# APOPKA PLANNING COMMISSION AGENDA
**FEBRUARY 11, 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 January 14, 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. Comprehensive Plan – Small Scale – Future Land Use Amendment
   From: Agricultural
   To: Industrial (Max. 0.6 FAR)
   Project: Stelly-Hoven, Inc.
   Location: 2200 Clarcona Road
   Project Manager: Phil Martinez

2. Change of Zoning
   From: T (Transitional)
   To: I-L (Light Industrial District)
   Project: Stelly-Hoven, Inc.
   Location: 2200 Clarcona Road
   Project Manager: Phil Martinez

3. Change of Zoning/PUD Master Plan/Preliminary Development Plan/Subdivision Plan
   From: "County" A-1 (ZIP)
   To: "City" PUD (Planned Unit Development)
   Project: ARS Commercial Subdivision
   Location: 1506 Rock Springs Road
   Project Manager: Bobby Howell

**SITE PLANS**

1. Final Development Plan – Legacy Station, Lot 3
   Project: 1520 West Orange Blossom, LLC c/o Raul Socarras, Manager
   Location: 1480 West Orange Blossom Trail
   Project Manager: Jean Sanchez

2. Major Development Plan – Monarchs at Lake Pleasant
   Project: Monarchs at Lake Pleasant, LLC, c/o Rafael Martinez
   Location: 1653, 1711 and 1717 Apopka Boulevard
   Project Manager: Jean Sanchez

3. Plat Amendment – Oaks at Kelly Park
   Project: Holston Properties and Development, LLC
   Location: 2309 and 2405 W. Kelly Park Road
   Project Manager: Bobby Howell

4. Preliminary/Final Development Plan/Subdivision/Site Plan/ Plat – West Apopka Self Storage
   Project: Dafflyn Property 2, LLC
   Location: 2106 Plymouth Sorrento Road
   Project Manager: Bobby Howell

**QUASI-JUDICIAL:** None

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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

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

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JANUARY 14, 2020, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

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

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

**STAFF PRESENT:** Joseph Byrd – City Attorney, David Moon, AICP – Planning Manager, Bobby Howell, AICP – Senior Planner, Phil Martinez – Planner, and Jeanne Green – Recording Secretary.

**OTHERS PRESENT:** Lorena Potter, Theresa Sargeant, Steve Kreizt, Sami El Behiri, Jim Fraser

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

**ELECTION OF OFFICERS:**

**Chairperson:**

**MOTION:** **Linda Laurendeau nominated James Greene as Chairperson of the Planning Commission and seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, Butch Stanley, and Howard Washington (6-0)**

**Vice - Chairperson:**

**MOTION:** **Butch Stanley nominated William Gusler as Vice-Chairperson of the Planning Commission and seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, Butch Stanley, and Howard Washington (6-0)**

**APPROVAL OF MINUTES:** Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of December 10, 2019, at 5:30 p.m.

**Motion:** **Howard Washington made a motion to approve the Planning Commission minutes from the regular meeting held on December 10, 2019, at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, Butch Stanley, and Howard Washington (6-0)**

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

**LEGISLATIVE - COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE - FUTURE LAND USE AMENDMENT – CITY OF APOPKA -** 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 change in Future Land Use from Residential Low (0-5 du/ac) to Parks & Recreation (Max. 0.2 FAR) for the property owned by the City of Apopka and located south of Laurel Street, west of North Park Avenue.

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 change in Future Land Use from Residential Low (0-5 du/ac) to Parks & Recreation (Max. 0.2 FAR) for the property owned by the City of Apopka and located south of Laurel Street, west of North Park Avenue. The existing use is Dream Lake Park. The current zoning is RSF-1B (Residential Single Family – Large Lot District) and the proposed zoning is PR (Parks & Recreation District). The existing maximum allowable development is 21 dwelling units and the proposed maximum allowable development is 37,810 sq. ft. of non-residential. The tract size is 4.34 +/- acres.

The subject parcels were annexed into the city on December 16, 1992 & May 1, 1996 by Ordinance Numbers 749 & 933, respectively. Presently, the subject property has RSF-1B (Residential Single Family – Large Lot). The City is proposing a rezoning, to "PR, Parks & Recreation District" with this small-scale future land use amendment. The proposed Future Land Use, "Parks/Recreation" is compatible with the property due to the existing use, Dream Lake Park.

The proposed Future Land Use, "Parks/Recreation", is consistent with the proposed zoning designation, "PR, Parks & Recreation District". Site development cannot exceed the density allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support a "Parks & Recreation" designation at the subject site:

*Future Land Use Element,* Policy 3.1.n , Parks/Recreation - Public and private recreation sites are the primary land use in this category. Public recreation sites shall be permitted by right or by special exception in all future land use categories. Commercial recreation shall be permitted in the commercial land use category. The maximum floor area ratio shall be .20.

Special exception uses shall include elementary schools; middle schools, high schools

The proposed future land use amendment will not generate additional students and thus 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 December 12, 2019.

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 Parks/Recreation for the properties owned by City of Apopka, and located at 358, 364, and 368 N. Park Avenue.

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 Residential Low to Parks/Recreation, 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.

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

**Motion:** **Linda Laurendeau made a motion to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and to recommend approval of the Administrative Future Land Use amendment from Residential Low (0-5 du/ac) to Parks & Recreation (Max. 0.2 FAR) for the property owned by the City of Apopka and located south of Laurel Street, west of North Park Avenue. Motion Seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, Butch Stanley, and Howard Washington (6-0)**

**LEGISLATIVE – ADMINISTRATIVE – CHANGE OF ZONING – CITY OF APOPKA -** Chairperson Greene stated this is a request to find the proposed Administrative 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 RSF-1B (Residential Single Family – Large Lot District) to PR (Parks & Recreation District) for property owned by the City of Apopka and located south of Laurel Street, west of North Park Avenue.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the proposed Administrative 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 RSF-1B (Residential Single Family – Large Lot District) to PR (Parks & Recreation District) for property owned by the City of Apopka and located south of Laurel Street, west of North Park Avenue. The current future land use is Residential Low (0-5 du/ac) and the proposed future land use is Parks & Recreation (Max. 0.2 FAR). The existing use is Dream Lake Park. The existing maximum allowable development is 21 dwelling units and the proposed maximum allowable development is 37,810 sq. ft. of non-residential. The tract size is 4.34 +/- acres.

The subject parcels were annexed into the city on December 16, 1992 and on May 1, 1996 by Ordinance Numbers 749 & 933, respectively. The proposed PR zoning is compatible with the property due to the existing use, Dream Lake Park. This application is being processed simultaneously with an application for a small-scale future land use amendment from Residential Low to Parks/Recreation.

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

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.

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 December 12, 2019.
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 "RSF-1B, Residential Single Family – Large Lot" to "PR, Parks & Recreation District" for the properties owned by City of Apopka, and located at 358, 364, and 368 N. Park Avenue.

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 "RSF-1B, Residential Single Family – Large Lot" to

"PR, Parks & Recreation District" for the properties owned by City of Apopka and located at 358, 364, and 368 N. Park Avenue.

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 Laurendeau, David Moon, Planning Manager, stated that staff has not been informed regarding what the City's plans are for the subject property.

Commissioner Laurendeau mentioned that the property would be ideal for special events.

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 Administrative 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 RSF-1B (Residential Single Family – Large Lot District) to PR (Parks & Recreation District) for property owned by the City of Apopka and located south of Laurel Street, west of North Park Avenue. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, Butch Stanley, and Howard Washington (6-0)**

**LEGISLATIVE - COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE - FUTURE LAND USE AMENDMENT – MARSHALL LAKE PROPERTIES LLC -** Chairperson Greene stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and to recommend approval of the change in Future Land Use from Residential Low and Residential High to Industrial (Max. 0.6 FAR) for the property owned by Marshall Lake Properties, LLC and located at 780 Marshall Lake 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 change in Future Land Use from Residential Low and Residential High to Industrial (Max. 0.6 FAR) for the property owned by Marshall Lake Properties, LLC and located at 780 Marshall Lake Road. The existing use is an office building. The proposed use is to demolish the office building and construct a self-storage facility. The current zoning is RSF-1B (Residential Single Family – Large Lot) and RMF (Residential Multi-Family) and the proposed zoning is IL (Light Industrial District). The existing maximum allowable development is 38 dwelling units and the proposed maximum allowable development is 88,601 sq. ft. non-residential.

The subject area was annexed into the city on December 16, 1992 & December 20, 1995 by Ordinance Numbers 750 and 900 respectively. The subject area consists of approximately 3.39 acres and is part of a larger parcel, consisting of approximately 6.42 acres. The remainder of the subject parcel has "Industrial" Future Land Use. The proposed "Industrial" Future Land Use, for the southern 3.39 acres, is compatible with the property due to the "Industrial" Future Land Use being found in the vicinity. This application is being processed simultaneously with an application to rezone the southern 3.39 acres from RSF-1B (Residential Single Family – Large Lot) and RMF (Residential Multi-Family) 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 a "Commercial" designation at the subject site:

*Future Land Use Element,* Policy 3.1.l Industrial - The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

Planned Unit Development uses may include:

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

The proposed future land use amendment will not impact public school enrollment with additional students. 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 December 12, 2019.

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 Marshall Lake Properties, LLC, and located at 780 Marshall Lake 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 Residential Low and Residential High 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.

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 Administrative Future Land Use amendment from Residential Low and Residential High to Industrial (Max. 0.6 FAR) for the property owned by Marshall Lake Properties, LLC and located at 780 Marshall Lake Road. Motion Seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, Butch Stanley, and Howard Washington (6-0)**

**LEGISLATIVE – ADMINISTRATIVE – CHANGE OF ZONING – MARSHALL LAKE PROPERTIES LLC** - Chairperson Greene stated this is a request to find the proposed Administrative 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 RSF-1B (Residential Single Family – Large Lot) and RMF (Residential Multi-Family) to IL (Light Industrial District) for property owned by Marshall Lake Properties, LLC and located at 780 Marshall Lake Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the proposed Administrative 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 RSF-1B (Residential Single Family – Large Lot) and RMF (Residential Multi-Family) to IL (Light Industrial District) for property owned by Marshall Lake Properties, LLC and located at 780 Marshall Lake Road. The existing Future Land Use is Residential Low and Residential High and the proposed future land use is Industrial (Max. 0.6 FAR). The existing use is an office building. The proposed use is to demolish the office building and construct a self-storage facility. The current zoning is RSF-1B (Residential Single Family – Large Lot) and RMF (Residential Multi-Family) and the proposed zoning is IL (Light Industrial District). The existing maximum allowable development is 38 dwelling units and the proposed maximum allowable development is 88,601 sq. ft. non-residential.

The subject area was annexed into the city on December 16, 1992 & December 20, 1995 by Ordinance Numbers 750 and 900 respectively. The subject area consists of approximately 3.39 acres and is part of a larger parcel, consisting of approximately 6.42 acres. The remainder of the subject property has I-L, Light Industrial Zoning. The proposed I-L zoning, for the southern 3.39 acres, is compatible with the property due to the I-L zoning being found in the vicinity. This application is being processed simultaneously with an application for a small-scale future land use amendment from Residential Low & Residential High 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 December 12, 2019.

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 "RSF-1B, Residential Single Family – Large Lot" & "RMF, Residential Multi-Family District" to "I-L, Light Industrial District" for the property owned by Marshall Lake Properties, LLC, and located at 780 Marshall Lake 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 "RSF-1B, Residential Single Family – Large Lot" & "RMF, Residential Multi-Family District" to I-L, "Light Industrial District" for the property owned by Marshall Lake Properties, LLC and located at 780 Marshall Lake Road.

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

In response to a question by Commissioner Washington, Mr. Martinez stated that the adjacent property located on the northwest side is zoned I-L "Light Industrial District."

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

**Motion:** **William Gusler made a motion to find the proposed Administrative 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 RSF-1B (Residential Single Family – Large Lot) and RMF (Residential Multi-Family) to IL (Light Industrial District) for property owned by Marshall Lake Properties, LLC and located at 780 Marshall Lake Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, Butch Stanley, and Howard Washington (6-0)**

**LEGISLATIVE – CHANGE OF ZONING – SMK PROPERTIES LLC** - Chairperson Greene stated this is a request to find the proposed Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from T (Transitional District) to AG (Agriculture District) for property owned by SMK Properties LLC and located south of West Hammond Drive, north of S.R. 414.

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 District) to AG (Agriculture District) for property owned by SMK Properties LLC and located south of West Hammond Drive, north of S.R. 414. The future land use is Agriculture (1 du/5 ac). The existing use is vacant land and the proposed use is a Horticulture Nursery. The existing and proposed maximum allowable development under the Agriculture future land use designation is 9 dwelling units. The tract size is 48.5 +/- acres.

The subject property was annexed into the city on February 5, 2003 by Ordinance Number 1564. The subject area consists of approximately 48.5 acres and is part of the former Keene Road Disposal & Recycle Landfill. The proposed AG zoning is compatible with the property due to the Agriculture Future Land Use that is designated on the property. Both the Agriculture Zoning and Future Land Use is found within the vicinity.

The proposed AG (Agriculture District) zoning is consistent with the Agriculture (1 DU/5 AC) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed zoning change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. 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 December 12, 2019.

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 "AG, Agriculture District" for the property owned by SMK Properties, LLC and located south of West Hammon Drive & North of State Route 414.

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 "AG, Agriculture District" for the property owned by SMK Properties, LLC and located south of West Hammon Drive & North of State Route 414.

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 District) to AG (Agriculture District) for property owned by SMK Properties LLC and located south of West Hammond Drive, north of S.R. 414. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, Butch Stanley, and Howard Washington (6-0)**

**LEGISLATIVE – PLAT – COUNTRY CROSSING ESTATES -** Chairperson Greene stated this is a request to find the Country Crossing Estates Plat consistent with the Land Development Code and Ordinance No. 2364; and recommend approval of the Country Crossing Estates Plat subject to the Conditions of Approval within the Staff Report, for the property owned by Holston Properties and Development LLC and Phillips Park XVI, LLC and located north of West Lester Road, west of Vick Road at 2580 Vick Road.

Staff Presentation: Bobby Howell, Senior Planner, stated this is a request to find the Country Crossing Estates Plat consistent with the Land Development Code and Ordinance No. 2364; and recommend approval of the Country Crossing Estates Plat subject to the Conditions of Approval within the Staff Report, for the property owned by Holston Properties and Development LLC and Phillips Park XVI, LLC and located north of West Lester Road, west of Vick Road at 2580 Vick Road. The future land use designation is Low Density Suburban Residential (0-3.5 du/ac). The zoning is PUD (Planned Unit Development). The existing use is vacant land and the proposed use is 22 single family homes. The applicable codes are the 1993 Land Development Code, The Planned Unit Development Ordinance No. 2364 that was adopted on June 4, 2014. The tract size is 16.015 +/- acres.

The Planning Commission reviewed the Preliminary Development Plan for Country Crossings Estates on May 14, 2019 and found it consistent with the 1993 Land Development Code and recommended approval. City Council reviewed and approved the same Preliminary Development Plan on June 5, 2019. The Plat is consistent with the approved Preliminary Development Plan.

The applicant has submitted a Plat for consideration which details the development of 22 single-family units on 16.015 acres. The subject property is located north of W. Lester Road and west of Vick Road, specifically at 2580 Vick Road, and is accessed via Mt. Logan Drive through the Spring Ridge subdivision. Development is subject to the standards and conditions set forth in PD Ordinance No. 2364 which was adopted on June 4, 2014, and requires the following:

- The R-1AA zoning standards will apply to the subject property per the applicable PUD Ordinance.
- Any lot abutting an existing platted lot that has a width of 85-feet or greater, shall have a minimum lot width standard of 85-feet and a minimum lot area standard of 10,200 square feet.
- Any lot abutting an existing platted lot with a width less than 85-feet, and for all interior lots within the PUD, the minimum lot width standard is 75-feet and the minimum lot standard is 8,250 square feet. Interior lots are those which do not abut the western or northern boundaries of the PUD.
- Any portion of a proposed lot that has 50-percent or more of its rear lots line abutting an existing platted lot with a width of 85-feet or greater, the minimum lot width shall be no less than 85-feet.
- The minimum livable area for a house shall be 1,700 square feet.
- A compact park area not less than 8,250 square feet shall be included with the master site plan.
- The minimum setbacks applicable to this project are:

| Setback | Minimum Standard |
|---|---|
| Front | 25’ |
| Side | 10’ |
| Rear | 20’ |
| Corner | 25’ |

Consistent with the requirements of Ordinance No. 2364, lots 4-11 are a minimum of 85-feet in width and abut lots within Oak Hill Reserve that are in excess of 85-feet in width. A minimum lot width of 75-feet is provided in the remaining portions of the subdivision. All other design elements are consistent with the R-1AA zoning district standards as detailed in the 1993 Land Development Code.

The only point of vehicular access into the proposed subdivision is via Mt. Logan Drive, which is located within the Spring Ridge subdivision. There are no other access points to the subject property, and access to the property is dependent upon connection to Mt. Logan Drive. The plat details the extension of Mt. Logan Drive into the subdivision and having it end in a cul-de-sac adjacent to lots 11 and 12. A second road extending eastward is proposed and measures approximately 250-feet in length and will terminate in a cul-de-sac adjacent to lots 19 and 20. A 5-foot wide sidewalk will be constructed on both sides of each street.

Stormwater is proposed to be discharged into Tract A-1 (aka Tract A, Spring Ridge Phase 1 Plat) which is located to the east of the subject property. This tract is owned by the property owner of Countr

Crossing Estates, and developer of, Country Crossing Estates, but under a different ownership name – Phillips Park XVI, LLC. The Country Crossing owner has stated that he has met with the Spring Ridge Homeowners Association and has an agreement with them to turn over the ownership of Tract A-1 to the Spring Ridge HOA. When Spring Ridge Phase I was developed, the owner and developer of Spring Ridge never turned ownership of Tract A-1 over to the Spring Ridge Homeowners Association. Tract A-1 also includes am existing park for Spring Ridge Phase 1.

Consistent with the requirements of Ordinance No. 2364, an 8,250 square foot park tract labeled on the plat as Tract P-1 is provided. The park tract consists of passive and active recreation amenities. This tract will be owned and maintained by the homeowners association. The long narrow portion of the property extending eastward from the northeast corner of the subject property will be placed in a tract that is owned and maintained by the homeowners association.

The site is heavily wooded, with Oak trees constituting the majority of vegetation on site. A tree mitigation payment to the Arbor fund in the amount of $41,580.00 will be required to be paid prior to the issuance of a site clearing permit. All specimen trees are required to be replaced on site at a 1:1 ratio. Street trees will be provided that are spaced 50-feet on center. The landscape plan proposes the planting of 69 Live Oaks, 16 Magnolias, 14 Red Maples, and 16 Sycamore trees. The property is surrounded on all sides by residential uses. The Land Development Code does not require a buffer when a residential development abuts another residential development.

**CONDITONS OF APPROAL:**

1. Note 7 on the plat shall be amended prior to recording to read: "15' UE dedicated to the City of Apopka and maintained by the Country Crossing Homeowners Association."

2. Applicant submits written letter from Spring Ridge Phase 1 HOA acknowledging that they have accepted ownership and maintenance of Tract A-1.

The applicant has obtained a Concurrency Management Agreement (CMA) from Orange County Public Schools (OCPS) and the City Council. The subject property is served by the following schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High.

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 plat to be consistent with the Preliminary Development Plan and Final Development Plan and recommends approval of the Country Crossings Estates Plat subject to the following condition from Public Services being resolved prior the plat being presented to the City Council: Note 7 on the plat shall read "15' UE dedicated to the City of Apopka and maintained by the Homeowners Association."

Staff recommended the Planning Commission find the Plat consistent with the Land Development Code and Ordinance No. 2364, and recommend approval of the Country Crossing Estates Plat subject to the Conditions of Approval within the Staff Report.

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.

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

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

**Motion:** **William Gusler made a motion to find the Country Crossing Estates Plat consistent with the Land Development Code and Ordinance No. 2364; and recommend approval of the Country Crossing Estates Plat subject to the Conditions of Approval within the Staff Report, for the property owned by Holston Properties and Development LLC and Phillips Park XVI, LLC and located north of West Lester Road, west of Vick Road at 2580 Vick Road. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, Butch Stanley, and Howard Washington (6-0)**

**LEGISLATIVE – PRELIMINARY DEVELOPMENT PLAN – FAIRCLOTH LAKES SUBDIVISION** - Chairperson Greene stated this is a request to find the Faircloth Lakes Subdivision Preliminary Development Plan consistent the 1993 Land Development Code and Ordinance No. 2344; and to recommend approval of the Faircloth Lakes Subdivision Preliminary Development Plan for the property owned by Holston Properties and Development LLC and located west of S.R. 451, east of Marshall Lake, south of Ralph Poe Drive, north of Marshall Lake Road.

Staff Presentation: Bobby Howell, Senior Planner, stated this is a request to find the Faircloth Lakes Subdivision Preliminary Development Plan consistent the 1993 Land Development Code and Ordinance No. 2344; and to recommend approval of the Faircloth Lakes Subdivision Preliminary Development Plan for the property owned by Holston Properties and Development LLC and located west of S.R. 451, east of Marshall Lake, south of Ralph Poe Drive, north of Marshall Lake Road. The future land use is Residential Low Density (0-5 du/ac) and the zoning is PUD (Planned Unit Development). The existing use is a planted pines lot. The proposed development is 31 single family homes. The applicable codes are the 1993 Land Development Code and Ordinance No. 2344. The tract size is 25.38 +/- acres.

The applicant has submitted a Preliminary Development Plan (PDP) for consideration which details the development of 31 single-family units on 25.38 acres. The subject property is located west of SR 451, east of Marshall Lake, south of Ralph Poe Drive, and north of Marshall Lake Road, and is proposed to have a vehicular connection into the Poe Reserve subdivision located to the north of the subject property. Development is subject to the standards and conditions set forth in PD Ordinance No. 2344 which was adopted on February 5, 2014. The minimum typical lot width is 70 feet with a minimum lot size of 8,000 square feet, and a minimum unit size of 1,350 square feet which is consistent with Ordinance No. 2344. The minimum setbacks applicable to this project are:

| Setback | Minimum Standard |
|---|---|
| Front | 25’ |
| Side | 7.5’ |
| Rear | 20’ |
| Wetland | 50’ |
| Corner | 25’ |

The PDP proposes two ingress/egress access points for the development. The northern access point is located on Ralph Poe Drive which will connect into the Poe Reserve subdivision. This road is proposed to be an extension of Ralph Poe Drive and will connect to and allow access to Marshall Lake Road. The southern access point is located on Marshall Lake Road. The internal roadway network of the proposed subdivision is comprised of a 50-foot wide public right-of-way. A 5-foot wide sidewalk is proposed on both sides of the street.

Two tracts for stormwater retention are located within the development and are labeled Stormwater Management Tracts D-1 and D-2. Both stormwater management tracts are proposed dry retention ponds. These ponds will be owned and maintained by the homeowners association.

A 12,600 square foot park tract labeled on the PDP as Park Tract P-1 is provided. The park tract will consist of passive and active recreation amenities. This tract will be owned and maintained by the homeowners association. Recreational facilities and equipment will be proposed with the Final Development Plan.

A buffer tract will be provided adjacent to the south side of Lot 1 which will be owned and maintained by the homeowners association. This tract will consist of a 6-foot masonry wall with subdivision identification signage provided on it. Viburnum and Crepe Myrtle will be planted adjacent to the sign in the buffer. Street trees will be provided that are spaced 50-feet on center.

A School Concurrency Management Agreement (CMA) was approved by the Orange County Public Schools (OCPS) and the City Council. A recorded copy is included as an exhibit to this staff report. The property is zoned for the following schools: Apopka Elementary, Apopka Middle, and Apopka High.

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

The Development Review Committee finds the Preliminary Development Plan consistent the 1993 Land Development Code and recommends approval of the Faircloth Lakes Subdivision Preliminary Development Plan.

Staff recommended the Planning Commission find the Preliminary Development Plan consistent with the Land Development Code, and recommend approval of the Faircloth Lakes Subdivision Preliminary 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 and PD Ordinance No. 2344.

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. Howell stated the Comprehensive Plan requires a 50 foot setback for the lots adjacent to Marshall Lake.

Mr. Moon added that there is a Conservation Easement between the properties and the lake that will be dedicated to the homeowners' association. The homes adjacent to the lake will not have direct access to the lake.

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 Faircloth Lakes Subdivision Preliminary Development Plan consistent with the 1993 Land Development Code and Ordinance No. 2344; and to recommend approval of the Faircloth Lakes Subdivision Preliminary Development Plan for the property owned by Holston Properties and Development LLC and located west of S.R. 451, east of Marshall Lake, south of Ralph Poe Drive, north of Marshall Lake Road. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, Butch Stanley, and Howard Washington (6-0)**

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**ADJOURNMENT:** The meeting was adjourned at 6:00 p.m.

_____
James Greene, Chairperson

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

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | February 11, 2020 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Land Use Report |
| ____ | OTHER: | | Vicinity Map |
| | | | Future Land Use Map |
| | | | Adjacent Zoning Map |
| | | | Adjacent Uses Map |

**SUBJECT:** **COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – 2200 CLACONA ROAD**

**REQUEST:** **COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – 2200 CLACONA ROAD**
**FROM: AGRICULTURE**
**TO: INDUSTRIAL (MAX. 0.6 FAR)**

**SUMMARY:**

| | |
|---|---|
| OWNER: | Stelly-Hoven Inc. |
| APPLICANT: | Tim Hudspeth |
| LOCATION: | 2200 Clarcona Road |
| PARCEL ID NUMBER: | 22-21-28-0000-00-066 |
| EXISTING USE: | Vacant |
| CURRENT ZONING: | "T" (Transitional District) |
| TRACT SIZE: | 9.0 +/- acres |
| MAXIMUM ALLOWABLE DEVELOPMENT: | EXISTING: 1 Dwelling Unit<br>PROPOSED: 235,224 non-residential sq. ft. |

**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 |

**ADDITIONAL COMMENTS:** 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).

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

Planned Unit Development uses may include:

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

**SCHOOL CAPACITY REPORT:** 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.

**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 January 7, 2020.

**PUBLIC HEARING SCHEDULE**:
February 11, 2020 - Planning Commission (5:30 pm)
March 4, 2020 - City Council (1:30 pm) - 1st Reading
March 18, 2020 – City Council (7:00 pm) – 2nd Reading and Adoption

**DULY ADVERTISED**:
January 24, 2020 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

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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 Future Land Use Designation of Industrial for the property owned by Stelly-Hoven, Inc., and located at 2200 Clarcona Road.

**Planning Commission Recommended Motion:** 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.

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

## LAND USE REPORT

## I. RELATIONSHIP TO ADJACENT PROPERTIES:

| *Direction* | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|
| North (County) | "County" Rural | "County" A-1 | Place of Worship & Single-Family Homes |
| East (County & City) | "County" Rural & "City" Agriculture | "County" A-1 & "City" AG | Vacant Properties, Salvage Yard, & Construction Equipment Rental Facility |
| South (County) | "County" Agriculture | "City" AG | S.R. 414 |
| West (County) | "County" Rural | "County" R-T | S.R. 414 Retention Ponds |

## II. LAND USE ANALYSIS

The subject property is currently vacant, future development must comply with the Industrial future land use designation & be consistent with the Comprehensive Plan policies listed above.

The proposed Industrial future land use designation is consistent with the general future land use character of the surrounding area.

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 "Core Area" of the JPA. The proposed FLUM Amendment request for a change from Agriculture to Industrial (Max. 0.60 FAR) is consistent with the terms of the JPA (Second Amendment). Stelly-Hoven, Inc. is the property owner, and has been notified of the hearing schedule.

Transportation: Road access to the site is from Coral Hills 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 stormwater 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 relationship of the amendment to the population projections: The proposed future land use designation for the property is Industrial (Max. 0.60 FAR) Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

**CALCULATIONS:**
ADOPTED: 1 Unit(s) x 2.659 p/h = 2 persons
PROPOSED: 0 Unit(s) x 2.659 p/h = 0 persons (235,224 non-residential sq. ft.)

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

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

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 81 GPD/Capita; 90 GPD/1,000sf

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

2. Projected total demand under existing designation: 162 GPD

3. Projected total demand under proposed designation: 21,170 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 81 GPD/Capita

6. Projected LOS under proposed designation: 90 GPD/1,000sf

7. Improvement/expansions already programmed or needed as a result if proposed amendment: Force main extension required

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 174 GPD/Capita; 200 GPD/1,000sf

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

2. Projected total demand under existing designation: 348 GPD

3. Projected total demand under proposed designation: 47,045 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 174 GPD/Capita

6. Projected LOS under proposed designation: 200 GPD/1,000sf

7. Improvement/expansions already programmed or needed as a result of the proposed amendment: Water main extension required

8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka

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

3. Projected LOS under existing designation: 4 lbs/ day /Capita

4. Projected LOS under proposed designation: 4 lbs / day /1,000sf

5. 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.

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

Permitting agency: St. John's River Water Management District

Permitted capacity of the water treatment plant(s): 24.141 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

1. Facilities serving the site: ____

2. Projected LOS under existing designation: _

3. Projected LOS under proposed designation: _

4. Improvement/expansion: On site retention / detention ponds

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita

2. Projected facility under existing designation: 0 acres

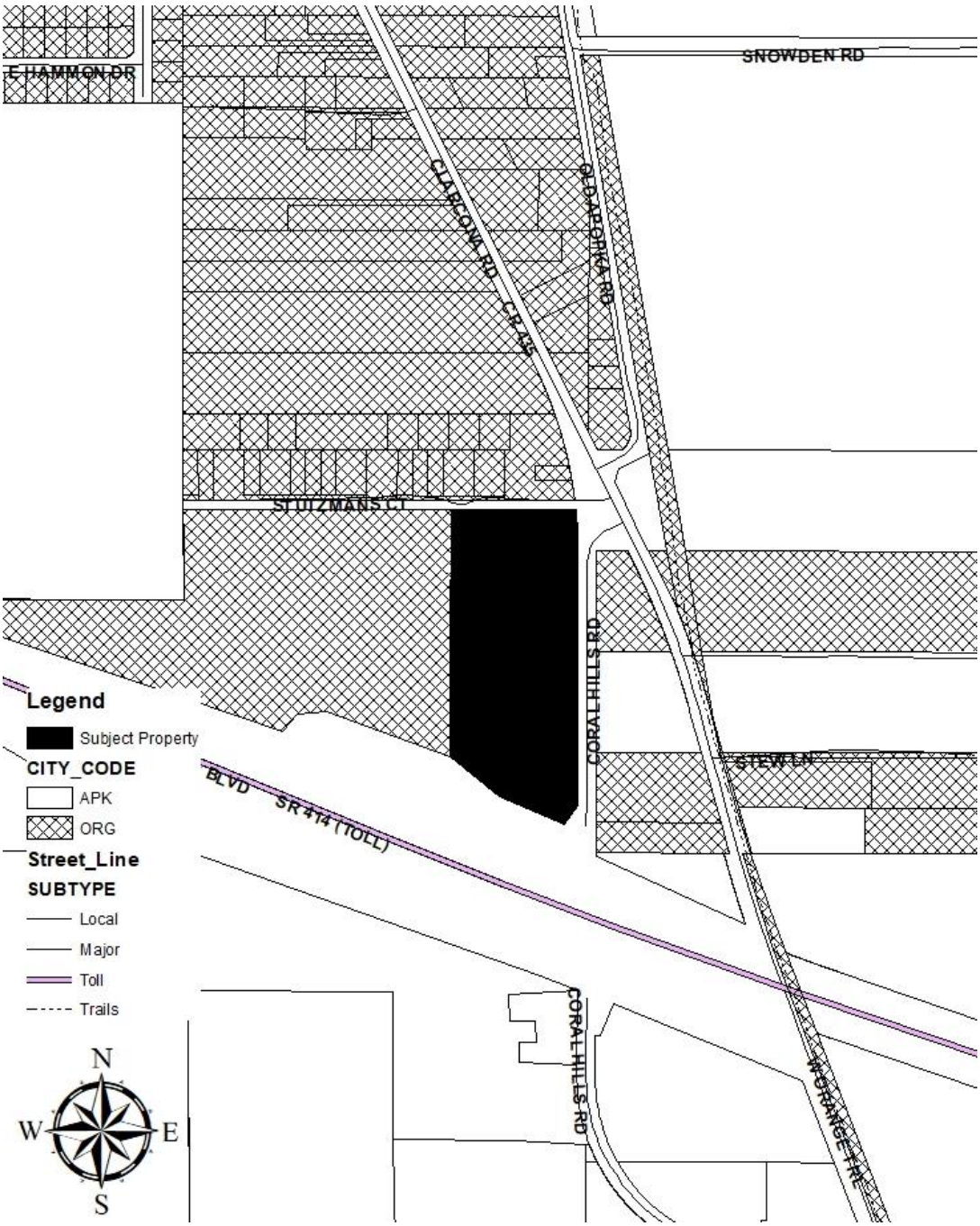
3. Projected facility under proposed designation: 0 acres

4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

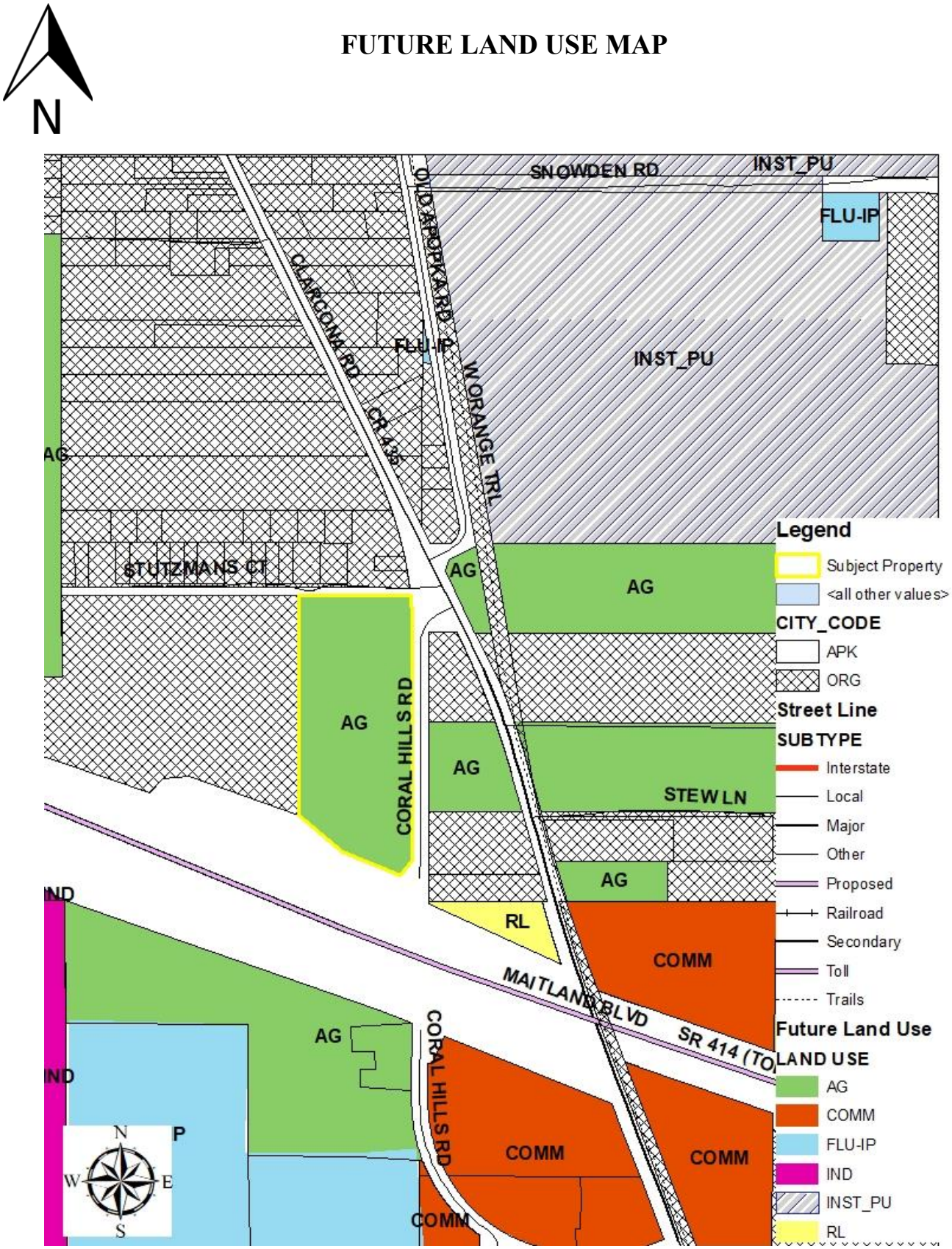
N

**Stelly-Hoven, Inc.**
**9.0 +/- acres**
**Proposed Small-Scale Future Land Use Amendment:**
**From: Agriculture**
**To: Industrial**
**Parcel ID #: 22-21-28-0000-00-066**

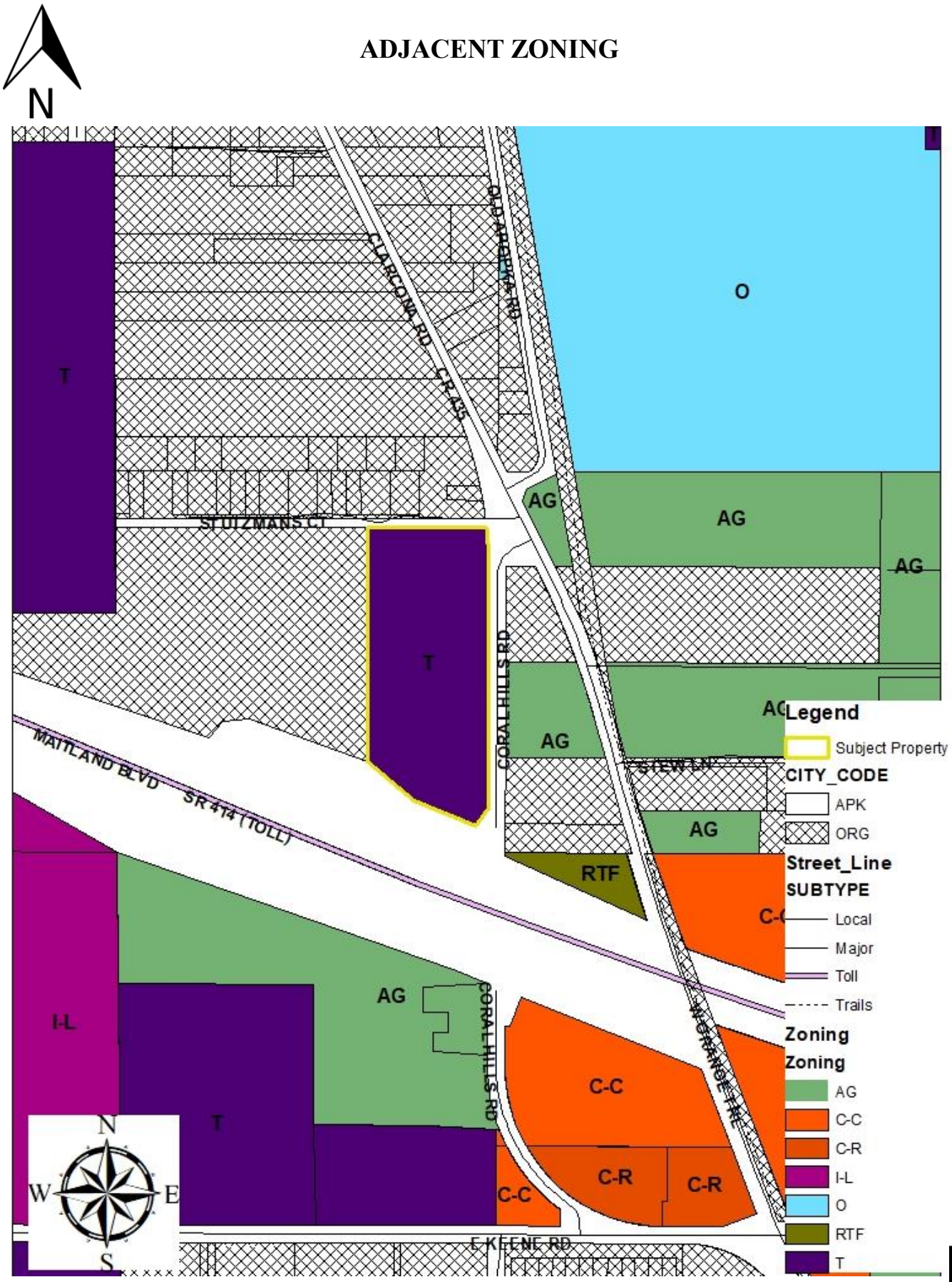
# VICINITY MAP



# FUTURE LAND USE MAP



# ADJACENT ZONING



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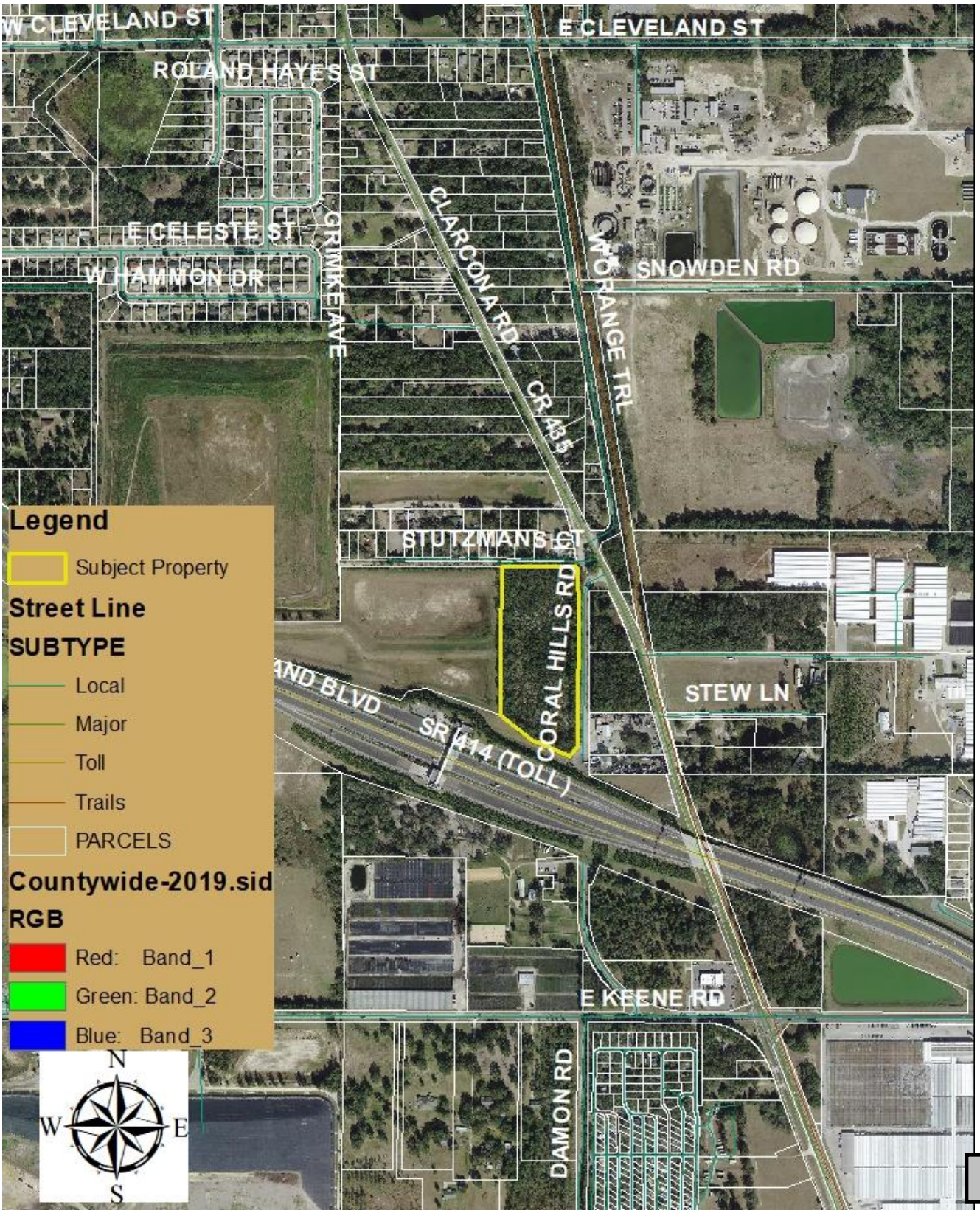
## ADJACENT USES



# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | February 11, 2020 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Zoning Report |
| ____ | OTHER: | | Vicinity Map |
| | | | Future Land Use Map |
| | | | Adjacent Zoning Map |
| | | | Adjacent Uses Map |

**SUBJECT:** **CHANGE OF ZONING – 2200 CLARCONA ROAD**

**REQUEST:** **CHANGE OF ZONING – 2200 CLARCONA ROAD**
**FROM: T (TRANSITIONAL DISTRICT)**
**TO: I-L (LIGHT INDUSTRIAL DISTRICT)**

**SUMMARY:**

| | |
|---|---|
| OWNER: | Stelly-Hoven, Inc. |
| APPLICANT: | Tim Hudspeth |
| PARCEL ID NUMBER: | 22-21-28-0000-00-066 |
| LOCATION: | 2200 Clarcona Road |
| FUTURE LAND USE: | Agriculture |
| EXISTING USE: | Vacant |
| CURRENT ZONING: | T (Transitional District) |
| PROPOSED ZONING: | I-L (Light Industrial District) |
| TRACT SIZE: | 9.0 +/- acres |
| MAXIMUM ALLOWABLE DEVELOPMENT: | EXISTING: 1 Dwelling Unit - “Agriculture” FLU (1du/5ac)<br>PROPOSED: 235,224 non-residential sq. ft. - “Industrial” FLU |

**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 |

**ADDITIONAL COMMENTS:** 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.

**COMPREHENSIVE PLAN COMPLIANCE**: 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.

**SCHOOL CAPACITY REPORT:** 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.

**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 January 7, 2020.

**PUBLIC HEARING SCHEDULE**:
February 11, 2020 - Planning Commission (5:30 pm)
March 4, 2020 - City Council (1:30 pm) - 1st Reading
March 18, 2020 – City Council (7:00 pm) – 2nd Reading and Adoption

**DULY ADVERTISED**:
January 24, 2020 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

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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 "I-L, Light Industrial District" for the property owned by Stelly-Hoven, Inc., and located at 2200 Clarcona 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 "I-L, Light Industrial District" for the property owned by Stelly-Hoven Inc. and located at 2200 Clarcona 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:

| *Direction* | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|
| North (County) | "County" Rural | "County" A-1 | Place of Worship & Single-Family Homes |
| East (County & City) | "County" Rural & "City" Agriculture | "County" A-1 & "City" AG | Vacant Properties, Salvage Yard, & Construction Equipment Rental Facility |
| South (County) | "County" Agriculture | "City" AG | S.R. 414 |
| West (County) | "County" Rural | "County" R-T | Retention Pond |

**LAND USE & TRAFFIC COMPATIBILITY:**

The property is currently accessed from Coral Hills Road. Properties in the vicinity contain an Industrial Future Land Use designation and Light Industrial Zoning, or are of an industrial character.

