.23 W INV = 128.23 S INV = 128.23
CO-11	RIM = 143.42 E INV = 139.58 N INV = 139.58	CO-40	RIM = 144.71 N INV = 140.90 W INV = 140.90	CO-81	RIM = 132.08 E INV = 127.38 S INV = 127.38
CO-12	RIM = 142.47 S INV = 138.45 E INV = 138.45	CO-41	RIM = 144.67 S INV = 139.98 W INV = 139.98 N INV = 139.98	CO-82	RIM = 132.42 E INV = 127.02 W INV = 127.02
CO-13	RIM = 144.08 W INV = 135.42 NE INV = 134.41	CO-42	RIM = 144.08 W INV = 135.10 N INV = 139.11	CO-83	RIM = 132.44 N INV = 128.44 W INV = 128.44
CO-14	RIM = 145.41 W INV = 141.58 SE INV = 141.58 N INV = 140.05	CO-43	RIM = 140.37 E INV = 133.80 W INV = 133.80 S INV = 133.80	CO-84	RIM = 132.06 E INV = 126.60 S INV = 126.60
CO-15	RIM = 135.53 E INV = 131.72 S INV = 131.72	CO-44	RIM = 146.14 E INV = 141.24 NW INV = 141.24	CO-85	RIM = 145.40 N INV = 139.63 SE INV = 140.85 W INV = 139.62
CO-16	RIM = 135.94 N INV = 131.22 E INV = 131.22 S INV = 131.22	CO-45	RIM = 137.72 E INV = 132.56 S INV = 132.56 NW INV = 132.56	CO-86	RIM = 141.18 E INV = 137.22 W INV = 137.22
CO-17	RIM = 136.30 N INV = 130.48 E INV = 130.48 S INV = 130.48	CO-46	RIM = 145.13 E INV = 140.86 S INV = 140.86		
CO-18	RIM = 138.51 N INV = 128.26 E INV = 129.26	CO-50	RIM = 146.14 E INV = 141.24 NW INV = 141.24		
CO-19	RIM = 136.66 W INV = 128.10 N INV = 131.39 E INV = 128.10	CO-51	RIM = 145.94 SE INV = 142.12 SW INV = 142.12		
CO-20	RIM = 137.30 SW INV = 132.61 N INV = 132.61 SE INV = 132.61	CO-52	RIM = 146.60 E INV = 142.38 N INV = 140.67 W INV = 140.67		
CO-21	RIM = 137.00 NW INV = 132.28 E INV = 132.28 S INV = 132.28	CO-53	RIM = 146.64 S INV = 142.64 W INV = 142.64		
CO-22	RIM = 136.82 N INV = 131.41 W INV = 131.41 S INV = 131.41	CO-54	RIM = 145.29 NW INV = 141.29 NE INV = 141.29		
CO-23	RIM = 136.28 S INV = 132.00 E INV = 132.00	CO-55	RIM = 145.07 SW INV = 140.38 NW INV = 140.38		
CO-24	RIM = 135.64 W INV = 131.27 S INV = 131.27 E INV = 131.27	CO-56	RIM = 144.58 SE INV = 139.58 NW INV = 139.58 NE INV = 139.58		
CO-25	RIM = 134.48 S INV = 130.94 W INV = 130.94 E INV = 130.94	CO-57	RIM = 144.82 SE INV = 140.70 NE INV = 140.70		
CO-26	RIM = 137.00 N INV = 132.88 W INV = 132.88	CO-58	RIM = 144.73 SW INV = 140.65 SE INV = 140.65		
CO-27	RIM = 137.14 N INV = 132.57 E INV = 132.57 W INV = 132.57	CO-59	RIM = 145.33 NE INV = 141.41 NW INV = 141.41		
CO-28	RIM = 139.32 W INV = 134.33 N INV = 134.33	CO-60	RIM = 144.64 E INV = 141.59 S INV = 141.59		
CO-29	RIM = 140.04 S INV = 134.33 N INV = 134.33	CO-62	RIM = 145.35 N INV = 141.12 E INV = 141.12		
CO-30	RIM = 137.11 S INV = 133.40 W INV = 133.40				

DRAINAGE PLAN NOTES:

1. CONTRACTOR TO INSTALL ADS
N-12 PIPES FOR ALL PIPES
CALLED OUT AS HOPE

CIVIL ENGINEERING 1 LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANENGINEERING.COM • 407.960.5868

2221 LEE ROAD, SUITE 27, WEST PALM BEACH, FLORIDA 33411

DRAINAGE PLAN - DOWNSPOUT TABLES

SUMMER HOUSE AT LAKE APOKA
(F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2)

CITY OF APOKA, FLORIDA

DRAWN: S. SIERRA-OL

DESIGNED: J. WOLFARTH

CHECKED: L. CLASON

DATE: 12/15/2020

SCALE: N.T.S.

PROJECT: NVN-001

SHEET: C5.11

APPIAN ENGINEERING

LUKE MARTIN CLASON

PROFESSIONAL ENGINEER

FLORIDA

12/15/2020

STATE OF FLORIDA

12/15/2020

12/15/2020

Call 48 hours before you dig

<

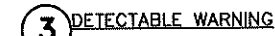
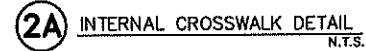
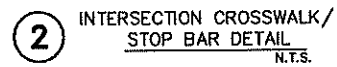
P:\project drawings\m-n-001 morden ridge apartments - phase 1\Drawings\civ\civ3a\civ3a.dwg Modified: 12/14/2020 By: sstierrog Potted By: sofia terre-ga

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 1	4"	8.75'	-2.88%	HDPE
Pipe - 2	8"	27.19'	1.00%	HDPE
Pipe - 3	4"	9.75'	4.00%	HDPE
Pipe - 4	8"	10.96'	1.00%	HDPE
Pipe - 5	4"	15.74'	1.00%	HDPE
Pipe - 6	8"	11.92'	1.00%	HDPE
Pipe - 7	4"	14.48'	4.00%	HDPE
Pipe - 8	8"	12.87'	1.00%	HDPE
Pipe - 9	4"	11.15'	4.00%	HDPE
Pipe - 10	8"	26.95'	1.00%	HDPE
Pipe - 11	4"	11.33'	4.00%	HDPE
Pipe - 12	8"	12.65'	1.00%	HDPE
Pipe - 13	4"	14.23'	4.00%	HDPE
Pipe - 14	8"	21.57'	1.00%	HDPE
Pipe - 15	4"	14.50'	4.00%	HDPE
Pipe - 16	8"	27.73'	1.00%	HDPE
Pipe - 17	4"	8.54'	4.00%	HDPE
Pipe - 18	8"	22.84'	1.00%	HDPE
Pipe - 19	4"	8.48'	4.00%	HDPE
Pipe - 20	8"	14.07'	1.00%	HDPE
Pipe - 21	4"	10.02'	4.00%	HDPE
Pipe - 22	8"	27.01'	1.00%	HDPE
Pipe - 23	4"	14.18'	4.00%	HDPE
Pipe - 24	8"	6.69'	1.00%	HDPE
Pipe - 25	8"	50.72'	1.00%	HDPE
Pipe - 26	4"	30.73'	2.98%	HDPE
Pipe - 27	8"	13.15'	1.00%	HDPE
Pipe - 28	4"	15.76'	4.00%	HDPE
Pipe - 29	8"	26.63'	1.00%	HDPE
Pipe - 30	4"	15.54'	4.00%	HDPE
Pipe - 31	8"	22.84'	1.00%	HDPE
Pipe - 32	4"	15.73'	-8.16%	HDPE
Pipe - 33	8"	27.06'	1.00%	HDPE
Pipe - 34	4"	15.63'	4.00%	HDPE
Pipe - 35	8"	22.86'	1.00%	HDPE
Pipe - 36	4"	17.19'	-7.13%	HDPE
Pipe - 37	8"	13.93'	1.00%	HDPE
Pipe - 38	4"	12.35'	-11.49%	HDPE
Pipe - 39	8"	41.42'	1.00%	HDPE
Pipe - 40	10"	24.51'	3.00%	HDPE
Pipe - 41	4"	23.15'	4.00%	HDPE
Pipe - 42	10"	7.67'	3.00%	HDPE
Pipe - 43	4"	32.28'	4.00%	HDPE
Pipe - 44	10"	12.01'	3.00%	HDPE
Pipe - 45	4"	27.71'	4.00%	HDPE
Pipe - 46	10"	15.11'	3.00%	HDPE
Pipe - 47	4"	19.31'	4.00%	HDPE
Pipe - 48	10"	19.29'	3.00%	HDPE
Pipe - 49	4"	26.89'	4.00%	HDPE
Pipe - 50	10"	9.41'	3.00%	HDPE
Pipe - 51	4"	39.53'	4.00%	HDPE
Pipe - 52	10"	16.23'	3.00%	HDPE
Pipe - 53	4"	13.76'	1.00%	HDPE
Pipe - 54	8"	13.27'	1.00%	HDPE
Pipe - 55	4"	5.38'	4.00%	HDPE
Pipe - 56	8"	13.44'	1.00%	HDPE
Pipe - 57	4"	4.62'	4.00%	HDPE
Pipe - 58	8"	24.27'	1.00%	HDPE
Pipe - 59	4"	4.62'	4.00%	HDPE
Pipe - 60	8"	24.22'	1.00%	HDPE
Pipe - 61	6"	4.62'	4.00%	HDPE
Pipe - 62	8"	24.21'	1.00%	HDPE
Pipe - 63	4"	4.62'	4.00%	HDPE
Pipe - 64	8"	13.33'	1.00%	HDPE
Pipe - 65	4"	5.37'	4.00%	HDPE

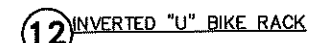
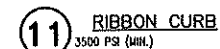
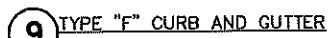
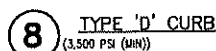
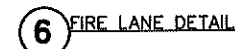
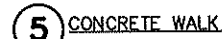
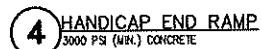
PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 66	8"	10.84'	1.00%	HDPE
Pipe - 67	4"	10.27'	4.00%	HDPE
Pipe - 68	4"	12.30'	4.00%	HDPE
Pipe - 69	10"	22.21'	3.44%	HDPE
Pipe - 70	4"	11.13'	3.51%	HDPE
Pipe - 71	10"	21.21'	3.44%	HDPE
Pipe - 72	4"	16.57'	4.00%	HDPE
Pipe - 73	10"	26.58'	3.44%	HDPE
Pipe - 74	4"	12.78'	4.00%	HDPE
Pipe - 75	10"	13.73'	3.44%	HDPE
Pipe - 76	4"	7.28'	4.00%	HDPE
Pipe - 77	10"	18.48'	3.44%	HDPE
Pipe - 78	4"	18.47'	4.00%	HDPE
Pipe - 79	10"	22.90'	3.44%	HDPE
Pipe - 80	12"	9.09'	3.00%	HDPE
Pipe - 81	4"	23.40'	4.00%	HDPE
Pipe - 82	6"	22.98'	1.00%	HDPE
Pipe - 83	4"	22.62'	4.00%	HDPE
Pipe - 84	6"	26.46'	1.00%	HDPE
Pipe - 85	6"	22.64'	4.00%	HDPE
Pipe - 86	6"	14.26'	1.00%	HDPE
Pipe - 87	6"	40.37'	1.00%	HDPE
Pipe - 88	12"	40.25'	3.56%	HDPE
Pipe - 89	4"	18.22'	4.00%	HDPE
Pipe - 90	8"	13.44'	1.00%	HDPE
Pipe - 91	4"	20.58'	4.00%	HDPE
Pipe - 92	8"	46.31'	1.00%	HDPE
Pipe - 93	4"	20.71'	4.00%	HDPE
Pipe - 94	8"	13.23'	1.00%	HDPE
Pipe - 95	4"	18.32'	4.00%	HDPE
Pipe - 96	8"	13.99'	1.00%	HDPE
Pipe - 97	4"	12.67'	4.00%	HDPE
Pipe - 98	8"	26.05'	1.00%	HDPE
Pipe - 99	8"	24.98'	2.87%	HDPE
Pipe - 100	4"	7.68'	4.00%	HDPE
Pipe - 101	8"	36.25'	2.87%	HDPE
Pipe - 102	4"	6.99'	4.00%	HDPE
Pipe - 103	8"	8.92'	2.87%	HDPE
Pipe - 104	4"	7.04'	4.00%	HDPE
Pipe - 105	8"	35.49'	2.87%	HDPE
Pipe - 106	4"	11.45'	1.00%	HDPE
Pipe - 107	4"	10.17'	-1.13%	HDPE
Pipe - 108	6"	30.63'	1.00%	HDPE
Pipe - 109	4"	7.68'	4.00%	HDPE
Pipe - 110	8"	14.53'	5.00%	HDPE
Pipe - 111	6"	19.02'	4.00%	HDPE
Pipe - 112	8"	5.85'	5.00%	HDPE
Pipe - 113	4"	16.28'	4.00%	HDPE
Pipe - 114	8"	12.71'	5.00%	HDPE
Pipe - 115	4"	12.72'	4.00%	HDPE
Pipe - 116	8"	27.13'	5.00%	HDPE
Pipe - 117	4"	13.30'	4.00%	HDPE
Pipe - 118	8"	12.83'	5.00%	HDPE
Pipe - 119	4"	16.27'	4.00%	HDPE
Pipe - 120	8"	19.60'	5.00%	HDPE
Pipe - 121	8"	95.93'	3.15%	HDPE
Pipe - 122	4"	17.30'	4.00%	HDPE
Pipe - 123	8"	26.86'	1.00%	HDPE
Pipe - 124	4"	16.45'	4.00%	HDPE
Pipe - 125	8"	11.98'	1.00%	HDPE
Pipe - 126	4"	21.26'	4.00%	HDPE
Pipe - 127	8"	11.13'	1.00%	HDPE
Pipe - 128	4"	18.83'	4.00%	HDPE
Pipe - 129	8"	13.01'	1.00%	HDPE
Pipe - 130	4"	15.80'	4.00%	HDPE

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 131	8"	26.79'	1.00%	HDPE
Pipe - 132	4"	14.55'	4.00%	HDPE
Pipe - 133	8"	13.07'	1.00%	HDPE
Pipe - 134	4"	17.42'	4.00%	HDPE
Pipe - 135	8"	21.34'	1.00%	HDPE
Pipe - 136	4"	19.83'	4.00%	HDPE
Pipe - 137	8"	27.77'	1.00%	HDPE
Pipe - 138	4"	16.11'	4.00%	HDPE
Pipe - 139	8"	22.33'	1.00%	HDPE
Pipe - 140	4"	18.09'	4.00%	HDPE
Pipe - 141	8"	14.35'	1.00%	HDPE
Pipe - 142	4"	20.83'	4.00%	HDPE
Pipe - 143	8"	26.03'	1.00%	HDPE
Pipe - 144	4"	26.87'	4.00%	HDPE
Pipe - 145	8"	31.41'	1.00%	HDPE
Pipe - 146	8"	57.56'	1.00%	HDPE
Pipe - 147	4"	23.04'	4.00%	HDPE
Pipe - 148	8"	12.47'	1.00%	HDPE
Pipe - 149	4"	23.27'	4.00%	HDPE
Pipe - 150	8"	45.81'	1.00%	HDPE
Pipe - 151	4"	10.35'	1.11%	HDPE
Pipe - 152	4"	10.84'	1.06%	HDPE
Pipe - 153	8"	27.75'	1.00%	HDPE
Pipe - 154	4"	14.94'	4.00%	HDPE
Pipe - 155	8"	7.97'	1.00%	HDPE
Pipe - 156	4"	15.92'	4.00%	HDPE
Pipe - 157	8"	12.88'	1.00%	HDPE
Pipe - 158	4"	18.63'	4.00%	HDPE
Pipe - 159	8"	11.55'	1.00%	HDPE
Pipe - 160	10"	10.20'	1.00%	HDPE
Pipe - 161	4"	22.07'	4.00%	HDPE
Pipe - 162	10"	27.17'	1.00%	HDPE
Pipe - 163	4"	15.75'	4.00%	HDPE
Pipe - 164	10"	23.58'	1.00%	HDPE
Pipe - 165	4"	15.61'	4.00%	HDPE
Pipe - 166	10"	26.72'	1.00%	HDPE
Pipe - 167	4"	14.96'	4.00%	HDPE
Pipe - 168	8"	24.29'	1.00%	HDPE
Pipe - 169	4"	14.54'	4.00%	HDPE
Pipe - 170	10"	14.79'	1.00%	HDPE
Pipe - 171	4"	18.48'	4.00%	HDPE
Pipe - 172	10"	37.01'	-1.00%	HDPE
Pipe - 173	12"	65.50'	1.68%	HDPE
Pipe - 174	4"	13.70'	4.00%	HDPE
Pipe - 175	8"	13.33'	1.00%	HDPE
Pipe - 176	4"	15.78'	4.00%	HDPE
Pipe - 177	8"	46.24'	1.00%	HDPE
Pipe - 178	4"	15.76'	4.00%	HDPE
Pipe - 179	8"	13.29'	1.00%	HDPE
Pipe - 180	4"	13.08'	4.00%	HDPE
Pipe - 181	6"	13.97'	1.00%	HDPE
Pipe - 182	6"	7.65'	3.20%	HDPE
Pipe - 183	6"	18.92'	1.00%	HDPE
Pipe - 184	4"	19.85'	4.00%	HDPE
Pipe - 185	4"	6.58'	3.49%	HDPE
Pipe - 186	8"	9.10'	1.00%	HDPE
Pipe - 187	4"	6.43'	4.00%	HDPE
Pipe - 188	8"	29.46'	1.00%	HDPE
Pipe - 189	4"	7.21'	4.00%	HDPE
Pipe - 190	8"	12.80'	-1.00%	HDPE
Pipe - 191	4"	10.62'	4.00%	HDPE
Pipe - 192	8"	18.71'	-1.00%	HDPE
Pipe - 193	4"	22.47'	4.00%	HDPE
Pipe - 194	8"	12.70'	1.50%	HDPE
Pipe - 195	8"	19.03'	4.00%	HDPE

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 196	8"	26.76'	1.50%	HDPE
Pipe - 197	4"	18.71'	4.00%	HDPE
Pipe - 198	8"	12.68'	1.50%	HDPE
Pipe - 199	4"	22.49'	4.00%	HDPE
Pipe - 200	8"	11.95'	1.50%	HDPE
Pipe - 201	4"	23.61'	4.00%	HDPE
Pipe - 202	8"	11.81'	1.50%	HDPE
Pipe - 203	4"	18.22'	4.00%	HDPE
Pipe - 204	8"	26.53'	1.50%	HDPE
Pipe - 205	4"	18.48'	4.00%	HDPE
Pipe - 206	8"	23.62'	1.50%	HDPE
Pipe - 207	8"	52.80'	1.15%	HDPE
Pipe - 208	4"	16.99'	4.00%	HDPE
Pipe - 209	8"	13.51'	1.15%	HDPE
Pipe - 210	4"	19.69'	4.00%	HDPE
Pipe - 211	8"	46.14'	1.15%	HDPE
Pipe - 212	4"	19.46'	4.00%	HDPE
Pipe - 213	8"	13.33'	1.15%	HDPE
Pipe - 214	4"	16.60'	4.00%	HDPE
Pipe - 215	8"	13.63'	1.15%	HDPE
Pipe - 216	4"	11.60'	4.00%	HDPE
Pipe - 217	8"	25.85'	1.15%	HDPE
Pipe - 218	10"	23.50'	1.00%	HDPE
Pipe - 219	4"	8.51'	4.00%	HDPE
Pipe - 220	10"	36.19'	1.00%	HDPE
Pipe - 221	4"	6.42'	4.00%	HDPE
Pipe - 222	10"	9.03'	1.00%	HDPE
Pipe - 223	4"	6.56'	1.00%	HDPE
Pipe - 224	10"	19.34'	1.00%	HDPE
Pipe - 225	4"	14.38'	-1.00%	HDPE
Pipe - 226	10"	11.80'	4.00%	HDPE
Pipe - 227	4"	11.70'	-1.00%	HDPE
Pipe - 228	4"	17.85'	4.00%	HDPE
Pipe - 229	10"	29.77'	-1.00%	HDPE
Pipe - 230	4"	11.45'	1.00%	HDPE
Pipe - 231	10"	10.02'	-1.14%	HDPE
Pipe - 232	8"	17.72'	5.00%	HDPE
Pipe - 233	4"	13.01'	5.00%	HDPE
Pipe - 234	8"	19.06'	4.00%	HDPE
Pipe - 235	4"	19.06'	4.00%	HDPE
Pipe - 236	8"	2.81'	5.00%	HDPE
Pipe - 237	4"	12.19'	4.00%	HDPE
Pipe - 238	8"	12.31'	5.00%	HDPE
Pipe - 239	4"	17.45'	4.00%	HDPE
Pipe - 240	8"	2.98'	5.00%	HDPE
Pipe - 241	4"	19.74'	4.00%	HDPE
Pipe - 242	8"	28.84'	5.00%	HDPE
Pipe - 243	4"	75.44'	1.41%	HDPE
Pipe - 244	8"	10.17'	4.00%	HDPE
Pipe - 245	4"	27.00'	-1.00%	HDPE
Pipe - 246	8"	3.72'	4.00%	HDPE
Pipe - 247	4"	23.60'	-1.00%	HDPE
Pipe - 248	8"	4.61'	4.00%	HDPE
Pipe - 249	4"	14.34'	-1.00%	HDPE
Pipe - 250	8"	6.45'	4.00%	HDPE
Pipe - 251	4"	27.58'	1.00%	HDPE
Pipe - 252	8"	7.57'	4.00%	HDPE
Pipe - 253	4"	29.56'	1.00%	HDPE
Pipe - 254	8"	7.43'	-1.78%	HDPE</

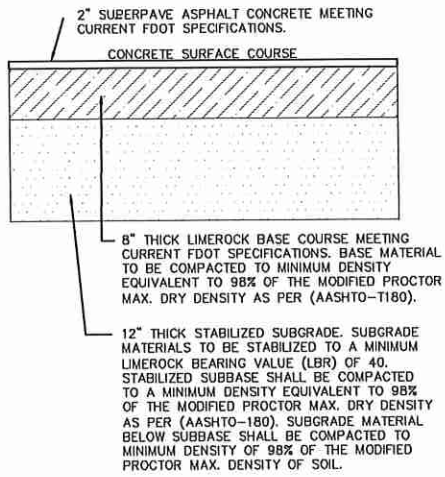


5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC.
(ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200,
BUFFALO, NY 14202. PHONE: (800) 682-2525

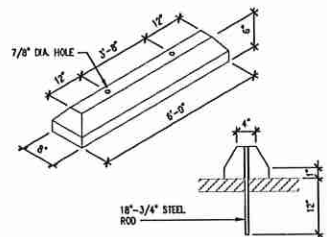


SHEET 37 OF 66

P:_project drawings\nvn-001 marden ridge apartments - phase ii\Drawings\cad civil\Layouts\04 final development plan\CIVIL DETAILS.dwg Modified:9/18/2020 By:sullivan Plotted By:solia sierra-gl

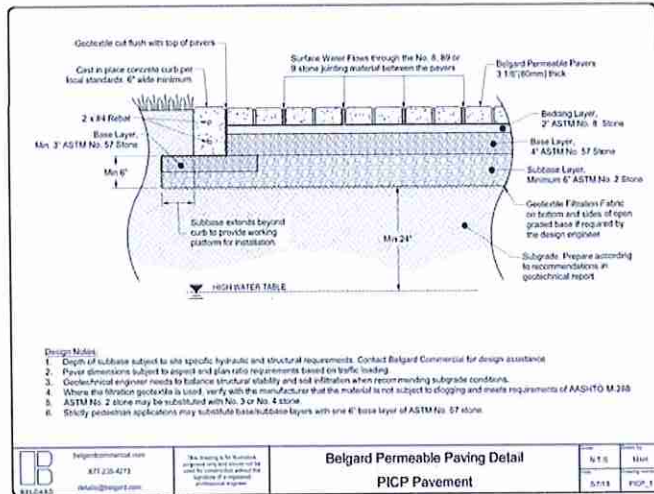


13 TYPICAL PAVEMENT SECTION



NOTE:
CONCRETE SHALL BE 3,500 PSI 28 DAY STRENGTH

17 WHEEL STOP



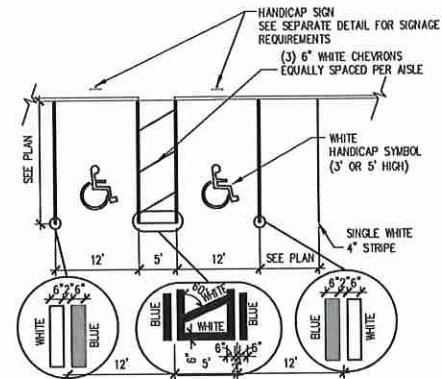
14 PERVIOUS PAVERS

* ABOVE DETAIL IS FOR REFERENCE PURPOSES ONLY. PERVIOUS PAVERS PRODUCT AND COLOR TO BE CHOSEN BY DEVELOPER AND APPROVED BY THE CITY OF APOPKA.



- NOTES:
1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
 2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
 5. HEIGHT OF SIGN SHALL 7'-6" FROM FINISHED GROUND TO BOTTOM OF SIGN.

15 HANDICAP SIGN



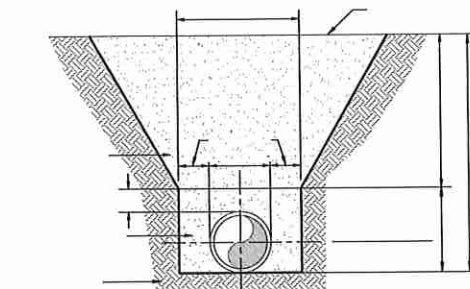
NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP. HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 SHEET 11 OF 14 (LATEST EDITION)

16 HANDICAP STRIPING



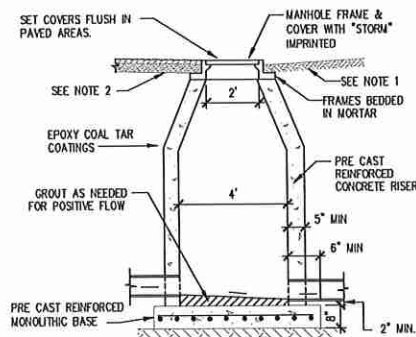
CIVIL ENGINEERING I LAND PLANNING		APPIAN ENGINEERING LLC.		SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2) CITY OF APOPKA, FLORIDA	
SCALE	N.T.S.	PROJECT	NVN-001	SHEET	C7.1
DRAWN	S. SIERRA-GIL	DESIGNED	J. WOHLFARTH	CHECKED	L. CLASSON
DATE	12/15/2020				
CIVIL DETAILS					

P:\project drawings\m-n-001 morden ridge apartments - phase 1\Drawings\cdd civ33\layouts\04 final development plan\DRAINAGE DETAILS.dwg Modified:12/15/2020 By:sierra-gil



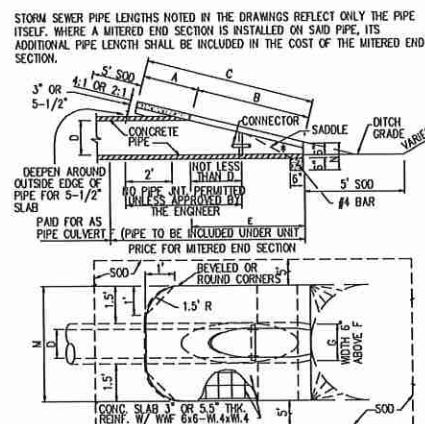
- NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 3. PIPE BEDDING SHALL BE COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. BEDDING ROCK CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT, OR AS DIRECTED BY THE ENGINEER.
 4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

1 TRENCH DETAIL



- NOTES:
1. IN UNPAVED AREAS TOP OF FRAME SHALL BE 2" ABOVE FINISHED GRADE.
 2. ALL INPAVED STRUCTURES MUST CONFORM TO H20 LOADING STANDARDS.
 3. 12 INCHES OF STONE BEDDING (FOOT #57 STONE, NON-CALCAREOUS) CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT.

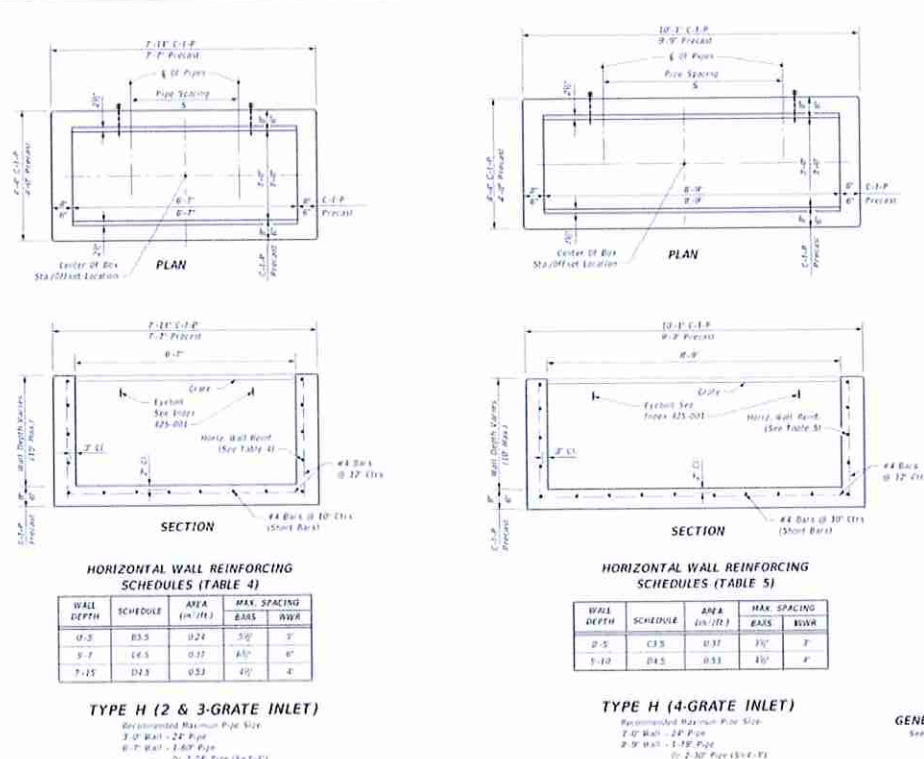
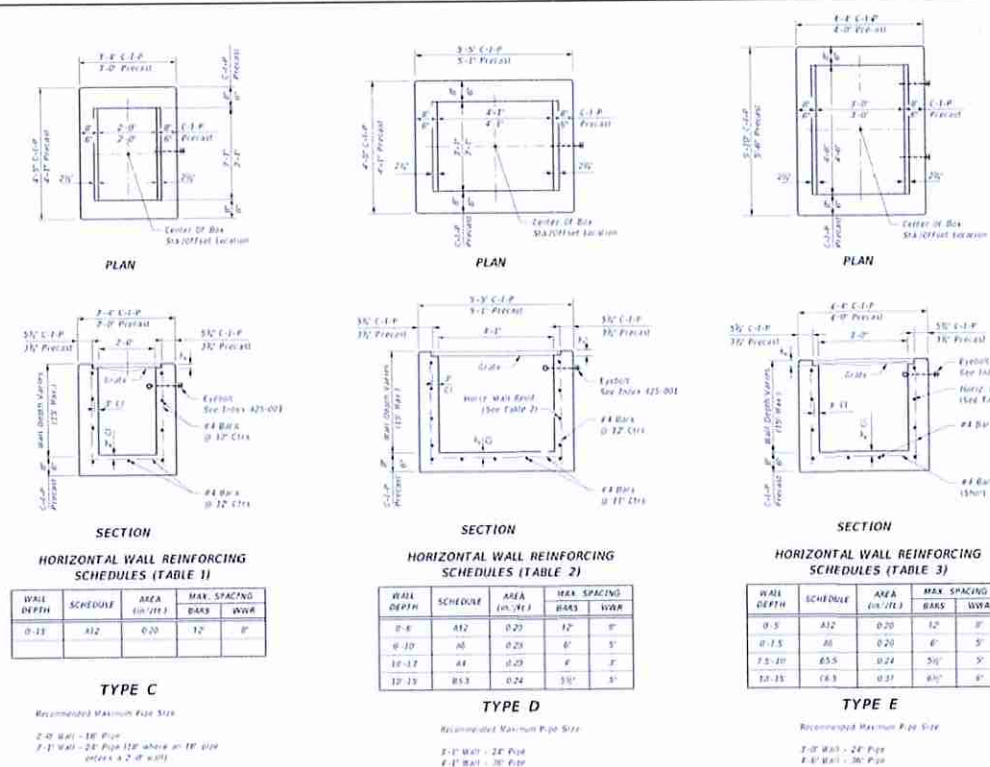
2 MANHOLE



3 MITERED END SECTION (RCP)

DIMENSIONS AND QUANTITIES											
	D	A	B	C	E	F	G	M			
								SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE
2:1 SLOPE	15"	1.92	2.18	4.10	2.06	5'	1.22	4.63	7.21	9.79	12.37
	18"	1.97	2.74	4.71	2.56	6'	1.41	4.92	7.75	10.58	13.42
	24"	2.06	3.85	5.31	3.56	7'	1.73	5.50	8.92	12.33	15.75
	30"	2.15	4.95	7.10	4.56	8'	2.00	6.08	10.33	14.58	18.83
	36"	2.25	6.08	8.33	5.56	9'	2.24	6.67	11.75	16.83	21.92
	42"	2.34	7.21	9.55	6.56	10'	2.45	7.25	13.25	19.25	25.25
	48"	2.43	8.33	10.76	7.56	11'	2.65	7.83	14.58	21.33	28.08
	54"	2.52	9.44	11.98	8.56	12'	2.83	8.42	16.08	23.75	31.42
	60"	2.62	10.58	13.18	9.56	14'	3.00	9.00	17.50	26.00	34.50
	66"	2.71	11.68	14.39	10.56	15'	3.18	9.58	18.75	27.92	37.08
72"	2.80	12.80	15.60	11.56	16'	3.30	10.16	20.16	30.16	40.16	
4:1 SLOPE	15"	2.27	4.09	6.36	4.03	8'	1.22	4.63	7.21	9.79	12.37
	18"	2.36	5.12	7.48	5.03	9'	1.41	4.92	7.75	10.58	13.42
	24"	2.53	7.18	9.71	7.03	11'	1.73	5.50	8.92	12.33	15.75
	30"	2.70	9.25	11.95	9.03	13'	2.00	6.08	10.33	14.58	18.83
	36"	2.87	11.31	14.18	11.03	15'	2.24	6.67	11.75	16.83	21.92
	42"	3.05	13.37	16.42	13.03	17'	2.45	7.25	13.25	19.25	25.25
	48"	3.22	15.43	18.65	15.03	19'	2.65	7.83	14.58	21.33	28.08
	54"	3.39	17.49	20.88	17.03	21'	2.83	8.42	16.08	23.75	31.42
	60"	3.56	19.55	23.11	19.03	23'	3.00	9.00	17.50	26.00	34.50
	66"	3.73	21.62	25.35	21.03	25'	3.18	9.58	18.75	27.92	37.08
72"	3.91	22.68	26.59	23.03	27'	3.30	10.16	20.16	30.16	40.16	

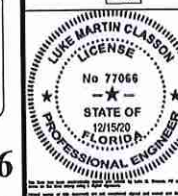
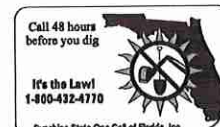
* SLOPE - 4:1 MITER - TO & PIPE FOR PIPES 18" AND SMALLER
2:1 FOR PIPES 24" AND LARGER
2:1 MITER - TO & PIPE FOR PIPES 18" AND SMALLER
1:1 FOR PIPES 24" AND LARGER

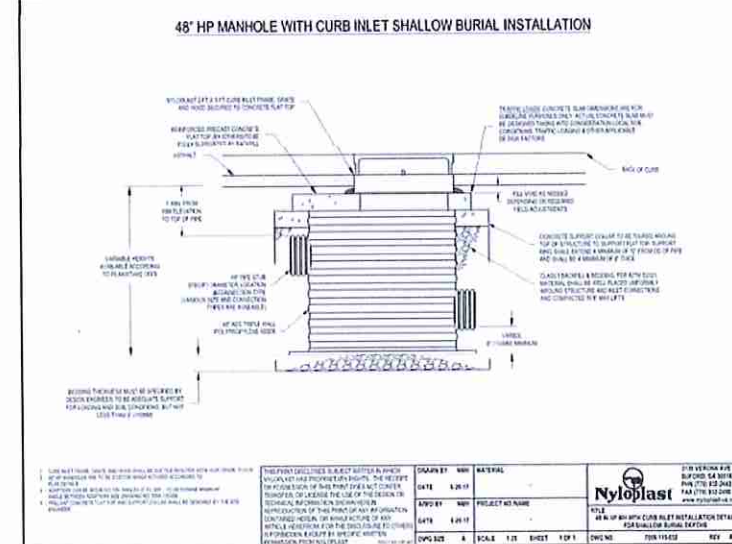
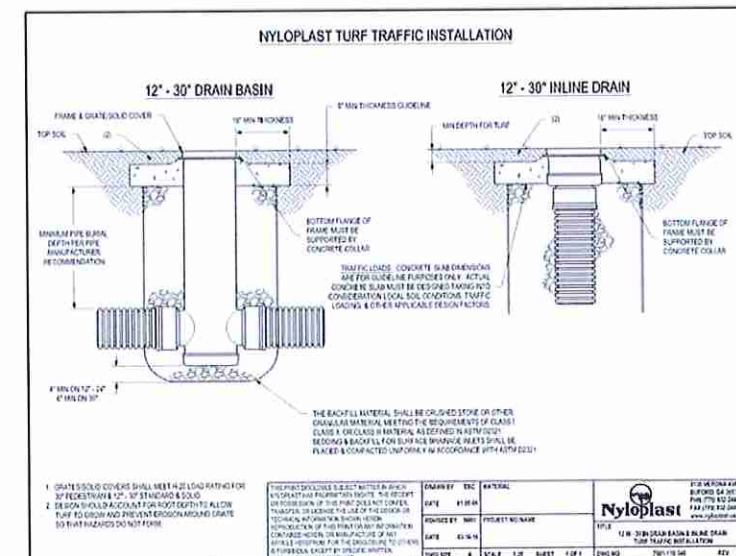
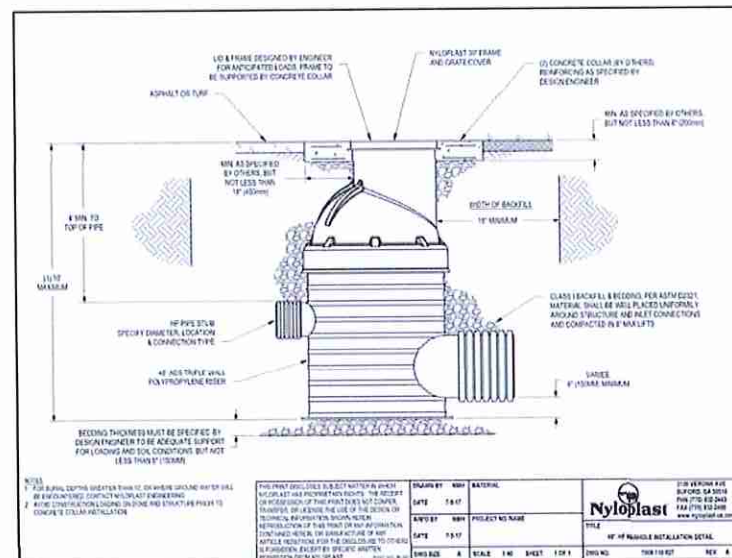
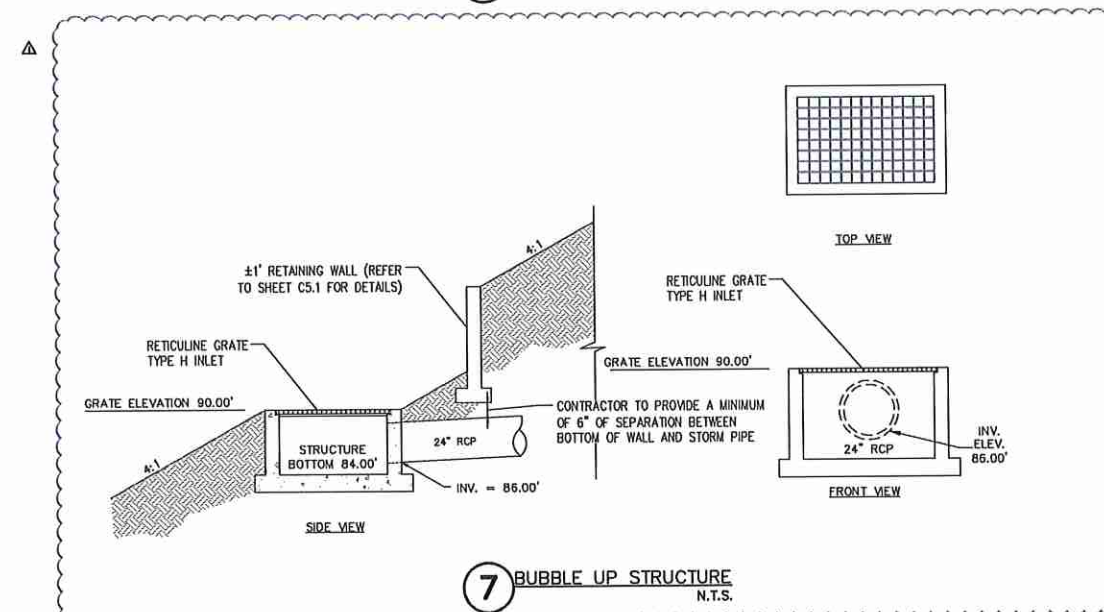
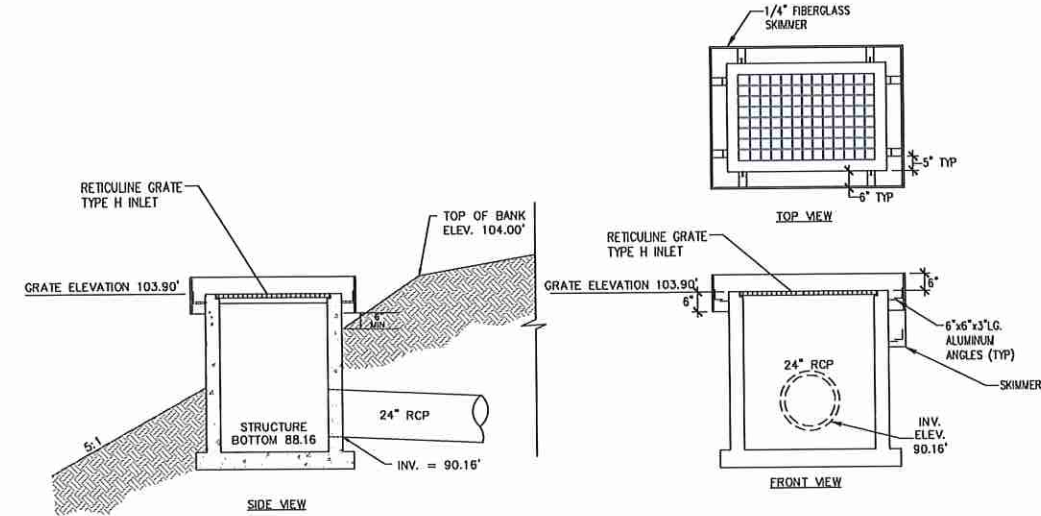
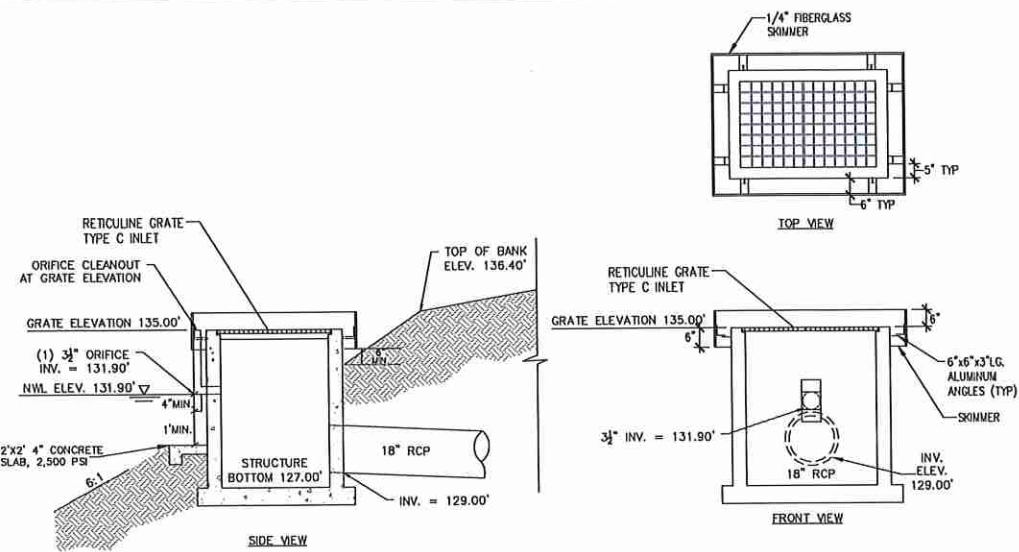


GENERAL NOTES
See Sheet 3 of 7

LAST REVISION	DESCRIPTION	PROJECT	SHEET	LAST REVISION	DESCRIPTION	FY 2020-21 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX	SHEET
11/01/17		425-052	1 of 7	11/01/17				425-052	2 of 7

4 TYPE C, D, E & H DITCH BOTTOM INLETS





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Excavating Florida One Call of Florida, Inc.

