

**APOPKA PLANNING COMMISSION AGENDA**  
**MARCH 10, 2020 5:30 PM**  
**APOPKA CITY HALL COUNCIL CHAMBERS**

**CALL TO ORDER**

**OPENING AND INVOCATION**

**APPROVAL OF MINUTES**

1. Approve minutes of the Planning Commission meeting held February 11, 2020.

**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.

**LEGISLATIVE:**

**Public Hearings**

1. Change of Zoning  
From: T (Transitional)  
To: PR (Parks and Recreation District)  
Applicant: City of Apopka  
Location: North of Lust Road, west of S.R. 429  
Project: 69.5 +/- acres; 605,484 non-residential sq. ft. (recreation or conservation related use per St. Johns River Water Management District (SJRWMD) agreement)  
Project Manager: Phil Martinez
2. Change of Zoning  
From: T (Transitional)  
To: MU-ES-GT (Mixed-Use East Short District)  
Owner: Binion Road LLC  
Applicant: G.L. Summit Engineering, Inc.  
Location: North of Harmon Road, east of South Binion Road  
Project: 19.72 +/- acres; proposed 295 Dwelling Units  
Project Manager: Phil Martinez
3. Comprehensive Plan – Small Scale – Future Land Use Amendment  
From: Industrial (0.60 Floor Area Ratio (FAR))  
To: Mixed-Use (0-15 du/ac; 10 FAR)  
Owner: PMDW Ventures, LLC, c/o Robert Wallen  
Applicant: GL Summit Engineering, Inc., c/o Geoff Summit, P.E.  
Location: 2610 Peterson Road  
Project: 3.37 +/- acres; 15 Single Family Residential (SFR) Units (A total of 58 Single Family Residential Units and 146 Townhome Units, based on Concept Plan and aggregate development site of approximately 41 acres.)  
Project Manager: Jean Sanchez

4. Change of Zoning  
From: I-L (Light Industrial) and C-C (Community Commercial)  
To: MU-ES-GT (Mixed-Use-East Shore-Gateway)  
Owner: PMDW Ventures, LLC, c/o Robert Wallen  
Applicant: GL Summit Engineering, Inc., c/o Geoff Summit, P.E.  
Location: 2600 and 2610 Peterson Road  
Project: 41.4 +/- acres; 58 Single Family Residential Units and 146 Townhome Units  
Project Manager: Jean Sanchez

## **Site Plans**

1. Plat – Legacy Hills  
Owner: JEL Land Development LLC  
Applicant: GTC Engineering Corporation  
Location: South of Schopke Road, west of Schopke Lester Road  
Project: 19.67 acres +/-; 48 single family homes  
Project Manager: Phil Martinez
2. Re-Plat – Marden Ridge PUD, Lots 3 and 4  
Applicant: MRAD Phase II, LLC, c/o Michael D. Niederst  
Project: 16.08 +/- acres; Division of two lots into one lot with two tracts  
Location: 1438 Marden Ridge Loop  
Project Manager: Jean Sanchez

## **QUASI-JUDICIAL:**

1. Variance – Public Safety Radio Communication Tower  
Owner: Central Florida Expressway Authority  
Applicant: City of Apopka  
Location: 6578 Mount Plymouth Road  
Project: 4.7 +/- acres; To reduce the front yard setback  
Project Manager – Pamela Richmond

## **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.

**Item Attachment Documents:**

1. Approve minutes of the Planning Commission meeting held February 11, 2020.

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON FEBRUARY 11, 2020, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

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

**ABSENT:** Orange County Public Schools (Non-voting)

**STAFF PRESENT:** Joseph Byrd, Esq. – City Attorney, James Hitt, FRA-RA – Community Development Director, David Moon, AICP – Planning Manager, Bobby Howell, AICP – Senior Planner, Jean Sanchez – Planner II, Phil Martinez – Planner II, and Jeanne Green – Recording Secretary.

**OTHERS PRESENT:** Peter Pensa, Lenny Layland, Tim Hudspeth, Maria Martinez, Lloyd Hooper, Ron Henson, Jasmyn Townsend, Bobby Reid, Tenita Read, Selby Weeks, Ryna Kingry, Robert Bliss, Larry Poliner, McGregor Love, Chad Linn, and Theresa Sargeant

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

**APPROVAL OF MINUTES:** Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of January 14, 2020, at 5:30 p.m.

**Motion:** Butch Stanley made a motion to approve the Planning Commission minutes from the regular meeting held on January 14, 2020, at 5:30 p.m. and seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, Butch Stanley, and Howard Washington (7-0)

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

**LEGISLATIVE - COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – STELLY-HOVEN, INC.** - 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 to recommend approval of the Small Scale Future Land Use Amendment from Agriculture to Industrial (Max. 0.6 FAR) for the property owned by the Stelly-Hoven, Inc. and located at 2200 Clarcona Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and to recommend approval of the Small Scale Future Land Use Amendment from Agriculture to Industrial (Max. 0.6 FAR) for the property owned by the Stelly-Hoven, Inc. and located at 2200 Clarcona Road. The applicant is Tim Hudspeth. The existing use is vacant land and the proposed use is 235,224 sq. ft. of non-residential use. The change of zoning from “T” (Transitional District) to I-L (Light Industrial District) is being processed in conjunction with the future land use amendment. The existing maximum allowable development is one dwelling unit and the proposed maximum development is 235,224 sq. ft. of non-residential use. The tract size is 9.0 +/- acres.

The subject property was annexed into the city on November 19, 2008 by Ordinance Number 2050. The proposed “Industrial” Future Land Use is compatible with the property due to the “Industrial” Future Land Use, and industrial-oriented uses, being found in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from T (Transitional District) to I-L (Light Industrial).

The proposed Future Land Use, “Industrial”, is consistent with the proposed zoning designation, “I-L, Light Industrial District”. Site development cannot exceed the density allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support an “Industrial” designation at the subject site:



*Future Land Use Element* - Policy 3.1.1 Industrial: The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be 0.60.

Planned Unit Development uses may include:

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

The proposed future land use amendment will not impact public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 January 7, 2020.

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 Industrial for the property owned by Stelly-Hoven, Inc., and located at 2200 Clarcona 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 Agriculture to Industrial, 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.

Petitioner Presentation: Larry Poliner, P.E., RCE Consultants, LLC, 617 Arvern Drive. Altamonte Springs, provided a presentation of the proposed Clarcona Self Storage Facility elevations and stated he was 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:** Butch Stanley made a motion to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and to recommend approval of the Small Scale Future Land Use Amendment from Agriculture to Industrial (Max. 0.6 FAR) for the property owned by the Stelly-Hoven, Inc. and located at 2200 Clarcona Road. Motion Seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, Butch Stanley, and Howard Washington (7-0)

**LEGISLATIVE – CHANGE OF ZONING – STELLY-HOVEN, INC.** – 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 “T” (Transitional) to I-L (Light Industrial District) for the property owned by Stelly-Hoven, Inc. and located at 2200 Clarcona 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; and recommend approval of the proposed Change of Zoning from “T” (Transitional) to I-L (Light Industrial

District) for the property owned by Stelly-Hoven, Inc. and located at 2200 Clarcona Road. The applicant is Tim Hudspeth. The existing use is vacant land and the proposed use is 235,224 sq. ft. of non-residential use. The Small Scale Future Land Use Amendment from Agriculture to Industrial (Max. 0.6 FAR) is being processed in conjunction with the Change of Zoning. The existing maximum allowable development is one dwelling unit and the proposed maximum development is 235,224 sq. ft. of non-residential use. The tract size is 9.0 +/- acres.

The subject property was annexed into the city on November 19, 2008 by Ordinance Number 2050. The subject area consists of approximately 9.0 acres and is vacant. The proposed I-L zoning is compatible with the property due to the I-L zoning, and industrial-oriented uses, being found in the vicinity. This application is being processed simultaneously with an application for a small-scale future land use amendment from Agriculture to Industrial.

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

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

The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on January 7, 2020.

The Development Review Committee found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommended approval of the proposed Change of Zoning from "T" (Transitional District) to "I-L" (Light Industrial District) for the property owned by Stelly-Hoven, Inc., and located at 2200 Clarcona Road.

Staff recommended the Planning Commission find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from "T" (Transitional District) to "I-L" (Light Industrial District) for the property owned by Stelly-Hoven, Inc., and located at 2200 Clarcona Road.

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

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

**Motion:** Howard Washington made a motion to find the proposed 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 "T" (Transitional) to I-L (Light Industrial District) for the property owned by Stelly-Hoven, Inc. and located at 2200 Clarcona Road. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, Butch Stanley, and Howard Washington (7-0)

**LEGISLATIVE – CHANGE OF ZONING – PUD MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN/SUBDIVISION PLAN – ARS COMMERCIAL SUBDIVISION -**

Chairperson Greene stated this is a request to find the proposed Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from "County" A-1 to "City" PUD (Planned Unit Development); th

ARS Commercial Subdivision Preliminary Development and Subdivision Plans for the property owned by the Mary F. Reid Estate and located at 1506 Rock Springs Road.

Staff Presentation: Bobby Howell, Senior Planner, 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 “County” A-1 to “City” PUD (Planned Unit Development); the ARS Commercial Subdivision Preliminary Development and Subdivision Plans for the property owned by the Mary F. Reid Estate and located at 1506 Rock Springs Road. The applicant is the AVID Group. The existing use is a vacant single-family residence and the proposed use is a 4 lot commercial subdivision. The existing future land use designation is Commercial. The tract size is 3.99 +/- acres. The applicable code is the 1993 Land Development Code.

The subject property is approximately 3.99 acres in size and is zoned Orange County A-1 (ZIP) and has a future land use designation of Commercial. The subject property was annexed into the City of Apopka on March 6, 2019, and received a City of Apopka future land use designation of Commercial on April 3, 2019. The subject property is located at the northwest corner of the intersection of Rock Springs Road and East Welch Road, specifically at 1506 Rock Springs Road. The subject property is vacant and was used as a single-family residence in the past. The surrounding area is primarily commercial in nature with the exception of a mobile home park located to the west of the subject property that is located within unincorporated Orange County. The proposed change of zoning to PUD (Planned Unit Development), is being processed under the 1993 Land Development Code and is requested by the prospective developer, who proposes to construct a four lot commercial subdivision on the subject property.

The PUD Master Plan/Preliminary Development Plan/Preliminary Subdivision Plan proposes a subdivision consisting of four commercial lots with uses totaling 15,787 square feet in area. Uses depicted on the Master Plan/PUDP/PSP include a restaurant with a drive-through, retail, office or bank, medical/dental office, and a convenience store with fuel sales. The applicant has agreed to the following permitted uses within the PUD:

- a. Professional offices, including those of architects, engineers, lawyers, accountants, tax and financial services or consultants, bookkeepers, realtors and brokers, insurance, investment counselors, etc.
- b. Medical or dental clinics and offices
- c. Barber and beauty shops
- d. Confectionery and ice cream stores
- e. Convenience store, including those with eat-in and/or take-out facilities
- f. Dance and music studios
- g. Delicatessens, with eat-in and/or take-out facilities
- h. Offices, business and professional
- i. Retail establishments, excluding tobacco and marijuana sales, and tobacco and marijuana paraphernalia sales as a primary use. Accessory sales of tobacco products within a retail establishment shall be allowed.
- j. Banks
- k. Drive-in restaurants
- l. Restaurants, sit-down and/or take-out facilities
- m. Veterinarian clinics, hospitals and kennels, provided they are confined within a structure.
- n. Automobile service stations, not including truck stops, provided that:
  1. All pump islands shall be set back at least 15 feet from the right-of-way line.
  2. The overhang of freestanding pump island canopies shall come no closer than ten feet from the right-of-way line.

Access to the site is proposed via a right-in/right-out on Rock Springs Road, and a right-in/right-out on East Welch Road. Cross-access is proposed to be provided between Lot 4 and the property to the north, which is located in unincorporated Orange County and has an approved full-access onto Rock Springs Road. Parking will be provided on each lot, and will be owned and maintained by each property owner. In accordance with Comprehensive Plan, Future Land Use Element Policy 16.2, 20-percent, or 28 of the 141 on-site parking spaces are pervious as more than 100 parking spaces are provided on site. An internal spine road will traverse the length of the subject property from the right-in/right-out on East Welch Road to the northern portion of Lot 4 where it will connect to the property to the north that is located within unincorporated Orange County. Stormwater retention is proposed on the west side of the site and will assist as a buffer between Lots 2-4 and the adjacent mobile home park. A 5-foot wide landscape buffer is provided along the northern property line. A 7-foot wide landscape buffer with a 6-foot high masonry wall will be provided between the subject property and the mobile home park to the west. A landscape buffer ranging in width from 7-feet to 9-feet is provided along the portion of the property along Rock Springs Road. The PUD Master Plan/PUDP/PSP details the dedication of a 12-foot wide strip of right-of-way along Rock Springs Road which will assist in the construction of a future right-turn lane leading from Rock Springs Road to East Welch Road.

Internal shared driveways and all access driveways shall be constructed with the first phase.

The applicant is requesting four deviations to the City's required development standards. For a PUD Master Plan, a deviation from the City's Land Development Code (LDC) does not represent a variance but a development standard or zoning condition that is unique to and approved as part of the Planned Unit Development zoning. PUD's are required to satisfy the requirements of the Land Development Code unless the City Council finds that, based on substantial evidence, a proposed alternative development guideline is adequate to protect to the public health safety, and welfare. Any deviations must be consistent with the policies of the Comprehensive Plan.

1. LDC, Section 2.02.12(7) - Drive-in restaurants prohibited within 200-feet of a residential district or use

Adjacent to the west of the subject property is a mobile home park, a residential use. Per the 1993 LDC, drive-in restaurants are prohibited to be located within 200-feet of a residential use. The applicant is proposing a drive-in restaurant on Lot 4. The width of the property is 276-feet. Of the 276-feet in width, the applicant is dedicating a 12-foot wide strip of right-of-way along Rock Springs Road to the City to facilitate the construction of a right-turn lane leading from Rock Springs Road to East Welch Road. This leaves the remaining width of the property at 264-feet. As depicted on the Master Plan, the building is setback approximately 90-feet from the right-of-way of Rock Springs Road and 110-feet from the western property line which is adjacent to the mobile home park. There is a 24-foot wide drive aisle adjacent to the front of the building and a row of parking that is 18-feet in width. The Master Plan proposes a 55-foot wide retention area located on the western sides of Lots 2-4, and a 6-foot tall brick wall with landscaping to assist in buffering the site from the adjacent mobile home park.

2. LDC, Section 2.02.13.G.1. – Areas adjacent to all road rights-of-way shall provide a minimum ten-foot landscape bufferyard

The applicant is requesting a reduction of the required bufferyard along Rock Springs Road to a width of 5-feet, however the Master Plan does provide a bufferyard ranging in width from 7-9 feet along Rock Springs Road. This reduction is being requested as the applicant is dedicating a 12-foot wide strip of right-of-way along Rock Springs Road to the City to facilitate the construction of a right-turn lane leading from Rock Springs Road to East Welch Road. The dedication of right-of-way constrains the width of the property and impedes the ability of the applicant to provide the requisite width for bufferyards as noted in the LDC. A 10-foot wide bufferyard in accordance with LDC requirements will be provided along the portion of the property that abuts East Welch Road.

3. LDC, Section 2.02.13.G.2 – Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot high masonry wall within a ten-foot landscape bufferyard

The applicant is proposing a reduction of the required bufferyard along the western portion of the property to a width of 5-feet, however the Master Plan does provide a bufferyard 7-feet in width with a 6-foot high masonry wall. This reduction is being requested as the applicant is dedicating a 12-foot wide strip of right-of-way along Rock Springs Road to the City to facilitate the construction of a right-turn lane leading from Rock Springs Road to East Welch Road. The dedication of right-of-way constrains the width of the property and impedes the ability of the applicant to provide the requisite width for bufferyards as noted in the LDC. All required landscaping will be provided in the bufferyard.

4. LDC, Section 2.02.13.G.3 – Areas adjacent to nonresidential uses or districts shall provide a minimum five-foot landscaped bufferyard

The applicant is proposing lot lines in the middle of joint access drive aisles, and is proposing to locate the required 5-foot wide bufferyards on each side of their respective parking areas as building foundation landscaping adjacent to each respective building. Development Design Guidelines Section 4.3 supports the use of joint access easements between sites to reduce the number of access points on roadways and driveway area provided an increase the amount of landscaping is provided. The site is designed to function and appear as one site, not four individual lots with visible side property lines. This is a development standard that is unique to the design and function of this site and is approved as part of the Planned Unit Development zoning application.

Canopy trees planted in the landscape buffer next to Rock Springs Road will be changed to understory trees because of the overhead utility lines, similar to the commercial plaza to the north.

Access to the project site will be via Rock Springs Road and Welch Road. The County has jurisdiction over Rock Springs Road and has permitted a right in only adjacent to the subject property and required the applicant to acquire a connection to the parcel to the north for additional access to Rock Springs Road where full access is available. On Welch Road, the City approved right-in-right-out only near the eastern property line.

A traffic impact analysis was conducted for the site that determined the project will generate 3,001 net new daily trips and 219 p.m. peak hour trips. The number of net new trips was calculated using a pass-by rate of 50% published in the ITE Trip Generation Manual, 9<sup>th</sup> Edition. The addition of project trips will not cause any of the study roadway segments to fail.

The intersection of Rock Springs Road and Welch Road is of particular concern. The City is partnering with Orange County to make short term and long-term improvements. The existing left turn lanes on northbound and southbound Rock Springs Road were lengthened to accommodate more stacking and better output of traffic and a new signal head was added to the mast arm on Welch Road that converted the northbound right turn movement from stop on red before turning right to a continuous right turn on green arrow. These improvements have helped some to relieve congestion at the intersection, but what is needed, in large part for significant relief to the congestion, is a second southbound left turn lane. The applicant has agreed to dedicate to the City a twelve-foot strip of property along Rock Springs Road, in return for impact fee credits, to be used to improve the intersection. Without this right-of-way, City and County staff have concluded intersection improvements may never be implemented.

The recommendation is the zoning classification of the following described property to be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

If a Final Development Plan associated with the PUD district has not been approved by the City within three years after approval of these Master Plan provisions, the approval of the Master Plan 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 Plan provisions and any conditions of approval; or
3. Rezone the property to a more appropriate zoning classification.

The proposed use of the property is consistent with the Commercial Future Land Use designation and is consistent with the Land Development Code, except for those which deviations are proposed to.

Pursuant to Section 7 of the Joint Planning Area agreement, notification to Orange County was provided on January 7, 2020.

As this item is being processed under the 1993 LDC, a Community Meeting is not required and can be held at the applicant's discretion.

The Development Review Committee found the proposed rezoning to Planned Unit Development (PUD), and the PUD Master Plan/Preliminary Development Plan/Preliminary Subdivision Plan consistent with the Comprehensive Plan and Land Development Code; and recommends approval of the ARS Commercial Subdivision PUD Master Plan/Preliminary Development Plan/Preliminary Subdivision Plan.

Staff recommended the Planning Commission find the proposed rezoning to Planned Unit Development (PUD), and the PUD Master Plan/Preliminary Development Plan/Preliminary Subdivision Plan consistent with the Comprehensive Plan and Land Development Code; and to recommend approval of rezoning to Planned Unit Development (PUD); and the ARS Commercial Subdivision PUD Master Plan/Preliminary Development Plan/Preliminary Subdivision Plan based on the findings and facts presented in the staff report and exhibits.

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.

David Moon, AICP, Planning Manager, added that prior to the property being annexed it was zoned for commercial uses by Orange County. They annexed the property into the City because Orange County wanted them to development the property in two phases. The applicant wanted to development the spine road in one phase. The applicant was also able to obtain a cross access easement with the property owner on the north side of the proposed development. The request to decrease the landscape buffer along Rock Springs Ridge to allow for a wider right-of-way.

In response to questions by Commissioner Washington, Mr. Howell stated that Marco's is located in the retail center to the north of the proposed project. Also, all access to the proposed project is right-in/right-out.

Mr. Howell responded to Commissioner Washington's concern regarding traffic impacts by saying that Orange County had previously approved the traffic study. Additionally, the City's Transportation Coordinator has determined that the right-in/right-out accesses will alleviate congestion.

In response to questions by Commission Gusler, Mr. Howell stated the standard landscape buffer is ten (10) feet and the applicant is requesting five (5) feet. There will be a wall adjacent to the mobile home park on the west side and a five (5) foot landscape buffer.

In response to a question by Commission Ryan, Mr. Howell stated the wall will be a masonry wall.

Petitioner Presentation: Peter Pensa, AICP, Avid Group, LLC, 2300 Curlew Rd #201, Palm Harbor, stated he and Ron Henson, II, P.E., represented the property owner. He provided a presentation of the proposed ARS Commercial Subdivision site plan. He said the landscape buffer on the west side would be seven (7) feet next to the wall. There will be a 50 foot stormwater retention pond along the western property that will provide additional buffering between the residential and commercial uses. He said a community meeting was held on February 6, 2020, but no one attended, e-mailed, or phoned them regarding the project. He explained that both right-in/right-out accesses will have "porkchop" medians that will deter anyone from trying to make U-turns along Welch Road or Rock Springs Road. He added that they were 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:** Butch Stanley made a motion to find the proposed Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from "County" A-1 to "City" PUD (Planned Unit Development); the ARS Commercial Subdivision Preliminary Development and Subdivision Plans for the property owned by the Mary F. Reid Estate located at 1506 Rock Springs Road. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, Butch Stanley, and Howard Washington (7-0)

**LEGISLATIVE – FINAL DEVELOPMENT PLAN – LEGACY STATION, LOT 3** - Chairperson Greene stated this is a request to find the Legacy Station, Lot 3, Final Development Plan consistent with the 1993 Land Development Code and Comprehensive Plan; and recommend approval of the Final Development Plan, subject to the findings of this staff report, for the property owned by 1520 West Orange Blossom LLC, c/o Raul Socarras and located at 1480 West Orange Blossom Trail.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Legacy Station, Lot 3, Final Development Plan consistent with the 1993 Land Development Code and Comprehensive Plan; and recommend approval of the Final Development Plan, subject to the findings of this staff report, for the property owned by 1520 West Orange Blossom LLC, c/o Raul Socarras and located at 1480 West Orange Blossom Trail. The applicant/engineer is Klima Weeks Civil Engineering, Inc., c/o Selby G. Weeks, P.E. The future land use is Commercial and the zoning is C-C (Community Commercial). The existing use is vacant land and the proposed use is an imaging center. The proposed building size is 8,000 sq. ft. The Floor Area Ratio is 0.07 (0.25 Maximum). The tract size is 2.40 +/- acres. The applicable code is the 1993 Land Development Code.

This is a request to approve the Legacy Station Lot 3 – Final Development Plan/Site Plan that includes a proposed building floor area of 8,000 square feet for a medical imaging center use. Lot 3 is approximately

2.4 acres. Lot 1 of the Legacy Station Subdivision has been previously approved for an urgent care while Lot 2 is intended for future commercial use with a total of 1.31 acres. The subdivision plan for Legacy Station was approved on September 19, 2018 and the plat was approved on August 21, 2019.

A total of 66 parking spaces will be provided as required by Code, three of which are reserved as accessible parking spaces. Fifteen of the parking spaces are included within Lot 2. And a total of eight accessible parking spaces are provided within Lot 2. A cross access easement or shared parking agreement shall demonstrate that the Lot 3 owner is able to use the Lot 2 parking area, and shall be addressed prior to issuance of a building permit for Lot 3.

This project will have a right-in-right-out only access to U.S. 441/W Orange Blossom Trail via the private drive aisle between Lot 1 and Lot 2 that leads to this lot. Exiting traffic that wants to travel north on U.S. 441/W Orange Blossom trail will be required to make a U-turn at the U.S. 441/W Orange Blossom Trail and Errol Parkway signalized intersection.

Projects that generate less than 400 daily trips do not require the submittal of a Traffic Impact Analysis (TIA). The applicant was advised at DRC that when the remainder of the parcel is brought forward for development, a TIA will be required to assess the total site impacts.

The height of the proposed building is 35 feet. Staff has found the proposed building façade elevations to be in accordance with the City's Development Design Guidelines.

The stormwater management system includes an on-site retention area, on the southern portion of the site. The stormwater pond design meets the City's Land Development Code requirements based on this project but may be amended at the time of Lot 2 development.

As part of the development plan approval, Bald Cypress, Crepe Myrtle, and Wax Myrtle trees embellish the 5-foot wide landscaping buffers adjacent to Lots 1 and 2. Live oaks and Bald Cypress trees abut the dry pond on the southern boundary. Live Oaks and Bottle Brush trees are placed on parking landscaped islands. The planting materials and irrigation system design are consistent with the water-efficient landscape standards set forth in Ordinance No. 2069.

The Development Review Committee recommends approval of the Legacy Station Lot 3– Final Development Plan, subject to the findings of this staff report.

Staff recommended the Planning Commission find the Legacy Station Lot 3 Final Development Plan consistent with the 1993 Land Development Code and Comprehensive Plan; and to recommend approval of the Final Development Plan, subject to the findings of the staff report.

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

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

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 Legacy Station, Lot 3, Final Development Plan consistent with the 1993 Land Development Code and Comprehensive Plan; and recommend approval of the Final Development Plan, subject to the findings of this staff report, for the property owned by 1520 West Orange Blossom LLC, c/o Raul Socarras and located at 1480 West Orange Blossom Trail. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, Butch Stanley, and Howard Washington (7-0)

**LEGISLATIVE – MAJOR DEVELOPMENT PLAN – MONARCHS AT LAKE PLEASANT -**

Chairperson Greene stated this is a request to find the Monarchs at Lake Pleasant Major Development Plan consistent with the 2019 Land Development Code and Comprehensive Plan; and recommend approval of the Monarchs at Lake Pleasant Major Development Plan for the property owned by Monarchs at Lake Pleasant, LLC, c/o Rafael Martinez and located at 1653, 1711 and 1717 Apopka Boulevard.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Monarchs at Lake Pleasant Major Development Plan consistent with the 2019 Land Development Code and Comprehensive Plan; and recommend approval of the Monarchs at Lake Pleasant Major Development Plan for the property owned by Monarchs at Lake Pleasant, LLC, c/o Rafael Martinez and located at 1653, 1711 and 1717 Apopka Boulevard. The applicant is Rafael Martinez, c/o Jonathan Huels of Lowndes Law. The future land use amendment is Residential Medium Low (0-7.5 du/ac) and the zoning is RMF (Residential Multi-Family). The existing use is vacant land and the proposed use is 126 multi-family units incorporated into the seven (7) buildings. The tract size is 23.52 +/- acres. The applicable code is the 2019 Land Development Code.

The applicant has submitted a Major Development Plan detailing the development of an apartment complex that is thirty-one (31) feet in height with seven (7) buildings, 18 units per building for a total of 126 multi-family units. The applicant proposes centrally located amenities that include a clubhouse, a pool, a gazebo and a playground.

Access to the site is via a single full access on Apopka Boulevard with a proposed left turn lane. Apopka Boulevard is a County owned and maintained road. An emergency access is also provided to the west of the main entrance for City emergency vehicles to use if this entrance is blocked.

Stormwater retention is located on the northern portion of the site and is designed to meet the City's stormwater designed standards. Final review of the stormwater pond capacity occurs at the time of the Construction Plan application.

At the time of platting, the conservation/wetland area north of the retention pond shall be designated as a tract and will remain undeveloped. The applicant is proposing an enhanced buffer, alternating Live Oak and Crepe Myrtle trees within the 25-foot wide landscape buffer, as well as, a six-foot tall wall along Apopka Boulevard. Each parking island is adorned with a Drake Elm or Live Oak tree. Foundation planting is provided for every building, at least four-feet in width and includes shrubs and Little Gem Magnolias, Crepe Myrtles and Cabbage Palms. Bald Cypress trees line the boundary between the parking lot and retention pond. Power lines east of the driveway shall be installed underground with the at the construction plan application, or the canopy trees proposed east of the entrance driveway shall be changes to understory trees.

All areas within conservation\wetlands areas appearing in the MDP shall be preserved in an open space or wetland easement or tract at the time of the construction plan.

A Concurrency Encumbrance Letter has been executed and recorded between Orange County Public Schools and the applicant/property owner. At the present time, the subject property is located in the following attendance zone boundaries: Lakeville Elementary School; Piedmont Lakes Middle School; Wekiva High School.

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

The Development Review Committee finds the Monarchs at Lake Pleasant Major Development Plan consistent with the Land Development Code and Comprehensive Plan and recommends approval of the Monarchs at Lake Pleasant Major Development Plan.

Staff recommended the Planning Commission find the Major Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of the Monarchs at Lake Pleasant Major Development Plan.

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.

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 questions by Commissioner Gusler, Mr. Moon stated that due to the northern property line extending to Lake Pleasant and the stormwater retention pond will be located between the proposed project and the property line, a wall will not be required. There will only be a landscape buffer between the subject property and adjacent residential uses.

In response to a question by Commissioner Washington, Ms. Sanchez stated there will be bald cypress and live oak trees planted along the northern property line. There is no wall planned for the northern end of the property. The buffer along Apopka Boulevard will be a three (3) foot masonry wall with three (3) foot wrought iron on the top. There will also be a five (5) foot landscape buffer along the wall.

Petitioner Presentation: McGregor Love, Esq., Lowndes Law, 215 North Eola Drive, Orlando, stated he represents the property owner and they concur with staff. He stated they have met or exceeded the recommendations provided by the City Council.

In response to a question by Commissioner Ryan, Chad Linn, P.E., Linn Engineering & Design, Inc., 2595 Upper Park Road, Orlando, stated the lower portion of the wall will be stucco and not masonry or brick. No vinyl will be used.

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 Monarchs at Lake Pleasant Major Development Plan consistent with the 2019 Land Development Code and Comprehensive Plan; and recommend approval of the Monarchs at Lake Pleasant Major Development Plan for the property owned by Monarchs at Lake Pleasant, LLC, c/o Rafael Martinez and located at 1653, 1711 and 1717 Apopka Boulevard. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, Butch Stanley, and Howard Washington (7-0)

**LEGISLATIVE – PLAT AMENDMENT – OAKS AT KELLY PARK** - Chairperson Greene stated this is a request to find the proposed Oaks at Kelly Park, Phase 1 and Phase 2 plats consistent with the Comprehensive Plan; the Land Development Code - Kelly Park Interchange Form Based Code; and the approved Master Plan/Preliminary Development Plan; and recommend approval of The Oaks at Kelly Park Phase 1 and Phase 2 plats, subject to final review by the City Surveyor and City Engineer prior to recording the plat for the property owned by Toll Southeast LP Company, Inc., and located at 2309 and 2405 West Kelly Park Road.

Staff Presentation: Bobby Howell, Senior Planner, stated this is a request to find the proposed Oaks at Kelly Park, Phase 1 and Phase 2 plats consistent with the Comprehensive Plan; the Land Development Code - Kelly Park Interchange Form Based Code; and the approved Master Plan/Preliminary Development Plan; and recommend approval of The Oaks at Kelly Park Phase 1 and Phase 2 plats, subject to final review by the City Surveyor and City Engineer prior to recording the plat for the property owned by Toll Southeast LP Company, Inc., and located at 2309 and 2405 West Kelly Park Road. The applicant is Geoffrey L. Summitt, P.E. The future land use is Mixed Use Interchange and the zoning is KPI-MU (Kelly Park Interchange Mixed-Use), Neighborhood character zone. Existing and proposed use is a 124 unit single-family residential subdivision currently under construction. The tract size is 39.47 +/- acres. The applicable code is the Kelly Park Interchange Form Based Code.

On September 11, 2019, the City Council approved a Final Development Plan and Plat for The Oaks at Kelly Park subdivision. The approved Plat provides 124 single family homes on 39.47 acres developed in one phase. At this time the Owner requests to development and plat the project in two phases instead of a single phase. Following City Council approval, the applicant prepared two plats depicting the platting of the property in two phases, as detailed on the approved Final Development Plan. The plat for Phase 1 details the platting of 62 lots on 39.469 acres. Of the 39.469 acres, the plat reserves 22.626 acres as Tract FD-1, future development. The plat for Phase 2 details the platting of 62 lots on 16.843 acres, which is the area noted on the Phase 1 plat as Tract FD-1.

The property is zoned Kelly Park Interchange Mixed-Use (KPI-MU), with a Neighborhood character zone overlay. The subject property is located approximately three-quarters of a mile east of the intersection of Kelly Park Road and Plymouth-Sorrento Road. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange. A Master Plan/Preliminary Development Plan was approved for the development on March 20, 2019.

**Development Profile:**

No. of residential lots: 124 single family homes, developed in two phases

Minimum lot width: 55 feet

Minimum lot depth: 120 feet

Minimum lot size: 6,600 square feet (FBC has no minimum lot size)

Minimum house livable area: 1,600 square feet

**Setbacks:**

Front: 20-feet

Rear: 20-feet

Side: 5-feet

Garage: Same as front

Parking: Two space per house within the lot (enclosed or exterior; FBC does not require enclosed parking), on-street parking provided

Proposed Density: 3.14 du/ac

Max. Density Allowed: 5 du/acre

The Plats for Phase 1 and Phase 2 detail the construction of a subdivision that consists of 124 single family homes on typical lots 55-foot wide by 120-foot wide deep and a minimum living area of 1,600 square feet. The surrounding properties consist of single-family residential and agricultural uses. Site construction has already commenced on the project site.

Access to the site is proposed via Kelly Park Road. A dedication of a 15-foot wide strip for future right-of-way needs for Kelly Park Road is detailed on the Phase 1 plat and is called out as Tract "I" and "J". Within this strip, a 12-foot wide bicycle trail will be constructed by the developer. Internal roadways are public and are provided within a 60-foot wide right-of-way. Building permits for Phase 2 cannot be issued until the city engineer has accepted all infrastructure in Phase 1 and the Phase 1 Plat has been recorded.

Each project phase is able to stand on its own regarding stormwater and infrastructure. The master stormwater pond, which is designed to serve the entire development is located in the northeastern corner of the site and is located within Phase 1 and is noted on the plat as Tract "F". A performance bond shall be provided to the City for all off-site improvements prior to any clearing or grading activity, and a building permit (other than model homes) shall not be issued until all off-site improvements are completed.

The community swimming pool facility and park are included in Phase One. All park and recreation improvements, including the cabana and pool, shall be completed no later than the issuance of the 25th building permit. In accordance with the requirements of the Form Based Code, 20-percent of the total site area is required to remain as open space. Consistent with the approved Master Plan/Preliminary Development Plan, 28-percent of the site is reserved as open space. Common recreation elements include a clubhouse with a pool, an internal trail system, and passive open space/recreation areas. The developer will provide a 12-foot wide multi-purpose trail along the portion of the development abutting Kelly Park Road to help facilitate the construction of the regional trail system that is conceptually proposed within the Kelly Park Form Based Code area.

The developer has obtained a school concurrency mitigation agreement with Orange County Public Schools to address school impacts generated by this residential development. The location is served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High School.

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

The Development Review Committee recommends approval of the Phase 1 and Phase 2 plats for The Oaks at Kelly Park.

Staff recommended the Planning Commission find the proposed Phase 1 and Phase 2 plats consistent with the Comprehensive Plan, the Land Development Code, and approved Master Plan/Preliminary Development Plan, and recommend approval of The Oaks at Kelly Park Phase 1 and Phase 2 plats, subject to final review by the City Surveyor and City Engineer prior to recording the plat.

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

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

In response to a question by Commissioner Washington, Mr. Moon stated that once the Final Development Plan was originally approved by City Council, it came to light that the plans did not indicate that the project was to be developed in two phases as was intended by the applicant.

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

**Motion:** Butch Stanley made a motion to find the proposed Oaks at Kelly Park, Phase 1 and Phase 2 plats consistent with the Comprehensive Plan; the Land Development Code - Kelly Park Interchange Form Based Code; and the approved Master Plan/Preliminary Development Plan; and recommend approval of The Oaks at Kelly Park Phase 1 and Phase 2 plats, subject to final review by the City Surveyor and City Engineer prior to recording the plat for the property owned by Toll Southeast LP Company, Inc., and located at 2309 and 2405 West Kelly Park Road. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, Butch Stanley, and Howard Washington (7-0)

**LEGISLATIVE – PRELIMINARY/FINAL DEVELOPMENT PLAN; SUBDIVISION PLAN; SITE PLAN/PLAT – WEST APOPKA SELF STORAGE** - Chairperson Greene stated this is a request to find the West Apopka Self Storage Preliminary/Final Development Plan/Subdivision/Site Plan and Plat consistent with the 1993 Land Development Code and the Special Exception approved on January 8, 2019, to permit the development of a self-storage facility on C-C zoned property; and recommend approval of the West Apopka Self Storage Preliminary/Final Development Plan/Subdivision/Site Plan and Plat for the property owned by Dafflyn Property 2, LLC, and located at 2103 Plymouth Sorrento Road.

Staff Presentation: Bobby Howell, Senior Planner, stated this is a request to find the West Apopka Self Storage Preliminary/Final Development Plan/Subdivision/Site Plan and Plat consistent with the 1993 Land Development Code and the Special Exception approved on January 8, 2019, to permit the development of a self-storage facility on C-C zoned property; and recommend approval of the West Apopka Self Storage Preliminary/Final Development Plan/Subdivision/Site Plan and Plat for the property owned by Dafflyn Property 2, LLC, and located at 2103 Plymouth Sorrento Road. The applicant is John Herbert III, P.E. The future land use is Commercial and the zoning is C-C (Community Commercial). The existing use is vacant land the proposed use is a two (2) lot commercial subdivision consisting of a self-storage facility and yet to be determined commercial use. The tract size is 8.95 +/- acres. The applicable code is the 1993 Land Development Code and the Special Exception that was approve January 8, 2019, to allow the development a self-storage facility on C-C zoned property.

The Planning Commission approved a Special Exception on January 8, 2019 to allow a self-storage facility on 6.53 acres of the western portion of the 8.95 acre property. Under the 1993 Land Development Code (LDC), the property is zoned C-1 (C-C under the 2019 LDC), which permits self-storage facility uses only with the approval of a Special Exception. The Special Exception approval reserves the eastern 2.42 acres of the property for Commercial uses as noted in the LDC. The Preliminary/Final Development Plan/Subdivision/Site Plan and Plat is consistent with the conditions of approval of the Special Exception.

The applicant has submitted a Preliminary/Final Development Plan/Subdivision/Site Plan and Plat for a two-lot commercial subdivision. Lot 1 is 6.53 acres and consists of a self-storage facility that will consist of six buildings labeled as Buildings A-F. Building A is a 1,200 square foot office. Building B is a 47,500 square foot hybrid climate controlled self-storage building. Buildings C-F are non-climate controlled self-storage buildings totaling 22,225 square feet in area. Pursuant to LDC 1993Section 2.02.12.C.i.11, self

storage uses are required to be setback at least 100-feet from a property line. The plan details this setback. An RV parking/storage area will be provided in the center of Lot 1. Pursuant to the Special Exception conditions of use, only operable vehicles may be permitted in the RV area. The vehicles may not be inhabited. Lot 1 will be accessed via Yothers Road.

Lot 2 is 2.42 acres and is reserved for commercial uses as noted in the LDC. Lot 2 will be accessed via Plymouth Sorrento Road. The plan reserves a 30-foot wide right-of-way dedication to Orange County along the frontage of Plymouth Sorrento Road. A Site Plan will be required to be submitted and approved in accordance with all applicable requirements of the LDC for Lot 2 as it develops.

Lot 1 will be accessed via Yothers Road. This will be a full access point. A left turn lane will be constructed leading into the site. A 5-foot wide sidewalk will be constructed along the frontage of Yothers Road. Lot 2 will be accessed via Plymouth Sorrento Road. Access points will be required to be reviewed and approved by Orange County prior to any site plan approvals on Lot 2.

Stormwater retention is proposed to be located on the northern portion of the site in an area noted as Tract B. This is proposed to be owned by and dedicated to the owner of Lot 1 and is intended to serve Lots 1 and 2.

A tree mitigation payment of \$2,610.00 will be required to be paid for trees that are removed as part of development of the site. A 15-foot wide landscape buffer is proposed along the Yothers Road frontage, and the western and northern property lines. A 6-foot tall masonry wall will be provided along the northern property line to buffer the site from the adjacent residential uses.

At such time Lot 2 develops, a 15-foot wide landscape buffer will be provided along the Plymouth Sorrento Road frontage. The landscape buffers will be in tracts that are owned and maintained by a property owners association.

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

The Development Review Committee finds the Preliminary/Final Development Plan/Subdivision/Site Plan and Plat consistent with the Land Development Code and the Special Exception conditions of approval.

Staff recommended the Planning Commission find the Preliminary/Final Development Plan/Subdivision/Site Plan and Plat consistent with the 1993 Land Development Code and the Special Exception approved on January 8, 2019, to permit the development of a self-storage facility on C-C zoned property; and to approve the West Apopka Storage Facility Preliminary/Final Development Plan/Subdivision/Site Plan and Plat.

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

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 questions by Commissioner Washington, Mr. Howell stated the uses on Lot 2 will be up to 25,000 sq. ft. of commercial uses. Mr. Moon said that a Planned Unit Development, such as the APS

Commercial Subdivision presented to the Planning Commissioner earlier, allows for deviations. This project has straight zoning and must adhere to the regulations of the C-C zoning district. Mr. Howell stated that the applicant can develop any type of allowable uses that fall under the C-C zoning district.

In response to a question by Commission Ryan, Mr. Howell stated that there will be a landscape buffer along the western property line. No wall is required because there is public right-of-way, Sorrento Avenue.

In response to questions by Commissioner Gusler, Mr. Moon stated the entire building will be enclosed. The RV storage area will be fenced.

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 West Apopka Self Storage Preliminary/Final Development Plan/Subdivision/Site Plan and Plat consistent with the 1993 Land Development Code and the Special Exception approved on January 8, 2019, to permit the development of a self-storage facility on C-C zoned property; and recommend approval of the West Apopka Self Storage Preliminary/Final Development Plan/Subdivision/Site Plan and Plat for the property owned by Dafflyn Property 2, LLC, and located at 2103 Plymouth Sorrento Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, Butch Stanley, and Howard Washington (7-0)

**OLD BUSINESS:** None

**NEW BUSINESS:** James Hitt, FRA-RA, Community Development Director, thanked the Planning Commission members for the dedication and participation.

**ADJOURNMENT:** The meeting was adjourned at 6:19 p.m.

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James Greene, Chairperson

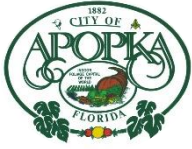
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James K. Hitt, FRA-RA  
Community Development Director

**Item Attachment Documents:**

1. Change of Zoning  
From: T (Transitional)  
To: PR (Parks and Recreation District)  
Applicant: City of Apopka  
Location: North of Lust Road, west of S.R. 429  
Project: 69.5 +/- acres; 605,484 non-residential sq. ft. (recreation or conservation related use per SJRWMD agreement)  
Project Manager: Phil Martinez





# CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: March 10, 2020  
FROM: Community Development  
EXHIBITS: Zoning Report  
Vicinity Map  
Land Use Map  
Adjacent Zoning Map  
Adjacent Uses Map

**SUBJECT: CHANGE OF ZONING – ADMINISTRATIVE – CITY OF APOPKA**

**REQUEST: CHANGE OF ZONING – ADMINISTRATIVE – CITY OF APOPKA**  
**FROM: T (TRANSITIONAL DISTRICT)**  
**TO: PR (PARKS AND RECREATION DISTRICT)**

## **SUMMARY:**

OWNER/APPLICANT: City of Apopka  
PARCEL ID NUMBER: 12-21-27-0000-00-033  
LOCATION: North of Lust Road and West of S.R. 429  
FUTURE LAND USE: Parks/Recreation  
EXISTING USE: Conservation Area  
CURRENT ZONING: T (Transitional District)  
PROPOSED ZONING: PR (Parks and Recreation District)  
TRACT SIZE: 69.5 +/- acres  
MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 605,484 non-residential sq. ft. (recreation or conservation related use per SJRWMD agreement)  
PROPOSED: 605,484 non-residential sq. ft. (recreation or conservation related use per SJRWMD agreement)

## **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 parcel was annexed into the city on June 5, 2019 by Ordinance Number 2726. The proposed PR zoning is compatible with the property due to the existing use and the Parks/Recreation Future Land Use designation.

On October 8, 2018 the City Council and the SJRWMD entered into a Memorandum of Agreement for the transfer of ownership of the subject property from the SJRWMD to the City of Apopka. A condition of this Agreement requires the City to use and maintain the subject property for “nature-based recreation and education public use facilities.” A copy of this Agreement is provided as an exhibit to this Staff Report.

The proposed Zoning, “PR, Parks and Recreation District” is consistent with the conditions set forth in the Memorandum of Agreement with the SJRWMD.

**COMPREHENSIVE PLAN COMPLIANCE:** The proposed PR (Parks & Recreation District) zoning is consistent with the Parks/Recreation (Max. 0.2 FAR) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

**SCHOOL CAPACITY REPORT:** The proposed zoning change will not result in an increase in school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

**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 3, 2020.

**PUBLIC HEARING SCHEDULE:**

Planning Commission, March 10, 2020 (5:30 pm)  
City Council, April 1, 2020 (1:30 pm) - 1<sup>st</sup> Reading  
City Council, April 15, 2020 (7:00 pm) - 2<sup>nd</sup> Reading

**DULY ADVERTISED:**

February 21, 2020 - Public Notice and Notification- (Apopka Chief, letter to property owner)

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**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommended approval of the proposed Change of Zoning from “T, Transitional District” to “PR, Parks & Recreation District” for the property owned by City of Apopka, and located at 2923 Lust Road.

**Recommended Motion:** 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 “T, Transitional District” to “PR, Parks & Recreation District” for the property owned by City of Apopka and located at 2923 Lust 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            | “County” Rural                     | “County” A-1 & A-2  | Vacant Properties              |
| East             | “City” Future Land Use in Progress | “City” Transitional | S.R. 429 & Long Farms Property |
| South            | “County” Rural                     | “County” A-1        | Lake Apopka Restoration Area   |
| West             | “County” Rural                     | “County” A-1        | Lake Apopka Restoration Area   |

### LAND USE & TRAFFIC COMPATIBILITY:

The property is currently accessed from Lust Road. The subject property was previously owned by the Saint John’s River Water Management District and is adjacent to the Lake Apopka Restoration Area.

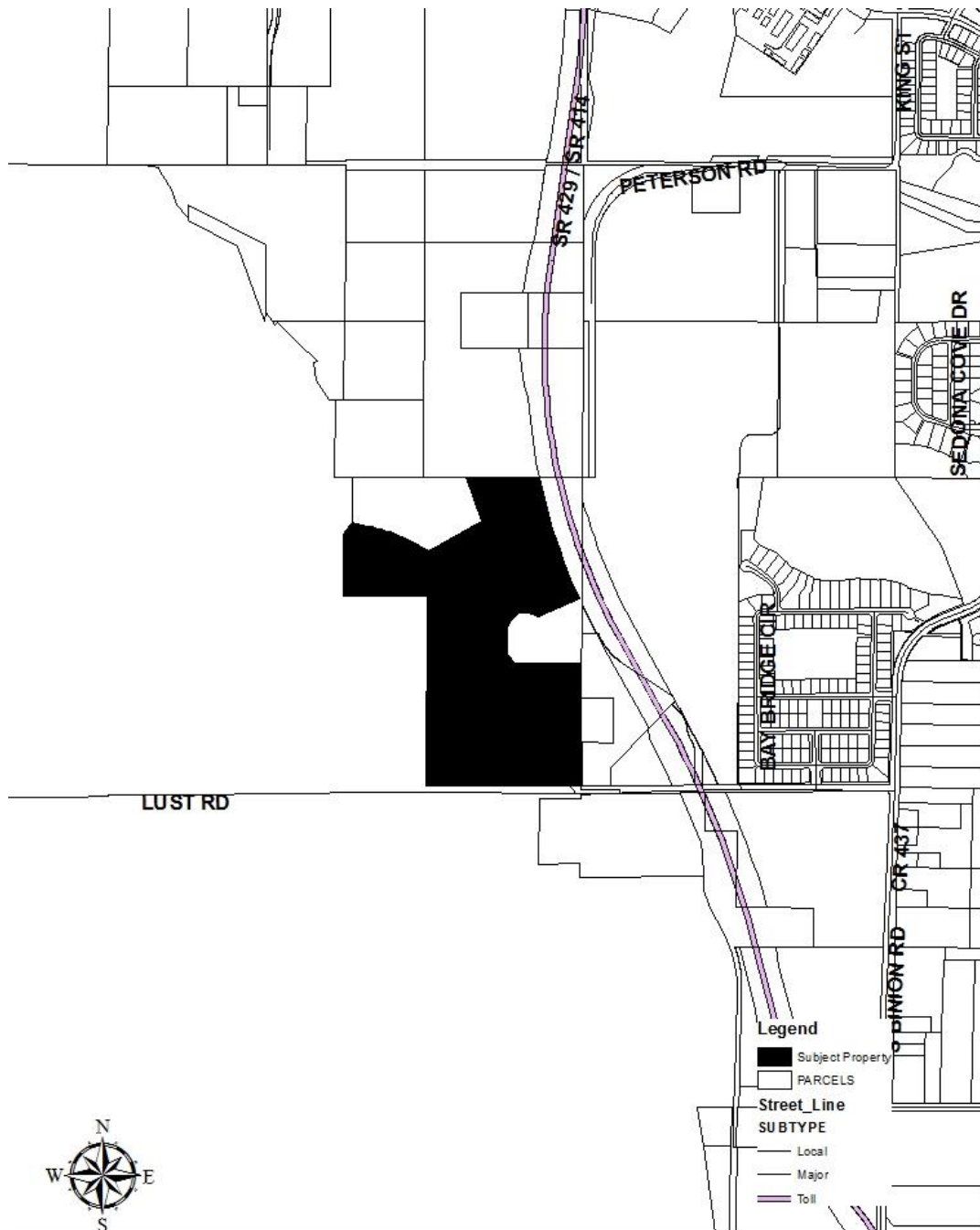
### COMPREHENSIVE PLAN COMPLIANCE:

The proposed PR zoning is consistent with the Future Land Use designation, “Parks/Recreation” (Max. 0.20 FAR) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



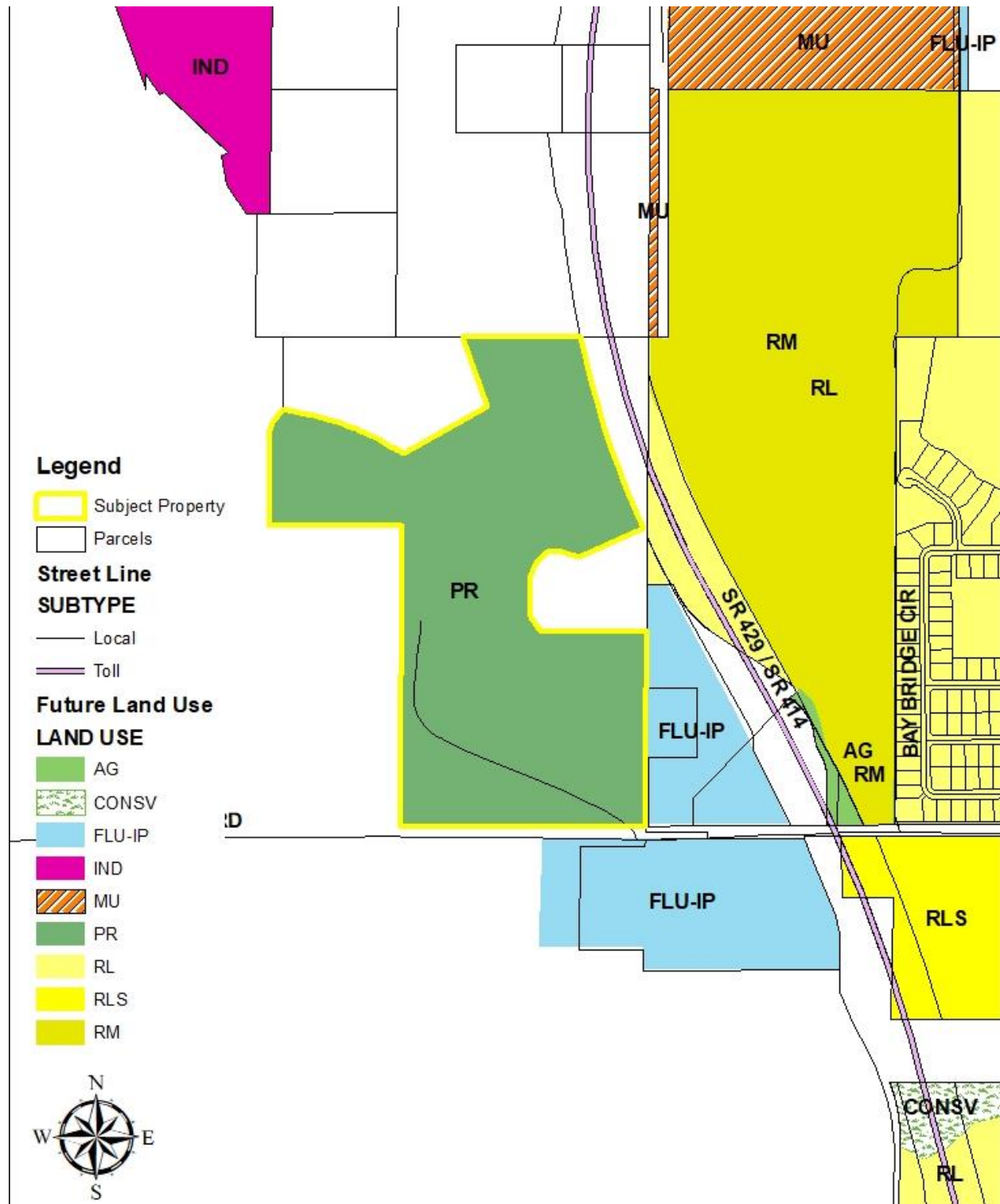
City of Apopka  
69.5 +/- acres  
Proposed Change of Zoning:  
From: T (Transitional District)  
To: PR (Parks & Recreation District)  
Parcel ID #: 12-21-27-0000-00-033

## VICINITY MAP



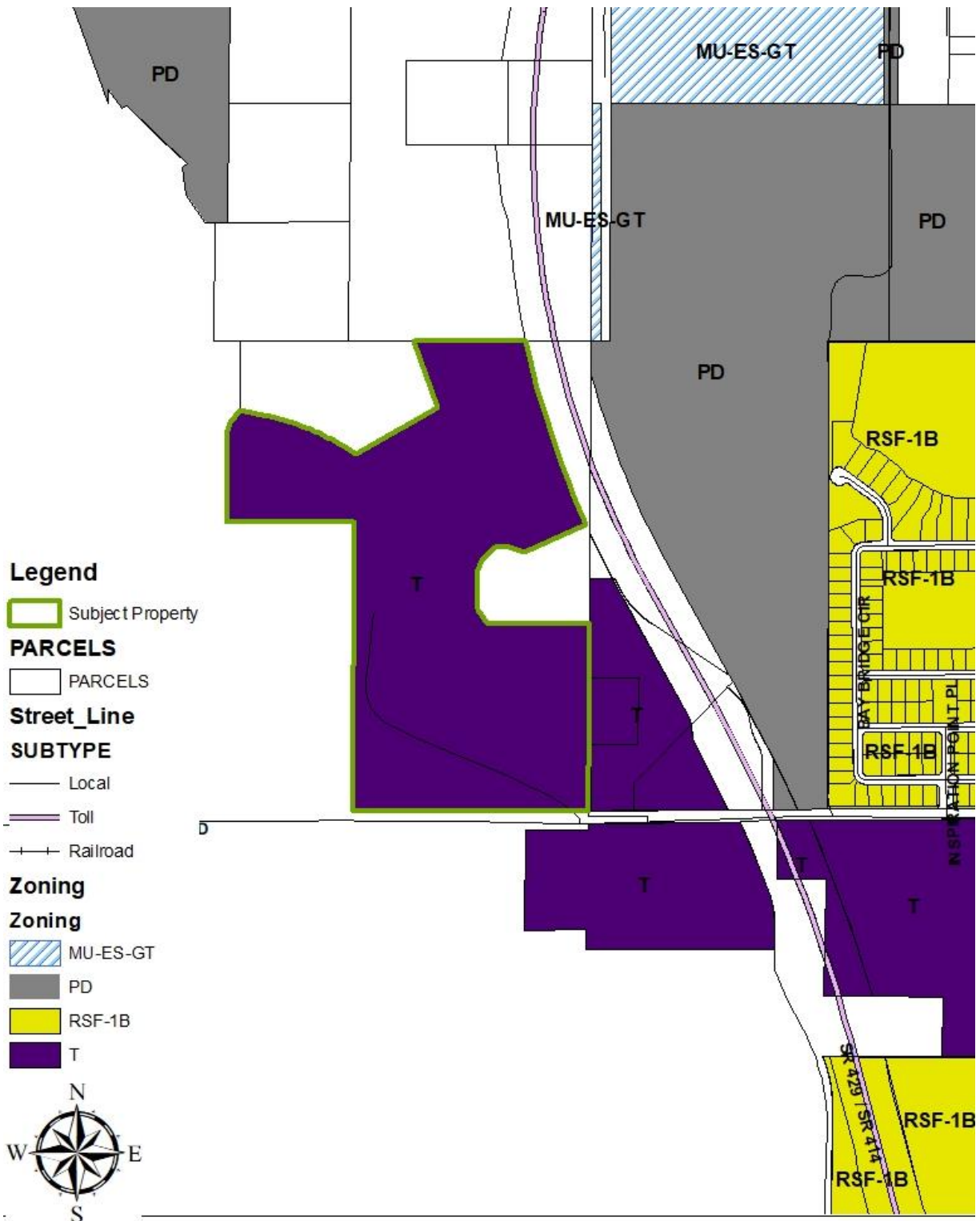


## FUTURE LAND USE MAP





## ADJACENT ZONING







ADJACENT USES





## MEMORANDUM OF AGREEMENT

8th This Memorandum of Agreement (the Agreement) is made and entered into as of this day of October, 2018, by and between the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, whose address is 4049 Reid Street, Palatka, Florida 32177 (DISTRICT), and THE CITY OF APOPKA, a Florida municipal corporation, whose address is 120 E Main Street, Apopka, FL 32703, (CITY), collectively referred to herein as the "Parties". Wherever used herein the terms "DISTRICT" and "CITY" includes their legal representatives, assigns, and successors.

### **RECITALS**

A. DISTRICT owns in fee a parcel of land on the northeast shore of Lake Apopka as depicted in Exhibit "A" attached hereto (Hickerson Property), that is situated at the entrance to the DISTRICT-managed Lake Apopka Wildlife Drive on the Lake Apopka North Shore (LANS); and

B. The Hickerson Property has been listed by the DISTRICT to surplus in its 2012 Lands Assessment Implementation Plan; and

C. CITY owns in fee a parcel of land on South Binion Road in the City of Apopka more fully described in Composite Exhibit "B" (Binion Property); and

D. On June 7, 2017, CITY executed an agreement with the Orange Audubon Society, a Florida based non-profit environmental organization, for the City to provide wildlife viewing and education opportunities on the LANS; and

E. The Parties agree that a nature-based recreation and education public use facility located at the entrance of the LANS would increase the value of the LANS to the local and state wildlife enthusiasts by adding additional access, visibility, site security, and a location for recreational and educational opportunities; and

F. DISTRICT is exploring the need for a permanent regional District service center in the area and the Binion Property appears to be a suitable location; and

G. CITY owns certain reclaimed water system-related improvements and infrastructure in the City of Apopka used to pump, receive, treat, convey and discharge surface water (CITY Facility) further described in Exhibit "C"; and

H. DISTRICT and CITY are exploring use of the CITY Facility to treat, convey and discharge surface water to recharge the region's aquifer.



NOW THEREFORE, with full knowledge and understanding of the laws governing the subject matter of this Agreement, in consideration of the recitals and the mutual covenants, promises, terms and conditions contained in this Agreement, and other good and valuable considerations, the receipt and sufficiency of which the parties hereby acknowledge, the Parties hereto, each intending to be legally bound, do hereby warrant and agree as follows:

1. **Recitals & Exhibits.** The recitals set forth above and the attached exhibits are specifically incorporated herein and made part of this Agreement by reference.
2. **Conveyance to CITY.** At Closing (as defined in paragraph 2.d. below), DISTRICT shall convey to CITY via a quitclaim deed the Hickerson Property, subject to certain deed restrictions described in paragraph 2.c. below, which restrictions are substantially in the form attached hereto as Exhibit "D".
  - a. **Survey, Title Insurance, Environmental Site Assessments, Inspections and Investigations and Closing Costs.** With prior notice to District, CITY is hereby authorized to enter upon the Hickerson Property for the above-captioned purposes. If CITY objects to any matters revealed during such inspections and investigations, or to any matters disclosed in a Survey or title insurance commitment, CITY shall notify DISTRICT in writing of same. DISTRICT, at its sole option, may take action to cure such objections. If DISTRICT refuses or is unable to cure such objections, CITY may accept the Hickerson Property as it then is, or may refuse acceptance of the Hickerson Property and thereafter both DISTRICT and CITY shall be relieved of all further responsibilities pertaining to the conveyance of the Hickerson Property hereunder. Nothing in this Agreement shall be construed to release DISTRICT from any liability that it may have regarding Hazardous Materials pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §1906 et seq., and pursuant to any other applicable federal, state, and local environmental laws, regulations, ordinances, codes, judgments, orders, and decrees.
  - b. The following items are to be paid at Closing in the manner set forth below:
    - i. DISTRICT shall be responsible for:
      1. Its pro-rata share of any special assessments associated with the Hickerson Property through the Closing Date.
      2. The cost to prepare the Quitclaim Deed conveying the Hickerson Property to CITY and the Deed Restrictions.
      3. The cost of recording the Quitclaim Deed to, and the Deed Restrictions on, the Hickerson Property.
    - ii. CITY shall be responsible for:
      1. The cost of the survey for the Hickerson Property, if obtained.
      2. The costs of the Phase I Environmental Site Assessment for the Hickerson Property, if obtained. Should CITY thereafter require a Phase II Environmental Site Assessment, and any necessary remediation, those costs shall be paid by the CITY.

3. The cost of title information reports, any updates thereof, and any owner's title insurance premiums for the Hickerson Property, if obtained.
  4. Its pro-rata share of any special assessments associated with the Hickerson Property following the Closing Date,
  5. Any other costs that the CITY determines, in its sole discretion, are necessary to effect the conveyance.
- c. **Deed Restrictions.** The Parties agree to execute and record a Declaration of Restrictive Covenant substantially in the form attached hereto as Exhibit "D" in the Public Records of Orange County, Florida, to ensure the Hickerson Property will only be used for nature-based recreation and education public use facilities and associated uses.
  - d. **The Closing.** The time and place of closing on the conveyance of the Hickerson Property (Closing) shall be or before one hundred twenty (120) days after the Effective Date of this Agreement, ("Closing Date"), unless extended to afford DISTRICT, or the CITY, time to cure and remove any title, survey, environmental or other objections revealed during CITY's investigations of the Hickerson Property as provided herein.
  - e. **Representations and Warranties.** CITY and DISTRICT shall provide each other with any documents reasonably required by the Parties and the title company to transfer the Hickerson Property under the terms of this Agreement.

### 3. **Conveyance to DISTRICT.**

- a. **Grant of Option – Binion Property.** Concurrent with the CITY's execution of this Agreement, CITY shall execute an Option Agreement (in substantially the form attached hereto as Exhibit "E") to grant DISTRICT the exclusive option (Binion Option) to receive all CITY's right, title and interest to an as yet undetermined five-acre portion of the Binion Property, together with all improvements, easements, and appurtenances (Binion District Property). The parties agree that the legal description of the Binion District Property shall be inserted into the Option Agreement for the Binion District Property once the exact location of that parcel has been determined. Upon written consent of the DISTRICT, the CITY may substitute equal or better property for the Binion District Property. This Binion Option Agreement becomes legally binding upon execution by the parties but exercise of the Binion Option is effective only if DISTRICT gives written notice of its exercise of the option to CITY.
- b. **Grant of Option – CITY Facility.** Concurrent with the CITY's execution of this Agreement, CITY shall execute an Option Agreement (in substantially the form attached hereto as Exhibit "F") to grant DISTRICT the option to receive surface water from CITY and to use City's reclaimed water system facilities. This Facility Option Agreement becomes legally binding upon execution by the parties but

exercise of the Facility Option is effective only if DISTRICT gives written notice of exercise of the option to CITY.

4. **Survival of Warranties and Agreements.** All representations, covenants, obligations, indemnities and agreements contained herein shall survive the execution and delivery of the Deed(s), and any closings to be held hereunder.
5. **Parties.** The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.
6. **Notices.** Any notice, demand, consent, or communication that either party is required to give to the other hereunder shall be in writing and either served personally by hand-delivery, overnight mail, next-day courier delivery, or by registered or certified mail, postage prepaid, addressed as follows:

To CITY: Edward Bass, City Administrator  
City of Apopka  
120 East Main Street  
Apopka, Florida 32703  
Phone (407) 703-1750

To DISTRICT: St. Johns River Water Management District  
Director, Office of Real Estate Services  
4049 Reid Street/Highway 100 West  
Palatka, Florida 32177  
(386) 329-2362

or to such other address as any of the above parties shall from time to time designate by written notice, delivered pursuant to the terms of this paragraph. All such notices delivered hereunder shall be effective upon delivery.

7. **Entire Agreement.** This Agreement constitutes the entire Agreement of the parties, and there are no understandings dealing with the subject matter of this Agreement other than those contained herein. This Agreement may not be modified, changed or amended, except by writing signed by the parties hereto or their authorized representatives, agents or assignees.
8. **Non-Waiver of District's Regulatory Powers.** Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the District as it now or hereafter exists under applicable laws, rules and regulations.
9. **Non-Waiver of Sovereign Immunity.** Nothing contained in this Agreement or in any instruments executed pursuant to the terms of this Agreement shall be construed as a waiver or attempted waiver by the District of its sovereign immunity under the constitution and laws of the State of Florida; provided, however, that this paragraph shall

not be construed as an attempt by the District to negate any partial waiver of sovereign immunity made by the Legislature under the provisions of The Tort Claims Act, Section 768.28, Florida Statutes or any future statute or Act adopted by the Florida Legislature.

10. **Governing Law/Attorney's Fees.** This Agreement shall be construed and interpreted according to the laws of the State of Florida. Each party shall be responsible for its own attorneys' fees and costs except as otherwise set forth herein.
11. **Construction of Agreement.** This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that both DISTRICT and CITY have contributed substantially and materially to the preparation hereof.
12. **Further Documentation.** The parties agree that at any time following a request by the other party, each shall execute and deliver to the other party such further documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of either party hereunder and the consummation of the transactions contemplated hereby. The obligations of the Parties pursuant to this Agreement shall survive the closing hereunder.
13. **Effective Date.** For all purposes of this Agreement, the Effective Date hereof shall mean the date when the last of the CITY or the DISTRICT has executed the same, and that date shall be inserted at the top of the first page hereof.

IN WITNESS WHEREOF the Parties have caused this Memorandum to be executed on the date set forth above.

*(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGES FOLLOW)*



Signed, sealed and delivered  
In our presence as witnesses:

CITY OF APOPKA

Lori Dunn  
Print name: Lori L. Dunn

By: Bryan Nelson  
Bryan Nelson, Mayor

Lori Dunn  
Print name: Lori L. Dunn

Attest: Linda F. Goff  
Linda F. Goff, City Clerk  
The City of Apopka

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 19<sup>th</sup> day of September, 2018, by Bryan Nelson, Mayor, on behalf of the City of Apopka, who is personally known to me or who provided \_\_\_\_\_ as identification and who did not take an oath.



Susan M. Bone  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG182400  
Expires 4/25/2022

Susan M Bone  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 4/25/2022  
My Commission No.: GG182400

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 19<sup>th</sup> day of September, 2018, by Linda F. Goff, on behalf of the City of Apopka, who is personally known to me or who provided \_\_\_\_\_ as identification and who did not take an oath.



Susan M. Bone  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG182400  
Expires 4/25/2022

Susan M Bone  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 4/25/2022  
My Commission No.: GG182400

ST. JOHNS RIVER WATER  
MANAGEMENT DISTRICT

Myra B. Perschnick  
Witness

Myra B. Perschnick  
Print Name

Ray I. Beed  
Witness

Kathy F. Breed  
Print Name

Ann B. Shortelle, Ph.D.  
Ann B. Shortelle, Ph.D.  
Its Executive Director

Attest:  
William Abrams  
William Abrams  
General Counsel

For the use and reliance only by St.  
Johns River Water Management District  
Approved as to form and legality:

Kris H. Davis  
Kris H. Davis  
Asst. General Counsel

STATE OF FLORIDA  
COUNTY OF PUTNAM

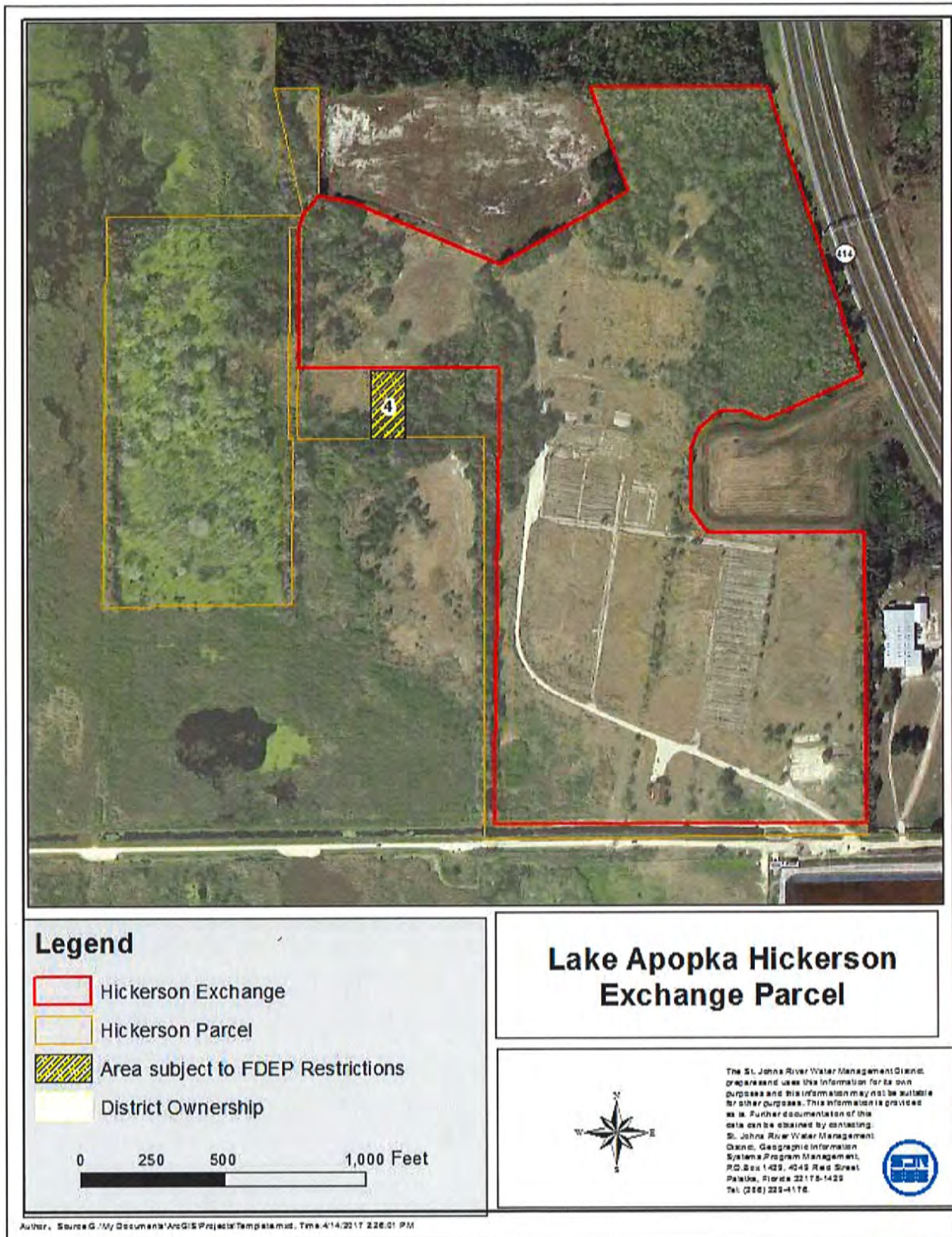
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October,  
2018, by Ann B. Shortelle, Ph.D., as Executive Director of the St. Johns River Water Management  
District, on behalf of the District, and who is personally known to me.

Ray I. Beed  
Notary Public - State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



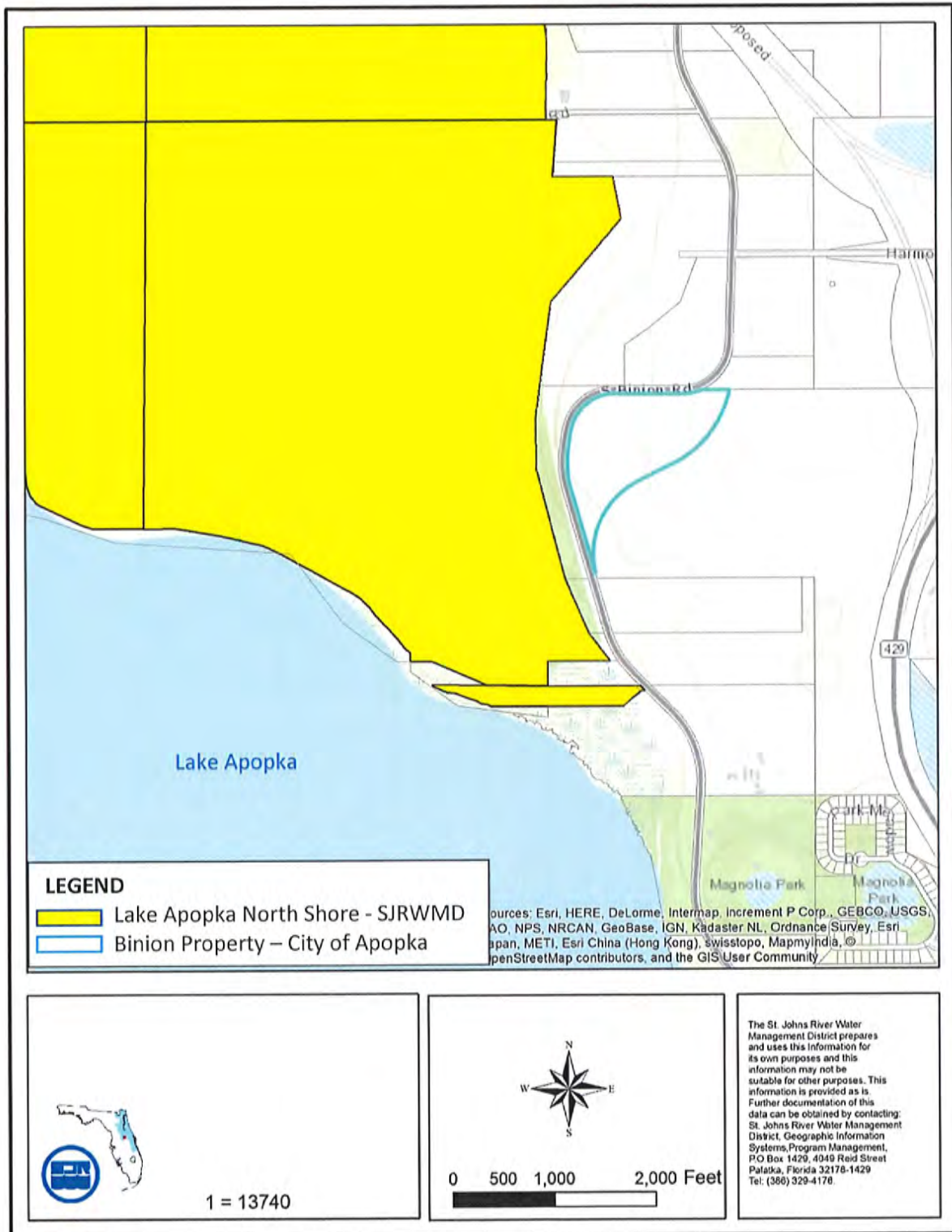


# **EXHIBIT "A". Hickerson Property Map**



# COMPOSITE EXHIBIT "B"

## Binion Property Map and Legal Description



Author: Source G:\My Documents\ArcGIS\Projects\Template.mxd, Time: 4/14/2017 2:26:01 PM

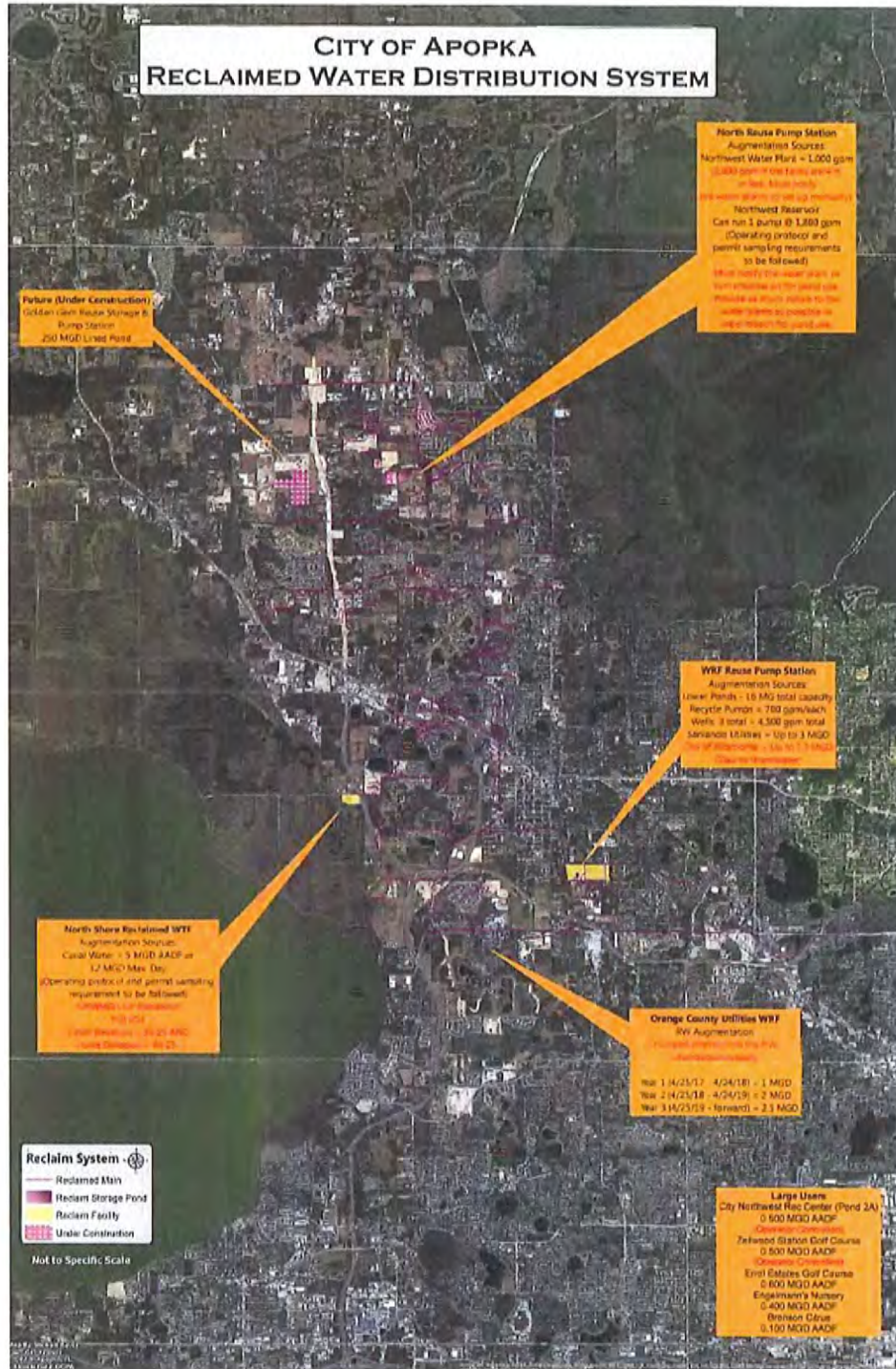


### **BINION PROPERTY LEGAL DESCRIPTION**

Begin at the SE corner of the SW1/4 of the NE1/4 of Section 19. Township 21 South, Range 28 East, run S 00 Deg. 43 Min. 40 Sec. W along the East line of the West. of the SEC of said Section 19 for 2664.96 ft. to a point on the South line of said Section 19, also being the North line of Section 30, Twp. 21 South, Range 28 East; thence run S 01 Deg. 12 Min. 07 Sec. W along the East line of the West 1/2 of the NE1/4 of said Section 30 for 244.30 ft.; thence run N 89 Deg. 14 Min. 06 Sec. W parallel with the North line of said Section 30 for 1611.85 ft. to a point on the East right-of-way line of S.R. No. 437 (Binion Road); thence run N 44 Deg. 04 Min. 08 Sec. W for 236.70 ft. to the point of curvature of a curve concave to the Northeast, having a radius of 914.93 ft., thence run Northwesterly along the arc of said curve and said East right-of-way line, thru a central angle of 26 Deg. 06 Min. 17 Sec., for 416.74 ft.; thence departing said curve run S 89 Deg. 14 Min. 06 Sec. E parallel with the South line of previously mentioned Section 19 for 1876.92 ft. to a point which lies 122.00 ft. Westerly of the East line of the West 1/2 of the SE1/4 of said Section 19; thence run N 00 Deg. 43 Min. 40 Sec. E parallel with said East line for 535.97 ft. (535.92 ft. Deed); thence run N 89 Deg. 14 Min. 06 Sec. W for 2337.13 ft.; thence run N 14 Deg. 11 Min. 31 Sec. W for 1118.94 ft. (1119.30 ft. Deed); thence run North for 500.00 ft.; thence run N 08 Deg. 23 Min. 54 Sec. E for 325.73 ft.; thence run S 88 Deg. 59 Min. 02 Sec. E for 740.88 ft. to a point on the North right-of-way line of S.R. No. 437 (Binion Road); thence run S 01 Deg. 00 Min. 58 Sec. W for 80.00 ft. to a point on the South right-of-way line of said S.R. 437; thence run S 88 Deg. 59 Min. 02 Sec. E along said South right-of-way line for 660.80 ft. to the point of curvature of a curve concave to the North, having a radius of 517.46 ft., thence run Northeasterly along the arc of said curve, thru a central angle of 22 Deg. 16 Min. 26 Sec., for 201.16 ft.; thence departing said curve run S 89 Deg. 12 Min. 38 Sec. E. for 1112.51 ft. to the point of beginning.

Herein described property lies within Orange County, Florida

## Exhibit "C". CITY Facility



CITY facilities include the North Shore Reclaimed WTF (collection and treatment of stormwater); reclaimed water system transmission system; and Northwest Reservoir and future reservoirs designed for storage and aquifer recharge.

## Exhibit "D"

### DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANT (hereinafter "Declaration") is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 201\_, by and between THE CITY OF APOPKA, a Florida municipal corporation, whose address is 120 E Main Street, Apopka, FL 32703, ("CITY"), and the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, whose address is 4049 Reid Street, Palatka, Florida 32177 ("DISTRICT"), collectively referred to herein as the "Parties". Wherever used herein the terms "DISTRICT" and "CITY" includes their legal representatives, assigns, and successors.

### RECITALS

A. CITY owns in fee a parcel of land on the northeast shore of Lake Apopka more fully described in Composite Exhibit "A" (Hickerson Property), that is situated at the entrance to the DISTRICT-managed Lake Apopka Wildlife Drive on the Lake Apopka North Shore ("LANS"); and

B. The Parties agree that nature-based recreation and education public use facilities located at the entrance of the LANS would increase the value of the LANS to the local and state wildlife enthusiasts by adding additional access, visibility, site security, and a location for recreational and educational opportunities; and

C. On June 7, 2017, CITY executed an agreement with the Orange Audubon Society, a Florida based non-profit environmental organization, for the City to provide wildlife viewing and education opportunities and land management assistance on the LANS; and

D. On \_\_\_\_\_, the DISTRICT conveyed the Hickerson Property to the CITY for the purpose of providing land on which the CITY could develop nature-based recreation and education public use facilities.

**NOW THEREFORE**, with full knowledge and understanding of the laws governing the subject matter of this Agreement, in consideration of the recitals and the mutual covenants and conditions contained in this Agreement, and other good and valuable considerations, the Parties acknowledge and agree as follows:

1. The recitals set forth above and attached exhibits are specifically incorporated herein and made part of this Agreement by reference.
2. CITY hereby further declares and warrants that it has fee simple title and full right and interest in and to the Hickerson Property and represents that no other parties other than those signing this document have any legal or equitable right, title or interest to the Hickerson Property.

3. The CITY and its successors and assigns shall use the Hickerson Property solely for public use facilities and activities that further nature-based, outdoor recreation and education on the LANS. CITY hereby declares that as the owner of the Hickerson Property, no use nor any structure that is incompatible with the foregoing shall be allowed, except upon the express written consent and approval of the DISTRICT, which consent and approval shall be recorded in the Public Records of Orange County, Florida.
4. For all purposes of this Declaration, the Effective Date hereof shall mean the date when the last of the CITY or the DISTRICT has executed the same, and that date shall be inserted at the top of the first page hereof.

IN WITNESS WHEREOF the Parties have caused this Declaration to be executed on the date set forth above.

*(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGES FOLLOW)*



Signed, sealed and delivered  
In our presence as witnesses:

CITY OF APOPKA

\_\_\_\_\_  
Print name: \_\_\_\_\_

By: \_\_\_\_\_ [not signature version] \_\_\_\_\_  
Title: Bryan Nelson, Mayor

\_\_\_\_\_  
Print name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Linda F. Goff, City Clerk

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Bryan Nelson, Mayor, on behalf of the City of Apopka, who is personally known to me or who provided \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Linda F. Goff, on behalf of the City of Apopka, who is personally known to me or who provided \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Signed, sealed and delivered  
In our presence as witnesses:

\_\_\_\_\_  
Print name: \_\_\_\_\_

\_\_\_\_\_  
Print name: \_\_\_\_\_

By: \_\_\_\_\_ [not signature version] \_\_\_\_\_  
John A. Miklos, Chairman

Attest:

\_\_\_\_\_  
Charles W. Drake, Secretary

Approved as to form and legality  
for use and reliance only by SJRWMD

\_\_\_\_\_  
STATE OF FLORIDA  
COUNTY OF PUTNAM

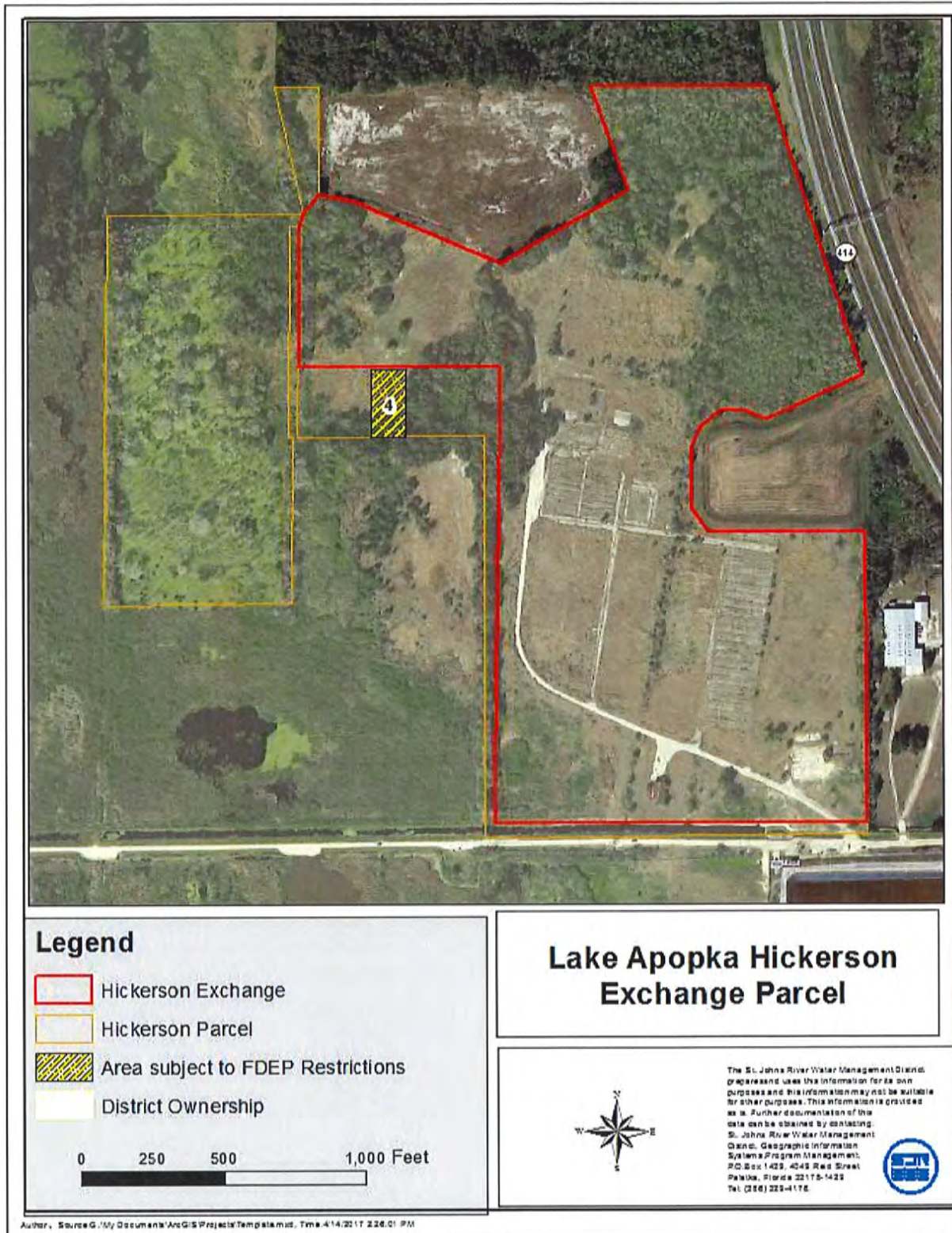
I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2018, before me personally appeared John A. Miklos, Governing Board Chairman, and Charles W. Drake, Governing Board Secretary, who are personally known to me and who executed the foregoing conveyance and acknowledged the execution thereof to be their free acts and deeds as such authorized officers, on behalf of the St. Johns River Water Management District.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Name: \_\_\_\_\_



**COMPOSITE EXHIBIT "A"**  
**Hickerson Property Map and Legal Description**

# HICKERSON PROPERTY MAP



Author: Source G:\My Documents\ArcGIS\Project\Templamap.mxd, Time 4/14/2017 2:26:01 PM

### HICKERSON PROPERTY LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN AND BEING A PART OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE RUN NORTH 00°24'32" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°24'32" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1004.81 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°58'43" WEST, A DISTANCE OF 546.74 FEET; THENCE RUN NORTH 35°28'01" WEST, A DISTANCE OF 99.00 FEET; THENCE RUN NORTH 00°00'35" EAST, A DISTANCE OF 217.45 FEET; THENCE RUN NORTH 23°27'52" EAST, A DISTANCE OF 72.00 FEET; THENCE RUN NORTH 47°09'54" EAST, A DISTANCE OF 91.28 FEET; THENCE RUN NORTH 89°21'08" EAST, A DISTANCE OF 76.30 FEET; THENCE RUN SOUTH 69°44'36" EAST, A DISTANCE OF 91.77 FEET; THENCE RUN NORTH 65°53'09" EAST, A DISTANCE OF 374.75 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5156.00 FEET, A CHORD BEARING NORTH 18°08'07" WEST AND A CHORD DISTANCE OF 1067.02 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°52'42", A DISTANCE OF 1068.93 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE RUN SOUTH 89°54'21" WEST ALONG SAID NORTH LINE A DISTANCE OF 622.51 FEET; THENCE DEPARTING FROM SAID NORTH LINE RUN SOUTH 19°49'56" EAST, A DISTANCE OF 384.12 FEET; THENCE RUN SOUTH 60°10'30" WEST, A DISTANCE OF 516.27 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1488.00 FEET, A CHORD BEARING NORTH 67°22'25" WEST AND A CHORD DISTANCE OF 556.10 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°32'22", A DISTANCE OF 559.39 FEET; THENCE RUN NORTH 78°08'36" WEST, A DISTANCE OF 126.64 FEET; THENCE RUN SOUTH 39°52'27" WEST, A DISTANCE OF 89.90 FEET; THENCE RUN SOUTH 18°53'21" WEST, A DISTANCE OF 43.52 FEET; THENCE RUN SOUTH 00°30'56" WEST, A DISTANCE OF 508.76 FEET; THENCE RUN NORTH 89°19'20" EAST, A DISTANCE OF 703.06 FEET; THENCE RUN SOUTH 00°02'21" WEST, A DISTANCE OF 1593.03 FEET; THENCE NORTH 89°19'20" EAST, A DISTANCE OF 1295.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 69.50 ACRES, MORE OR LESS.

TOGETHER WITH

AN EASEMENT FOR INGRESS AND EGRESS LYING IN AND BEING A PART OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE RUN SOUTH 89°19'20" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 42.61 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°19'20" WEST, A DISTANCE OF 26.55 FEET; THENCE RUN NORTH 41°47'25" WEST, A DISTANCE OF 73.00 FEET; THENCE RUN NORTH 89°19'20" EAST, A DISTANCE OF 26.55 FEET; THENCE SOUTH 41°47'25" EAST, A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1460.00 SQUARE FEET, MORE OR LESS.



Exhibit "E". Option Agreement for Binion District Property

OPTION AGREEMENT

THIS OPTION AGREEMENT (Agreement), is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 201\_, by and between the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, whose address is 4049 Reid Street, Palatka, Florida 32177 (DISTRICT), and THE CITY OF APOPKA, a Florida municipal corporation, whose address is 120 E Main Street, Apopka, FL 32703, (CITY), (collectively, the Parties). Wherever used herein, the terms "DISTRICT" and "CITY" includes their legal representatives, assigns, and successors.

RECITALS

WHEREAS, the CITY owns in fee a parcel of land on South Binion Road in the City of Apopka in Orange County, Florida, as described and depicted in Composite Exhibit "A" attached hereto (the Binion Property); and

WHEREAS, the DISTRICT is a public body existing under Chapter 373 of the Florida Statutes; and

WHEREAS, on \_\_\_\_\_, DISTRICT and CITY entered into a Memorandum of Agreement (MOA), whereby the DISTRICT and CITY agreed to an exchange of interests in real property to be accomplished, in part, through an option agreement between the CITY and the DISTRICT for the CITY'S Binion Property; and

WHEREAS, the DISTRICT intends to obtain a five-acre portion to be located on the Binion Property for use as a DISTRICT facility,

NOW, THEREFORE, in consideration of the premises and of the mutual covenants hereinafter contained, and other good and valuable considerations, the parties hereto, each intending to be legally bound, do hereby warrant and agree as follows:

1. RECITALS & EXHIBITS. The recitals set forth above and the attached exhibits are specifically incorporated herein and made part of this Agreement by reference.
2. GRANT OF OPTION. CITY, and CITY's successors and assigns, hereby grant to DISTRICT and its successors and assigns the exclusive option to obtain all of CITY's right, title, and interest in and to a five-acre portion of the real property located in Orange County, Florida, described in Exhibit "A", together with all improvements, easements, and appurtenances (Binion District Property), in accordance with the provisions of this Agreement (the Option). This Agreement becomes legally binding upon execution by the parties but DISTRICT's exercise of the Option is effective only if DISTRICT gives written notice of its exercise of the Option to CITY. 3.
3. OPTION TERMS. The option payment is Ten Dollars (\$10.00) (Option Payment), the receipt and sufficiency of which is hereby acknowledged by CITY. The Option may be exercised during the period beginning on the Effective Date of this Agreement and ending ten (10) years thereafter (Option Expiration Date). The DISTRICT's Executive Director is authorized to sign

amendments to this Agreement and may unilaterally amend this Agreement to extend the Option Expiration Date for a period not to exceed five (5) years after the original Option Expiration Date by providing written notice to CITY prior to the Option Expiration Date.

4.A. SURVEY, TITLE INSURANCE, ENVIRONMENTAL SITE ASSESSMENTS, APPRAISALS, INSPECTIONS AND INVESTIGATIONS. DISTRICT's employees, contractors and agents are hereby authorized to enter upon the Binion District Property for the above-captioned purposes. If DISTRICT objects to any matters disclosed in a Survey, title insurance commitment or environmental site assessment (Defects), DISTRICT shall notify CITY in writing of such Defects, and CITY may, at its sole option, take action to cure such Defects, or DISTRICT or CITY may terminate this Agreement and thereafter and both DISTRICT and CITY shall be relieved of all further responsibilities hereunder, or DISTRICT and CITY may renegotiate the terms of the MOA. Termination under this paragraph shall not constitute a default under paragraph 9.

4.B. HAZARDOUS MATERIALS. In the event that the environmental audit provided for in paragraph 4.A. confirms the presence of Hazardous Materials on the Binion District Property, DISTRICT, at its sole option, may elect to terminate this Agreement and neither party shall have any further obligations under this Agreement. Should DISTRICT elect not to terminate this Agreement, CITY shall, at its sole cost and expense and prior to the DISTRICT'S exercise of the Option, promptly commence and diligently pursue any assessment, clean up and monitoring of the Binion District Property necessary to bring the Binion District Property into full compliance with any and all applicable federal, state or local laws, statutes, ordinances, rules, regulations or other governmental restrictions regulating, relating to, or imposing liability or standards of conduct concerning Hazardous Materials ("Environmental Law"). However, should the estimated cost to CITY of clean-up of Hazardous Materials exceed five-thousand dollars (\$5,000.00), CITY may elect to terminate this Agreement and neither party shall have any further obligations under this Agreement. In the event that Hazardous Materials placed on the Binion District Property prior to closing are discovered after closing, CITY shall remain obligated hereunder, with such obligation to survive the closing and delivery and recording of the easement, to diligently pursue and accomplish the clean-up of Hazardous Materials in a manner consistent with all applicable Environmental Laws and at CITY's sole cost and expense.

Further, in the event that neither party elects to terminate this Agreement as provided above, CITY shall indemnify and save harmless and defend DISTRICT, its officers, servants, agents and employees from and against any and all claims, suits, actions, damages, liabilities, expenditures or causes of action of whatsoever kind arising from Hazardous Materials placed on the Binion District Property prior to closing whether the Hazardous Materials are discovered prior to or after closing. CITY shall defend, at its sole cost and expense, any legal action, claim or proceeding instituted by any person against DISTRICT as a result of any claim, suit, or cause of action for injuries to body, life, limb or property for which Hazardous Materials placed on the Binion District Property prior to closing are alleged to be a contributing legal cause. CITY shall save DISTRICT harmless from and against all judgments, orders, decrees, attorney's fees, costs, expenses and liabilities in and about any such claim, suit, investigation or defense thereof, which may be entered, incurred or assessed as a result of the foregoing.



5. CLOSING DOCUMENTS. CITY shall provide DISTRICT with the following documents at closing, in a form reasonably acceptable to DISTRICT: (a) General Warranty Deed conveying unencumbered fee simple title to the Binion District Property; (b) Owner's Affidavit confirming the CITY's representations as to mechanic's liens, and parties in possession and other matters required by the title company and certified to DISTRICT and title company; (c) Affidavit from CITY confirming that CITY shall not undertake any actions between the Effective Date and the Closing Date which would change or alter marketability of title to the Binion District Property; (d) Environmental Affidavit certified to DISTRICT and title company; and (e) Other normal and customary closing documents as may be required by the DISTRICT or the closing agent. All closing documents shall be prepared by DISTRICT.

6. THE CLOSING. The closing shall be on or before one hundred and twenty days (120) days after DISTRICT exercises the Option to receive the Binion District Property; provided, however, that if a Defect exists in the title to the Binion District Property, title commitment, Survey, environmental audit, or any other documents required to be provided or completed and executed by CITY, the closing shall occur either on the original closing date or within 30 days after DISTRICT'S receipt of documentation curing the Defects, whichever is later. The date, time and place of closing shall be set by DISTRICT. The DISTRICT'S Executive Director is authorized to sign amendments to this Agreement to extend closing date for a period not to exceed 90 days past the original closing date.

7. CLOSING COSTS, PRO-RATIONS AND ADJUSTMENTS. If the DISTRICT exercises the Option, all real estate taxes and assessments which are or which may become a lien of record against the Binion District Property shall be satisfied by CITY at closing. If the DISTRICT exercises this Option and the DISTRICT acquires fee title to the Binion District Property between January 1 and November 1, CITY shall, in accordance with Section 196.295, Florida Statutes, place in escrow with the county tax collector an amount equal to the current taxes prorated to the date of transfer, based upon the current assessment and millage rates on the Binion District Property. In the event the DISTRICT acquires fee title to the Binion District Property on or after November 1, CITY shall pay to the county tax collector an amount equal to the taxes that are determined to be legally due and payable by the county tax collector, and trash and debris clean up if necessary. CITY shall perform trash and debris clean up if necessary. The DISTRICT shall pay all other closing costs.

8. PARTIES. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of the parties their respective successors and assigns.

9. DEFAULT.

(A) If under the provisions hereunder, either party shall be obligated to complete the conveyance but fails to do so within the applicable period provided for Closing, each party shall immediately return or deliver to the other party all papers and other documents relating to the Binion District Property, the title commitment, the Survey, engineering studies and reports, site plans, Environmental Site Assessment(s) and all other information developed by the other party relating to the Binion District Property. Further, the defaulting party shall reimburse non-defaulting party for the costs, excluding attorneys' fees, incurred by the non-defaulting party associated with the Survey, title commitment and title insurance, Environmental Site Assessment(s), and such other costs as may have been reasonably incurred by the non-defaulting

party in preparation for closing, in which event both parties shall thereafter be deemed released from any and all further obligations under this Agreement.

(B) The remedies described in this paragraph shall be the sole remedies available to the parties in the event of a default.

10. **BROKER.** The CITY represents and warrants to the DISTRICT that it has not engaged the services of a real estate company with respect to the Binion District Property. CITY agrees to hold DISTRICT harmless from any real estate commission or fees which may be claimed to be due through the CITY or pursuant to the acts of CITY. CITY further covenants and agrees to indemnify DISTRICT for damages, court costs and attorneys' fees incurred as a result of any such claim.

11. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement of the parties, and there are no understandings dealing with the subject matter of this Agreement other than those contained herein or in the MOA. Except as set forth in paragraph 3 herein, this Agreement may not be modified, changed or amended, except in writing signed by the parties hereto.

12. **NOTICES.** Any notice, demand, consent, or communication that either party is required to give to the other hereunder shall be in writing and either served personally by hand-delivery, overnight mail, next-day courier delivery, or by registered or certified mail, postage prepaid, addressed as follows:

To CITY: Edward Bass, City Administrator  
City of Apopka  
120 East Main Street  
Apopka, Florida 32703  
Phone (407) 703-1750

To DISTRICT: St. Johns River Water Management District  
Director, Office of Real Estate Services  
4049 Reid Street/Highway 100 West  
Palatka, Florida 32177  
(386) 329-2362

or to such other address as any of the above parties shall from time to time designate by written notice, delivered pursuant to the terms of this paragraph. All such notices delivered hereunder shall be effective upon delivery.