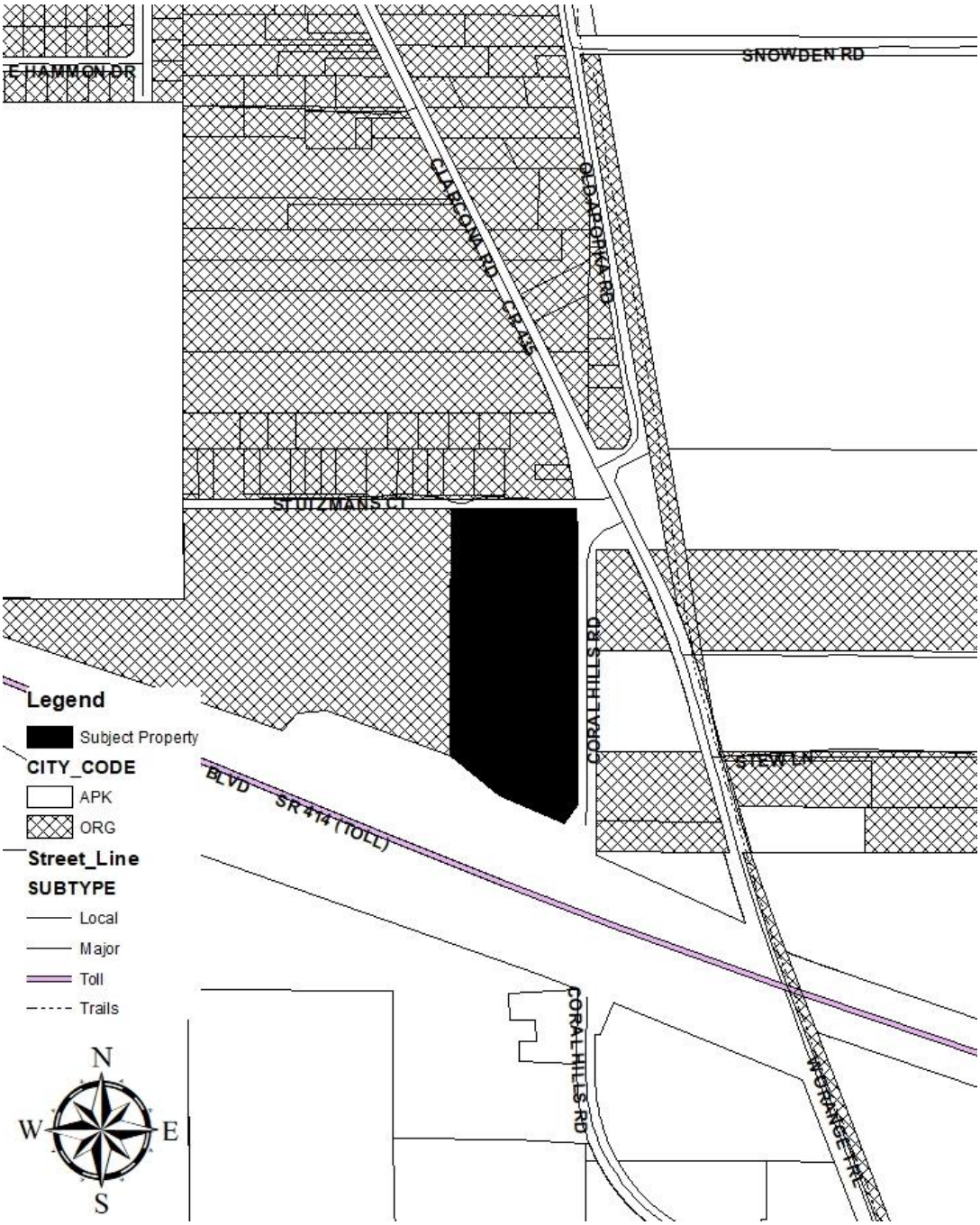
**COMPREHENSIVE PLAN COMPLIANCE:**

The proposed I-L zoning is consistent with the proposed Future Land Use designation, "Industrial" (Max. 0.60 FAR) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

N

**Stelly-Hoven, Inc.**
**9.0 +/- acres**
**Proposed Small-Scale Future Land Use Amendment:**
**From: Agriculture**
**To: Industrial**
**Parcel ID #: 22-21-28-0000-00-066**

# VICINITY MAP



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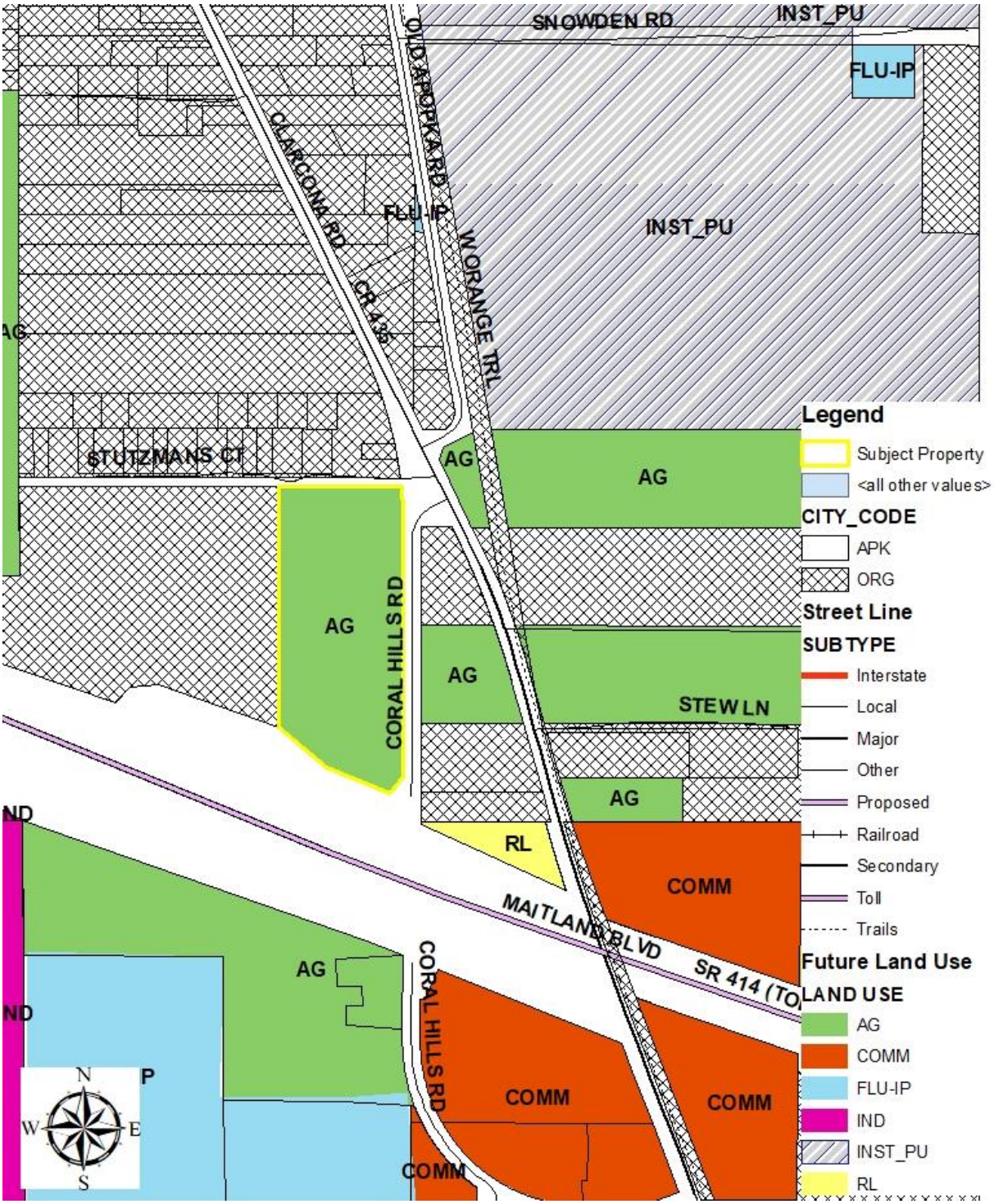
# FUTURE LAND USE MAP



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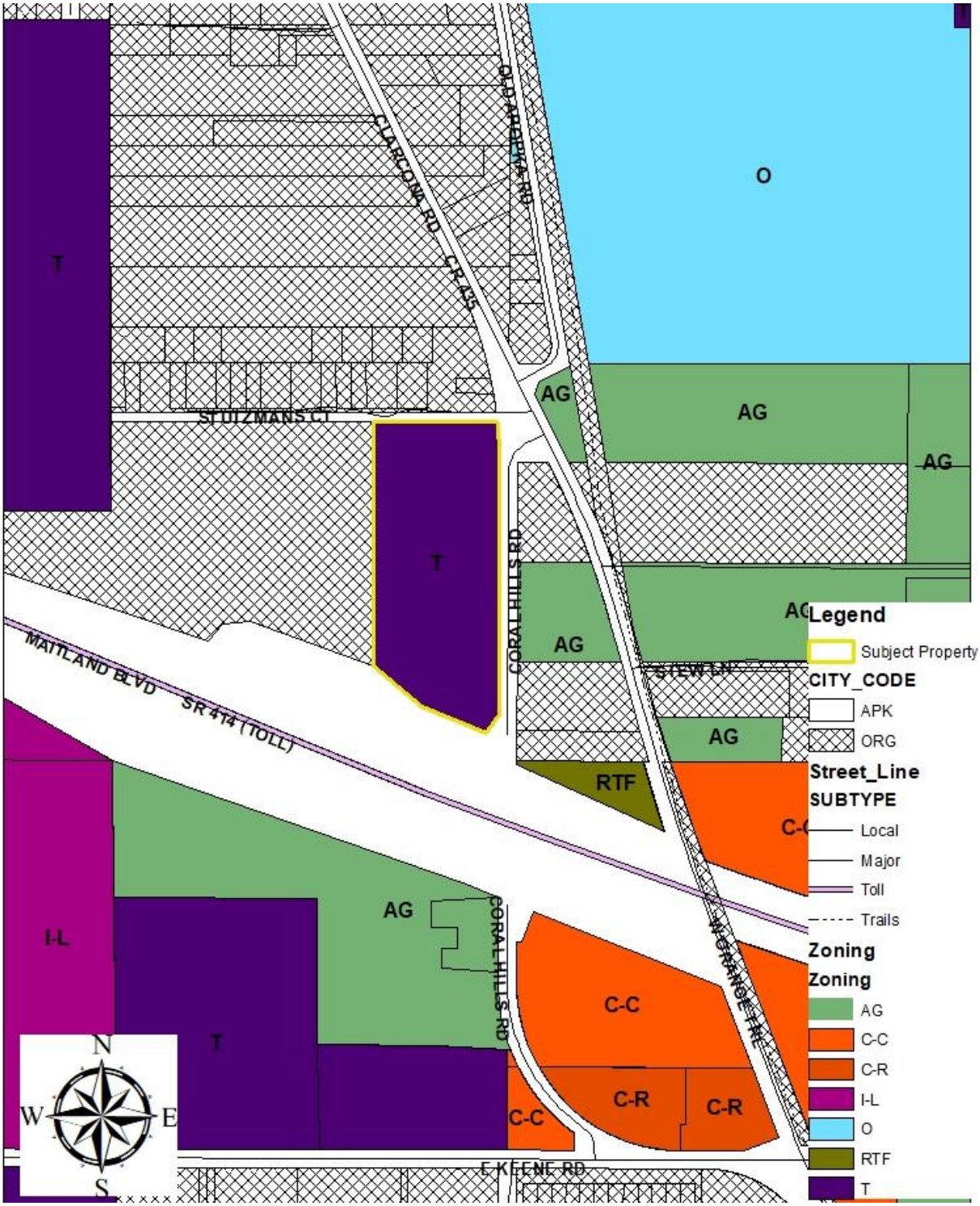
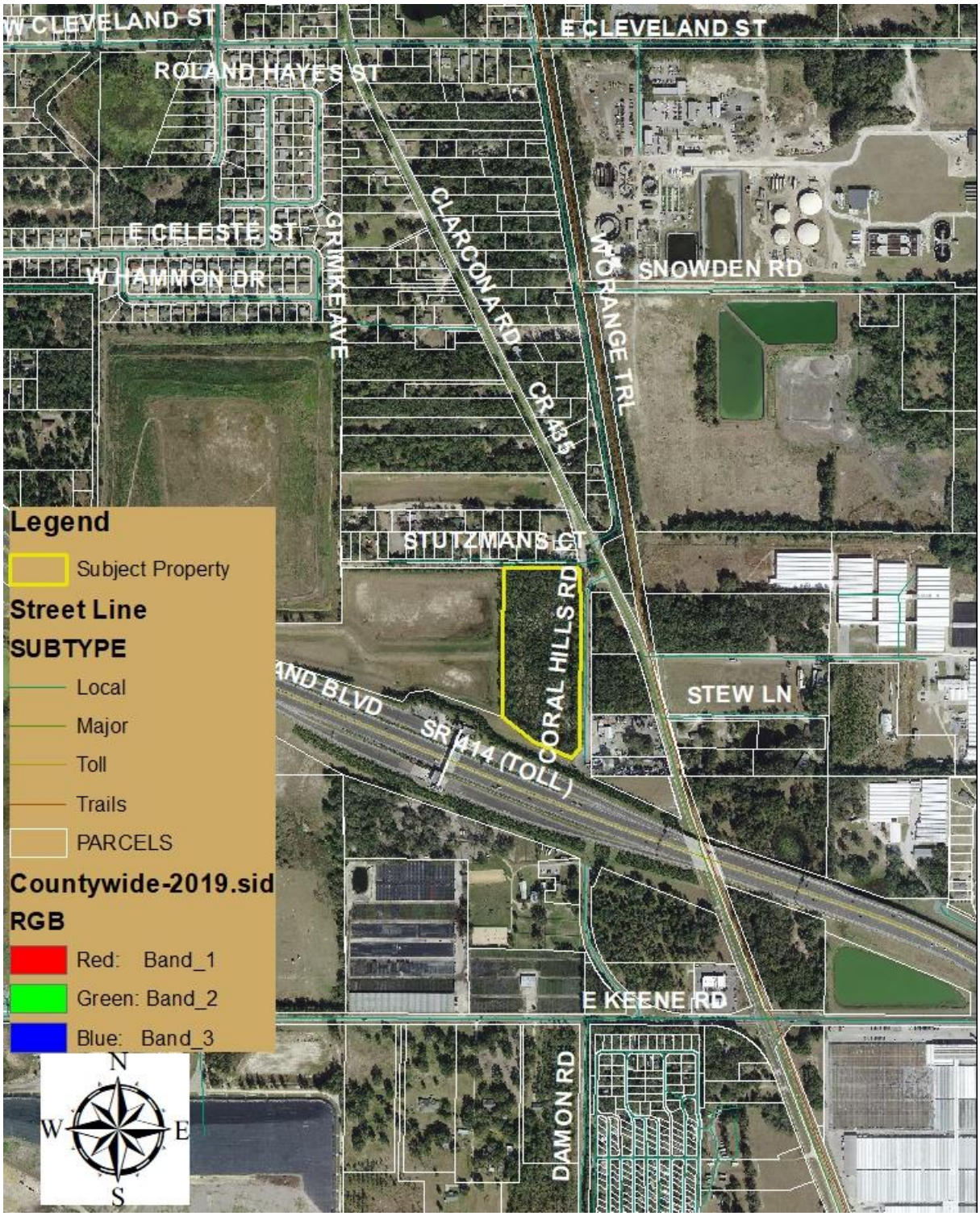
# ADJACENT ZONING



N

# ADJACENT USES



# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | February 11, 2020 |
| | SITE PLAN | FROM: | Community Development |
| | SPECIAL REPORTS | EXHIBITS: | Vicinity Map |
| X | OTHER: Master Plan/PUDP/PSP | | Adjacent Zoning Map |
| | | | PUD Master Plan/PUDP/PSP |

**SUBJECT:** **CHANGE OF ZONING AND APPROVAL OF PUD MASTER PLAN/ PRELIMINARY DEVELOPMENT PLAN/SUBDIVISION PLAN – ARS COMMERCIAL SUBDIVISION**

**REQUEST:** **RECOMMEND APPROVAL OF THE CHANGE OF ZONING FROM: "COUNTY" A-1 (ZIP) TO: "CITY" PUD (PLANNED UNIT DEVELOPMENT) AND THE PRELIMINARY DEVELOPMENT PLAN/SUBDIVISION PLAN**

**SUMMARY:**

| | |
|---|---|
| OWNER: | Mary F. Reid Estate |
| APPLICANT: | AVID Group |
| LOCATION: | 1506 Rock Springs Road |
| PARCEL ID NUMBER: | 33-20-28-0000-00-029 |
| EXISTING USE: | Vacant single-family residence |
| FLUM DESIGNATION: | Commercial |
| CURRENT ZONING: | "County" A-1 (ZIP) |
| PROPOSED DEVELOPMENT: | 4 lot commercial subdivision |
| TRACT SIZE: | 3.99 +/- acres |
| APPLICABLE LDC: | 1993 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 |

**RELATIONSHIP TO ADJACENT PROPERTIES:**

| ***Direction*** | ***Future Land Use*** | ***Zoning*** | ***Present Use*** |
|---|---|---|---|
| North | Orange County - Commercial | Orange County - C-1 | Commercial shopping center |
| East | City of Apopka – Commercial | City of Apopka - PUD (Planned Unit Development) | Rock Springs Road; Wekiva Plaza shopping center |
| South | City of Apopka – Commercial | City of Apopka - PUD (Planned Unit Development) | Welch Road; Duke regional transmission lines; Walgreens drugstore |
| West | Orange County – Low Medium Density Residential | Orange County - R-T | Rock Springs and Palm Isle mobile home park |

**SUMMARY:** 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 E. 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.

**PROJECT DESCRIPTION:** 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:

1. Professional offices, including those of architects, engineers, lawyers, accountants, tax and financial services or consultants, bookkeepers, realtors and brokers, insurance, investment counselors, etc.
2. Medical or dental clinics and offices
3. Barber and beauty shops
4. Confectionery and ice cream stores
5. Convenience store, including those with eat-in and/or take-out facilities
6. Dance and music studios
7. Delicatessens, with eat-in and/or take-out facilities
8. Offices, business and professional
9. 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.
10. Banks

11. Drive-in restaurants
12. Restaurants, sit-down and/or take-out facilities
13. Veterinarian clinics, hospitals and kennels, provided they are confined within a structure.
14. Automobile service stations, not including truck stops, provided that:
    A. All pump islands shall be set back at least 15 feet from the right-of-way line.
    B. 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 E. 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 E. 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 E. Welch Road.

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

**Deviations:** 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 E. 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 buffer

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 E. 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 E. 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 E. 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.

**LANDSCAPING:** 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.

**TRANSPORTATION IMPACTS:**

ACCESS: 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.

TRANSPORTATION: 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, 9th 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.

**PUD RECOMMENDATIONS:** 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:

> 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.

**COMPREHENSIVE PLAN COMPLIANCE**: 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.

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

**COMMUNITY MEETING:** 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.

**PUBLIC HEARING SCHEDULE:**
February 11, 2020 - Planning Commission, 5:30 pm
March 4, 2020 - City Council, 1:30 pm (1st reading)
March 18, 2020 – City Council, 7:00 pm (2nd reading)

## RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed rezoning to Planned Unit Development (PUD), 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.

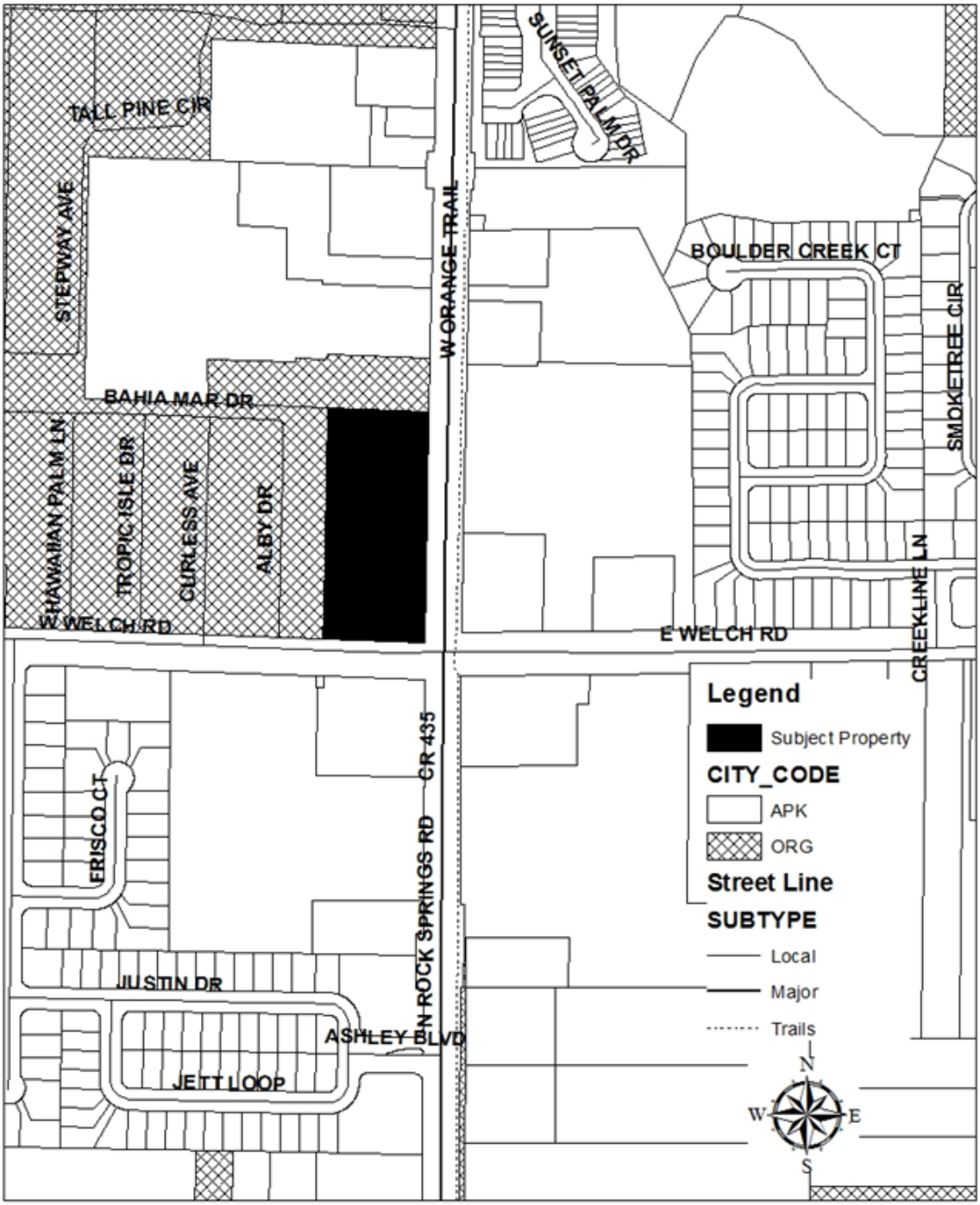
**Recommended Motion**: Recommend to approve the rezoning of the subject parcel from "County" A-1 (ZIP) to PUD (Planned Unit Development), and approval of the PUD Master Plan/Preliminary Development Plan/Preliminary Subdivision Plan based on the findings and facts presented in the staff report and exhibits.

**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.

**Project:** ARS Commercial subdivision
**Owned by:** Mary F. Reid Estate
**Located:** 1506 Rock Springs Road
**Parcel ID#:** 33-20-28-0000-00-029

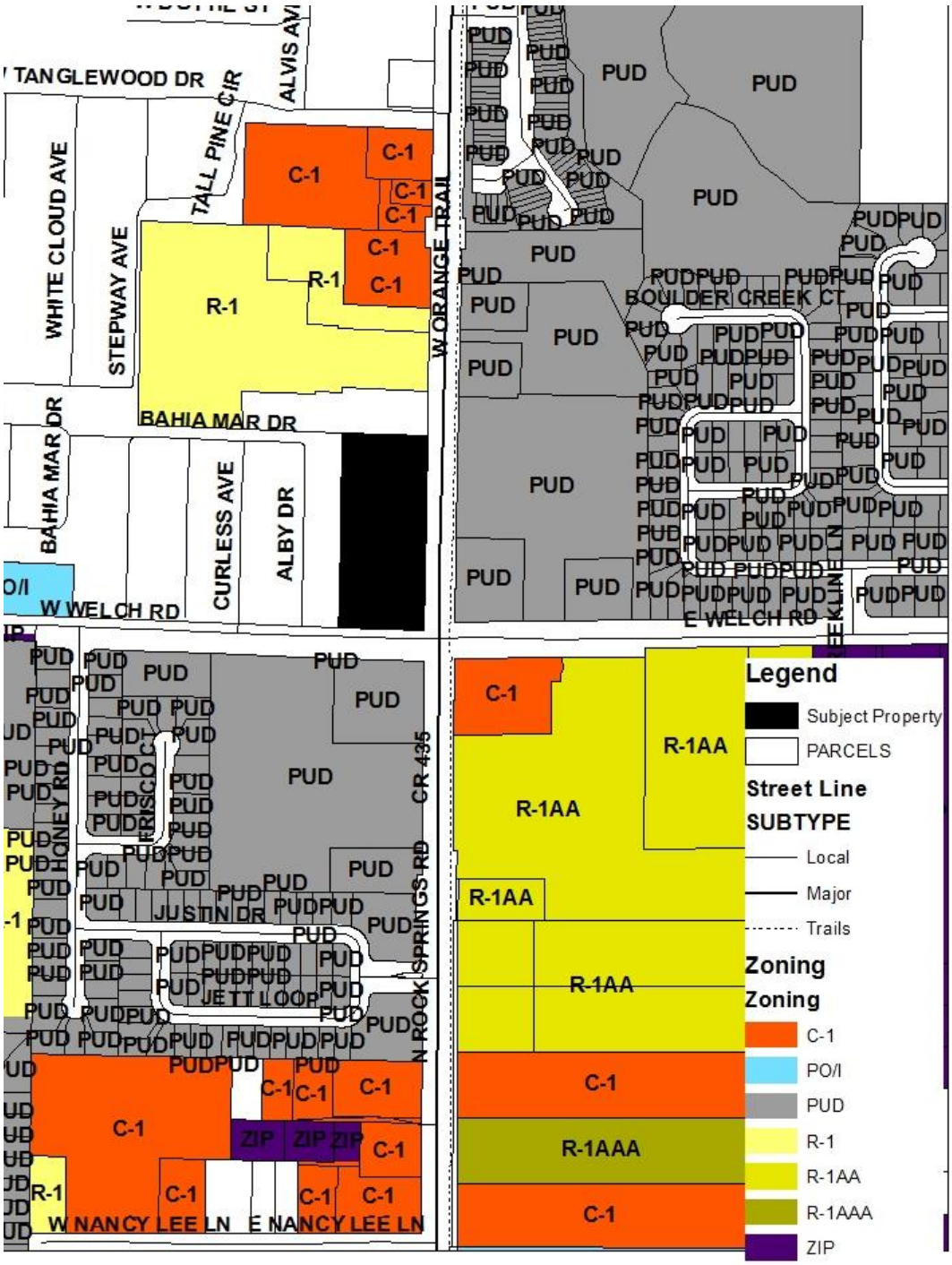
N

# VICINITY MAP



N

# ADJACENET ZONING



# PLANNED UNIT DEVELOPMENT MASTER PLAN & PRELIMINARY DEVELOPMENT PLAN/SUBDIVISION PLAN

FOR

# ARS COMMERCIAL SUBDIVISION

## NWC OF ROCK SPRINGS RD N & W WELCH RD

## CITY OF APOPKA, ORANGE COUNTY, FLORIDA

## OCPA PARCEL ID# 33-20-28-0000-00-029

## LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 660 FEET, THENCE RUN WEST 325 3/4 FEET, THENCE RUN SOUTH 600 FEET, THENCE RUN EAST 325 3/4 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTH 30 FEET AND LESS THE EAST 50 FEET FOR RIGHT-OF-WAY.

## PUD MASTER PLAN NARRATIVE

THE FOLLOWING USES SHALL BE PERMITTED WITHIN THE PUD:

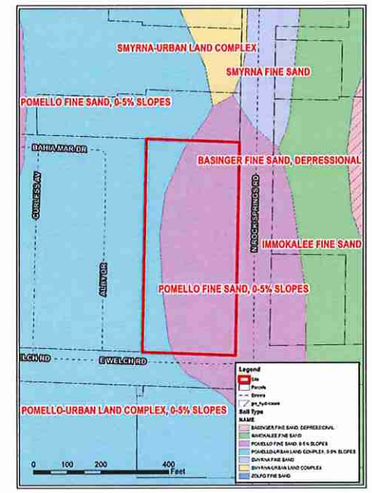
1. PROFESSIONAL OFFICES, INCLUDING THOSE OF ARCHITECTS, ENGINEERS, LAWYERS, ACCOUNTANTS, TAX AND FINANCIAL SERVICES OR CONSULTANTS, BOOKKEEPERS, REALTORS AND BROKERS, INSURANCE, INVESTMENT COUNSELORS, ETC.
2. MEDICAL OR DENTAL CLINICS AND OFFICES
3. BARBER AND BEAUTY SHOPS
4. CONFECTIONERY AND ICE CREAM STORES
5. CONVENIENCE STORE, INCLUDING THOSE WITH EAT-IN AND/OR TAKE-OUT FACILITIES
6. DANCE AND MUSIC STUDIOS
7. DELICATESSENS, WITH EAT-IN AND/OR TAKE-OUT FACILITIES
8. OFFICES, BUSINESS AND PROFESSIONAL
9. 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.
10. BANKS
11. DRIVE-IN RESTAURANTS
12. RESTAURANTS, SIT-DOWN AND/OR TAKE-OUT FACILITIES
13. VETERINARIAN CLINICS, HOSPITALS AND KENNELS, PROVIDED THEY ARE CONFINED WITHIN A STRUCTURE.
14. AUTOMOBILE SERVICE STATIONS, NOT INCLUDING TRUCK STOPS, PROVIDED THAT:
    A. ALL PUMP ISLANDS SHALL BE SET BACK AT LEAST 15 FEET FROM THE RIGHT-OF-WAY LINE.
    B. THE OVERHANG OF FREESTANDING PUMP ISLAND CANOPIES SHALL COME NO CLOSER THAN TEN FEET FROM THE RIGHT-OF-WAY LINE.

## VICINITY MAP

SCALE: 1" = 2,000'

## AERIAL MAP

SCALE: 1" = 200'

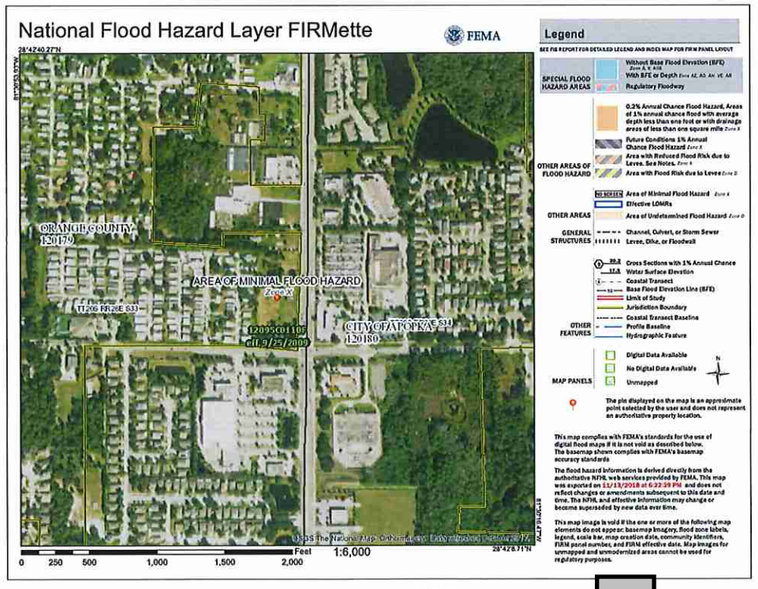



## SOILS MAP

SCALE: 1" = 200'

## SHEET INDEX

| NUMBER | SHEET DESCRIPTION |
|---|---|
| 1 | PUD COVER SHEET |
| 2 | PUD MASTER PLAN |
| 3 | VEHICLE TRACKING PLAN |
| 4 | PRELIMINARY DEVELOPMENT PLAN |
| 5 | PUD LANDSCAPE PLAN |
| 6 | SURVEY |




## FEMA MAP

SCALE: 1" = 6,000'

## PROJECT TEAM

**PROPERTY OWNERS:**
ELAINE R. SMITH, DANNIE R. REID, BOBBY E. REID, AND THE ESTATE OF BARBARA A. REID FINNER, DECEASED (KELLY MARINO, CO-PERSONAL REPRESENTATIVE, AND KRISTY MUNRO, CO-PERSONAL REPRESENTATIVE)
P.O. BOX 1464
APOPKA, FLORIDA 32712
PHONE: ( )

**PROJECT DEVELOPER:**
APOPKA ROCK SPRINGS, LLC
ATTN: BRYAN SCHULTZ, MANAGER
2202 N. WEST SHORE BLVD, SUITE #200
TAMPA, FL 33607
PHONE: (813) 288-4654

**SURVEYOR:**
AVID ENGINEERING, INC. (DBA. AVID GROUP)
2300 CURLEW ROAD, SUITE 201
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

**CIVIL ENGINEER / PLANNER:**
AVID ENGINEERING, INC. (DBA. AVID GROUP)
2300 CURLEW ROAD, SUITE 201
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

**LANDSCAPE ARCHITECT:**
CJM DESIGNS, LLC
2116 RIVERS EDGE COURT
CLEARWATER, FLORIDA 33763
PHONE: (727) 430-5038

**TRANSPORTATION ENGINEER:**
TRAFFIC PLANNING AND DESIGN, INC.
535 VERSAILLES DRIVE, SUITE 100
MAITLAND, FLORIDA 32751
PHONE: (407) 628-9955

**BIOLOGIST:**
T.B.D.

## UTILITY PROVIDERS

**POTABLE WATER:**
APOPKA PUBLIC SERVICES DEPT.
748 CLEVELAND ST
APOPKA, FL 32703
JAY DAVOLL
PHONE: (407) 703-1731

**SANITARY SEWER:**
APOPKA PUBLIC SERVICES DEPT.
748 CLEVELAND ST
APOPKA, FL 32703
JAY DAVOLL
PHONE: (407) 703-1731

**STORM WATER:**
SJRWMD
601 S LAKE DESTINY RD
SUITE 200
MAITLAND, FL 32751
ALEX ABOODI
PHONE: (407) 659-4837

**ELECTRIC:**
DUKE ENERGY
275 W PONKAN RD
APOPKA, FL 32703
SCOTT SONNER
PHONE: (407) 484-1203

**GAS:**
LAKE APOPKA NATURAL GAS DISTRICT
38 N PARK AVE
APOPKA, FL 327036
EVERETT HOLMES
PHONE: (407) 656-07516

**FIRE DISTRICT:**
CITY OF APOPKA
175 E 5TH ST
APOPKA, FL 32703
CHIEF BRIAN BOWMEN
PHONE: (407) 703-1756

**TELEPHONE:**
SPECTRUM
3767 ALL AMERICAN BLVD
ORLANDO, FL 32810
TRACEY DOMOSTOY
PHONE: (407) 532-8511

**CABLE:**
SPECTRUM
3767 ALL AMERICAN BLVD
ORLANDO, FL 32810
TRACEY DOMOSTOY
PHONE: (407) 532-8511

**OTHER:**

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| NO. | DATE | DESCRIPTION | BY |
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| 11 | | | |
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| 6 | | | |
| 5 | 07/14/20 | REVISED PER DRC COMMENTS | RMH |
| 4 | 03/19/19 | REVISED PER DRC COMMENTS | RMH |
| 3 | 09/12/19 | REVISED PER DRC COMMENTS | RMH |
| 2 | 02/11/19 | REVISED PER DRC COMMENTS | RMH |
| 1 | | | |

NOT VALID WITHOUT ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL AND SEAL COA #1193, LB 7246

PROJ. MANAGER: PENSA

PROJ. NO.: 3166-012

DATE: 11/19/2018

RONALD HENSON LICENSE NO. 34838 STATE OF FLORIDA 01/14/2020 PROFESSIONAL ENGINEER

Ronald M Henson

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LAND PLANNING
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LANDSCAPE ARCHITECTURE
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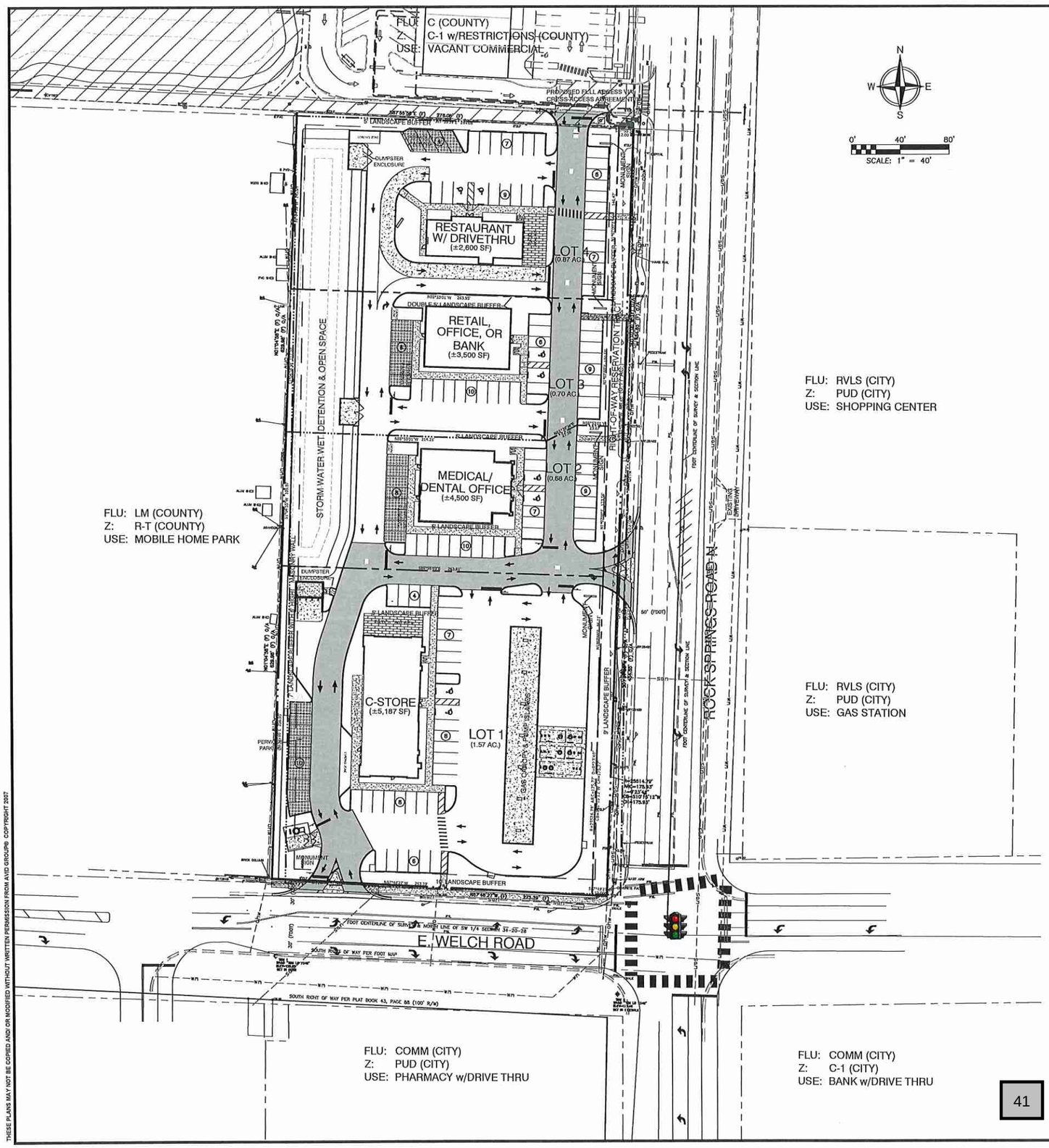
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500
FAX (727) 784-6892
AVIDGROUP.COM

APOPKA ROCK SPRINGS, LLC

ARS COMMERCIAL SUBDIVISION
MWC ROCK SPRINGS RD/ W WELCH RD
CITY OF APOPKA, ORANGE COUNTY, FL

PUD COVER SHEET

SHEET NO. 1




## SITE DATA

**OCPA PARCEL ID NO.:** 33-20-28-0000-00-029

**PROPERTY ADDRESS:** 1506 ROCK SPRINGS ROAD N
APOPKA, FL 32712

**GROSS SITE AREA:** 3.99± ACRES

**CURRENT ZONING:** A-1 (CITRUS RURAL DISTRICT) - ORANGE COUNTY
**PROPOSED ZONING:** PUD (PLANNED UNIT DEVELOPMENT) - CITY OF APOPKA

**CURRENT FUTURE LAND USE:** C (COMMERCIAL) - ORANGE COUNTY
**PROPOSED FUTURE LAND USE:** COMM (COMMERCIAL) - CITY OF APOPKA

**EXISTING USE:** SINGLE FAMILY RESIDENCE
**PROPOSED USE:** COMMERCIAL (SEE COVER SHEET FOR LIST OF PERMITTED USES)

### DEVELOPMENT STANDARDS:

| | |
|---|---|
| LOT AREA | 10,000 SF (MIN) |
| LOT WIDTH | 100' (MIN) |
| FLOOR AREA RATIO (FAR) | 0.25 (MAX) |
| IMPERVIOUS SURFACE RATIO (ISR) | 80% (MAX) |
| COMMON OPEN SPACE | 20% (MIN) - MAY BE CLUSTERED FOR AVERAGING ACROSS THE ENTIRE PUD |
| BUILDING HEIGHT | 35' (MAX) |

PERIMETER BUILDING SETBACKS

| | |
|---|---|
| FRONT (ROCK SPRINGS RD N) | GREATER OF 10' FROM PROPERTY LINE, OR 50' FROM RIGHT-OF-WAY CENTERLINE |
| SIDE STREET (WELCH RD W) | 15' (MIN) |
| SIDE & REAR (ABUTTING COMMERCIAL USES) | 10' (MIN) |
| SIDE & REAR (ABUTTING AG. & RES. USES) | 50' (MIN) |

INTERNAL BUILDING SETBACKS (BETWEEN USES WITHIN PUD)

| | |
|---|---|
| SIDE | NONE REQUIRED |

PERIMETER LANDSCAPING

| | |
|---|---|
| FRONT (ROCK SPRINGS RD N) | 7' (MIN) |
| SIDE STREET (WELCH RD W) | 10' (MIN) |
| SIDE & REAR (ABUTTING COMMERCIAL USES) | 5' (MIN) |
| SIDE & REAR (ABUTTING AG. & RES. USES) | 7' (MIN) WITH 6' HIGH MASONRY WALL |
| BETWEEN USES WITHIN PUD | NONE REQUIRED |

INTERIOR LANDSCAPING
10% OF VUA (MIN)
5'X18' (MIN) INTERIOR & TERMINAL ISLANDS EVERY 10 SPACES (MAX)

BUILDING FOUNDATION LANDSCAPING
4' (MIN) WIDTH ALONG 50% OF ALL FACADES FACING STREETS OR PARKING AREAS

PARKING SPACES
9'X18' SPACES W/ 24' AISLE (TWO-WAY, 90 DEGREE PARKING) /
18' AISLE (ONE-WAY, 45 OR 60 DEGREE PARKING)

| PROPERTY USE: | PARKING RATIO (MIN) |
|---|---|
| PERSONAL SERVICE, RETAIL ESTABLISHMENTS, BANKS, FINANCING AND LENDING INSTITUTIONS | 1 / 200 SF |
| RESTAURANTS, GRILLS, BARS, LOUNGES, SIMILAR DINING AND/OR DRINKING ESTABLISHMENTS | 1 / 4 SEATS (FIXED SEATING), PLUS 1 / 75 SF (NON-FIXED SEATING) |
| CONVENIENCE STORES | 1 / 100 SF |
| HEALTH OFFICES AND CLINICS | 1 / 200 SF |
| OTHER USES | PER CODE REQUIREMENTS |

LOADING SPACES
1 SPACE PER PARCEL @ 10'X25' (MIN) W/ 15' VERTICAL CLEARANCE

DRIVE-THRU FACILITIES
120' (MIN) LENGTH, MEASURED FROM THE SERVICE WINDOW TO PROPERTY/RIGHT-OF-WAY LINE

### NOTES:

1. USES SHOWN ON THE PLAN ARE CONCEPTUAL FOR PUD CONCEPTUAL MASTER PLANNING PURPOSES. SEE COVER SHEET FOR COMPLETE LIST OF USES ALLOWED WITHIN THE DEVELOPMENT. ALTERNATIVE USES CAN OCCUR ON INDIVIDUAL LOTS SUBJECT TO THE PERMITTED USE TABLE.
2. PROPOSED SITE IMPROVEMENTS SHOWN ARE CONCEPTUAL FOR PUD CONCEPTUAL MASTER PLANNING PURPOSES AND SUBJECT TO MODIFICATION BASED ON FINAL ENGINEERING DESIGN AND PERMITTING REQUIREMENTS OF REGULATORY AGENCIES. ANY CHANGES TO PROPOSED USES, LOT SIZES, OR BUILDING/PARKING CONFIGURATIONS WITH EACH LOT CAN OCCUR THROUGH THE REGULAR D.R.C. DEVELOPMENT REVIEW PROCESS.
3. GENERAL COMMERCIAL (C-2) ZONING DISTRICT STANDARDS, AS NOTED IN THE 1993 LAND DEVELOPMENT CODE, SHALL APPLY WHERE STANDARDS ARE NOT SPECIFIED ON THE PUD MASTER PLAN OR CONDITIONS OF APPROVAL.
4. DEVELOPMENT MAY BE PERMITTED AND CONSTRUCTED IN UP TO 4 PHASES (PARCELS). ALL SITE ACCESS DRIVEWAY CONNECTIONS AND THE COMMON DRIVE AISLE (SEE SHADED CROSS-ACCESS EASEMENT (PROPOSED) SHALL BE PERMITTED AND CONSTRUCTED WITH PHASE ONE. THE STORMWATER MANAGEMENT SYSTEM MAY BE PERMITTED AND CONSTRUCTED WITH PHASE ONE OR INCREMENTALLY WITH EACH RESPECTIVE PHASE.
5. APPLICANT WILL RECORD A DECLARATION OF COVENANTS, RESTRICTIONS, & EASEMENTS TO ESTABLISH DEVELOPMENT RESTRICTIONS, BLANKET CROSS-ACCESS/UTILITY/DRAINAGE EASEMENTS, & A PROPERTY OWNERS ASSOCIATION FOR THE OPERATION & MAINTENANCE ALL COMMON AREA SUBDIVISION IMPROVEMENTS.