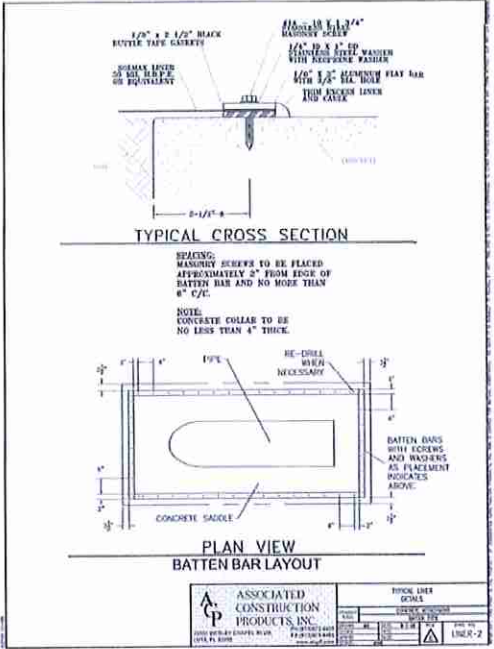
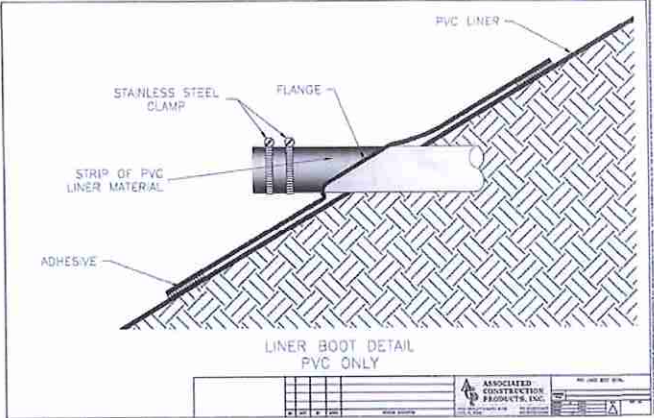
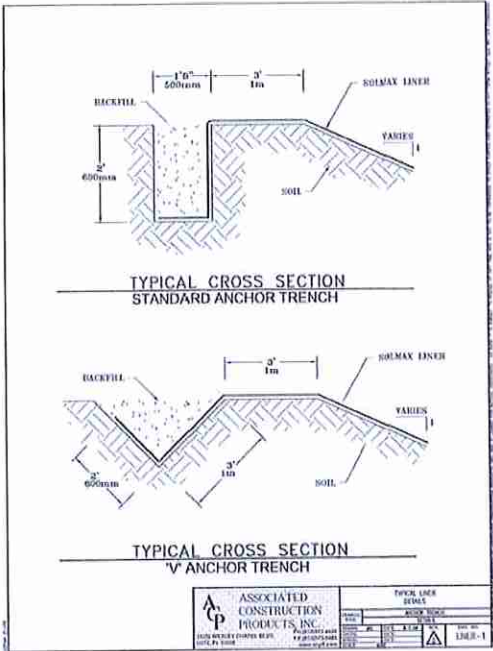
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DRAINAGE DETAILS

SUMMER HOUSE AT LAKE APOPKA
(F.K.A. MARDEN RIDGE APARTMENTS – PHASE 2)
CITY OF APOPKA, FLORIDA

SCALE	DRAWN:
N.T.S.	S. SIERRA-GIL
PROJECT	DESIGNED:
ENVN-001	J. WOHLFARTH
SHEET	CHECKED:
C8.1	L. CLASSON
	DATE:
	12/15/2020

P:\project drawings\lwn-001 marden ridge apartments - phase 1\Drawings\cod civil3d\layouts\04 final development plan\DRAINAGE DETAILS.dwg Modified:12/15/2020 By:sierra-gil



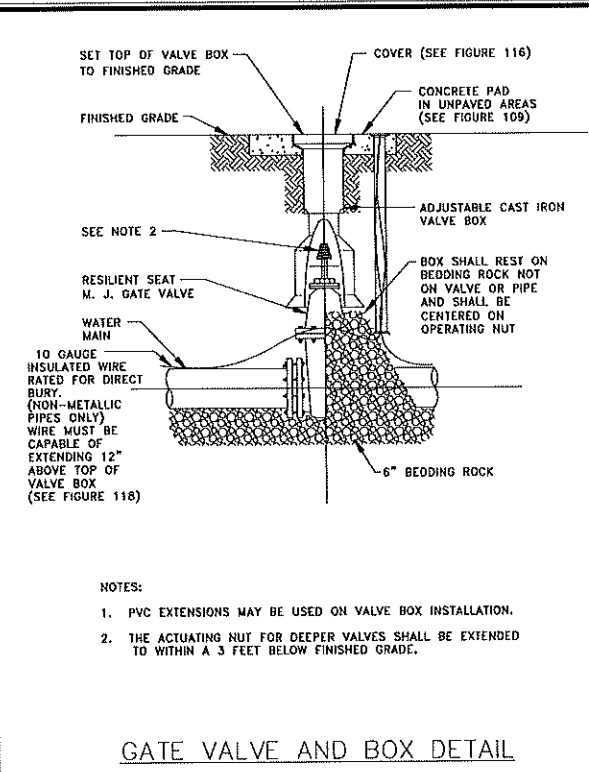
NOTE: CONTRACTOR SHALL CONTACT ASSOCIATED CONSTRUCTION PRODUCTS, INC., (ACP) FOR ANY AND ALL QUESTIONS IN REGARDS TO THE INSTALLATION OF THE POND LINER AND MAKING WATERPROOF PIPE PENETRATIONS. WE RECOMMEND THAT AN EXPERIENCED ACP EMPLOYEE IS ONSITE TO ASSIST DURING THE INSTALLATION OF THE POND LINER IF THE CONTRACTOR DOES NOT HAVE EXPERIENCE INSTALLING POND LINERS AND MAKING WATERPROOF PIPE PENETRATIONS.

10 POND LINER DETAILS



CIVIL ENGINEERING & LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.ORG • 407.960.5668		2211 Lim Road, Suite 27, Winter Park, Florida 32789		SCS	BY
DRAINAGE DETAILS		SUMMER HOUSE AT LAKE APOKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2) CITY OF APOKA, FLORIDA		SCALE	DATE	PROJECT	DATE	DESCRIPTION	
SCALE	N.T.S.	PROJECT	NVN-001	SHEET	C8.2	DESIGNED	J. WOHLFARTH	CHECKED	L. CLASON
DRAWN	S. SIERRA-GIL	DATE	12/15/2020						

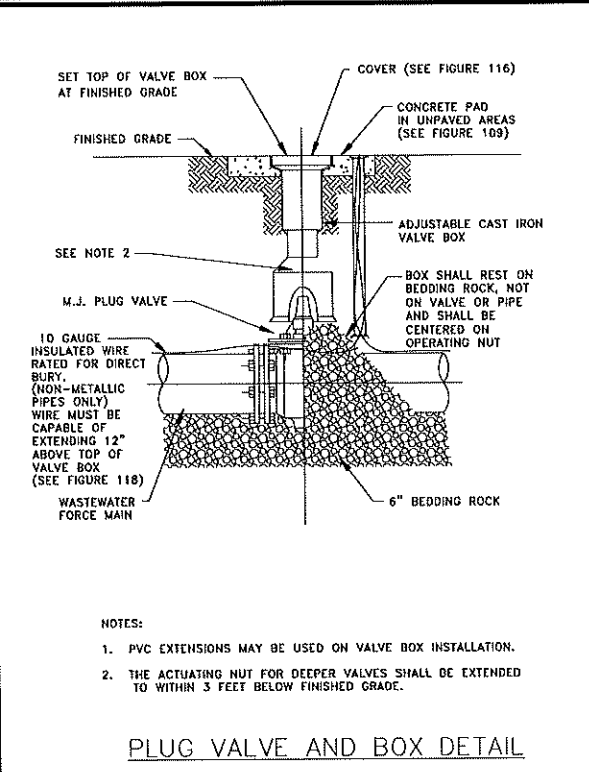
P:\project drawings\m-001 marden ridge apartments - phase ii\Drawings\m-001 marden ridge apartments - phase ii\UTILITY DETAILS.dwg Modified: 11/2/2020 By: ssierragil Plotted: By: ssierragil



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

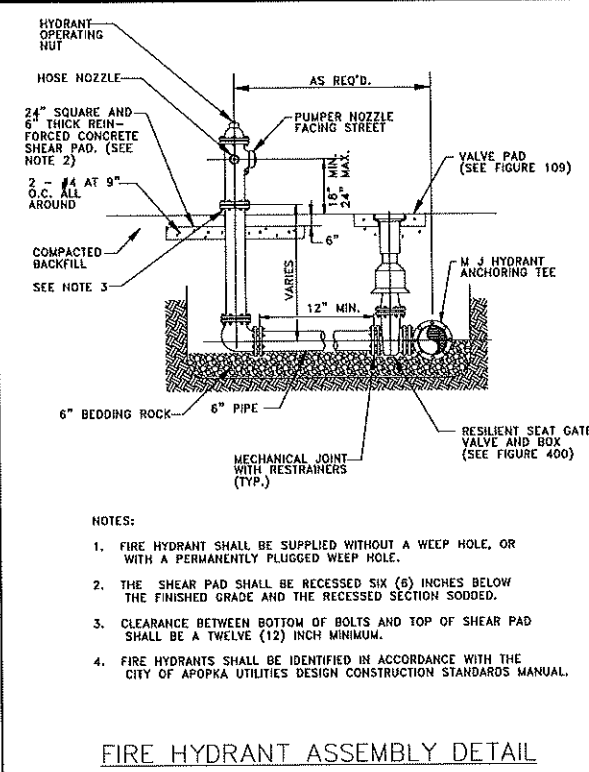
FIG. 400



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

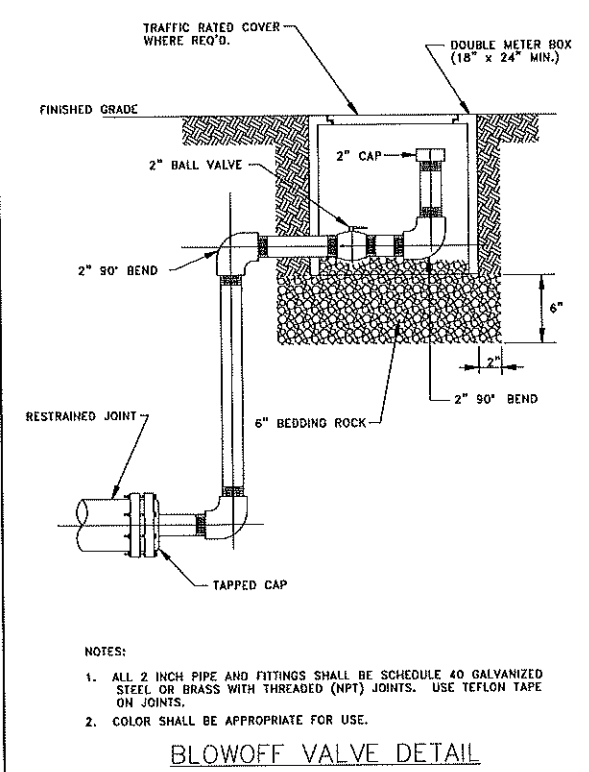
FIG. 400 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

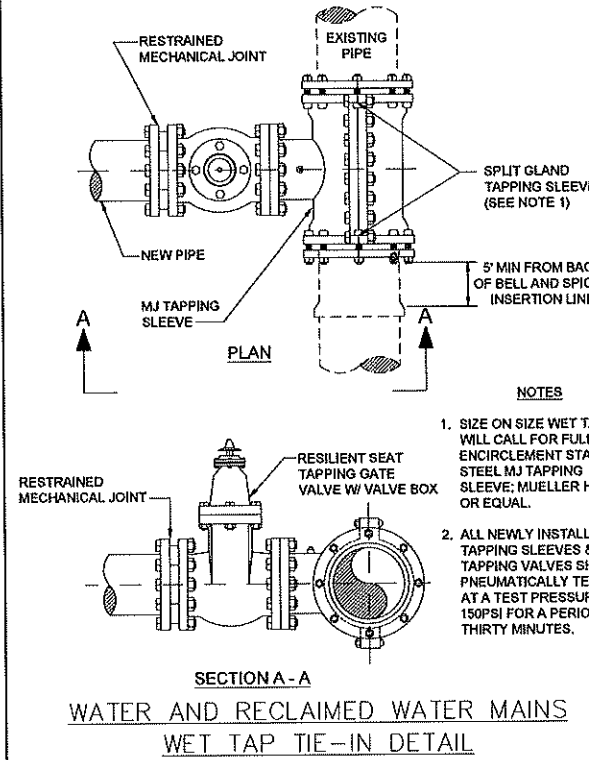
FIG. 402



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

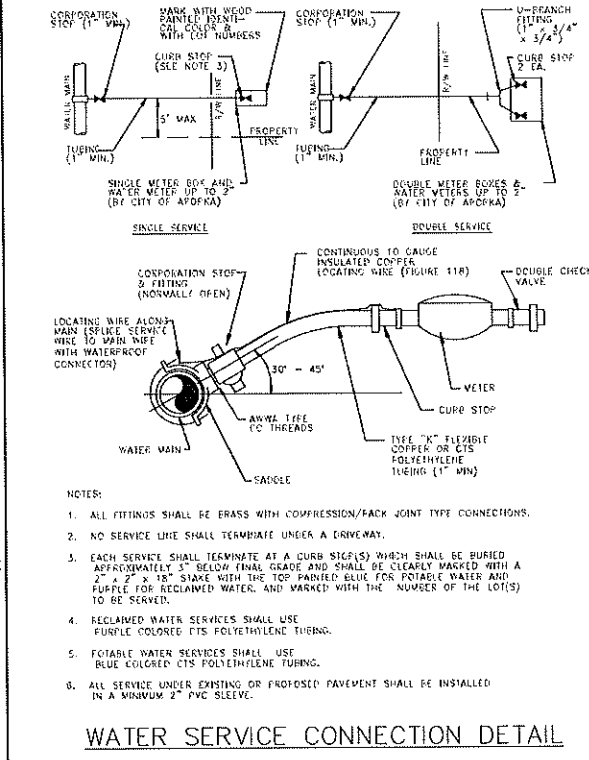
FIG. 403



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

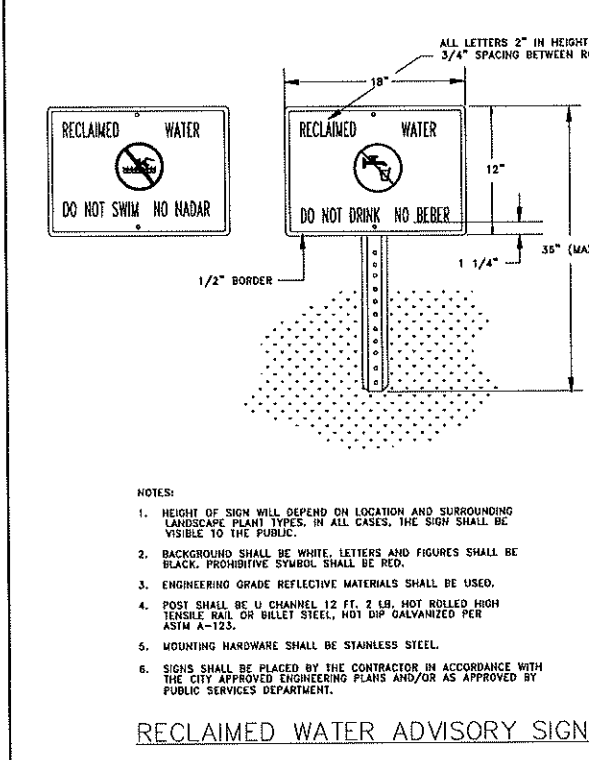
FIG. 406



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

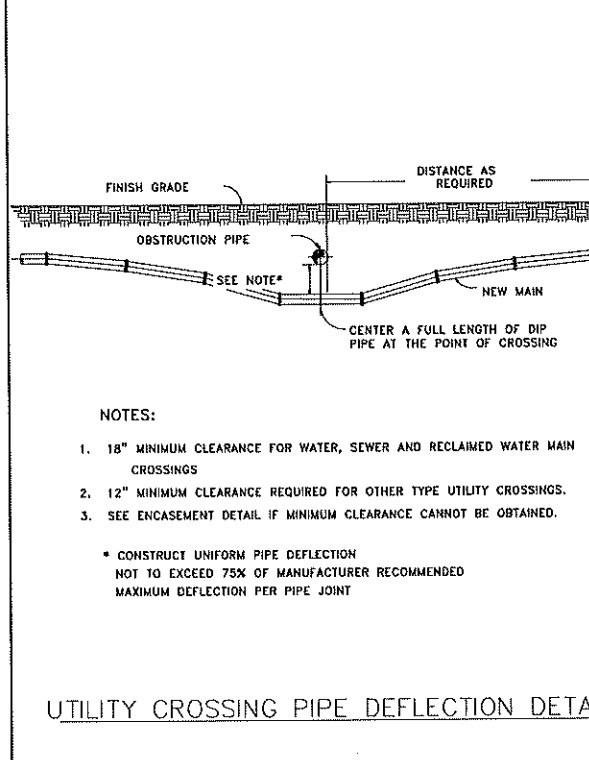
FIG. 405



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 115

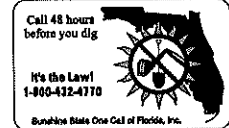


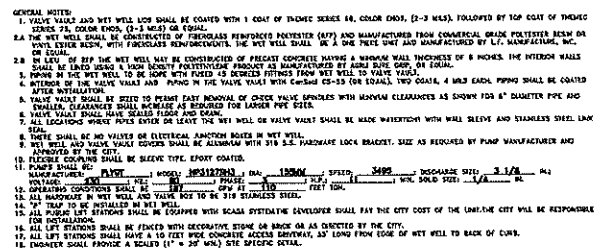
CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

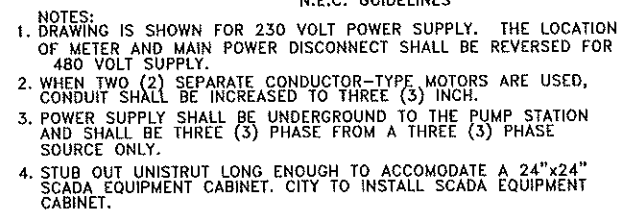
FIG. 117

CIVIL ENGINEERING I LAND PLANNING			
APPIAN ENGINEERING LLC.			
APPIAN.ORG - 407.950.5668			
2231 Las Bolas, Suite 277, Winter Park, Florida 32789			
DATE: 10/14/2020			
BY: SCS			
DESCRIPTION: CITY OF APOPKA COMMENTS DATED 10/12/2020			
UTILITY DETAILS			
SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2) CITY OF APOPKA, FLORIDA			
SCALE	N.T.S.	PROJECT	NVN-001
DRAWN	S. SIERRA-OL	DESIGNED	J. WOLFARTH
CHECKED	L. GLASSON	DATE	12/15/2020
SHEET	C9.0		
APPIAN ENGINEERING			
LUKE MARTIN CLASON			
No 77666			
STATE OF FLORIDA			
PROFESSIONAL ENGINEER			

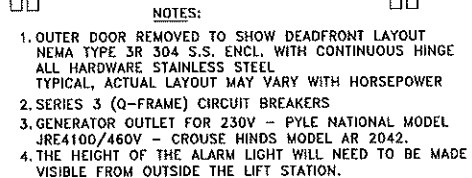




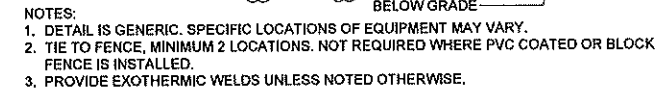
CITY OF APOPKA JANUARY 2014 FIG. 301
DESIGN ENGINEERING DIVISION



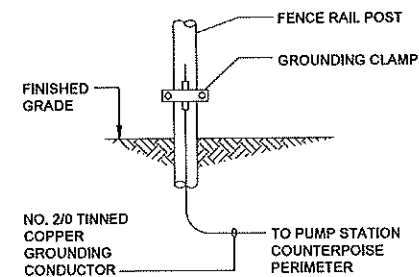
CITY OF APOPKA JANUARY 2014 FIG. 302
DESIGN ENGINEERING DIVISION



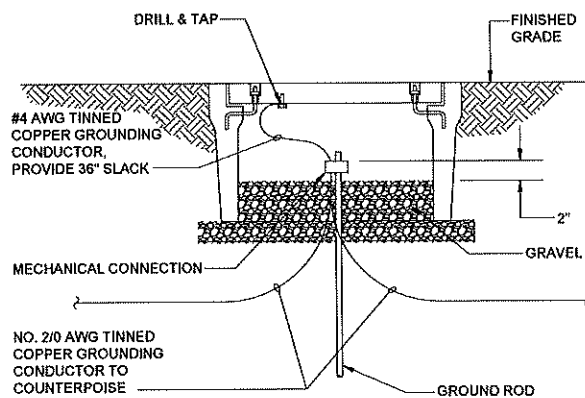
CITY OF APOPKA JANUARY 2014 FIG. 303
DESIGN ENGINEERING DIVISION



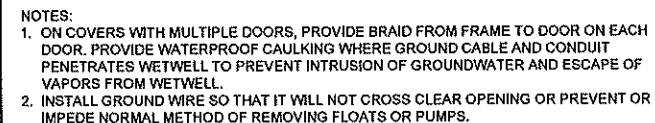
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 A
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CITY OF APOPKA JANUARY 2014 FIG. 307 B

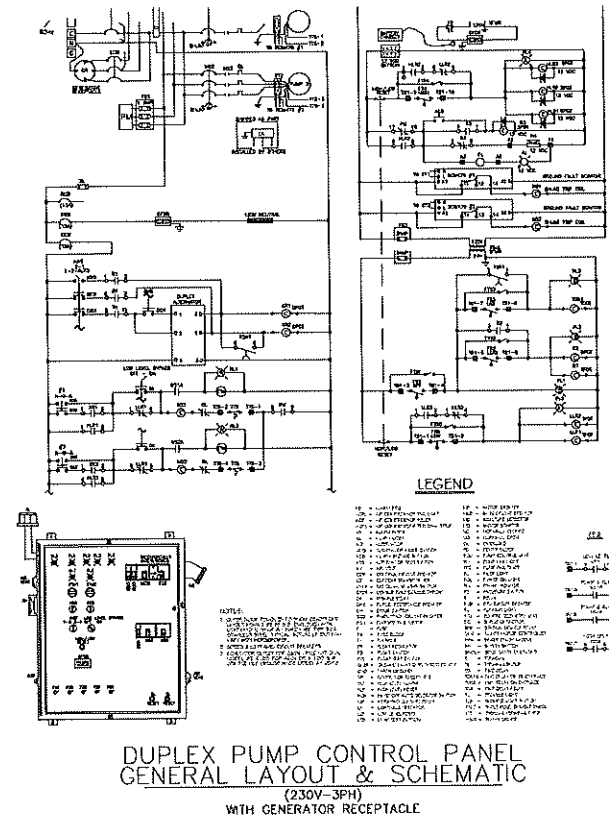


CITY OF APOPKA JANUARY 2014 FIG. 307 C
DESIGN ENGINEERING DIVISION

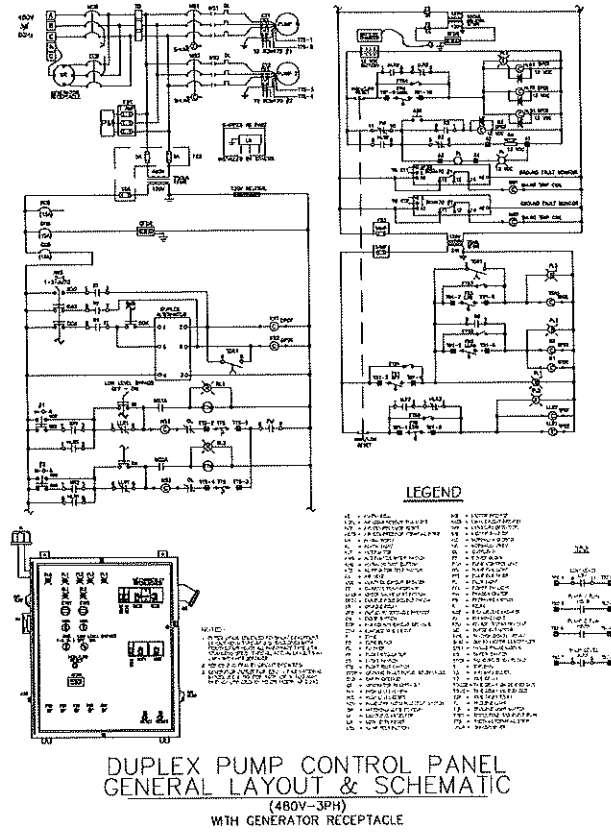
NOTES:
1. CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.
3. CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABILITY AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIFT STATION COMPONENTS.

[illegible]

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DUPLEX PUMP CONTROL PANEL
GENERAL LAYOUT & SCHEMATIC
(230V-3PH)
WITH GENERATOR RECEPTACLE



DUPLEX PUMP CONTROL PANEL
GENERAL LAYOUT & SCHEMATIC
(480V-3PH)
WITH GENERATOR RECEPTACLE

CONTROL PANEL AND ELECTRICAL INFORMATION IS FOR CONCEPTUAL PURPOSES. LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AN ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

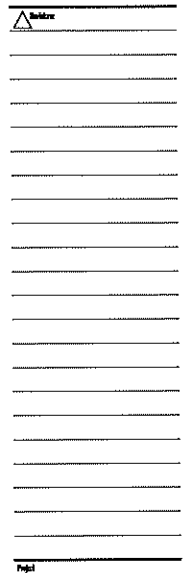
NOTES:
1. CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.
3. CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABILITY AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIFT STATION COMPONENTS.

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 A	CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 C
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SHEET 47 OF 66

CIVIL ENGINEERING LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM • 407.950.5668		DATE	10/14/2020	BY	SS
LIFT STATION DETAILS		SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS – PHASE 2) CITY OF APOPKA, FLORIDA		C10.1		DATE	12/15/2020	DESCRIPTION	
SCALE	N.T.S.	PROJECT	NVN-001	SHEET	C10.1	DATE	12/15/2020		
DESIGNED	S. SIERRA-OIL	CHECKED	L. CLASON	DATE	12/15/2020				
APPIAN ENGINEERING		LUKE MARTIN CLASON		No. 77068					
STATE OF FLORIDA		PROFESSIONAL ENGINEER		12/15/20					

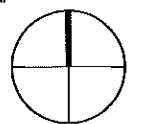


**SUMMER HOUSE
AT LAKE APOPKA**

CITY OF APOPKA, FL

**TREE PRESERVATION
PLAN**

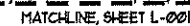
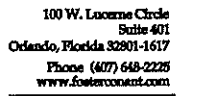
Date: 9/25/2020
 State: 1' = 30'
 Drawn: DAP Checked: RRC
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 North



Sheet

L-001

190

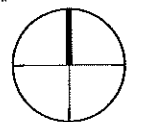


⁹ BECAUSE PINE TREES ON THIS SITE WERE PLANTED FOR SILVICULTURE PURPOSES, THEY ARE NOT COUNTED AS REMOVED TREES THAT REQUIRE REPLACEMENT

THERE WILL BE NO PROTECTED OR PRESERVED TREES ON LOT 3

**TREE PRESERVATION
PLAN**

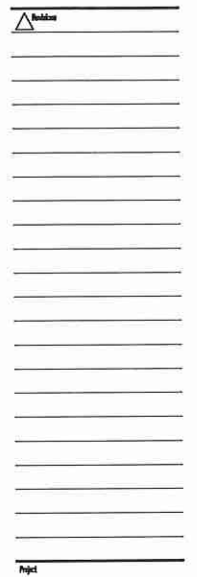
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File Name: 0600-001DWG
North:



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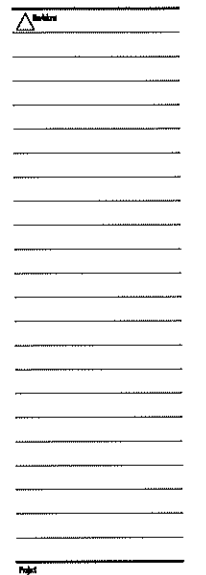
SEE SHEET L-302 FOR TREE REPLACEMENT CHART

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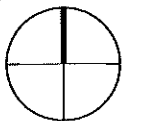


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CODE LANDSCAPE
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Date: 9/25/2020
Scale: 1"=30'
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File Name: Suho-300 Dike
North



L-300

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SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TOTAL CAL. INCHES
	8	QUERCUS VIRGINIANA	LIVE OAK	CANOPY SHADE TREE: MIN. 4' DBH CAL. AND 8' MIN. HT.	64
	8	PLATANUS OCCIDENTALIS	SYCAMORE		
	48	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	CANOPY SHADE	484
	13	PLATANUS OCCIDENTALIS	SYCAMORE	REPLACEMENT TREE: MIN. 4' DBH CAL. AND 8' MIN. HT.	
	46	QUERCUS VIRGINIANA	LIVE OAK		
	8	ULMUS ALATA	WINGED ELM		
	21	ILEX CASSINE	DAHON HOLLY	HOLLY TREE: MIN. 4' DBH CAL. AND 8' MIN. HT.	108
	8	ACER RUBRU	RED MAPLE	CANOPY RETENTION POND	140
	5	PLATANUS OCCIDENTALIS	SYCAMORE	TREE: MIN. 4' DBH CAL. AND 8' MIN. HT.	
	22	TAXODIUM DISTICHUM	BALD CYPRRESS		
	8	BETULA NIGRA	RIVER BIRCH	UNDERSTORY TREE: MIN. 15' DBH CAL. AND 6' MIN. HT.	21
	6	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM		
	10	LAGESTROMIA SP.	GRAPE MYRTLE	UNDERSTORY TREE: MIN. 15' DBH CAL. AND 6' MIN. HT.	42
	8	LIGUSTRUM JAPONICUM	JAPANESE PRIVET		
	10	ILEX X ATTEN. 'EAGLESTON'	EAGLESTON HOLLY		
	3	PHOENIX SYLVESTRIS	SILVER DATE PALM		859 TOTAL PROPOSED POST & DEVELOPMENT CALIFER INCHES
	36	SABAL PALMETTO	CABBAGE PALM		
	514	VIBURNUM ODORATISSIMUM VIBURNUM SUSPENSUM	SWEET VIBURNUM SANDANKWA VIBURNUM	BUFFER SHRUB: MIN. 24' HT. AND 36' O.C.	
	359	ILEX COR. 'DWAR BURFORD' VIBURNUM SUSPENSUM	DWARF BURDORD HOLLY SANDANKWA VIBURNUM	SCREENING SHRUB: MIN. 24' HT. AND 36' O.C.	

TREE AND SHRUB PLACEMENT ADJACENT TO BUILDINGS/WALLS

1. CARE WILL BE TAKEN NOT TO CHANGE ORIGINAL GRADE AROUND EXISTING TREES DESIGNATED TO REMAIN.
2. AN IRRIGATION PLAN SHALL BE SUBMITTED IN COMPLIANCE WITH ARTICLE 5.01(10) AT TIME OF FINAL CONSTRUCTION PLAN SUBMISSION.
3. SELECTION OF PLANT SPECIES SHALL BE MADE BASED UPON FLORIDA FRIENDLY LANDSCAPE CONCEPTS OUTLINED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS (FYN) HANDBOOK AND AS IDENTIFIED IN THE UF/IFAS PUBLISHED FLORIDA FRIENDLY PLANT LIST (CURRENT EDITION).
4. UNLESS EXEMPTED BY THE CITY, NO MORE THAN 50% OF THE GREEN SPACE AREA OR ONE-HALF ACRE, WHICHEVER IS SMALLER, MAY BE PLANTED WITH A LAWN GRASS THAT HAS A RATING OF 'LOW' IN REGARDS TO DROUGHT TOLERANCE AS IDENTIFIED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
5. THERE IS NO LIMIT ON THE GREEN SPACE AREA THAT MAY BE PLANTED WITH A LAWN GRASS HAVING A RATING OF 'MEDIUM' OR BETTER AS IDENTIFIED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
6. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ACCEPTED AND PROPER PLANTING PROCEDURES.
7. INSTALLED PLANTS SHALL CONFORM TO OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NO. 1 AS PROVIDED IN THE MOST CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS' PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
8. ROOT BARRIERS WITH A MINIMUM DEPTH OF 36 INCHES MUST BE INSTALLED WHEN CANOPY TREES ARE PLANTED WITHIN 5 FEET OF UTILITIES, WALLS, SIDEWALKS AND ANY OTHER STRUCTURE AS DETERMINED BY THE CITY.
9. THE ORGANIC CONTENT OF THE TOP 4 INCHES OF THE LAWN BED FOR ALL AREAS TO BE SEEDED OR SODDED SHALL BE A MINIMUM OF 5 PERCENT.