13. **NON-WAIVER OF DISTRICT'S REGULATORY POWERS.** Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the DISTRICT as it now or hereafter exists under applicable laws, rules and regulations.

14. **NON-WAIVER OF SOVEREIGN IMMUNITY.** Nothing contained in this Agreement or in any instruments executed pursuant to the terms of this Agreement shall be construed as a waiver or

attempted waiver by the DISTRICT of its sovereign immunity under the constitution and laws of the State of Florida; provided, however, that this paragraph shall not be construed as an attempt by the DISTRICT to negate any partial waiver of sovereign immunity made by the Legislature under the provisions of The Tort Claims Act, Section 768.28, Florida Statutes or any future statute or Act adopted by the Florida Legislature.

15. GOVERNING LAW/ATTORNEY'S FEES. This Agreement shall be construed and interpreted according to the laws of the State of Florida.

16. FURTHER DOCUMENTATION. The parties agree that at any time following a request therefor by the other party, each shall execute and deliver to the other party such further documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of either party hereunder and the consummation of the transaction contemplated hereby.

17. CONTINGENCIES. The exercise of this Option is contingent on approval by DISTRICT's Governing Board of the terms and conditions herein.

18. EFFECTIVE DATE. For all purposes of this Agreement, the Effective Date hereof shall mean the date when the last of the CITY or the DISTRICT has executed the same, and that date shall be inserted at the top of the first page hereof.

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed on the date set forth above.

*(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGES FOLLOW)*

Signed, sealed and delivered  
In our presence as witnesses:

**CITY OF APOPKA**

\_\_\_\_\_  
Print name: \_\_\_\_\_

By: \_\_\_\_\_ **[not signature version]** \_\_\_\_\_  
Bryan Nelson, Mayor

\_\_\_\_\_  
Print name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Linda F. Goff, City Clerk

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by Bryan Nelson, Mayor, on behalf of the City of Apopka, who is personally known to me or who provided \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by Linda F. Goff, on behalf of the City of Apopka, who is personally known to me or who provided \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**ST. JOHNS RIVER WATER  
MANAGEMENT DISTRICT**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print name:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print name

\_\_\_\_\_[not signature version]\_\_\_\_\_  
Ann B. Shortelle, Ph.D.  
Its Executive Director

Attest:

\_\_\_\_\_  
William Abrams  
General Counsel

For the use and reliance only by St.  
Johns River Water Management District  
Approved as to form and legality:

\_\_\_\_\_  
Kris H. Davis  
Asst. General Counsel

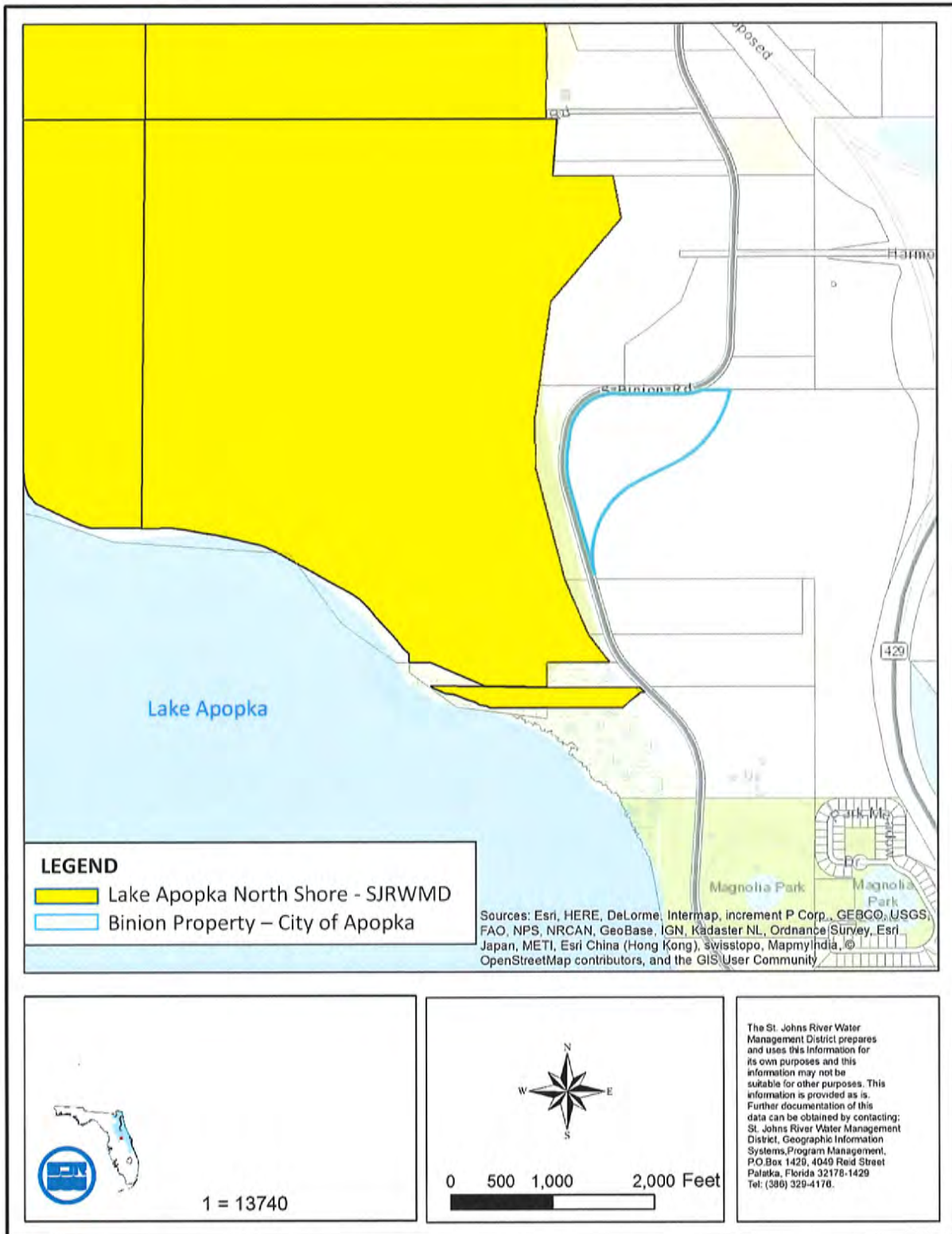
STATE OF FLORIDA  
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me on this \_\_ day of \_\_\_\_\_, 2018, by  
Ann B. Shortelle, Ph.D., Executive Director of the ST. JOHNS RIVER WATER MANAGEMENT  
DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, who is personally  
known to me.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_



Composite Exhibit "A" to Exhibit "E" of the MOA.



Author: Source: G:\My Documents\ArcGIS\Projects\Template.mxd, Time: 4/14/2017 2:26:01 PM

### **Binion Property Legal Description**

Begin at the SE corner of the SW1/4 of the NE1/4 of Section 19. Township 21 South, Range 28 East, run S 00 Deg. 43 Min. 40 Sec. W along the East line of the West. of the SEC of said Section 19 for 2664.96 ft. to a point on the South line of said Section 19, also being the North line of Section 30, Twp. 21 South, Range 28 East; thence run S 01 Deg. 12 Min. 07 Sec. W along the East line of the West 1/2 of the NE1/4 of said Section 30 for 244.30 ft.; thence run N 89 Deg. 14 Min. 06 Sec. W parallel with the North line of said Section 30 for 1611.85 ft. to a point on the East right-of-way line of S.R. No. 437 (Binion Road); thence run N 44 Deg. 04 Min. 08 Sec. W for 236.70 ft. to the point of curvature of a curve concave to the Northeast, having a radius of 914.93 ft., thence run Northwesterly along the arc of said curve and said East right-of-way line, thru a central angle of 26 Deg. 06 Min. 17 Sec., for 416.74 ft.; thence departing said curve run S 89 Deg. 14 Min. 06 Sec. E parallel with the South line of previously mentioned Section 19 for 1876.92 ft. to a point which lies 122.00 ft. Westerly of the East line of the West 1/2 of the SE1/4 of said Section 19; thence run N 00 Deg. 43 Min. 40 Sec. E parallel with said East line for 535.97 ft. (535.92 ft. Deed); thence run N 89 Deg. 14 Min. 06 Sec. W for 2337.13 ft.; thence run N 14 Deg. 11 Min. 31 Sec. W for 1118.94 ft. (1119.30 ft. Deed); thence run North for 500.00 ft.; thence run N 08 Deg. 23 Min. 54 Sec. E for 325.73 ft.; thence run S 88 Deg. 59 Min. 02 Sec. E for 740.88 ft. to a point on the North right-of-way line of S.R. No. 437 (Binion Road); thence run S 01 Deg. 00 Min. 58 Sec. W for 80.00 ft. to a point on the South right-of-way line of said S.R. 437; thence run S 88 Deg. 59 Min. 02 Sec. E along said South right-of-way line for 660.80 ft. to the point of curvature of a curve concave to the North, having a radius of 517.46 ft., thence run Northeasterly along the arc of said curve, thru a central angle of 22 Deg. 16 Min. 26 Sec., for 201.16 ft.; thence departing said curve run S 89 Deg. 12 Min. 38 Sec. E. for 1112.51 ft. to the point of beginning.

Herein described property lies within Orange County, Florida

Exhibit "F". Option Agreement for CITY Facility

OPTION AGREEMENT

THIS OPTION AGREEMENT (hereinafter called "Agreement"), is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, whose address is Post Office Box 1429, Palatka, Florida 32178-1429 ("DISTRICT"), and THE CITY OF APOPKA, a Florida municipal corporation, whose address is 120 E Main Street, Apopka, FL 32703, ("CITY"), collectively referred to herein as the "Parties". Wherever used herein the terms "DISTRICT" and "CITY" includes their legal representatives, assigns, and successors.

RECITALS

WHEREAS, on \_\_\_\_\_, DISTRICT and CITY entered into a Memorandum of Agreement (MOA), whereby DISTRICT and CITY agreed to an exchange of interests in real property to be accomplished, in part, through an option agreement between CITY and DISTRICT for the CITY's Binion Property and in part, through an option agreement between the CITY and the DISTRICT for the DISTRICT to receive surface water from CITY and to use CITY's reclaimed water system facilities; and WHEREAS, CITY owns certain reclaimed water system-related improvements and infrastructure located in the City of Apopka, Florida, which CITY uses to withdraw, receive, treat, convey and discharge surface water further described in Exhibit "A" attached hereto ("CITY Facility"); and

WHEREAS, DISTRICT desires to receive surface water from CITY and use the CITY Facility to treat, convey and discharge surface water for recharge of the region's aquifer, and for water supply and water resource development projects and CITY agrees to this use.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants hereinafter contained, and other good and valuable consideration, the parties hereto, each intending to be legally bound, do hereby warrant and agree as follows:

1. RECITALS & EXHIBITS. The recitals set forth above and the attached exhibits are specifically incorporated herein and made part of this Agreement by reference.
2. GRANT OF OPTION. CITY, and CITY's successors, and assigns, hereby grants to DISTRICT and its successors and assigns the exclusive option to: (a) receive from CITY a portion (minimum of 1.0 million gallons per day (mgd)) of surface water that CITY withdraws from the Lake Apopka North Shore, for DISTRICT aquifer recharge, water supply or water resource development projects ("DISTRICT Project Water"); and (b) convey or have CITY convey DISTRICT Project Water through the CITY Facility, in accordance with the provisions of this Agreement (the "Option"). The quantity of surface water and use of the City's infrastructure are to be determined through a cooperative feasibility study that is currently underway. This Agreement becomes legally binding

upon execution by the parties but DISTRICT's exercise of the Option is effective only if DISTRICT gives written notice of its exercise of the Option to CITY.

3. OPTION TERMS. The option payment is Ten Dollars (\$10.00) ("Option Payment"), the receipt and sufficiency of which is hereby acknowledged by CITY. The Option may be exercised during the period beginning with DISTRICT's execution of this Agreement and ending ten (10) years thereafter ("Option Expiration Date"). The DISTRICT's Executive Director is authorized to sign amendments and may unilaterally amend this Agreement to extend the Option Expiration Date for a period not to exceed five (5) year after the original Option Expiration Date by providing written notice to CITY prior to the Option Expiration Date.

4. TIME IS OF THE ESSENCE. Time is of the essence with respect to all matters set forth in the Agreement. PARTIES. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of the parties their respective heirs, personal representatives, successors and assigns.

5. DEFAULT.

(A) If under the provisions hereunder, either party shall be obligated to complete the transaction, but fails to do so, each party shall immediately return or deliver to the other party all papers and other documents developed by the other party relating to the CITY Facility and/or the projects contemplated hereunder, and both parties shall thereafter be deemed released from any further obligations under this Agreement.

(B) The remedies described in this paragraph shall be the sole remedies available to the parties in the event of a default.

6. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement of the parties, and there are no understandings dealing with the subject matter of this Agreement other than those contained herein or in the MOA. Except as set forth in paragraph 3 herein, this Agreement may not be modified, changed or amended, except by a writing signed by the parties hereto.

7. NOTICES. Any notice, demand, consent, or communication that either party is required to give to the other hereunder shall be in writing and either served personally by hand-delivery, overnight mail, next-day courier delivery, or by registered or certified mail, postage prepaid, addressed as follows:

To CITY:           Edward Bass, City Administrator  
                          City of Apopka  
                          120 East Main Street  
                          Apopka, Florida 32703  
                          Phone (407) 703-1750



To DISTRICT: St. Johns River Water Management District  
Director, Office of Real Estate Services  
4049 Reid Street/Highway 100 West  
Palatka, Florida 32177  
Telephone (386) 329-2362

or to such other address as any of the above parties shall from time to time designate by written notice, delivered pursuant to the terms of this paragraph. All such notices delivered hereunder shall be effective upon delivery.

8. NON-WAIVER OF DISTRICT'S REGULATORY POWERS. Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the DISTRICT as it now or hereafter exists under applicable laws, rules and regulations.

9. NON-WAIVER OF SOVEREIGN IMMUNITY. Nothing contained in this Agreement or in any instruments executed pursuant to the terms of this Agreement shall be construed as a waiver or attempted waiver by the DISTRICT of its sovereign immunity under the constitution and laws of the State of Florida; provided, however, that this paragraph shall not be construed as an attempt by the DISTRICT to negate any partial waiver of sovereign immunity made by the Legislature under the provisions of The Tort Claims Act, Section 768.28, Florida Statutes or any future statute or Act adopted by the Florida Legislature.

10. GOVERNING LAW. This Agreement shall be construed and interpreted according to the laws of the State of Florida.

11. FURTHER DOCUMENTATION. The parties agree that at any time following a request therefor by the other party, each shall execute and deliver to the other party such further documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of either party hereunder and the consummation of the transaction contemplated hereby.

12. CONTINGENCIES. The exercise of this Option is contingent on approval by the DISTRICT's Governing Board of the terms and conditions herein.

13. EFFECTIVE DATE. For all purposes of this Agreement, the Effective Date hereof shall mean the date when the last of the CITY or the DISTRICT has executed the same, and that date shall be inserted at the top of the first page hereof.

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed on the date set forth above.



Signed, sealed and delivered  
In our presence as witnesses:

**CITY OF APOPKA**

\_\_\_\_\_  
Print name: \_\_\_\_\_

By: \_\_\_\_\_ [not signature version] \_\_\_\_\_  
Bryan Nelson, Mayor

\_\_\_\_\_  
Print name: \_\_\_\_\_

Attest: \_\_\_\_\_  
Linda F. Goff, City Clerk

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Bryan Nelson, Mayor, on behalf of the City of Apopka, who is personally known to me or who provided \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Linda F. Goff, on behalf of the City of Apopka, who is personally known to me or who provided \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**ST. JOHNS RIVER WATER  
MANAGEMENT DISTRICT**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_[not signature version]\_\_\_\_\_  
Ann B. Shortelle, Ph.D.  
Its Executive Director

Attest:

\_\_\_\_\_  
William Abrams  
General Counsel

For the use and reliance only by St.  
Johns River Water Management District  
Approved as to form and legality:

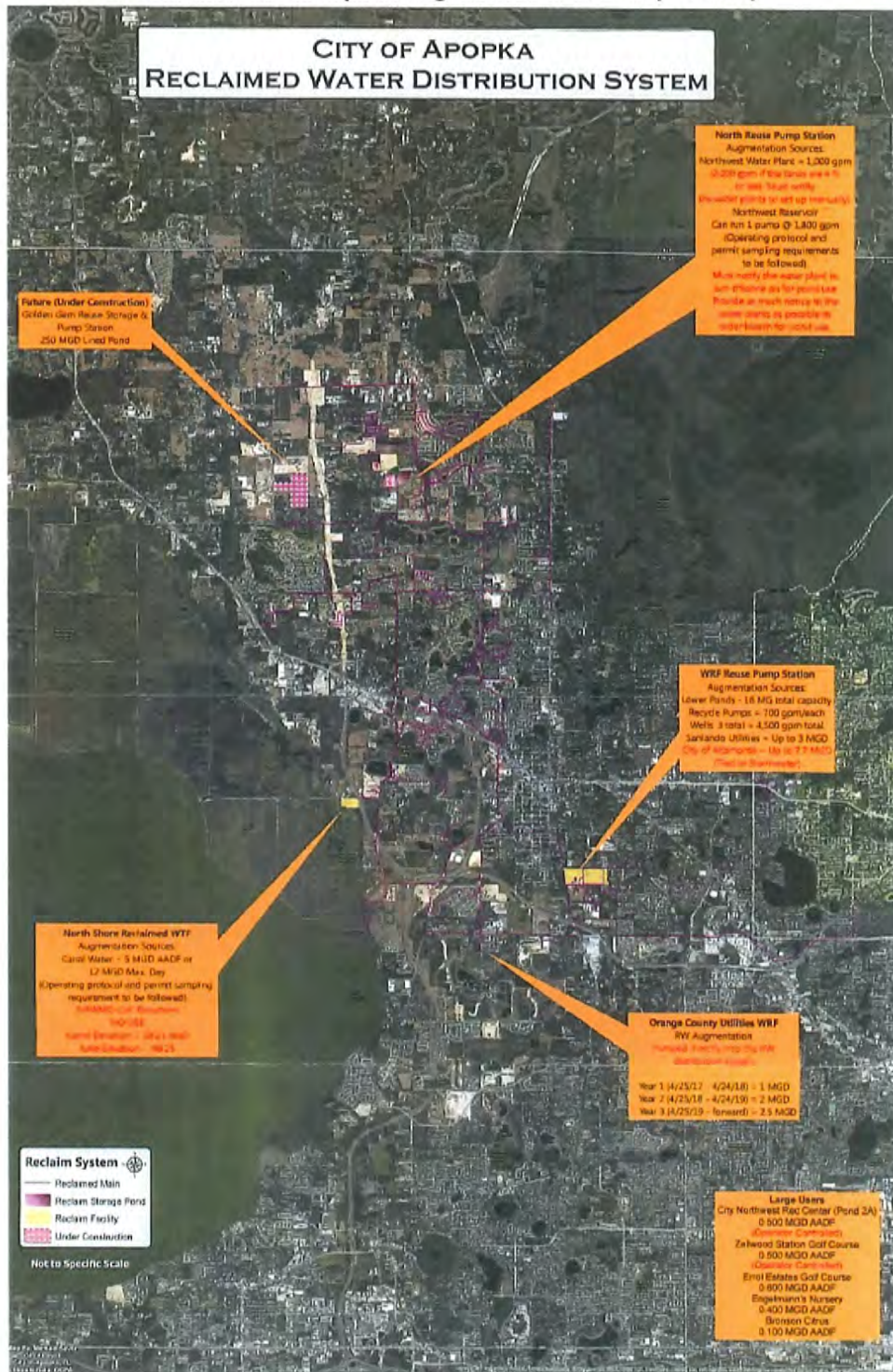
\_\_\_\_\_  
Kris H. Davis  
Asst. General Counsel

STATE OF FLORIDA  
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018,  
by Ann B. Shortelle, Ph.D., as Executive Director of the St. Johns River Water Management  
District, a public body existing under Chapter 373, Florida Statutes, on behalf of the District, and  
who is personally known to me.

\_\_\_\_\_  
Notary Public - State of Florida  
Print Name:\_\_\_\_\_  
My Commission Expires:\_\_\_\_\_

# Exhibit "A" to Option Agreement. The City Facility

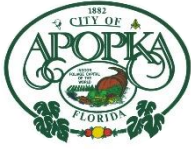


City Facility, which includes the North Shore Reclaimed Water Treatment Facility, the reclaimed water system transmission system; and the Northwest Reservoir (including future reservoirs) designed for storage and aquifer recharge.

**Item Attachment Documents:**

2. Change of Zoning  
From: T (Transitional)  
To: MU-ES-GT (Mixed-Use East Short District)  
Owner: Binion Road LLC  
Applicant: G.L. Summit Engineering, Inc.  
Location: North of Harmon Road, east of South Binion Road  
Project: 19.72 +/- acres; proposed 295 Dwelling Units  
Project Manager: Phil Martinez





# CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: March 10, 2020  
FROM: Community Development  
EXHIBITS: Zoning Report  
Vicinity Map  
Future Land Use Map  
Adjacent Zoning Map  
Adjacent Uses Map  
OCPS Determination Letter

**SUBJECT:** CHANGE OF ZONING – BINION ROAD LLC

**REQUEST:** CHANGE OF ZONING – BINION ROAD LLC  
**FROM:** T (TRANSITIONAL DISTRICT)  
**TO:** MU-ES-GT (MIXED USE EAST SHORE DISTRICT)

**SUMMARY:**

OWNER: Binion Road LLC  
APPLICANT: G.L. Summit Engineering, Inc.  
PARCEL ID NUMBERS: 18-21-28-0000-00-015; 18-21-28-0000-00-016; 19-21-28-0000-00-010  
LOCATION: North of Harmon Road, east of S. Binion Road  
FUTURE LAND USE: Mixed Use  
EXISTING USE: Vacant  
CURRENT ZONING: T (Transitional District)  
PROPOSED ZONING: MU-ES-GT (Mixed Use East Shore Gateway District)  
TRACT SIZE: 19.72 +/- acres  
MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 8 Dwelling Units – Transitional zoning  
PROPOSED: 295 Dwelling Units - “MU-ES-GT zoning

**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 were annexed into the city on September 17, 2003 by Ordinance Number 1605. The subject area consists of approximately 19.72 acres and is vacant. The proposed MU-ES-GT zoning is compatible with the property due to the Mixed-Use Future Land Use, being found in the vicinity.

**COMPREHENSIVE PLAN COMPLIANCE:** The proposed MU-ES-GT (Mixed Use East Shore Gateway District) zoning is consistent with the proposed Mixed Use (Max. 15 du/ac; Max. FAR 0.25) Future Land Use Designation. Comprehensive Plan Policy 3.15 restricts the Floor Area Ratio for these properties to a maximum of 0.25. Site development cannot exceed the intensity allowed by the Future Land Use policies.

**SCHOOL CAPACITY REPORT:** An executed capacity enhancement agreement or a letter of capacity determination with Orange County Public Schools will be required prior to adoption of the rezoning. A copy of the OCPS Capacity Determination Denial Letter is placed in the support information.  
Affected Schools: Apopka ES, Wolf Lake MS, Wekiva HS.

**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 3, 2020.

**PUBLIC HEARING SCHEDULE:**

March 10, 2020 - Planning Commission (5:30 pm)

April 1, 2020 - City Council (1:30 pm) - 1<sup>st</sup> Reading

April 15, 2020 – City Council (7:00 pm) – 2<sup>nd</sup> Reading and Adoption

**DULY ADVERTISED:**

February 21, 2020 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail; public hearing notice placed on subject site by applicant.

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**RECOMMENDATION ACTION:**

The **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 “T, Transitional District” to “MU-ES-GT, Mixed Use East Shore Gateway District” for the properties owned by Binion Road LLC, and located North of Harmon Road and East of S. Binion 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 “T, Transitional District” to “MU-ES-GT, Mixed Use East Shore Gateway District” for the property owned by Binion Road, LLC and located North of Harmon Road and East of S. Binion Road, subject to the applicant obtaining a School Capacity Enhancement from OCPS prior to City Council adoption of the rezoning application.

**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 (County)       | Mixed Use              | T                                  | Agricultural Fields              |
| East (County & City) | Mixed Use              | MU-ES-GT and T (Expressway Parcel) | Agricultural Fields and S.R. 429 |
| South (County)       | Mixed Use              | MU-ES-GT and T (Expressway Parcel) | Vacant and S.R. 429              |
| West (County)        | Mixed Use              | MU-ES-GT and T (Expressway Parcel) | Agricultural Fields and S.R. 429 |

### LAND USE & TRAFFIC COMPATIBILITY:

The Western properties are currently accessed from S. Binion Road. Properties in the vicinity contain a Mixed-Use Future Land Use designation and Mixed-Use East Shore Gateway Zoning.

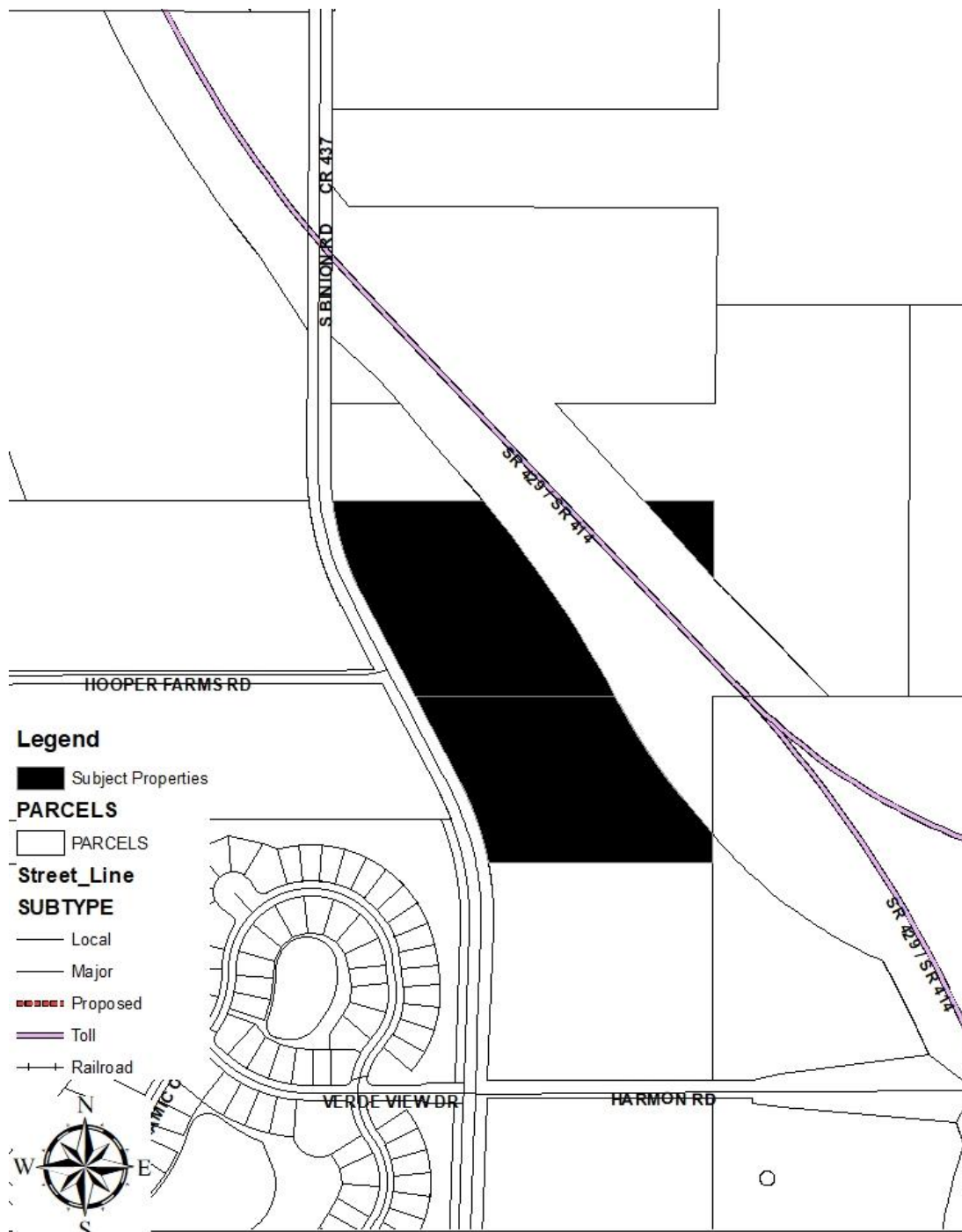
### COMPREHENSIVE PLAN COMPLIANCE:

The proposed MU-ES-GT zoning is consistent with the existing Future Land Use designation, “Mixed Use” (0-15 du/ac; Max. 0.25 FAR) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



Binion Road, LLC  
19.72 +/- acres  
Proposed Rezoning  
From: T (Transitional District)  
To: MU-ES-GT (Mixed Use East Shore Gateway District)  
Parcel ID #: 18-21-28-0000-00-016, -015, 19-21-28-0000-00-010

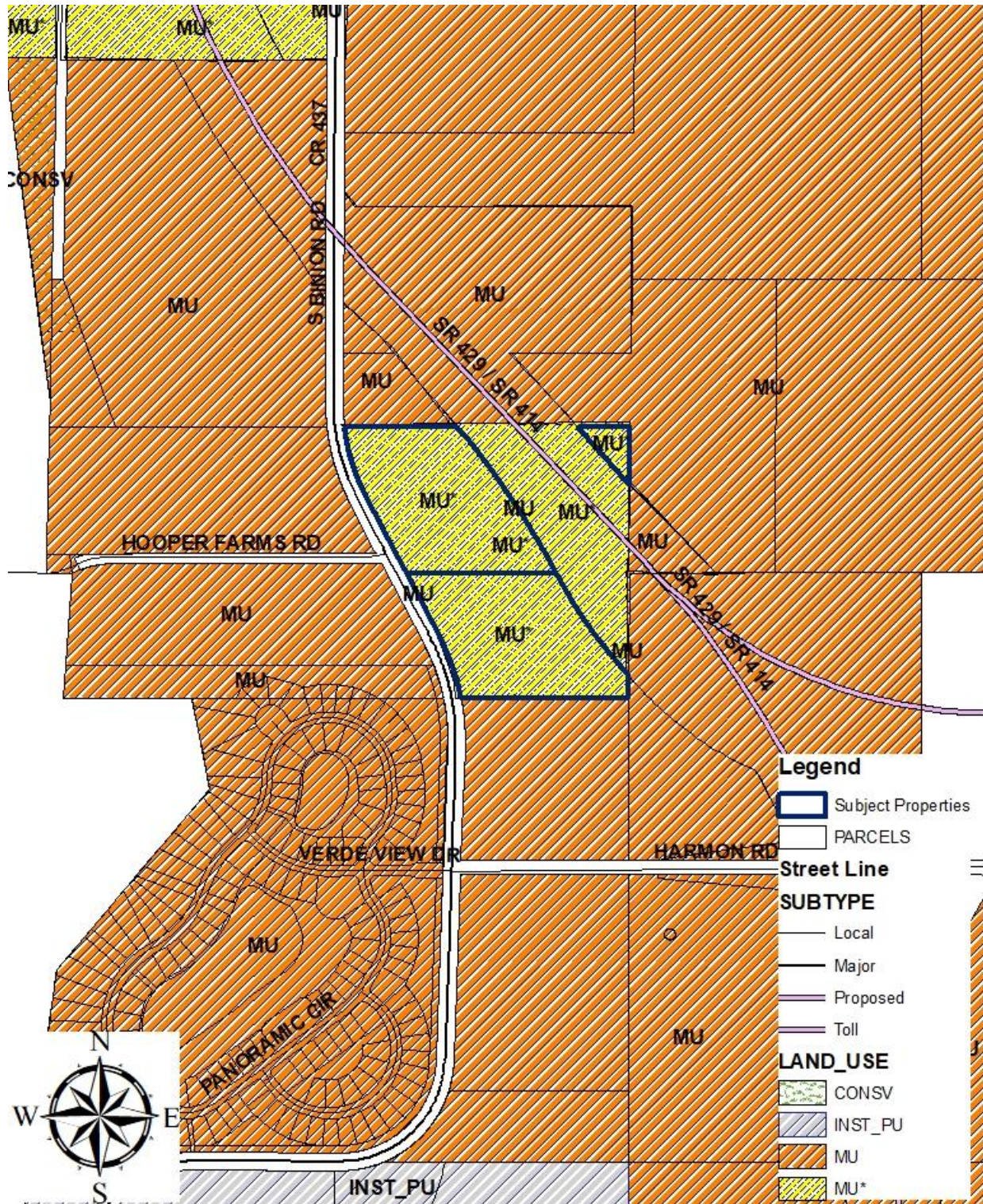
## VICINITY MAP







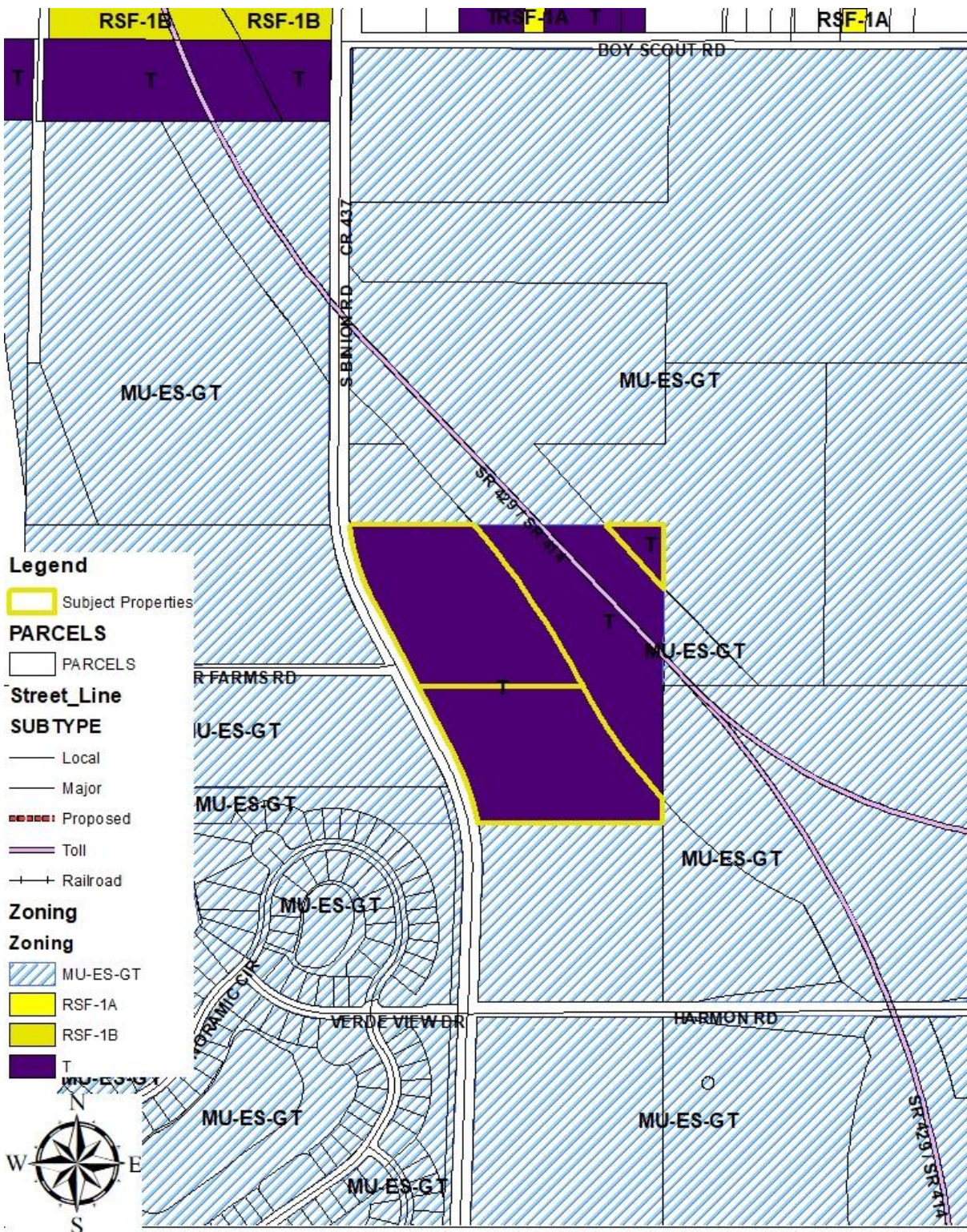
## FUTURE LAND USE MAP







## ADJACENT ZONING







ADJACENT USES





## SCHOOL CAPACITY DETERMINATION CAPACITY ENHANCEMENT DENIAL LETTER

February 28, 2020

**VIA E-MAIL: GEOFF@GLSENG.COM**

Geoffrey Summitt  
G L Summitt Engineering  
3661 Simonton Place  
Lake Mary, FL 32746

**ACTION: RECOMMENDATION FOR DENIAL for Application APK-20-004**

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

|                                  |                                                                                                                                  |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Type of Development Application  | <input type="checkbox"/> FLUM<br><input checked="" type="checkbox"/> Rezoning<br><input type="checkbox"/> Amendment or Extension |
| Development Application #:       | TBD                                                                                                                              |
| Project Name:                    | Binion Road Apartments                                                                                                           |
| OCPS Completed Application Date: | February 19, 2020                                                                                                                |
| Parcel #(s):                     | 18-21-28-0000-00-015; -016; 19-21-28-0000-00-010                                                                                 |
| Requested New Units (#):         | SF: 0                      MF: 287                      TH: 0                                                                    |
| Vested Unit(s):                  | SF: 0                      MF: 8                      TH: 0                                                                      |
| Total Project Units:             | 295                                                                                                                              |
| School Board District:           | # 7                                                                                                                              |

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

Upon review of the above-named application for School Capacity Determination, the Department of Facilities Planning of Orange County Public Schools finds the application is denied based on insufficient school capacity at Apopka Elementary School to support the development of 287 new multi-family residential units. A Capacity Enhancement Agreement (CEA) will be required.

To determine if this project can be approved through mitigation, the Applicant must contact the Department of Facilities Planning within fourteen (14) days of this letter. The fee to process a CEA for 287 New Units is \$4,000.00, and the process takes approximately sixty (60) days from the date OCPS deems the application sufficient. **Please refer to Attachment B for additional instructions on how to proceed with**



**entering into a CEA.** If you intend to mitigate, the next step in the application process will be a review by the School Development Review Committee (SDRC).

**This determination expires on August 24, 2020.** OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess a fully executed CEA by the expiration date but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

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

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

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

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

Sincerely,



Christopher Mills, AICP  
Administrator, Facilities Planning

VJ/cm

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

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

## Attachment A



**Facilities Planning**  
Orange County Public Schools

### School Capacity Determination

User ID #: 109591 February 26, 2020 11:26:30

Project ID:

CEA – APK – 20 – 004

Valid Until: August 24, 2020

**Project Name:**

**BINION ROAD APARTMENTS**

|                       |                      |     |                     |                      |   |
|-----------------------|----------------------|-----|---------------------|----------------------|---|
| <b>Unvested Units</b> | Single Family Units: | 0   | <b>Vested Units</b> | Single Family Units: | 0 |
|                       | Multi Family Units:  | 287 |                     | Multi Family Units:  | 8 |
|                       | Town Homes Units:    | 0   |                     | Town Homes Units:    | 0 |

|                             |                                         |             |              |             |
|-----------------------------|-----------------------------------------|-------------|--------------|-------------|
| <b>Capacity Enhancement</b> | School Level                            | Elementary  | Middle       | High        |
|                             | CSA:                                    | BB          |              |             |
|                             | School:                                 | APOPKA ES   | WOLF LAKE MS | WEKIVA HS   |
|                             | <b>Analysis of Existing Conditions</b>  |             |              |             |
|                             | 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         |
|                             | <b>Analysis of Reserved Capacity</b>    |             |              |             |
|                             | School Level                            | Elementary  | Middle       |             |
|                             | Encumbered Capacity                     | 119         | 137          | 238         |
|                             | Reserved Capacity                       | 46          | 21           | 79          |
|                             | Adjusted Utilization                    | 123.4%      | 139.9%       | 86.0%       |
|                             | Adjusted Available Seats                | 0           | 0            | 391         |
|                             | <b>Analysis of Proposed Development</b> |             |              |             |
|                             | Students Generated                      | 42.763      | 18.081       | 20.090      |
|                             | Adjusted Utilization                    | 128.5%      | 141.5%       | 86.7%       |
|                             | PASS/FAIL                               | <b>FAIL</b> | <b>FAIL*</b> | <b>PASS</b> |
|                             | Number of Seats to Mitigate             | 42.763      | 18.081       | 0.000       |

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





## Attachment B



### CAPACITY ENHANCEMENT AGREEMENT (CEA) SUBMITTAL REQUIREMENTS AND INFORMATION

#### 2020 School Board Meetings

December 10, 2019

January 14, 2020

January 28, 2020

February 11, 2020

February 25, 2020

March 10, 2020

April 14, 2020

April 28, 2020

May 12, 2020

May 26, 2020

June 9, 2020

June 23, 2020

\*July 14, 2020

\*\*July 30, 2020

August 11, 2020

August 25, 2020

\*\*September 8, 2020

September 22, 2020

October 13, 2020

October 27, 2020

November 10, 2020

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

**\*\*Budget Public Hearing**

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

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

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

\_\_\_\_\_ Boundary Survey

\_\_\_\_\_ GIS shape file matching the legal description based on a certified survey

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

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

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

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

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

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

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

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

**Item Attachment Documents:**

3. Comprehensive Plan – Small Scale – Future Land Use Amendment

From: Industrial (0.60 Floor Area Ratio (FAR))

To: Mixed-Use (0-15 du/ac; 10 FAR)

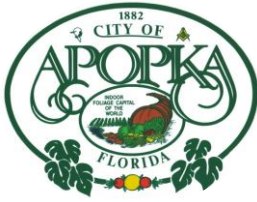
Owner: PMDW Ventures, LLC, c/o Robert Wallen

Applicant: GL Summit Engineering, Inc., c/o Geoff Summit, P.E.

Location: 2610 Peterson Road

Project: 3.37 +/- acres; 15 Single Family Residential (SFR) Units (A total of 58 Single Family Residential Units and 146 Townhome Units, based on Concept Plan and aggregate development site of approximately 41 acres.)

Project Manager: Jean Sanchez



## CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: March 10, 2020  
FROM: Community Development  
EXHIBITS: Land Use Report  
Vicinity Map  
Aerial Map  
Future Land Use Map  
Zoning Map  
Concept Plan

**SUBJECT:** COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE  
AMENDMENT – PMDW VENTURES, LLC

**REQUEST:** COMPREHENSIVE PLAN - SMALL SCALE - FUTURE LAND USE AMENDMENT  
FROM: INDUSTRIAL (0.60 FLOOR AREA RATIO (FAR))  
TO: MIXED-USE (0-15 DU/AC; 10 FAR)

**SUMMARY:**

OWNER: PMDW Ventures, LLC c/o Robert Wallen

APPLICANT: GL Summit Engineering, Inc. c/o Geoff Summit, P.E.

LOCATION: 2610 Peterson Road

EXISTING USE: Vacant

CURRENT ZONING: I-L (Light Industrial)

PROPOSED ZONING: Mixed Use-East Shore-Gateway District

DEVELOPMENT: EXISTING: Max. 88,078 Nonresidential SF; 0 residential units  
POTENTIAL: Max. 146,797 Nonresidential SF Max. 134 residential units  
PROPOSED: 15 Single Family Residential (SFR) Units (A total of 58 Single Family Residential Units and 146 Townhome Units, based on Concept Plan and aggregate development site of approximately 41 acres.)

TRACT SIZE(S): 3.37+/- acres

LDC: 2019

**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 applicant requests the “Mixed Use” Future Land Use designation, with the compatible Mixed Use-East Shore-Gateway zoning designation. The abutting 38.03-acre parcel (Parcel Identification No. 07-21-28-0000-00-027) is also owned by the applicant, whose desire is to combine the two parcels into an aggregate parcel for a single family residential and townhome unit development.

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

*Future Land Use Element*  
**Policy 3.1.r Mixed-Use**

The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed use categories. The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

**SCHOOL CAPACITY REPORT:** An executed capacity enhancement agreement or a letter of capacity determination with Orange County Public Schools will be required prior to adoption of the future land use amendment by City Council. Fifteen single family homes are subject to school capacity enhancement. Affected Schools: Zellwood ES, Wolf Lake MS, Wekiva HS.

**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 10, 2020.

**PUBLIC HEARING SCHEDULE:**

March 10, 2020 – Planning Commission (5:30 pm)  
April 1, 2020 City Council (1:30 pm) – 1st Reading  
April 15, 2020 City Council (7:00 pm) – 2nd Reading and Adoption

**DULY ADVERTISED:**

February 21, 2020 – Public Notice (Apopka Chief)  
Notification (letters and posting) – February 22, 2020

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**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the change in Future Land Use from Industrial (0.60 FAR) to Mixed-Use (0-15 du/ac and 1.0 FAR) for the property owned by PMDW Ventures, LLC.

**Recommended Motion:** Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the Future Land Use Map designation from Industrial (0.60 FAR) to Mixed-Use (0-15 du/ac and 1.0 FAR) for the properties owned by PMDW Ventures, LLC., a subject to the applicant obtaining a School Capacity Enhancement from OCPS prior to City Council adoption of the small scale FLUM amendment.

**Note:** This item is considered Legislative. The staff report and its findings are to be incorporated in 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 (City)           | Peterson Road Right-of-Way (ROW); Industrial (0.60 FAR) | ROW; I-L (Light Industrial)                                  | Peterson Road; Vacant                                 |
| East (City and County) | Mixed Use; ROW                                          | I-L; ROW; PD (Planned Development); County A-1 (Agriculture) | Vacant; Future Grand Avian Parkway; Agricultural Uses |
| South (City)           | Mixed Use; Residential Medium (0-10 DU/AC)              | MU-ES-GT (Mixed Use - East Shore-Gateway)                    | Vacant; Avian Pointe Residential Subdivision          |
| West (City)            | Mixed-Use; Commercial; Industrial                       | I-L; C-C (Community Commercial); ROW                         | Vacant; Peterson Road; S.R. 429                       |

### II. LAND USE ANALYSIS

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. The subject property is located within the “Plymouth Area” of the JPA. The proposed FLUM Amendment request for a change from Industrial to Mixed-Use is consistent with the terms of the JPA (Second Amendment).

Transportation: The subject property may be accessed from future Grand Avian Parkway, which is under construction, and from the future westward extension of Peterson 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, with regard to 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
- 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 there are karst features in the vicinity of this property.

Analysis of the character of the Property: The current use of the property is vacant.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Mixed Use. With 2.659 persons per household, the population for the 2 subject parcels are estimated to increase by 34 persons.

### III. CALCULATIONS:

EXISTING: Industrial (0.6 FAR Max, 3.37 acres)  
 $0 \text{ D/U} \times 2.659 \text{ p/h} = 0 \text{ persons}$

PROPOSED: Mixed-Use (0-15 DU/AC; 1.0 FAR)  
 $146797 \text{ square feet (SF)} \times 1.0 \text{ (FAR)} = 146,797 \text{ SF nonresidential space}$   
 $15 \text{ D/U} \times 2.659 \text{ p/h} = 134 \text{ persons}$   
**Net Increase= 134 Persons and 146,797 SF nonresidential space**

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

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

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

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

#### Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 90 GPD/1000 sf ; 90 GPD /1000 sf, 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: 7,927 GPD
3. Projected total demand under proposed designation: 13,212 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 90 GPD/1000 sf
6. Projected LOS under proposed designation: 81 GPD/Capita, 90 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result if proposed amendment: Expansion needed

#### Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 200 GPD/ 1000 sf; 200 GPD/ 1000 sf, 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: 17,616 GPD
3. Projected total demand under proposed designation: 29,359 GPD

**PLANNING COMMISSION – MARCH 10, 2020**  
**PMDW VENTURES, LLC – FUTURE LAND USE AMENDMENT**  
**PAGE 5**

4. Capacity available: Yes
5. Projected LOS under existing designation: 200 GPD / 1000 sf
6. Projected LOS under proposed designation: 174 GPD/Capita, 200 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment:  
Expansion needed
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/ 1000 sf
4. Projected LOS under proposed designation: 4 lbs / day /Capita, 4 lbs / day / 1000 sf
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

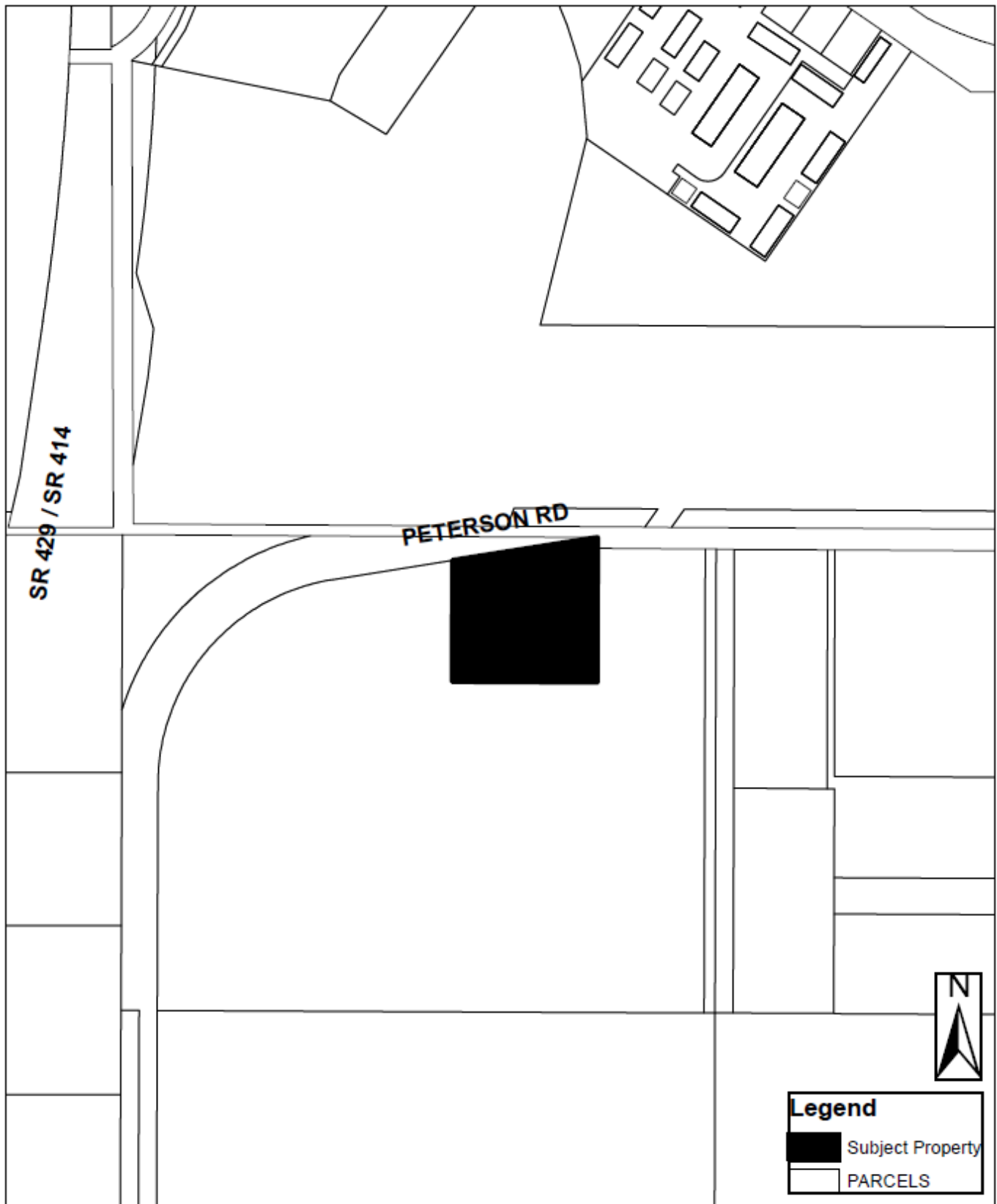


Recreation

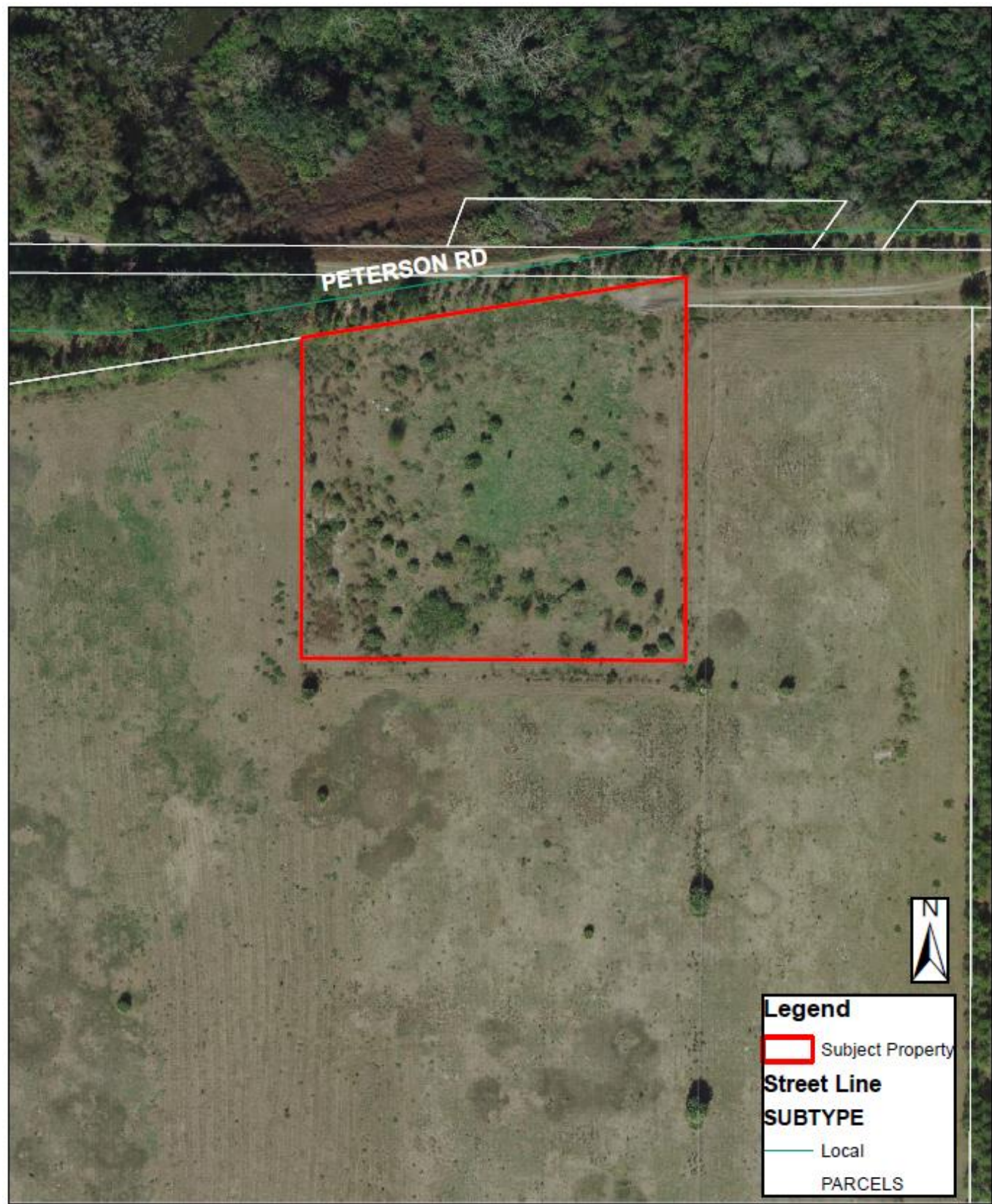
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: N/A acres
3. Projected facility under proposed designation: 0.4 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

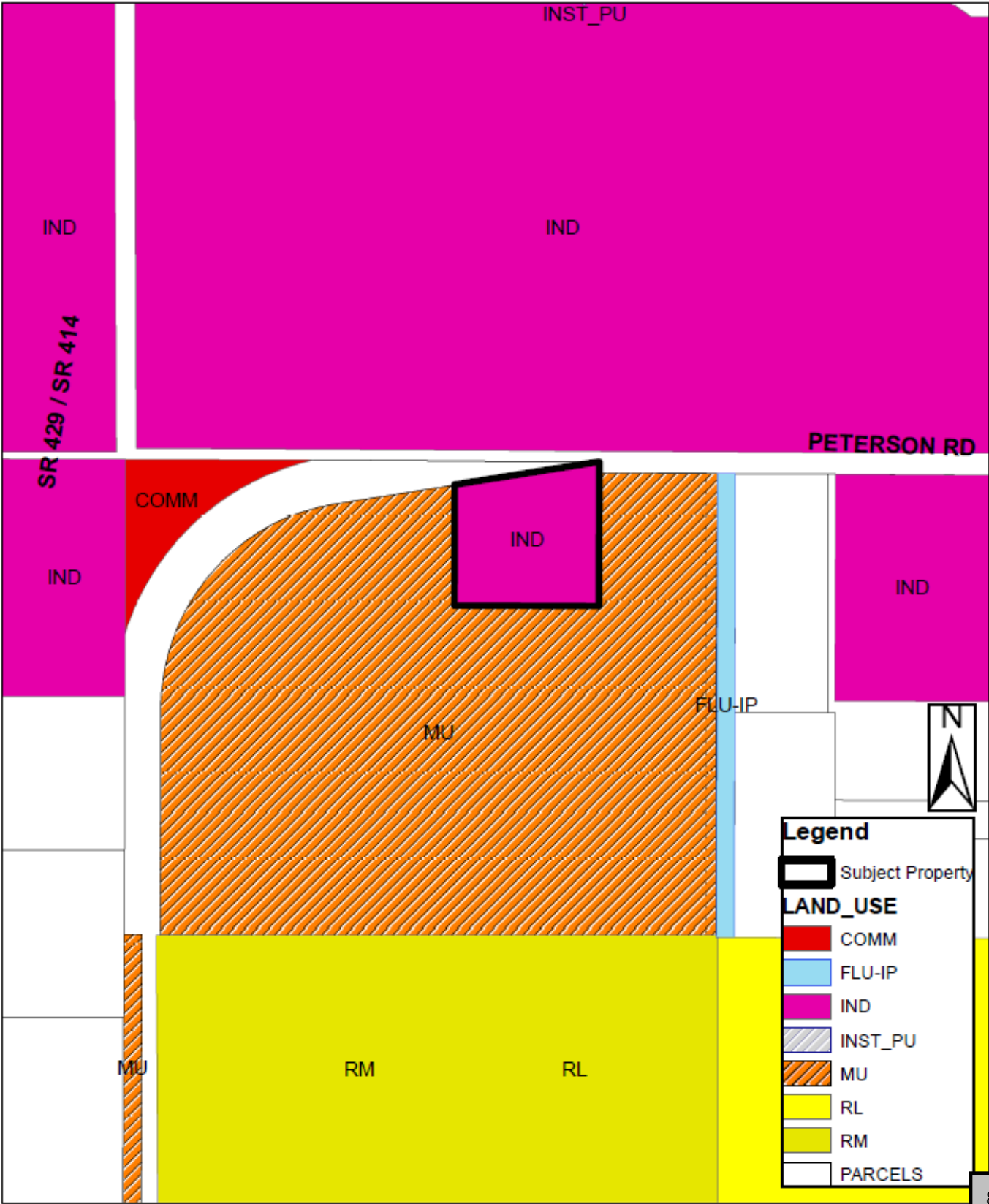
## VICINITY MAP



AERIAL

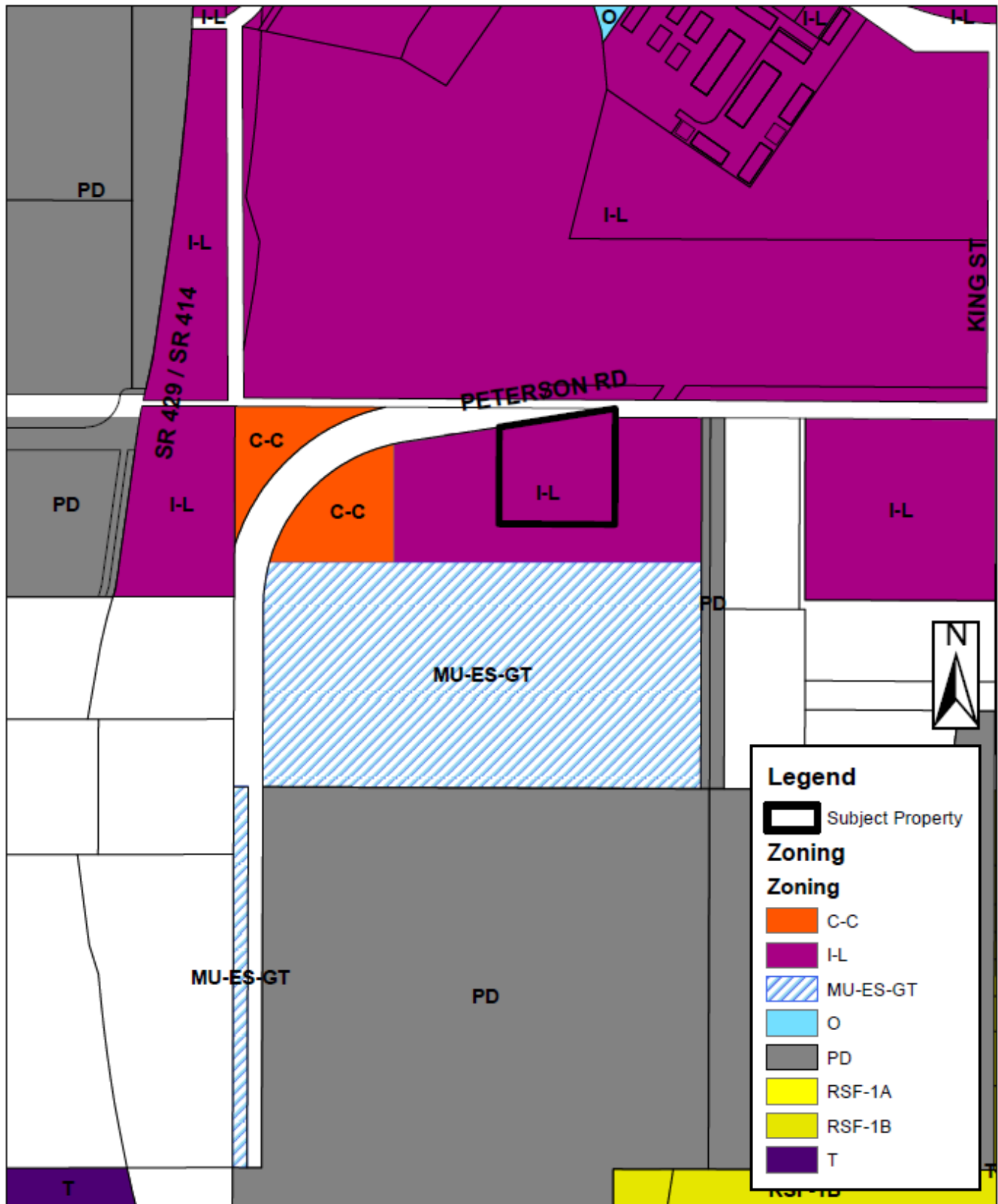


FUTURE LAND USE

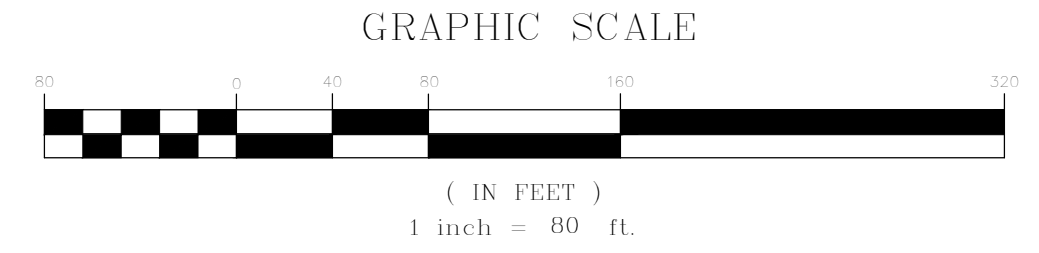
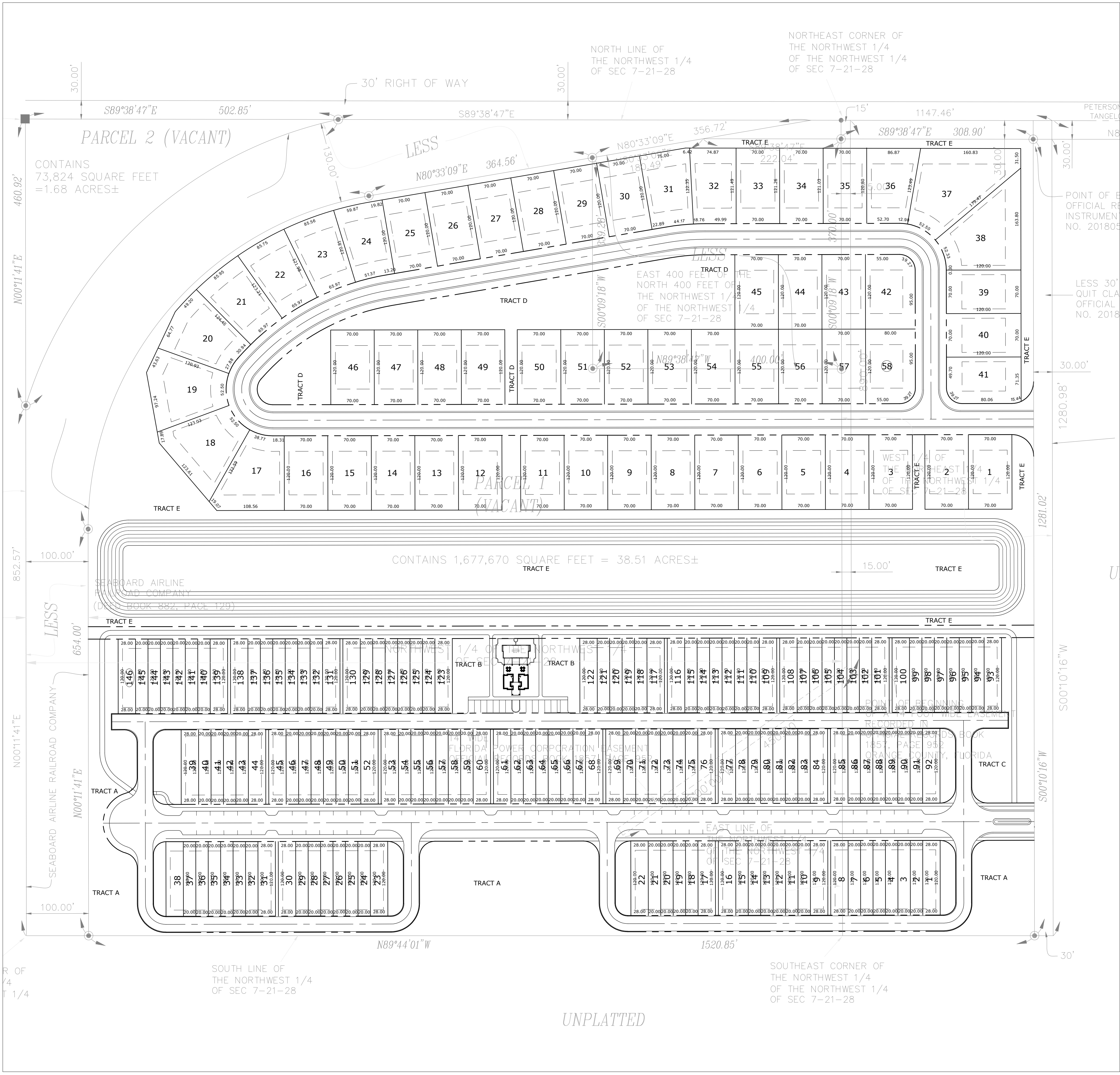




## ZONING







**SITE DATA:**

Parcel I.D. #: 07-21-28-0000-00-027, 07-21-28-0000-00-019  
Property FLU: INDUSTRIAL, COMMERCIAL, MU  
Property Zoning: C-C, I-I, MU-EAST SHORE Gateway Overlay

Gross Land Area: 41.85 acres  
Lakes/Wetland Area: 0.65 acres  
Gross Developable Area: 41.20 acres  
Net Developable Area: 41.20 acres

Stormwater Management Area: 5.35 acres  
Right-of-Way Area: 7.42 acres  
Right-of-Way Dedication: 0.00 acres  
Public Open Space Tracts: 7.59 acres

Proposed Residential Units: 58 Single-Family Detached Lots; 146 Single-Family Attached  
Net Residential Density: 4.95 dwelling units/Net Developable Acre

Minimum Living Area: 1,500 sqft. (Heated/cooled space) MU-GATEWAY  
Maximum Building Height: Two Stories, 35'  
Minimum Lot Width: 20' (Attached), 60' (MU-ESG)  
Minimum Lot Depth: N/A  
Minimum Lot Size: 2,300 (Attached), 7,200 (MU-ESG)  
Maximum Lot Coverage: 70%  
Minimum Open Space %: 20%

Setbacks:  
Front: 15' (Attached), 25' (MU-ESG)  
Side: 7.0';0.0' (Attached), 7.5' (MU-ESG)  
Side Street: 7.0' (Attached), 15' (MU-ESG)  
Rear: 10' (Attached), 25' (MU-ESG)

**Open Space Requirements:**

Land Development Code (Residential 20%)  
41.20ac \* .20 = 8.24 acres (required)  
Open Space Provided:  
Tract A: 0.74 acres  
Tract B: 0.05 acres  
Tract C: 0.30 acres  
Tract D: 6.23 acres  
Tract E: 6.16 acres  
Tract F: 0.13 acres  
Tract G: 0.14 acres  
Total: 13.75 acres (8.24 required)

**Major Street Setbacks:**

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

**Additional Notes:**

1. Billboards and pole signs shall be prohibited.
2. There is no proposed 100 yr. Flood Plain encroachment.
3. All Conservation Easements associated buffers area will be owned & maintained by the HOA with a development rights Easement dedicated to the City of Apopka via plat.
4. A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
5. Fire Protection will be provided by City of Apopka in accordance with the 2016 Florida Fire Prevention Code.
6. The project will be constructed in two phases as noted by the phase line.
7. All construction access to the site will be from Pittman Road. No access to this site for construction will be allowed from Mount Sterling Ave. consistent with the Developer's Agreement.

**Off-Street Parking:**

**Required Parking:**

2.0 spaces per Unit (for Single-Family Residences): (204 units x 2.0 spaces/unit) = 408  
Total Required Parking: 408  
Provided Parking: 408 spaces  
2 Garage Spaces per Unit: 80 spaces  
On-Street Parking: 488 spaces  
Total Parking Provided: 488 spaces

**Phasing:**

This project is to be developed in a two phases.

**Traffic:**

Single-Family Residential: 204 d.u. \* 9.57 trip/d.u. = 1,953 A.D.T.

**Stormwater Management:**

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

**School Age Population:**

204 d.u. \* .478 children/unit = 98 children

**Needed Fire Flow (NFF):** (Based on FFPC 2012 Edition Chapter 18 & Annex I)

Single-Family (less than 5,000 sqft.): 1,000 gpm

**Water, Sewer and Solid Waste Demand:**

**Water Demand:**  
204 Units \* 300 gallons/day = 61,200 gallons/day

**Sewer Demand:**  
204 Units \* 280 gallons/day = 57,120 gallons/day

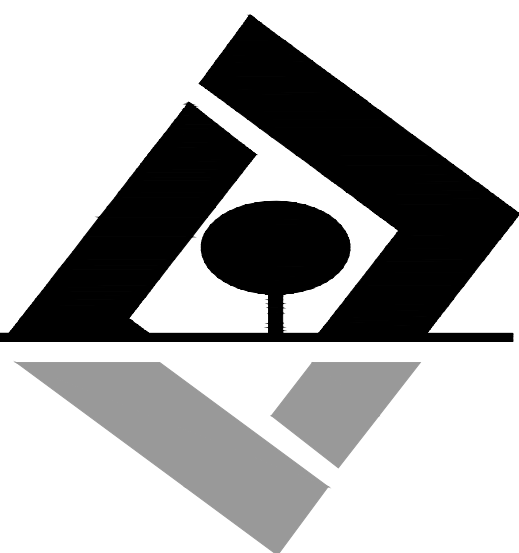
**Solid Waste Demand:**  
204 Units \* 2.6 persons/unit \* 4.3 Lb./person/day = 2,281 Lb/day

**Recreational/Open Space Demand:**

204 Units \* 2.6 persons/unit /1,000 \* 3.0 ac/1,000 persons = 1.59 ac.

**Green Building Standards Points Allocation:**

- Installation of Energy Star HVAC: 0.50 points
- Orient at least 50% of the residential units within 20° of east-west axis: 1.50 points
- Installation of Paver driveways to create pervious pavement areas: 1.00 points
- Preserve 5 or more trees 20' in height & 24" DBH or greater: 1.00 points



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**PMDW Ventures, LLC**  
6 Ambrose Lane

South Barrington, IL 60001

**Coke Property Subdivision**  
City of Apopka, Florida

**Major Development Plan**

**Overall Site Plan**

Plans not valid unless Signed,  
Dated and Sealed below.  
GEOFFREY L. SUMMITT, P.E.  
Date: September 15, 2019  
FL Registration #58775  
Certificate of Authorization #29665

| Revisions |          |             |
|-----------|----------|-------------|
| NO.       | DATE     | DESCRIPTION |
| 1         | 11/11/19 | REVISIONS   |
| 2         | 11/11/19 | REVISIONS   |
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| 8         | 11/11/19 | REVISIONS   |
| 9         | 11/11/19 | REVISIONS   |
| 10        | 11/11/19 | REVISIONS   |

**SHEET NUMBER**

**5 OF 15**

## Item Attachment Documents:

### 4. Change of Zoning

From: I-L (Light Industrial) and C-C (Community Commercial)

To: MU-ES-GT (Mixed-Use-East Shore-Gateway)

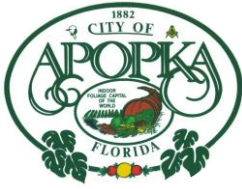
Owner: PMDW Ventures, LLC, c/o Robert Wallen

Applicant: GL Summit Engineering, Inc., c/o Geoff Summit, P.E.

Location: 2600 and 2610 Peterson Road

Project: 41.4 +/- acres; 58 Single Family Residential Units and 146 Townhome Units

Project Manager: Jean Sanchez



## CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: March 10, 2020  
FROM: Community Development  
EXHIBITS: Zoning Report  
Vicinity Map  
Aerial Map  
Future Land Use Map  
Zoning Map  
Concept Plan

**SUBJECT:** CHANGE OF ZONING – PMDW VENTURES, LLC

**REQUEST:** RECOMMEND APPROVAL OF THE CHANGE OF ZONING  
FROM: I-L (LIGHT INDUSTRIAL) AND C-C (COMMUNITY COMMERCIAL)  
TO: MU-ES-GT (MIXED USE-EAST SHORE-GATEWAY)

### **SUMMARY:**

OWNER: PMDW Ventures, LLC c/o Robert Wallen

APPLICANT: GL Summit Engineering, Inc. c/o Geoff Summit, P.E.

LOCATION: 2600 and 2610 Peterson Road

PARCEL ID NUMBERS: 07-21-28-0000-00-02 and 07-21-28-0000-00-019

EXISTING USE: Vacant

CURRENT ZONING: I-L (Light Industrial) and C-C (Community Commercial)

PROPOSED ZONING: MU-ES-GT (Mixed Use-East Shore-Gateway District)  
(Note: This Change of Zoning request is being processed along with a request to change the Future Land Use of Parcel Identification No. 07-21-28-0000-00-019/2610 Peterson Road from Industrial to Mixed Use.)

DEVELOPMENT: EXISTING: Max. 88,078 Nonresidential SF; 0 Residential Units  
PROPOSED: 58 Single Family Residential Units and 146 Townhome Units  
(Based on Concept Plan and aggregate development site of approximately 41 acres.)

TRACT SIZE(S): 41.4 +/- acres

LDC: 2019

### **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 applicant requests the “Mixed Use” Future Land Use designation, with the compatible Mixed Use-East Shore-Gateway zoning designation. The applicant intends to combine the two parcels into an aggregate parcel for a single family residential and townhome unit development. Based on the preliminary review of the concept plan, the applicant is proposing 58 Single Family Residential Units and 146 Townhome Units on a project site with a total area of approximately 41 acres.

**COMPREHENSIVE PLAN COMPLIANCE:** The proposed uses of the properties are consistent with the proposed Mixed Use Future Land Use designation and the MU-ES-GT Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

**SCHOOL CAPACITY REPORT:** An executed capacity enhancement agreement with Orange County Public Schools will be required prior to adoption of the future land use amendment. Fifteen single family homes are subject to school capacity enhancement. Affected Schools: Zellwood ES, Wolf Lake MS, Wekiva HS.

**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 10, 2020.

**PUBLIC HEARING SCHEDULE:**

March 10, 2020 – Planning Commission (5:30 pm)

April 1, 2020 City Council (1:30 pm) – 1st Reading

April 15, 2020 City Council (7:00 pm) – 2nd Reading and Adoption

**DULY ADVERTISED:**

February 21, 2020 – Public Notice (Apopka Chief)

Notification (letters and posting) – February 22, 2020

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**RECOMMENDATION ACTION:**

The **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 I-L and C-C to MU-ES-GT for the properties owned by PMDW Ventures, LLC.

**Recommended Motion:** Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from I-L and C-C to MU-ES-GT for the properties owned by PMDW Ventures, LLC, subject to the applicant obtaining a School Capacity Enhancement from OCPS prior to City Council adoption of the rezoning application.

**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.



**ZONING REPORT**

**RELATIONSHIP TO ADJACENT PROPERTIES:**

| <i><b>Direction</b></i> | <i><b>Future Land Use</b></i>                           | <i><b>Zoning</b></i>                                         | <i><b>Present Use</b></i>                                 |
|-------------------------|---------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------|
| North (City)            | Peterson Road Right-of-Way (ROW); Industrial (0.60 FAR) | ROW; I-L (Light Industrial)                                  | Peterson Road; Vacant                                     |
| East (City and County)  | Mixed Use; ROW                                          | I-L; ROW; PD (Planned Development); County A-1 (Agriculture) | Vacant; Future Grand Avian Parkway ROW; Agricultural Uses |
| South (City)            | Mixed Use; Residential Medium (0-10 DU/AC)              | MU-ES-GT (Mixed Use -East Shore-Gateway)                     | Vacant; Avian Pointe Residential Subdivision              |
| West (City)             | Mixed-Use; Commercial; Industrial                       | I-L; C-C (Community Commercial); ROW                         | Vacant; Peterson Road; S.R. 429                           |

**LAND USE & TRAFFIC  
COMPATIBILITY:**

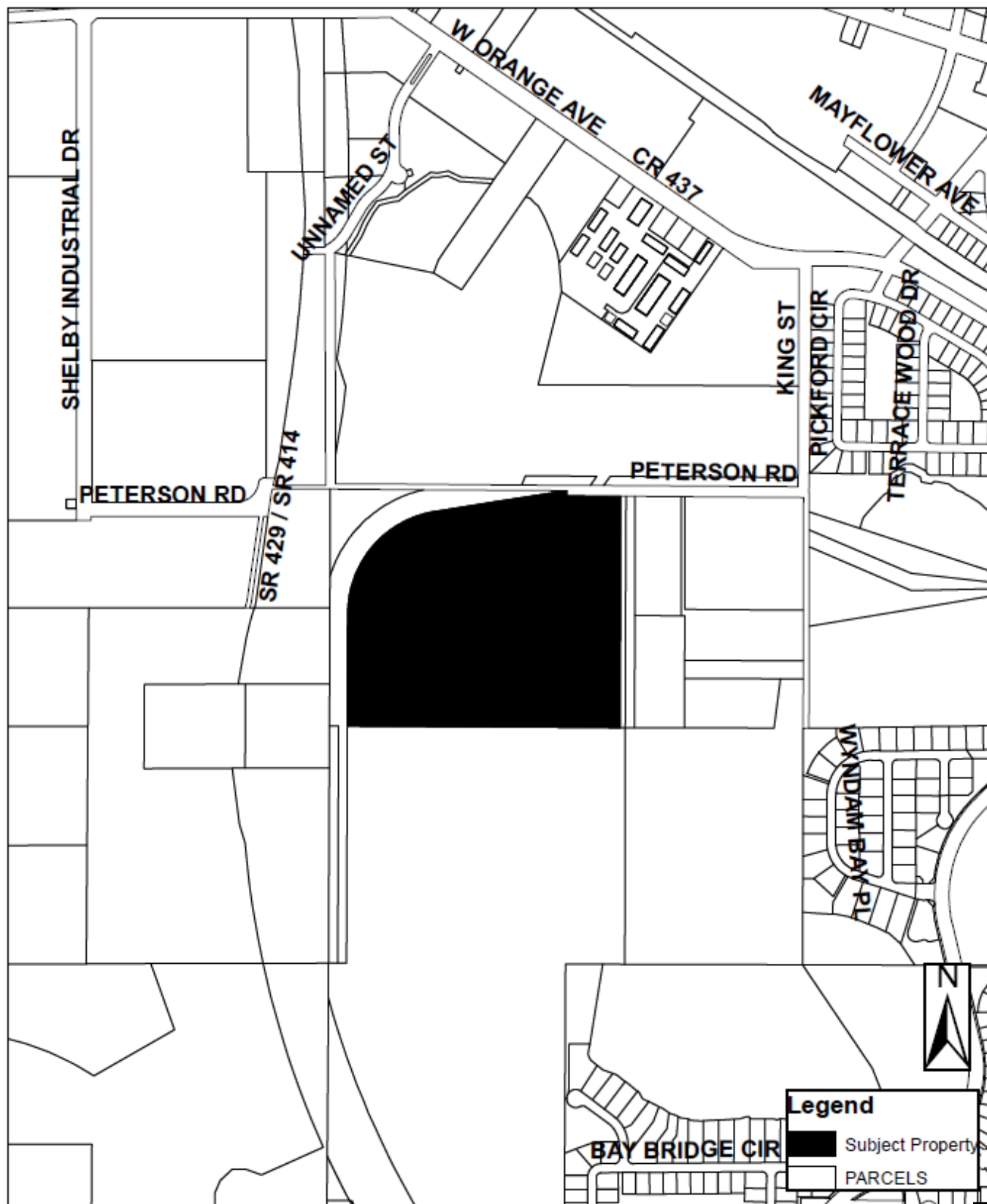
The property may be currently accessed from Peterson Road and/or future Grand Avian Parkway. The subject property, along with and Parcel ID Number 07-21-28-0000-00-027 (2600 Peterson Road) and other properties in the vicinity that are located off of Peterson Road, contain Mixed Use, Industrial, Residential Medium and Residential Low Future Land Use designations, as well as, MU-ES-GT, C-C, PD (Planned Development) and Light Industrial Zoning classifications.

**COMPREHENSIVE PLAN  
COMPLIANCE:**

The proposed MU-ES-GT zoning is consistent with the proposed Future Land Use designation, Mixed Use (0-15 DU/AC; 1.0 FAR Max.), and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



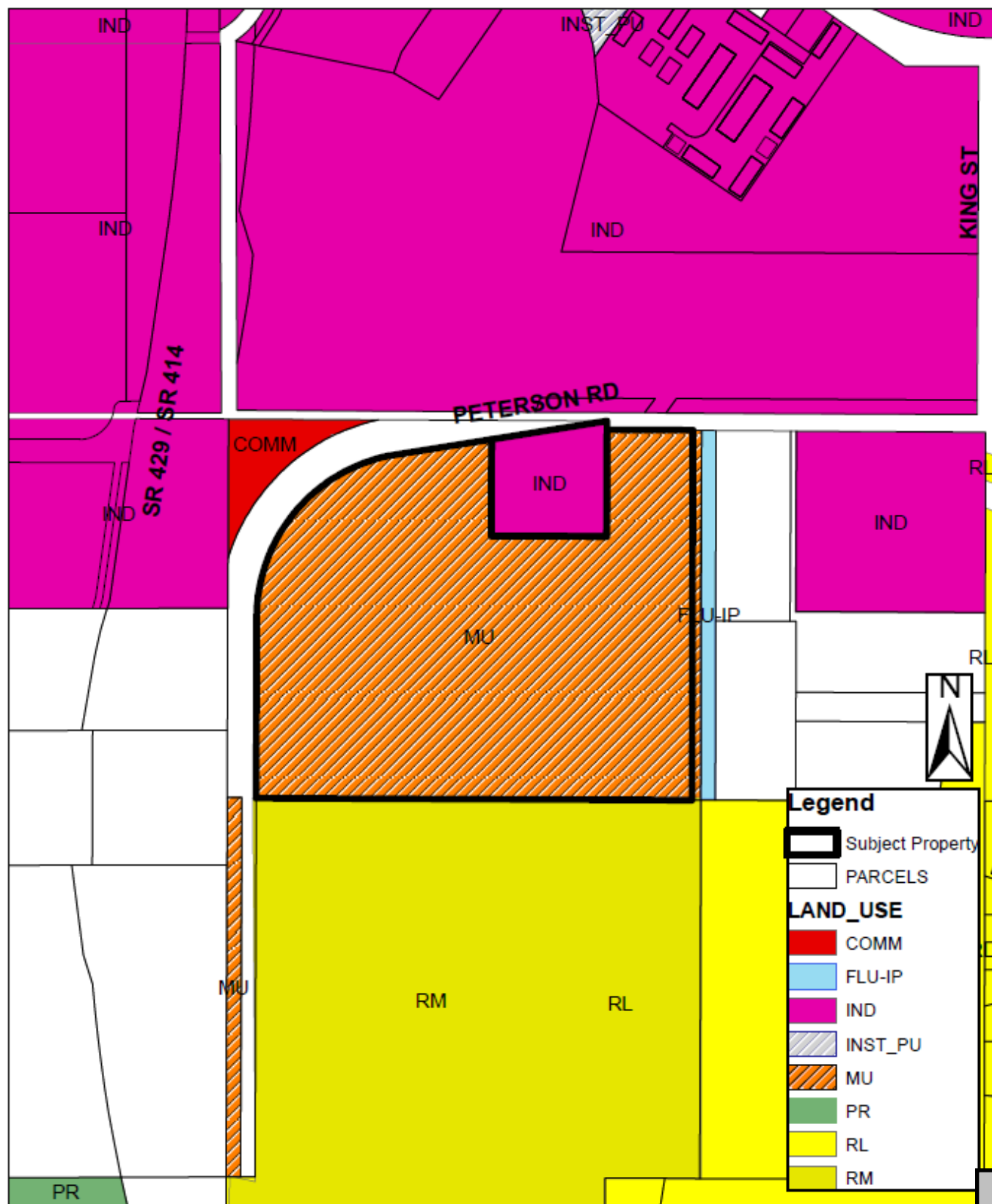
## VICINITY MAP



AERIAL

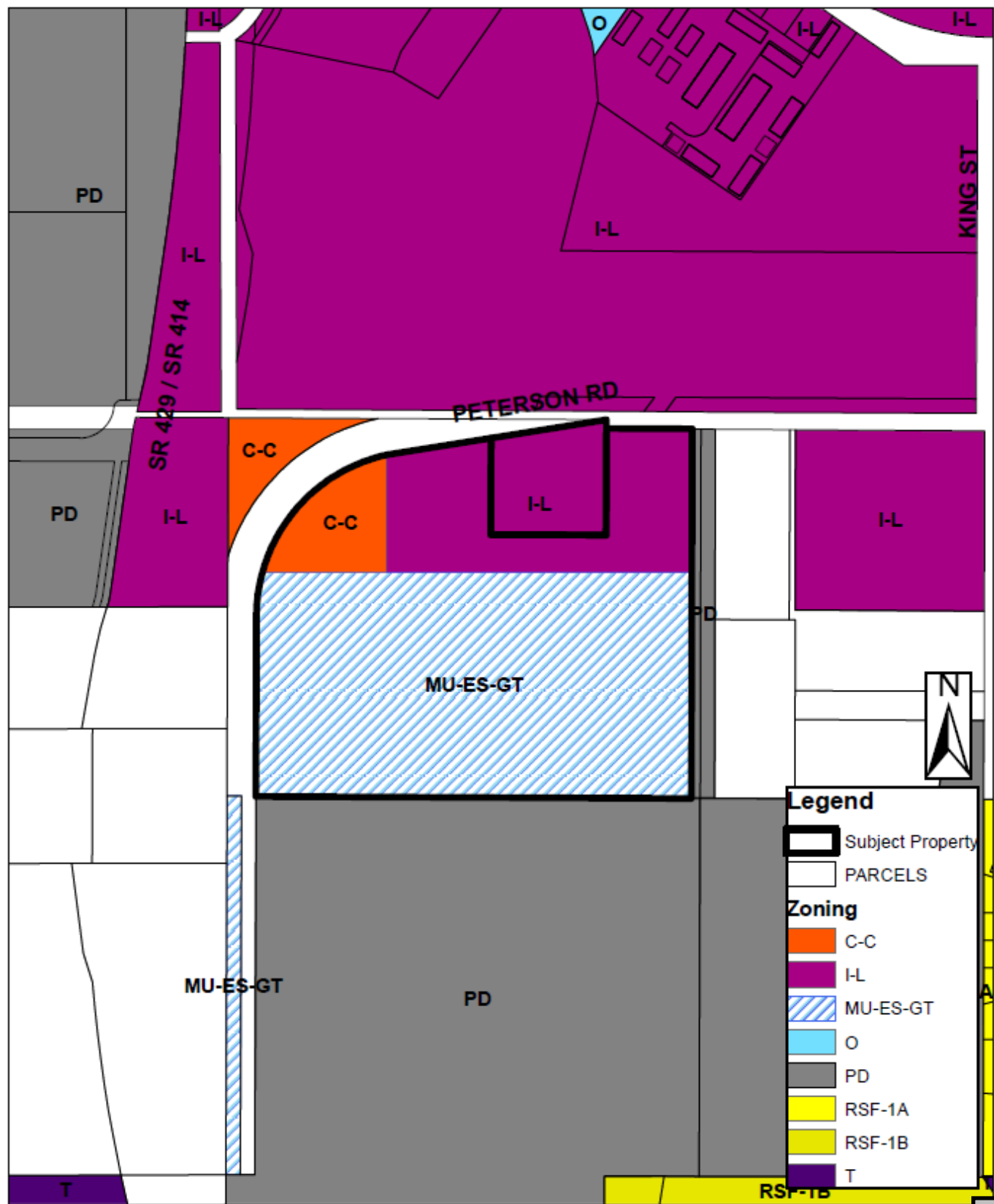


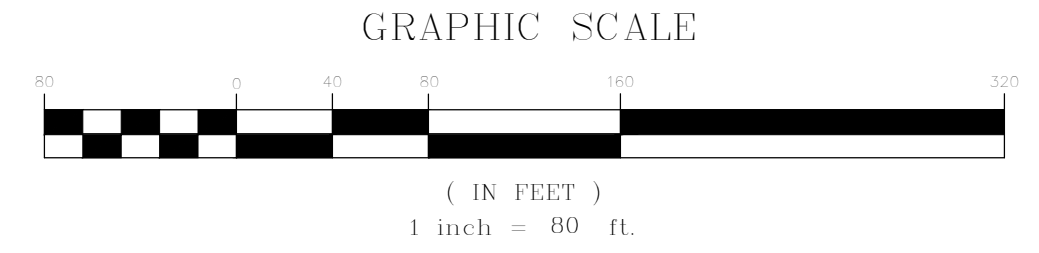
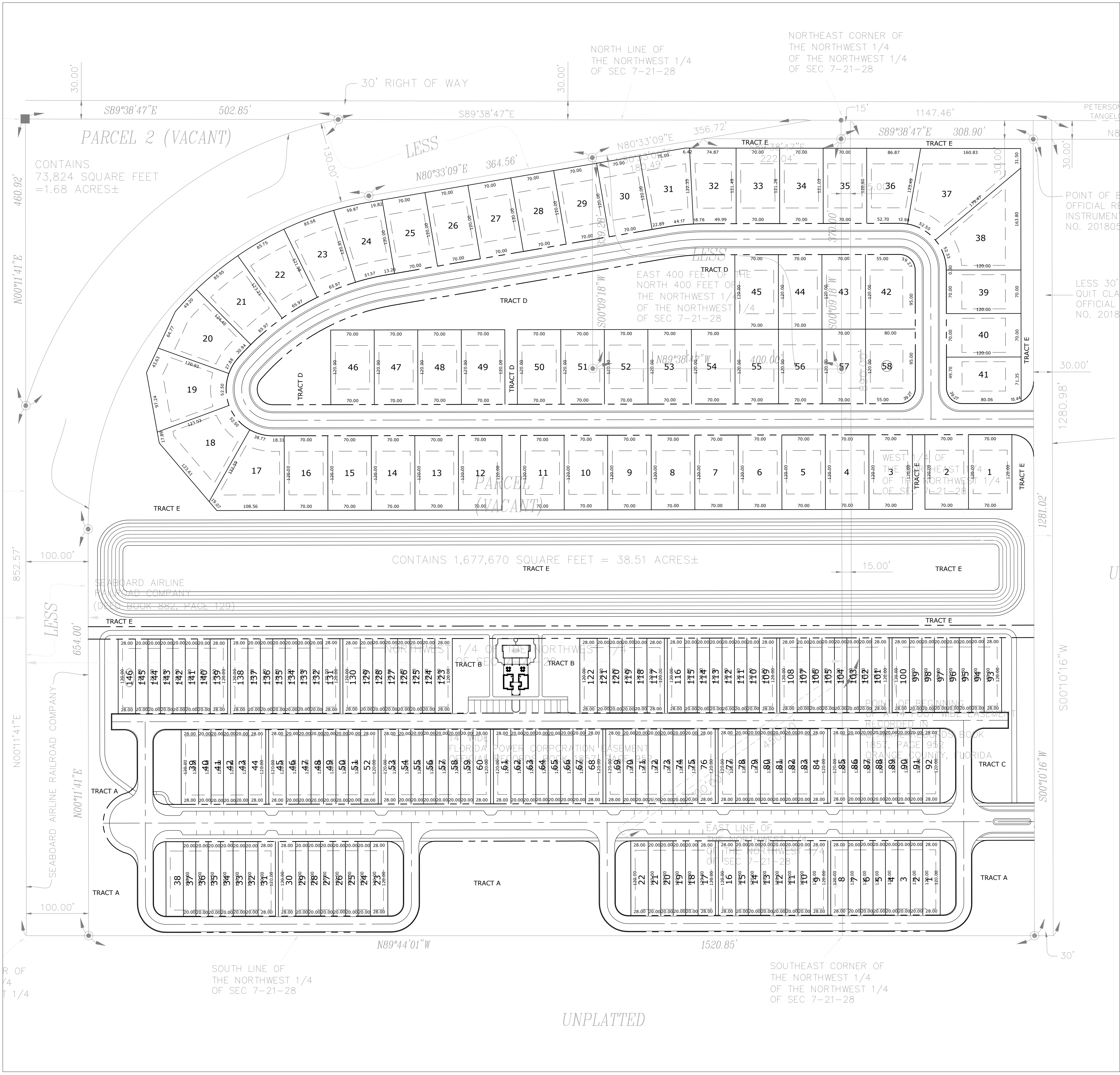
## FUTURE LAND USE





ZONING





**SITE DATA:**

|                             |                                                            |
|-----------------------------|------------------------------------------------------------|
| Parcel I.D. #:              | 07-21-28-0000-00-027, 07-21-28-0000-00-019                 |
| Property FLU:               | INDUSTRIAL, COMMERCIAL, MU                                 |
| Property Zoning:            | C-C, I-I, MU-EAST SHORE Gateway Overlay                    |
| Gross Land Area:            | 41.85 acres                                                |
| Lakes/Wetland Area:         | 0.65 acres                                                 |
| Gross Developable Area:     | 41.20 acres                                                |
| Net Developable Area:       | 41.20 acres                                                |
| Stormwater Management Area: | 5.35 acres                                                 |
| Right-of-Way Area:          | 7.42 acres                                                 |
| Right-of-Way Dedication:    | 0.00 acres                                                 |
| Public Open Space Tracts:   | 7.59 acres                                                 |
| Proposed Residential Units: | 58 Single-Family Detached Lots; 146 Single-Family Attached |
| Net Residential Density:    | 4.95 dwelling units/Net Developable Acre                   |
| Minimum Living Area:        | 1,500 sqft. (Heated/cooled space) MU-GATEWAY               |
| Maximum Building Height:    | Two Stories, 35'                                           |
| Minimum Lot Width:          | 20' (Attached), 60' (MU-ESG)                               |
| Minimum Lot Depth:          | N/A                                                        |
| Minimum Lot Size:           | 2,300 (Attached), 7,200 (MU-ESG)                           |
| Maximum Lot Coverage:       | 70%                                                        |
| Minimum Open Space %:       | 20%                                                        |
| Setbacks:                   |                                                            |
| Front:                      | 15' (Attached), 25' (MU-ESG)                               |
| Side:                       | 7.0';0.0' (Attached), 7.5' (MU-ESG)                        |
| Side Street:                | 7.0' (Attached), 15' (MU-ESG)                              |
| Rear:                       | 10' (Attached), 25' (MU-ESG)                               |

**Open Space Requirements:**

|                                         |                                       |
|-----------------------------------------|---------------------------------------|
| Land Development Code (Residential 20%) | 41.20ac * .20 = 8.24 acres (required) |
| Open Space Provided:                    |                                       |
| Tract A:                                | 0.74 acres                            |
| Tract B:                                | 0.05 acres                            |
| Tract C:                                | 0.30 acres                            |
| Tract D:                                | 6.23 acres                            |
| Tract E:                                | 6.16 acres                            |
| Tract F:                                | 0.13 acres                            |
| Tract G:                                | 0.14 acres                            |
| Total:                                  | 13.75 acres (8.24 required)           |

**Major Street Setbacks:**

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

**Additional Notes:**

1. Billboards and pole signs shall be prohibited.
2. There is no proposed 100 yr. Flood Plain encroachment.
3. All Conservation Easements associated buffers area will be owned & maintained by the HOA with a development rights Easement dedicated to the City of Apopka via plat.
4. A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
5. Fire Protection will be provided by City of Apopka in accordance with the 2016 Florida Fire Prevention Code.
6. The project will be constructed in two phases as noted by the phase line.
7. All construction access to the site will be from Pittman Road. No access to this site for construction will be allowed from Mount Sterling Ave. consistent with the Developer's Agreement.

**Off-Street Parking:**

**Required Parking:**

|                                                     |                                     |
|-----------------------------------------------------|-------------------------------------|
| 2.0 spaces per Unit (for Single-Family Residences): | (204 units x 2.0 spaces/unit) = 408 |
| Total Required Parking:                             | 408                                 |
| Provided Parking:                                   | 408 spaces                          |
| 2 Garage Spaces per Unit:                           | 80 spaces                           |
| On-Street Parking:                                  | 488 spaces                          |
| Total Parking Provided:                             |                                     |

**Phasing:**

This project is to be developed in a two phases.

**Traffic:**

Single-Family Residential: 204 d.u. \* 9.57 trip/d.u. = 1,953 A.D.T.

**Stormwater Management:**

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

**School Age Population:**

204 d.u. \* .478 children/unit = 98 children

**Needed Fire Flow (NFF):** (Based on FFPC 2012 Edition Chapter 18 & Annex I)

Single-Family (less than 5,000 sqft.): 1,000 gpm

**Water, Sewer and Solid Waste Demand:**

**Water Demand:**  
204 Units \* 300 gallons/day = 61,200 gallons/day

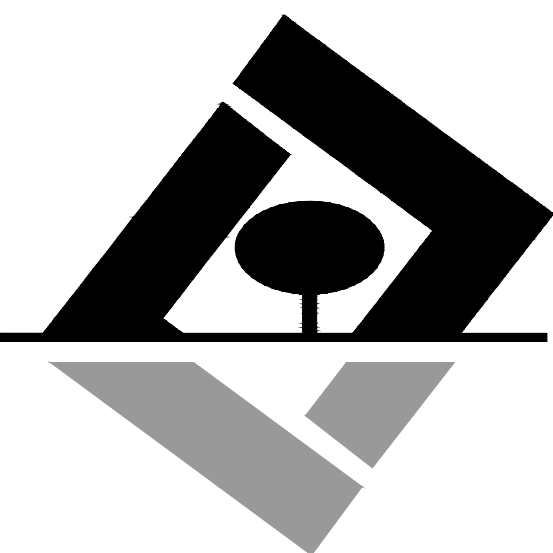
**Sewer Demand:**  
204 Units \* 280 gallons/day = 57,120 gallons/day

**Solid Waste Demand:**  
204 Units \* 2.6 persons/unit \* 4.3 Lb./person/day = 2,281 Lb/day

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

**Green Building Standards Points Allocation:**

- Installation of Energy Star HVAC: 0.50 points
- Orient at least 50% of the residential units within 20° of east-west axis: 1.50 points
- Installation of Paver driveways to create pervious pavement areas: 1.00 points
- Preserve 5 or more trees 20' in height & 24" DBH or greater: 1.00 points



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**Major Development Plan**

**Overall Site Plan**

Plans not valid unless Signed,  
Dated and Sealed below.

**GEOFFREY L. SUMMITT, P.E.**  
Date: September 15, 2019  
FL Registration #58775  
Certificate of Authorization #29665

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| 9         | 11/11/19 | 11/11/19    |
| 10        | 11/11/19 | 11/11/19    |

**SHEET NUMBER**  
**5 OF 15**



## Item Attachment Documents:

1. Plat – Legacy Hills  
Owner: JEL Land Development LLC  
Applicant: GTC Engineering Corporation  
Location: South of Schopke Road, west of Schopke Lester Road  
Project: 19.67 acres +/-; 48 single family homes  
Project Manager: Phil Martinez



96

**RELATIONSHIP TO ADJACENT PROPERTIES:**

| <i><b>Direction</b></i> | <i><b>Future Land Use</b></i> | <i><b>Zoning</b></i> | <i><b>Present Use</b></i>                                   |
|-------------------------|-------------------------------|----------------------|-------------------------------------------------------------|
| North (City)            | Future Land Use – In Progress | T                    | Fisher Plantation Subdivision                               |
| East (City)             | Residential Low               | RSF-1B               | Partnership Hills and Ariane Hills Residential Subdivisions |
| South (City)            | Residential Low               | RSF-1B               | Lake Standish & Woodlands                                   |
| West (County)           | Low Density Residential       | A-1                  | Single Family Homes                                         |

Previous Review: Planning Commission reviewed the Preliminary Development Plan for Legacy Hills on February 12, 2019 and found it consistent with the approved Master Plan and with the 1993 Land Development Code and recommended approval. City Council reviewed and approved the same Preliminary Development Plan on March 6, 2019. The Plat is consistent with the approved Preliminary Development Plan.