## CODE DEVIATIONS ⚠

1. APPLICANT REQUESTS CODE DEVIATION TO ALLOW REDUCTION OF THE FRONT LANDSCAPE BUFFER WIDTH FROM 15' TO 5' DUE TO THE RIGHT-OF-WAY TRACT DEDICATION ALONG THE ROCK SPRINGS ROAD FRONTAGE.
2. APPLICANT REQUESTS CODE DEVIATION TO ALLOW REDUCTION OF REAR LANDSCAPE BUFFER WIDTH FROM 10' TO 5' DUE TO THE RIGHT-OF-WAY DEDICATION ALONG THE ROCK SPRINGS ROAD FRONTAGE.
3. APPLICANT REQUESTS CODE DEVIATION TO REQUIRED 5' SIDE YARD LANDSCAPE ON EACH SIDE OF PROPOSED INTERNAL LOT LINES. LOT LINE MAY BE LOCATED IN THE MIDDLE OF A JOINT ACCESS DRIVE AISLE, WITH THE EQUIVALENT 5' BUFFERS PROVIDED ON EACH SIDE OF THEIR RESPECTIVE PARKING AREAS (E.G., AS A BUILDING FOUNDATION LANDSCAPE AREA), OR, A COMBINED 10' BUFFER MAY BE PROVIDED ON JUST ONE SIDE, SUCH AS WITHIN A 10' BUILDING SIDE SETBACK.
4. APPLICANT REQUESTS A CODE DEVIATION TO ALLOW A DRIVE-IN RESTAURANT WITHIN 200' OF RESIDENTIAL USES.

## LEGEND

- PD BOUNDARY
- PROPOSED LOT/TRACT LINE
- BUILDING SETBACKS / LANDSCAPE BUFFERS (MIN)
- CROSS ACCESS EASEMENT (APPROXIMATE LOCATION, TO BE BUILT IN PHASE I)

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 11 | | | |
| 10 | | | |
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| 8 | | | |
| 7 | | | |
| 6 | 01/30/20 | REVISE CODE DEVIATIONS NO.S 4, 5, & 7 PER PLANNING DEPT. COMMENTS | RMH |
| 5 | 01/14/20 | REVISED PER DRC COMMENTS | |
| 4 | 12/13/19 | REVISED PER DRC COMMENTS | RMH |
| 3 | 09/12/19 | REVISED PER DRC COMMENTS | RMH |
| 2 | 06/21/19 | REVISED PER DRC COMMENTS | RMH |
| 1 | 11/19/2018 | REVISED PER DRC COMMENTS | RMH |

NOT VALID WITHOUT ORIGINAL SIGNATURE BY A REGISTERED PROFESSIONAL ENGINEER, CERTIFICATE NO. 34836, LB 7346

PROJ. MANAGER: PENSA
PROJ. #: 3166-012
DATE: 11/19/2018

RONALD HENSON LICENSE NO. 34836 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ronald M Henson II

APOPKA ROCK SPRINGS, LLC

AVID GROUP®
CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCES
SURVEYING
GIS
2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA
34683
PHONE (727) 789-8500
FAX (727) 784-6862
AVIDGROUP.COM

# ARS COMMERCIAL SUBDIVISION
# MWC ROCK SPRINGS RD/ W WELCH RD
# CITY OF APOPKA, ORANGE COUNTY, FL

## PUD MASTER PLAN/ PRELIMINARY SUBDIVISION PLAN

SHEET 2 OF 2

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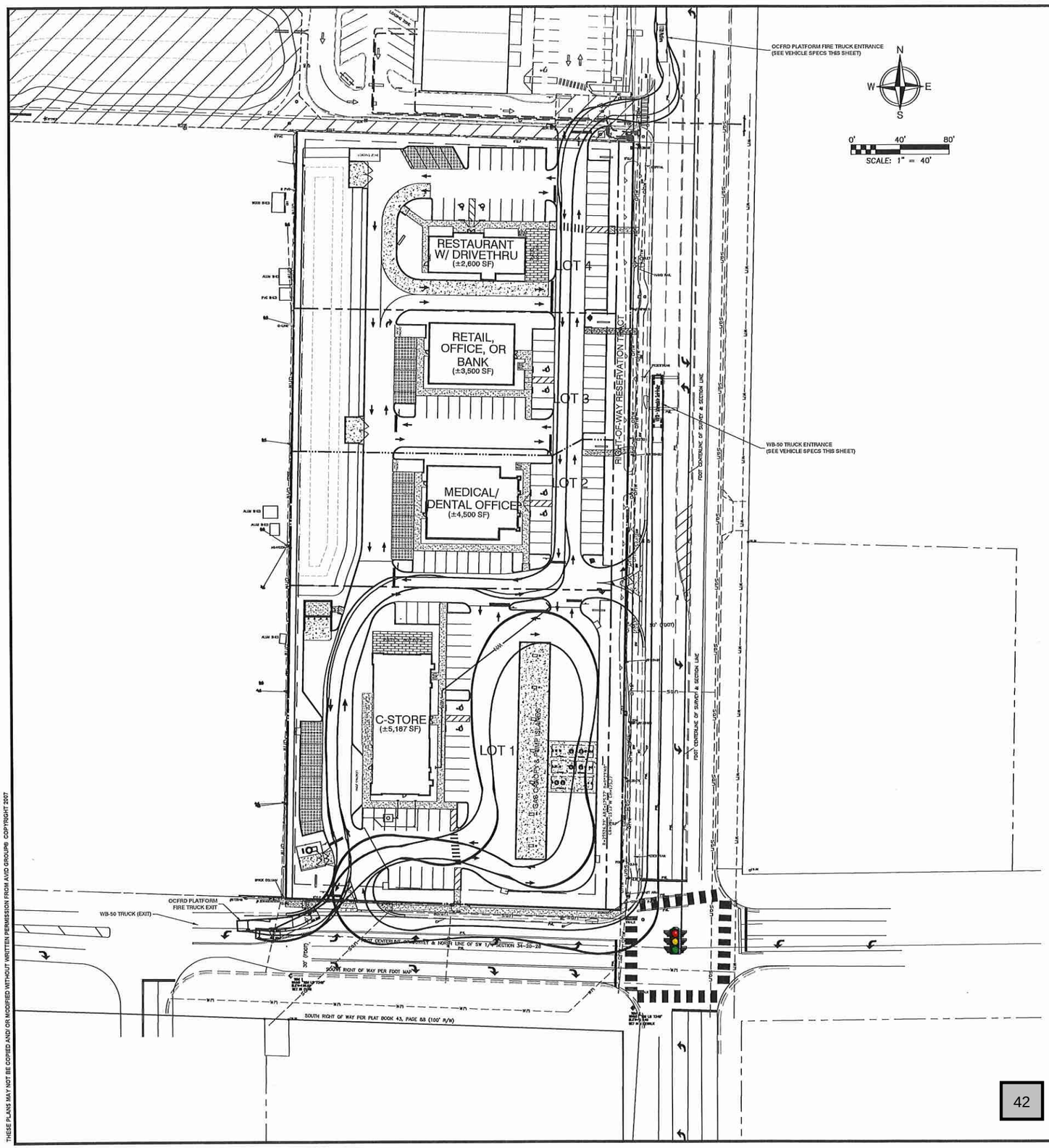
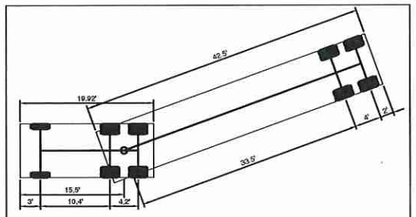


| | |
|---|---|
| **OCFRD Platform Truck SPECS** | |
| Overall Length | 45.70 ft |
| Overall Width | 8.33 ft |
| Track Width | 8.33 ft |
| Lock to Lock Time | 6.0 s |
| Steering Angle | 44.2° |
| Min Centerline Radius | 29.0 ft |
| **OCFRD Ladder Truck SPECS** | |
| Overall Length | 37.17 ft |
| Overall Width | 8.33 ft |
| Track Width | 8.33 ft |
| Lock to Lock Time | 6.0 s |
| Steering Angle | 31.8° |
| Min Centerline Radius | 34.0 ft |
| **OCFRD Pumper Truck SPECS** | |
| Overall Length | 31.58 ft |
| Overall Width | 8.33 ft |
| Track Width | 8.33 ft |
| Lock to Lock Time | 6.0 s |
| Steering Angle | 31.8° |
| Min Centerline Radius | 30.0 ft |

ORANGE COUNTY FIRE RESCUE TRUCKS DIMENSIONS/SPECS
N.T.S.




| | |
|---|---|
| **WB-50 - Intermediate Semi-Trailer SPECS** | |
| Overall Length | 55.000 ft |
| Overall Width | 8.500 ft |
| Overall Body Height | 12.052 ft |
| Min Body Ground Clearance | 1.334 ft |
| Track Width | 8.500 ft |
| Lock-to-lock time | 6.00 s |
| Curb to Curb Turning Radius | 45.000 ft |

INTERSTATE SEMI-TRAILER DIMENSIONS/SPECS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 11 | | | |
| 10 | | | |
| 9 | | | |
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | 01/14/20 | REVISED PER DRC COMMENTS | RMH |
| 3 | 08/19/19 | REVISED PER DRC COMMENTS | RMH |
| 2 | 02/11/19 | REVISED PER DRC COMMENTS | RMH |
| 1 | | | |

NOT VALID WITHOUT ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL. VALID ONLY WITH COLA EB 7346

PROJ. MANAGER: PENSA

PROJ. #: 3166-012

DATE: 11/19/2018

RONALD HENSON II
LICENSE
NO. 34836
STATE OF FLORIDA
01/14/2020
PROFESSIONAL ENGINEER

Ronald M Henson II

APOPKA ROCK SPRINGS, LLC

AVID GROUP®

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# ARS COMMERCIAL SUBDIVISION
MWC ROCK SPRINGS RD/ W WELCH RD
CITY OF APOPKA, ORANGE COUNTY, FL

## VEHICLE TRACKING PLAN

SHEET NO 3

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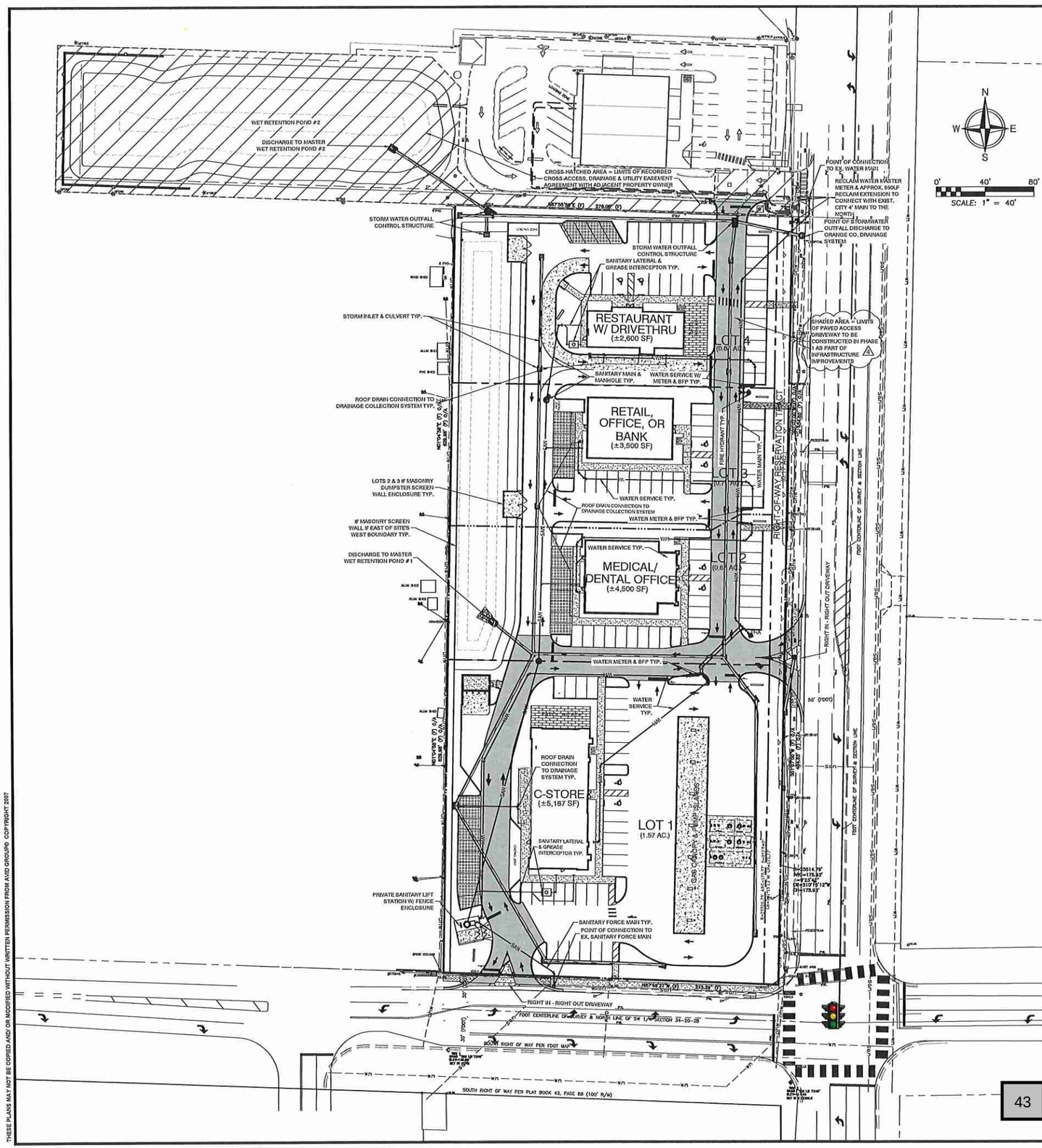


## LEGEND

- PD BOUNDARY
- PROPOSED LOT/TRACT LINE
- BUILDING SETBACKS / LANDSCAPE BUFFERS (MIN)
- CROSS ACCESS EASEMENT (APPROXIMATE LOCATION, TO BE BUILT IN PHASE 1)

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | 01/14/20 | REVISED PER DRC COMMENTS | RMH |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |

NOT VALID WITHOUT ORIGINAL SIGNATURE BY A REGISTERED PROFESSIONAL ENGINEER. COA #1591, LB 7345

PROJ. MANAGER: PENSA
PROJ. #: 3168-012
DATE: 11/19/2018

RONALD HENSON LICENSE NO. 34836 STATE OF FLORIDA 01/14/2020 PROFESSIONAL ENGINEER

Ronald M Henson

APOPKA ROCK SPRINGS, LLC

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FAX (727) 789-6662
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ARS COMMERCIAL SUBDIVISION
MWC ROCK SPRINGS RD/ W WELCH RD
CITY OF APOPKA, ORANGE COUNTY, FL

PRELIMINARY DEVELOPMENT PLAN

SHEET 4 OF 11

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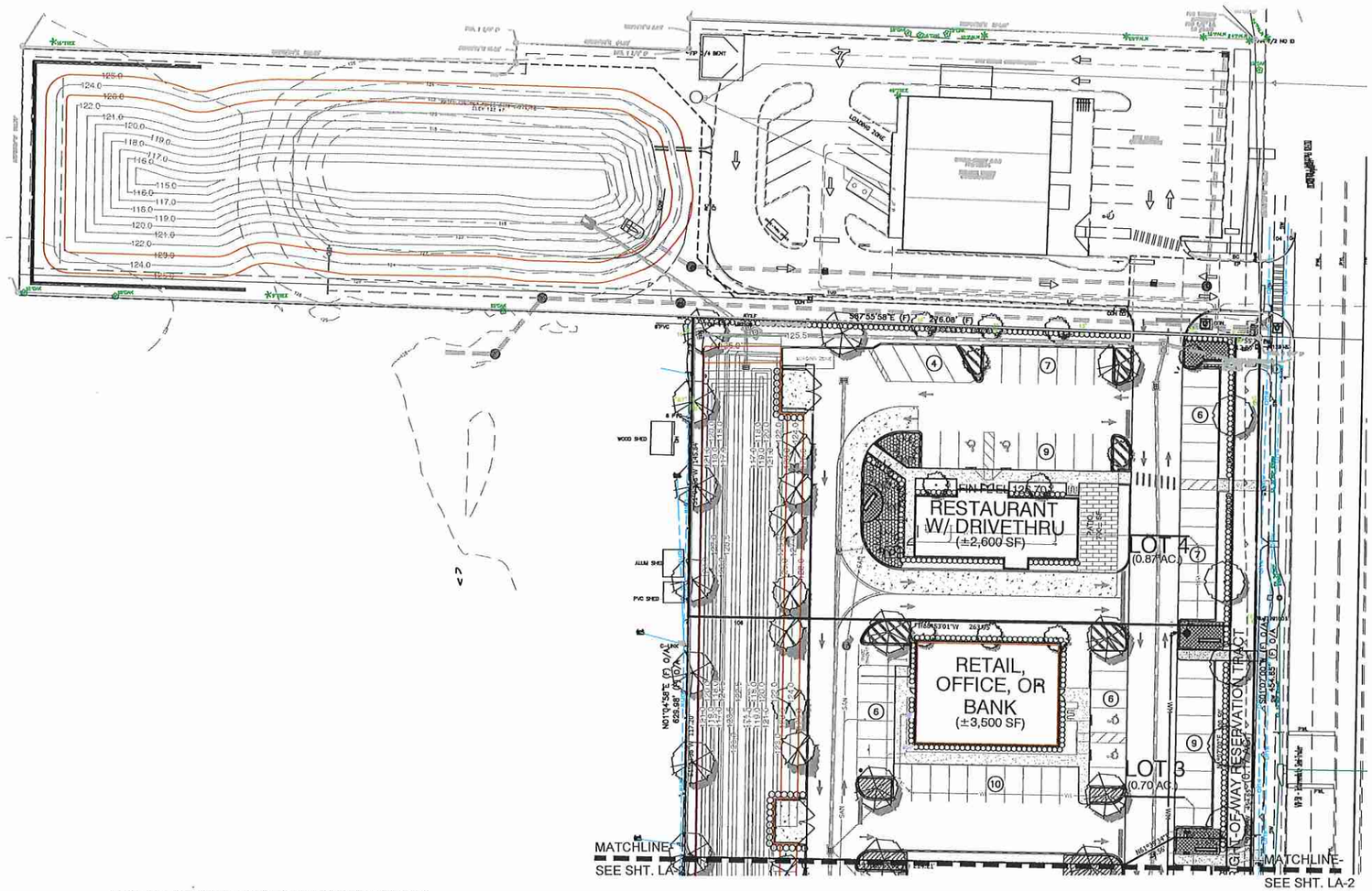


NORTH

0 30 60
SCALE FEET

## LANDSCAPE LEGEND

| SYMBOL | BOTANICAL / COMMON NAME | SPECIFICATIONS |
|---|---|---|
| CANOPY TREES | | |
| | QUERCUS VIRGINIANA QVITA pp 11219 / 'HIGHRISE' LIVE OAK<br>QUERCUS SHUMARDII / SHUMARD OAK | FIELDGROWN, 2 ½" DBH, 10'- 12' HT. X 5'- 6' SPD., MATCHING |
| | MAGNOLIA GRANDIFLORA/ "BRACKEN BROWN BEAUTY"<br>ACER RUBRUM/ RED MAPLE | FIELDGROWN, 2 ½" DBH, 10'- 12' HT. X 5'- 6' SPD., MATCHING |
| | PINUS ELLIOTTII/ SLASH PINE<br>TAXODIUM DISTICHUM/ BALD CYPRESS | FIELDGROWN, 2 ½" DBH, 10'- 12' HT. X 5'- 6' SPD., MATCHING |
| UNDERSTORY TREES / PALMS | | |
| | LAGERSTROEMIA INDICA/ 'MUSKOGEE' CRAPE MYRTLE<br>CORDIA BOISSIERI/ WHITE GEIGER TREE | FIELDGROWN, 1 ½" DBH TOTAL, 8' HT., MULTI-TRUNK, MATCHING |
| | ILEX X 'MARY NELL/ MARY NELL HOLLY<br>ILEX CASSINE/ DAHOON HOLLY | FIELDGROWN, 1 ½" DBH TOTAL, 8' HT., MATCHING |
| | SABAL PALMETTO/ SABAL PALM<br>BUTIA CAPITATA/ PINDO PALM | FIELDGROWN, 10'- 16' CLEAR TRUNK HT., BOOTED |
| | PHOENIX SYLVESTRIS/ SILVER DATE PALM | FIELDGROWN, 10'- 14' CLEAR TRUNK, DIAMOND-CUT, SPECIMEN |
| SHRUBS | | |
| | HAMELIA PATENS/ FIREBUSH<br>PODOCARPUS MAC | 7 GAL., 42" HT. X 24" SPD., FULL, 36" O.C. SPACING |
| | VIBURNUM OBOVATUM/ WALTER'S VIBURNUM<br>VIBURNUM SUSPENSUM/ SANDANKWA VIBURNUM | 5 GAL., 30" HT. X 18" SPD., FULL, 30" O.C |
| | LIRIOPE MUSCARI 'SUPER BLUE/ GIANT LIRIOPE<br>DIANELLA TASMANICA/ BLUEBERRY FLAX LILY | 1 GAL., FULL, 18" O.C. SPACING |
| | TRACHELOSPERMUM ASIATICUM/ VARIEGATED ASIAN JASMINE<br>ARACHIS GLABRATA/ 'ECO-TURF' PERENNIAL PEANUT | 1 GAL., FULL, 12" O.C. SPACING |
| | JUNIPERUS PARSONII/ PARSON'S JUNIPER<br>ZAMIA PUMILA/ COONTIE FERN | 3 GAL., 6" HT. X 12" SPD., 24" O.C. SPACING |
| | DIETES VEGETA/ WHITE AFRICAN IRIS<br>ILEX VOMITORIA 'NANA/ DWARF SCHILLING'S HOLLY | 3 GAL., 12" HT., FULL, 30" O.C. SPACING |
| | TRIPSACUM DACTYLOIDES/ DWARF FAKAHATCHEE GRASS<br>SPARTINA BAKERI/ SAND CORDGRASS | 3 GAL., 15" HT., FULL, 36" O.C. SPACING |
| MULCH | DOUBLE- GROUND HARDWOOD MULCH, COCOA BROWN COLOR | 3" THICK IN ALL PLANTING AREAS. |
| SOD | ARGENTINE BAHIA GRASS ( R-O-W & RETENTION POND ONLY) | CONTRACTOR TO VERIFY S.F. QTY.- SEE PLAN FOR LOCATIONS |

## APOPKA LANDSCAPE DEVELOPMENT STANDARDS

### LOT4 (0.89 AC):

MINIMUM TREE REQUIREMENTS:
ONE (1) TREE PER 8,000 S.F. OF SITE AREA

65,499 S.F. / 8,000 = 8 CANOPY SHADE TREES REQUIRED
8 CANOPY SHADE TREES PROVIDED

NON-VEHICULAR OPEN SPACE REQUIREMENTS:
LANDSCAPING ADJACENT TO OTHER PROPERTIES- ONE (1) CANOPY SHADE TREE PER 30 L.F., OR FRACTION THEREOF, OF PROPERTY PERIMETER NOT ABUTTING A STREET OR PARKING AREA.

NORTH PROPERTY LINE
264 L.F. / 35 = 8 CANOPY SHADE TREES REQUIRED
8 CANOPY SHADE TREES PROVIDED

WEST PROPERTY LINE
148 L.F. / 35 = 5 CANOPY SHADE TREES REQUIRED
5 CANOPY SHADE TREES PROVIDED

LANDSCAPING ADJACENT TO RIGHT-OF-WAY- ONE (1) CANOPY SHADE TREE AND TEN (10) SHRUBS (MIN. 36" HT.) PER 35 L.F., OR FRACTION THEREOF, OF PROPERTY PERIMETER ABUTTING A STREET OR PARKING AREA.

EAST PROPERTY LINE
148 L.F. / 35 = 5 CANOPY SHADE TREES AND 43 SHRUBS REQUIRED
5 CANOPY SHADE TREES AND 43 SHRUBS PROVIDED

SOUTH PROPERTY LINE
264 L.F. / 35 = 8 CANOPY SHADE TREES AND 76 SHRUBS REQUIRED
8 CANOPY SHADE TREES AND 76 SHRUBS PROVIDED

VEHICULAR USE AREAS:
MINIMUM ONE (1) CANOPY SHADE TREE FOR EVERY 20 PARKING SPACES, OR FRACTION THEREOF.

27 PARKING SPACES = 2 CANOPY SHADE TREES REQUIRED
2 CANOPY SHADE TREES PROVIDED

INTERIOR LANDSCAPING SHALL ACCOUNT FOR A MINIMUM OF TEN (10%) PERCENT OF PARKING AND TRAFFIC CIRCULATION AREAS.

20,080 S.F. X 10% = 2,008 S.F. LANDSCAPING REQUIRED
2,050 S.F. LANDSCAPING PROVIDED

### LOT3 (0.66 AC):

MINIMUM TREE REQUIREMENTS:
ONE (1) TREE PER 8,000 S.F. OF SITE AREA

30,420 S.F. / 8,000 = 4 CANOPY SHADE TREES REQUIRED
4 CANOPY SHADE TREES PROVIDED

NON-VEHICULAR OPEN SPACE REQUIREMENTS:
LANDSCAPING ADJACENT TO OTHER PROPERTIES- ONE (1) CANOPY SHADE TREE PER 30 L.F., OR FRACTION THEREOF, OF PROPERTY PERIMETER NOT ABUTTING A STREET OR PARKING AREA.

NORTH PROPERTY LINE
263 L.F. / 30 = 8 CANOPY SHADE TREES REQUIRED
3 CANOPY SHADE TREES PROVIDED

WEST PROPERTY LINE
117 L.F. / 30 = 4 CANOPY SHADE TREES REQUIRED
5 CANOPY SHADE TREES PROVIDED

SOUTH PROPERTY LINE
267 L.F. / 30 = 9 CANOPY SHADE TREES REQUIRED
8 CANOPY SHADE TREES PROVIDED

LANDSCAPING ADJACENT TO RIGHT-OF-WAY- ONE (1) CANOPY SHADE TREE AND TEN (10) SHRUBS (MIN. 36" HT.) PER 35 L.F., OR FRACTION THEREOF, OF PROPERTY PERIMETER ABUTTING A STREET OR PARKING AREA.

EAST PROPERTY LINE
103 L.F. / 35 = 3 CANOPY SHADE TREES AND 32 SHRUBS REQUIRED
3 CANOPY SHADE TREES AND 32 SHRUBS PROVIDED

VEHICULAR USE AREAS:
MINIMUM ONE (1) CANOPY SHADE TREE FOR EVERY 20 PARKING SPACES, OR FRACTION THEREOF.

31 PARKING SPACES = 2 CANOPY SHADE TREES REQUIRED
2 CANOPY SHADE TREES PROVIDED

INTERIOR LANDSCAPING SHALL ACCOUNT FOR A MINIMUM OF TEN (10%) PERCENT OF PARKING AND TRAFFIC CIRCULATION AREAS.

20,080 S.F. X 10% = 2,008 S.F. LANDSCAPING REQUIRED
2,050 S.F. LANDSCAPING PROVIDED



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| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER REVISED CIVIL BASE | 1/14/20 | JT |

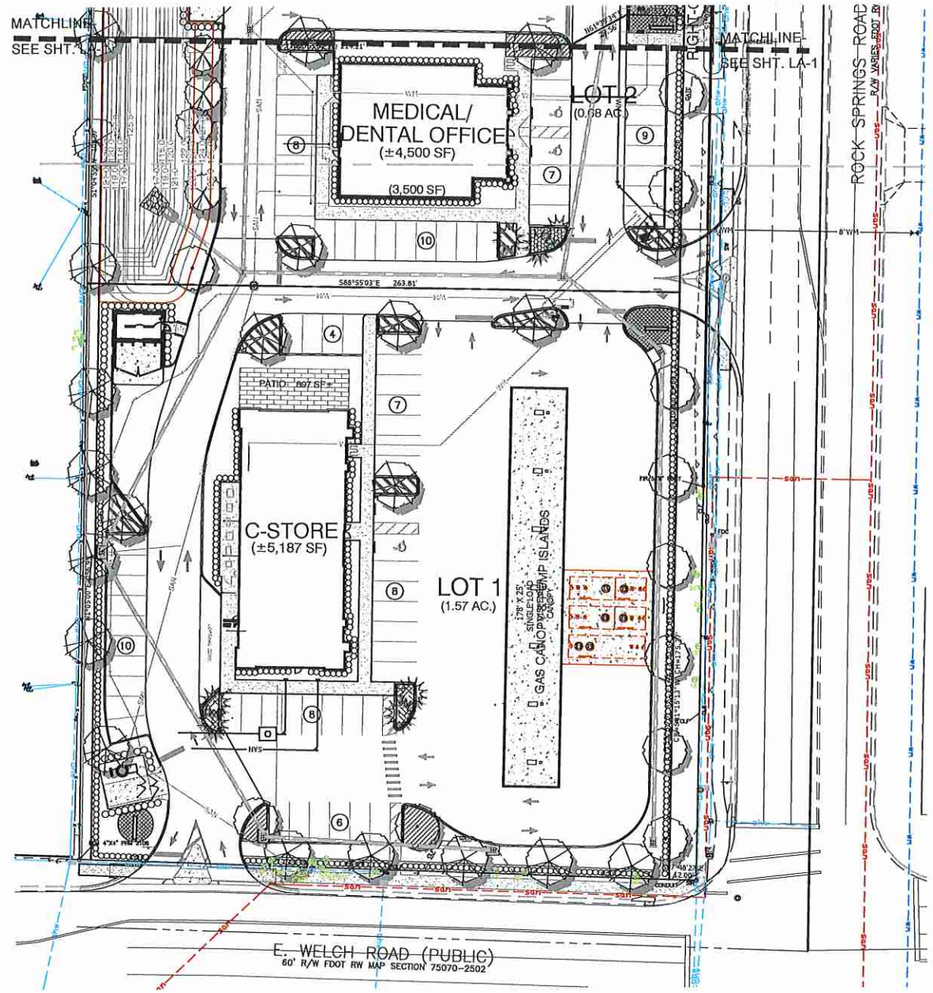
ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE • PLANNING

SCALE AS NOTED
DESIGNED BY GR
DRAWN BY BW
CHECKED BY GR

PUD CONCEPTUAL LANDSCAPE PLAN

ARS COMMERCIALSUBDIVISION
CITY OF APOPKA FLORIDA

DATE 1/14/20
PROJECT NO.
SHEET NUMBER LA-1




## APOPKA LANDSCAPE DEVELOPMENT STANDARDS

LOT1 (1.50 AC):
MINIMUM TREE REQUIREMENTS:
ONE (1) TREE PER 8,000 S.F. OF SITE AREA

68,394 S.F. / 8,000 = 9 CANOPY SHADE TREES REQUIRED
5 CANOPY SHADE TREES PROVIDED

NON-VEHICULAR OPEN SPACE REQUIREMENTS:
LANDSCAPING ADJACENT TO OTHER PROPERTIES- ONE (1) CANOPY SHADE TREE PER 30 L.F., OR FRACTION THEREOF, OF PROPERTY PERIMETER NOT ABUTTING A STREET OR PARKING AREA.

NORTH PROPERTY LINE
263 L.F. / 30 = 8 CANOPY SHADE TREES REQUIRED
8 CANOPY SHADE TREES PROVIDED

WEST PROPERTY LINE
256 L.F. / 30 = 8 CANOPY SHADE TREES REQUIRED
5 CANOPY SHADE TREES PROVIDED

LANDSCAPING ADJACENT TO RIGHT-OF-WAY- ONE (1) CANOPY SHADE TREE AND TEN (10) SHRUBS (MIN. 36" HT.) PER 35 L.F., OR FRACTION THEREOF, OF PROPERTY PERIMETER ABUTTING A STREET OR PARKING AREA.

EAST PROPERTY LINE
261 L.F. / 35 = 7 CANOPY SHADE TREES AND 75 SHRUBS REQUIRED
5 CANOPY SHADE TREES AND 43 SHRUBS PROVIDED

SOUTH PROPERTY LINE
263 L.F. / 35 = 7 CANOPY SHADE TREES AND 75 SHRUBS REQUIRED
8 CANOPY SHADE TREES AND 76 SHRUBS PROVIDED

VEHICULAR USE AREAS:
MINIMUM ONE (1) CANOPY SHADE TREE FOR EVERY 20 PARKING SPACES, OR FRACTION THEREOF.

43 PARKING SPACES = 3 CANOPY SHADE TREES REQUIRED
2 CANOPY SHADE TREES PROVIDED

INTERIOR LANDSCAPING SHALL ACCOUNT FOR A MINIMUM OF TEN (10%) PERCENT OF PARKING AND TRAFFIC CIRCULATION AREAS.

20,080 S.F. X 10% = 2,008 S.F. LANDSCAPING REQUIRED
2,050 S.F. LANDSCAPING PROVIDED

LOT2 (0.77 AC):
MINIMUM TREE REQUIREMENTS:
ONE (1) TREE PER 8,000 S.F. OF SITE AREA

29,534 S.F. / 8,000 = 4 CANOPY SHADE TREES REQUIRED
4 CANOPY SHADE TREES PROVIDED

NON-VEHICULAR OPEN SPACE REQUIREMENTS:
LANDSCAPING ADJACENT TO OTHER PROPERTIES- ONE (1) CANOPY SHADE TREE PER 30 L.F., OR FRACTION THEREOF, OF PROPERTY PERIMETER NOT ABUTTING A STREET OR PARKING AREA.

NORTH PROPERTY LINE
267 L.F. / 30 = 9 CANOPY SHADE TREES REQUIRED
3 CANOPY SHADE TREES PROVIDED

WEST PROPERTY LINE
109 L.F. / 30 = 4 CANOPY SHADE TREES REQUIRED
5 CANOPY SHADE TREES PROVIDED

SOUTH PROPERTY LINE
263 L.F. / 30 = 9 CANOPY SHADE TREES REQUIRED
8 CANOPY SHADE TREES PROVIDED

LANDSCAPING ADJACENT TO RIGHT-OF-WAY- ONE (1) CANOPY SHADE TREE AND TEN (10) SHRUBS (MIN. 36" HT.) PER 35 L.F., OR FRACTION THEREOF, OF PROPERTY PERIMETER ABUTTING A STREET OR PARKING AREA.

EAST PROPERTY LINE
123 L.F. / 35 = 3 CANOPY SHADE TREES AND 39 SHRUBS REQUIRED
3 CANOPY SHADE TREES AND 32 SHRUBS PROVIDED

VEHICULAR USE AREAS:
MINIMUM ONE (1) CANOPY SHADE TREE FOR EVERY 20 PARKING SPACES, OR FRACTION THEREOF.

34 PARKING SPACES = 2 CANOPY SHADE TREES REQUIRED
2 CANOPY SHADE TREES PROVIDED

INTERIOR LANDSCAPING SHALL ACCOUNT FOR A MINIMUM OF TEN (10%) PERCENT OF PARKING AND TRAFFIC CIRCULATION AREAS.

20,080 S.F. X 10% = 2,008 S.F. LANDSCAPING REQUIRED
2,050 S.F. LANDSCAPING PROVIDED

## LANDSCAPE LEGEND

| SYMBOL | BOTANICAL / COMMON NAME | SPECIFICATIONS |
|---|---|---|
| CANOPY TREES | | |
| | QUERCUS VIRGINIANA QVITA pp 11219 / 'HIGHRISE' LIVE OAK<br>QUERCUS SHUMARDII / SHUMARD OAK | FIELDGROWN, 2½" DBH, 10'- 12' HT. X 5'- 6' SPD., MATCHING |
| | MAGNOLIA GRANDIFLORA/ 'BRACKEN BROWN BEAUTY'<br>ACER RUBRUM RED MAPLE | FIELDGROWN, 2½" DBH, 10'- 12' HT. X 5'- 6' SPD., MATCHING |
| | PINUS ELLIOTTII SLASH PINE<br>TAXODIUM DISTICHUM BALD CYPRESS | FIELDGROWN, 2½" DBH, 10'- 12' HT. X 5'- 6' SPD., MATCHING |
| UNDERSTORY TREES / PALMS | | |
| | LAGERSTROEMIA INDICA/ 'MUSKOGEE' CRAPE MYRTLE<br>CORDIA BOISSIERI/ WHITE GEIGER TREE | FIELDGROWN, 1½" DBH TOTAL, 8' HT., MULTI-TRUNK, MATCHING |
| | ILEX X 'MARY NELL'/ MARY NELL HOLLY<br>ILEX CASSINE/ DAHOON HOLLY | FIELDGROWN, 1½" DBH TOTAL, 8' HT., MATCHING |
| | SABAL PALMETTO/ SABAL PALM<br>BUTIA CAPITATA/ PINDO PALM | FIELDGROWN, 10'- 16' CLEAR TRUNK HT., BOOTED |
| | PHOENIX SYLVESTRIS/ SILVER DATE PALM | FIELDGROWN, 10'- 14' CLEAR TRUNK, DIAMOND-CUT, SPECIMEN |
| SHRUBS | | |
| | HAMELIA PATENS/ FIREBUSH<br>PODOCARPUS MAC | 7 GAL., 42" HT. X 24" SPD., FULL, 36" O.C. SPACING |
| | VIBURNUM OBOVATUM/ WALTER'S VIBURNUM<br>VIBURNUM SUSPENSUM/ SANDANKWA VIBURNUM | 5 GAL., 30" HT. X 18" SPD., FULL, 30" O.C |
| | LIRIOPE MUSCARI 'SUPER BLUE'/ GIANT LIRIOPE<br>DIANELLA TASMANICA/ BLUEBERRY FLAX LILY | 1 GAL., FULL, 18" O.C. SPACING |
| | TRACHELOSPERMUM ASIATICUM/ VARIEGATED ASIAN JASMINE<br>ARACHIS GLABRATA/ 'ECO-TURF' PERENNIAL PEANUT | 1 GAL., FULL, 12" O.C. SPACING |
| | JUNIPERUS PARSONII/ PARSON'S JUNIPER<br>ZAMIA PUMILA/ COONTIE FERN | 3 GAL., 6" HT. X 12" SPD., 24" O.C. SPACING |
| | DIETES VEGETA/ WHITE AFRICAN IRIS<br>ILEX VOMITORIA 'NANA'/ DWARF SCHILLING'S HOLLY | 3 GAL., 12" HT., FULL, 30" O.C. SPACING |
| | TRIPSACUM DACTYLOIDES/ DWARF FAKAHATCHEE GRASS<br>SPARTINA BAKERI/ SAND CORDGRASS | 3 GAL., 15" HT., FULL, 36" O.C. SPACING |
| MULCH | DOUBLE- GROUND HARDWOOD MULCH, COCOA BROWN COLOR | 3" THICK IN ALL PLANTING AREAS. |
| SOD | ARGENTINE BAHIA GRASS (R-O-W & RETENTION POND ONLY) | CONTRACTOR TO VERIFY S.F. QTY.- SEE PLAN FOR LOCATIONS |

NORTH
0 30 60
SCALE FEET

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER REVISED CIVIL BASE | 1/14/20 | JT |

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE • PLANNING

SCALE AS NOTED
DESIGNED BY GR
DRAWN BY BW
CHECKED BY GR

PUD CONCEPTUAL
LANDSCAPE PLAN

ARS COMMERCIALSUBDIVISION
CITY OF APOPKA FLORIDA

DATE 1/14/20
PROJECT NO. .
SHEET NUMBER
LA-2

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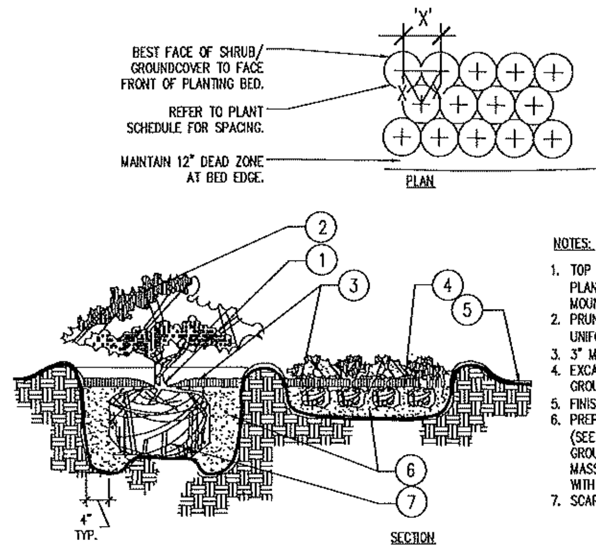
## STANDARD LANDSCAPE SPECIFICATIONS

1. ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS AND 8" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
4. ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION.)
5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
6. ROCK MULCH STRIP TO BE DELINEATED WITH 5 ½" ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE 3/16" X 5 ½" X 16' BY PERMALOC. (800-356-9660, //WWW.PERMALOC.COM.) FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS
7. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN 'X' PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
8. WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB.
9. ALL PLANT MATERIAL INSTALLED SHALL MEET OR EXCEED "FLORIDA NO. 1" STANDARD.
10. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
11. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE 'AMERICAN ASSOCIATION OF NURSERYMEN' AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
12. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES, OR IS NO MORE THAN TWO (2") INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR-INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
13. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
14. ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS, SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3". LANDSCAPE ISLANDS ADJACENT TO DESIGNATED AREA AT FUEL STACKS SHALL BE MULCHED WITH 1"-3" RIVER STONE MULCH. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT PROJECT ENGINEER.
15. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.
16. ALL PLANT BEDS AND LANDSCAPED ISLANDS MUST BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED.
17. A 6' WIDE RING' OF MULCH MUST BE MAINTAINED AROUND ANY TREES NOT INCORPORATED INTO PLANT BEDS. THIS REQUIREMENT IS NECESSARY TO PREVENT DAMAGE CAUSED BY MOWERS AND WEED EATERS.
18. AN 8' SEPARATION IS REQUIRED BETWEEN LARGE TREES AND UNDERGROUND WATER AND SEWER LINES.
19. ALTERNATE TREES MAY NOT BE USED UNLESS APPROVED BY THE CITY LANDSCAPE INSPECTOR.

## GENERAL LANDSCAPE NOTES

1) ALL ON-SITE EXISTING CONDITIONS INCLUDING SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PLANS PREPARED BY OTHERS THAT AFFECT THE LANDSCAPE AND IRRIGATION WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
2) EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE CONTRACTOR'S WORK.
3) THE CONTRACTOR SHALL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
4) PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE TO REVIEW AND MUTUALLY FIELD TAG AGREED UPON PLANT MATERIALS AT LEAST ONE (1) WEEK PRIOR TO DELIVERY TO SITE.
5) ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
7) THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER, LANDSCAPE ARCHITECT, AND OWNER'S REPRESENTATIVE PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
8) THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL SOIL DEPTH AND DRAINAGE IN ALL PLANT BEDS AND PLANTERS. EXCAVATION OF COMPACTED FILL SHALL BE ACCOMPLISHED TO INSURE PROPER SOIL DEPTH AND DRAINAGE.
9) ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
10) ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN GRASS AREAS, MAINTAIN A MINIMUM THREE FEET 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
11) THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
12) THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF GRASSING WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GRASS IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL GRASS REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE GRASSED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.
13) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS, SPACED AS SPECIFIED ON THE PLANT LIST. WHEN INSTALLING SHRUBS IN PLANTING BEDS, SPACING OF MATERIAL SHALL TAKE PRECEDENCE OVER QUANTITY OF MATERIALS INDICATED FOR PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SUCH SITUATIONS ARISE. SHRUB AND GROUNDCOVER SPACING IS GENERALLY INDICATED ON THE PLANT LIST FOR ALL 'MASS PLANTINGS'. ACCENT SHRUBS AND TREES THAT ARE NOT PART OF MASS PLANTINGS SHALL BE SPACED AS SHOWN ON THE PLANS.
14) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE GROW-IN PERIOD AND DISPOSE OFFSITE.
15) ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART THE PROJECT.
16) ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LANDSCAPE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
17) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.

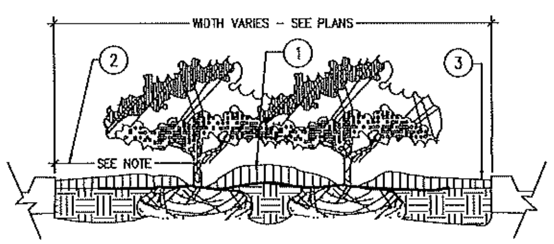



NOTES:

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MINIMUM MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

### (1) SHRUB/ GROUNDCOVER PLANTING

NOT TO SCALE




PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

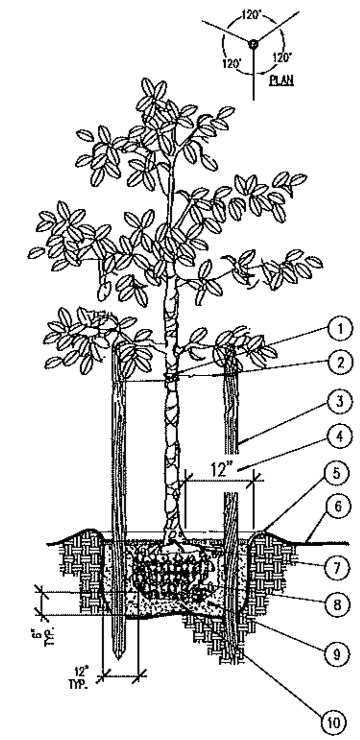
NOTES:

a. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
b. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
c. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

### (2) PARKING LOT ISLAND PLANTING

NOT TO SCALE

Note:
Remove all non- biodegradable nylon strapping, basket hooks, hoisting ropes and burlap from the tops of all tree balls.