[illegible]

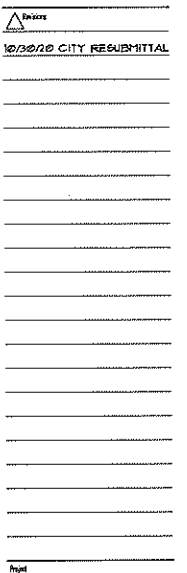
LARGE TREE PLANTING DETAIL BALL AND BURLAP

MULTI-TRUNK PLANTING DETAIL

REQUIREMENT	CODE REFERENCE	CALCULATION	REQUIRED	PROVIDED	SIZE
PERIMETER LANDSCAPING NOT ABUTTING STREET OR PARKING					
1 CANOPY TREE PER 35'	5.01.08(B)(2)	479' PERIMETER LENGTH / 35'	14 TREES	14 TREES	MIN. 2.5" DBH CAL. & 8' HT.
BUFFER LANDSCAPING ABUTTING PUBLIC RIGHT-OF-WAY (MARDEN ROAD)					
10' BUFFER + 1 TREE PER 45' AND CONTINUOUS HEDGE	5.01.08(G) 5.01.01(B)	1,398' PERIMETER LENGTH / 45'	31 TREES & HEDGE	37 TREES & HEDGE*	TREES MIN. 1.5" DBH CAL. & 6' HT. SHRUBS MIN. 24" HT. & 36" O.C.
BUFFER LANDSCAPING ABUTTING PUBLIC RIGHT-OF-WAY (HWY 451)					
10' BUFFER + 1 TREE PER 45' AND CONTINUOUS HEDGE	5.01.08(G) 5.01.01(B)	730' PERIMETER LENGTH / 45'	18 TREES & HEDGE	17 TREES & HEDGE*	TREES MIN. 1.5" DBH CAL. & 6' HT. SHRUBS MIN. 24" HT. & 36" O.C.
PARKING LOT LANDSCAPING					
1 CANOPY TREE PLUS 1 CANOPY TREE PER 20 SPACES	5.01.08(C)(1)	1 TREE + 353 SPACES / 20	19 TREES	51 CANOPY TREES	MIN. 2.5" DBH CAL. & 8' HT.
MIN. 30% OF PARKING AREA TO BE COVERED BY MATURE TREE CANOPY	5.01.08(C)(10)	157,685 S.F. PKG. AREA x .30	47,305 S.F. (30%)	66,049 S.F. OF COVERAGE (41%)	50' PROJECTED MATURE CANOPY DIAMETER AND 25' UNDERSTORY DIAMETER
MIN. 10% OF PARKING AREA TO BE LANDSCAPED	5.01.08(C)(5)	157,685 S.F. PKG. AREA x .10	15768.5 S.F. (10%)	16,286 S.F. OF LANDSCAPE AREA (10.3%)	VEGETATION MIX TO INCLUDE TREES, SHRUBS AND GROUNDCOVER
BUILDING LANDSCAPE					
FAÇADE OF BUILDINGS FACING RIGHT-OF-WAYS AND/OR PARKING AREAS WILL BE LANDSCAPED	1993 LDC - BUILDING LANDSCAPE REQUIREMENTS	50% OF LINEAR BLDG FRONTAGE X 4' + 1 TREE PER 200 S.F.	~1,000 S.F. OF LANDSCAPING PER BLDG + 8 TREES	~2,000 S.F. OF LANDSCAPING PER BLDG + 8 TREES	VEGETATION MIX TO INCLUDE TREES, SHRUBS AND GROUNDCOVER
TREE REPLACEMENT					
CITY REQUIREMENT FOR MAXIMUM TREE STOCK ON A PROPERTY FOR REPLACEMENT PURPOSES	5.01.07(A)(2c)	S.F. SITE AREA (469,739) - 6000 S.F. / 1000 x 3.5 + 21	1,644 MAX CALIPER INCHES OF REPLACEMENT TREES	512 DBH CAL INCHES PROPOSED TO BE REPLACED	MIN. 3" DBH CAL. & 8' HT. FOR PROPOSED REPLACEMENT TREES
MINIMUM TREE REQUIREMENT					
PLANT 1 TREE PER 6000 SQ. FT. OF SITE AREA	5.01.06(A)	S.F. SITE AREA (469,739) / 6000	59 TREES (EXCLUDING BUFFER REQ'D TREES)	173 PROPOSED TREES AND 0 PRESERVED TREES	MIN. 2.5" DBH CAL. & 8' HT. FOR PROPOSED CANOPY TREES AND 1.5" CAL. & 6' HT. FOR UNDERSTORY TREES

TREE REPLACEMENT
TOTAL INCHES ON-SITE: 1,384" (109 OAKS)
TOTAL INCHES OF SPECIMEN TREES: 57"
TOTAL INCHES REMOVED: 1,384" (1,161"- OAKS)
TOTAL INCHES RETAINED: 0"
TOTAL INCHES REQUIRED: 1,384"
TOTAL INCHES REPLACED: 800"
TOTAL INCHES POST-DEVELOPMENT: 584"
MAXIMUM TREE STOCK REQUIRED: 1,644"
SITE CLEARING AREA: 469,739 S.F. / 10.7 ACRES

SMALL TREE PLANTING DETAIL (CONTAINER) SCALE: NTS

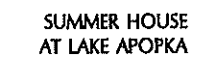
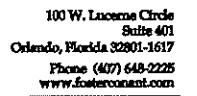


SUMMER HOUSE
AT LAKE APOPKA

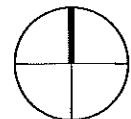
CITY OF APOPKA, FL

CODE LANDSCAPE
LEGEND AND SUMMARY

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IRRIGATION
PLAN

Date 9/25/2020
Time 1:30
Copter DAP Check RRC
File Name Buho-400.DWG
North



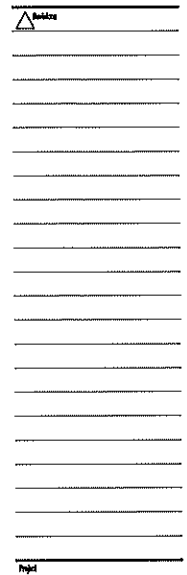
L-400



<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>
	Rain Bird ESP-LXD-LXMPED Flow sensing Two-Wire Decoder Commercial Controller. 50 Stations. UV-Resistant, Outdoor-Rated, Powder-Coated Metal Pedestal Case. Available in the US market, International, European, or Australian Markets.
	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.
	Reclaim Water Meter - 2"
	2.5" Irrigation Mainline: PVC Class 200 SDR 21-NP
	Pipe Sleeve: PVC Schedule 40



100 W. Lucerne Circle
Suite 401
Orlando, Florida 32801-1617
Phone (407) 648-2225
www.fosterconant.com

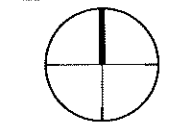


SUMMER HOUSE
AT LAKE APOPKA

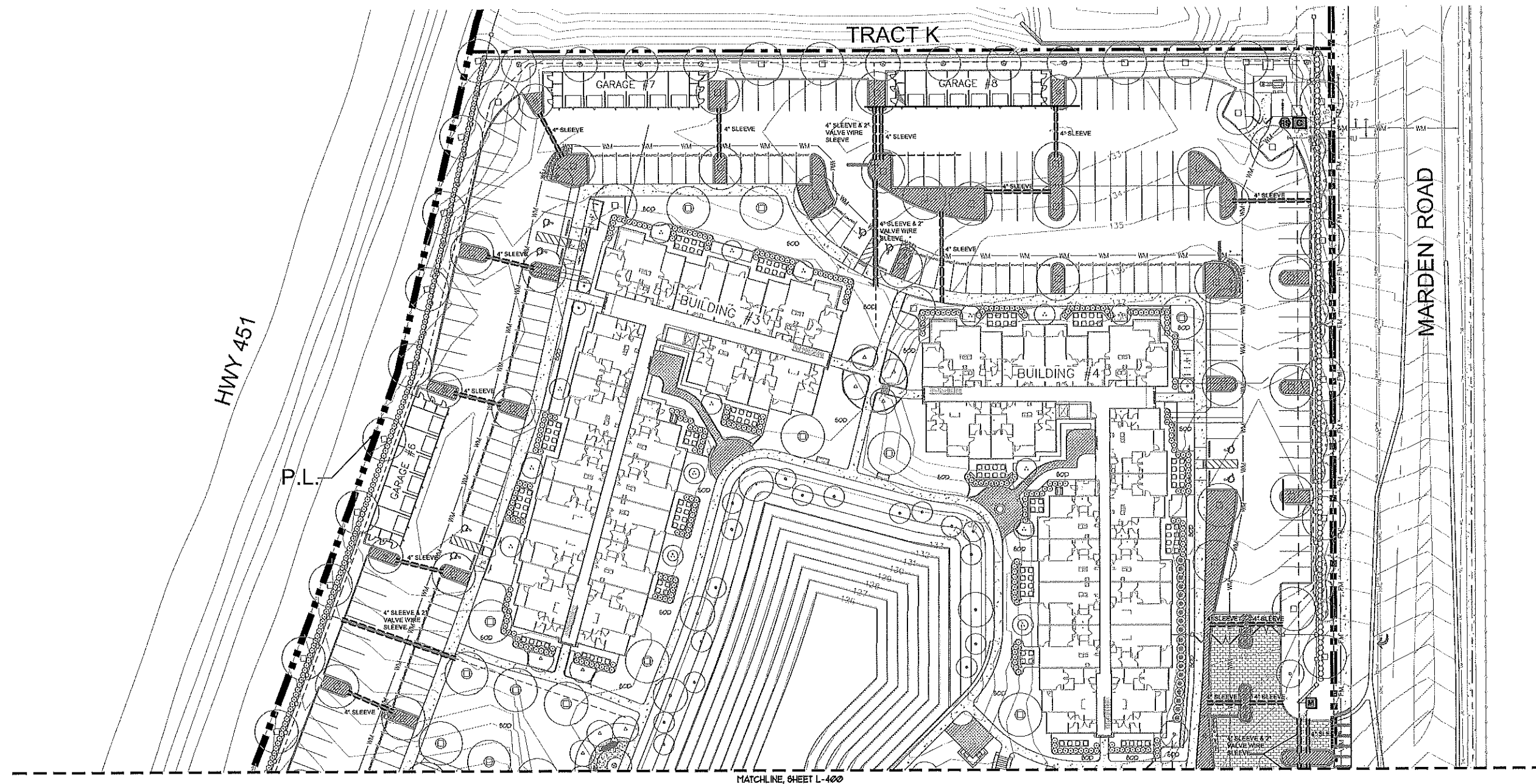
CITY OF APOPKA, FL

IRRIGATION
PLAN

Date: 9/25/2020
Scale: 1"=30'
Drawn: DAP Checked: RRC
File Name: 6who-400DWG
North



L-401



IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>
	Rain Bird ESP-LXD-LXMPED Flow sensing Two-Wire Decoder Commercial Controller, 50 Stations. UV-Resistant, Outdoor-Rated, Powder-Coated Metal Pedestal Case. Available in the US market, International, European, or Australian Markets.
	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.
	Reclaim Water Meter - 2"
	2.5" Irrigation Mainline: PVC Class 200 SDR 21-NP
	Pipe Sleeve: PVC Schedule 40

Summer House
Apartments

Apopka, FL

08/20/2020
Andrew Scott Roark
AR97193

SET DISTRIBUTIONS:

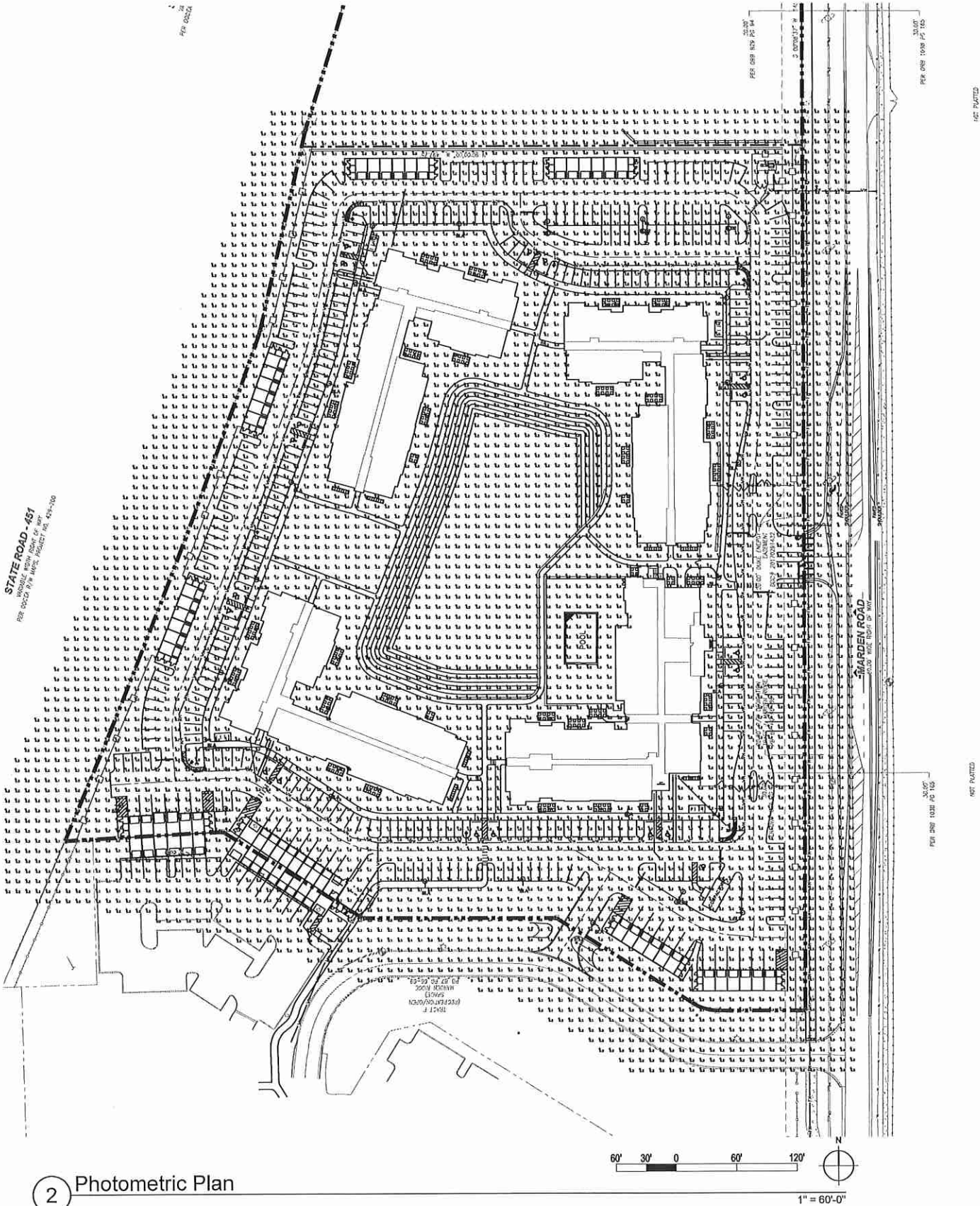
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PROJECT NO. 3451

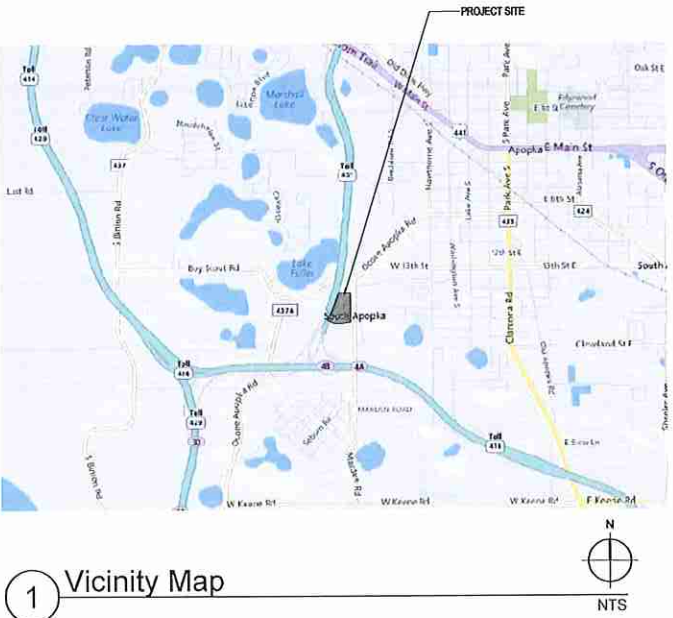
Photometric Plan

E16.01

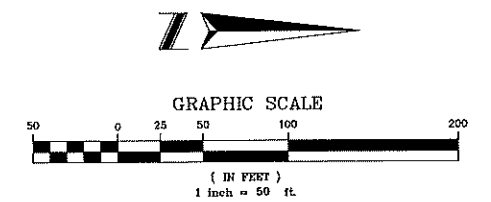
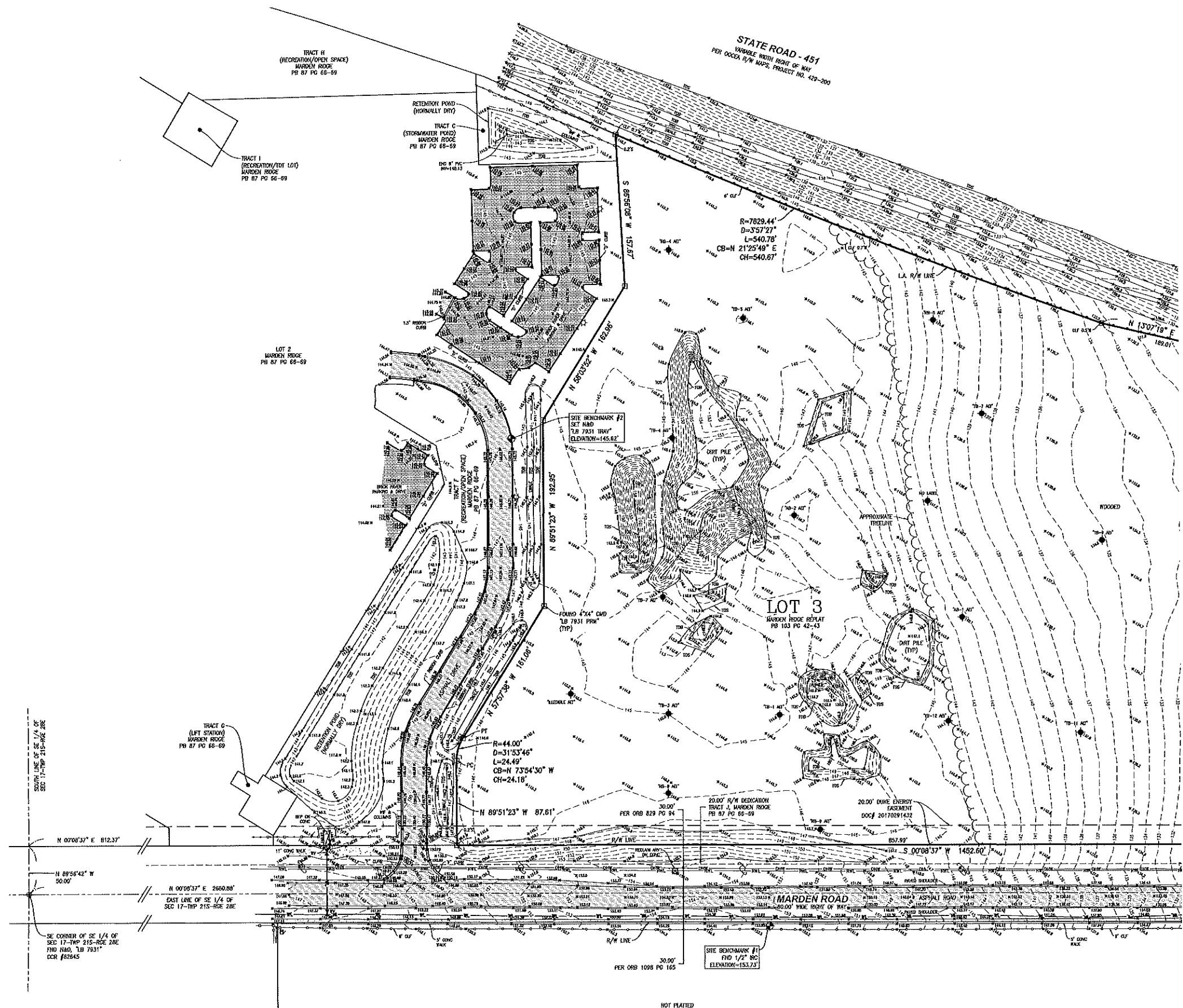
Landreth Lighting Luminaire Schedule							
Symbol	Manufacturer	City	Label	Arrangement	Description	LLF	Lum. Watts
⊙	Stemmer Lighting	23	SIA	SINGLE	1-1970LED-S-BF-FG CA61HS-S-0725ARTS/RPBP-10ARC45T4-MDL03-BKT	1.000	158
⊙	Stemmer Lighting	4	SLB2	BACK-BAK	2A-1970LED-S-BF-FG CA61HS-S-0725ARTS/RPBP-10ARC45T4-MDL03-BKT	1.000	157.8
Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.88	0.4	0.0	N/A	N/A
Parking Lots	Illuminance	Fc	2.55	6.3	0.5	5.10	12.60



2 Photometric Plan



1 Vicinity Map



LEGEND:

BWF	BARBED WIRE FENCE	R	RADIUS
CB	CHORD BEARING	RCP	REINFORCED CONCRETE PIPE
CCR	CERTIFIED CORNER RECORD	R/W	RIGHT-OF-WAY
CH	CHORD LENGTH	RWL	BURIED RECLAIM WATERLINE
CL	CENTERLINE	RGE	RANGE
CLF	CHAIN LINK FENCE	SEC	SECTION
CM	CONCRETE MONUMENT	TDB	TOP OF BANK
CWD	CONCRETE MONUMENT WITH DISK	TDS	TOP OF SLOPE
CMP	CORRUGATED METAL PIPE	TWP	TOWNSHIP
CONC	CONCRETE	TRF	TYPICAL
DA	DELTA ANGLE	WBF	WROUGHT IRON FENCE
DOC#	DOCUMENT NUMBER	WLB	BURIED WATERLINE
ELEV	ELEVATION	W	COMMUNICATIONS RISER
EOP	EDGE OF PAVEMENT	WIB	FIBER OPTIC BOX
FND	FOUND	WIB	FIBER OPTIC MARKER
INV	INVERT ELEVATION	WIB	BENCHMARK
IP	IRON PIPE	WIB	ELECTRIC BOX
IR	IRON ROD	WIB	ELECTRIC METER
IRC	IRON ROD & CAP	WIB	ELECTRIC RISER
L	ARC LENGTH	WIB	GUY ANCHOR
L.A.	LIMITED ACCESS	WIB	LIGHT POLE
MES	MITERED END SECTION	WIB	WOOD UTILITY POLE
NO.	NUMBER	WIB	MARKER
N&D	NAIL & DISK	WIB	SOIL BORING
OHM	OVERHEAD WIRE	WIB	RECLAIMED WATER VALVE
ORCA	ORANGE COUNTY	WIB	TRAFFIC SIGN
EXP	EXPRESSWAY AUTHORITY	WIB	AIR RELEASE VALVE
ORB	OFFICIAL RECORDS BOOK	WIB	STORM MANHOLE
PB	PLAT BOOK	WIB	YARD DRAIN
PC	POINT OF CURVATURE	WIB	BACKFLOW PREVENTER
PG	PAGE	WIB	FIRE HYDRANT
PT	POINT OF TANGENCY	WIB	WATER METER
PVC	POLYVINYL CHLORIDE PIPE	WIB	WATER VALVE

LEGAL DESCRIPTION:
LOT 3, TRACT K, AND TRACT L, MARDEN RIDGE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103 PAGE(S) 42 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - MARDEN RIDGE REPLAT REFERENCED HEREON HAS BEEN APPROVED BY THE CITY OF APOPKA, AND IS IN THE PROCESS OF BEING RECORDED, BUT HAS NOT BEEN ASSIGNED A PLAT BOOK AND PAGE AS OF THE DATE OF THIS SURVEY.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
 - COORDINATE DATA AND HORIZONTAL ROTATION ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AND 83/80, ESTABLISHED BY STATE PLANE COORDINATES PROVIDED IN CERTIFIED CORNER RECORDS FOR SECTION CORNERS SHOWN HEREON.
 - BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEARING BEING N 89°08'37" E, PER PLAT OF MARDEN RIDGE, AS RECORDED IN PLAT BOOK 87, PAGE 65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 - BEARINGS AND DIMENSIONS OF BOUNDARY LINES ARE PER RECORD AND AS MEASURED, UNLESS OTHERWISE SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK "11549006", ELEVATION=95.293. ALL ELEVATIONS ARE RELATIVE TO NAVD 88 DATUM.
 - NO UNDERGROUND FOUNDATIONS, UTILITIES, OR OTHER FEATURES HAVE BEEN LOCATED BY THIS SURVEY, UNLESS OTHERWISE SHOWN.
 - BURIED RECLAIM AND WATERLINE SHOWN HEREON IS BASED ON UTILITY WARNINGS BY OTHERS AND WAS FIELD LOCATED BY THIS FIRM IN APRIL 2014. ADDITIONAL UNMARKED UTILITIES MAY EXIST.
 - SUBJECT PROPERTY CONTAINS APPROX. 16.09 ACRES.
 - ACCORDING TO FIRM PANEL NUMBER 12095 C 0120 F, DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY LIES IN ZONE "X".
 - SURVEY IS NOT VALID WITHOUT ALL SHEETS.

SURVEY CERTIFICATION:
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONCERNS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 61-17, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472 AS APPLICABLE.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
DATE 06/02/20
Cory A. Hopkins
6743

On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321) 826-6376
Email: OTMSurveying@gmail.com

Boundary, Topographic & Tree Survey

Marden Ridge Replat
Lot 3, Tract K & Tract L
Marden Road
Apopka, Florida

Drawn by:
CAH
Checked by:
CAH
Project:
MARDEN RIDGE
Field Date:
05/19/20
Scale:
1"=50'
Sheet 1 of 4

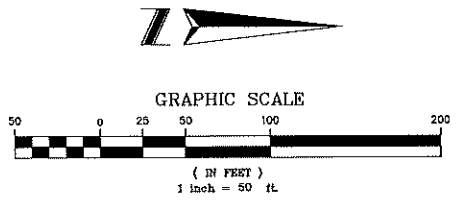
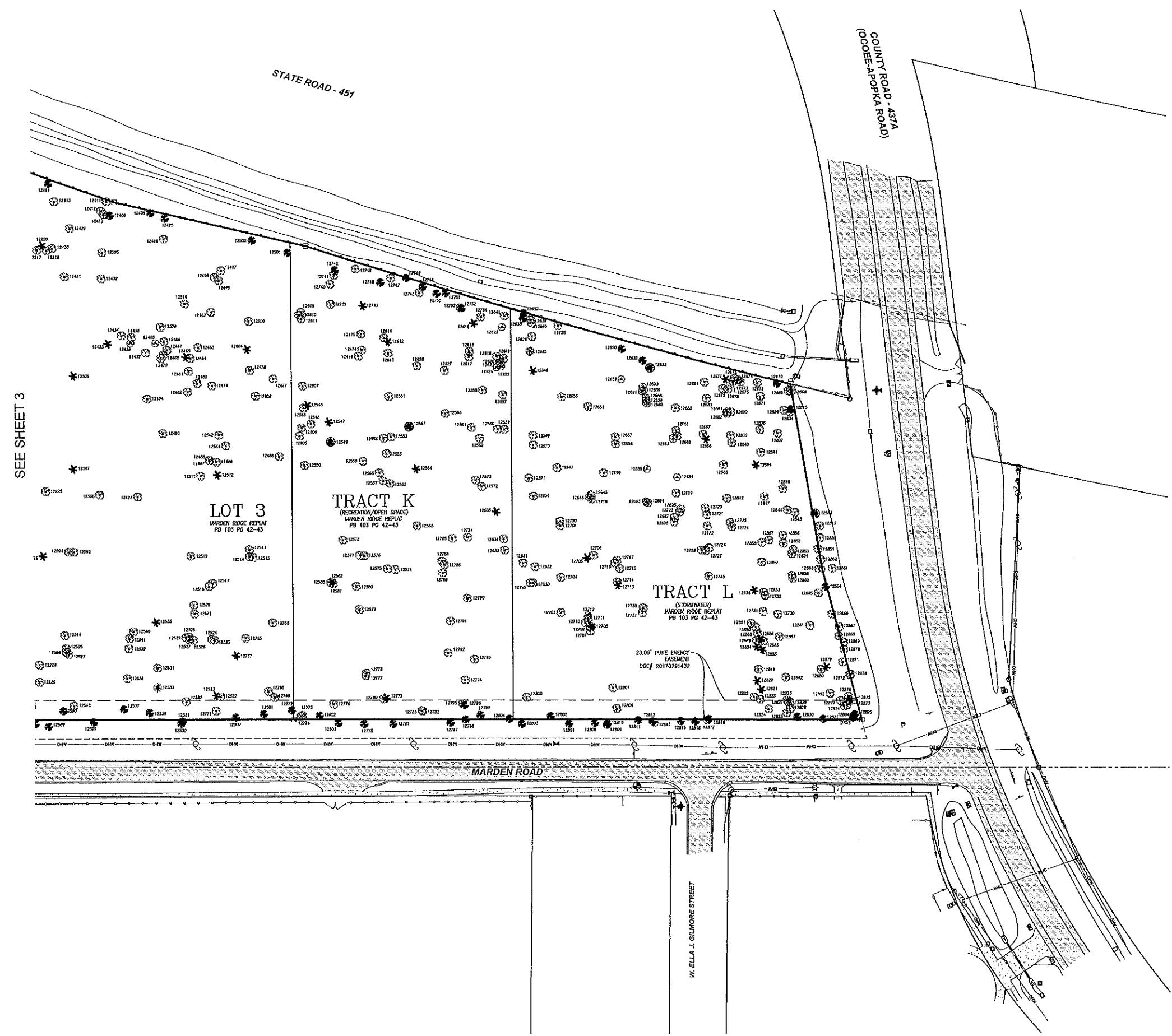
TREE TABLES

Point #	Type	Size
12217	Oak	11"
12218	Oak	9"
12219	Oak	13"
12220	Palm	14"
12221	Oak	11"
12222	Oak	11"
12223	Oak	22"
12224	Oak	11"
12225	Oak	10"
12226	Palm	14"
12227	Oak	9"
12228	Oak	6"
12229	Oak	12"
12230	Oak	10"
12231	Oak	8"
12408	Pine	12"
12409	Pine	11"
12410	Oak	10"
12411	Oak	6"
12412	Oak	12"
12413	Oak	6'6" Double
12414	Pine	15"
12415	Pine	18"
12416	Oak	6"
12417	Pine	11"
12418	Oak	13"
12419	Oak	18"
12420	Oak	11"
12421	Pine	14"
12422	Pine	12"
12423	Pine	11"
12424	Pine	14"
12425	Oak	11"
12426	Oak	13"
12427	Oak	12"
12428	Oak	7"
12429	Oak	8"
12430	Oak	6"
12431	Oak	14"
12432	Oak	7"
12433	Palm	18"
12434	Oak	10"
12435	Camphor	9" Cluster
12436	Oak	8"
12437	Oak	10"
12443	Pine	11"
12444	Pine	13"
12445	Pine	12"
12446	Pine	11"
12447	Pine	12"
12448	Pine	9"
12449	Pine	11"
12450	Pine	9"
12451	Pine	8"
12452	Pine	17"
12453	Oak	10"
12454	Pine	8"
12455	Pine	6"
12456	Pine	10"
12457	Pine	14"
12458	Oak	10"
12459	Oak	8"
12460	Palm	15"
12461	Oak	15"
12462	Oak	15"
12463	Oak	7"
12464	Oak	6"
12465	Palm	15"
12466	Oak	10"
12467	Oak	11"
12468	Camphor	6" Cluster
12469	Oak	8"
12470	Oak	12"
12471	Oak	8'6" Double
12472	Oak	12"
12473	Oak	7'7" Double
12474	Oak	21"
12475	Oak	10"
12476	Oak	16"
12477	Oak	7"
12478	Oak	11"
12479	Oak	10"
12480	Oak	7"
12481	Oak	7"
12482	Oak	11"
12483	Oak	13"
12484	Oak	13"
12485	Oak	13"
12486	Oak	16'6" Double
12487	Oak	8"
12488	Oak	10"
12489	Oak	10"
12490	Oak	13"
12491	Oak	8"
12492	Oak	13"
12493	Oak	8"
12494	Oak	7"
12495	Pine	13"
12496	Oak	16'6" Double
12497	Oak	8"
12498	Oak	22'10" Double
12499	Oak	6"
12500	Oak	6"
12501	Pine	12'6" Double
12502	Pine	11"
12503	Oak	10"
12504	Oak	13"
12505	Oak	14"
12506	Palm	16"

Point #	Type	Size
12507	Oak	17"
12508	Oak	8"
12509	Oak	12"
12510	Oak	10"
12511	Oak	10"
12512	Palm	18"
12513	Oak	12"
12514	Oak	7"
12515	Oak	14"
12516	Oak	9"
12517	Oak	8'6" Double
12518	Oak	8"
12519	Oak	8"
12520	Oak	7"
12521	Oak	7'7" Double
12522	Oak	11"
12523	Palm	15"
12524	Oak	12"
12525	Oak	7"
12526	Oak	7"
12527	Oak	22"
12528	Oak	12"
12529	Oak	12"
12530	Pine	11"
12531	Pine	9"
12532	Oak	7"
12533	Cedar	15"
12534	Oak	14"
12535	Palm	15"
12536	Pine	14"
12537	Pine	11"
12538	Oak	9"
12539	Oak	12"
12540	Oak	18"
12541	Oak	7"
12542	Oak	7"
12543	Oak	6"
12544	Oak	15"
12545	Palm	15"
12546	Oak	18"
12547	Palm	17"
12548	Oak	10"
12549	China Berry	8"
12550	Oak	7"
12551	Oak	8"
12552	China Berry	14"
12553	Oak	8"
12554	Oak	6"
12555	Oak	19"
12556	Oak	27"
12557	Oak	13"
12558	Oak	15"
12559	Oak	20"
12560	Oak	20"
12561	Oak	6"
12562	Oak	6"
12563	Oak	10'6" Double
12564	Palm	15"
12565	Oak	6"
12566	Oak	7"
12567	Oak	10"
12568	Oak	9"
12569	Oak	10"
12570	Oak	13"
12571	Oak	9"
12572	Oak	11"
12573	Oak	8"
12574	Oak	10"
12575	Oak	17"
12576	Oak	11"
12577	Oak	10"
12578	Oak	6"
12579	Oak	11'6" Double
12580	Oak	18"
12581	Oak	10'7" Double
12582	Oak	11"
12583	Oak	10"
12584	Pine	9"
12585	Pine	11"
12586	Pine	11"
12587	Pine	12"
12588	Oak	11"
12589	Oak	12"
12590	Oak	11"
12591	Oak	10"
12592	Oak	11"
12593	Oak	10"
12594	Oak	7"
12595	Oak	7"
12596	Oak	8"
12597	Oak	10"
12598	Oak	8"
12599	Pine	15"
12600	Pine	12"
12601	Pine	18"
12602	Pine	12"
12603	Pine	21"
12604	Palm	15"
12605	Oak	16"
12606	Oak	7"
12607	Oak	8"
12608	Oak	6"
12609	Oak	6"
12610	Oak	6"
12611	Oak	10'10" Double
12612	Palm	15"
12613	Oak	8"

Point #	Type	Size
12614	Oak	6"
12615	Palm	13"
12616	Oak	6"
12617	Oak	8"
12618	Oak	7"
12619	Oak	12"
12620	Oak	9"
12621	Oak	6"
12622	Camphor	10'6" Double
12623	Camphor	8"
12624	Camphor	9'7" Double
12625	Rain Tree	6"
12626	Oak	12"
12627	Oak	11'10" Double
12628	Oak	10"
12629	Oak	27"
12630	Oak	7"
12631	Oak	10"
12632	Oak	11"
12633	Oak	10"
12634	Oak	20"
12635	Palm	15"
12636	Oak	12"
12637	Pine	9"
12638	Pine	7"
12639	Oak	7"
12640	Oak	20"
12641	Oak	14"
12642	Palm	18"
12643	Oak	10"
12644	Oak	11"
12645	Oak	15"
12646	Oak	15"
12647	Oak	15"
12648	Pine	10"
12649	Camphor	6'7" Double
12650	Oak	11"
12651	Oak	15"
12652	Camphor	12" Cluster
12653	Camphor	13"
12654	Oak	6"
12655	Oak	6"
12656	Oak	6"
12657	Oak	6"
12658	Oak	10"
12659	Oak	7"
12660	Oak	11"
12661	Oak	10"
12662	Oak	15"
12663	Oak	15"
12664	Palm	15"
12665	Oak	15"
12666	Palm	14"
12667	Oak	11"
12668	Oak	11"
12669	Oak	6"
12670	Pine	13"
12671	Oak	12"
12672	Oak	6"
12673	Oak	10"
12674	Oak	12"
12675	Oak	10"
12676	Oak	6"
12677	Palm	13"
12678	Oak	6"
12679	Oak	13"
12680	Oak	7"
12681	Oak	13"
12682	Oak	10"
12683	Oak	13"
12684	Oak	12"
12685	Oak	8"
12686	Oak	12"
12687	Oak	6"
12688	Oak	6"
12689	Oak	6"
12690	Oak	6"
12691	Pine	14"
12692	Pine	10"
12693	Pine	10"
12694	Pine	10"
12695	Oak	8"
12696	Oak	8"
12697	Oak	18"
12698	Oak	18"
12699	Oak	7"
12700	Oak	7"
12701	Oak	11"
12702	Oak	8"
12703	Oak	8"
12704	Oak	7"
12705	Palm	13"
12706	Oak	13"
12707	Oak	12"
12708	Palm	11"
12709	Oak	10"
12710	Oak	5"
12711	Oak	6"
12712	Camphor	6"
12713	Palm	11"
12714	Oak	24"
12715	Oak	16"
12716	Oak	6"
12717	Oak	6"
12718	Oak	6"
12719	Oak	6"
12720	Oak	6"
12721	Oak	6"
12722	Oak	10"
12723	Oak	7"

Point #	Type	Size
12724	Oak	12"
12725	Oak	6"
12726	Oak	6"
12727	Oak	7"
12728	Oak	6"
12729	Oak	18"
12730	Oak	16"
12731	Oak	6"
12732	Oak	6"
12733	Oak	8"
12734	Palm	15"
12735	Oak	18"
12737	Oak	12'112" Double
12738	Oak	10"
12739	Oak	8"
12740	Oak	8"
12741	Oak	22"
12742	Pine	12"
12743	Palm	17"
12744	Pine	10"
12745	Oak	13"
12746	Pine	12"
12747	Oak	11"
12748	Pine	15"
12749	Oak	10"
12750	Pine	6"
12751	Pine	7"
12752	Pine	8"
12753	Oak	6"
12754	Oak	12"
12755	Oak	18"
12756	Oak	6"
12757	Oak	6"
12758	Oak	6"
12759	Oak	7"
12760	Oak	8"
12761	Oak	10"
12762	Oak	15"
12763	Oak	10"
12764	Palm	28"
12765	Oak	8"
12766	Oak	8"
12767	Palm	22"
12768	Oak	7"
12769	Oak	7"
12770	Oak	8"
12771	Oak	8"
12772	Pine	28"
12773	Oak	8"
12774	Oak	8"
12775	Pine	13"
12776	Oak	25"
12777	Oak	17"
12778	Oak	12"
12779	Palm	18"
12780	Oak	7"
12781	Pine	13"
12782	Oak	10"
12783	Oak	13"
12784	Oak	12"
12785	Oak	8"
12786	Oak	12"
12787	Oak	6"
12788	Oak	6"
12789	Oak	6"
12790	Oak	6"
12791	Oak	13"
12792	Oak	18"
12793	Oak	10"
12794	Oak	14"
12795	Oak	14"
12796	Pine	13"
12797	Pine	10"
12798	Pine	12"
12799	Pine	15"
12800	Oak	15"
12801	Pine	14"
12802	Pine	10"
12803	Pine	10"
12804	Pine	11"
12805	Oak	12"
12806	Oak	13"
12807	Oak	11"
12808	Pine	11"
12809	Pine	7"
12810	Pine	13"
12811	Pine	13"
12812	Pine	8"
12813	Oak	7"
12814	Pine	10"
12815	Pine	5"
12816	Oak	7"
12817	Oak	7"
12818	Pine	12"
12819	Oak	10"
12820	Palm	14"
12821	Palm	12"
12822	Oak	8"
12823	Oak	6"
12824	Oak	8"
12825	Oak	11"
12826	Oak	6"
12827	Oak	7"
12828	Oak	8"
12829	Oak	6"
12830	Pine	6"
12831	Pine	13"
12832	Pine	7"



No.	Revisions
1	02/20/21 Original Boundary & Topographic Survey
2	02/20/21 Updated Boundary & Topographic Survey
3	05/20/20 Tree Survey
4	06/02/20 Add Plot Recording Info
5	
6	

Boundary, Topographic & Tree Survey

Marden Ridge Replat
Lot 3, Tract K & Tract L
Marden Road
Apopka, Florida

On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321) 526-4376
Email: OTMSurveying@gmail.com

Drawn by:
CAH

Checked by:
CAH

Project:
MARDEN RIDGE

Field Date:
05/19/20

Scale:
1"=50'

Sheet 4 of 4

ORDINANCE NO. 2434

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-3 (18.05 +/- ACRES) AND C-1 (6.43 +/- ACRES) TO PLANNED UNIT DEVELOPMENT (PUD/R-3/C-1) (TOTAL 42.17 +/- ACRES) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED BETWEEN S.R. 451 AND MARDEN ROAD, SOUTH OF OCOEE APOPKA ROAD, AND NORTH OF THE APOPKA EXPRESSWAY (S.R. 414), COMPRISING 42.17 +/- ACRES MORE OR LESS, AND OWNED BY EMERSON POINT ASSOCIATES, LLLP; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, the City of Apopka has requested a change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, the proposed Planned Unit Development (PUD/R-3/C-1) zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section I. That the zoning classification of the following described property be designated as Planned Unit Development (PUD/R-3 and C-1), as defined in the Apopka Land Development Code and delineated within the Marden Ridge Apartments – Phase 1B Master Site Plan (Exhibit “A”), and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be: R-3 within 34.14 +/- acres and C-1 commercial of 6.43 +/- acres.
- B. Development of the property shall occur consistent with the Master Site Plan set forth in Exhibit “A” and Development standards set forth within Exhibit “B.” If a development standard or zoning regulation is not addressed within Exhibit “B”, development shall comply with the R-3 and C-1 zoning standards set forth in the Land Development Code for the areas of the Master Site Designated for those zoning categories. Where any development standard conflicts between the Marden Ridge Phase 1B Master Site Plan and the Land Development Code, the Master Site Plan shall preside. Any proposed revision to the Master Site Plan shall be evaluated and processed pursuant to Section 2.02.18.N. (Master plan revision), LDC.
- C. If a Final Development Plan associated with the PUD district has not been approved by the City within two years after approval of these Master Plan provisions, the approval of the Master Site Plan\PD provisions will expire. At such time, the City Council may:
 1. Permit a single six-month extension for submittal of the required Final Development Plan;
 2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Site Plan provisions and any conditions of approval; or

3. Rezone the property to a more appropriate zoning classification.
- D. The following PUD development standards shall apply to the development of the subject property:
1. Development standards are established within the PUD/PDP Master Site Plan.
 2. Maximum building height of a residential apartment building is sixty (60) feet.
 3. Unless otherwise addressed within the PUD Master Site Plan development standards, the R-3 and C-1 zoning standards will apply to the subject property where such zoning categories are designated within the Master Site Plan.

Section II. That the zoning classification of the following described property, being situated in the City of Apopka, Florida, is hereby Planned Unit Development (PUD/R-3/C-1), as defined in the Apopka Land Development Code.

Legal Description:

A parcel of land lying in Sections 17 and 20, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the Northeast corner of Emerson Park as recorded in Plat Book 68, Pages 1 through 17, of the Public Records of Orange County, Florida, also being a point on the Westerly right of way line of Marden Road; thence run N 00°15'45"E along said Westerly right of way line for a distance of 867.57 feet to the Point of Beginning; thence departing said Westerly right of way line run the following courses and distances; N 79°02'18" W for a distance of 250.77 feet; thence run N 76°57'36" W for a distance of 271.66 feet to a point on a non-tangent curve concave Northeasterly and having a radius of 750.00 feet; thence from a tangent bearing of N 69°25'55" W run Northwesterly along said curve through a central angle of 26°46'44" for an arc distance of 350.53 feet to a point on a non-tangent curve concave Northeasterly and having a radius of 725.00 feet; thence from a tangent bearing of N 38°02'17" W run Northwesterly along said curve through a central angle of 27°58'31" for an arc distance of 353.99 feet to a point on a non-tangent curve concave Easterly and having a radius of 1500.00 feet; thence from a tangent bearing of N 01°44'32" W run Northerly along said curve through a central angle of 20°26'35" for an arc distance of 535.20 feet to a point of tangency; thence run N 18°04'23" E for a distance of 159.98 feet to a point on the Easterly right of way line of County Road 429 (Western Beltway) per Order of Taking recorded in Official Records Book 5442, page 3947, of the Public Records of Orange County, Florida, also being a point on a non-tangent curve concave Northwesterly and having a radius of 7829.44 feet; thence from a tangent bearing of N 24°29'43" E run Northeasterly along said Easterly right of way line and said curve through a central angle of 5°02'40" for an arc distance of 689.30 feet; thence continuing along said Easterly right of way line run N 13°07'16" E for a distance of 205.68 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 7809.44 feet; thence from a tangent bearing of N 17°57'03" E run Northeasterly along said curve through a central angle of 3°51'29" for an arc distance of 525.85 feet to a point on the Southerly right of way line of County Road 437-A (Ocoee Apopka Road) per Official Records Book 5442, page 3947, of

ORDINANCE NO. 2434
PAGE 3

afore said Public Records of Orange County, Florida; thence departing aforesaid Easterly right of way line run N 80,33'42" E along said Southerly right of way line for a distance of 196.20 feet; thence continuing along said Southerly right of way line run N 75,23'21" E for a distance of 182.73 feet to a point on aforesaid Westerly right of way line of Marden Road; thence departing said Southerly right of way line run S 00*08'34"W for a distance of 2270.18 feet; thence continuing along said Westerly right of way line run S 00*15'45"W for a distance of 452.54 feet to afore said Point of Beginning.

Parcel ID No.: 17-21-28-0000-00-029

Combined Acreage 42.17 +/- Acres

Section III. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section IV. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation. The Community Development Director shall not accept an application for a development plan until such time the property owner addresses school capacity enhancement review with Orange County Public Schools.

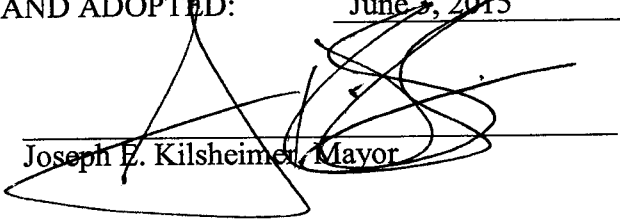
Section V. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section VI. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VII. That this Ordinance shall take effect immediately.