Project Use: The applicant has submitted a Plat for consideration which details the development of 48 single-family units on an estimated 19.67 acres. The subject property is located south of Schopke Road and west of Schopke Lester Road, specifically at 2400 Schopke Road, and is accessed via Schopke Road. Development is subject to the standards and conditions set forth in PD Ordinance No. 2660 which was adopted on August 1, 2018, includes the following:

- The minimum livable area for a house shall be 1,700 square feet.
- The minimum setbacks applicable to this project are:

| <b>Setback</b>     | <b>Minimum Standard</b> |
|--------------------|-------------------------|
| Front              | 25'                     |
| Side               | 7.5'                    |
| Rear               | 25'                     |
| Corner             | 25'                     |
| Front Entry Garage | 30'                     |

Access: The access point for the proposed subdivision, known as “Legacy Hills”, is proposed off of Schopke Road.

Stormwater: Stormwater is proposed to be discharged into Tract F, which is located at the southern end of the property. Tract F is to be owned and maintained by the Homeowners’ Association.

Recreation: Consistent with the requirements of Ordinance No. 2660, Tracts B and E, consisting of 0.28 acres and 0.44 acres, respectively, are to be used as recreation. Tract B contains a seating area and Tract E contains a playground and picnic areas.

Buffer/Tree Program: Live Oaks, Southern Magnolias, and Bald Cypresses are proposed throughout the subdivision. Legacy Hills contains a Northern and Western buffer yard. The Western buffer yard consists of Live Oaks and Mirror Leaf Viburnums. The Northern buffer yard contains Live Oaks, Southern Magnolias, among other flora species. Bald Cypresses are proposed to be planted throughout the south

end of subdivision, near the retention area. In addition, the Northern and Western buffer yards contain a 6' high masonry wall. Each lot shall have two, 3" DBH shade trees at time of individual construction.

**SCHOOL CAPACITY REPORT:** The applicant has obtained a Concurrency Management Agreement (CMA) from Orange County Public Schools (OCPS) and the City Council.

Affected Schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High.

**ORANGE COUNTY NOTIFICATION:** Orange County was notified at the time of the subdivision plan and plat submittal for this property through the DRC agenda distribution.

**PUBLIC HEARING SCHEDULE:**

March 10, 2020 - Planning Commission, 5:30 pm

April 1, 2020 - City Council, 1:30 pm

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**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the plat to be consistent with the Preliminary Development Plan and Final Development Plan and recommends approval of the Legacy Hills Plat.

**Recommended Motion:** Find the Plat consistent with the Land Development Code and Ordinance No. 2660, and recommend approval of the Legacy Hills Plat.

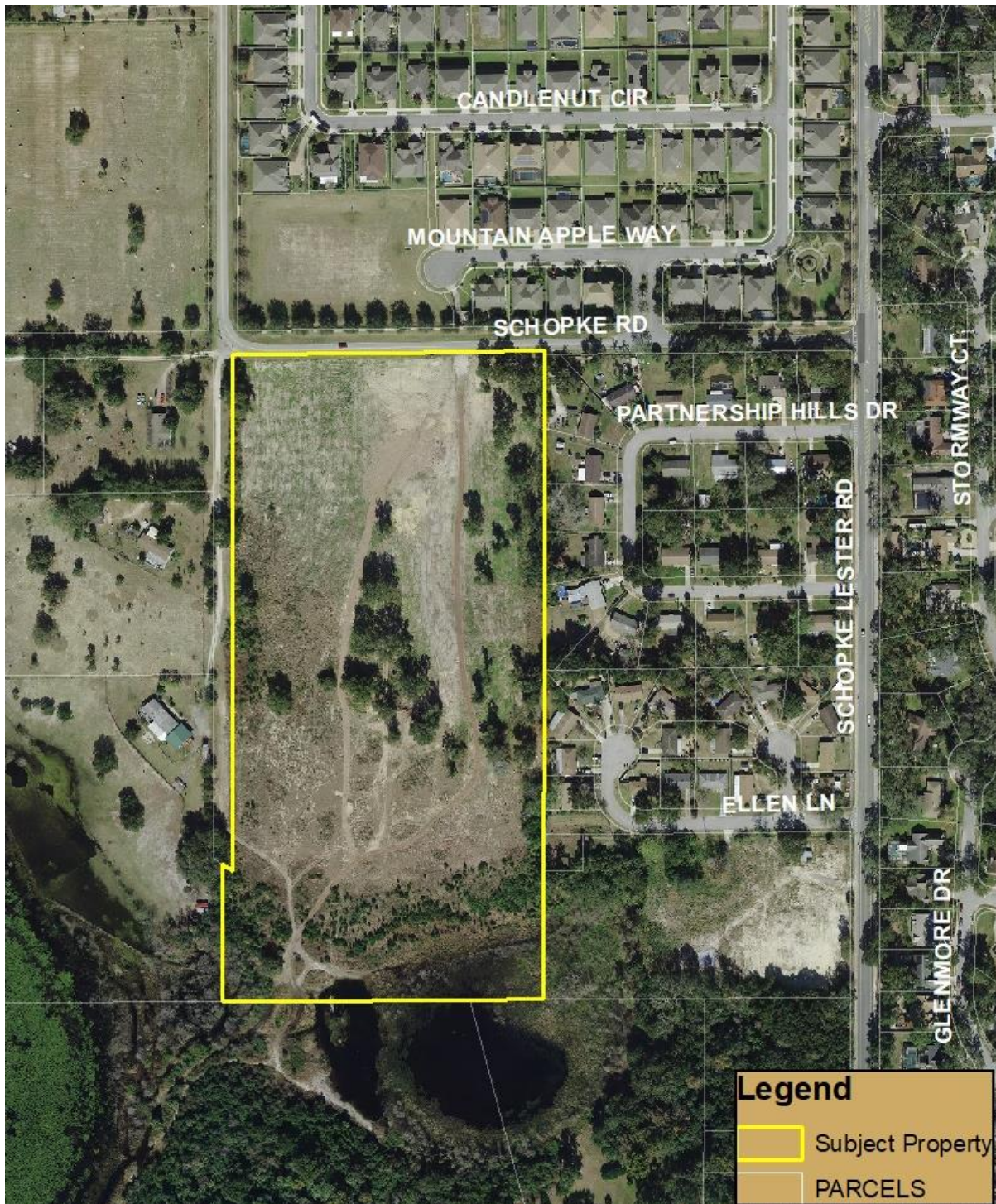
**Planning Commission Role:** The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code and PD Ordinance.

**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:** Legacy Hills Plat  
**Owned by:** JEL Land Development, LLC  
**Location:** South of Schopke Road and West of Schopke Lester Road  
**Parcel ID#:** 06-21-28-7172-19-030



## VICINITY MAP





# LEGACY HILLS

CITY OF APOPKA, FLORIDA

All residential homes shall comply with the architectural design standards within the Apopka Development Design Standards.

|                    |      |
|--------------------|------|
| Front              | 25'  |
| Side               | 7.5' |
| Rear               | 25'  |
| Corner             | 25'  |
| Front Entry Garage | 30'  |

A TRACT OF LAND LYING IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING LOTS 3 THROUGH 6, BLOCK S, OF THE MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE 40 FOOT VACATED RIGHT-OF-WAY LYING SOUTH OF LOTS 5 AND 6 AND THAT PART OF THE OCCUPIED PLATTED LAKE STANDISH LYING SOUTH OF SAID LOTS 5 AND 6 WITHIN BLOCK S, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 3 AS THE POINT OF BEGINNING; THENCE RUN SOUTH 00.309 37" WEST ALONG THE EAST LINE OF SAID LOT 3 AND LOT 4 OF RECORD 100, 101 AND 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906,

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, FLORIDA AND REPRESENTS THE ORANGE COUNTY ASSESSOR PARCEL NUMBER 06-21-28-7172-19-030.

1. Streets will be dedicated to the City of Apopka.
2. Retention areas will be privately owned & maintained by the Homeowners Association (HOA) and will be unfenced.
3. Water & sewer will be owned & operated by City of Apopka. Utilities will tie into existing utility locations shown on the development plans.
4. The project will be designed in conformance with the City of Apopka Design Standards.
5. Project Infrastructure will be developed in one phase.
6. Approved fire hydrants shall be located at intervals not to exceed 500' from any portion of any dwelling located on the premises. Min. size water main for fire protection shall be 8", or 6" in an approved looped arrangement.
7. Min. lot width is 60' at both the front lot line and building line. Lots on curves and cut-de-sacs may reduce the minimum standard by 40% at the front lot line only.
8. Street light pole and fixtures will be decorative type. A developer's agreement for maintenance and operation of the light will be executed. Details will be provided in the Final Development Plans.
9. A landscape and irrigation plan is required to be submitted with the Final Development Plan. The irrigation system will be designed with "Pop-Up" type heads only, rain sensor devices will be required. No Risers Allowed.
10. All utility boxes must be fully screened from view from right-of-way (when permitted by the utility provider.) Landscaping will be utilized where applicable.
11. Min. of 3 canopy type trees at 3" DBH will be provided per lot.
12. Street trees (canopy type), 30' on center will be placed on each lot at the front lot line within a dedicated easement. Easement is to be a minimum 5' in width and placed behind the front utility easement. Street trees will be a min. of 2.5" caliper at time of planting.
13. All common areas including, recreation parks, buffers and landscape tracts will be owned and maintained by the HOA.
14. Street naming/signage, stop bars, speed limit signs, road striping will be provided in the Final Development Plan.
15. Details of finishes, colors of all walls within the project will be provided in the Final Development Plan.
16. The Final Development Plan will require a Plat document at the time of submittal.
17. The ownership and maintenance of the six-foot masonry wall in Tracts A and C shall be by the HOA.
18. The property is in FEMA Zones X and AE. According to FEMA FIRM maps, the base flood elevation for the property is 66.9 ft NAVD88.
19. Roadway connections will require an Orange County permit and will have to meet Orange County requirements.
20. A PUD Master Plan, Ordinance No. 2660 applies to the property, and additional standards may apply from the Master Plan and Ordinance.

|                                       |                               |
|---------------------------------------|-------------------------------|
| Total Land Area                       | 19.6 Ac.                      |
| Section/Township/Range                | 31/20S/28E                    |
| Parcel ID                             | 06-21-28-1772-19-030          |
| Future Land Use                       | Residential Low               |
| Current Zoning                        | R-1A                          |
| Proposed Zoning                       | PUD                           |
| Proposed Use                          | Single Family                 |
| Total Units                           | 48 Units                      |
| Net Buildable Area                    | 17.24 Ac.                     |
| Proposed Density                      | 2.78 Units/Ac.                |
| Required Open Space / Recreation      | 5.8/ Ac./0.45 Ac.             |
| Maximum Building Height               | 35' (2-story)                 |
| School Area Population                | 20 (48 x 0.404)               |
| Minimum Lot Size                      | 60' X 125' (7,500 Sq. Ft.)    |
| Minimum Living Area                   | 1,700 Sq. Ft.                 |
| Open Space Calculations               |                               |
| Retention Area                        | 3.71 Ac. (2.84 Ac. Allowable) |
| Active and Passive Recreation         | 0.37 Ac.                      |
| Landscape                             | 0.02 Ac.                      |
| Conservation Area                     | 2.38 Ac.                      |
| Total Open Space Provided (Allowable) | 6.38 Ac.                      |

Dustin Lucas, President  
JEL Land Development, LLC  
2649 Stanmore Court  
Orlando, FL 32817  
407-808-1244

Thomas R. Sullivan  
c/o Gray Robinson, PA  
301 E. Pine Street  
Orlando, FL 32801  
407-244-5664

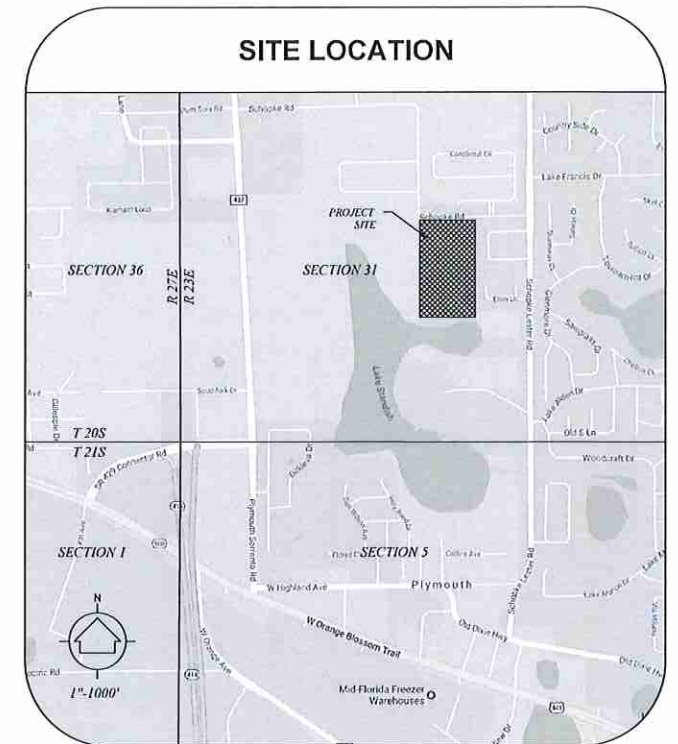
PEC  
Surveying and Mapping, LLC  
2100 Alafaya Trail, Suite 203  
Oviedo, FL 32765  
407-542-4967

GEO Engineering & Sciences  
250 S. Ronald Reagan Blvd., Suite 114  
Longwood, FL 32750  
407-379-9510

GTC Engineering Corporation  
98 S. Semoran Boulevard  
Orlando, FL 32807  
407-380-0402

Bio-Tech Consulting Inc.  
3025 East South Street  
Orlando, FL 32803  
407-894-5969

**Borrelli + Partners**  
720 Vassar Street  
Orlando, FL 32804  
407-418-1338



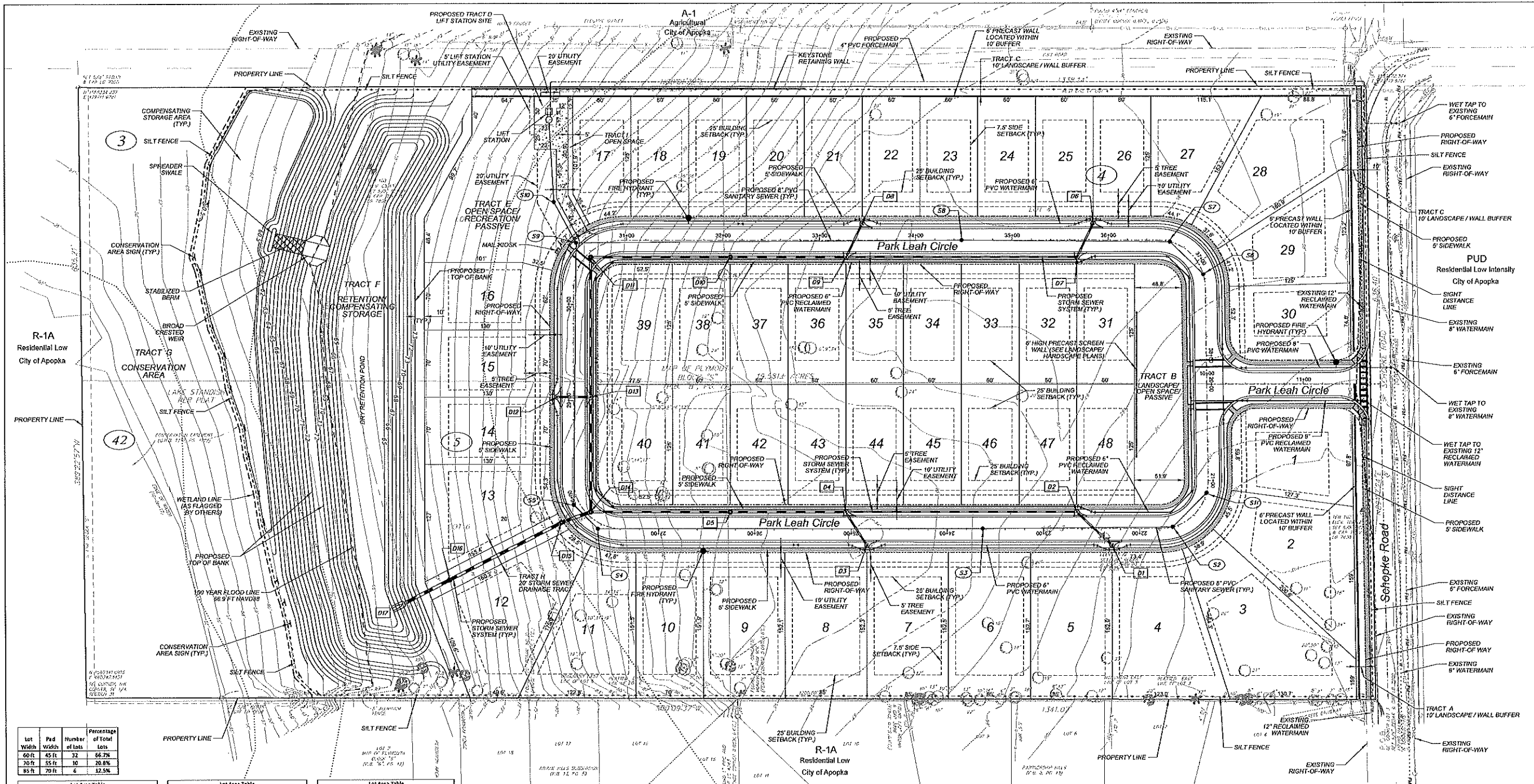
| SHEET NO.                             | DESCRIPTION                            |
|---------------------------------------|----------------------------------------|
| 1                                     | COVER SHEET                            |
| 2                                     | GENERAL NOTES                          |
| 3                                     | OVERALL SITE PLAN                      |
| 4                                     | GRADING PLAN                           |
| 5-6                                   | PLAN & PROFILES                        |
| 7                                     | PAVING AND DRAINAGE DETAILS            |
| 8                                     | SANITARY SEWER DETAILS                 |
| 9                                     | WATER DETAILS                          |
| 10                                    | LIFT STATION                           |
| 11                                    | LIFT STATION - ELECTRICAL              |
| 12                                    | PLAN / PROFILE - FORCEMAIN             |
| 13                                    | MASTER WATER DISTRIBUTION PLAN         |
| 14                                    | MASTER RECLAIMED DISTRIBUTION PLAN     |
| 15                                    | MASTER SANITARY SEWER PLAN             |
| 16                                    | MASTER STORM SEWER PLAN                |
| SURVEY SHEETS                         |                                        |
| S1                                    | BOUNDARY & TOPOGRAPHICAL SURVEY        |
| P1 - P4                               | PLAT                                   |
| LANDSCAPE/IRRIGATION/HARDSCAPE SHEETS |                                        |
| C-100                                 | COVER SHEET                            |
| K-100                                 | MASTER KEY PLAN                        |
| T-100                                 | TREE MITIGATION PLAN                   |
| L-100 - L-102                         | LANDSCAPE PLANS/DETAILS                |
| I-100 - I-102                         | IRRIGATION PLANS/DETAILS               |
| H-100 - H-102                         | HARDSCAPE PLANS/DETAILS                |
| LIGHTING PLAN SHEETS                  |                                        |
| E0.0, E0.1, E1.0                      | LIGHTING PLAN                          |
| RETAINING WALL SHEETS                 |                                        |
| S101, S102                            | RETAINING WALL DIAGRAM/TYPICAL DETAILS |

*GTC Engineering Corporation*

Certificate of Authorization  
Number 6755  
Claude L. Caragoe, P.E.  
P.E. Number 35199

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                     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| 1. All construction is to conform with City of Apopka standards and specifications, unless otherwise waived by the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | 25. Fire protection shall be provided according to City of Apopka Regulations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | b. Control features, methods and conditions included in this contract include the following as indicated by X in blank:<br><br>(1) <u>X</u> . Coordinate construction of temporary erosion control features with permanent erosion control features.<br><br>(2) <u>X</u> . Control operation which result in water pollution.<br><br>(3) <u>X</u> . Provide schedule for clearing and grubbing, earthwork operations and construction of permanent erosion control features and proposed use of temporary erosion control features.<br><br>(4) ____ Limitation of exposure of erodible earth without temporary or permanent erosion control features is _____ square feet.<br><br>(5) <u>X</u> . Temporary grassing<br><br>(6) <u>X</u> . Temporary sod<br><br>(7) <u>X</u> . Temporary mulching<br><br>(8) ____ Sandbagging<br><br>(9) ____ Slope drains<br><br>(10) ____ Sediment basins<br><br>(11) ____ Artificial coverings<br><br>(12) <u>X</u> . Berms<br><br>(13) ____ Baled hay or straw<br><br>(14) <u>X</u> . Temporary silt fences and staked silt barriers<br><br>(15) ____ Floating silt barriers<br><br>(16) <u>X</u> . Remove temporary erosion control features<br><br>(17) <u>X</u> . Maintain permanent and temporary erosion control features<br><br>(18) <u>X</u> . This contract design has been approved by the OWNER and regulatory agencies having an interest in erosion control abatement. The design in its final form meets or exceeds minimum standards. All temporary erosion control features required during construction shall be constructed by the Contractor, and the cost thereof included in the Contract Sum as a regular obligation incidental to the work.<br><br>c. Contractor to sod three feet behind all curbs within the entire project as part of construction cost.                                                                          |  | 38. Any sanitary sewer built for phasing of the project shall have a 10-foot stabilized access road over the line and be constructed to and including the next manhole with a 20-foot utility easement centered over the pipe and manholes.                                                                                                                                                                                                     |  |
| 2. The Engineer certifies that all roadways were designed to the applicable standards, as set forth by City of Apopka and the latest edition of the Florida Department of Transportation Manual of Uniform Standards for Design, Construction, and Maintenance for Streets and Highways.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | 26. The Contractor shall ensure that proper soil densities are achieved for placement of all headwall/endwall footings, retaining wall footings, and in general, any footing support described on these plans. It will also be the responsibility of the Contractor to ensure that sufficient geotechnical testing has been performed prior to construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | (10) ____ Sediment basins<br><br>(11) ____ Artificial coverings<br><br>(12) <u>X</u> . Berms<br><br>(13) ____ Baled hay or straw<br><br>(14) <u>X</u> . Temporary silt fences and staked silt barriers<br><br>(15) ____ Floating silt barriers<br><br>(16) <u>X</u> . Remove temporary erosion control features<br><br>(17) <u>X</u> . Maintain permanent and temporary erosion control features<br><br>(18) <u>X</u> . This contract design has been approved by the OWNER and regulatory agencies having an interest in erosion control abatement. The design in its final form meets or exceeds minimum standards. All temporary erosion control features required during construction shall be constructed by the Contractor, and the cost thereof included in the Contract Sum as a regular obligation incidental to the work.<br><br>d. The Contractor is to submit an erosion control plan to the City of Apopka Engineer for approval prior to the preconstruction meeting for this project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | 39. Any discrepancy between the dimensions and measurements shown on the plans and the actual field conditions shall immediately be brought to the Engineer's attention. Failure to do so shall make the Contractor completely liable for whatever errors and/or problems that may subsequently arise.                                                                                                                                          |  |
| 3. The Contractor shall coordinate all work within existing road right-of-ways with City of Apopka.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 27. The F.D.O.T. Roadway and Traffic Design Standards (latest edition) is to be used for drainage structures and pavement markings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 40. It will be the responsibility of the Contractor(s) to ensure that all required permits are obtained and are in hand at the job site prior to the commencement of construction. Contractor shall abide by all conditions contained therein. Permits included (but not necessarily limited to) are:<br><br>a. St. Johns River Water Management District, Environmental Resource Permit.<br>b. FDEP water distribution and FDEP sewer collection.<br>c. Local right-of-way use.<br>d. Local underground utilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 41. The Contractor shall stake all improvements using the plat. Contractor shall confirm with PEC Surveying and Mapping, LLC (Phone 407-542-4967) that the plat is current prior to construction. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, including minimum building setbacks, before the installation of any improvement. |  |
| 4. It will be the responsibility of the Contractor to get the necessary Right-of-Way Permit(s) and provide for the safety and control of local traffic during construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 28. Water and Sewer:<br><br>a. Water mains shall be laid to provide a minimum separation of 18 inches between the bottom of the water main and the top of the sewer pipe. Where water and gravity sanitary sewer mains cross with less than 18 inches vertical separation, or the sanitary sewer main is above the water main, the sanitary sewer shall be constructed of 20 feet of PVC pipe upgraded to water main standards, centered on the point of crossing, and pressure tested. If the conflict is caused by a storm sewer, the water main shall constructed of 20 feet of ductile iron pipe centered on the point point of crossing. Adequate structural support for both the water main and sewers shall be provided to prevent excessive deflection of joints and settling.<br><br>b. When a water main parallels a gravity sanitary sewer main, a separation (measured edge to edge) of at least 10 feet shall be maintained. Where this separation is not met, one of the following must occur:<br>(1). The water main is laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer at such an elevation that the bottom of the water main is at least 18 inches above the sewer.<br>(2). If both sanitary sewer and potable water mains are proposed and the above 28b(1) is not met, the sanitary sewer pipes shall be upgraded to the DR-18 PVC and pressure tested.<br>(3). If the sanitary sewer is existing and the potable water main is proposed, the water main shall, at a minimum, be upgraded to ductile iron pipe, constructed in separate trenches, laid at a higher elevation than the sanitary sewer, and utilize staggered joints.<br><br>c. Where water mains parallel storm sewer pipes with less than 10 feet horizontal clearance, the water main shall be AWWA C150/C151 ductile iron in those locations.<br><br>d. Where ductile iron pipe is required for water mains, it shall conform to ANSI/AWWA A21.51. A minimum thickness of Class 50 per ANSI/AWWA shall be supplied.<br><br>e. All water main fittings, valves, restraints, couplings, pipe, and in general those materials required for installing the water supply system, shall comply with minimum material standards, ratings and classifications established by City of Apopka and AWWA Standards and Specifications. PVC water mains four (4) inches diameter or greater shall be AWWA C-900 (DR18) minimum. All water mains greater than 12 inches to be ductile iron pipe only. All water mains shall bear the NSF logo for approval for drinking water.<br><br>f. Water main connections shall be made under the supervision of City of Apopka. All valves shall be operated by City of Apopka personnel only. Water mains are to be disinfected per ANSI/AWWA C651-92 and City of Apopka standards and specifications. All water mains shall be hydrostatically tested in accordance with the latest version of AWWA standards C600 for ductile iron pipe and C905 for PVC.<br><br>g. All sanitary lines (either gravity or pressure systems), fittings, valves, restraints, couplings, pipe, and in general those materials required for installing the wastewater collection system shall comply with the minimum material standards, ratings and classifications established by the City of Apopka Utilities Division. Metallic marking of utility lines shall comply with Section 45.14 of the City of Apopka Manual of Standards and Specifications for Wastewater and Water Main Construction (OCMOS). Air release valves shall be installed in high points in the main only as designated on the plans, and shall be installed in vaults with traffic-bearing lids. Pressure testing of gravity sewer lines shall be in accordance with Section 44 (OCMOS), and with the latest Uni-Bell low pressure air test standard. All force mains shall be hydrostatically tested with a minimum test pressure of 100 psi for two (2) hours. Pressure testing of force shall be comply with Sections 45.12 and 51.5 (OCMOS).<br><br>h. A minimum horizontal distance of 3 feet shall be maintained between water mains and storm structures. |  | 42. The Contractor shall be responsible for protecting all existing survey monumentation. Disturbed monumentation shall be restored by a Florida-licensed land surveyor selected by the Owner at the Contractor's expense.<br><br>43. The Contractor is responsible for grading all pavement areas to drain positively. Intersections shall be transitioned to provide smooth driving surfaces while maintaining positive drainage. Should areas of poor drainage be observed, the Contractor shall notify the Engineer prior to paving so that recommendations for correction may be made.<br><br>44. The quantities and lengths of materials shown on plans should be verified by the Contractor. Any discrepancy between callouts and actual shown in plan view is to be brought to the Engineer's attention by the Contractor prior to bidding. It is the Engineer's intention to build what is shown on the construction plans.<br><br>45. The Contractor is to maintain weekly monitoring reports per general conditions of N.P.D.E.S. General Permit.<br><br>46. Record Drawing: At the end of construction, the Contractor shall provide one (1) set of drawings showing ALL CHANGES marked in waterproof red with the following Contractor Certification executed on EACH SHEET:<br><br>The Contractor _____ hereby certifies to the OWNER that improvements covered by this drawing and the related details have been constructed as indicated or as modified by the notes and graphics shown. Absent a note or graphic to the contrary, the improvements have been constructed meeting industry standard tolerances.<br><br>Signed: _____ Date: _____<br>Authorized Contractor's Representative                                                                                                                                                                                    |  | 47. Paving and Drainage - The contractor shall install, as part of the infrastructure and prior to Certificate of Completion, drop curbs and handicap ramps at all intersections of the sidewalk with the proposed pavement to meet City of Apopka and A.D.A. specifications.                                                                                                                                                                   |  |
| 5. The Contractor shall be extremely cautious when working near trees that are to be saved, whether shown in the plans or designated in the field.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | 29. Mitered end sections are included in all stormwater pipe lengths.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | 48. EMERGENCY WASTEWATER SPILL AND WATERMAIN BREAK PROCEDURES<br><br>a1. Excavate Cautiously<br><br>The contractor shall exercise extreme caution when excavating in proximity of wastewater force mains and gravity sewers. Force main and sewer locations shown on plans are not exact or guaranteed. Contractor is responsible for field verifying existing utility locations.<br><br>a2. Telephone Notification<br><br>The City of Apopka dispatch operator shall be notified immediately in the event of a force main, gravity sewer or water main break or damage at 407-703-1757.<br><br>a3. Repair Immediately<br><br>All damage to City of Apopka's mains shall be repaired immediately by the contractor at the contractor's expense. If the repair is not made in a timely manner, as determined by the City of Apopka Utilities Inspector, City of Apopka may perform repairs and the contractor will be charged for repairs.<br><br>a4. City of Apopka Utilities Department General Telephone Numbers: 407-703-1731<br><br>a5. Advance Notification of Construction<br><br>Notify the City of Apopka Public Services Department (407-703-1731) at least seven (7) days prior to any construction activity.<br><br>a6. Advance Notification of Pending Connection<br><br>The City of Apopka Public Service Department (407-703-1731) shall be notified at least (7) days in advance to schedule main tie-ins and valve operations.<br><br>a7. Operation of City of Apopka Valves<br><br>Water, wastewater, and reuse valves are to be operated only by City of Apopka Utilities Inspector (407-703-1731). All valves being installed are to remain closed during construction.<br><br>a8. Operation of City of Apopka Pump Stations<br><br>The contractor shall coordinate pump station operation and shut down contact with an City of Apopka Utilities Inspector (407-703-1731) |  | 49. The Contractor shall stake all improvements using the plat. Contractor shall confirm with PEC Surveying and Mapping, LLC (Phone 407-542-4967) that the plat is current prior to construction. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, including minimum building setbacks, before the installation of any improvement. |  |
| 6. The Contractor shall be responsible for locating and verifying (horizontally and vertically) all existing utilities before construction, and for notifying the various utility companies to arrange for any relocation, temporary disruption of service, or clarification of activity regarding said utility. The contractor shall exercise caution when crossing an underground utility, whether shown in these plans or field located. All utilities which interfere with the proposed construction shall be relocated by the respective utility companies and the Contractor shall cooperate with them during relocation operations. Any delay or inconvenience of the various utilities shall be incidental to the contract and no extra compensation will be allowed. |  | 30. All Reinforced Concrete Pipe (RCP) shall be minimum Class III.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | 49. 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The Contractor shall be responsible for protecting all existing survey monumentation. Disturbed monumentation shall be restored by a Florida-licensed land surveyor selected by the Owner at the Contractor's expense.                                                                                                                                                                                                                      |  |
| 7. The locations of all existing utilities, facilities, and any other features shown on these plans have been determined from the best available information and are provided for the convenience of the Contractor. The Engineer does not guarantee the accuracy or the completeness of the location information provided. Any inaccuracy or omission in such information shall not relieve the Contractor of his responsibility to protect such existing features from damage or unscheduled interruption of service. Should a discrepancy arise between these plans and actual field conditions which would appreciably affect the execution of these plans, the Contractor will halt construction and notify the Engineer immediately.                                    |  | 31. It is the Contractor's responsibility to obtain a copy of the Geotechnical Engineer's report for this project from GTC Engineering Corporation and meet the Geotechnical Engineer's requirements for soil preparation on the site. The Contractor's Geotechnical Engineer shall certify all site, utility, and roadway compaction as well as underdrain and pavement construction to GTC Engineering Corporation. Geotechnical recommendations are not the responsibility of GTC Engineering Corporation. GTC Engineering Corporation has relied on the geotechnical report in the preparation of the plans. Any conflict between information within the report and these plans shall be reported to the Engineer and/or Owner. GTC Engineering Corporation assumes no responsibility for the correctness, completeness, or accuracy of the geotechnical information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | 51. This contract design has been approved by the OWNER and regulatory agencies having an interest in erosion control abatement. The design in its final form meets or exceeds minimum standards. All temporary erosion control features required during construction shall be constructed by the Contractor, and the cost thereof included in the Contract Sum as a regular obligation incidental to the work.<br><br>d. The Contractor is to submit an erosion control plan to the City of Apopka Engineer for approval prior to the preconstruction meeting for this project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | 52. The Contractor shall be responsible for protecting all existing survey monumentation. Disturbed monumentation shall be restored by a Florida-licensed land surveyor selected by the Owner at the Contractor's expense.                                                                                                                                                                                                                      |  |
| 8. The Contractor shall be responsible for meeting all inspection criteria and schedules, and for signing for said inspections                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                          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                               |  |





| Lot Width | Pad Width | Number of Lots | Percentage of Total Lots |
|-----------|-----------|----------------|--------------------------|
| 66 ft     | 45 ft     | 32             | 66.7%                    |
| 70 ft     | 55 ft     | 16             | 33.3%                    |
| 85 ft     | 70 ft     | 6              | 12.5%                    |

| Lot Number | Gross Area (SF) | Gross Area (AC) | Lot Width at R/W (FT) | Lot Width at R/W (FT) |
|------------|-----------------|-----------------|-----------------------|-----------------------|
| 1          | 11584           | 0.27            | Varies                | 59.8                  |
| 2          | 14195           | 0.33            | Varies                | 45.5                  |
| 3          | 15162           | 0.45            | Varies                | 44.7                  |
| 4          | 14889           | 0.34            | Varies                | 79                    |
| 5          | 12867           | 0.3             | 85                    | 85                    |
| 6          | 12390           | 0.3             | 85                    | 85                    |
| 7          | 12933           | 0.3             | 85                    | 85                    |
| 8          | 12916           | 0.3             | 85                    | 85                    |
| 9          | 12899           | 0.3             | 85                    | 85                    |
| 10         | 13610           | 0.34            | 70                    | 70                    |
| 11         | 13816           | 0.33            | Varies                | 42.3                  |
| 12         | 15786           | 0.36            | Varies                | 41.2                  |
| 13         | 12186           | 0.28            | Varies                | 54.3                  |
| 14         | 9100            | 0.21            | 70                    | 70                    |
| 15         | 9100            | 0.21            | 70                    | 70                    |
| 16         | 9006            | 0.21            | Varies                | 62                    |

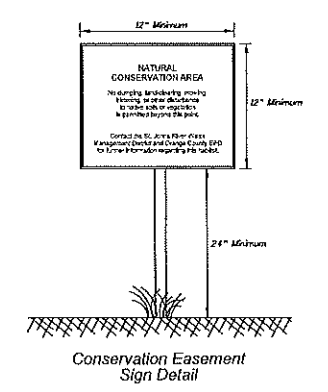
| Lot Number | Gross Area (SF) | Gross Area (AC) | Lot Width at R/W (FT) | Lot Width at R/W (FT) |
|------------|-----------------|-----------------|-----------------------|-----------------------|
| 17         | 7499            | 0.17            | Varies                | 44.2                  |
| 18         | 7500            | 0.17            | 60                    | 60                    |
| 19         | 7500            | 0.17            | 60                    | 60                    |
| 20         | 7500            | 0.17            | 60                    | 60                    |
| 21         | 7500            | 0.17            | 60                    | 60                    |
| 22         | 7500            | 0.17            | 60                    | 60                    |
| 23         | 7500            | 0.17            | 60                    | 60                    |
| 24         | 7500            | 0.17            | 60                    | 60                    |
| 25         | 7500            | 0.17            | 60                    | 60                    |
| 26         | 7500            | 0.17            | 60                    | 60                    |
| 27         | 10287           | 0.24            | Varies                | 44.1                  |
| 28         | 14656           | 0.34            | Varies                | 37.6                  |
| 29         | 10775           | 0.25            | Varies                | 41.2                  |
| 30         | 9650            | 0.22            | Varies                | 52.3                  |
| 31         | 7500            | 0.17            | 60                    | 60                    |
| 32         | 7500            | 0.17            | 60                    | 60                    |

| Lot Number | Gross Area (SF) | Gross Area (AC) | Lot Width at R/W (FT) | Lot Width at R/W (FT) |
|------------|-----------------|-----------------|-----------------------|-----------------------|
| 33         | 7500            | 0.17            | 60                    | 60                    |
| 34         | 7500            | 0.17            | 60                    | 60                    |
| 35         | 7500            | 0.17            | 60                    | 60                    |
| 36         | 7500            | 0.17            | 60                    | 60                    |
| 37         | 7500            | 0.17            | 60                    | 60                    |
| 38         | 7500            | 0.17            | 60                    | 60                    |
| 39         | 9553            | 0.22            | 77.5                  | 52.5                  |
| 40         | 9553            | 0.22            | 77.5                  | 52.5                  |
| 41         | 7500            | 0.17            | 60                    | 60                    |
| 42         | 7500            | 0.17            | 60                    | 60                    |
| 43         | 7500            | 0.17            | 60                    | 60                    |
| 44         | 7500            | 0.17            | 60                    | 60                    |
| 45         | 7500            | 0.17            | 60                    | 60                    |
| 46         | 7500            | 0.17            | 60                    | 60                    |
| 47         | 7500            | 0.17            | 60                    | 60                    |
| 48         | 7500            | 0.17            | 60                    | 60                    |

### GEOMETRY DATA

#### Park Leah Circle (Entrance)

Point 1 N 1,589,507.0065 E 400,022.6042 Sta 10+00.00  
Curve from 1 to 2 at 0° 01' 32.40" E Chd 181.3295  
Point 2 N 1,589,688.4260 E 400,022.5654 Sta 11+81.33



### GEOMETRY DATA

#### Park Leah Circle

Point 3 N 1,589,507.0065 E 400,022.5042 Sta 20+00.00  
Curve from 3 to 4 at 0° 01' 32.40" E Chd 181.3295  
Point 4 N 1,589,688.4260 E 400,022.5654 Sta 11+81.33

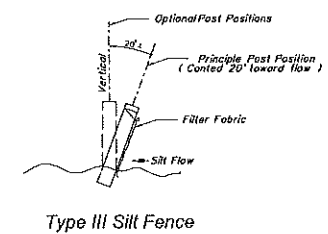
Curve ROAD83  
P.L. Station 21+50.02 N 1,589,509.3918 E 480,172.5052  
Delta = 90° 00' 00.00" (RT)  
Degree = 114° 35' 29.61"  
Length = 50.0000  
Radius = 50.0000  
External = 70.7107  
Long Chord = 70.7107  
Mid. Ord. = 14.6447  
P.C. Station 20+00.00 N 1,589,509.3918 E 480,172.5052  
P.T. Station 21+50.02 N 1,589,509.3918 E 480,172.5052  
Chord Bear = S 89° 07' 24.02" E  
Chord Dist = 70.7107

### GEOMETRY DATA

#### Park Leah Circle (Continued)

Curve ROAD83  
P.L. Station 21+50.02 N 1,589,509.3918 E 480,172.5052  
Delta = 90° 00' 00.00" (RT)  
Degree = 114° 35' 29.61"  
Length = 50.0000  
Radius = 50.0000  
External = 70.7107  
Long Chord = 70.7107  
Mid. Ord. = 14.6447  
P.C. Station 20+00.00 N 1,589,509.3918 E 480,172.5052  
P.T. Station 21+50.02 N 1,589,509.3918 E 480,172.5052  
Chord Bear = S 89° 07' 24.02" E  
Chord Dist = 70.7107

Curve ROAD84  
P.L. Station 21+50.02 N 1,589,509.3918 E 480,172.5052  
Delta = 90° 00' 00.00" (RT)  
Degree = 114° 35' 29.61"  
Length = 50.0000  
Radius = 50.0000  
External = 70.7107  
Long Chord = 70.7107  
Mid. Ord. = 14.6447  
P.C. Station 20+00.00 N 1,589,509.3918 E 480,172.5052  
P.T. Station 21+50.02 N 1,589,509.3918 E 480,172.5052  
Chord Bear = S 89° 07' 24.02" E  
Chord Dist = 70.7107



- ### SOILS LEGEND
- 3 Basinger fine sand, frequently ponded
  - 4 Candler fine sand, 0 to 5 percent slopes
  - 5 Candler fine sand, 5 to 12 percent slopes
  - 42 Sanibel muck

- ### GENERAL LEGEND
- Existing Contour
  - Existing Watermain
  - Existing Reclaimed Watermain
  - Existing Sanitary Forcemain
  - Soil Divide
  - Proposed Water with Fire Hydrant
  - Proposed Reclaimed Watermain
  - Proposed Sanitary Forcemain
  - Proposed Storm with Inlet
  - Proposed 6" Precast Wall
  - 100 Year Flood Line

### TRACT TABLE

| Tract | Ownership      | Maintenance    | Use                            | Acres    |
|-------|----------------|----------------|--------------------------------|----------|
| A     | HOA            | HOA            | Landscape/Open Space/Passive   | 0.07 Ac. |
| B     | HOA            | HOA            | Landscape/Open Space/Passive   | 0.28 Ac. |
| C     | HOA            | HOA            | Landscape/Open Space/Passive   | 0.27 Ac. |
| D     | City of Apopka | City of Apopka | Recreation/Open Space/Passive  | 0.06 Ac. |
| E     | HOA            | HOA            | Retention/Compensating Storage | 0.44 Ac. |
| F     | HOA            | HOA            | Conservation                   | 2.36 Ac. |
| G     | HOA            | HOA            | Storm Sewer Drainage           | 0.07 Ac. |
| H     | HOA            | HOA            | Open Space                     | 0.02 Ac. |

Recreation Requirements (See Sec. 2.02.18(E)(5)(b) of Apopka Code)  
Active and passive - Minimum 3.6 acres per 1000 projected population.  
Population is calculated based on 2.6 persons per single family unit.

| Units | Persons/Unit | Persons |
|-------|--------------|---------|
| 48    | 2.6          | 124.8   |

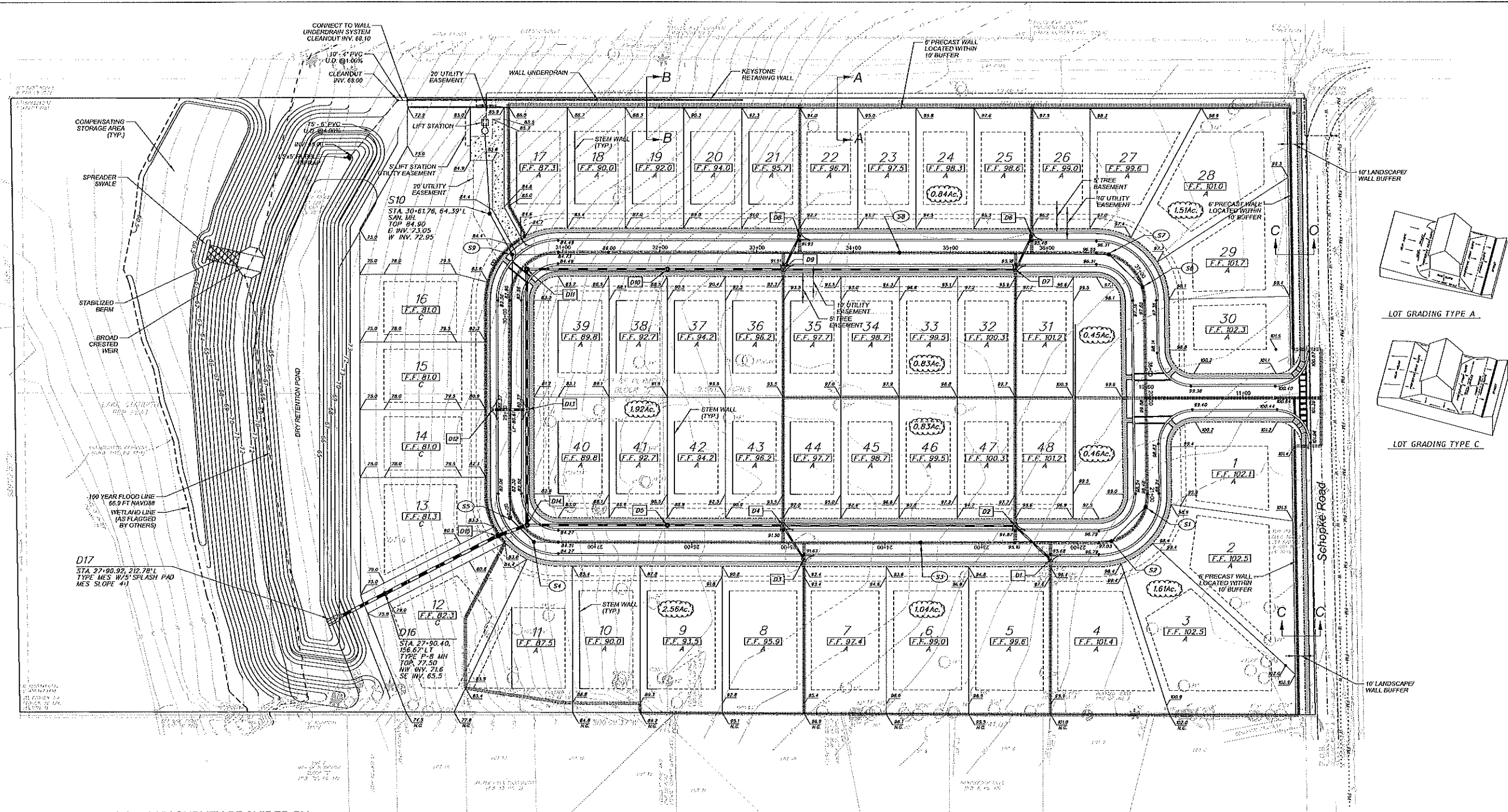
Recreation Required 0.45 acres  
Recreation Provided 0.72 acres (Active and Passive)

Proposed Recreational Facilities (per Sec. 2.02.18(E)(5)(b))  
Picnic areas  
Playgrounds, lot-lots

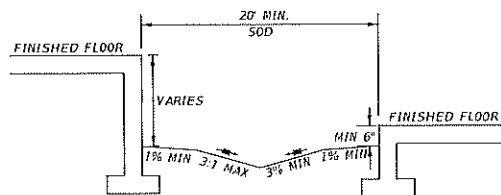
### Open Space Requirements (See Sec. 2.02.18(E)(5)(b) of Apopka Code)

| Category  | A    | B    | C    |
|-----------|------|------|------|
| Tract     | 0.07 | 0.00 | 0.00 |
| A         | 0.28 | 0.00 | 0.00 |
| B         | 0.27 | 0.00 | 0.00 |
| C         | 0.44 | 0.00 | 0.00 |
| D         | 0.00 | 0.00 | 0.00 |
| E         | 0.00 | 0.00 | 2.36 |
| F         | 0.00 | 0.00 | 0.00 |
| G         | 0.00 | 0.00 | 0.00 |
| H         | 0.00 | 0.00 | 0.00 |
| I         | 0.00 | 0.00 | 0.00 |
| Allowable | 1.08 | 2.94 | 2.36 |

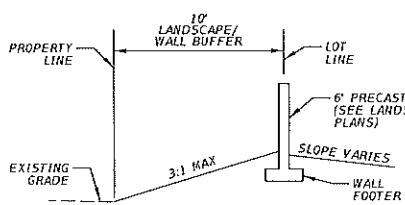
Open Space Provided (Allowable) 6.38 acres



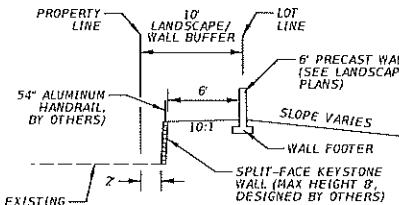
BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY  
PEC SURVEYING AND MAPPING, LLC (407) 542-4967



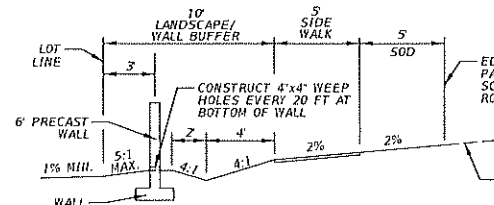
TYPICAL SECTION  
BETWEEN BUILDINGS



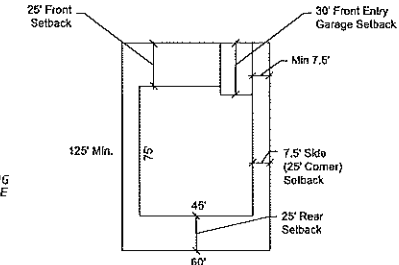
Section A-A (n.t.s.)  
Typical Outside Lot  
Rear Yard Section



Section B-B (n.t.s.)  
Typical Outside Lot Rear Yard  
Section with Retaining Wall



Section C-C (n.t.s.)  
Typical Section  
Landscape Buffer/Swale  
Along Schopke Road



TYPICAL LOT LAYOUT

GENERAL LEGEND

- Existing Contour
- Proposed Right-of-Way
- Proposed Storm with Inlet
- Proposed Spot Elevation
- Proposed Miami Curb
- Sidewalk (to be constructed as part of infrastructure)
- Handicap Ramp Location (Type CR-3)
- Drainage Basin Area
- Drainage Basin Boundary
- Wetland Line
- Aluminum Fence

FILED:  
City of Apollo  
Client: L. Caviglioli, P.E.  
GTC Engineering Corporation  
18 South Riverside Blvd., Opa-Locka, FL 33057  
Confidential Information  
Number 8726

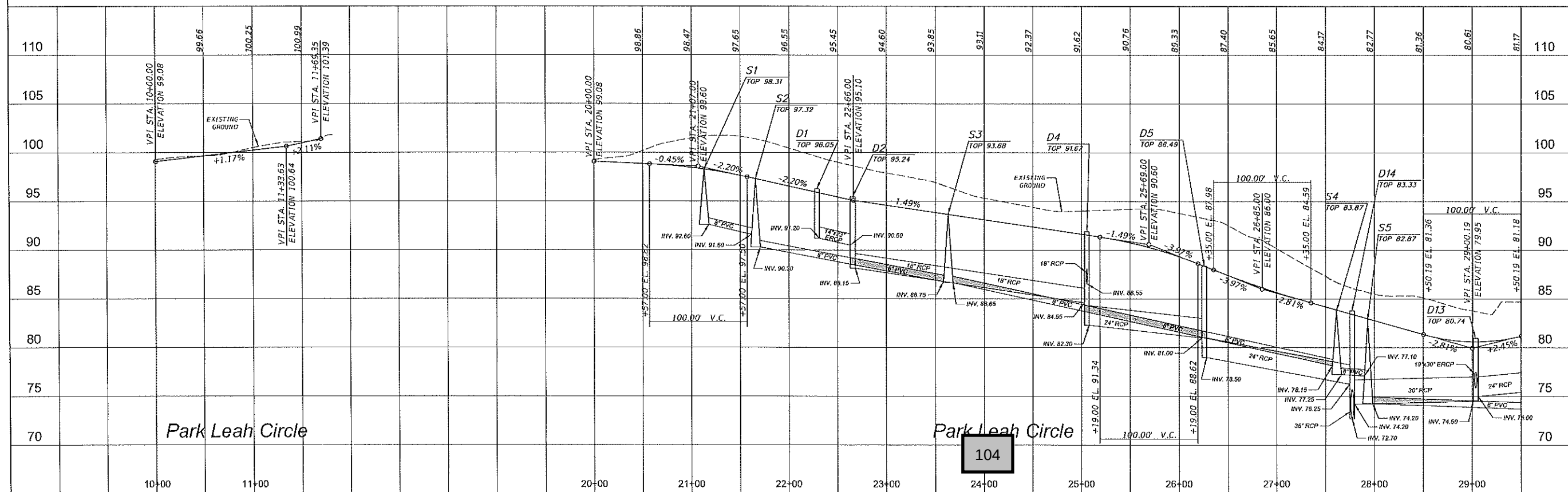
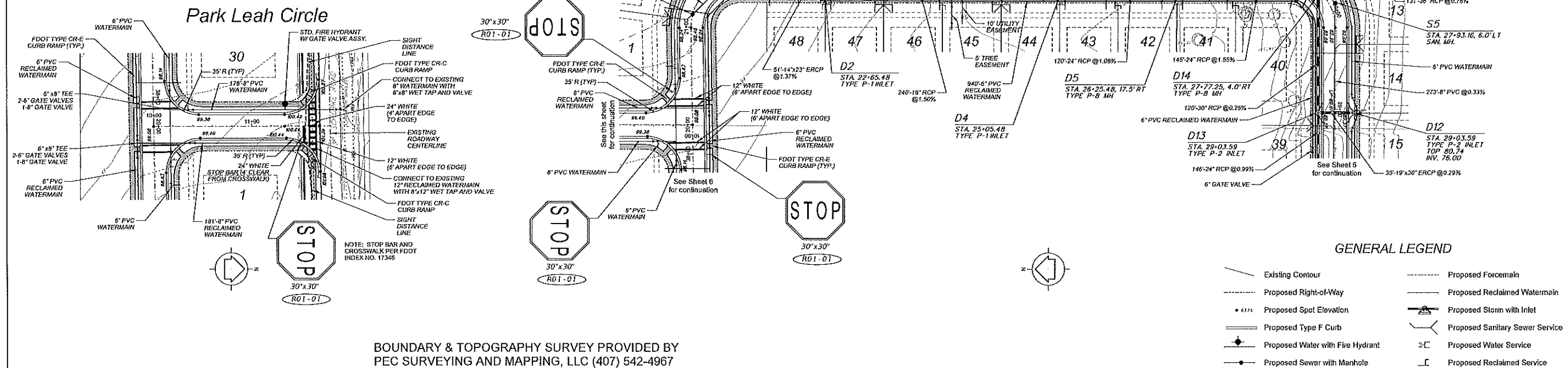
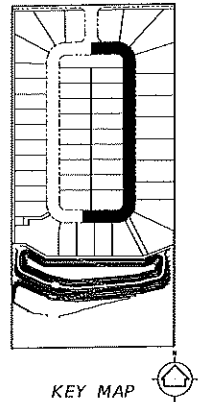
GRADING PLAN  
Legacy Hills

DATE: 5-17-19  
JOB NUMBER: JE-08  
SHEET: 4

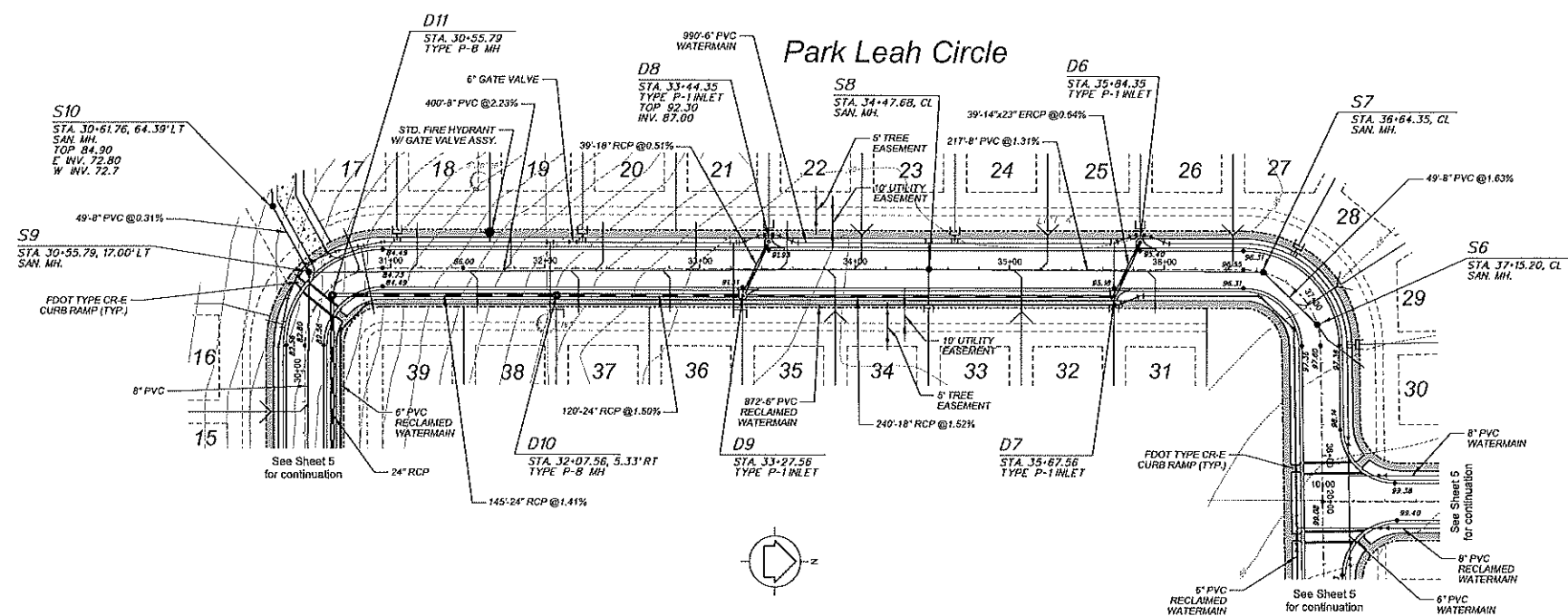
FIELD: REC  
DRAWN BY: GMY/AM  
CHECKED BY: GJC  
DESIGNED BY: GJC

DATE: 5-17-19  
BY: GJC

SCALE: 1"=50'







## PLAN / PROFILE

BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY  
PEC SURVEYING AND MAPPING, LLC (407) 542-4967

### GENERAL LEGEND

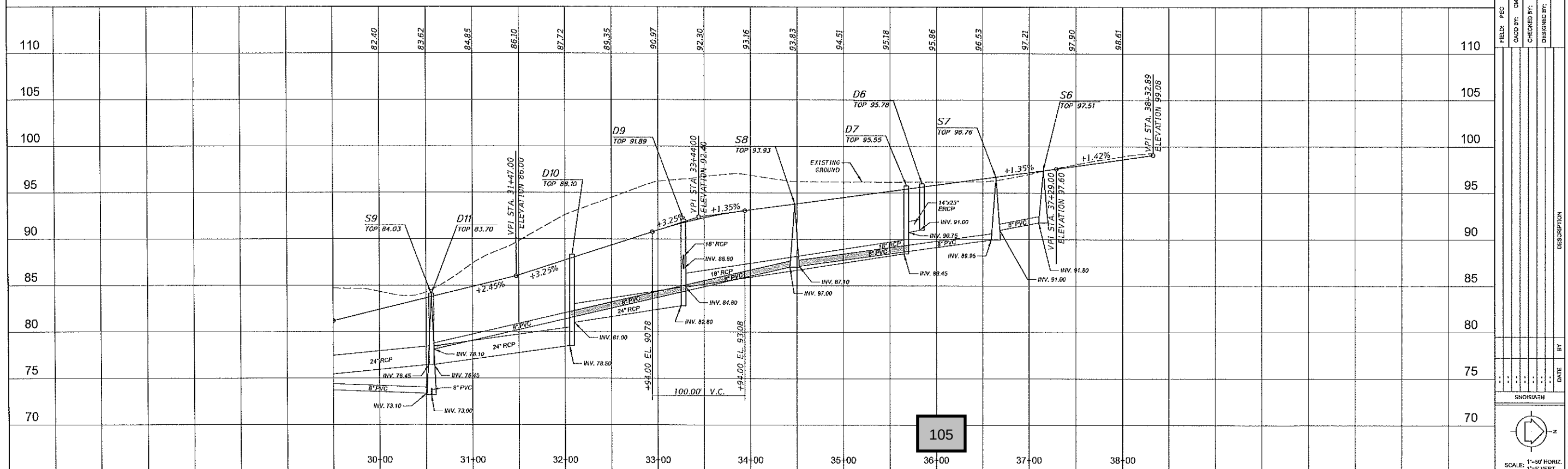
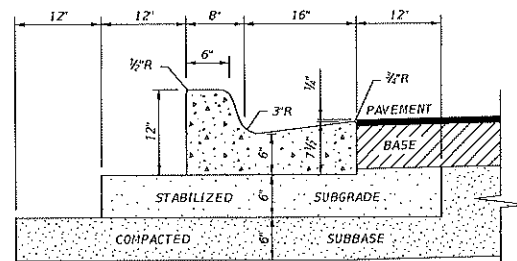


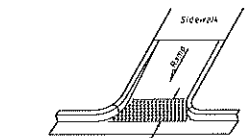
Diagram illustrating the cross-section of a road construction, showing dimensions and material layers:

- Overall Width:** 50'
- Dimensions (from left to right):**
  - 5' (Shoulder)
  - 6' (Shoulder)
  - 12' (Subgrade)
  - 12' (Subgrade)
  - 6' (Shoulder)
  - 5' (Shoulder)
- Material Layers (from top to bottom):**
  - CONCRETE SIDEWALK (MIN. 3000 PSI)
  - SUBGRADE TO BE COMPACTED TO 98% MAX DENSITY
  - TYPE F CURB
  - 6" STABILIZED SUBGRADE COMPACTED TO 95% MAX. DENSITY JASHTO, T-180, FBV OF 50
  - 1.5" TYPE SP STRUCTURAL COURSE (TRAFFIC A)
  - 6" LIMEROCK BASE (LBR 100)
  - 12" TYPE B STABILIZATION (LBR 40)
- Other Labels:**
  - R/W LINE (Right of Way Line)
  - 0.02 (Thickness of concrete sidewalk)
  - 0.04 (Thickness of stabilized subgrade)

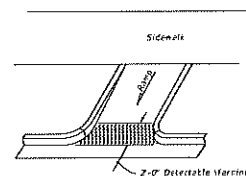
*SIDEWALK DETAIL*



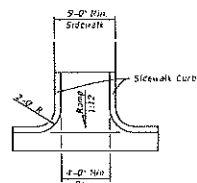
TYPE 'F' CURB DETAIL



OPTION A



OPTION B  
ISOMETRIC VIEW



PLAY VIEW

FDOT TYPE CR-E  
SIDEWALK CURB RAMP

A cross-section diagram of a pond. The diagram shows a central pond area with a flat bottom labeled "POND BOTTOM" at an elevation of 65.0. The left side of the pond has a sloped bank labeled "4:1" and a top elevation of 72.0, with a label "TOP OF BANK" pointing to it. The right side also has a sloped bank labeled "4:1" and a top elevation of 72.0, with a label "TOP OF BANK" pointing to it. The pond is flanked by areas labeled "VARIES" on both sides. Horizontal dimensions are indicated: 46' from the left edge to the first bank, 10' between the two banks, and 28' from the second bank to the right edge. The right edge is labeled "LOT LINE". The left edge is labeled "N.G." (Not Given). The bottom of the pond is labeled "60.5" on the left and "65.0" in the center. The right side of the pond has a sloped bank labeled "4:1" and a top elevation of 5.1. The bottom of the pond is labeled "60.5" on the left and "65.0" in the center. The right side of the pond has a sloped bank labeled "4:1" and a top elevation of 5.1. The bottom of the pond is labeled "60.5" on the left and "65.0" in the center.

NOTE: COMPLETELY SOD SIDE SLOPES

CONCRETE REPLACEMENT

HOT PATCH

EIGHT (8") INCH HIGH EARLY CONCRETE

SAW CUT

5" TYPICAL

5" TYPICAL

EXISTING ASPHALTIC CONCRETE SURFACE

EXISTING BASE

EXISTING BASE

1" TYPICAL

EXISTING SUBGRADE

SUBGRADE (COMPACTED TO 98% MAX. DENSITY)

36" MIN.

PIPE

APPLIED IN TWO (2") INCH MAXIMUM LAYERS MATCH THICKNESS AND ELEVATIONS OF EXISTING ASPHALTIC COURSE AND BASE COURSE

GENERAL NOTES:

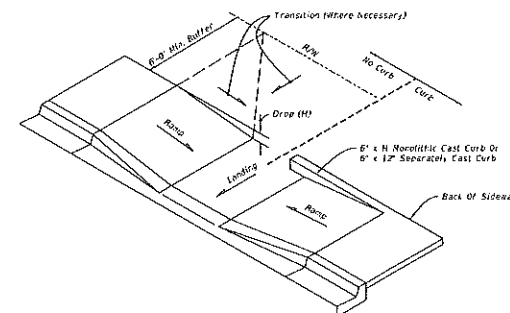
1. BASE REPLACEMENT SHALL BE 3000 PSI HIGH EARLY STRENGTH CONCRETE.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL THAT EXISTED AT TIME OF REMOVAL OR AS APPROVED BY THE COUNTY ENGINEER.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1") INCH OR AS APPROVED BY THE COUNTY ENGINEER.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.
5. FLOWABLE FILL MAY BE USED FOR COMPACTED SUBGRADE AND BASE REPLACEMENT WHEN APPROVED BY THE COUNTY ENGINEER.

PAVEMENT RESTORATION:

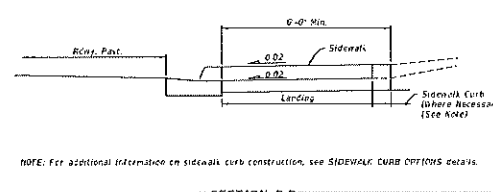
1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMBINATION WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREET GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE ENTIRE ALL TURN RADII, AND ALSO TO A MINIMUM POINT TEN (10') FEET BEYOND THE CUT, WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT OR AS DIRECTED BY INSPECTION.

FINAL RESTORATION - TYPICAL OF MAJOR OPEN CUTS

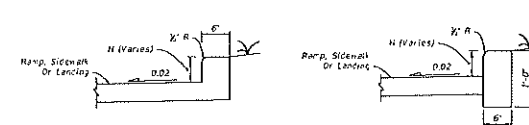
OPEN CUT DETAIL FOR WATERMAIN AND FORCEMAIN  
CONNECTION WITHIN SCHOPKE ROAD RIGHT-OF-WAY



#### CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS



SECTION B-B



MONOLITHIC CAST CURB

SEPARATELY CAST CURB

FDOT TYPE CR-C  
SIDEWALK CURB RAMP

PLAN

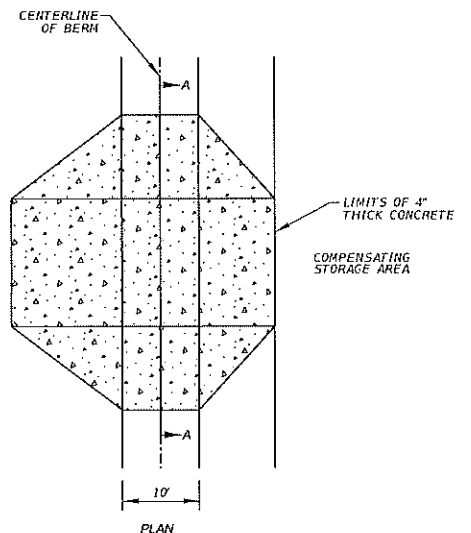
5'-0"

12"

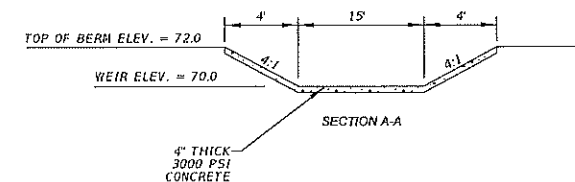
3'-0"

MITERED END SECTION + 3'-0"

12" DOWELS - 12" LG. @ 12" O.C.  
(SEE CONNECTION DETAIL BELOW)



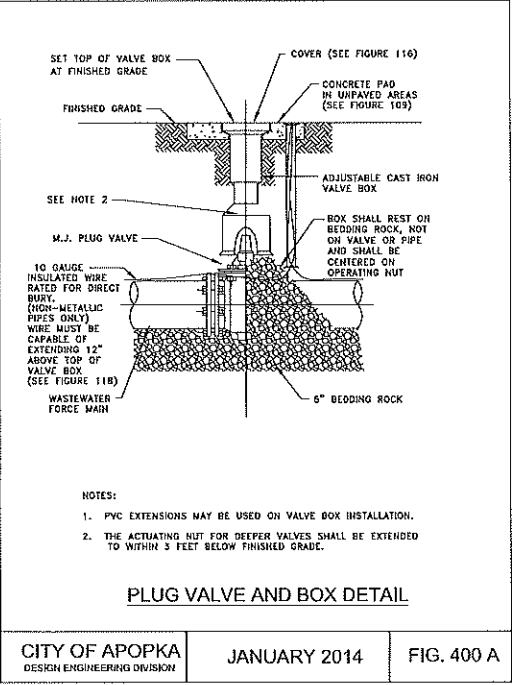
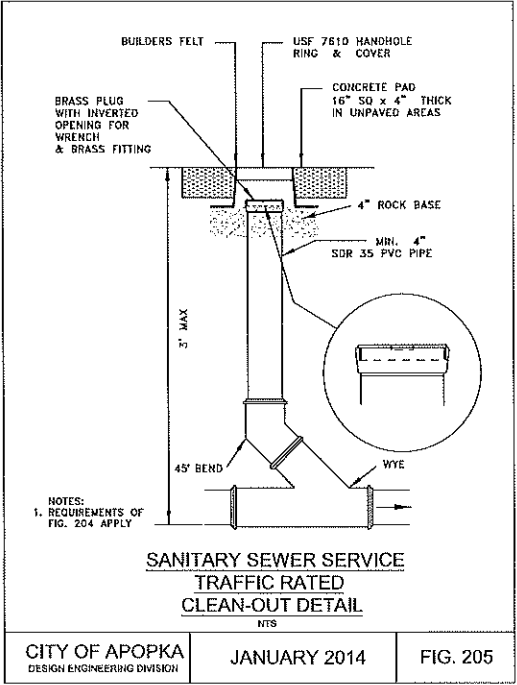
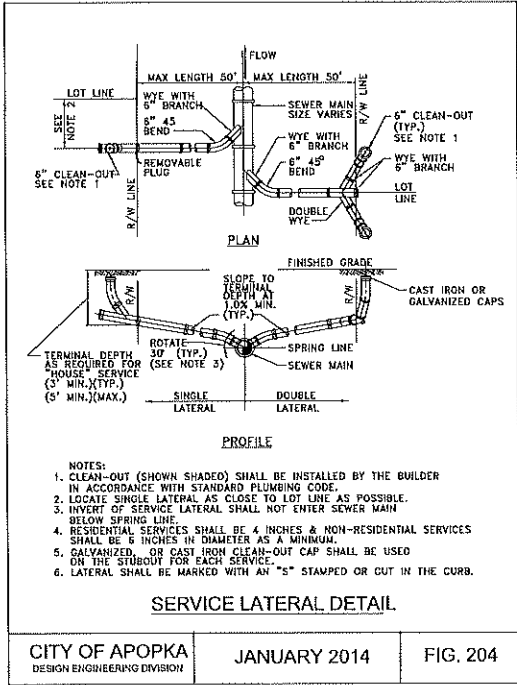
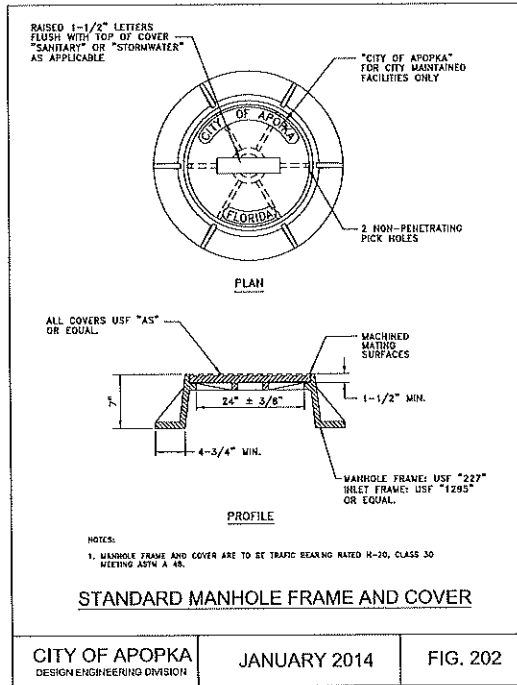
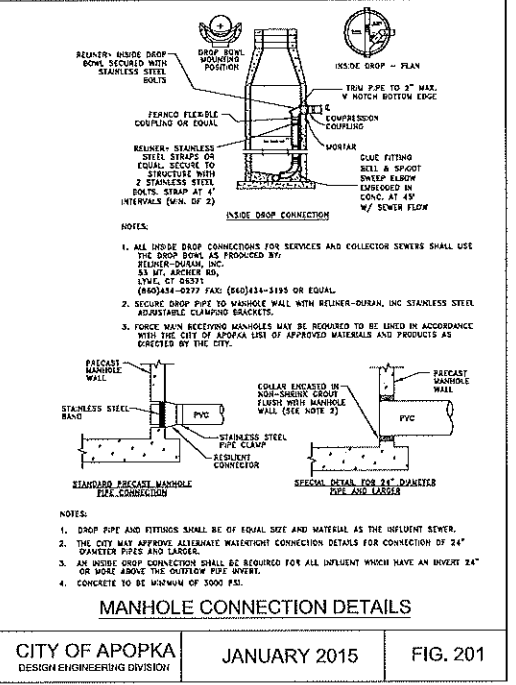
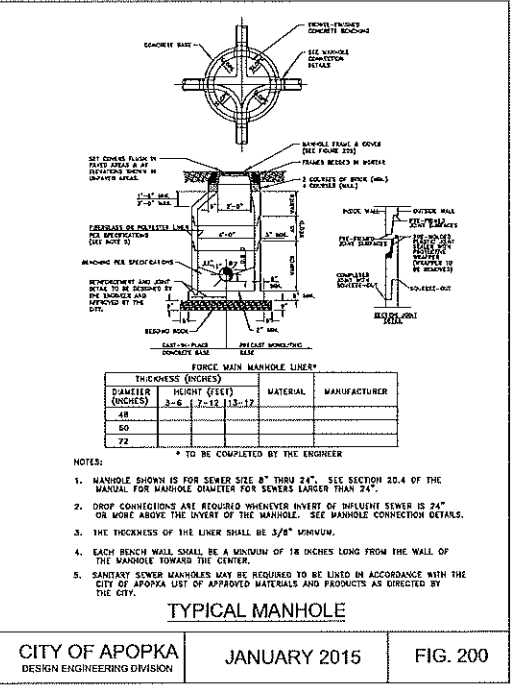
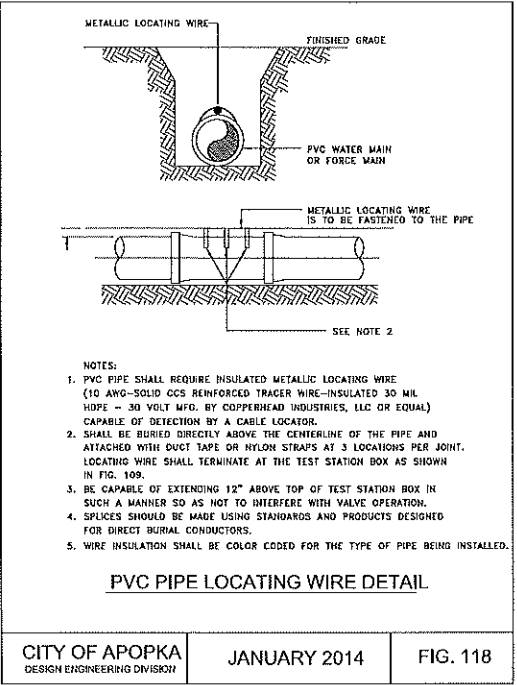
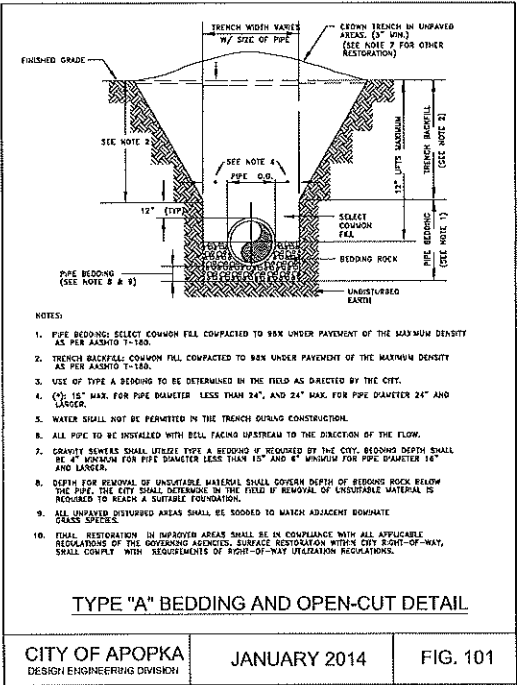
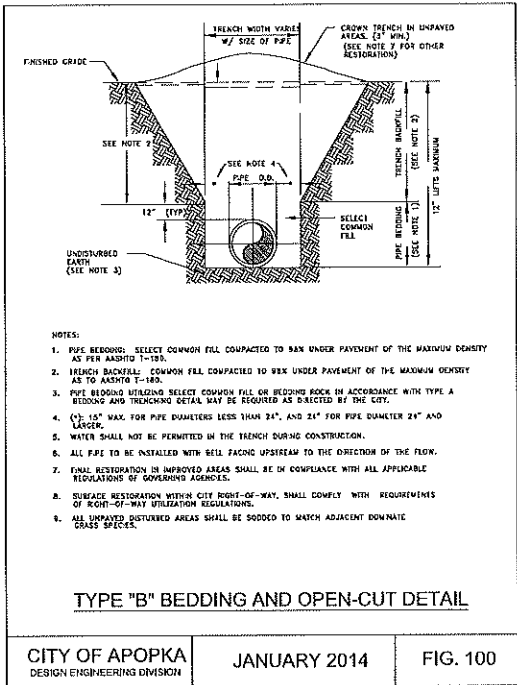
PLAN



SECTION A-A

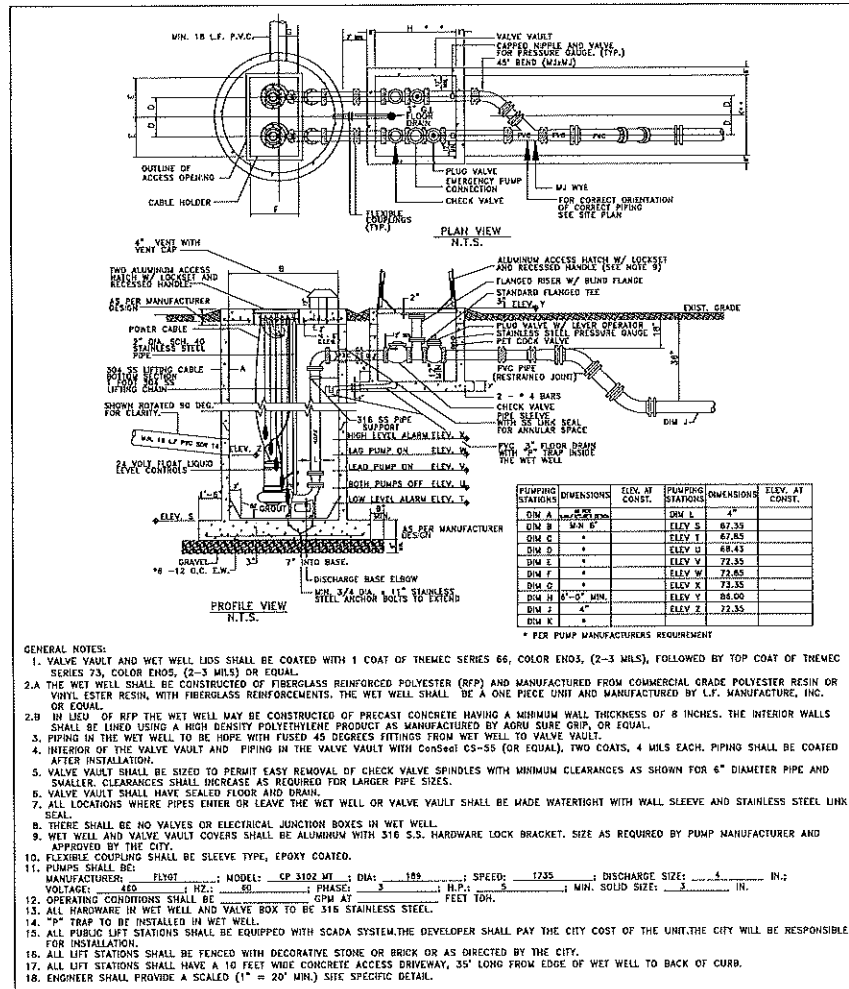
3000 PSI  
CONCRETE

BROAD-CRESTED  
WEIR DETAIL







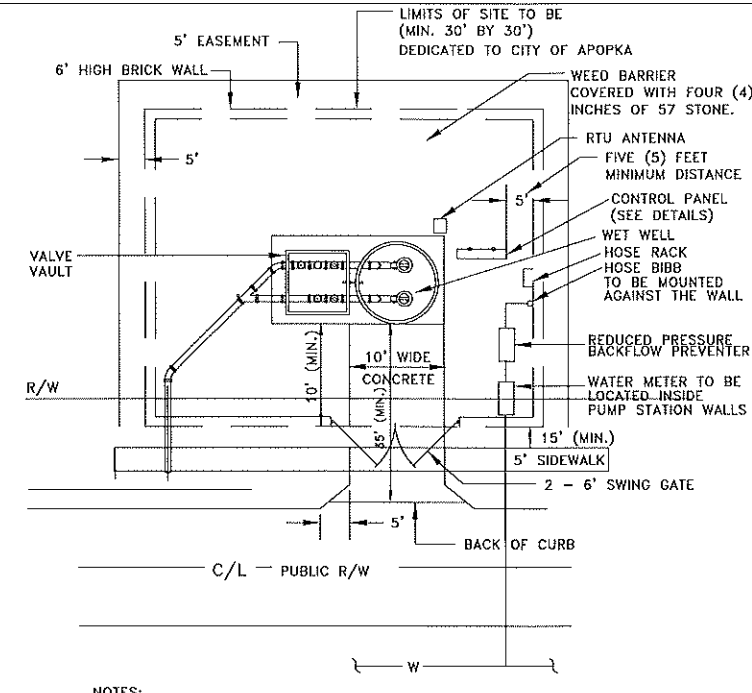
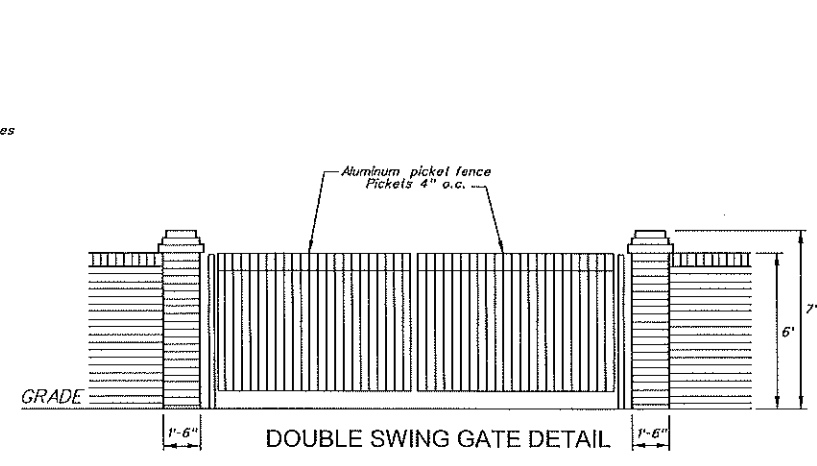
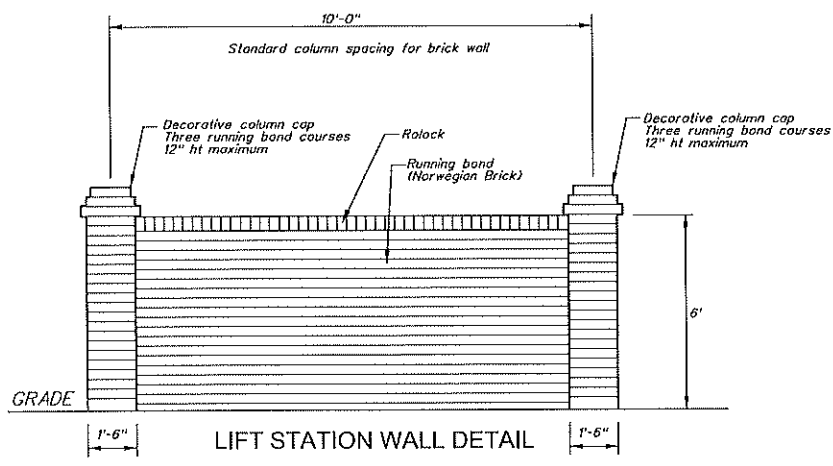


PUMP STATION DETAIL

CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 301

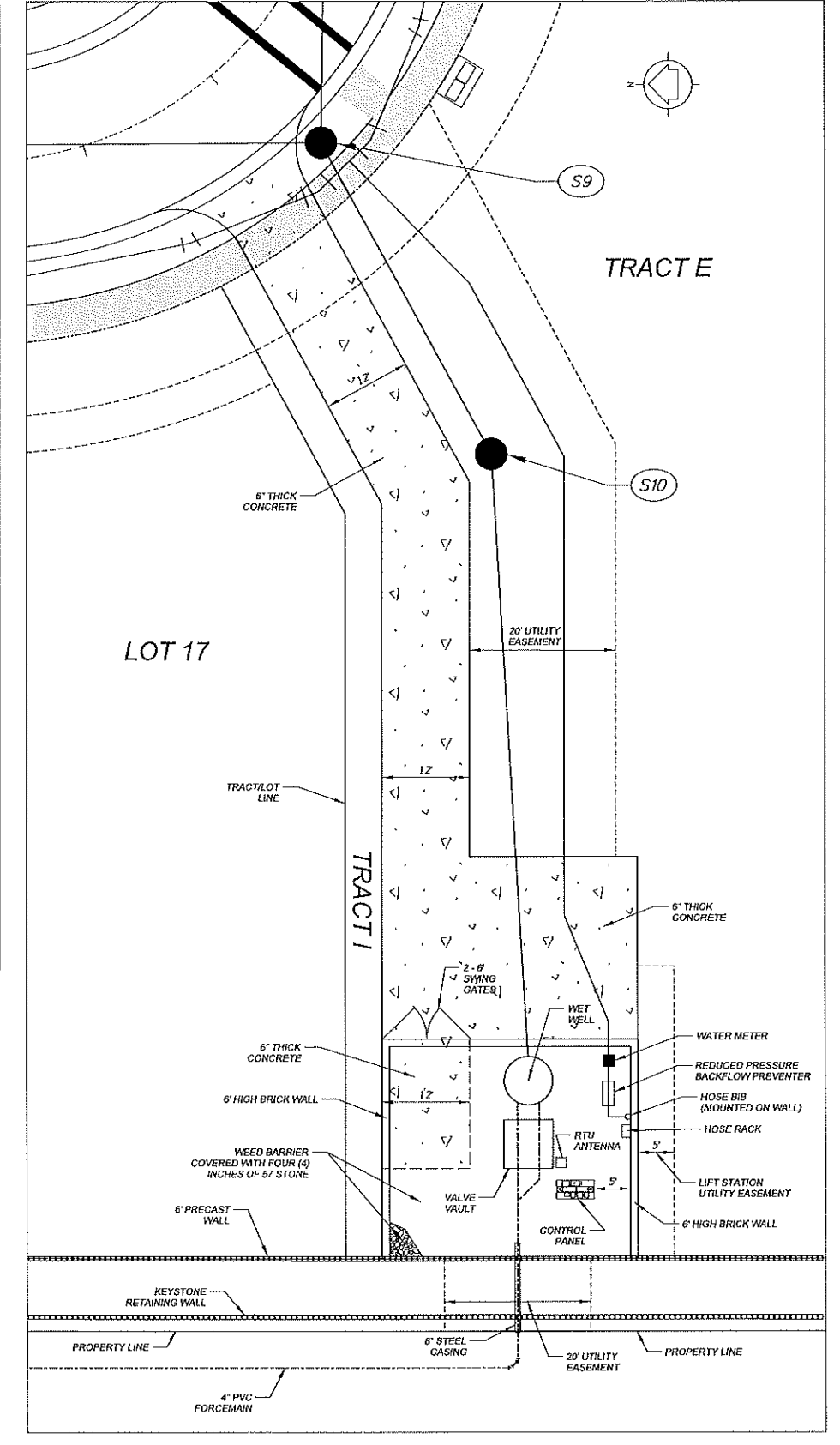


- NOTES:
1. DRIVEWAY AND APRON SHALL BE SIX (6) INCH THICK, 3000 P.S.I. CONCRETE. WITH No.6X6 WIRE MESH OR FIBER MESH.
  2. POWER TO THE PUMP STATION SHALL BE THROUGH UNDERGROUND CONDUIT FROM SUPPLY SOURCE IN RIGHT-OF-WAY.
  3. GATE TO BE DECORATIVE BLACK POWDER COATED ALUMINUM W/PICKET SPACING = OR < 4"
  4. WALLS ARE TO BE BRICK OR DECORATIVE STONE.
  5. WET WELL LID MUST OPEN TOWARD CONTROL PANEL (HINGE SIDE TOWARD PANEL).
  6. LIFT STATION WALL TO BE PLACED AT LEAST 15FT. BEHIND THE R/W LINE.

CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 300



PUMP STATION SITE PLAN (TRACT D)  
SCALE 1"=10'

**LIFT STATION**  
Legacy Hills

City of Apopka

Client: L. Casagrande, P.E.

DATE: 5-17-19

JOB NUMBER: JEL-08

SHEET: 10

NOTES: SEE SHEET 10 FOR SITE PLAN

**GTC Engineering Corporation**  
141 South Semoran Blvd., Orlando, FL 32807  
Certificate of Professional Engineer  
Florida #1570

FIELD: N/A

CADD BY: CMT/AM

CHECKED BY: CLC

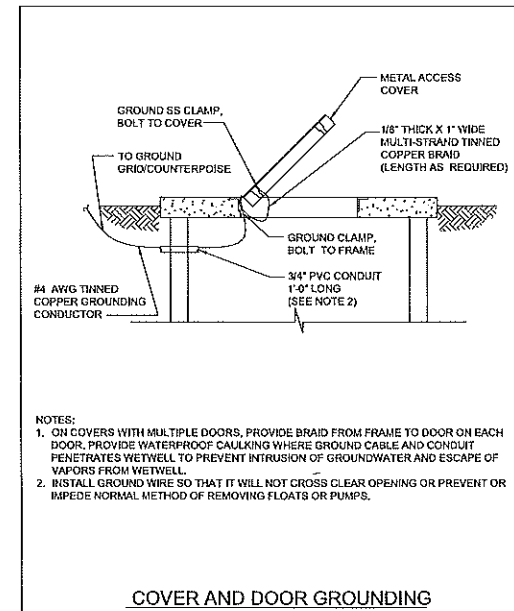
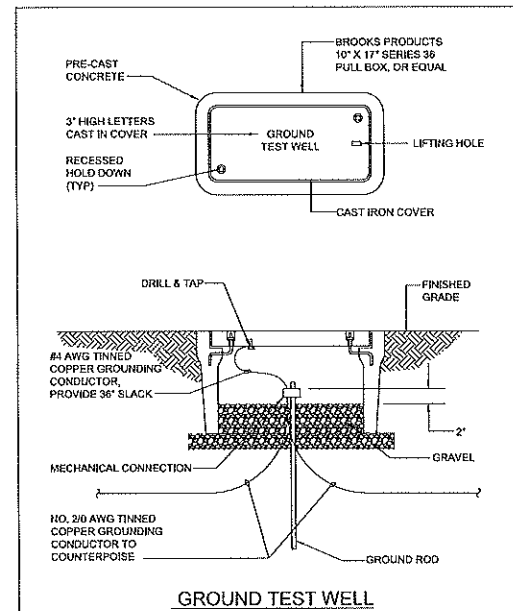
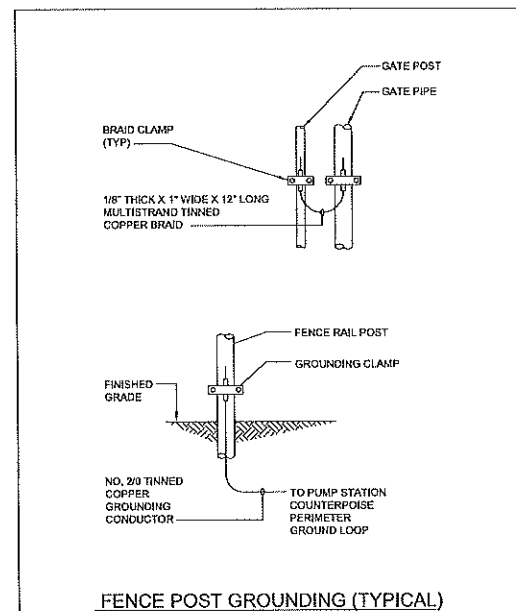
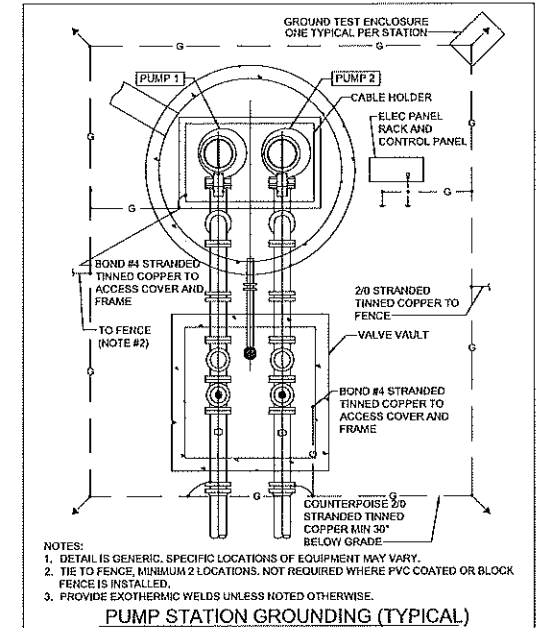
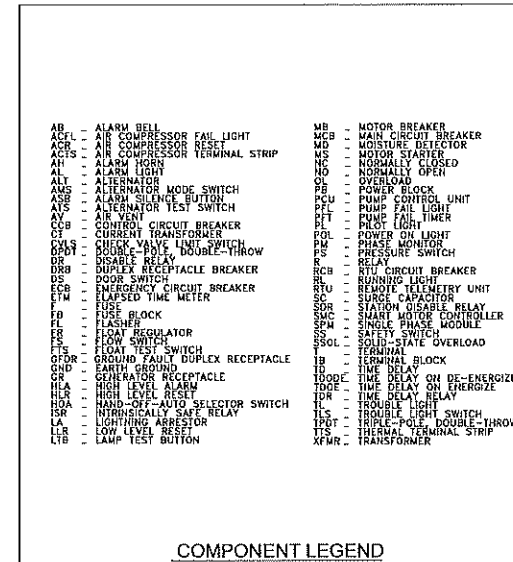
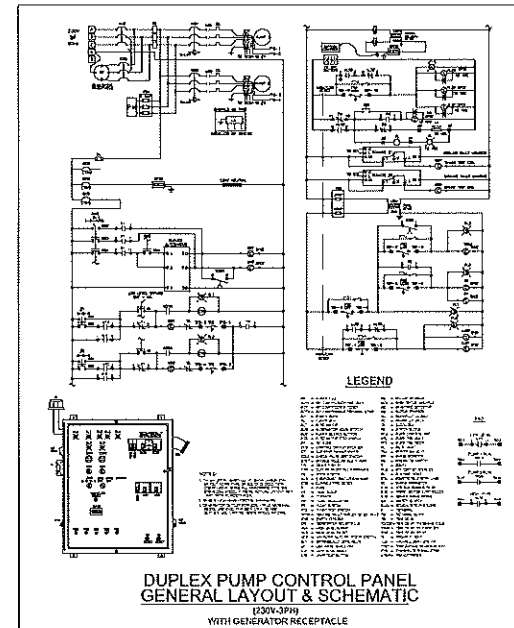
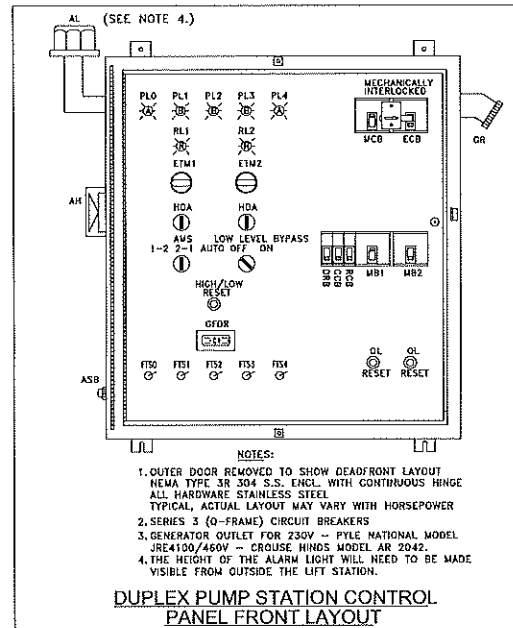
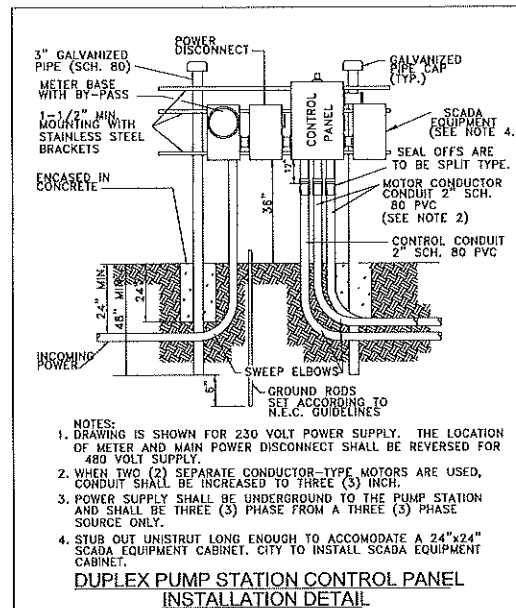
DESIGNED BY: CLC

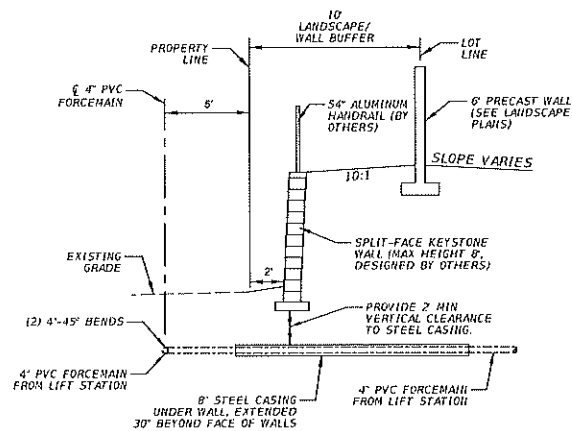
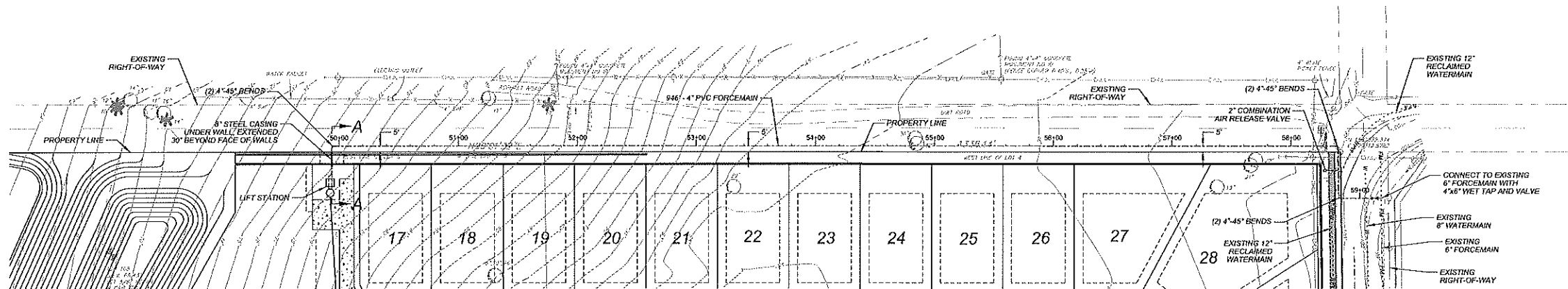
REVISIONS

DATE

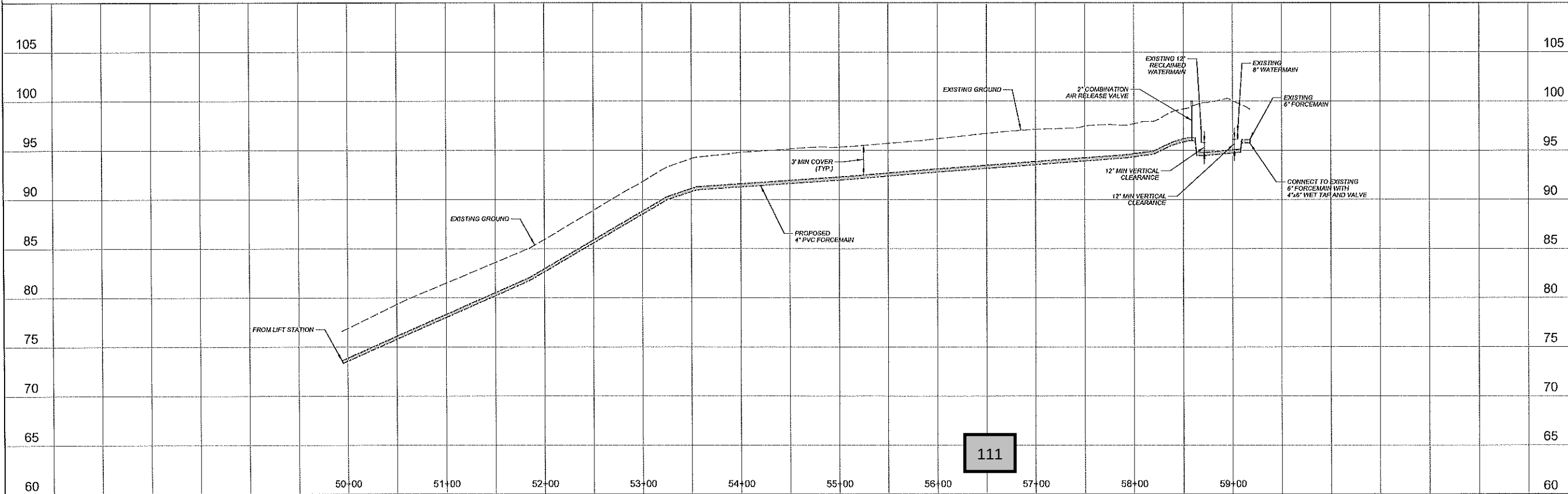
BY

SCALE:





Section A-A (n.t.s.)



111

Field: PEC  
CADD BY: CHY/AM  
CHECKED BY: CLC  
DESIGNED BY: CLC

REVISIONS  
DATE BY

SCALE: 1"=50' HORIZ.  
1"=5' VERT.