1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.
2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, GUY TO STRONGEST TRUNK AT CENTER).
3. THREE 2" X 8' LODGE POLES SPACE EVENLY AROUND TREE.
4. NO MULCH SHALL BE PLACED WITHIN 12" OF TRUNK FLARE.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
9. PREPARED PLANTING SOIL AS SPECIFIED.
10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

NOTES:

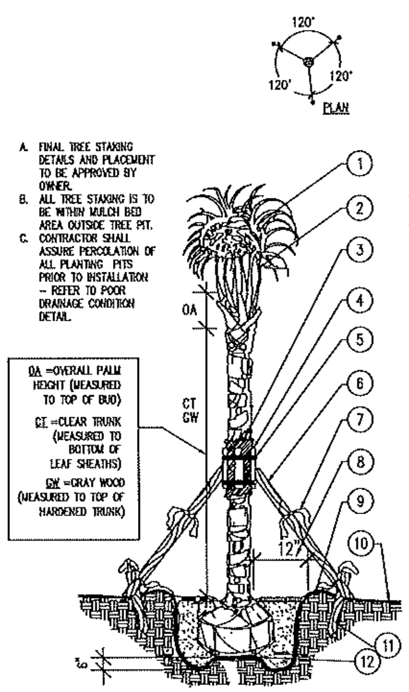
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR LANDSCAPE ARCHITECT

### (3) TREE PLANTING DETAIL

NOT TO SCALE

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.
C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

OA =OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT =CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW =GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)




1. MINIMUM OF NINE (9) GOOD PALM FRONDS.
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING 3-4 SMALLER, TRIMMED FRONDS.
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS.
5. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING AT MIDPOINT AND BASE.
8. NO MULCH SHALL BE PLACED WITHIN 12" OF TRUNK FLARE.
9. BERM SOIL TO HOLD WATER.
10. FINISH GRADE
11. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
12. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

### (4) PALM PLANTING DETAIL

NOT TO SCALE

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.callsunshine.com

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | PER RREVISED CIVIL BASE | 1/14/20 | JT |

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE · PLANNING

SCALE AS NOTED
DESIGNED BY GR
DRAWN BY BW
CHECKED BY GR

PUD CONCEPTUAL LANDSCAPE DETAILS

ARS COMMERCIALSUBDIVISION
CITY OF APOPKA FLORIDA

DATE 1/14/20
PROJECT NO. -
SHEET NUMBER LA-3

## SURVEYOR'S REPORT

MAP OF BOUNDARY SURVEY :

SEE SHEET 2 OF 2 FOR MAP OF SURVEY. THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

LEGAL DESCRIPTION:
(SEE DATA SOURCE 2)

Begin at SE corner of the SE 1/4 of NE 1/4 of Section 33, Township 20 South, Range 28 East, run North 660 feet, West 325-3/4 feet, South 660 feet, East 325-3/4 feet to Point of Beginning, all lying and being in Orange County, Florida. Less South 30 feet and East 50 feet for Road Right of Way.

DATA SOURCES:

1. BEARINGS ARE BASED UPON THE NORTH RIGHT OF WAY OF WELCH ROAD BEING N87°48'27"W AS ESTABLISHED BASED ON STATE PLANE COORDINATES AND IS SHOWN ON THE MAP OF SURVEY.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, PLANT FILE NUMBER 18-6714, REINSURANCE NUMBER 116273, AGENT FILE NUMBER 1506 ROCK SPRINGS RD/INVEST EFFECTIVE DATE: JUNE 22, 2018 AT 8:00 A.M.
THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT.

3. SOURCE OF EASEMENT INFORMATION BEING SAID COMMITMENT REFERENCED IN DATA SOURCES 2.

4. STATE PLANE COORDINATES ARE BASED FDOT FLORIDA PERMANENT REFERENCE NETWORK, FLORIDA STATE PLANE EAST ZONE. THEY WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.

5. THE RECORD PLAT OF A REPLAT OF TRACT I, WEKIVA PARK, AS RECORDED IN PLAT BOOK 31, PAGE 99 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

6. THE RECORD PLAT OF A ROCK SPRINGS PLAZA, AS RECORDED IN PLAT BOOK 45, PAGE 88 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

7. THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE ROAD 435, ORANGE COUNTY, SECTION 75070-2502, (SHOWN AS FDOT), WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

SURVEYOR'S NOTES:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

2. THE SIGNING PROFESSIONAL LAND SURVEYOR IS NOT RESPONSIBLE FOR ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT WERE NOT PROVIDED BY THE TITLE COMPANY REFERENCED IN DATA SOURCES 2.

3. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE FACE OF THE SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

5. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

6. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

7. FIELD WORK WAS COMPLETED ON 12/13/18.

8. NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE SURVEYOR.

9. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON MAP OF SURVEY.

12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120179, PANEL NUMBER 0110, SUFFIX F , MAP NUMBER 12095C0110F, MAP REVISED SEPTEMBER 25, 2009.

EASEMENTS/RIGHT-OF-WAYS:

1. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE FOLLOWING ARE PER SCHEDULE B - SECTION 2 OF THE COMMITMENT REFERENCED IN DATA SOURCE 2

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
RESPONSE TO ITEM 1: NON SURVEY ITEM

2. Rights or claims of parties in possession not shown by the Public Records
RESPONSE TO ITEM 2: NON SURVEY ITEM

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land.
RESPONSE TO ITEM 3: SEE MAP OF SURVEY

4. Easements or claims of easements not shown by the Public Records
RESPONSE TO ITEM 4: SEE MAP OF SURVEY

5. Taxes or special assessments which are not shown as existing liens by the public records.
RESPONSE TO ITEM 5: NON SURVEY ITEM

6. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
RESPONSE TO ITEM 6: NON SURVEY ITEM

7. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
RESPONSE TO ITEM 7: NON SURVEY ITEM

8. Final Judgment recorded in Official Records Book 2814, Page 1145, of the Public Records of Orange County, Florida.
RESPONSE TO ITEM 8: RIGHT OF WAY TAKING IS SHOWN ON MAP OF SURVEY

9. Right of Way Agreement recorded in Official Records Book 598, Page 593, of the Public Records of Orange County, Florida.
RESPONSE TO ITEM 9: RIGHT OF WAY TAKING IS SHOWN ON MAP OF SURVEY

PREPARED FOR:

OCEAN BLEU GROUP, LLC

CERTIFIED TO:

OCEAN BLEU GROUP, LLC
WESTCOR LAND TITLE INSURANCE COMPANY

SURVEYOR IN RESPONSIBLE CHARGE:

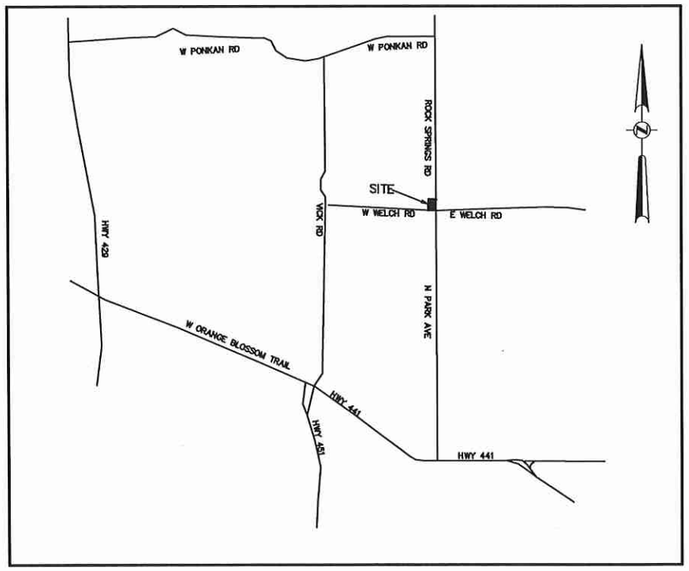
JOHN L. WABY
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER PLS 4270
STATE OF FLORIDA

## SYMBOLS LEGEND

- = Aerial Target
- = Air Release Valve
- = Bench Mark
- = Back Flow Preventor
- = Cable TV Point Stripe
- = Cable TV Box
- = Cable TV Pedestal
- = Communications Manhole
- = Concrete Light Pole
- = Concrete Post
- = Concrete Utility Pole
- = Drainage Manhole
- = Electric Box
- = Electric Manhole
- = Electric Meter
- = Electric Transformer
- = FPC Pedestal
- = Fire Hydrant
- = Flag Pole
- = Gas Line Marker
- = Gas Filler Cap
- = Gas Valve
- = Gas Meter Box
- = Gas Line Point Stripe
- = Gas Vent
- = Gopher Tortoise Hole
- = Grate Inlet
- = Guy Wire
- = Handicapped
- = Light Pole
- = Mail Box
- = Metal Post
- = Monitor Well
- = Parking Meter
- = Power Point Stripe
- = Reclaimed Water Point Stripe
- = Reclaimed Water Box
- = Reclaimed Water Valve
- = Sanitary Sewer Manhole
- = Sanitary Cleanout
- = Sanitary Sewer Point Stripe
- = Section Corner
- = Siamese Connection
- = Sign
- = Sprinkler Control Box
- = Sprinkler Head
- = Steel Transmission Pole
- = Storm Water Point Stripe
- = Telephone Pedestal
- = Telephone Manhole
- = Telephone Point Stripe
- = Telephone Marker
- = Traffic Signal Box
- = Traffic Signal Pole
- = Underground Cable Marker
- = Verizon Box
- = Verizon Marker
- = Water Blow Off Valve
- = Water Line Marker
- = Water Line Point Stripe
- = Water Meter
- = Water Valve
- = Well
- = Wood Utility Pole
- = Wood Light Pole
- = Wood Post/Pole
- = Wood Transmission Pole
- 25.25 = Point of Elevation
- 25.2' = Calculated Dimension from Structure to Boundary / Right-of-Way Line
- = FOUND 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
- = SIR, SET 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
- = FCM, FOUND CONCRETE MONUMENT 4"X4" WITH DISK
- = SCM PRM, SET CONCRETE MONUMENT 4"X4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- = SNAIL PRM, SET NAIL AND DISK "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- = PCP, SET NAIL AND DISK "PCP LB 7345" (UNLESS OTHERWISE NOTED)
- Δ = CENTRAL ANGLE

## ABBREVIATIONS LEGEND

| | | | | | |
|---|---|---|---|---|---|
| AC | = Acres | FND | = Found | PG(S) | = Pages |
| A/C | = Air Conditioner | FN&D | = Found Nail and Disk | PI | = Point of Intersection |
| ADW | = Asphalt Driveway | FFE | = Finished Floor Elevation | ℄ | = Property Line |
| ARC | = Arc Distance (Length) | FN&TT | = Found Nail and Tin Tab | PLS | = Professional Land Surveyor |
| ASPH | = Asphalt | FOP | = Found Open End Iron Pipe | POB | = Point of Beginning |
| BC | = Back of Curb | FPB | = Florida Power Corporation Box | POC | = Point of Commencement |
| BCCM | = Board of County Commissioners Minutes Book | FPC | = Florida Power Corporation | POL | = Point on Line |
| BFPD | = Back Flow Prevention Device | FPP | = Found Pinched Iron Pipe | PRM | = Permanent Reference Monument |
| BLDG | = Building | FRRS | = Found Railroad Spike | PSM | = Professional Surveyor and Mapper |
| BNDY | = Boundary | FT | = Feet | PT | = Point of Tangency |
| BWF | = Barb Wire Fence | F/T | = Fence Tie | PVC | = Polyvinyl Chloride Pipe |
| (C) | = Calculated Data | FXC | = Found X-cut | PWL | = Painted White Line |
| C/C | = Covered Concrete | GI | = Grate Inlet | PYL | = Painted Yellow Line |
| CB | = Chord Bearing | GPS | = Global Positioning System | (R) | = Recorded Data |
| CCCL | = Coastal Construction Control Line | GT | = Gopher Tortoise Hole | R | = Radius |
| CCR | = Certified Corner Record | GV | = Gas Valve | RCP | = Reinforced Concrete Pipe |
| CDW | = Concrete Driveway | HC | = Handicapped | RD | = Roof Drain |
| CI | = Curb Inlet | IC | = Illegible cap | RNG | = Range |
| ℄ | = Center Line | ID | = Identification | R/W | = Right of Way |
| CH | = Chord Length | IE | = Invert Elevation | S | = South |
| CLF | = Chain Link Fence | INV | = Invert | SCM | = Set Concrete Monument, 4"x4", "PRM LB 7345" |
| CLS | = Centerline Swale | JD | = Jurisdictional | SEC | = Section |
| CM | = Concrete Monument | (L) | = Legal Description | SHW | = Seasonal High Water Elevation |
| CMP | = Corrugated Metal Pipe | LB | = Licensed Business Number | SIR | = Set 5/8" Iron Rod and Cap, "AVID LB 7345" |
| CO | = Clean out | LF | = Linear Feet | SIR(W) | = Set 5/8" Iron Rod and Cap, "WT COR LB 7345" |
| CON | = Concrete | LP | = Light Pole | SMH | = Sanitary Manhole |
| COR | = Corner | LS | = Licensed Surveyor | SN&D | = Set Nail and Disk, "AVID LB 7345" |
| CPB | = Condo Plat Book | MAS | = Masonry | SN&D(W) | = Set Nail and Disk, "WT COR LB 7345" |
| C/S | = Concrete Slab | MES | = Mitered End Section | SQ | = Square |
| CTS | = Control Structure | MH | = Manhole | SR | = State Road |
| (D) | = Deed | MHW | = Mean High Water | STY | = Story |
| DB | = Deed Book | MOL | = More or Less | SW | = Sidewalk |
| DCVA | = Double Check Valve Assembly | N | = North | TBM | = Temporary Benchmark |
| DEPT | = Department | N/C | = No Cap | TOB | = Top of Bank |
| DIA | = Diameter | N/F | = Not Found | TOS | = Toe of Slope |
| DIP | = Ductile Iron Pipe | NAD | = North American Datum | TPS | = Traffic Point Stripe |
| DMH | = Drainage Manhole | NAVD | = North American Vertical Datum | TRANS | = Transformer |
| DS | = Down Spout | NGS | = National Geodetic Survey | TRV | = Traverse |
| DW | = Driveway | NGVD | = National Geodetic Vertical Datum | (TYP) | = Typical |
| E | = East | NP | = Normal Pool Elevation | TWP | = Township |
| ECMP | = Elliptical Corrugated Metal Pipe | (NR) | = Non Radial | U/P | = Utility Pole |
| EL | = Elevation | O/A | = Overall | VCP | = Vitrified Clay Pipe |
| EOW | = Edge of Water | OHW | = Overhead Wire(s) | W | = West |
| EP | = Edge of Pavement | ORB | = Official Record Book | W/ | = With |
| ERCP | = Elliptical Reinforced Concrete Pipe | OSW | = Other Surface Water | WOF | = Wood Fence |
| ESMT | = Easement | (P) | = Plat Book XX Page XX | WT | = Witness |
| (F) | = Field Data | PB | = Plat Book | W/T | = Wall Tie |
| FCM | = Found Concrete Monument | PC | = Point of Curvature | WV | = Water Valve |
| FDOT | = Florida Department of Transportation | PCP | = Permanent Control Point | | |
| FH | = Fire Hydrant | | | | |
| FIP | = Found Iron Pipe | | | | |
| FIR | = Found Iron Rod | | | | |
| FL | = Flow Line | | | | |




VICINITY MAP
-NOT TO SCALE-

TABLE A OPTION ITEMS

ITEM 2: BUILDING ADDRESS
1506 ROCK SPRINGS ROAD, APOPKA, FL

ITEM 3: FLOOD ZONE
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120179, PANEL NUMBER 0110, SUFFIX F , MAP NUMBER 12095C0110F, MAP REVISED SEPTEMBER 25, 2009.

ITEM 4: AREA
173,809 SQ.FT. or 3.9901 ACRES MORE OR LESS

ITEM 6(a): ZONING
NO ZONING INFORMATION WAS SUPPLIED TO THE SURVEYOR

ITEM 7(a): BUILDINGS
SEE MAP OF SURVEY

ITEM 8: IMPROVEMENTS
SEE MAP OF SURVEY- SITE IS UNDEVELOPED

ITEM 9: PARKING
THERE ARE NO REGULAR SPACES OR HANDICAPPED SPACE

ITEM 11: OBSERVED UTILITIES
SEE MAP OF SURVEY

ITEM 13: ADJOINERS
SEE MAP OF SURVEY DRAWING

ALTA/NSPS LAND TITLE CERTIFICATION:

TO:
OCEAN BLEU GROUP, LLC
WESTCOR LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, AND 13 FROM OPTIONAL TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 12/13/2018.

JOHN L. WABY
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 4270

THE REPORT IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY, SEE SHEET 2 OF 2

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 8-01-19 | REVISED TO ZONE EAST, REVISED BEARINGS. | |

SEC-TWP-RGE 33-20 S-28E
DRAWN JLW
QC
FIELD BOOK/PAGE 1811 / 42,15-24
PROJ. # 31660012
DATE OF FIELD WORK 12/13/18

SURVEY MAY NOT BE COPIED ON OTHER MEDIA WITHOUT WRITTEN CONSENT OF SIGNING PARTY OR PARTIES. SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SEE ALTA/NSPS SURVEY CERTIFICATE FOR SURVEYOR'S SIGNATURE AND SEAL

JOHN L. WABY, P.S.M LICENSE No.4270

OCEAN BLEU GROUP, LLC


CIVIL ENGINEERING 2300 CURLEW ROAD
LAND PLANNING STE 201
TRAFFIC/TRANSPORTATION PALM HARBOR, FLORIDA
ENVIRONMENTAL SCIENCES 34683
SURVEYING PHONE (727) 789-9500
GIS FAX (727) 724-8696
AVIDGROUP.COM


AVID GROUP®

# 1506 ROCK SPRINGS ROAD
## ORANGE COUNTY, FLORIDA

BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY

SHEET NO 1 of 2

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1. | 5-01-19 | REVISED TO ZONE EAST, REVISED BEARINGS | |

SEC-TWP-RGE 33-20 S-28E
DRAWN JLW
QC
FIELD BOOK/PAGE FBLLF 42,15-24
PROJECT 3186012
DATE OF FIELD WORK 12/13/18

SURVEY MAP AND REPORT OR THE COPIES THEREOF IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

**SEE SHEET 1 OF 2 FOR SURVEYOR'S SIGNATURE AND SEAL**

JOHN L. WASP, PLS LICENSE No.4210

# OCEAN BLEU GROUP, LLC

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LAND PLANNING STE 201
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GIS AVIDGROUP.COM

# 1506 ROCK SPRINGS ROAD
## ORANGE COUNTY, FLORIDA

## BOUNDARY SURVEY
## ALTA/NSPS LAND TITLE SURVEY

SHEET NO. 2 of 2

THE SURVEY IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY REPORT, SEE SHEET 1.

## SURVEYOR'S REPORT

### MAP OF TOPOGRAPHIC SURVEY WITH TREES :

SEE SHEET 2, AND 3 OF 3 FOR MAP OF SURVEY. THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

### LEGAL DESCRIPTION:
(SEE DATA SOURCE 2)

Begin at SE corner of the SE 1/4 of NE 1/4 of Section 33, Township 20 South, Range 28 East, run North 660 feet, West 325-3/4 feet, South 660 feet, East 325-3/4 feet to Point of Beginning, all lying and being in Orange County, Florida, Less South 30 feet and East 50 feet for Road Right of Way.

### DATA SOURCES:

1. BEARINGS ARE BASED UPON THE NORTH RIGHT OF WAY OF WELCH ROAD BEING N87°48'27"W AS ESTABLISHED BASED ON STATE PLANE COORDINATES AND IS SHOWN ON THE MAP OF SURVEY.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, PLANT FILE NUMBER 18-6714, REINSURANCE NUMBER 116273, AGENT FILE NUMBER 1506 ROCK SPRINGS RD/INVEST EFFECTIVE DATE: JUNE 22, 2018 AT 8:00 A.M.
THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT.

3. SOURCE OF EASEMENT INFORMATION BEING SAID COMMITMENT REFERENCED IN DATA SOURCES 2.

4. STATE PLANE COORDINATES ARE BASED FOOT FLORIDA PERMANENT REFERENCE NETWORK, FLORIDA STATE PLANE EAST ZONE. THEY WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.

5. THE RECORD PLAT OF A REPLAT OF TRACT 1, WEKIVA PARK, AS RECORDED IN PLAT BOOK 31, PAGE 99 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

6. THE RECORD PLAT OF A ROCK SPRINGS PLAZA, AS RECORDED IN PLAT BOOK 43, PAGE 88 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

7. THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE ROAD 435, ORANGE COUNTY, SECTION 75070-2502, (SHOWN AS FDOT), WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

8. ALL ELEVATIONS SHOWN ON THE MAP OF SURVEY ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
THE FOLLOWING BENCHMARKS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:

A) ORANGE COUNTY BENCHMARK- DESIGNATION S1310032, ELEVATION=121.902 FEET, (NAVD 88)

### SURVEYOR'S NOTES:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

2. THE SIGNING PROFESSIONAL LAND SURVEYOR IS NOT RESPONSIBLE FOR ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT WERE NOT PROVIDED BY THE TITLE COMPANY REFERENCED IN DATA SOURCES 2.

3. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE FACE OF THE SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

5. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

6. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

7. FIELD WORK WAS COMPLETED ON 12/13/18.

8. NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE SURVEYOR.

9. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON MAP OF SURVEY.

12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X', PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120179, PANEL NUMBER 0110, SUFFIX F , MAP NUMBER 12095C0110F, MAP REVISED SEPTEMBER 25, 2009.

### PREPARED FOR:

OCEAN BLEU GROUP, LLC

### CERTIFIED TO:

OCEAN BLEU GROUP, LLC
WESTCOR LAND TITLE INSURANCE COMPANY

### SURVEYOR IN RESPONSIBLE CHARGE:

JOHN L. WABY
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER PLS 4270
STATE OF FLORIDA

## SYMBOLS LEGEND

- = Aerial Target
- = Air Release Valve
- = Bench Mark
- = Back Flow Preventor
- CPS = Cable TV Point Strips
- = Cable TV Box
- = Cable TV Pedestal
- = Communications Manhole
- = Concrete Light Pole
- = Concrete Post
- = Concrete Utility Pole
- = Drainage Manhole
- = Electric Box
- = Electric Manhole
- = Electric Meter
- = Electric Transformer
- = FPC Pedestal
- = Fire Hydrant
- = Flag Pole
- = Gas Line Marker
- = Gas Filler Cap
- = Gas Valve
- = Gas Meter Box
- GLPS = Gas Line Point Strips
- = Gas Vent
- = Gopher Tortoise Hole
- = Grate Inlet
- = Guy Wire
- = Handicapped
- = Light Pole
- = Mail Box
- = Metal Post
- = Monitor Well
- = Parking Meter
- PPS = Power Point Strips
- RWPS = Reclaimed Water Point Stripe
- = Reclaimed Water Box
- = Reclaimed Water Valve
- = Sanitary Sewer Manhole
- = Sanitary Cleanout
- SWPS = Sanitary Sewer Point Strips
- = Section Corner
- = Siamese Connection
- = Sign
- = Sprinkler Control Box
- = Sprinkler Head
- = Steel Transmission Pole
- STWPS = Storm Water Point Strips
- = Telephone Pedestal
- = Telephone Manhole
- TPS = Telephone Point Strips
- = Telephone Marker
- = Traffic Signal Box
- = Traffic Signal Pole
- = Underground Cable Marker
- = Vertcon Box
- VM = Vertcon Marker
- = Water Blow Off Valve
- = Water Line Marker
- WPS = Water Line Point Strips
- = Water Meter
- = Water Valve
- = Well
- = Wood Utility Pole
- = Wood Light Pole
- = Wood Post/Pole
- = Wood Transmission Pole
- x 25.25 = Point of Elevation
- 25.2' = Calculated Dimension from Structure to Boundary / Right-of-Way Line

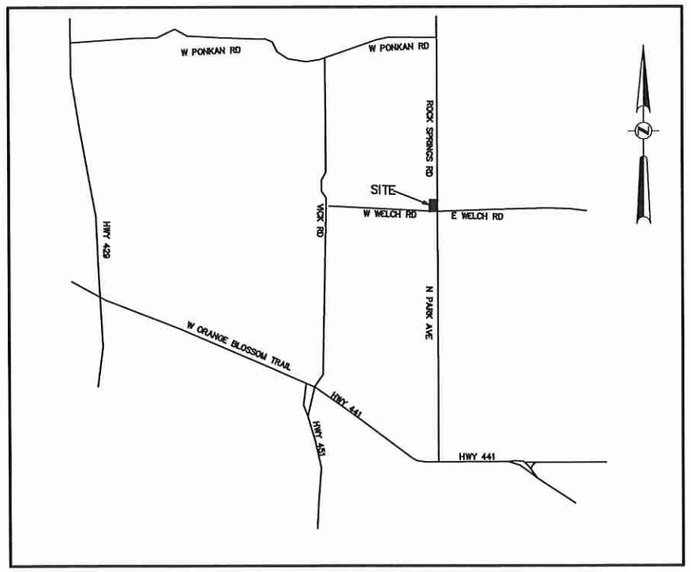
- ● = FOUND 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
- ○ = SIR, SET 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
- ⊡ = FCM, FOUND CONCRETE MONUMENT 4"X4" WITH DISK
- ■ = SCM PRM, SET CONCRETE MONUMENT 4"X4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- ✱ = SNAIL PRM, SET NAIL AND DISK "PRM LB 7345" (UNLESS OTHERWISE NOTED)
- ✡ = PCP, SET NAIL AND DISK "PCP LB 7345" (UNLESS OTHERWISE NOTED)
- △ = CENTRAL ANGLE

## ABBREVIATIONS LEGEND

| | | | | | |
|---|---|---|---|---|---|
| AC | = Acres | | | | |
| A/C | = Air Conditioner | | | | |
| ADW | = Asphalt Driveway | | | | |
| ARC | = Arc Distance (Length) | | | | |
| ASPH | = Asphalt | | | | |
| BC | = Back of Curb | | | | |
| BCCM | = Board of County Commissioners Minutes Book | | | | |
| BFPD | = Back Flow Prevention Device | | | | |
| BLDG | = Building | | | | |
| BNDY | = Boundary | | | | |
| BWF | = Barb Wire Fence | | | | |
| (C) | = Calculated Data | | | | |
| C/C | = Covered Concrete | | | | |
| CB | = Chord Bearing | | | | |
| CCCL | = Coastal Construction Control Line | | | | |
| CCR | = Certified Corner Record | | | | |
| CDW | = Concrete Driveway | | | | |
| CI | = Curb Inlet | | | | |
| ℄ | = Center Line | | | | |
| CH | = Chord Length | | | | |
| CLF | = Chain Link Fence | | | | |
| CLS | = Centerline Swale | | | | |
| CM | = Concrete Monument | | | | |
| CMP | = Corrugated Metal Pipe | | | | |
| CO | = Clean out | | | | |
| CON | = Concrete | | | | |
| COR | = Corner | | | | |
| CPB | = Condo Plat Book | | | | |
| C/S | = Concrete Slab | | | | |
| CTS | = Control Structure | | | | |
| (D) | = Deed | | | | |
| DB | = Deed Book | | | | |
| DCVA | = Double Check Valve Assembly | | | | |
| DEPT | = Department | | | | |
| DIA | = Diameter | | | | |
| DIP | = Ductile Iron Pipe | | | | |
| DMH | = Drainage Manhole | | | | |
| DS | = Down Spout | | | | |
| DW | = Driveway | | | | |
| E | = East | | | | |
| ECMP | = Elliptical Corrugated Metal Pipe | | | | |
| EL | = Elevation | | | | |
| EOW | = Edge of Water | | | | |
| EP | = Edge of Pavement | | | | |
| ERCP | = Elliptical Reinforced Concrete Pipe | | | | |
| ESMT | = Easement | | | | |
| (F) | = Field Data | | | | |
| FCM | = Found Concrete Monument | | | | |
| FDOT | = Florida Department of Transportation | | | | |
| FH | = Fire Hydrant | | | | |
| FIP | = Found Iron Pipe | | | | |
| FIR | = Found Iron Rod | | | | |
| FL | = Flow Line | | | | |
| | | FND | = Found | | |
| | | FN&D | = Found Nail and Disk | | |
| | | FFE | = Finished Floor Elevation | | |
| | | FN&TT | = Found Nail and Tin Tab | | |
| | | FOP | = Found Open End Iron Pipe | | |
| | | FPB | = Florida Power Corporation Box | | |
| | | FPC | = Florida Power Corporation | | |
| | | FPP | = Found Pinched Iron Pipe | | |
| | | FRRS | = Found Railroad Spike | | |
| | | FT | = Feet | | |
| | | F/T | = Fence Tie | | |
| | | FXC | = Found X-cut | | |
| | | GI | = Grate Inlet | | |
| | | GPS | = Global Positioning System | | |
| | | GT | = Gopher Tortoise Hole | | |
| | | GV | = Gas Valve | | |
| | | HC | = Handicapped | | |
| | | IC | = Illegible cap | | |
| | | ID | = Identification | | |
| | | IE | = Invert Elevation | | |
| | | INV | = Invert | | |
| | | JD | = Jurisdictional | | |
| | | (L) | = Legal Description | | |
| | | LB | = Licensed Business Number | | |
| | | LF | = Linear Feet | | |
| | | LP | = Light Pole | | |
| | | LS | = Licensed Surveyor | | |
| | | MAS | = Masonry | | |
| | | MES | = Mitered End Section | | |
| | | MH | = Manhole | | |
| | | MHW | = Mean High Water | | |
| | | MOL | = More or Less | | |
| | | N | = North | | |
| | | N/C | = No Cap | | |
| | | N/F | = Not Found | | |
| | | NAD | = North American Datum | | |
| | | NAVD | = North American Vertical Datum | | |
| | | NGS | = National Geodetic Survey | | |
| | | NGVD | = National Geodetic Vertical Datum | | |
| | | NP | = Normal Pool Elevation | | |
| | | (NR) | = Non Radial | | |
| | | O/A | = Overall | | |
| | | OHW | = Overhead Wire(s) | | |
| | | ORB | = Official Record Book | | |
| | | OSW | = Other Surface Water | | |
| | | (P) | = Plat Book XX Page XX | | |
| | | PB | = Plat Book | | |
| | | PC | = Point of Curvature | | |
| | | PCP | = Permanent Control Point | | |
| | | | | PG(S) | = Pages |
| | | | | PI | = Point of Intersection |
| | | | | ℄ | = Property Line |
| | | | | PLS | = Professional Land Surveyor |
| | | | | POB | = Point of Beginning |
| | | | | POC | = Point of Commencement |
| | | | | POL | = Point on Line |
| | | | | PRM | = Permanent Reference Monument |
| | | | | PSM | = Professional Surveyor and Mapper |
| | | | | PT | = Point of Tangency |
| | | | | PVC | = Polyvinyl Chloride Pipe |
| | | | | PWL | = Painted White Line |
| | | | | PYL | = Painted Yellow Line |
| | | | | (R) | = Recorded Data |
| | | | | R | = Radius |
| | | | | RCP | = Reinforced Concrete Pipe |
| | | | | RD | = Roof Drain |
| | | | | RNG | = Range |
| | | | | R/W | = Right of Way |
| | | | | S | = South |
| | | | | SCM | = Set Concrete Monument, 4"x4", "PRM LB 7345" |
| | | | | SEC | = Section |
| | | | | SHW | = Seasonal High Water Elevation |
| | | | | SIR | = Set 5/8" Iron Rod and Cap, "AVID LB 7345" |
| | | | | SIR(W) | = Set 5/8" Iron Rod and Cap, "WIT COR LB 7345" |
| | | | | SMH | = Sanitary Manhole |
| | | | | SN&D | = Set Nail and Disk, "AVID LB 7345" |
| | | | | SN&D(W) | = Set Nail and Disk, "WIT COR LB 7345" |
| | | | | SQ | = Square |
| | | | | SR | = State Road |
| | | | | STY | = Story |
| | | | | SW | = Sidewalk |
| | | | | TBM | = Temporary Benchmark |
| | | | | TOB | = Top of Bank |
| | | | | TOS | = Toe of Slope |
| | | | | TPS | = Traffic Point Strips |
| | | | | TRANS | = Transformer |
| | | | | TRV | = Traverse |
| | | | | (TYP) | = Typical |
| | | | | TWP | = Township |
| | | | | U/P | = Utility Pole |
| | | | | VCP | = Vitrified Clay Pipe |
| | | | | W | = West |
| | | | | W/ | = With |
| | | | | WDF | = Wood Fence |
| | | | | WIT | = Witness |
| | | | | W/T | = Wall Tie |
| | | | | WV | = Water Valve |

## TREE SYMBOL LEGEND

- = Australian Pine Tree
- = Bay Tree
- = Bottle Brush Tree
- = Black Cherry Tree
- = Banana Tree
- = Brazilian Pepper Tree
- = Bush
- = Camphor Tree
- = Cedar Tree
- = Chinaberry Tree
- = Citrus Tree
- = Cherry Tree
- = Cypress Tree
- = Dead Tree
- = Elephant Ear Tree
- = Eucalyptus Tree
- = Elm Tree
- = Evergreen Tree
- = Hickory Tree
- = Holly Tree
- = Jacaranda Tree
- = Loquat Tree
- = Magnolia Tree
- = Maple Tree
- = Mimosa Tree
- = Mulberry Tree
- = Myrtle Tree
- = Oak Tree
- = Palm Tree
- = Pine Tree
- = Punk Tree
- = Sweet Gum Tree
- = Sycamore Tree
- = Unknown Tree
- = Willow Tree




VICINITY MAP
-NOT TO SCALE-

THE REPORT IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY, SEE SHEET 2 AND 3 OF 3.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1. | 8-01-19 | REVISED TO ZONE EAST, REVISED BEARINGS. | |

SEC-TWP-RGE 33-23 S-28E
DRAWN JLW
QC
FIELD BOOK/PAGE 191/12,15-24
PROJ.#: 3166012
DATE OF FIELD WORK 12/13/18

SURVEY MAP AND REPORT OR THE COPIES THEREOF IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA CERTIFICATE OF AUTHORIZATION No.4210

JOHN L. WABY, P.S.M. LICENSE No.4270

OCEAN BLEU GROUP, LLC

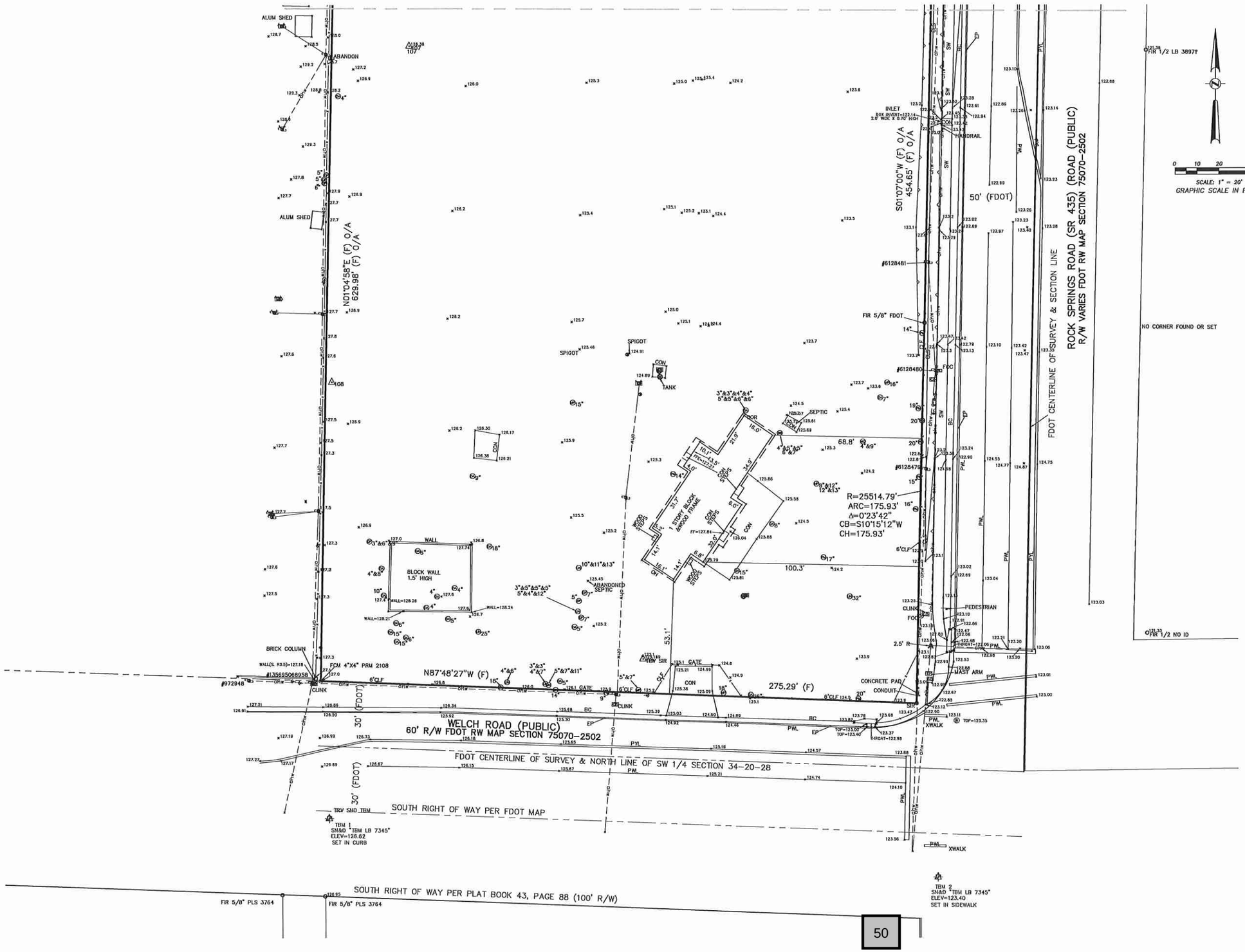
AVID GROUP®
CIVIL ENGINEERING 2300 CURLEW ROAD
LAND PLANNING STE 201
TRAFFIC/TRANSPORTATION PALM HARBOR, FLORIDA
ENVIRONMENTAL SCIENCES 34683
SURVEYING PHONE (727) 789-8500
GIS FAX (727) 784-5662
AVIDGROUP.COM

# 1506 ROCK SPRINGS ROAD
## ORANGE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY WITH TREES

SHEET NO 1 of 3

MATCH SHEET 3 OF 3






THE SURVEY IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY REPORT, SEE SHEET 1.

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1. | 8-01-19 | REVISED TO ZONE EAST, REVISED BEARINGS | |

SEC-TWP-RGE 33-20 S-28E
DRAWN JLW
QC
FIELD BOOK/PAGE FB 42, PG 15-24
PROJ. # 3166012
DATE OF FIELD WORK 12/13/18

SURVEY MAP AND REPORT OR THE DIGITAL RECORD THEREOF HAS NO VALID SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA CERTIFICATE OF AUTHORIZATION No. 2010

SEE SHEET 1 OF 3 FOR SURVEYOR'S SIGNATURE AND SEAL

JOHN L. WARF, P.S.M LICENSE No.4219

OCEAN BLEU GROUP, LLC

CIVIL ENGINEERING 2300 CURLEW ROAD
LAND PLANNING STE 201
TRAFFIC/TRANSPORTATION PALM HARBOR, FLORIDA
ENVIRONMENTAL SCIENCES 34683
SURVEYING (727) 789-9509
GIS FAX (727) 784-6892
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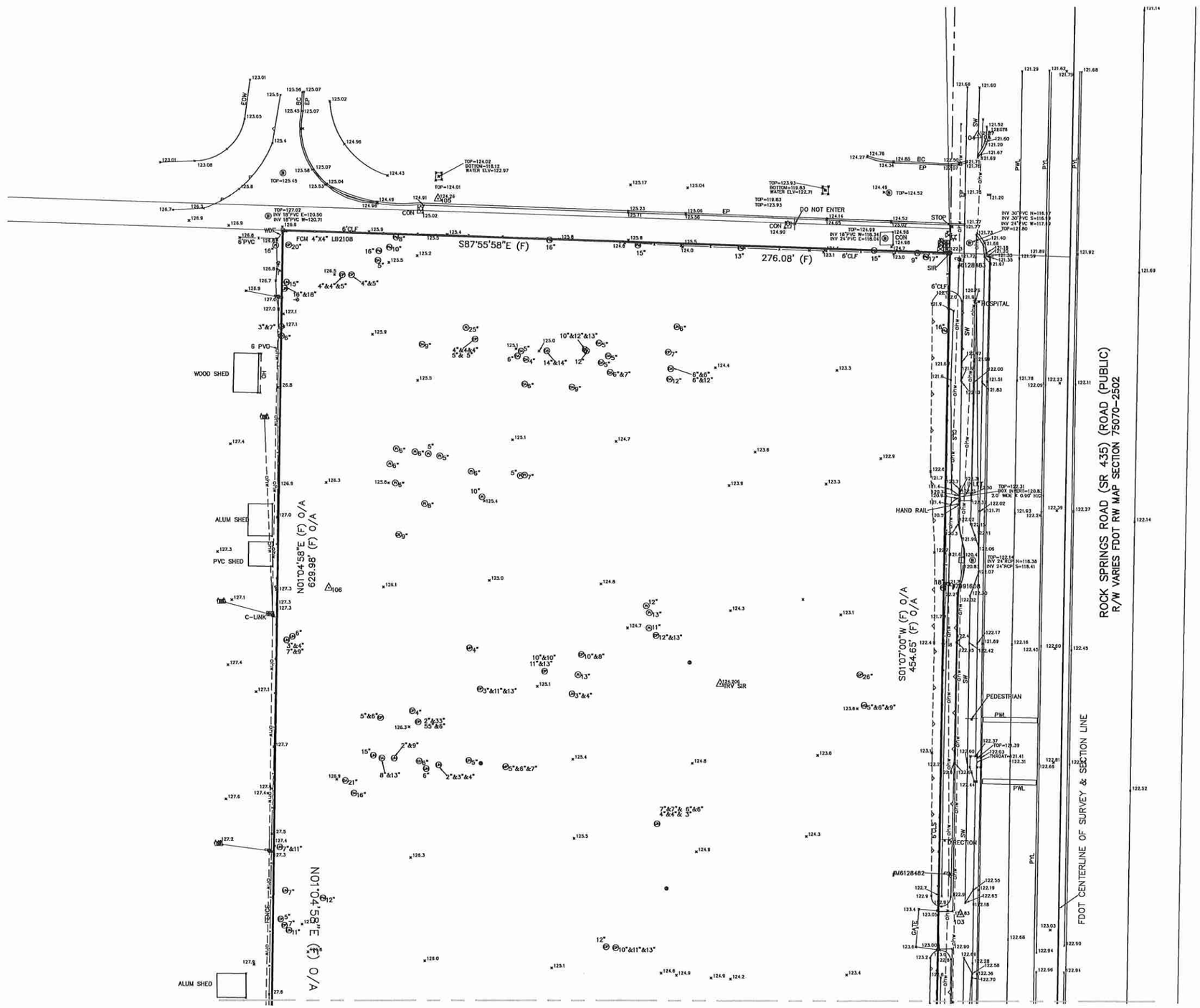
# 1506 ROCK SPRINGS ROAD
## ORANGE COUNTY, FLORIDA

TOPOGRAPHIC SURVEY WITH TREES

SHEET NO 2 of 3




MATCH SHEET 2 OF 3

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 8-01-19 | REVISED TO ZONE EAST, REVISED BEARINGS. | |

SEC-TWP-RGE 33-20 S-28E
DRAWN JLW
QC
FIELD BOOK/PAGE 1911 / 12,15-24
PROJ. # 3166012
DATE OF FIELD WORK 12/13/18

SURVEY MAP AND REPORT ON THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7246

SEE SHEET 1 OF 3 FOR SURVEYOR'S SIGNATURE AND SEAL

JOHN L. WARY, PLS LICENSE No.4270

OCEAN BLEU GROUP, LLC

CIVIL ENGINEERING 2300 CURLEW ROAD
LAND PLANNING STE 201
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ENVIRONMENTAL SCIENCES 34683
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GIS FAX (727) 789-9502
AVIDGROUP.COM

# 1506 ROCK SPRINGS ROAD
# ORANGE COUNTY, FLORIDA

## TOPOGRAPHIC SURVEY WITH TREES

SHEET NO. 3 of 3

THE SURVEY IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY REPORT, SEE SHEET 1.

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| ____ | PUBLIC HEARING | MEETING OF: | February 5, 2020 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Vicinity Map |
| X | OTHER: Final Development Plan | | Aerial Map |
| | | | Final Development Plan |

**SUBJECT:** **FINAL DEVELOPMENT PLAN – LEGACY STATION LOT 3**

**REQUEST:** **RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR LEGACY STATION LOT 3 SITE PLAN**

**SUMMARY:**

| | |
|---|---|
| OWNER: | 1520 West Orange Blossom, LLC c/o Raul Socarras, Manager |
| ENGINEER/APPLICANT: | Klima Weeks Civil Engineering, Inc., c/o Selby G. Weeks, P.E. |
| LOCATION: | 1480 West Orange Blossom Trail |
| PARCEL ID NUMBER: | 05-21-28-5037-03-000 |
| FUTURE LAND USE: | Commercial |
| ZONING: | C-C (Community Commercial) |
| EXISTING USE: | Vacant Land |
| PROPOSED USE: | Imaging Center |
| TRACT SIZE: | 2.40 +/- acres |
| BUILDING SIZE: | 8,000 square feet (Proposed) |
| FLOOR AREA RATIO | 0.07 (0.25 Maximum) |
| LAND DEVELOPMENT CODE: | 1993 |

**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:**

| ***Direction*** | ***Future Land Use*** | ***Zoning*** | ***Present Use*** |
|---|---|---|---|
| North (City) | Commercial | Right-of-Way (ROW)/C-1 (Retail Commercial) | U.S. Highway 441/Multi-tenant Shopping Center |
| East (City) | Commercial | C-1 | Crosby's Motor Inn; San Miguel Restaurant |
| South (County and City) | Industrial | County Ind-4 (Heavy industrial)/R-1 (Residential Single-Family) | Railroad/Lake Doe Cove Residential Subdivision |
| West (City) | Commercial | C-1 | Retention Pond |

**PROJECT SUMMARY:** 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.

**PARKING**: 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 demonstrated 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.