READ FIRST TIME: May 20, 2015

READ SECOND TIME
AND ADOPTED: June 3, 2015



Joseph E. Kilsheimer, Mayor

ATTEST:



Linda Goff, City Clerk

DULY ADVERTISED: April 24, 2015
May 22, 2015

MARDEN RIDGE APARTMENTS - PHASE 1B

PARCEL ID #17-21-28-0000-00-29

LEGAL DESCRIPTION:

(Listed by year)

[illegible]

2.17 ACRES, MORE OR LESS.
Legal Description appearing by On the Main Surveying, LLC
CD 7624

CITY OF APOPKA OFFICIALS

JOE KULSHEIMER
J. WILLIAM ARROWSMITH
BILLUE L. DEAN
DIANE VELAZQUEZ
SAM RUTTH

OWNER/APPLICANT
EMERSON POINT ASSOCIATES, LLP
1350 North Orange Avenue, Suite 250
Winnetka Park, FL 32789
(407) 365-0664
Attn: Tommy Ciccarino

CIVIL ENGINEER
EAI Consultants, Inc.
818 East South Street
Suite 700
Orlando, Florida 32801
(407) 423-6336
Attn: Anthony S. Cal

CONTACT LIST

SURVEYOR
On The Mark Surveying, LLC
143 Meadow Blvd.
Sanford, FL 32771
(321) 626-6376
Attn: Corey A. Hopkins, PSM

LANDSCAPE ARCHITECT
Bellomo-Herbert
818 East South Street
Suite 6100
Orlando, Florida 32801
(407) 423-8318
ATTN: Frank Bellomo

ARCHITECT
Forum Architecture & Interior Design, Inc.
745 Oriole Avenue, Suite 1121
Altamonte Springs, FL 32701
(407) 336-1400
ATTN: Andrew Rank

GEOTECHNICAL ENGINEER
Andriew Engineering, Inc.
1170 West Minnesota Avenue
Clermont, FL 34711
(352) 241-4508
ATTN: Ed Migurski, P.E.

Prepared For:

EMERSON POINT ASSOCIATES, LLLP
1350 North Orange Avenue, Suite 250
Winter Park, FL 32789
(407) 385-0664

CITY OF APOPKA, FLORIDA
LOCATION MAP

UTILITY SERVICE PROVIDERS-

WATER/SEWER/REUSE
City of Apopka
743 E. Cleveland Street
Apopka, FL 32703
(407) 763-1731

TELEPHONE
Century Link
P.O. Box 770039
Winter Garden, FL
(407) 814-5373

CABLE
Bright House
44 Maguire Road
Ponce, Florida 34761
(407) 291-2580

NATURAL GAS
Lake Apopka Natural Gas
676 W. Montrose Street
Clermont, FL 32734
(352) 394-3480

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS
C1.10	EXISTING SITE DATA
C1.20	GENERAL NOTES
C1.21	GENERAL NOTES
C1.30	PHASING PLAN
C2.00	SWPPP
C2.10	PPP DESIGN STANDARDS
C3.00	MASTER SITE PLAN
C3.10	SITE PLAN (SOUTH)
C3.20	SITE PLAN (NORTH)
C3.30	WATEREN ROAD IMPROVEMENT PLAN
C3.35	STORAGE & STEPPING PLAN
C3.40	TRACT DESIGNATION PLAN
C3.50	TYPICAL SECTIONS
C5.00	MASTER GRADING PLAN
C6.10	GRADING AND DRAINAGE PLAN (SOUTH)
C6.20	GRADING AND DRAINAGE PLAN (NORTH)
C7.00	DRY POND 1 CONNECTION
C8.00	MASTER UTILITY PLAN
C7.03	DEVELOPMENT DESIGN STANDARD DETAILS
C7.10	UTILITY DETAILS
C7.20	UTILITY DETAILS
C7.30	DRAINAGE DETAILS
C7.40	LIFT STATION DETAILS
C7.50	LIFT STATION DETAILS
C7.60	ARCHITECTURAL BUILDING ELEVATIONS
C7.70	ARCHITECTURAL BUILDING ELEVATIONS
LA-1	LANDSCAPE PLAN
LA-2	LANDSCAPE PLAN

9

REVISIONS

NO.	DATE	DESCRIPTION
1	01/11/18	ISSUED FOR PERMIT
2	02/01/18	REVISED TO REFLECT COMMENTS
3	02/01/18	REVISED TO REFLECT COMMENTS
4	02/01/18	REVISED TO REFLECT COMMENTS
5	02/01/18	REVISED TO REFLECT COMMENTS

APPROVED

DATE: 01/11/18 BY: JAC

SCALE: 1"=50'

SITE PLAN (SOUTH)

MARDEN RIDGE APARTMENTS - PHASE 1B

MASTER SITE PLAN/PRELIMINARY DEVELOPMENT PLAN

APOPKA, FLORIDA

gsp consultants

11100 S.W. 15th Ave

MIAMI, FL 33155

TEL: 305.444.1111

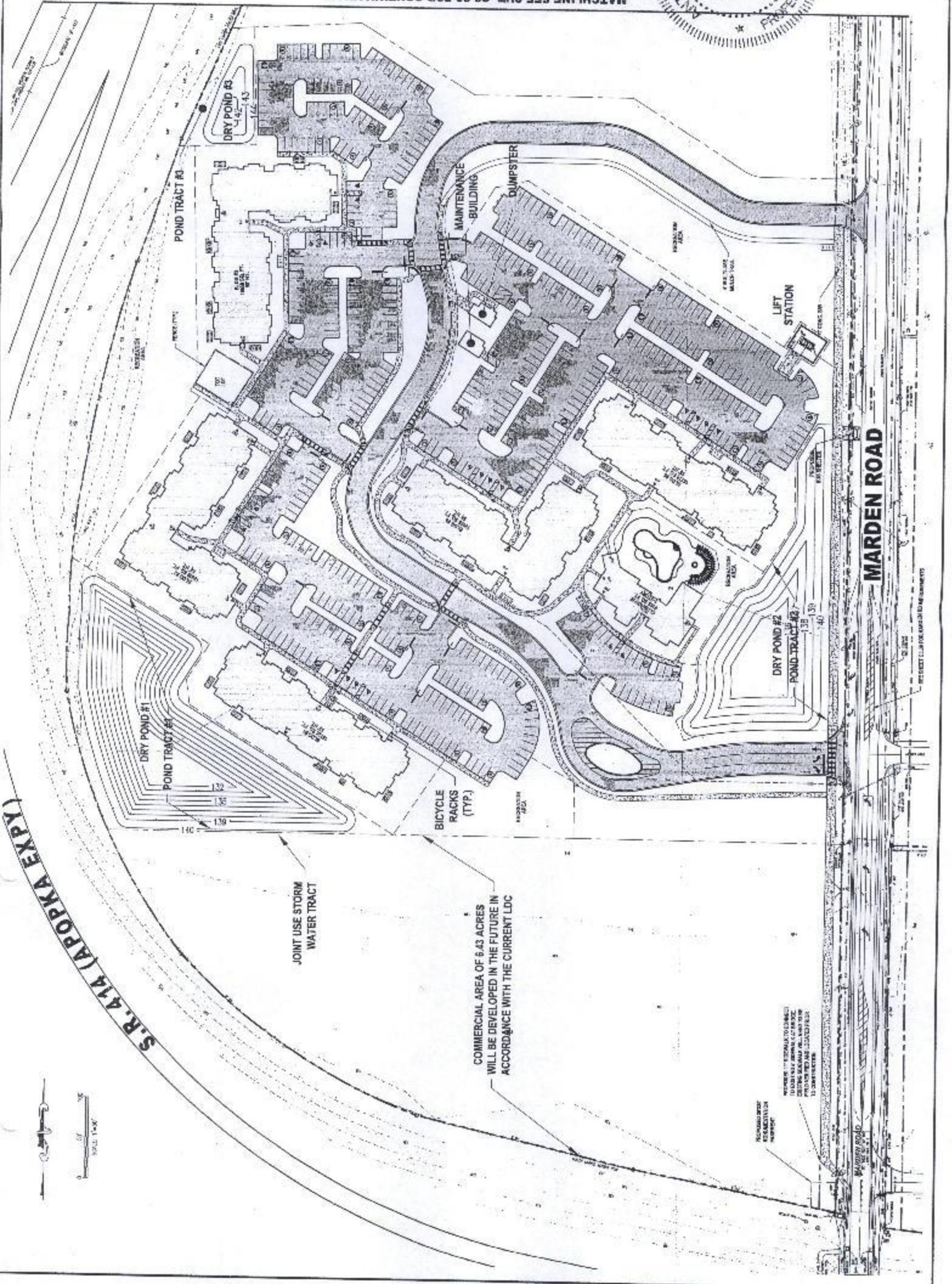
FAX: 305.444.1111

PROJECT NO: 180101

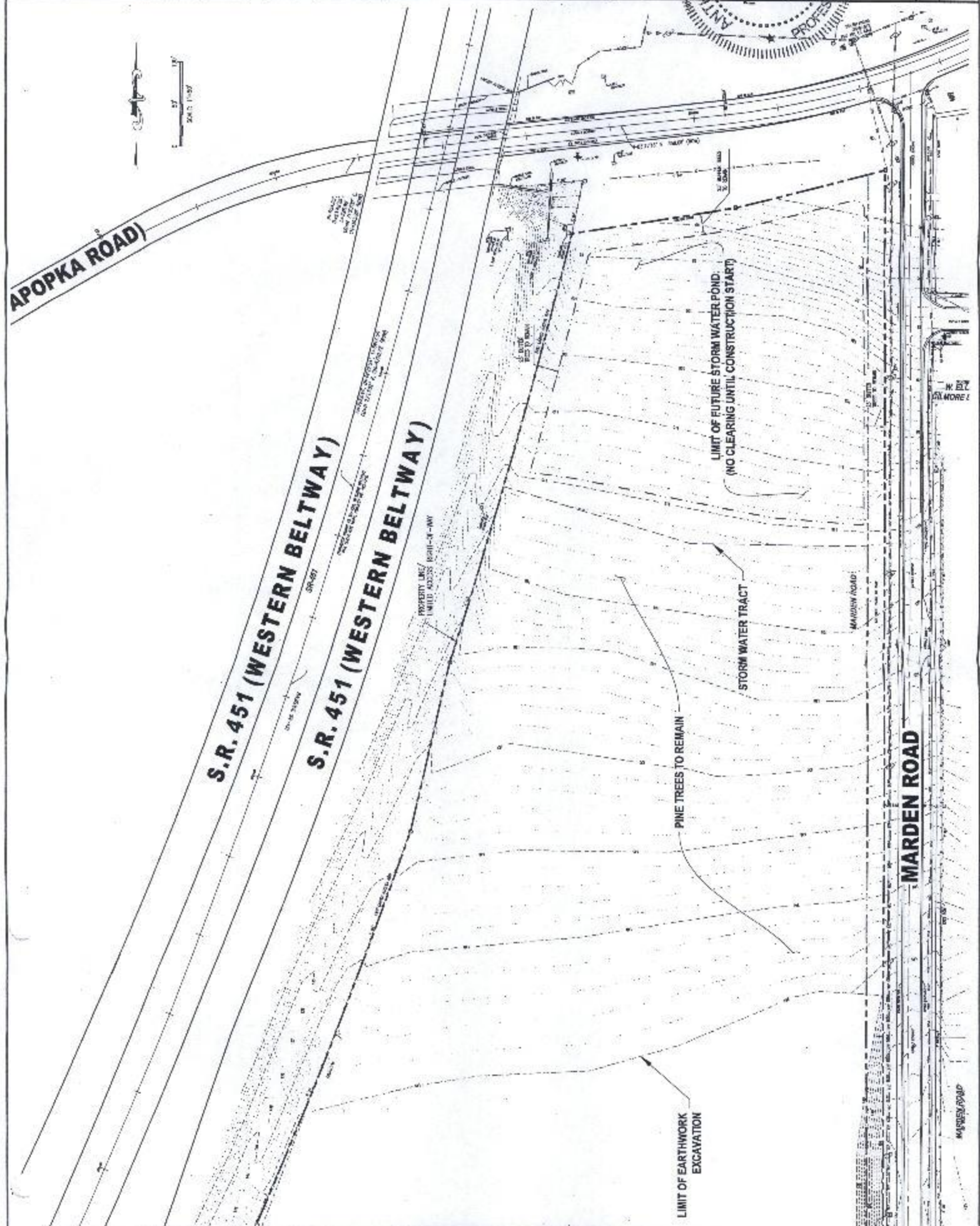
DATE: 01/11/18

BY: JAC

C3.10



APOPKA, FLORIDA MARDEN RIDGE APARTMENTS - PHASE 1B MASTER SITE PLAN/PRELIMINARY DEVELOPMENT PLAN		PROFESSIONAL SEAL NO. 87378 STATE OF FLORIDA CIVIL ENGINEER		PROJECT NO. 2023.03 DATE: 03/18/2023	C3.20
SITE PLAN (NORTH)		PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: 03/18/2023			



MATCHLINE SEE SHT. C3.10 FOR CONTINUATION

$$\frac{TE_{\frac{A}{\sqrt{2}}}}{TE_{\frac{A}{\sqrt{2}}}} = \frac{TE_{\frac{A}{\sqrt{2}}}}{TE_{\frac{A}{\sqrt{2}}}} = 1$$



EXHIBIT "B"
Marden Ridge Apartments Master Site Plan Development Standards

A. DEVELOPMENT STANDARDS (SHEET C2.10)

SIGNAGE: All signage shall comply with City of Apopka codes, and FDOT MUTCD.

LIGHTING: Lighting shall comply with City of Apopka codes. Illumination plan required at final development plan.

STORMWATER: Stormwater management system will be designed to comply with City of Apopka code and the requirements of the St. Johns River Water Management District and approved with the final development plans.

WATER AND SEWER: Sewer and water to be provided via private onsite system connected to the City of Apopka utilities water main, sewer force main and reclaim water main within the Marden Road right of way. Lift station will be owned and maintained by the City of Apopka. The lift station tract will be deeded to the city.

RECREATIONAL FACILITIES:

1. All recreational facilities will be owned and maintained by the owner of the apartment complex owner.
2. Lock boxes for emergency access shall be provided for pool building/patio and office building.
3. Final details for court type and layout, tot lot, picnic and other equipment will be provided for city approval on the final development plans.
4. Final pool sizing and design shall be provided at the time of final development plans.
5. A letter from the Fl. Dept. of Health (or appropriate agency) must be submitted to community development department at time of final dev. plan to affirm the minimum size of the pool.
6. Recreational program to include, at minimum, the following: bark park, tot lot, picnic and gathering areas, BBQ locations and other equipment. Final recreation equipment details to be provided with Final Development Plan.

ACCESS & TRAFFIC GENERATION: Access to the public road system will be via Marden Road. The maximum projected traffic generation for this project is 287 pm peak hour trips per the site trip generation manual, 7th edition, for land use 220 - apartments.

PEDESTRIAN ACCESS: Sidewalks to be 5' wide unless otherwise noted on plans.

AMENITIES: To assure that quality residential development is constructed, the following amenities are proposed and will be included with the project:

1. Clubhouse will include wireless high speed internet, business center, fitness center, kitchen area with stoves, refrigerator and microwave and resort-style swimming pool with outdoor fireplace.
2. Apartment units will include energy-efficient appliances, full size washer and dryer available in 2 and 3 bedroom apartments, full or stacked washer and dryer available in 1 bedroom apartments, walk-in

closets, bicycle trails, bicycle racks, bicycle and storage areas, granite counter tops, 9-foot ceilings. No coin laundry center allowed.

3. Security surveillance to be provided at Final Development Plan at entrance way per City of Apopka.

PARKING AREAS: In accordance with City of Apopka regulations, 20% of parking spaces shall have pervious parking surface at time of final development plan.

DEVELOPMENT DESIGN STANDARD:

1. Architectural design and color of multi-family buildings will be internally compatible.
2. All service and storage areas must be screened from public view.
3. All equipment (including roof top) and utility boxes must be fully screened (including the back of the building).

MONUMENT SIGN: At time of final development, monument and sign easement shall be dedicated to the City of Apopka entry feature detail will be provided with final development plan.

MULTI-USE TRAIL: Maintenance authority and ownership of multi-use trail to be determined at the Final Development Plan.

LAND AREA FOR CONSTRUCTION:

1. 6.64 acres commercial (clear, mass grade, vertical constr. - including 0.21 acres ROW dedication) 35.53 acres of r-3 (clear, mass grade, construct joint use pond, vertical construction - including 1.04 acres for row dedication)
2. Note that existing Marden Road right of way is 60'. Future right of way dedication is shown in this set of plans and will include 20' on either side making the future right of way 100'. The traffic study shows a proposed future row dedication of 25' which is incorrect.
3. "Future" residential and commercial phases, as designated within Exhibit "A", proceed to a preliminary development plan or final development without need to amend this PUD ordinance. Development within the "Future" residential and commercial phases shall occur consistent with the Land Development Code. Apartment buildings in the "Future" phase shall be limited to a height of sixty (60) feet and four stories.

PHASING INTENT OF THE PROJECT:

The project will be constructed in multiple phases, consisting of Phase 1A - mass grading plans and Phase 1B, the preliminary development plans herein. Anything beyond phase 1B site development will be identified as future development. Mass Grading plans must be approved by the City.

Construction dates are to be determined, due to the construction schedule of the SR 414 interchange. The apartments are to be completed within 90 days of interchange construction.

Future construction will follow at a later date.

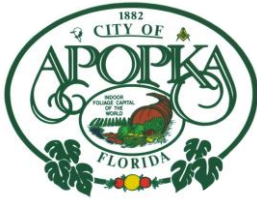
APARTMENT UNIT MIX:

1. One bedroom units -- maximum 20% of the total residential apartments
2. Three bedroom units -- minimum 10 % of the total residential apartments
3. Proposed apartment unit mix is provided in the table below but may be revised if unit mix complies with the one- and three-bedroom standards above.

PROPOSED UNITS: MULTIFAMILY RESIDENTIAL APARTMENTS						
Unit Mix Phase 1B	Building Number	Building Height	# Of 3 Bedroom Units	# of 2 Bedroom Units	# of 1 Bedroom Units	Total
TYPE I	1, 5	58'	8 X 2	28 X 2	16 X 2	52 X 2
TYPE II	2, 3, 4	58'	8 X 3	40 X 3	8 X 3	56 X 3
TOTALS:			56	176	40	272







CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING	MEETING OF:	March 9, 2021
☐ SITE PLAN	FROM:	Community Development
☐ SPECIAL REPORTS	EXHIBITS:	Vicinity Map
☒ OTHER: Preliminary/Final Development Plan		Aerial Map
☐		Prelim./Final Dev. Plan
☐		PD Ordinance No. 2434

SUBJECT & REQUEST:

**RECOMMEND APPROVAL OF THE MARDEN RIDGE TRACK
AND FIELD – PRELIMINARY/FINAL DEVELOPMENT PLAN**

SUMMARY:

APPLICANT:	Appian Engineering, LLC c/o Luke M. Classon, P.E.
ENGINEER:	Appian Engineering, LLC c/o Luke M. Classon, P.E.
LOCATION:	East of SR 451; West of Marden Road; South of Ocoee Apopka Road
PARCEL ID NUMBER:	17-21-28-5502-11-000
FUTURE LAND USE:	Residential High
ZONING:	PD (Planned Development)
EXISTING USE:	Vacant
PROPOSED USE(S):	Track and Field with Restroom Facility
TRACT SIZE:	2.44 +/- acres; 106,352 +/- square feet
LAND DEVELOPMENT CODE:	1993; Marden Ridge PD Ordinance No. 2434

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential High	PD	Tracts L of Marden Ridge PD/Stormwater Tract
East (County)	Low-Medium Density	R-3 (Multiple Family Dwelling), R-2 (Residential),	Vacant; Marden Heights Residential Subdivision
South (City)	Residential High	PD	Summer House at Lake Apopka Apartments (FKA Marden Ridge Phase II Apartments)
West (City)	SR 451 Right-of-Way (ROW), Residential Medium, Industrial	ROW, I-L (Light Industrial), RMF (Residential Multifamily)	SR 451 ROW, Northwest Distribution Facility

PROJECT SUMMARY: The Marden Ridge Track and Field – Preliminary/Final Development Plan is a site plan proposing a track and field as part of the recreational component of the proposed Summer House at Lake Apopka Apartments located south adjacent of this project site. The track and field is gated and is comprised of bleachers, restroom and dumpster facilities. Aluminum fences are placed along the western and eastern perimeter. Retaining walls are located along the northern and southern boundaries.

ACCESS AND PARKING: The access to the site is located on Marden Road. Twenty-one (21) parking spaces are provided on the eastern portion of the site.

LANDSCAPING/BUFFER: The landscaping plans show Southern Live Oaks and Magnolias embellishing the parking and vehicular area.

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

PUBLIC HEARING SCHEDULE:

March 9, 2021 - Planning Commission, 5:30 p.m.

April 7, 2021 - City Council, 1:30 p.m.

RECOMMENDATION ACTION:

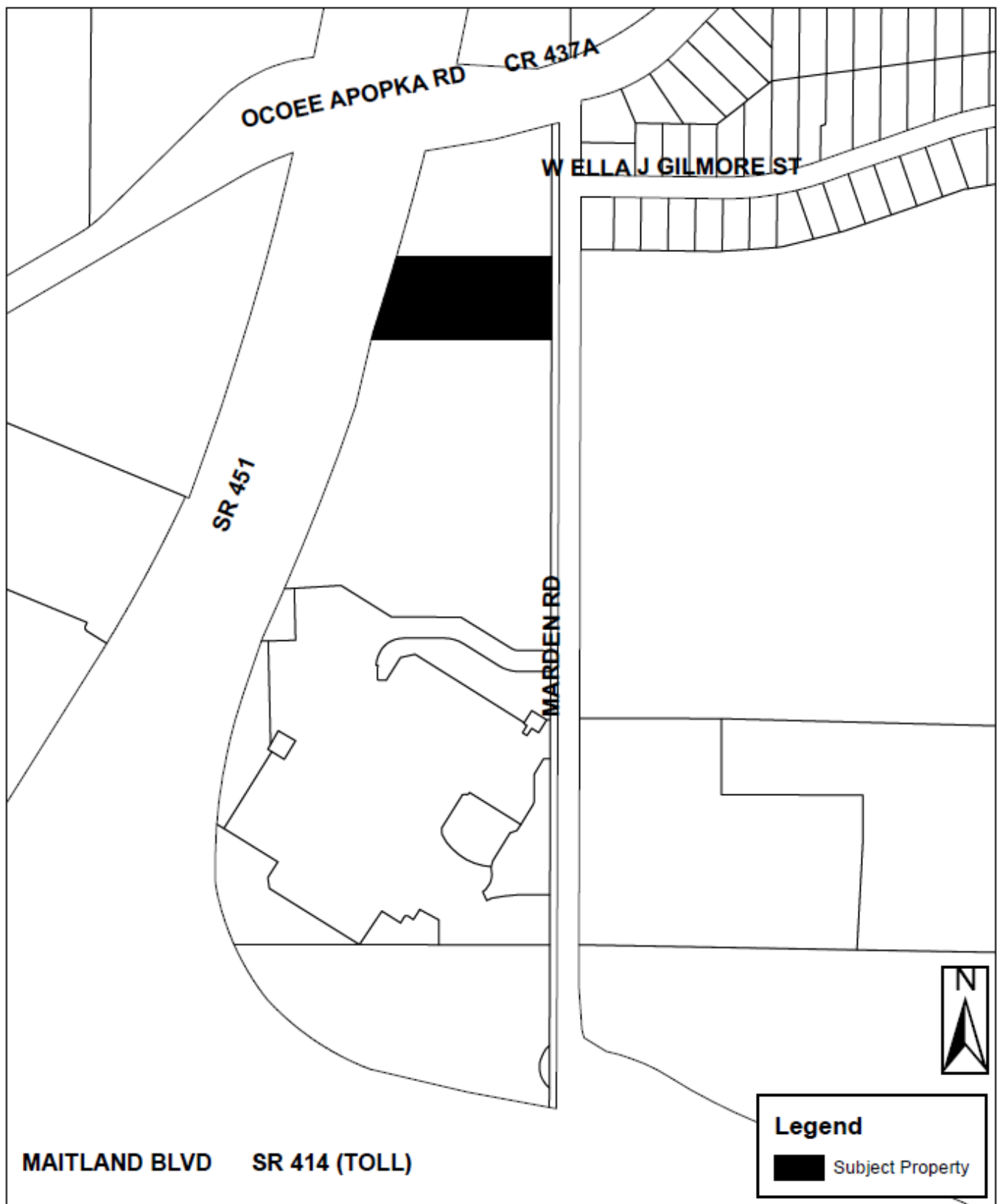
Development Review Committee: Recommends approval of the Marden Ridge Track and Field – Preliminary/Final Development Plan subject to Ordinance No. 2434 and the findings of this staff report.

Planning Commission: Find the Marden Ridge Track and Field – Preliminary/Final Development Plan consistent with the Comprehensive Plan, Land Development Code and Special Exception Approval, and recommend approval of the Final Development Plan, subject to Ordinance No. 2434 and the findings of this staff report.

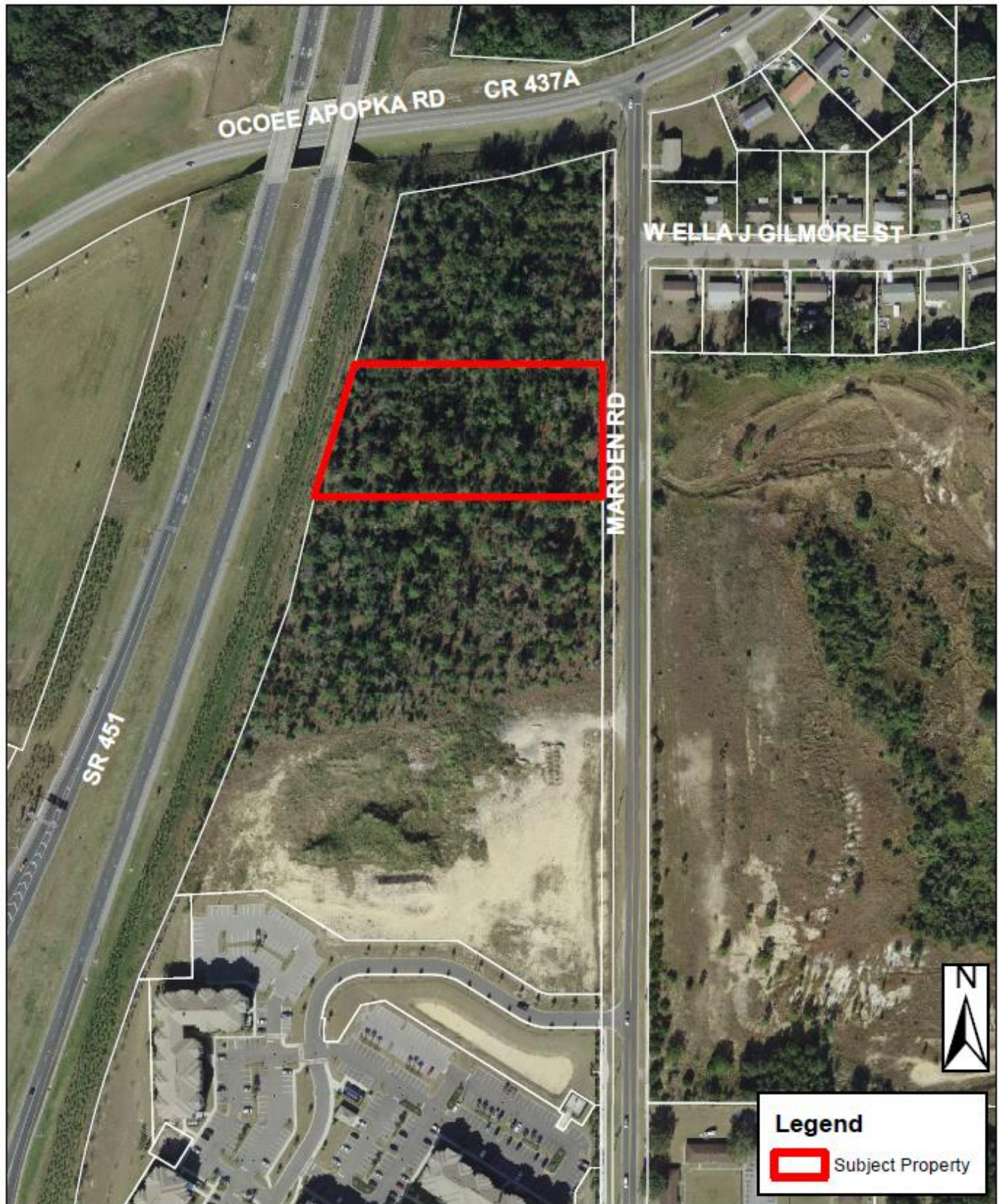
Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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



Aerial



LEGAL DESCRIPTION PER - ON THE MARK SURVEYING, LLC
DATED: 05/19/20

TRACT K, MARDEN RIDGE REFLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103 PAGE(S) 42
THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

UTILITY PROVIDERS

WATER/SEWER/RECLAIMED:
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FL 32703
CONTACT: VLADIMIR SIMONOVSKI
PHONE: (407) 703-1731

GAS:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
ORLANDO, FL 32803
CONTACT: PATRICK NUGGEN
PHONE: (407) 656-2734

CABLE:
CHARTER COMMUNICATIONS (A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: MARTIN USRY JR.
PHONE: (407) 532-4509

SOLID WASTE COLLECTION:
CITY OF APOPKA
120 E MAIN STREET
APOPKA, FLORIDA 32703
PHONE: (407) 703-1700

TELEPHONE:
CENTURY LINK
33 N. MAIN STREET, ROOM 144
WINTER GARDEN, FL 34787
CONTACT: BILLY HAGER
PHONE: (407) 814-5329

CHARTER COMMUNICATIONS (A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: MARTIN USRY JR.
PHONE: (407) 532-4509

POWER:
DUKE ENERGY
2501 25TH STREET NORTH
ST. PETERSBURG, FL 33713
CONTACT: STEPHANIE OLMO
PHONE: (407) 905-3376

FIBER:
CENTURY LINK
33 N. MAIN STREET, ROOM 144
WINTER GARDEN, FL 34787
CONTACT: BILLY HAGER
PHONE: (407) 814-5329

CHARTER COMMUNICATIONS (A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: MARTIN USRY JR.
PHONE: (407) 532-4509

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
4074 ORL. TOWER ROAD
ORLANDO, FL 32807
CONTACT: WILL HAWTHORNE
PHONE: (407) 690-5337

ZAYO GROUP
(AKA LIGHTWAVE, LLC)
130 N. MAIN STREET
BUTTE, MT 59701
CONTACT: HENRY KLOBUCAR
PHONE: (406) 469-6510

PROJECT TEAM

OWNER/CLIENT:
TRIMARK II, LLC
CONTACT: ASHLEY NIEDERST, CEO
425 SOUTH KELLER ROAD, SUITE 300
ORLANDO, FL 32810
EMAIL: ANIEDERST@TRIMARKII.COM

ENGINEER:
APPIAN ENGINEERING, LLC
ENGINEER: LUKE M. CLASSON, P.E.
221 LEE ROAD, SUITE 27
WINTER PARK, FL 32789
PHONE: (407) 960-5868
FAX: (407) 960-5869
EMAIL: LCLASSON@APPIAN-ENG.COM

SURVEYOR:
ON THE MARK SURVEYING, LLC
SURVEYOR: COREY A. HENDERSON, F.S.M.
141 MEADOW BOULEVARD
SANFORD, FLORIDA 32771
PHONE: (407) 656-6039
EMAIL: CHANDLER@ONTHETMARK.COM

LANDSCAPE ARCHITECT:
LANDSCAPE DESIGN, LLC
ARCHITECT: CARL J. KELLY, JR., R.L.A.
400 GARDEN LANE
WINTER PARK, FL 32789
PHONE: (407) 444-3114
EMAIL: CKELLY@LD-FL.COM

PHOTOGRAPHIC ENGINEER:
ANDREY ENGINEERING, INC.
ENGINEER: RAJESH K. JONES, P.E.
4005 ST. JOHNS PARKWAY
SANFORD, FLORIDA 32771
PHONE: (407) 245-7763
FAX: (407) 245-7763
EMAIL: RAJESH@ANDREY-ENGINEERING.COM

ENVIRONMENTAL CONSULTANT:
ENVIRONMENTAL CONSULTANTS, INC.
ENVIRONMENTALIST: DANIEL J. GOSSEL, P.E.
300 EAST 20TH STREET
ORLANDO, FL 32803
PHONE: (407) 854-9669
FAX: (407) 854-9670
EMAIL: DAN@ENV-CONSULTANTS.COM

TRAFFIC ENGINEER:
TRAFFIC & TRANSPORTATION, LLC
ENGINEER: ATYAN SAMI, P.E.
3101 MAGNOLIA BLVD., SUITE 205
ORLANDO, FL 32803
PHONE: (407) 531-5332
EMAIL: ATYAN@TRAFFIC-TRANSPORT.COM

SUBJECT TO CITY OF APOPKA ORDINANCE NO. 2434 PRELIMINARY DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN FOR MARDEN RIDGE TRACK AND FIELD CITY OF APOPKA, FLORIDA OCA PARCEL ID# 17-21-28-5502-11-000



VICINITY MAP

SCALE: 1" = 2000'



AERIAL MAP

SCALE: 1" = 250'



SOILS MAP

SCALE: 1" = 250'



FEMA FLOOD MAP

SCALE: 1" = 400'

SHEET INDEX

1	C0.0 COVER
2	C1.0 GENERAL NOTES
3	C1.1 SYMBOLS & ABBREVIATIONS
4	C1.2 EXISTING CONDITIONS
5	C2.0 EROSION CONTROL, M.O.T. AND DEMO PLAN
6	C2.1 EROSION CONTROL AND M.O.T. DETAILS
7	C2.2 EROSION CONTROL AND M.O.T. DETAILS
8	C3.0 GEOMETRY PLAN
9	C3.1 CROSS-SECTIONS
10	C3.2 TRACK DETAILS
11	C3.3 SIGNAGE & STRIPING PLAN
12	C4.0 UTILITY NOTES
13	C4.1 UTILITY PLAN
14	C4.2 FIRE TRUCK ROUTE PLAN
15	C5.0 PAVING AND GRADING PLAN
16	C5.1 DRAINAGE PLAN
17	C7.0 CIVIL DETAILS
18	C8.0 DRAINAGE DETAILS
19	C9.0 UTILITY DETAILS
20	C9.1 UTILITY DETAILS
21	LS-01 TREE MITIGATION SITE PLAN
22	LS-02 LANDSCAPE SITE PLAN
23	IR-01 IRRIGATION SITE PLAN
24	A19.61 FIELD HOUSE RESTROOM
25	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
26	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
27	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
28	BOUNDARY, TOPOGRAPHIC & TREE SURVEY

WAIVER REQUEST:

1. REQUEST PERIMETER BRICK WALL TO ALLOW BRICK COLUMN / IRON PICKET STYLE FENCE TO MATCH MARDEN RIDGE APARTMENTS PHASE 1.



SHEET 1 OF 28



2221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789
(407) 960-5868

BOARD OF PROFESSIONAL
ENGINEERING CERTIFICATE
NO. 32174

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	SITE PERMIT			
S.J.R.W.M.D.	ERP			
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			

REV.	DATE	DESCRIPTION
1	10/14/2020	CITY OF APOPKA COMMENTS DATED 10/12/2020
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GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:
- CITY OF APOPKA, FLORIDA
 - ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
 - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, AGENCIES, PUBLIC UTILITIES, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.
7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.
8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE CITY ENGINEER FOR APPROVAL.
9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.
10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.
14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.
16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
- A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;
 - B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;
 - C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.
17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.
21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.
22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION, ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.
26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR ALL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.
27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.
28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.
30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW; OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

1. COORDINATE DATA AND HORIZONTAL ROTATION ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90, ESTABLISHED BY STATE PLANE COORDINATES PROVIDED IN CERTIFIED CORNER RECORDS FOR SECTION CORNERS SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEARING BEING N 00°08'37" E, PER PLAT OF MARDEN RIDGE, AS RECORDED IN PLAT BOOK 87, PAGE 86, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
3. BEARINGS AND DIMENSIONS OF BOUNDARY LINES ARE PER RECORD AND AS MEASURED, UNLESS OTHERWISE SHOWN.
4. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK "L1549006", ELEVATION=95.293. ALL ELEVATIONS ARE RELATIVE TO NAVD 88 DATUM.

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.
3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
8. CONTRACTOR TO REFER TO MUNICIPALITY DETAILS AS NEEDED.
9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.
13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

AS-BUILT DRAWINGS SHALL BE PREPARED BY AND CERTIFIED (SIGNED AND SEALED) BY A REGISTERED SURVEYOR, AND SHALL BE PROVIDED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT SITE IMPROVEMENTS A MINIMUM OF 1 WEEK PRIOR TO CONTRACTORS ATTEMPT FOR FINAL CERTIFICATE OF OCCUPANCY (CO). AS-BUILT DRAWINGS SHALL REFLECT ANY CHANGES TO THE IMPROVEMENTS MADE DURING CONSTRUCTION AND MUST MEET THE MINIMUM REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION AS WELL AS THE CRITERIA OUTLINED BELOW. BOTH THE ORIGINAL DESIGN AND REVISED AS-BUILT DATA, AS APPLICABLE, MUST BE CLEARLY SHOWN. THE AS-BUILT DRAWINGS MUST BE CLEARLY LABELED AS AS-BUILT OR RECORD DRAWING. THE FOLLOWING INFORMATION, AT A MINIMUM, SHALL BE CERTIFIED ON THE AS-BUILT DRAWINGS:

WATER DISTRIBUTION SYSTEM:

- A. LOCATION AND DIMENSIONS OF PIPES, VALVES, FITTINGS, CHANGE OF DIRECTION, AND OTHER ASSOCIATED FACILITIES.

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

- A. LOCATION, DIMENSION, AND INVERT ELEVATIONS OF PIPES, MANHOLES (INCLUDING RIM ELEVATION), LIFTSTATION, FORCEMAIN, FITTINGS, CHANGE IN DIRECTION AND OTHER ASSOCIATED FACILITIES.

PAVING AND DRAINAGE SYSTEM:

- A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;
- B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;
- C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;
- D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;
- E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;
- F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;
- G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

- A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.
- B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.
- C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

P:\PROJECT DRAWINGS\MMI-008 Marden Ridge Track and Field Design and Permitting\Drawings\CAD Civil3D\Layouts\04 Final Engineering\GENERAL NOTES.dwg Modified: 3/1/2020 By: saffron Plotted By: saffron stereo-3d



SHEET 2 OF 28

CIVIL ENGINEERING & LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC. 2221 Lee Road, Suite 27, Winter Park, Florida, 32789 APPIAN@AEL.COM • 407.960.5868 NORTH FLORIDA CHAPTER OF THE INTERNATIONAL SOCIETY OF PROFESSIONAL ENGINEERS	
GENERAL NOTES		MARDEN RIDGE TRACK & FIELD		CITY OF APOPKA, FLORIDA	
SCALE N.T.S.	DRAWN S. SIERRA-OIL	PROJECT MMI-008	DESIGNED J. WOLFFARTH	CHECKED L. CLASON	DATE 12/15/2020

PROPOSED SYMBOLS

STORM

STORM

100 LF OF 24" RCP @ 0.20%	STORM PIPE
	DRAINAGE FLOW DIRECTION
	FOOT INLET TYPE 1
	FOOT INLET TYPE 2
	FOOT INLET TYPE 3
	FOOT INLET TYPE 4
	FOOT INLET TYPE 5
	FOOT INLET TYPE 6
	MANHOLE
	MITERED END SECTION
	STORM INLET

ROADWAY & GRADING

	CONCRETE
	BLDG OR STRUCTURE
	TYPE F CURB & GUTTER
	MIAMI CURB
	DETAIL REFERENCE
	SPOT ELEVATION
	FINISHED FLOOR ELEVATION W/ FHA LOT TYPE

POTABLE WATER

— W M ——— W M ——— W M ——— W M ———	WATER MAIN
— FIRE ——— FIRE ——— FIRE ———	FIRE MAIN
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION
	METER
	SAMPLE POINT

STORM DRAIN

	STORM SEWER		FDOT TYPE 1 INLET
	CURB INLET		FDOT TYPE 2 INLET
	MANHOLE		FDOT TYPE 3 INLET
	MITERED END		FDOT TYPE 4 INLET
	STORM INLET		FDOT TYPE 5 INLET
	SPOT ELEVATION		FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

BENCHMARK		STATE ROADS
BOUND CORNER		GUY POLE
CONCRETE		UTILITY POLE
COUNTY ROADS		YARD LIGHT
INTERSTATE ROADS		GAS MAIN
LIGHT POLE		OVER HEAD WIRE
SIGN		ELECTRIC CABLE OR CONDUIT, BURIED
EDGE OF PAVEMENT		UNDERGROUND TELEPHONE CABLE
W/ CURB		EDGE OF PAVEMENT W/ CURB

RECLAIMED WATER

—RU—RU—RU—RU— RECLAIMED WATER MAIN

◇ SINGLE WATER SERVICE

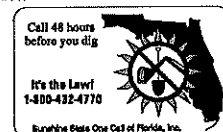
◇
◇ DOUBLE WATER SERVICE

GENERIC UTILITIES

	11 1/2" BEND
	22 1/2" BEND
	45° BEND
	90° BEND
	TEE
	CROSS
	GATE VALVE
	REDUCER

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.