City of Appleton  
Chief: L. Gonzalez, P.E.

City of Appleton  
P.E. Number: 51149

PLAN / PROFILE - FORCEMAIN  
Legacy Hills

GTC Engineering Corporation  
14 South Wisconsin Blvd., Oshkosh, WI 54901  
Certificate of Professional Engineering  
Number: 6729

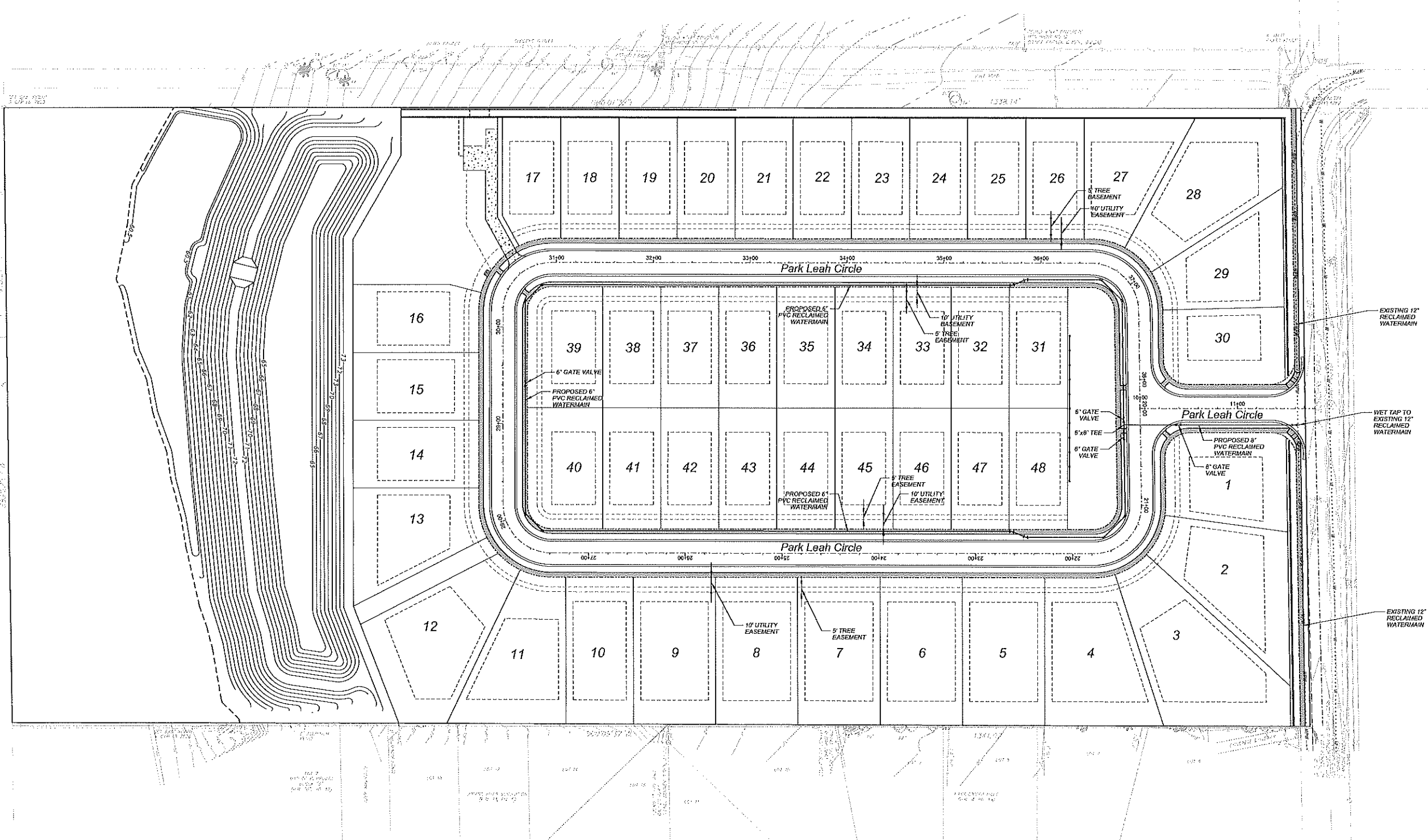
12/22/2019 10:55:04 AM

Project: 12  
SHEET: 12  
JOB NUMBER: JEL-09  
DATE: 5-17-19

12/22/2019 10:55:04 AM





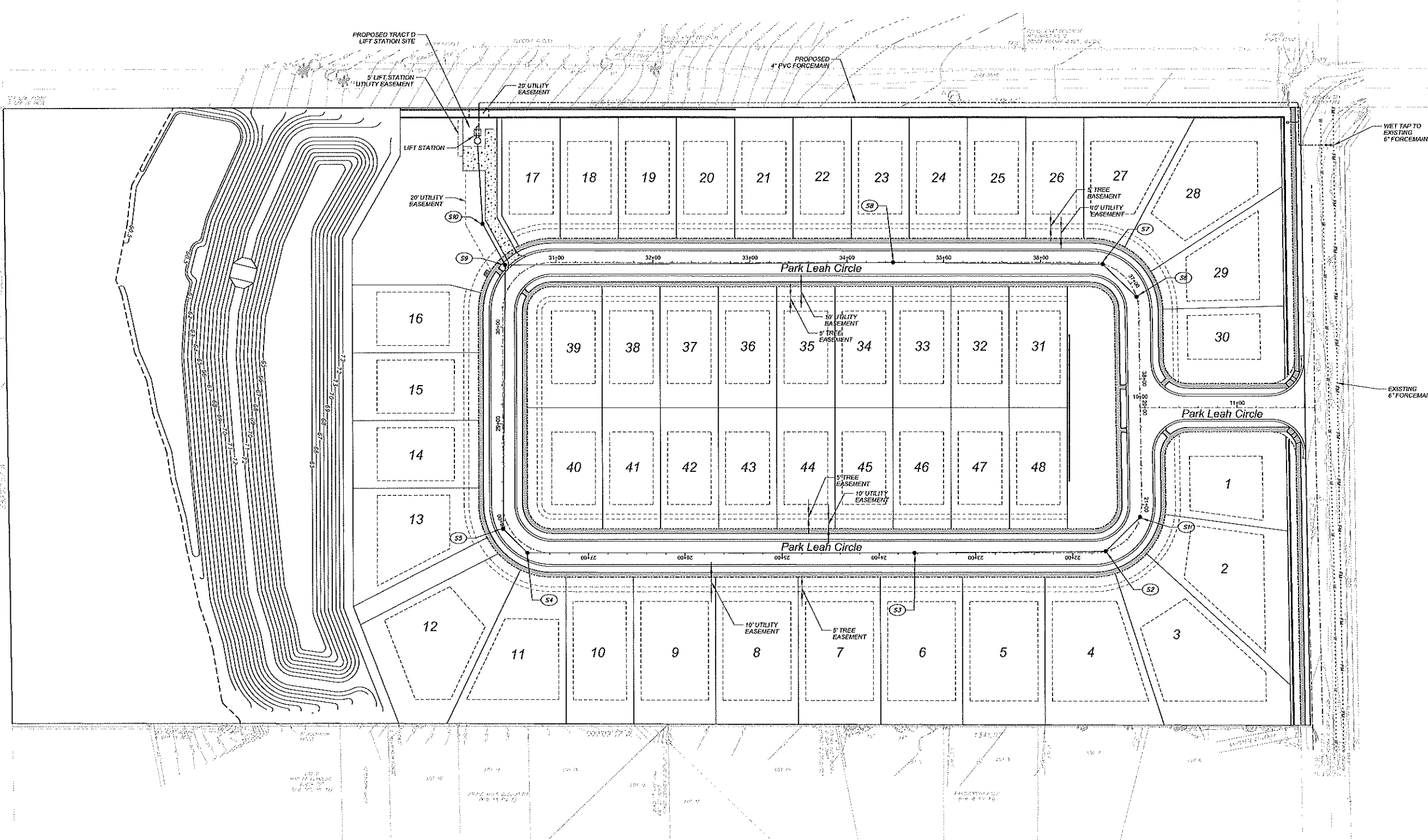


- GENERAL LEGEND**
- Proposed Right-of-Way
  - Proposed Reuse Services
  - Proposed Reuse Main w/ Valve
  - Proposed Type F Curb

NOTE: ALL REUSE MAINS ARE 6" PVC UNLESS OTHERWISE NOTED

BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY  
PEC SURVEYING AND MAPPING, LLC (407) 542-4967

|                                                                                                                                                                       |  |                                                          |                                      |                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------|--------------------------------------|-------------------------------|
| FIELD: PEC<br>CADD BY: GMY/AM<br>CHECKED BY: CLC<br>DESIGNED BY: CLC                                                                                                  |  | City of Appleton<br>Clerk & Council<br>P.E. Number 23491 | Project Number: 113<br>Date: 8-17-19 | Sheet: 14<br>Total Sheets: 14 |
| <b>MASTER RECLAIMED WATER PLAN</b><br>Legacy Hills                                                                                                                    |  |                                                          |                                      |                               |
| <b>GTC Engineering Corporation</b><br>911 South Street, Suite 200, Appleton, WI 54912<br>Phone: 920.833.8888<br>Fax: 920.833.8889<br>Website: www.gtc-engineering.com |  |                                                          |                                      |                               |
| SCALE: 1"=50'<br>12/24/2019 10:55:06 AM                                                                                                                               |  |                                                          |                                      |                               |



**GENERAL LEGEND**

- Proposed Right-of-Way
- Proposed Sewer with Manhole
- Proposed Sanitary Sewer Services
- Proposed 4" PVC Force Main
- Proposed Type F Curb

### SANITARY INVERT TABLE

| Structure Number | From | To  | Length (ft) | Upstream Top (ft) | Upstream Invert (ft) | Downstream Invert (ft) | Slope | Manhole Depth (ft) |
|------------------|------|-----|-------------|-------------------|----------------------|------------------------|-------|--------------------|
| 1                | 2    | 80  | 95.31       | 92.00             | 91.80                | 2.00%                  | 5.71  |                    |
| 2                | 3    | 198 | 97.32       | 90.30             | 89.75                | 1.70%                  | 7.02  |                    |
| 3                | 4    | 400 | 93.68       | 86.65             | 78.15                | 2.13%                  | 7.03  |                    |
| 4                | 5    | 35  | 83.87       | 77.25             | 77.10                | 0.43%                  | 0.62  |                    |
| 5                | 9    | 273 | 82.87       | 74.20             | 73.10                | 0.40%                  | 8.87  |                    |
| 6                | 7    | 49  | 91.51       | 91.82             | 91.00                | 1.83%                  | 5.71  |                    |
| 7                | 8    | 217 | 94.76       | 89.95             | 87.10                | 1.31%                  | 6.81  |                    |
| 8                | 9    | 400 | 93.93       | 87.00             | 78.10                | 2.23%                  | 8.93  |                    |
| 9                | 10   | 49  | 84.03       | 73.00             | 72.80                | 0.41%                  | 11.03 |                    |
| 10               | LS   | 86  | 84.90       | 72.70             | 72.35                | 0.41%                  | 12.20 |                    |

BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY  
PEC SURVEYING AND MAPPING, LLC (407) 542-4967

NOTE: ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED

FILED

City of Appala

City Engineer, P.E.

City of Appala

MASTER SANITARY SEWER PLAN

Legacy Hills

Job Number: JEL-08

DATE: 5-15-18

15

SHEET

15

15

GTC Engineering Corporation

18 South Stewart Street, Greenville, SC 29615

Professional Engineer License Number: 15538

FIELD: PEC

DESIGNED BY: CLC

CHECKED BY: CLC

DATE: 5-15-18

REVISIONS

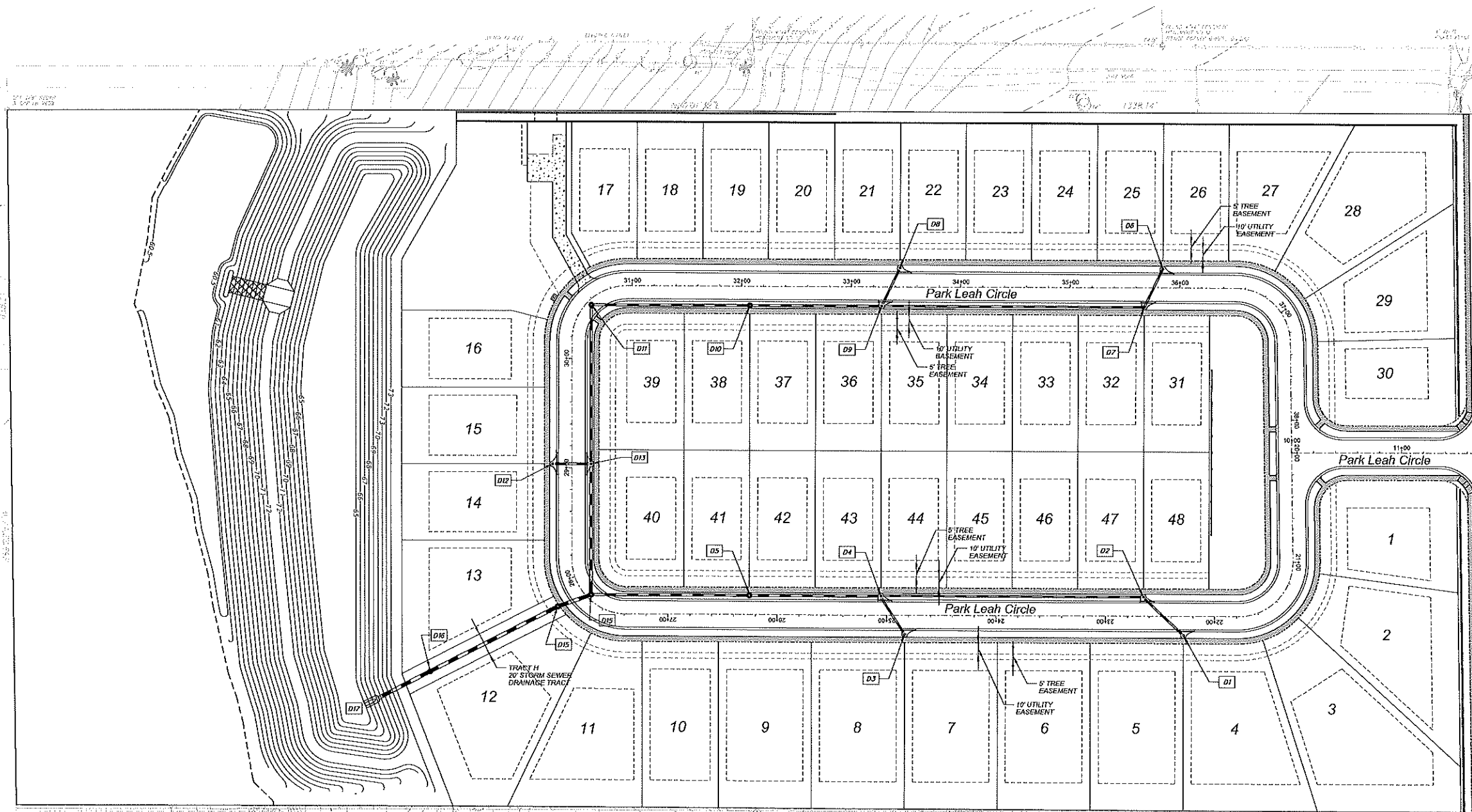
DATE

BY

DESCRIPTION

SCALE: 1"=50'

10/26/2018 10:56:07 AM



BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY  
PEC SURVEYING AND MAPPING, LLC (407) 542-4967

NOTE: ALL STORM SEWER PIPES ARE RCP EXCEPT WHERE NOTED.

| STRUCTURES |             |       |             |             |
|------------|-------------|-------|-------------|-------------|
| Name       | Type        | Top   | Height (ft) | Gutter Elev |
| D-1        | P-1 INLET   | 90.05 | 95.68       |             |
| D-2        | P-1 INLET   | 95.24 | 94.87       |             |
| D-3        | P-1 INLET   | 92.00 | 91.63       |             |
| D-4        | P-1 INLET   | 91.87 | 91.30       |             |
| D-5        | P-8 MANHOLE | 88.49 | N/A         |             |
| D-6        | P-1 INLET   | 95.79 | 95.41       |             |
| D-7        | P-1 INLET   | 95.55 | 95.18       |             |
| D-8        | P-1 INLET   | 92.30 | 91.93       |             |
| D-9        | P-1 INLET   | 91.59 | 91.22       |             |
| D-10       | P-8 MANHOLE | 88.10 | N/A         |             |
| D-11       | P-8 MANHOLE | 83.70 | N/A         |             |
| D-12       | P-8 MANHOLE | 80.74 | 80.37       |             |
| D-13       | P-8 MANHOLE | 80.74 | 80.37       |             |
| D-14       | P-8 MANHOLE | 83.53 | N/A         |             |
| D-15       | P-8 MANHOLE | 83.53 | N/A         |             |
| D-16       | P-8 MANHOLE | 75.50 | N/A         |             |
| D-17       | MES         | 95.00 | N/A         |             |

| REACHES |      |             |             |            |                 |                   |
|---------|------|-------------|-------------|------------|-----------------|-------------------|
| From    | To   | Length (ft) | Height (ft) | Width (ft) | Upstream Invert | Downstream Invert |
| D-1     | D-2  | 51          | 14          | 23         | 91.20           | 90.50             |
| D-2     | D-4  | 240         | 18          | 18         | 88.15           | 84.55             |
| D-3     | D-4  | 42          | 18          | 18         | 88.90           | 86.55             |
| D-4     | D-5  | 120         | 24          | 24         | 82.30           | 81.00             |
| D-5     | D-14 | 145         | 24          | 24         | 78.50           | 76.25             |
| D-6     | D-7  | 39          | 14          | 23         | 91.00           | 90.75             |
| D-7     | D-8  | 240         | 18          | 18         | 88.45           | 82.80             |
| D-8     | D-9  | 39          | 18          | 18         | 87.00           | 86.80             |
| D-9     | D-10 | 120         | 24          | 24         | 82.80           | 81.00             |
| D-10    | D-11 | 145         | 24          | 24         | 78.50           | 76.45             |
| D-11    | D-13 | 146         | 24          | 24         | 78.45           | 75.00             |
| D-12    | D-13 | 35          | 19          | 30         | 78.00           | 75.90             |
| D-13    | D-14 | 120         | 30          | 30         | 74.50           | 74.20             |
| D-14    | D-15 | 33          | 36          | 36         | 72.70           | 72.65             |
| D-15    | D-16 | 121         | 36          | 36         | 72.65           | 71.65             |
| D-16    | D-17 | 88          | 36          | 36         | 65.50           | 65.00             |

### GENERAL LEGEND

- Proposed Right-of-Way
- Proposed Storm with Inlet
- Proposed Type F Curb

FIELD: PEC

CADD BY: CHY/AM

CHECKED BY: CLC

DESIGNED BY: CLC

REVISIONS

| NO. | DATE       | BY          | DESCRIPTION |
|-----|------------|-------------|-------------|
| 1   | 12/24/2015 | 10:55:09 AM |             |

City of Appala

Charles E. Cline, P.E.

DATE: 5-17-18

JOB NUMBER: JEL-08

SHEET: 16

MASTER STORM SEWER PLAN

Legacy Hills

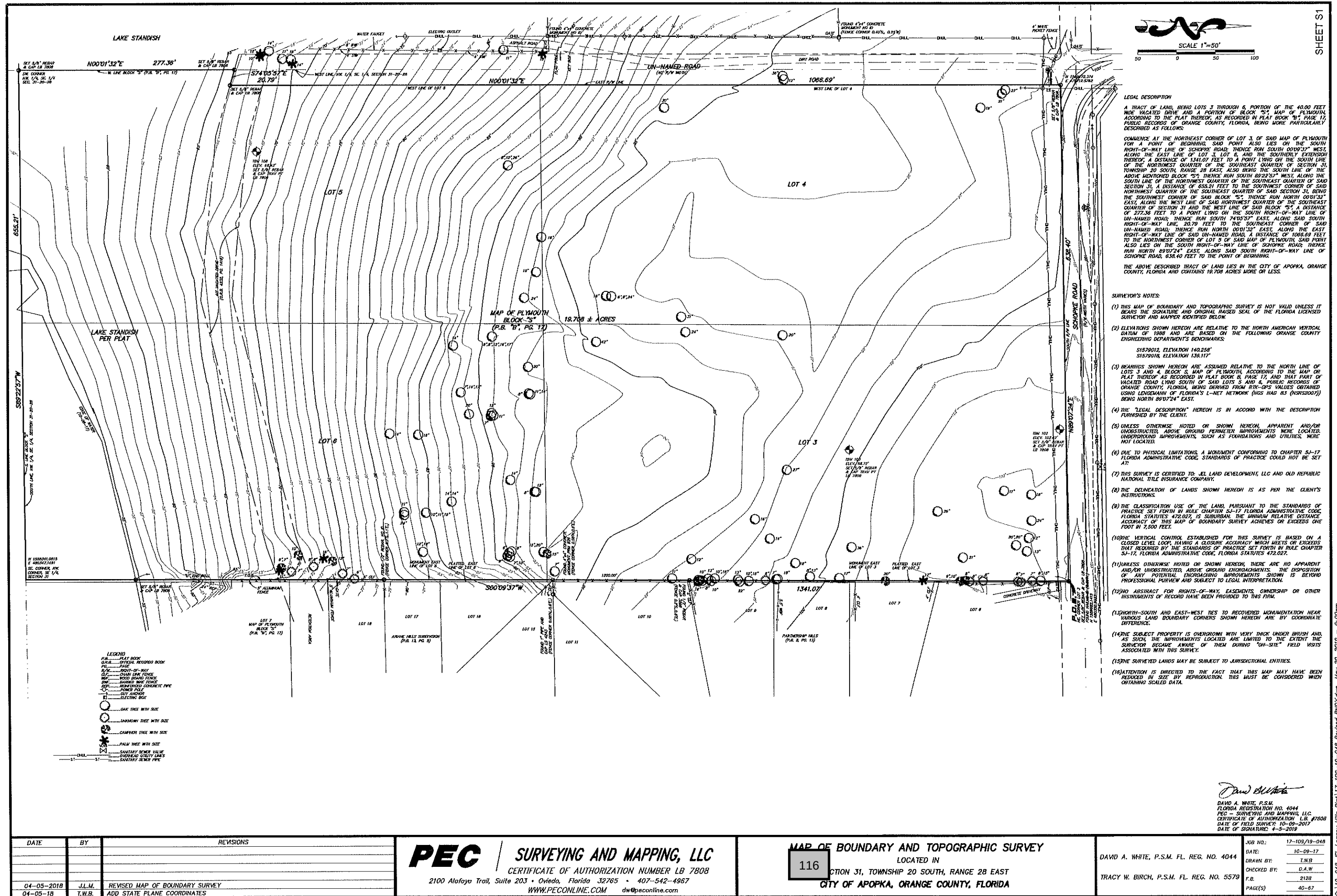
12/24/2015 10:55:09 AM

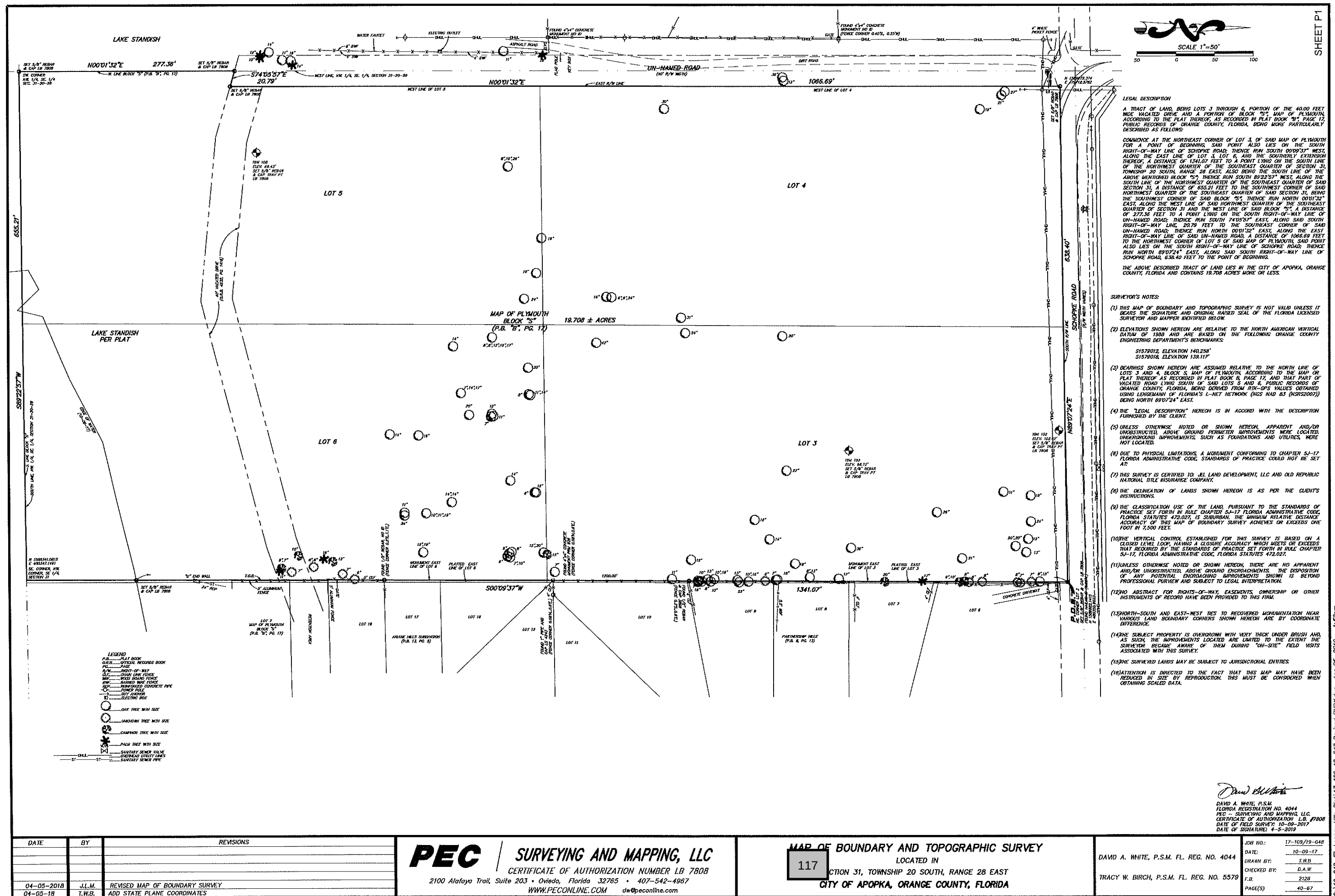
GTC Engineering Corporation

19 South Broward Blvd., Suite 200, Fort Lauderdale, FL 33307

Professional Seal: 11, 10887

Professional Seal: 11, 10887







SHEET 1 OF 3

**PLAT  
BOOK**

**PAGE**  
**LEGACY HILL**  
**A REPLAT**  
**DEDICATION**

IN WITNESS WHEREOF, Avator Properties Inc., a Florida corporation, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Signed, sealed and delivered in the presence of the following two witnesses:

JEL Land Development LLC  
a Florida limited liability company

Print Name: \_\_\_\_\_  
(Witness)

By Dustin Lucas  
Manager

Print Name: \_\_\_\_\_  
(Mingze)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ as \_\_\_\_\_ as \_\_\_\_\_ of JEL Land Development LLC, a Florida limited liability company, such person [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

Signature of person taking acknowledgement  
History Public

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on

a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed, that the plat was prepared under my responsible direction and supervision, and that this plat complies with all the survey requirements of Chapter 177 and Chapter 95.361, Florida Statutes.

Date LS 4044 Surveyor's Signature \_\_\_\_\_  
 Surveyor's Registration Number David A. White  
LB 7808 Surveyor's Name (printed)  
 Certificate of Authorization Number \_\_\_\_\_

PEC - Surveying and Mapping, LLC  
 2100 Alafaya Trail, Suite 203, Orlando, Florida, 32765

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for compliance with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed name: \_\_\_\_\_  
Registration Number: \_\_\_\_\_

THIS IS TO CERTIFY, that on \_\_\_\_\_, 2020 the undersigned approved the foregoing plot.

BY \_\_\_\_\_  
Chairman

THIS IS TO CERTIFY, that on \_\_\_\_\_, 2020 the undersigned approved the foregoing plot.

BY: Bryan Nelson, Mayor of the City of Apopka

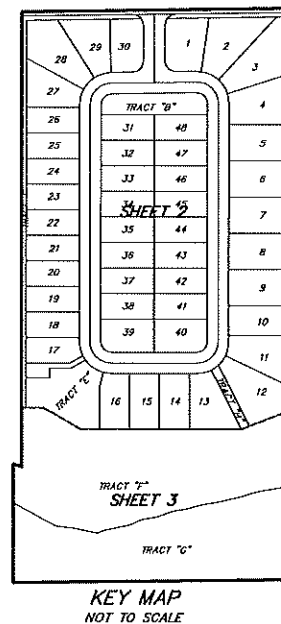
Attest:  
\_\_\_\_\_  
Linda F. Goff, City Clerk

THIS IS TO CERTIFY, that on \_\_\_\_\_, 2020 the undersigned approved the foregoing plot.

By \_\_\_\_\_  
Richard W. Eorp, City Engineer

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on

Comptroller in and for Orange County, Florida



**SURVEYOR'S NOTES:**

- (1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 EAST ZONE, BASED ON GPS WITH L-NET CORRECTIONS. THE MONUMENTED SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING NORTH 89°49'08" WEST.
- (2) — denotes A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT STAMPED PRM. L.S. # 4044, UNLESS OTHERWISE NOTED.
- (3) — denotes A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED PCP L.S. # 4044.
- (4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- (5) TRACT "D" (LIFT STATION), SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA, FLORIDA.
- (6) ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
- (7) TRACT "G" (CONSERVATION AREA), SHALL BE OWNED AND MAINTAINED BY THE LEGACY HILLS HOMEOWNERS ASSOCIATION, INC., WITH DEVELOPMENT RIGHTS DEDICATED TO THE CITY OF APOPKA, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF TRACT "G" IS ALLOWED UNLESS APPROVED BY THE CITY OF APOPKA AND THE OTHER APPLICABLE JURISDICTIONAL AGENCIES. TRACT "G" IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES, TO BE DEDICATED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- (8) TRACTS "A", AND "C" (LANDSCAPE WALL BUFFERS), TRACT "B", (LANDSCAPE/OPEN SPACE) AND TRACT "E" AND "I", (OPEN SPACE/RECREATION), SHALL BE OWNED AND MAINTAINED BY THE LEGACY HILLS HOMEOWNERS ASSOCIATION, INC.
- (9) TRACT "F" (RETENTION/COMPENSATING STORAGE), SHALL BE OWNED AND MAINTAINED BY THE LEGACY HILLS HOMEOWNERS ASSOCIATION, INC.
- (10) TRACT "H" (STORM SEWER DRAINAGE TRACT), SHALL BE OWNED BY THE CITY OF APOPKA AND MAINTAINED BY THE LEGACY HILLS HOMEOWNERS ASSOCIATION, INC.

- P.O.B. - POINT OF BEGINNING
- O.R.B. - OFFICIAL RECORDS BOOK
- PG(S) - PAGE(S)
- IB. - IDENTIFICATION
- C.C.R. - CERTIFIED CORNER RECORD
- R/W - RIGHT-OF-WAY
- LS. - LICENSED SURVEYOR
- LB. - LICENSED BUSINESS
- P.R.M. - PERMANENT REFERENCE MONUMENT
- C.M. - CONCRETE MONUMENT
- U.E. - UTILITY EASEMENT
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.B. - PLAT BOOK
- (N.R.) - NON-RADIAL
- P.I. - POINT OF INTERSECTION

**NOTICE:**  
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THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE  
SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

***SURVEYING AND MAPPING, LLC***

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

JEL Land Development LLC  
a Florida limited liability company  
2649 Stanmore Court  
Orlando, FL 32817-2947

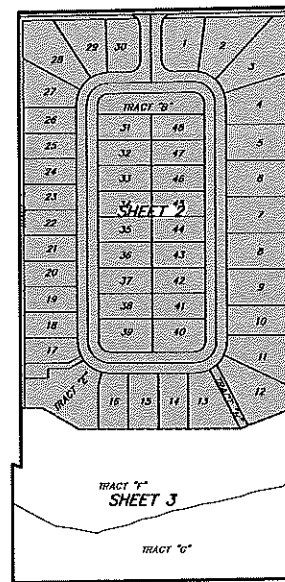
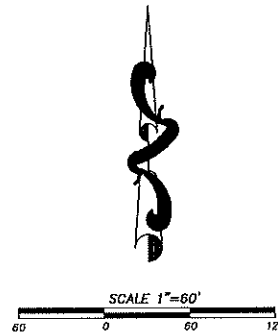
# LEGACY HILLS

## A REPLAT

SHEET 2 OF 3  
PLAT BOOK

PAGE

REPLATTING LOTS 3 THROUGH 6, AND A PORTION OF THE VACATED 40.00 FEET WIDE DRIVE, BLOCK "S", MAP OF PLYMOUTH AS RECORDED IN PLAT BOOK "B", PAGE 17  
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



KEY MAP  
NOT TO SCALE

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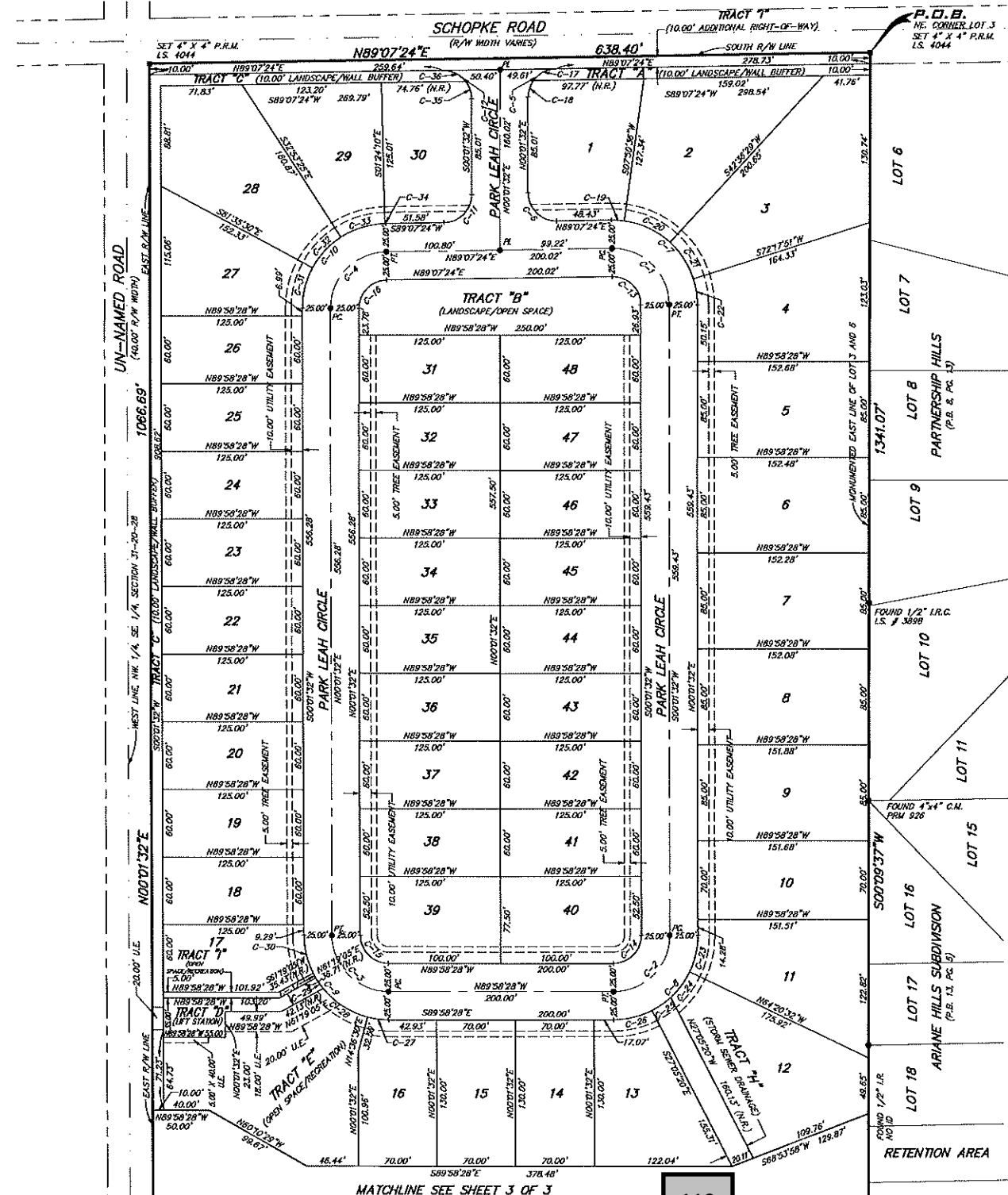
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**PEC**

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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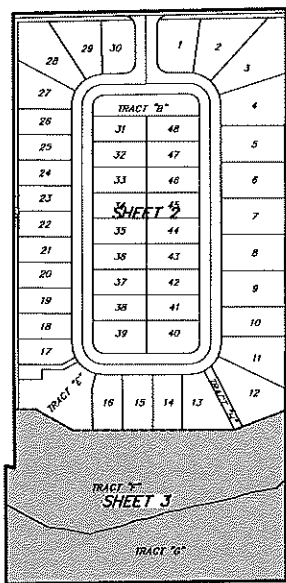


| CURVE | RADIUS | DELTA     | LENGTH | CHORD  | CH. BEARING |
|-------|--------|-----------|--------|--------|-------------|
| C-1   | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°25'32"E |
| C-2   | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-3   | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°58'28"W |
| C-4   | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°54'28"E |
| C-5   | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-6   | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°25'32"E |
| C-7   | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-8   | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°58'28"W |
| C-9   | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°54'28"E |
| C-10  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-11  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°25'32"E |
| C-12  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-13  | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°58'28"W |
| C-14  | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°54'28"E |
| C-15  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-16  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°25'32"E |
| C-17  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-18  | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°58'28"W |
| C-19  | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°54'28"E |
| C-20  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-21  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°25'32"E |
| C-22  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-23  | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°58'28"W |
| C-24  | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°54'28"E |
| C-25  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-26  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°25'32"E |
| C-27  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-28  | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°58'28"W |
| C-29  | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°54'28"E |
| C-30  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-31  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°25'32"E |
| C-32  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-33  | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°58'28"W |
| C-34  | 50.00' | 89°54'08" | 79.33' | 71.27' | N44°54'28"E |
| C-35  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |
| C-36  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°25'32"E |
| C-37  | 50.00' | 89°54'08" | 79.33' | 71.27' | S45°01'32"E |

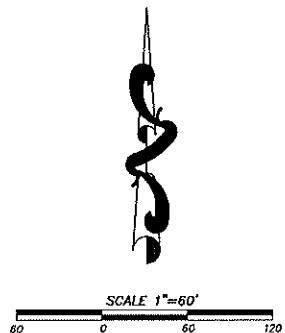
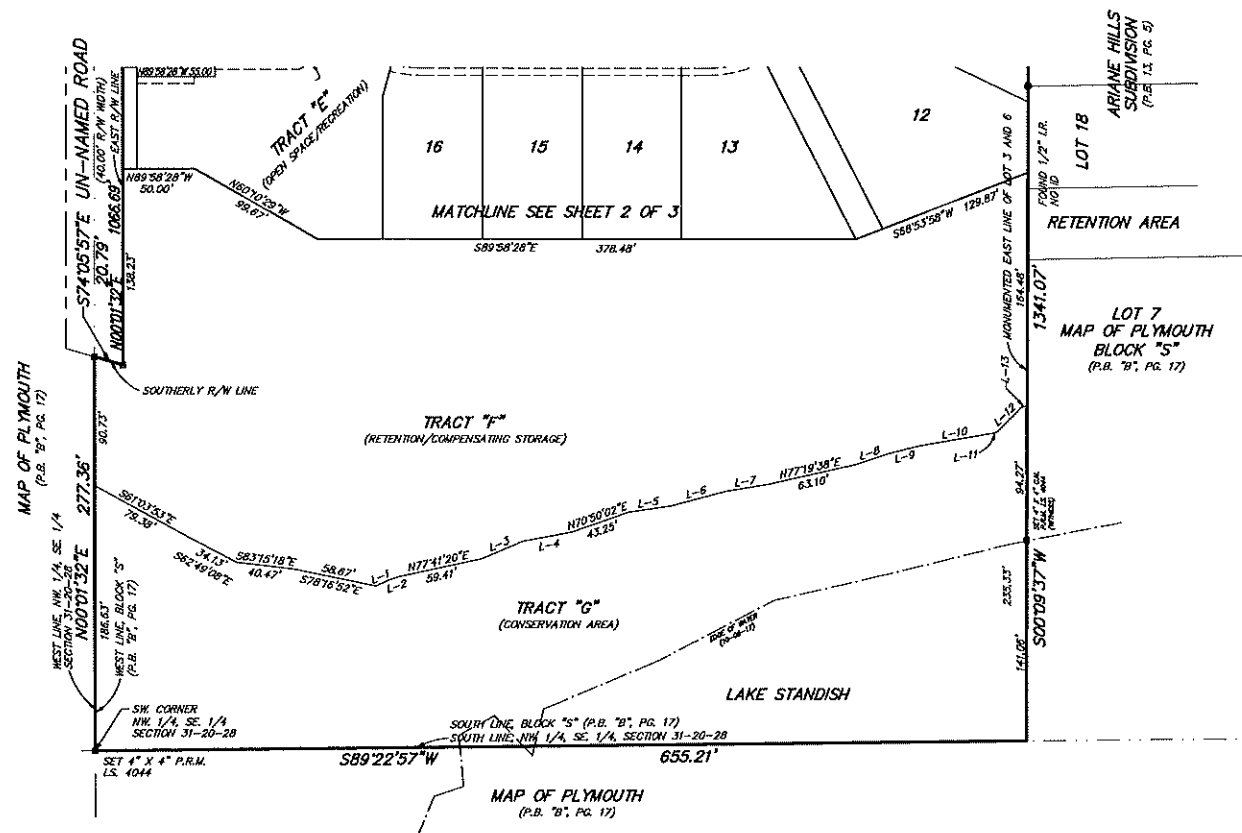
LEGACY HILLS  
A REPLAT

SHEET 3 OF 3 PLAT BOOK PAGE

REPLATTING LOTS 3 THROUGH 6, AND A PORTION OF THE VACATED 40.00 FEET WIDE DRIVE, BLOCK "S", MAP OF PLYMOUTH  
AS RECORDED IN PLAT BOOK "B", PAGE 17  
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



KEY MAP  
NOT TO SCALE



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L-1        | N88°02'32"E | 11.00' |
| L-2        | N71°38'24"E | 6.53'  |
| L-3        | N67°01'02"E | 31.72' |
| L-4        | N78°34'52"E | 34.46' |
| L-5        | N81°35'33"E | 28.53' |
| L-6        | N74°58'02"E | 40.13' |
| L-7        | N80°50'21"E | 30.15' |
| L-8        | N71°04'08"E | 23.92' |
| L-9        | N75°45'20"E | 22.36' |
| L-10       | N80°17'03"E | 53.17' |
| L-11       | N71°48'34"E | 3.18'  |
| L-12       | N44°34'08"E | 24.54' |
| L-13       | N81°21'47"E | 3.70'  |

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PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808  
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

LANDSCAPE, IRRIGATION, AND HARDSCAPE PLANS

LEGACY HILLS

F.K.A.

SCHOPKE ESTATES

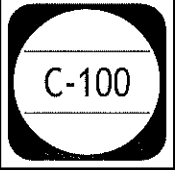
CITY OF APOPKA, FLORIDA  
FOR: LUCAS LAND DEVELOPMENT, LLC

SHEET INDEX

|       |                      |       |                    |
|-------|----------------------|-------|--------------------|
| C-100 | COVER SHEET          | I-100 | IRRIGATION PLAN    |
| K-100 | MASTER KEY PLAN      | I-101 | IRRIGATION PLAN    |
| T-100 | TREE MITIGATION PLAN | I-102 | IRRIGATION DETAILS |
| L-100 | LANDSCAPE PLAN       | H-100 | HARDSCAPE PLAN     |
| L-101 | LANDSCAPE PLAN       | H-101 | HARDSCAPE PLAN     |
| L-102 | LANDSCAPE DETAILS    | H-102 | HARDSCAPE DETAILS  |

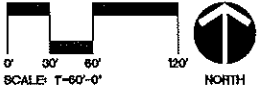
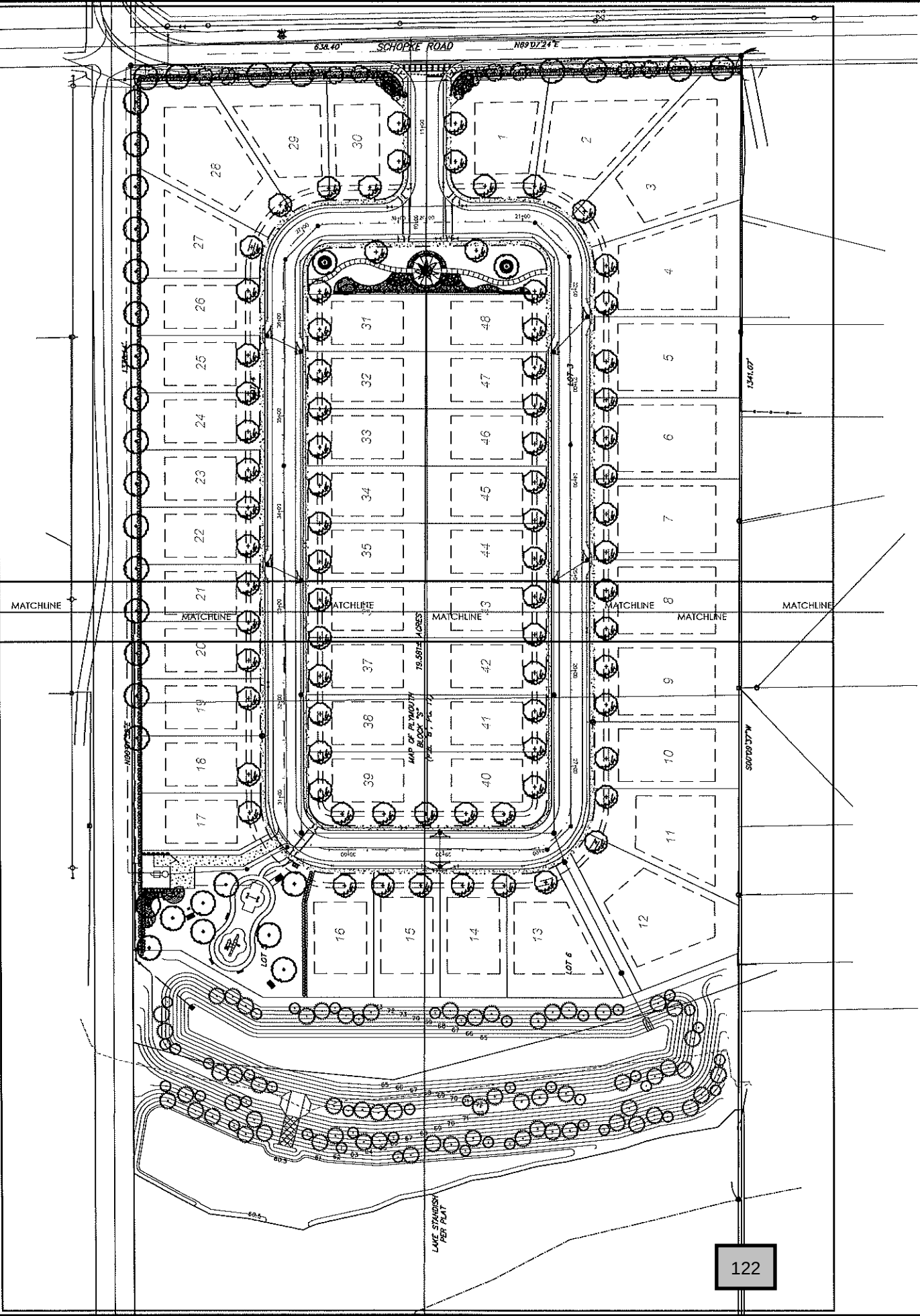
LEGACY HILLS

|                   |  |               |  |                        |  |                         |  |               |  |              |  |                          |  |                                                                                                                                                                               |  |
|-------------------|--|---------------|--|------------------------|--|-------------------------|--|---------------|--|--------------|--|--------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PROJECT NO. 18112 |  | PHASE 1       |  | CONSTRUCTION DOCUMENTS |  | NO SCALE                |  | 16-11E        |  | DRAWN BY CDR |  | CHECKED BY CDR           |  | DATE 11-27-18                                                                                                                                                                 |  |
| REV.              |  | DESCRIPTION   |  | DATE                   |  | PROJECT ADDRESS         |  | DRAWING TITLE |  | CONSULTANTS  |  | SIGNATURE AND DATED SEAL |  | BORRELLI + PARTNERS<br>ARCHITECTURAL FIRM<br>10000 W. BOULEVARD<br>SUITE 100<br>ORLANDO, FL 32835-4118<br>FLORIDA PROFESSIONAL SEAL NO. 18112-0001 EXPIRATION DATE 12-31-2020 |  |
| 1                 |  | CITY COMMENTS |  | 11-27-18               |  | CITY OF APOPKA, FLORIDA |  | COVER SHEET   |  |              |  |                          |  | CHRISTOPHER D. RICE 11/27/18                                                                                                                                                  |  |
| 2                 |  | NEW DET. WALL |  | 11-15-17               |  |                         |  |               |  |              |  |                          |  |                                                                                                                                                                               |  |
| 3                 |  | CITY COMMENTS |  | 12-19-18               |  | OWNER NAME AND ADDRESS  |  |               |  |              |  |                          |  |                                                                                                                                                                               |  |
|                   |  |               |  |                        |  | RE DEVELOPMENT          |  |               |  |              |  |                          |  |                                                                                                                                                                               |  |



SEE SHEET L-100 FOR  
LANDSCAPE PLAN  
SEE SHEET I-100 FOR  
IRRIGATION PLAN  
SEE SHEET H-100 FOR  
HARDSCAPE PLAN

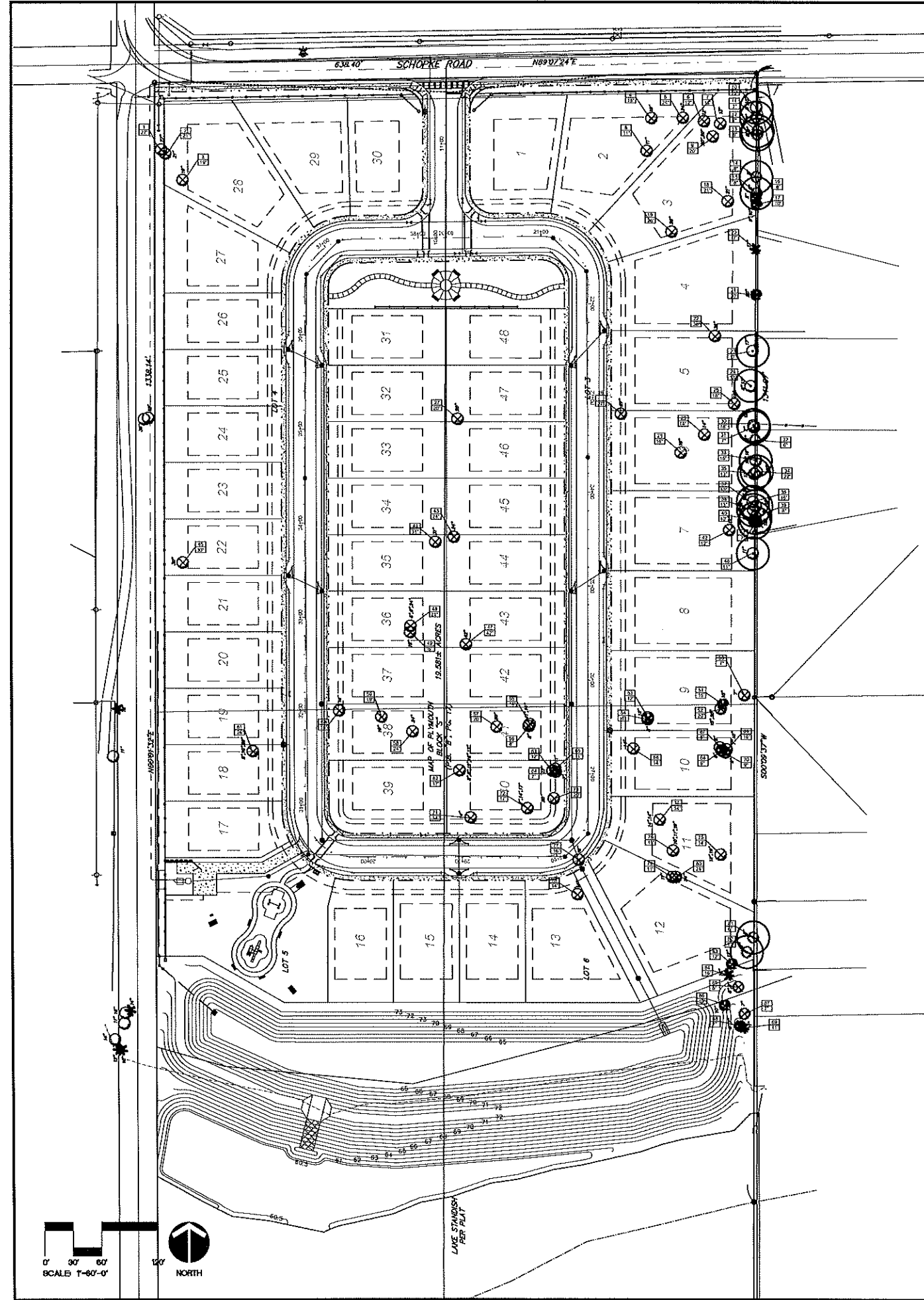
SEE SHEET L-101 FOR  
LANDSCAPE PLAN  
SEE SHEET I-101 FOR  
IRRIGATION PLAN  
SEE SHEET H-101 FOR  
HARDSCAPE PLAN



LEGACY HILLS

| PROJECT NO. |  | CONSTRUCTION DOCUMENTS |  | DATE          |  | PROJECT ADDRESS        |  | DRAWING TITLE   |  | CONSULTANTS         |  | SIGNATURE AND DATED SEAL        |  |
|-------------|--|------------------------|--|---------------|--|------------------------|--|-----------------|--|---------------------|--|---------------------------------|--|
| 10-112      |  | 10-112                 |  | 11-15-10      |  | CITY OF MIAMI, FLORIDA |  | MASTER KEY PLAN |  | BORRELLI + PARTNERS |  | 720 VOGELTOWN BLVD., SUITE 1118 |  |
| PHASE       |  | SCALE                  |  | CITY COMMENTS |  | OWNER NAME AND ADDRESS |  | REDEVELOPMENT   |  | CHRISTOPHER D. RICE |  | L 00001122                      |  |
| 1. 10-112   |  | 1"=60'-0"              |  | 11-15-10      |  | CITY OF MIAMI, FLORIDA |  | REDEVELOPMENT   |  | BORRELLI + PARTNERS |  | 720 VOGELTOWN BLVD., SUITE 1118 |  |
| 2. 10-112   |  | 1"=60'-0"              |  | 11-15-10      |  | CITY OF MIAMI, FLORIDA |  | REDEVELOPMENT   |  | BORRELLI + PARTNERS |  | 720 VOGELTOWN BLVD., SUITE 1118 |  |
| 3. 10-112   |  | 1"=60'-0"              |  | 11-15-10      |  | CITY OF MIAMI, FLORIDA |  | REDEVELOPMENT   |  | BORRELLI + PARTNERS |  | 720 VOGELTOWN BLVD., SUITE 1118 |  |
| DRAWN BY    |  | CHECKED BY             |  | DATE          |  | CITY OF MIAMI, FLORIDA |  | REDEVELOPMENT   |  | BORRELLI + PARTNERS |  | 720 VOGELTOWN BLVD., SUITE 1118 |  |
| 10-112      |  | 1"=60'-0"              |  | 11-15-10      |  | CITY OF MIAMI, FLORIDA |  | REDEVELOPMENT   |  | BORRELLI + PARTNERS |  | 720 VOGELTOWN BLVD., SUITE 1118 |  |





| TREE MITIGATION CHART |           |             |                |              |                    |
|-----------------------|-----------|-------------|----------------|--------------|--------------------|
| #                     | TREE TYPE | SIZE        | REMOVED INCHES | SAVED INCHES | REASON FOR REMOVAL |
| 1                     | OAK       | 27"         | 27"            |              | GRADING            |
| 2                     | OAK       | 21"         | 21"            |              | GRADING            |
| 3                     | OAK       | 19"         | 19"            |              | GRADING            |
| 4                     | OAK       | 18"         | 18"            |              | GRADING            |
| 5                     | OAK       | 24"         | 24"            |              | GRADING            |
| 6                     | OAK       | 12"         | 12"            |              | GRADING            |
| 7                     | OAK       | 13"         | 13"            |              | GRADING            |
| 8                     | OAK       | 11"         | 11"            |              | GRADING            |
| 9                     | OAKS      | 20", 20"    | 40"            |              | GRADING            |
| 10                    | OAKS      | 8", 16"     |                | 23"          |                    |
| 11                    | UNKNOWN   | 7"          |                | 7"           |                    |
| 12                    | UNKNOWN   | 7"          |                | 7"           |                    |
| 13                    | UNKNOWN   | 8"          |                | 8"           |                    |
| 14                    | UNKNOWN   | 8"          |                | 8"           |                    |
| 15                    | UNKNOWN   | 8"          |                | 8"           |                    |
| 16                    | CAMPBOR   | 8"          |                |              | GRADING            |
| 17                    | CAMPBORS  | 9", 10"     |                |              | GRADING            |
| 18                    | CAMPBOR   | 21"         |                |              | GRADING            |
| 19                    | OAK       | 26"         | 26"            |              | GRADING            |
| 20                    | PALM      | 17"         | 17"            |              | GRADING            |
| 21                    | CAMPBOR   | 20"         |                |              | GRADING            |
| 22                    | OAK       | 36"         | 36"            |              | GRADING            |
| 23                    | OAK       | 17"         |                | 17"          |                    |
| 24                    | OAKS      | 8", 13"     |                | 21"          |                    |
| 25                    | OAK       | 18"         | 18"            |              | GRADING            |
| 26                    | OAK       | 27"         | 27"            |              | GRADING            |
| 27                    | OAK       | 20"         | 20"            |              | GRADING            |
| 28                    | OAK       | 16"         | 16"            |              | GRADING            |
| 29                    | OAK       | 14"         | 14"            |              | GRADING            |
| 30                    | OAK       | 18"         |                | 18"          |                    |
| 31                    | OAK       | 7"          |                | 7"           |                    |
| 32                    | UNKNOWN   | 6"          |                | 6"           |                    |
| 33                    | OAKS      | 10", 16"    |                | 26"          |                    |
| 34                    | OAK       | 22"         |                | 22"          |                    |
| 35                    | OAK       | 13"         |                | 13"          |                    |
| 36                    | OAKS      | 10", 16"    |                | 26"          |                    |
| 37                    | OAK       | 10"         |                | 10"          |                    |
| 38                    | OAK       | 13"         |                | 13"          |                    |
| 39                    | OAK       | 8"          |                | 8"           |                    |
| 40                    | CAMPBOR   | 10"         |                |              | GRADING            |
| 41                    | OAK       | 7"          |                | 7"           |                    |
| 42                    | OAK       | 12"         | 12"            |              | GRADING            |
| 43                    | OAK       | 24"         | 24"            |              | GRADING            |
| 44                    | OAK       | 31"         | 31"            |              | GRADING            |
| 45                    | OAK       | 30"         | 30"            |              | GRADING            |
| 46                    | OAK       | 11"         |                | 11"          |                    |
| 47                    | OAK       | 42"         | 42"            |              | GRADING            |
| 48                    | OAKS      | 6", 9", 24" | 39"            |              | GRADING            |
| 49                    | OAK       | 16"         | 16"            |              | GRADING            |
| 50                    | OAK       | 7"          | 7"             |              | GRADING            |



TREE SUMMARY

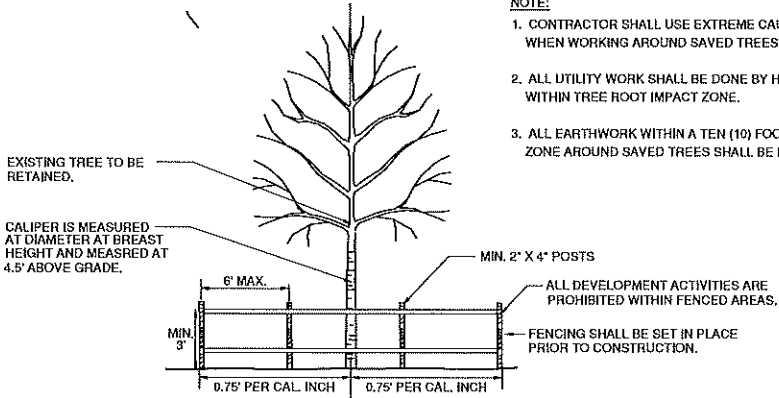
TOTAL INCHES ON-SITE: 1,599"  
TOTAL NUMBER OF SPECIMEN TREES: 13  
TOTAL INCHES REMOVED: 1,202"  
TOTAL INCHES RETAINED: 279"  
TOTAL SPECIMEN INCHES RETAINED: 0"  
TOTAL INCHES REQUIRED: 1,202"  
TOTAL INCHES REPLACED: 1,180"  
TOTAL INCHES POST DEVELOPMENT: 1,459"  
SITE CLEARING AREA IN SQ. FT. AND ACRES:

| #  | TREE TYPE     | SIZE          | REMOVED INCHES      | SAVED INCHES     | REASON FOR REMOVAL              |
|----|---------------|---------------|---------------------|------------------|---------------------------------|
| 51 | CAMPBOR       | 15"           |                     |                  | GRADING                         |
| 52 | OAK           | 15", 20"      | 35"                 |                  | GRADING                         |
| 53 | OAK           | 12"           | 12"                 |                  | GRADING                         |
| 54 | OAK           | 8"            | 8"                  |                  | GRADING                         |
| 55 | OAKS          | 11", 14"      | 25"                 |                  | GRADING                         |
| 56 | OAK           | 8"            | 8"                  |                  | GRADING                         |
| 57 | OAK           | 20"           | 20"                 |                  | GRADING                         |
| 58 | OAK           | 24"           | 24"                 |                  | GRADING                         |
| 59 | OAK           | 19"           | 19"                 |                  | GRADING                         |
| 60 | OAK           | 16"           | 16"                 |                  | GRADING                         |
| 61 | OAKS          | 8", 10", 26"  | 44"                 |                  | GRADING                         |
| 62 | OAKS          | 8,8,12,16,17" | 61"                 |                  | GRADING                         |
| 63 | OAK           | 12"           | 12"                 |                  | GRADING                         |
| 64 | OAK           | 7"            | 7"                  |                  | GRADING                         |
| 65 | OAK           | 11"           | 11"                 |                  | GRADING                         |
| 66 | OAK           | 14"           | 14"                 |                  | GRADING                         |
| 67 | OAK           | 8"            | 8"                  |                  | GRADING                         |
| 68 | OAK           | 6"            | 6"                  |                  | GRADING                         |
| 69 | OAKS          | 10", 7"       | 17"                 |                  | GRADING                         |
| 70 | OAK           | 9"            | 9"                  |                  | GRADING                         |
| 71 | OAK           | 14"           | 14"                 |                  | GRADING                         |
| 72 | OAKS          | 7", 14", 17"  | 38"                 |                  | GRADING                         |
| 73 | OAK           | 20"           | 20"                 |                  | GRADING                         |
| 74 | OAKS          | 14", 14"      | 28"                 |                  | GRADING                         |
| 75 | OAKS          | 12", 19"      | 31"                 |                  | GRADING                         |
| 76 | OAKS          | 10", 11", 19" | 40"                 |                  | GRADING                         |
| 77 | OAK           | 16"           | 16"                 |                  | GRADING                         |
| 78 | OAK           | 14"           | 14"                 |                  | GRADING                         |
| 79 | OAK           | 11"           | 11"                 |                  | GRADING                         |
| 80 | OAK           | 24"           | 24"                 |                  | GRADING                         |
| 81 | UNKNOWN       | 6"            |                     | 6"               |                                 |
| 82 | UNKNOWN       | 7"            |                     | 7"               |                                 |
| 83 | CAMPBOR       | 12"           |                     |                  | GRADING                         |
| 84 | PALM          | 16"           | 16"                 |                  | GRADING                         |
| 85 | UNKNOWN       | 8", 8"        | 16"                 |                  | GRADING                         |
| 86 | CAMPBOR       | 10"           |                     |                  | GRADING                         |
| 87 | UNKNOWN       | 7"            | 7"                  |                  | GRADING                         |
| 88 | CAMPBORS      | 7", 6"        |                     |                  | GRADING                         |
| 89 | PALM          | 11"           | 11"                 |                  | GRADING                         |
|    | TOTAL ON SITE | 1699"         | TOTAL REMOVED 1202" | TOTAL SAVED 279" | TOTAL SPECIMEN TREES REMOVED 13 |

REPLACEMENT TREES

| REPLACEMENT PROVIDED | QUANTITY         | DBH SIZE | TOTAL INCHES |
|----------------------|------------------|----------|--------------|
| *HIGHRISE OAK        | 84               | 4"       | 336"         |
| *LIVE OAK            | 38               | 4"       | 152"         |
| *SOUTHERN MAGNOLIA   | 9                | 3"       | 27"          |
| *BALD CYPRESS        | 43               | 3"       | 129"         |
| *BALD CYPRESS        | 62               | 4"       | 248"         |
| LOT SHADE TREES      | 48 LOTS x 2 = 96 | 3"       | 288"         |
| TOTAL PLANTED        | 332              | N/A      | 1180"        |

- NOTE:
- CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING AROUND SAVED TREES.
  - ALL UTILITY WORK SHALL BE DONE BY HAND WITHIN TREE ROOT IMPACT ZONE.
  - ALL EARTHWORK WITHIN A TEN (10) FOOT RADIUS ZONE AROUND SAVED TREES SHALL BE NON-COMPACTED.



NOTES: FENCING SHALL BE AT LEAST 3' ABOVE GROUND AND MIN. OF 3' BELOW GRADE. THE MAXIMUM REQUIRED UNDISTURBED AREA SHALL NOT EXCEED 24' FROM CENTER OF TREE.

TREE PROTECTION BARRIER DETAIL

SCALE: N/A

BORRELLI + PARTNERS  
ARCHITECTURAL FIRM, INC.  
1000 N. W. 10TH AVE., SUITE 1100  
MIAMI, FL 33136  
TEL: 305.375.1111  
FAX: 305.375.1112



SIGNATURE AND DATED SEAL

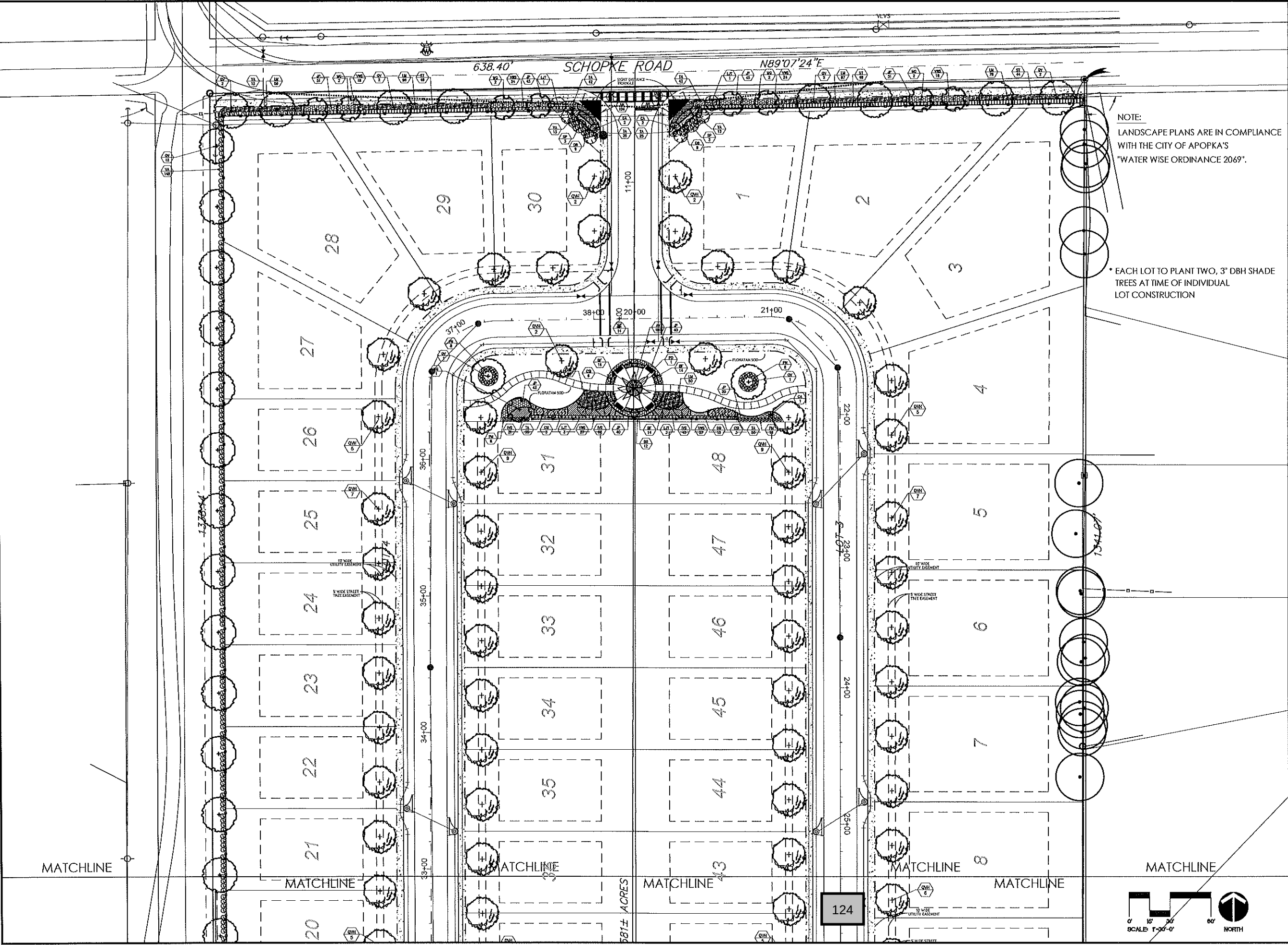
CONSULTANTS

DRAWING TITLE

| REV. | DESCRIPTION   | DATE     | PROJECT ADDRESS                          |
|------|---------------|----------|------------------------------------------|
| 1.   | CITY COMMENTS | 11/2/18  | CITY OF MIAMI, FLORIDA                   |
| 2.   | NEW RET WALL  | 11/15/19 |                                          |
| 3.   | CITY COMMENTS | 12/15/19 | OWNER NAME AND ADDRESS<br>BL DEVELOPMENT |

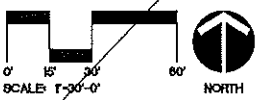
| PROJECT NO. | 16-172                 | DATE       | 11/2/18   |
|-------------|------------------------|------------|-----------|
| PHASE       | CONSTRUCTION DOCUMENTS | SCALE      | 1"=40'-0" |
| FILE NAME   | 16-172                 | DATE       | 11/2/18   |
| DRAWN BY    | CKR                    | CHECKED BY | 11/2/18   |





NOTE:  
LANDSCAPE PLANS ARE IN COMPLIANCE  
WITH THE CITY OF APOKA'S  
"WATER WISE ORDINANCE 2069".

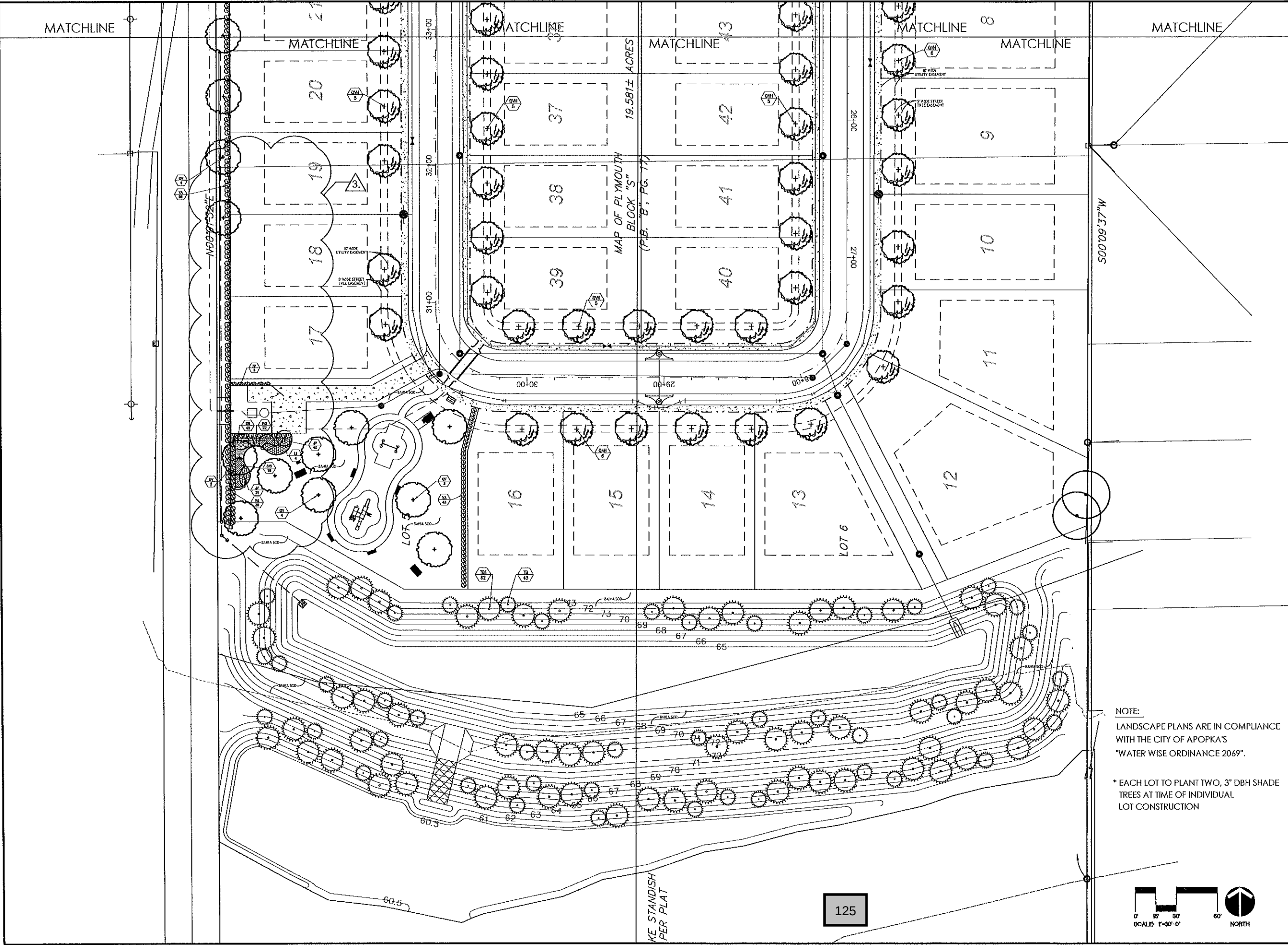
\* EACH LOT TO PLANT TWO, 3" DBH SHADE  
TREES AT TIME OF INDIVIDUAL  
LOT CONSTRUCTION



LEGACY HILLS

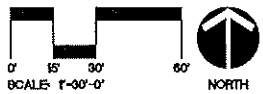
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|--------------------|------------------------|------------------------|----------|---------------|----------|------------------------|--|------------------------|--|---------------------|--|--------------------------|--|
| PROJECT NO. 16-113 |                        | CONSTRUCTION DOCUMENTS |          | DATE 11-27-18 |          | PROJECT ADDRESS        |  | DRAWING TITLE          |  | CONSULTANTS         |  | SIGNATURE AND DATED SEAL |  |
| PHASE              | CONSTRUCTION DOCUMENTS | AS NOTED               | 11-27-18 | 11-27-18      | 11-27-18 | CITY OF APOKA, FLORIDA |  | OWNER NAME AND ADDRESS |  | LANDSCAPE ARCHITECT |  | BORRELLI + PARTNERS      |  |
| SCALE              | AS NOTED               | 11-27-18               | 11-27-18 | 11-27-18      | 11-27-18 | CITY OF APOKA, FLORIDA |  | REDEVELOPMENT          |  | LANDSCAPE ARCHITECT |  | BORRELLI + PARTNERS      |  |
| FILE NAME          | 16-113                 | 11-27-18               | 11-27-18 | 11-27-18      | 11-27-18 | CITY OF APOKA, FLORIDA |  | REDEVELOPMENT          |  | LANDSCAPE ARCHITECT |  | BORRELLI + PARTNERS      |  |
| DRAWN BY           | CMS                    | 11-27-18               | 11-27-18 | 11-27-18      | 11-27-18 | CITY OF APOKA, FLORIDA |  | REDEVELOPMENT          |  | LANDSCAPE ARCHITECT |  | BORRELLI + PARTNERS      |  |
| CHECKED BY         | CMS                    | 11-27-18               | 11-27-18 | 11-27-18      | 11-27-18 | CITY OF APOKA, FLORIDA |  | REDEVELOPMENT          |  | LANDSCAPE ARCHITECT |  | BORRELLI + PARTNERS      |  |
| DATE               | 11-27-18               | 11-27-18               | 11-27-18 | 11-27-18      | 11-27-18 | CITY OF APOKA, FLORIDA |  | REDEVELOPMENT          |  | LANDSCAPE ARCHITECT |  | BORRELLI + PARTNERS      |  |

L-100



NOTE:  
LANDSCAPE PLANS ARE IN COMPLIANCE  
WITH THE CITY OF APOPKA'S  
"WATER WISE ORDINANCE 2069".

\* EACH LOT TO PLANT TWO, 3" DBH SHADE  
TREES AT TIME OF INDIVIDUAL  
LOT CONSTRUCTION



125

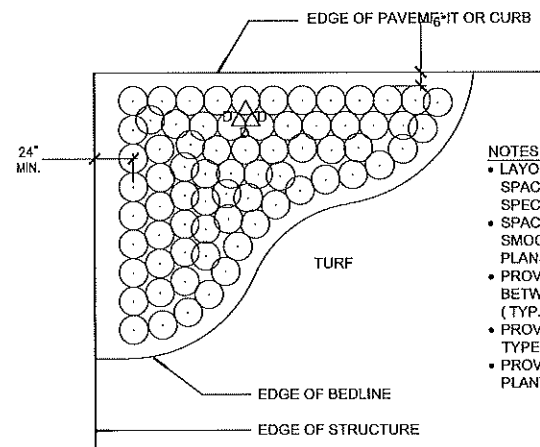
LEGACY HILLS

| PROJECT ADDRESS         |               | DRAWING TITLE  |         | CONSULTANTS |  | SIGNATURE AND DATED SEAL |  |
|-------------------------|---------------|----------------|---------|-------------|--|--------------------------|--|
| CITY OF APOPKA, FLORIDA |               | LANDSCAPE PLAN |         |             |  |                          |  |
| OWNER NAME AND ADDRESS  |               |                |         |             |  |                          |  |
| RE DEVELOPMENT          |               |                |         |             |  |                          |  |
| REV.                    | DESCRIPTION   | DATE           | 11-2-18 |             |  |                          |  |
| 1.                      | CITY COMMENTS | 11-2-18        |         |             |  |                          |  |
| 2.                      | REMARKS       | 11-2-18        |         |             |  |                          |  |
| 3.                      | CITY COMMENTS | 12-19-19       |         |             |  |                          |  |
| FILE NAME               | 10-12         | DATE           | 11-2-18 |             |  |                          |  |
| DRAWN BY                | CR            | DATE           | 11-2-18 |             |  |                          |  |
| CHECKED BY              | CR            | DATE           | 11-2-18 |             |  |                          |  |

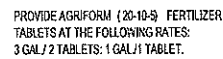
CHRISTOPHER D. RICE 12548

BORRELLI + PARTNERS  
LANDSCAPE ARCHITECTURE & PLANNING  
ORLANDO, FL 32804 407-418-1338

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL MEET OR EXCEED THE REQUIREMENTS FOR FLORIDA NO. 1 QUALITY, AS GRADED IN THE MOST CURRENT EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL PLANTING AREAS SHALL HAVE MULCH A MINIMUM OF 3" IN DEPTH. CYPRESS MULCH SHALL NOT BE USED.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.



NOT TO SCALE



PROVIDE 6' MINIMUM CLEARANCE AROUND  
ROOT BALL (SIDES AND BOTTOM) .

3" MULCH MINIMUM - DO NOT COVER MAIN STEM

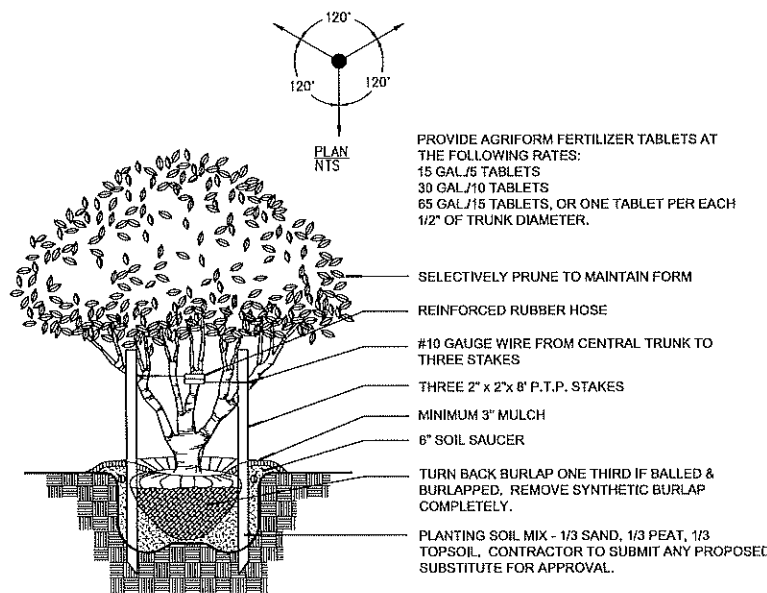
SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

12" MINIMUM DEPTH OF PLANTING SOIL MIX —  
IN SHRUB/GROUNDCOVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, —  
1/3 TOPSOIL. CONTRACTOR TO SUBMIT  
ANY PROPOSED SUBSTITUTE FOR APPROVAL.

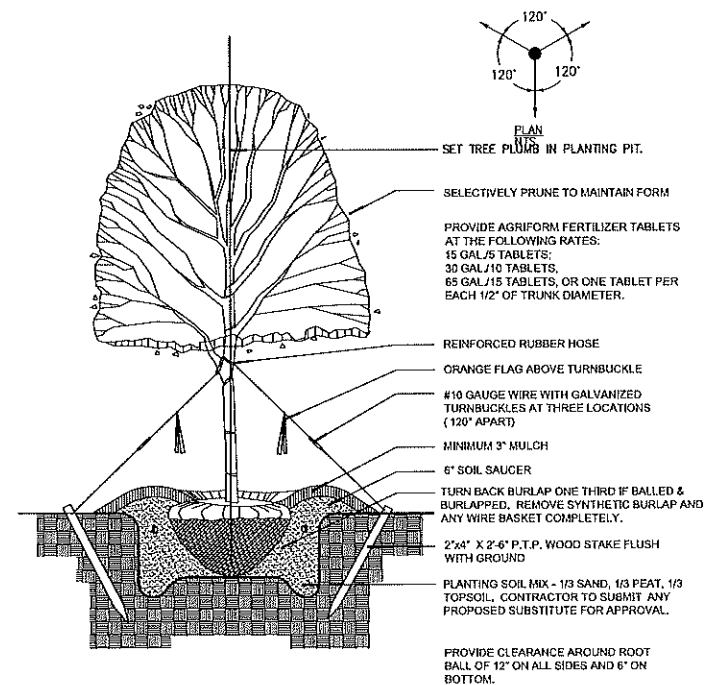
NOT TO SCALE

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION, ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.

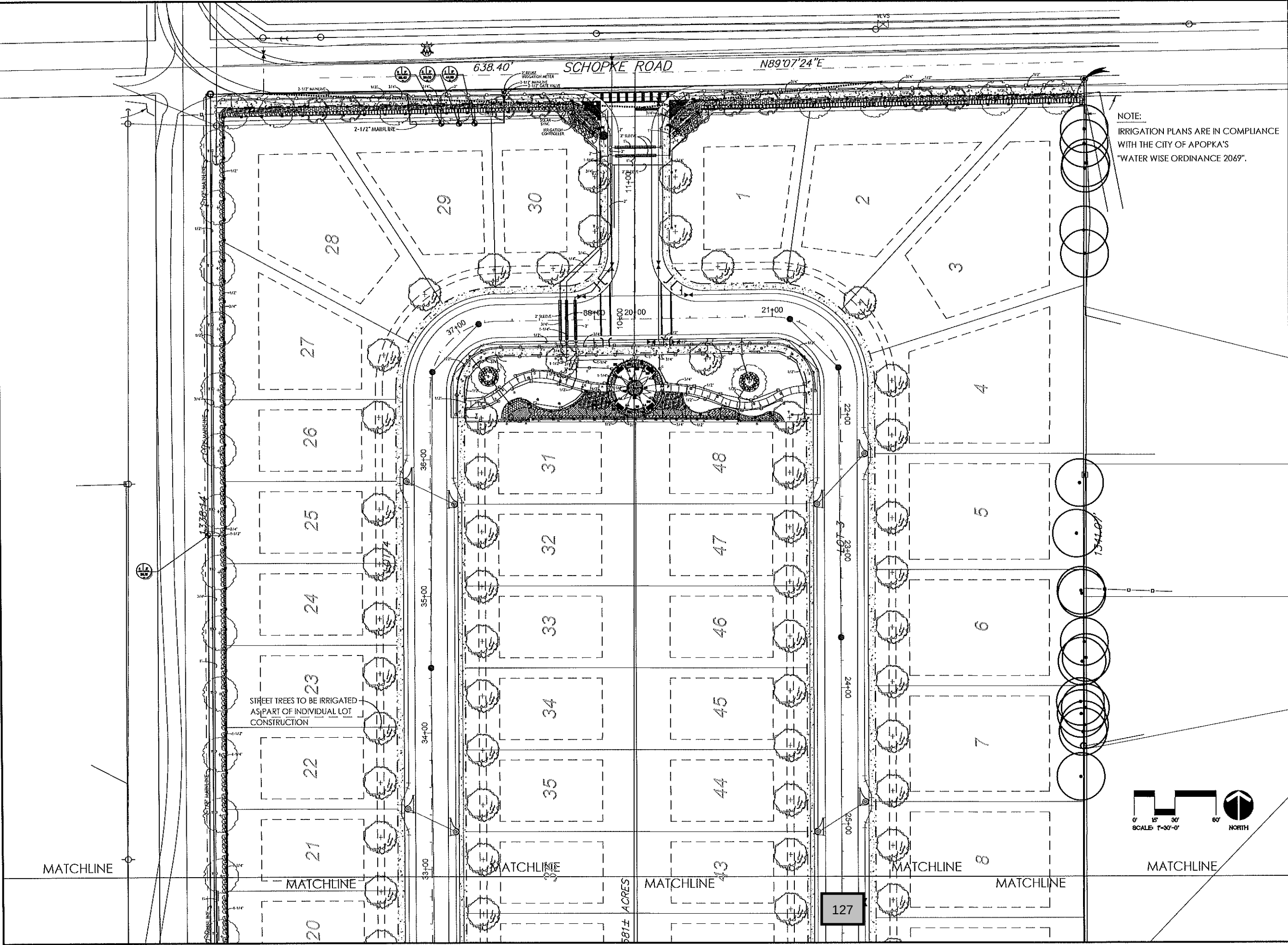


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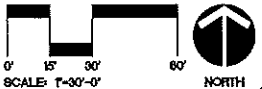
| LANDSCAPE PLANT LIST |           |                                          |                             |                                                                         |                    |
|----------------------|-----------|------------------------------------------|-----------------------------|-------------------------------------------------------------------------|--------------------|
| SYMBOL               | QUANTITY  | BOTANICAL NAME                           | COMMON NAME                 | DESCRIPTION                                                             | REMARKS            |
| <b>TREES</b>         |           |                                          |                             |                                                                         |                    |
| CSI                  | 12        | CUPRESSUS SEMPERVIRENS                   | ITALIAN CYPRESS             | 40' HT, 2010'HT./ FULL TO GROUND / SPECIMEN FORM                        | SPACE AS SHOWN GUY |
| LI                   | 4         | LAGERSTROEMIA INDICA 'TUSCARORA'         | RED CREPE MYRTLE            | 10'-12" HT., 4'-5" SPRD., 2" DBH; MULTI-TRUNKED                         | SPACE AS SHOWN GUY |
| LJT                  | 8         | LIGUSTRUM JAPONICUM                      | LIGUSTRUM TREE              | 8' X 8", MULTI-TRUNK, SPECIMEN FORM                                     | SPACE AS SHOWN GUY |
| MG                   | 9         | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'    | SOUTHERN MAGNOLIA           | 10'-12" HT. X 4'-5" SPRD; 3" DBH / FULL / SPECIMEN FORM / 45 GAL. CONT. | SPACE AS SHOWN GUY |
| PD                   | 1         | PHOENIX DACTYLIFERA 'MEDJOL'             | MEDJOL DATE PALM            | 12' CT. STRAIGHT TRUNK; SPECIMEN FORM                                   | SPACE AS SHOWN GUY |
| QV                   | 35        | QUERCUS VIRGINIANA                       | LIVE OAK                    | 12'-14" HT X 6'-7" SPR., 4" DBH / SPECIMEN FORM 65 GAL. CONT.           | SPACE AS SHOWN GUY |
| QVH                  | 80        | QUERCUS VIRGINIANA 'HIGRIS'              | LIVE OAK                    | 12'-14" HT X 4'-5" SPR., 4" DBH                                         | SPACE AS SHOWN GUY |
| SP                   | 6         | SABAL PALMETTO                           | CABBAGE PALM                | 40'2" CT., 2015'CT.; STRAIGHT TRUNK; SPECIMEN FORM                      | SPACE AS SHOWN GUY |
| TD                   | 43        | TAXODIUM DISTICHUM                       | BALD CYPRESS                | 10'-12" HT.; 4'-6" SPRD.; 3" DBH                                        | SPACE AS SHOWN GUY |
| TDI                  | 62        | TAXODIUM DISTICHUM                       | BALD CYPRESS                | 14'-16" HT.; 6'-8" SPRD.; 4" DBH                                        | SPACE AS SHOWN GUY |
| <b>SHRUBS</b>        |           |                                          |                             |                                                                         |                    |
| CA                   | 5         | CRINUM ASIATICUM                         | CRINUM LILY                 | 30" HT. x 36" SPRD. / FULL / 15G                                        | AS SHOWN           |
| DE                   | 22        | DURANTA ERECTA 'GOLD MOUND'              | GOLD MOUND DURANTA          | 15" HT. x 15"SPRD. / FULL / 3G                                          | 24" O.C.           |
| IVS                  | 166       | ILEX VOMITORIA 'SCHILLINGS'              | DWARF SCHILLINGS HOLLY      | 15" HT. x 15"SPRD. / FULL / 3G                                          | 24" O.C.           |
| PM                   | 21        | PODOCARPUS MACROPHYLLA 'MAKI'            | JAPANESE YEW                | 42" HT. x 24" SPRD. / FULL / 7G                                         | AS SHOWN           |
| PN                   | 16        | PHYSCOTRIA NERVOSA                       | WLD COFFEE                  | 36" HT. x 24" SPRD. / FULL / 7G                                         | AS SHOWN           |
| ST                   | 140       | SCHEFFLERA ARBORICOLA 'TRINETTE'         | DWARF VARIEGATED SCHEFFLERA | 24" HT. x 24" SPRD. / FULL / 3G                                         | AS SHOWN           |
| VA                   | 359       | VBURNUM ODORATISSIMA 'AVALUKI'           | MIRROR-LEAF VBURNUM         | 30" HT. x 24" SPRD. / FULL / 3G                                         | 36" O.C.           |
| VWS                  | 138       | VBURNUM OBOVATUM 'MRS SCHILLERS DELIGHT' | DWARF WALKER'S VBURNUM      | 24" HT. x 24" SPRD., FULL, 3 GAL.                                       | 30" O.C.           |
| <b>GROUNDCOVERS</b>  |           |                                          |                             |                                                                         |                    |
| AN                   | 398       | ANNUALS                                  | SEASONAL FLOWERS            | 8" O.A. FULL; 4" POT                                                    | 10" O.C.           |
| BF                   | 56        | BULBINE FRUTESCENS 'HALLMARK'            | TANGERINE BULBINE           | 15" OA./ FULL / 1 GAL.                                                  | 18" O.C.           |
| DB                   | 80        | DIETES BICOLOR                           | YELLOW AFRICAN IRIS         | 18" HT. x 15"SPRD., FULL, 3 GAL.                                        | 24" O.C.           |
| FP                   | 6         | FICUS PUMILA                             | CREEPING FIG                | 24" HT. x 12" SPRD. / FULL / 3G / TRELLIS                               | 48" O.C.           |
| JP                   | 395       | JUNIPERUS CHINENSIS 'PARSONI'            | PARSON'S JUNIPER            | 12" HT. x 15" SPRD., FULL, 3 GAL.                                       | 24" O.C.           |
| LM                   | 450       | LIRIOPE MUSCARI 'EMERALD GODDESS'        | BORDER GRASS                | 12" HT. x 12" SPRD. / FULL / 1G                                         | 24" O.C.           |
| TA                   | 239       | TRACHELOSPERUM ASIATICUM                 | DWARF ASIAN JASMINE         | 4" HT. x 12" SPRD. / FULL / 1G                                          | 18" O.C.           |
| <b>SOO</b>           |           |                                          |                             |                                                                         |                    |
|                      | SEE PLANS | PASPALUM NOTATUM                         | ARGENTINE BAHIA GRASS       | FREE OF PESTS AND DEBRIS                                                | FIELD VERIFY QTY   |
|                      | SEE PLANS | STENOTAPHRUM SECUNDATUM 'FLORATAM'       | ST. AUGUSTINE GRASS         | SOLID, FREE OF PESTS AND DISEASES                                       | FIELD VERIFY QTY.  |
| <b>MURCH</b>         |           |                                          |                             |                                                                         |                    |
|                      | SEE PLANS | PINE BARK MINI-NUGGETS                   | PINE BARK MINI-NUGGETS      | FREE OF DIRT AND DEBRIS                                                 | FIELD VERIFY QTY   |



NOT TO SCALE



NOTE:  
IRRIGATION PLANS ARE IN COMPLIANCE  
WITH THE CITY OF APOPKA'S  
"WATER WISE ORDINANCE 2069".