**ACCESS/TRANSPORTATION**: 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.

**EXTERIOR ELEVATIONS**: 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.

**STORMWATER**: 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.

**BUFFER/SCREENING/TREE PROGRAM**: 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.

**PUBLIC HEARING SCHEDULE:**
February 5, 2020 - Planning Commission (5:30 pm)
March 4, 2020 - City Council (1:30 pm)

---

**RECOMMENDATION ACTION:**

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

**Planning Commission Recommendation:** 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.

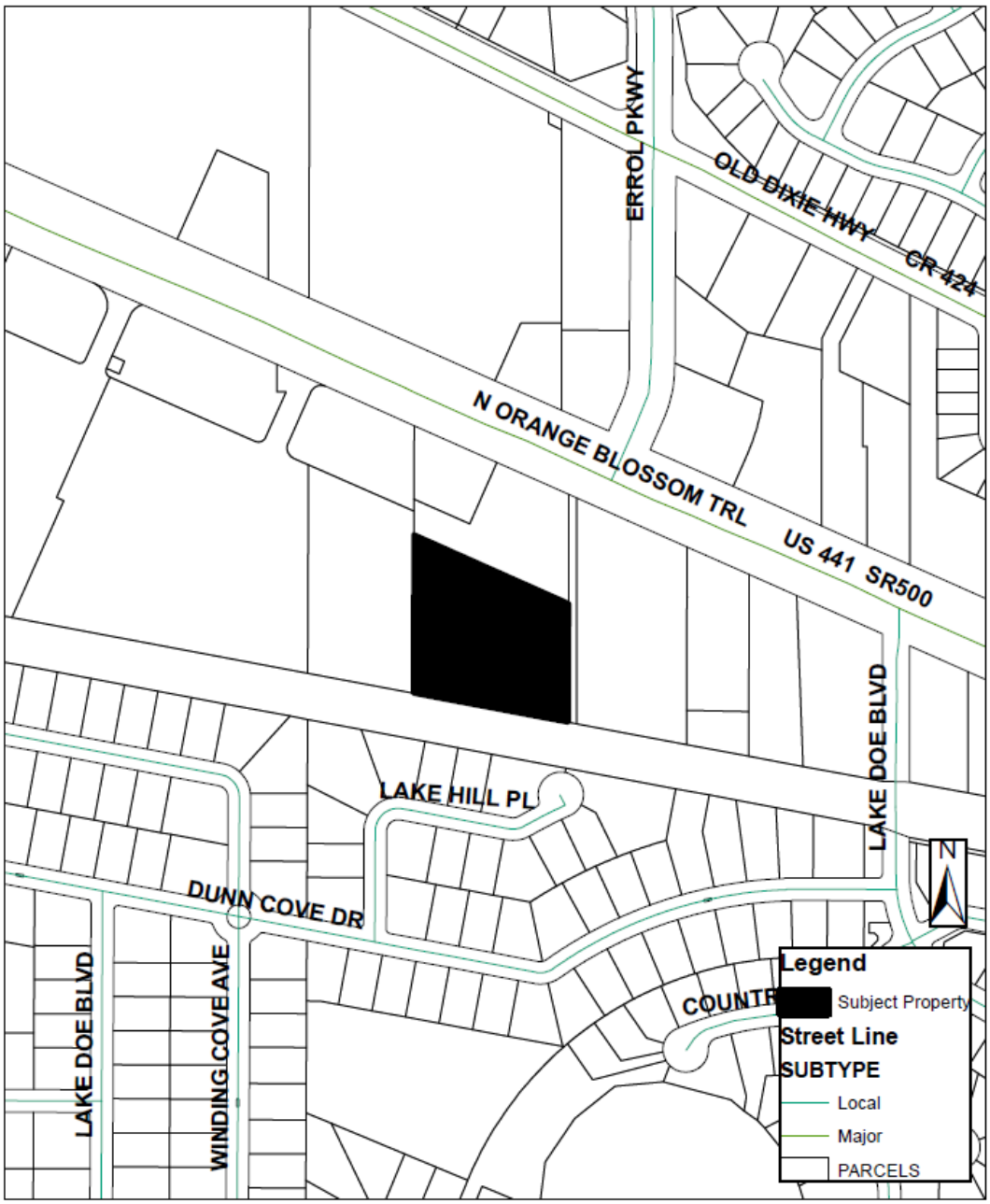
**Planning Commission Role:** The role of the Planning Commission for this development application is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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

| | |
|---|---|
| **Application:** | **Final Development Plan** |
| **Owner:** | **1520 West Orange Blossom, LLC c/o Raul Socarras, Manager** |
| **Engineer/Applicant:** | **Klima Weeks Civil Engineering, Inc., c/o Selby G. Weeks, P.E.** |
| **Parcel ID Number:** | **05-21-28-5037-03-000** |
| **Location:** | **1480 West Orange Blossom Trail** |
| **Acres:** | **2.40 acres +/-** |

N

## VICINITY MAP



N

## AERIAL MAP

ERROL PKWY
LAKE HILL PL
N
Legend
Subject Property
Street Line
SUBTYPE
Local
Major
PARCELS

# LEGACY STATION LOT 3

## FINAL DEVELOPMENT PLANS

### CITY OF APOPKA, FLORIDA

JANUARY 2020

### SHEET INDEX


| | |
|---|---|
| C000 | COVER SHEET |
| S 1 | BOUNDARY AND TOPOGRAPHIC SURVEY |
| C100 | SITE PLAN |
| C200 | EROSION CONTROL AND DEMOLITION PLAN |
| C300 | GEOMETRY & STRIPING PLAN |
| C400 | GRADING & DRAINAGE PLAN |
| C500 | UTILITY PLAN |
| C600 | SITE DETAILS |
| C700 | DRAINAGE DETAILS |
| C800 | WATER DETAILS |
| C801 | SANITARY AND FDOT DETAILS |
| L1 | LANDSCAPE PLAN |
| L2 | PLANTING NOTES AND DETAILS |
| L3 | IRRIGATION PLAN |
| L4 | IRRIGATION DETAILS |
| L5 | IRRIGATION DETAILS |
| A401 | EXTERIOR ELEVATIONS |
| A801 | DUMPSTER ENCLOSURE AND DETAILS |
| ES102 | SITE PLAN PHOTOMETRIC |


## CONTACTS: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P: 407-720-5345
E:RAUL.SOCARRAS@UPSHOT.COM

ARCHITECT:
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MICHAEL BRADY, INC.
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LAKE MARY, FLORIDA 32746
P: 407-585-0330
F: 407-585-0336
E: SCOTTM@MBIARCH.COM

CIVIL ENGINEER:
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KLIMA WEEKS CIVIL ENGINEERING, INC.
385 DOUGLAS AVENUE, SUITE 2100
ALTAMONTE SPRINGS, FLORIDA 32714
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F: 407-478-8749
E: SWEEKS@KLIMAWEEKS.COM

SURVEYOR:
BILLY JOE JENKINS, JR., P.S.M.
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KISSIMMEE, FLORIDA 34746
P: 407.654.6183
E: JOE@BENCHMARKSURVEYINGANDMAPPING.COM

GEOTECHNICAL:
CHARLES H. CUNNINGHAM, P.E.
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8008 S. ORANGE AVENUE,
ORLANDO, FL. 32809
P: 407-855-3860
F: 407-859-8121
E: CCUNNINGHAM@ARDAMAN.COM

LANDSCAPE ARCHITECT:
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MAGLEY DESIGN, LLC.
1817 E. WASHINGTON STREET
ORLANDO, FL. 32803
P: 407-758-9456
E: KATYMAGLEY@MAGLEYDESIGN.COM


## UTILITY PROVIDERS:

WATER / SEWER / STORMWATER / RECLAIMED & SOLID WASTE:
CITY OF APOPKA - PUBLIC SERVICES DEPARTMENT
748 E. CLEVELAND STREET
APOPKA, FL. 32703
P: 407-703-1731
F: 407-703-1748

POWER:
DUKE ENERGY
150 PROGRESS ENERGY WAY
LONGWOOD, FL. 32750
P: 407-850-2762

CABLE COMPANIES:
CENTURY LINK
555 LAKE BORDER DRIVE
APOPKA, FL. 32703
P: 407-889-6000

CHARTER COMMUNICATIONS
3767 ALL AMERICAN BLVD.
ORLANDO, FL. 32810
P: 407-532-8509

LOCATION MAP & LAND USE MAP
N.T.S.

1480 WEST ORANGE BLOSSOM TRAIL, APOPKA, FLORIDA

## LEGAL DESCRIPTION:

THE EAST 325.31 FEET OF THE WEST 558 FEET OF THE SOUTHEAST 1/ 4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY 441 AND NORTH OF SEABOARD SYSTEM RAILROAD RIGHT-OF-WAY.
AND
COMMENCING 483 FEET NORTH OF THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN N. 65° W., ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, A DISTANCE OF 822.4 FEET FOR A POINT OF BEGINNING, THENCE RUN SOUTHERLY PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TO THE NORTH LINE OF SEABOARD SYSTEMS RAILROAD, THENCE RUN NORTHWESTERLY ALONG SEABOARD SYSTEMS RAILROAD A DISTANCE OF 31 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 558 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 508.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, THENCE RUN S. 65° E., 33 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00°03'18" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 482.33 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD 500), A 163.00 FOOT WIDE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7502.105; THENCE NORTH 65°59'32" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 822.40 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°03'18" WEST, ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 502.52 FEET TO THE NORTH RIGHT OF WAY LINE OF SEABOARD SYSTEMS RAILROAD, A 100.00 FOOT WIDE RAILROAD RIGHT OF WAY; THENCE NORTH 79°16'29" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID SEABOARD SYSTEMS RAILROAD, A DISTANCE OF 347.32 FEET TO A POINT ON THE WEST LINE OF THE EAST 325.31' OF THE WEST 558.00' OF THE SOUTHEAST 1/ 4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE NORTH 00°08'46" EAST, ALONG SAID WEST LINE, A DISTANCE OF 589.42 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 441; THENCE SOUTH 65°59'32" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 441, A DISTANCE OF 372.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.273 ACRES, MORE OR LESS.

## PARCEL ID: 05-21-28-5037-03-000

## CHARACTER AND INTENDED USE:

THE PROPOSED CONSTRUCTION CONSISTS OF A SINGLE STORY 8,000 SF. IMAGING CENTER BUILDING, DRIVEWAYS, PARKING LOT, ASSOCIATED WATER, SEWER AND STORMWATER MANAGEMENT.

## LAND DEVELOPMENT CODE NOTE:

THIS PROJECT IS SUBJECT TO THE CITY OF APOPKA 1993 LAND DEVELOPMENT CODE.

1

SELBY G. WEEKS
LICENSE
No. 56991
STATE OF FLORIDA

c=US, o=Klima Weeks Civil Engineering, oid=A01410D0000016CE2E31688000 0142B, cn=Selby G Weeks
This item has been electronically signed and sealed by Selby G. Weeks, P.E. on the date and time specified using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2020.01.27 22:37:04 -05'00'

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| 1 | City Comments | JAK | 1/27/2020 |
| 2 | | | |
| 3 | | | |
| 4 | | | |


385 DOUGLAS AVE
STE 2100
ALTAMONTE SPRINGS
FLORIDA 32714
TELEPHONE 407.478.8750
FACSIMILE 407.478.8749

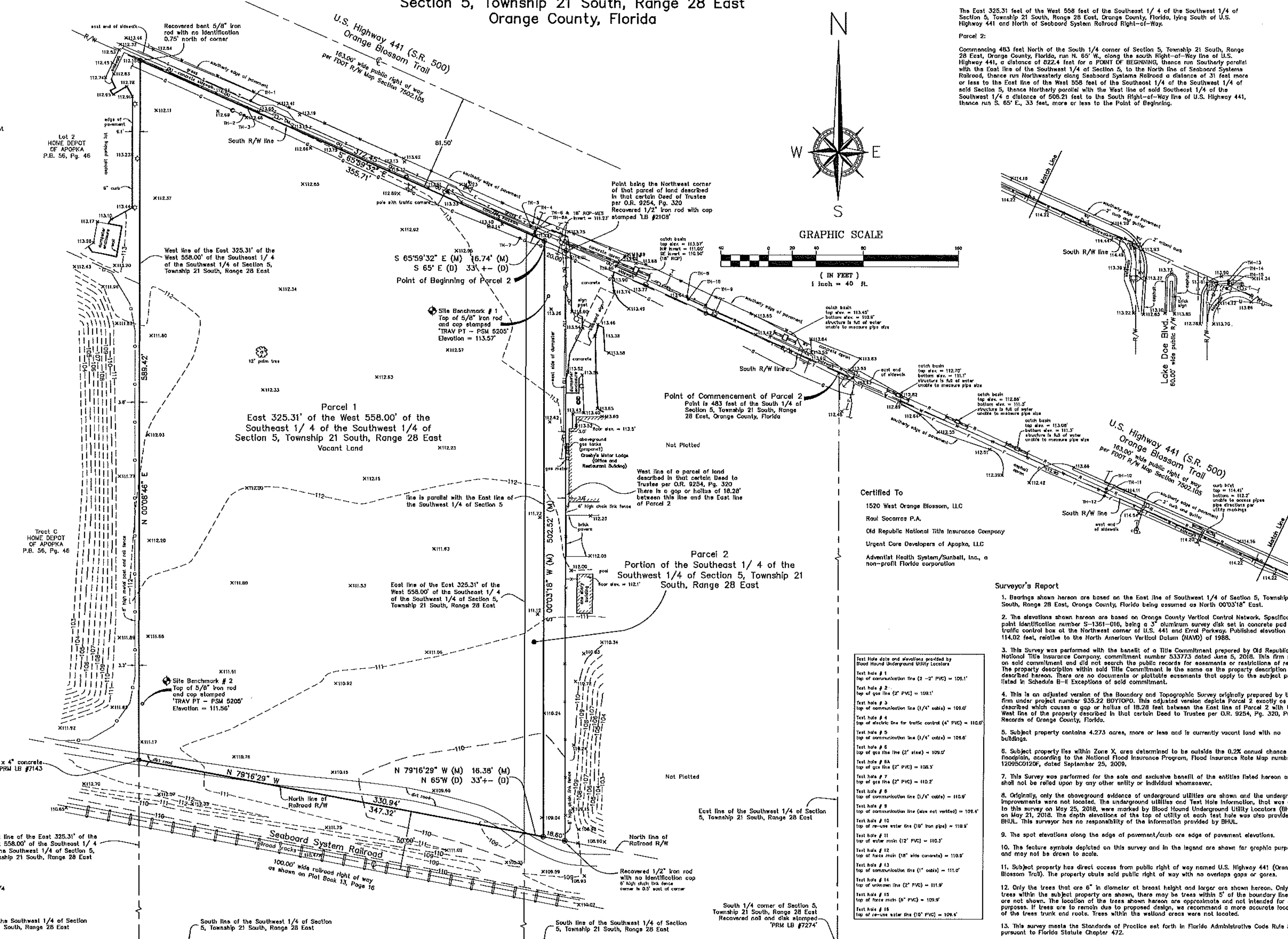
Klima Weeks
CIVIL ENGINEERING

CERTIFICATE OF AUTHORIZATION No.: 9230

# Boundary and Topographic Survey of
# 1520 W Orange Blossom Trail, Apopka, Florida
# Section 5, Township 21 South, Range 28 East
# Orange County, Florida

## Abbreviations and Legend

FDOT – denotes Florida Department of Transportation
S.R. – denotes State Road
R/W – denotes right-of-way
O.R. – denotes Official Records Book
P.B. – denotes Plat Book
Pg. – denotes Page
(M) – denotes dimension based on field measurement
(D) – denotes dimension based on deed description
PRM – denotes permanent reference monument
LB – denotes licensed business
PSM – denotes Professional Surveyor and Mapper
TRAV PT – denotes traverse point (survey work point)
RCP – denotes reinforced concrete pipe
PVC – denotes polyvinyl chloride pipe
MES – denotes mitered end section
elev. – denotes elevation
– denotes light pole
– denotes power pole
– denotes guy wire anchor
—OU— denotes overhead utility line
– denotes grease trap manhole
– denotes gas meter
– denotes underground gas line marker
– denotes propane or natural gas tank
—x— denotes 6' high chain link fence
—o— denotes 6' high metal post and rail fence
x111.53 – denotes spot elevation
—112— denotes contour line and elevation
– denotes traffic signal support pole
– denotes telecommunication riser box
– denotes re-use water valve
– denotes sanitary force main valve
—E— denotes underground electric cable
—W— denotes underground water line
—R— denotes underground re-use water line
—T— denotes underground telecommunication or fiber optics line
—G— denotes underground gas line
– set 5/8" iron rod with plastic cap stamped 'PSM 5205', unless otherwise noted




## Property Description

Parcel 1:

The East 325.31 feet of the West 558 feet of the Southeast 1/ 4 of the Southwest 1/4 of Section 5, Township 21 South, Range 28 East, Orange County, Florida, lying South of U.S. Highway 441 and North of Seaboard System Railroad Right-of-Way.

Parcel 2:

Commencing 483 feet North of the South 1/4 corner of Section 5, Township 21 South, Range 28 East, Orange County, Florida, run N. 65' W., along the south Right-of-Way line of U.S. Highway 441, a distance of 822.4 feet for a POINT OF BEGINNING, thence run Southerly parallel with the East line of the Southwest 1/4 of Section 5, to the North line of Seaboard Systems Railroad, thence run Northwesterly along Seaboard Systems Railroad a distance of 31 feet more or less to the East line of the West 558 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 5, thence Northerly parallel with the West line of said Southeast 1/4 of the Southwest 1/4 a distance of 508.21 feet to the South Right-of-Way line of U.S. Highway 441, thence run S. 65' E., 33 feet, more or less to the Point of Beginning.

## Certified To

1520 West Orange Blossom, LLC

Raul Socarras P.A.

Old Republic National Title Insurance Company

Urgent Care Developers of Apopka, LLC

Adventist Health System/Sunbelt, Inc., a non-profit Florida corporation

Test Hole data and elevations provided by Blood Hound Underground Utility Locators

Test hole # 1
top of communication line (2 –2" PVC) = 109.1'

Test hole # 2
top of gas line (2" PVC) = 109.1'

Test hole # 3
top of communication line (1/4" cable) = 109.0'

Test hole # 4
top of electric line for traffic control (4" PVC) = 110.0'

Test hole # 5
top of communication line (1/4" cable) = 109.6'

Test hole # 6
top of gas line line (2" steel) = 109.0'

Test hole # 6A
top of gas line (2" PVC) = 108.3'

Test hole # 7
top of gas line (2" PVC) = 110.2'

Test hole # 8
top of communication line (1/4" cable) = 110.9'

Test hole # 9
top of communication line (size not verified) = 109.4'

Test hole # 10
top of re-use water line (10" iron pipe) = 110.9'

Test hole # 11
top of water main (12" PVC) = 110.3'

Test hole # 12
top of force main (18" wide concrete) = 110.9'

Test hole # 13
top of communication line (1" cable) = 111.0'

Test hole # 14
top of unknown line (2" PVC) = 111.9'

Test hole # 15
top of force main (6" PVC) = 109.9'

Test hole # 16
top of re-use water line (10" PVC) = 109.4'

## Surveyor's Report

1. Bearings shown hereon are based on the East line of Southwest 1/4 of Section 5, Township 21 South, Range 28 East, Orange County, Florida being assumed as North 00°03'18" East.

2. The elevations shown hereon are based on Orange County Vertical Control Network. Specifically, point identification number S-1361-016, being a 3" aluminum survey disk set in concrete pad for traffic control box at the Northwest corner of U.S. 441 and Errol Parkway. Published elevation is 114.02 feet, relative to the North American Vertical Datum (NAVD) of 1988.

3. This Survey was performed with the benefit of a Title Commitment prepared by Old Republic National Title Insurance Company, commitment number 533773 dated June 5, 2018. This firm relied on said commitment and did not search the public records for easements or restrictions of record. The property description within said Title Commitment is the same as the property description described hereon. There are no documents or plottable easements that apply to the subject property listed in Schedule B-II Exceptions of said commitment.

4. This is an adjusted version of the Boundary and Topographic Survey originally prepared by this firm under project number 935.22 BOYTOPO. This adjusted version depicts Parcel 2 exactly as described which causes a gap or hiatus of 18.28 feet between the East line of Parcel 2 with the West line of the property described in that certain Deed to Trustee per O.R. 9254, Pg. 320, Public Records of Orange County, Florida.

5. Subject property contains 4.273 acres, more or less and is currently vacant land with no buildings.

6. Subject property lies within Zone X, area determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map number 12095C0120F, dated September 25, 2009.

7. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

8. Originally, only the aboveground evidence of underground utilities are shown and the underground improvements were not located. The underground utilities and Test Hole information, that was added to this survey on May 25, 2018, were marked by Blood Hound Underground Utility Locators (BHUL) on May 21, 2018. The depth elevations of the top of utility at each test hole was also provided by BHUL. This surveyor has no responsibility of the information provided by BHUL.

9. The spot elevations along the edge of pavement/curb are edge of pavement elevations.

10. The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.

11. Subject property has direct access from public right of way named U.S. Highway 441 (Orange Blossom Trail). The property abuts said public right of way with no overlaps gaps or gores.

12. Only the trees that are 6" in diameter at breast height and larger are shown hereon. Only the trees within the subject property are shown, there may be trees within 5' of the boundary lines that are not shown. The location of the trees shown hereon are approximate and not intended for design purposes. If trees are to remain due to proposed design, we recommend a more accurate location of the trees trunk and roots. Trees within the wetland areas were not located.

13. This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.

14. A paper original of this Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper and a Portable Document Format (PDF) file version of this survey is not valid without a digital signature and seal of a Florida licensed surveyor and mapper.


Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number – LB-7874
Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654-6183
www.benchmarksurveyingandmapping.com


Prepared For: Upshot 1520 West Orange Blossom, LLC

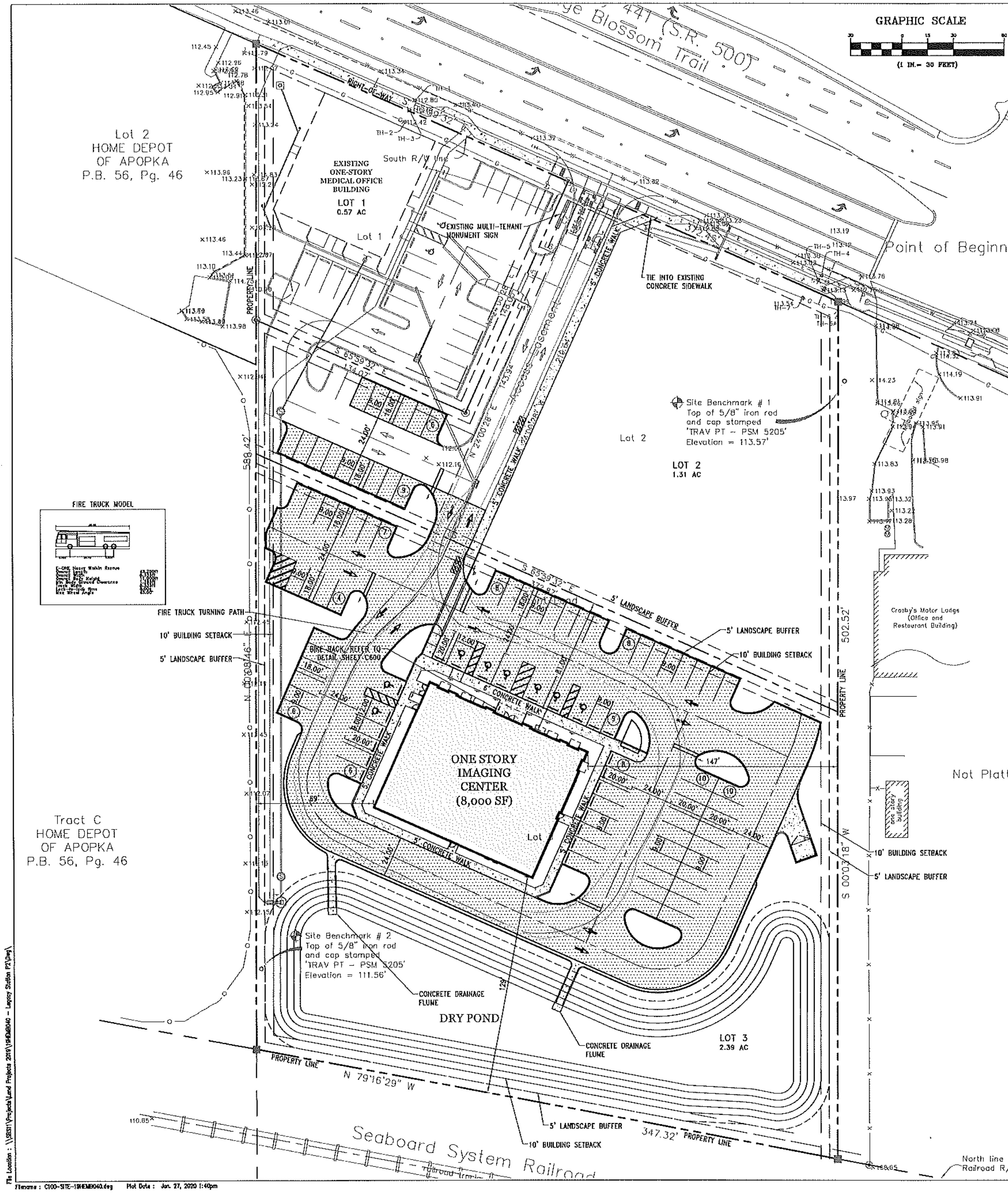
Digitally signed by Billy Joe Jenkins
Date: 2019.10.07 ... -04'00'

Boundary and Topographic Survey of
1520 W Orange Blossom Trail, Apopka, Florida
Section 5, Township 21 South, Range 28 East
Orange County, Florida

| Date | Revision |
|---|---|
| May 22, 2019 | new sidewalk and Update Survey |
| Sept. 8, 2018 | adjust east boundary of Parcel 2 |
| July 23, 2018 | correct scrivener's error in Note # 4 |
| July 2, 2018 | Add "Certified To" and title commitment and title exceptions reference in Surveyor's Report Item #3 |
| May 25, 2018 | Add underground utilities along R/W line |

| | |
|---|---|
| January 8, 2018 | 935.22 BOYTOPO ADJ |
| Field Date | Project Number |
| 113/40 | 1" = 40' |
| Field Book/Page | Scale |

Sheet 1 of 1




## PROPOSED AREA CALCULATIONS:

SITE TOTAL AREA: 186,140. (4.27 AC.)

**LOT 1:**

| | | |
|---|---|---|
| SIDEWALKS (EXISTING): | | 966 SF |
| DUMPSTER & APPROACH (EXISTING): | | 222 SF |
| PAVEMENT & CURBING (EXISTING): | | 10,387 SF |
| BUILDING (EXISTING): | | 5,285 SF |
| | TOTAL: | 16,860 SF |
| IMPERVIOUS AREA: | 16,860 SF (0.39 AC.) | |
| PERVIOUS AREA: | 7,826 SF (0.18 AC.) | |
| TOTAL AREA: | 24,686 SF (0.57 AC.) | |
| MAX F.A.R. ALLOWABLE: | 0.25 | |
| EXISTING F.A.R.: | 0.21 | |

**LOT 2:**

| | | |
|---|---|---|
| SIDEWALK (EXISTING): | | 31 SF |
| SIDEWALK (PROPOSED): | | 1,191 SF |
| PAVEMENT & CURBING (EXISTING): | | 9,300 SF |
| PAVEMENT & CURBING (PROPOSED): | | 3,262 SF |
| | TOTAL: | 13,784 SF |
| IMPERVIOUS AREA: | 13,784 SF (0.32 AC.) | |
| PERVIOUS AREA: | 43,381 SF (1.00 AC.) | |
| TOTAL AREA: | 57,165 SF (1.31 AC.) | |
| MAX F.A.R. ALLOWABLE: | 0.25 | |
| PROPOSED F.A.R.: | -NA- | |

**LOT 3:**

| | | |
|---|---|---|
| SIDEWALK (PROPOSED): | | 2,815 SF |
| DUMPSTER & APPROACH (PROPOSED): | | 363 SF |
| PAVEMENT & CURBING (PROPOSED): | | 41,259 SF |
| BUILDING (PROPOSED): | | 8,000 SF |
| | TOTAL: | 52,437. SF. |
| MAX F.A.R. ALLOWABLE: | 0.25 | |
| PROPOSED F.A.R.: | 0.07 | |
| IMPERVIOUS AREA: | 52,437 SF (1.20 AC.) | |
| PERVIOUS AREA: | 51,851 SF (1.19 AC.) | |
| TOTAL AREA: | 104,288 SF (2.39 AC.) | |

**OVERALL SITE:**

| | |
|---|---|
| MAX F.A.R. ALLOWABLE: | 0.25 |
| PROPOSED F.A.R.: | 0.07 |

*(NO OPEN SPACE REQUIRED PER LDC/CITY ORDINANCE)

## PAVING LEGEND:

- CONCRETE WALKS, PADS AND PAVEMENT (REFER TO DETAILS ON SHEET C600)
- TYPICAL ASPHALT PAVEMENT SECTION (REFER TO DETAIL ON SHEET C600)

## GENERAL INFORMATION:

### STATEMENT OF INTENT:

THE PROPOSED CONSTRUCTION CONSISTS OF A SINGLE STORY 8,000 SF MEDICAL IMAGING BUILDING, DRIVEWAYS, PARKING LOT, ASSOCIATED WATER, SEWER AND STORMWATER MANAGEMENT.

### PROPERTY INFORMATION:

ADDRESS: 1480 W. ORANGE BLOSSOM TRAIL
APOPKA, FL

| | | |
|---|---|---|
| PROPOSED LOT 1: | 24,686± SF = | 0.57 AC |
| PROPOSED LOT 2: | 57,165± SF = | 1.31 AC |
| PROPOSED LOT 3: | 104,288± SF = | 2.39 AC |
| SITE TOTAL AREA: | 186,140± SF = | 4.27 AC |

PROPOSED USE: EXISTING MEDICAL OFFICE (LOT 1)
FUTURE COMMERCIAL (LOT 2)
IMAGING CENTER (LOT 3)
NUMBER OF UNITS: 1 (THIS PHASE)
EXISTING ZONING: C-1
FUTURE LAND USE: COMMERCIAL

### ADJACENT ZONING:

SUBJECT SITE: C-1
NORTH: C-1, C-2 (U.S. HWY 441/ORANGE BLOSSOM TRAIL)
EAST: C-1
WEST: C-1
SOUTH: IND (CSX)

### ADJACENT LAND USE:

SUBJECT SITE: COMMERCIAL
NORTH: COMMERCIAL (U.S. HWY 441/ORANGE BLOSSOM TRAIL)
EAST: COMMERCIAL
WEST: COMMERCIAL
SOUTH: INDUSTRIAL (CSX)

### BUILDING INFORMATION:

BUILDING:
IMAGING CENTER: 8,000. SF
MAXIMUM ALLOWED BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: 28'8"

### SOILS (PROJECT AREA):

CANDLER FINE SAND, LAKE FINE SAND

### PARCEL ID No(s).

05-21-28-5037-01-000 &
05-21-28-5037-02-000 &
05-21-28-5037-03-000

### LOADING AREA:

REQUIRED: 10'X 25'
PROVIDED: 0'X 0'

### FEMA FLOOD DATA

THIS SITE IS LOCATED IN ZONE X PER FEMA MAP No. 12095C0120 F, REVISED SEPTEMBER 25, 2009.

### BUILDING SETBACKS (C-1):

| REQUIRED: | (FT.) | PROVIDED: | (FT.) |
|---|---|---|---|
| FRONT: | 10 | FRONT: | 81 |
| EAST SIDE: | 10 | EAST SIDE: | 147 |
| WEST SIDE: | 10 | WEST SIDE: | 69 |
| REAR: | 10 | SOUTH SIDE: | 129 |

### LANDSCAPE BUFFER (C-1)

| REQUIRED: | (FT.) | PROVIDED: | (FT.) |
|---|---|---|---|
| FRONT: | 5.0 | FRONT: | 5.0 |
| EAST SIDE: | 5.0 | EAST SIDE: | 5.0 |
| WEST SIDE: | 5.0 | WEST SIDE: | 5.0 |
| REAR: | 5.0 | REAR: | 5.0 |

## PARKING DATA:

BASIS: HEALTH OFFICE REQUIRES 1 SPACE PER 200SF OF GFA
THEREFORE, (5,285 SF + 8,000 SF)/200 SF X 1 SPACE = 66 SPACES

| REQUIRED PARKING: | | PROPOSED PARKING: | |
|---|---|---|---|
| | | LOT 1: | 24 |
| STANDARD: | 63 | LOT 2: | 17 |
| ACCESSIBLE: | 3 | LOT 3: | 76 |
| TOTAL: | 66 SPACES | TOTAL: | 171 SPACES |

PROVIDED BIKE PARKING:
1 BIKE RACK = 2 SPACES

## GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS ALSO TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES AND ANY UTILITY ADJUSTMENT REQUIRED. UTILITY COMPANIES SHALL BE NOTIFIED A MINIMUM OF THREE WORKING DAYS PRIOR TO EXCAVATION.
2. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE DEPICTED FROM ACTUAL FIELD MEASUREMENTS AND/OR DERIVED FROM RECORD DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF EXISTING UTILITIES TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION AND TO COORDINATE WITH THE UTILITY OWNERS TO RESOLVE THESE CONFLICTS.
3. THE SUBSURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION. INFORMATION SHOWN, INCLUDING WATER LEVELS, REPRESENTS EXISTING CONDITIONS AT THE SPECIFIC BORING LOCATIONS AT THE TIME THE BORINGS WERE MADE.
4. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER, IN WRITING, WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH DIFFERING CONDITIONS WILL BE ALLOWED IF HE OR SHE FAILS TO PROVIDE THE WRITTEN NOTIFICATION.
5. ALL MATERIALS, INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA, FLORIDA BUILDING CODE AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING AND BRACING REQUIRED TO PROTECT ADJACENT STRUCTURES AND UTILITIES OR MINIMIZE TRENCH WIDTH AS REQUIRED. SHEETING AND SHORING SHALL BE DESIGNED BY A STATE OF FLORIDA PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
8. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ANY PUBLIC LAND CORNER, WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING ALTERED AND HAS NOT YET BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHOUT DELAY.
10. COORDINATE VALUES ARE BASED ON A LOCAL GRID ESTABLISHED BY THE ENGINEER AND ARE INDEPENDENT OF VALUES DEPICTED ON THE SURVEY.
11. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.
12. ALL PIPING TO HAVE A MINIMUM OF THREE (3) FEET COVER UNLESS OTHERWISE NOTED ON PLANS.
13. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY STRIPING, TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION, AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS."
14. REFER TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS FOR THE FOLLOWING:
    - A. TYPE "C" INLET (INDEX No. 425-052)
    - B. CURB TRANSITION (INDEX No. 520-001)
    - C. TYPE "D" CURB (INDEX No. 520-001)
    - D. CURB RAMP (INDEX No. 522-002)
    - E. CROSSWALK, STOP BAR (INDEX No. 711-001)
    - F. PAVEMENT ARROWS & MESSAGE SIZE & SPACING (INDEX No. 711-001)
    - G. CONCRETE BUMPER GUARD (WHEEL STOP) (INDEX No. 520-001)
    - H. … BOTTOMS TYPE "J" AND "P" (INDEX No. 425-010)
    - I. …TARY DETAILS FOR MANHOLES AND INLETS (INDEX No. 425-001)
    - J. … WARNINGS AND SIDEWALK CURB RAMPS (INDEX No. 522-002)
15. A…INGS, SIGNED AND SEALED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, SHALL BE PROVIDED PER THE PROJECT SPECIFICATIONS AND SHALL COMPLY WITH CITY OF APOPKA REQUIREMENTS.
16. ALL POWER SERVICES WILL HAVE TO BE PROVIDED UNDERGROUND, NO OVERHEAD SERVICE WILL BE ALLOWED.


Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230


c=US, o=Klima Weeks Civil Engineering, ou=A01410D00000016C5262168600001428, cn=Selby G Weeks
This item has been electronically signed and sealed by Selby G. Weeks, P.E. on the date and time specified using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2020.01.27 22:37:42 -05'00'

Selby G. Weeks 56991

# LEGACY STATION LOT 3
## W. ORANGE BLOSSOM TRAIL
## APOPKA, FL
# SITE PLAN

| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
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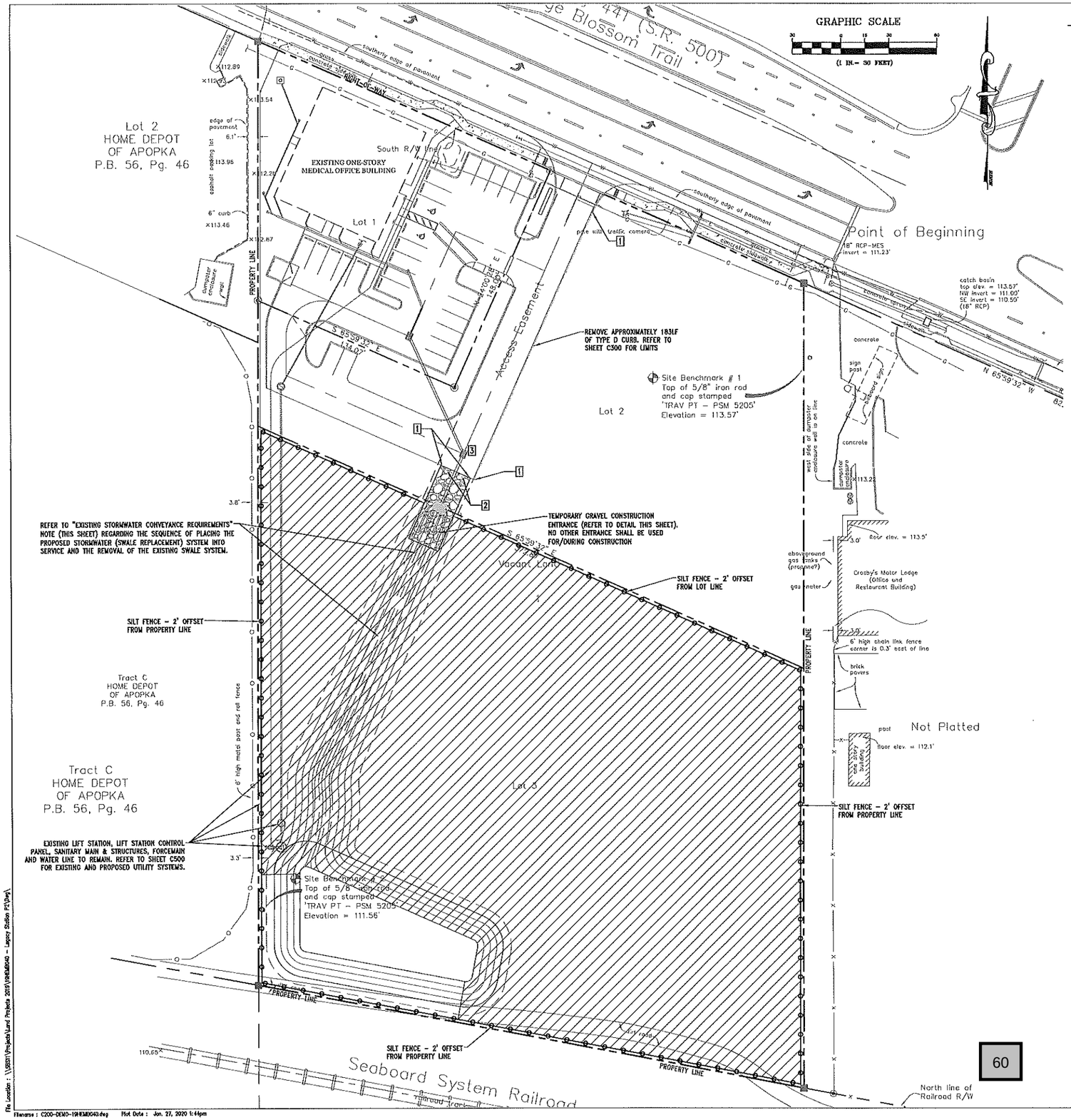
| | |
|---|---|
| drawn by: | JAK |
| checked by: | SGW |
| date: | 12-30-2019 |
| plot scale: | AS SHOWN |
| project number: | Imaging Ctr. |
| file name: | C100-SITE-19HEMB040.DWG |

# C100

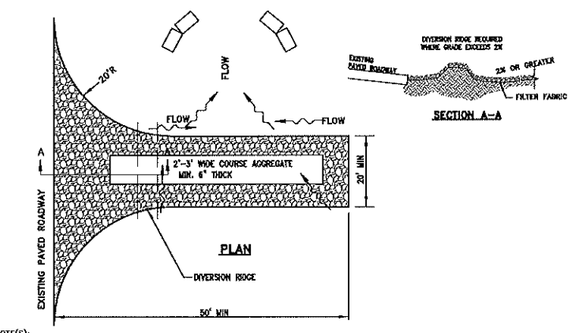



## DEMOLITION NOTES:

1. CONTACT AND COORDINATE WITH THE CITY OF APOPKA PRIOR TO ANY REMOVAL OR CAPPING OF EXISTING WATER, SEWER & STORMWATER UTILITIES.
2. UTILITY LINES SHALL BE DEMOLISHED AND REMOVED OR LEFT IN PLACE AS REQUIRED BY THE UTILITY DEPARTMENT, LOCAL REQUIREMENTS AND THE HEALTH DEPARTMENT. ANY CONDUITS THAT ARE LEFT IN PLACE SHALL HAVE ENDS SEALED WITH LEAN CONCRETE.
3. ALL AREAS WHERE PAVEMENT, BUILDING SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACK FILLED WITH SELECT BACK FILL MATERIAL. ALL SELECT BACK FILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THE SPECIFICATIONS AND THE ON-SITE GEOTECHNICAL ENGINEER.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE.
5. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY.
6. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ASPHALT RESURFACING AND STRIPING TO ALL EXISTING ROADS WHICH ARE DAMAGED DURING CONSTRUCTION. ALL REPAIRS TO BE MADE IN ACCORDANCE WITH FDOT REQUIREMENTS.
8. ANY ENCOUNTERED CONTAMINATED MATERIALS SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE GEOTECHNICAL ENGINEER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
9. THE CONTRACTOR IS ADVISED THAT UNCHARTED UTILITIES MAY BE FOUND TO EXIST WITHIN THE CONSTRUCTION AREA AND THAT CONSTRUCTION OPERATIONS SHOULD BE CONDUCTED WITH CAUTION.

## EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF THE **CITY OF APOPKA**, FLORIDA, FDOT AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. SOIL MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
5. ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
6. ALL PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING.
7. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
8. THE EROSION CONTROL MEASURES ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.




NOTE(S):

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ALL EROSION CONTROL MATERIALS, CONSTRUCTION & MAINTENANCE TO BE PER APPLICABLE SECTIONS OF FDOT STANDARD SPECIFICATION #104.
5. USE SANDBAGS, SYNTHETIC BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN REQUIRED.
6. COURSE AGGREGATE & FILTER FABRIC TO BE PER SECTIONS OF FDOT STANDARD SPECIFICATION #901 & #985 RESPECTIVELY.

## TEMPORARY GRAVEL CONSTRUCTION ENTRANCE DETAIL

N.T.S.

## EXISTING STORMWATER CONVEYANCE REQUIREMENTS:

EXISTING STORMWATER CONVEYANCE (SWALE) SYSTEM SERVING LOT 1 (EXISTING MEDICAL OFFICE BUILDING) IS TO REMAIN IN SERVICE UNTIL NEW STORMWATER PIPING, AND STRUCTURES CONVEYING STORMWATER RUNOFF FROM LOT 1 TO THE POND, ARE IN PLACE AND FULLY OPERATIONAL. UPON COMPLETION OF THE NEW STORMWATER SYSTEM SERVING LOT 1, THE NOTED CONVEYANCE SWALE CAN BE FILLED ACCORDING TO THE PROPOSED GRADES ON SHEET C400. REFER TO SHEET C400 (GRADING & DRAINAGE PLAN) FOR NEW STORMWATER DESIGN.

## DEMOLITION LEGEND:

- SILT FENCE (REFER TO DETAIL ON SHEET C700)
- UNITS OF CLEARING AND GRUBBING.
- [1] SAWCUT EXISTING PAVEMENT SECTION/ CONCRETE WALK AND/OR CURBS AS REQUIRED FOR PROPOSED PAVEMENT/ WALK AND CURBING CONNECTIONS. REFER TO SHEET C300 FOR LIMITS.
- [2] REMOVE ROAD END/DEAD END SIGNAGE, POST AND FOUNDATION.
- [3] PROVIDE INLET/ STORM PIPE PROTECTION (REFER TO DETAIL ON SHEET C700)
- [4] REMOVE EXISTING STORM ENDWALL & ENERGY DISSIPATOR, REFER TO SHEET C400 FOR PROPOSED PIPE EXTENSION.