SHEET 3 OF 28

[illegible]

SYMBOLS & ABBREVIATIONS

MARDEN RIDGE TRACK & FIELD
CITY OF AOPKA, FLORIDA

<u>DRAWN:</u> SIERRA-GIL	<u>DESIGNED:</u> WOHLFARTH	<u>CHECKED:</u> CLASSON	<u>DATE:</u> 10/15/2020
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APPLAN
ENGINEERING

LUKE MARTIN CLARKSON
LICENSE
No 77066
— ★ —
STATE OF
12/15/20
FLORIDA
PROFESSIONAL ENGINEER

STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER OOCEA R/W MAPS, PROJECT NO. 429-200

LEGEND:

BAF	BURRED WIRE FENCE	R	RADIUS
CB	CHORD BEARING	RCP	REINFORCED CONCRETE PIPE
CCR	CERTIFIED CORNER RECORD	R/W	RIGHT-OF-WAY
CH	CHORD LENGTH	RWL	BURRED RECLAIM WATERLINE
CL	CENTERLINE	RGE	RANGE
CLF	CHAIN LINK FENCE	SEC	SECTION
CM	CONCRETE MONUMENT	TOB	TOP OF BANK
CMD	CONCRETE MONUMENT WITH DISK	TOS	TOP OF SLOPE
CMP	CORRUGATED METAL PIPE	TWP	TOWNSHIP
CONC	CONCRETE	(TYP)	TYPICAL
D	DELTA ANGLE	W/F	WROUGHT IRON FENCE
DOC#	DOCUMENT NUMBER	WL	BURRED WATERLINE
ELEV	ELEVATION	W	COMMUNICATIONS RISER
EDP	EDGE OF PAVEMENT	ED	FIBER OPTIC BOX
FND	FOUND	FO	FIBER OPTIC MARKER
FVE	INVERT ELEVATION	BM	BENCHMARK
IR	IRON PIPE	EB	ELECTRIC BOX
IR	IRON ROD	EM	ELECTRIC METER
IRC	IRON ROD & CAP	ER	ELECTRIC RISER
L	ARC LENGTH	GA	GUY ANCHOR
L.A.	LIMITED ACCESS	LP	LIGHT POLE
MLS	METERED END SECTION	WUP	WOOD UTILITY POLE
MD	MANHOLE	WB	WALBOX
MD	MAN & DISK	SB	SOIL BORING
OWH	OVERHEAD WIRES	RWV	RECLAIMED WATER VALVE
OOCEA	ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY	TS	TRAFFIC SIGN
ORF	OFFICIAL RECORDS BOOK	ARV	AIR RELEASE VALVE
PLB	PLAT BOOK	SMH	STORM MANHOLE
PC	POINT OF CURVATURE	YD	YARD DRAIN
PG	PAGE	BAP	BACKFLOW PREVENTOR
PT	POINT OF TANGENCY	FH	FIRE HYDRANT
PVC	POLYVINYL CHLORIDE PIPE	WM	WATER METER
		WRV	WATER VALVE

TRACT L
PROPOSED STORMWATER POND
TO BE PERMITTED WITH THE SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS PHASE 2)

TRACT K
(RECORDING/DEEN SPACE)
MARDEN RIDGE REPLAY
PG 302 PG 303 PG 304

LOT 3
PROPOSED SUMMER HOUSE AT LAKE APOPKA
(F.K.A. MARDEN RIDGE APARTMENTS PHASE 2)
TO BE PERMITTED SEPARATELY

MARDEN ROAD
-80.00' WIDE RIGHT OF WAY

EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY
ON THE MARK SURVEYING
CORREY A. HOPKINS, PLS
FLORIDA LICENSED SURVEYOR NO. LS 8743
DATE OF FIELD SURVEY: 05/18/2020

GRAPHIC SCALE
(1 IN FEET)
1 inch = 20 ft

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT.
- MARDEN RIDGE REPLAY REFERENCED HEREON HAS BEEN APPROVED BY THE CITY OF APOPKA, AND IS IN THE PROCESS OF BEING RECORDED, BUT HAS NOT BEEN ASSIGNED A PLAT BOOK AND PAGE AS OF THE DATE OF THIS SURVEY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
- COORDINATE DATA AND HORIZONTAL ROTATION ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90, ESTABLISHED BY STATE PLANE COORDINATES PROVIDED IN CERTIFIED CORNER RECORDS FOR SECTION CORNERS SHOWN HEREON.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEARING BEING N 00°08'37" E, PER PLAT OF MARDEN RIDGE, AS RECORDED IN PLAT BOOK 87, PAGE 65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- BEARINGS AND DIMENSIONS OF BOUNDARY LINES ARE PER RECORD AND AS MEASURED, UNLESS OTHERWISE SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK 21549006, ELEVATION=99.223. ALL ELEVATIONS ARE RELATIVE TO NAVD 88 DATUM.
- NO UNDERGROUND FOUNDATIONS, UTILITIES, OR OTHER FEATURES HAVE BEEN LOCATED BY THIS SURVEY, UNLESS OTHERWISE SHOWN.
- BURRED RECLAIM AND WATERLINE SHOWN HEREON IS BASED ON UTILITY MARKINGS BY OTHERS AND WAS FIELD LOCATED BY THIS FIRM IN APRIL 2014. ADDITIONAL UNMARKED UTILITIES MAY EXIST.
- SUBJECT PROPERTY CONTAINS ACRES 18.09 ACRES±.
- ACCORDING TO FIRM PANEL NUMBER 12095 C 0120 F, DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY LIES IN ZONE "X".
- SURVEY IS NOT VALID WITHOUT ALL SHEETS.

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SHEET 4 OF 28

STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER OOCEA R/W MAPS, PROJECT NO. 429-2

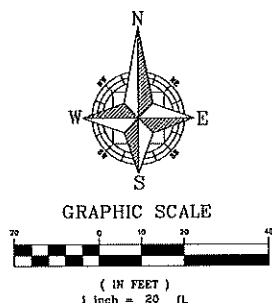
LEGEND:			
BWF	BARBED WIRE FENCE	R	RADIUS
CB	CHORD BEARING	RCF	REINFORCED CONCRETE PIPE
CCR	CERTIFIED CORNER RECORD	R/H	RIGHT-OF-WAY
CH	CHORD LENGTH	R/L	BURRED RECLAM WATERLINE
CL	CENTERLINE	RGE	RANGE
CLP	CHAIN LINK FENCE	SEC	SECTION
CM	CONCRETE MONUMENT	TOS	TOP OF BANK
CMO	CONCRETE MONUMENT WITH DISK	TOS	TOE OF SLOPE
CMP	CORRUGATED METAL PIPE	TWP	TOWNSHIP
CON	CONCRETE	(TYP)	TYPICAL
D	DELTA ANGLE	R/L	BURRED IRON FENCE
DOC#	DOCUMENT NUMBER	R/L	BURRED WATERLINE
ELEV	ELEVATION	D	COMMUNICATIONS RISER
EDP	EDGE OF PAVEMENT	EO	FIBER OPTIC BOX
FO	FOUND	EO	FIBER OPTIC MANHOLE
EV	INVERT ELEVATION		BENCHMARK
IR	IRON PIPE	EB	ELECTRIC BOX
IR	IRON ROD	ET	ELECTRIC WIRE
IRC	IRON ROD & CAP	E	ELECTRIC RISER
L	ARC LENGTH	→	FLY ANCHOR
L.A.	LIMITED ACCESS	⬤	LIGHT POLE
MES	METERED END SECTION		ROAD UTILITY POLE
AO	NUMBER	EB	MAILBOX
N&D	NAIL & DISK	SOB	SOIL BORING
OHV	OVERHEAD WIRES		RECLAIMED WATER VALVE
ORCA	ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY	—	TRAFFIC SIGN
ORH	OFFICIAL RECORDS BOOK	A	AIR RELEASE VALVE
PL	PLAT BOOK	Ⓢ	STORM MANHOLE
PC	POINT OF CURVATURE	Ⓢ	YARD DRAIN
PG	PAGE	←-S-→	BACKFLOW PREVENTOR
PT	POINT OF TANGENCY		FIRE HYDRANT
PVC	POLYVINYL CHLORIDE PIPE	W	WATER METER
		W	WATER VALVE

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. WARREN ROAD REPLAT REFERENCED HEREIN HAS BEEN APPROVED BY THE CITY OF APOPKA, AND IS IN THE PROCESS OF BEING RECORDED, BUT HAS NOT BEEN ASSIGNED A PLAT BOOK AND PAGE AS OF THE DATE OF THIS SURVEY.
3. LANDS SHOWN HEREIN WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
4. COORDINATE DATA AND HORIZONTAL ROTATION ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM 83, ZONE 18A, AND 83/84, ESTABLISHED BY STATE PLANE COORDINATES PROVIDED IN CERTIFIED CORNER RECORDS FOR SECTION CORNERS SHOWN HEREON.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 28 EAST, THAT BEARING BEING N 00°09'37" E, PER PLAT OF WARREN ROAD, AS RECORDED IN PLAT BOOK 87, PAGE 65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. BEARINGS AND DIMENSIONS OF BOUNDARY LINES ARE PER RECORD AND AS MEASURED, UNLESS OTHERWISE SHOWN.
7. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK "1514006", ELEVATION=95.293. ALL ELEVATIONS ARE RELATIVE TO NAVD 83 DATUM.
8. NO UNDERGROUND FOUNDATIONS, UTILITIES, OR OTHER FEATURES HAVE BEEN LOCATED BY THIS SURVEY, UNLESS OTHERWISE SHOWN.
9. BURIED RECLAIM AND WATERLINE SHOWN HEREON IS BASED ON UTILITY WARNINGS BY OTHERS AND WAS FIELD LOCATED BY THIS FIRM IN APRIL 2014. ADDITIONAL UNWARNED UTILITIES MAY EXIST.
10. SUBJECT PROPERTY CONTAINS ACRES 16.09 ACRES.
11. ACCORDING TO FIRM PAVEL NUMBER 12995 C 0120 F, DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY LIES IN ZONE "X".
12. SURVEY IS NOT VALID WITHOUT ALL SHEETS.

TRACT L
PROPOSED STORMWATER POND
TO BE PERMITTED WITH THE SUMMER HOUSE AT LAKE
APOPKA (F.K.A. MARDEN RIDGE APARTMENTS PHASE 2)

LOT 3
PROPOSED SUMMER HOUSE AT LAKE APOPKA
(F.K.A. MARDEN RIDGE APARTMENTS PHASE 2)
TO BE PERMITTED SEPARATELY



EXISTING CONDITION PLAN BASED ON SURVEY PROVIDED BY
ON THE MARK SURVEYING
COREY A. HOPKINS, PSM
FLORIDA LICENSED SURVEYOR NO. LS 8743
DATE OF FIELD SURVEY: 05/18/2020

MARDEN ROAD
80.00' WIDE RIGHT OF WAY=

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SHEET 4 OF 28

[illegible]

AN EROSION CONTROL AGENDA SHALL BE PREPARED BY THE CONTRACTOR. CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT AS THAT ARE DETERMINED BY THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WEIRS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. THE CONTRACTOR IS REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC RAILES, SALT BARRIERS, TEMPORARY GRASSING, ETC, AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

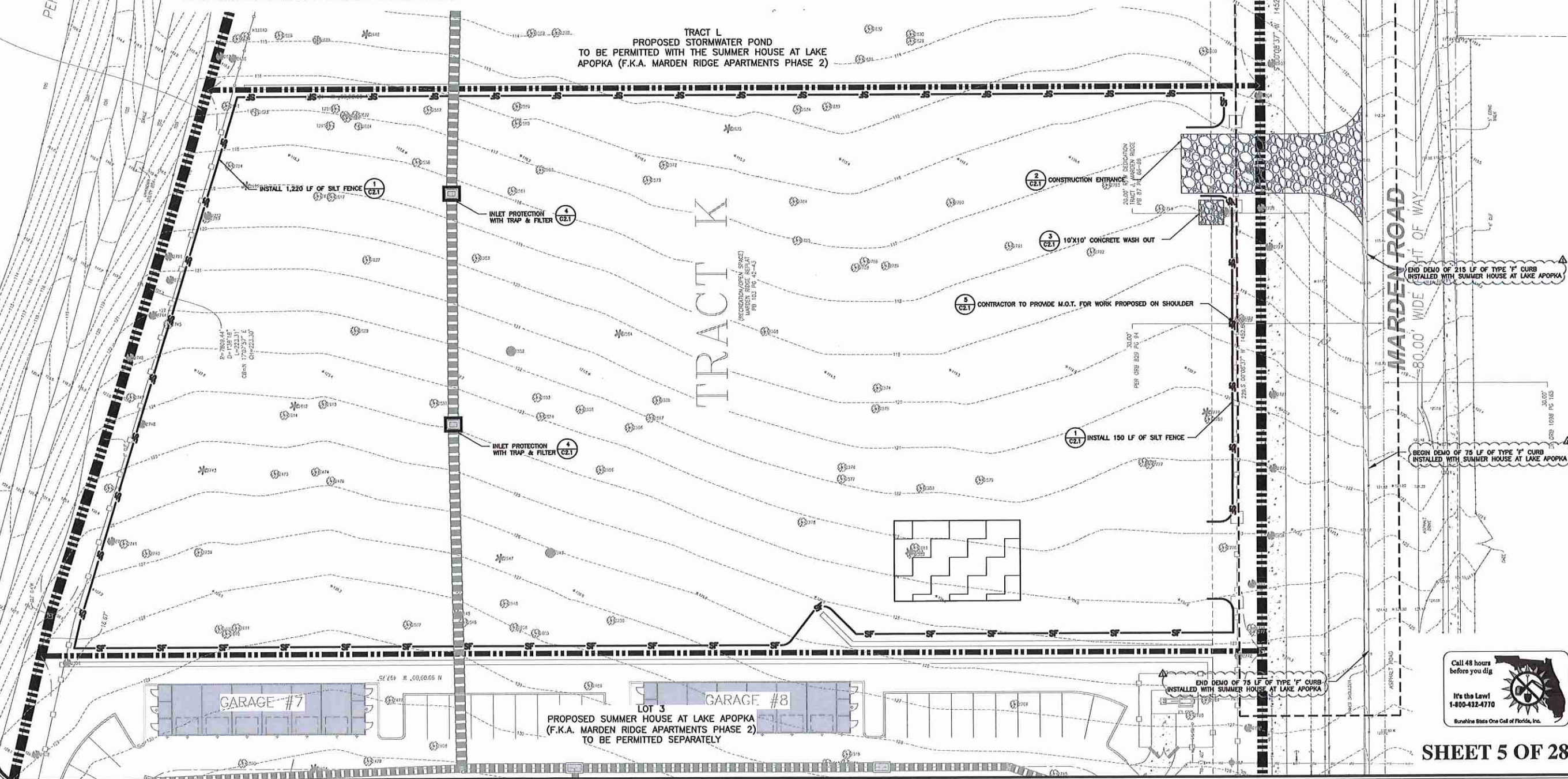
1. STOCKPILING MATERIAL:
NO EXCAVATED MATERIAL SHALL BE STOCKED PILED IN SUCH MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
2. EXPOSED AREA LIMITATION:
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 5 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENT.
3. INLET PROTECTION:
INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
4. TEMPORARY SEEDING:
AREAS EXPOSED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPLETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.
5. TEMPORARY SEEDING AND MULCHING:
SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDDED AREA TO A DEPTH OF FOUR INCHES.
6. TEMPORARY GRASSING:
THE SEEDDED OR SEEDDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
7. TEMPORARY REGRASSING:
IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REMORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
8. MAINTENANCE:
ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. DUST ABATEMENT:
DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.
10. STODDING OF RETENTION POND AND CONVEYANCE SWALE SLOPE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
11. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT ON IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
12. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEET C2.0-C2.2 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH THE CITY OF APOKIPPA AND S.J.W.M.A. EROSION PROTECTION STANDARDS.
13. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
14. ANY EXISTING WELLS ON SITE MUST BE ABANDONED AS PER S.J.W.M.A. PROCEDURES.

1. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FDEP PERMIT.
2. THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND MAINTAINING THE REQUIRED STORMWATER POLLUTANT PREVENTION PLAN (SWPPP).
3. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WEEKLY INSPECTION REPORTS AND REQUIRED INSPECTIONS AFTER THE SPECIFIED RAINFALL EVENTS PER THE NPDES PERMIT.

1. CONTRACTOR TO REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL ANALYSIS REPORTS AND COORDINATE WITH GEOTECHNICAL ENGINEER FOR LIMITS OF OVER-EXCAVATION AND SUITABLE APPROVED REPLACEMENT FILL WITHIN THE PROJECT LIMITS.



APPROXIMATE LIMITS OF RECOMMENDED OVER-EXCAVATION AFTER STRIPPING. THE HATCHED AREA SHOULD BE EXCAVATED TO A DEPTH OF 2 FEET BELOW EXISTING GRADE OR THE BOTTOM OF THE FOUNDATION, WHICHEVER IS LOWER.



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before you dig

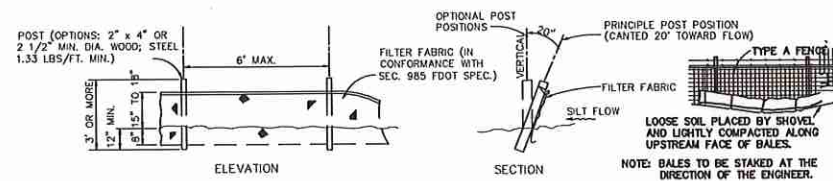
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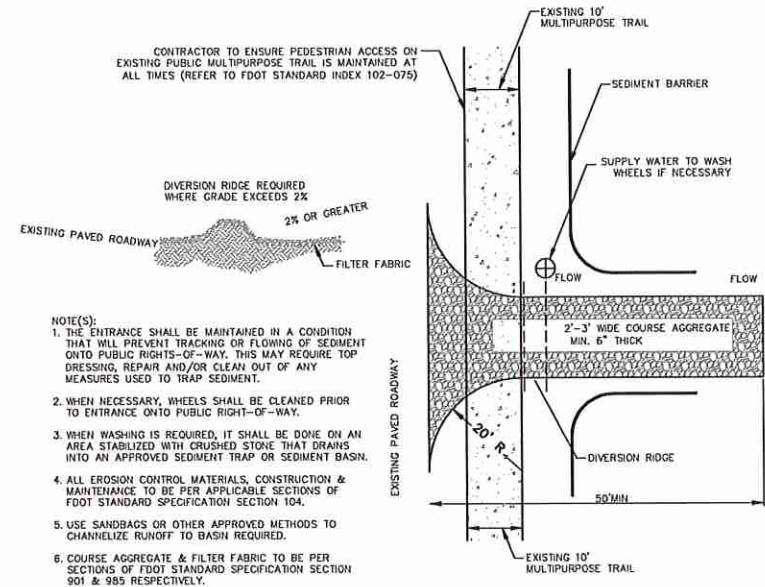
SHEET 5 OF 28

	SCALE 1" = 20'	DRAWN: S. SIERRA-GIL DESIGNED: J. WOHLFARTH PROJECT MMI-008 CHECKED: L. CLASSON SHEET C2.0 DATE: 12/15/2020	EROSION CONTROL, M.O.T. AND DEMO PLAN MARDEN RIDGE TRACK & FIELD CITY OF APOPKA, FLORIDA	CIVIL ENGINEERING LAND PLANNING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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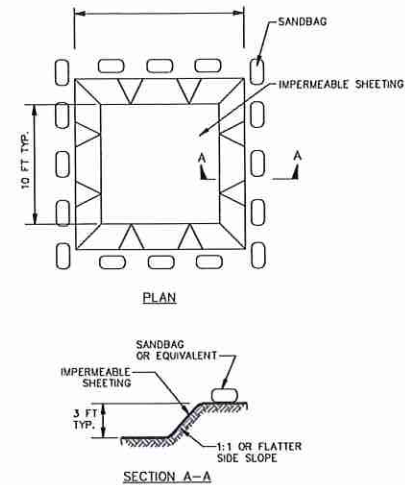


SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF)

1 TYPE III SILT FENCE DETAIL



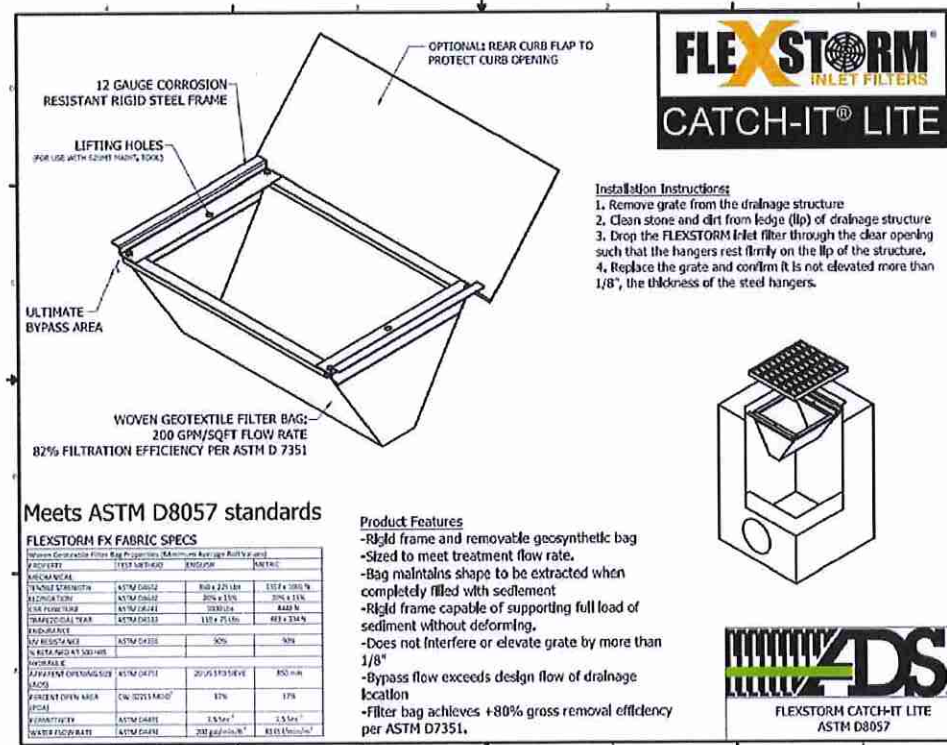
2. TEMPORARY CONSTRUCTION ENTRANCE DETAIL



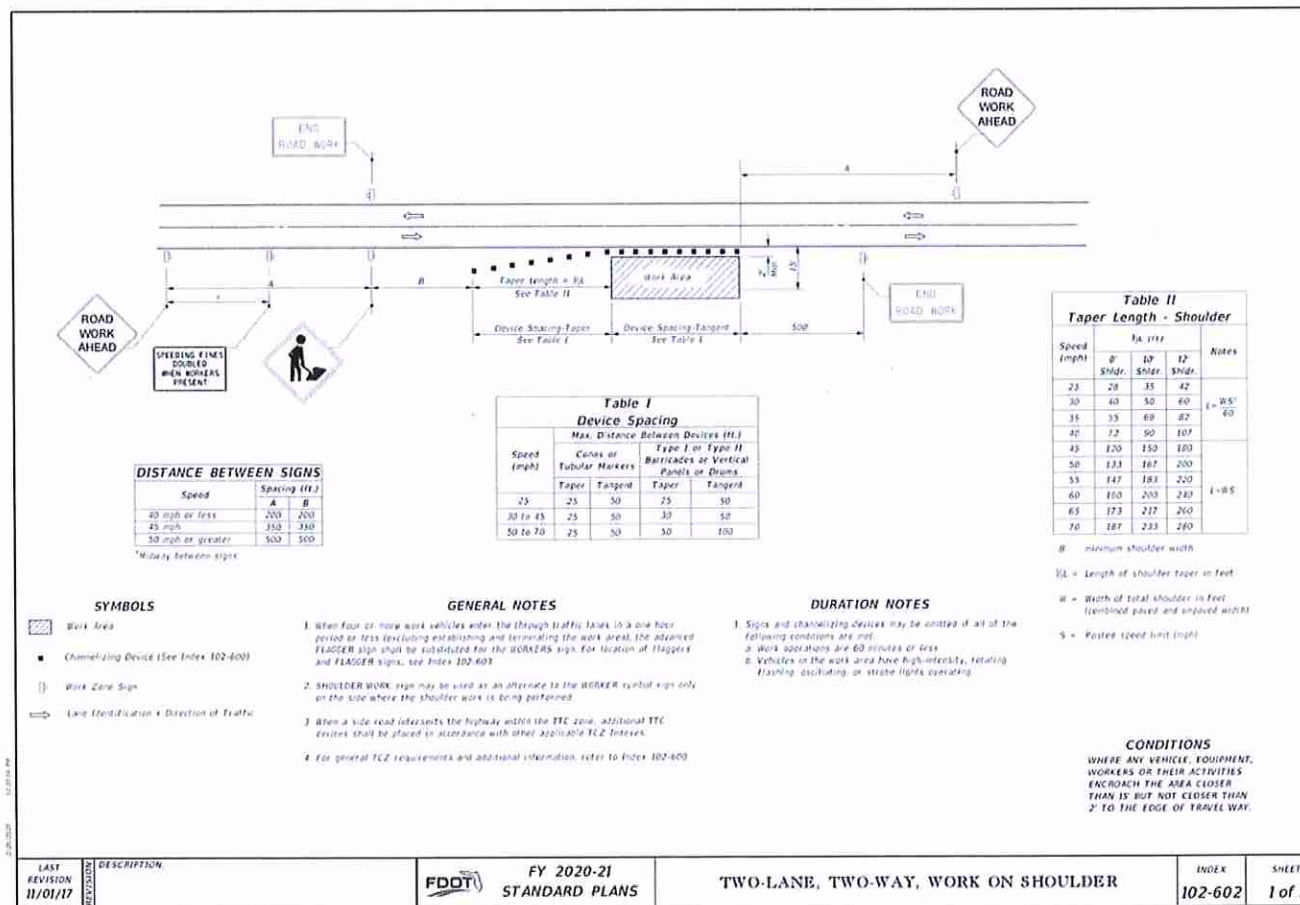
EXCAVATED WASHOUT STRUCTURE

- NOTES:**
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
 2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER. MINIMUM SIZE SOLID WALLS AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
 3. PREPARE SOLID BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
 4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
 5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. MAINTAIN STRUCTURE FULLY COVERED AND DO NOT REUSE AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND ENCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

③ CONCRETE WASH OUT



4 INLET TRAP AND FILTER



5 MAINTENANCE OF TRAFFIC – WORK ON SHOULDER

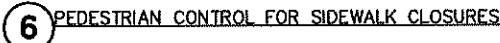
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SHEET 6 OF 28

		SCALE	DRAWN:	EROSION CONTROL AND M.O.T. DETAILS		CIVIL ENGINEERING LAND PLANNING APPLAN ENGINEERING LLC.		APPLANFL.COM • 407.960.5688 2221 Lee Road, Suite 271, Winter Park, Florida 32789 State of Florida is exempt for architecture only		10/14/2020 CITY OF AOPKA COMMENTS DATED 10/13/2020		555
		N.T.S.	S. SIERRA-OIL									955
		PROJECT	DESIGNED:									BY
		MMI-008	J. WOHLFARTH									
		SHEET	CHECKED:									
C2.1	L. CLASSON	DATES	12/15/2020									



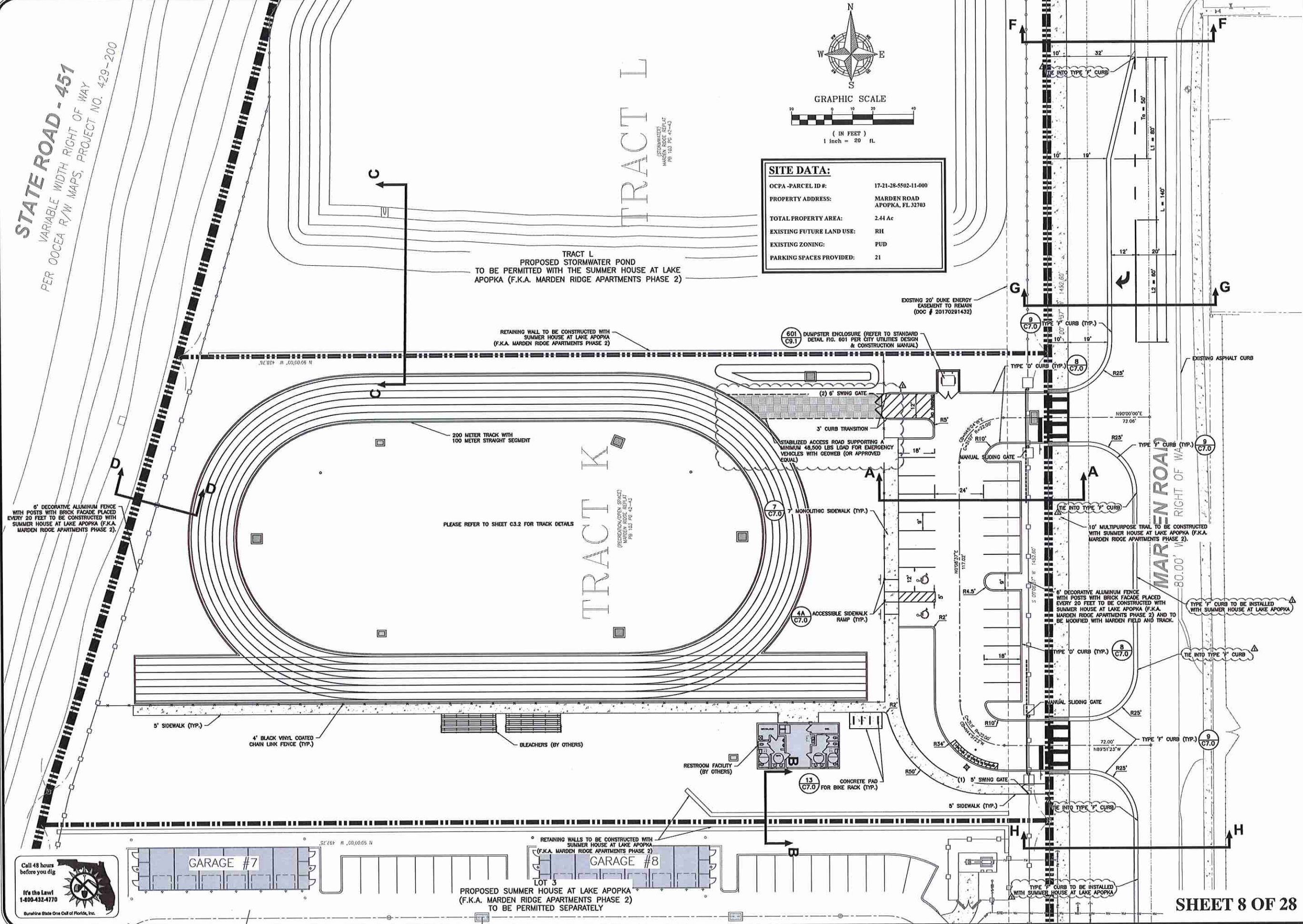
LUKE MARTIN CLASSON
LICENSE
No 77068
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STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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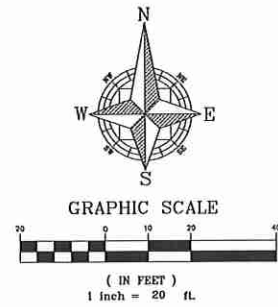
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STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER OOCEA R/W MAPS, PROJECT NO. 429-200

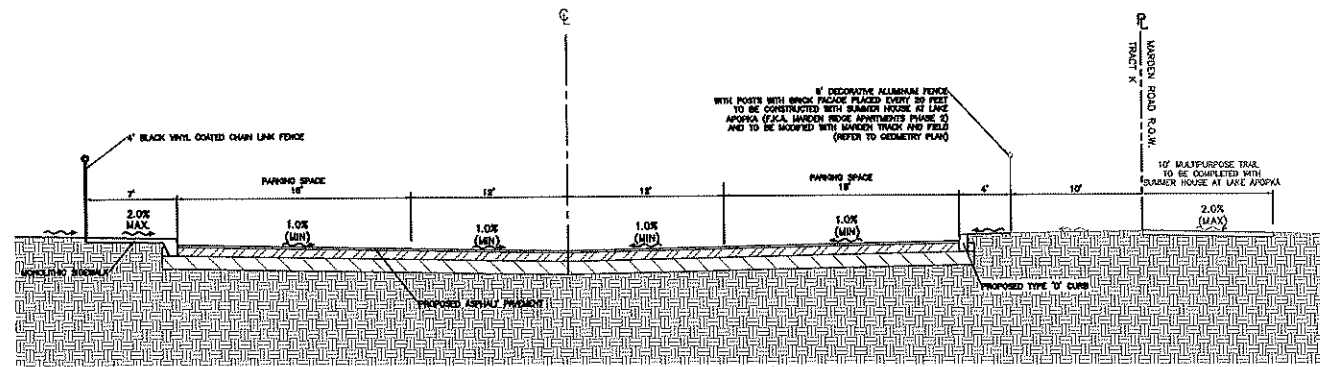


SITE DATA:	
OCPA-PARCEL ID #:	17-21-28-5502-11-000
PROPERTY ADDRESS:	MARDEN ROAD APOPKA, FL 32703
TOTAL PROPERTY AREA:	2.44 Ac
EXISTING FUTURE LAND USE:	RH
EXISTING ZONING:	PUD
PARKING SPACES PROVIDED:	21

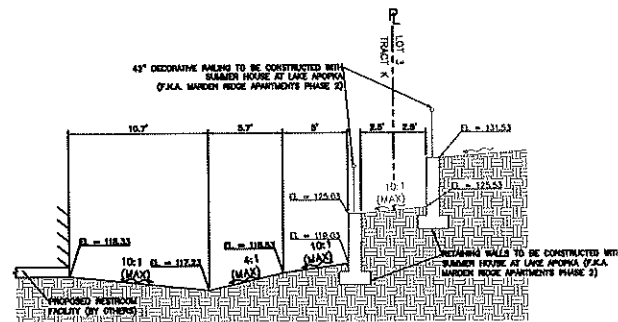


CIVIL ENGINEERING I LAND PLANNING		APPIAN ENGINEERING LLC		APPOKA COMMENTS DATED 10/12/2020	
GEOMETRY PLAN		MARDEN RIDGE TRACK & FIELD		CITY OF APOPKA, FLORIDA	
DRAWN:	S. SIERRA-GIL	DESIGNED:	J. WOLFARTH	CHECKED:	L. CLASSON
PROJECT:	MMI-008	SHEET:	C3.0	DATE:	12/15/2020
SCALE: 1" = 20'		APPIAN ENGINEERING LLC			
PROJECT: MMI-008		L. MARTIN CLASSON			
SHEET: C3.0		No. 77066			
		STATE OF FLORIDA			
		PROFESSIONAL ENGINEER			

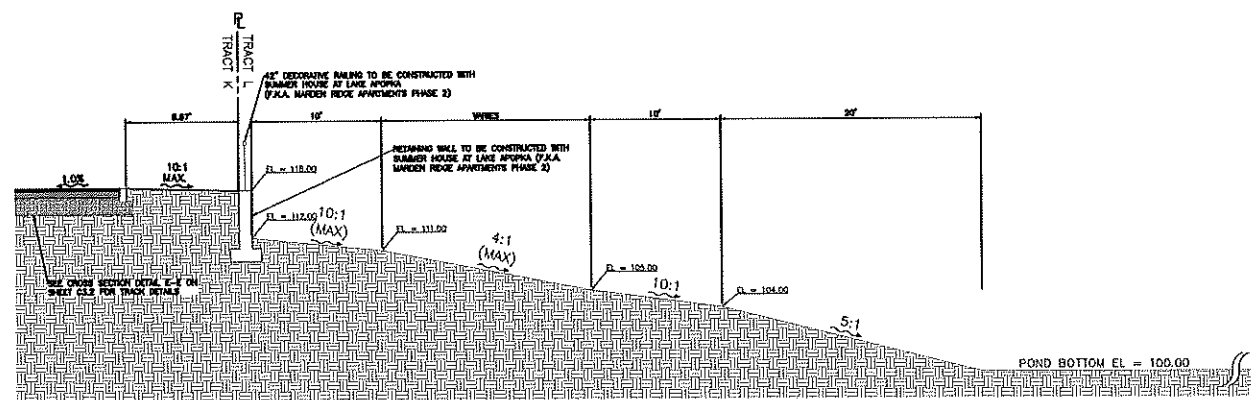
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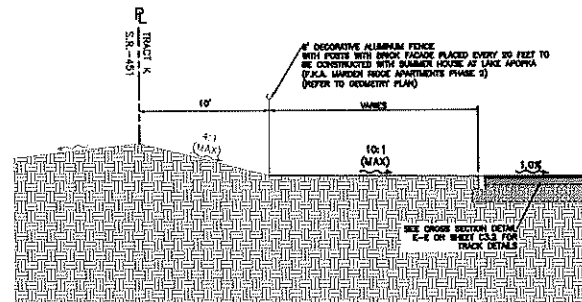
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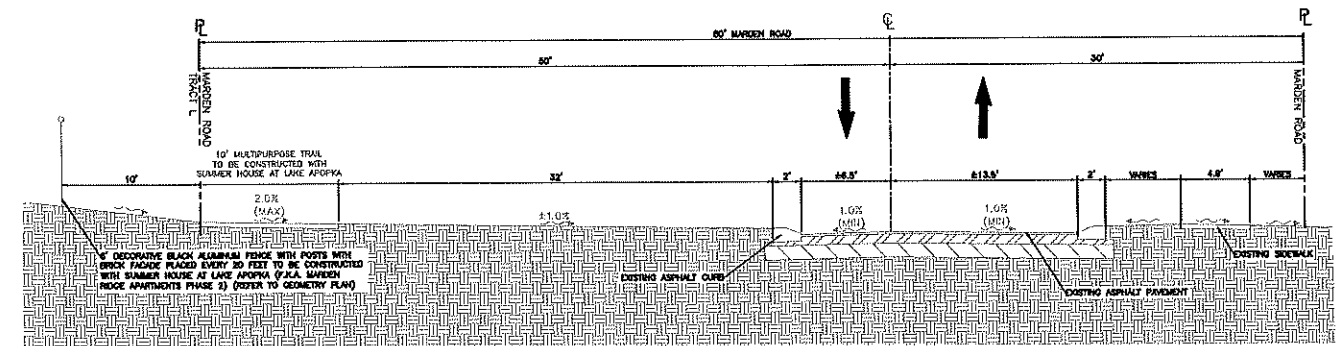
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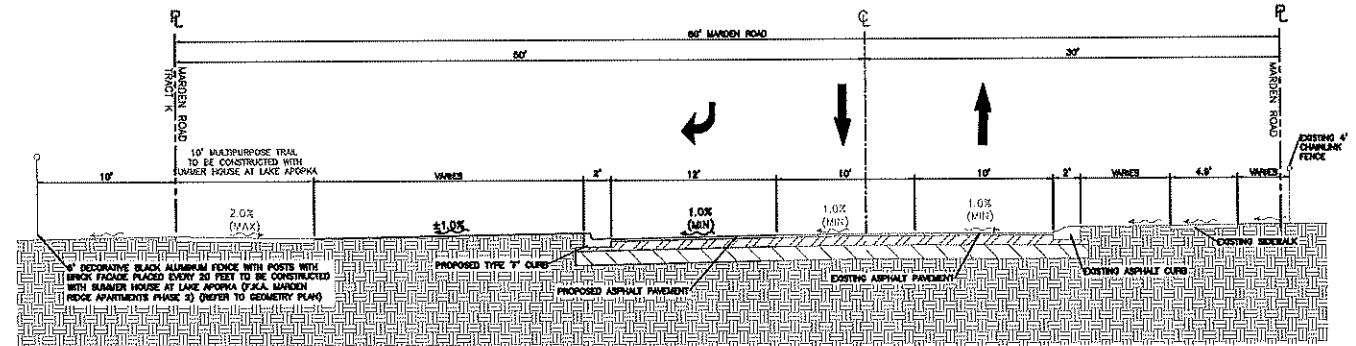
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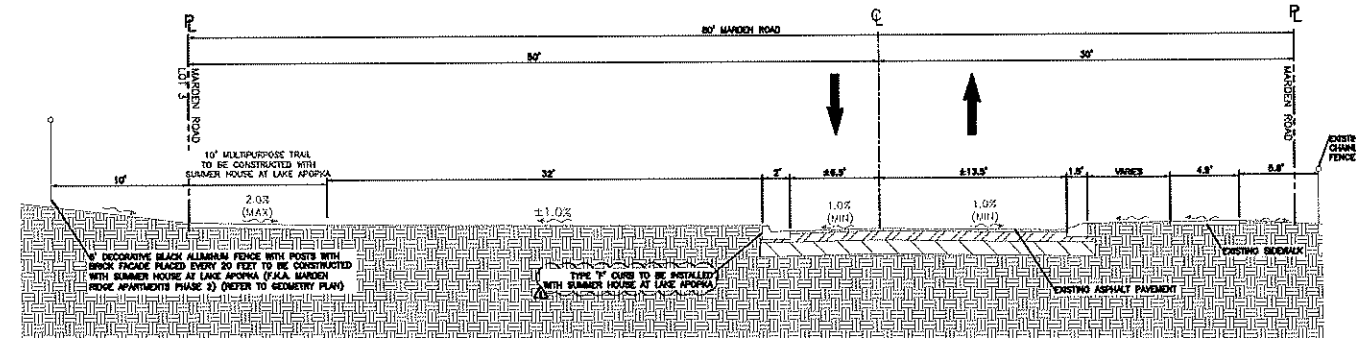
SECTION D-D
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SECTION F-F
N.T.S.