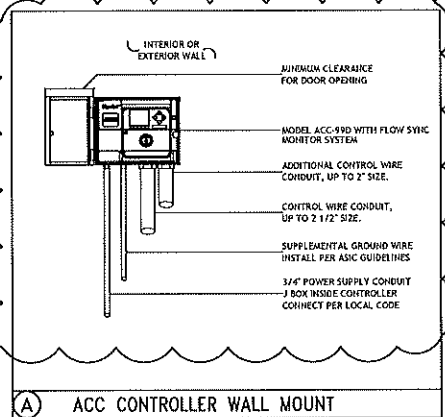
LEGACY HILLS

|                              |  |                 |  |                         |  |                     |  |                                                                                     |  |  |  |  |  |  |  |
|------------------------------|--|-----------------|--|-------------------------|--|---------------------|--|-------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| PROJECT NO. 14112            |  | PROJECT ADDRESS |  | DRAWING TITLE           |  | CONSULTANTS         |  | SIGNATURE AND DATED SEAL                                                            |  |  |  |  |  |  |  |
| PHASE CONSTRUCTION DOCUMENTS |  | DATE 11-27-18   |  | CITY OF APOPKA, FLORIDA |  | BORRELLI + PARTNERS |  |  |  |  |  |  |  |  |  |
| SCALE AS NOTED               |  | 11-15-19        |  | OWNER NAME AND ADDRESS  |  | IRRIGATION PLAN     |  |                                                                                     |  |  |  |  |  |  |  |
| FILE NAME 15-112             |  | 12-15-19        |  | TEL DEVELOPMENT         |  |                     |  |                                                                                     |  |  |  |  |  |  |  |
| DRAWN BY CR                  |  | CR              |  |                         |  |                     |  |                                                                                     |  |  |  |  |  |  |  |
| CHECKED BY                   |  | CR              |  |                         |  |                     |  |                                                                                     |  |  |  |  |  |  |  |
| DATE 11-27-18                |  |                 |  |                         |  |                     |  |                                                                                     |  |  |  |  |  |  |  |

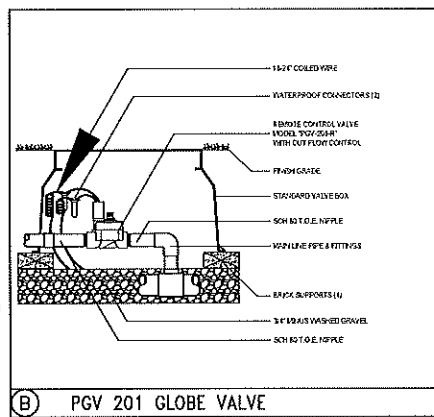




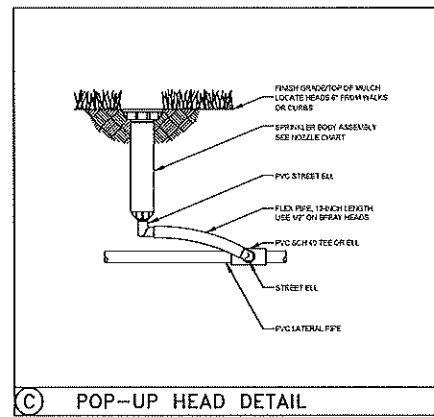
## IRRIGATION DETAILS



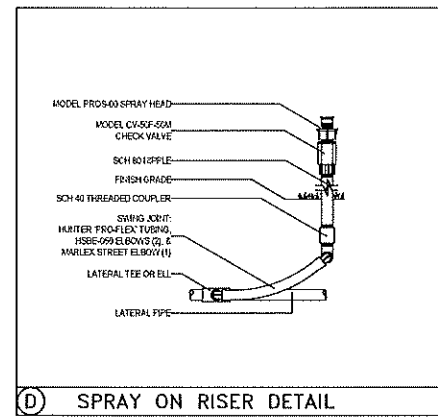
A ACC CONTROLLER WALL MOUNT



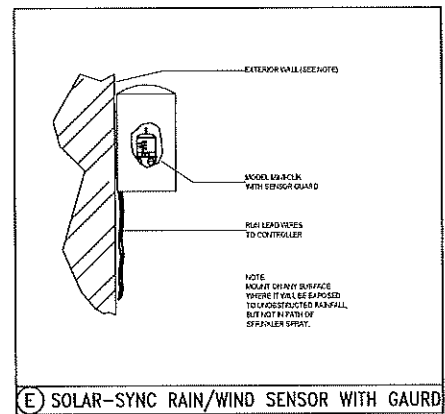
B PGV 201 GLOBE VALVE



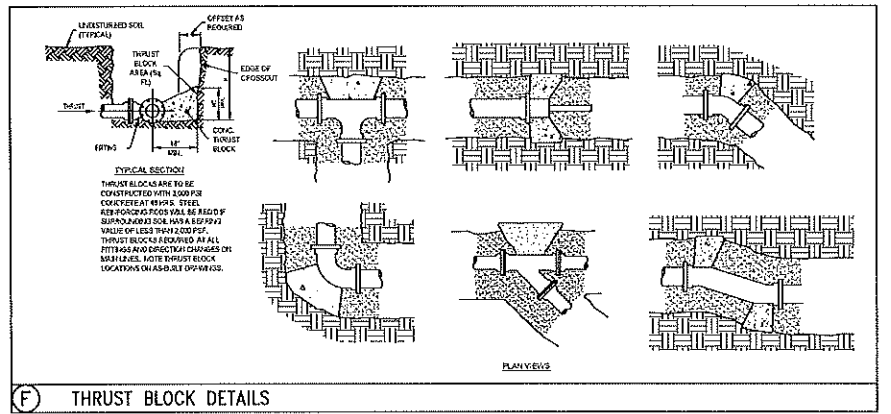
C POP-UP HEAD DETAIL



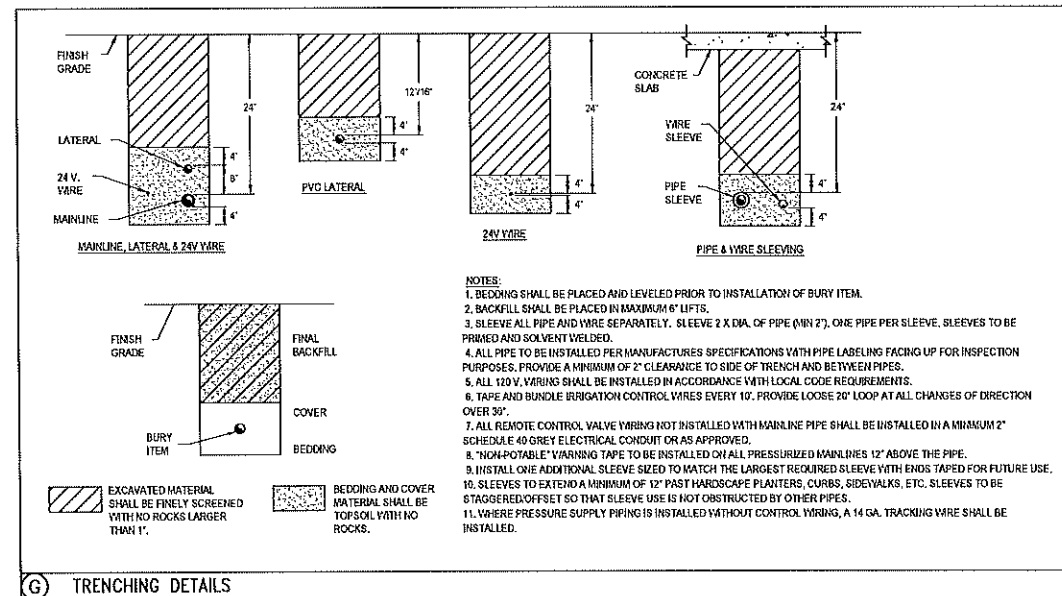
D SPRAY ON RISER DETAIL



E SOLAR-SYNC RAIN/WIND SENSOR WITH GAURD



F THRUST BLOCK DETAILS



G TRENCHING DETAILS

## IRRIGATION NOTES

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FURRY PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) ABSOLUTELY NO RISERS SHALL BE USED ON THIS PROJECT.
- 7) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- 8) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 9) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 10) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 11) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- 12) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- 13) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 14) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SEPARATE CONTROL WIRES FOR ANY FUTURE USE.
- 15) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- 16) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

## SPRAY NOZZLE CHART

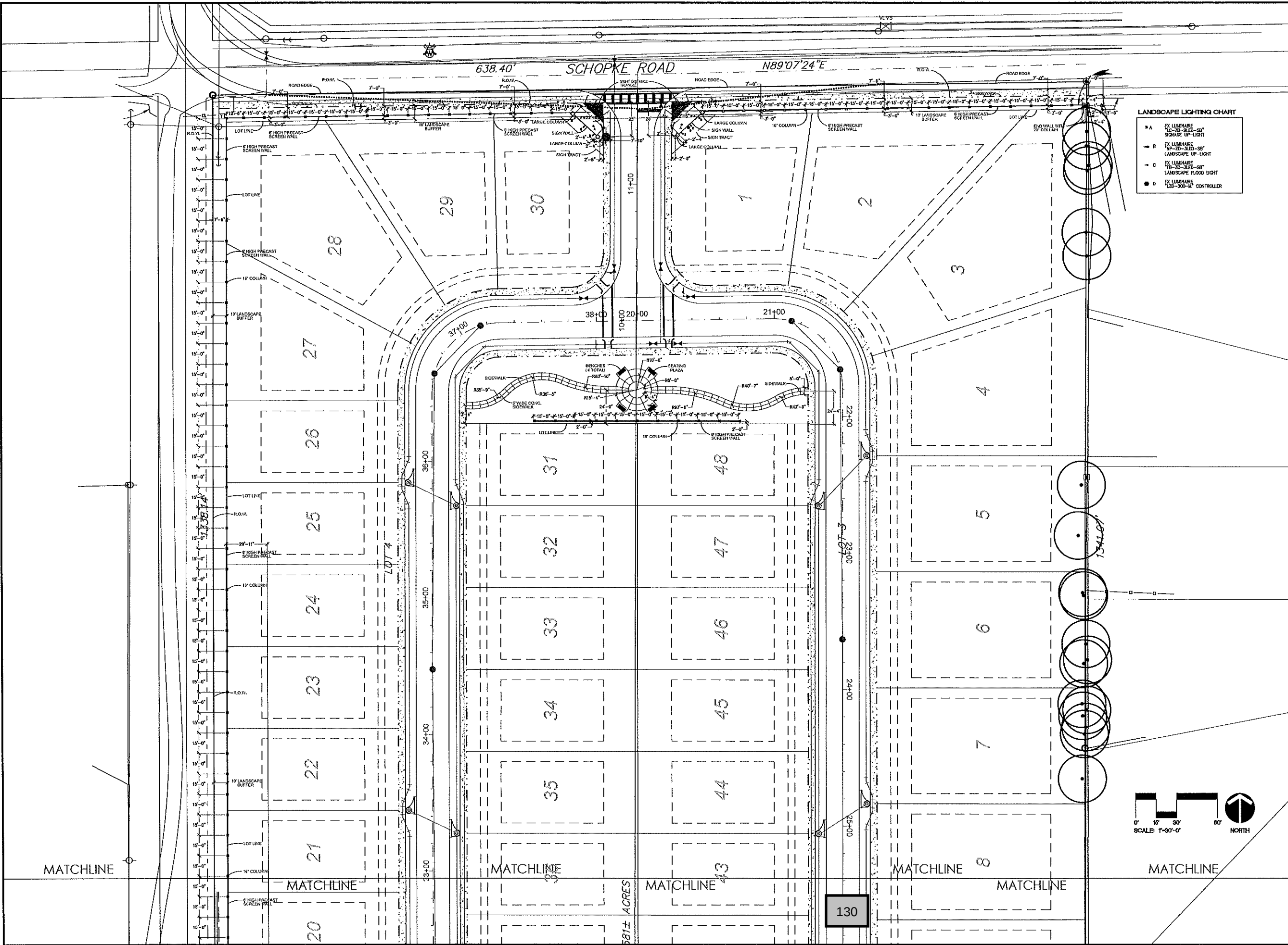
| TYPE                      | SYM | NOZZLE    | NOZZLE PATTERN          | GPM  |
|---------------------------|-----|-----------|-------------------------|------|
| MP1000<br>8'-15' radius   | A   | MAROON    | 90° ADJUSTABLE ARC      | .21  |
|                           | B   | MAROON    | 180° ADJUSTABLE ARC     | .42  |
|                           | C   | LT. BLUE  | 210° ADJUSTABLE ARC     | .49  |
|                           | D   | LT. BLUE  | 270° ADJUSTABLE ARC     | .63  |
|                           | E   | OLIVE     | 360° ARC                | .84  |
| MP2000<br>13'-21' radius  | F   | BLACK     | 90° ADJUSTABLE ARC      | .43  |
|                           | G   | BLACK     | 180° ADJUSTABLE ARC     | .77  |
|                           | H   | GREEN     | 210° ADJUSTABLE ARC     | .86  |
|                           | I   | GREEN     | 270° ADJUSTABLE ARC     | 1.10 |
|                           | J   | RED       | 360° ARC                | 1.48 |
| MP3000<br>22'-30' radius  | K   | BLUE      | 90° ADJUSTABLE ARC      | .86  |
|                           | L   | BLUE      | 180° ADJUSTABLE ARC     | 1.82 |
|                           | M   | YELLOW    | 210° ADJUSTABLE ARC     | 2.12 |
|                           | N   | YELLOW    | 270° ADJUSTABLE ARC     | 2.73 |
|                           | O   | GRAY      | 360° ARC                | 3.64 |
| STRIPS & CORNERS          | P   | TURQUOISE | 45°-105° ADJUSTABLE ARC | .45  |
|                           | Q   | IVORY     | 5x15' LEFT STRIP        | .22  |
|                           | R   | COPPER    | 5x15' RIGHT STRIP       | .22  |
|                           | S   | BROWN     | 5x30' SIDE STRIP        | .44  |
|                           | T   | PCN10     | 0.50 GPM FLOOD BUBBLER  | .50  |
| BUBBLERS AND JACRO-SPRAYS | U   | PCN50     | 1.00 GPM FLOOD BUBBLER  | 1.00 |
|                           | V   | SR-4Q     | 90° 4' RADIUS           | .22  |
|                           | W   | SR-4H     | 180° 4' RADIUS          | .44  |
|                           | AA  | ORANGE    | 90° ADJUSTABLE ARC      | .23  |
|                           | BB  | ORANGE    | 180° ADJUSTABLE ARC     | .42  |
| MP800<br>6'-12' radius    | CC  | ORANGE    | 210° ADJUSTABLE ARC     | .43  |
|                           | DD  | GREEN     | 360° ARC                | .78  |

## WATERING SCHEDULE

| ZONE #                                 | WATER TYPE | WATERING TIME | GAL. PER MINUTE | GAL. PER WATERING                                                | PRECIP. IN INCHES |
|----------------------------------------|------------|---------------|-----------------|------------------------------------------------------------------|-------------------|
| 1                                      | SHRUBS     | 20 MIN.       | 44.39 GPM       | 887.80 GPW                                                       | 0.43"             |
| 2                                      | BUBBLERS   | 15 MIN.       | 28.00 GPM       | 420.00 GPW                                                       | 0.43"             |
| 3                                      | GRASS      | 60 MIN.       | 59.40 GPM       | 3,564.0 GPW                                                      | 0.45"             |
| 4                                      | SHRUBS     | 20 MIN.       | 38.15 GPM       | 763.00 GPW                                                       | 0.43"             |
| 5                                      | BUBBLER    | 15 MIN.       | 66.00 GPM       | 990.00 GPW                                                       | 0.43"             |
| 6                                      | BUBBLER    | 15 MIN.       | 66.00 GPM       | 990.00 GPW                                                       | 0.43"             |
| TOTAL                                  |            | 2 HRS-25 MIN. | 301.94 GPM      | 7,614.8 GPW                                                      |                   |
| WATERING SCHEDULE & USAGE CALCULATIONS |            |               |                 | 15,229.60 GAL / WEEK - SUMMER (MAR 15-OCT 14 (2 TIMES / WEEK))   |                   |
|                                        |            |               |                 | 7,614.80 GAL / WEEK - WINTER (OCT 15-MAR 14 (1 TIME / WEEK))     |                   |
|                                        |            |               |                 | 593,954.40 GAL / YEAR (78 WATERINGS PER YEAR)                    |                   |
|                                        |            |               |                 | 415,768.08 GAL / YEAR W/ 30% REDUCTION FOR SOLAR-SYNC (90 DAYS). |                   |

\*\*ZONE RUN TIMES SHOWN ARE FOR AFTER PLANT ESTABLISHMENT PERIOD (90 DAYS).

| SYMBOL | DESCRIPTION                                                                                                                                      | QUANTITIES   |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| ■      | 4" BUBBLER SPRAY - HUNTER IND. 'PROS-04-PRS40' BODY W/ PCN-10 NOZZLES                                                                            | 158          |
| ●      | 12" POP-UP SPRAY - HUNTER IND. 'PROS-12-PRS40' BODY W/MP800 NOZZLES                                                                              | 14           |
| ○      | 6" POP-UP SPRAY - HUNTER IND. 'PROS-06-PRS40' BODY W/MP1000 NOZZLES                                                                              | 109          |
| ●      | 12" POP-UP SPRAY - HUNTER IND. 'PROS-12-PRS40' BODY W/MP1000 NOZZLES                                                                             | 60           |
| ●      | 4" POP-UP SPRAY - HUNTER IND. 'PROS-4-PRS40' BODY W/MP1000 NOZZLES                                                                               | 110          |
| □      | 6" POP-UP SPRAY - HUNTER IND. 'PROS-06-PRS40' BODY WITH MP2000 NOZZLES                                                                           | 19           |
| ⊕      | HUNTER 'ICV-FS-AS-40' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR                                                                     | 6            |
| ⊙      | HUNTER ACC-990 CONTROLLER WITH FLOW SYNC. MONITORING SYSTEM INSTALL WITH A SOLAR-SYNC SENSOR AND BY-PASS BOX. GROUND WITH AN 8' COPPER CLAD ROD. | 1            |
| ⊕      | HUNTER SOLAR-SYNC SENSOR                                                                                                                         | 1            |
| ■      | 2" IRRIGATION REUSE METER TO PROVIDE 80 GPM AT 50 PSI                                                                                            | 1 (BY OWNER) |
| ⋈      | 2-1/2" IRRIGATION GATE VALVE                                                                                                                     | 1            |
| —      | LATERAL LINE - SCH 40 PVC - SIZE PER PLAN                                                                                                        | SEE PLAN     |
| —      | 2-1/2" MAINLINE - SCH 40 PVC SIZE PER PLAN                                                                                                       | SEE PLAN     |
| —      | SLEEVING - SCH. 40 PVC MIN. DEPTH OF 24"                                                                                                         | SEE PLAN     |



LANDSCAPE LIGHTING CHART

|   |                                                          |
|---|----------------------------------------------------------|
| A | EX LUMINAIRE<br>15'-20'-SLED-SB<br>SEASIDE UP-LIGHT      |
| B | EX LUMINAIRE<br>18'-20'-SLED-SB<br>LANDSCAPE UP-LIGHT    |
| C | EX LUMINAIRE<br>18'-20'-SLED-SB<br>LANDSCAPE FLOOD LIGHT |
| D | EX LUMINAIRE<br>120-300-W<br>CONTROLLER                  |



**BORRELLI PARTNERS**  
ARCHITECTS & LANDSCAPE ARCHITECTS  
200 VANDERBILT STREET  
ORLANDO, FL 32804-1807 • 407-418-1338  
FL REG. NO. 12500 • ARCH. REG. NO. 12500 • LANDSCAPE REG. NO. 12500

SIGNATURE AND DATED SEAL

CONSULTANTS

DRAWING TITLE

LEGACY HILLS

HARDSCAPE PLAN

| REV. | DESCRIPTION   | DATE     |
|------|---------------|----------|
| 1    | CITY COMMENTS | 11/2/18  |
| 2    | NOV 2018      | 11/2/18  |
| 3    | CITY COMMENTS | 12/19/18 |
| 4    | CITY COMMENTS | 12/19/18 |
| 5    | CITY COMMENTS | 12/19/18 |
| 6    | CITY COMMENTS | 12/19/18 |
| 7    | CITY COMMENTS | 12/19/18 |
| 8    | CITY COMMENTS | 12/19/18 |
| 9    | CITY COMMENTS | 12/19/18 |
| 10   | CITY COMMENTS | 12/19/18 |
| 11   | CITY COMMENTS | 12/19/18 |
| 12   | CITY COMMENTS | 12/19/18 |
| 13   | CITY COMMENTS | 12/19/18 |
| 14   | CITY COMMENTS | 12/19/18 |
| 15   | CITY COMMENTS | 12/19/18 |
| 16   | CITY COMMENTS | 12/19/18 |
| 17   | CITY COMMENTS | 12/19/18 |
| 18   | CITY COMMENTS | 12/19/18 |
| 19   | CITY COMMENTS | 12/19/18 |
| 20   | CITY COMMENTS | 12/19/18 |
| 21   | CITY COMMENTS | 12/19/18 |
| 22   | CITY COMMENTS | 12/19/18 |
| 23   | CITY COMMENTS | 12/19/18 |
| 24   | CITY COMMENTS | 12/19/18 |
| 25   | CITY COMMENTS | 12/19/18 |
| 26   | CITY COMMENTS | 12/19/18 |
| 27   | CITY COMMENTS | 12/19/18 |
| 28   | CITY COMMENTS | 12/19/18 |
| 29   | CITY COMMENTS | 12/19/18 |
| 30   | CITY COMMENTS | 12/19/18 |
| 31   | CITY COMMENTS | 12/19/18 |
| 32   | CITY COMMENTS | 12/19/18 |
| 33   | CITY COMMENTS | 12/19/18 |
| 34   | CITY COMMENTS | 12/19/18 |
| 35   | CITY COMMENTS | 12/19/18 |
| 36   | CITY COMMENTS | 12/19/18 |
| 37   | CITY COMMENTS | 12/19/18 |
| 38   | CITY COMMENTS | 12/19/18 |
| 39   | CITY COMMENTS | 12/19/18 |
| 40   | CITY COMMENTS | 12/19/18 |
| 41   | CITY COMMENTS | 12/19/18 |
| 42   | CITY COMMENTS | 12/19/18 |
| 43   | CITY COMMENTS | 12/19/18 |
| 44   | CITY COMMENTS | 12/19/18 |
| 45   | CITY COMMENTS | 12/19/18 |
| 46   | CITY COMMENTS | 12/19/18 |
| 47   | CITY COMMENTS | 12/19/18 |
| 48   | CITY COMMENTS | 12/19/18 |

| PROJECT NO. | 16112                  |
|-------------|------------------------|
| PHASE       | CONSTRUCTION DOCUMENTS |
| SCALE       | AS NOTED               |
| FILE NAME   | 16112                  |
| DRAWN BY    | CR                     |
| CHECKED BY  | CR                     |
| DATE        | 11/2/18                |

130







## PowerScape Swing - 5" x 8"



### Features and Benefits:

Model: 81598  
Use Zone: 24' X 31'

Limited Lifetime Warranty on uprights, hardware and connections. Visit [gametime.com/warranty](http://gametime.com/warranty) for full warranty information

## A GAMETIME POWERSCAPE SWING SET

NOT TO SCALE



When children ages 2-5 are accomplished walkers, a play system must address their specific play style and developmental needs. The Walker series from KidTime was designed for this specific group of children. Built from durable materials and backed by the industry's leading warranty, this is the perfect addition to a day care, early learning center, school or church.

Walker...

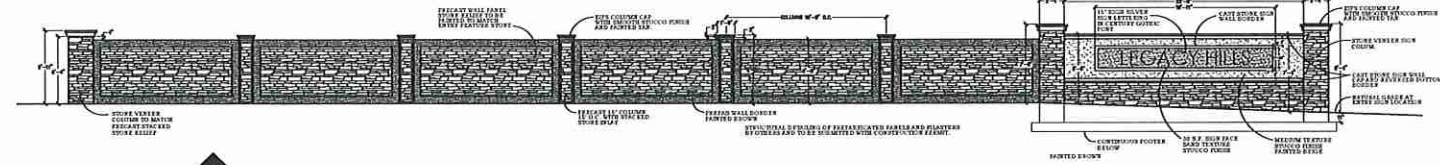
### Features and Benefits:

Model: 20020  
Use Zone: 37' X 28'  
Fall Height: 5'  
Age Group: 2 to 5 Years  
Number of Children: 35-40

Limited Lifetime Warranty on uprights, hardware and connections. Visit [gametime.com/warranty](http://gametime.com/warranty) for full warranty information

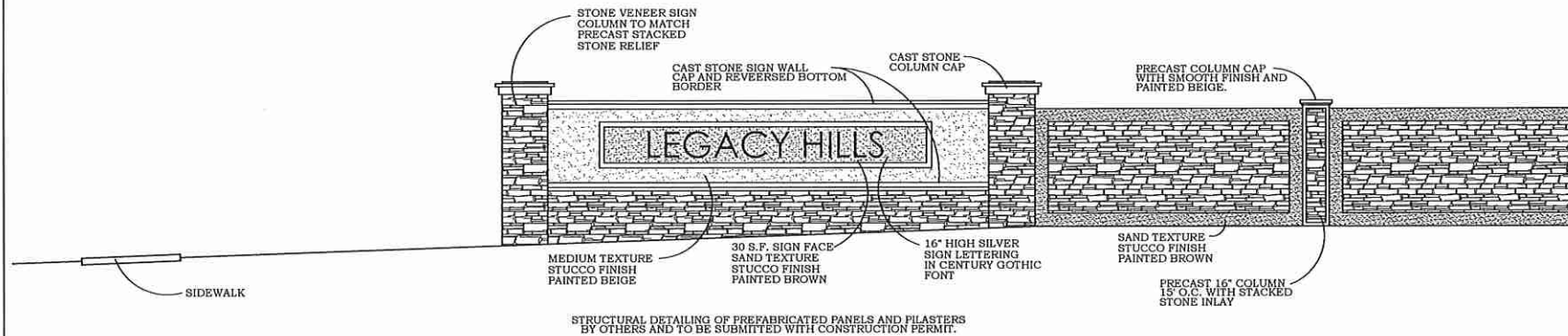
## B GAMETIME WALKER-3 PLAY STRUCTURE

NOT TO SCALE



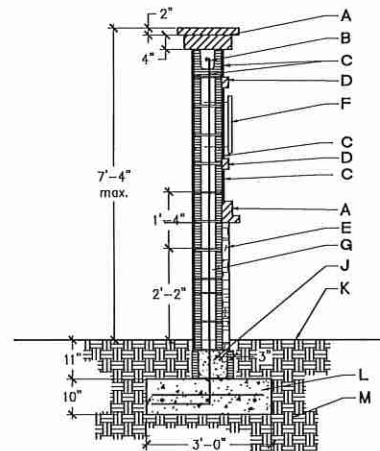
A ROAD FRONTAGE WALL, COLUMNS AND ENTRY SIGN

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



B ENTRY SIGN - ELEVATION

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



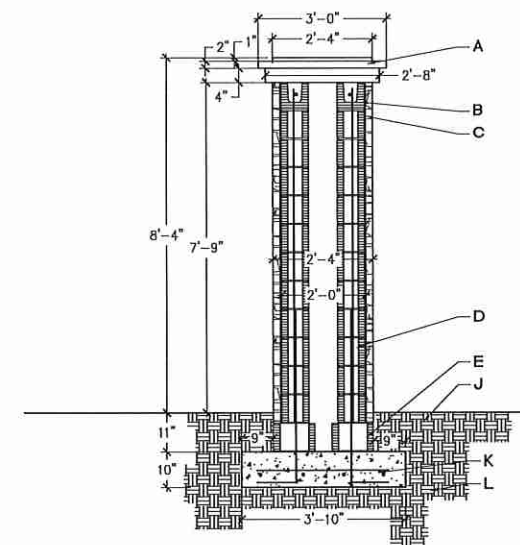
### NOTES

- PRECAST STONE WALL CAP AND BASE BORDER TRIM. ATTACH TO WALL UTILIZING RAKED MORTAR BED AND TRUSS TIES.
- 8"x8"x16" CMU UNTEL BLOCK WITH (1)#5 RE-BAR CONT. FILL ALL CELLS WITH MORTAR.
- APPLY MIN. 5/8" THICK STUCCO IN MEDIUM FINISH TO WALL AS SHOWN. PAINT COLOR BY OWNER.
- 3" SQUARE CAST STONE SIGN TRIM. COLOR MATCH ALL WALL DETAILING AND COLUMN CAPS.
- ATTACH 3" THICK STACKED STONE VENEER SIGN WALL UTILIZING TRUSS TIES AND MORTAR. STONE TYPE TO BE "XX" BY J&N STONE IN XX COLOR.
- 16" HIGH RAISED SIGN LETTERING IN CENTURY GOTHIC FONT - ATTACH TO WALL UTILIZING PIN MOUNTS.
- 7'-4" HIGH, 8"x8"x16" CMU BLOCK SIGN WALL WITH (1)#5 RE-BAR VERTICAL @ 32" O.C. AND END CONDITIONS. FILL CELLS WITH MORTAR.
- 12"x8"x16" CMU STEM WALL. FILL ALL CELLS WITH CONCRETE. ALLOW 4 DAYS FOR CONCRETE TO CURE PRIOR TO WALL CONSTRUCTION.
- FINISH GRADE.
- 10" THICK X 3'-0" WIDE 3,000 P.S.I. CONCRETE FOOTER W/ (3)#5 RE-BAR CONTINUOUS AND 1-#5 LAP BAR EVERY 24" O.C. AS SHOWN. PROVIDE (1)#5 VERT. RE-BAR @ 32" O.C. AND END CONDITIONS.
- CLEAN BACKFILL COMPACTED TO 95% PROCTOR DENSITY.

D SINGLE SIDED ENTRY SIGN WALL

132

SCALE: 1/2"=1'-0"



### NOTES

- EIFS COLUMN CAP. ATTACH TO COLUMN UTILIZING RAKED MORTAR BED.
- 8"x8"x16" CMU UNTEL BLOCK WITH (1)#5 RE-BAR CONT.
- ATTACH 2" THICK STONE VENEER WITH TRUSS TIES AND MORTAR. STYLE TO BE "STACKSTONE" IN BUCKS CREEK SAGE COLOR BY J&N STONE OR APPROVED EQUAL.
- 2'-0" SQUARE 8"x8"x16" CMU BLOCK COLUMN WITH (1)#5 RE-BAR VERTICAL AT EACH CORNER. FILL CELLS WITH CONC.
- 8"x12"x16" CMU STEM WALL. FILL ALL CELLS WITH CONCRETE.
- FINISH GRADE
- 10" THICK X 3'-10" SQUARE 3,000 P.S.I. CONCRETE FOOTER W/ (4) #5 RE-BAR IN EACH DIRECTION AS SHOWN. PROVIDE (1)#5 VERT. RE-BAR IN EACH CORNER.
- CLEAN BACKFILL COMPACTED TO 95% PROCTOR DENSITY.

E ENTRY SIGN WALL COLUMN

SCALE: 1/2"=1'-0"



CONSULTANTS

## LEGACY HILLS

### HARDSCAPE ELEVATIONS AND DETAILS

DRAWING TITLE

PROJECT ADDRESS

DATE

DESCRIPTION

REV.

PHASE

SCALE

FILE NAME

DRAWN BY

CHECKED BY

DATE

H-102



| LIGHTING |                                                                                                           |
|----------|-----------------------------------------------------------------------------------------------------------|
| SYMBOL   | DESCRIPTION                                                                                               |
|          | LIGHTING FIXTURE<br>(SEE LIGHTING FIXTURE SCHEDULE FOR LETTER DESIGNATION AND DESCRIPTION OF FIXTURES)    |
|          | EMERGENCY/NIGHT LIGHT LIGHTING FIXTURE                                                                    |
|          | EXIT LIGHTING FIXTURE UNIVERSAL MOUNT, SINGLE/DOUBLE FACE (WHERE USED, ARROW INDICATES CHEVRON DIRECTION) |
|          | BATTERY POWERED EMERGENCY LIGHT                                                                           |
|          | EMERGENCY LIGHT REMOTE HEAD                                                                               |
|          | TRACK LIGHTING                                                                                            |
|          | TRACK LIGHTING HEAD                                                                                       |
|          | WIRE CAGE LIGHT GUARD                                                                                     |
|          | OCCUPANCY SENSOR - CEILING MOUNTED                                                                        |
|          | OCCUPANCY SENSOR - CEILING MOUNTED - CORRIDOR                                                             |
|          | OCCUPANCY SENSOR - WALL MOUNTED                                                                           |
|          | LIGHTING CONTACTOR                                                                                        |
|          | PHOTOCELL                                                                                                 |
|          | SWITCH                                                                                                    |
|          | OS OCCUPANCY SENSOR SWITCH                                                                                |
|          | D DIMMER                                                                                                  |
|          | D3 THREE WAY DIMMER (INCANDESCENT)                                                                        |
|          | DAYLIGHT SENSOR                                                                                           |

| WIRING AND POWER |                                                                                                                        |
|------------------|------------------------------------------------------------------------------------------------------------------------|
| SYMBOL           | DESCRIPTION                                                                                                            |
|                  | SWITCH                                                                                                                 |
|                  | (NONE) SINGLE POLE TOGGLE SWITCH                                                                                       |
|                  | 2 TWO POLE TOGGLE SWITCH                                                                                               |
|                  | 3 THREE WAY TOGGLE SWITCH                                                                                              |
|                  | WP SINGLE POLE WEATHERPROOF SWITCH                                                                                     |
|                  | K SINGLE POLE KEYED SWITCH                                                                                             |
|                  | OS OCCUPANCY SENSOR SWITCH                                                                                             |
|                  | M MANUAL MOTOR CONTROLLER TWO OVERLOADS                                                                                |
|                  | LOWER CASE LETTERS INDICATES SWITCHING DESIGNATIONS, QUANTITY OF LETTERS EQUAL QUANTITY OF GANGED SWITCHES             |
|                  | SINGLE RECEPTACLE                                                                                                      |
|                  | GFI GROUND FAULT CIRCUIT INTERRUPTER                                                                                   |
|                  | WP WEATHERPROOF                                                                                                        |
|                  | IG ISOLATED GROUND                                                                                                     |
|                  | C COUNTER HEIGHT (ABOVE COUNTER OR 42" AFF)                                                                            |
|                  | DUPLEX RECEPTACLE                                                                                                      |
|                  | GFI GROUND FAULT CIRCUIT INTERRUPTER                                                                                   |
|                  | WP WEATHERPROOF                                                                                                        |
|                  | IG ISOLATED GROUND                                                                                                     |
|                  | C COUNTER HEIGHT (ABOVE COUNTER OR 42" AFF)                                                                            |
|                  | EWC ELECTRIC WATER COOLER, COORDINATE LOCATION WITH PLUMBING CONTRACTOR                                                |
|                  | QUADRAPLEX RECEPTACLE                                                                                                  |
|                  | GFI GROUND FAULT CIRCUIT INTERRUPTER                                                                                   |
|                  | WP WEATHERPROOF                                                                                                        |
|                  | IG ISOLATED GROUND                                                                                                     |
|                  | C COUNTER HEIGHT (ABOVE COUNTER OR 42" AFF)                                                                            |
|                  | SPECIAL RECEPTACLE                                                                                                     |
|                  | X TYPE X (SEE RECEPTACLE SCHEDULE)                                                                                     |
|                  | C COUNTER HEIGHT                                                                                                       |
|                  | POWER POLE                                                                                                             |
|                  | RECESSED FLOOR MOUNTED DUPLEX RECEPTACLE                                                                               |
|                  | SURFACE-MOUNTED FLOOR DUPLEX RECEPTACLE                                                                                |
|                  | CEILING-MOUNTED DUPLEX RECEPTACLE                                                                                      |
|                  | PLUG MOLD                                                                                                              |
|                  | C COUNTER HEIGHT                                                                                                       |
|                  | JUNCTION BOX                                                                                                           |
|                  | DISCONNECT SWITCH                                                                                                      |
|                  | DISCONNECT SWITCH - WEATHERPROOF (NEMA 3R)                                                                             |
|                  | FUSED DISCONNECT SWITCH                                                                                                |
|                  | MAGNETIC MOTOR STARTER                                                                                                 |
|                  | COMBINATION FUSED DISCONNECT/<br>MAGNETIC STARTER SWITCH                                                               |
|                  | HOA HANDOFF/AUTO<br>SS START/STOP                                                                                      |
|                  | MANUAL STARTER                                                                                                         |
|                  | COMBINATION VARIABLE SPEED DRIVE AND DISCONNECT                                                                        |
|                  | VARIABLE SPEED DRIVE                                                                                                   |
|                  | MOTOR WITH DESIGNATOR                                                                                                  |
|                  | TIME CLOCK                                                                                                             |
|                  | WATER HEATER                                                                                                           |
|                  | BRANCH CIRCUIT HOME RUN WITH PANEL NAME AND CIRCUIT NUMBER, QUANTITY OF ARROWHEADS DENOTES QUANTITY OF BRANCH CIRCUITS |
|                  | BRANCH CIRCUIT WIRING, PROVIDE QUANTITIES OF CONDUCTORS REQUIRED FOR CIRCUITING AND SWITCHING INDICATED                |
|                  | POWER LEG ONLY (NO SWITCH LEG BETWEEN ROOMS)                                                                           |
|                  | MUSHROOM HEAD PUSH BUTTON<br>(EMERGENCY STOP)                                                                          |
|                  | RELAY                                                                                                                  |
|                  | GROUND ROD                                                                                                             |
|                  | TRANSFORMER                                                                                                            |
|                  | TYPE "K" TRANSFORMER                                                                                                   |
|                  | ELECTRIC UNIT HEATER<br>(FURNISHED UNDER DRY 15 UNLESS NOTED OTHERWISE)                                                |

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

| PANELS |                                                  |
|--------|--------------------------------------------------|
| SYMBOL | DESCRIPTION                                      |
|        | NEW ELECTRICAL PANEL                             |
|        | MDP MAIN DISTRIBUTION PANEL (SEE PANEL SCHEDULE) |
|        | SPD SURGE PROTECTION DEVICE                      |
|        | ATS AUTOMATIC TRANSFER SWITCH                    |
|        | ELECTRICAL SYSTEMS PANEL                         |
|        | SACP SECURITY ALARM CONTROL PANEL                |
|        | FACP FIRE ALARM CONTROL PANEL                    |
|        | MC MASTER CLOCK CONTROL PANEL                    |
|        | PA PUBLIC ADDRESS CONTROL PANEL                  |
|        | FAAP FIRE ALARM ANNUNCIATOR PANEL                |

| GENERAL NOTES                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                                                                                   | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1.                                                                                                                                       | ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70), AND THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2.                                                                                                                                       | CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND COORDINATE WITH EXISTING EQUIPMENT PRIOR TO BIDDING.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.                                                                                                                                       | ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD-PARTY TESTING AGENCY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>BUILDINGS:</b>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4.                                                                                                                                       | INSTALLATION HEIGHT OF EQUIPMENT (TO CENTERLINE) ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE SHALL BE:<br><br>RECEPTACLE = 18"<br>CLOCK = 7'-4"<br>SWITCH = 44"<br>MODULAR JACK FOR WALL MOUNTED TELEPHONE = 52"<br>MODULAR TELEPHONE JACK = 18"<br>TELEVISION OUTLET = 84"<br>COMPUTER OUTLET = 18"<br>CALL SWITCH = 44"<br>REMOTE TEST STATION FOR DUCT DETECTOR = 52"<br>C = ABOVE COUNTER BACKSPLASH, COORDINATE WITH ARCHITECTURAL ELEVATIONS AND MILLWORK.                                                                                                                                                                                                                                                     |
| 5.                                                                                                                                       | ALL CONDUIT AND WIRING SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. ALL DEVICE OUTLET BOXES SHALL BE RECESSED UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. WHERE APPROVED OR NOTED SURFACE METAL RACEWAY AND DEVICE BOXES SHALL BE USED IN LIEU OF CONDUIT AND CONCEALED BOXES AT NO EXTRA COST TO THE OWNER.                                                                                                                                                                                                                                                                                                                        |
| 6.                                                                                                                                       | ALL CONDUIT ROUTES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY FINAL ROUTE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 7.                                                                                                                                       | CONDUIT RUNS SHOWN ARE SCHEMATIC AND DO NOT INDICATE THE NECESSARY FITTINGS AND JUNCTION BOXES THAT ARE INCLUDED IN THE SCOPE OF THE WORK.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 8.                                                                                                                                       | CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL WIRING WITH THE SOURCE AND CIRCUIT AT ALL ELECTRICAL EQUIPMENT, PULL AND JUNCTION BOXES AND ELECTRICAL TERMINATIONS PROVIDED OR ASSOCIATED WITH THIS CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 9.                                                                                                                                       | CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SURFACES AND AREAS WHERE EQUIPMENT WAS REMOVED OR MODIFIED, TO MATCH EXISTING CONDITIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 10.                                                                                                                                      | ALL ABANDONED AUDIO OR CONTROL CABLES SHALL BE REMOVED. ALL BOX OR EQUIPMENT OPENINGS SHALL BE CLOSED WITH LISTED CLOSURE DEVICE AS APPROVED BY THE EQUIPMENT MANUFACTURER.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 11.                                                                                                                                      | WHERE EXISTING EQUIPMENT OR MATERIALS ARE REMOVED OR CHANGED, ALL BRANCH CONDUITS WHICH NO LONGER ARE IN SERVICE, SHALL BE REMOVED AS DIRECTED BY THE ENGINEER. IF, IN THE COURSE OF THIS WORK, OUTLETS ARE COVERED UP OR OTHERWISE RENDERED INACCESSIBLE, ALL WIRING TO SAME SHALL BE REMOVED TO THE SOURCE, IF A CIRCUIT THAT MUST REMAIN IN SERVICE IS INTERRUPTED THEREBY, IT SHALL BE RECONNECTED BY THE MOST INCONSPICUOUS MEANS SO AS TO REMAIN OPERATIONAL, WITH THE SAME CAPACITY AS BEFORE. ALL BUILDING SURFACES DAMAGED, AND OPENINGS LEFT BY REMOVAL OF BOXES, PIPING OR OTHER EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. ALL HOLES LEFT IN JUNCTION BOXES, SWITCHES, PANELS, ETC. SHALL BE CLOSED. |
| 12.                                                                                                                                      | ALL REUSABLE DEVICES, FIXTURES AND EQUIPMENT SHALL BECOME THE PROPERTY OF THE OWNER. ALL OTHER SALVAGE AND DEBRIS SHALL BE REMOVED FROM THE PREMISES DAILY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 13.                                                                                                                                      | THIS CONTRACTOR SHALL FURNISH AND PROVIDE ALL DEMOLITION REQUIRED TO ACCOMMODATE THIS PROJECT WHETHER INDICATED ON DRAWINGS, OR DIRECTED IN THE FIELD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>GROUNDING:</b>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 14.                                                                                                                                      | ALL METAL RACEWAYS, INCLUDING CONDUIT, WIRE TROUGHS, WIREMOLD, ETC., SHALL BE GROUNDED. ALL CONNECTIONS IN METAL RACEWAYS SHALL BE COMPLETED IN SUCH A MANNER AS TO MAINTAIN A CONTINUOUS PATH TO GROUND THROUGHOUT THE ENTIRE LENGTH OF THE RACEWAY.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>WIRING:</b>                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 15.                                                                                                                                      | UNLESS NOTED OTHERWISE ON THE DRAWINGS OR ON THE EQUIPMENT WIRING SCHEDULE, EACH BRANCH CIRCUIT HOME RUN SHALL BE THREE (3) #12 AWG THINWALL (1 HOT, 1 NEUTRAL & 1 EQUIPMENT GROUND) IN 3/4" EMT CONDUIT. PROTECT EACH CIRCUIT WITH A 20 AMPERE, 1-POLE OVERCURRENT DEVICE UNLESS NOTED OTHERWISE. COMBINED NEUTRALS ARE NOT PERMITTED.                                                                                                                                                                                                                                                                                                                                                                              |
| <b>EXISTING DEVICES TO REMAIN:</b>                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 16.                                                                                                                                      | UNLESS OTHERWISE NOTED:<br>a. ON DEMOLITION AND NEW WORK PLANS - DEVICES AND EQUIPMENT SHOWN IN LIGHT LINETYPE ARE EXISTING TO REMAIN.<br>b. ON DEMOLITION PLANS - DEVICES AND EQUIPMENT SHOWN IN DARK LINETYPE ARE EXISTING TO BE REMOVED<br>c. ON NEW WORK PLANS - DEVICES AND EQUIPMENT SHOWN IN DARK LINETYPE ARE NEW.                                                                                                                                                                                                                                                                                                                                                                                           |
| NOTE:<br>SYMBOLS SHOWN ON THIS ELECTRICAL LEGEND ARE FOR REFERENCE PURPOSES ONLY. ALL OF THESE SYMBOLS MAY NOT BE USED FOR THIS PROJECT. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| TELECOMMUNICATIONS |                                  |
|--------------------|----------------------------------|
| SYMBOL             | DESCRIPTION                      |
|                    | DATA/COMM OUTLET                 |
|                    | TELEVISION OUTLET                |
|                    | SPEAKER                          |
|                    | DATA/COMM FLOOR OUTLET           |
|                    | 3/4" PLYWOOD TELEPHONE BACKBOARD |

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BLAKE LAWRENCE SUDDETH  
P.E. #69900

LEGACY HILLS

ELECTRICAL LEGEND

PROJECT NO. 16-113  
PHASE CONSTRUCTION DOCUMENTS  
SCALE N.T.S.  
FILE NAME  
DRAWN BY  
CHECKED BY  
DATE

REV. DESCRIPTION DATE

PROJECT ADDRESS  
CITY OF WORKS, FLORIDA  
OWNER NAME AND ADDRESS  
TEL DEVELOPMENT

DATE 07-10-19

E0.0



ELECTRICAL SPECIFICATIONS

I. GENERAL REQUIREMENTS:

A. DO ALL WORK IN COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE, IFPA 1 (IEC-2014) AND IFPA 101 (LIFE SAFETY CODE-2015), AND THE REGULATIONS OF THE LOCAL UTILITY TELEPHONE, CABLE TELEVISION AND POWER UTILITY COMPANIES. OBTAIN AND PAY FOR ANY AND ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES OF INSPECTIONS AND APPROVAL, AND THE LIKE, AND DELIVER SUCH CERTIFICATES TO THE ENGINEER.

B. THE CONTRACTOR SHALL FURNISH, PERFORM, OR OTHERWISE PROVIDE ALL LABOR (INCLUDING, BUT NOT LIMITED TO, ALL PLANNING, PURCHASING, PAINTING, TRANSPORTING, RIGGING, HOISTING, STORING, INSTALLING, TESTING, CHASING, CHANNELING, CUTTING, TRENCHING, EXCAVATING AND BACKFILLING), COORDINATION, FIELD VERIFICATION, EQUIPMENT INSTALLATION, SUPPORT, AND SAFETY, SUPPLIES, AND MATERIALS NECESSARY FOR THE CORRECT INSTALLATION OF COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEMS (AS DESCRIBED OR IMPLIED BY THESE SPECIFICATIONS AND THE APPLICABLE DRAWINGS).

C. ALL DRAWINGS AND SPECIFICATIONS ON THE PROJECT ARE COMPLEMENTARY, EACH TO ALL OTHER SETS, AND THEY SHALL BE USED IN COMBINATION FOR THE EXECUTION OF THIS WORK. DIVISION 16 WORK SHOWN ON ANY ONE SET OF DRAWINGS, INCLUDING ALL ARCHITECTURAL DRAWINGS, MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR GENERAL WORK AND EQUIPMENT, AND DIVISION 16 WORK CALLED FOR UNDER ANY SECTION OF THE PROJECT SPECIFICATIONS, SHALL BE CONSIDERED AS INCLUDED IN THIS WORK UNLESS SPECIFICALLY EXCLUDED BY INCLUSION IN SOME OTHER BRANCH OF THE WORK. THIS SHALL INCLUDE ROUGH-IN FOR CONNECTIONS AND EQUIPMENT AS CALLED FOR OR IMPLIED. THE CONTRACTOR SHALL CHECK ALL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL DIVISION 16 WORK.

D. THE CONTRACTOR SHALL CAREFULLY CHECK THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER TRADES AND DIVISIONS BEFORE INSTALLING ANY OF HIS WORK. HE SHALL IN ALL CASES CONSIDER THE WORK OF ALL OTHER TRADES, AND SHALL COORDINATE HIS WORK WITH THEM SO THAT THE BEST ARRANGEMENTS OF ALL EQUIPMENT, PIPING, CONDUIT, DUCTS, ROUGH-IN, ETC., CAN BE OBTAINED.

E. LOCATIONS DESIGNATED FOR OUTLETS, SWITCHES, DEVICES, EQUIPMENT, ETC., ARE APPROXIMATE AND FINAL LOCATIONS SHALL BE VERIFIED IN THE FIELD. CONTRACTOR SHALL LOCATE ALL DEVICES UP TO 5 FEET IN ANY DIRECTION AS DIRECTED BY OWNER AND PER CODE. WHERE INSTRUCTIONS OR NOTES ARE INSUFFICIENT TO CONVEY THE INTENT OF THE DESIGN, CONSULT THE OWNER PRIOR TO BIDDING AND INSTALLATION.

F. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING THE LOCATIONS OF DEVICES TO BE USED AND COORDINATING THE FINAL LOCATIONS OF ELECTRICAL EQUIPMENT WITH MILLWORK, SINKS, BENCHES, COUNTERS AND SHELVING PRIOR TO BIDDING AND INSTALLATION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.

G. DIVISION 16 CONTRACTOR SHALL HAVE HAD EXPERIENCE OF AT LEAST THE SAME SIZE AND SCOPE AS THIS PROJECT, ON AT LEAST TWO OTHER PROJECTS WITHIN THE LAST FIVE YEARS IN ORDER TO BE QUALIFIED TO BID THIS PROJECT.

H. CONTRACTOR SHALL AND DOES HEREBY WARRANT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS SECTION OF THE SPECIFICATIONS TO BE FREE FROM DEFECTS AND TO FUNCTION OR OPERATE SATISFACTORILY FOR ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK, AND THAT ANY ITEMS NOT MEETING THIS REQUIREMENT WILL BE MADE GOOD BY HIM WITHOUT COST TO OWNER, PROVIDED SUCH DEFECTS OR FAILURES ARE NOT DUE TO ABUSE, NEGLIGENCE, OR LACK OF REASONABLE AND ORDINARY MAINTENANCE.

I. ALL WORK SHALL BE EXECUTED IN A WORKMANSHIP MANNER DISPLAYING A NEAT MECHANICAL APPEARANCE UPON COMPLETION.

J. BALANCE TOTAL PHASE LOADS IN EACH ELECTRICAL PANEL TO A VALUE WITHIN 10% OF EACH OTHER.

K. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION, WHEREVER WORK IS TO BE PERFORMED IN FINISHED/OCCUPIED SPACES, TO PREVENT DAMAGE TO ADJACENT AREAS, EQUIPMENT, OR FURNISHINGS; TO PREVENT ACCIDENTAL INJURY TO BUILDING OCCUPANTS AND THE PUBLIC; TO PREVENT THE SPREADING OF DIRT, DEBRIS, AND MOISTURE FROM THE AREA WHERE WORK IS BEING PERFORMED, AND TO PREVENT DUST, DIRT, DEBRIS, AND MOISTURE FROM GETTING ON OR IN THE BUILDING OCCUPANT'S FURNISHINGS OR EQUIPMENT.

L. THE CONTRACTOR SHALL REPAIR AT NO COST TO THE OWNER, ANY DAMAGE DONE BY HIMSELF OR HIS EMPLOYEES. HE SHALL ALSO BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED TO PROPERLY INSTALL HIS WORK. THIS SHALL ALSO INCLUDE THE PATCHING OF EXISTING ROADWAYS (PAVED OR IMPROVED), PARKING AREAS, SIDEWALKS, WALLS, STAIRS, MECHANICAL WORK, CURBS, GUTTERS, ETC., CUT TO INSTALL WORK PROVIDED BY THE CONTRACTOR. PATCH WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THESE SPECIFICATIONS AND SHALL MATCH THE EXISTING FINISHES.

M. UPON COMPLETION OF WORK, THE ENTIRE WIRING SYSTEM SHALL BE TESTED, AND SHALL BE SHOWN TO BE IN PROPER WORKING CONDITION IN ACCORDANCE WITH INTENT OF SPECIFICATIONS AND DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE TO OPERATE SAME IN ACCORDANCE WITH AND UNDER THE SUPERVISION OF THE INSPECTION REPRESENTATIVE OF THE ENGINEER. THE CONTRACTOR SHALL BE AVAILABLE TO ASSIST IN REMOVAL OF PANEL FRONTS, ETC., TO PERMIT INSPECTION AS REQUIRED.

N. IN ACCORDANCE WITH DIVISION 1 AND THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF CONSTRUCTION "AS-BUILTS" BLUELINE PRINTS WHICH SHALL BE CORRECTED DAILY, AND SHALL SHOW EVERY CHANGE FROM THE ORIGINAL CONTRACT DRAWINGS, INCLUDING ADDENDA AND CHANGE ORDERS IN ACCORDANCE WITH GENERAL REQUIREMENTS AND SPECIAL CONDITIONS. THIS SET OF PRINTS SHALL BE KEPT ON THE JOB SITE, AND SHALL BE USED BY THE CONTRACTOR. THIS SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR THE CONTRACTORS TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTION IN EACH CASE.

II. ELECTRICAL SCOPE:

A. FURNISHING AND INSTALLATION OF POWER SYSTEMS, AND AUXILIARY SYSTEMS AS SHOWN OR HEREIN SPECIFIED.

B. CONNECTION OF ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTION, MENTIONED IN THIS DIVISION OR SHOWN ON DRAWINGS, WHETHER FURNISHED BY DIVISION 16 OR UNDER OTHER DIVISIONS, OR FURNISHED BY OWNER.

C. FURNISHING AND INSTALLATION OF OUTLET BOXES, CONDUIT RACEWAYS, FOR A TELEPHONE AND DATA RACEWAY DISTRIBUTION SYSTEM, (TELEPHONE AND DATA HARDWARE, AS WELL AS WIRING AND SOFTWARE IS NOT INCLUDED).

D. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING THE OFFICES OF ALL LOCAL AND/OR STATE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT IN ORDER TO SCHEDULE ALL REQUIRED INSPECTIONS AND OBTAIN ALL NECESSARY PERMITS, ETC. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ALL SCHEDULED INSPECTIONS AT LEAST TWO WEEKS IN ADVANCE OF THE SCHEDULED DATE.

E. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS, EQUIPMENT, OR WORKMANSHIP WITHOUT COST TO THE OWNER WITHIN THE STIPULATED GUARANTEED PERIOD.

F. IT SHALL BE THE RESPONSIBILITY OF THE DIVISION 16 CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE FOR ALL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE PERSONNEL TO ASSIST IN REMOVAL OF PANEL FRONTS, ETC., TO PERMIT INSPECTION AS REQUIRED.

G. SUBMIT TO THE ARCHITECT/ENGINEER PROMPTLY AFTER AWARD OF CONTRACT AND PRIOR TO PURCHASING, SIX COPIES OF MANUFACTURER'S SHOP DRAWINGS IN ACCORDANCE WITH DIVISION 1, SECTION 01300 - SUBMITTALS FOR THE FOLLOWING ITEMS. ALL SHOP DRAWINGS OF A SPECIFIC ITEM OR SYSTEM SHALL BE MADE IN ONE SUBMITTAL AND WITHIN TEN DAYS AFTER AWARD OF CONTRACT.

- |                   |                        |
|-------------------|------------------------|
| 1. PANELBOARDS    | 4. DISCONNECT SWITCHES |
| 2. SUPPORTS       | 5. CONDUIT             |
| 3. WIRING DEVICES | 6. WIRE                |

H. COMPLETED WIRING SYSTEMS SHALL BE FREE FROM SHORT CIRCUITS AND AFTER COMPLETION, PERFORM TESTS FOR INSULATION RESISTANCE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL WIRING SYSTEMS SHALL BE COMPLETELY AND TOTALLY "SAFED" DURING CONSTRUCTION. ONLY QUALIFIED PERSONNEL SHALL HANDLE ELECTRICAL SYSTEMS.

I. BEFORE ROUGH-IN OF CIRCUITRY OR CONNECTING TO EQUIPMENT, FURNISHED UNDER THIS DIVISION, ANY OTHER DIVISION, OR BY THE OWNER, THE CONTRACTOR SHALL VERIFY THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF THE EQUIPMENT BEING FURNISHED AND FOR THAT SPECIFIED AND SHOWN ON THE DRAWINGS AND PROVIDE FOR PROPER ROUGH-IN AND CONNECTION.

J. THE ELECTRICAL CIRCUITS, COMPONENTS, AND CONTROLS FOR ALL EQUIPMENT ARE SELECTED AND SIZED, BASED ON THE EQUIPMENT SPECIFIED. IF SUBSTITUTIONS AND/OR EQUIVALENT EQUIPMENT ARE FURNISHED, IT SHALL BE THE RESPONSIBILITY OF ALL PARTIES CONCERNED, INVOLVED IN, AND FURNISHING THE SUBSTITUTE AND/OR EQUIVALENT EQUIPMENT TO VERIFY AND COMPARE THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF THAT FURNISHED TO THAT SPECIFIED AND/OR SHOWN. IF GREATER CAPACITY OR MORE MATERIALS OR LABOR IS REQUIRED FOR THE ROUGH-IN, CIRCUITRY OR CONNECTIONS THAN FOR THE ITEM SPECIFIED AND PROVIDED FOR, THEN IT SHALL BE THE RESPONSIBILITY OF THE PARTIES INVOLVED IN PROVIDING THE SUBSTITUTE AND/OR EQUIVALENT ITEMS OF EQUIPMENT TO PROVIDE ALL COMPENSATION FOR ADDITIONAL CHARGES MADE FOR THE PROPER ROUGH-IN, CIRCUITRY AND CONNECTIONS FOR THE EQUIPMENT FURNISHED. NO ADDITIONAL CHARGES ABOVE THE BASE BID SHALL BE ALLOWED FOR SUCH REVISIONS.

K. EXCAVATION FOR UNDERGROUND ELECTRICAL STRUCTURES, CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10', PLUS A SUFFICIENT DISTANCE TO PERMIT PLACING AND REMOVAL OF CONCRETE FORMWORK, INSTALLATION OF SERVICES, OTHER CONSTRUCTION, AND FOR INSPECTION.

L. TRENCHING: EXCAVATE TRENCHES FOR ELECTRICAL INSTALLATIONS AS FOLLOWS:

- EXCAVATE TRENCHES TO THE UNIFORM WIDTH, SUFFICIENTLY WIDE TO PROVIDE AMPLE WORKING ROOM AND A MINIMUM OF 6" TO 9" CLEARANCE ON BOTH SIDES OF RACEWAYS AND EQUIPMENT.
- EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED.
- LIMIT THE LENGTH OF OPEN TRENCH TO THAT IN WHICH INSTALLATIONS CAN BE MADE AND THE TRENCH BACKFILLED WITHIN THE SAME DAY.
- WHERE ROCK IS ENCOUNTERED, CARRY EXCAVATION BELOW REQUIRED ELEVATION AND BACKFILL WITH A LAYER OF CRUSHED STONE OR GRAVEL PRIOR TO INSTALLATION OF RACEWAYS AND EQUIPMENT. PROVIDE A MINIMUM OF 6" OF STONE OR GRAVEL CUSHION BETWEEN ROCK BEARING SURFACE AND ELECTRICAL INSTALLATIONS.

M. THE CONTRACTOR SHALL PROVIDE ALL INSERTS FOR THE SUPPORT OF DIVISION 16 EQUIPMENT TO BE PLACED IN CONCRETE OR THROUGH CONCRETE SLABS AS CONSTRUCTION PROGRESSES. HE SHALL PROVIDE ALL MISCELLANEOUS HANGING AND SUPPORTING HARDWARE. ALL ELECTRICAL WORK IS TO BE CONCEALED IN OR BUILT INTO GENERAL CONSTRUCTION SHALL BE PLACED AS CONSTRUCTION PROGRESSES. FAILURE OF THE CONTRACTOR TO COORDINATE WORK WITH OTHER TRADES AND THE PROJECT CONSTRUCTION PROGRESS SHALL MAKE HIM RESPONSIBLE FOR ALL COST OF CUTTING AND PATCHING, AS REQUIRED TO INSTALL WORK. NO STRUCTURAL MEMBER, MASONRY CONSTRUCTION OR FINISHED WORK SHALL BE CUT OR ALTERED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER. CONTRACTOR SHALL FIRE RATE ALL PENETRATIONS THROUGH ALL FIRE RATED SLABS OR WALLS PER THE INTENDED RATING.

N. THE CONTRACTOR SHALL SUPPLY AND SET INTO PLACE ALL WALL SLEEVES FOR CONDUITS AND CEILING INSERTS FOR HANGERS IN AREAS OF NEW CONSTRUCTION AS BUILDING CONSTRUCTION PROGRESSES. INSTALL EQUIPMENT NOTED TO BE CONCEALED IN WALLS BEFORE WALLS ARE CONSTRUCTED IN ORDER THAT WALLS MAY BE CONSTRUCTED AROUND CONDUITS, ENCLOSURES, ETC.

O. METALLIC MATERIALS SHALL BE PROTECTED AGAINST CORROSION. EQUIPMENT ENCLOSURES SHALL BE GIVEN RUST-INHIBITING TREATMENT AND STANDARD FINISH BY MANUFACTURER. ALUMINUM SHALL NOT BE USED ON CONTACT WITH EARTH, AND, WHERE CONNECTED TO DISSIMILAR METAL, SHALL BE PROTECTED BY SUITABLE FITTINGS AND TREATMENT. ALL FERROUS METALS SUCH AS ANCHORS, BOLTS, BRACES, BOXES, BODIES, CLAMPS, FITTINGS, GUARDS, NUTS, PINS, RODS, SHAVES, THIMBLES, WASHERS, AND MISCELLANEOUS PARTS, NOT OF STAINLESS STEEL OR NONFERROUS MATERIALS, SHALL BE HOT-DIPPED GALVANIZED.

P. ALL CONDUITS STUBBED OUT FOR FUTURE USE SHALL HAVE A PULL WIRE INSTALLED, A PLASTIC CAP INSTALLED AND BE IDENTIFIED AS TO THE CONDUIT ORIGIN.

Q. THE RESPONSIBILITY FOR ANY CUTTING OF CONSTRUCTION WHICH IS REQUIRED FOR THE INSTALLATION OF DIVISION 16 WORK, SHALL BE BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES AND THE OWNER BEFORE ANY CUTTING AND OBTAIN APPROVAL FROM THE ARCHITECT/ENGINEER PRIOR TO ANY CUTTING. ALL PATCHING AND FINISHING SHALL BE BY THE CONTRACTOR.

R. WHERE OPENINGS OR HOLES ARE CUT IN CONSTRUCTION AND THE CUTTING BREAKS ELECTRICAL CIRCUITRY OR CONTROL CIRCUITRY CONDUIT AND WIRING, THEN IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REROUTINE THE CIRCUITRY CONDUIT AND REWIRING AND TO COMPLETE THE CIRCUITRY AS REQUIRED AND AS APPROVED BY THE ARCHITECT/ENGINEER. TEMPORARY COMPLETION SHALL BE PROVIDED WHERE NECESSARY BEFORE THE PERMANENT REROUTING AND COMPLETION WORK IS FINISHED.

S. ANY PENETRATIONS OF FIRE OR SMOKE RATED ASSEMBLIES MADE BY THIS CONTRACTOR IN VERTICAL OR HORIZONTAL CONSTRUCTION SHALL BE SEALED AND PROTECTED BY THIS CONTRACTOR IN ORDER TO MAINTAIN THE ESTABLISHED FIRE RATING WITH METHODS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

III. IDENTIFICATION

A. IDENTIFICATION NAMEPLATES SHALL BE LAMINATED PLASTIC, SECURED TO EQUIPMENT WITH TWO SCREWS.

B. EACH PANELBOARD AND SWITCHBOARD SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS, SECURELY FASTENED TO THE DEVICE.

C. EACH INDIVIDUALLY MOUNTED CIRCUIT BREAKER, SWITCH, TRANSFER SWITCH, MOTOR STARTER, LIGHTING CONTACTOR, TRANSFORMER AND/OR ANY OTHER CONTROL OR PROTECTIVE DEVICE INCLUDING EQUIPMENT DISCONNECT SWITCHES SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS.

D. PANELBOARDS SHALL HAVE TYPEWRITTEN DIRECTORIES. ALL CIRCUITS TO BE IDENTIFIED BY DEVICES SERVED AND ROOM NUMBERS (I.E., LIGHTING ROOM 216). HANDWRITTEN DIRECTORIES WILL NOT BE ALLOWED.

E. EACH JUNCTION BOX CABINET OR WIREWAY LARGER THAN 6" X 6" SHALL BE EQUIPPED WITH A PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS INDICATING THE SYSTEM ENCLOSED.

F. ALL SYSTEMS JUNCTION BOXES AND CONDUIT SHALL BE COLOR CODED INSIDE AND OUTSIDE OF THE BOX PRIOR TO THE INSTALLATION OF CONDUCTORS PER THE FOLLOWING:

- CCTV SYSTEM: GREEN
- TELEPHONE DATA SYSTEM: BLUE
- FIRE ALARM SYSTEM: RED

G. ENTIRE BOX INSIDE AND OUT, INCLUDING COVER, SHALL BE PAINTED PRIOR TO INSTALLING CONDUCTORS.

IV. WIRING DEVICES:

A. SWITCHES AND RECEPTACLES IN LOBBIES, CORRIDORS OR COMMERCIAL SPACES, UNFINISHED AND MECHANICAL SPACES SHALL BE 20 AMP COMMERCIAL GRADE 125 VAC, GRAY IN COLOR WITH STAINLESS STEEL COVERPLATES.

B. WEATHERPROOF RECEPTACLES SHALL BE GFCI TYPES WITH GASKETED STAINLESS STEEL KEY LOCKABLE FLIP COVER TYPE COVERPLATES. SURGE SUPPRESSION TYPE OUTLETS IN MDIS AND IDIS SHALL BE HUBBELL #R325 (BLUE) OR EQUAL.

C. RECEPTACLES PROVIDED FOR ATTACHMENT OF CORD AND PLUG EQUIPMENT SHALL BE HEAVY DUTY, SPECIFICATION GRADE, NON-INTERCHANGEABLE, FLUSH MOUNTED TYPES OF THE PROPER NEMA CONFIGURATION TO SERVE THE EQUIPMENT. NEMA CONFIGURATIONS SHALL BE VERIFIED PRIOR TO INSTALLATION OF CIRCUIT CONDUCTORS. CONTRACTOR TO PROVIDE ALL CONNECTION, WIRING, PIGTAILS FOR DISHWASHERS, COOKING RANGES, OVENS AND GARBAGE DISPOSALS.

D. ALL DEVICES SHALL HAVE PROPER PLATES, CARPET FLANGES, TRIMS, RINGS, ESCUTCHEONS, ETC., AS MANUFACTURED BY SAME MANUFACTURER AS DEVICES. ANY TELEPHONE OR OTHER OUTLET WHICH IS NOT EQUIPPED WITH A PLATE FURNISHED BY OTHERS SHALL HAVE ONE PROVIDED BY THIS CONTRACTOR. DEVICE PLATES SHALL BE COLOR AND TYPE AS SHOWN BELOW.

- FINISHED SPACES DECORA LINE:
  - IVORY DEVICES
  - IVORY NYLON PLATES
- UNFINISHED OR INDUSTRIAL OR COMMERCIAL TYPE SPACES:
  - GRAY DEVICES
  - STAINLESS STEEL OR STAMPED GALVANIZED STEEL ON SURFACE MOUNTED BOXES
  - STAINLESS STEEL PLATES ON FLUSH MOUNTED BOXES

E. MOUNTING HEIGHTS ARE APPROXIMATE. THE EXACT LOCATIONS AND MOUNTING HEIGHTS SHALL BE DETERMINED ON THE JOB AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ALL TRADES TO INSURE CORRECT INSTALLATION, I.E., OVER COUNTERS IN OR ABOVE BACK-SPLASHES, IN BLOCK WALLS, TILE, AND OTHER SPECIFIC CONSTRUCTION FEATURES. LOCATION OF OUTLETS MOUNTED IN BUILT-INS, MILLWORK, AND CABINETRY SHALL BE VERIFIED. OUTLETS MOUNTED IN KICK OR TOE SPACES SHALL BE MOUNTED HORIZONTALLY. OUTLET BOXES SHALL BE MOUNTED TO PREVENT DEVICE PLATE FROM OVERLAPPING BACK-SPLASH, TRIM, TILE, ETC. LOCATE SO DEVICE PLATE WILL LAY FLAT AGAINST SURFACE COMPLETELY AROUND THE PERIMETER OF PLATE.

F. OUTLETS, OTHER THAN THOSE COORDINATED WITH COUNTER TOPS, SHELVES, AND CABINETS, SHALL BE LOCATED WITH THE CENTER LINE OF OUTLET BOXES THE FOLLOWING DISTANCE ABOVE THE FINISHED FLOOR, UNLESS OTHERWISE INDICATED.

- RECEPTACLES, GENERAL: 1'-4" AFF
- TELEPHONE OUTLETS: 1'-4" AFF
- SWITCHES, GENERAL: 4'-4" AFF

V. RACEWAYS

A. SHALL BE GALVANIZED OUTSIDE AND INSIDE BY HOT DIPPING. EMT SHALL BE ELECTRO-GALVANIZED. CONDUITS SHALL BE AS MANUFACTURED BY REPUBLIC, PITTSBURGH STANDARD, WHEATLAND, TRIANGLE, ALLIED, OR YOUNGSTOWN.

B. SHALL BE STANDARD THREADED TYPE, GALVANIZED OUTSIDE AND INSIDE BY HOT DIPPING. THREADLESS AND CLAMP TYPE NOT ACCEPTABLE. SHALL BE AS MANUFACTURED BY RACO, EFCOR, OR APPLETON.

C. SHALL BE STEEL THREADED COMPRESSION TYPE. ALL COUPLINGS AND CONNECTORS SHALL BE EFCOR OR RACO. PRESSURE INDENTED TYPE CONNECTORS OR CAST METAL WILL NOT BE APPROVED FOR ANY LOCATION.

D. CONNECTORS SHALL HAVE PLASTIC INSULATED THROAT INSERTS.

E. THE USE OF METAL CLAD CABLE IS ACCEPTABLE IN LOCATIONS AS ACCEPTED BY THE NEC AND ALL LOCAL JURISDICTIONAL CODES.

F. STEEL METAL CLAD CABLE, TYPE MC, EMPLOYING CIRCUIT CONDUCTORS #12 SOLID TO #2 AWG, SOLID OR STRANDED COPPER WITH THIN INSULATION, AN INSULATED GREEN GROUNDING CONDUIT AND GALVANIZED STEEL INTERLOCKED ARMOR CLADDING. THE CABLES SHALL BE SUITABLE FOR USE IN DRY LOCATIONS AT TEMPERATURES NOT EXCEEDING 90° C ON AD CIRCUITS UP TO 600 VOLTS IN ACCORDANCE WITH N.E.C., ARTICLE 334. THE CABLE SHALL BE ONE AND TWO HOUR FIRE RATED PER ANSUL, 1419 FOR USE IN WALL, CEILING AND FLOOR ASSEMBLIES.

G. FLEXIBLE METALLIC CONDUIT RACEWAYS MAY BE USED TO CONNECT HVAC UNITS LOCATED IN INTERIOR MECHANICAL AREAS. MINIMUM SIZE 3/4".

H. CONDUIT SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE EXCEPT THAT NO CONDUIT SHALL BE SMALLER THAN 3/4" UNLESS OTHERWISE NOTED. CONDUIT SHALL BE SIZED LARGER THAN REQUIRED ABOVE WHEN SO SHOWN ON THE DRAWINGS OR WHEN REQUIRED BY LOCAL CODE.

I. ANY CONDUIT STUBBED OUT FOR FUTURE SHALL BE CAPPED WITH A PLASTIC CAP AND MARKED WITH A 2" MINIMUM RED METAL TAG WHICH IDENTIFIES CONDUIT ORIGIN. CONDUITS STUBBED UP ABOVE GRADE OR ROOF SHALL BE TAGGED ON THE CONDUIT. CONDUIT STUBBED OUT BELOW GRADE SHALL BE TAGGED ON NEAREST BUILDING WALL, CURB, ETC., DIRECTLY OVER THE CONDUIT RUN. ALL EMPTY CONDUITS SHALL HAVE PULL WIRES.

VI. SCHEDULE 40 RIGID PVC:

A. CONDUIT SHALL BE COMPOSED OF POLYVINYLCHLORIDE AND SHALL BE UL RATED TYPE 40 FOR USE WITH 90°C RATED CONDUCTORS. CONDUIT SHALL CONFORM TO NEMA STANDARDS AND APPLICABLE SECTIONS OF NEC.

B. INSTALLATION OF RIGID NON-METALLIC CONDUIT SHALL COMPLY WITH ARTICLE 347 OF THE NATIONAL ELECTRICAL CODE (NFPA 70) AND THESE SPECIFICATIONS.

C. PROVIDE A CONTINUOUS, INSULATED, GROUNDING CONDUCTOR IN EVERY RIGID, NON-METALLIC RACEWAY EVEN IF NOT SHOWN ON THE DRAWINGS. THE GROUNDING CONDUCTOR SHALL BE CONNECTED TO GROUND AT EACH END OF THE RACEWAY IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (NFPA 70).

D. WHERE RIGID NON-METALLIC CONDUIT TRANSITIONS TO METALLIC CONDUIT, THE LOCATION OF THE TRANSITION SHALL BE UNDERGROUND.

E. NO PVC CONDUIT SHALL BE RUN EXPOSED, OR ABOVE GRADE.

VII. WIRE AND CABLE 600 VOLT:

A. CONDUCTORS SHALL HAVE CURRENT CARRYING CAPACITIES AS PER NEC AND WITH 600 VOLT INSULATION, #12 AVERAGE MINIMUM FOR 20 AMP CIRCUITS AND #14 FOR 15 AMP CIRCUITS EXCEPT FOR CONTROLS, AND FIXTURE WIRE. CONDUCTORS SHALL BE COPPER.

B. #12 AND #10 SHALL BE SOLID, TYPE THW/THWN INSULATION.

C. #8 AND LARGER, AND ANY SIZE TO MOTORS SHALL BE STRANDED TYPE THW.

D. SHALL BE MADE WITH T & B STATION WIRE, JOINTS, PT SERIES, COMPLETE WITH INSULATING CAPS AND INSTALLED WITH WT161 TOOL OR WT2000 TOOL. IDEAL SUPER-NUTS (NOT WIRE NUTS), IDEAL WING NUTS, OR BUCHANAN ELEC. PRODUCTS B CAP OR SERIES 2000 PRES-SURE CONNECTORS COMPLETE WITH NYLON SNAP-ON INSULATORS AND INSTALLED WITH C24 PRESSURE TOOL.

E. ALL JOINTS AND SPLICES IN WIRE SHALL BE MADE WITH APPROVED SOLDERLESS CONNECTORS, AND COVERED SO THAT INSULATION IS OWNER APPROVED EQUAL TO CONDUCTOR INSULATION. SPLICES SHALL NOT BE PERMITTED IN CONTROL, SECURITY, FIRE ALARM, TELEVISION OR COMMUNICATIONS SYSTEMS, OR WHERE OTHERWISE NOTED. SPLICING OF WIRE OR CABLES WILL NOT BE ALLOWED BELOW GRADE, INCLUDING IN BOXES BELOW GRADE.

F. BOTH CONDUCTORS AND CONDUITS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET.

G. IN INSTALLING THE MAIN ELECTRICAL SERVICE, ADDITIONAL SLACK CONDUCTORS SHALL BE PROVIDED AND TERMINATED AS REQUIRED BY ELECTRIC UTILITY FOR CONNECTION TO THEIR EQUIPMENT. FIELD COORDINATE WITH UTILITY PRIOR TO INSTALLING CONDUCTORS.

H. IN INSTALLING PARALLEL CONDUCTORS IT IS MANDATORY THAT ALL CONDUCTORS MAKING UP THE FEEDER BE EXACTLY THE SAME LENGTH, THE SAME SIZE AND THE SAME TYPE OF CONDUCTOR WITH THE SAME INSULATION. FURTHER, EACH GROUP OF CONDUCTORS MAKING UP A PHASE OR NEUTRAL, MUST BE BONDED AT BOTH ENDS IN AN APPROVED MANNER.

I. CONDUCTOR SIZES INDICATED ON CIRCUIT HOMERUNS OR IN PANELBOARD SCHEDULES SHALL BE INSTALLED OVER THE ENTIRE LENGTH OF THE CIRCUIT UNLESS NOTED OTHERWISE ON THE DRAWINGS.

J. CONDUCTORS SHALL BE CONTINUOUS AND UNSPLICED WHERE INSTALLED IN CONDUIT. SPLICES SHALL OCCUR ONLY WITHIN WIRING TROUGHS, WIREWAYS, JUNCTION BOXES, OUTLET BOXES, OR EQUIPMENT ENCLOSURES WHERE SUFFICIENT ADDITIONAL ROOM IS PROVIDED FOR ALL SPLICES.

K. EACH BRANCH CIRCUIT AND FEEDER CONDUCTOR SHALL BE COLOR CODED, FOR CONDUCTOR SIZES THRU NO. 6 AWG. THE INSULATION SHALL BE OF THE COLOR AS INDICATED BELOW. COLOR CODE SHALL BE STRICTLY ADHERED TO, FOR CONDUCTOR SIZES NO. 4 AWG AND LARGER, COLOR CODED PHASE TAPE MAY BE APPLIED COMPLETELY AROUND THE CONDUCTOR INSULATION WITHIN 8" OF EACH END OF THE CONDUCTOR AND IN EACH PULL OR JUNCTION BOX OR WHENEVER CONDUCTORS ARE PHYSICALLY EXPOSED TO VIEW. GROUNDING CONDUCTORS AND GROUNDING CONDUCTORS SHALL HAVE INSULATION COLOR AS INDICATED FOR SIZES THROUGH #6 AWG, 120/208 V, 3 PHASE, 4W

|          |              |
|----------|--------------|
| PHASE A, | COLOR: BLACK |
| PHASE B, | COLOR: RED   |
| PHASE C, | COLOR: BLUE  |
| NEUTRAL, | COLOR: WHITE |
| GROUND,  | COLOR: GREEN |

VIII. GROUNDING:

A. THIS SECTION DEALS WITH THE GROUNDING OF SERVICE EQUIPMENT, TRANSFORMERS, NON-CURRENT CARRYING CONDUCTIVE SURFACES OF EQUIPMENT, METAL BUILDING STRUCTURES AND OTHER EQUIPMENT.

B. ALL GROUNDING CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES AND REQUIREMENTS. SUCH CODES SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE INSTALLATION OF THE GROUNDING SYSTEM SHALL INSURE FREEDOM FROM DANGEROUS SHOCK EXPOSURE AND SHALL PROVIDE A LOW IMPEDANCE GROUND FAULT PATH TO PERMIT OPERATION OF OVERCURRENT AND GROUND FAULT PROTECTIVE DEVICES.

C. ALL SERVICE AND EQUIPMENT GROUNDING CONDUCTORS, AND BONDING JUMPERS SHALL BE INSULATED COPPER, TYPE THW, THWN, OR THW CONDUCTORS (UNLESS NOTED OTHERWISE) AND SHALL BE SIZED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF ARTICLES 250 AND 517 OF THE NATIONAL ELECTRICAL CODE. GROUNDING CONDUCTORS #6 AWG AND SMALLER SHALL HAVE A GREEN COLOR INSULATION. ALL GROUNDING CONDUCTORS #4 AWG AND LARGER SHALL BE ADEQUATELY IDENTIFIED WITH A GREEN TRACER AND/OR GREEN COLORED TAPE AT EACH END OF THE GROUNDING CONDUIT AND AT EACH PULLBOX OR OTHER ACCESSIBLE LOCATION.

D. THE MAIN SERVICE GROUNDING ELECTRODE SYSTEM SHALL CONSIST OF THE FOLLOWING ITEMS BONDED TOGETHER BY THE GROUNDING ELECTRODE CONDUCTORS IN ACCORDANCE WITH NEC ARTICLE 250, PART H

- THE MAIN UNDERGROUND COLD WATER PIPE, IF METAL, NEC 250-81(A)
- METAL FRAME OF BUILDING WHERE AVAILABLE, NEC 250-81(B)
- CONCRETE ENCASED ELECTRODE, NEC 250-81(C)
- A BUILDING LIGHTNING PROTECTION SYSTEM.

E. THE NEUTRAL CONDUCTOR SHALL BE GROUNDED AT THE SERVICE ENTRANCE MAIN DISCONNECT, AND AT EACH SEPARATELY DERIVED SYSTEM ONLY PER NEC ARTICLE 250.

F. A #4 INSULATED COPPER CONDUCTOR INSTALLED IN 3/4" CONCEALED CONDUIT SHALL BE CONNECTED FROM THE BUILDING GROUNDING ELECTRODE SYSTEM TO EACH BUILDING TELEPHONE TERMINAL DATA IOF TERMINAL BOARDS, OR CABINETS, FIRE ALARM CONTROL, CABINETS, CCTV SYSTEM CABINETS, DAS CABINETS, AND SECURITY SYSTEM CABINETS. TERMINATE ON AN APPROPRIATELY SIZED (1) TERMINAL MULTI-CONDUCTOR CONNECTION GROUNDING LUG LOCATED WITHIN CABINET OR ON TERMINAL BOARDS.

IX. PANELBOARDS:

A. PANELBOARDS SHALL BE DEAD FRONT TYPE AND SHALL BE IN ACCORDANCE WITH UNDERWRITERS' LABORATORIES, INC., STANDARD FOR PANELBOARDS AND ENCLOSING CABINETS AND SO LABELED.

B. PANELBOARDS SHALL BE FACTORY ASSEMBLED WITH BRANCH BREAKERS ARRANGED AS SHOWN IN SCHEDULES. BREAKERS SHALL BE NUMBERED VERTICALLY BEGINNING TOP LEFT. BREAKER MARKERS SHALL BE PERMANENTLY ATTACHED TO TRIM. PANEL SHALL BE MINIMUM 20" WIDE OR 16" FOR RESIDENTIAL LOAD CENTERS, UNLESS SPECIFICALLY NOTED OTHERWISE.

C. ANY SPECIAL REQUIREMENTS ON THE DRAWINGS OR SCHEDULES, SUCH AS GROUND FAULT PROTECTION, ARC-FAULT CIRCUIT BREAKERS, OR THW CONDUCTORS INTERRUPTING CAPACITY, SHORT TRIP TYPE CIRCUIT BREAKER, FEED THRU PANELBOARDS, ETC., SHALL SUPERSEDE THESE SPECIFICATIONS, BUT ONLY INsofar AS THAT PARTICULAR REQUIREMENT IS CONCERNED AND AS INDICATED.

D. WIRING IN PANELBOARD GUTTERS SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER. WIRING SHALL BE GROUPED INTO NEAT BUNDLES AND SECURED WITH NYLON TIE WRAPS.

E. PROVIDE TYPE WRITTEN DIRECTORIES FOR EACH PANELBOARD INDICATING THE LOAD SERVED.

X. LIGHTING FIXTURES:

A. LIGHTING FIXTURES SHALL BE FURNISHED AS SHOWN ON DRAWINGS AND IN THE LIGHTING FIXTURE SCHEDULE. IT SHALL SPECIFICALLY BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXACT TYPE CEILING AND RECESSING DEPTH OF ALL RECESSED FIXTURES AND TO FURNISH THE MOUNTING TRIMS AND ACCESSORIES OF THE SPECIFIED AND/OR APPROVED FIXTURES FOR THE CEILING TO BE INSTALLED. LIGHTING FIXTURES SHALL BE PROVIDED WITH JONER PLATES, END CAPS, RETAINING CLIPS, PLASTER FRAMES, HOUSINGS, AND ALL OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

B. ALL FIXTURES SHALL BE EQUIPPED WITH LAMPS UNLESS OTHERWISE NOTED. LAMPS SHALL BE INSTALLED NEW, IMMEDIATELY PRIOR TO FINAL INSPECTION, AND SHALL NOT BE USED FOR CONSTRUCTION.

C. FIXTURE CATALOG NUMBER REPRESENTS BASIC LUMINARY SIZE, TYPE, QUALITY AND CONFIGURATION. ACCESSORIES SHALL BE FURNISHED WITH EACH UNIT AS REQUIRED FOR A COMPLETE FINISHED INSTALLATION. BASIC ACCESSORIES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- JOINING PLATES, END CAPS, RETAINING CLIPS, ETC.
- TRIMS FOR RECESSED FIXTURES.
- FIXTURE STEMS AND CANOPIES FINISHED TO MATCH FIXTURES.
- SPECIAL MOUNTING BRACKETS, TENONS, SLIP FILTERS, CONCRETE BASES, POLES, ANCHOR BOLTS, JUNCTION BOXES, AND STANCHIONS FOR ALL EXTERIOR LIGHTING FIXTURES. PROVIDE ALL WEATHERPROOFING FOR ALL LIGHTING FIXTURES TO BE INSTALLED IN EXTERIOR LOCATIONS.

D. STRUCTURAL SUPPORT OF ALL FIXTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

E. THE SYSTEM GROUNDING CONDUCTOR SHALL BE SECURED TO EACH FIXTURE BODY BY MEANS OF A BONDING SCREW.

F. OWNER/DEVELOPER WILL HAVE RIGHT TO RELOCATE LIGHTING FIXTURES OR LIGHTING SWITCHES WITHIN 72" OF LOCATION SHOWN ON FIRST WALK-THROUGH AT NO ADDITIONAL EXPENSE. COORDINATE THE WALK-THROUGH PRIOR TO THE INSTALLATION OF THE WIRING.



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CONSTRUCTION AND RENOVATION OF RESIDENTIAL, COMMERCIAL AND INDUSTRIAL BUILDINGS  
PAST AND PRESENT PROJECTS: THE MONTICELLO COUNTRY CLUB - PART 106, 106 PART 11

BLAKE LAWRENCE SUDDETH  
P.E. #6960

SIGNATURE AND DATED SEAL

CONSULTANTS

DRAWING TITLE

ELECTRICAL SPECIFICATIONS

PROJECT ADDRESS

CITY OF WORK, FLORIDA

OWNER NAME AND ADDRESS

RE DEVELOPMENT

DATE

REV.

DESCRIPTION

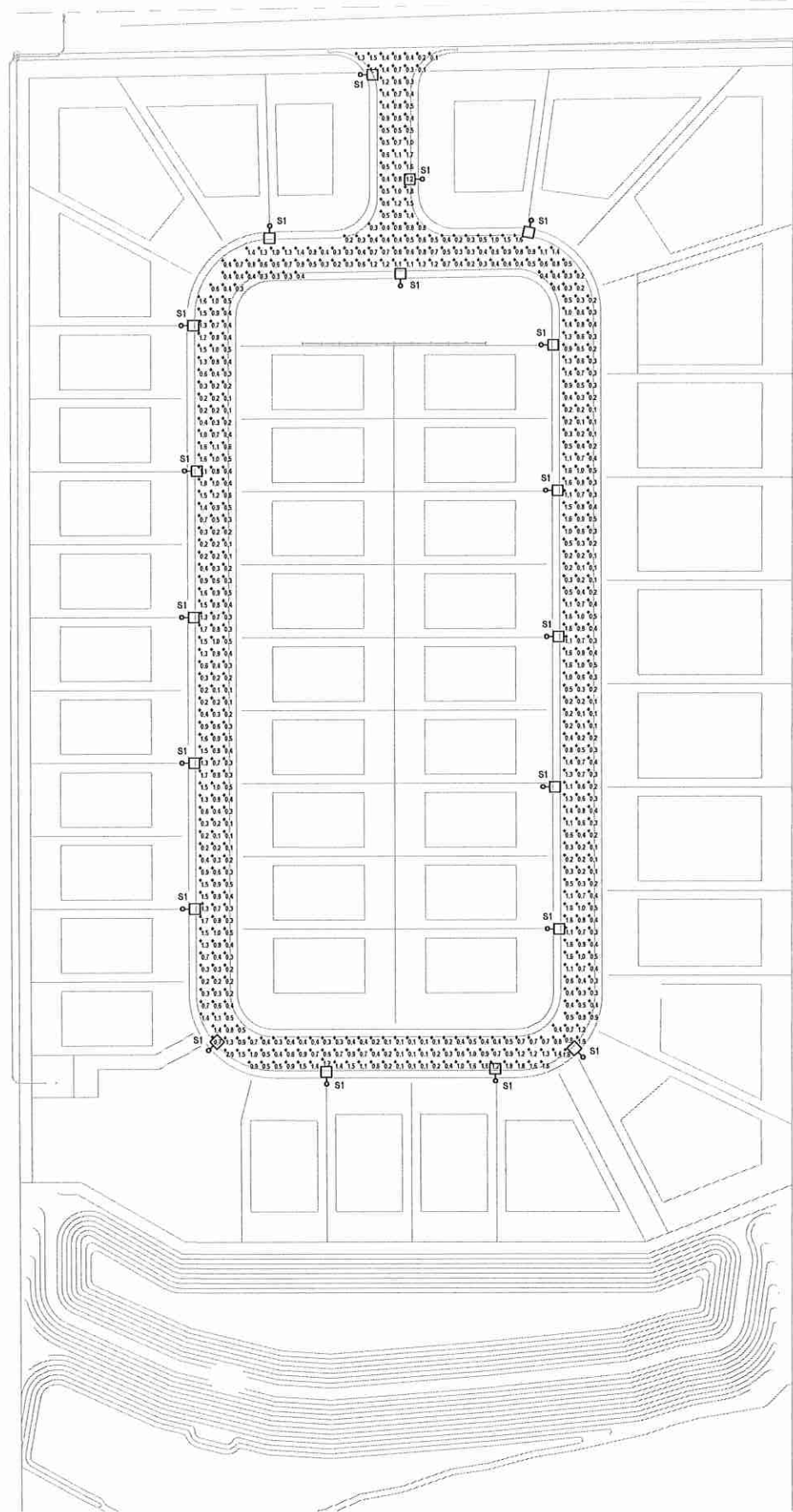
10-12

PHASE

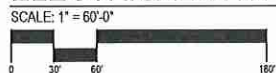
SCALE

INETS





ELECTRICAL SITE PLAN - PHOTOMETRICS



GENERAL NOTES:

- A. DO NOT SCALE ELECTRICAL DRAWING FOR ANY DIMENSIONS.
- B. ALL WORK SHALL COMPLY WITH THE 2014 NATIONAL ELECTRIC CODE, NATIONAL, STATE AND LOCAL CODES. PROVIDE GROUNDING AND BONDING PER NEC 250.
- C. FIELD VERIFY EXACT LOCATION OF ALL DEVICES AND EQUIPMENT PRIOR TO ROUGH IN.
- D. VERIFY ALL MOUNTING HEIGHTS AND EXACT LOCATIONS PRIOR TO ORDERING FIXTURES.

CALCULATION SUMMARY

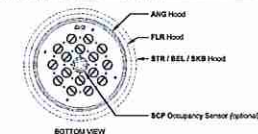
| LABEL         | CALCTYPE    | UNITS | AVG  | MAX | MIN | AVGMIN | MAXMIN |
|---------------|-------------|-------|------|-----|-----|--------|--------|
| SITE LIGHTING | ILLUMINANCE | Fc    | 0.65 | 2.0 | 0.1 | 6.50   | 20.00  |

LIGHTING FIXTURE SCHEDULE

| WARK | DESCRIPTION                                                            | MANUFACTURER                | MODEL                                                      | VOLTS   | LAMP             | FIXTURE |
|------|------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------|---------|------------------|---------|
| S1   | UNIVERSE® COLLECTION MEDIUM LED - UCM, MOUNTING HEIGHT: 17'-0" FT AFG. | ARCHITECTURAL AREA LIGHTING | UCM BEL T3-32LED 4K 700 (FINISH) 120-277 OR APPROVED EQUAL | 120/277 | 1<br>71.4<br>LED | 71.4    |

NOTES:  
1. ELECTRICAL CONTRACTOR SHALL VERIFY ALL FIXTURE TYPES, MOUNTING TYPE AND FINISHES WITH OWNER PRIOR TO ORDERING.

Universe® Collection Medium LED - UCM



ORDERING INFORMATION

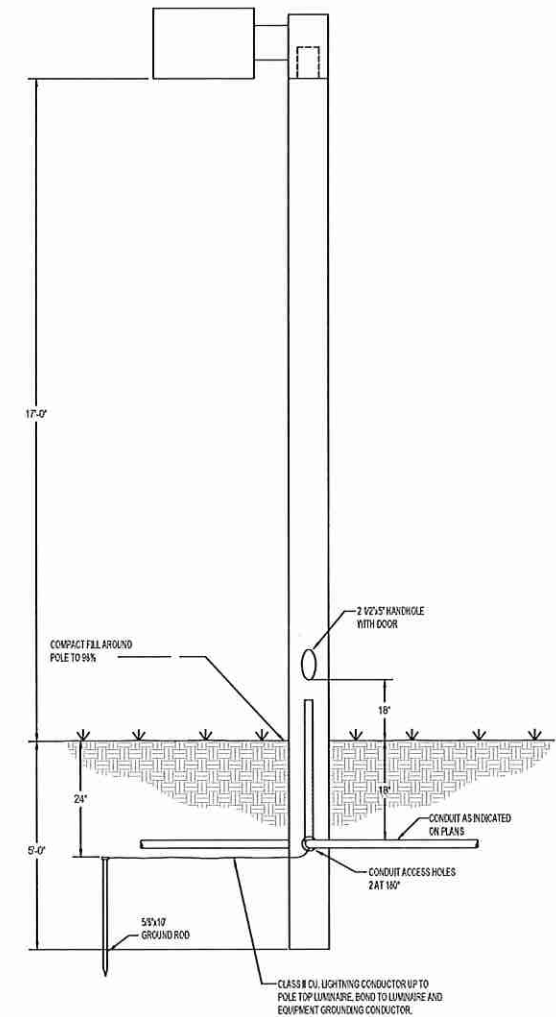
| 1   | 2    | 3            | 4   | 5             | 6      | 7       | 8       | 9       | 10       |
|-----|------|--------------|-----|---------------|--------|---------|---------|---------|----------|
| UCM | Hood | Distribution | CCT | Lumen Package | Finish | Options | Control | Voltage | Mounting |

- 1. MODEL**  
UCM Universe medium without luminous element  
UCM-WND Universe medium with luminous window  
UCM-SR Universe medium with luminous solid rings  
UCM-MSL Universe medium with luminous vertical slots  
UCM-LUM Universe medium with luminous rings
- 2. HOOD (May choose one)**  
FLR Flared hood  
FLR-STL Flared hood in natural brushed stainless steel  
FLR-COP Flared hood in natural brushed copper  
ANG Angled hood  
ANG-STL Angled hood in natural brushed stainless steel  
ANG-COP Angled hood in natural brushed copper  
STR Straight hood  
STR-STL Straight hood in natural brushed stainless steel  
STR-COP Straight hood in natural brushed copper  
BEL Bell hood  
BEL-STL Bell hood in natural brushed stainless steel  
BEL-COP Bell hood in natural brushed copper  
SKB Skirted bell hood  
SKB-STL Skirted bell hood in natural brushed stainless steel  
SKB-COP Skirted bell hood in natural brushed copper
- 3. DISTRIBUTION**  
MicroCore Precision aimed optics  
T3-32LED Type 2  
T3-32LED Type 3  
T4-32LED Type 4  
T5-32LED Type 5  
TX-32LED Custom 1
- 4. COLOR TEMPERATURE**  
3K 3000K  
4K 4000K  
5K 5000K  
27K 2700K  
35K 3500K  
AM >500 nm monochromatic amber 1
- 5. LUMEN PACKAGE**  
700 71 watts  
450 45 watts  
XMA Custom wattage or drive current 1
- 6. FINISH**  
Standard Color  
WH Arctic White  
BL Black  
BLT Matte Black  
DB Dark Bronze  
DGN Dark Green  
TIT Titanium  
WDB Weathered Bronze  
MOB Bronze Metallic  
VBL Vintage Blue  
CRT Copper  
MAL Matte Aluminum  
MG Medium Gray  
AGN Antique Green  
LG Light Gray  
Premium Color  
SHK Summit  
SPP Salt and Pepper  
SPM Saffron  
WCP Weathered Copper  
RAL RAL 4 digit Color  
CUSTOM Custom Color
- 7. OPTIONS (May choose as noted)**  
FTG Flat clear glass lens 1  
FLD Flat etched glass lens 1  
SAG Sag clear glass lens 1  
HSS House Side shield for Type 4  
SLC Unit (luminous) element  
R80 80 Ohm minimum 1  
BLU Blue inner lens  
RD Red inner lens  
GRN Green inner lens
- 8. CONTROLS - (May choose as noted)**  
WIR Wireless connectivity  
WIRSC Wireless connectivity, integral motion sensor  
SCP Integral photo-control and motion sensor 1  
SCPREMOTE Handheld commissioning tool 1
- 9. VOLTAGE**  
120-277 120/277 VAC input  
347 347 VAC input  
480 480 VAC input
- 10. MOUNTING**  
POLE MOUNT  
SLA2 SLA3 SLA4 SLA4-2  
SLA7 SLA7-2  
SLA15 SLA15-2 SLA15D SLA9  
SLA10-2 SLA10 SLA16-2 SLA17  
SLA17-2 SLA17 SLA17S  
SLA17S-2 SLA18 SLA18-2  
SLA20 SLA20-2 SLA20A SLA20B-2 SLA20C  
SLA20C-2 SLA20D  
SLA20D-2 SLA20E SLA24 SLA24-2  
SLA24(S) SLA24(S)-2 TRA4 TRA7  
TRA7-2 TRA8 TRA8-2 TRA9  
TRA9-2  
WALL MOUNT  
WMA4 WMA5 WMA6 WMA8  
WMA9 WMA10  
WMA11 WMA12 WMA16 WMA17  
WMA18 WMA20  
WMA22D WMA24 WMA37 WMA38  
WMA39

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JOB  
TYPE  
NOTES

FIXTURE TYPE 'S1'  
NOT TO SCALE



POLE MOUNTING DETAIL  
NOT TO SCALE

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CONSTRUCTION DOCUMENTS  
PART 1007 & 1008 TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW  
PART 1007 & 1008 TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW

BLAKE LAWRENCE SUDDETH  
P.E. #89050

LEGACY HILLS

ELECTRICAL SITE PLAN - PHOTOMETRICS

| REV. | DESCRIPTION            | DATE | PROJECT ADDRESS | DRAWING TITLE |
|------|------------------------|------|-----------------|---------------|
| 1    | 10-112                 |      |                 |               |
| 2    | CONSTRUCTION DOCUMENTS |      |                 |               |
| 3    | SCALE                  |      |                 |               |
| 4    | FILE NAME              |      |                 |               |
| 5    | DRAWN BY               |      |                 |               |
| 6    | CHECKED BY             |      |                 |               |
| 7    | DATE                   |      |                 |               |

E1.0



1000 GENERAL NOTES:

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR OPENINGS, DEPRESSIONS, EQUIPMENT WEIGHTS AND LOCATIONS, EMBEDDED ITEMS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
- DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- NO STRUCTURAL MEMBER OR COMPONENT SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY THE ENGINEER OF RECORD FOR REVIEW OF ANY SUCH DEVIATIONS.
- DO NOT SCALE DRAWINGS.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.
- THE GENERAL CONTRACTOR SHALL COMPARE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN EACH SET OF DRAWINGS AND WITHIN EACH SET OF DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE AND SAFETY. THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE STRUCTURAL ENGINEER'S OBLIGATIONS TO REVIEW SHOP DRAWINGS AND OTHER SUBMITTALS AND TO RETURN THEM IN A TIMELY MANNER ARE CONDITIONED UPON THE PRIOR REVIEW AND APPROVAL OF THE SHOP DRAWINGS OR SUBMITTALS BY THE CONTRACTOR AS REQUIRED IN THE CONSTRUCTION CONTRACT AND THE CONTRACTOR'S SUBMITTAL OF THE SHOP DRAWINGS AND OTHER SUBMITTALS IN ACCORDANCE WITH A WRITTEN SCHEDULE DISTRIBUTED IN ADVANCE TO THE ENGINEER IDENTIFYING THE DATES FOR THE SUBMITTAL OF THE VARIOUS SHOP DRAWINGS AND SUBMITTALS.
- PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF IBC ENGINEERING AND DESIGN SERVICES, INC. IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING, IN GENERAL ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHALL NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK.
- ALL STRUCTURES REQUIRE PERIODIC MAINTENANCE TO EXCEED LIFESPAN AND TO ENSURE STRUCTURAL INTEGRITY FROM EXPOSURE TO THE ENVIRONMENT. A PLANNED PROGRAM OF MAINTENANCE SHALL BE ESTABLISHED BY THE OWNER. THIS PROGRAM SHALL INCLUDE ITEMS SUCH AS, BUT NOT LIMITED TO, PAINTING OF STRUCTURAL STEEL, PROTECTIVE COATINGS FOR CONCRETE, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS AND CRACKS IN CONCRETE, AND PRESSURE WASHING OF EXPOSED STRUCTURAL ELEMENTS EXPOSED TO SALT ENVIRONMENT OR OTHER HARSH CHEMICALS.
- STRUCTURAL ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE DESIGN OF STEEL STAIRS, HANDRAILS, CURTAIN WALL/WINDOW WALL SYSTEMS, COLD-FORMED FRAMING, OR OTHER SYSTEMS NOT SHOWN IN THE STRUCTURAL DOCUMENTS. SUCH SYSTEMS SHALL BE DESIGNED, FURNISHED, AND INSTALLED AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
- IN THE PROFESSIONAL OPINION OF IBC ENGINEERING AND DESIGN SERVICES, INC. THE STRUCTURAL CONTRACT DOCUMENTS FOR THIS PROJECT HAVE BEEN PREPARED IN ACCORDANCE WITH THE DESIGN CRITERIA AS SET FORTH IN THE FLORIDA BUILDING CODE.
- NO PROVISIONS HAVE BEEN MADE FOR VERTICAL OR HORIZONTAL EXPANSION.
- 0'-0" IS USED AS A REFERENCE ELEVATION. SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.
- THE USE OF REPRODUCTIONS OF THESE CONTRACT DOCUMENTS AND USE OF CAD FILES BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFY HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.

1060 DESIGN LOADS:

- THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2017 EDITION.
- THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:  
  
WIND: PER FLORIDA BUILDING CODE, SECTION 1609.  
125 MPH (3 SEC. GUST) REGION  
BUILDING CATEGORY = I  
EXPOSURE = B

1330 SHOP DRAWING REVIEW:

- SHOP DRAWINGS SHALL ADEQUATELY DEPICT THE STRUCTURAL ELEMENTS AND CONNECTIONS SHOWN ON THE CONTRACT DOCUMENTS. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC. REVIEW OF SUBMITTALS AND SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF THE SHOP DRAWINGS.
- SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR AND MARKED "APPROVED" PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. NON-CONFORMING DRAWINGS SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
- SHOP DRAWING SUBMITTALS SHALL INCLUDE ONE GOOD QUALITY REPRODUCIBLE AND THREE SETS OF BLUEPRINTS. ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER OF RECORD, ONE BY THE ARCHITECT, ONE BY THE LOCAL BUILDING DEPARTMENT (WHERE REQUIRED) AND THE CONTRACTOR SHALL MAKE PRINTS FROM THE REPRODUCIBLE AS REQUIRED FOR DISTRIBUTION.
- THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER OF RECORD.
- CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS SHALL BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTALS SHALL BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ARCHITECT/ENGINEER OF RECORD REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RE-SUBMITTAL. CONTRACTOR IS RESPONSIBLE FOR COSTS CAUSED BY MULTIPLE RE-SUBMITTALS (MORE THAN ONE) AT ARCHITECT/ENGINEERS' CURRENT HOURLY RATES.

1333 SUBMITTALS

- ALL SHOP DRAWINGS MUST BE REVIEWED AND STAMPED APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL.
- THE GENERAL CONTRACTOR SHALL SUBMIT FOR ENGINEER REVIEW SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
  - REINFORCING STEEL
  - CONCRETE MIX DESIGNS
  - KEYSTONE WALL SHOP DRAWINGS & PRODUCT INFO

ITEMS MARKED (\*) SHALL HAVE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT RESIDES.

ITEMS MARKED (#) SHALL BE SUBMITTED FOR ENGINEERS RECORD ONLY.

MANUFACTURER'S LITERATURE. SUBMIT TWO COPIES OF MANUFACTURER'S LITERATURE FOR ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION ON THE PROJECT.

1334 REQUEST FOR INTERPRETATION (RFI)

- RFI SHALL ORIGINATE WITH CONTRACTOR AND SHALL BE SUBMITTED IN THE FORM SPECIFIED WITHIN CONTRACT DOCUMENTS. RFI SHALL BE SUBMITTED IN A PROMPT MANNER AS TO AVOID DELAYS IN CONTRACTORS WORK.
- RFI SHALL BE SUBMITTED AS SPECIFIED WITHIN THE CONTRACT DOCUMENTS AND SHALL BE FORWARDED TO THE ENGINEER VIA THE ARCHITECT OR DIRECTLY BY CONTRACTOR TO ENGINEER WHEN APPROVED BY THE ARCHITECT.
- ENGINEER SHALL TAKE UP TO 5 BUSINESS DAYS TO REVIEW AND RETURN RFIS. HOWEVER, THE ENGINEER WILL ATTEMPT TO EXPEDITE THE REVIEW OF ALL RFIS WITHIN A REASONABLE TIME FRAME.
- RFI RESPONSES ARE NOT INTENDED TO AUTHORIZE ANY INCREASE IN CONSTRUCTION COST, SCHEDULE OR TIME EXTENSIONS, OR CONSTRUCTION IN CONFLICT WITH ANY APPLICABLE CODES OR SPECIFIED DESIGN STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGN TEAM IMMEDIATELY OF ANY PERCEIVED SCOPE, SCHEDULE, COST IMPACTS, OR ADJUSTMENTS. IF THE CONTRACTOR REQUESTS ANY ADDITIONAL COST, INCREASE IN SCHEDULE OR ADJUSTMENT IN SCOPE, THE CONTRACTOR SHALL NOT PROCEED WITH ADDITIONAL WORK UNTIL APPROVED IN WRITING BY THE CONSTRUCTION ADMINISTRATOR.

2310 FOUNDATIONS - VW SOIL REPORTS:

SEE THE FOLLOWING REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES. SITE PREPARATION AND FOUNDATION INSTALLATION SHALL COMPLY WITH:

REPORT No. GEO-18-0003  
PREPARED BY: Ed Miguens, PE  
TITLED: Report of Geotechnical Engineering Study Proposed Retaining Wall  
DATED: October 2, 2019

FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,500 PSF.

3301 CONCRETE - SINGLE STRENGTH:

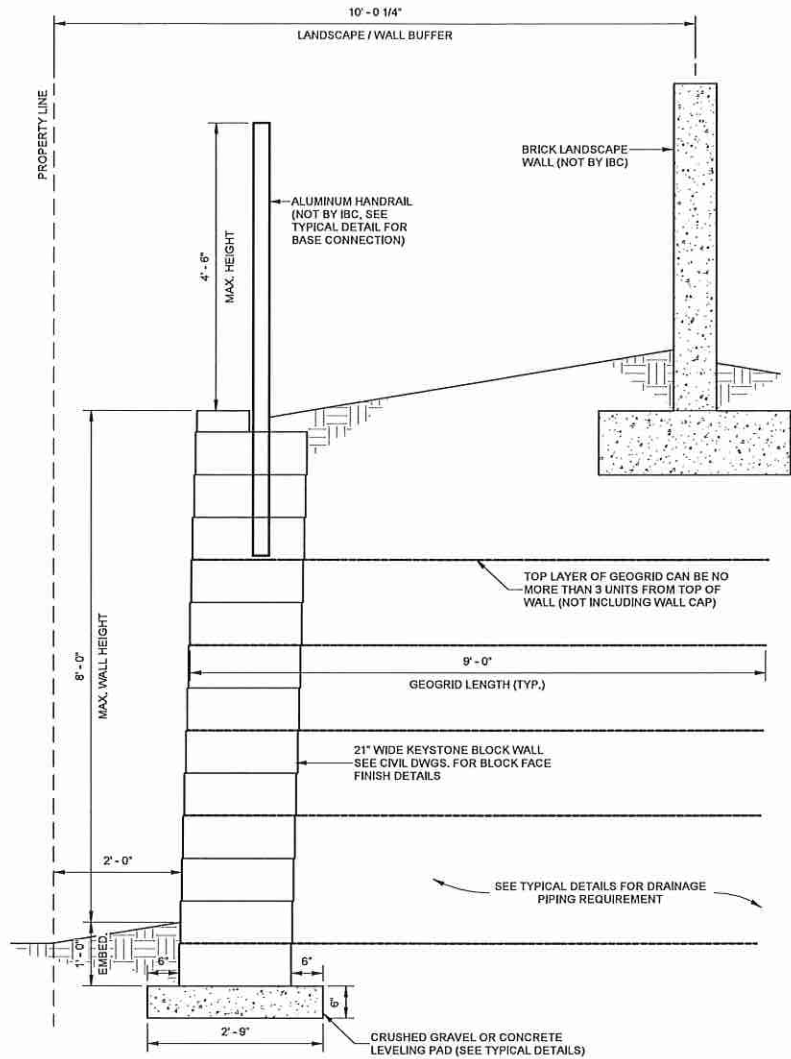
- CONCRETE SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS OF 2000 PSI WITH A PLASTIC AND WORKABLE MIX.
- CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.
- SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE.
- MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION.
- MIX SHALL MEET THE REQUIREMENT OF ASTM C33 FOR COARSE AGGREGATE.

3322 CONSTRUCTION JOINTS:

- ANY DEVIATION OR ADDITION OF CONSTRUCTION JOINTS FROM THAT SHOWN ON THE DRAWINGS MUST BE REVIEWED AND APPROVED IN WRITING BY THE ENGINEER OF RECORD.
- ALTERNATE OR ADDED CONSTRUCTION JOINT LOCATIONS ARE ACCEPTABLE ONLY AS A CHANGE ORDER, WHICH WILL INCLUDE ENGINEERING CHARGES BY THE ENGINEER OF RECORD FOR REDESIGN OF THE STRUCTURE, SHORING, ETC.

3400 CONCRETE TESTING:

- AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:
  - ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 6 INCHES.
  - ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:  
  
1 AT 3 DAYS  
1 AT 7 DAYS  
2 AT 28 DAYS  
  
ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28-DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARD.