Klima Weeks
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Selby G. Weeks 56991

# LEGACY STATION LOT 3
W. ORANGE BLOSSOM TRAIL
APOPKA, FL
EROSION CONTROL & DEMOLITION PLAN

| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |
| | | |
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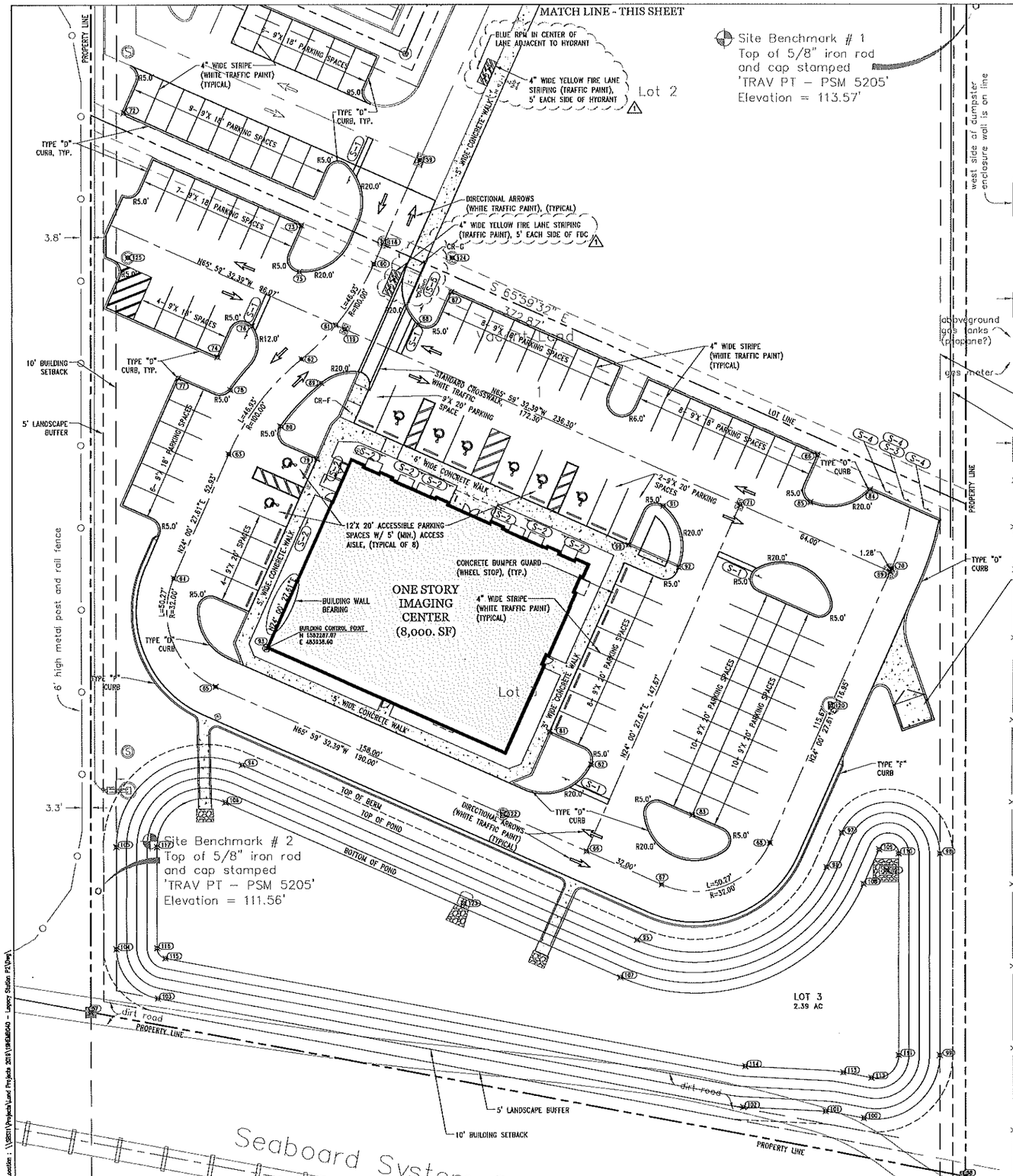
| | | |
| | | |

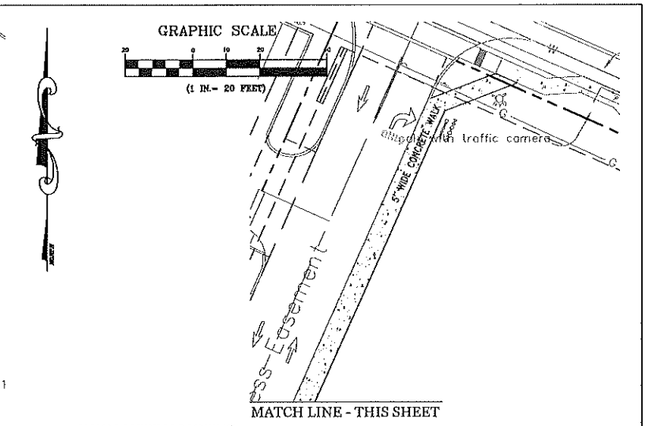
drawn by: JAK
checked by: SGW
date: 12-30-2019
plot scale: AS SHOWN
project number: Imaging Ctr.
file name: C200-DEMO-19HEM0040.DWG

C200



File Location : \\SBS01\Projects\Land Projects 2019\HEM0040 - Legacy Station F2\Dwg\
Filename : C200-DEMO-19HEM0040.dwg Plot Date : Jan. 27, 2020 1:44pm




## GEOMETRY NOTES:

1. POINTS SHOWN ON THE PLANS HAVE BEEN SET AT FACE OF CURB, PC, PT, CURB MIDPOINT AND INTERSECTIONS LOCATIONS. POINTS SHOWN ON UTILITY & STORM STRUCTURES ARE AT THE CENTER OF THE STRUCTURE.
2. REFER TO GRADING PLANS FOR LIMITS OF FLUSH AND RAISED CONCRETE WALKS. DISPOSITION OF WALK/ASPHALT INTERFACE IS PROVIDED BY SPOT ELEVATIONS.

## STRIPING AND SIGNAGE LEGEND:

S-1 — STOP — R1-1 "STOP" SIGN (30" HIGH INTENSITY GRADE SIGN). 24" WHITE THERMOPLASTIC STOP BAR.

S-2 — PARKING BY DISABLED PERMIT ONLY — $250 FINE F.S. 316.1929 — HANDICAP PARKING SIGN; REFER TO SHEET C600 FOR DETAIL. 12'x 20' HANDICAP PARKING SPACE W/ 5'X 20' MIN. ACCESS AISLE, REFER TO SHEET C600 FOR DETAIL AND STRIPING REQUIREMENTS.

S-3 — DEAD END — W14-1

S-4 — OM4-1

S-5 — FDC BLDG. XX

## COORDINATE POINT TABLE:

| Point # | Northing | Easting | Description |
|---|---|---|---|
| 57 | 1582145.44 | 483869.54 | Property Corner |
| 58 | 1582080.80 | 484210.79 | Property Corner |
| 59 | 1582476.97 | 483998.67 | Ex. CL |
| 60 | 1582436.51 | 483980.65 | Ex. CL |
| 61 | 1582412.79 | 483965.80 | Ex. CL |
| 62 | 1582399.60 | 483952.38 | Ex. CL |
| 63 | 1582362.68 | 483924.11 | Ex. CL |
| 64 | 1582314.33 | 483902.57 | Ex. CL |
| 65 | 1582272.08 | 483918.78 | Ex. CL |
| 66 | 1582207.80 | 484063.11 | Ex. CL |
| 67 | 1582194.78 | 484092.35 | Ex. CL |
| 68 | 1582210.99 | 484134.60 | Ex. CL |
| 69 | 1582316.65 | 484181.66 | Ex. CL |
| 70 | 1582317.82 | 484182.18 | Ex. CL |
| 71 | 1582342.69 | 484123.19 | Ex. CL |
| 72 | 1582495.54 | 483883.26 | EOP |
| 73 | 1582451.62 | 483952.36 | EOP |
| 74 | 1582400.47 | 483919.73 | EOP |
| 75 | 1582433.51 | 483951.60 | EOP |
| 76 | 1582412.48 | 483933.23 | EOP |
| 77 | 1582392.31 | 483904.46 | EOP |
| 78 | 1582387.64 | 483924.71 | EOP |
| 79 | [illegible] | 483958.25 | EOP |

| Point # | Northing | Easting | Description |
|---|---|---|---|
| 80 | 1582373.57 | 483944.15 | EOP |
| 81 | 1582254.31 | 484048.80 | EOP |
| 82 | 1582241.51 | 484064.99 | EOP |
| 83 | 1582221.88 | 484104.42 | EOP |
| 84 | 1582348.61 | 484173.82 | EOP |
| 85 | 1582343.66 | 484150.51 | EOP |
| 86 | 1582362.12 | 484153.31 | EOP |
| 87 | 1582425.59 | 484010.81 | EOP |
| 88 | 1582412.91 | 483997.86 | EOP |
| 89 | 1582390.27 | 483959.93 | EOP |
| 90 | 1582327.04 | 484079.68 | EOP |
| 91 | 1582342.24 | 484093.25 | EOP |
| 92 | 1582318.34 | 484099.21 | EOP |
| 93 | 1582287.07 | 483938.60 | Bldg. Control Pt. |
| 94 | 1582241.64 | 483928.94 | Pond |
| 95 | 1582173.14 | 484082.70 | Pond |
| 96 | 1582201.50 | 484156.64 | Pond |
| 97 | 1582214.95 | 484162.64 | Pond |
| 98 | 1582206.79 | 484200.91 | Pond |
| 99 | 1582128.11 | 484200.83 | Pond |
| 100 | 1582103.57 | 484171.18 | Pond |
| 101 | 1582106.15 | 484156.13 | Pond |
| 102 | 1582107.84 | 484123.98 | Pond |

| Point # | Northing | Easting | Description |
|---|---|---|---|
| 103 | 1582150.63 | 483895.88 | Pond |
| 104 | 1582169.97 | 483879.60 | Pond |
| 105 | 1582209.76 | 483879.70 | Pond |
| 106 | 1582227.03 | 483922.43 | Pond |
| 107 | 1582158.52 | 484076.19 | Pond |
| 108 | 1582194.99 | 484171.26 | Pond |
| 109 | 1582208.44 | 484177.25 | Pond |
| 110 | 1582205.81 | 484184.91 | Pond |
| 111 | 1582128.13 | 484184.83 | Pond |
| 112 | 1582119.29 | 484174.16 | Pond |
| 113 | 1582121.38 | 484163.12 | Pond |
| 114 | 1582123.82 | 484124.82 | Pond |
| 115 | 1582166.35 | 483898.85 | Pond |
| 116 | 1582170.29 | 483895.80 | Pond |
| 117 | 1582209.72 | 483895.70 | Pond |
| 118 | 1582445.00 | 483984.42 | STRM STRC |
| 119 | 1582411.17 | 483969.36 | STRM STRC |
| 120 | 1582264.38 | 484158.36 | STRM STRC |
| 121 | 1582200.30 | 484179.99 | STRM STRC |
| 122 | 1582222.24 | 484030.61 | STRM STRC |
| 123 | 1582187.49 | 484015.13 | STRM STRC |
| 124 | 1582438.88 | 484011.18 | SAN STRC |
| 125 | 1582439.21 | 483884.78 | SAN STRC |

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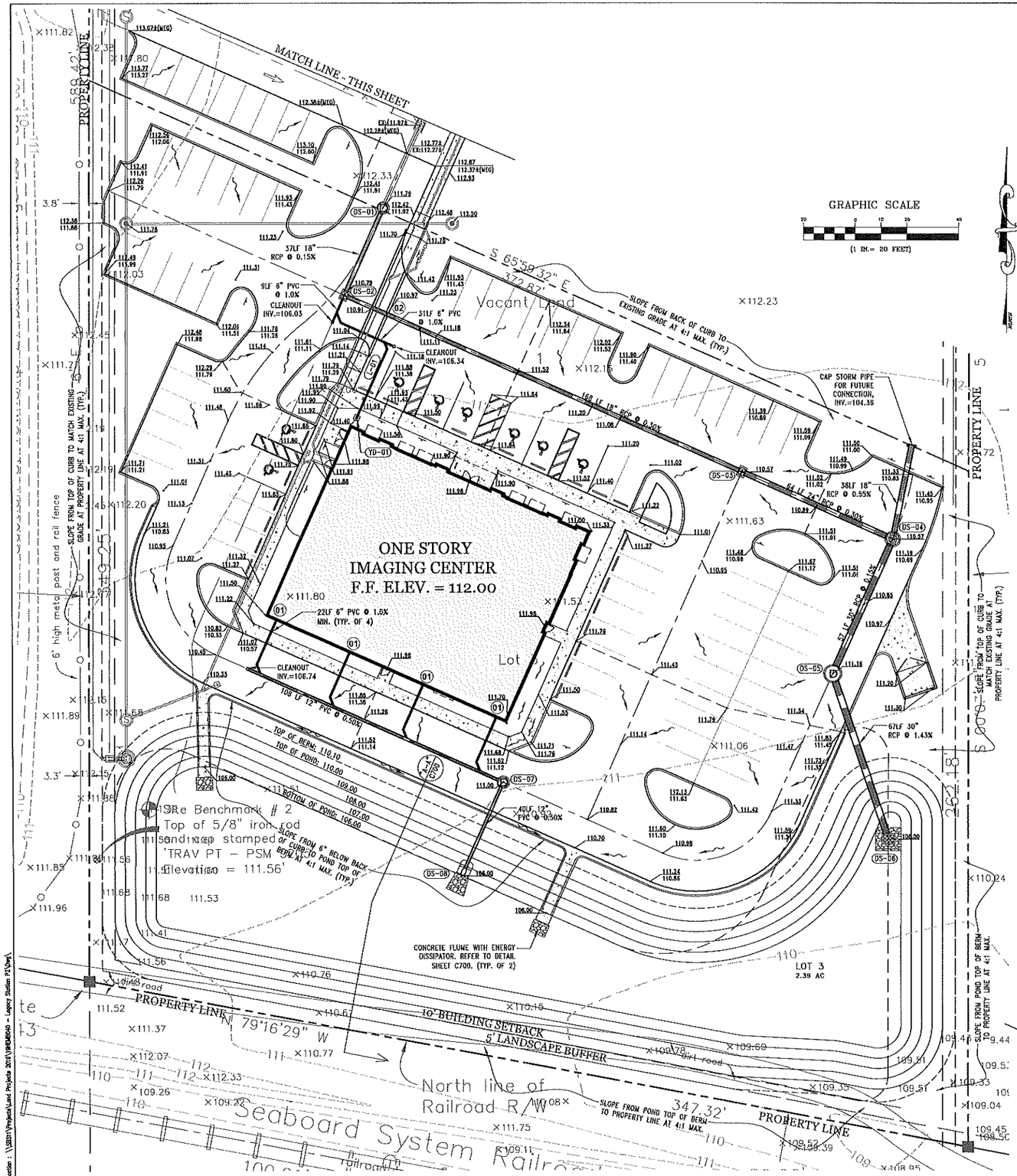
Selby G. Weeks 56991

# LEGACY STATION LOT 3
## W. ORANGE BLOSSOM TRAIL
## APOPKA, FL
## GEOMETRY, STRIPING & SIGNAGE PLAN

| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |

drawn by: JAK
checked by: SGW
date: 12-30-2019
plot scale: AS SHOWN
project number: Imaging Ctr.
file name: C300-GEOM-19HEMB040.DWG

C300




## GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL GRADES SHOWN, WITH THE EXCEPTION OF THOSE INDICATED ON THE SURVEY BASE DRAWING, ARE FINISHED GRADES UNLESS INDICATED OTHERWISE.
3. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES AND FINISHED WITH SOD PER PROJECT SPECIFICATIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE.
4. ALL INLET AND MANHOLE TOPS SHALL BE TRAFFIC BEARING UNLESS OTHERWISE NOTED.
5. SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2% SIDEWALK LONGITUDINAL SLOPES SHALL NOT EXCEED 5%

## PROJECT BENCHMARK:

SOURCE: BOUNDARY AND TOPOGRAPHIC SURVEY OF 1520 W ORANGE BLOSSOM TRAIL, APOPKA, FL, SECTION 05, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BY BENCHMARK SURVEYING & MAPPING, LLC, DATED 05-25-18.

THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY VERTICAL CONTROL NETWORK. SPECIFICALLY POINT IDENTIFICATION NUMBER S-1361-016, BEING A 3" ALUMINUM SURVEY DISK SET IN CONCRETE PAD FOR TRAFFIC CONTROL BOX AT THE NORTHWEST CORNER OF U.S. 441 AND ERROL PARKWAY. PUBLISHED ELEVATION IS 114.02 FEET, RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

## FLOOD INSURANCE RATE MAP:

THE SITE IS LOCATED IN ZONE X PER THE "FIRM" MAP NO. 12095C 0120F, DATED SEPTEMBER 25, 2009.

## GRADING & DRAINAGE LEGEND:

| | |
|---|---|
| 11.00 | EXISTING SURVEY SPOT GRADE |
| | PROPOSED DRAINAGE FLOW |
| 12.00 | PROPOSED SPOT GRADE |
| 12.00± MEG | MATCH EXISTING GRADE |
| | GRADE BREAK LINE |

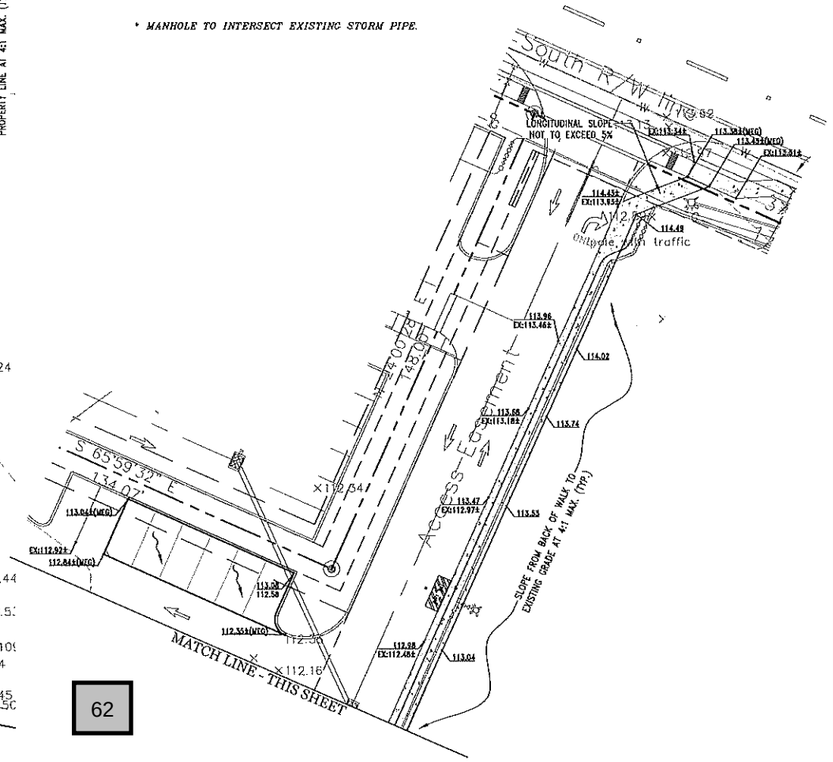
## DRAINAGE KEYNOTES: UPDATE

1. TIE INTO 4" DOWNSPOUT WITH 6" PVC @ INV.=107.25 AND CONTINUE TO MANIFOLD AT 1.00% MIN.
2. CROSSWALK CROSS-SLOPE SHALL NOT EXCEED 2% LONGITUDINAL SLOPES SHALL NOT EXCEED 5%

## DRAINAGE STRUCTURE TABLE

| | | | | | |
|---|---|---|---|---|---|
| DS-01 | TYPE "P" MANHOLE* TOP: 111.78 R: INV.=107.79± (EXISTING) S. INV.=105.00 | DS-04 | TYPE "C" INLET W/ J BOTTOM TOP: 110.57 N. INV.=104.25 W. INV.=103.75 S. INV.=103.25 | DS-07 | TYPE "P" MANHOLE TOP: 111.00 W. INV.=106.20 S. INV.=106.20 |
| DS-02 | TYPE "C" INLET TOP: 110.79 N. INV.=104.94 S. INV.=105.94 E. INV.=104.94 | DS-05 | TYPE "J" MANHOLE TOP: 111.16 N. INV=103.16 SE. INV.=103.16 | DS-08 | MITERED END SECTION W/ ENERGY DISSIPATOR REFER TO DETAIL ON C700 INV.=106.00 |
| DS-03 | TYPE "C" INLET TOP: 110.57 W. INV.=104.44 E. INV.=103.94 | DS-06 | TYPE "P" INLET TOP: 106.00 NE. INV.=102.20 | YD-01 | 8" INLINE DRAIN TOP: 111.40 N. INV.=106.64 |
| | | | | L-01 | 32LF 6" PVC @ 1.0% |

* MANHOLE TO INTERSECT EXISTING STORM PIPE.





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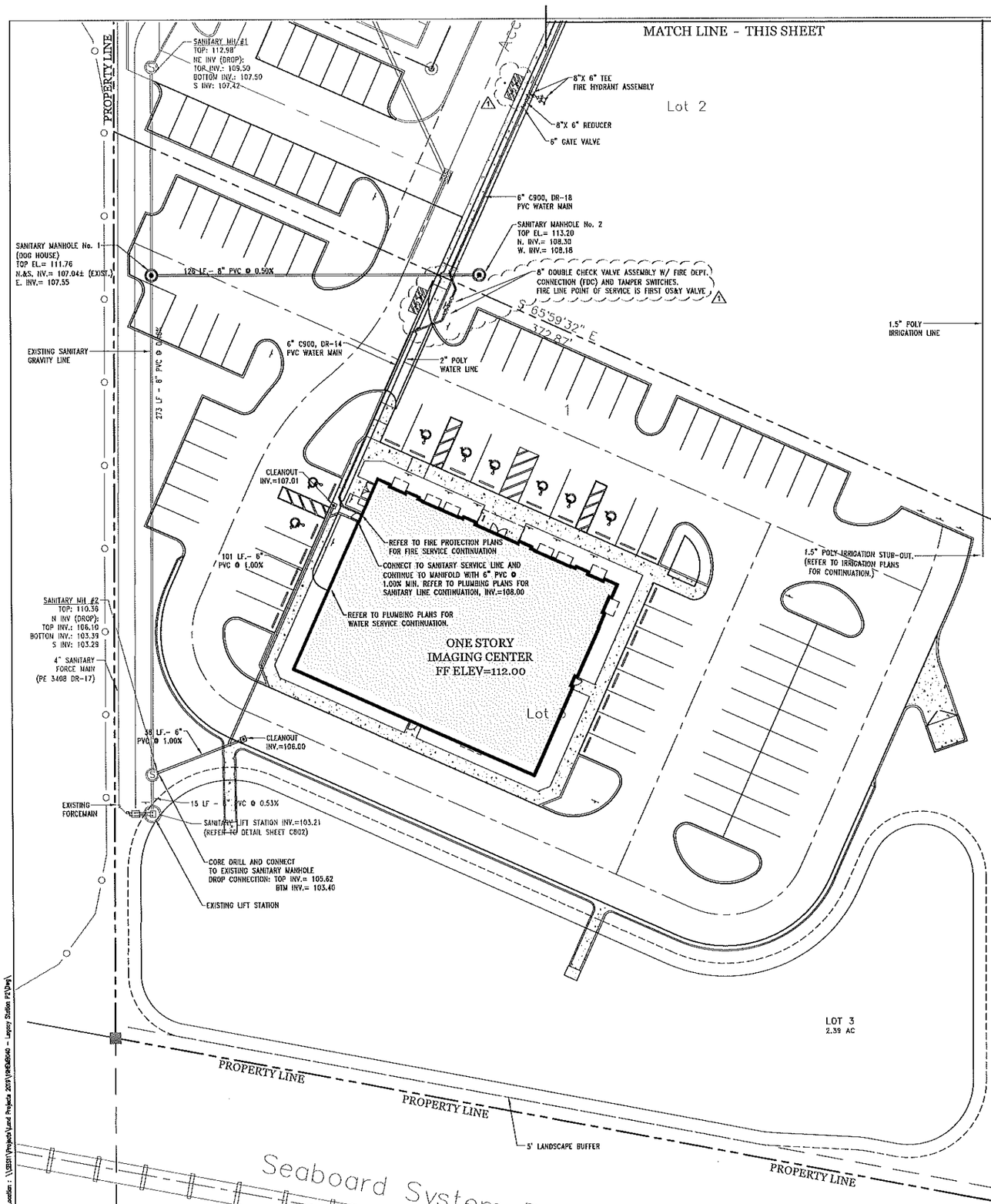
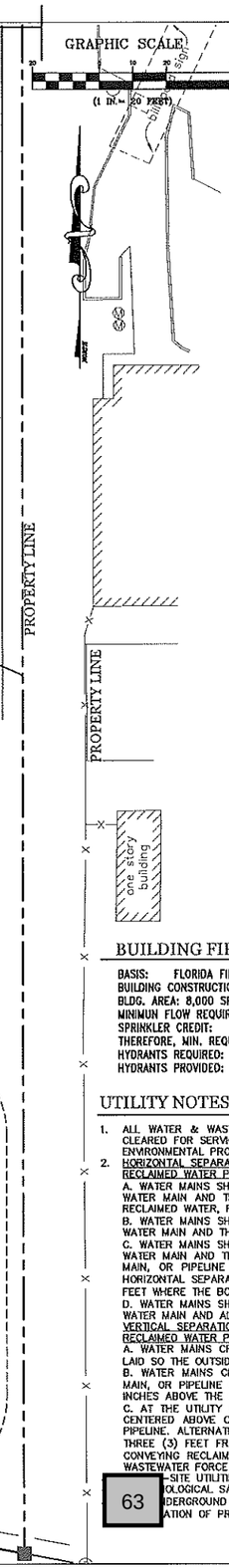
# LEGACY STATION LOT 3
## W. ORANGE BLOSSOM TRAIL
## APOPKA, FL
# GRADING & DRAINAGE PLAN

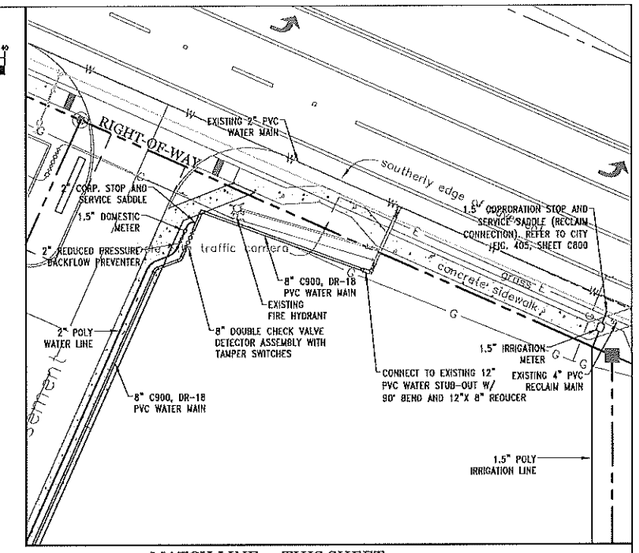
| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

drawn by: JAK
checked by: SGW
date: 12-30-2019
plot scale: AS SHOWN
project number: Imaging Ctr.
file name: C400-GRAD-10HEM0040.DWG

C400




MATCH LINE - THIS SHEET

## BUILDING FIRE FLOW REQUIREMENTS:

BASIS: FLORIDA FIRE PREVENTION CODE 6TH EDITION (2017), NFPA 1, 2015, TABLE 18.4.5.2.1
BUILDING CONSTRUCTION: TYPE: II B, SPRINKLERED
BLDG. AREA: 8,000 SF
MINIMUN FLOW REQUIRED: 2,000 GPM
SPRINKLER CREDIT: 2,000 X 0.75 – 1,500 GPM
THEREFORE, MIN. REQUIRED FIRE FLOW = 1,000 GPM
HYDRANTS REQUIRED: 1 HYDRANT WITHIN 250FT PER CITY LDC.
HYDRANTS PROVIDED: 1 HYDRANT WITHIN 250FT, 1 HYDRANT WITHIN 310FT.

## UTILITY NOTES:

1. ALL WATER & WASTEWATER MAIN MATERIALS AND APPURTENANCES SHALL CONFORM TO AND SHALL BE INSTALLED, TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF APOPKA UTILITIES AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
   A. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OF PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   B. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   C. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER.
   D. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.
   VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
   A. WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE (12) INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE.
   B. WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE (12) INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE.
   C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.
   -SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
   OLOGICAL SAMPLE POINTS SHALL BE AS DESCRIBED IN THE FDEP PERMIT CONDITIONS.
   DERGROUND FIRE MAINS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2007 EDITION, "STANDARD FOR THE ATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES [F.A.C. 69A-60.005 (2)].



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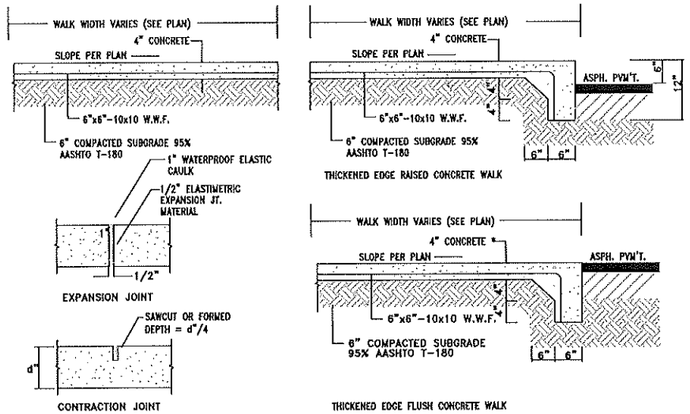
# LEGACY STATION LOT 3
## W. ORANGE BLOSSOM TRAIL
## APOPKA, FL
# UTILITY PLAN

| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

drawn by: JAK
checked by: SGW
date: 12-30-2019
plot scale: AS SHOWN
project number: Imaging Ctr.
file name: C500-UTIL-19HEM8040.DWG

C500

File Location : \\S2011\Projects\Land Projects 2019\19HEM8040 - Legacy Station P2\Dwg\
Filename : C500-UTIL-19HEM8040.dwg Plot Date : Jan. 27, 2020 3:54pm

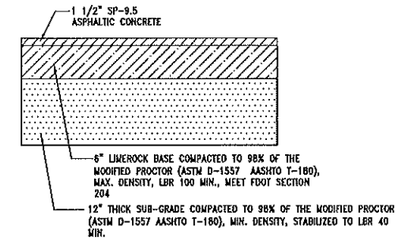



NOTE:
ALL CONCRETE SIDEWALKS SHALL HAVE A FULL 1/2" EXPANSION JOINT AT A MAXIMUM DISTANCE OF 30 LINEAR FEET AND A SAW CUT OR FORMED DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED 5 LINEAR FEET.

NOTE:
4" THICK SIDEWALK W/LIGHT BROOM FINISH & TROWELED EDGE.

## CONCRETE WALK DETAILS

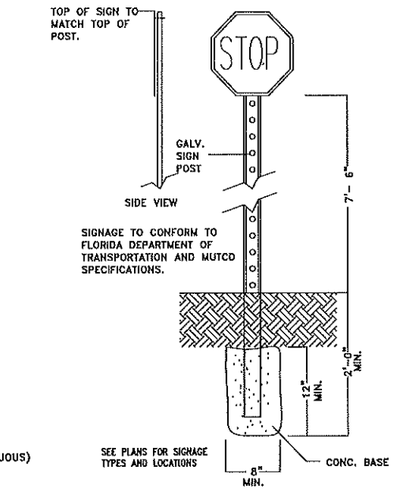
N.T.S.




NOTE:
TYPE SP ASPHALTIC CONCRETE SHALL USE ASPHALT BINDER GRADE PG67-22 AND NO MORE THAN 15 PERCENT RECYCLED ASPHALT PAVEMENT (RAP) AGGREGATE.

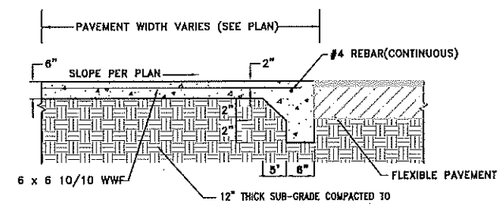
## LIGHT-DUTY ASPHALT PAVEMENT SECTION

N.T.S.




## TYPICAL SIGN

N.T.S.

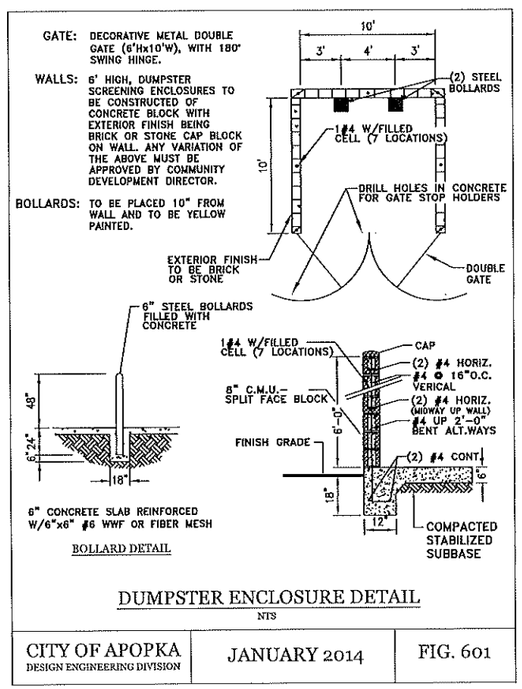



NOTES:
1. ALL CONCRETE PAVEMENT SHALL HAVE A FULL, ½" ISOLATION JOINT WHERE IT ABUTS EXISTING CONCRETE PAVEMENT AND OTHER RIGID STRUCTURES, SUCH AS BUILDING FOUNDATIONS AND WALLS. PROVIDE 2" SAW CUT OR DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED 20 FEET.
2. PORTLAND CEMENT CONCRETE PAVEMENT TO BE 4,000-PSI COMPRESSIVE STRENGTH, MIN.

NOTES:
PROVIDE 18" OF CLEAN, FREE DRAINING SAND SUBGRADE BENEATH CONCRETE PAVEMENT. COMPACT BOTTOM 6" TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557, AASHTO T-180).

## DUMPSTER PAD PAVEMENT DETAIL

N.T.S.

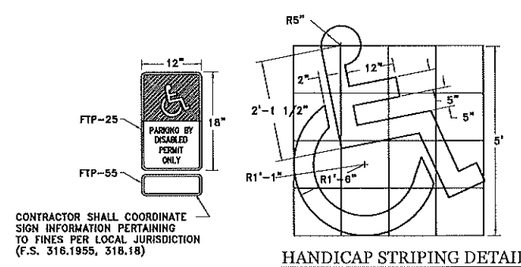



## DUMPSTER ENCLOSURE DETAIL

NTS

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 601 |
|---|---|---|

NOTE: CITY OF APOPKA DUMPSTER ENCLOSURE DETAIL IS TO BE THE MINIMUM STANDARD



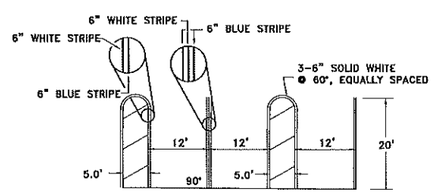

## HANDICAP STRIPING DETAIL

N.T.S.

NOTES:
1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE 7'-6" FROM FINISHED GROUND TO BOTTOM OF SIGN.

## HANDICAP PARKING SYMBOL

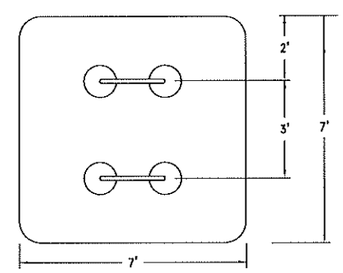
N.T.S.



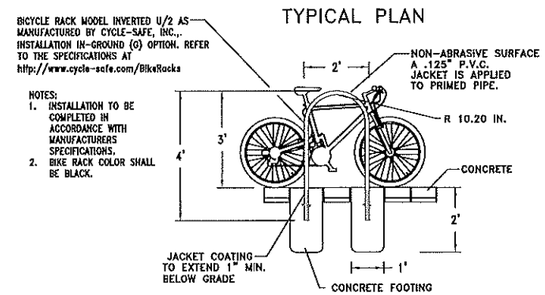

NOTE: 1. HANDICAP SPACE IS TO BE OUTLINED IN A 6" BLUE PAINTED STRIPE.
2. PAINT CURB AND WHEEL STOP BLUE

## TYPICAL HANDICAP PARKING SECTION

N.T.S.




## TYPICAL PLAN




NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. BIKE RACK COLOR SHALL BE BLACK.

## BIKE RACK

N.T.S.



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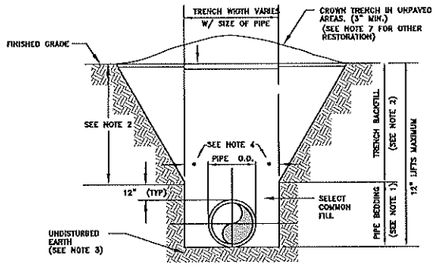
LEGACY STATION LOT 3
W. ORANGE BLOSSOM TRAIL
APOPKA, FL

SITE DETAILS

| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |

drawn by: JAK
checked by: SGW
date: 12-30-2019
plot scale: AS SHOWN
project number: Imaging Ctr.
file name: C600-C601-DTLS-19HEMB018.DWG

C600

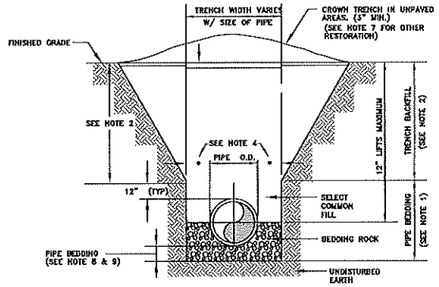



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 100 |
|---|---|---|

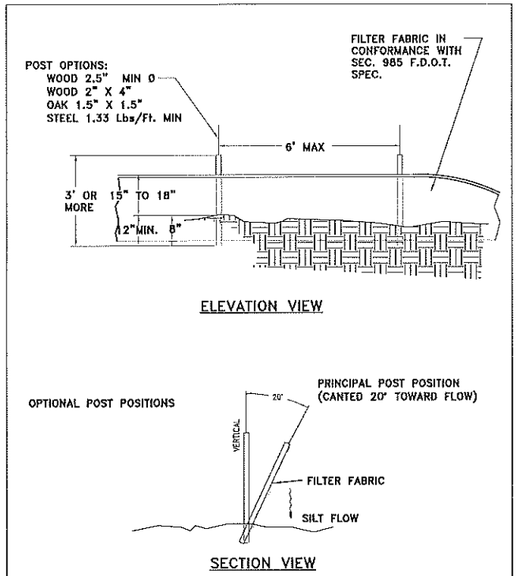



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

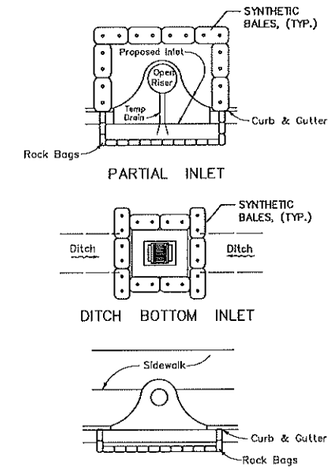
TYPE "A" BEDDING AND OPEN-CUT DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 101 |
|---|---|---|




SILT FENCE INSTALLATION

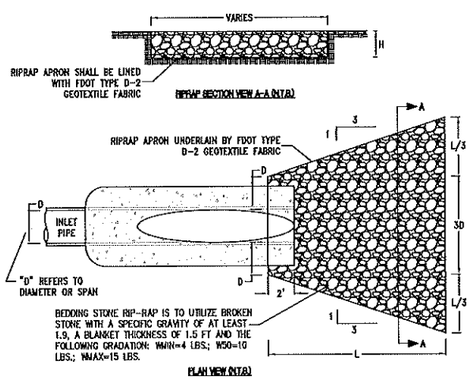
| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 602 |
|---|---|---|




ANCHOR BALES WITH 2 - 2" X 2" X 4' STAKES PER BALE.

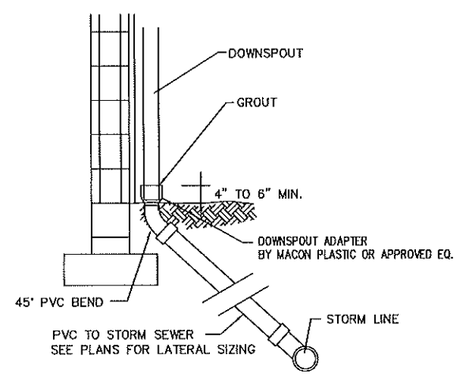
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

N.T.S.




RIPRAP PLACEMENT AT MITERED END SECTION AND HEADWALL

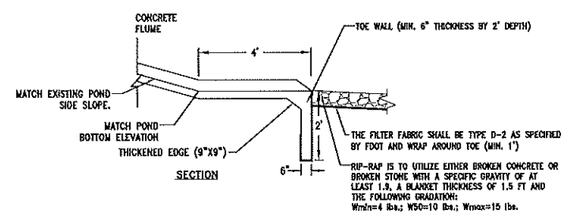
| RIPRAP APRON DIMENSIONS AND ESTIMATED QUANTITIES | | | | |
|---|---|---|---|---|
| INLET PIPE SIZE "D" (IN) | LENGTH OF APRON "L" (FT) | DEPTH OF APRON "H" (FT) | ESTIMATED RIPRAP (CY) | ESTIMATED GEOTEXTILE (SY) |
| 12 | 7 | 1.5 | 2.7 | 11 |
| 24 | 9 | 1.5 | 4.5 | 16 |
| 30 | 13.5 | 2 | 12 | 30 |

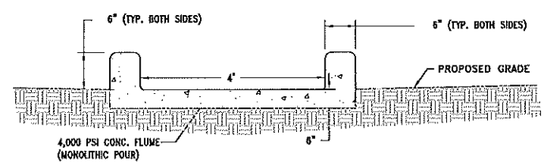



NOTES:
1. VERIFY THAT THERE ARE NO CONFLICTS WITH BUILDING/WALK FOUNDATION. PROVIDE FITTINGS AS REQUIRED TO MITIGATE CONFLICT.
2. ENSURE THAT CENTERLINE OF HUB MATCHES CENTERLINE OF DOWNSPOUT AT JUNCTION.
3. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

DOWNSPOUT CONNECTION DETAIL IN GRASS

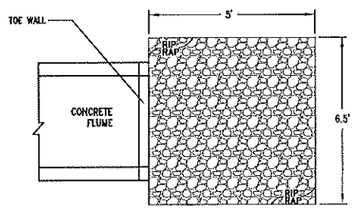
N.T.S.



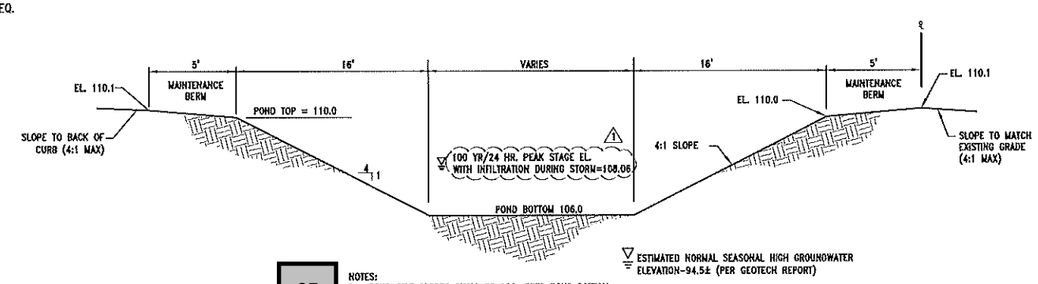

CONCRETE FLUME W/ RIP RAP ENERGY DISSIPATOR

N.T.S.




RIP RAP ENERGY DISSIPATOR

N.T.S.




NOTES:
1. POND SIDE SLOPES SHALL BE SOD. SEED POND BOTTOM.

TYPICAL SECTION A-A - DRY RETENTION POND

N.T.S.



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Selby G. Weeks 56991

LEGACY STATION LOT 3
W. ORANGE BLOSSOM TRAIL
APOPKA, FL
DRAINAGE DETAILS

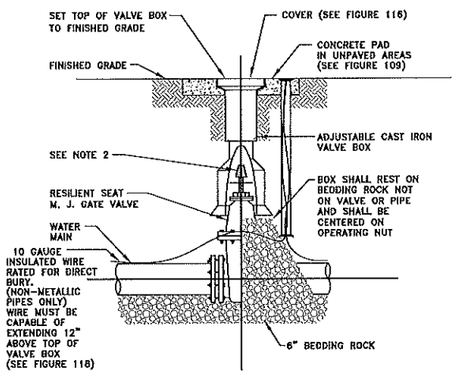
| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |

drawn by: JAK
checked by: SGW
date: 12-30-2019
plot scale: AS SHOWN
project number: Imaging Ctr.
file name: C600-C801-DTLS-19HEMB040.DWG

C700

File Location : \\SBS1\Projects\Land Projects 2019\HEMB040 - Legacy Station PD\Dwg\

Filename : C600-C801-DTLS-19HEMB040.dwg Plot Date : Jan. 27, 2020 2:10pm

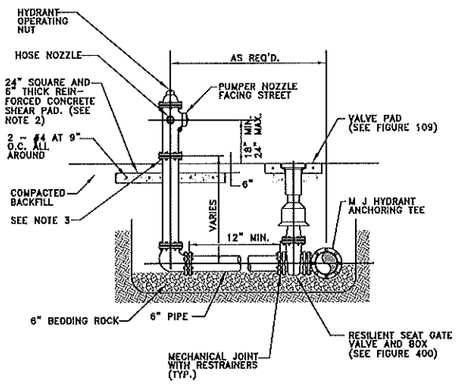



NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

## GATE VALVE AND BOX DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 400 |
|---|---|---|




NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.

## FIRE HYDRANT ASSEMBLY DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 402 |
|---|---|---|

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

| | PIPE SIZE | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 6" | 8" | 10" | 12" | 16" | 18" | 20" | 24" | 30" | 36" | 48" |
| 90° BEND | 33 | 43 | 51 | 60 | | | | | | | |
| 45° BEND | 14 | 18 | 22 | 25 | | | | | | | |
| 22-1/2° BEND | 7 | 9 | 11 | 12 | | | | | | | |
| 11-1/4° BEND | 4 | 5 | 6 | 6 | | | | | | | |
| TEE** | 1 | 7 | 24 | 44 | | | | | | | |
| REDUCER (ONE SIZE SMALLER) | | 41 | 39 | 40 | | | | | | | |
| DEAD END | 74 | 96 | 115 | 136 | | | | | | | |

* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

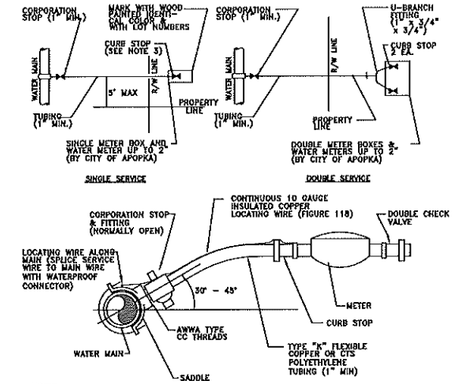
NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.**  ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SP(SAND)
   LAYING CONDITIONS: 3
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

NOTE: RESTRAIN ALL JOINTS FOR DR-14 FIRE LINE.