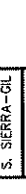
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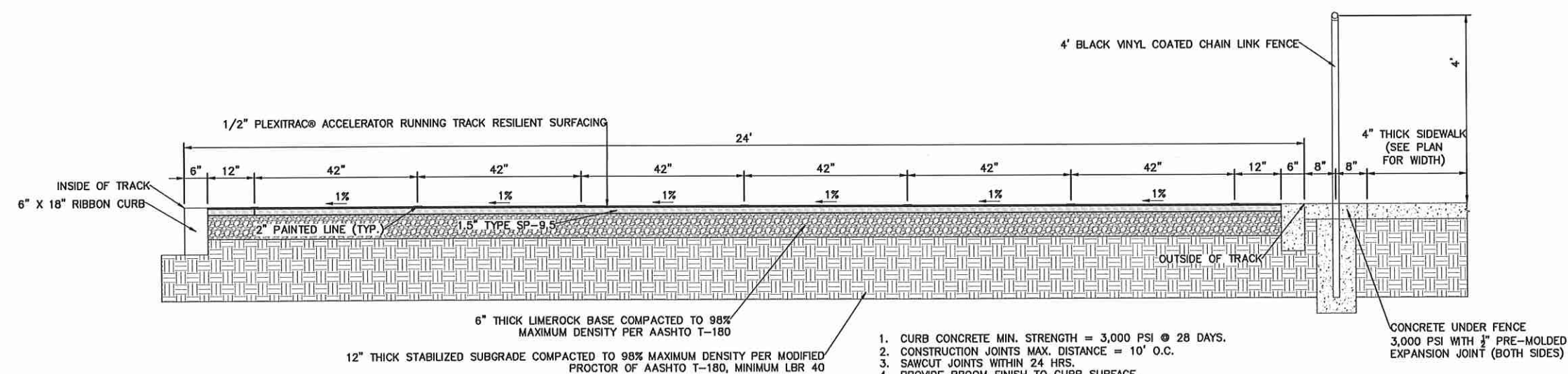
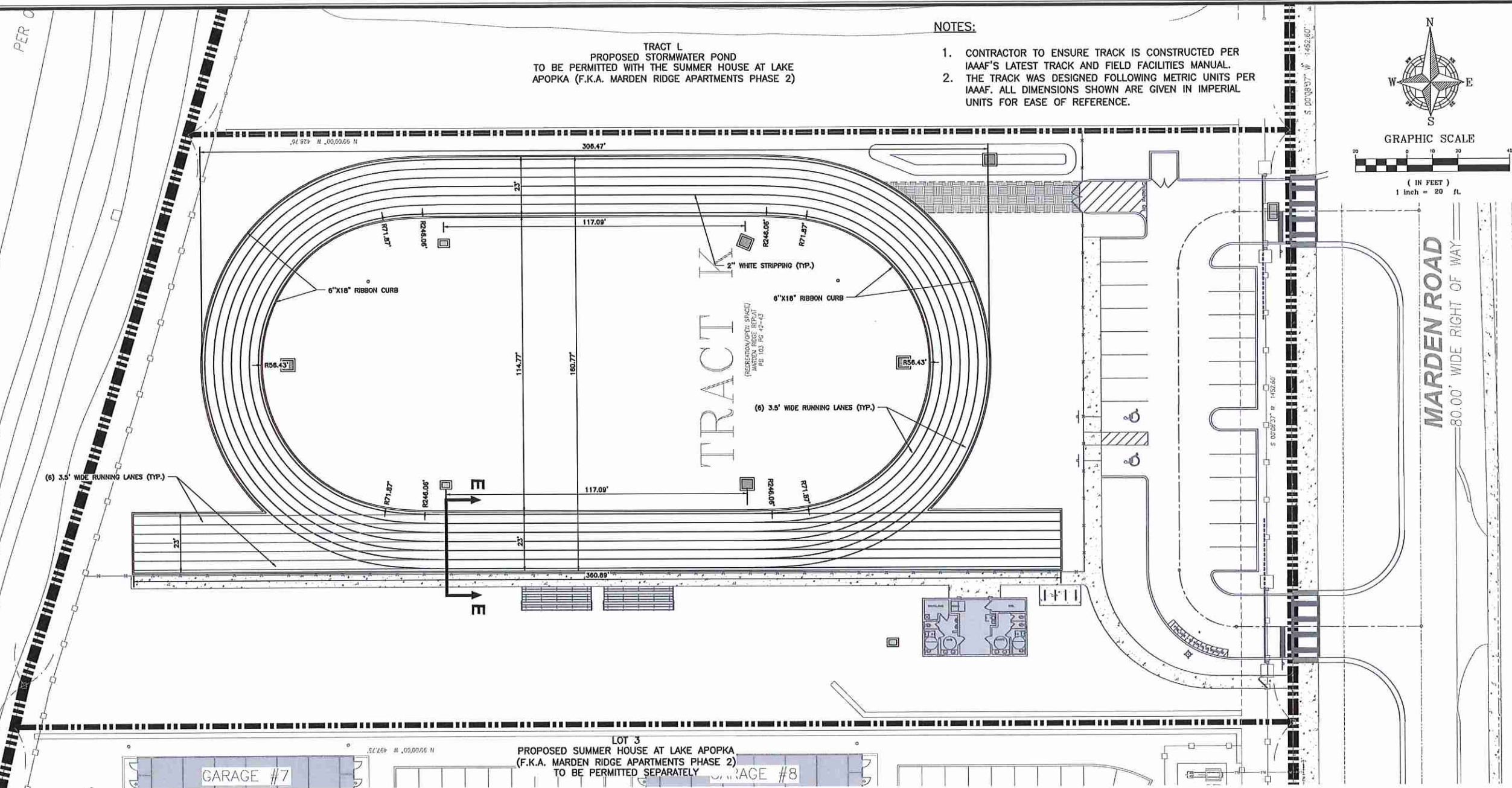


SECTION H-H
N.T.S.



SHEET 9 OF 28

				CROSS-SECTIONS		CIVIL ENGINEERING I LAND PLANNING	
SCALE	N.T.S.	PROJECT	MMI-008	CHECKED:	MARDEN RIDGE TRACK & FIELD	APPIAN.COM • 407.960.5868	APPIAN ENGINEERING LLC.
DRAWN:	S. SIERRA-OIL	DESIGNED:	J. WOHLFARTH	L. CLASSON	CITY OF APOPKA, FLORIDA	2221 Las Roca, Suite 27, Weston, FL 33327	
DATE:	12/15/2020	SHEET	C3.1	DATE:		12/15/20	
				REV			
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				CITY OF APOPKA COMMENTS DATED 10/13/2020			
				BY			
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SECTION E-E
N.T.S.

SHEET 10 OF 28

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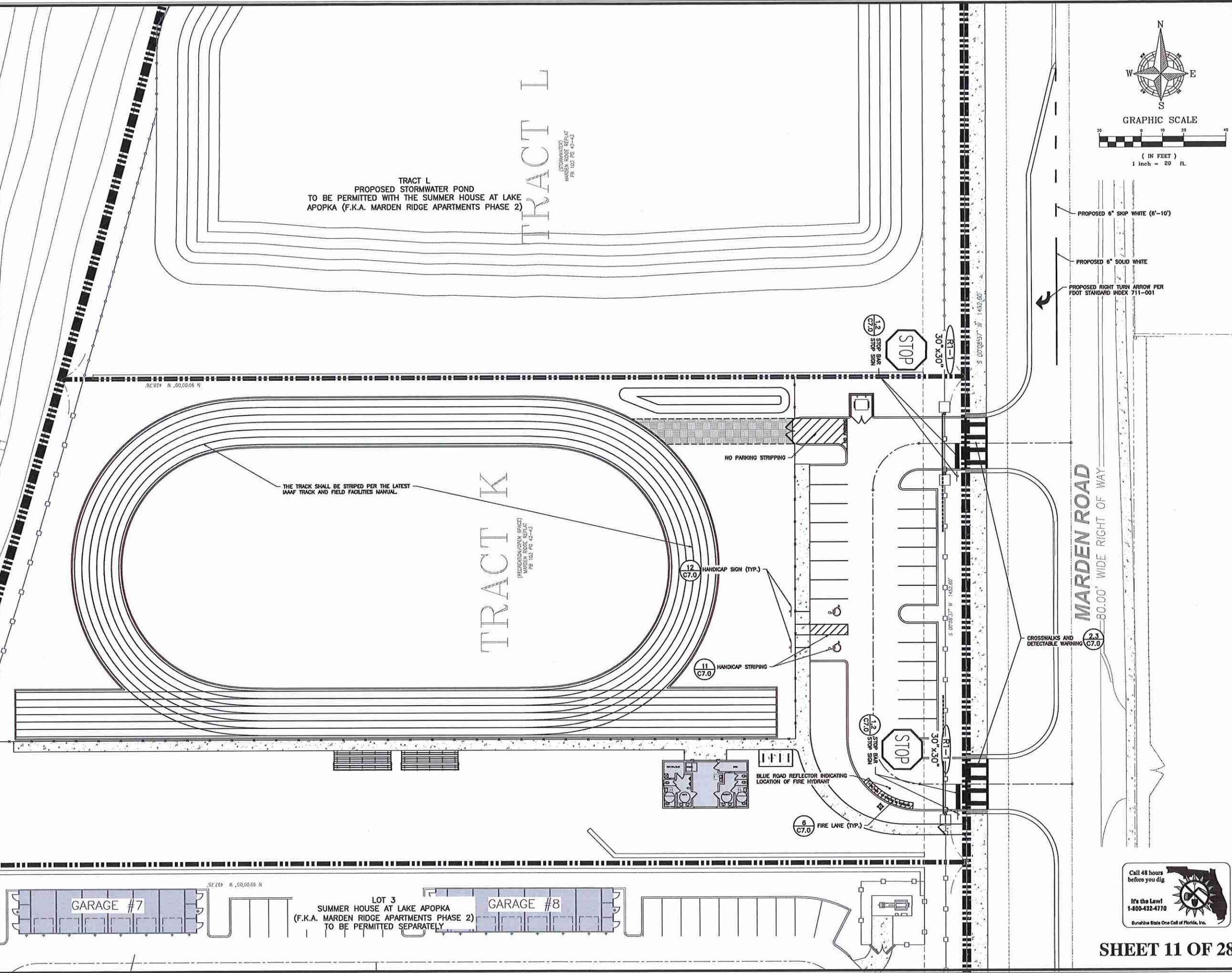


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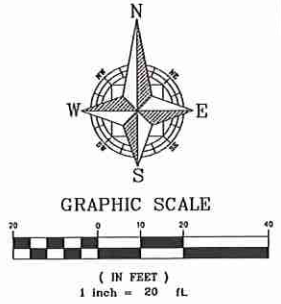
		SCALE 1" = 20'	DRAWN: S. SIERRA-CIL	TRACK DETAILS MARDEN RIDGE TRACK & FIELD CITY OF APOPKA, FLORIDA	CIVIL ENGINEERING LAND PLANNING APPLAN ENGINEERING LLC.	_____ APPLANFL.COM • 407.960.5868 2221 Las Bolas, Suite 217, Maitland, FL 32751 SEAL OF THE STATE ENGINEER OF FLORIDA	_____ DATE	_____ CITY OF APOPKA COMMENTS DATED 10/17/2020	_____ BY
		PROJECT MWI-008	DESIGNED: J. WOHLFARTH						
C3.2		SHEET							

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SHEET 11 OF 28

CIVIL ENGINEERING & LAND PLANNING		SIGNAGE & STRIPING PLAN		DRAWN: S. SIERRA-GIL	
APPIAN ENGINEERING LLC.		MARDEN RIDGE TRACK & FIELD CITY OF APOPKA, FLORIDA		DESIGNED: J. WOLFARTH	
APPIANENGINEERING.COM • 407.950.5868				CHECKED: L. CLASSON	
2221 Las Ramas, Suite 27, Winter Park, Florida, 32789				DATE: 12/15/2020	
10/14/20 CITY OF APOPKA COMMENTS DATED 10/12/2020				SHEET C3.3	
DATE				PROJECT MMI-008	
DESCRIPTION				SCALE 1" = 20'	
SSS				PROJECT MMI-008	
BY				SHEET C3.3	

GENERAL UTILITY NOTES:

- BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY WET-TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.
- ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.
- ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.
- WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.
- UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".
- CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.
- FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.
- FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR-AND-ONE-HALF INCH (4-1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.
- ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILIARY VALVES.
- WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.
- ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
- TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE UTILITY PROVIDER WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180 MODIFIED PROCTOR TEST.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
- ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.
- ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
- UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF APOPKA INSPECTOR PRESENT.
- ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE.
- PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).
 - ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) INCHES 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 150PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18.
 - ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.51/C151 AND HAVE A MINIMUM 350 PRESSURE CLASS RATING
- PIPE USED IN GRAVITY SEWER CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP). WHERE REFERENCE IS MADE TO AN ASTM, ANSI, OR AASHTO DESIGNATION, IT SHALL BE THE LATEST REVISION.
 - PVC GRAVITY SEWER PIPE (4 INCH - 15 INCH), ASTM D3034, SDR 35 - UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. 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 SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
 - DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MILS. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY THE UTILITY PROVIDER BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.
- ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH EXISTING MAINS.
- ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.

WATER SYSTEM TESTING REQUIREMENTS:

- THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.
- ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
- ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
- PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD - "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.
- HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF APOPKA. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.
- HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.
- THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD \cdot \sqrt{P}}{148,000}$$

WHERE:
L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE, IN INCHES
P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)
- SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

SEWER SYSTEM TESTING REQUIREMENTS:

- THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.
- ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
- GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.
- LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW-PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION.
- EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

FDEP UTILITY CONSTRUCTION NOTES:

- NOTE TO THE UTILITY: PURSUANT TO F.A.C. RULE 62-555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.
- THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY
- ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH F.A.C. RULE 62-555.340.
- ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

FDEP UTILITY SEPARATION REQUIREMENTS

(F.A.C. 62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

- HORIZONTAL SEPARATION** BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
- VERTICAL SEPARATION** BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.**
 - NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
 - EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.
- SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.** NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN F.S. SECTION 381.0065(2), AND F.A.C. RULE 64E-6.002.

LOCATION OF PUBLIC WATER SYSSYM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing at Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)			
Vacuum Sanitary Sewer			
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)			
On-Site Sewage Treatment & Disposal System			

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer: This document is provided for your convenience only. Please refer to F.A.C. 62E-6.002 for additional construction requirements.



SHEET 12 OF 28

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANENGINE.COM • 407.960.5868

2231 Lee Road, Suite 27, Wrentham, MA 01993

STATE OF FLORIDA DEPARTMENT OF REVENUE

UTILITY NOTES

MARDEN RIDGE TRACK & FIELD
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOLFARTH
CHECKED: L. CLASSON
DATE: 12/15/2020

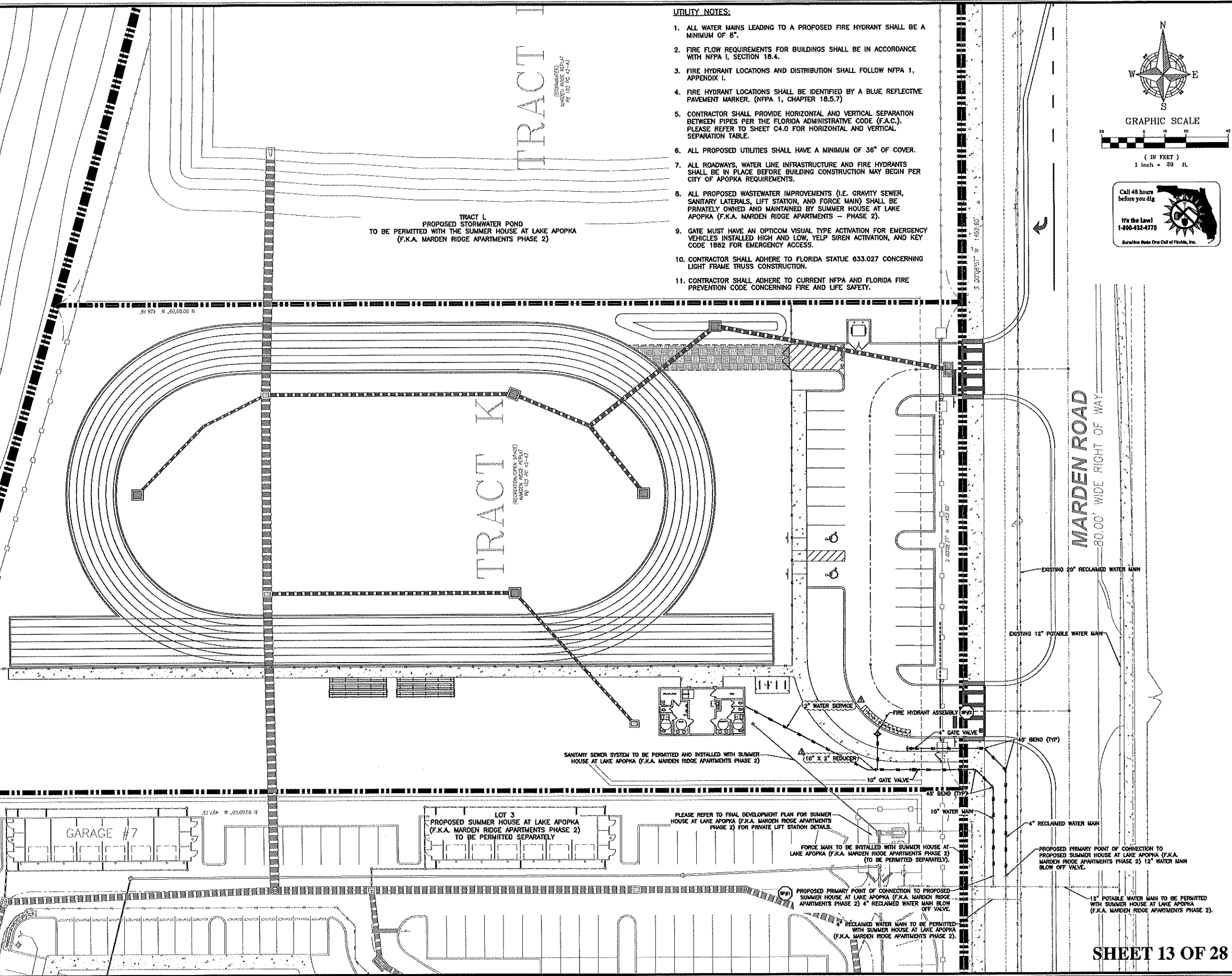
SCALE: N.T.S.
PROJECT: MMI-008
SHEET: C4.0

LUXE MARTIN CLASSON
LICENSE
No 77066
STATE OF FLORIDA
PROFESSIONAL ENGINEER
12/15/20

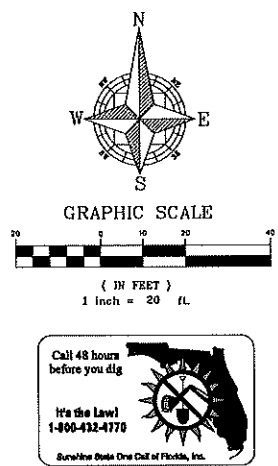
SSS
BY

P:\PROJECT DRAWINGS\MM-008 Marden Ridge Track and Field Design and Permitting\Drawings\CAD Civil\Layouts\04 Final Engineering\UTILITY PLAN.dwg Modified:12/15/2020 By:sierra-gil Plotted: By:sierra-gil

STATE ROAD - 45
VARIABLE WIDTH RIGHT OF WAY
PER OOCEA R/W MAPS, PROJECT NO. 428



- UTILITY NOTES:**
1. ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
 2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA I, SECTION 18.4.
 3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.
 4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, CHAPTER 18.5.7)
 5. CONTRACTOR SHALL PROVIDE HORIZONTAL AND VERTICAL SEPARATION BETWEEN PIPES PER THE FLORIDA ADMINISTRATIVE CODE (F.A.C.). PLEASE REFER TO SHEET C4.0 FOR HORIZONTAL AND VERTICAL SEPARATION TABLE.
 6. ALL PROPOSED UTILITIES SHALL HAVE A MINIMUM OF 36" OF COVER.
 7. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN PER CITY OF APOPKA REQUIREMENTS.
 8. ALL PROPOSED WASTEWATER IMPROVEMENTS (I.E. GRAVITY SEWER, SANITARY LATERALS, LIFT STATION, AND FORCE MAIN) SHALL BE PRIVATELY OWNED AND MAINTAINED BY SUMMER HOUSE AT LAKE APOPKA (F.K.A. MARDEN RIDGE APARTMENTS - PHASE 2).
 9. GATE MUST HAVE AN OPTICOM VISUAL TYPE ACTIVATION FOR EMERGENCY VEHICLES INSTALLED HIGH AND LOW, YELP SIREN ACTIVATION, AND KEY CODE 1882 FOR EMERGENCY ACCESS.
 10. CONTRACTOR SHALL ADHERE TO FLORIDA STATUTE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
 11. CONTRACTOR SHALL ADHERE TO CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE CONCERNING FIRE AND LIFE SAFETY.

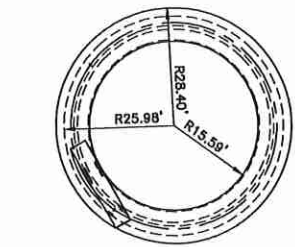
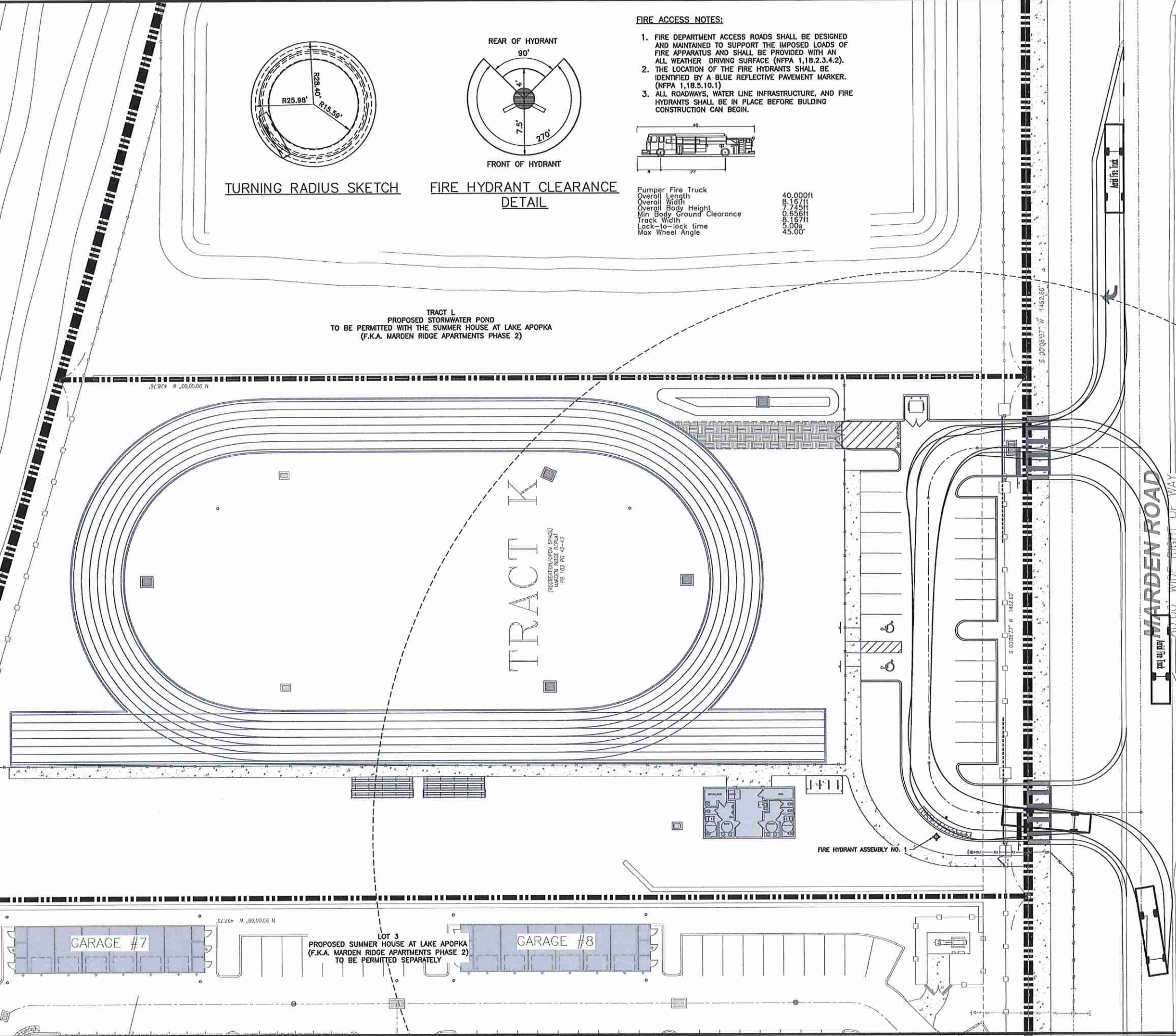


SHEET 13 OF 28

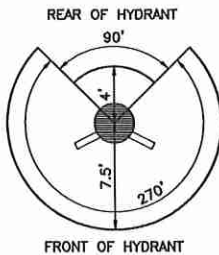
CIVIL ENGINEERING 1 LAND PLANNING		APPIAN ENGINEERING LLC		APPIAN.COM • 407.960.5868		10/17/2020 CITY OF APOPKA COMMENTS DATED 10/27/2020		SS		BY	
UTILITY PLAN		MARDEN RIDGE TRACK & FIELD		CITY OF APOPKA, FLORIDA		DATE		12/15/2020		C4.1	
SCALE		1" = 20'		PROJECT		MMI-008		SHEET		C4.1	
DRAWN		S. SIERRA-GIL		DESIGNED		J. WOLFFARTH		CHECKED		L. CLASON	
DATE		12/15/2020		DATE		12/15/2020		DATE		12/15/2020	
APPIAN ENGINEERING		LOUISE MARTIN CLASON		No 77066		STATE OF FLORIDA		PROFESSIONAL ENGINEER			

P:\PROJECT DRAWINGS\MM-008 Marden Ridge Track and Field Design and Permitting\Drawings\CAD Civil3D\Layouts\04 Final Engineering\FIRE TRUCK ROUTE PLAN.dwg Modified 9/11/2020 By:sauliver Plotted By:sauliver sierra-gil

STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER OOCEA R/W MAPS, PROJECT NO. 429-200



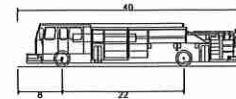
TURNING RADIUS SKETCH



FIRE HYDRANT CLEARANCE
DETAIL

FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION CAN BEGIN.



Pumper Fire Truck	40.000ft
Overall Length	8.167ft
Overall Width	7.745ft
Overall Body Height	0.658ft
Min Body Ground Clearance	8.167ft
Track Width	5.00ft
Lock-to-lock time	45.00
Max Wheel Angle	

TRACT L
PROPOSED STORMWATER POND
TO BE PERMITTED WITH THE SUMMER HOUSE AT LAKE APOPKA
(F.K.A. MARDEN RIDGE APARTMENTS PHASE 2)

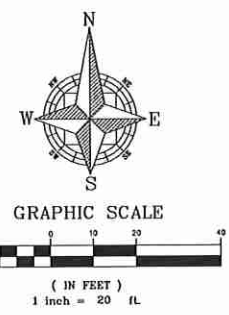
TRACT K
(RECREATION/OPEN SPACE)
MARDEN RIDGE REPAIR
PER 103 PG 42-43

GARAGE #7

LOT 3
PROPOSED SUMMER HOUSE AT LAKE APOPKA
(F.K.A. MARDEN RIDGE APARTMENTS PHASE 2)
TO BE PERMITTED SEPARATELY

GARAGE #8

FIRE HYDRANT ASSEMBLY NO. 1



LEGEND
--- FIRE HYDRANT 500' RADIUS

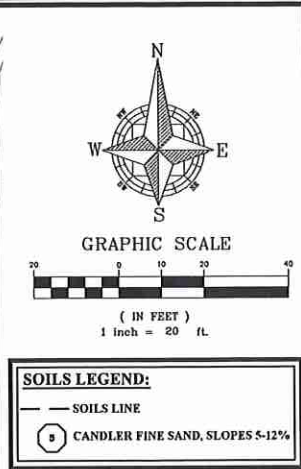
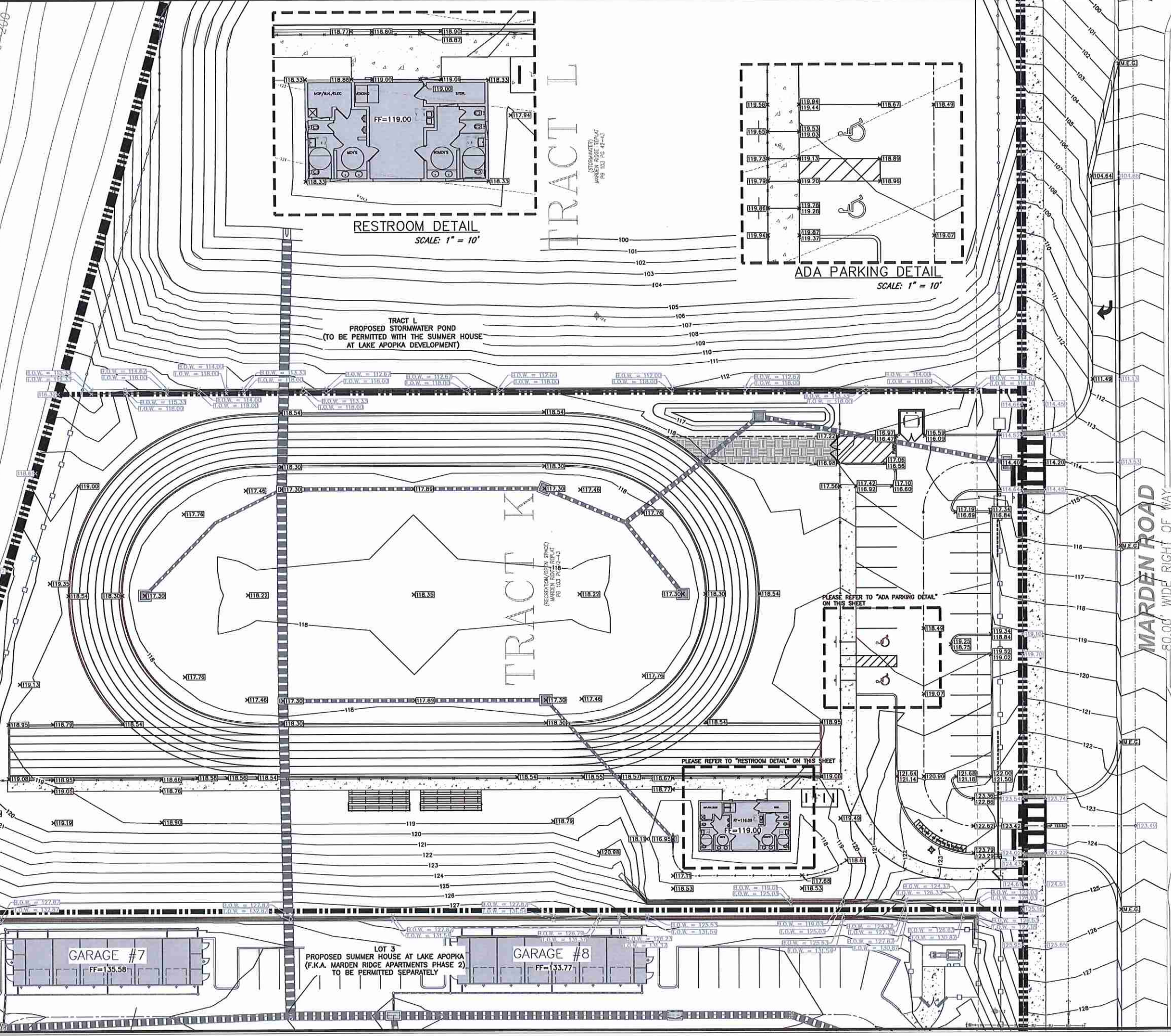


SHEET 14 OF 28

				SCALE: 1" = 20'		DRAWN: S. SIERRA-GIL		FIRE TRUCK ROUTE PLAN		CIVIL ENGINEERING LAND PLANNING											
				PROJECT MMI-008		DESIGNED: J. WOHLFARTH		MARDEN RIDGE TRACK & FIELD CITY OF APOPKA, FLORIDA		APPIAN ENGINEERING LLC.											
				SHEET C4.2		CHECKED: L. CLASSON				APPANFL.COM • 407.960.5868											
				DATE: 12/15/2020		DATE: 12/15/2020				2221 Las Road, Suite 27, Winter Park, Florida, 32789											
										APPOKA COMMENTS DATED 10/13/2020		REV#		DATE							
														</							

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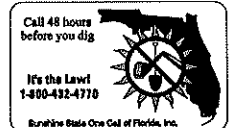
STATE ROAD - 451
VARIABLE WIDTH RIGHT OF WAY
PER OOCEA R/W MAPS, PROJECT NO. 429-200



SOILS LEGEND:	
—	SOILS LINE
9	CANDLER FINE SAND, SLOPES 5-12%

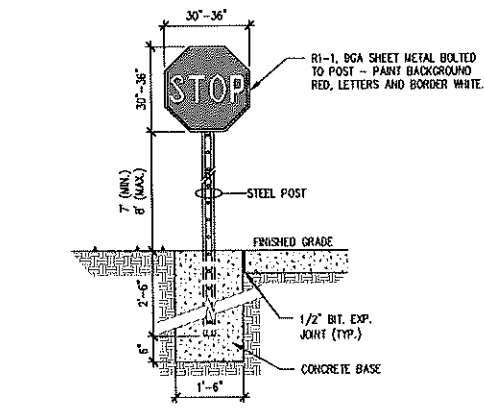
CIVIL ENGINEERING 1 LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.	
PAVING AND GRADING PLAN		MARDEN RIDGE TRACK & FIELD		CITY OF APOPKA, FLORIDA	
DRAWN: S. SIERRA-OIL	SCALE: 1" = 20'	DESIGNED: J. WOLFARTH	PROJECT: MMI-008	CHECKED: L. CLASSON	SHEET: C5.0
DATE: 12/15/2020			DATE: 12/15/2020		
Call 48 hours before you dig It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.					
SHEET 15 OF 28					

PROJECT DRAWINGS\MM-008 Marden Ridge Track and Field Design and Permitting\Drawings\CAD Civil3D\Layouts\04 Final Engineering\DRAINAGE PLAN.dwg Modified: 12/15/2020 By: sierragil Plotted: By: sierragil

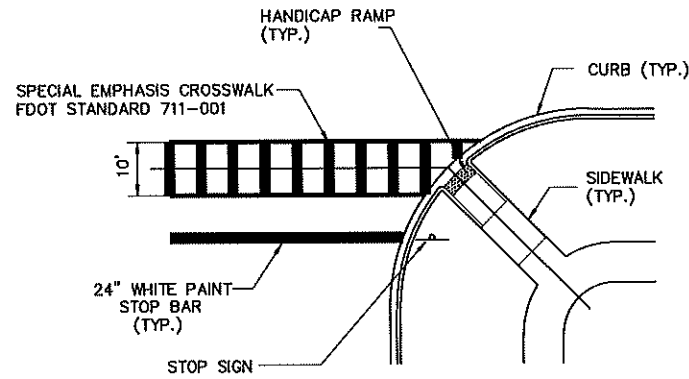


SCALE	DRAWN
1" = 20'	S. SIERRA-GIL
PROJECT	DESIGNED
MMI-008	J. WOHLFARTH
SHEET	CHECKED
C5.1	L. GLASSON
	DATE
	12/15/2020

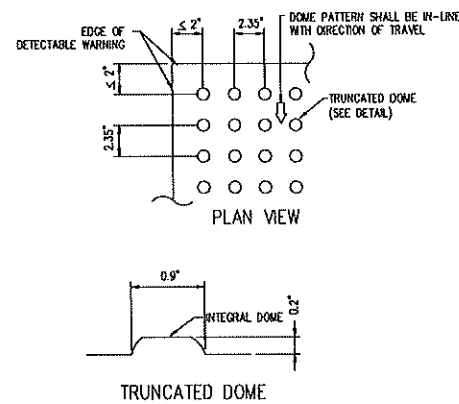
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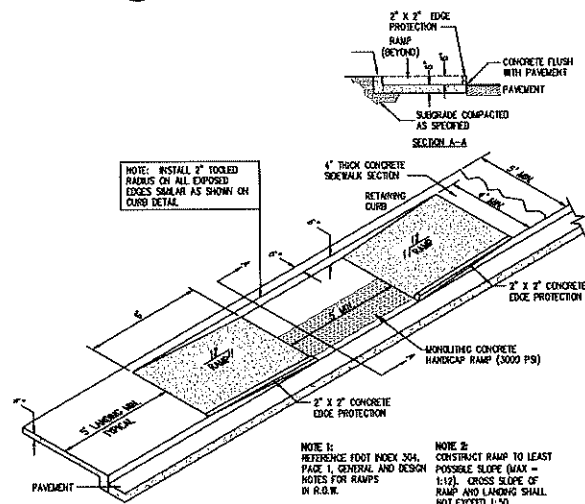
1 STOP SIGN



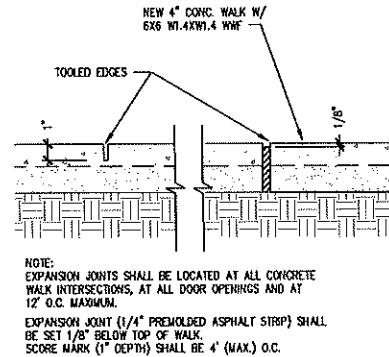
2 INTERSECTION CROSSWALK/ STOP BAR DETAIL
N.T.S.



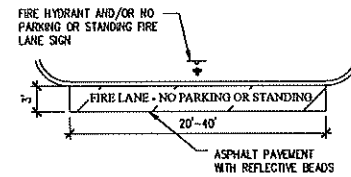
3 DETECTABLE WARNING



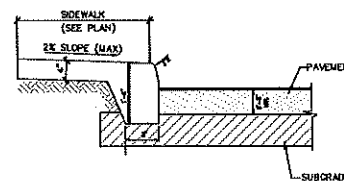
4A SIDEWALK HANDICAP RAMP
3000 PSI (MIN.) CONCRETE



5 CONCRETE WALK

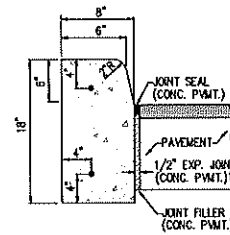


6 FIRE LANE DETAIL



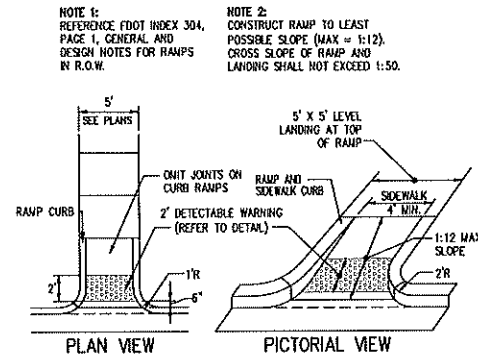
7 MONOLITHIC SIDEWALK

- NOTE:
1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.
 2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
 3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITION OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
 4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK, (SAFETY YELLOW OR BRICK RED).
 5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (APROR TILE) OLYMPIC TONERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682-2525

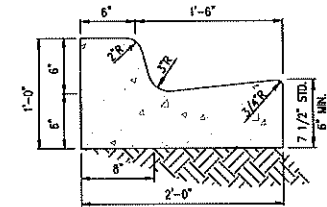


- NOTES:
1. COST OF 2-#4 BARS (CONT.) SHALL BE INCLUDED.
 2. PROVIDE 2-#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'-0" O.C. MAX.
 3. CONTRACTION JOINTS - CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
 4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

8 TYPE 'D' CURB
(3,500 PSI (MIN.))

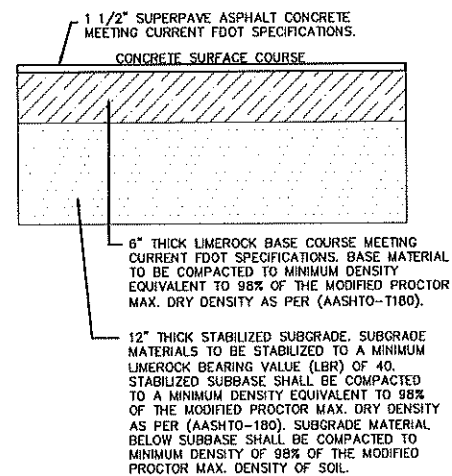


4 HANDICAP END RAMP
3000 PSI (MIN.) CONCRETE

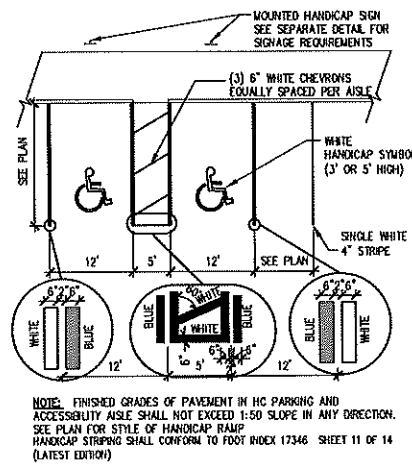


- NOTE:
- WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE UP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

9 TYPE 'F' CURB AND GUTTER



10 TYPICAL PAVEMENT SECTION

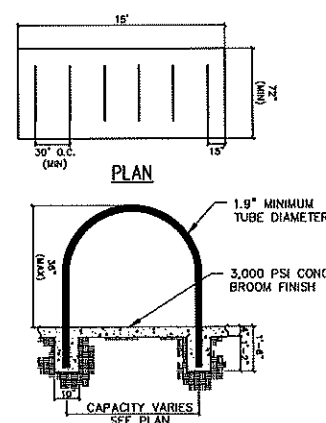


11 HANDICAP STRIPING

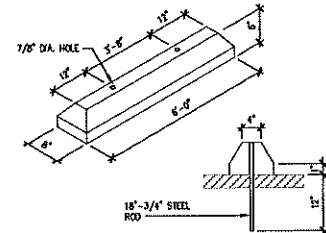


- CONTRACTOR SHALL COORDINATE SIGN INFORMATION PERTAINING TO FINES PER LOCAL JURISDICTION
- NOTES:
1. ALL LETTERS ARE 1" SERIES "C", PER MUTCO.
 2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
 5. HEIGHT OF SIGN SHALL 7'-6" FROM FINISHED GROUND TO BOTTOM OF SIGN.