1 KEYSTONE RETAINING WALL DIAGRAM

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



IBC ENGINEERING DESIGN SERVICES, INC.  
1800 PEMBROOK DRIVE, SUITE 250  
ORLANDO, FL 32810  
D: 407-605-3655  
C: 407-312-4585  
WWW.IBC-ENGINEERINGDESIGN.COM

LEGACY HILLS APOPKA

IBC - 19037

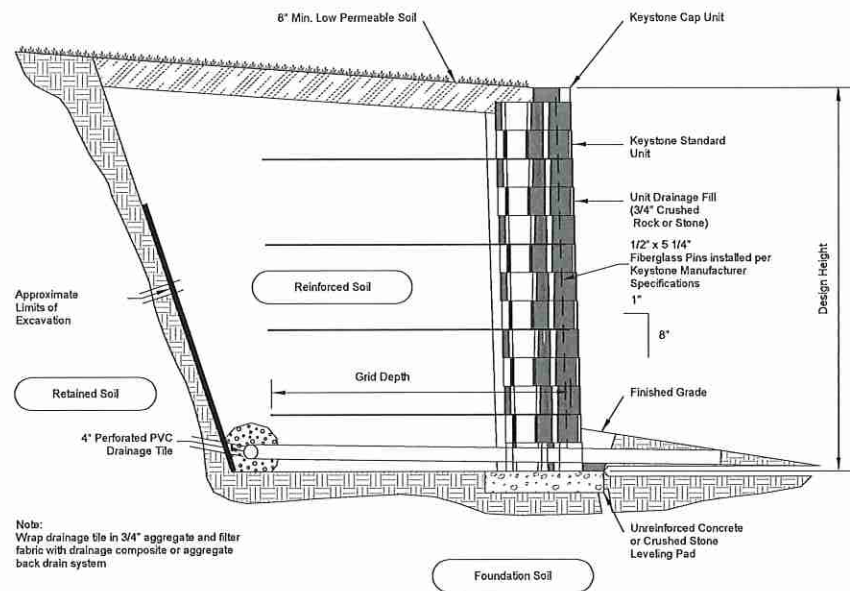
| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |

APPROVED BY: HSA  
CHECKED BY: HSA  
DESIGNED BY: GL  
DRAWN BY: GL  
SHEET NAME  
KEYSTONE RETAINING WALL  
DIAGRAM

SHEET NUMBER

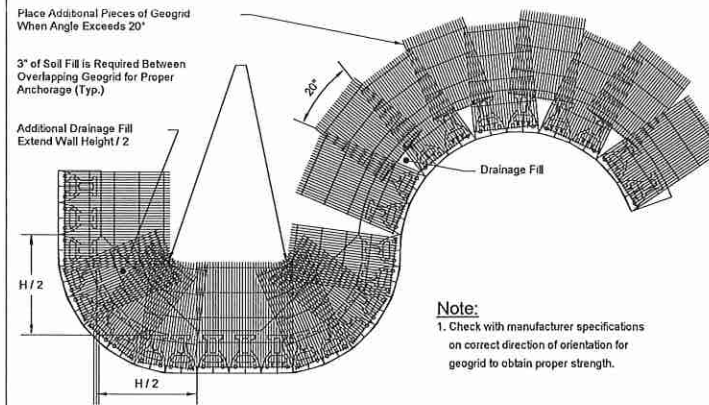
S101



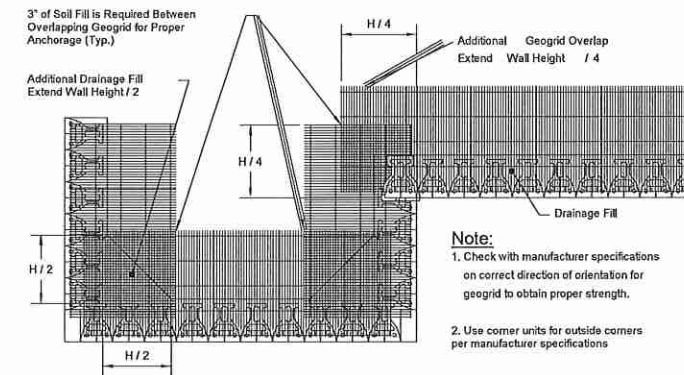


**Typical Reinforced Wall Section  
Standard Unit - 1" Setback**

**3**  
S102  
KEYSTONE RETAINING WALL TYPICAL SECTION  
Scale: 6" = 1'-0"

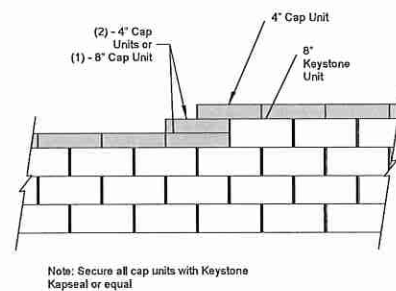


**Geogrid Installation on Curves**

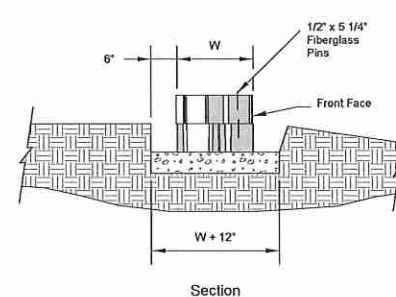


**Geogrid Installation at Corners**

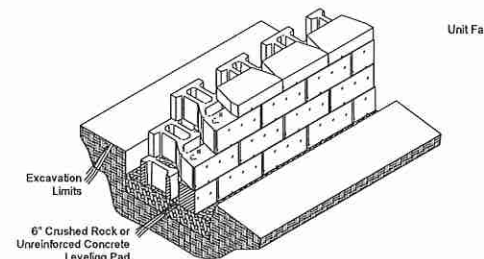
**2**  
S102  
KEYSTONE RETAINING WALL TYPICAL GEOGRID LAYOUT DETAILS  
Scale: 3' = 1'-0"



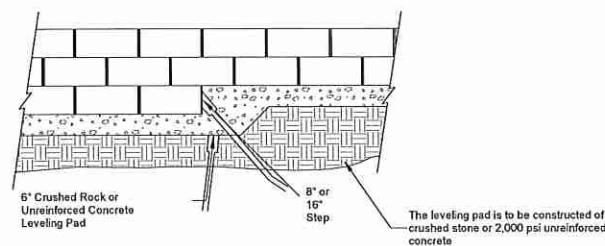
**Top of Wall Steps**



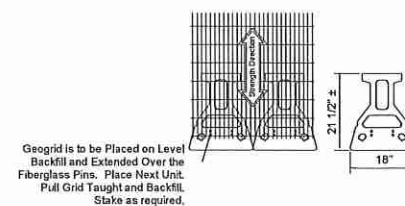
**Leveling Pad Detail**



**Standard Unit/Base Pad Isometric Section View**

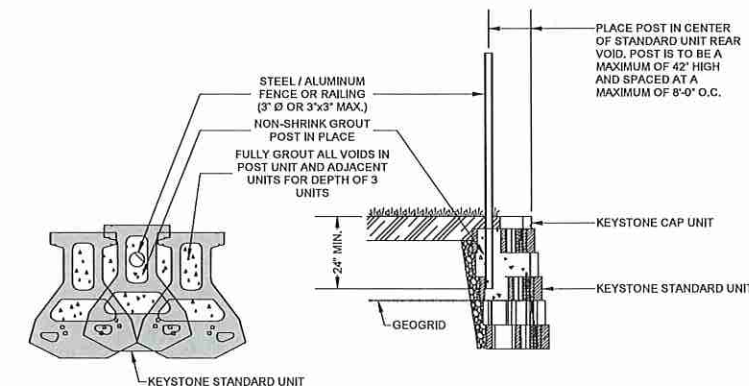


**Elevation**



**Grid & Pin Connection**

137



**DIRECT SET-IN FENCE POST**

**1**  
S102  
KEYSTONE RETAINING WALL TYPICAL DETAILS  
Scale: 6" = 1'-0"

| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |

APPROVED BY: HSA  
CHECKED BY: HSA  
DESIGNED BY: GL  
DRAWN BY: GL  
SHEET NAME  
KEYSTONE RETAINING WALL  
TYPICAL DETAILS



## ORDINANCE NO. 2660

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-1A (SINGLE FAMILY RESIDENTIAL) TO “CITY” PUD (PLANNED UNIT DEVELOPMENT) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF SCHOPKE LESTER ROAD AND SOUTH OF SHOPKE ROAD, COMPRISING 19.67 ACRES MORE OR LESS, AND OWNED BY JEL LAND DEVELOPMENT LLC; 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/Residential) 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), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be: single family homes and associated accessory uses or structures consistent with land use and development standards in the Legacy Hills Master Plan, and the R-1A zoning requirements and standards shall apply if a development standard or criteria is not provided within the PUD Master Plan or adopting ordinance.
- B. Development of the property shall occur consistent with the Master Site Plan set forth in Exhibit “A”. Where any development standard conflicts between the Legacy Hills Master Site Plan and the Land Development Code, the Master Site Plan shall preside. If a development standard is not addressed within the Master Plan, the provision of the R-1A zoning district shall apply to development within the boundaries of the Master Plan. Any proposed revision to the Master 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 three years after approval of these Master Plan provisions, the approval of the Master Site Plan 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.

**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), as defined in the Apopka Land Development Code.

Legal Description:

MAP OF PLYMOUTH B/17 LOTS 3 THROUGH 6 BLK S & VAC ST LYING ON S OF LOTS 5 & 6 BLK S IN SEC 31-20-28-SE & THAT PART OF OCCUPIED PLATTED LAKE STANDISH LYING BETWEEN THE SW COR OF SAID LOT 5 BLK S TH NWLY 23.7 FT M/L TH S TO THE N LINE OF LOT 8 BLK G & SE COR OF LOT 6 BLK S S TO THE N LINE OF LOT 6 BLK G

Parcel ID No.: 06-21-28-7172-19-030

Contains: 19.67 +/- 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 record a plat for the Legacy Hills Master Plan such time the property owner addresses school capacity mitigation 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.



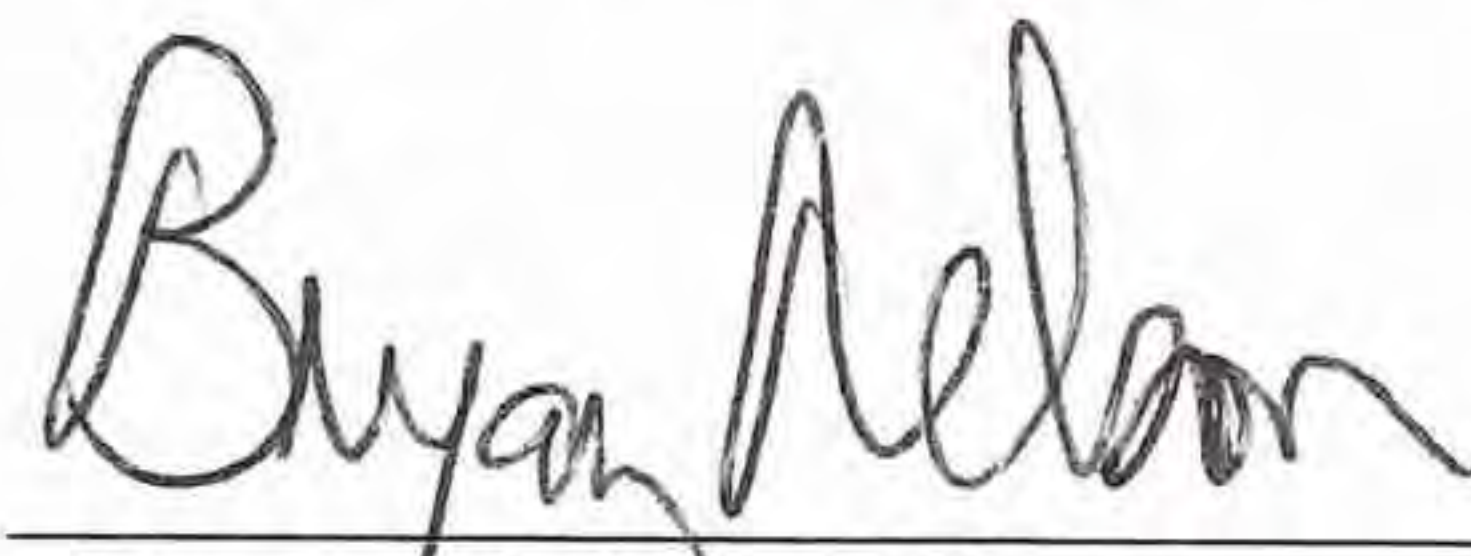
**ORDINANCE NO. 2660**  
**PAGE 3**

**Section VI.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section VII.** That this Ordinance shall take effect upon adoption.

READ FIRST TIME: July 18, 2018

READ SECOND TIME  
AND ADOPTED: August 1, 2018

  
\_\_\_\_\_  
Bryan Nelson, Mayor

ATTEST:

  
\_\_\_\_\_  
Linda Goff, City Clerk

DULY ADVERTISED: June 8, 2018; July 20, 2018



**EXHIBIT “A”**  
**Legacy Hills Master Plan**



LEGAL DESCRIPTION (AS FURNISHED)

A TRACT OF LAND LYING IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING LOTS 3 THROUGH 6, BLOCK 5, OF THE MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE 40 FOOT VACATED RIGHT-OF-WAY LYING SOUTH OF LOTS 5 AND 6 AND THAT PART OF THE OCCUPIED PLATTED LAKE STANDISH LYING SOUTH OF SAID LOTS 5 AND 6 WITHIN BLOCK 5, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 3 AS THE POINT OF BEGINNING; THENCE RUN SOUTH 00 09 37" WEST ALONG THE EAST LINE OF SAID LOT 3 AND LOT 6 AND THE EXTENSION THEREOF, ALSO BEING THE WEST LINE OF PARTNERSHIP HILLS, PER THE RECORDED PLAT RECORDED IN PLAT BOOK 9 PAGE 17 OF SAID PUBLIC RECORDS, AND THE WEST LINE OF ARIANE HILLS SUBDIVISION, PER THE RECORDED PLAT RECORDED IN PLAT BOOK 8 PAGE 13 OF SAID PUBLIC RECORDS, 1,341.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION AND THE SOUTH LINE OF THE AFORESAID BLOCK 5; THENCE RUN SOUTH 89 82 57" WEST ALONG THE SOUTH LINE OF SAID BLOCK 5, 635.21 FEET; THENCE RUN NORTH 00 40 32" EAST, ALONG THE WEST LINE OF SAID BLOCK 5 AND THE WEST LINE OF LOTS 5 AND 4 AND THE EXTENSION THEREOF, 1338.14 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SCHOPKE ROAD; THENCE RUN NORTH 89.07 24" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 638.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, FLORIDA AND REPRESENTS THE ORANGE COUNTY ASSESSOR PARCEL NUMBER 08-21-28-7172-19-030.

MASTER PLAN

LEGACY HILLS

CITY OF APOPKA, FLORIDA

PREPARED FOR

JEL Land Development, LLC

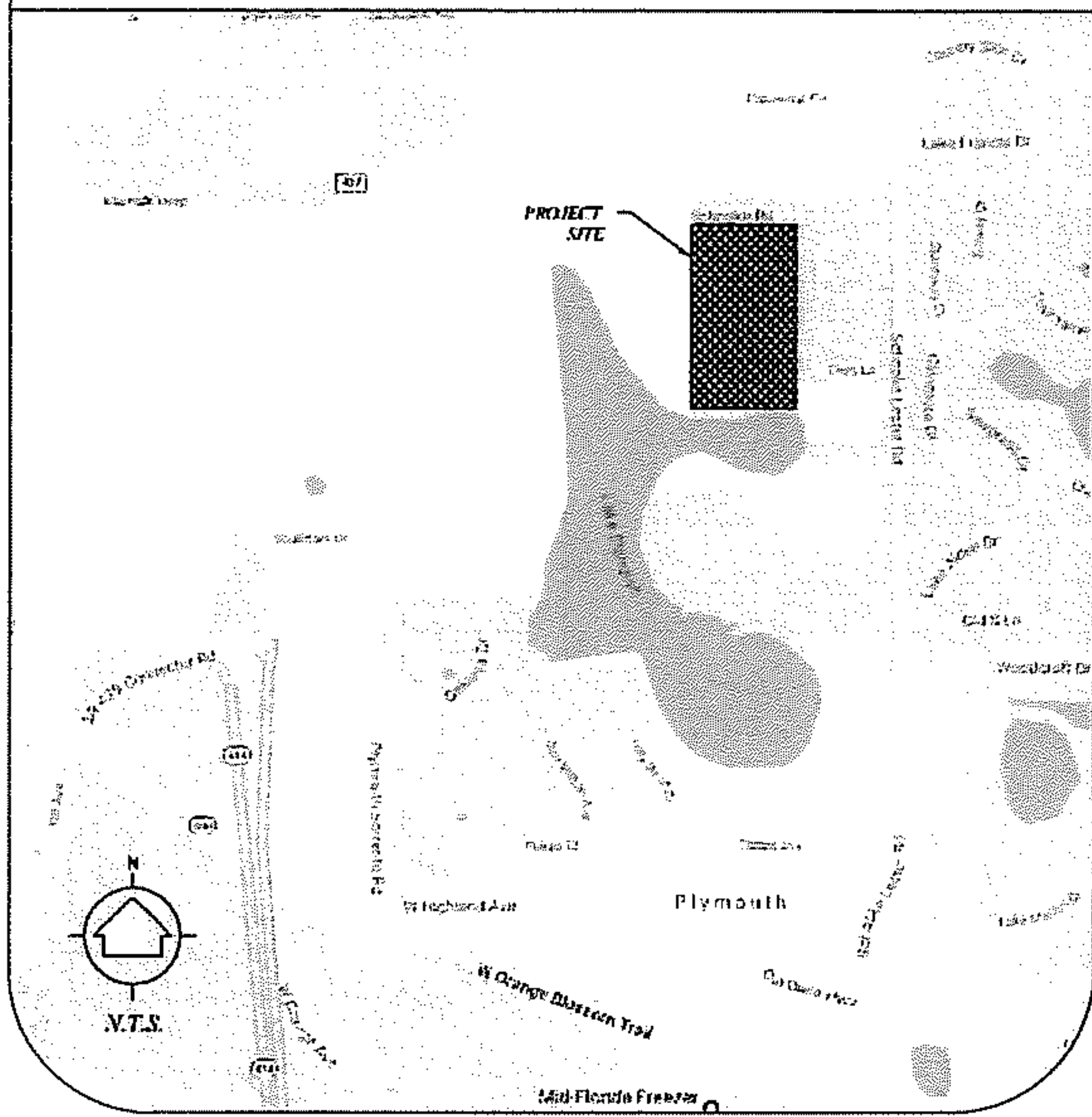
DEVELOPMENT DESIGN STANDARDS

All residential homes shall comply with the architectural design standards within the Apopka Development Design Standards.

Minimum Building Setbacks on Lots

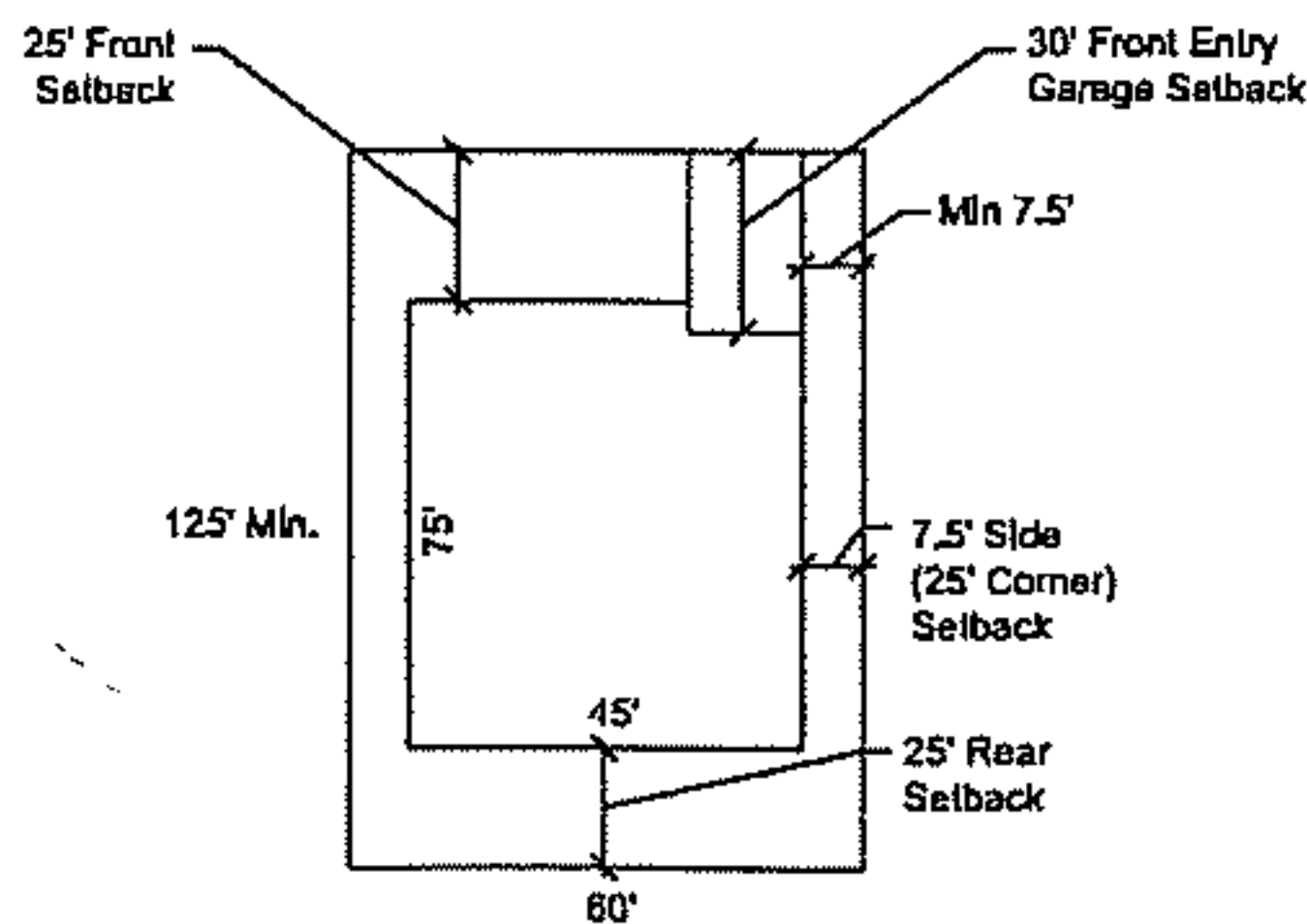
|                    |      |
|--------------------|------|
| Front              | 25'  |
| Side               | 7.5' |
| Rear               | 25'  |
| Corner             | 25'  |
| Front Entry Garage | 30'  |

SITE LOCATION

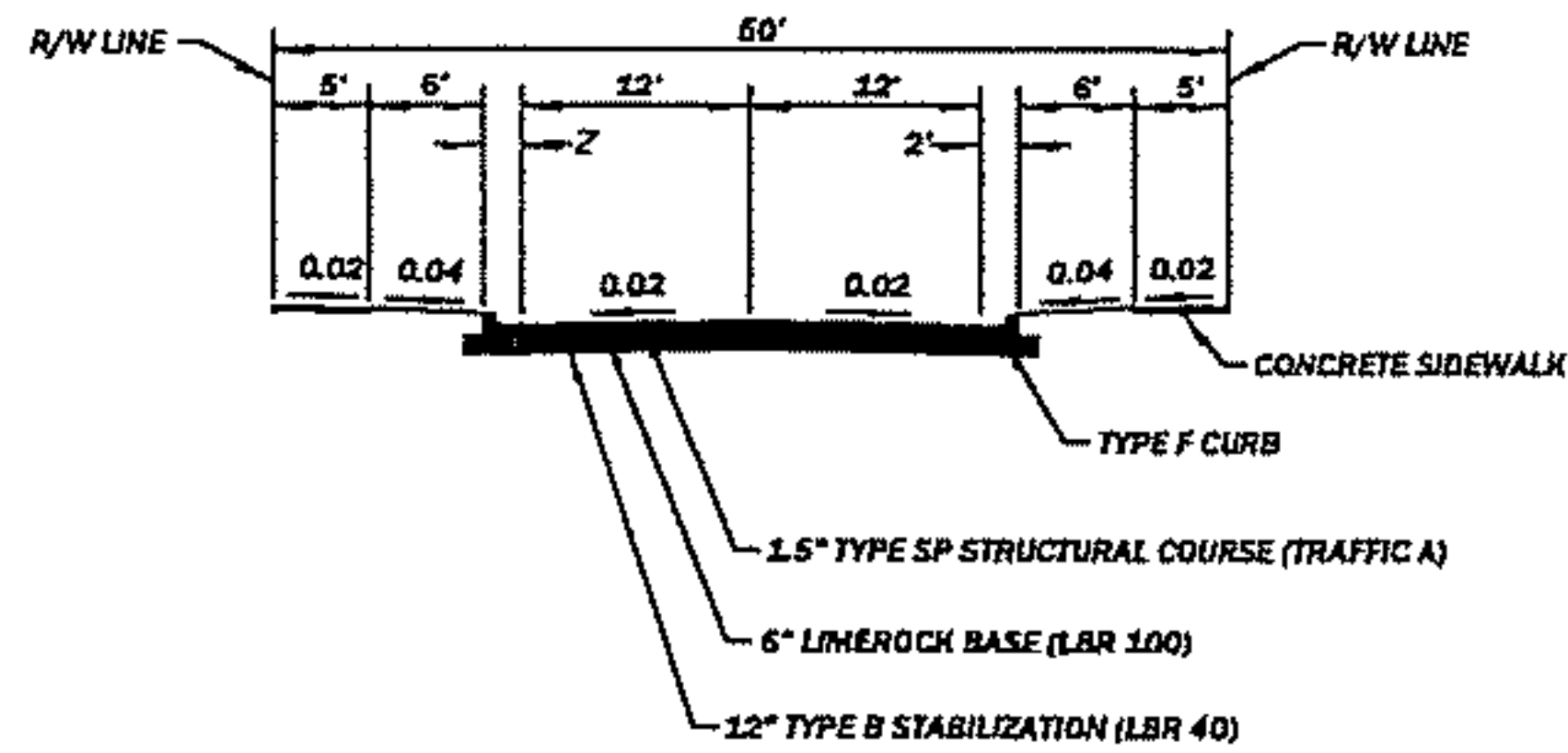


GENERAL NOTES

- Streets will be dedicated to the City of Apopka.
- Retention areas will be privately owned & maintained by the Homeowners Association (HOA) and will be unfenced.
- Water & sewer will be owned & operated by City of Apopka. Utilities will tie into existing utility locations shown on the development plans.
- The project will be designed in conformance with the City of Apopka Design Standards.
- Project infrastructure will be developed in one phase.
- Approved fire hydrants shall be located at intervals not to exceed 500' from any portion of any dwelling located on the premises. Min. size water main for fire protection shall be 8", or 6" in an approved looped arrangement.
- Min. lot width is 60' at both the front lot line and building line. Lots on curves and cut-de-sacs may reduce the minimum standard by 40% at the front lot line only.
- Street light pole and fixtures will be decorative type. A developer's agreement for maintenance and operation of the light will be executed. Details will be provided in the Final Development Plans.
- A landscape and irrigation plan is required to be submitted with the Final Development Plan. The irrigation system will be designed with "Pop-Up" type heads only, rain sensor devices will be required. No Risers Allowed.
- All utility boxes must be fully screened from view from right-of-way (when permitted by the utility provider.) Landscaping will be utilized where applicable.
- Min. of 3 canopy type trees at 3" DBH will be provided per lot.
- Street trees (canopy type), 30' on center will be placed on each lot at the front lot line within a dedicated easement. Easement is to be a minimum 5' in width and placed behind the front utility easement. Street trees will be a min. of 2.5" caliper at time of planting.
- All common areas including, recreation parks, buffers and landscape tracts will be owned and maintained by the HOA.
- Street signage, stop bars, speed limit signs, road striping will be provided in the Final Development Plan.
- Details of finishes, colors of all walls within the project will be provided in the Final Development Plan.
- The Final Development Plan will require a Plat document at the time of submittal.
- The ownership and maintenance of the buffer PVC fencing shall be by the HOA.
- The property is in FEMA Zones X and AE. According to FEMA FIRM maps, the base flood elevation for the property is 66.9 ft NAVD83.
- Roadway connections will require an Orange County permit and will have to meet Orange County requirements.



TYPICAL LOT LAYOUT



TYPICAL ROADWAY SECTION

DEVELOPER

JEL Land Development, LLC  
2649 Stanmore Court  
Orlando, FL 32817  
407-808-1244

AGENT

Thomas R. Sullivan  
c/o Gray Robinson, PA  
301 E. Pine Street  
Orlando, FL 32801  
407-244-5664

SURVEYOR

PEC  
Surveying and Mapping, LLC  
2100 Alafaya Trail, Suite 203  
Orlando, FL 32765  
407-542-4967

GEOTECHNICAL

GEO Engineering & Sciences  
250 S. Ronald Reagan Blvd., Suite 114  
Longwood, FL 32750  
407-379-9510

ENGINEER

GTC Engineering Corporation  
98 S. Semoran Boulevard  
Orlando, FL 32807  
407-380-0402

ENVIRONMENTAL

Bio-Tech Consulting Inc.  
3025 East South Street  
Orlando, FL 32803  
407-894-5969

LANDSCAPING

Borrelli + Partners  
720 Vassar Street  
Orlando, FL 32804  
407-418-1338

SHEET INDEX

| SHEET NO. | DESCRIPTION                     |
|-----------|---------------------------------|
| 1         | COVER SHEET                     |
| 2         | PRELIMINARY DEVELOPMENT PLAN    |
| 3         | BOUNDARY & TOPOGRAPHICAL SURVEY |

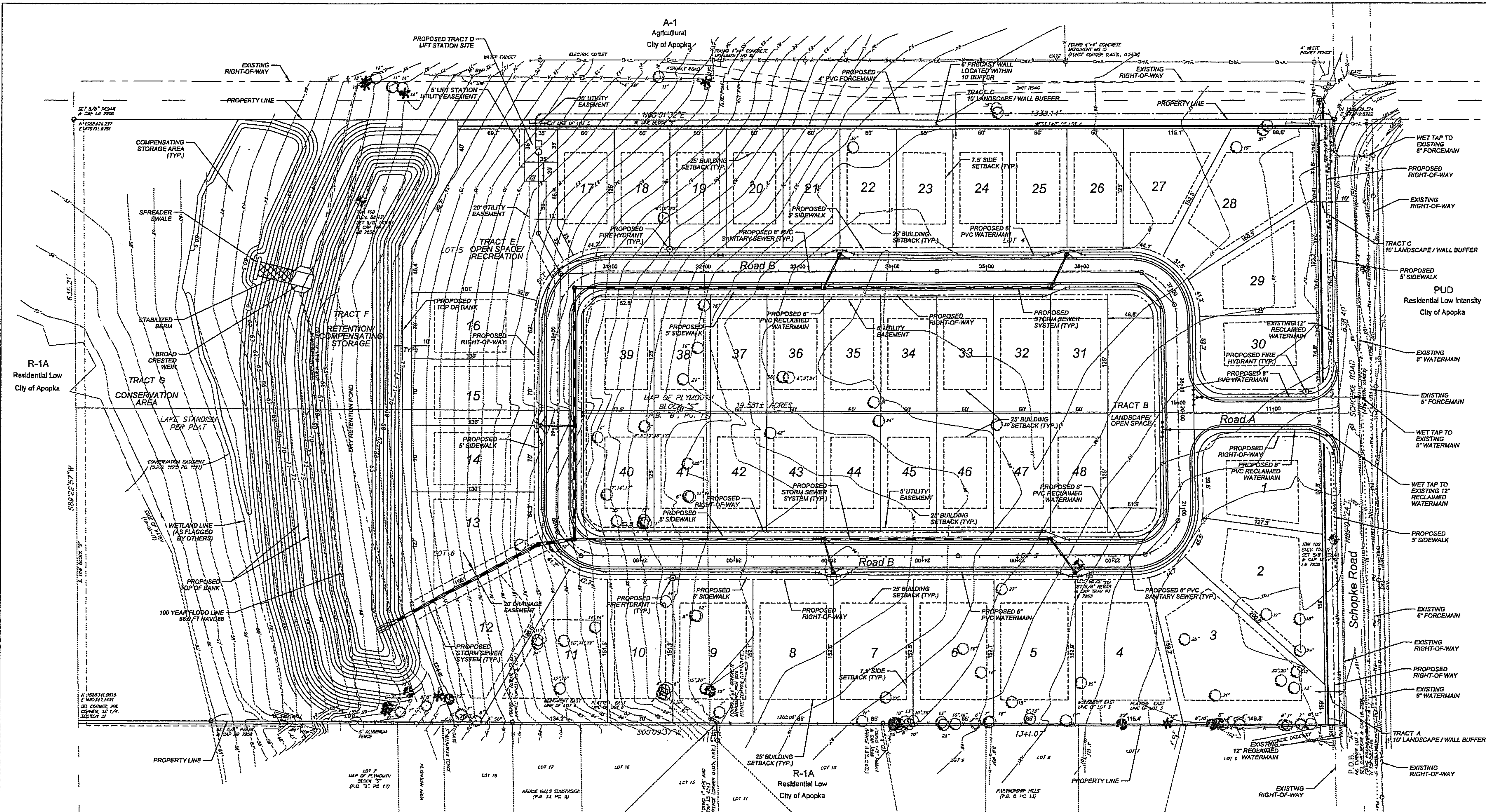
LANDSCAPE/IRRIGATION/HARDSCAPE PLANS

|               |                            |
|---------------|----------------------------|
| C-100         | COVER SHEET                |
| K-100         | MASTER KEY PLAN            |
| T-100         | TREE MITIGATION PLAN       |
| L-100 - L-102 | LANDSCAPE PLANS/DETAILS    |
| L-100 - L-102 | IRRIGATION PLANS/DETAILS   |
| H-100 - H-102 | HARDSCAPE PLANS/ELEVATIONS |

GTC Engineering Corporation

98 South Semoran Blvd, Orlando, FL 32807  
407-380-0402





| Lot Area Table |                 |                 |                |                       |
|----------------|-----------------|-----------------|----------------|-----------------------|
| Lot Number     | Gross Area (SF) | Gross Area (AC) | Lot Width (FT) | Lot Width at R/W (FT) |
| 1              | 11584           | 0.27            | Varies         | 59.8                  |
| 2              | 14195           | 0.33            | Varies         | 45.5                  |
| 3              | 19562           | 0.45            | Varies         | 44.7                  |
| 4              | 14885           | 0.34            | Varies         | 79                    |
| 5              | 12967           | 0.3             | 85             | 85                    |
| 6              | 12950           | 0.3             | 85             | 85                    |
| 7              | 12933           | 0.3             | 85             | 85                    |
| 8              | 12916           | 0.3             | 85             | 85                    |
| 9              | 12899           | 0.3             | 85             | 85                    |
| 10             | 10610           | 0.24            | 70             | 70                    |
| 11             | 13826           | 0.32            | Varies         | 42.3                  |
| 12             | 15766           | 0.36            | Varies         | 41.2                  |
| 13             | 12186           | 0.28            | Varies         | 54.3                  |
| 14             | 8100            | 0.21            | 70             | 70                    |
| 15             | 8100            | 0.21            | 70             | 70                    |
| 16             | 9006            | 0.21            | Varies         | 62                    |

| Lot Area Table |                 |                 |                |                       |
|----------------|-----------------|-----------------|----------------|-----------------------|
| Lot Number     | Gross Area (SF) | Gross Area (AC) | Lot Width (FT) | Lot Width at R/W (FT) |
| 17             | 7459            | 0.17            | Varies         | 44.2                  |
| 18             | 7500            | 0.17            | 60             | 60                    |
| 19             | 7500            | 0.17            | 60             | 60                    |
| 20             | 7500            | 0.17            | 60             | 60                    |
| 21             | 7500            | 0.17            | 60             | 60                    |
| 22             | 7500            | 0.17            | 60             | 60                    |
| 23             | 7500            | 0.17            | 60             | 60                    |
| 24             | 7500            | 0.17            | 60             | 60                    |
| 25             | 7500            | 0.17            | 60             | 60                    |
| 26             | 7500            | 0.17            | 60             | 60                    |
| 27             | 10287           | 0.24            | Varies         | 44.1                  |
| 28             | 14656           | 0.34            | Varies         | 37.6                  |
| 29             | 10775           | 0.25            | Varies         | 41.2                  |
| 30             | 9650            | 0.22            | Varies         | 52.3                  |
| 31             | 7500            | 0.17            | 60             | 60                    |
| 32             | 7500            | 0.17            | 60             | 60                    |

| Lot Area Table |                 |                 |                |                       |
|----------------|-----------------|-----------------|----------------|-----------------------|
| Lot Number     | Gross Area (SF) | Gross Area (AC) | Lot Width (FT) | Lot Width at R/W (FT) |
| 33             | 7500            | 0.17            | 60             | 60                    |
| 34             | 7500            | 0.17            | 60             | 60                    |
| 35             | 7500            | 0.17            | 60             | 60                    |
| 36             | 7500            | 0.17            | 60             | 60                    |
| 37             | 7500            | 0.17            | 60             | 60                    |
| 38             | 7500            | 0.17            | 60             | 60                    |
| 39             | 9553            | 0.22            | 77.5           | 52.5                  |
| 40             | 9553            | 0.22            | 77.5           | 52.5                  |
| 41             | 7500            | 0.17            | 60             | 60                    |
| 42             | 7500            | 0.17            | 60             | 60                    |
| 43             | 7500            | 0.17            | 60             | 60                    |
| 44             | 7500            | 0.17            | 60             | 60                    |
| 45             | 7500            | 0.17            | 60             | 60                    |
| 46             | 7500            | 0.17            | 60             | 60                    |
| 47             | 7500            | 0.17            | 60             | 60                    |
| 48             | 7500            | 0.17            | 60             | 60                    |

Open Space Requirements (See Sec. 2.02.18(E)(1)(i) and 26) of Apopka Code)

Total Land Area: 19.8 acres  
Open Space Required: 5.87 acres  
(33 percent, Lots less than 70 feet)

Category A - counts as 100 percent toward open space requirements.  
Category B - counts as 50 percent toward open space requirements.  
Category C - counts as 100 percent toward open space requirements.  
Category C cannot be more than 30 percent of open space requirement.

| Category B |           |           |           |
|------------|-----------|-----------|-----------|
| Tract      | A (acres) | B (acres) | C (acres) |
| A          | 0.07      | 0.00      | 0.00      |
| B          | 0.28      | 0.00      | 0.00      |
| C          | 0.27      | 0.00      | 0.00      |
| D          | 0.45      | 0.00      | 0.00      |
| E          | 0.00      | 2.01      | 0.00      |
| F          | 0.00      | 0.00      | 2.36      |
| G          | 1.07      | 1.01      | 2.36      |
| Allowable  | 1.07      | 2.01      | 2.36      |

Open Space Provided (Allowable): 5.37 acres

| Tract Table |           |                |                          |
|-------------|-----------|----------------|--------------------------|
| Lot Width   | Pad Width | Number of Lots | Percentage of Total Lots |
| 60 ft       | 45 ft     | 32             | 66.7%                    |
| 70 ft       | 55 ft     | 10             | 20.8%                    |
| 85 ft       | 70 ft     | 6              | 12.5%                    |

Recreation Requirements (See Sec. 2.02.18(E)(1)(ii) of Apopka Code)

Active and passive - Minimum 3.8 acres per 1000 projected population.  
Population is calculated based on 2.6 persons per single family unit.

| Single Family |              |         |         |
|---------------|--------------|---------|---------|
| Tract         | Persons/Unit | Persons | Persons |
| A             | 48           | 2.6     | 124.8   |
| B             | 48           | 2.6     | 124.8   |
| C             | 48           | 2.6     | 124.8   |
| D             | 48           | 2.6     | 124.8   |
| E             | 48           | 2.6     | 124.8   |
| F             | 48           | 2.6     | 124.8   |
| G             | 48           | 2.6     | 124.8   |

| Tract Table |                |                |                                |
|-------------|----------------|----------------|--------------------------------|
| Tract       | Ownership      | Maintenance    | Use                            |
| A           | HOA            | HOA            | Landscape/Wall Buffer          |
| B           | HOA            | HOA            | Landscape/Open Space           |
| C           | HOA            | HOA            | Landscape/Wall Buffer          |
| D           | City of Apopka | City of Apopka | Lot Setback                    |
| E           | HOA            | HOA            | Recreation/Open Space          |
| F           | HOA            | HOA            | Retention/Compensating Storage |
| G           | HOA            | HOA            | Conservation                   |

BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY  
PEC SURVEYING AND MAPPING, LLC (407) 542-4987

### SITE DATA

|                                       |                                 |
|---------------------------------------|---------------------------------|
| Total Land Area                       | 19.8 Ac.                        |
| Section/Township/Range                | 31/20S/28E                      |
| Parcel ID                             | 06-21-28-7172-18-030            |
| Future Land Use                       | Residential Low                 |
| Current Zoning                        | R-1A                            |
| Proposed Zoning                       | PUD                             |
| Proposed Use                          | Single Family                   |
| Total Units                           | 48 Units                        |
| Net Buildable Area                    | 17.24 Ac.                       |
| Proposed Density                      | 2.78 Units/Ac.                  |
| Required Open Space / Recreation      | 5.87 Ac. (0.45 Ac. 35' (2-40')) |
| Maximum Building Height               | 20' (48' x 0.40')               |
| School Age Population                 | 60' x 125' (1,500 Sq. Ft.)      |
| Minimum Lot Size                      | 1,700 Sq. Ft.                   |
| Open Space Calculations               |                                 |
| Retention Area                        | 3.01 Ac. (2.84 Ac. Allowable)   |
| Active Recreation                     | 0.45 Ac.                        |
| Landscape                             | 0.62 Ac.                        |
| Conservation Area                     | 2.36 Ac.                        |
| Total Open Space Provided (Allowable) | 6.37 Ac.                        |

### GENERAL LEGEND

|       |                                  |
|-------|----------------------------------|
| ----- | Existing Watermain               |
| ----- | Existing Reclaimed Watermain     |
| ----- | Existing Sanitary Forcemain      |
| ----- | Proposed Water with Fire Hydrant |
| ----- | Proposed Reclaimed Watermain     |
| ----- | Proposed Sewer with Manhole      |
| ----- | Proposed Sanitary Forcemain      |
| ----- | Proposed Storm with Inlet        |
| ----- | Proposed 6" Precast Wall         |

### MASTER PLAN

Legacy Hills

GTC Engineering Corporation

FIELD: REC  
DRAFTED BY: AM  
CHECKED BY: CLC  
DESIGNED BY: AM/CLC

DATE

SCALE: 1" = 50'







LANDSCAPE, IRRIGATION, AND HARDSCAPE PLANS

LEGACY HILLS

F.K.A.

SCHOPKE ESTATES

CITY OF APOPKA, FLORIDA  
FOR: LUCAS LAND DEVELOPMENT, LLC

SHEET INDEX

|       |                      |       |                      |
|-------|----------------------|-------|----------------------|
| C-100 | COVER SHEET          | I-100 | IRRIGATION PLAN      |
| K-100 | MASTER KEY PLAN      | I-101 | IRRIGATION PLAN      |
| T-100 | TREE MITIGATION PLAN | I-102 | IRRIGATION DETAILS   |
| L-100 | LANDSCAPE PLAN       | H-100 | HARDSCAPE PLAN       |
| L-101 | LANDSCAPE PLAN       | H-101 | HARDSCAPE PLAN       |
| L-102 | LANDSCAPE DETAILS    | H-102 | HARDSCAPE ELEVATIONS |

LEGACY HILLS

PROJECT ID: 16-112

PHASE: CONSTRUCTION DOCUMENTS

SCALE: 1/8" = 1'

TITLE NAME: 16-112

DRAWN BY: CDR

CHECKED BY: CDR

DATE: 05-24-18

REV.

DESCRIPTION

DATE

PROJECT ADDRESS

CITY OF APOPKA, FLORIDA  
OWNER NAME AND ADDRESS  
RL DEVELOPMENT

DRAWING TITLE

COVER SHEET

CONSULTANTS

SIGNATURE AND DATED SEAL

16-112

05/24/18

16-112

BORRELLI + PARTNER

ARCHITECTS

1000 N. W. 10TH AVE., SUITE 200

MIAMI, FL 33136

TEL: 305.576.1111

WWW.BORRELLI-PA.COM

FLORIDA PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ARCHITECT

NO. 12345

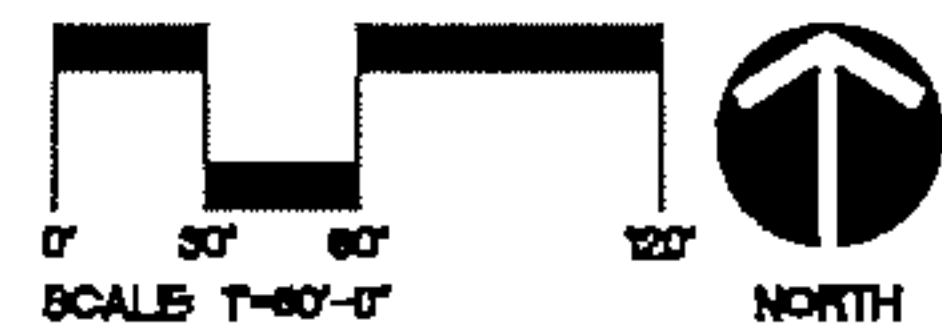
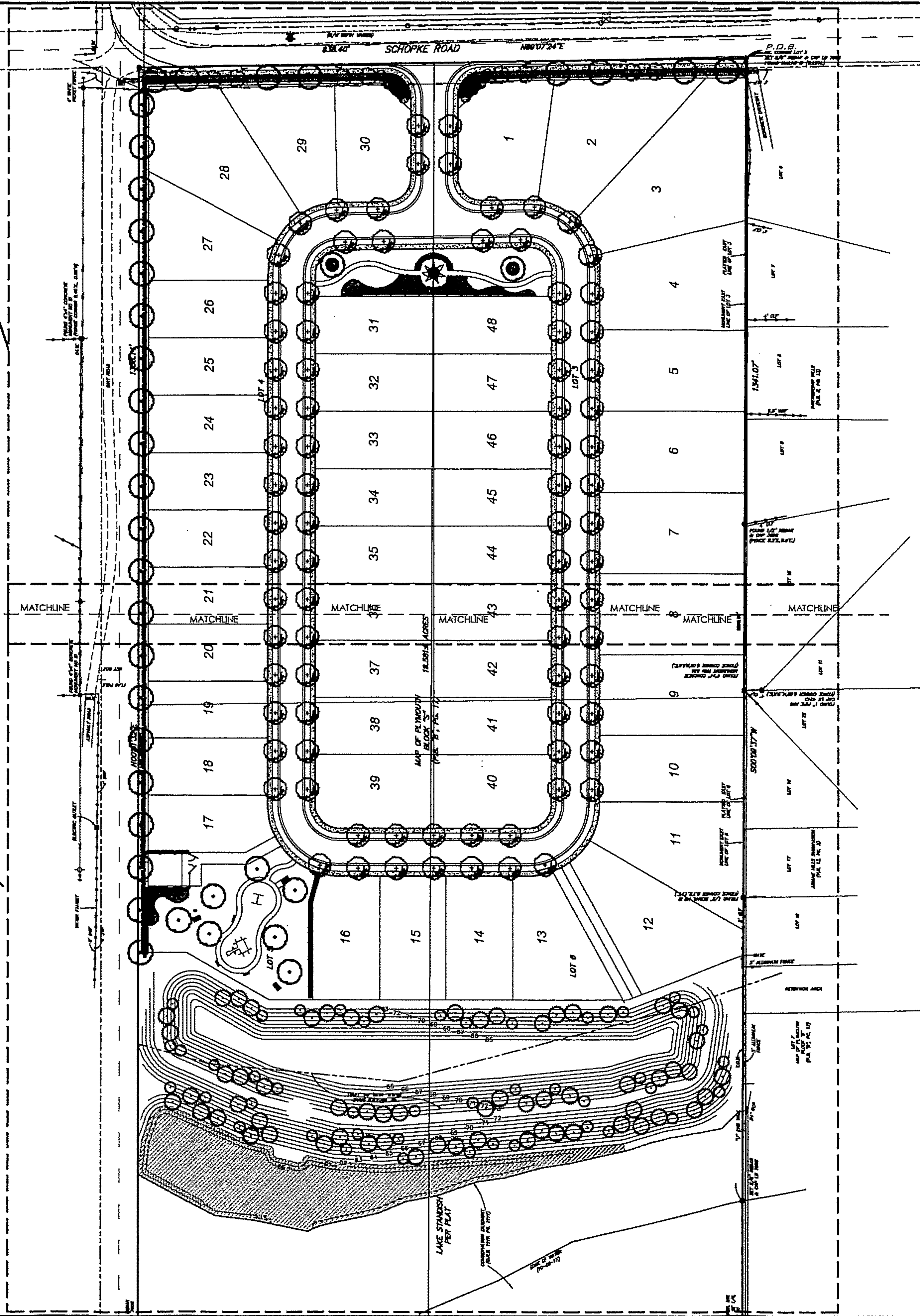
EXPIRATION DATE: 12/31/2020

C-100



SEE SHEET L-100 FOR  
LANDSCAPE PLAN  
SEE SHEET I-100 FOR  
IRRIGATION PLAN  
SEE SHEET H-100 FOR  
HARDSCAPE PLAN

SEE SHEET L-101 FOR  
LANDSCAPE PLAN  
SEE SHEET I-101 FOR  
IRRIGATION PLAN  
SEE SHEET H-101 FOR  
HARDSCAPE PLAN

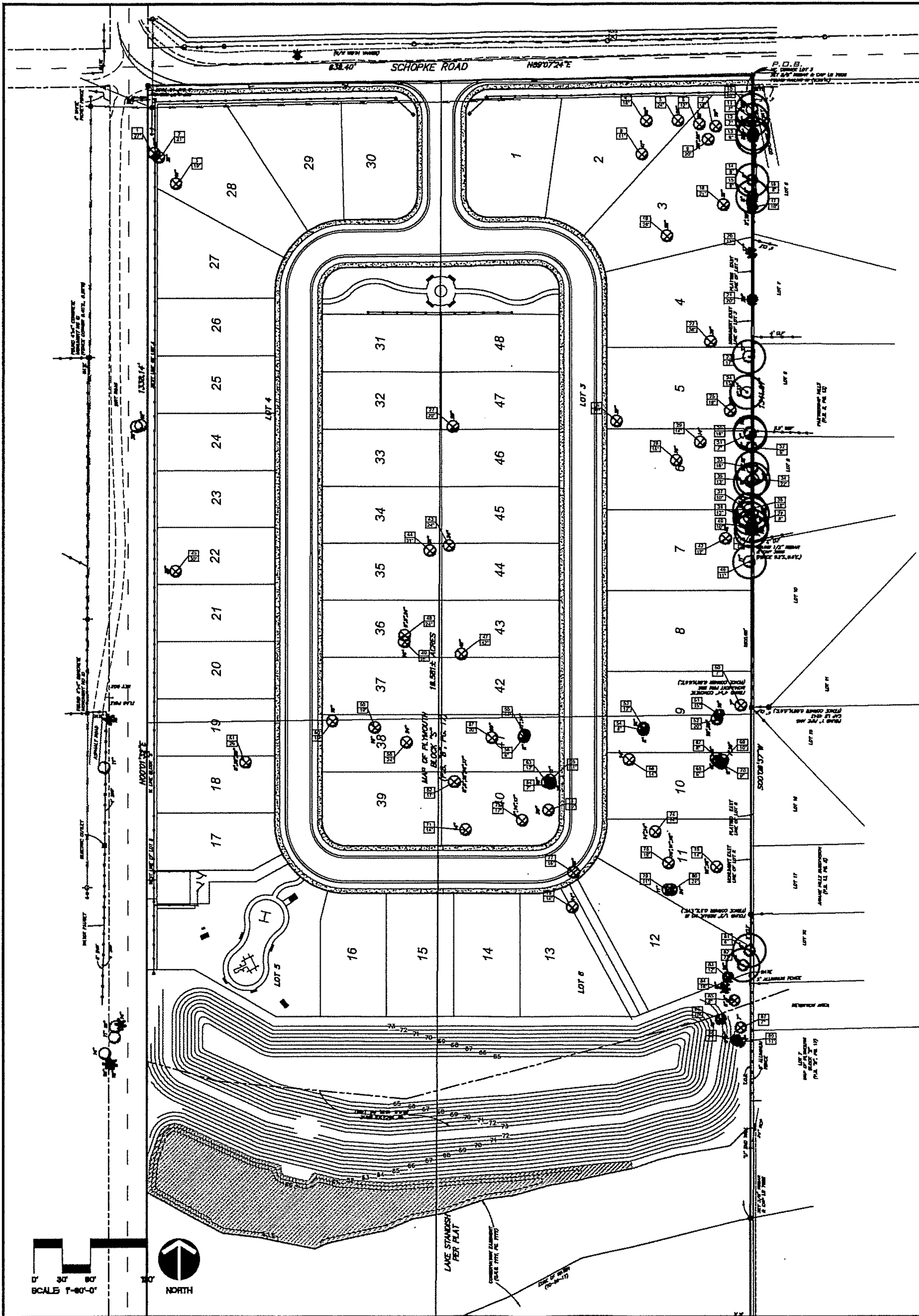


## LEGACY HILLS

|                   |                        |          |             |      |                         |               |             |                          |                                                                                                                                                                                                                                   |  |
|-------------------|------------------------|----------|-------------|------|-------------------------|---------------|-------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PROJECT NO. 14112 |                        | REV. 1   | DESCRIPTION | DATE | PROJECT ADDRESS         | DRAWING TITLE | CONSULTANTS | SIGNATURE AND DATED SEAL | BORRELLI PARTNERS<br>200 VASAR STREET<br>CHANDLER, AZ 84901<br>PH: 480.948.1100<br>F: 480.948.1101<br>WWW.BORRELLI.COM<br>REGISTERED PROFESSIONAL ENGINEER<br>STATE OF ARIZONA<br>LICENSE NO. 14112<br>EXPIRATION DATE 12/31/2024 |  |
| PHASE             | CONSTRUCTION DOCUMENTS | 14112    |             |      | CITY OF APOLLO, FLORIDA |               |             |                          | CONSULTED BY: RICE                                                                                                                                                                                                                |  |
| SCALE             | 1"=60'-0"              | 14112    |             |      | CITY OF APOLLO, FLORIDA |               |             |                          | CONSULTED BY: RICE                                                                                                                                                                                                                |  |
| DRAWN BY          | 14112                  | 14112    |             |      | CITY OF APOLLO, FLORIDA |               |             |                          | CONSULTED BY: RICE                                                                                                                                                                                                                |  |
| CHECKED BY        | 14112                  | 14112    |             |      | CITY OF APOLLO, FLORIDA |               |             |                          | CONSULTED BY: RICE                                                                                                                                                                                                                |  |
| DATE              | 06-26-25               | 06-26-25 |             |      | CITY OF APOLLO, FLORIDA |               |             |                          | CONSULTED BY: RICE                                                                                                                                                                                                                |  |

K-100





### TREE MITIGATION CHART

| #  | TREE TYPE | SIZE        | REMOVED INCHES | SAVED INCHES | REASON FOR REMOVAL |
|----|-----------|-------------|----------------|--------------|--------------------|
| 1  | OAK       | 27"         | 27"            |              | GRADING            |
| 2  | OAK       | 21"         | 21"            |              | GRADING            |
| 3  | OAK       | 19"         | 19"            |              | GRADING            |
| 4  | OAK       | 18"         | 18"            |              | GRADING            |
| 5  | OAK       | 24"         | 24"            |              | GRADING            |
| 6  | OAK       | 12"         | 12"            |              | GRADING            |
| 7  | OAK       | 13"         | 13"            |              | GRADING            |
| 8  | OAK       | 11"         | 11"            |              | GRADING            |
| 9  | OAKS      | 20", 20"    | 40"            |              | GRADING            |
| 10 | OAKS      | 8", 15"     |                | 23"          |                    |
| 11 | UNKNOWN   | 7"          |                | 7"           |                    |
| 12 | UNKNOWN   | 7"          |                | 7"           |                    |
| 13 | UNKNOWN   | 8"          |                | 8"           |                    |
| 14 | UNKNOWN   | 8"          |                | 8"           |                    |
| 15 | UNKNOWN   | 8"          |                | 8"           |                    |
| 16 | CAMPHOR   | 8"          |                |              | GRADING            |
| 17 | CAMPHORS  | 9", 10"     |                |              | GRADING            |
| 18 | CAMPHOR   | 21"         |                |              | GRADING            |
| 19 | OAK       | 26"         | 26"            |              | GRADING            |
| 20 | PALM      | 17"         | 17"            |              | GRADING            |
| 21 | CAMPHOR   | 20"         |                |              | GRADING            |
| 22 | OAK       | 36"         | 36"            |              | GRADING            |
| 23 | OAK       | 17"         |                | 17"          |                    |
| 24 | OAKS      | 8", 13"     |                | 21"          |                    |
| 25 | OAK       | 18"         | 18"            |              | GRADING            |
| 26 | OAK       | 27"         | 27"            |              | GRADING            |
| 27 | OAK       | 20"         | 20"            |              | GRADING            |
| 28 | OAK       | 16"         | 16"            |              | GRADING            |
| 29 | OAK       | 14"         | 14"            |              | GRADING            |
| 30 | OAK       | 18"         |                | 18"          |                    |
| 31 | OAK       | 7"          |                | 7"           |                    |
| 32 | UNKNOWN   | 6"          |                | 6"           |                    |
| 33 | OAKS      | 10", 16"    |                | 26"          |                    |
| 34 | OAK       | 22"         |                | 22"          |                    |
| 35 | OAK       | 13"         |                | 13"          |                    |
| 36 | OAKS      | 10", 16"    |                | 26"          |                    |
| 37 | OAK       | 10"         |                | 10"          |                    |
| 38 | OAK       | 13"         |                | 13"          |                    |
| 39 | OAK       | 8"          |                | 8"           |                    |
| 40 | CAMPHOR   | 10"         |                |              | GRADING            |
| 41 | OAK       | 7"          |                | 7"           |                    |
| 42 | OAK       | 12"         | 12"            |              | GRADING            |
| 43 | OAK       | 24"         | 24"            |              | GRADING            |
| 44 | OAK       | 31"         | 31"            |              | GRADING            |
| 45 | OAK       | 30"         | 30"            |              | GRADING            |
| 46 | OAK       | 11"         |                | 11"          |                    |
| 47 | OAK       | 42"         | 42"            |              | GRADING            |
| 48 | OAKS      | 6", 9", 24" | 39"            |              | GRADING            |
| 49 | OAK       | 16"         | 16"            |              | GRADING            |
| 50 | OAK       | 7"          | 7"             |              | GRADING            |



### TREE SUMMARY

TOTAL INCHES ON-SITE: 1,599"  
TOTAL NUMBER OF SPECIMEN TREES: 13  
TOTAL INCHES REMOVED: 1,202"  
TOTAL INCHES RETAINED: 279"  
TOTAL SPECIMEN INCHES RETAINED: 0"  
TOTAL INCHES REQUIRED: 1,202"  
TOTAL INCHES REPLACED: 1,180"  
TOTAL INCHES POST DEVELOPMENT: 1,459"  
SITE CLEARING AREA IN SQ. FT. AND ACRES:

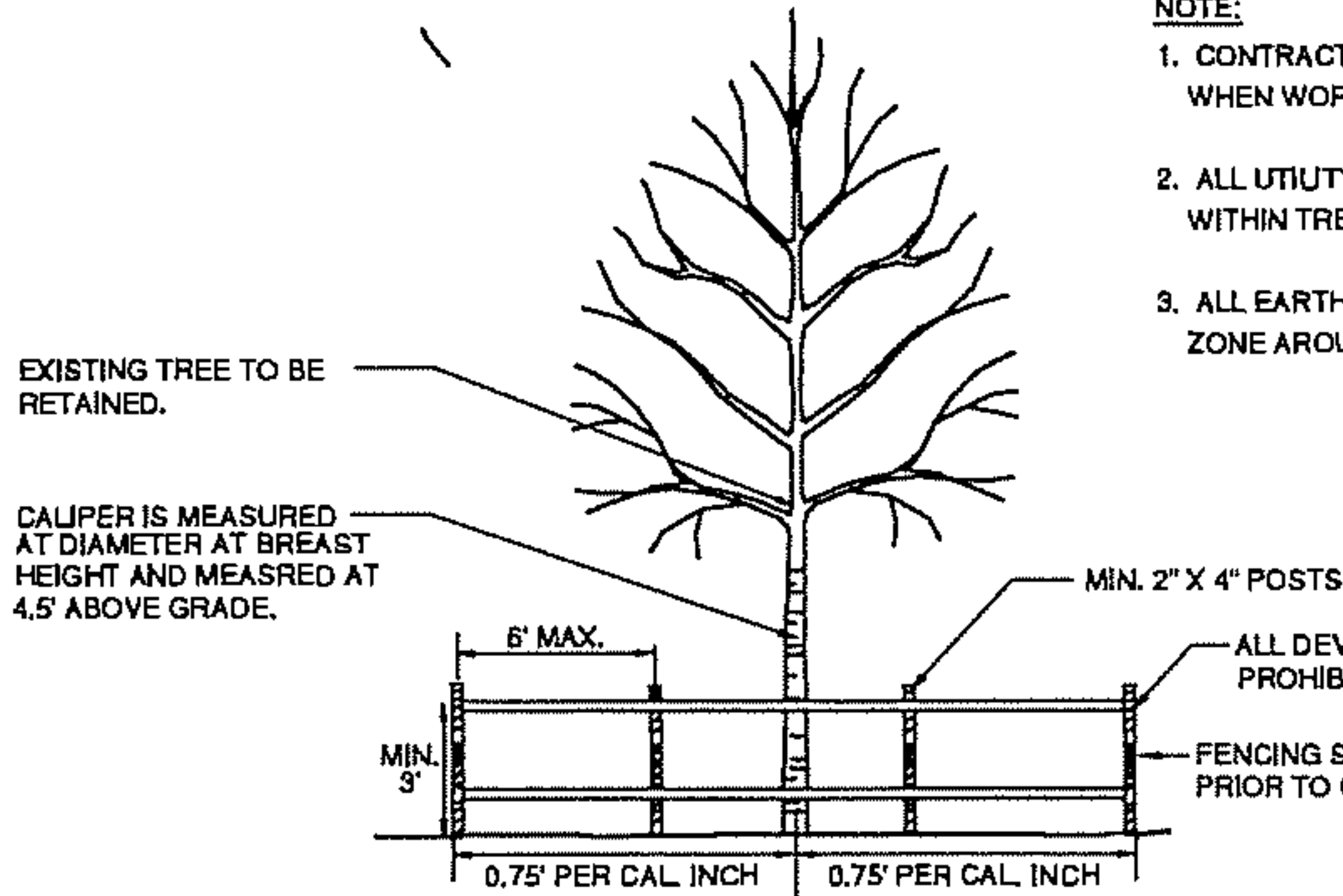
| #  | TREE TYPE     | SIZE              | REMOVED INCHES      | SAVED INCHES     | REASON FOR REMOVAL              |
|----|---------------|-------------------|---------------------|------------------|---------------------------------|
| 51 | CAMPHOR       | 15"               |                     |                  | GRADING                         |
| 52 | OAK           | 15", 20"          | 35"                 |                  | GRADING                         |
| 53 | OAK           | 12"               | 12"                 |                  | GRADING                         |
| 54 | OAK           | 8"                | 8"                  |                  | GRADING                         |
| 55 | OAKS          | 11", 14"          | 25"                 |                  | GRADING                         |
| 56 | OAK           | 8"                | 8"                  |                  | GRADING                         |
| 57 | OAK           | 20"               | 20"                 |                  | GRADING                         |
| 58 | OAK           | 24"               | 24"                 |                  | GRADING                         |
| 59 | OAK           | 19"               | 19"                 |                  | GRADING                         |
| 60 | OAK           | 16"               | 16"                 |                  | GRADING                         |
| 61 | OAKS          | 8", 10", 26"      | 44"                 |                  | GRADING                         |
| 62 | OAKS          | 8, 8, 12, 16, 17" | 61"                 |                  | GRADING                         |
| 63 | OAK           | 12"               | 12"                 |                  | GRADING                         |
| 64 | OAK           | 7"                | 7"                  |                  | GRADING                         |
| 65 | OAK           | 11"               | 11"                 |                  | GRADING                         |
| 66 | OAK           | 14"               | 14"                 |                  | GRADING                         |
| 67 | OAK           | 8"                | 8"                  |                  | GRADING                         |
| 68 | OAK           | 6"                | 6"                  |                  | GRADING                         |
| 69 | OAKS          | 10", 7"           | 17"                 |                  | GRADING                         |
| 70 | OAK           | 9"                | 9"                  |                  | GRADING                         |
| 71 | OAK           | 14"               | 14"                 |                  | GRADING                         |
| 72 | OAKS          | 7", 14", 17"      | 38"                 |                  | GRADING                         |
| 73 | OAK           | 20"               | 20"                 |                  | GRADING                         |
| 74 | OAKS          | 14", 14"          | 28"                 |                  | GRADING                         |
| 75 | OAKS          | 12", 19"          | 31"                 |                  | GRADING                         |
| 76 | OAKS          | 10", 11", 19"     | 40"                 |                  | GRADING                         |
| 77 | OAK           | 16"               | 16"                 |                  | GRADING                         |
| 78 | OAK           | 14"               | 14"                 |                  | GRADING                         |
| 79 | OAK           | 11"               | 11"                 |                  | GRADING                         |
| 80 | OAK           | 24"               | 24"                 |                  | GRADING                         |
| 81 | UNKNOWN       | 6"                |                     | 6"               |                                 |
| 82 | UNKNOWN       | 7"                |                     | 7"               |                                 |
| 83 | CAMPHOR       | 12"               |                     |                  | GRADING                         |
| 84 | PALM          | 16"               | 16"                 |                  | GRADING                         |
| 85 | UNKNOWN       | 8", 8"            | 16"                 |                  | GRADING                         |
| 86 | CAMPHOR       | 10"               |                     |                  | GRADING                         |
| 87 | UNKNOWN       | 7"                | 7"                  |                  | GRADING                         |
| 88 | CAMPHORS      | 7", 8"            |                     |                  | GRADING                         |
| 89 | PALM          | 11"               | 11"                 |                  | GRADING                         |
|    | TOTAL ON SITE | 1599"             | TOTAL REMOVED 1202" | TOTAL SAVED 279" | TOTAL SPECIMEN TREES REMOVED 13 |

### REPLACEMENT TREES

| REPLACEMENT PROVIDED | QUANTITY         | DBH SIZE | TOTAL INCHES |
|----------------------|------------------|----------|--------------|
| *HIGHRISE OAK        | 64               | 4"       | 336"         |
| *LIVE OAK            | 38               | 3"       | 152"         |
| *SOUTHERN MAGNOLIA   | 9                | 4"       | 27"          |
| *BALD CYPRESS        | 43               | 3"       | 129"         |
| *BALD CYPRESS        | 62               | 4"       | 248"         |
| LOT SHADE TREES      | 48 LOTS x 2 = 96 | 3"       | 288"         |
| TOTAL PLANTED        | 332              | N/A      | 1180"        |

### NOTE:

- CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING AROUND SAVED TREES.
- ALL UTILITY WORK SHALL BE DONE BY HAND WITHIN TREE ROOT IMPACT ZONE.
- ALL EARTHWORK WITHIN A TEN (10) FOOT RADIUS ZONE AROUND SAVED TREES SHALL BE NON-COMPACTED.



NOTES: FENCING SHALL BE AT LEAST 3' ABOVE GROUND AND MIN. OF 3' BELOW GRADE. THE MAXIMUM REQUIRED UNDISTURBED AREA SHALL NOT EXCEED 24' FROM CENTER OF TREE.



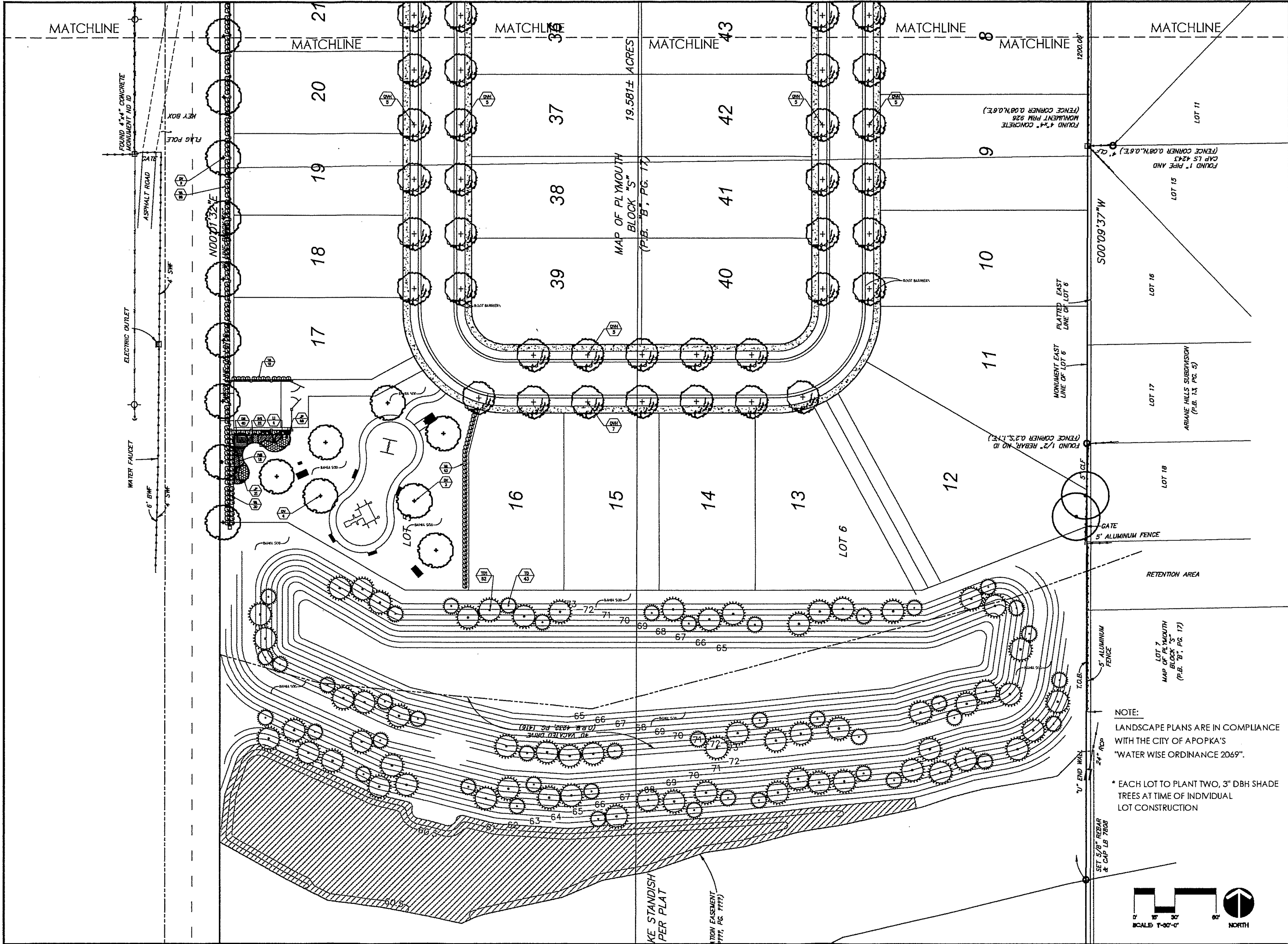
### LEGACY HILLS

|                                                                                                                                                              |                        |                                                               |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------|------|
| BORRELLI PARTNERS<br>ARCHITECTURAL PLANNING, LANDSCAPE INTERIORS<br>701 N. US 90 STREET<br>ORLANDO, FL 32813<br>OPERATION: 407-255-1111<br>FAX: 407-255-1112 |                        | SIGNATURE AND DATED SEAL<br>CHRYSTOPHER J. KEE<br>FLA 0001212 |      |
| CONSULTANTS                                                                                                                                                  |                        | DRAWING TITLE<br>TREE MITIGATION PLAN                         |      |
| PROJECT NO.                                                                                                                                                  | DATE                   | PROJECT ADDRESS                                               | DATE |
| PHASE                                                                                                                                                        | CONSTRUCTION DOCUMENTS | CITY OF PALM BEACH, FLORIDA                                   |      |
| SCALE                                                                                                                                                        | 1"=10' & 1"=20'        | OWNER NAME AND ADDRESS                                        |      |
| FILE NAME                                                                                                                                                    | 16-102                 | 16-102                                                        |      |
| DRAWN BY                                                                                                                                                     | DKB                    | 16-102                                                        |      |
| CHECKED BY                                                                                                                                                   | DKB                    | 16-102                                                        |      |
| DATE                                                                                                                                                         | 10-24-16               | 16-102                                                        |      |
| T-100                                                                                                                                                        |                        |                                                               |      |









LEGACY HILLS

|                                |                  |                    |               |                 |                 |                                                                 |                |                                  |                                  |
|--------------------------------|------------------|--------------------|---------------|-----------------|-----------------|-----------------------------------------------------------------|----------------|----------------------------------|----------------------------------|
| PROJECT NO. 15-111             |                  | REV. 1             | DESCRIPTION   | DATE            | PROJECT ADDRESS | DRAWING TITLE                                                   | CONSULTANTS    | SIGNATURE AND DATED SEAL         | <br>CHRISTOPHER D. RICE<br>15464 |
| PHASE - CONSTRUCTION DOCUMENTS | SCALE - AS NOTED | FILE NAME - 15-111 | DRAWN BY - DB | CHECKED BY - DB | DATE - 01-25-18 | CITY OF APOPKA, FLORIDA<br>OWNER NAME AND ADDRESS<br>BLOUNTSHAW | LANDSCAPE PLAN | <br>BORRELLI & PARTNERS<br>15464 |                                  |

L-101

NOTE:  
LANDSCAPE PLANS ARE IN COMPLIANCE  
WITH THE CITY OF APOPKA'S  
"WATER WISE ORDINANCE 2069".

\* EACH LOT TO PLANT TWO, 3" DBH SHADE  
TREES AT TIME OF INDIVIDUAL  
LOT CONSTRUCTION





1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL MEET OR EXCEED THE REQUIREMENTS FOR FLORIDA NO. 1 QUALITY, AS GRADED IN THE MOST CURRENT EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL PLANTING AREAS SHALL HAVE MULCH A MINIMUM OF 3" IN DEPTH. CYPRESS MULCH SHALL NOT BE USED.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.



1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION, AND ANY ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK, IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING CONDITIONS PRIOR TO THE INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.



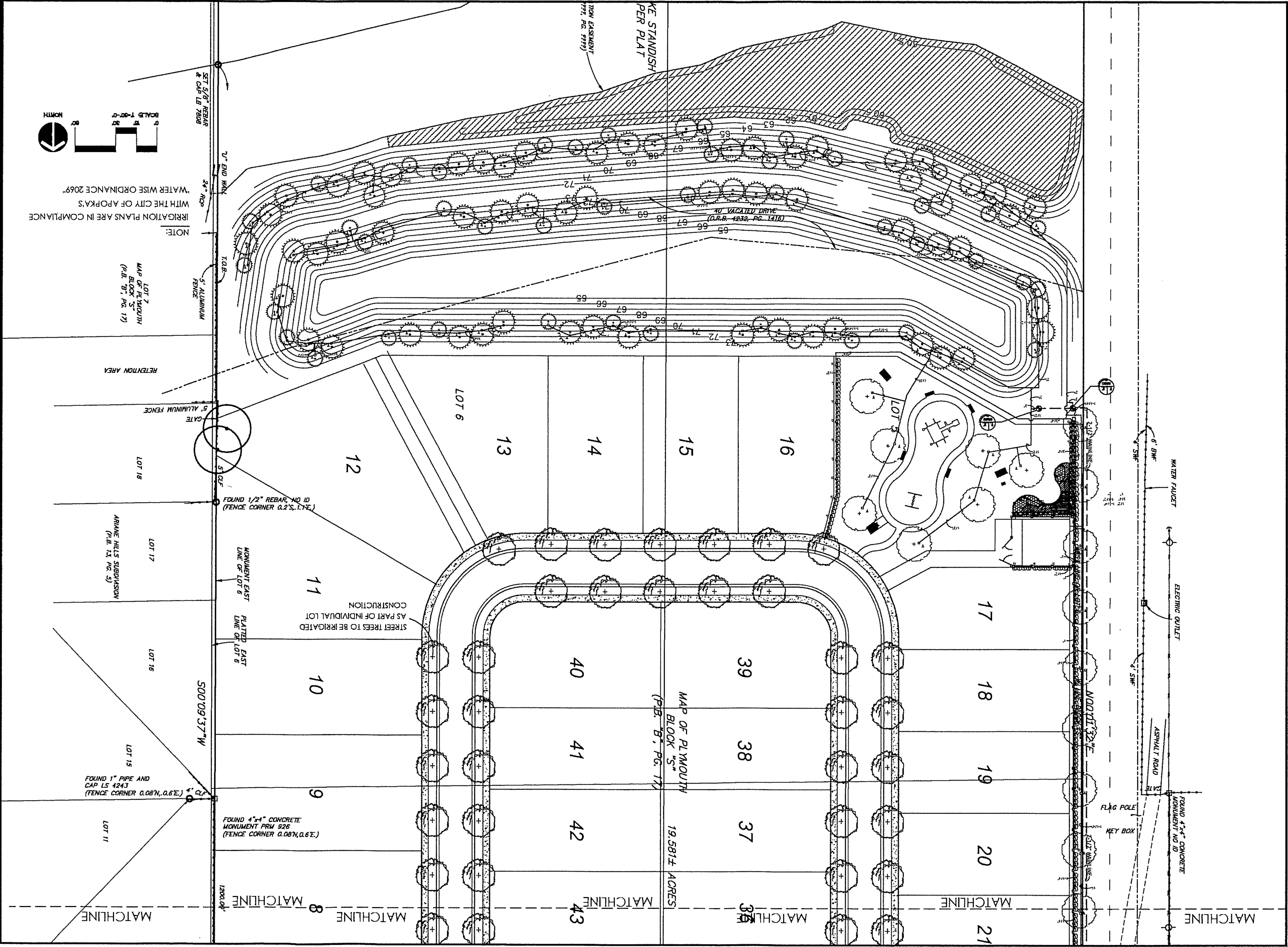
**TREE PLANTING DETAIL**  
NOT TO SCALE

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            |             |                        |      |             |                        |                          |                                                                                                       |             |                          |                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|------------------------|------|-------------|------------------------|--------------------------|-------------------------------------------------------------------------------------------------------|-------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">L</div> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">102</div> </div> </div> |            | PROJECT NO. | 16-112                 | REV. | DESCRIPTION | DATE                   | PROJECT ADDRESS          | DRAWING TITLE                                                                                         | CONSULTANTS | SIGNATURE AND DATED SEAL | <div style="text-align: center;">  </div> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            | PHASE       | CONSTRUCTION DOCUMENTS |      |             |                        |                          |                                                                                                       |             |                          |                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SCALE      | AS NOTED    |                        |      |             |                        | CITY OF JACKSON, FLORIDA | <h2 style="margin: 0;">LEGACY HILLS</h2> <h3 style="margin: 0;">LANDSCAPE DETAILS AND PLANT LIST</h3> |             |                          |                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SHEET NAME | 16-112      |                        |      |             |                        |                          |                                                                                                       |             |                          |                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | DRAWN BY   | CDM         |                        |      |             | OWNER NAME AND ADDRESS |                          |                                                                                                       |             |                          |                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CHECKED BY | JAM         |                        |      |             | BLK 100 LOT 100        |                          |                                                                                                       |             |                          |                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | DATE       | 20. 10.18   |                        |      |             |                        |                          |                                                                                                       |             |                          |                                                                                                                              |









NOTE:  
IRRIGATION PLANS ARE IN COMPLIANCE  
WITH THE CITY OF APOKAS  
"WATER WISE ORDINANCE 2069"

LOT 7  
MAP OF PLYMOUTH  
BLOCK "S"  
(P.B. "B", PG. 17)

RETENTION AREA

5' ALUMINUM FENCE

LOT 18

ARAME HILLS SUBDIVISION  
(P.B. 13, PG. 5)

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

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LOT 7

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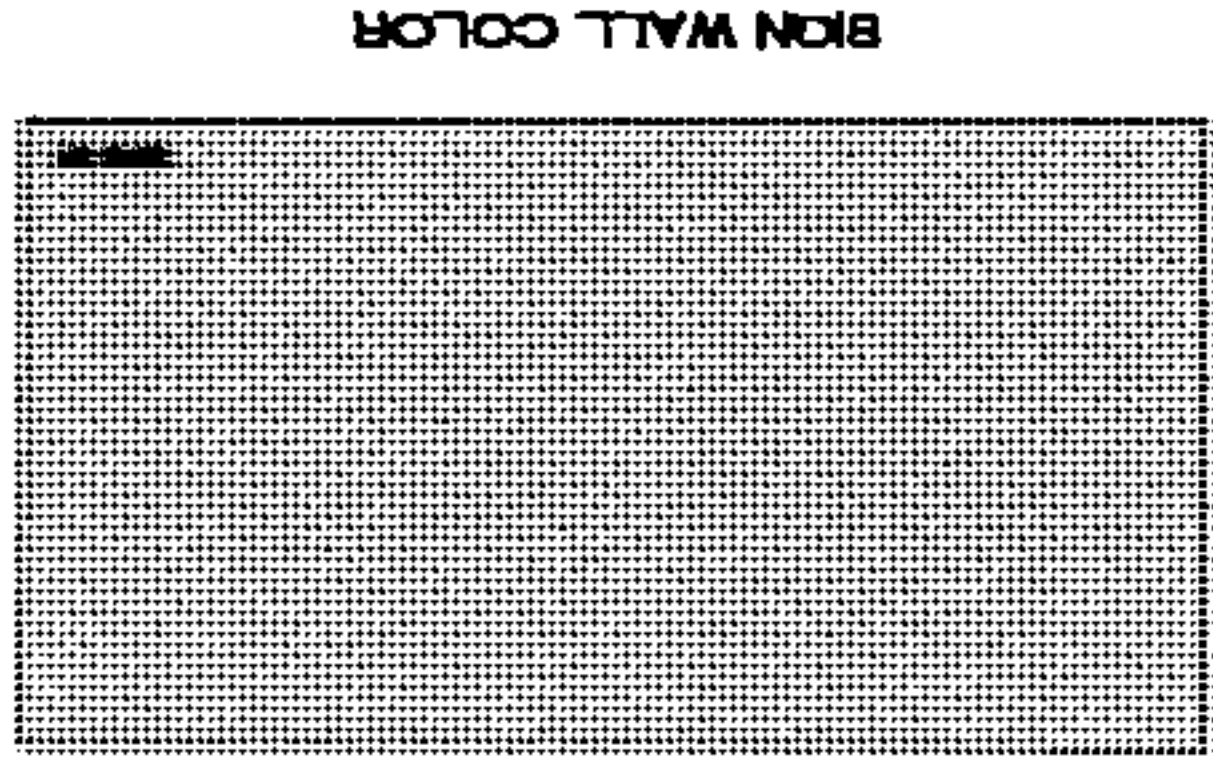




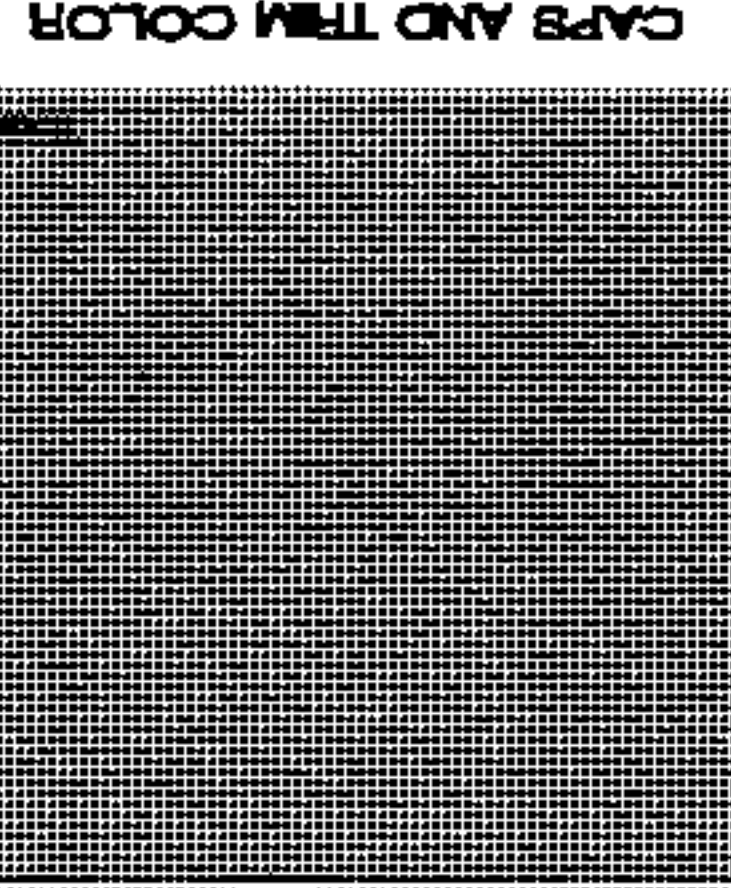
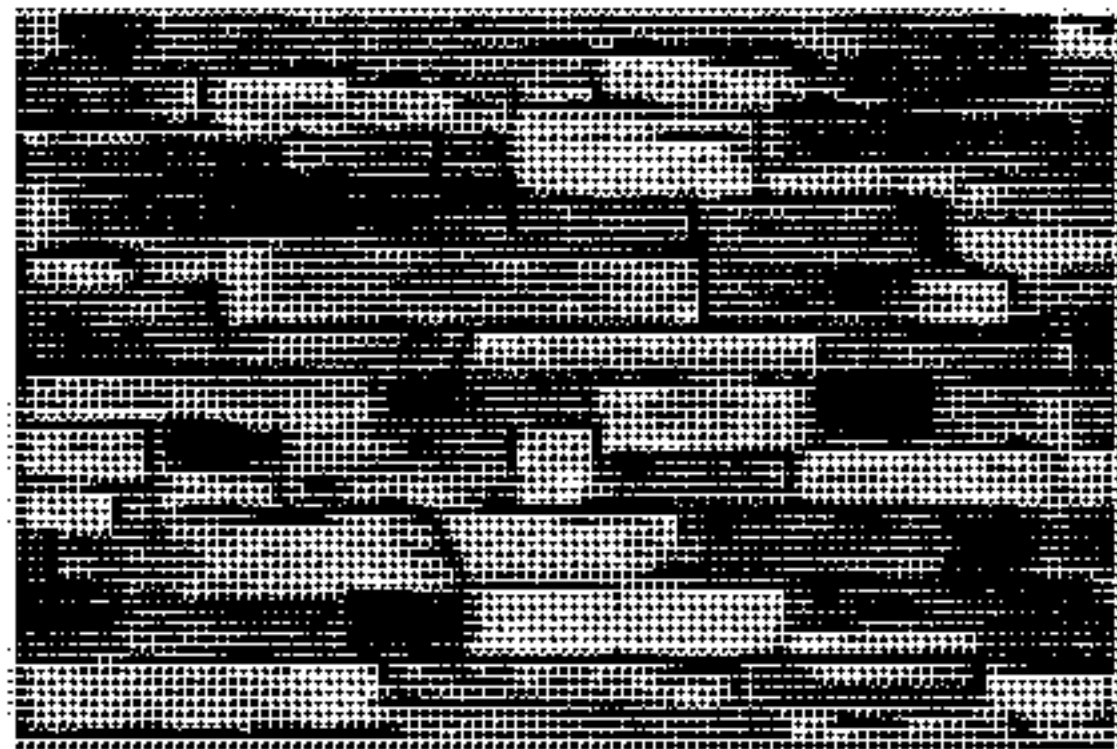




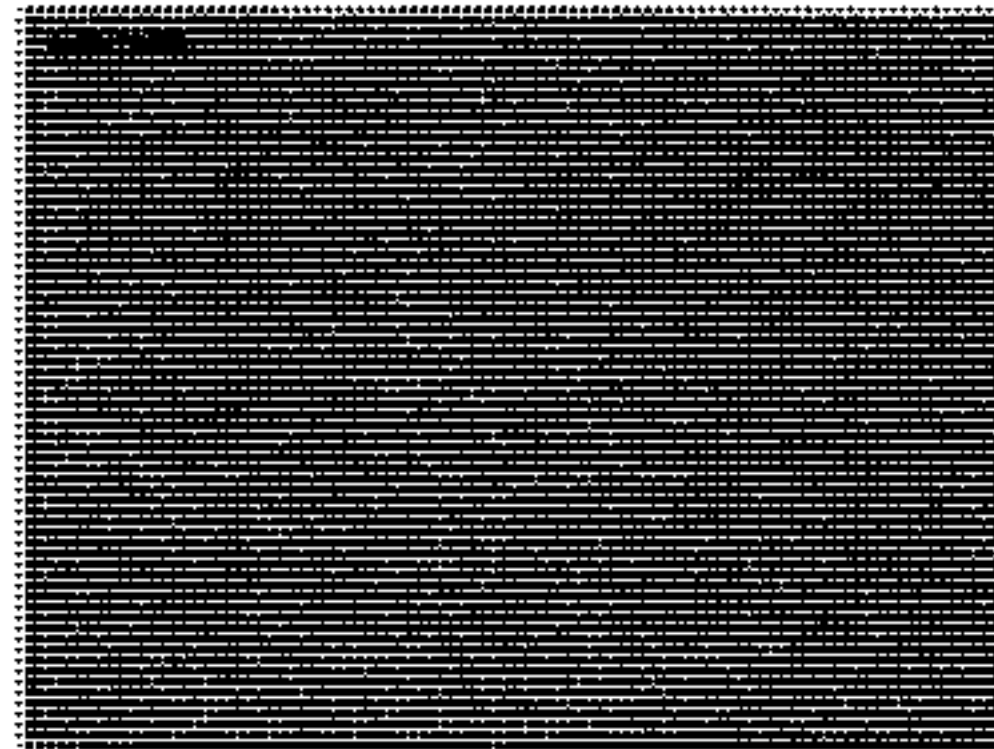
WALL COLORS



STACKED STONE COLOR



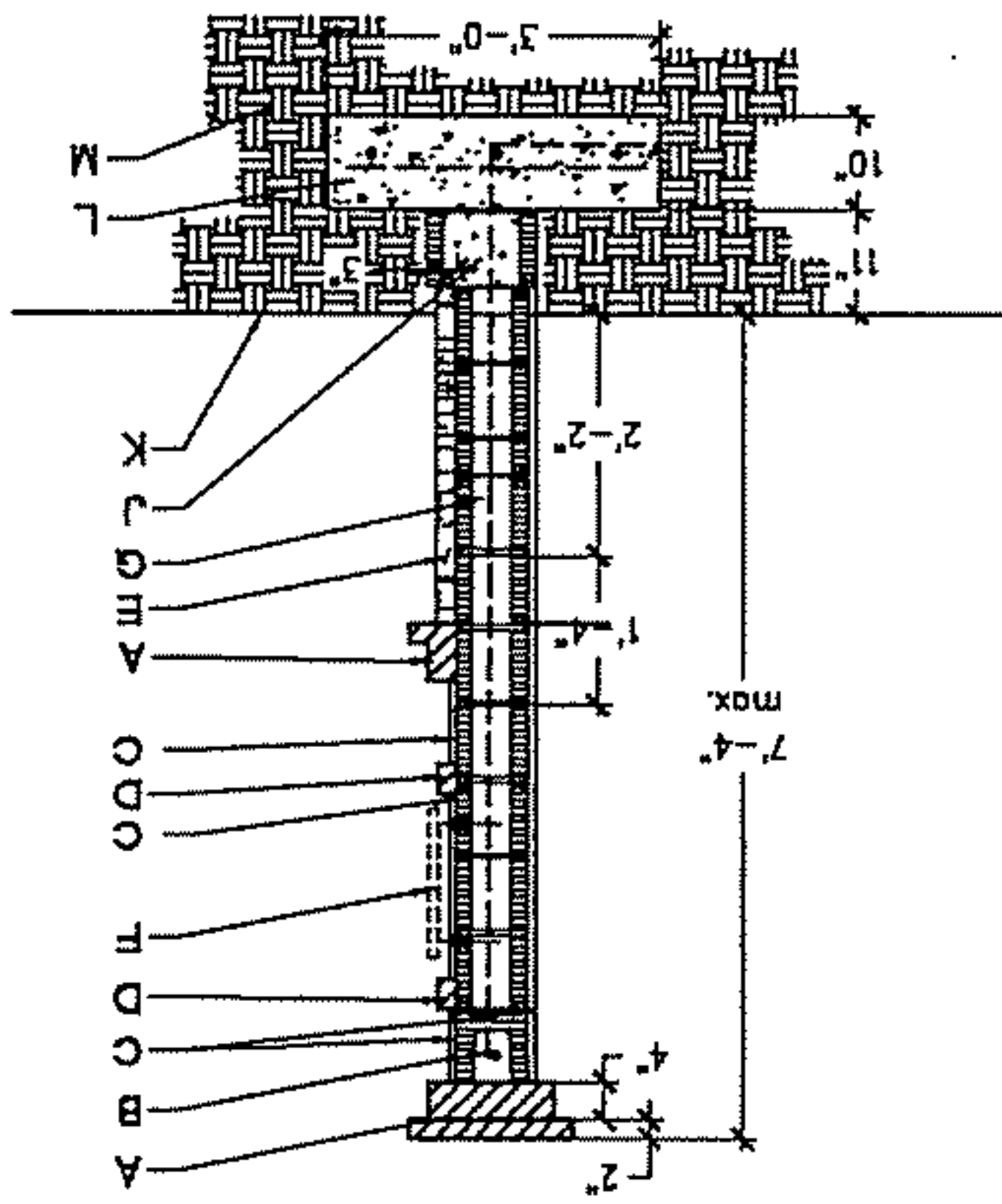
PREFAB WALL BORDER AND SIGN FACE COLOR



NOT TO SCALE

SKINLE SIDED ENTRY SIGN WALL

- NOTES
- PREFAB STONE WALL CAP AND BASE BORDER TRIM, ATTACH TO WALL UTILIZING RAVED MORTAR BED AND TRUSS TIES.
  - 8"x16" CMU UNIT BLOCK WITH (1) #5 RE-BAR CONT. FILL ALL CELLS WITH MORTAR.
  - APPLY MIN. 5/8" THICK STUCCO IN MEDIUM FINISH TO WALL AS SHOWN. PAINT COLOR BY OWNER.
  - 3" SQUARE CAST STONE SIGN TRIM. COLOR MATCH ALL WALL DETAILING AND COLUMN CAPS.
  - ATTACH 3" THICK STACKED STONE VENEER SIGN WALL UTILIZING TRUSS TIES AND MORTAR. STONE TYPE TO BE "XX" BY JAW STONE IN XX COLOR.
  - 16" HIGH RAISED SIGN LETTERING IN CENTURY GOTHIC FONT - ATTACH TO WALL UTILIZING PIN MOUNTS.
  - 7'-4" HIGH, 8"x8"x16" CMU BLOCK SIGN WALL WITH (1) #5 RE-BAR VERTICAL @ 24" O.C. AND END CONDITIONS. FILL CELLS WITH MORTAR.
  - 12"x8"x16" CMU STEEL WALL. FILL ALL CELLS WITH CONCRETE. ALLOW 4 DAYS FOR CONCRETE TO CURE PRIOR TO WALL CONSTRUCTION.
  - FINISH GRADE.
  - 10" THICK x 3'-0" WIDE 3,000 P.S.I. CONCRETE FOOTER W/ (3) #5 RE-BAR CONTINUOUS AND 1-#5 LAP BAR EVERY 24" O.C. AS SHOWN. PROVIDE (1) #5 VERT. RE-BAR @ 12" O.C. AND END CONDITIONS.
  - CLEAN BACKFILL COMPACTED TO 95% PROCTOR DENSITY.

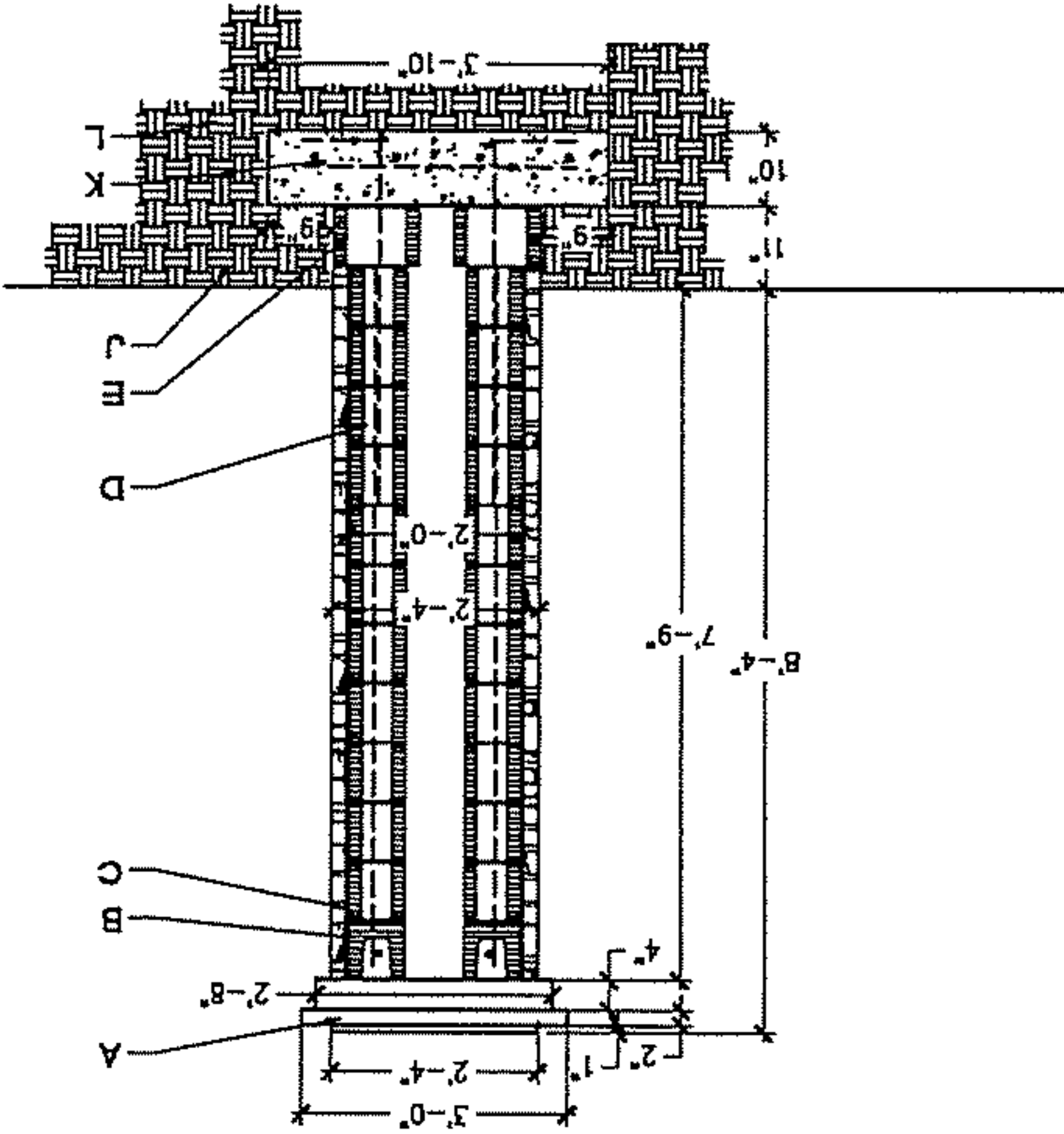


SCALE: 1/2"=1'-0"

E

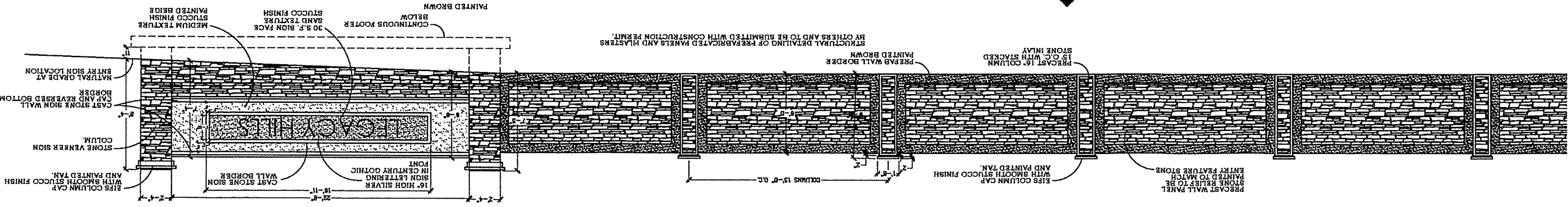
ENTRY SIGN WALL COLUMN

- NOTES
- 8"x16" CMU UNIT BLOCK WITH (1) #5 RE-BAR CONT. FILL ALL CELLS WITH CONCRETE.
  - ATTACH 2" THICK STONE VENEER SIGN WALL UTILIZING TRUSS TIES AND MORTAR. STONE TYPE TO BE "STACKSTONE" IN BUCKS CREEK SAGE COLOR BY JAW STONE OR APPROVED EQUAL.
  - 2'-0" SQUARE 8"x8"x16" CMU BLOCK COLUMN WITH (1) #5 RE-BAR VERTICAL AT EACH CORNER. FILL CELLS WITH CONC.
  - 8"x12"x16" CMU STEEL WALL. FILL ALL CELLS WITH CONCRETE.
  - FINISH GRADE.
  - 10" THICK x 3'-10" SQUARE 3,000 P.S.I. CONCRETE FOOTER W/ (4) #5 RE-BAR IN EACH DIRECTION AS SHOWN. PROVIDE (1) #5 VERT. RE-BAR IN EACH CORNER.
  - CLEAN BACKFILL COMPACTED TO 95% PROCTOR DENSITY.