## RESTRAINED PIPE TABLE (PVC)

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105 |
|---|---|---|

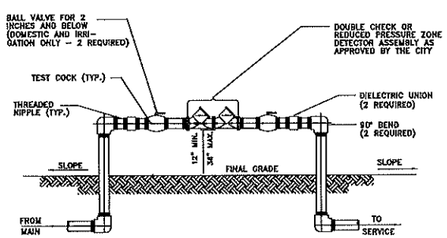



NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

## WATER SERVICE CONNECTION DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 405 |
|---|---|---|




NOTES:

1. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
2. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL.

## DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 500 A |
|---|---|---|



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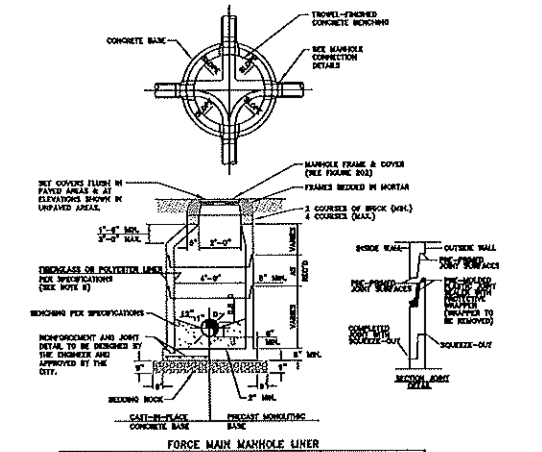
Selby G. Weeks 56991

LEGACY STATION LOT 3
W. ORANGE BLOSSOM TRAIL
APOPKA, FL
WATER DETAILS

| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |

drawn by: JAK
checked by: SGW
date: 12-30-2019
plot scale: AS SHOWN
project number: Imaging Ctr.
file name: C600-C801-DTLS-19HEMB040.DWG

C800




FORCE MAIN MANHOLE LINER

| THICKNESS (INCHES) | | | | MATERIAL | MANUFACTURER |
|---|---|---|---|---|---|
| DIAMETER (INCHES) | HEIGHT (FEET) 3-6 | 7-12 | 13-17 | | |
| 48 | | | | | |
| 60 | | | | | |
| 72 | | | | | |

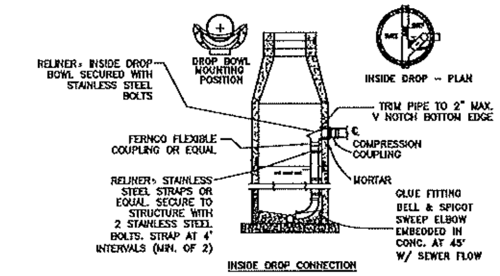
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED WITH HDPE OR FIBERGLASS AS DIRECTED BY THE CITY.

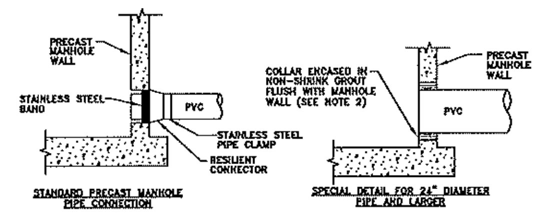
TYPICAL MANHOLE

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 200 |
|---|---|---|




NOTES:

1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.

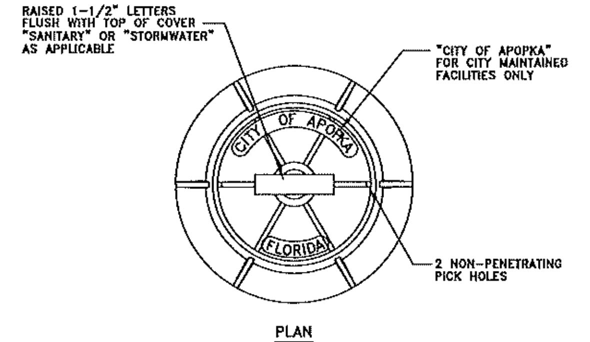



NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 201 |
|---|---|---|

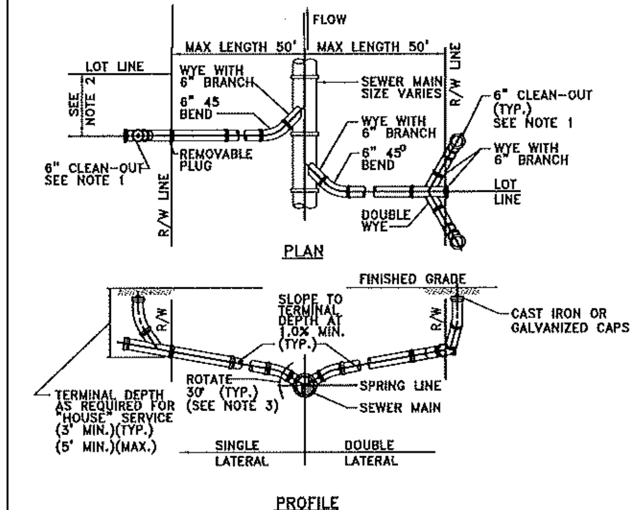



NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 202 |
|---|---|---|

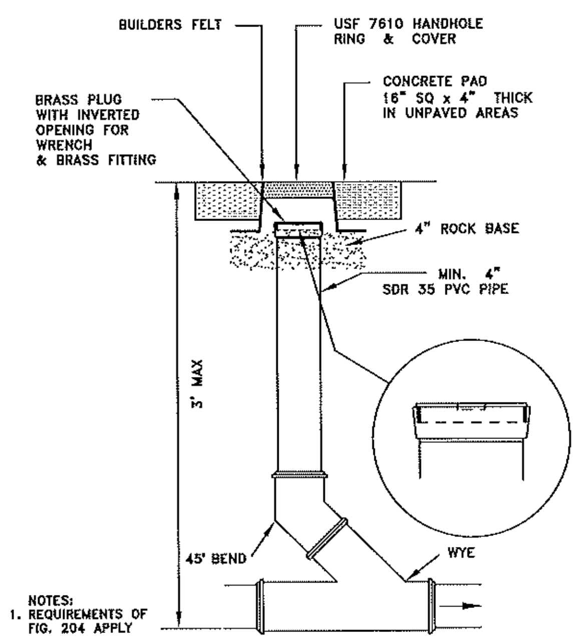



NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 204 |
|---|---|---|

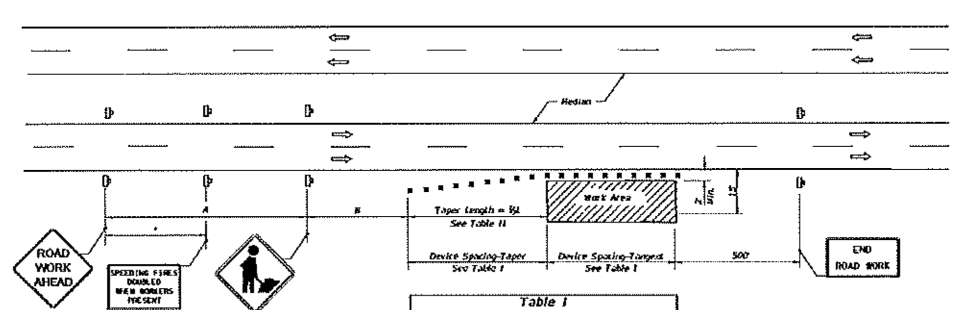



NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 205 |
|---|---|---|




| DISTANCE BETWEEN SIGNS | | |
|---|---|---|
| Speed | Spacing (ft.) A | B |
| 40 mph or less | 200 | 200 |
| 45 mph | 350 | 350 |
| 50 mph or greater | 500 | 500 |

* 250' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

Table I
Device Spacing

| Speed (mph) | Max. Distance Between Devices (ft.) Cones or Tubular Markers: Taper | Tangent | Type I or Type II Barricades or Vertical Panels or Drums: Taper | Tangent |
|---|---|---|---|---|
| 25 | 25 | 50 | 25 | 50 |
| 30 to 45 | 25 | 50 | 30 | 50 |
| 50 to 70 | 25 | 50 | 50 | 100 |

Table II
Taper Length - Shoulder

| Speed (mph) | ⅓L (ft.) 8' Shldr. | 10' Shldr. | 12' Shldr. | Notes |
|---|---|---|---|---|
| 25 | 20 | 35 | 42 | $L = \frac{WS^2}{60}$ |
| 30 | 40 | 50 | 60 | |
| 35 | 55 | 68 | 82 | |
| 40 | 72 | 90 | 107 | |
| 45 | 120 | 150 | 180 | L=WS |
| 50 | 133 | 167 | 200 | |
| 55 | 147 | 183 | 220 | |
| 60 | 160 | 200 | 240 | |
| 65 | 173 | 217 | 260 | |
| 70 | 187 | 233 | 280 | |

8' minimum shoulder width.

⅓L = Length of shoulder taper in feet

W = Width of total shoulder in feet (combined paved and unpaved width)

S = Posted speed limit (mph)

SYMBOLS

- Work Area
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Lane Identification + Direction of Traffic

GENERAL NOTES

1. When a high volume of work vehicles are entering and leaving the Work Area at speeds slower than 10 MPH below the posted speed, place an MUT-S-06 sign in the ROAD WORK AHEAD sign location and shift the ROAD WORK AHEAD sign upstream 500 ft.
2. This TCZ plan also applies to work performed in the median more than 2' but less than 15' from the edge of travelway.
3. When work is being performed on a multilane undivided roadway the signs normally mounted in the median (as shown) shall be omitted.
4. WORKERS signs to be removed or fully covered when no work is being performed.
5. SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign.
6. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
7. For general TCZ requirements and additional information, refer to Index No. 600.

DURATION NOTES

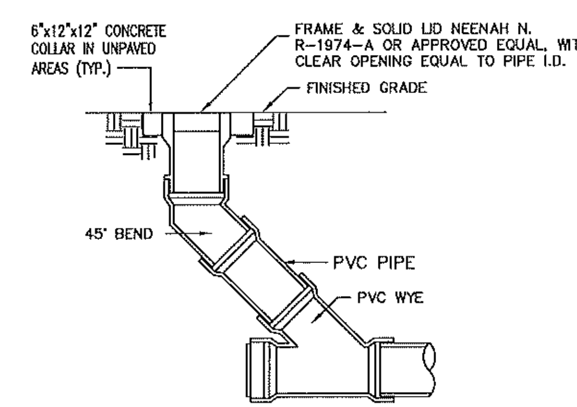
1. Signs and channelizing devices may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

| LAST REVISION 01/01/16 | REVISION | DESCRIPTION: | FDOT FY 2017-18 DESIGN STANDARDS | MULTILANE, WORK ON S[illegible]R | INDEX NO. 612 | SHEET NO. 1 of 1 |
|---|---|---|---|---|---|---|






CLEANOUT DETAIL

N.T.S.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Selby G. Weeks 56991


# LEGACY STATION LOT 3
W. ORANGE BLOSSOM TRAIL
APOPKA, FL

# SANITARY AND FDOT DETAILS

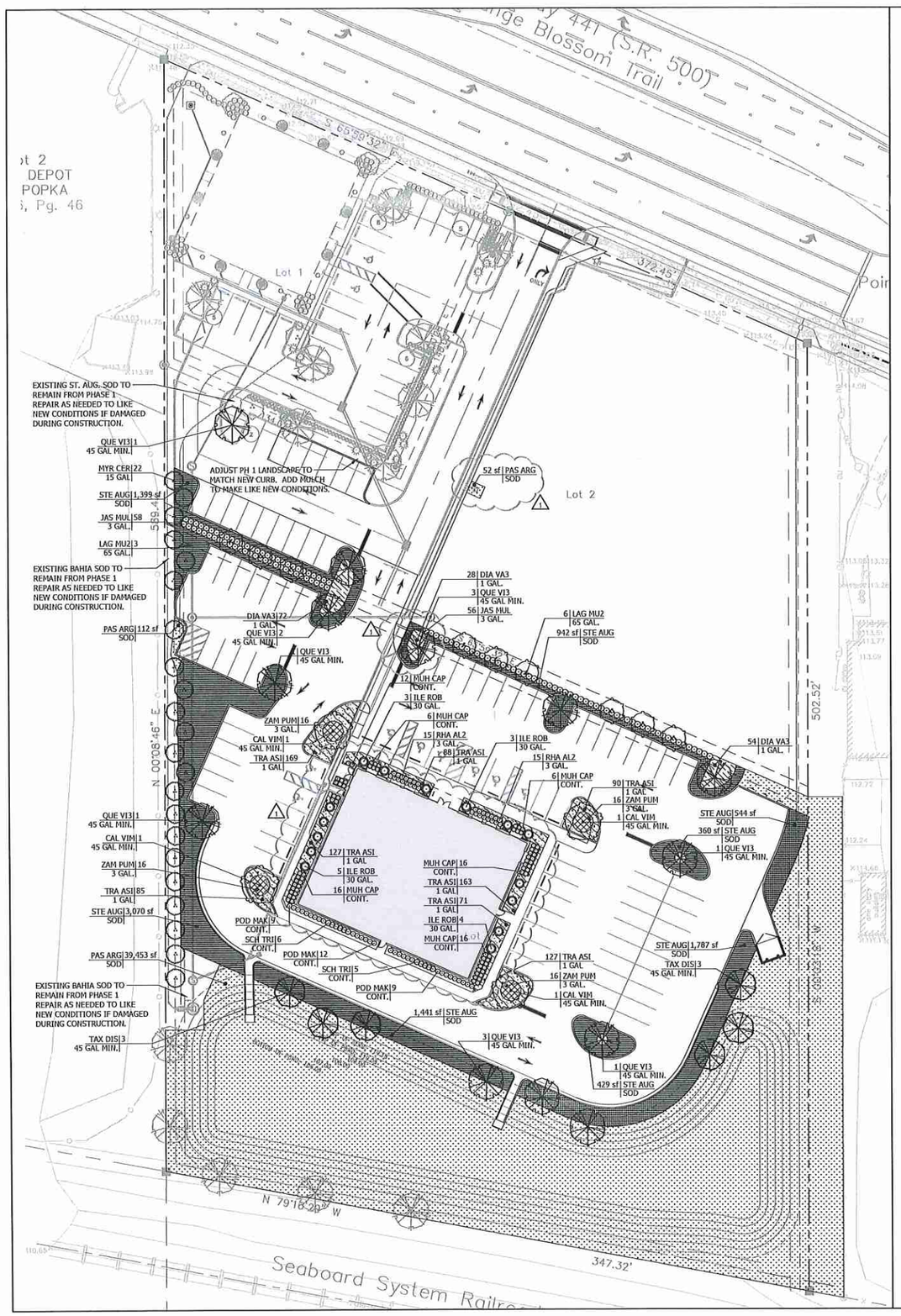
| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |

drawn by: JAK
checked by: SGW
date: 12-30-2019
plot scale: AS SHOWN
project number: Imaging Ctr.
file name: C600-C801-DTLS-19HEMB040.DWG

# C801

File Location: \\SBS11\Projects\Land Projects 2019\19HEMB040 - Legacy Station P2\Dwg\

Filename: C600-C801-DTLS-19HEMB040.dwg Plot Date: Jan. 27, 2020 2:12pm




I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR APOPKA MOB IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

## PLANT SCHEDULE

| ACCENT TREES | CODE | BOTANICAL / COMMON NAME |
|---|---|---|
| | ILE ROB | ILEX X `ROBIN` ROBIN HOLLY |
| **CANOPY TREES** | **CODE** | **BOTANICAL / COMMON NAME** |
| | QUE VI3 | QUERCUS VIRGINIANA SOUTHERN LIVE OAK |
| | TAX DIS | TAXODIUM DISTICHUM BALD CYPRESS |
| **UNDERSTORY TREES** | **CODE** | **BOTANICAL / COMMON NAME** |
| | CAL VIM | CALLISTEMON VIMINALIS WEEPING BOTTLE BRUSH |
| | LAG MU2 | LAGERSTROEMIA X `MUSKOGEE` LAVENDER CRAPE MYRTLE |
| | MYR CER | MYRICA CERIFERA WAX MYRTLE |
| **SHRUBS** | **CODE** | **BOTANICAL / COMMON NAME** |
| | JAS MUL | JASMINUM MULTIFLORUM DOWNEY JASMINE |
| | MUH CAP | MUHLENBERGIA CAPILLARIS MUHLY GRASS |
| | POD MAK | PODOCARPUS MACROPHYLLUS MAKI SHRUBBY YEW |
| | RHA AL2 | RHAPHIOLEPIS INDICA `ALBA` WHITE INDIAN HAWTHORN |
| | SCH TRI | SCHEFFLERA ARBORICOLA `TRINETTE` SCHEFFLERA |
| **SHRUB AREAS** | **CODE** | **BOTANICAL / COMMON NAME** |
| | ZAM PUM | ZAMIA PUMILA COONTIE |
| **GROUND COVERS** | **CODE** | **BOTANICAL / COMMON NAME** |
| | DIA VA3 | DIANELLA TASMANICA `VARIEGATA` FLAX LILY |
| | TRA ASI | TRACHELOSPERMUM ASIATICUM `MINIMA` DWARF JASMINE |
| **SOD** | **CODE** | **BOTANICAL / COMMON NAME** |
| | PAS ARG | PASPALUM NOTATUM `ARGENTINE` BAHIA GRASS |
| | STE AUG | STENOTAPHRUM SECUNDATUM `FLORITAM` FLORITAM ST. AUGUSTINE SOD |

**APOPKA IMAGING CENTER** 01 24 20

**TREES REMOVED**

TOTAL INCHES REMOVED
0 " TOTAL

**TREES TO REMAIN**

0 " TOTAL

**TOTAL INCHES ON SITE** 0

| | |
|---|---|
| TOTAL TREE INCHES ON SITE | 0 |
| TOTAL TREE INCHES REMOVED | 0 |
| TOTAL TREE INCHES REPLACED | 103.25 |
| MAXIMUM TREE STOCK FORMULA AND CALCS. | 344 " |
| QUANTITY OF SPECIMEN TREES (24" OR GREATER) REMOVED | 0 |
| SITE CLEARING AREA | 104,289.00 SF<br>2.39 AC |

104,289-6,000=98,289/1,000=98.29 X 3.5"=344"+0"=344" MAX

TREES REQUIRED PER PARKING SPACES PROVIDED
91 PARKING SPACES PROVIDED
1 TREE FOR EVERY 10 SPACES PLUS 1 TREE
9 +1 = 10 TREES REQUIRED IN THE PARKING LOT AREA
10 CANOPY TREES PROVIDED
13 UNDERSTORY TREES PROVIDED

1

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30 0 15 30 60
1 Inch = 30 Ft
This plan may have been reduced in size. Verify before scaling dimensions

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1-800-432-4770
WWW.CALLSUNSHINE.COM
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A MIN. OF 2 DAYS AND A MAX OF 5 DAYS BEFORE YOU EXCAVATE, YOU ARE TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA
SEE *EXCAVATION GUIDE* , LASTEST EDITION



Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9239

REGISTERED LANDSCAPE ARCHITECT 1375 STATE OF FLORIDA
Digitally signed by MARY K MAGLEY
Date: 2020.01.27 14:59:12 -05'00'

M. Katherine Magley, RLA
FL0001375

# LEGACY STATION LOT 3
## W. ORANGE BLOSSOM TRAIL
## APOPKA, FL
# LANDSCAPE PLAN

| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |
| △ | | |
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| △ | | |
| △ | | |
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drawn by: MD
checked by: MKM
date: 01-02-2020
plot scale: AS SHOWN
project number: MD-1941
file name: 1941 LANDSCAPE SET.DWG

L1

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SEE *EXCAVATOR GUIDE* , LASTEST EDITION

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR APOPKA MOB IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.


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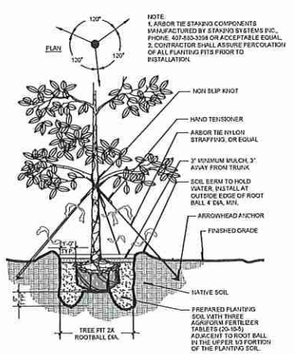
TYPICAL LANDSCAPE NOTES:

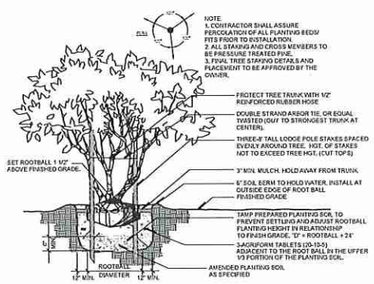
1. ALL TREE CALIPER SIZES NOTED ARE MINIMUM. INCREASE SIZE OR ANY OTHER SPECIFICATIONS AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS.
2. ALL CONTAINER SIZES NOTED ARE MINIMUM. INCREASE SIZE OF POT AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.
3. SHRUB AND GROUNDCOVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED. ALL PLANT QUANTITIES FOR PROPOSALS SHALL BE DERIVED SOLELY FROM DRAWINGS AND SPECIFICATIONS.
4. SHRUB AND GROUND COVER SPACING IS INDICATED ON THE PLANT LIST AND SHALL APPLY FOR ALL "MASS PLANTING" BEDS.
5. OWNERS REPRESENTATIVE MUST TAG AN EXAMPLE OF EACH PALM SPECIES ACCORDING TO THE SPECIFICATIONS IN THE PLANT LIST.
6. SEE PLANT LIST DETAILS AND SPECIFICATIONS FOR FURTHER PLANTING INFORMATION.
7. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO FIELD CHANGE.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES.
11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL LANDSCAPE AREAS WHERE THE EXISTING OR PROPOSED IRRIGATION IS FOR WHATEVER REASON NOT OPERATING OR NOT OPERATING CORRECTLY.
13. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED AS DIRECTED DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, CURRENT EDITION.
15. CONTRACTOR SHALL REMOVE EXISTING SOD AND/OR VEGETATION IN ALL AREAS TO BE PLANTED WITH SHRUB/GROUNDCOVERS AND/OR ALL AREAS TO BE MULCHED.
16. CONTRACTOR SHALL REPLACE SOD IN ALL AREAS WHERE EXISTING VEGETATION IS REMOVED OR RELOCATED, WHERE EXISTING LAWN AREAS ARE DAMAGED BY HIS WORK, AND WHERE NEW VEGETATION IS INSTALLED (UNLESS OTHERWISE NOTED ON PLANS) WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING ALL SUCH AREAS TO BLEND BOTH ELEVATIONS AND SOD INTO EXISTING SURROUNDING LAWN AREAS.
17. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPING WORK, FOR EVERY BLOCK SECTION OF STREET THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE AREAS UNDISTURBED BY PREVIOUS WORK AND TWO AREAS DISTURBED AND/OR REFILLED. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
18. THE CONTRACTOR SHALL PROVIDE UNIT PRICES AS REQUESTED WHICH INCLUDE THE TOTAL COST OF THE WORK INCLUDING BUT NOT LIMITED TO ANY AND ALL COSTS FOR EQUIPMENT, MATERIAL, PRODUCTS, OVERHEAD, PROFIT, GUARANTEES, LABOR, INSTALLATION, ETC. TO PROVIDE A COMPLETE JOB AS OUTLINED ON THE DRAWINGS. THE OWNER SHALL HAVE THE OPTION TO ADD OR DEDUCT FROM THE LUMP SUM BID CONTRACT AMOUNT, BASED ON THE QUOTED UNIT PRICES FOR ANY OR THE ITEMS LISTED IN THE "PLANT LIST".
19. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN BY MEANS APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE AND AS DETAILED IN THE DRAWINGS.
20. CONTRACTOR SHALL CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
21. CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE. SHUTTLING OF EMPLOYEES TO THE PROJECT AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT DISRUPT OR CONFLICT IN ANY WAY WITH EXISTING TRAFFIC.
22. CONSTRUCTION ACCESS SHALL BE INDICATED BY THE OWNER. COORDINATION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER OR OWNER'S REPRESENTATIVE.
23. THE CONTRACTOR SHALL TAKE WHATEVER MEANS THAT MAY BE NECESSARY TO FULLY UNDERSTAND ALL THE ACCESS ROUTES AND CONSTRUCTION SCHEDULES IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE.
24. PINE STRAW MULCH OR APPROVED EQUAL SHALL BE USED (CYPRESS MULCH NOT ALLOWED).

PLANT SCHEDULE

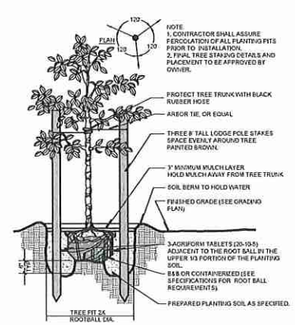
| ACCENT TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | CAL/DBH | SPECIFICATION | WATER USAGE | NATIVE | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | ILE ROB | 15 | ILEX X `ROBIN` | ROBIN HOLLY | 30 GAL. | 1.25" CAL | 6` H X 3` S | LOW-MEDIUM | YES | | SINGLE, STRAIGHT TRUNK, FULL, FL #1 OR BETTER |
| CANOPY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | CAL/DBH | SPECIFICATION | WATER USAGE | NATIVE | | REMARKS |
| | QUE VI3 | 13 | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 45 GAL MIN. | 3" DBH MIN | 13` H X 6` S | LOW-MEDIUM | YES | | SINGLE, STRAIGHT TRUNK, FULL, FL #1 OR BETTER |
| | TAX DIS | 6 | TAXODIUM DISTICHUM | BALD CYPRESS | 45 GAL MIN. | 3" DBH MIN | 10` H X 4` S | LOW-HIGH | YES | | SINGLE, STRAIGHT TRUNK, FULL, FL #1 OR BETTER |
| UNDERSTORY TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | CAL/DBH | SPECIFICATION | WATER USAGE | NATIVE | | REMARKS |
| | CAL VIM | 4 | CALLISTEMON VIMINALIS | WEEPING BOTTLE BRUSH | 45 GAL MIN. | 2.5" DBH MIN | 8` H MIN | LOW | NO | | SINGLE-TRUNK, FULL, FL #1 OR BETTER |
| | LAG MU2 | 9 | LAGERSTROEMIA X `MUSKOGEE` | LAVENDER CRAPE MYRTLE | 65 GAL. | 2.5" DBH COMB MIN | 8` HT. MIN. X 4` SPR. MIN. | LOW-MEDIUM | NO | | STANDARD, FULL, FL #1 OR BETTER |
| | MYR CER | 22 | MYRICA CERIFERA | WAX MYRTLE | 15 GAL | 2.5" DBH COMB MIN | 4` OA | LOW-HIGH | YES | | MULTI-TRUNK, FULL, FL #1 OR BETTER |
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | - | SPECIFICATION | WATER USAGE | NATIVE | | REMARKS |
| | JAS MUL | 114 | JASMINUM MULTIFLORUM | DOWNEY JASMINE | 3 GAL. | | 18" H X 18" S | LOW | NO | | FULL |
| | MUH CAP | 72 | MUHLENBERGIA CAPILLARIS | MUHLY GRASS | CONT. | | 30" H X 24" S | LOW-HIGH | YES | | FULL |
| | POD MAK | 30 | PODOCARPUS MACROPHYLLUS MAKI | SHRUBBY YEW | CONT. | | 30" H MIN X 24" S | LOW-MEDIUM | NO | | FULL |
| | RHA AL2 | 30 | RHAPHIOLEPIS INDICA `ALBA` | WHITE INDIAN HAWTHORN | 3 GAL. | | 10" H X 12" S | LOW-MEDIUM | NO | | FULL |
| | SCH TRI | 11 | SCHEFFLERA ARBORICOLA `TRINETTE` | SCHEFFLERA | CONT. | | 30" H MIN X 24" S | LOW-MEDIUM | NO | | FULL |
| SHRUB AREAS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | - | SPECIFICATION | WATER USAGE | NATIVE | SPACING | REMARKS |
| | ZAM PUM | 64 | ZAMIA PUMILA | COONTIE | 3 GAL. | | 12" H X 12" S | LOW | YES | 30" o.c. | FULL |
| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | - | SPECIFICATION | WATER USAGE | NATIVE | SPACING | REMARKS |
| | DIA VA3 | 154 | DIANELLA TASMANICA `VARIEGATA` | FLAX LILY | 1 GAL. | | 16" H X 16" S | LOW | YES | 24" o.c. | FULL |
| | TRA ASI | 920 | TRACHELOSPERMUM ASIATICUM `MINIMA` | DWARF JASMINE | 1 GAL | | 10" H X 12" S | LOW-MED | NO | 18" o.c. | FULL, 5 RUNNERS MIN. |
| SOD | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | - | SPECIFICATION | WATER USAGE | NATIVE | SPACING | REMARKS |
| | PAS ARG | 39,616 SF | PASPALUM NOTATUM `ARGENTINE` | BAHIA GRASS | SOD | | PALLET | N/A | NO | | CLEAN AND WEED FREE |
| | STE AUG | 9,973 SF | STENOTAPHRUM SECUNDATUM `FLORITAM` | FLORITAM ST. AUGUSTINE SOD | SOD | | PALLET | MEDIUM | NO | | CLEAN AND WEED FREE |



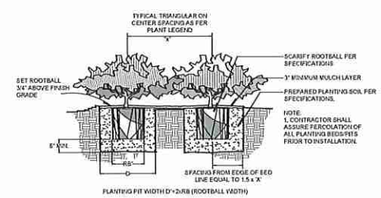

1 LARGE TREE PLANTING DETAIL
Scale: N.T.S.



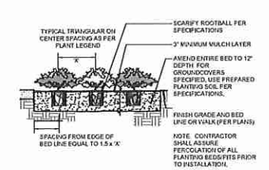

2 MULTI-TRUNK TREE PLANTING DETAIL
Scale: N.T.S.



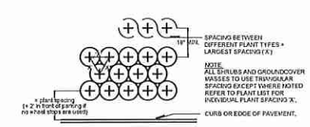

3 SMALL TREE PLANTING DETAIL
Scale: N.T.S.




5 SHRUB PLANTING DETAIL
Scale: N.T.S.




6 GROUNDCOVER PLANTING DETAIL
Scale: N.T.S.




7 PLANT SPACING DETAIL
Scale: N.T.S.




Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230


REGISTERED LANDSCAPE ARCHITECT M. KATHERINE MAGLEY 1375 STATE OF FLORIDA

Digitally signed by MARY K MAGLEY
Date: 2020.01.27 14:59:40 -05'00'

M. Katherine Magley, RLA
FL0001375

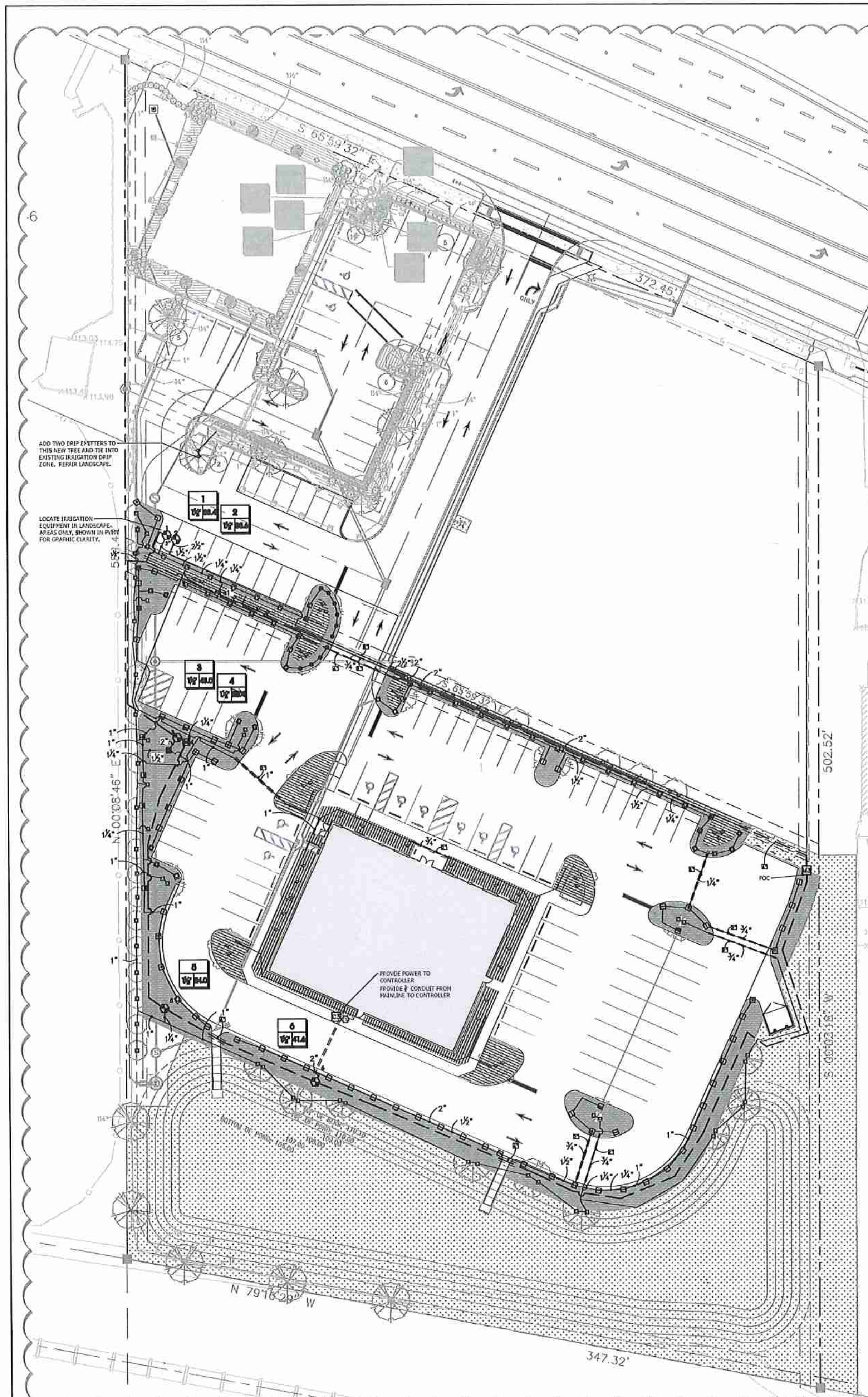
LEGACY STATION LOT 3
W. ORANGE BLOSSOM TRAIL
APOPKA, FL

PLANTING NOTES AND DETAILS

| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

drawn by: MD
checked by: MKM
date: 01-02-2020
plot scale: AS SHOWN
project number: MD-1941
file name: 1941 LANDSCAPE SET.DWG

L2




## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | ARC | PSI | GPM | RADIUS |
|---|---|---|---|---|---|---|
| | RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 5 | EST | 30 | 0.61 | 4'x15' |
| | RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 25 | SST | 30 | 1.21 | 4'x30' |
| | RAIN BIRD 1806-SAM-PRS-NP 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 2 | 180 | 30 | 0.52 | 8' |
| | RAIN BIRD 1806-SAM-PRS-NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 1 | 180 | 30 | 1.73 | 9'x18' |
| | RAIN BIRD 1806-SAM-PRS-NP 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 1 | 360 | 30 | 1.58 | 10' |
| | RAIN BIRD 1806-SAM-PRS-NP 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 6 | 180 | 30 | 0.79 | 10' |
| | RAIN BIRD 1806-SAM-PRS-NP 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 44 | 180 | 30 | 1.30 | 12' |
| | RAIN BIRD 1806-SAM-PRS-NP 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 1 | 90 | 30 | 0.65 | 12' |
| | RAIN BIRD 1806-SAM-PRS-NP 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 2 | 270 | 30 | 1.95 | 12' |
| | RAIN BIRD 1806-SAM-PRS-NP 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 1 | 360 | 30 | 3.70 | 15' |
| | RAIN BIRD 1806-SAM-PRS-NP 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 10 | 180 | 30 | 1.85 | 15' |
| | RAIN BIRD 1806-SAM-PRS-NP VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 10 | ADJ | 30 | | 6' |
| | RAIN BIRD 1806-SAM-PRS-NP VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 2 | ADJ | 30 | | 18' |
| | RAIN BIRD 1806-SAM-PRS-NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 5 | ADJ | 30 | | 8' |
| | RAIN BIRD 1806-SAM-PRS-NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 3 | ADJ | 30 | | 10' |
| | RAIN BIRD 1806-SAM-PRS-NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 3 | ADJ | 30 | | 12' |
| | RAIN BIRD 1806-SAM-PRS-NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING, AND NON POTABLE PURPLE CAP. U-SERIES NOZZLES FOR HIGH EFFICIENCY OR APPROVED EQUAL. | 6 | ADJ | 30 | | 15' |
| | RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE (0.25-2.0GPM), FULL CIRCLE BUBBLER, 1/2" FIPT. | 48 | 360 | 20 | 0.50 | 3' |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | | | | |
| | RAIN BIRD XCZ-150-LCS 1-1/2" HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2" PEB GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM. | 1 | | | | |
| B5 10 20 | RAIN BIRD XB-PC SINGLE OUTLET EMITTER SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH-BLUE, 1.0GPH-BLACK, AND 2.0GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. | 55 | | | | |
| | AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-P-06-18 (18) XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. PURPLE TUBING FOR NON-POTABLE WATER. SPECIFY XF INSERT FITTINGS. | 5,239 S.F. | | | | |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | | | | |
| | RAIN BIRD PESBR (2) 1-1/2" 1", 1-1/2", AND 2" DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE. | 5 | | | | |
| | RAIN BIRD ESP8LXME 8 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. WITHOUT FLOW SENSOR. | 1 | | | | |
| | RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE. | 1 | | | | |
| | WATER METER 1-1/2" | 1 | | | | |
| | IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP | 15.7 L.F. | | | | |
| | IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 3/4" | 2,498 L.F. | | | | |
| | IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1" | 315.2 L.F. | | | | |
| | IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1 1/4" | 190.4 L.F. | | | | |
| | IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 1 1/2" | 161.2 L.F. | | | | |
| | IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 2" | 174.0 L.F. | | | | |
| | IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26-NP 2 1/2" | 139.2 L.F. | | | | |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 1 1/2" | 1,087 L.F. | | | | |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40-NP 2" | 24.9 L.F. | | | | |
| | PIPE SLEEVE: PVC SCHEDULE 40 | 34.4 L.F. | | | | |
| | PIPE SLEEVE: PVC SCHEDULE 40 2" | 214.6 L.F. | | | | |
| | PIPE SLEEVE: PVC SCHEDULE 40 4" | 116.1 L.F. | | | | |
| | PIPE SLEEVE: PVC SCHEDULE 40 6" | 35.8 L.F. | | | | |

## VALVE SCHEDULE

| NUMBER | MODEL | SIZE | TYPE | GPM | PIPE 3/4" | PIPE 1" | PIPE 1 1/4" | PIPE 1 1/2" | PIPE 2" | PIPE 2 1/2" | DESIGN PSI | FRICTION LOSS | VALVE LOSS | PSI | PSI @ POC | PRECIP |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | RAIN BIRD PESBR (2) | 1-1/2" | TURF SPRAY | 33.43 | 328.2 | 8.2 | 19.3 | 25.9 | | | 30 | 2.61 | 2.83 | 35.44 | 42.08 | 1.66 in/h |
| 2 | RAIN BIRD PESBR (2) | 1-1/2" | TURF SPRAY | 35.61 | 183.1 | | 82.8 | 50.5 | 96.8 | 139.2 | 30 | 2.86 | 2.65 | 35.51 | 43.02 | 1.24 in/h |
| 3 | RAIN BIRD PESBR (2) | 1-1/2" | TURF SPRAY | 42.96 | 213.4 | 70.7 | 53.9 | 12.9 | 7.4 | | 30 | 2.68 | 2.24 | 34.92 | 44.60 | 1.16 in/h |
| 4 | RAIN BIRD XCZ-150-LCS | 1-1/2" | AREA FOR DRIPLINE | 25.38 | 738.8 | 93.2 | 3.6 | | | | 20 | 5.96 | 3.15 | 29.11 | | 0.45 in/h |
| 5 | RAIN BIRD PESBR (2) | 1-1/2" | BUBBLER | 24.00 | 827.0 | 96.4 | 7.0 | | | | 20 | 7.67 | 3.34 | 31.00 | 34.24 | 1.85 in/h |
| 6 | RAIN BIRD PESBR (2) | 1-1/2" | TURF SPRAY | 41.64 | 187.7 | 46.7 | 23.8 | 71.9 | 69.8 | | 30 | 2.93 | 2.27 | 35.20 | 45.01 | 0.90 in/h |

THERE ARE NO ROTORS ON THIS PROJECT. THE IRRIGATION ZONES DO NOT MIX TURF SPRAYS, SHRUB/GROUNDCOVER DRIP LINE, AND TREE BUBBLERS.
THE IRRIGATION DESIGNED IS LOW VOLUME FOR ALL PLANT BEDS. TURF AND PLANTS ARE ON SEPARATE ZONES. TURF AREAS UTILIZE HIGH EFFICIENT NOZZLES.

## CRITICAL ANALYSIS

Generated: 2020-01-24 12:13

P.O.C. NUMBER: 03
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available: 75.00 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 50.00 psi
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20.00 ft
Pressure Available: 47.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 26.80 gpm
Flow Available at POC: 75.00 gpm
Residual Flow Available: 48.20 gpm

Critical Station: 6
Design Pressure: 30.00 psi
Friction Loss: 2.66 psi
Fittings Loss: 0.27 psi
Elevation Loss: 0.00 psi
Loss through Valve: 2.27 psi
Pressure Req. at Critical Station: 35.20 psi
Loss for Fittings: 0.76 psi
Loss for Main Line: 7.57 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 0.00 psi
Loss for Water Meter: 1.48 psi
Critical Station Pressure at POC: 45.01 psi
Pressure Available: 47.00 psi
Residual Pressure Available: 1.99 psi

AREA OF LOW VOLUME IRRIGATION:
TOTAL IRRIGATED LANDSCAPE AREA: 17,030 SF
TOTAL TURF IRRIGATED AREA: 10,582 SF (62%)
TOTAL TREE BUBBLER IRRIGATED AREA: 1,200 SF (7%)
TOTAL DRIP ZONE IRRIGATED AREA: 5,248 SF (31%) WHERE 25% IS REQUIRED

## WATERING SCHEDULE

| NUMBER | MODEL | TYPE | PRECIP | IN./WEEK | MIN./WEEK | GAL./WEEK | GAL./DAY |
|---|---|---|---|---|---|---|---|
| 1 | RAIN BIRD PESBR (2) | TURF SPRAY | 1.66 in/h | | | | |
| 2 | RAIN BIRD PESBR (2) | TURF SPRAY | 1.24 in/h | | | | |
| 3 | RAIN BIRD PESBR (2) | TURF SPRAY | 1.16 in/h | | | | |
| 4 | RAIN BIRD XCZ-150-LCS | AREA FOR DRIPLINE | 0.45 in/h | | | | |
| 5 | RAIN BIRD PESBR (2) | BUBBLER | 1.85 in/h | | | | |
| 6 | RAIN BIRD PESBR (2) | TURF SPRAY | 0.90 in/h | | | | |
| | | TOTALS: | | | | | |

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR APOPKA MOB IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.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1 Inch = 30 Ft
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Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
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Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230


Digitally signed by MARY K MAGLEY
Date: 2020.01.27 15:00:09 -05'00'


M. Katherine Magley, RLA
FL0001375

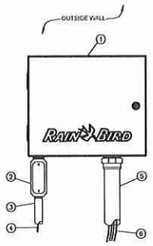

# LEGACY STATION LOT 3
W. ORANGE BLOSSOM TRAIL
APOPKA, FL

# IRRIGATION PLAN

| revision | description | date |
|---|---|---|
| 1 | City Comments | 1/27/20 |

drawn by: MD
checked by: MKM
date: 01-02-2020
plot scale: AS SHOWN
project number: MD-1941
file name: 1941 LANDSCAPE SET.DWG

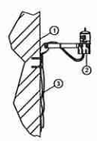
L3




1. IRRIGATION CONTROLLER
   RAIN BIRD ESP-LXME CONTROLLER IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
4. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

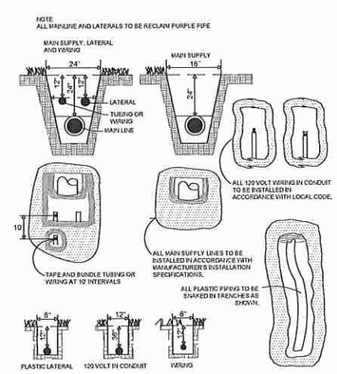
## 1 ESP-LXME CONTROLLER IN METAL CABINET
Scale: N.T.S.



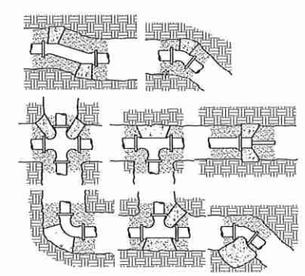
1. EXTERIOR WALL (SEE NOTE)
2. MODEL 6024-CLIK
3. RUN LEAD WIRES TO CONTROLLER

NOTE
MOUNT SENSOR ON SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

## 2 WALL MOUNTED RAIN SENSOR
Scale: N.T.S.

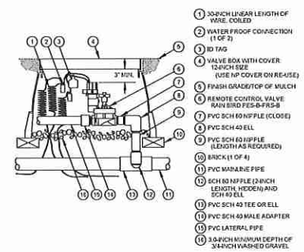



## 3 TYPICAL TRENCHING DETAIL
Scale: N.T.S.



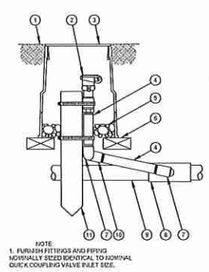
THRUST BLOCKS ARE TO BE CONSTRUCTED WITH 3,000 PSI CONCRETE AT 48 HRS. STEEL REINFORCING RODS WILL BE NEEDED IF SURROUNDING SOIL HAS A BEARING VALUE OF LESS THAN 2,000 PSF. THRUST BLOCKS REQUIRED AT ALL FITTINGS AND DIRECTION CHANGES ON MAIN LINES. THRUST BLOCK LOCATIONS SHALL BE NOTED ON AS-BUILT DRAWINGS.