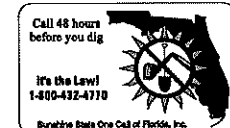
12 HANDICAP SIGN



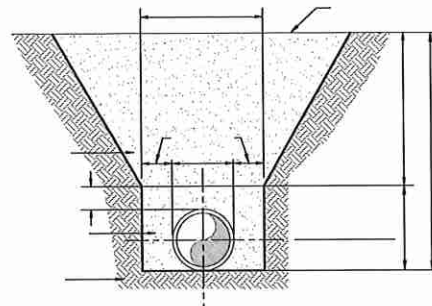
13 INVERTED "U" BIKE RACK



14 WHEEL STOP

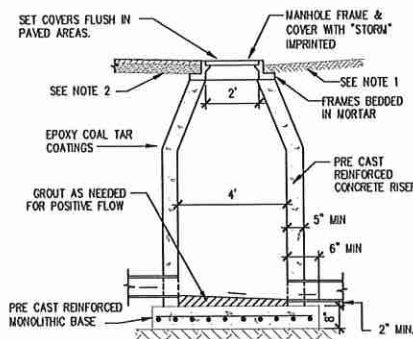


CIVIL ENGINEERING I LAND PLANNING	APPIAN ENGINEERING LLC	APPIANENGINEERING.COM • 407.960.5668	2231 LEE ROAD, SUITE 27, WOODBRIDGE, FLORIDA 34989	DATE	10/17/2020	COMMENTS	07/17/2020	BY	SS
CIVIL DETAILS	MARDEN RIDGE TRACK & FIELD	CITY OF APOPKA, FLORIDA	SCALE	N.T.S.	PROJECT	MMI-008	SHEET	C7.0	
DESIGNED	S. SIERRA-GIL	CHECKED	L. CLASSON	DATE	12/15/2020				
PROJECT	J. WOLFARTH								
APPIAN ENGINEERING	APPIAN ENGINEERING								
PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER								
STATE OF FLORIDA	STATE OF FLORIDA								
12/15/2020	12/15/2020								
No. 77066	No. 77066								
12/15/2020	12/15/2020								



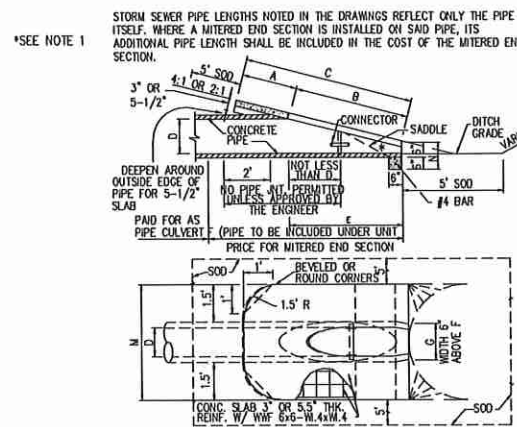
- NOTES:
- INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - PIPE BEDDING SHALL BE COMPACTED TO 95% (MIN) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. BEDDING ROCK CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT, OR AS DIRECTED BY THE ENGINEER.
 - 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. (12" MIN.) FOR PIPE DIAMETER 24" AND LARGER.
 - WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 - ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 - FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

1 TRENCH DETAIL



- NOTE:
- IN UNPAVED AREAS TOP OF FRAME SHALL BE 2" ABOVE FINISHED GRADE.
 - ALL INPAVED STRUCTURES MUST CONFORM TO H20 LOADING STANDARDS.
 - 12 INCHES OF STONE BEDDING (FOOT #57 STONE, NON-CALCAREOUS) CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT.

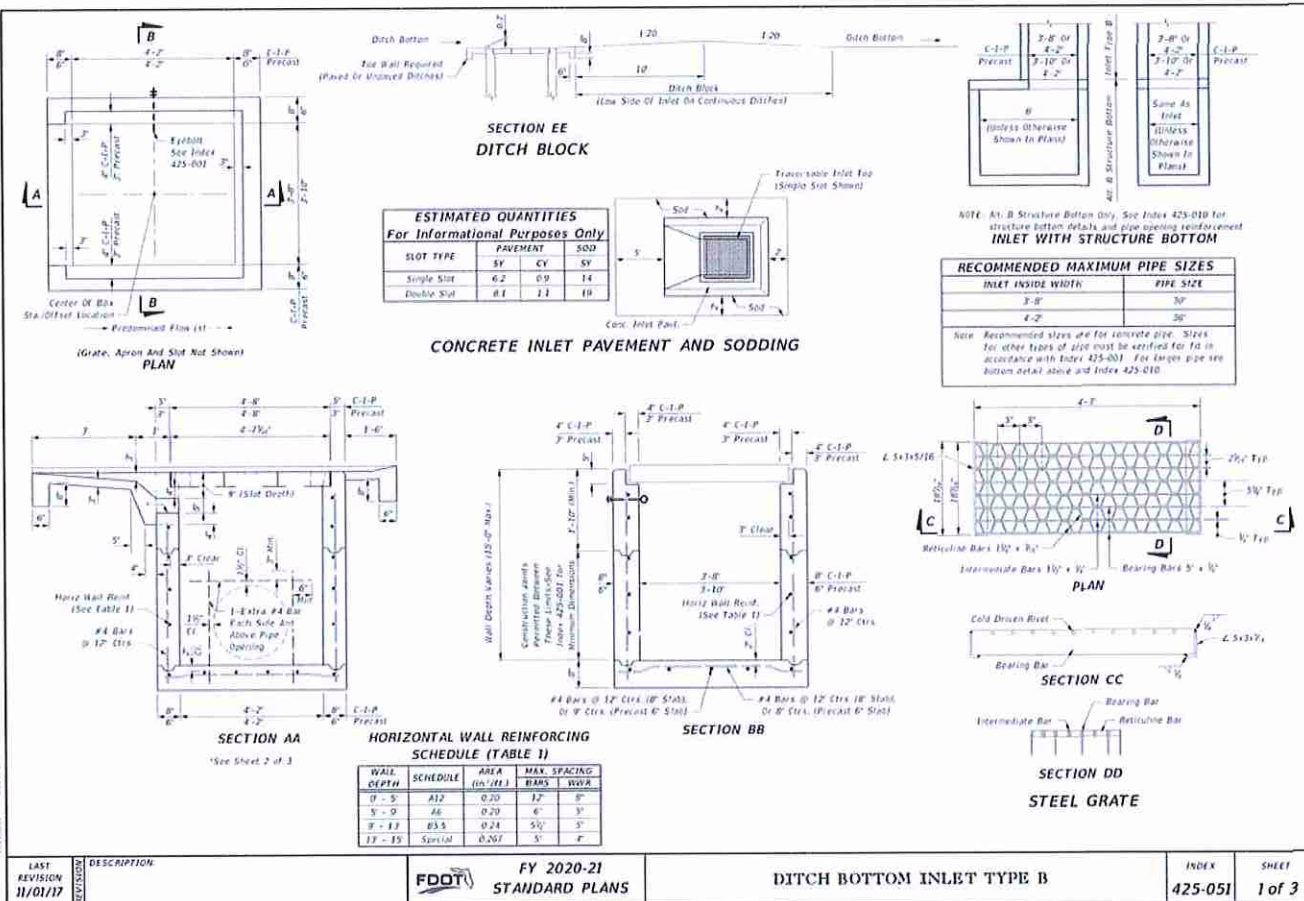
2 MANHOLE



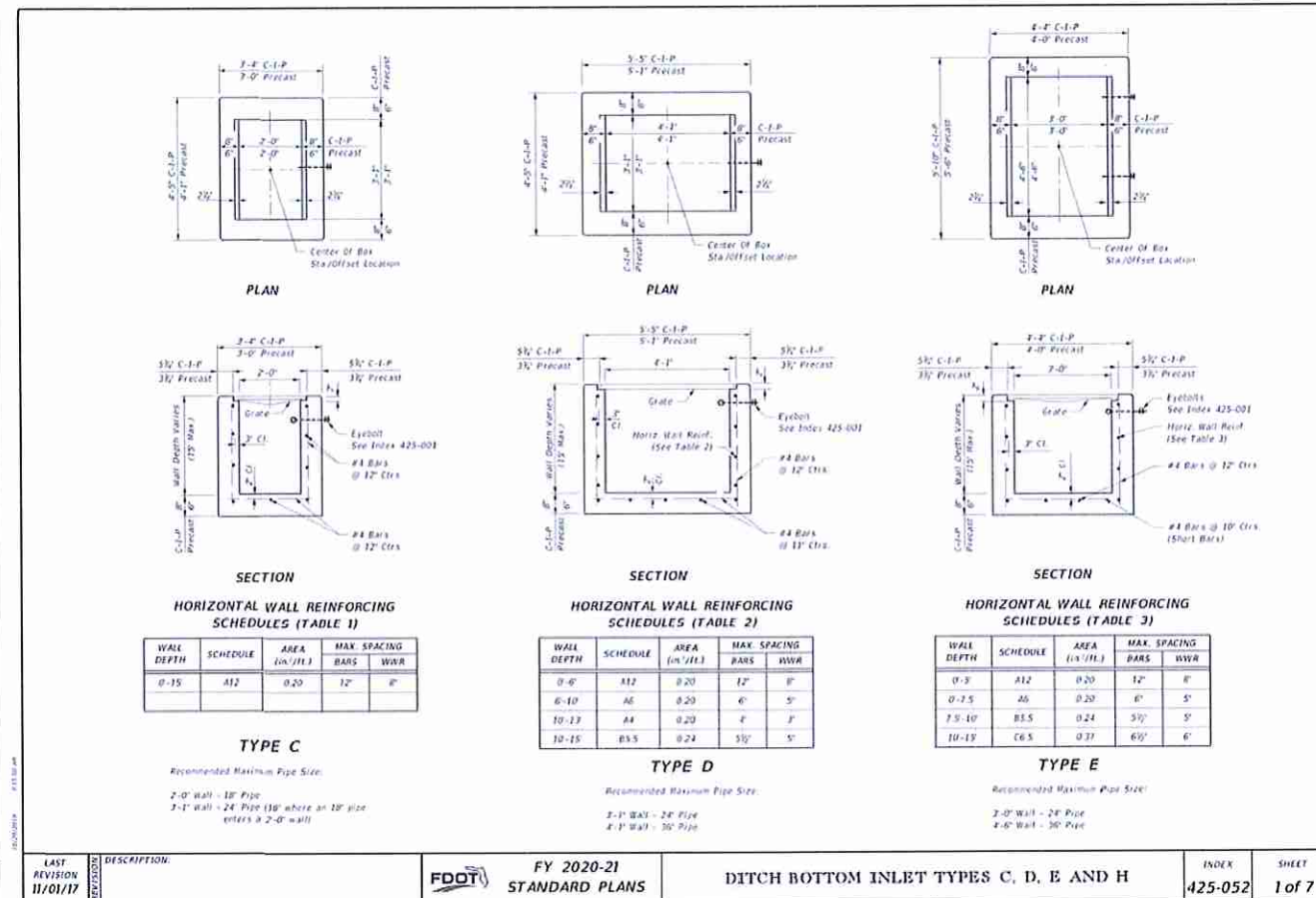
3 MITERED END SECTION (RCP)

DIMENSIONS AND QUANTITIES											
D	A	B	C	E	F	G	M				QUAD.
							PIPE	PIPE	PIPE	PIPE	
15"	1.92'	2.18'	4.10'	2.06'	5'	1.22'	4.63'	7.21'	9.79'	12.37'	12.37'
18"	1.97'	2.74'	4.71'	2.56'	6'	1.41'	4.92'	7.75'	10.58'	13.42'	13.42'
24"	2.06'	3.85'	5.91'	3.56'	7'	1.73'	5.50'	8.92'	12.33'	15.75'	15.75'
30"	2.15'	4.95'	7.10'	4.56'	8'	2.00'	6.08'	10.33'	14.58'	18.83'	18.83'
36"	2.25'	6.08'	8.33'	5.56'	9'	2.24'	6.67'	11.75'	16.83'	21.92'	21.92'
42"	2.34'	7.21'	9.55'	6.56'	10'	2.45'	7.25'	13.25'	18.25'	25.25'	25.25'
48"	2.43'	8.33'	10.76'	7.56'	11'	2.65'	7.83'	14.58'	21.33'	28.08'	28.08'
54"	2.52'	9.44'	11.96'	8.56'	12'	2.83'	8.42'	16.08'	23.75'	31.42'	31.42'
60"	2.62'	10.56'	13.18'	9.56'	14'	3.00'	9.00'	17.50'	26.00'	34.50'	34.50'
66"	2.71'	11.68'	14.39'	10.56'	15'	3.18'	9.58'	18.75'	27.92'	37.08'	37.08'
72"	2.80'	12.80'	15.60'	11.56'	16'	3.30'	10.16'	20.16'	30.16'	40.16'	40.16'

*SLOPE- 4:1 MITER - TO & PIPE FOR PIPES 18" AND SMALLER
2:1 FOR PIPES 24" AND LARGER
2:1 MITER - TO & PIPE FOR PIPES 18" AND SMALLER
1:1 FOR PIPES 24" AND LARGER



4 TYPE B INLET



5 TYPE C, D, E, AND H INLETS



CIVIL ENGINEERING & LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANENGINEERING.COM • 407.560.5668

2221 Lee Road, Suite 217, Weston, FL 33327

DATE: 12/15/2020

BY: [Signature]

DRAINAGE DETAILS

MARDEN RIDGE TRACK & FIELD

CITY OF APOPKA, FLORIDA

SCALE: N.T.S.

PROJECT: MMI-008

CHECKED: L. CLASSON

DATE: 12/15/2020

APPIAN ENGINEERING

LUKE MARTIN CLASSON

No. 77066

STATE OF FLORIDA

PROFESSIONAL ENGINEER

LAST REVISION: 11/01/17

DESCRIPTION: DITCH BOTTOM INLET TYPE B

INDEX: 425-051

SHEET: 1 of 3

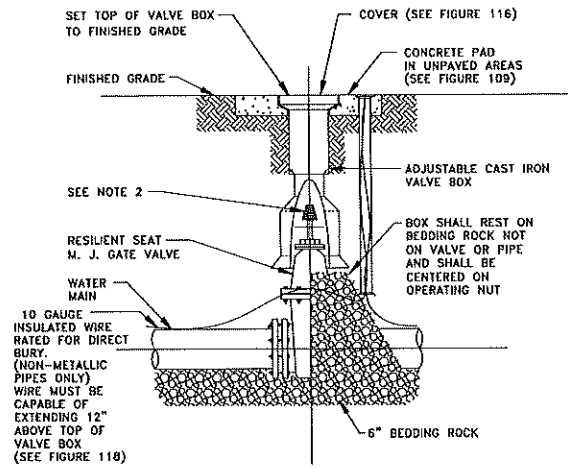
LAST REVISION: 11/01/17

DESCRIPTION: DITCH BOTTOM INLET TYPES C, D, E AND H

INDEX: 425-052

SHEET: 1 of 7

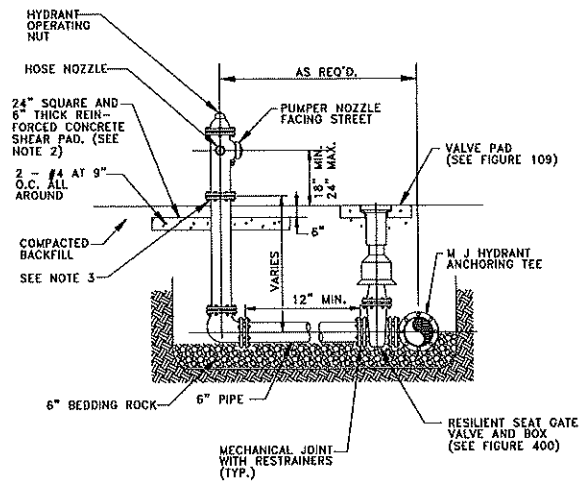
P:\PROJECT DRAWINGS\MM-008 Marden Ridge Track and Field Design and Permitting Drawings\CAD Civil3D Layouts\04 Final Engineering\UTILITY DETAILS.dwg Modified: 9/18/2020 By: sullivan, Patrick By: sullivan, Patrick



NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

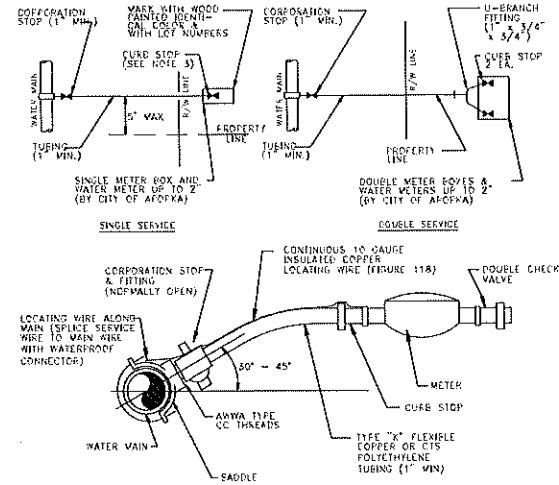
GATE VALVE AND BOX DETAIL



NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

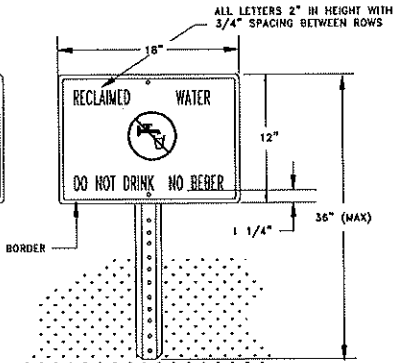
FIRE HYDRANT ASSEMBLY DETAIL



NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURED APPROXIMATELY 1" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND SUFFLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL



NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE, LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 400

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 402

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

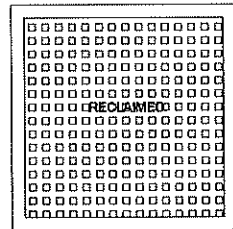
JANUARY 2014

FIG. 405

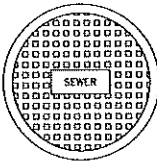
CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

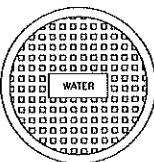
FIG. 115



RECLAIMED WATER

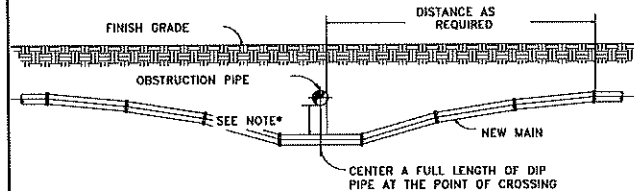


SEWER



POTABLE WATER

TYPICAL VALVE BOX COVER DETAILS



NOTES:

1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS.
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

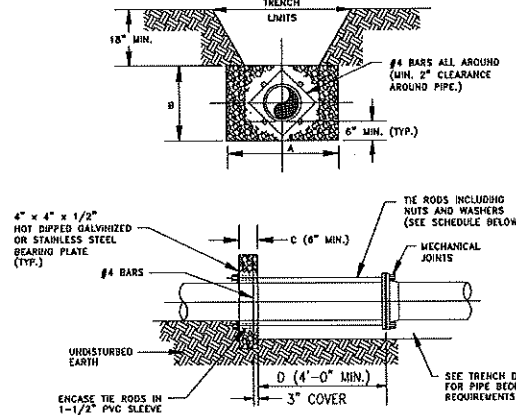
* ONLY RESTRAIN BRANCH PIPE FOR TEES, ONLY RESTRAIN LARGER PIPE FOR REDUCERS

** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE, FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
TYPE OF PIPE: PVC
WORKING PRESSURE: 150 P.S.I.**
SOIL DESIGNATION: SWIND SHT
LAYING CONDITIONS: 3
** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)



NOTES:

1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

PIPE SIZE (INCHES)	DIMENSIONS (FT)				THE RODS REQUIRED	
	A	B	C	D	NO.	NO.
4	2.0	1.0	1.0	0	3/4	2
6	2.5	1.5	1.0	0	3/4	2
8	3.0	2.0	1.0	0	3/4	2
10	3.5	2.5	1.0	0	3/4	2
12	4.0	3.0	1.0	0	3/4	2
14	4.5	3.5	1.0	0	3/4	2
16	5.0	4.0	1.0	0	3/4	2
18	5.5	4.5	1.0	0	3/4	2
20	6.0	5.0	1.0	0	3/4	2
24	7.0	6.0	1.0	0	3/4	2

NOTE: THRUST BLOCK AREA TO BE COMPUTED ON BASIS OF 2,500 LBS. PER SQ. FT. SOIL RESTRAINT RATING.
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 116

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 117

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

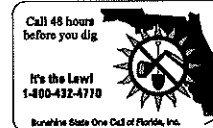
JANUARY 2014

FIG. 105

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 107



CIVIL ENGINEERING & LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANENGINEERING.COM • 407.560.5688
2221 Lee Road, Suite 27, West Palm Beach, Florida 33411
DATE: 10/14/20 CITY OF APOPKA COMMENTS DATED 10/12/2020
REV: DATE DESCRIPTION

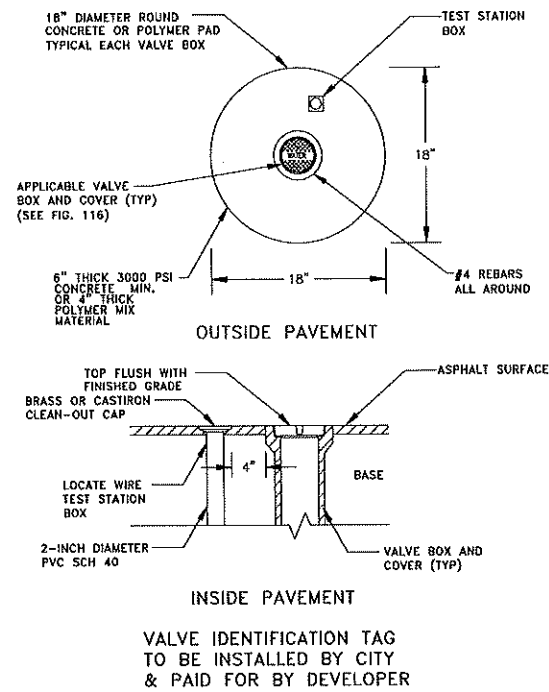
UTILITY DETAILS
MARDEN RIDGE TRACK & FIELD
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOLFARTH
CHECKED: L. CLASON
PROJECT: MM-008
SHEET: C9.0
DATE: 12/15/2020

APPIAN ENGINEERING

LUKE MARTIN CLASON
LICENSE
No 77666
STATE OF FLORIDA
PROFESSIONAL ENGINEER

P:\PROJECT DRAWINGS\MMI-008 Marden Ridge Track and Field Design and Permitting\Drawings\CAD Chgs\Layouts\04 Final Engineering\UTILITY DETAILS.dwg Modified: 9/16/2020 By: ssullivan Plotted: 8/16/2020 By: ssullivan

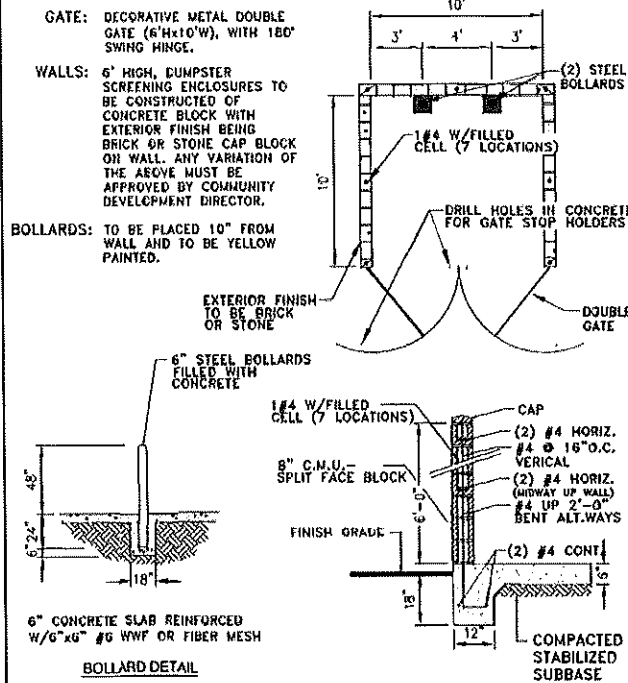


VALVE BOX

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 109

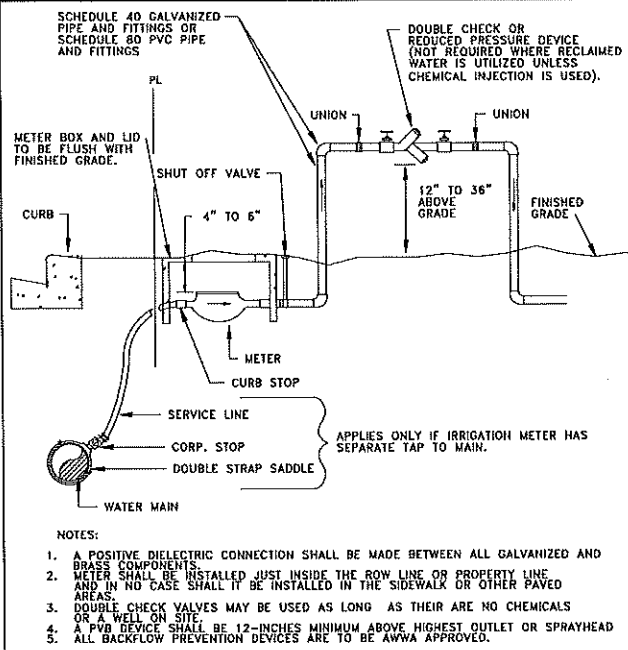


DUMPSTER ENCLOSURE DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 601

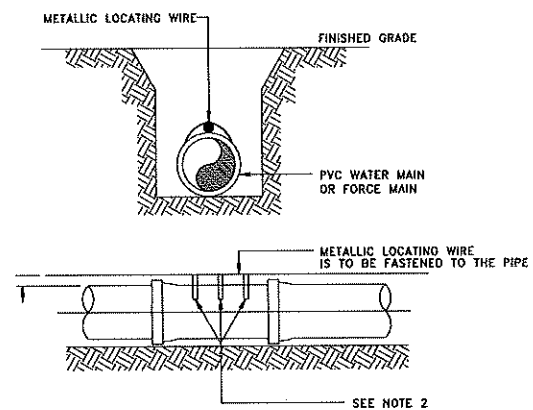


IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 502

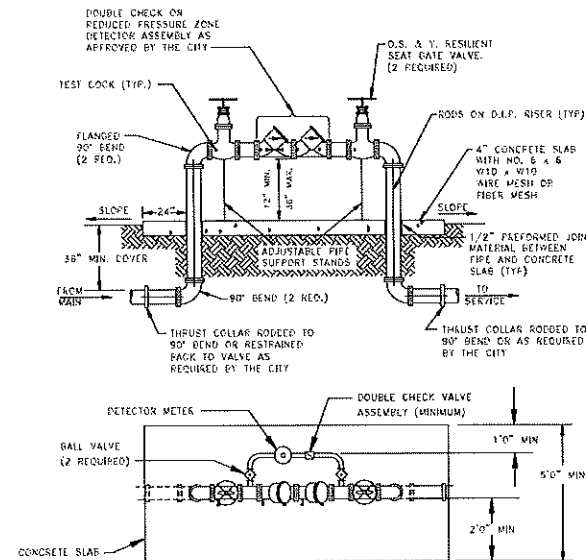


PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 118



ABOVE GROUND DEVICE WITH DETECTOR BY-PASS
2 INCH AND ABOVE ASSEMBLY

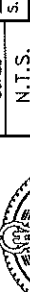
CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 500 B



SHEET 20 OF 28

				SCALE		DRAWN: S. SIERRA-OIL		UTILITY DETAILS		CIVIL ENGINEERING I LAND PLANNING	
				N.T.S.		DESIGNED: J. WOLFARTH		PROJECT		APPIAN ENGINEERING LLC.	
				MMI--008		CHECKED: L. CLASON				APPIANFL.COM • 407.960.5069	
				SHEET		DATE: 12/15/2020				2231 Lee Road, Suite 27, Winter Park, Florida 32789	
				C9.1						DATE 10/14/20	
										REV	
										APPROVA COMMENTS DATED 10/17/2020	
										BY	
										505	
										505	
										DESCRIPTION	

TREES TO BE REMOVED		
Point #	Type	Size
12633	Oak	10
12634	Oak	20
12635	Palm	15
12739	Oak	8
12740	Oak	8
12741	Oak	22
12742	Pine	12
12743	Palm	17
12745	Oak	13
12748	Pine	16
12749	Oak	10
12773	Oak	8
12774	Oak	8
12776	Pine	13
12776	Oak	26
12777	Oak	17
12778	Oak	12
12779	Palm	18
12780	Oak	7
12781	Pine	13
12782	Oak	10
12783	Oak	13
12784	Oak	12
12785	Oak	8
12788	Oak	12
12788	Oak	8
12789	Oak	8
12790	Oak	8
12792	Oak	18
12793	Oak	10
12794	Oak	14
12795	Oak	14
12798	Pine	13
12797	Pine	10
12799	Pine	12
12799	Pine	15
12800	Pine	16
12804	Pine	11
		482

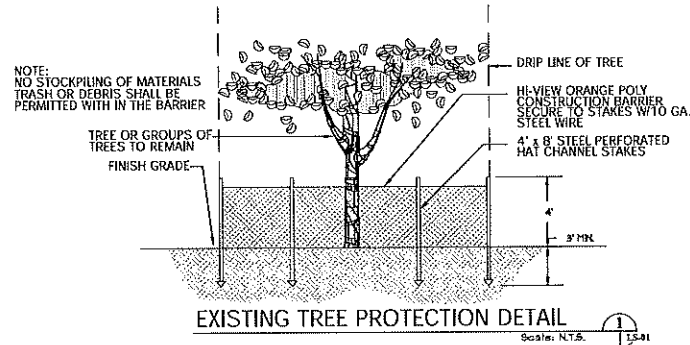
NOTE:
NO STOCKPILING OF MATERIAL,
TRASH OR DEBRIS SHALL BE
PERMITTED WITH IN THE BARRI

TREE OR GROUPS
TREES TO REMAIN
FINISH GRADE

Point #	Type	Size
12417	Pine	11
12418	Oak	13
12419	Oak	16
12420	Oak	18
12424	Pine	14
12447	Pine	12
12470	Oak	12
12474	Oak	16
12475	Oak	12
12476	Oak	14
12475	Palm	15
12546	Oak	16
12547	Palm	17
12648	Oak	10
12649	China Berry	8
12650	Oak	7
12651	Oak	6
12652	China Berry	14
12653	Oak	8
12554	Oak	8
12536	Oak	10
12650	Oak	27
12557	Oak	13
12558	Oak	15
12650	Oak	20
12500	Oak	20
12661	Oak	6
12562	Oak	6
12563	Oak	18
12564	Palm	18
12565	Oak	6
12566	Oak	7
12567	Oak	10
12569	Oak	9
12572	Oak	11
12573	Oak	9
12674	Oak	17
12675	Oak	10
12678	Oak	11
12577	Oak	11
12678	Oak	6
12579	Oak	19
12580	Oak	19
12591	Oak	19
12630	Palm	11
12583	Oak	10
12802	Pine	12
12603	Pine	21
12605	Oak	16
12606	Oak	7
12607	Oak	6
12620	Oak	6
12610	Oak	6
12611	Oak	20
12612	Palm	15
12613	Oak	8
12514	Oak	6
12615	Palm	13
12616	Oak	9
12617	Oak	9
12618	Oak	7
12619	Oak	12
12620	Oak	6
12621	Oak	6
12622	Camphor	16
12624	Camphor	18
12627	Oak	21
12629	Oak	10

TREES TO BE REMOVED		
Point #	Type	Size
12633	Oak	10
12634	Oak	20
12635	Palm	15
12739	Oak	8
12740	Oak	9
12741	Oak	22
12742	Pine	12
12743	Palm	17
12745	Oak	13
12748	Pine	16
12749	Oak	10
12773	Oak	8
12774	Oak	8
12776	Pine	13
12776	Oak	26
12777	Oak	17
12778	Oak	12
12779	Palm	18
12780	Oak	7
12781	Pine	13
12782	Oak	10
12783	Oak	13
12784	Oak	12
12785	Oak	8
12786	Oak	12
12788	Oak	8
12789	Oak	8
12790	Oak	8
12792	Oak	18
12793	Oak	10
12794	Oak	14
12795	Oak	14
12798	Pine	13
12797	Pine	10
12798	Pine	12
12799	Pine	15
12800	Oak	15
12804	Pine	11

Point #	Type	Size
12623	Camphor	8
12641	Oak	14
12744	Pine	10
12746	Pine	12
12747	Oak	11
12750	Pine	8
12761	Pine	7
12752	Pine	8
12753	Oak	6
12754	Oak	12
12791	Oak	13



REPLACEMENT/ REMOVAL TABLE:	
Total inches on current, non-altered site:	1,431" dbh
Total number of specimen trees:	2 Trees (52" dbh)
Total Non Invasive inches removed:	1,300" dbh
Total inches retained:	109" dbh
Total Specimen inches retained:	0" dbh
Total inches required:	1,300" dbh
Total inches replaced:	33" dbh
Total inches post development:	142" dbh
Maximum tree stock formula calculations:	394" dbh (52" dbh Specimen Trees)
Site clearing area in square feet and acres:	106,506 S/F 2.45 AC

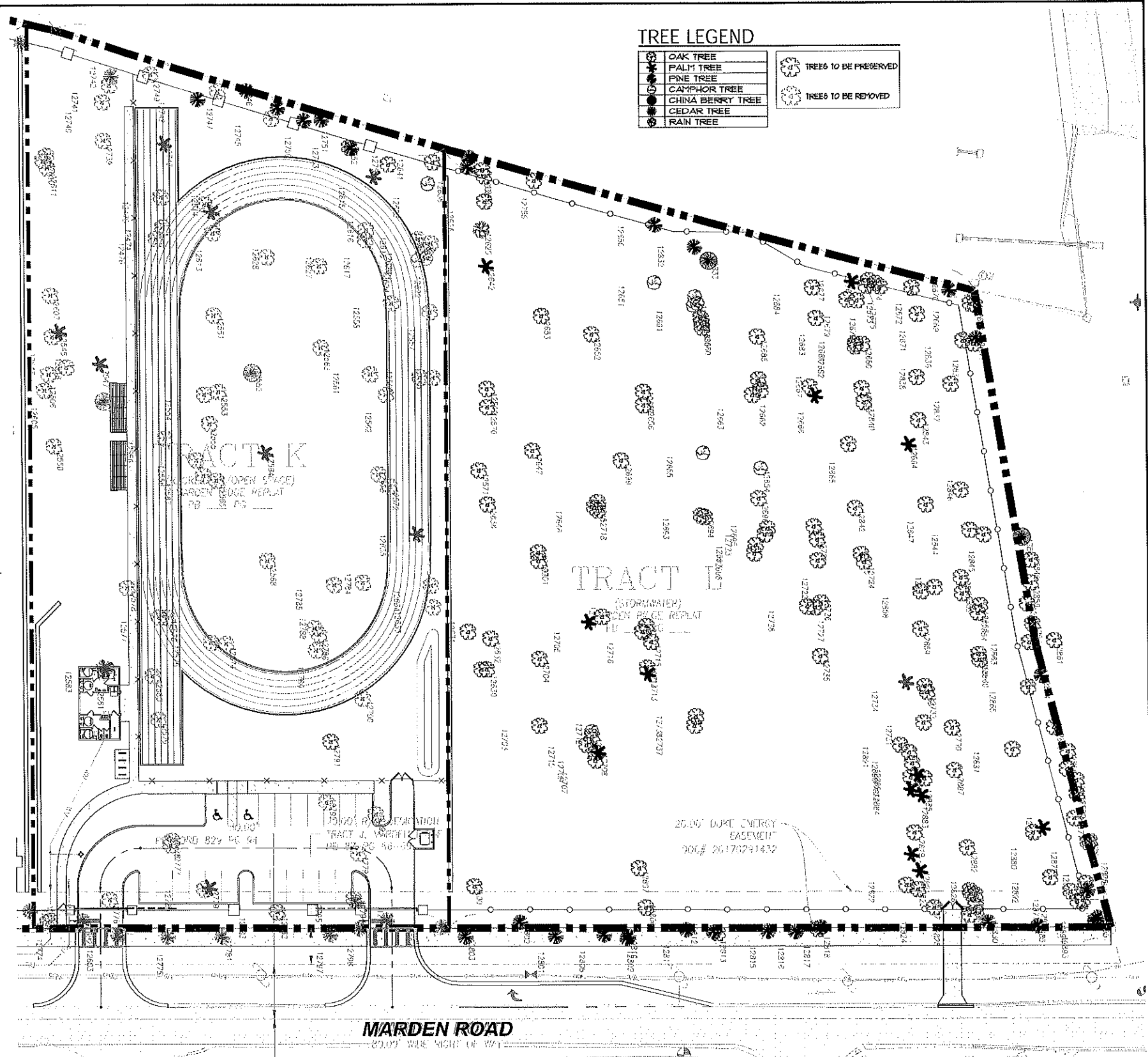
1. LANDSCAPE AND IRRIGATION PLANS SHALL MEET THE REQUIREMENTS OF ORD. 2069, AND SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN 'GRACES AND STANDARDS FOR NURSERY PLANTS', 'PARTS AND 2', BY DIVISION OF PLANT INDUSTRY, FLORIDA; DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
3. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER KOOBALL) OF MINNIE PALE DARK MUGGET MULCH.
4. ALL PROPOSED TREES AND PLANTING BEDS SHALL BE IRRIGATED. SYSTEM WILL BE EQUIPPED WITH AN AUTOMATIC RAIN CUT-OFF SWITCH. RISERS ARE NOT ALLOWED.
5. ALL DISTURBED AREAS SHALL BE SODED WITH BANJA SOD.

1. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
2. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
3. IRRIGATION PLANS SHALL BE PROVIDED AT FINAL DEVELOPMENT PLAN SUBMITTAL.
4. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
5. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.

	OAK TREE
	PALM TREE
	PINE TREE
	CAMPHOR TREE
	CHINA BERRY TREE
	CEDAR TREE
	RAIN TREE

TREES TO BE PRESERVED

TREES TO BE REMOVED



MARDEN ROAD

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS

	LA0001764	08/21/20
SIGNATURE	REG. NO.	DATE



**Landscape
Designs, LLC**

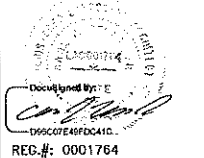
- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

**MARDEN
RIDGE
TRACK & FIELD**
City of Apopka
Florida

Appian Engineering
2221 Lee Road
Suite 17
Winter Park, FL 32789
(407) 980-8888

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA



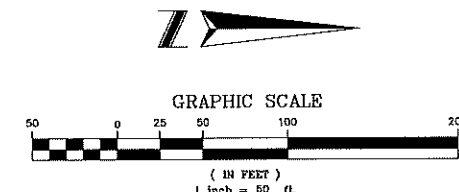
PROJECT NO.	APP15.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	08/17/20

ISSUED FOR:

**TREE MITTIGATION
SITE PLAN**

LS-01

SHEET 01 OF 02



LEGEND:	
BWF	BARBED WIRE FENCE
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
CH	CHORD LENGTH
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CMD	CONCRETE MONUMENT WITH DISK
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
D	DELTA ANGLE
DOC#	DOCUMENT NUMBER
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
FND	FOUND
FW	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
L	ARC LENGTH
L.A.	LIMITED ADDRESS
MES	METERED END SECTION
NO.	NUMBER
N&D	NAIL & DISK
OWH	OVERHEAD WIRES
OOCEA	ORANGE COUNTY EXPRESSWAY AUTHORITY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
PG	PAGE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RWL	BURRED RECLAIM WATERLINE
RDE	RANGE
SEC	SECTION
TOD	TOP OF BANK
TOS	TOP OF SLOPE
TWP	TOWNSHIP
(TYP)	TYPICAL
W	WROUGHT IRON FENCE
WL	WATERLINE
W	COMMUNICATIONS RISER
W	FIBER OPTIC BOX
W	FIBER OPTIC MARKER
W	BENCHMARK
W	ELECTRIC BOX
W	ELECTRIC METER
W	ELECTRIC RISER
W	OUT ANCHOR
W	LIGHT POLE
W	WOOD UTILITY POLE
W	WATERMETER
W	SOIL BORING
W	RECLAIMED WATER VALVE
W	TRAFFIC SIGN
W	AIR RELEASE VALVE
W	STORM MANHOLE
W	YARD DRAIN
W	BACKFLOW PREVENTOR
W	FIRE HYDRANT
W	WATER METER
W	WATER VALVE

LEGAL DESCRIPTION:
LOT 3, TRACT K, AND TRACT L, MARDEN RIDGE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103 PAGE(S) 42 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:
- LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - MARDEN RIDGE REPLAT REFERENCED HEREON HAS BEEN APPROVED BY THE CITY OF APOPKA, AND IS IN THE PROCESS OF BEING RECORDED, BUT HAS NOT BEEN ASSIGNED A PLAT BOOK AND PAGE AS OF THE DATE OF THIS SURVEY.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
 - COORDINATE DATA AND HORIZONTAL ROTATION ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90, ESTABLISHED BY STATE PLANE COORDINATES PROVIDED IN CERTIFIED CORNER RECORDS FOR SECTION CORNERS SHOWN HEREON.
 - BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEGINS BEING N 00°08'37" E, PER PLAT OF MARDEN RIDGE, AS RECORDED IN PLAT BOOK 87, PAGE 66, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 - BEARINGS AND DIMENSIONS OF BOUNDARY LINES ARE PER RECORD AND AS MEASURED, UNLESS OTHERWISE SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK "1549000", ELEVATION=95.293. ALL ELEVATIONS ARE RELATIVE TO NAVD 83 DATUM.
 - NO UNDERGROUND FOUNDATIONS, UTILITIES, OR OTHER FEATURES HAVE BEEN LOCATED BY THIS SURVEY, UNLESS OTHERWISE SHOWN.
 - BURRED RECLAIM AND WATERLINE SHOWN HEREON IS BASED ON UTILITY MARKINGS BY OTHERS AND HAS FIELD LOCATED BY THIS FIRM IN APRIL 2014. ADDITIONAL UNMARKED UTILITIES MAY EXIST.
 - SUBJECT PROPERTY CONTAINS ACRES 16.09 ACRES.
 - ACCORDING TO FROM PANEL NUMBER 12095 C 0120 F, DATED SEPTEMBER 25, 2009 THE SUBJECT PROPERTY LIES IN ZONE "X".
 - SURVEY IS NOT VALID WITHOUT ALL SHEETS.