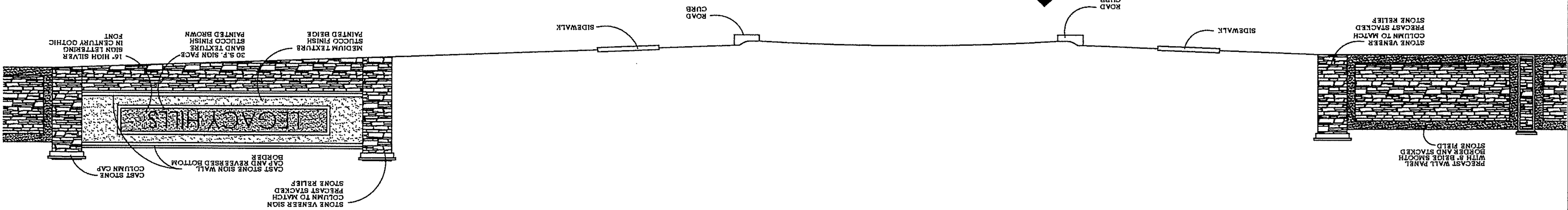
SCALE: 1/2"=1'-0"

ROAD FRONTAGE WALL, COLUMNS AND ENTRY SIGN - WEST SIDE



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

ROAD FRONTAGE WALL, COLUMNS AND ENTRY SIGN - EAST SIDE



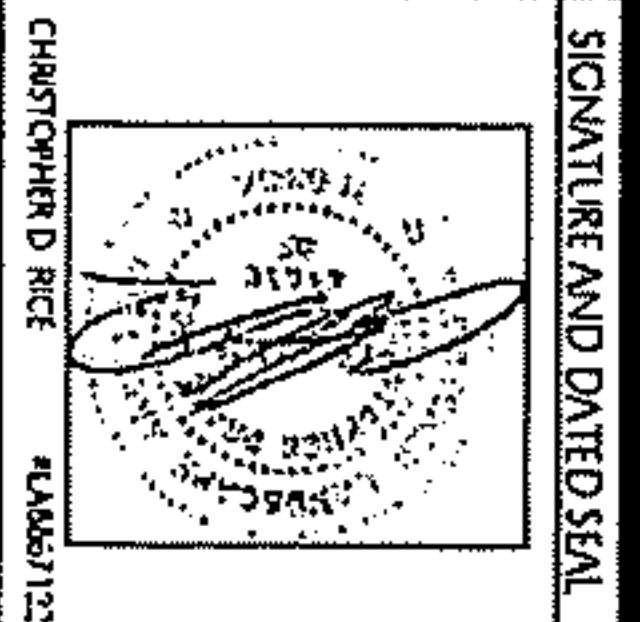
SCALE: 1/4"=1'-0"

LEGACY HILLS

HARDSCAPE ELEVATIONS AND DETAILS

| PROJECT NO. | DATE     | REV. | DESCRIPTION | DATE | PROJECT ADDRESS |
|-------------|----------|------|-------------|------|-----------------|
| 14-102      | 14-102   |      |             |      |                 |
| SCALE       | AS NOTED |      |             |      |                 |
| FILE NAME   | 14-102   |      |             |      |                 |
| DRAWN BY    | CM       |      |             |      |                 |
| CHECKED BY  | CM       |      |             |      |                 |
| DATE        | 06-26-14 |      |             |      |                 |

| PROJECT ADDRESS                                                 | DRAWING TITLE |
|-----------------------------------------------------------------|---------------|
| CITY OF AUSTIN, TEXAS<br>OWNER NAME AND ADDRESS<br>ILLUSTRATION |               |



**BORRELLI PARTNERS**  
ARCHITECTS  
701 VASSAR STREET  
AUSTIN, TEXAS 78701-1138  
TEL: 512.476.1138  
FAX: 512.476.1139  
WWW.BORRELLIPARTNERS.COM







**Item Attachment Documents:**

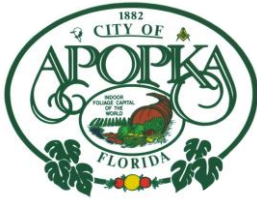
2. Re-Plat – Marden Ridge PUD, Lots 3 and 4

Applicant: MRAD Phase II, LLC, c/o Michael D. Niederst

Project: 16.08 +/- acres; Division of two lots into one lot with two tracts

Location: 1438 Marden Ridge Loop

Project Manager: Jean Sanchez



## CITY OF APOPKA PLANNING COMMISSION

---

|                                                   |             |                       |
|---------------------------------------------------|-------------|-----------------------|
| <input type="checkbox"/> PUBLIC HEARING           | MEETING OF: | March 10, 2020        |
| <input type="checkbox"/> SITE PLAN                | FROM:       | Community Development |
| <input type="checkbox"/> SPECIAL REPORTS          | EXHIBITS:   | Vicinity Map          |
| <input checked="" type="checkbox"/> OTHER: Replat |             | Aerial Map            |
|                                                   |             | Marden Ridge Replat   |

---

**SUBJECT:**      **MARDEN RIDGE PUD - REPLAT OF LOTS 3 AND 4**

**REQUEST:**      **RECOMMEND APPROVAL OF THE REPLAT OF LOTS 3 AND 4 FOR  
MARDEN RIDGE PUD**

---

**SUMMARY:**

OWNER/APPLICANT:                      MRAD Phase II, LLC c/o Michael D. Niederst

ENGINEER:                                      Appian Engineering, LLC c/o Luke M. Classon, P.E.

LOCATION:                                        1438 Marden Ridge Loop

PARCEL ID NUMBERS:                      17-21-28-5501-03-000 and 17-21-28-5501-04-000

FUTURE LAND USE:                        Commercial

ZONING:                                        PUD (Planned Unit Development)

EXISTING USE:                                Vacant

SIZE:                                              16.08 +/- acres

---

**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)     | Commercial                | PUD                        | Multi-Family Development/Marden Ridge Apartments |
| East (City)      | Commercial                | C-C (Community Commercial) | Vacant                                           |
| South (State)    | Public Right-of-Way (ROW) | ROW                        | S.R. 414                                         |
| West (State)     | ROW                       | ROW                        | S.R. 451                                         |

**PROJECT SUMMARY:** This is a request to approve the Marden Ridge PUD Lot 3 and 4 – Replat, which proposes the division of two lots into one lot and two tracts. Lot 1 has been approved for a preparatory school and the existing Marden Ridge Apartments Phase I is located on Lot 2. The applicant intends for Tract K as recreation/open space and Tract L to serve as the stormwater pond for future development on Lot 3 and will be owned and maintained by the property owner.

**ACCESS/TRANSPORTATION:** Future development on Lot 3 will have access onto Marden Road. At the site of a major development plan for Lot 3, a cross access easement may be required between Lot 2 and Lot 3.

**STORMWATER:** Tract L is intended to serve as the stormwater pond for future development on Lot 3. The stormwater pond design shall meet the City's Land Development Code requirements at the time of Lot 3 development.

**PUBLIC HEARING SCHEDULE:**

March 10, 2020 - Planning Commission (5:30 pm)

April 1, 2020 - City Council (1:30 pm)

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**RECOMMENDATION ACTION:**

The **Development Review Committee** recommends approval of the Marden Ridge PUD Lot 3 and 4 – Replat, finding it consistent with the Land Development Code, subject to the findings of this staff report.

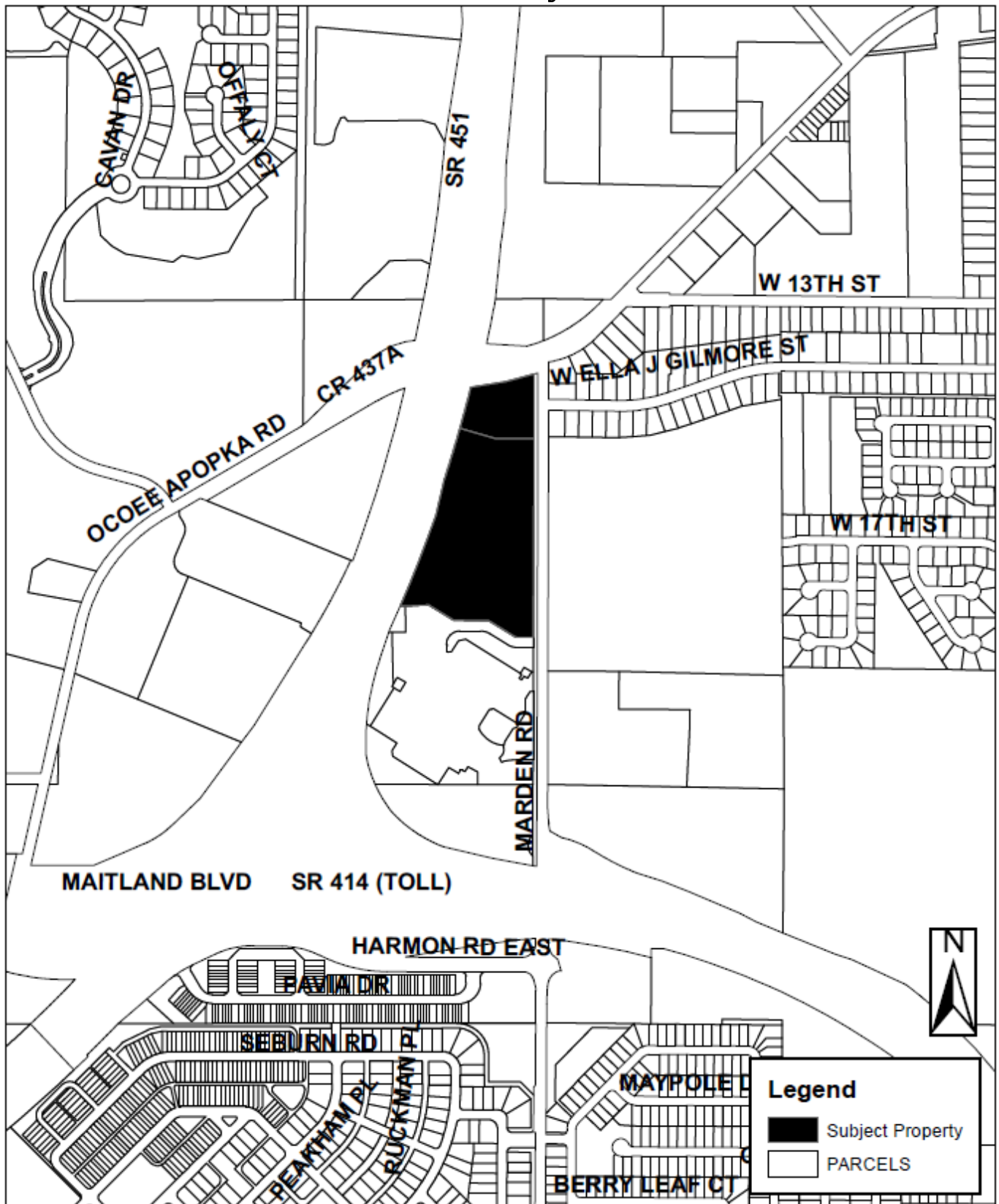
**Recommended Motion:** Find the Marden Ridge PUD Lot 3 and 4 – Replat consistent with the Land Development Code; and recommend approval of the Replat, subject to the findings of this staff report.

**Planning Commission role:** The role of the Planning Commission for this development application is to advise the City Council to approve or deny the Replat 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





# MARDEN RIDGE REPLAT

A REPLAT OF LOTS 3 AND 4, MARDEN RIDGE,  
PLAT BOOK 87, PAGES 66 THROUGH 69

LYING IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST,  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS

## LEGAL DESCRIPTION:

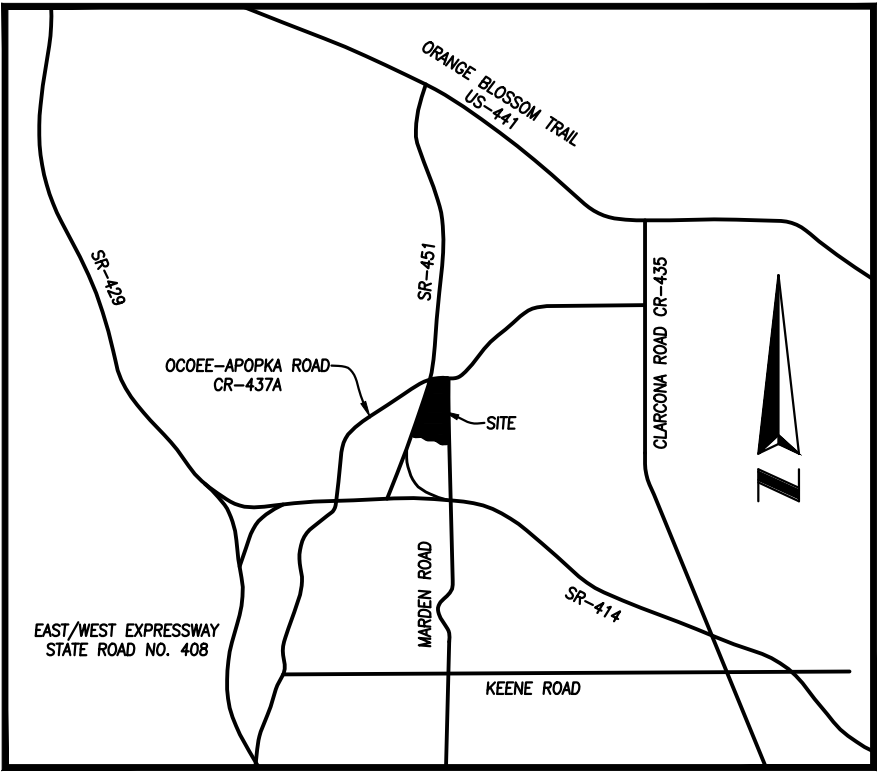
LOTS 3 AND 4, MARDEN RIDGE, AS RECORDED IN PLAT BOOK 87, PAGES 66 THROUGH 69, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG THE SOUTH LINE OF SAID LOT 3; THENCE RUN NORTH 89°51'23" WEST, FOR A DISTANCE OF 87.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 31°53'46", AN ARC LENGTH OF 24.49 FEET, A CHORD LENGTH OF 24.18 FEET AND A CHORD BEARING OF NORTH 73°54'30" WEST, TO A POINT OF TANGENCY; THENCE RUN NORTH 57°57'38" WEST, FOR A DISTANCE OF 161.06 FEET; THENCE RUN NORTH 89°51'23" WEST, FOR A DISTANCE OF 192.95 FEET; THENCE RUN NORTH 58°03'52" WEST, FOR A DISTANCE OF 162.96 FEET; THENCE RUN SOUTH 86°56'08" WEST, FOR A DISTANCE OF 157.67 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3, ALSO BEING A POINT BEING ON THE EAST LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 451, PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAPS, PROJECT NUMBER 429-200, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WEST LINE OF SAID LOTS 3 AND 4, AND ALONG THE EAST LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD 451: THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 7829.44 FEET, A CENTRAL ANGLE OF 3°57'27", AN ARC LENGTH OF 540.78 FEET, A CHORD LENGTH OF 540.67 FEET AND A CHORD BEARING OF NORTH 21°25'49" EAST; THENCE RUN NORTH 1°30'71"91" EAST, FOR A DISTANCE OF 205.68 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 7809.44 FEET, A CENTRAL ANGLE OF 3°51'29", AN ARC LENGTH OF 525.85 FEET, A CHORD LENGTH OF 525.76 FEET AND A CHORD BEARING OF NORTH 16°01'21" EAST, TO THE NORTHWEST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 437A (OCOE-APOPKA ROAD) PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAPS, PROJECT NUMBERS 429-200 AND 75320-6460-604; THENCE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID LOT 4, AND ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 437A (OCOE-APOPKA ROAD); THENCE RUN NORTH 80°33'46" EAST, FOR A DISTANCE OF 186.20 FEET; THENCE RUN NORTH 75°23'24" EAST, FOR A DISTANCE OF 162.04 FEET, TO THE NORTHEAST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF MARDEN ROAD, PER SAID PLAT OF MARDEN RIDGE; THENCE RUN SOUTH 00°08'37" WEST, ALONG THE EAST LINE OF SAID LOTS 3 AND 4, AND ALONG THE WEST RIGHT OF WAY LINE OF SAID MARDEN ROAD, FOR A DISTANCE OF 1452.60 FEET, TO THE POINT OF BEGINNING.

CONTAINING 16.09 ACRES, MORE OR LESS.

## VICINITY MAP

NOT TO SCALE



## LEGEND:

- - DENOTES SET 4"x4" PERMANENT REFERENCE MONUMENT WITH DISK STAMPED "LB 7931 PRM"
- CB - DENOTES CHORD BEARING
- CCR# - DENOTES CERTIFIED CORNER RECORD NUMBER
- CH - DENOTES CHORD LENGTH
- D - DENOTES CENTRAL ANGLE
- DOC# - DENOTES OFFICIAL RECORDS DOCUMENT NUMBER
- L - DENOTES ARC LENGTH
- L.A. - DENOTES LIMITED ACCESS
- LB - DENOTES LICENSED BUSINESS
- NO. - DENOTES NUMBER
- OOCEA - DENOTES ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
- ORB - DENOTES OFFICIAL RECORDS BOOK
- PB - DENOTES PLAT BOOK
- PC - DENOTES POINT OF CURVATURE
- PG - DENOTES PAGE
- P.O.B. - DENOTES POINT OF BEGINNING
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- PT - DENOTES POINT OF TANGENCY
- R - DENOTES RADIUS
- RGE - DENOTES RANGE
- R/W - DENOTES RIGHT OF WAY
- SEC - DENOTES SECTION
- TWP - DENOTES TOWNSHIP

## SHEET INDEX:

SHEET 1 OF 2 - LEGAL DESCRIPTION, DEDICATION, SURVEYOR'S NOTES, LEGEND & VICINITY MAP

SHEET 2 OF 2 - PLAT BOUNDARY & GEOMETRY

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING NORTH 00°08'37" EAST, PER PLAT OF MARDEN RIDGE AS RECORDED IN PLAT BOOK 87, PAGES 66 THROUGH 69, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ALL LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE NOTED AS RADIAL.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND OBLIGATIONS MARDEN RIDGE RECORDED IN OFFICIAL RECORDS BOOK 11032, PAGE 6298, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO EASEMENT IN FAVOR OF BRIGHT HOUSE NETWORKS, LLC RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20160604581, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC D/B/A DUKE ENERGY RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20160604581.
- TRACT K (RECREATION/OPEN SPACE) WILL BE OWNED AND MAINTAINED BY MRAD PHASE II, LLC AND ITS SUCCESSORS AND/OR ASSIGNS.
- TRACT L (STORMWATER) WILL BE OWNED AND MAINTAINED BY MRAD PHASE II, LLC AND ITS SUCCESSORS AND/OR ASSIGNS.

## NOTICE:

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



On the Mark Surveying, LLC  
LB 7931  
143 Meadow Boulevard  
Sanford, Florida 32771  
Ph: (321)626-6376  
Email: OTMSurveying@gmail.com

## CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved \_\_\_\_\_  
City Engineer Date \_\_\_\_\_

## QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that this plat is a true and correct representation of the lands surveyed and platted and was prepared under my responsible direction and supervision; that permanent reference monuments have been placed as shown hereon; and this plat complies with all of the survey requirements of Chapter 177, Florida Statutes and that said land is located in Orange County, Florida.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Corey A. Hopkins, LS #6743  
On the Mark Surveying, LLC  
Licensed Business Number LB 7931  
143 Meadow Boulevard  
Sanford, Florida 32771

PLAT  
BOOK

PAGE

## MARDEN RIDGE REPLAT

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned MRAD Phase II, LLC, a Florida Limited Liability Company, named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the easements, rights, uses and purposes therein expressed including as set forth in the plat notes.

IN WITNESS WHEREOF, the undersigned, MRAD Phase II, LLC, a Florida Limited Liability Company, has caused these presents to be executed and acknowledged by its undersigned, Michael Niederst, Authorized Representative, thereunto duly authorized on this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

MRAD Phase II, LLC, a Florida  
Limited Liability Company

Signed and Sealed in the  
presence of:

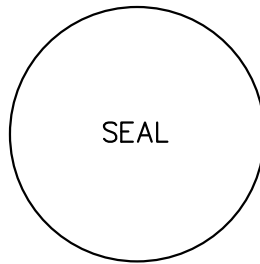
Signature of Witness

By: \_\_\_\_\_  
Name: Michael Niederst  
Title: Authorized Representative

Printed Name of Witness

Signature of Witness

Printed Name of Witness



I HEREBY CERTIFY, that the foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2020, by Michael Niederst, as Authorized Representative of MRAD Phase II, LLC, a Florida Limited Liability Company, who before me personally appeared and who is ( ) personally known to me or ( ) produced \_\_\_\_\_ as identification.

IMPRINT NOTARY PUBLIC  
RUBBER STAMP SEAL BELOW

Signature of Notary Public

Printed Name of Notary Public

My commission number: \_\_\_\_\_

Notary Public in and for the county  
and state of Florida

My commission expires: \_\_\_\_\_

## CERTIFICATE OF REVIEW BY CITY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

City Surveyor

Date

## CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined  
and  
Approved

Chairman

Date

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on \_\_\_\_\_ the  
foregoing plat was approved by the City Council of the City of Apopka.

Signed: \_\_\_\_\_  
Mayor, City of Apopka

Printed Name: \_\_\_\_\_

Signed: \_\_\_\_\_  
City Clerk, City of Apopka

Printed Name: \_\_\_\_\_

## CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the  
Orange County Official Records on \_\_\_\_\_

as File No. \_\_\_\_\_

County Comptroller in and for  
Orange County, Florida

By: \_\_\_\_\_



# MARDEN RIDGE REPLAT

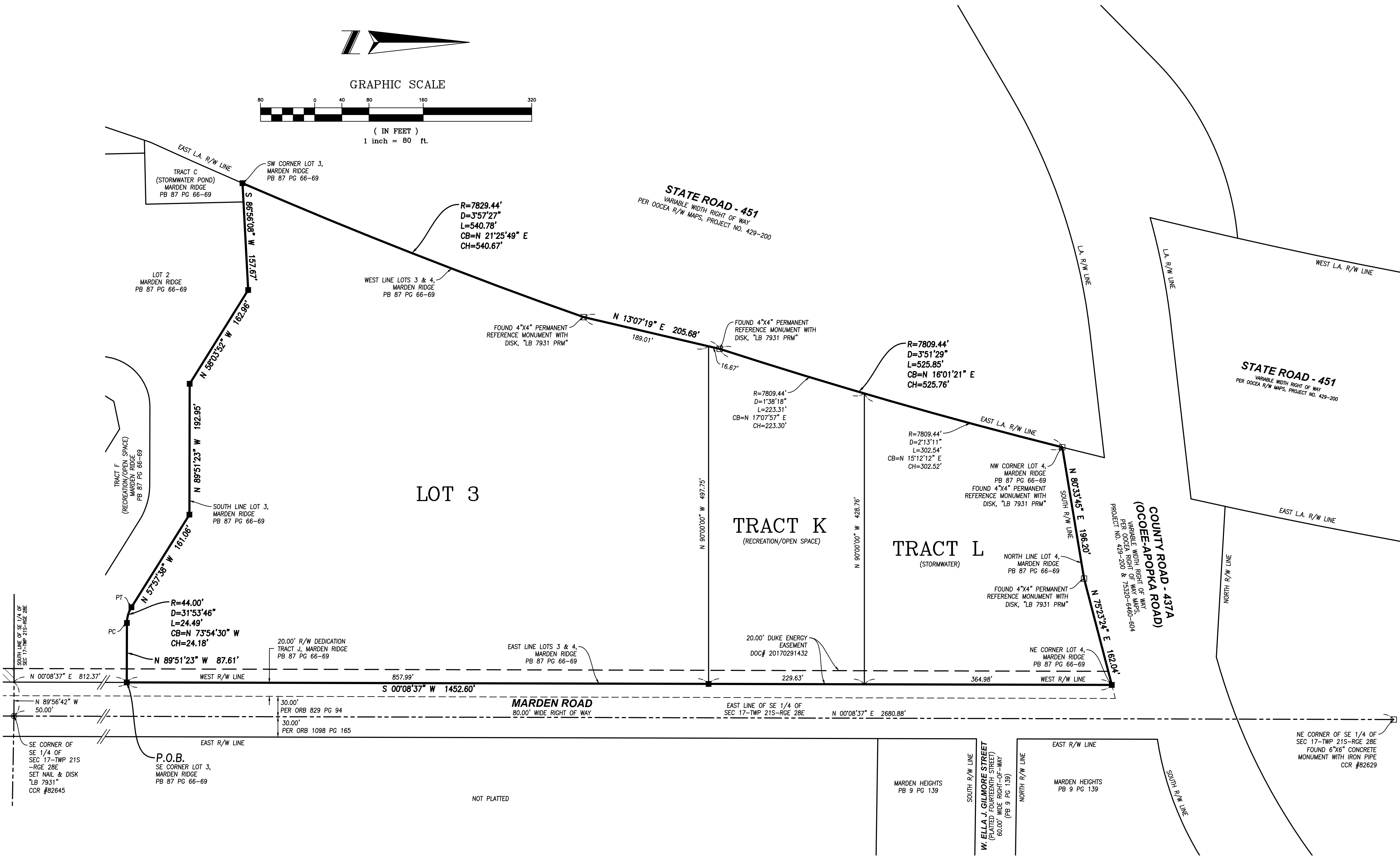
A REPLAT OF LOTS 3 AND 4, MARDEN RIDGE,  
PLAT BOOK 87, PAGES 66 THROUGH 69

LYING IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST,  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

SHEET 2 OF 2 SHEETS

PLAT  
BOOK

PAGE



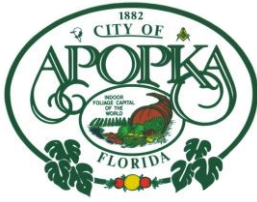
On the Mark Surveying, LLC  
LB 7931  
143 Meadow Boulevard  
Sanford, Florida 32771  
Ph: (321)626-6376  
Email: OTMSurveying@gmail.com

**SHEET INDEX:**  
SHEET 1 OF 2 - LEGAL DESCRIPTION, DEDICATION, SURVEYOR'S  
NOTES, LEGEND & VICINITY MAP  
SHEET 2 OF 2 - PLAT BOUNDARY & GEOMETRY

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

**Item Attachment Documents:**

3. Variance – Public Safety Radio Communication Tower  
Owner: Central Florida Expressway Authority  
Applicant: City of Apopka  
Location: 6578 Mount Plymouth Road  
Project: 4.7 +/- acres; To reduce the front yard setback  
Project Manager – Pamela Richmond



## CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: March 10, 2020  
FROM: Community Development  
EXHIBITS: Vicinity Map  
Aerial Map  
Final Development Plan  
Variance Application

**SUBJECT:** VARIANCE – PUBLIC SAFETY RADIO COMMUNICATION TOWER – 6578 MOUNT PLYMOUTH ROAD

**REQUEST:** APPROVE A VARIANCE OF THE APOPKA CODE OF ORDINANCES, PART III, LAND DEVELOPMENT CODE, ARTICLE 3, SECTION 3.2.3.C INTENSITY AND DIMENSIONAL STANDARDS, TO REDUCE THE FRONT YARD SETBACK REQUIREMENT FROM ONE HUNDRED FEET TO TWENTY-FIVE FEET FOR A COMMUNICATION TOWER GUY WIRE ANCHORS AND WIRE.

**SUMMARY:**

OWNER: Central Florida Expressway Authority – Property leased to City  
APPLICANT: City of Apopka  
LOCATION: 6578 Mount Plymouth Road  
PARCEL ID #: 05-20-28-0000-00-039  
FUTURE LAND USE: Rural Settlement  
ZONING: Agricultural  
EXISTING USE: Toll Road/Planted Pines  
TRACT SIZE: Total – 142 acres, Leased for tower – 4.7 +/- acres  
LDC: 2019 Land Development Code

**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               |



**VARIANCE REQUEST SUMMARY:** Applicant is requesting a variance from Article 3: Section 3.2.3.C. Intensity and Dimensional Standards, Front Yard Setback – 100 feet.

- *Applicant Request* - Allow reduction of front yard setback requirement from one hundred feet to twenty-five feet to accommodate the public safety communication tower guy wires.
- *The 300-foot high communication tower* is needed by the City's emergency response departments (Fire and Law Enforcements) to effectively communicate with emergency staff located in the field in the northern areas of Orange County. Serving a public health and safety purpose, the communication tower is needed to provide efficient emergency response services to residents and property owners in the City of Apopka and Orange County. To improve communications services for emergency response staff, a communication tower is needed on the north side of the City. The proposed location of the communication tower provides the best opportunity to meet this communication need, considering limited land areas that are available. The Central Florida Expressway Authority has been a willing partner to allow the tower on its property.

**VARIANCE PROCESS:** Per Land Development Code Section 2.5.5(A)(5), the Planning Commission shall make initial determination of the following to approve a variance (**Step 1**):

1. Section 2.5.5(A)(5)(1). Whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If so, the Planning Commission shall make the findings in subsection b., below, based on the granting of the variance for that site alone.
2. Section 2.5.5(A)(5)(2). If the condition is common to numerous sites so that requests for similar variances are likely to be received, the Planning Commission shall make the required findings based on the cumulative effect of granting the variance to all who may apply.
3. Section 2.5.5(A)(5)(3). No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.

**APPLICABLE CITY CODES:**

- Section 2.5.5(A) - The procedures and standards in this section apply to the review of and decision on an application for a variance.

**Nine Variance Criteria Findings (Step 2):** If the Planning Commission makes a positive determination of each item in Step 1 above, the second step is to make a finding on the nine criteria below. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that on each of the following nine criteria:

1. There are practical difficulties in carrying out the strict letter of the regulation [in] that the requested variance relates to a hardship due to characteristics of the land and not solely on the needs of the owner. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner.

***Applicant's Response:*** The building and tower on the site plan meet the 100-foot required setback. This variance is requested for 2 of the 3 guy wires that attach to the tower for stability. The shape of the parcel and the distance of the guy wire footers from the tower makes it necessary to request a variance.

***Staff's Response:*** No objection.

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.

***Applicant's Response:*** Cost does not have a role in this request. Finding a site where a communication tower will provide coverage required by the City's Police Department and Fire Department, along with a zoning designation where a tower is an approved land use are the primary concerns.

***Staff's Response:*** No objection.

3. The proposed variance will not substantially increase congestion on surrounding public streets.

***Applicant's Response:*** The proposed land use will generate virtually no traffic. The tower will be behind a locked gate that a select few persons will have access to. Maintenance, which is generally minimal, will generate a few trips annually.

***Staff's Response:*** No objection.

4. The proposed variance will not substantially diminish property values in the area surrounding the site.

***Applicant's Response:*** A communication tower is an allowable land use in this zoning district and it is surrounded on three sides by state of Central Florida Expressway (CFX) owned property that will not be developed. The parcel to the south, per the Orange County Joint Planning Agreement with the City, allows one unit per acre with clustering required, and 50% - 75% of the land must remain as permanently protected open space.

***Staff's Response:*** No objection.

5. The proposed variance will not substantially alter the essential character of, the area surrounding the site.

***Applicant's Response:*** The tower site is part of a 142-acre parcel acquired by CFX to construct the Wekiva Parkway and surrounds the 5-acre tower site location on the north and west. State lands are to the east, where there will be no development in the future. The parcel to the south is planted pines, and per the Orange County JPA with the City, allows 1 unit per acre with clustering required, and 50% - 75% of the land must remain as permanently protected open space.

***Staff Response:*** No objection.

6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;

***Applicant's Response:*** The variance is for the guy wires. The building and tower will be setback more than 100 feet from the front property line. To the greatest extent possible, as many of the planted pines on the site will be preserved.

***Staff Response:*** No objection.

7. Special conditions and circumstances do not result from the actions of the applicant.

***Applicant's Response:*** The applicant has done nothing to the site that caused a need for a variance. Finding a location for a communication tower in this general location that

provides the desired radio coverage has been challenge. Numerous sites were vetted by the tower manufacturer prior to the selection of this site and this specific location was the only viable location in a two-year search.

**Staff Response:** No objection.

8. The proposed variance will not create safety hazards and other detriments to the public.

**Applicant's Response:** This variance is being requested so a public safety communications tower can be erected on this site for the health, safety and welfare of the public. It has been fully vetted by the tower manufacturer.

**Staff Response:** No objection.

9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

**Applicant's Response:** There is no other way to fit the tower and guy wires on the property because of the irregular shape. Further, CFX has no plans for this property and has entered into a long-term lease agreement with the City to use the site for a communication tower. CFX prefers to keep development along the right-of-way it controls to a minimum.

**Staff Response:** No objection.

---

#### **RECOMMENDATION ACTION:**

**Planning Commission Role:** The Planning Commission shall review the application at a quasi-judicial hearing and make a decision based on the review standards in Section 2.5.5(A)(5) Standards. The Planning Commission decision shall be one of the following:

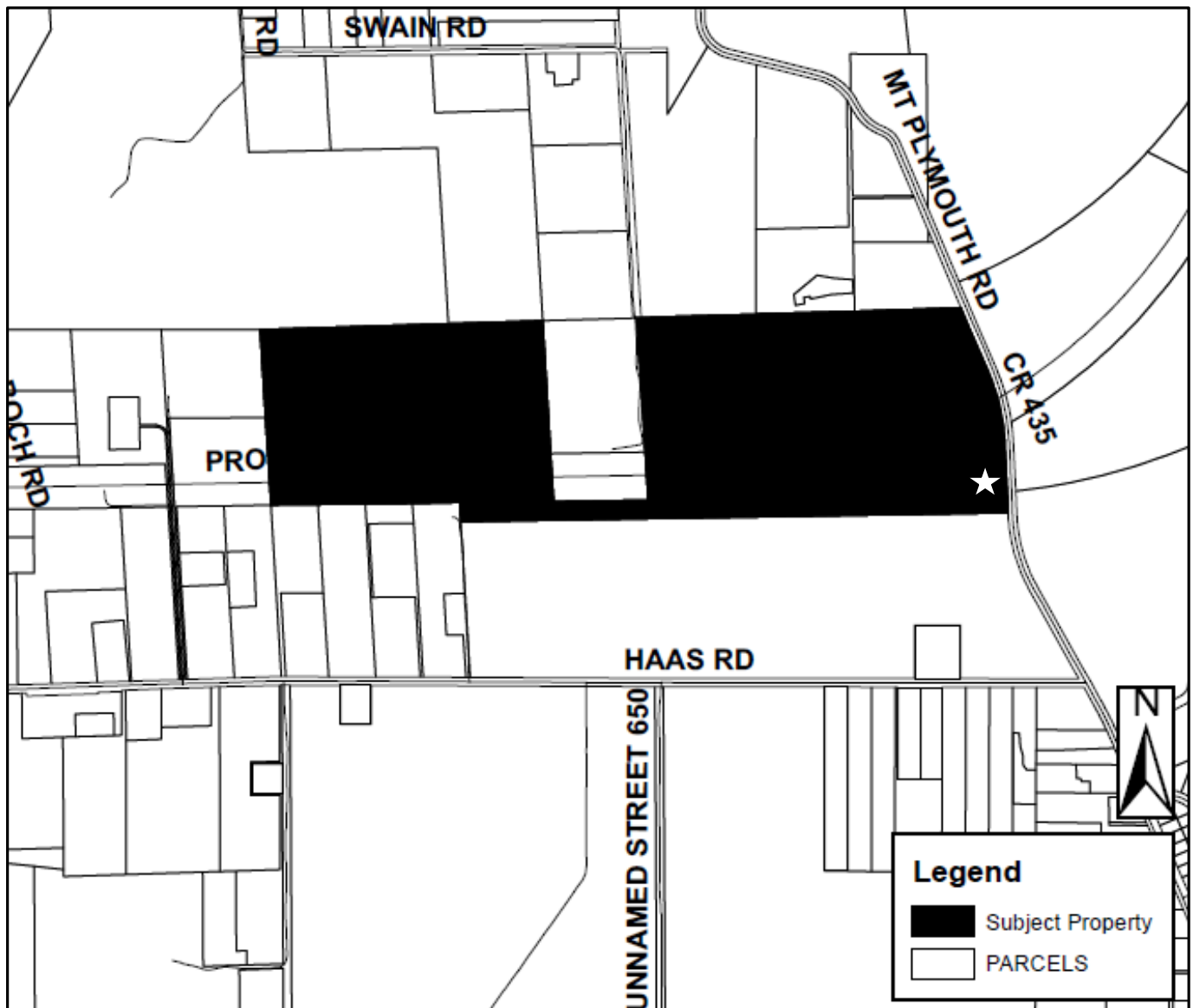
1. Approval of the variance;
2. Approval of the variance subject to modification and/or condition; or
3. Denial of the variance.

**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

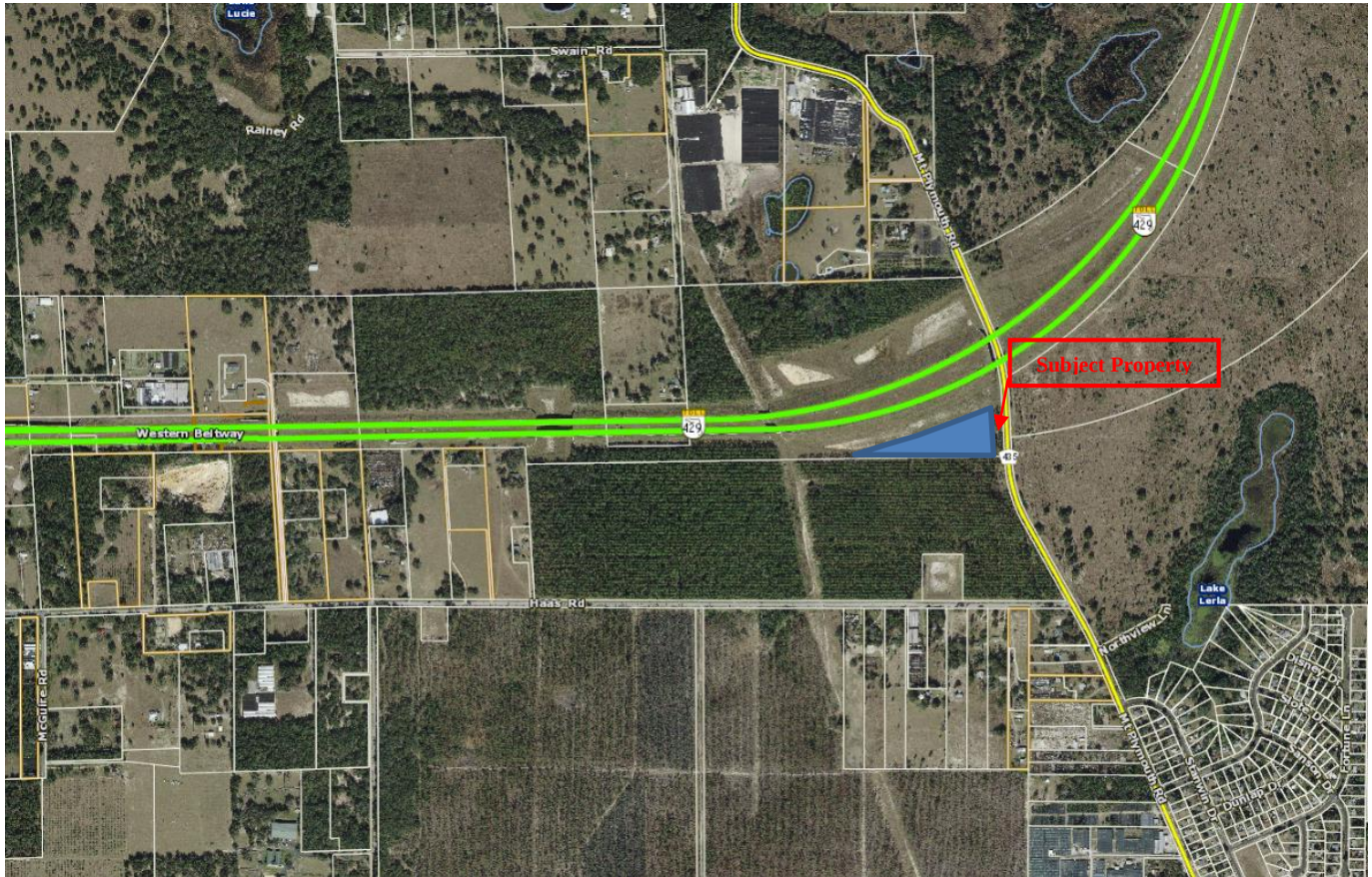


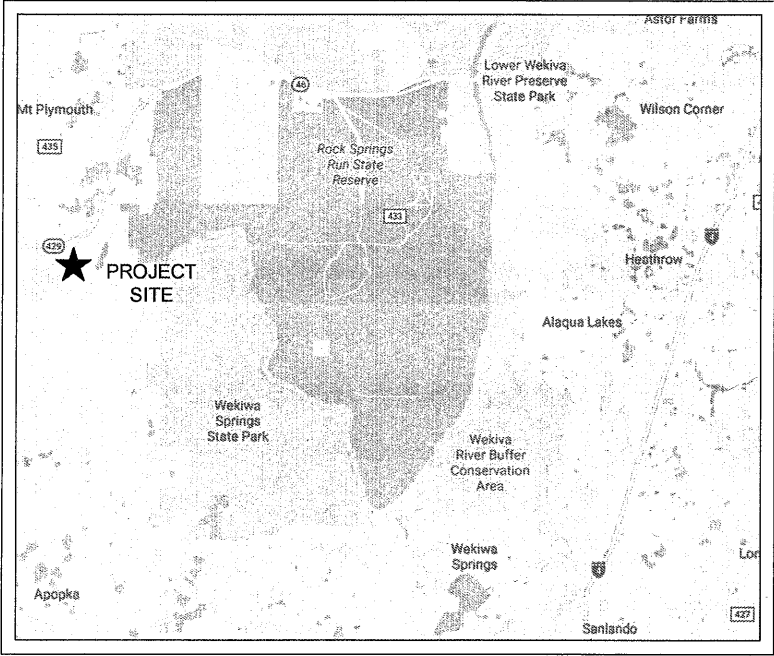
**Owner:** Central Florida Expressway Authority  
**Applicant:** City of Apopka  
**Parcel ID No.:** 05-20-28-0000-00-039  
**Address:** 6578 Mt. Plymouth Road  
**Total area:** 142.0 +/- acre; Leased area for communication tower: 4.7 +/- acres

## VICINITY MAP

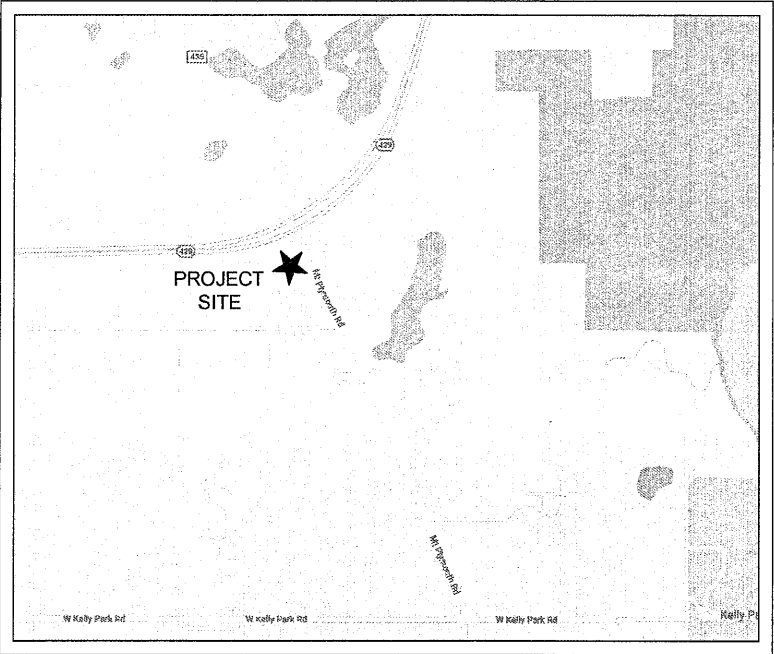


## AERIAL MAP





SITE VICINITY MAP



LOCAL MAP



**MOTOROLA SOLUTIONS**

# LAKE COUNTY - APOPKA NORTH

MOUNT PLYMOUTH ROAD  
MOUNT PLYMOUTH, FL 32776

LAT: 28° 46' 32.83" N  
LONG: 81° 31' 36.46" W

PROPOSED 300' GUYED TOWER SITE

PROJECT CONTACTS:  
PROJECT MANAGER:  
  
ERIC LAZO  
MOTOROLA  
(239) 776-8143

USE:  
UNMANNED TELECOMMUNICATIONS RELAY EQUIPMENT IN A PROPOSED UNMANNED FACILITY.

NOTES:  
CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

| INDEX OF DRAWINGS |                                |
|-------------------|--------------------------------|
| T1                | COVER SHEET                    |
| T2                | GENERAL NOTES                  |
| T3                | GENERAL NOTES                  |
| SR1               | TOPOGRAPHIC SURVEY             |
| C1                | SITE LAYOUT                    |
| C1A               | ENLARGED PLAN                  |
| C2                | FOUNDATION DETAILS             |
| C2A               | FOUNDATION DETAILS             |
| C3                | ICE BRIDGE DETAILS             |
| C4                | EROSION CONTROL DETAILS        |
| C5                | EROSION CONTROL PLAN           |
| C6                | SITE DETAILS                   |
| C7                | FENCE DETAILS                  |
| E1                | ELECTRICAL PLAN AND NOTES      |
| E2                | GROUNDING PLAN AND NOTES       |
| E3                | GROUNDING DETAILS              |
| E4                | GROUNDING DETAILS              |
| E5                | GROUNDING DETAILS              |
| E6                | ELECTRICAL SINGLE LINE DIAGRAM |
| E7                | GUY ANCHOR GROUNDING DETAIL    |
| E8                | H-FRAME MOUNTING DETAILS       |
| P1                | PIPING SCHEMATIC               |



**MOTOROLA SOLUTIONS**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

ORANGE COUNTY -  
APOPKA NORTH  
MT. PLYMOUTH ROAD  
MT. PLYMOTH, FL 32776

|                               |              |          |             |
|-------------------------------|--------------|----------|-------------|
| WOOD PROJECT NO: 6166-20-1336 |              |          |             |
| DRAWN:                        | C.F. SANDERS | CHECKED: | F.D. SHIVER |
| APPROVED:                     | F.D. SHIVER  | DATE:    | 02/05/20    |



**wood.**

WOOD ENVIRONMENT AND INFRASTRUCTURE, INC.  
1076 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

| NO. | DATE     | REVISION          |                   |                   |
|-----|----------|-------------------|-------------------|-------------------|
|     |          | ISSUED FOR PERMIT | ISSUED FOR REVIEW | ISSUED FOR REVIEW |
| A   | 08/26/19 |                   |                   |                   |
| B   | 02/14/20 |                   |                   |                   |
| C   | 02/24/20 |                   |                   |                   |

SEAL

SHEET NO. & NAME

T1  
COVER SHEET

171



GENERAL REQUIREMENTS

1. GENERAL

1.1. SUMMARY OF WORK

A. THE WORK SHALL CONSIST OF, BUT NOT BE LIMITED TO, THE INSTALLATION OF SHELTER, GENERATOR, GROUNDING, ELECTRICAL WORK, ETC., ASSOCIATED WITH THE EQUIPMENT AS INDICATED ON DRAWINGS AND AS SPECIFIED HEREIN. CONTRACTOR SHALL SUPPLY ALL PERMANENT MATERIALS/EQUIPMENT REQUIRED AND ALL LABOR, EQUIPMENT, TOOLS, UTILITIES, MINOR HARDWARE/MATERIALS, TRANSPORTATION AND FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF SERVICES AND INSTALL WORK, WHETHER TEMPORARY OR PERMANENT. CONTRACTOR SHALL BE OBLIGATED TO PERFORM ALL THE WORK OUTLINED IN THESE DRAWINGS IN ACCORDANCE WITH THE CONTRACT AGREEMENT, FEDERAL REGULATIONS, STATE REQUIREMENTS, LOCAL CODES, COMMERCIAL/INDUSTRY STANDARDS, DETAILED SCOPE OF WORK AND THE DOCUMENTS IDENTIFIED BELOW. IN CASE OF A CONFLICT BETWEEN THE ABOVE LISTED DOCUMENTS REGARDING STANDARDS OF WORK, THE MORE STRINGENT CRITERIA SHALL APPLY. ANY ADDITIONAL COSTS OR DELAYS RESULTING FROM CORRECTION OF THE WORK TO COMPLY WITH THE ABOVE REQUIREMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1.2. SITE VISIT

CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE ITSELF WITH THE SCOPE OF WORK REQUIRED PER THE DRAWINGS AND ALL LOCAL CONDITIONS AND LAWS AND REGULATIONS THAT MAY IN ANY MANNER AFFECT THE PRICE, PROGRESS AND PERFORMANCE OF WORK, INCLUDING ANY COSTS ASSOCIATED WITH IT. THE CONTRACTOR SHALL ALSO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND NOTIFY THE MOTOROLA REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCES WHICH AFFECT THE WORK OF THIS CONTRACT.

1.3. STANDARDS AND CODES

THE FOLLOWING DOCUMENTS (LATEST REVISION) SHALL BE CONSIDERED TO BE SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. IN THE EVENT OF CONFLICT BETWEEN THE REQUIREMENTS OF THIS SPECIFICATION AND THE REQUIREMENTS OF THE REFERENCED DOCUMENTS, THE STRICTER SPECIFICATION SHALL GOVERN. WHERE PROVISIONS OF THE CODES AND STANDARDS ARE IN CONFLICT WITH THE BUILDING CODE IN FORCE FOR THIS PROJECT, THE BUILDING CODE SHALL GOVERN.

A. AMERICAN CONCRETE INSTITUTE:

- \* ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- \* ACI 305 "HOT WEATHER CONCRETING".
- \* ACI 306 "COLD WEATHER CONCRETING".
- \* ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
- \* ACI 614 "RECOMMENDED PRACTICE FOR MEASURING, MIXING AND PLACING CONCRETE".
- \* ACI 311 "RECOMMENDED PRACTICE FOR CONCRETE INSPECTION".
- \* ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
- \* ACI 613 "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE".

B. AMERICAN NATIONAL STANDARDS INSTITUTE:

- \* ANSI Z359 REQUIREMENTS FOR PERSONAL FALL ARREST SYSTEMS, SUBSYSTEMS AND COMPONENTS
- \* ANSI Z87.1 OCCUPATIONAL AND EDUCATIONAL EYE AND FACE PROTECTION
- \* ANSI Z89.1 PROTECTIVE HEADWEAR FOR INDUSTRIAL WORKERS -REQUIREMENTS
- \* ANSI/IEEE C95.1 SAFETY LEVELS WITH RESPECT TO HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY
- \* ANSI/TIA/EIA STANDARD 222: STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

C. AMERICAN INSTITUTE OF STEEL CONSTRUCTION"

- \* AISC MANUAL OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION: LATEST EDITION

D. AMERICAN SOCIETY FOR TESTING AND MATERIALS:

- \* ASTM A615 - "SPECIFICATION FOR DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT".
- \* ASTM C94-80 - "SPECIFICATION FOR READY-MIX CONCRETE".
- \* ASTM C39-77 - "SPECIFICATION FOR TEST FOR COMPREHENSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMEN".
- \* ASTM C33 - "SPECIFICATION FOR CONCRETE AGGREGATES".
- \* ASTM C150 - "SPECIFICATION FOR PORTLAND CEMENT".
- \* ASTM C172 - "SAMPLING FRESH CONCRETE".
- \* ASTM C143 - "SLUMP OF PORTLAND CEMENT CONCRETE".
- \* ASTM D698-91 - "TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT".
- \* ASTM D1556-64 - "DENSITY OF SOIL IN PLACE BY THE SAND-CONE METHOD".
- \* ASTM D1557 - "TEST FOR MOISTURE-UNIT WEIGHT RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10-LB. HAMMER AND 18-IN. DROP". (PROCEDURE C)
- \* ASTM D2487 - "STANDARD CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES (UNIFIED SOIL CLASSIFICATION SYSTEM)"
- \* ASTM D2922 - "DENSITY OF SOIL AND SOIL AGGREGATE IN PLACE BY NUCLEAR METHODS SHALLOW DEPTH".
- \* ASTM D2940 - "STANDARD SPECIFICATION FOR GRADED AGGREGATE MATERIAL FOR BASES OR SUB-BASES FOR HIGHWAYS OR AIRPORTS"

E. AMERICAN WELDING SOCIETY:

- \* AWS D12.1 - "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL, METAL INSERTS AND CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION".

F. CONCRETE REINFORCING STEEL INSTITUTE:

- \* "MANUAL OF STANDARD PRACTICE"

G. FEDERAL AVIATION ADMINISTRATION:

- \* DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, AC 70/7460-1G: OBSTRUCTION MARKING AND LIGHTING.
- \* DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, 150-5345-43, FAA/DOD SPECIFICATION L-856: HIGH INTENSITY OBSTRUCTION LIGHTING SYSTEMS.

H. FEDERAL COMMUNICATIONS COMMISSION:

- \* FEDERAL COMMUNICATIONS COMMISSION - RULES AND REGULATIONS PART 17: CONSTRUCTION, MARKING AND LIGHTING OF ANTENNA STRUCTURES.

I. STRUCTURAL STEEL PAINTING COUNCIL:

- \* SSPC-SP-1-63: SPECIFICATION FOR PAINTING STEEL STRUCTURES.

J. MOTOROLA R56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES (B VERSION 2005).

K. MOTOROLA'S CIVIL WORKS BID SPECIFICATIONS

L. NATIONAL FIRE PROTECTION ASSOCIATION:

- \* NFPA 1 - FIRE PREVENTION CODE
- \* NFPA 70 - NATIONAL ELECTRICAL CODE
- \* NFPA 101 - LIFE SAFETY CODE
- \* NFPA 111 - STANDARD ON STORED ELECTRICAL ENERGY, EMERGENCY AND STANDBY POWER SYSTEMS
- \* NFPA 780 - STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS

M. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION:

- \* OSHA 1926
- \* OSHA DIRECTIVES CPL 2-1.29 - INTERIM INSPECTION PROCEDURES DURING COMMUNICATION TOWER CONSTRUCTION ACTIVITIES.

N. LOCAL BUILDING CODES

- \* 2017 FLORIDA BUILDING CODE 6TH EDITION
- \* 2017 NEC
- \* FLORIDA ACCESSIBILITY CODE
- \* ASHRAE 90-1-2004

1.4. NOTICE TO PROCEED

WHEN THE SITE IS READY FOR INSTALLATION, MOTOROLA SHALL ISSUE A NOTICE TO PROCEED TO THE CONTRACTOR. UPON RECEIPT OF THE NOTICE OF PROCEED, THE CONTRACTOR SHALL SUBMIT TO MOTOROLA A SCHEDULE REFLECTING THE WORK PLAN. THE CONTRACTOR SHALL ADVISE THE MOTOROLA REPRESENTATIVE IMMEDIATELY OF ANY SCHEDULE CHANGES. THE CONTRACTOR SHALL ADJUST HIS WORK, AS REQUIRED, TO COORDINATE WITH THE MOTOROLA INSTALLATION TEAM IF THE SCHEDULES OVERLAP.

1.5. MOTOROLA REPRESENTATIVE

MOTOROLA SHALL DESIGNATE A REPRESENTATIVE. THIS PERSON IS THE ONLY CONTACT POINT AUTHORIZED TO MAKE ANY CHANGES TO THE CONTRACT PROVISIONS OR THE PLANS AND SPECIFICATIONS. ANY CHANGES MADE BY THE CONTRACTOR ARE AT THE CONTRACTOR'S RESPONSIBILITY AND RISK.

1.6. CONTRACTORS FIELD REPRESENTATIVE

CONTRACTOR SHALL ASSIGN A FIELD REPRESENTATIVE WHO IS FAMILIAR WITH THESE SPECIFICATIONS AND WILL REPRESENT THE CONTRACTOR AND HAVE THE AUTHORITY TO ACT FOR THE CONTRACTOR AND SUPERVISE ALL CONSTRUCTION ACTIVITIES. THE FIELD REPRESENTATIVE SHALL BE AVAILABLE WHEN CONSTRUCTION ACTIVITIES BEGIN. THE FIELD REPRESENTATIVE SHALL BE THE PRIMARY POINT OF CONTACT FOR MOTOROLA DURING THE CONSTRUCTION PHASE OF THE WORK.

1.7. PROJECT MEETINGS

THE CONTRACTOR SHALL CONDUCT THE INITIAL (PRE-CONSTRUCTION) MEETING (INCLUDING ALL SUB-CONTRACTORS) WITH THE MOTOROLA REPRESENTATIVE WITHIN TWO WEEKS AFTER AWARD OF THE CONTRACT. SUBSEQUENTLY, THE CONTRACTOR SHALL PROVIDE PROGRESS SCHEDULE UPDATES TO MOTOROLA ON A WEEKLY BASIS.

1.8. MATERIALS

CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AS REQUIRED FOR COMPLETE SYSTEMS INCLUDING: ALL PARTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER SPECIFICALLY INDICATED OR NOT. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO MOTOROLA'S ACCEPTANCE.

MATERIALS AND WORKMANSHIP SHALL BE THE BEST OF THEIR RESPECTIVE KINDS (AS DEFINED BY INDUSTRY STANDARDS), FREE OF DEFECTS AND ALL MATERIALS SHALL BE NEW AND UNUSED IN ALL CASES, UNLESS OTHERWISE SPECIFIED. WHERE THE NAME OF A CONCERN OR MANUFACTURER IS MENTIONED ON DRAWINGS OR IN SPECIFICATIONS IN REFERENCE TO A REQUIRED SERVICE OR PRODUCT, AND NO QUALIFICATIONS OR SPECIFICATION OF SUCH IS INCLUDED, THEN THE MATERIAL SPECIFICATIONS, DETAILS OF MANUFACTURE, FINISH, ETC., SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD PRACTICE, DIRECTION OR SPECIFICATIONS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

1.9. VERIFICATION OF EXISTING CONDITIONS

BEFORE STARTING ANY OPERATION, THE CONTRACTOR SHALL EXAMINE EXISTING WORK, OR WORK PERFORMED BY OTHERS, TO WHICH ITS WORK IS TO ADJOIN OR BE APPLIED, AND SHALL REPORT TO MOTOROLA PROJECT MANAGER ANY CONDITIONS THAT WILL PREVENT SATISFACTORY ACCOMPLISHMENT OF HIS WORK. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SURVEY DATA AS INDICATED IN THE PLANS AND SPECIFICATIONS AND/OR AS PROVIDED BY MOTOROLA. SHOULD THE CONTRACTOR DISCOVER ANY INACCURACIES, ERRORS, OR OMISSIONS IN THE SURVEY DATA, HE SHALL IMMEDIATELY NOTIFY THE MOTOROLA REPRESENTATIVE IN ORDER THAT PROPER ADJUSTMENTS CAN BE ANTICIPATED AND ORDERED. FAILURE TO NOTIFY THE MOTOROLA REPRESENTATIVE OF DEFICIENCIES, ERRORS OR FAULTS PRIOR TO COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE THEREOF AND WAIVER OF ANY CLAIMS OF UNSUITABILITY, ERRORS, OMISSIONS OR INACCURACIES.

THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PRESERVING ALL ESTABLISHED SURVEY CONTROL POINTS. IF THE CONTRACTOR OR ANY OF HIS SUB-CONTRACTORS MOVE OR DESTROY ANY SURVEY CONTROL POINTS, THE COST INCURRED BY THE LAND OWNER OR MOTOROLA TO RE-ESTABLISH THEM WILL BE BORNE BY THE CONTRACTOR.



**MOTOROLA  
SOLUTIONS**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

ORANGE COUNTY -  
APOPKA NORTH  
MT. PLYMOUTH ROAD  
MT. PLYMOTH, FL 32776

WOOD PROJECT NO: 6166-20-1336  
DRAWN: C.F. SANDERS CHECKED: F.D. SHIVER  
APPROVED: F.D. SHIVER DATE: 02/05/20

**wood.**

WOOD ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

| NO. | DATE     | REVISION          |                   |                   |                   |
|-----|----------|-------------------|-------------------|-------------------|-------------------|
|     |          | ISSUED FOR PERMIT | ISSUED FOR REVIEW | ISSUED FOR REVIEW | ISSUED FOR REVIEW |
| A   | 03/28/13 |                   |                   |                   |                   |
| B   | 02/14/20 |                   |                   |                   |                   |
| C   | 02/24/20 |                   |                   |                   |                   |

SEAL

SHEET NO. & NAME

T2  
GENERAL NOTES

172

1.10. PERMITS

THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE CONTRACTOR SHALL MEET ALL OF THE REGULATORY REQUIREMENTS OF THE JURISDICTION GOVERNING CONSTRUCTION.

1.11. SITE INSPECTION BY MOTOROLA

THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR ARRANGING WITH MOTOROLA, THE COUNTY AND ITS TECHNICAL CONSULTANT FOR AN INSPECTION PRIOR TO COVERING UP ALL WORK THAT WILL BE COVERED IN FINISHED CONDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE THE SEQUENCE OF WORK AND REQUEST THE INSPECTIONS IN A TIMELY MANNER. THE CONTRACTOR SHALL NOT REQUEST AN INSPECTION UNLESS ALL OF THE RELATED WORK HAS BEEN COMPLETED. WORK SHALL NOT PROCEED TO THE NEXT STEP UNTIL THE PREVIOUS STEP HAS BEEN INSPECTED AND APPROVED BY THE LOCAL INSPECTORS, THE MOTOROLA REPRESENTATIVE, THE COUNTY AND ITS TECHNICAL CONSULTANT. THE PRESENCE OF THE OWNER OR MOTOROLA REPRESENTATIVE ON THE JOB SITE IN NO WAY RELIEVES THE CONTRACTOR OF THE ASSOCIATED RESPONSIBILITIES OF THE JOB. ANY WORK WHICH DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE CORRECTED OR REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.

THE FOLLOWING INFORMATION IS INCLUDED AS A GUIDE TO THE CONTRACTOR TO ASSIST IN DETERMINING THE TYPE AND FREQUENCY OF INSPECTIONS. THE LISTED INSPECTIONS REPRESENT THOSE REQUIRED FOR SMALL OR SIMPLE PROJECTS. LARGE OR COMPLEX PROJECTS MAY REQUIRE ADDITIONAL INSPECTIONS DEPENDING ON THE SEQUENCE OF WORK.

- \* FOUNDATIONS EXCAVATION AND REBAR: TO BE MADE AFTER TRENCHES ARE EXCAVATED AND FORMS ERECTED, REINFORCEMENT PLACED, COMPACTION TESTED, SOIL TREATED, VAPOR BARRIER PLACED, AND ESSENTIALLY READY FOR CONCRETE PLACEMENT
- \* GROUNDING: TO BE MADE AFTER THE BELOW GROUND CADWELD CONNECTIONS HAVE BEEN COMPLETED, PRIOR TO COVERING UP THE TRENCHES
- \* ELECTRICAL WORK WITHIN WALLS: TO BE MADE AFTER THE ROOF, FRAMING, FIREBLOCKING AND BRACING IS IN PLACE PRIOR TO THE INSTALLATION OF INSULATION OR WALL/CEILING MEMBRANES.

AS A GENERAL RULE, THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO MOTOROLA FOR INSPECTION OF ALL WORK PRIOR TO CONCEALMENT. THE CONTRACTOR HAS RESPONSIBILITIES RELATIVE TO ALL TYPES OF INSPECTIONS AND IS RESPONSIBLE FOR CONTACTING ALL OF THE INSPECTING ENTITIES TO DETERMINE HIS RESPONSIBILITIES. ALL OF THESE INSPECTING ENTITIES HAVE UNIQUE AND SEPARATE RESPONSIBILITIES. ONE INSPECTION FROM AN ENTITY WILL NOT SUBSTITUTE FOR AN INSPECTION FROM ANOTHER ENTITY.

1.12. SAFETY

THE CONTRACTOR, HIS EMPLOYEES, ANY SUB-CONTRACTORS, VENDORS, THEIR RESPECTIVE EMPLOYEES AND CONTRACTOR'S VISITORS SHALL COMPLY WITH ALL SAFETY STANDARDS, ACCIDENT PREVENTION REGULATIONS AND ENVIRONMENTAL REGULATIONS PROMULGATED BY FEDERAL, STATE OR LOCAL AUTHORITIES HAVING JURISDICTION AND SHALL AT ALL TIMES CONDUCT ALL OPERATIONS UNDER THE CONTRACT IN A MANNER TO AVOID THE RISK OF BODILY HARM TO ANY PERSONS AND THE RISK OF DAMAGE TO ANY PROPERTY, EQUIPMENT OR MATERIAL. SUCH PARTIES SHALL ALSO COMPLY WITH ANY SAFETY PROGRAMS AND/OR RULES PROMULGATED BY OWNER AND/OR MOTOROLA.

1.13. ELECTRO MAGNETIC EMISSIONS

THE CONTRACTOR SHALL ACKNOWLEDGE ALL OR PORTIONS OF THE WORK MAY INVOLVE POSSIBLE EXPOSURE OF CONTRACTOR, SUB-CONTRACTORS, AND THEIR RESPECTIVE EMPLOYEES, AGENTS, INVITEES, LICENSEES AND OTHER VISITORS TO THE JOBSITE AND/OR MOTOROLA PREMISES TO ELECTRO-MAGNETIC ENERGY ("EME") WHILE PERFORMING WORK UNDER THIS CONTRACT, ESPECIALLY IF WORK IS PERFORMED ON EXISTING ANTENNA TOWERS OR BUILDING TOPS WHERE ANTENNAS ARE LOCATED. THE CONTRACTOR REPRESENTS THAT CONTRACTOR, SUBCONTRACTORS, AND ALL OF THEIR RESPECTIVE EMPLOYEES, AGENTS, INVITEES, LICENSEES, AND OTHER AUTHORIZED REPRESENTATIVES WHO ARE PERFORMING SERVICES UNDER THIS AGREEMENT WILL COMPLY WITH ALL ANSI AND ANY OTHER APPLICABLE EME STANDARDS, RULES OR REGULATIONS, INCLUDING, BUT NOT LIMITED TO THOSE RULES OR REGULATIONS IMPOSED OR SUGGESTED BY MOTOROLA, IF ANY.

THE CONTRACTOR SHALL ADHERE TO ALL OSHA RULES, REGULATIONS AND ADOPTED POLICIES. ALL CONTRACTOR PERSONNEL SHALL HAVE UNDERGONE ELECTROMAGNETIC ENERGY (EME) TRAINING FOR PERSONNEL WORKING IN THE VICINITY OF ACTIVE ANTENNAS. AS SUCH IT IS RECOMMENDED THAT RF MONITORS BE USED BY THE TOWER PERSONNEL TO MONITOR EXPOSURE LEVELS. IF EME LEVELS AT THE SITE EXCEED THE MAXIMUM PERMISSIBLE EXPOSURE LIMITS, THE CONTRACTOR SHALL COORDINATE WITH THE INDIVIDUALS RESPONSIBLE FOR USE OF THE TRANSMITTER TO MAKE SURE THAT THE EQUIPMENT IS DEACTVATED BEFORE WORK CAN BE RESUMED, WITHOUT CAUSING A SERIOUS DISRUPTION OF THE SERVICE.

1.14. SITE CLEANUP

THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, VEGETATION, AND RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. WHENEVER THE WORK-SITE IS LEFT UNATTENDED, THE CONTRACTOR SHALL BLOCK THE OPENING WITH WARNING TAPE TO DISCOURAGE TRESPASSING. THE PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE AT THE CONCLUSION OF SITE WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE GRADING AND SEEDING OF THE DISTURBED SOIL. THE CONTRACTOR SHALL USE LOCAL GRASS SEED TO STABILIZE SOIL AND SHALL COVER DISTURBED AREAS WITH HAY MULCH TO REDUCE RUNOFF OF SEDIMENT TO DOWNSTREAM AREAS. THE CONTRACTOR SHALL RESTORE THE SITE TO ITS ORIGINAL CONDITION. ALL SLOPES AND DISTURBED AREAS NOT RECEIVING AGGREGATE SURFACING ARE TO BE PREPARED AND BROADCAST SEEDED AND FERTILIZED FOR EROSION PROTECTION. SEEDING FOR AREAS DISTURBED SHALL BE ESTABLISHED SEASONALLY AS REQUIRED BY LOCAL CODES.

THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE OR INTERRUPTION OF EXISTING UNDERGROUND OR OVERHEAD ELECTRIC SERVICES, UNDERGROUND GROUNDING AND FUEL LINES, EQUIPMENT AND BUILDINGS ON THE SITE, PLUS OFF SITE SERVICES, BURIED OR OVERHEAD, SURROUNDING THE EXISTING OR EXPANDED COMPOUND. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER(S) AND MOTOROLA AT NO ADDITIONAL COST TO THE PROPERTY OWNER OR MOTOROLA.

1.15. FACILITY STARTUP & COMMISSIONING

THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL DEMONSTRATE TO MOTOROLA, THE CITY AND ITS TECHNICAL CONSULTANT THAT ALL SYSTEMS AND SUB-SYSTEMS INSTALLED UNDER THIS CONTRACT, OPERATE PROPERLY PRIOR TO THE FINAL ACCEPTANCE INSPECTION. PROVIDE THE OPERATIONS AND MAINTENANCE MANUALS AT THIS TIME.

1.16. AS-BUILT DRAWINGS

THE CONTRACTOR SHALL KEEP UP-TO-DATE MARKED-UP PRINTS OF THE PROJECT DRAWINGS. UPON COMPLETION OF WORK AT THE SITE, THE CONTRACTOR SHALL REVIEW THE COMPLETED AS-BUILT DRAWINGS, AND ASCERTAIN THAT ALL DATA FURNISHED ON THE DRAWINGS IS ACCURATE AND TRULY REPRESENTS THE WORK AS ACTUALLY INSTALLED. MARKINGS INDICATING CHANGES TO THE DRAWINGS SHALL BE RED OR GREEN AND CLEARLY VISIBLE. TWO (2) SETS OF "AS-BUILT" DRAWINGS SHALL BE FURNISHED TO THE MOTOROLA REPRESENTATIVE AT THE COMPLETION OF THE PROJECT. THESE DRAWINGS SHALL ALSO SHOW THE FOLLOWING:

- \* MODIFICATIONS TO SITE LAYOUT.
- \* GROUNDING SYSTEM LAYOUT.
- \* UNDERGROUND FUEL LINE RUN.
- \* UNDERGROUND TELCO CABLE RUN.
- \* UNDERGROUND ELECTRICAL RUN.

WHERE THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THE SITE EQUIPMENT (SHELTER, ISOLATION TRANSFORMER, GENERATOR, ETC.) THAT REQUIRES PERIODIC MAINTENANCE, THE CONTRACTOR SHALL INCLUDE ALL OPERATION AND MAINTENANCE MANUALS AND ALL AS-BUILT DRAWINGS WHICH FULLY DESCRIBE THE ACTUAL INSTALLED EQUIPMENT.

1.17. TEST PROCEDURES AND RESULTS

THE CONTRACTOR IS REQUIRED TO SUBMIT THE RESULTS OF ALL TESTS REQUIRED BY THE PROJECT SPECIFICATIONS AND DRAWINGS THAT FALL WITHIN HIS SCOPE OF WORK TO THE MOTOROLA REPRESENTATIVE WITHIN FIVE (5) DAYS OF THE TEST. THE CONTRACTOR IS REQUIRED TO SUBMIT TEST PROCEDURES NINETY (90) DAYS PRIOR TO THE TESTS BEING CONDUCTED. IN GENERAL, THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TEST RESULTS:

- \* CONCRETE COMPRESSION TEST FOR ALL CONCRETE WORK.
- \* FUEL LINE LEAKAGE TEST FOR FUEL TANK AND PIPING INSTALLATION WORK.
- \* SLUMP TEST FOR CONCRETE WORK.
- \* GROUNDING RESISTANCE TEST FOR GROUNDING WORK.
- \* ANY OTHER TEST THAT MAY BE REQUIRED.

1.18. CONTRACT CLOSEOUT

THE MOTOROLA REPRESENTATIVE WILL PROVIDE A CERTIFICATE OF COMPLETION AND APPROVE FINAL PAYMENT WHEN ALL PUNCH-LIST ITEMS HAVE BEEN CORRECTED AND ALL SYSTEMS ARE ACCEPTABLE. AFTER FINAL PAYMENT, CONTRACTOR WILL SIGN A RELEASE OF LIEN.

1.19. WARRANTY

ALL WORK PERFORMED BY THE CONTRACTOR IN COMPLETING THE SCOPE IDENTIFIED ON THE DRAWINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION OF THE PROJECT. THIS GUARANTEE SHALL COVER ALL MATERIALS, EQUIPMENT OR WORKMANSHIP WHICH IN THE OPINION OF MOTOROLA IS RENDERED DEFECTIVE OR INFERIOR OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT DURING THE GUARANTEE PERIOD. IF, WITHIN THE GUARANTEE PERIOD, REPAIRS OR CHANGES ARE REQUIRED TO CORRECT THE GUARANTEE WORK, THEN UPON RECEIPT OF NOTICE, THE CONTRACTOR SHALL PROMPTLY AND WITHOUT EXPENSE TO MOTOROLA OR COUNTY, PROCEED TO:

- \* PLACE IN SATISFACTORY CONDITION ALL OF SUCH GUARANTEED WORK AND CORRECT ALL DEFECTS THEREIN.
- \* MAKE GOOD ALL DAMAGES TO THE STRUCTURE OR SITE OR EQUIPMENT OR CONTENTS THEREOF, WHICH, IN THE OPINION OF THE MOTOROLA, IS THE RESULT OF THE USE OF MATERIALS, EQUIPMENT, OR WORKMANSHIP WHICH ARE INFERIOR, DEFECTIVE, OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT;
- \* MAKE GOOD ANY WORK, MATERIALS OR EQUIPMENT, AND ADJACENT STRUCTURES DISTURBED IN FULFILLING THE GUARANTEE.



**MOTOROLA  
SOLUTIONS**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

ORANGE COUNTY -  
APOPKA NORTH  
MT. PLYMOUTH ROAD  
MT. PLYMOTH, FL 32776

WOOD PROJECT NO: 6166-20-1336  
DRAWN: C.F. SANDERS CHECKED: F.D. SHIVER  
APPROVED: F.D. SHIVER DATE: 02/05/20

**wood.**

WOOD ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

REVISION

ISSUED FOR PERMIT  
ISSUED FOR REVIEW  
ISSUED FOR REVIEW

NO. DATE  
A 02/05/19  
B 02/14/20  
C 02/24/20

SEAL

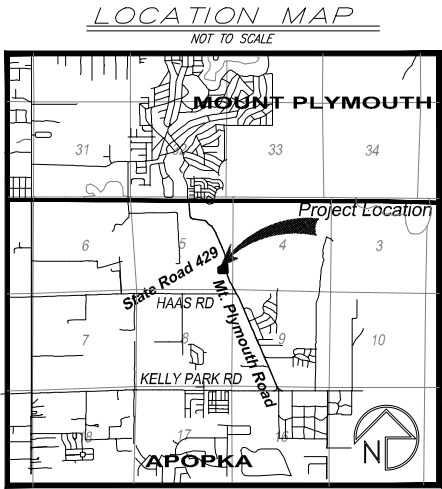
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T3  
GENERAL NO

173

2-C Letter Certification

I certify that the proposed tower position of Latitude 28° 46' 32.83" North, Longitude 81° 31' 36.46" West is accurate to within 50+ feet horizontally and, that the ground at the tower is at elevation 119.7 feet and is accurate to within 20+ feet vertically. The horizontal datum is relative to the North American Datum of 1983 (NAD 83) and expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD 88) and is expressed to the nearest one foot.



SURVEYOR'S NOTES

1. This map of survey is not valid without the signature and the original raised seal of the signing Florida licensed surveyor and mapper.
2. This map of survey identifies the features within the survey limits shown hereon, as specified by the client.
3. Bearings, coordinates and elevations shown hereon are relative to the Florida State Plane Coordinate System, East Zone (0901), North American Datum of 1983, 2011 adjustment and; the North American Vertical Datum of 1988 (NAVD 88) based on Global Positioning System (GPS) measurements to National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) network.
4. Dimensions shown hereon contain horizontal grid distances and are based upon field measurements utilizing the United States Survey Foot, unless indicated otherwise.
5. Lands shown hereon were not abstracted by this firm for matters of record, such as easements, right of way, ownership or other instruments of record.
6. The initial field data acquisition phase of this survey was completed on February 08, 2020, as documented in Wood field book 1396, Pages 56-58.
7. This survey does not address the identification or location of jurisdictional wetlands or sovereign lands that may or may not lie within or adjacent to the lands surveyed.
8. According to Federal Emergency Management Agency Flood Insurance Rate Map, Orange County Florida, Map Number 12095 C 0050 F; Effective date: 09/25/2009, the property described hereon is located in Zone X (area determined to be outside the 0.2% annual chance floodplain).
9. Certified to and for the exclusive use of MOTOROLA.

DRAFT

**CHARLES B. GARDINER**  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 5046

Map of  
Topographic  
Survey

174

Sheet 1 of 1

Project Control 502  
Set 5/8 Iron Rod & Cap  
Stamped: WOOD TRAVERSE  
N 1615323.00'  
E 487583.16'  
Elevation: 121.48'

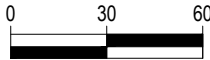
Project Control 501  
Set 5/8 Iron Rod & Cap  
Stamped: WOOD TRAVERSE  
N 1614860.28'  
E 487607.28'  
Elevation: 116.14'

Found  
MAG - Nail & Disk  
Stamped: LB 2108 FDOT

Found  
1" Iron Pipe & Cap  
(illegible)

Section 5, Township 20 South, Range 28 East, Orange County, Florida.

GRAPHIC SCALE



(IN FEET)  
1 inch = 60 feet

Legend

- +— = Break Line (Not to Scale)
- 2'— = Contour Line
- +1.0' = Spot Elevation
- OU— = Overhead Utility Line
- 10' = Pine Tree (and size)

Wood Environment & Infrastructure Solutions, Inc.

**wood.**

Certificate of Authorization Number LB-0007932

550 Northlake Boulevard, Suite 1000  
Altamonte Springs, FL 32701 USA  
Phone: (407) 522-7570

www.woodplc.com

CLIENT:



**MOTOROLA SOLUTIONS**

8000 WEST SUNRISE BLVD.  
PLANTATION, FLORIDA 33322

PHONE: (954) 723-5000

ORANGE COUNTY - CITY OF APOPKA  
MT. PLYMOUTH ROAD  
APOPKA, FL 32712

WOOD PROJECT NO: 6166201336.100.04

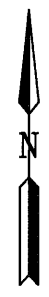
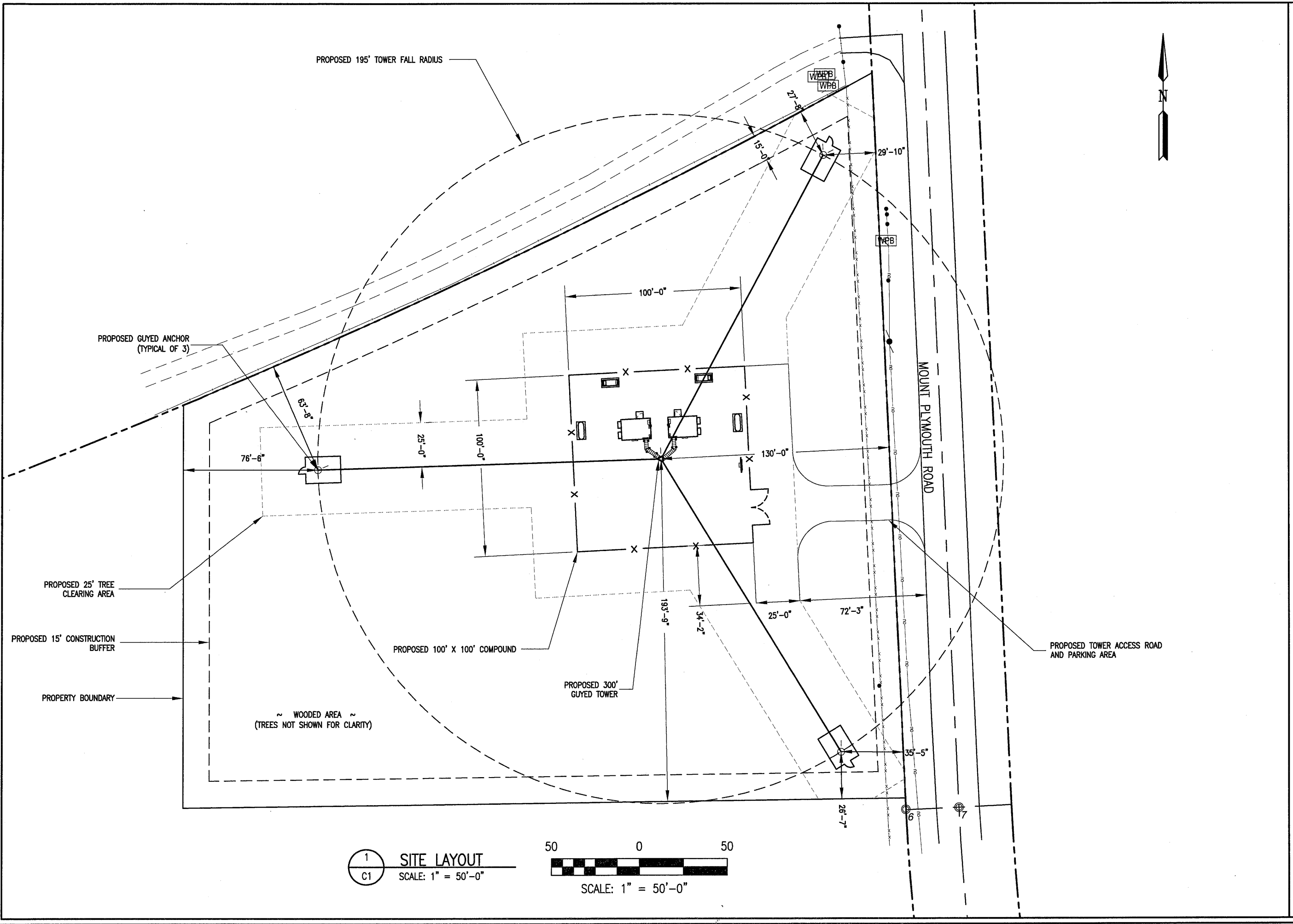
DRAWN BY: M. RAMOS

APPROVED BY:

CHECKED BY: C.B. GARDINER

DATE: 02/13/2020





8000 W. SUNRISE BLVD  
PLANTATION, FL 33322  
PHONE: (954) 723-5000

ORANGE COUNTY -  
APOPKA NORTH  
MT. PLYMOUTH ROAD  
MT. PLYMOTH, FL 32776

|                               |              |          |             |
|-------------------------------|--------------|----------|-------------|
| WOOD PROJECT NO: 6166-20-1336 |              |          |             |
| DRAWN:                        | C.F. SANDERS | CHECKED: | F.D. SHIVER |
| APPROVED:                     | F.D. SHIVER  | DATE:    | 02/05/20    |



WOOD ENVIRONMENT AND INFRASTRUCTURE, INC.  
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KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

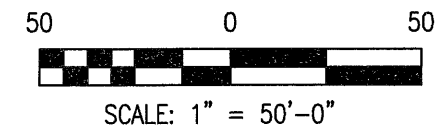
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| A   | 08/26/19 |                   |                   |
| B   | 02/14/20 |                   |                   |
| C   | 02/24/20 |                   |                   |

SEAL

SHEET NO. & NAME

C1  
SITE LAYOUT

1 SITE LAYOUT  
C1 SCALE: 1" = 50'-0"





PHONE: (954) 723-5000

ORANGE COUNTY -  
APOPKA NORTH  
MT. PLYMOUTH ROAD  
MT. PLYMOUTH, FL 32776

|                               |                      |
|-------------------------------|----------------------|
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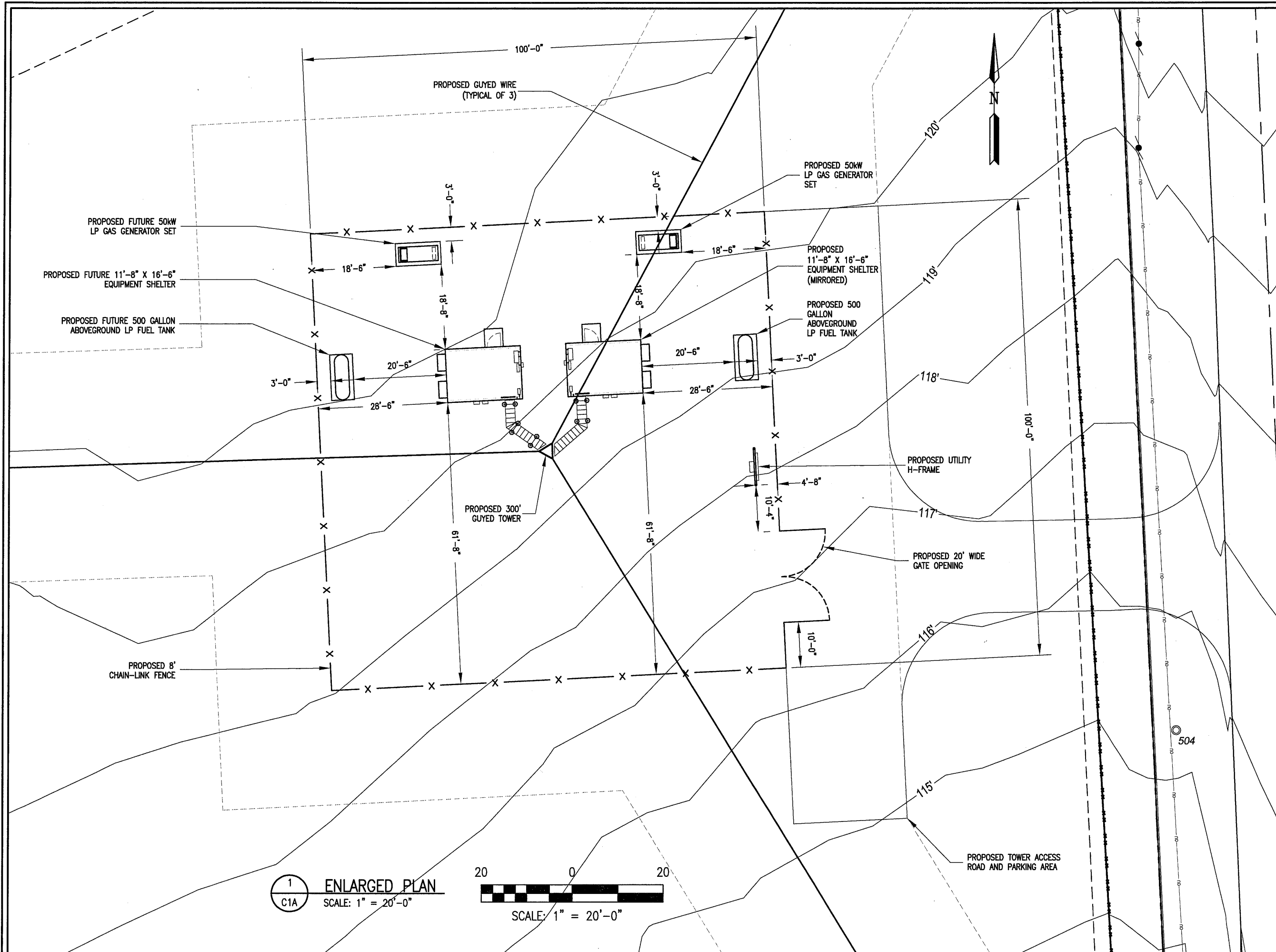
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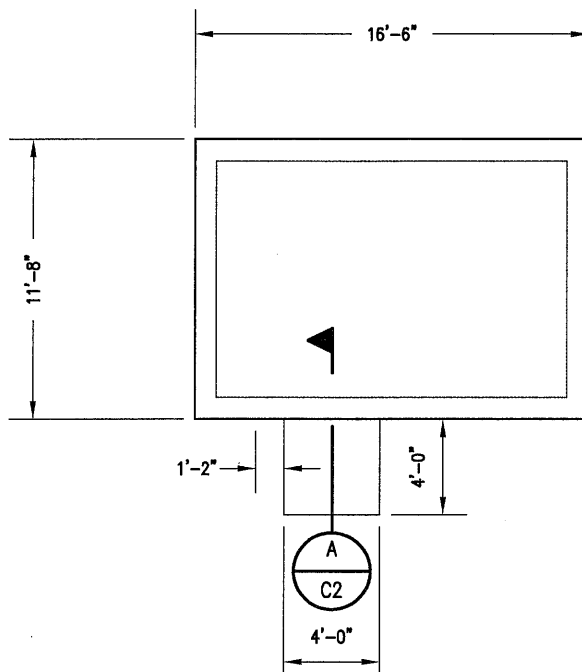
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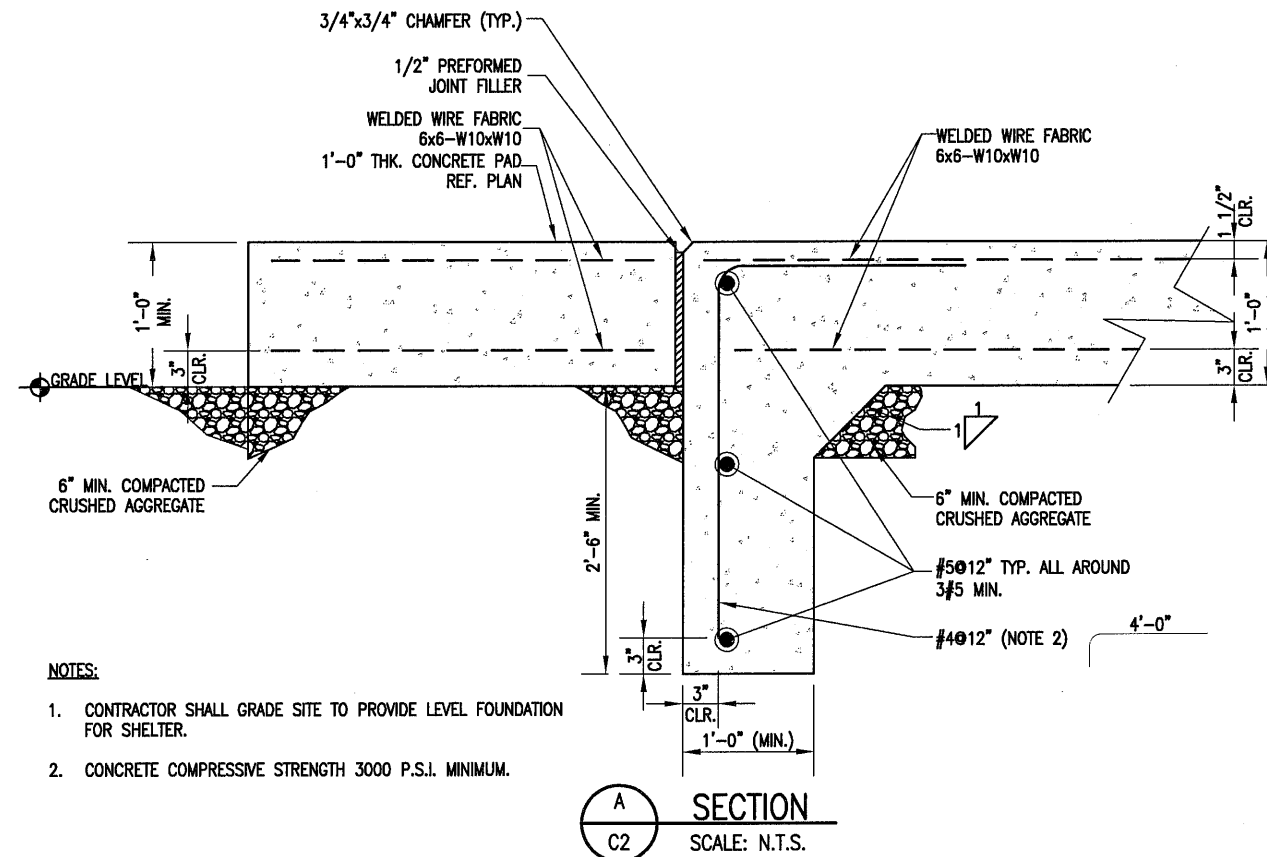
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170

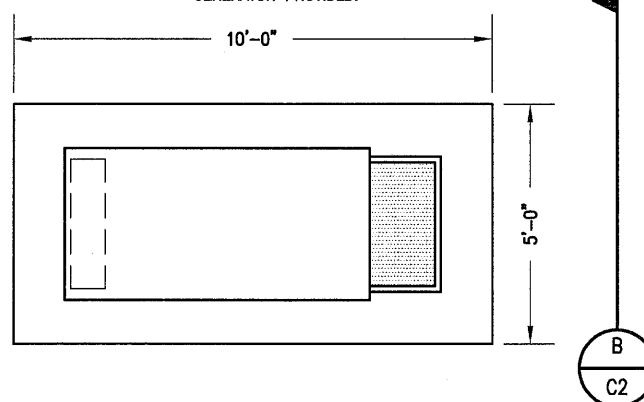




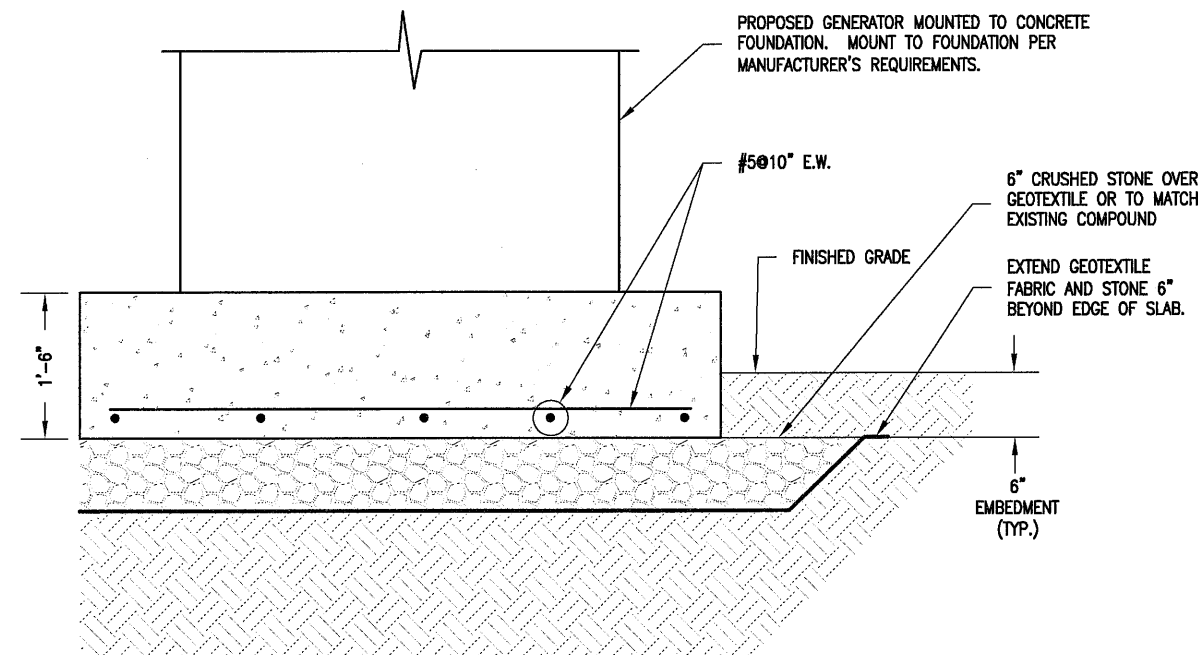
1 SHELTER FOUNDATION  
SCALE: N.T.S.



\* CONTRACTOR SHALL MOUNT GENERATOR TO CONCRETE FOUNDATION ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
\* CONTRACTOR SHALL VERIFY DIMENSIONS WITH SPECIFIC GENERATOR PROVIDED.



2 GENERATOR FOUNDATION  
SCALE: N.T.S.



8000 W. SUNRISE BLVD  
PLANTATION, FL 33322  
PHONE: (954) 723-5000

ORANGE COUNTY -  
APOPKA NORTH  
MT. PLYMOUTH ROAD  
MT. PLYMOUTH, FL 32776

WOOD PROJECT NO: 6166-20-1336  
DRAWN: C.F. SANDERS CHECKED: F.D. SHIVER  
APPROVED: F.D. SHIVER DATE: 02/05/20

**wood.**

WOOD ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

| NO. | DATE     | REVISION          |                   |
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| A   | 09/26/19 |                   |                   |
| B   | 02/14/20 |                   |                   |
| C   | 02/24/20 |                   |                   |

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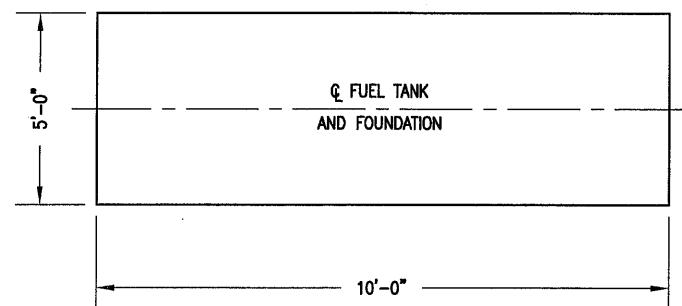
SHEET NO. & NAME

C2  
FOUNDATION DETAILS

177



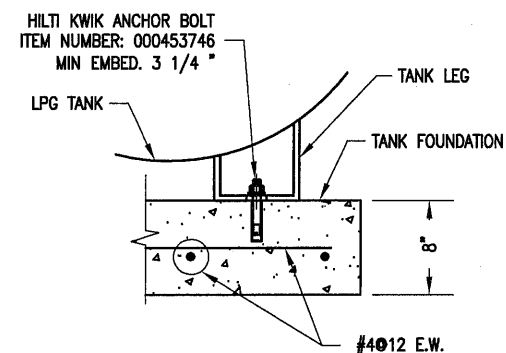
\* CONTRACTOR SHALL VERIFY  
DIMENSIONS WITH SPECIFIC LPG TANK  
PROVIDED.



1  
C2A

LPG FUEL TANK FOUNDATION

SCALE: N.T.S.



2 TANK LEG ATTACHMENT  
C2A SCALE: N.T.S.

**NOTES:**

1. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSED STRENGTH OF 3,000 PSI IN 28 DAYS, AIR ENTRAINMENT WITH THE NEUTRALIZED VINSOL SERIN, DAREX AEA OR SIKKA AEA. THE AIR ENTRAINMENT AGENT SHALL COMPLY WITH ASTM C260, LATEST EDITION WITH MINIMUM ENTRAINMENT AIR OF 3% TO 5%.
2. CONTRACTOR SHALL GRADE SITE TO PROVIDE LEVEL FOUNDATION FOR SHELTER.
3. REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60 SPECIFICATIONS AND BE ACCORDANCE WITH ACI-318.
4. TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. MINIMUM OF THREE CYLINDERS SHALL BE TAKEN FOR EACH CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C39.
5. FOUNDATION DESIGN BASED ON AN ALLOWABLE SOIL BEARING PRESSURE 1500 psf.
6. SEE SHELTER MANUFACTURER DRAWINGS FOR ADDITIONAL SHELTER DETAILS.



**MOTOROLA**  
SOLUTIONS

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WOOD PROJECT NO: 6166-20-1336

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**wood.**

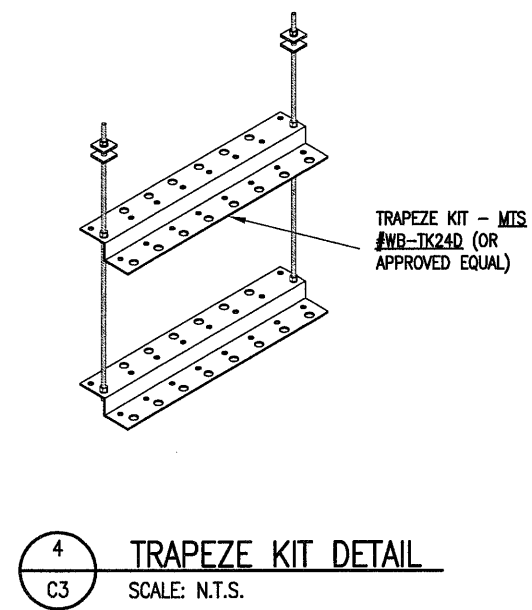
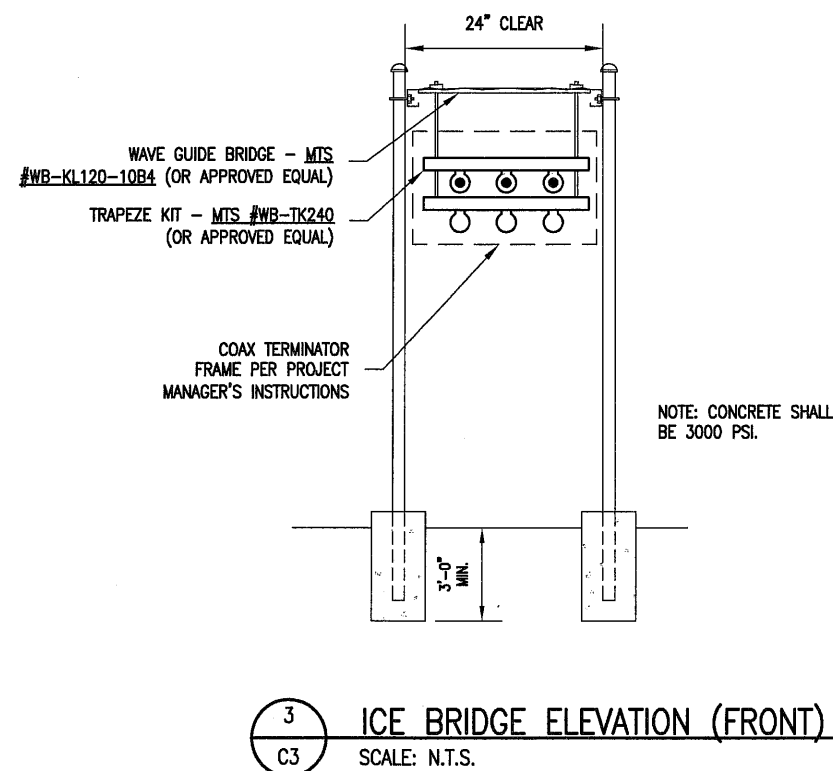
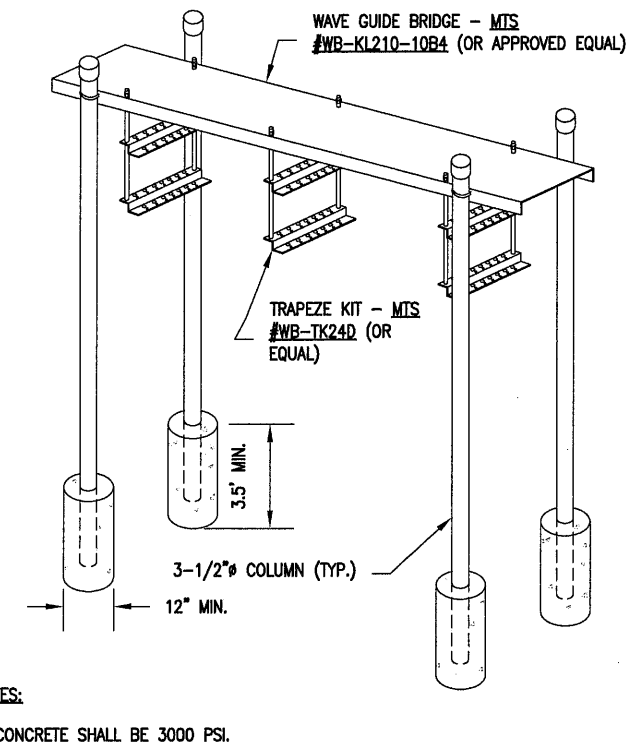
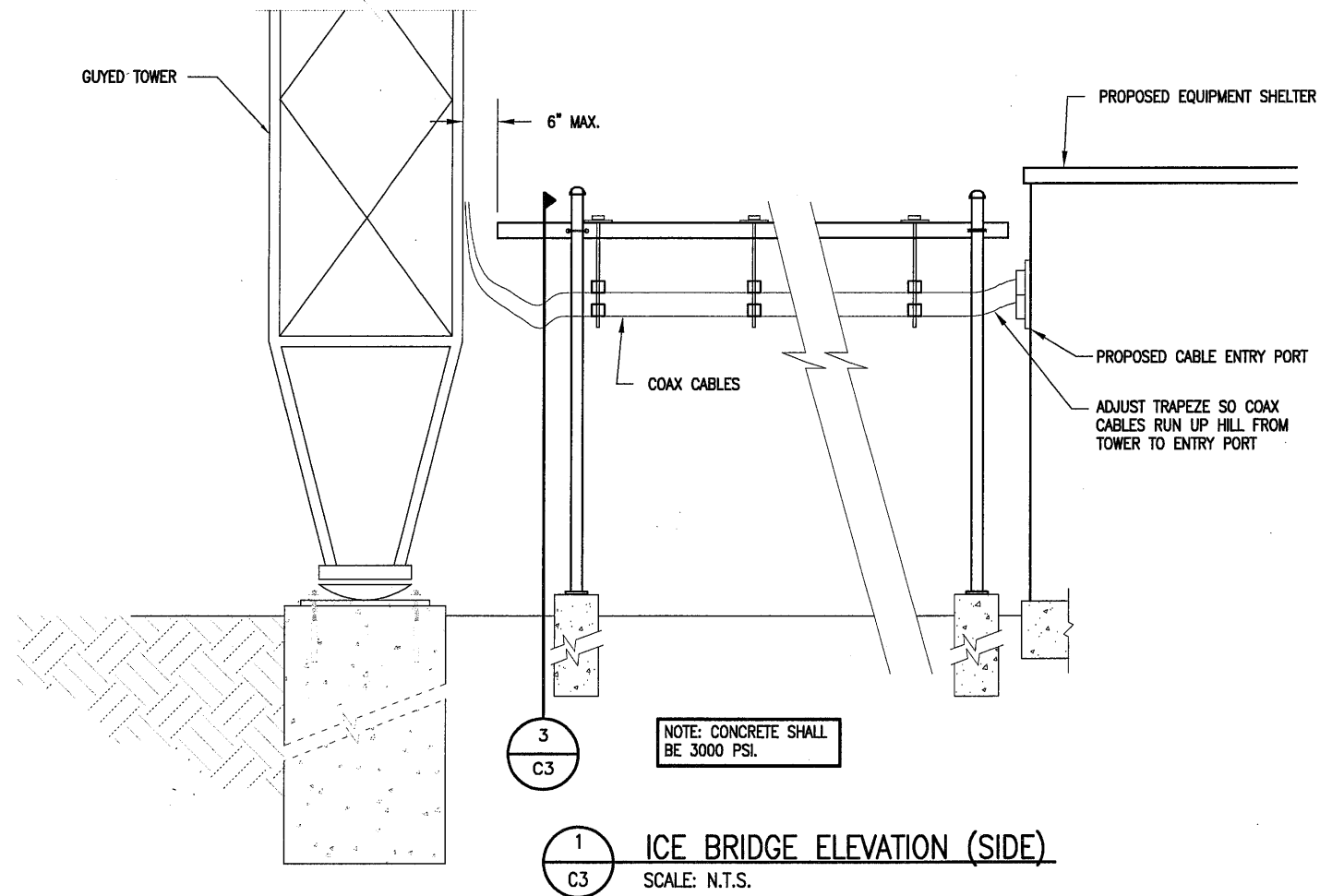
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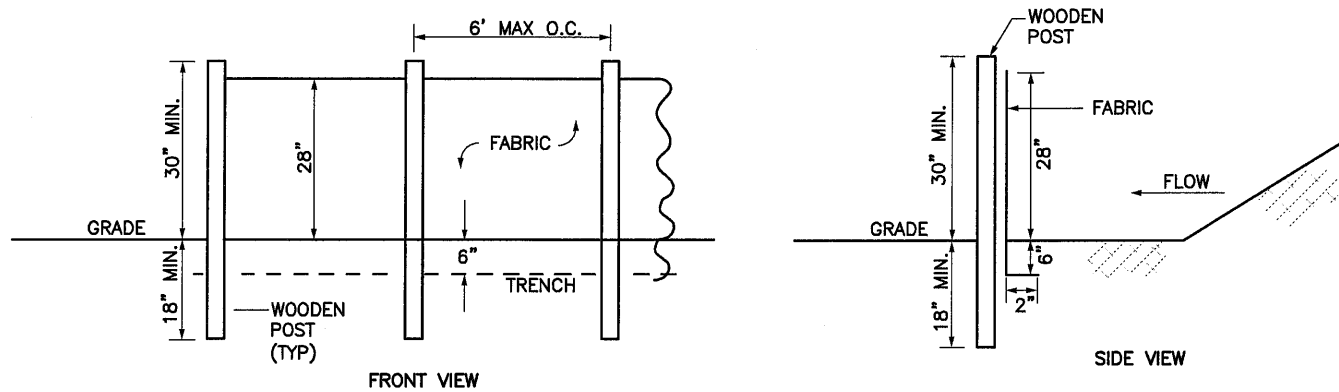
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SHEET NO. &amp; NAME

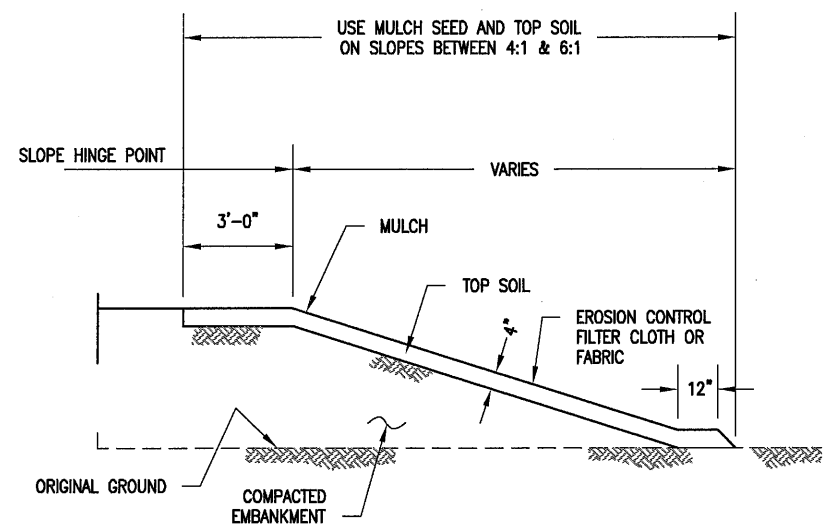
C2A  
FOUNDATION DETAILS



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1 SILT FENCE DETAIL - Sd1 TYPE A  
C4 SCALE: N.T.S.



2 SLOPE EROSION CONTROL (SEED)  
C4 SCALE: N.T.S.

SOIL EROSION CONTROL NOTES:

- ALL UNDERGROUND UTILITY STRUCTURES SHALL BE PROTECTED BY HAY BALE FILTERS, UNTIL GRAVEL/PAVEMENT HAS BEEN INSTALLED, OR UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- CONTRACTOR SHALL INSPECT THE SILTATION FENCES AND DIVERSION DITCHES PERIODICALLY AND MAINTAIN OR REPLACE AS NECESSARY, OR AS DIRECTED BY ENGINEER.
- ALL OTHER SOIL EROSION CONTROL DEVICES AND MEASURES DEEMED NECESSARY BY THE ENGINEER SHALL BE IMPLEMENTED IMMEDIATELY UPON NOTIFICATION OF THE CONTRACTOR.
- INSTALL STONE/GRAVEL CONSTRUCTION ENTRANCE TO THE SITE, WITH MINIMUM THICKNESS OF 6 INCHES PRIOR TO ANY WORK ON THE SITE. PERFORM PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, OR AS DIRECTED BY ENGINEER.
- MUD SHALL BE CLEANED OFF OF THE STREET DAILY OR AS DIRECTED BY THE ENGINEER.
- INSPECTION OF THE SITE SHALL BE AT LEAST ONCE A WEEK AND AFTER ANY SIGNIFICANT RAINFALL TO INSURE THE SOIL EROSION CONTROL MEASURES ARE WORKING PROPERLY.
- IF ANY STOCKPILES ARE CONSTRUCTED, THEY SHALL HAVE AN 18-INCH DEEP TRENCH AROUND THE PERIMETER TO ACT AS A SEDIMENT TRAP, WITH SAID TRAP TO BE CLEANED PERIODICALLY AS REQUIRED.
- STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS.
- MINIMIZE BARE EARTH SURFACES DURING CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AS SOON AS IS PRACTICABLE.
- WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIALS ARE DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED.
- ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEMS BY THE USE OF SAND BAGS, INTERCEPTOR DIKES OR OTHER APPROVED FUNCTIONAL METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM THIS PROJECT FROM STORM SEWERS AND DRAINAGE STRUCTURES.



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APPROVED: F.D. SHIVER DATE: 02/05/20

**wood.**

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1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
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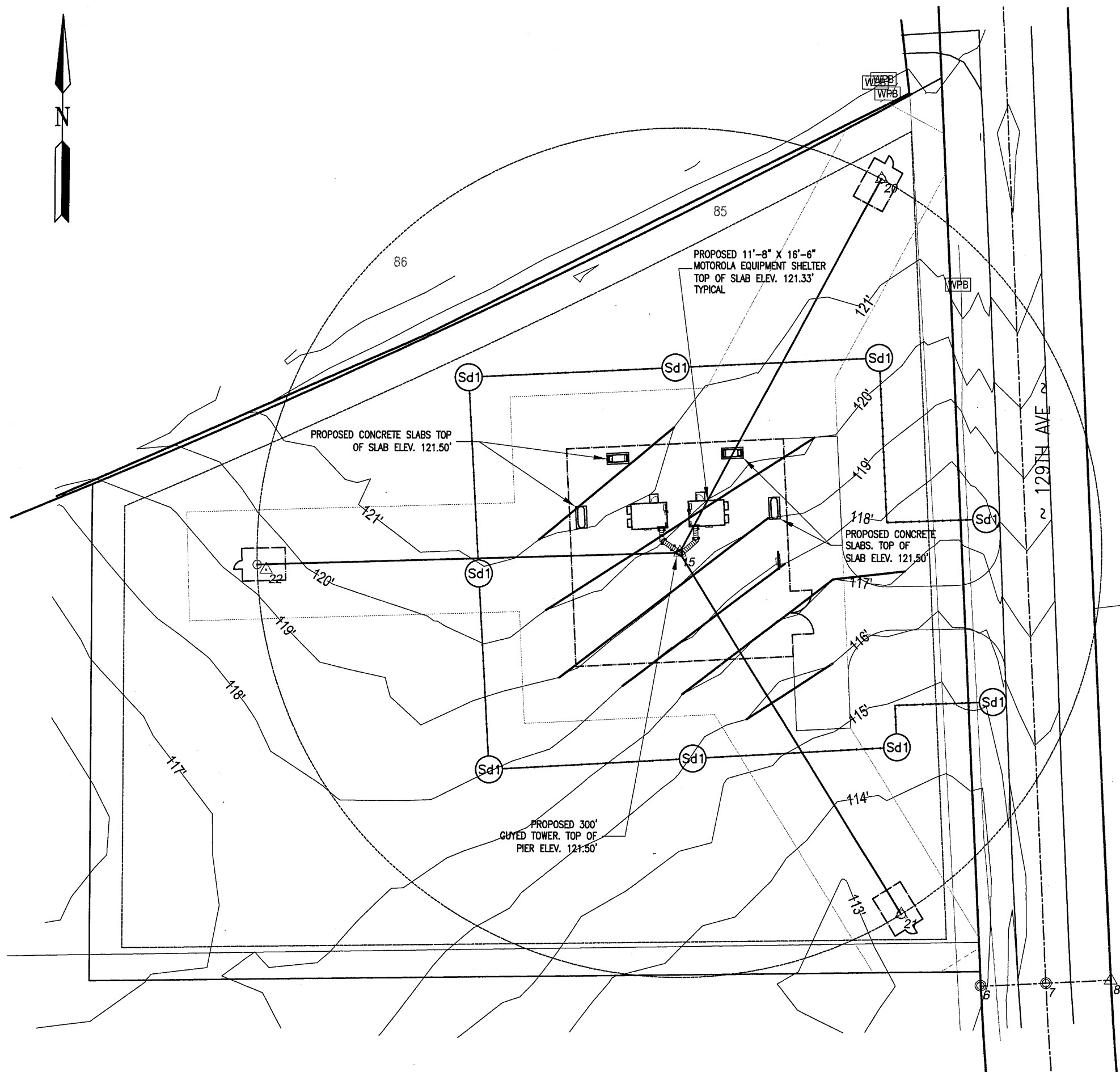
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SHEET NO. & NAME

C4  
EROSION CONTROL  
DETAILS

180



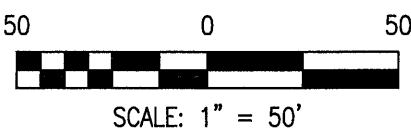


**GRADING AND DRAINAGE NOTES:**

1. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN AT TOP OF CRUSHED STONE, TOP OF FOUNDATION, OR TOP OF TOPSOIL. SEE DETAILS FOR THICKNESS OF CRUSHED STONE. MASS GRADED AREAS AND CRUSHED STONE SHALL BE FINISHED WITHIN 2" OF ELEVATIONS SHOWN. FOUNDATIONS SHALL BE FINISHED WITHIN 0.5 INCH OF ELEVATIONS SHOWN.
2. ALL TREES, ROOTS, BRUSH AND ORGANIC MATTER (TOP SOIL) SHALL BE STRIPPED FROM CONSTRUCTION AND ROADWAY AREAS.
3. FILLS SHALL BE FORMED OF SATISFACTORY MATERIAL PLACED IN SUCCESSIVE HORIZONTAL LAYERS (LIFTS) OF NOT MORE THAT 12 INCHES IN LOOSE DEPTH FOR THE FULL WIDTH OF EACH STRIP. CONTRACTOR SHALL SEE GEOTECHNICAL REPORT FOR FILL RECOMMENDATIONS.
4. FILL SOIL AND CRUSHER RUN SHALL BE PLACED AT A MOISTURE CONTENT THAT IS WITHIN MINUS 3 OR PLUS 3 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED USING VIBRATORY COMPACTION. FIRST LIFT MUST BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM 1557). ADDITIONAL LIFTS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR. THE UPPER 2 FEET OF FILL SOIL SHALL BE COMPACTED TO 98 PERCENT.
5. CONFINE ALL CONSTRUCTION ACTIVITY TO PROPERTY OWNER'S PARCEL. DO NOT ENTER ADJACENT PROPERTY WITHOUT OBTAINING APPROVAL THROUGH BROWARD COUNTY.
6. CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FENCE AND OTHER TEMPORARY EROSION CONTROL MEASURES AFTER GRASS IS ESTABLISHED AND STABILIZED.
7. SEE SURVEY SHEET(S) FOR SITE BENCHMARK/CONTROL POINT.

THE LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING THE SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF HIS OPERATIONAL PLANS AND SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION AND ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULE OF THE COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED. ANY SUCH MAINS AND SERVICES SHALL BE RESTORED TO SERVICE AT ONCE AND PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. CONTACT SUNSHINE STATE ONE CALL AT (800) 432-4770 FOR UTILITY INFORMATION BEFORE DIGGING.

**1 GRADING AND EROSION CONTROL**  
SCALE: 1" = 50'-0"



**LEGEND**

PROPOSED CONTOUR \_\_\_\_\_  
EXISTING CONTOUR \_\_\_\_\_ 113 \_\_\_\_\_

**Sd1** SEDIMENT BARRIER - TO PREVENT SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS. SEE DETAIL 1, SHEET C4.



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**wood.**

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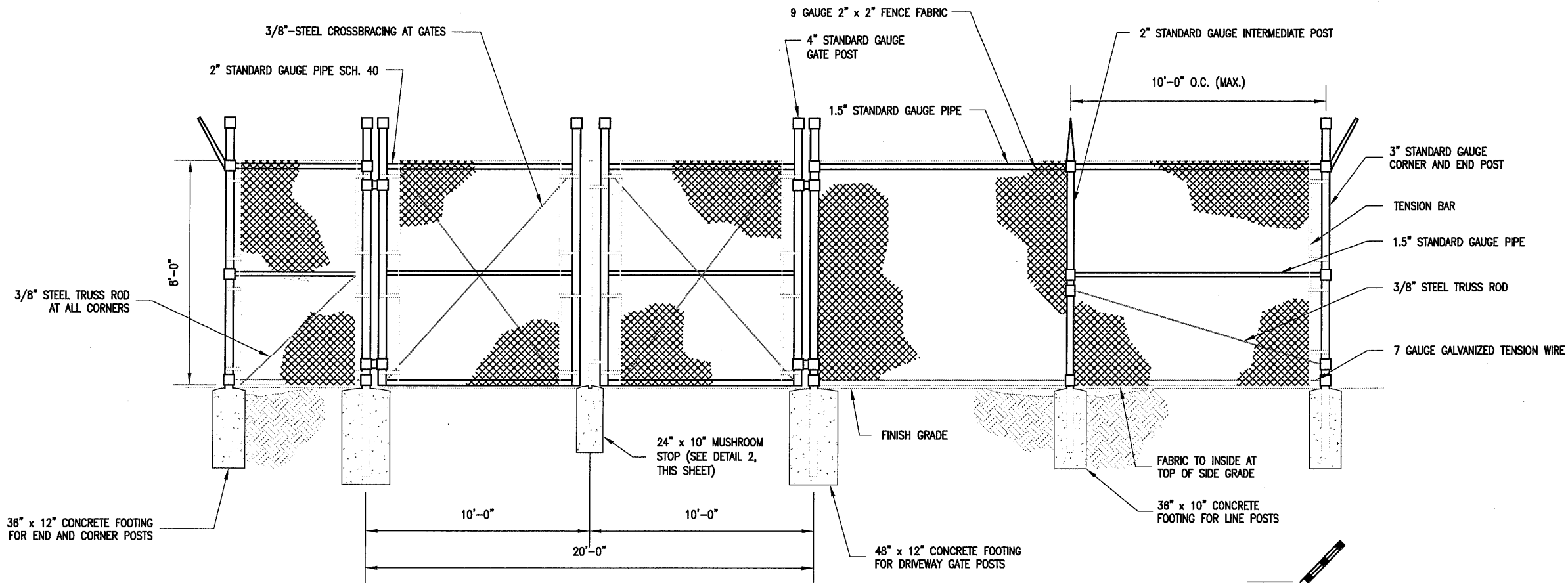
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C5  
EROSION CONTROL  
PLAN

181

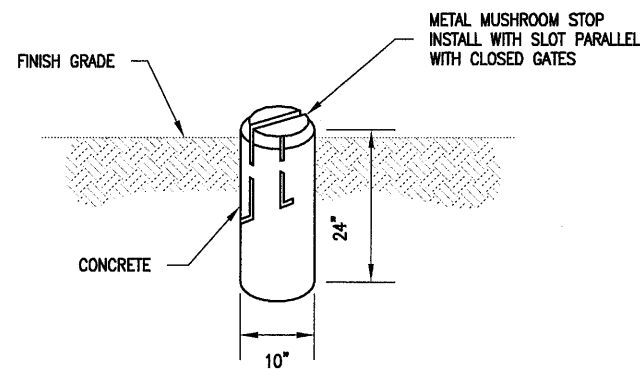


2. WHERE PERMISSIBLE BY THE LOCAL CODES, AN EPA APPROVED HERBICIDE KORVER (1) AS MANUFACTURED BY DUPONT INC. (OR APPROVED EQUAL) SHALL BE APPLIED TO ALL AREAS PRIOR TO LAYING DOWN THE GEOTEXTILE FABRIC. THE RATE OF APPLICATION OF THIS HERBICIDE SHALL BE A MINIMUM OF 10 POUNDS OF PRODUCT PER ACRE, UNLESS OTHERWISE REQUIRED BY LOCAL CODES OR MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL CHECK THE LOCAL CODES PRIOR TO APPLYING DEFOLIANT. SUBSTANCE SHALL NOT BE APPLIED IF GROUND IS FROZEN OR DANGER OF WEED KILLER BEING WASHED BEYOND THE INTENDED AREA.

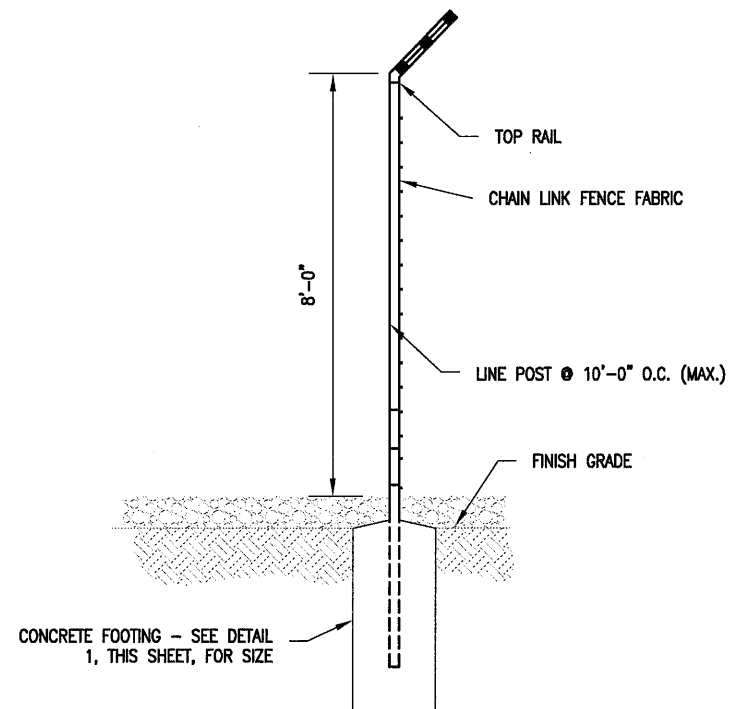


**NOTE:**  
LINE POST, RAILS AND BRACES SHALL BE GALVANIZED STEEL AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F1083 & F1043.

1  
C7 **CHAIN LINK FENCE AND GATE ELEVATION**  
SCALE: N.T.S.



2  
C7 **MUSHROOM STOP**  
SCALE: N.T.S.



3  
C7 **FENCE/BARBED WIRE ARM DETAIL**  
SCALE: N.T.S.



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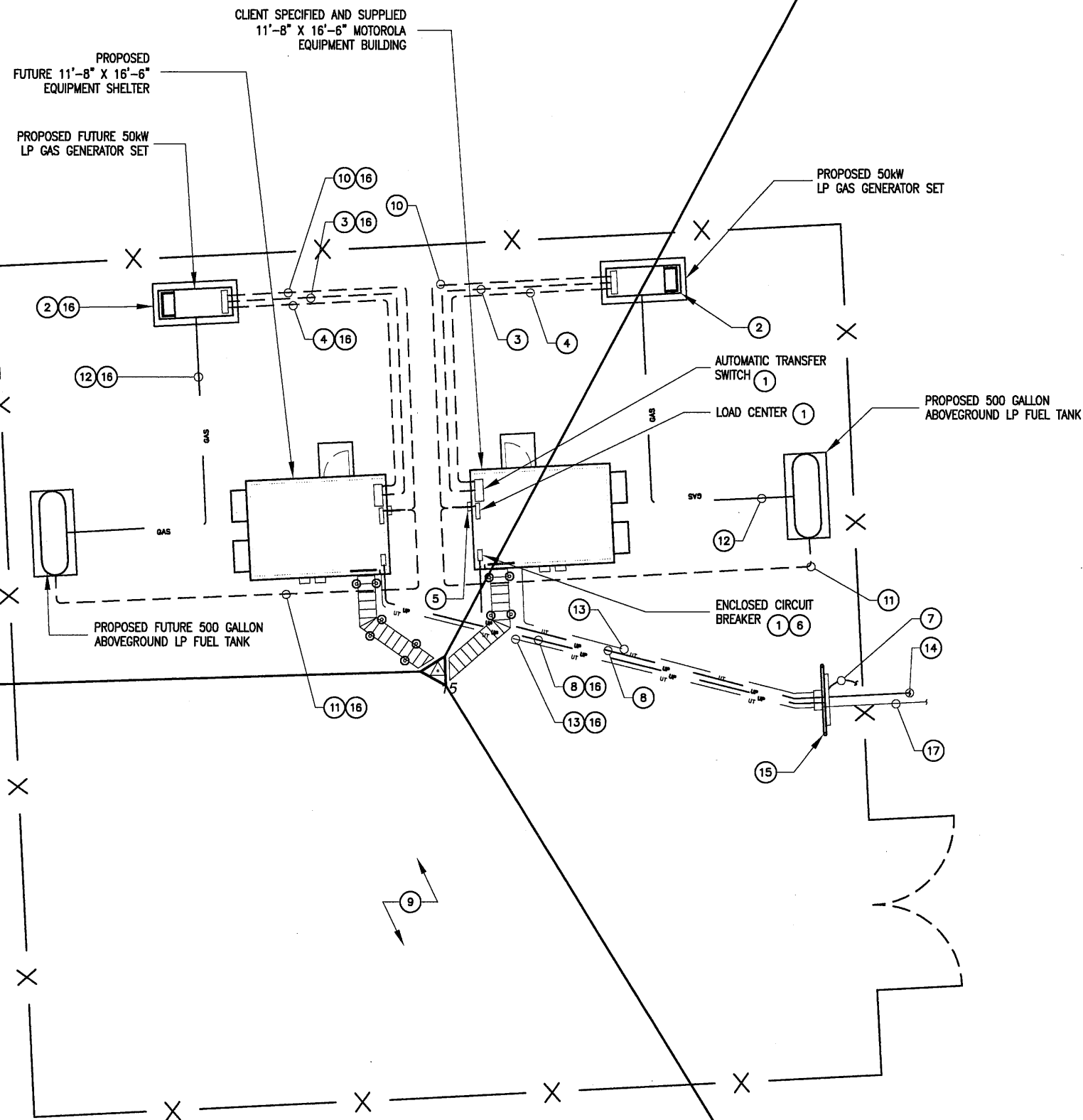
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SHEET NO. & NAME

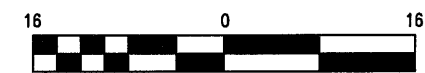
C7  
FENCE DETAIL





# FLAG NOTES THIS SHEET: (XX)

- ELECTRICAL/TELCO DISTRIBUTION EQUIPMENT PROVIDED WITH EQUIPMENT SHELTER.
- CLIENT SPECIFIED AND PROVIDED 120/240V, 1 PHASE, 3-WIRE, 50KW LP GAS GENERATOR WITH WEATHERPROOF HOUSING. COORDINATE OVERCURRENT PROTECTION WITH MANUFACTURER.
- PROVIDE AND EXTEND (1) 1" SCHEDULE 40 PVC CONDUIT MINIMUM 24" BELOW GRADE FROM PROPOSED GENERATOR TO PROPOSED MOTOROLA EQUIPMENT SHELTER ATS FOR EXTENSION OF GENERATOR CONTROL/ALARM SIGNAL WIRING. COORDINATE THE QUANTITY/SIZE OF CONTROL WIRING WITH ACTUAL DEVICES FURNISHED WITH THE GENERATOR. STUB CONDUITS UP 12" ABOVE GRADE AT GENERATOR.
- PROVIDE CONDUIT AND CONDUCTORS MINIMUM 24" BELOW FINISHED GRADE FOR GENERATOR SERVICE FROM PROPOSED GENERATOR TO AUTOMATIC TRANSFER SWITCH IN PROPOSED EQUIPMENT SHELTER VIA 4" EQUIPMENT SHELTER PENETRATION. FIELD VERIFY AND COORDINATE EXACT LOCATION OF SHELTER PENETRATION. REFER TO SHEET E6 FOR ADDITIONAL INFORMATION.
- PROVIDE A 12" SQUARE WEATHERPROOF JUNCTION BOX, HOFFMAN #A-12126GSC (OR APPROVED EQUAL), MOUNTED ON THE EXTERIOR OF THE SHELTER OVER THE 2" CONDUIT PENETRATION (COORDINATE EXACT LOCATION WITH SHELTER) FOR ROUTING OF BATTERY CHARGER/WATER JACKET HEATER WIRING INTO THE PANELBOARD.
- SERVICE ENTRANCE RATED ENCLOSED CIRCUIT BREAKER (FURNISHED WITH SHELTER), 200A, 2 POLE, 3-WIRE, 240/120, 1Ø VOLTS. CONTRACTOR TO COORDINATE ENCLOSED CIRCUIT BREAKER FAULT CURRENT RATING WITH UTILITY COMPANY. CIRCUIT BREAKER INTERRUPTING RATING SHALL EXCEED AVAILABLE FAULT CURRENT PROVIDED BY UTILITY COMPANY.
- PROVIDE A #2/0 AWG STRANDED BARE TINNED COPPER CONDUCTOR FROM GROUNDING LUG IN PROPOSED 6-GANG MULTI-TENANT METER CENTER AND EXOTHERMICALLY BOND TO SERVICE ENTRANCE GROUND ROD AND SHELTER BURIED GROUND RING AT A POINT AS CLOSE AS POSSIBLE TO WHERE MASTER GROUND BAR AND ANTENNA ENTRY PORT GROUND ARE BONDED. SEE GROUNDING PLAN, SHEET E2.
- PROVIDE AND EXTEND (3)#3/0 + (1)#2 GROUND IN PROPOSED 2" CONDUIT BETWEEN PROPOSED 3-GANG MULTI-TENANT METER CENTER MOUNTED ON PROPOSED H-FRAME AND SERVICE ENTRANCE RATED ENCLOSED CIRCUIT BREAKER (FURNISHED WITH SHELTER). COORDINATE LOCATION OF CONDUIT PENETRATION INTO SHELTER. SEE DETAIL 2/E3.
- ANY DEVIATIONS FROM THE WIRING/CONDUIT WORK SHOWN DUE TO A PARTICULAR MANUFACTURER'S REQUIREMENTS SHALL BE MADE AT NO COST TO MOTOROLA. SEAL ALL UNUSED EQUIPMENT SHELTER PENETRATIONS.
- PROVIDE AND EXTEND 1-1" SCHEDULE 40 PVC CONDUIT MINIMUM 24" BELOW FINISHED GRADE FROM PROPOSED GENERATOR TO PROPOSED EQUIPMENT SHELTER LOADCENTER VIA WEATHERPROOF JUNCTION BOX FOR EXTENSION OF WATER JACKET HEATER AND BATTERY CHARGER CIRCUIT WIRING. COORDINATE THE EXACT QUANTITY/SIZE OF CONDUCTORS WITH GENERATOR SUPPLIER. FIELD VERIFY AND COORDINATE EXACT LOCATION OF CONDUIT STUB-UP AT GENERATOR PAD.
- FIELD VERIFY AND COORDINATE WITH MOTOROLA REPRESENTATIVE TO PROVIDE (1) 1" SCHEDULE 40 PVC CONDUIT WITH NYLON PULL STRING MINIMUM 24" BELOW GRADE FROM LP FUEL TANK TO CLIENT SUPPLIED MOTOROLA EQUIPMENT SHELTER FOR EXTENSION OF LP TANK LEVEL ALARM WIRING. CONTRACTOR TO TRANSITION TO 1" RIGID GALVANIZED STEEL CONDUIT FOR ALL ABOVEGROUND CONDUIT. PROVIDE EPOXY SEAL-OFFS IN ACCESS DOMES AND IN THE EQUIPMENT BUILDING AS PER NEC AND NFPA CODE. COORDINATE THE QUANTITY/SIZE OF CONDUCTORS WITH FUEL TANK SUPPLIER AND MOTOROLA REPRESENTATIVE. SEE SHEET P1.
- ROUTE LP GAS LINE IN 2-1/2" SCHEDULE 40 PVC CONDUIT MINIMUM 24" BELOW FINISHED GRADE FROM LP TANK TO GENERATOR FUEL INLET CONNECTION. SEE PIPING PLAN, SHEET P1.
- PROVIDE (2) 4" EMPTY PVC CONDUIT WITH NYLON PULL STRING AND ENDCAP MINIMUM 24" BELOW FINISHED GRADE BETWEEN PROPOSED TELCO BACKBOARD (FURNISHED WITH SHELTER) AND PROPOSED TELCO ENCLOSURE ON UTILITY H-FRAME. COORDINATE CONNECTIONS REQUIREMENTS WITH TELEPHONE COMPANY. SEE DETAIL 2/E3.
- PROVIDE (2) 4" EMPTY PVC CONDUIT WITH NYLON PULL STRING AND ENDCAP MINIMUM 24" BELOW FINISHED GRADE BETWEEN PROPOSED 6-GANG MULTI-TENANT METER CENTER MOUNTED ON H-FRAME AND UTILITY TRANSFORMER. COORDINATE CONNECTIONS REQUIREMENTS WITH UTILITY COMPANY. SEE DETAIL 4/E3.
- PROPOSED 6-GANG MULTI TENANT METER CENTER; ELECTRIC UTILITY METER PROVIDED BY UTILITY COMPANY. COORDINATE WITH UTILITY COMPANY. SEE SHEET E8.
- ALL CONDUITS WILL BE RUN AND CAPPED. CONNECTIONS TO BE MADE ONCE FUTURE EQUIPMENT IS INSTALLED.
- PROVIDE (2) 4" EMPTY PVC CONDUIT WITH NYLON PULL STRING AND ENDCAP MINIMUM 24" BELOW FINISHED GRADE BETWEEN PROPOSED TELCO CABINET AND PROPOSED TELCO DEMARC. COORDINATE CONNECTIONS REQUIREMENTS WITH TELEPHONE COMPANY. FIELD VERIFY EXACT LOCATION OF TELCO PEDESTAL. SEE DETAIL 2/E3.



1  
E1 ELECTRICAL PLAN  
SCALE: 1/16" = 1'-0"



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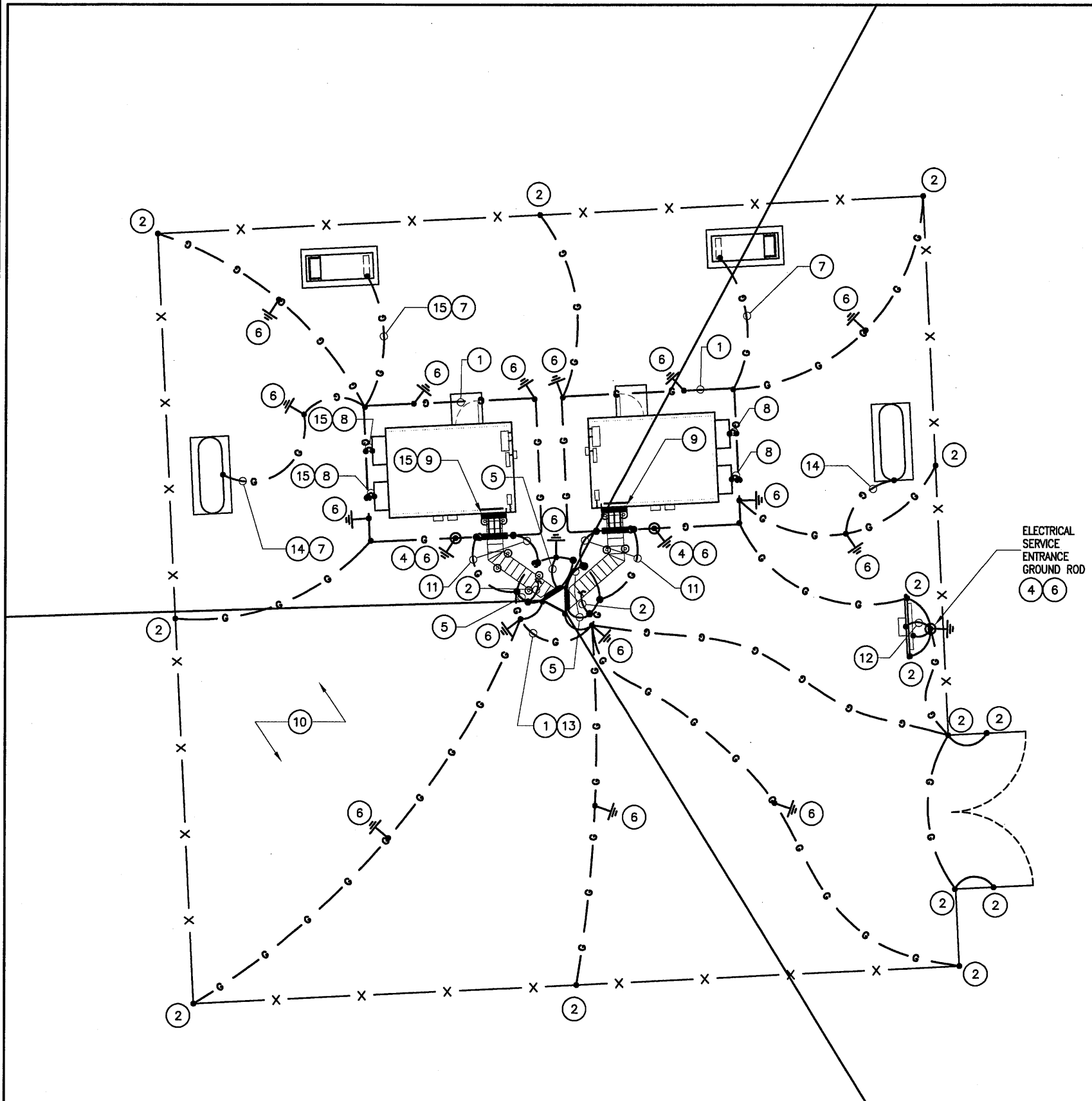
DATE  
A 09/26/19  
B 02/14/20  
C 02/24/20

SEAL

SHEET NO. & NAME

E1  
ELECTRICAL PLAN  
AND NOTE

184



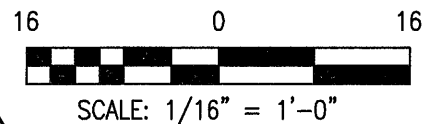
### GROUNDING LEGEND

- EXOTHERMICALLY WELDED CONNECTION
- ⊙ INSPECTION SLEEVE/TEST WELL
- ⚡ GROUND ROD
- AWG AMERICAN WIRE GAUGE

1  
E2

### GROUNDING PLAN

SCALE: 1/16" = 1'-0"



### FLAG NOTES THIS SHEET: (XX)

1. PROVIDE A #2 AWG SOLID, BARE, TINNED COPPER GROUND RING. ALL EXTERIOR GROUNDING CONDUCTORS SHALL BE BURIED A MINIMUM OF 30" BELOW GRADE (OR 6" BELOW FROST LINE, WHICHEVER IS GREATER). THE GROUND RING SHALL BE INSTALLED 3'-0" AWAY FROM FOUNDATIONS (MINIMUM UNLESS SHOWN OTHERWISE ON DRAWINGS). WHERE REQUIRED DUE TO SOIL CONDITIONS AND THE PRESENCE OF ROCK, THE ROUTING OF THE GROUND RING MAY BE ADJUSTED (WITH APPROVAL FROM THE MOTOROLA REPRESENTATIVE). ALL BONDS TO THE BURIED GROUND RING SHALL BE WITH EXOTHERMIC WELDS.
2. BOND FENCE AND WAVEGUIDE POSTS TO BURIED GROUND RING. EXOTHERMICALLY WELD A #2 AWG SOLID, BARE, TINNED COPPER GROUND CONDUCTOR TO THE EXISTING FENCE POST AT 12" ABOVE GRADE AND BOND TO THE BURIED GROUND RING. PROVIDE CONDUCTOR LENGTH AS REQUIRED TO MAKE CONNECTION. BOND FENCE POST TO FENCE GATE AS SHOWN USING A WELDING CABLE GROUNDING STRAP (IF APPLICABLE). SEE DETAILS 1/E5 AND 2/E5.
3. NOT USED.
4. PROVIDE 6" DIAMETER PVC INSPECTION SLEEVE WITH WATERTIGHT REMOVABLE COVER IN LOCATION SHOWN. SEE GROUND ROD INSPECTION WELL DETAIL 1/E3, FOR TYPICAL GROUND RING INSPECTION SLEEVE. NOTE: INSPECTION SLEEVE CAN BE USED AS A TEST WELL FOR GROUND WATER LEVEL INSPECTION AND GROUND RESISTANCE TESTING.
5. INSTALL GROUNDING CONDUCTOR(S) FROM THE BURIED GROUND RING FOR CONNECTION TO THE GROUND BAR AT BOTTOM OF TOWER. VERIFY EXACT LOCATION OF GROUNDING BAR AND PROPER CONDUCTOR LENGTH. EXOTHERMICALLY WELD (2) #2 AWG SOLID, BARE, TINNED COPPER GROUNDING CONDUCTOR (LENGTH AS REQUIRED) TO THE GROUND BAR. GROUNDING CONDUCTORS MUST BE HELD AWAY FROM TOWER BY USING STAND-OFFS OR ROUTING THE CONDUCTORS IN FLEXIBLE PVC CONDUIT. COORDINATE LOCATION WITH MOTOROLA CONSTRUCTION MANAGER. SEE GROUND BAR DETAIL 2/E4.
6. INSTALL 5/8" x 8'-0" LONG COPPERCLAD STEEL GROUND RODS. SPACING BETWEEN RODS NOT TO EXCEED 16'-0" (NON-LINEAR). TYPICAL FOR ALL GROUND RODS SHOWN, UNLESS NOTED OTHERWISE. SEE GROUND ROD INSPECTION WELL DETAIL, SHEET E3. IF ROCK IS ENCOUNTERED, GROUND ROD MAY BE INSTALLED WITH A MAXIMUM VARIATION OF 30' FROM VERTICAL AND CONTRACTOR SHALL BE PREPARED TO CORE DRILL TO INSTALL GROUND RODS AND BACKFILL WITH GROUND ENHANCEMENT MATERIAL.
7. BOND NEW 50KW GENERATOR FRAME GROUND CONDUCTOR TO EQUIPMENT SHELTER EXTERIOR GROUND BAR. EXOTHERMICALLY WELD A #2 AWG BARE TINNED COPPER TO GROUND BAR AND ATTACH TO GENERATOR FRAME USING COMPRESSION LUG.
8. EXOTHERMICALLY WELD #2 AWG SOLID, BARE, TINNED COPPER GROUND CONDUCTORS FOR A/C UNITS (PROVIDED WITH SHELTER) TO EQUIPMENT SHELTER GROUND RING.
9. BOND SHELTER GROUNDING SYSTEM (SEE DETAIL 3/E3) TO SHELTER BURIED GROUND RING.
10. A FALL-OFF-POTENTIAL TEST SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH MOTOROLA SPECIFICATION R56.  
  
A.) PERFORM THREE TESTS AT EACH SITE.  
B.) CONTRACTOR SHALL PROVIDE A WRITTEN REPORT ON FORMS PROVIDED WITHIN THE MOTOROLA SPECIFICATION R56 CONSISTING OF THE FOLLOWING: SITE NAME, ADDRESS AND IDENTIFICATION NUMBER, DESCRIPTION OF SITE SOIL AND MOISTURE CONDITION, DESCRIPTION OF WEATHER, MODEL NUMBER OF TESTING EQUIPMENT, DATE OF LAST CALIBRATION, SITE SKETCH SHOWING LOCATION OF TEST PROBES, AND ALL FIELD DATA COLLECTED (READINGS, RANGE, TEST, MILLIAMPS, ETC.).
11. BOND EQUIPMENT SHELTER GROUND RING TO TOWER GROUND RING WITH #2 AWG SOLID BARE TINNED COPPER GROUND CONDUCTOR. TYPICAL FOR TWO LOCATIONS.
12. EXOTHERMICALLY WELD #2/0 AWG STRANDED BARE TINNED COPPER ELECTRICAL SERVICE GROUND ELECTRODE CONDUCTOR TO GROUND ROD WHERE SHOWN ON PLANS, AND MECHANICALLY BOND USING COMPRESSION LUG AS REQUIRED TO METER GROUND BUS.
13. THE TOWER GROUND RING SHOULD HAVE A MINIMUM CIRCUMFERENCE OF 23'-0". IF TOWER BASE WIDTH IS SUCH THAT THE SPACING BETWEEN GROUND RODS IS GREATER THAN 16'-0", THEN ADDITIONAL GROUND RODS SHALL BE USED TO REDUCE THE SPACING OF GROUND RODS TO 16'-0". A #2 AWG SOLID BARE TINNED COPPER CONDUCTOR SHALL BE BROUGHT FROM EACH GROUND ROD (WHICH IS ADJACENT TO THE TOWER LEG) TO THE TOWER PLATE AND/OR LEG ITSELF AND ATTACHED VIA AN EXOTHERMIC PROCESS (CAWELD OR EQUIVALENT), UNLESS MANUFACTURER SPECIFICATIONS WILL NOT PERMIT. IN SUCH CASES, ALTERNATE PLANS SHALL BE RESEARCHED AND IMPLEMENTED.
14. FUEL TANKS INSTALLED OUTSIDE OF THE BUILDING, WITHIN 6'-0" OF THE BUILDING, SHALL BE BONDED TO THE NEAREST PRACTICAL LOCATION ON THE GROUNDING ELECTRODE SYSTEM. FUEL TANKS INSTALLED MORE THAN 6'-0" AWAY FROM THE BUILDING, SHELTER, EQUIPMENT HOUSING, OR CABINET GROUNDING ELECTRODE SYSTEM SHALL BE BONDED TO THE SHELTER GROUND RING AND HAVE AN ADDITIONAL GROUND ROD INSTALLED NEAR THE GENERATOR AND BONDED TO THE GENERATOR.
15. GROUNDING CONDUCTORS TO BE INSTALLED AND PIGTAILS LEFT TO MAKE CONNECTIONS ONCE FUTURE EQUIPMENT IS INSTALLED.



**MOTOROLA  
SOLUTIONS**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

ORANGE COUNTY -  
APOPKA NORTH  
MT. PLYMOUTH ROAD  
MT. PLYMOUTH, FL 32776

WOOD PROJECT NO: 6166-20-1336

DRAWN: C.F. SANDERS CHECKED: F.D. SHIVER

APPROVED: F.D. SHIVER DATE: 02/05/20

**wood.**

WOOD ENVIRONMENT AND INFRASTRUCTURE, INC.  
1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

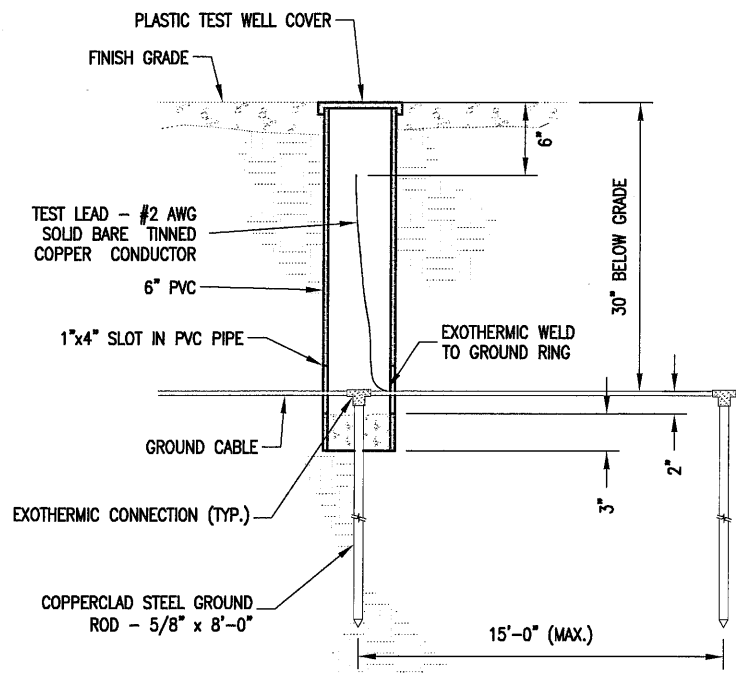
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| B   | 02/14/20 |                   |                   |
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SHEET NO. & NAME

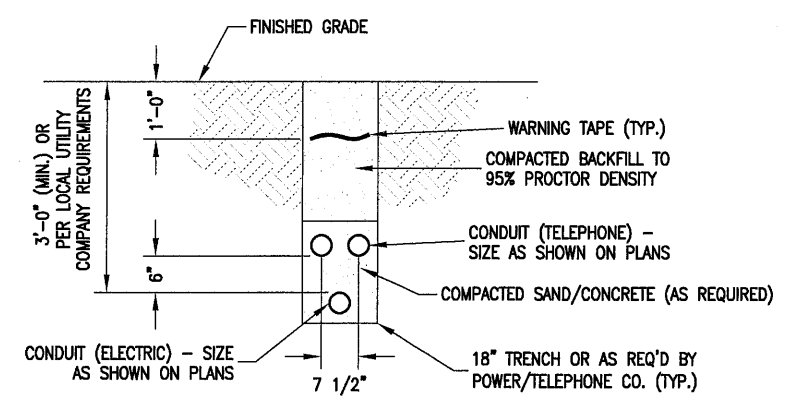
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GROUNDING PLAN

185

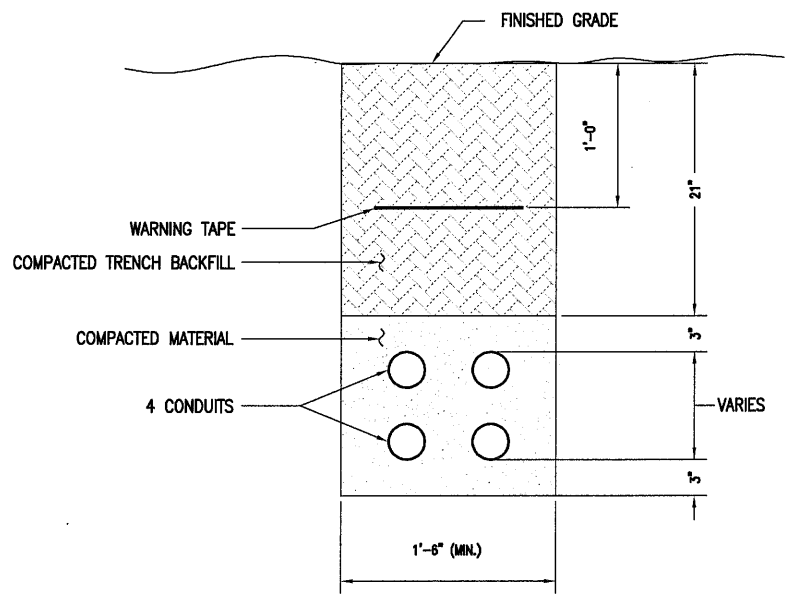


NOTE: ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODES. DEPTH MAY VARY.

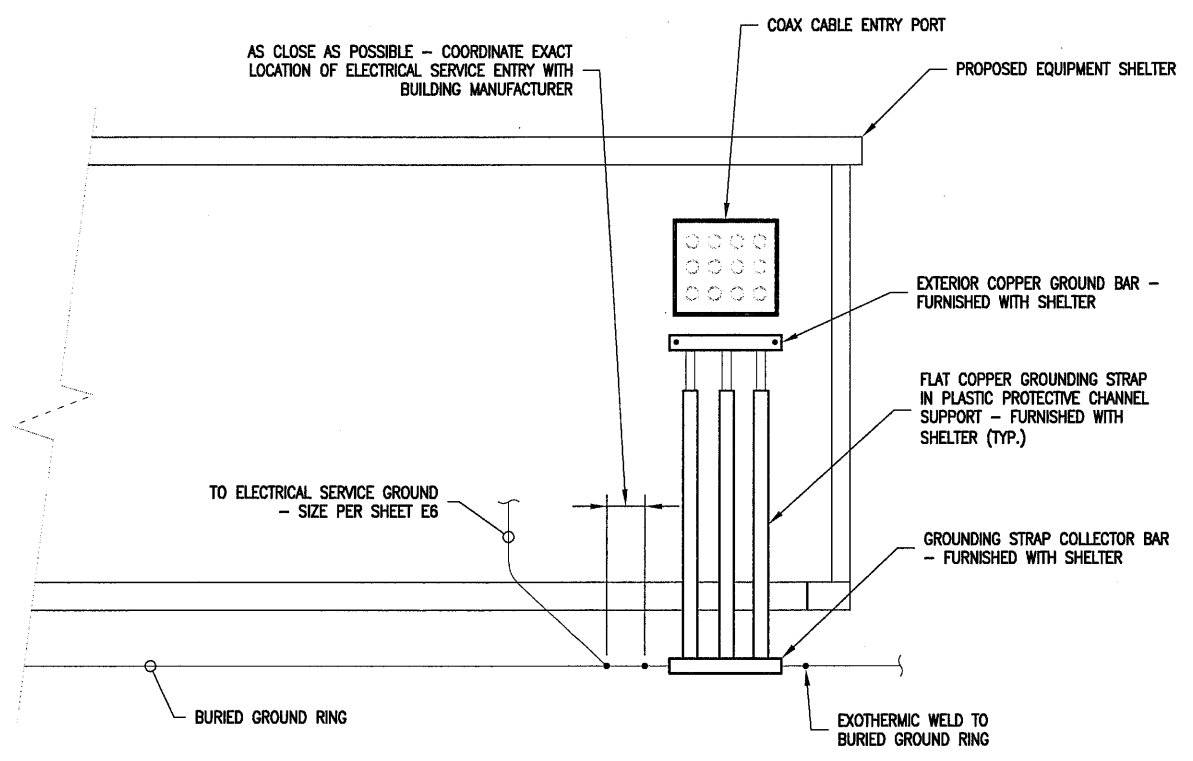
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E3  
GROUND ROD INSPECTION WELL DETAIL  
SCALE: N.T.S.



2  
E3  
UTILITIES TRENCHING DETAIL  
SCALE: N.T.S.



4  
E3  
TYPICAL ELECTRICAL COMM./CONTROLS TRENCH  
SCALE: N.T.S.



3  
E3  
SHELTER GROUNDING DETAIL  
SCALE: N.T.S.

### GENERAL GROUNDING NOTES:

- ALL GROUNDING CABLE IN CONCRETE OR THROUGH WALL SHALL BE IN 3/4" PVC CONDUIT. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTOR SLEEVES.
- GROUND ALL EXPOSED METALLIC OBJECTS ON MULTI-TENANT METER/TELCO CENTER USING A TWO-HOLE NEMA DRILLED CONNECTOR SUCH AS THOMAS & BETTS #32207 OR APPROVED EQUAL.
- THE CONTRACTOR SHALL NOTIFY THE MOTOROLA REPRESENTATIVE WHEN THE GROUND RING IS INSTALLED SO THAT THE REPRESENTATIVE CAN INSPECT GROUND RING BEFORE IT IS CONCEALED.
- ALL EXTERIOR GROUNDING CONDUCTORS INCLUDING GROUND RING SHALL BE #2/0 AWG STRANDED BARE COPPER (UNLESS NOTED OTHERWISE). MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. THE RADIUS OF ANY BEND SHALL NOT BE LESS THAN 8" AND THE INCLUSIVE ANGLE OF ANY BEND SHALL NOT EXCEED 90°. GROUNDING CONDUCTORS SHALL BE ROUTED DOWNWARD TOWARD THE BURIED GROUND RING.
- ALL BELOW GROUND EXTERNAL CONNECTIONS SHALL BE EXOTHERMICALLY WELDED. ALL EXOTHERMIC WELDS TO BURIED GROUND RING SHALL BE THE PARALLEL-TYPE, EXCEPT FOR THE GROUND RODS WHICH ARE TEE-TYPE EXOTHERMIC WELDS. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY EXOTHERMIC WELDING. USE SPRAY GALVANIZED SUCH AS HOLUB LECTROSOL #15-501.
- WHERE MECHANICAL CONNECTORS (TWO-HOLE OR CLAMP) ARE USED, APPLY A LIBERAL PROTECTIVE COATING OF A CONDUCTIVE ANTI-OXIDE COMPOUND ON ALL CONNECTORS. PROVIDE LOCK WASHERS ON ALL MECHANICAL CONNECTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTORS, REPAINT TO MATCH EXISTING AFTER CONNECTION IS MADE TO MAINTAIN CORROSION RESISTANCE. ALL GROUND CONNECTIONS SHALL BE APPROVED FOR THE TYPES OF METALS BEING ATTACHED TO.
- THE CONTRACTOR SHALL COORDINATE AS REQUIRED TO HAVE A UTILITY COMPANY REPRESENTATIVE AT THE SITE TO DISCONNECT THE UTILITY NEUTRAL FROM GROUNDING SYSTEM DURING FINAL INSPECTION OR BEFORE THE UTILITY HAS CONNECTED POWER AT THE SITE SO THAT REQUIRED TESTING ON THE GROUND SYSTEM CAN BE PERFORMED. THE CONTRACTOR SHALL PROVIDE NOTICE TO THE MOTOROLA REPRESENTATIVE (TWO) DAYS PRIOR TO FINAL TESTING. IF THE CONTRACTOR FAILS TO MAKE UTILITY COMPANY REPRESENTATIVE AVAILABLE DURING THE FINAL TESTING, THE CONTRACTOR SHALL PAY THE COST FOR AN INDEPENDENT GROUNDING CONSULTANT TO PERFORM THE GROUND RESISTANCE TEST. GROUNDING CONSULTANT SHALL BE SELECTED BY THE MOTOROLA REPRESENTATIVE. IF THE UTILITY COMPANY REPRESENTATIVE FAILS TO APPEAR DUE TO NO FAULT OF THE CONTRACTOR, NO PENALTY SHALL APPLY.
- THE CONTRACTOR SHOULD RETAIN HIS OWN TESTER AT HIS OWN EXPENSE. SCHEDULE FINAL MEGGER TEST SUCH THAT THE MOTOROLA REPRESENTATIVE CAN BE PRESENT FOR FIELD VERIFICATION. REFER TO THE MOTOROLA MASTER SPECIFICATION FOR MEGGER TESTING PROCEDURES. IF THE FINAL GROUNDING RESISTANCE MEASUREMENT EXCEEDS 10 (TEN) OHMS, THE CONTRACTOR SHALL NOTIFY THE MOTOROLA REPRESENTATIVE.
- ALL MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
- THE GROUND WIRES SHALL BE RUN STRAIGHT FOR MINIMUM INDUCTANCE AND VOLTAGE DROP. SINCE CABLE BENDS INCREASE INDUCTANCE, THE MINIMUM REQUIRED BENDING RADIUS IS 8 INCHES WHEN BENDS ARE UNAVOIDABLE. ALL METAL WORK WITHIN 10 FEET OF THE GROUND RING SHALL BE DIRECTLY BONDED TO THIS GROUND SYSTEM, WITHOUT USING SERIES OR DAISY CHAIN CONNECTION ARRANGEMENTS.
- PAINT, ENAMEL, LACQUER AND OTHER ELECTRICALLY NON-CONDUCTIVE COATINGS SHALL BE REMOVED FROM THREADS AND SURFACE AREAS WHERE CONNECTIONS ARE MADE TO ENSURE GOOD ELECTRICAL CONTINUITY.
- CONNECTIONS BETWEEN DISSIMILAR METALS SHALL NOT BE MADE UNLESS THE CONDUCTORS ARE SEPARATED BY A SUITABLE MATERIAL THAT IS A PART OF THE ATTACHMENT DEVICE. ONLY ATTACHMENT DEVICES LISTED AND APPROVED FOR USE WITH THE SPECIFIC DISSIMILAR METALS MAY BE USED FOR THIS PURPOSE.
- ALL BELOW GRADE GROUND SYSTEM CONDUCTORS SHALL BE A MINIMUM DEPTH OF 30" (OR 6" BELOW THE FROST LINE, WHICHEVER IS GREATER).



**MOTOROLA SOLUTIONS**

8000 W. SUNRISE BLVD  
PLANTATION, FL 33322

PHONE: (954) 723-5000

ORANGE COUNTY -  
APOPKA NORTH  
MT. PLYMOUTH ROAD  
MT. PLYMOUTH, FL 32776

WOOD PROJECT NO: 6166-20-1336  
DRAWN: C.F. SANDERS CHECKED: F.D. SHIVER  
APPROVED: F.D. SHIVER DATE: 02/05/20

**wood.**

WOOD ENVIRONMENT AND INFRASTRUCTURE, INC.  
1076 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

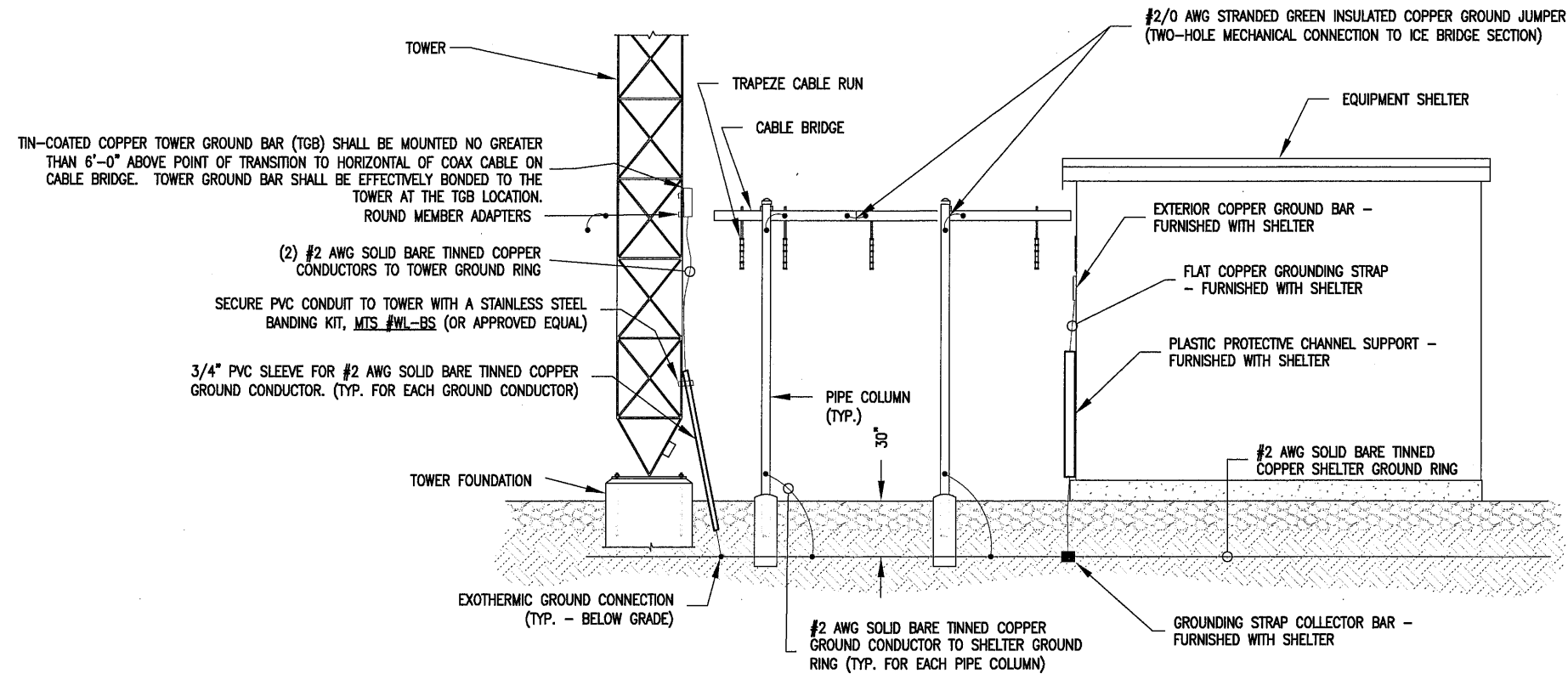
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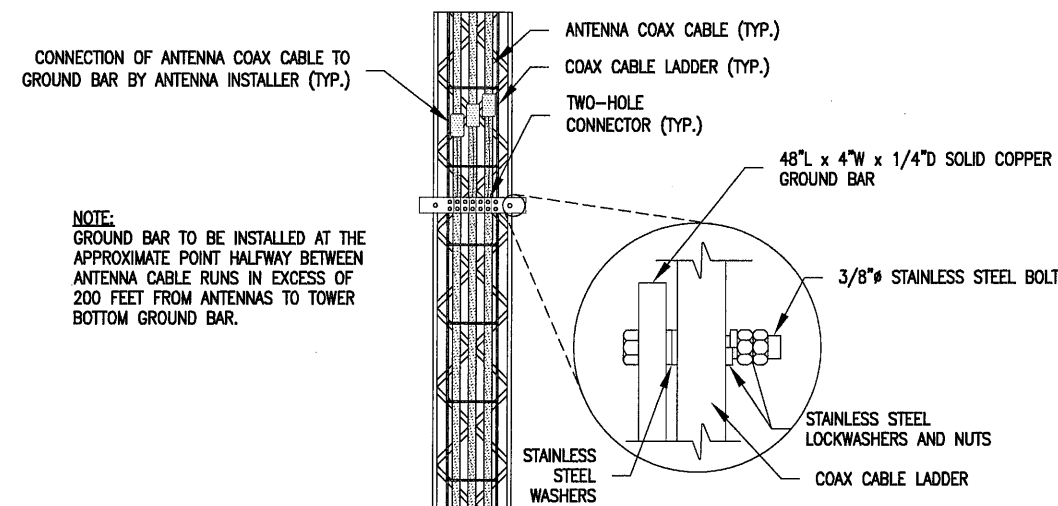
SHEET NO. & NAME

E3  
GROUNDING DETAILS





1 TOWER GROUNDING DETAIL  
E4 SCALE: N.T.S.



2 TOWER BOTTOM GROUND BAR MOUNTING DETAIL  
E4 SCALE: N.T.S.



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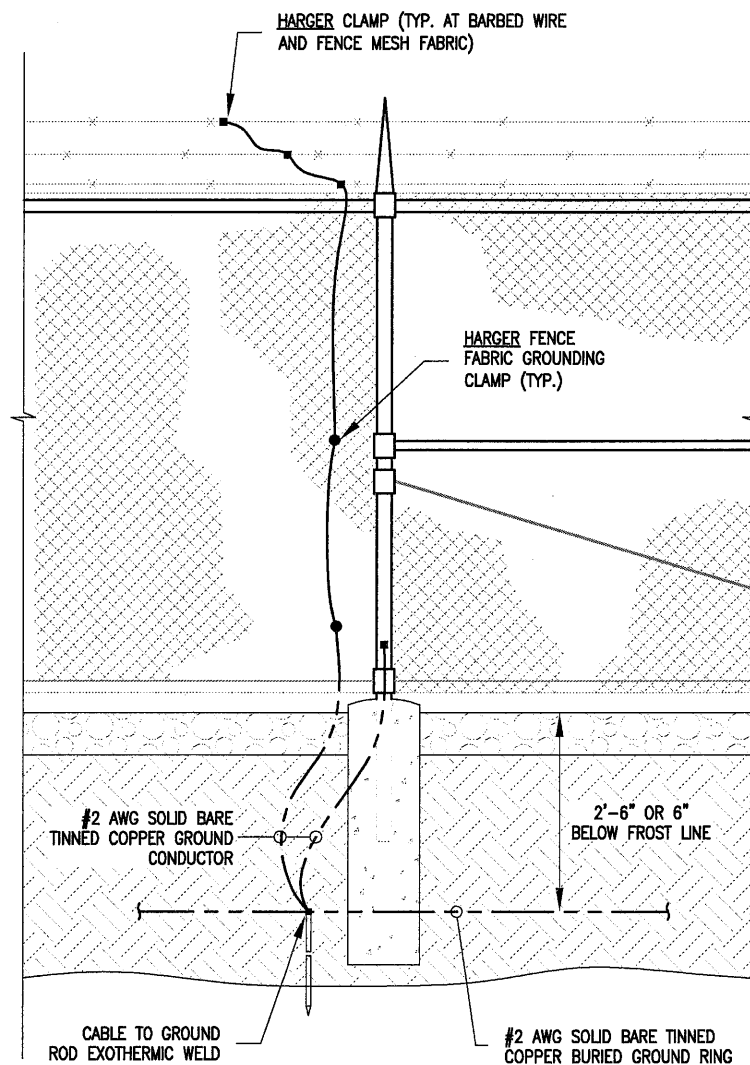
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SEAL

SHEET NO. & NAME

E4  
GROUNDING DETAILS

187



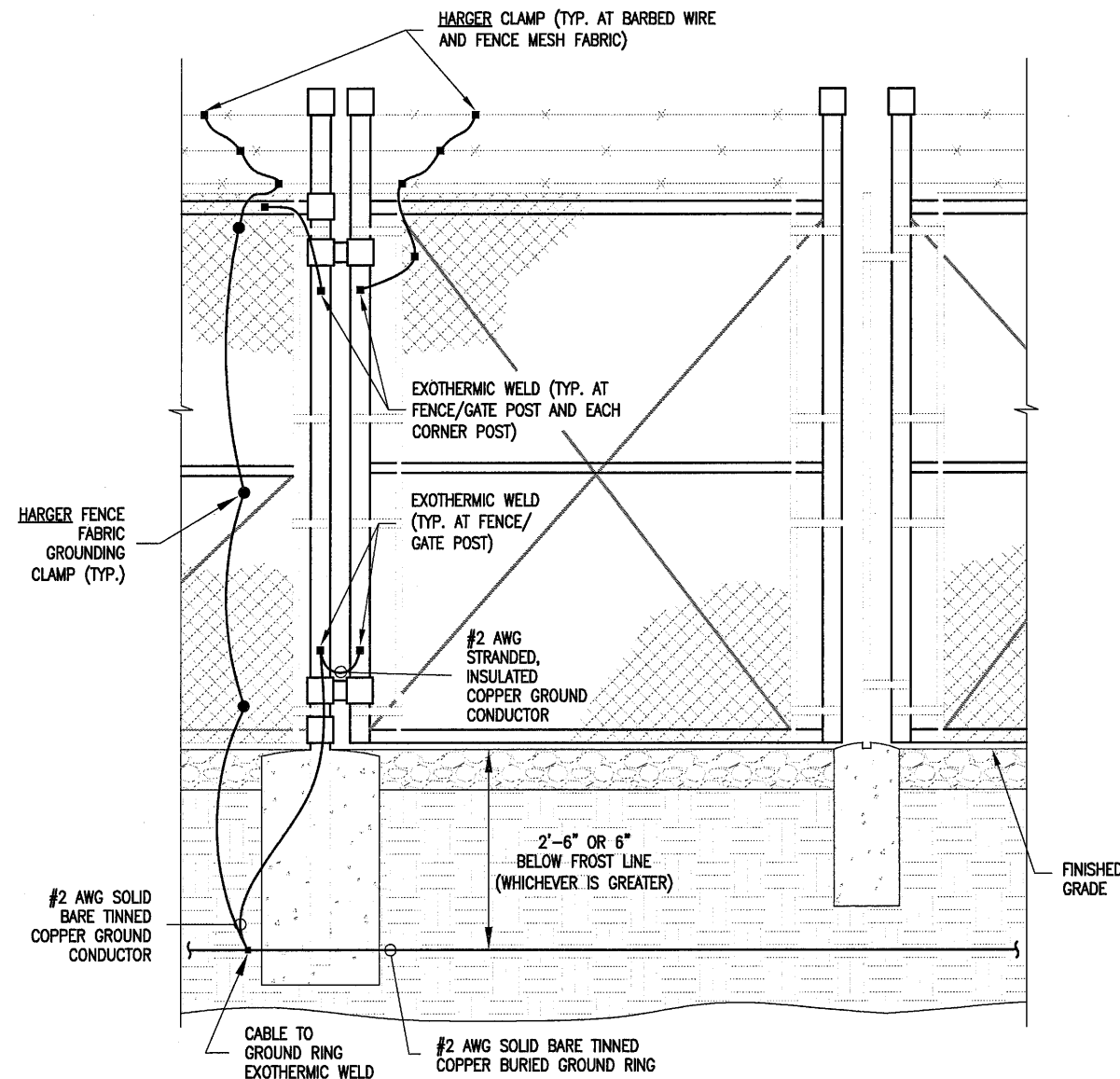
VERTICAL POST CONNECTED TO RING

NOTES:

1. VERTICAL POSTS SHALL BE BONDED TO THE GROUND RING AT EACH CORNER AND AT EACH GATE POST. AS A MINIMUM, ONE VERTICAL POST SHALL BE BONDED TO THE GROUND RING IN EVERY 100 FOOT STRAIGHT RUN OF FENCE.
2. BOND EACH STRAND OF BARB WIRE TO EACH VERTICAL CORNER POST THAT IS BONDED TO THE EXTERIOR GROUND RING.
3. ALL EXISTING SITE FENCING WITHIN 10 FT. OF THE GROUNDING ELECTRODE SYSTEM, OR ANY OBJECT GROUND TO THE GROUNDING ELECTRODE SYSTEM, SHALL BE BONDED TO THE EXTERNAL GROUNDING ELECTRODE SYSTEM.



FENCE GROUNDING DETAIL  
SCALE: N.T.S.



VERTICAL FENCE/GATE POST BONDED TO GROUND RING

NOTES:

1. EACH CORNER FENCE POST SHALL BE BONDED TO THE NEAREST LOCATION OF THE BUILDING GROUND RING USING #2 AWG OR LARGER BARE, TINNED COPPER CONDUCTORS. THE GROUNDING CONDUCTORS SHALL BE BURIED TO THE SAME DEPTH AS THE BUILDING GROUND RING.
2. THE FENCE FABRIC NEAR EACH CORNER BONDING POINT SHALL BE BONDED TO THE BUILDING GROUND RING. THE FENCE FABRIC SHALL BE MADE IN AT LEAST THREE POINT DOWN THE FENCE FABRIC.
3. ALL GATE POSTS SHALL BE BONDED TO THE NEAREST LOCATION OF THE BUILDING GROUND RING USING #2 AWG OR LARGER BARE, TINNED COPPER CONDUCTORS.



GATE GROUNDING DETAIL  
SCALE: N.T.S.



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ORANGE COUNTY -  
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MT. PLYMOUTH ROAD  
MT. PLYMOUTH, FL 32776

WOOD PROJECT NO: 6166-20-1336  
DRAWN: C.F. SANDERS CHECKED: F.D. SHIVER  
APPROVED: F.D. SHIVER DATE: 02/05/20

**wood.**

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1075 BIG SHANTY DRIVE, N.W., SUITE 100  
KENNESAW, GA 30144  
PHONE: (770) 421-3400 FAX: (770) 421-3486

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SEAL

SHEET NO. & NAME

E5  
GROUNDING DETAIL



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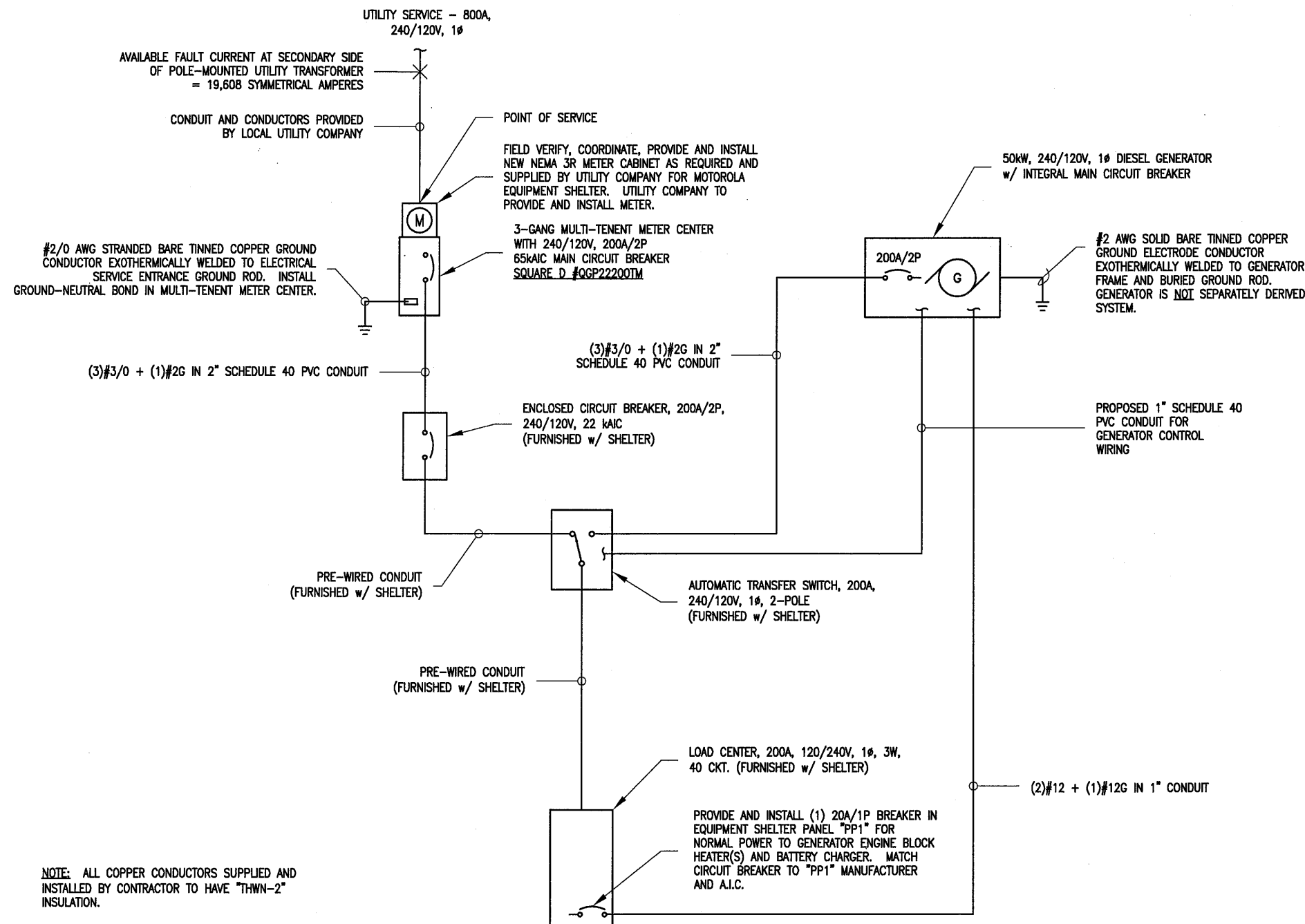
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| C   | 02/24/20 |                   |                   |                   |

SEAL

SHEET NO. & NAME

E6  
ELECTRICAL SINGLE  
LINE DIAGR.

189



# ELECTRICAL SINGLE LINE DIAGRAM

SCALE: N.T.S.





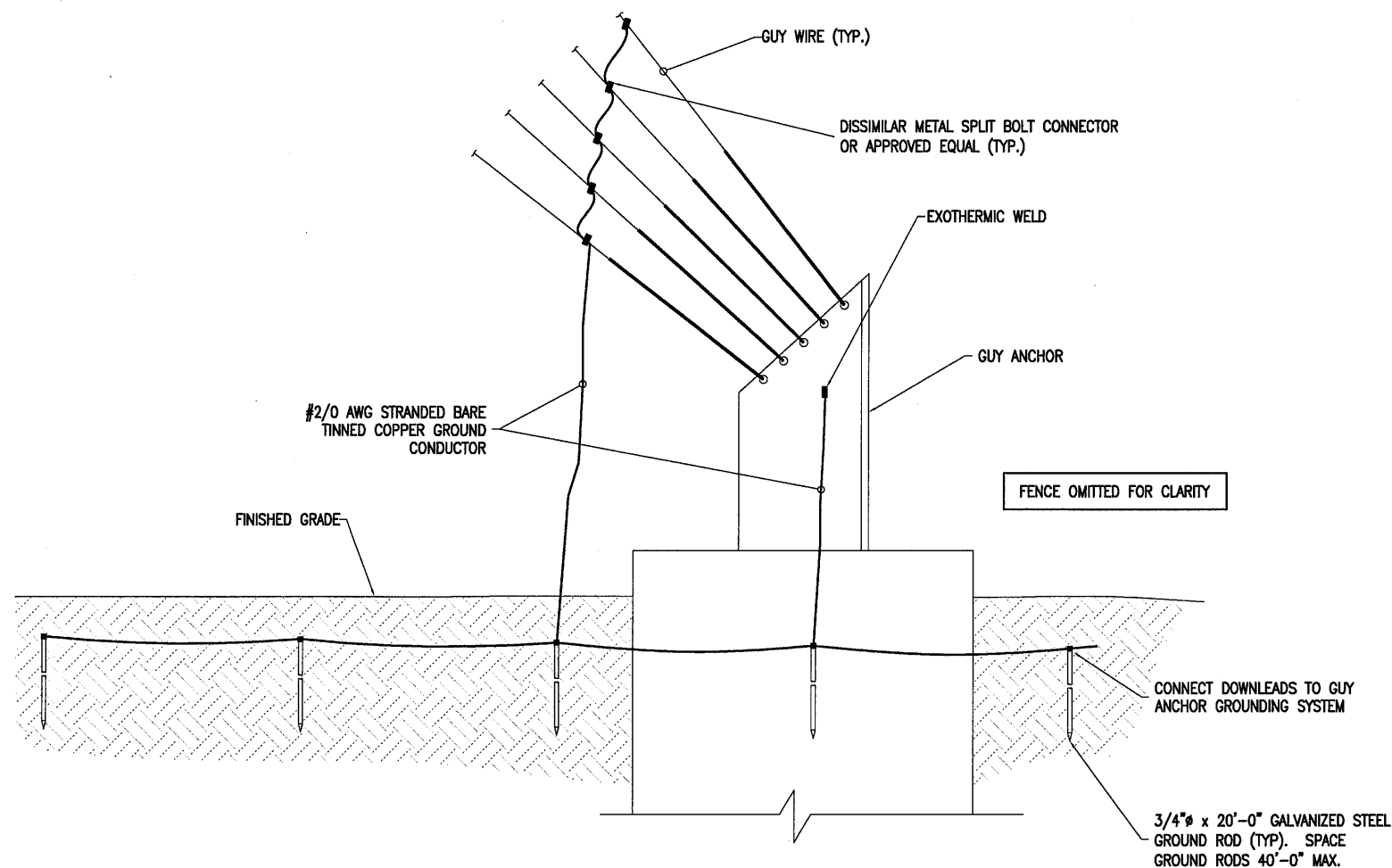
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ORANGE COUNTY -  
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MT. PLYMOUTH, FL 32776

|                       |                |
|-----------------------|----------------|
| APPROVED: F.D. SHIVER | DATE: 02/05/20 |
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**wood.**

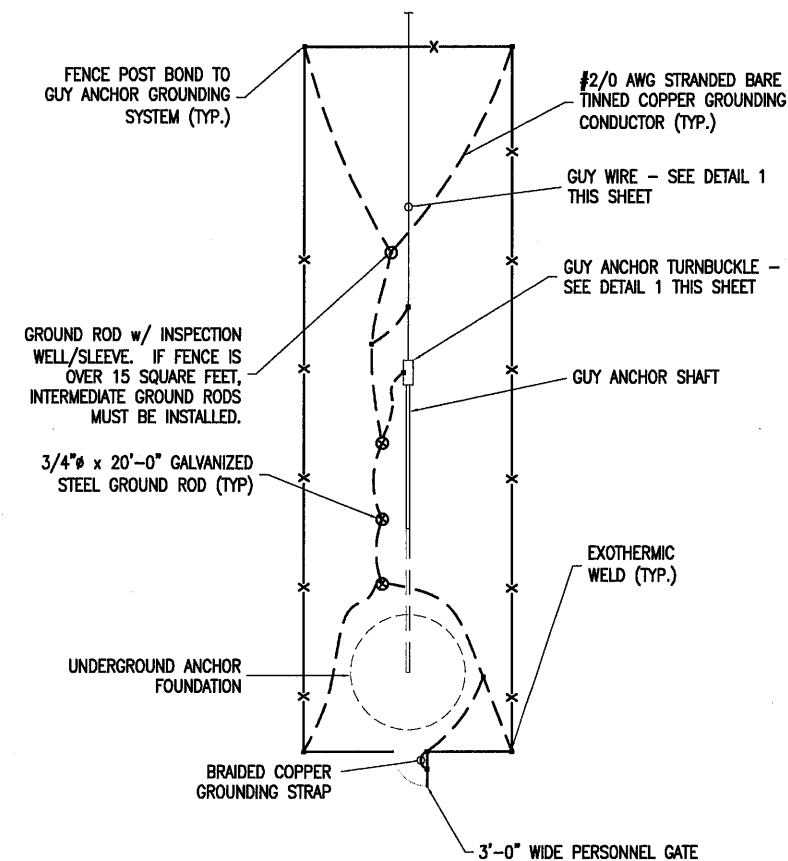
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1  
E7

GUY ANCHOR GROUNDING DETAIL

SCALE: N.T.S.



2  
E7

**GUY ANCHOR FENCE GROUNDING DETAIL**  
SCALE: N.T.S.

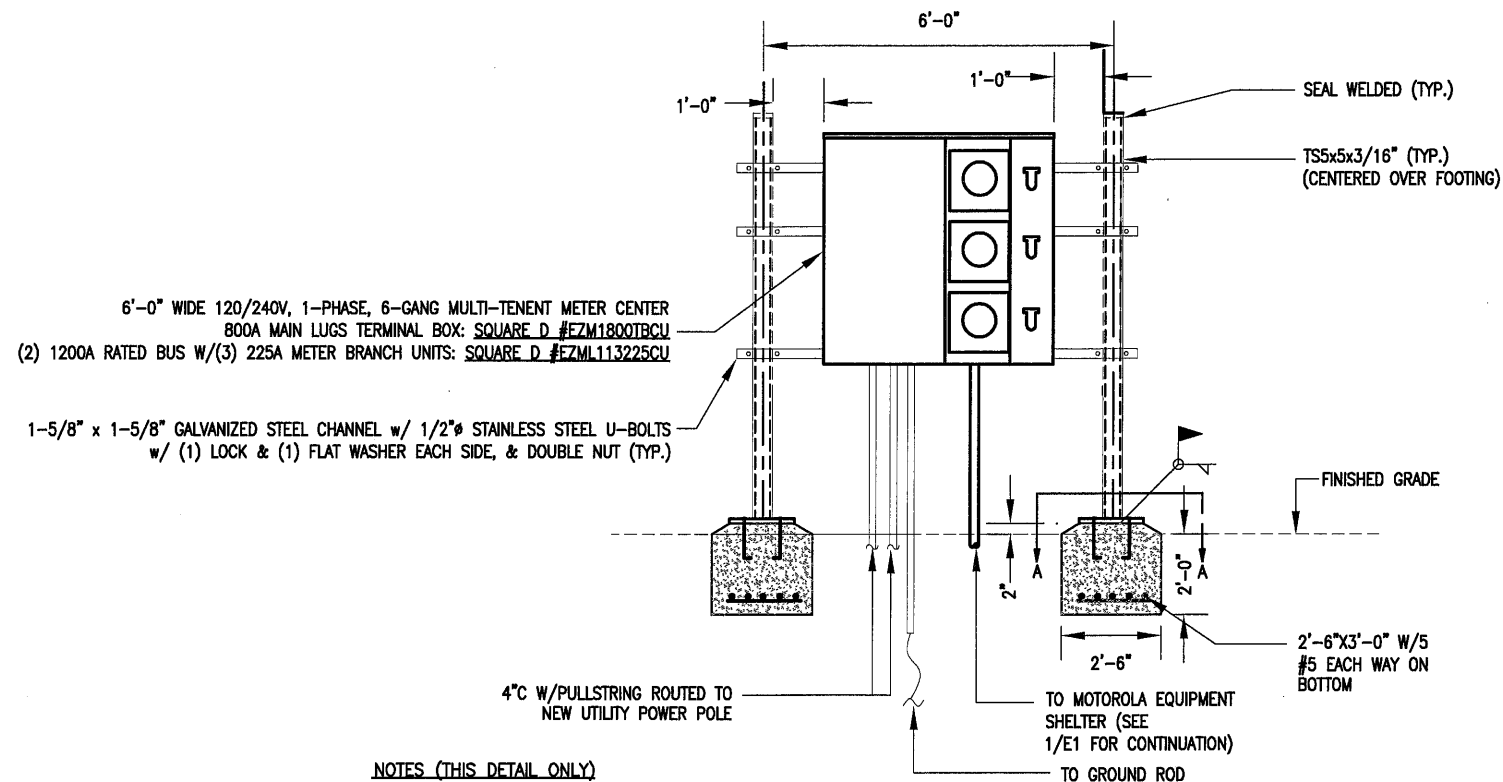
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SEAL

SHEET NO. &amp; NAME

E7  
GUY ANCHOR  
GROUNDING  
DETAIL 1

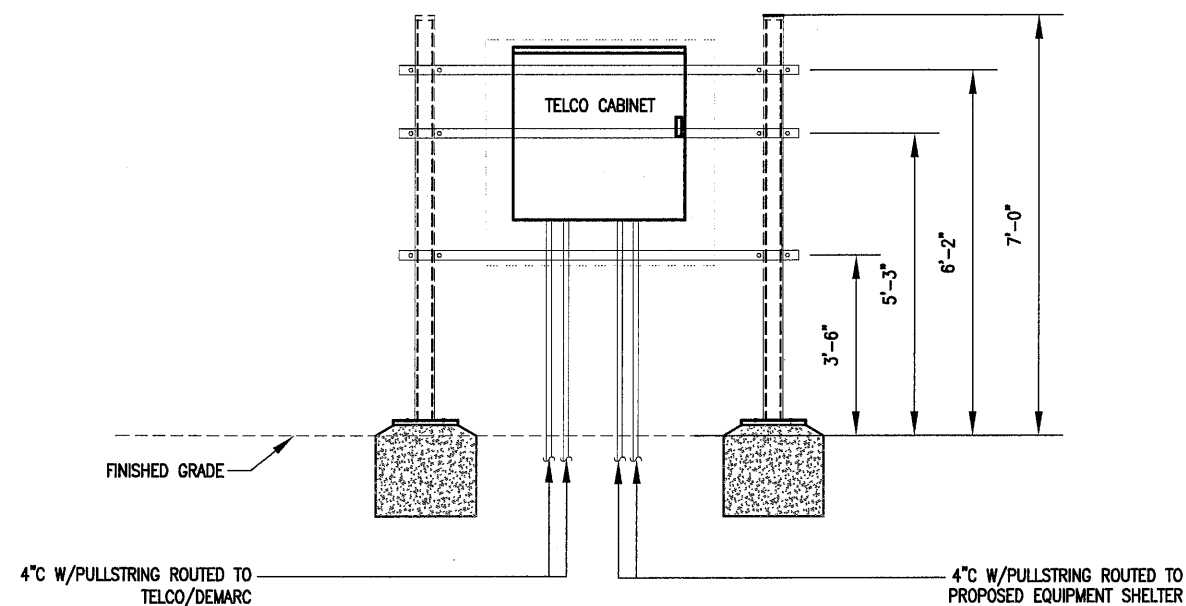
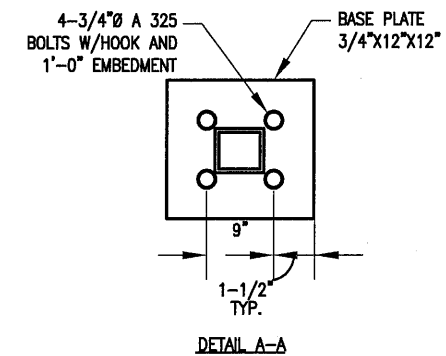
190



**NOTES (THIS DETAIL ONLY)**

- COORDINATE WITH POWER COMPANY FOR METERING REQUIREMENTS.

1 METER H-FRAME (FRONT)  
E8 SCALE: N.T.S.



**NOTES (THIS DETAIL ONLY)**

- COORDINATE WITH TELCO COMPANY FOR TELCO CABINET REQUIREMENTS.

2 METER H-FRAME (REAR)  
E8 SCALE: N.T.S.



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| C   | 02/24/20 |                   |                   |

SEAL

SHEET NO. & NAME

E8  
H-FRAME MOUNTING  
DETAILS



**City of Apopka**  
**Community Development Department**  
**120 East Main Street, 2<sup>nd</sup> Floor, Apopka, Florida 32703**  
**Phone: 407-703-1739 - Fax: 407-703-1791**

## APPLICATION FOR ZONING VARIANCE

| - FOR OFFICE USE ONLY - |           |
|-------------------------|-----------|
| DATE SUBMITTED:         | 2-25-2020 |
| FEE PAID:               | \$0.00    |
| CHECK #:                |           |
| RECEIPT #:              |           |

**PUBLIC HEARING**  
Check Applicable Request

|                                     |                 |
|-------------------------------------|-----------------|
| <input checked="" type="checkbox"/> | <b>Variance</b> |
| <input type="checkbox"/>            | <b>Appeal</b>   |
| <input type="checkbox"/>            | <b>Other</b>    |

### Owner(s) Information

|                                     |      |                                    |            |
|-------------------------------------|------|------------------------------------|------------|
| Name: CFX                           |      |                                    |            |
| Street Address: 4974 Orl Tower Road |      |                                    |            |
| City: Orlando                       |      | State: FL                          | Zip: 32807 |
| Phone: 407-690-5000                 | Fax: | E-mail: Woody.Rodriguez@cfxway.com |            |

### Petitioner Information

|                                   |      |                              |            |
|-----------------------------------|------|------------------------------|------------|
| Name: City of Apopka              |      |                              |            |
| Street Address: 120 E Main Street |      |                              |            |
| City: Apopka                      |      | State: FL                    | Zip: 32703 |
| Phone: 407-703-1700               | Fax: | E-mail: prichmond@apopka.net |            |

### Property Information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Parcel I.D. #(s): 05-20-28-0000-00-039                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                        |
| Existing Land Use: RS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Existing Zoning: AG                    |
| Existing Use: Toll Road/Vacant/Planted Pines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Proposed Use: Communication Tower Site |
| Legal Description: COMM SW COR OF SEC 5-20-28 TH RUN N89-48-41E 1325.52 FT TH N03-58-06W 1125.11 FT FOR POB TH N88-47-16E 3846.4 FT TO THE W R/W OF MT PLYMOUTH RD (COUNTY ROAD 435) TH N03-07-11W 487.87 FT TO A PT OF CURVATURE OF A CURVE CONCAVE WLY W/ RAD 1466.88 FT A CHD BRG OF N13-12-08W TH NLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA OF 20-09-53 FOR 516.25 FT TH N23-17-04W 505.25 FT TH S87-45-47W 227.28 FT TH S03-57-05E 1283.95 FT TH S88-47-16W 662.27 FT TH N03-57-35W 1272.11 FT TH S87-45-47W 1985.99 FT TH S03-59-09E 1236.57 FT TH N88-47-16E 1324.55 FT TH S03-58-06E 135.16 FT TO POB |                                        |
| Identify Abutting Roads: Mt. Plymouth Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                        |
| Size (acres): Total – 142 acres, Leased for tower – 5+/- acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Number of Lots: N/A                    |

| ADJACENT PROPERTY |              |        |           |        |                  |
|-------------------|--------------|--------|-----------|--------|------------------|
| Direction         | Jurisdiction |        | Land Use  | Zoning | Present Use      |
|                   | Circle One   |        |           |        |                  |
| North             | City         | County | RS        | AG     | Toll Road/Vacant |
|                   | City         | County |           |        |                  |
| East              | City         | County | AG – HOME | T      | Vacant           |
|                   | City         | County |           |        |                  |
| South             | City         | County | RS        | AG     | Vacant           |
|                   | City         | County |           |        |                  |
| West              | City         | County | RS        | AG     | Vacant           |
|                   | City         | County |           |        |                  |

**VARIANCE OR REQUEST****Request:**

Reduce the minimum front setback for 2 of the 3 communication tower guy wires from 100 feet to 30 feet.

As set forth in the Land Development Code (LDC), Section(s):  
3.2.3.C. Intensity and Dimensional Standards

Provide written response to the criteria outline in LDC Section 2.5.5(A)(5)(b). See Attached

Additional Information: On the north side of the City, there are certain areas where reception is so poor, firefighters and police officers are unable to communicate with the dispatch office. A secondary site is needed to provide radio coverage to the areas the existing tower does not reach. Also, it will make the system fully redundant, so if one tower becomes inoperable, the second tower will supply the ability for FD and PD to communicate with dispatch and each other. The tower is 300 feet tall and is supported by three 240 feet guy wires.



**Applicant's Demonstration of a Hardship****Zoning Variance Application**

Pursuant to Section 2.5.5(A)(5)(b). of the City of Apopka Land Development Code, an applicant requesting a variance SHALL address in writing the nine criteria listed below.

*Required findings.* A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that:

1. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner;
2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
3. The proposed variance will not substantially increase congestion on surrounding public streets;
4. The proposed variance will not substantially diminish property values in the area surrounding the site;
5. The proposed variance will not substantially alter the essential character of, the area surrounding the site;
6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;
7. Special conditions and circumstances do not result from the actions of the applicant;
8. The proposed variance will not create safety hazards and other detriments to the public; and
9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

**CERTIFICATION AND SIGNATURE**

The owner(s) of the property **SHALL** provide proof of ownership by deed or by submitting a letter of authorization (power of attorney) with deed attached if the application is submitted by any applicant other than the property owner.

**OWNER'S AUTHORIZATION IS REQUIRED AT THE TIME APPLICATION IS SUBMITTED.  
THIS IS A REQUIREMENT BY THE PLANNING COMMISSION.**

I/We hereby certify that, to the best of my (our) knowledge and belief, all information contained herein and all information supplied with this application is true and accurate.

I/We, the undersigned owner(s) for the Planning Commission action on the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

**SEE ATTACHED LEASE  
AGREEMENT**

By:

\_\_\_\_\_  
Owner(s) of Record (Signature)

By:

\_\_\_\_\_  
Owner(s) of Record (Signature)

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as Identification and who did / did not (circle one) take an oath.

\_\_\_\_\_  
Notary Public (Signature)

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public (Print Name)

**Application for Variance**  
**Page 4****OWNER(S) NAME:** CFX

| <b>APPLICATION FEES</b>            |                 |
|------------------------------------|-----------------|
| <b>Variance:</b>                   |                 |
| <b>Single Family Lot</b>           | <b>\$150.00</b> |
| <b>All other</b>                   | <b>\$300.00</b> |
| <b>Appeal to the City Council:</b> | <b>\$150.00</b> |

**GENERAL INFORMATION**

1. Submittal deadline is first working day of each month.
2. This application requires a Public Hearing.
3. Public Hearing procedures as set forth in the City of Apopka Land Development Code shall be followed.
4. No portion of the submittal fee will be refunded after application has been submitted.
5. The applicant or a representative shall be present at the public hearing. The Planning Commission, at its discretion, may defer action or take decisive action on any application.
6. No permit shall be issued on the request until thirty (30) days after approval by the Planning Commission, and *only* if no appeal has been made to the City Council.
7. Appeals from the decision of the Planning Commission may be made to the City Council within thirty (30) days from the date of that decision. Any aggrieved party may appeal.
8. Costs incurred in addition to established fees for advertising, City Attorney, postage or consultant expenses shall be paid to the City.

**ITEMS REQUIRED FOR SUBMITTAL**

1. An application for public hearing must be accompanied by the filing fee.
2. Completed typed hold harmless agreement and notarized signature of all owners of record.
3. Legal Title opinion or certification as to Fee Simple Title Owner(s).
4. Current Survey of subject property with Legal Description and Vicinity Map.
5. One typed list of property owners who own property within 300' of the subject property. Include their name, address, and property identification number from the latest County tax assessment roll, with County tax map identifying property (format provided by City).
6. Written response to hardship criteria listed in Land Development Code Section 2.5.5(B)(b).
7. If Applicant is not the owner of record of the subject property, a Power of Attorney shall be submitted with application.
8. Any additional information which may be useful to or required by the City.

**CITY OF AOPKA****SURROUNDING OWNERS NAME AND ADDRESS  
INSTRUCTIONS**

**THE FOLLOWING INSTRUCTIONS ARE PROVIDED TO HELP APPLICANTS COMPLETE THE ATTACHED 300 FOOT TABLE AND OBTAIN THE SURROUNDING PROPERTY OWNERS NAMES AND ADDRESSES.**

**INSTRUCTIONS**

1. Go to the Orange County Property Appraiser's Office and tell them you need to obtain owners information within the surrounding 300 feet\* for which is change in zoning, a variance, a special exception, etc. is being requested.
2. OR Visit them online at [www.ocpafl.org](http://www.ocpafl.org) to obtain the information yourself.
3. Provide OCPA the legal description, tax ID numbers, and/or boundary survey of the subject property to assist them in locating the appropriate tax map(s).
4. OCPA provides a computer so that you can access lot/parcel owner information as shown on their tax map(s).
5. Complete the attached 300 Foot Table form with the surrounding property owner information obtained from OCPA. Include: NAME, ADDRESS, SUBDIVISION, LOT, AND TRACT/BLOCK (or parcel).

NOTE: For the purpose of this requirement, "surrounding property owners" means all owners within 300 feet of the subject property lines of the land for which a proposed change is being sought; an further, owners land which lies outside the City limits only if those lands abut the applicant's parcel.

**ITEMS TO BRING TO THE PROPERTY APPARISER'S OFFICE**

1. Legal description (boundary survey if available).
2. Property tax receipts.
3. Several copies of the 300 Foot Table (attached)
4. Ruler - May assist in measuring the 300 foot area.
5. Applicable printing fees required by the tax office.

**ORANGE COUNTY PROPERTY APPRAISER'S OFFICE LOCATION**

200 S. Orange Avenue  
(At the Corner of Church Street and Orange Avenue)  
SunTrust Building, 17th Floor  
Orlando, Florida 32801-3438  
407-836-5044 (P)  
[www.ocpafl.org](http://www.ocpafl.org)

**VERIFICATION OF NAMES AND ADDRESSES**

1. The Applicant, or designated representative, shall be responsible for obtaining the correct names and addresses of all surrounding property owners and notifying them. The names and addresses shall be those appearing on the most current tax rolls of Orange County, Florida. Complete notification requirements shall be in accordance with the City's Land Development Code, Article XII, Section 12.04.04.
2. Prior to notifying surrounding owners, please obtain a Public Hearing Schedule from the City's Community Development Department, which will provide further information and mailing instructions.

**IF YOU HAVE ANY QUESTIONS REGARDING THESE INSTRUCTIONS, PLEASE CONTACT THE  
COMMUNITY DEVELOPMENT DEPARTMENT AT 407-703-1739.  
CONTACT PERSON: David B. Moon, Planning Manager**



**AFFIDAVIT INSTRUCTIONS**

The applicant is responsible for mailing a public hearing notice **via certified mail and posting the property** within 14 days of the scheduled Planning Commission meeting.

This Affidavit must be completed by the Applicant to verify the notice was mailed to the surrounding property owners (i.e. 300 foot list) and that the subject property was posted. The notice and poster are provided by the City after the request is filed.

**RETURN THE COMPLETED ORIGINAL AFFIDAVIT TO THE COMMUNITY DEVELOPMENT DEPARTMENT**

**NOTICE/POSTER AFFIDAVIT  
OWNER AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF ORANGE  
CITY OF APOPKA**

BEFORE ME, the undersigned authority, this day personally appeared \_\_\_\_\_, who being by me first duly sworn, deposes and says:

1. That he/she is the owner or agent of the owner of said property in his/her effort to request:

☐  
☐  
☐

**Annexation**

**Rezoning**

**Future Land Use Change**

☐  
☐  
☐

**Special Exception**

**Zoning Variance**

**Other:** \_\_\_\_\_

For that certain parcel of property as more particularly described in the Notice of Public Hearing attached hereto as Exhibit "A."

2. That notices were sent by certified mail return receipt to all property owners within 300 feet of the subject property on:

\_\_\_\_\_  
(Date)

A list of all property owners so notified, by certified mail return receipt requested, with their mailing addresses, return receipt card, and property identification is attached hereto as Exhibit "B."

3. That the subject property was POSTED, visible from a normally traveled public right-of-way on:

\_\_\_\_\_  
(Date)

By: \_\_\_\_\_  
Owner(s) of Record (Signature)

\_\_\_\_\_  
(Print Name)

By: \_\_\_\_\_  
Owner(s) of Record (Signature)

\_\_\_\_\_  
(Print Name)

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as Identification and who did / did not (circle one) take an oath.

\_\_\_\_\_  
Notary Public (Signature)

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public (Print Name)