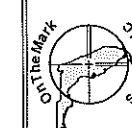
SURVEY CERTIFICATION:
I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 55-17, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472 AS APPLICABLE.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
DATE 06/02/20
Cory A. Hight
Cory A. Hight
Cory A. Hight

Boundary, Topographic & Tree Survey

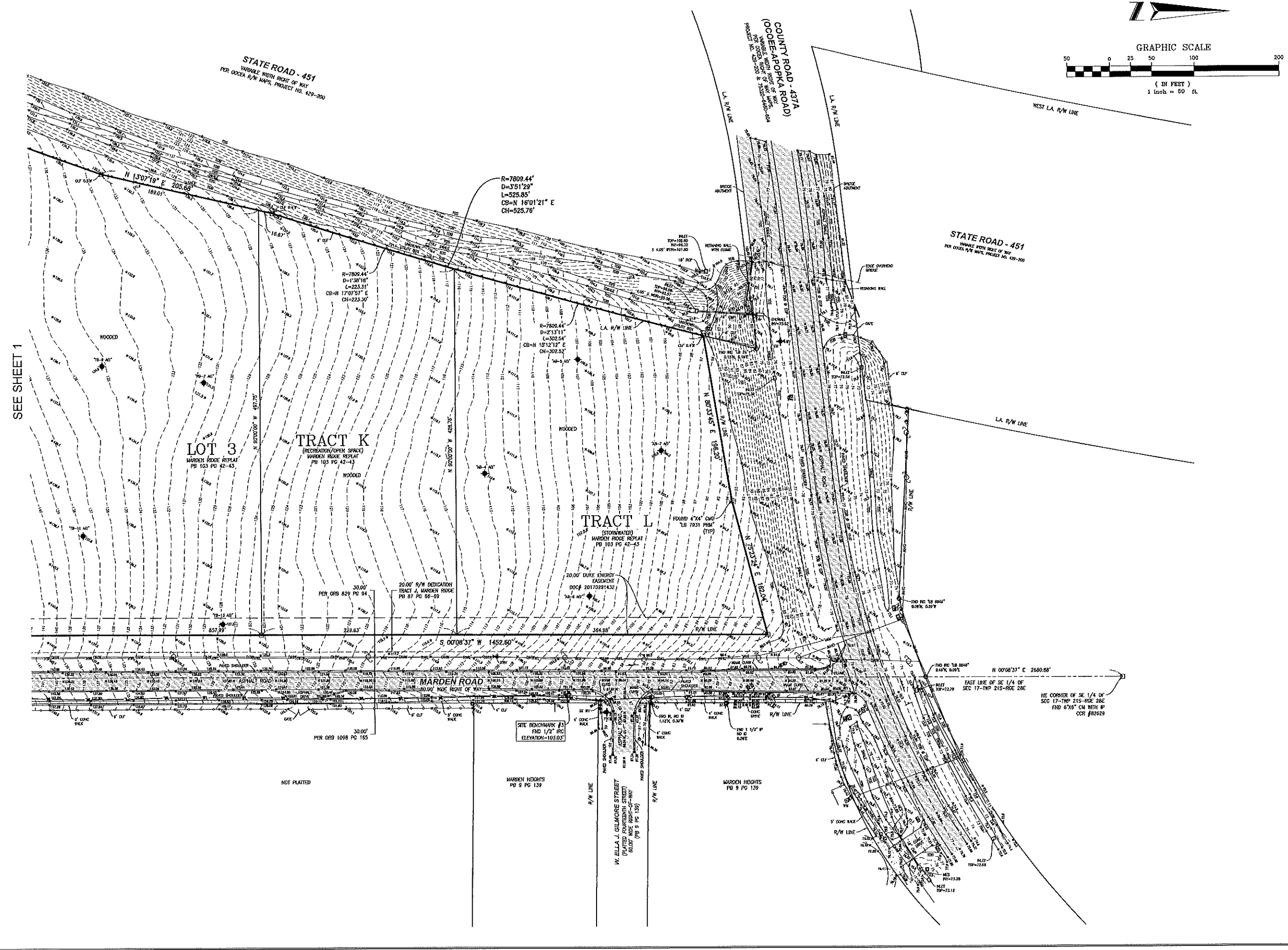
Marden Ridge Replat
Lot 3, Tract K & Tract L
Marden Road
Apopka, Florida

On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321) 826-6376
Email: OTMSurveying@gmail.com



Drawn by:
CAH
Checked by:
CAH
Project:
MARDEN RIDGE
Field Date:
05/19/20
Scale:
1"=50'
Sheet 1 of 4

SEE SHEET 1



Revisions	
No.	Date
1	02/20/14 Original Boundary & Topographic Survey
2	04/20/20 Updated Boundary & Topographic Survey
3	05/20/20 Tree Survey
4	06/02/20 Added Plat Recording Info
5	
6	

Boundary, Topographic & Tree Survey

Marden Ridge Replat
Lot 3, Tract K & Tract L
Marden Road
Apopka, Florida

On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32777
Phone: (321) 828-6575
Email: OTMSurveying@gmail.com

Drawn by:
CAH

Checked by:
CAH

Project:
MARDEN RIDGE

Field Date:
05/19/20

Scale:
1"=50'

Sheet 2 of 4

TREE TABLES

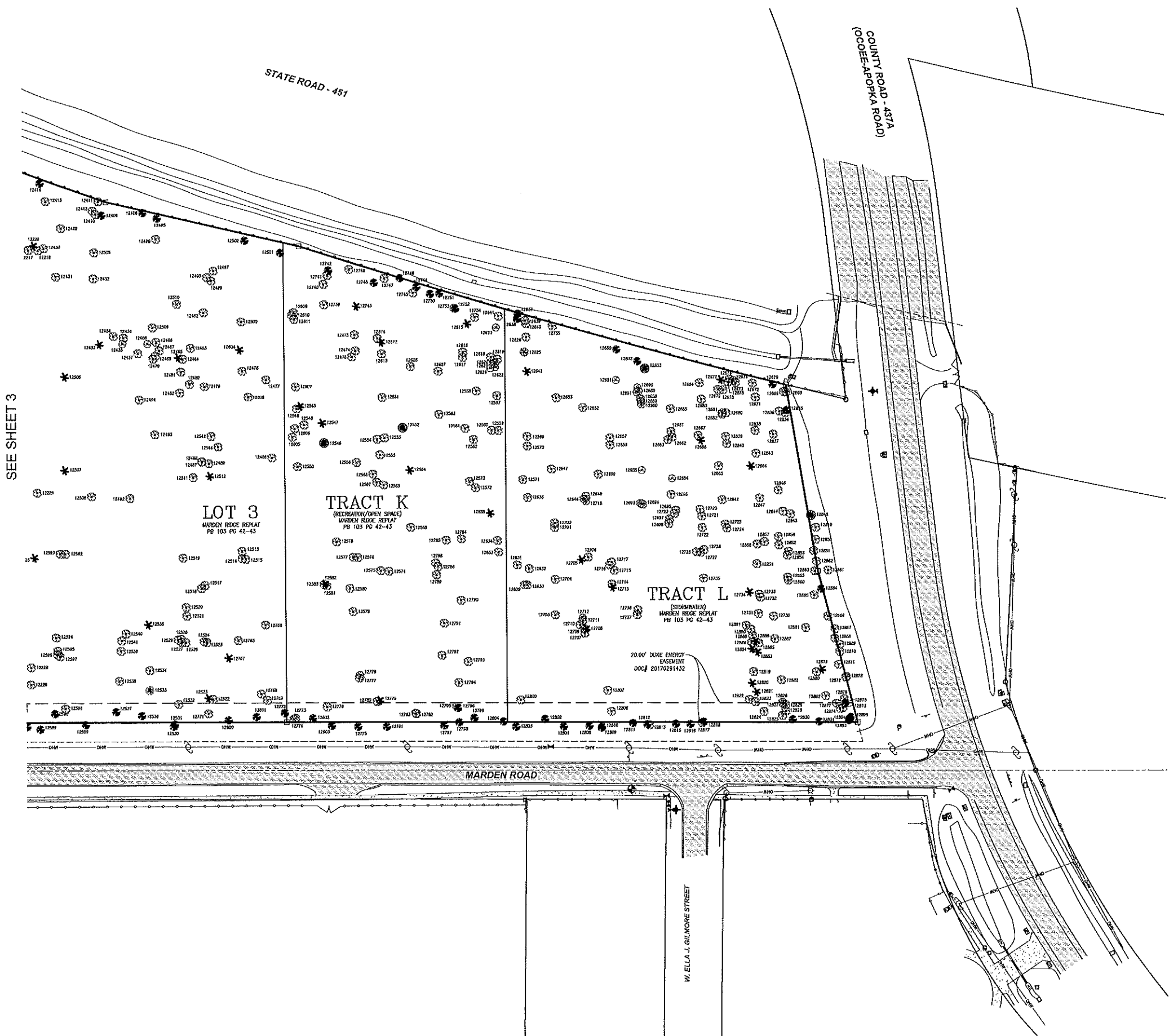
Point #	Type	Size
12217	Oak	11"
12218	Oak	9"
12219	Oak	7"
12220	Palm	13"
12221	Oak	11"
12222	Oak	11"
12223	Oak	22"
12224	Oak	11"
12225	Oak	10"
12226	Palm	14"
12227	Oak	9"
12228	Oak	6"
12229	Oak	12"
12230	Oak	10"
12231	Oak	8"
12408	Pine	12"
12409	Pine	11"
12410	Oak	10"
12411	Oak	6"
12412	Oak	12"
12413	Oak	6'6" Double
12414	Pine	15"
12415	Pine	18"
12416	Oak	6"
12417	Pine	11"
12418	Oak	13"
12419	Oak	16"
12420	Oak	11"
12421	Pine	14"
12422	Pine	12"
12423	Pine	11"
12424	Pine	14"
12425	Oak	11"
12426	Oak	13"
12427	Oak	12"
12428	Oak	7"
12430	Oak	8"
12431	Oak	14"
12432	Oak	7"
12433	Palm	18"
12434	Oak	10"
12435	Camphor	9" Cluster
12436	Oak	8"
12437	Oak	16"
12443	Pine	11"
12444	Pine	13"
12445	Pine	12"
12446	Pine	11"
12447	Pine	12"
12448	Pine	9"
12449	Pine	11"
12450	Pine	9"
12451	Pine	8"
12452	Pine	17"
12453	Oak	10"
12454	Pine	8"
12455	Pine	6"
12456	Pine	10"
12457	Pine	14"
12458	Oak	10"
12459	Oak	8"
12460	Palm	16"
12461	Oak	15"
12462	Oak	15"
12463	Oak	7"
12464	Oak	6"
12465	Palm	15"
12466	Oak	10"
12467	Oak	7"
12468	Camphor	6" Cluster
12469	Oak	8"
12470	Oak	12"
12474	Oak	8'6" Double
12475	Oak	12"
12476	Oak	7'7" Double
12477	Oak	25"
12478	Oak	10"
12479	Oak	16"
12480	Oak	7"
12481	Oak	7"
12482	Oak	11"
12486	Oak	13"
12487	Oak	8"
12488	Oak	10"
12489	Oak	10"
12492	Oak	13"
12493	Oak	8"
12494	Oak	7"
12495	Pine	13"
12496	Oak	16'6" Double
12497	Oak	8"
12498	Oak	22'10" Double
12499	Oak	6"
12500	Oak	6"
12501	Pine	12"
12502	Pine	11"
12503	Oak	10"
12505	Oak	13"
12506	Palm	14"
12507	Palm	16"

Point #	Type	Size
12508	Oak	17"
12509	Oak	8"
12510	Oak	12"
12511	Oak	10"
12512	Palm	18"
12513	Oak	12"
12514	Oak	7"
12515	Oak	14"
12517	Oak	9"
12518	Oak	6'6" Double
12519	Oak	6"
12520	Oak	7"
12521	Oak	7'7" Double
12522	Oak	11"
12523	Palm	15"
12524	Oak	12"
12525	Oak	7"
12526	Oak	7"
12527	Oak	22"
12528	Oak	12"
12529	Oak	12"
12530	Pine	11"
12531	Pine	9"
12532	Oak	7"
12533	Cedar	15"
12534	Oak	14"
12535	Palm	15"
12536	Pine	14"
12537	Pine	11"
12538	Oak	9"
12539	Oak	12"
12540	Oak	18"
12541	Oak	7"
12542	Oak	7"
12544	Oak	6"
12545	Palm	15"
12546	Oak	18"
12547	Palm	17"
12548	Oak	10"
12549	China Berry	8"
12550	Oak	7"
12551	Oak	6"
12552	China Berry	14"
12553	Oak	8"
12554	Oak	8"
12555	Oak	19"
12556	Oak	22"
12557	Oak	13"
12558	Oak	15"
12559	Oak	20"
12560	Oak	20"
12561	Oak	6"
12562	Oak	6"
12563	Oak	10'6" Double
12564	Palm	18"
12565	Oak	6"
12566	Oak	7"
12567	Oak	10"
12568	Oak	9"
12569	Oak	10"
12570	Oak	13"
12571	Oak	9"
12572	Oak	11"
12573	Oak	8"
12574	Oak	10"
12575	Oak	17"
12576	Oak	11"
12577	Oak	10"
12578	Oak	6"
12579	Oak	11'6" Double
12580	Oak	18"
12581	Oak	10'7" Double
12582	Palm	11"
12583	Oak	10"
12587	Pine	9"
12588	Pine	11"
12589	Pine	11"
12590	Pine	12"
12592	Oak	11"
12593	Oak	10"
12594	Oak	6"
12595	Oak	7"
12596	Oak	8"
12597	Oak	10"
12598	Oak	6"
12599	Pine	15"
12600	Pine	12"
12601	Pine	18"
12602	Pine	12"
12603	Pine	21"
12604	Palm	15"
12605	Oak	16"
12606	Oak	7"
12607	Oak	6"
12608	Oak	6"
12609	Oak	6"
12610	Oak	6"
12611	Oak	10'10" Double
12612	Palm	15"
12613	Oak	8"

Point #	Type	Size
12614	Oak	8"
12615	Palm	13"
12616	Oak	9"
12617	Oak	8"
12618	Oak	7"
12619	Oak	12"
12620	Oak	9"
12621	Oak	6"
12622	Camphor	10'6" Double
12623	Camphor	8"
12624	Camphor	8'7" Double
12625	Rain Tree	6"
12626	Oak	12"
12627	Oak	11'10" Double
12628	Oak	10"
12629	Oak	21"
12630	Oak	7"
12631	Oak	10"
12632	Oak	11"
12633	Oak	10"
12634	Oak	20"
12635	Palm	15"
12636	Oak	12"
12637	Pine	9"
12638	Pine	7"
12639	Oak	7"
12640	Oak	20"
12641	Oak	14"
12642	Palm	16"
12645	Oak	10"
12646	Oak	11"
12647	Oak	15"
12650	Pine	10"
12651	Camphor	6'7" Double
12652	Oak	11"
12653	Oak	15"
12654	Camphor	12" Cluster
12655	Camphor	13"
12656	Oak	6"
12657	Oak	8"
12658	Oak	8"
12659	Oak	10"
12659	Oak	7"
12660	Oak	11"
12661	Oak	10"
12662	Oak	15"
12663	Oak	15"
12664	Palm	15"
12665	Oak	15"
12666	Palm	14"
12667	Oak	11"
12668	Oak	11"
12669	Oak	6"
12670	Pine	19"
12671	Oak	12"
12672	Oak	6"
12673	Oak	10"
12674	Oak	12"
12675	Oak	10"
12676	Oak	6"
12676	Oak	10"
12677	Palm	13"
12678	Oak	25"
12679	Oak	17"
12680	Oak	12"
12681	Oak	16"
12682	Oak	7"
12683	Oak	12"
12684	Oak	15"
12685	Oak	10"
12686	Camphor	12"
12689	Camphor	6"
12690	Camphor	10"
12693	Oak	10"
12694	Oak	7"
12695	Oak	18"
12696	Oak	18"
12697	Oak	7"
12698	Oak	7"
12700	Oak	12"
12701	Oak	11"
12703	Oak	8"
12704	Oak	7"
12705	Palm	13"
12706	Oak	13"
12707	Oak	12"
12708	Palm	11"
12709	Oak	10"
12710	Oak	6"
12711	Oak	6"
12712	Camphor	6"
12713	Palm	11"
12714	Oak	24"
12715	Oak	26"
12716	Oak	6"
12717	Oak	6"
12718	Oak	6"
12720	Oak	8"
12721	Oak	8"
12722	Oak	10"
12723	Oak	7"

Point #	Type	Size
12724	Oak	12"
12725	Oak	6"
12726	Oak	6"
12727	Oak	7"
12728	Oak	6"
12730	Oak	18"
12731	Oak	16"
12732	Oak	8"
12733	Oak	8"
12734	Palm	15"
12735	Oak	18"
12737	Oak	12'11" Double
12738	Oak	10"
12739	Oak	8"
12740	Oak	8"
12741	Oak	22"
12742	Pine	12"
12743	Palm	17"
12744	Pine	10"
12745	Oak	13"
12746	Pine	12"
12747	Oak	11"
12748	Pine	15"
12749	Oak	10"
12750	Pine	8"
12751	Pine	7"
12752	Pine	6"
12753	Oak	6"
12754	Oak	12"
12755	Oak	16"
12756	Oak	6"
12757	Oak	6"
12758	Oak	8"
12759	Oak	7"
12760	Oak	6"
12761	Oak	10"
12765	Oak	16"
12766	Oak	10"
12767	Palm	22"
12768	Oak	7"
12769	Oak	7"
12771	Oak	8"
12772	Pine	26"
12773	Oak	6"
12774	Oak	6"
12775	Pine	13"
12776	Oak	25"
12777	Oak	17"
12778	Oak	12"
12779	Palm	16"
12780	Oak	7"
12781	Pine	13"
12782	Oak	10"
12783	Oak	13"
12784	Oak	12"
12785	Oak	8"
12786	Oak	12"
12788	Oak	6"
12789	Oak	8"
12790	Oak	8"
12791	Oak	13"
12792	Oak	18"
12793	Oak	10"
12794	Oak	14"
12795	Oak	14"
12796	Pine	13"
12797	Pine	10"
12798	Pine	12"
12799	Pine	15"
12800	Oak	15"
12801	Pine	14"
12802	Pine	16"
12803	Pine	10"
12804	Pine	11"
12806	Oak	12"
12807	Oak	13"
12808	Pine	11"
12809	Pine	7"
12810	Pine	13"
12811	Pine	13"
12812	Pine	6"
12813	Oak	7"
12815	Pine	10"
12816	Pine	9"
12817	Oak	7"
12818	Pine	12"
12819	Oak	10"
12820	Palm	14"
12821	Palm	12"
12822	Oak	8"
12823	Oak	6"
12824	Oak	8"
12825	Oak	11"
12826	Oak	6"
12827	Oak	7"
12828	Oak	8"
12829	Oak	6"
12830	Pine	6"
12831	Pine	13"
12832	Pine	7"

Point #	Type	Size
12833	China Berry	14'6" Double
12834	Oak	12"
12835	Pine	16"
12836	Oak	6'6" Double
12837	Oak	6"
12838	Oak	13"
12839	Oak	7"
12840	Oak	12"
12842	Oak	12"
12843	Oak	6"
12844	Oak	12"
12845	Oak	10"
12846	Oak	12"
12847	Oak	11"
12848	China Berry	15"
12849	Oak	12"
12850	Oak	10"
12851	Oak	13"
12852	Oak	30"
12853	Oak	8"
12854	Oak	6"
12855	Oak	10"
12856	Oak	8"
12857	Oak	10"
12858	Oak	11"
12859	Oak	6"
12860	Oak	10"
12861	Oak	7"
12862	Oak	13"
12863	Oak	9"
12864	Pine	



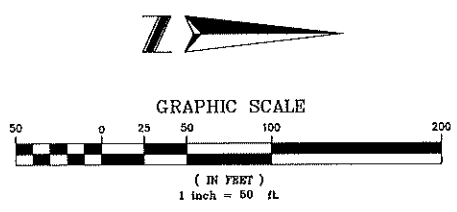
SEE SHEET 3

LOT 3
MARDEN RIDGE REPLAT
PB 103 PG 42-43

TRACT K
(RECREATION/OPEN SPACE)
MARDEN RIDGE REPLAT
PB 103 PG 42-43

TRACT L
(STORMWATER)
MARDEN RIDGE REPLAT
PB 103 PG 42-43

20.00' DUNE ENERGY
EASEMENT
DOC# 20170291432



Revisions	
No.	Date
1	05/20/14 Original Boundary & Topographic Survey
2	04/26/20 Updated Boundary & Topographic Survey
3	05/26/20 Tree Survey
4	06/22/20 Added Plat Recording Info

Boundary, Topographic & Tree Survey

Marden Ridge Replat
Lot 3, Tract K & Tract L
Marden Road
Apopka, Florida

On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sebring, Florida 33871
Phone: (827) 826-6576
Email: OTMSurveying@gmail.com

Drawn by:
CAH

Checked by:
CAH

Project:
MARDEN RIDGE

Field Date:
05/19/20

Scale:
1"=50'

Sheet 4 of 4

ORDINANCE NO. 2434

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-3 (18.05 +/- ACRES) AND C-1 (6.43 +/- ACRES) TO PLANNED UNIT DEVELOPMENT (PUD/R-3/C-1) (TOTAL 42.17 +/- ACRES) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED BETWEEN S.R. 451 AND MARDEN ROAD, SOUTH OF OCOEE APOPKA ROAD, AND NORTH OF THE APOPKA EXPRESSWAY (S.R. 414), COMPRISING 42.17 +/- ACRES MORE OR LESS, AND OWNED BY EMERSON POINT ASSOCIATES, LLLP; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, the City of Apopka has requested a change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, the proposed Planned Unit Development (PUD/R-3/C-1) zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section I. That the zoning classification of the following described property be designated as Planned Unit Development (PUD/R-3 and C-1), as defined in the Apopka Land Development Code and delineated within the Marden Ridge Apartments – Phase 1B Master Site Plan (Exhibit “A”), and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be: R-3 within 34.14 +/- acres and C-1 commercial of 6.43 +/- acres.
- B. Development of the property shall occur consistent with the Master Site Plan set forth in Exhibit “A” and Development standards set forth within Exhibit “B.” If a development standard or zoning regulation is not addressed within Exhibit “B”, development shall comply with the R-3 and C-1 zoning standards set forth in the Land Development Code for the areas of the Master Site Designated for those zoning categoryies. Where any development standard conflicts between the Marden Ridge Phase 1B Master Site Plan and the Land Development Code, the Master Site Plan shall preside. Any proposed revision to the Master Site Plan shall be evaluated and processed pursuant to Section 2.02.18.N. (Master plan revision), LDC.
- C. If a Final Development Plan associated with the PUD district has not been approved by the City within two years after approval of these Master Plan provisions, the approval of the Master Site Plan\PDP provisions will expire. At such time, the City Council may:
 1. Permit a single six-month extension for submittal of the required Final Development Plan;
 2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Site Plan provisions and any conditions of approval; or

3. Rezone the property to a more appropriate zoning classification.
- D. The following PUD development standards shall apply to the development of the subject property:
1. Development standards are established within the PUD/PDP Master Site Plan.
 2. Maximum building height of a residential apartment building is sixty (60) feet.
 3. Unless otherwise addressed within the PUD Master Site Plan development standards, the R-3 and C-1 zoning standards will apply to the subject property where such zoning categories are designated within the Master Site Plan.

Section II. That the zoning classification of the following described property, being situated in the City of Apopka, Florida, is hereby Planned Unit Development (PUD/R-3/C-1), as defined in the Apopka Land Development Code.

Legal Description:

A parcel of land lying in Sections 17 and 20, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the Northeast corner of Emerson Park as recorded in Plat Book 68, Pages 1 through 17, of the Public Records of Orange County, Florida, also being a point on the Westerly right of way line of Marden Road; thence run N 00°15'45"E along said Westerly right of way line for a distance of 867.57 feet to the Point of Beginning; thence departing said Westerly right of way line run the following courses and distances; N 79°02'18" W for a distance of 250.77 feet; thence run N 76°57'36" W for a distance of 271.66 feet to a point on a non-tangent curve concave Northeasterly and having a radius of 750.00 feet; thence from a tangent bearing of N 69°25'55" W run Northwesterly along said curve through a central angle of 26°46'44" for an arc distance of 350.53 feet to a point on a non-tangent curve concave Northeasterly and having a radius of 725.00 feet; thence from a tangent bearing of N 38°02'17" W run Northwesterly along said curve through a central angle of 27°58'31" for an arc distance of 353.99 feet to a point on a non-tangent curve concave Easterly and having a radius of 1500.00 feet; thence from a tangent bearing of N 01°44'32" W run Northerly along said curve through a central angle of 20°26'35" for an arc distance of 535.20 feet to a point of tangency; thence run N 18°04'23" E for a distance of 159.98 feet to a point on the Easterly right of way line of County Road 429 (Western Beltway) per Order of Taking recorded in Official Records Book 5442, page 3947, of the Public Records of Orange County, Florida, also being a point on a non-tangent curve concave Northwesterly and having a radius of 7829.44 feet; thence from a tangent bearing of N 24°29'43" E run Northeasterly along said Easterly right of way line and said curve through a central angle of 5°02'40" for an arc distance of 689.30 feet; thence continuing along said Easterly right of way line run N 13°07'16" E for a distance of 205.68 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 7809.44 feet; thence from a tangent bearing of N 17°57'03" E run Northeasterly along said curve through a central angle of 3°51'29" for an arc distance of 525.85 feet to a point on the Southerly right of way line of County Road 437-A (Ocoee Apopka Road) per Official Records Book 5442, page 3947, of

ORDINANCE NO. 2434
PAGE 3

afore said Public Records of Orange County, Florida; thence departing aforesaid Easterly right of way line run N 80,33'42" E along said Southerly right of way line for a distance of 196.20 feet; thence continuing along said Southerly right of way line run N 75,23'21" E for a distance of 182.73 feet to a point on aforesaid Westerly right of way line of Marden Road; thence departing said Southerly right of way line run S 00*08'34"W for a distance of 2270.18 feet; thence continuing along said Westerly right of way line run S 00*15'45"W for a distance of 452.54 feet to afore said Point of Beginning.

Parcel ID No.: 17-21-28-0000-00-029

Combined Acreage 42.17 +/- Acres

Section III. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section IV. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation. The Community Development Director shall not accept an application for a development plan until such time the property owner addresses school capacity enhancement review with Orange County Public Schools.

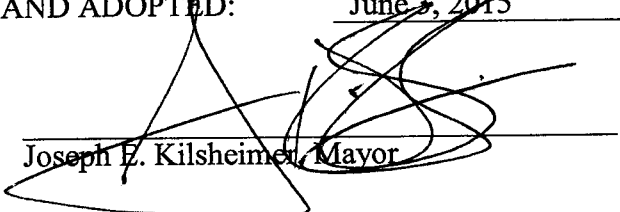
Section V. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section VI. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VII. That this Ordinance shall take effect immediately.

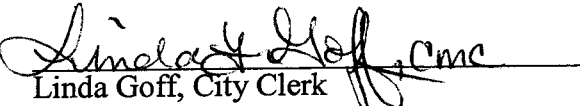
READ FIRST TIME: May 20, 2015

READ SECOND TIME
AND ADOPTED: June 3, 2015



Joseph E. Kilsheimer, Mayor

ATTEST:



Linda Goff, City Clerk

DULY ADVERTISED: April 24, 2015
May 22, 2015

MARDEN RIDGE APARTMENTS - PHASE 1B

LEGAL DESCRIPTION:

[illegible]

Legal/Compliance reviewed by: On the Move Consulting, LLC
(202) 792-1121

JOE KULSHEIMER
J. WILLIAM ARROWSMITH
BILLUE L. DEAN
DIANE VELAZQUEZ
SAM RUTTH

OWNER/APPLICANT
EMERSON POINT ASSOCIATES, LLP
1350 North Orange Avenue, Suite 250
Winnar Park, FL 32783
(407) 365-0664
Attn: Tommy Ciesarano

CIVIL ENGINEER
GA Consultants, Inc.
618 East South Street
Suite 700
Orlando, Florida 32831
(407) 82-8336
Attn: Anthony S. Call

SURVEYOR
On The Mark Surveying, LLC
443 Meadow Blvd.
Stanford, FL 32711
321/626-6376
Attn: Corey A. Hopkins, PSM

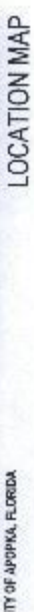
ARCHITECT
Forum Architecture & Interior Design, Inc.
148 Oriuela Avenue, Suite 1121
Miami Springs, FL 33201
(305) 830-1403

GEOTECHNICAL ENGINEER
Andrieyer Engineering, Inc.
1170 West Minnesota Avenue
Clermont, FL 34711
(352) 341-8591

ATTN: Ed Williams, P.E.

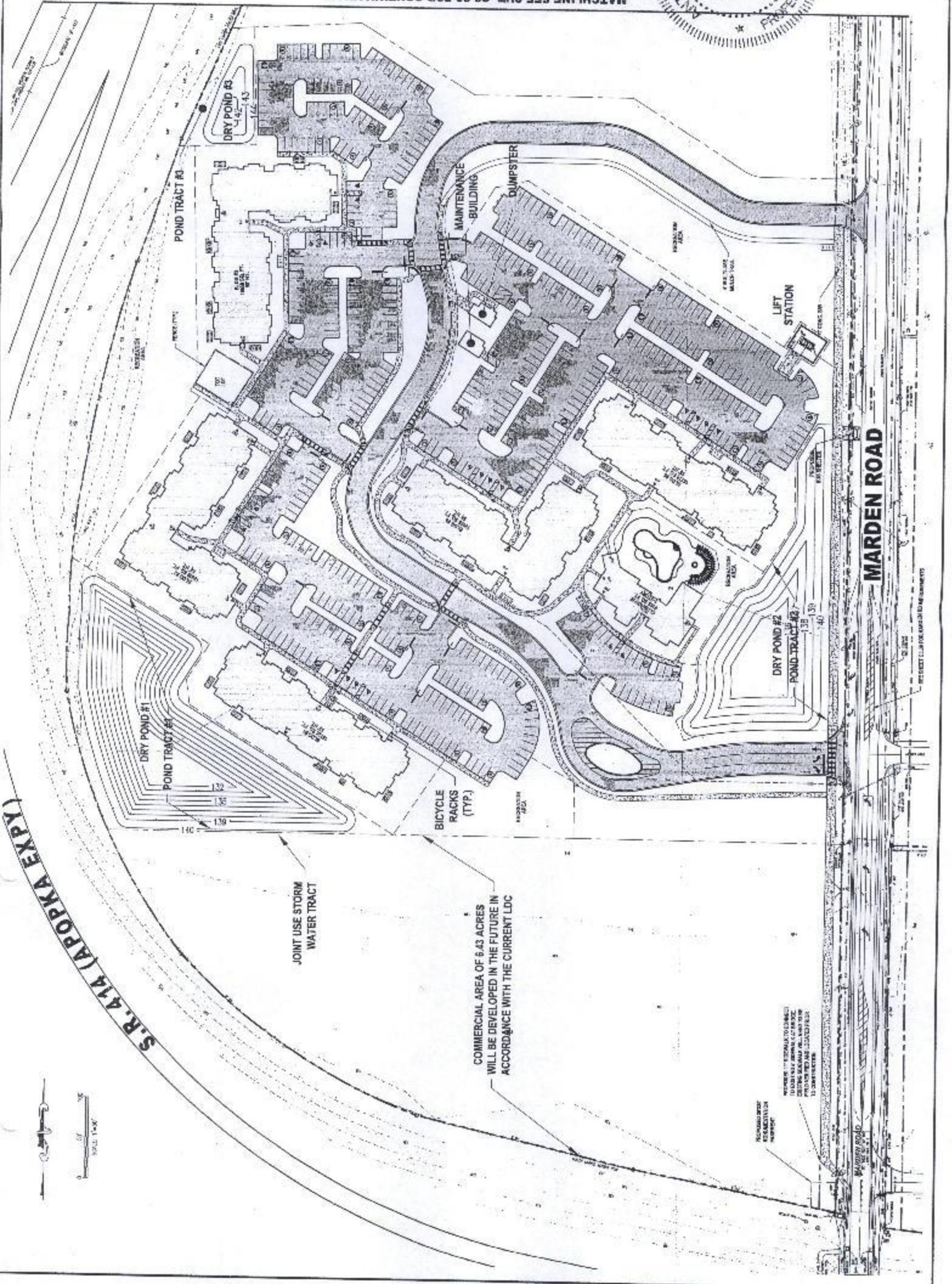
Prepared For:

407) 385-0664



SHEET NUMBER	SHEET TITLE
1	1

255



APOPKA, FLORIDA MARDEN RIDGE APARTMENTS - PHASE 1B MASTER SITE PLAN/PRELIMINARY DEVELOPMENT PLAN		PROFESSIONAL SEAL NO. 87378 STATE OF FLORIDA CIVIL ENGINEER		PROJECT NO. 864-01 DATE 12/27/13	C3.20
SITE PLAN (NORTH)		REVISIONS			
NO.	DATE	BY	CHKD.	DESCRIPTION	
1	03/18/2013	WMC	WMC	ISSUED FOR PERMIT	
2	03/18/2013	WMC	WMC	ISSUED FOR PERMIT	
3	03/18/2013	WMC	WMC	ISSUED FOR PERMIT	
4	03/18/2013	WMC	WMC	ISSUED FOR PERMIT	
5	03/18/2013	WMC	WMC	ISSUED FOR PERMIT	
6	03/18/2013	WMC	WMC	ISSUED FOR PERMIT	
7	03/18/2013	WMC	WMC	ISSUED FOR PERMIT	
8	03/18/2013	WMC	WMC	ISSUED FOR PERMIT	
9	03/18/2013	WMC	WMC	ISSUED FOR PERMIT	
10	03/18/2013	WMC	WMC	ISSUED FOR PERMIT	

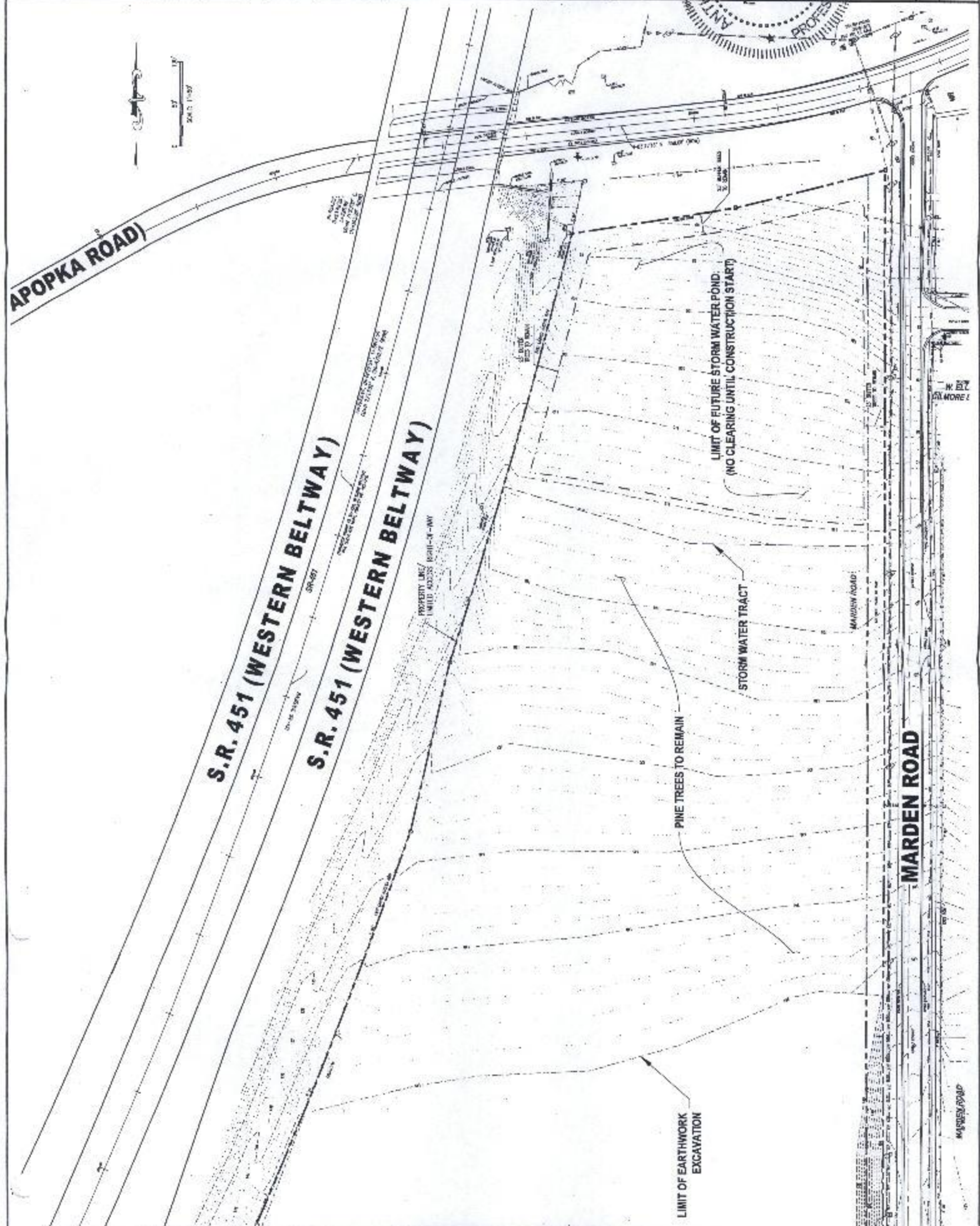


EXHIBIT "B"
Marden Ridge Apartments Master Site Plan Development Standards

A. DEVELOPMENT STANDARDS (SHEET C2.10)

SIGNAGE: All signage shall comply with City of Apopka codes, and FDOT MUTCD.

LIGHTING: Lighting shall comply with City of Apopka codes. Illumination plan required at final development plan.

STORMWATER: Stormwater management system will be designed to comply with City of Apopka code and the requirements of the St. Johns River Water Management District and approved with the final development plans.

WATER AND SEWER: Sewer and water to be provided via private onsite system connected to the City of Apopka utilities water main, sewer force main and reclaim water main within the Marden Road right of way. Lift station will be owned and maintained by the City of Apopka. The lift station tract will be deeded to the city.

RECREATIONAL FACILITIES:

1. All recreational facilities will be owned and maintained by the owner of the apartment complex owner.
2. Lock boxes for emergency access shall be provided for pool building/patio and office building.
3. Final details for court type and layout, tot lot, picnic and other equipment will be provided for city approval on the final development plans.
4. Final pool sizing and design shall be provided at the time of final development plans.
5. A letter from the Fl. Dept. of Health (or appropriate agency) must be submitted to community development department at time of final dev. plan to affirm the minimum size of the pool.
6. Recreational program to include, at minimum, the following: bark park, tot lot, picnic and gathering areas, BBQ locations and other equipment. Final recreation equipment details to be provided with Final Development Plan.

ACCESS & TRAFFIC GENERATION: Access to the public road system will be via Marden Road. The maximum projected traffic generation for this project is 287 pm peak hour trips per the site trip generation manual, 7th edition, for land use 220 - apartments.

PEDESTRIAN ACCESS: Sidewalks to be 5' wide unless otherwise noted on plans.

AMENITIES: To assure that quality residential development is constructed, the following amenities are proposed and will be included with the project:

1. Clubhouse will include wireless high speed internet, business center, fitness center, kitchen area with stoves, refrigerator and microwave and resort-style swimming pool with outdoor fireplace.
2. Apartment units will include energy-efficient appliances, full size washer and dryer available in 2 and 3 bedroom apartments, full or stacked washer and dryer available in 1 bedroom apartments, walk-in

closets, bicycle trails, bicycle racks, bicycle and storage areas, granite counter tops, 9-foot ceilings. No coin laundry center allowed.

3. Security surveillance to be provided at Final Development Plan at entrance way per City of Apopka.

PARKING AREAS: In accordance with City of Apopka regulations, 20% of parking spaces shall have pervious parking surface at time of final development plan.

DEVELOPMENT DESIGN STANDARD:

1. Architectural design and color of multi-family buildings will be internally compatible.
2. All service and storage areas must be screened from public view.
3. All equipment (including roof top) and utility boxes must be fully screened (including the back of the building).

MONUMENT SIGN: At time of final development, monument and sign easement shall be dedicated to the City of Apopka entry feature detail will be provided with final development plan.

MULTI-USE TRAIL: Maintenance authority and ownership of multi-use trail to be determined at the Final Development Plan.

LAND AREA FOR CONSTRUCTION:

1. 6.64 acres commercial (clear, mass grade, vertical constr. - including 0.21 acres ROW dedication) 35.53 acres of r-3 (clear, mass grade, construct joint use pond, vertical construction - including 1.04 acres for row dedication)
2. Note that existing Marden Road right of way is 60'. Future right of way dedication is shown in this set of plans and will include 20' on either side making the future right of way 100'. The traffic study shows a proposed future row dedication of 25' which is incorrect.
3. "Future" residential and commercial phases, as designated within Exhibit "A", proceed to a preliminary development plan or final development without need to amend this PUD ordinance. Development within the "Future" residential and commercial phases shall occur consistent with the Land Development Code. Apartment buildings in the "Future" phase shall be limited to a height of sixty (60) feet and four stories.

PHASING INTENT OF THE PROJECT:

The project will be constructed in multiple phases, consisting of Phase 1A - mass grading plans and Phase 1B, the preliminary development plans herein. Anything beyond phase 1B site development will be identified as future development. Mass Grading plans must be approved by the City.

Construction dates are to be determined, due to the construction schedule of the SR 414 interchange. The apartments are to be completed within 90 days of interchange construction.

Future construction will follow at a later date.

APARTMENT UNIT MIX:

1. One bedroom units -- maximum 20% of the total residential apartments
2. Three bedroom units -- minimum 10 % of the total residential apartments
3. Proposed apartment unit mix is provided in the table below but may be revised if unit mix complies with the one- and three-bedroom standards above.

PROPOSED UNITS: MULTIFAMILY RESIDENTIAL APARTMENTS						
Unit Mix Phase 1B	Building Number	Building Height	# Of 3 Bedroom Units	# of 2 Bedroom Units	# of 1 Bedroom Units	Total
TYPE I	1, 5	58'	8 X 2	28 X 2	16 X 2	52 X 2
TYPE II	2, 3, 4	58'	8 X 3	40 X 3	8 X 3	56 X 3
TOTALS:			56	176	40	272