## 4 TYPICAL THRUST BLOCK DETAIL
Scale: N.T.S.




1. 30-INCH LINEAR LENGTH OF MINE COILED
2. WATER PROOF CONNECTION (1 OF 2)
3. ID TAG
4. VALVE BOX WITH COVER 12-INCH SIZE (USE NP COVER ON RE-USE)
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE RAIN BIRD PEB-PRS-D
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (12-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

## 5 REMOTE CONTROL VALVE
Scale: N.T.S.

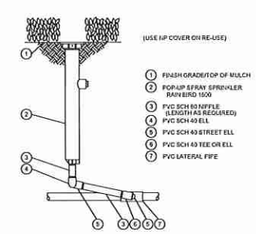


RAIN BIRD MODEL 33DRC
(USE NP COVER ON RE-USE)

1. FINISH GRADE/TOP OF MULCH
2. QUICK-COUPLING VALVE RAIN BIRD MODEL 33-P
3. VALVE BOX WITH COVER VB-10ROXP
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL
11. 2" x 2" REDWOOD STAKE W/ STAINLESS STEEL GEAR CLAMPS OR ROOTBARRIER SUPPORT SYSTEM

NOTE
1. FINISH FITTINGS AND PIPING NORMALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

## 6 QUICK COUPLER VALVE
Scale: N.T.S.



(USE NP COVER ON RE-USE)

1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER RAIN BIRD 1800
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

## 7 TYPICAL POP-UP SPRAY HEAD DETAIL
Scale: N.T.S.

3. ALL PROJECT BASE INFORMATION PROVIDED BY THE OWNER.
4. REFER TO ENGINEERING DRAWINGS FOR ALL UTILITY LOCATIONS, AND VERIFY IN THE FIELD PRIOR TO COMMENCING WORK. REFER TO ENGINEERING DRAWINGS FOR FINAL GRADING AND SPOT ELEVATIONS. VERIFY IN THE FIELD PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, DIGGING, OR BORING MUST FIRST OBTAIN ALL REQUIRED PERMITS. WORK IS NOT AUTHORIZED PRIOR TO THE ISSUANCE OF PERMIT(S). THE CONTRACTOR SHALL COMPLY WITH FL 77-153 REGARDING NOTIFICATIONS OF EXISTING GAS AND OIL PIPELINE COMPANY OWNERS. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE OWNER FOR ALL EXCAVATION PERMITS AND NOTIFICATIONS NECESSARY PRIOR TO INITIATING ALL WORK.
6. VERIFY GALLONAGE AND PRESSURE AVAILABILITY AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WITH THE INSTALLATION.
7. POP-UP SPRINKLER HEADS AND LATERALS SHALL BE INSTALLED 6" FROM EDGE OF PAVEMENT OR WALKS AND FLUSH WITH FINISH GRADE.
8. THE LOCATION OF ALL CONTROLLERS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY COORDINATE THE INSTALLATION, LOCATION, AND CONNECTION OF THE POWER SOURCE AND SERVICE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY COORDINATE THE INSTALLATION, LOCATION, AND CONNECTION OF THE TELEPHONE COMMUNICATION WIRE AND SERVICE WITH THE OWNER'S REPRESENTATIVE AND THE COMMUNICATIONS PROVIDER PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO FULLY COORDINATE AND INTEGRATE THE OPERATION SCHEDULE OF THE IRRIGATION CONTROL SYSTEM PER THE OWNER'S REPRESENTATIVE'S DIRECTION AND APPROVAL.
12. FIELD ALTERATIONS MADE IN THE IRRIGATION CONTRACT DRAWINGS MUST BE IN THE BEST INTEREST OF THE PLANT MATERIAL, SOD AND LANDSCAPE IRRIGATION SYSTEM. CHANGES MADE BY THE IRRIGATION CONTRACTOR SHALL BE APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. NO MATERIAL SUBSTITUTIONS ARE ALLOWED. ANY ALTERATION DEEMED BY THE OWNERS REPRESENTATIVE NOT IN CONFORMANCE WITH THE ABOVE CRITERIA SHALL BE REMOVED AND REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE. IF QUESTIONS ARISE AS TO THE BEST WAY TO COMPLETE A FIELD ALTERATION, CONTACT THE OWNER'S REPRESENTAIVE FOR APPROVAL.
14. THE LOCATION OF ALL PLANT MATERIAL SHALL BE FIELD STAKED BY THE LANDSCAPE CONTRACTOR FOR APPROVAL BY THE OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM.
15. RISER-MOUNTED SPRAY HEADS SHALL BE UTILIZED AS REQUIRED:
    a. IN PLANTING BEDS ADJACENT TO BUILDING OR STRUCTURES ONLY.
    b. TO BE INSTALLED 6" ABOVE PLANT HEIGHT AT TIME OF PLANTING.
    c. RISER TO BE OF SCHEDULE 40 PVC AND PAINTED GREEN.
    d. INSTALLED 12" FROM EDGE OF BUILDING WALL.
17. HIGH POP-UP SPRAYS SHALL BE UTILIZED AS REQUIRED:
    a. IN PLANTING BEDS WHERE SPRAY HEAD IS IN LOW PLANTING OR GROUNDCOVER (MATURE PLANT HEIGHT IS 1" - 18").
    b. IN PARKING ISLANDS CONTAINING GROUNDCOVER PLANTING.
    c. WHERE IT IS ADVANTAGEOUS TO CONCEAL SPRINKLER HEADS DUE TO HIGH PEDESTRIAN TRAFFIC, VISIBILITY, VANDALISM AND MAINTENANCE, INSTALL SPRAY HIGH POP-UP RISER SO THAT HIGH POP-UPS SPRING ABOVE PLANT MATERIAL.
18. CHANGES IN HEAD PLACEMENT OR A SPRAY SUBSTITUTION SHOULD ALWAYS TAKE INTO CONSIDERATION:
    a. WHAT IS BEST FOR THE GROWTH AND MAINTENANCE OF THE SOD AND PLANT MATERIAL.
    b. MAINTAINING A CONSTANT AND EVEN WATER DISTRIBUTION AND PRECIPITATION RATE (I.E., NEVER PUT ROTORS AND SPRAYS IN SAME ZONE)
19. INSTALL ALL CONNECTED PIPING SHOWN BETWEEN DIFFERENT PIPE SIZES LABELS AS THE LARGER OF THE TWO SIZES OF PIPE.
20. INSTALL ALL PIPING TO INDIVIDUAL SPRAY HEADS AND BUBBLERS AS 3/4"
21. EACH TYPE OF ZONE IS TO BE PIPED SEPARATELY. DO NOT INTERCONNECT DIFFERENT TYPES OF ZONES (I.E., ROTORS AND SPRAYS).
22. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.
23. PROVIDE PROOF TO THE LANDSCAPE ARCHITECT THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
24. VALVES ARE SHOWN OUTSIDE OF PLANT BEDS FOR GRAPHIC CLARITY. INSTALL ALL VALVES AND VALVE BOXES IN LAWN AREAS, NOT PLANTING BEDS.
25. THE CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CODES, INCLUDING THOSE REGARDING SEPARATION DISTANCE MINIMUMS FOR POTABLE WATER VERSUS EFFLUENT WATER AND SHALL INSTALL THE SYSTEM IN ACCORDANCE WITH THOSE CODES.
26. INSTALL 12" POP-UP SPRAY HEADS AT FINISHED GRADE IN ALL GROUNDCOVER AREAS.
27. INSTALL ALL SPRAYHEADS IN SHRUB BEDS ON RISERS ALONG BUILDING SIDEWALLS.
28. SPACE ALL SPRAY HEADS AT A MAXIMUM OF 55% OF THEIR EFFECTIVE COVERAGE DIAMETER OR CLOSER WHERE SHOWN AS SUCH ON THE PLANS.
29. ALL BAHIA SOD WILL NOT BE IRRIGATED, UNLESS SHOWN OTHERWISE. CONTRACTOR WILL BE RESPONSIBLE FOR HAND WATERING UNTIL IT IS WELL ENOUGH ESTABLISHED TO SURVIVE THROUGH THE WARRANTY PERIOD.
31. CONTRACTOR SHALL VERIFY THE AVAILABLE PRESSURE AND FLOW REQUIREMENTS MEET THE PRESSURE AND FLOW PROVIDED IN THE CRITICAL ANALYSIS (REF. IRRIGATION DETAILS) PRIOR TO IRRIGATION SYSTEM INSTALLATION.

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR APOPKA MOB IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.


Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
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Facsimile 407.478.8749
Certificate of Authorization No.: 9230


Digitally signed by MARY K MAGLEY
Date: 2020.01.27 12:02:00 -05'00'

M. Katherine Magley, RLA
FL0001375

# LEGACY STATION LOT 3
W. ORANGE BLOSSOM TRAIL
APOPKA, FL

# IRRIGATION DETAILS

| revision | description | date |
|---|---|---|
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| △ | | |
| △ | | |
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| △ | | |


MD MagleyDesign
Landscape Architecture * Site Planning * Project Management
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| | |
|---|---|
| drawn by: | MD |
| checked by: | MKM |
| date: | 01-02-2020 |
| plot scale: | AS SHOWN |
| project number: | MD-1941 |
| file name: | 1941 LANDSCAPE SET.DWG |

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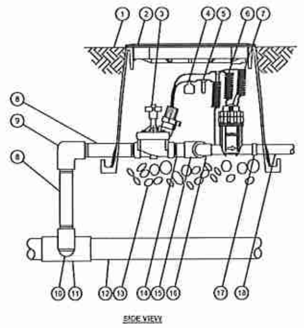
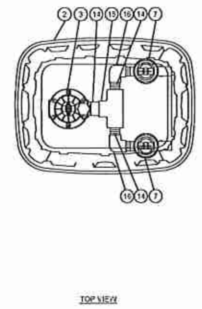


SIDE VIEW

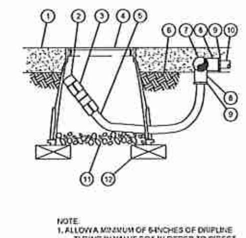


TOP VIEW

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
   RAIN BIRD VB-STD
3. REMOTE CONTROL VALVE
   RAIN BIRD 150-PESB (INCLUDED IN XCZ-PRB-150-COM KIT)
4. ID TAG
5. WATERPROOF CONNECTION
   RAIN BIRD DB SERIES
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER
   RAIN BIRD PRB-QKCHK-100
   (INCLUDED IN XCZ-PRB-150-COM KIT)
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-150-COM KIT)
15. PVC SCH 40 TEE (INCLUDED IN XCZ-PRB-150-COM KIT)
16. PVC SCH 40 ELL (INCLUDED IN XCZ-PRB-150-COM KIT)
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

## 1 XCZ-PRB DRIP CONTROL ZONE KIT

Scale: N.T.S.

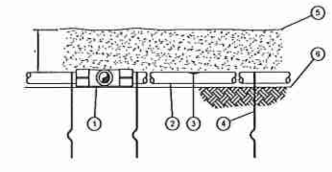


1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS
   POTABLE: RAIN BIRD MDCFCAP
   NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING
   RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX
   RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING
   RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE
    RAIN BIRD XF SERIES DRIPLINE
    POTABLE: XFD DRIPLINE
    NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

## 2 DRIP LINE FLUSH POINT

Scale: N.T.S.

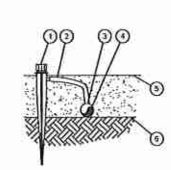


1. EASY FIT COMPRESSION TEE
   RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

## 3 DRIP LINE AT GRADE

Scale: N.T.S.

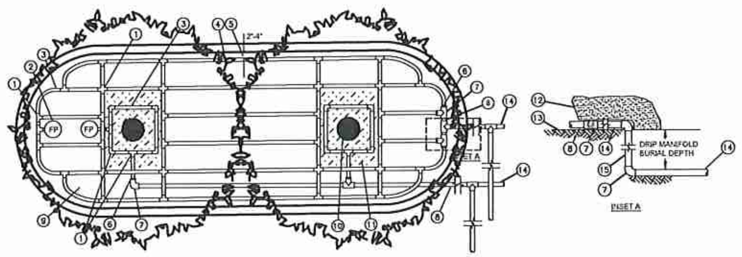


1. BUBBLER ON 1/4" TUBING STAKE:
   RAIN BIRD XERI-BUBBLER SPIKE
2. 1/4" DISTRIBUTION TUBING
   RAIN BIRD XQ TUBING
   (LENGTH AS REQUIRED)
3. 1/4" BARB CONNECTOR INCLUDED ON XERI-BUBBLER SPIKE
4. 1/2" POLYETHYLENE TUBING
   RAIN BIRD XF SERIES TUBING
   OR
   RAIN BIRD XT-700 XERI-TUBE OR
   RAIN BIRD XBS BLACK STRIPE TUBING
5. TOP OF MULCH
6. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUBBLER SPIKES AVAILABLE IN THE FOLLOWING MODELS:
   SXB-180-SPYK - HALF CIRCLE - 5 STREAMS - 13 GPH MAX
   SBX-360-SPYK - FULL CIRCLE - 8 STREAMS - 13 GPH MAX
   UXB-360-SPYK - FULL CIRCLE - UMBRELLA - 35 GPH MAX

## 4 XERI BUG EMITTER

Scale: N.T.S.



INSET A

1. BARB X BARB INSERT EL, TEE OR CROSS:
   RAIN BIRD XFF-ELBOW (TYPICAL)
   RAIN BIRD XFF-TEE (TYPICAL)
   RAIN BIRD XFD-CROSS (TYPICAL)
2. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
3. ON-SURFACE DRIPLINE PIPE
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
4. PARKING ISLAND CURB
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PARKING ISLAND CURB
6. BARB X MALE FITTING
   RAIN BIRD XFF-MA FITTING (TYPICAL)
7. PVC SCH 40 TEE OR EL (TYPICAL)
8. PVC SUPPLY MANIFOLD
9. SHRUB OR GROUNDCOVER BED
10. TREE (TYPICAL)
11. MULCH BED FOR TREE
12. 2-3 INCHES DEPTH OF MULCH
13. FINISH GRADE
14. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
15. PVC RISER PIPE

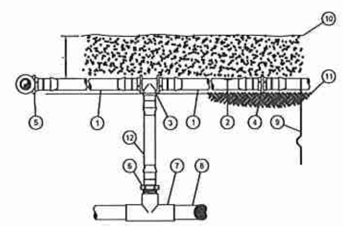
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

**XFD Dripline Maximum Lateral Lengths (Feet)**

| Inlet Pressure psi | 12" Spacing | | 18" Spacing | | 24" Spacing | |
|---|---|---|---|---|---|---|
| | Nominal Flow (gph) | | Nominal Flow (gph) | | Nominal Flow (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 | 0.6 | 0.9 |
| 15 | 273 | 155 | 314 | 250 | 424 | 322 |
| 20 | 318 | 169 | 353 | 294 | 508 | 368 |
| 30 | 360 | 230 | 413 | 350 | 566 | 414 |
| 40 | 395 | 255 | 465 | 402 | 652 | 474 |
| 50 | 417 | 285 | 529 | 420 | 720 | 458 |
| 60 | 460 | 290 | 596 | 455 | 780 | 514 |

## 5 DRIP LINE PARKING LOT ISLANDS TYPICAL

Scale: N.T.S.

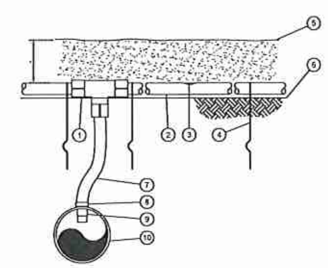


1. ON-SURFACE DRIPLINE
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm
   RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm
   RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm
   RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER
   17mm X 1/2" MPT
   RAIN BIRD XFF-MA-050
   17mm X 3/4" MPT
   RAIN BIRD XFF-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE
   RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

## 6 DRIP LINE RISER ASSEMBLY

Scale: N.T.S.

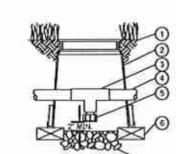


1. EASY FIT COMPRESSION TEE
   RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE
7. RAIN BIRD XF SERIES BLANK TUBING
8. RATCHET CLAMP (INCLUDED WITH ADAPTER)
9. INSERT ADAPTER FOR PVC PIPE
   RAIN BIRD XFD-INVPC
10. PVC LATERAL PIPE
    MINIMUM 1/2" IN DIAMETER

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

## 7 DRIP LINE INSERT ADAPTER

Scale: N.T.S.

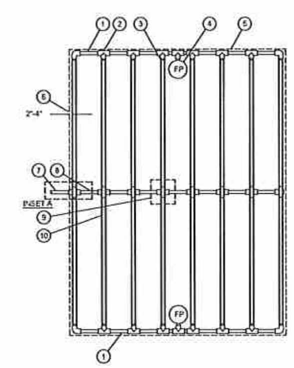


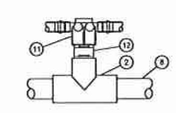
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
   RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE
   RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

NOTE: Place drain at lowest point in the system and ensure all pipe drains to this location

## 8 DRIP LINE DRAIN VALVE

Scale: N.T.S.





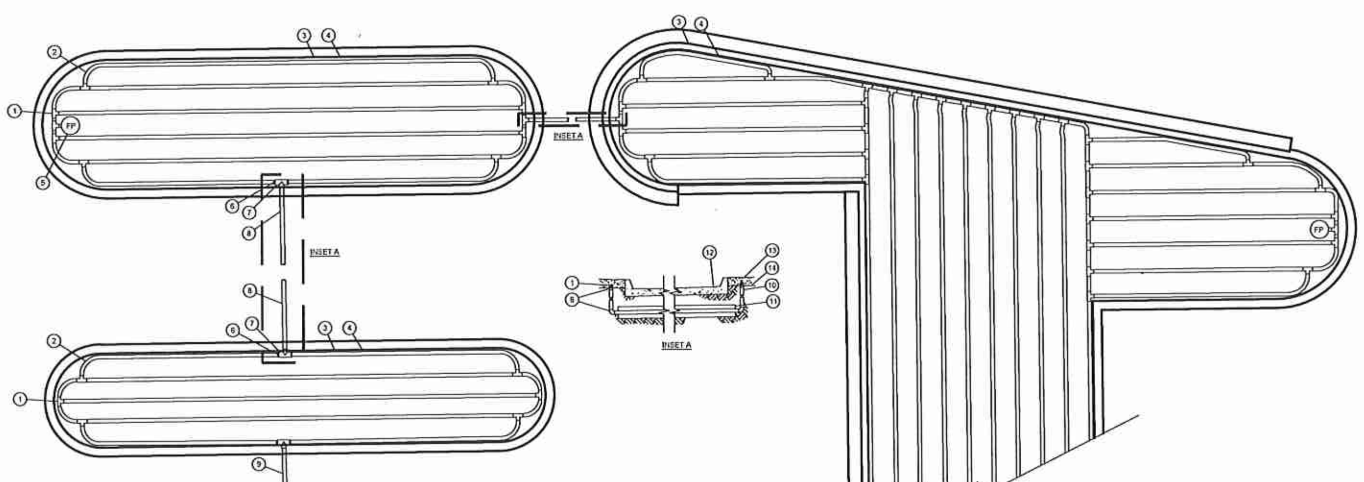
INSET A

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. DISTANCE FROM CURB TO ADJACENT DRIP LINE TO BE SPECIFIED BY DESIGN CONSULTANT (SEE DRAWINGS AND SPECIFICATIONS).
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

**XFD Dripline Maximum Lateral Lengths (Feet)**

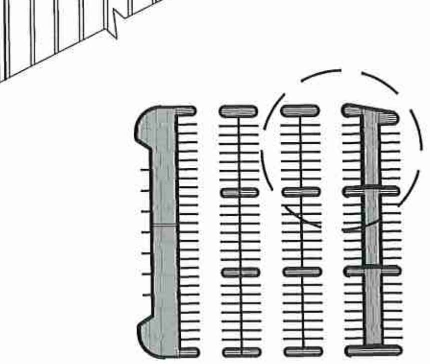
| Inlet Pressure psi | 12" Spacing | | 18" Spacing | | 24" Spacing | |
|---|---|---|---|---|---|---|
| | Nominal Flow (gph) | | Nominal Flow (gph) | | Nominal Flow (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 | 0.6 | 0.9 |
| 15 | 273 | 155 | 314 | 250 | 424 | 322 |
| 20 | 318 | 169 | 353 | 294 | 508 | 368 |
| 30 | 360 | 230 | 413 | 350 | 566 | 414 |
| 40 | 395 | 255 | 465 | 402 | 652 | 474 |
| 50 | 417 | 285 | 529 | 420 | 720 | 458 |
| 60 | 460 | 290 | 596 | 455 | 780 | 514 |

1. BARB X BARB INSERT TEE OR CROSS
   RAIN BIRD XFF-TEE OR
   RAIN BIRD XFD-CROSS (TYPICAL)
2. ON-SURFACE DRIPLINE PIPE
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE
3. PERIMETER OF AREA
4. REFER TO SPECIFICATIONS FOR PERIMETER DRIPLINE PIPE DISTANCE TO EDGE.
5. BARB X MALE FITTING
   RAIN BIRD XFF-MA FITTING (TYPICAL)
6. PVC SCH 40 TEE OR EL (TYPICAL)
7. PVC SUPPLY MANIFOLD
8. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
9. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
10. PVC SCH 40 RISER PIPE
11. PVC SCH 40 SLEEVE PIPE SIZED TWICE SIZE OF MANIFOLD PIPE SIZE.
12. PAVEMENT AND CURB
13. MULCH
14. FINISH GRADE



## 9 DRIP LINE PARKING LOT TYPICAL

Scale: N.T.S.



INSET A

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING
   RAIN BIRD XFF-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL)
   SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
10. ON-SURFACE DRIPLINE
    RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
    POTABLE: XFD DRIPLINE
    NON-POTABLE: XFDP DRIPLINE
11. BARB X FEMALE FITTING
    RAIN BIRD XFD-TFA-075 FITTING
12. 1/2" PVC NIPPLE, LENGTH AS NECESSARY

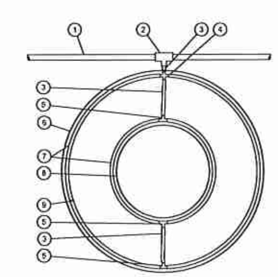
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

**XFD Dripline Maximum Lateral Lengths (Feet)**

| Inlet Pressure psi | 12" Spacing | | 18" Spacing | | 24" Spacing | |
|---|---|---|---|---|---|---|
| | Nominal Flow (gph) | | Nominal Flow (gph) | | Nominal Flow (gph) | |
| | 0.6 | 0.9 | 0.6 | 0.9 | 0.6 | 0.9 |
| 15 | 273 | 155 | 314 | 250 | 424 | 322 |
| 20 | 318 | 169 | 353 | 294 | 508 | 368 |
| 30 | 360 | 230 | 413 | 350 | 566 | 414 |
| 40 | 395 | 255 | 465 | 402 | 652 | 474 |
| 50 | 417 | 285 | 529 | 420 | 720 | 458 |
| 60 | 460 | 290 | 596 | 455 | 780 | 514 |

## 10 DRIP LINE PLAN VIEW TYPICAL

Scale: N.T.S.



1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING
   RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING
   RAIN BIRD XFF-TEE
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFD DRIPLINE
   NON-POTABLE: XFDP DRIPLINE. PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE
   RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

## 11 DRIP LINE AROUND TREE

Scale: N.T.S.

"SUNSHINE STATE ONE CALL OF FLORIDA, INC."
1-800-432-4770
WWW.CALLSUNSHINE.COM
REQUIRED BY FLORIDA STATUTE 553.851
A MIN. OF 2 DAYS AND A MAX OF 5 DAYS BEFORE YOU EXCAVATE, YOU ARE TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA
SEE EXCAVATION GUIDE, LASTEST EDITION

# LEGACY STATION LOT 3
## W. ORANGE BLOSSOM TRAIL
## APOPKA, FL
# IRRIGATION DETAILS

| revision | description | date |
|---|---|---|
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |

drawn by: MD
checked by: MKM
date: 01-02-2020
plot scale: AS SHOWN
project number: MD-1941
file name: 1941 LANDSCAPE SET.DWG

L5

ARCH D

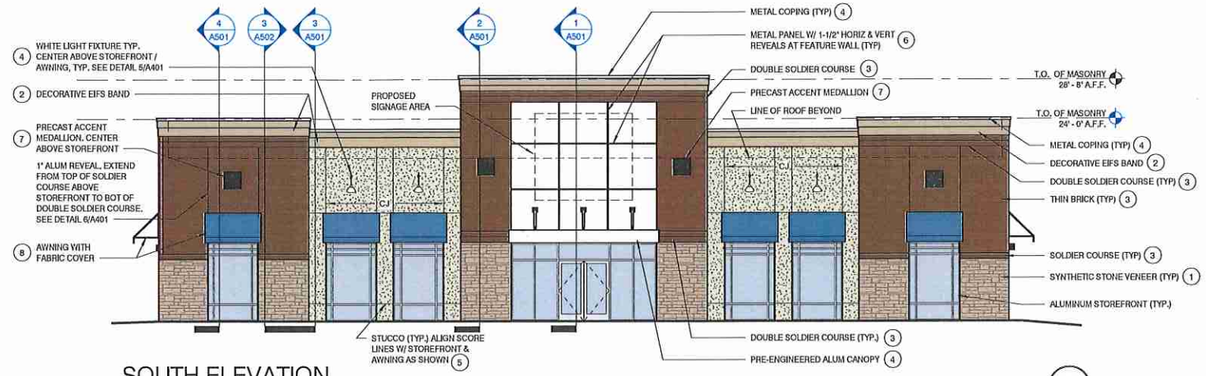
## GENERAL NOTES

1. ALL EIFS TO BE STO-LIT D OR BETTER.

## COLORS / FINISHES:

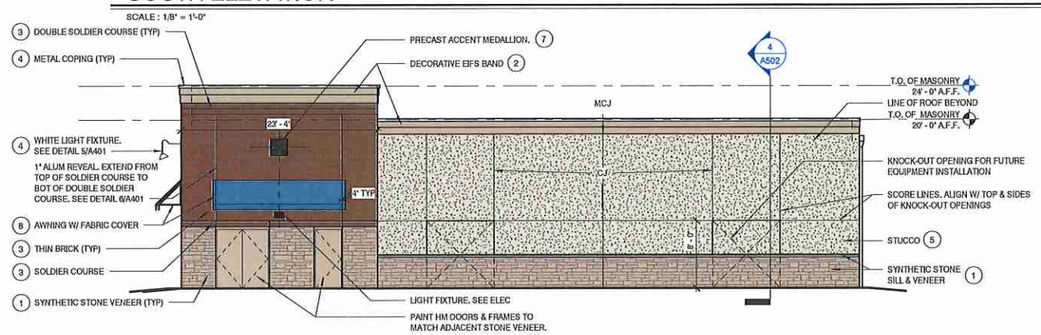
1. SIMULATED STACKED STONE TO BE STONE FIRST PROFESSIONALS- "AUTUMN WHEAT"
2. TRIM COLOR: DECORATIVE BAND COLOR TO MATCH BENJAMIN MOORE "NUGGET" (BM #AC-9)
3. GENERAL SHALE OLD BRICK ORIGINALS - THINBRICK "SMOKESTACK"
4. COLOR TO MATCH SENTRICAD "BONE WHITE"
5. BASE COLOR: STUCCO FIELD COLOR TO MATCH BENJAMIN MOORE "OKLAHOMA WHEAT" (BM #2160-50)
6. METAL PANEL: BNT BONE WHITE
7. 24"x24" PRE-CAST CONCRETE DECORATIVE MEDALLION. COLOR TO MATCH STUCCO FIELD COLOR
8. FABRIC AWNING: COLOR TO MATCH EXISTING CENTRA CARE AWNING

GENERAL SHALE OLD BRICK ORIGINALS - THINBRICK "SMOKESTACK"



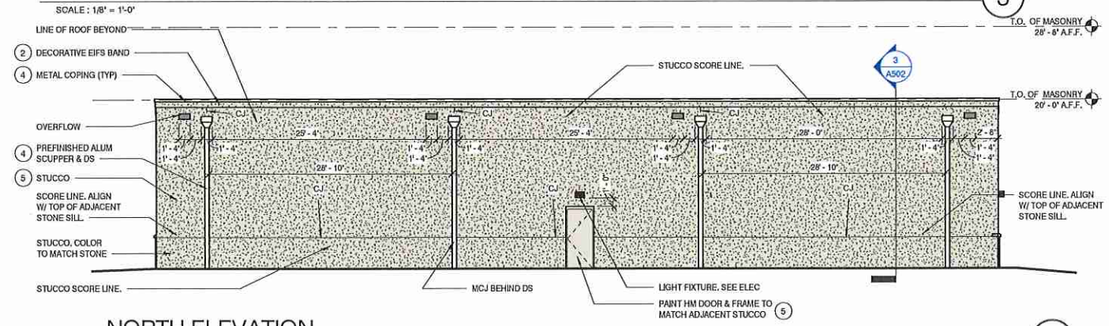

## SOUTH ELEVATION 1

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



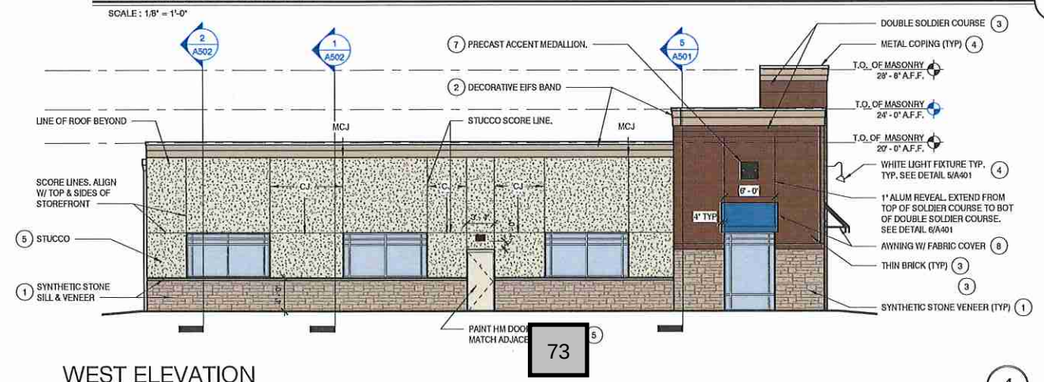

## EAST ELEVATION 3

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




## NORTH ELEVATION 2

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




## WEST ELEVATION 4

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

73

MBI


MBI COMPANIES INC.
100 COLONIAL CENTER
SUITE 250
LAKE MARY, FL 32746

| | |
|---|---|
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| FAX: | (407) 585-0330 |
| WEB: | mbicompanies.com |
| ARCHITECTURE NO.: | AA26000528 |
| INTERIORS NO.: | IB26000065 |


CONSULTANT

SEAL


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PROJECT INFORMATION

PROJECT:

LEGACY STATION LOT 3

PROJECT ADDRESS:

1480 W. ORANGE BLOSSOM TRAIL, APOPKA, FL 32712

PROJECT NO.: 190662

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ☐ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

| NO. | DATE | DESCRIPTION |
|---|---|---|

KEY PLAN

SHEET INFORMATION

| | |
|---|---|
| SHEET ISSUED: | 12/30/2019 |
| DESIGNED BY: | Designer |
| DRAWN BY: | Author |
| REVIEWED BY: | Checker |

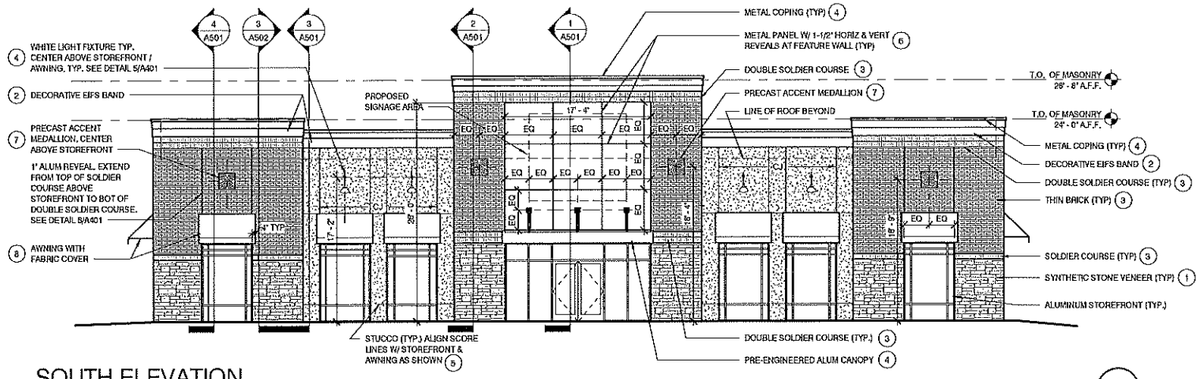
SHEET TITLE:

COLORED ELEVATIONS

SHEET NO.:

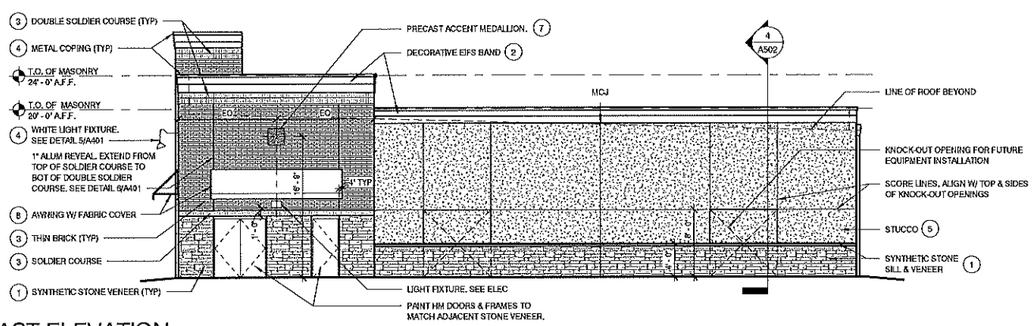
A402

C:\Users\brick\Documents\190662 - Advent Health Imaging Center12-30-19_brickWKSQ.rvt
12/30/2019 1:27:18 PM



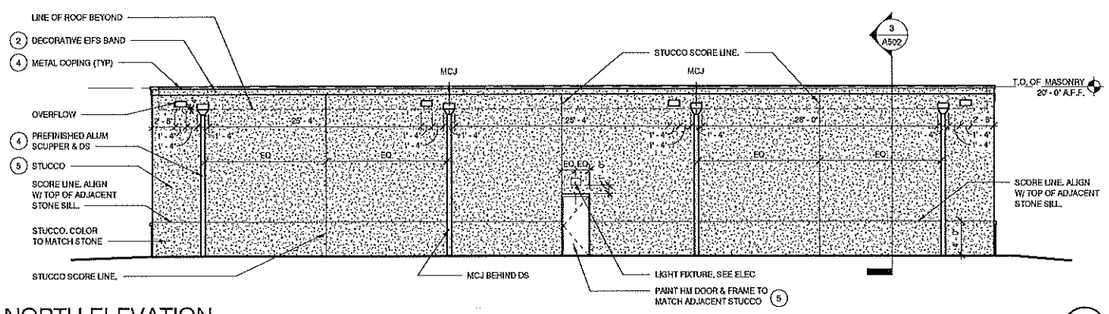

## SOUTH ELEVATION 1

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



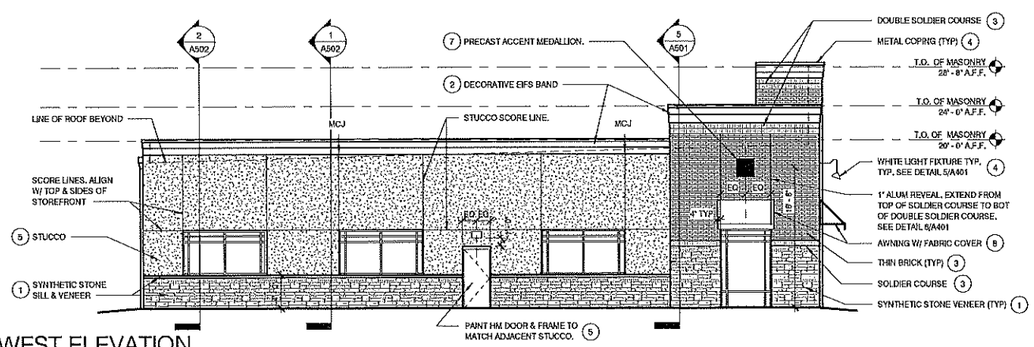

## EAST ELEVATION 2

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




## NORTH ELEVATION 3

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




## WEST ELEVATION 4

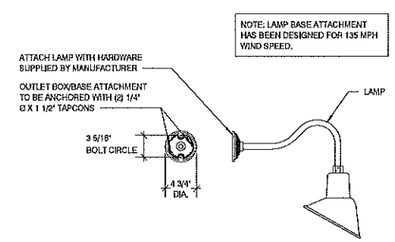
SCALE : 1/8" = 1'-0"

## GENERAL NOTES

1. ALL EIFS TO BE STO-LIT D OR BETTER.

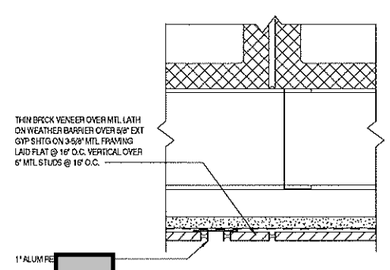
## COLORS / FINISHES:

1. SIMULATED STACKED STONE TO BE STONE FIRST PROFESSIONALS - "AUTUMN WHEAT"
2. TRIM COLOR: DECORATIVE BAND COLOR TO MATCH BENJAMIN MOORE "NUGGET" (BM #AC-6)
3. GENERAL SHALE OLD BRICK ORIGINALS - THINBRICK "SMOKESTACK"
4. COLOR TO MATCH SENTRICAD "BONE WHITE"
5. BASE COLOR: STUCCO FIELD COLOR TO MATCH BENJAMIN MOORE "OKLAHOMA WHEAT" (BM #2160-50)
6. METAL PANEL: BNT BONE WHITE
7. 24" x 24" PRE-CAST CONCRETE DECORATIVE MEDALLION, COLOR TO MATCH STUCCO FIELD COLOR
8. FABRIC AWNING: COLOR TO MATCH EXISTING CENTRA CARE AWNING




## LAMP ATTACHMENT 5

SCALE : 1" = 1'-0"




## EN[illegible]GED DETAIL 6

SCALE : 3" = 1'-0"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INTERIORS NO.: IB26000065


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PROJECT INFORMATION

PROJECT:

LEGACY STATION LOT 3

PROJECT ADDRESS:

1460 W. ORANGE BLOSSOM TRAIL, APOPKA, FL 32712

PROJECT NO.: 190602

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ☐ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

| NO. | DATE | DESCRIPTION |
|---|---|---|

KEY PLAN

SHEET INFORMATION

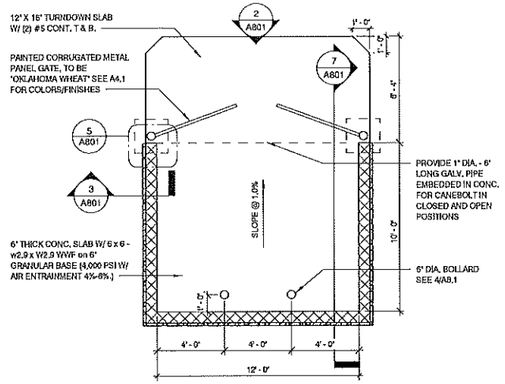
| | |
|---|---|
| SHEET ISSUED: | 12/30/2019 |
| DESIGNED BY: | SDM |
| DRAWN BY: | BK |
| REVIEWED BY: | SDM |

SHEET TITLE:

EXTERIOR ELEVATIONS

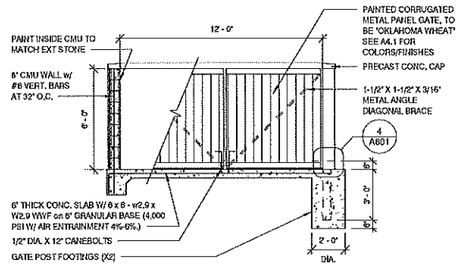
SHEET NO.:

A401



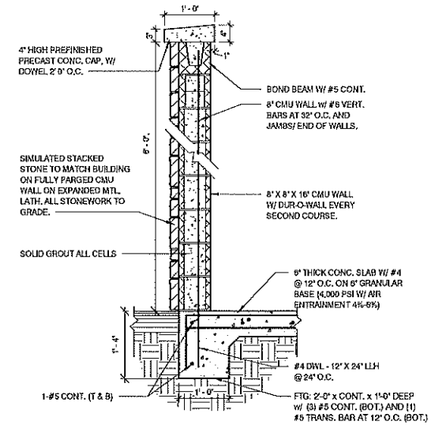

## DUMPSTER PLAN 1

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



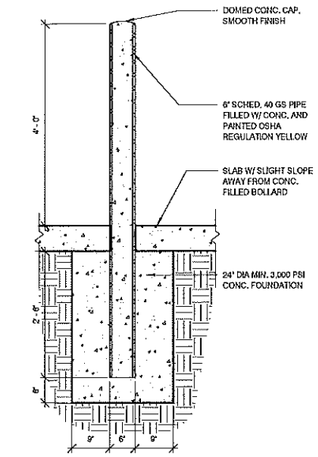

## ELEVATION 2

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



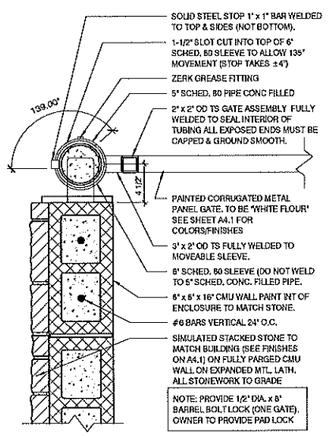

## SECTION 3

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



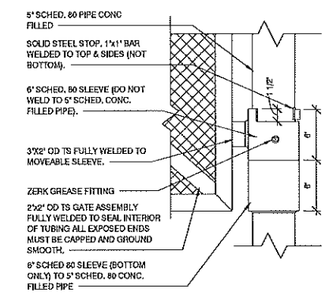

## BOLLARD DETAIL 4

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



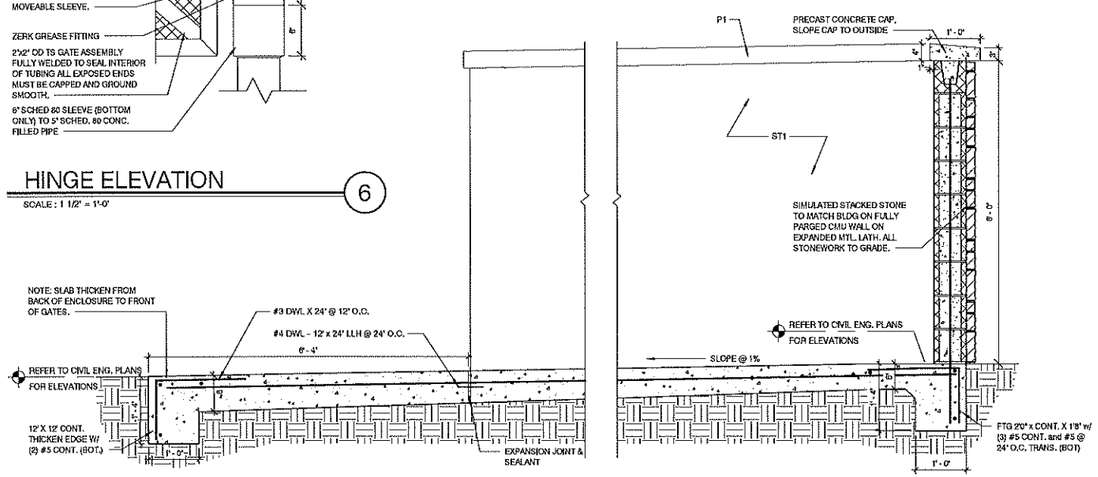

## HINGE PLAN DETAIL 5

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



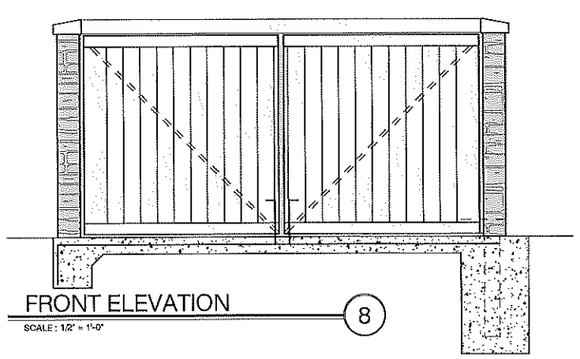

## HINGE ELEVATION 6

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



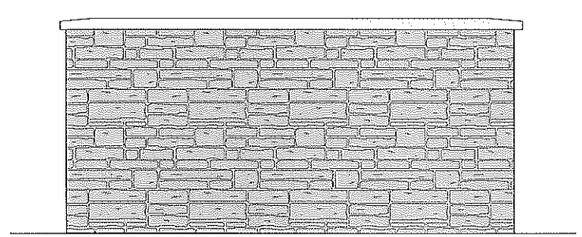

## DUMPSTER PAD SECTION 7

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



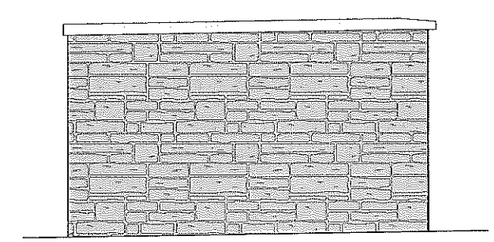
## FRONT ELEVATION 8

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



## REAR ELEVATION 9

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



## SIDE ELEVATION 10

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



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PROJECT INFORMATION

PROJECT:

LEGACY STATION LOT 3

PROJECT ADDRESS:

1480 W. ORANGE BLOSSOM TRAIL, APOPKA, FL 32712

PROJECT NO.: 190482

ACTIVE DESIGN PHASE

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- ☐ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

| NO. | DATE | DESCRIPTION |
|---|---|---|

KEY PLAN

SHEET INFORMATION

| | |
|---|---|
| SHEET ISSUED: | 12/30/2019 |
| DESIGNED BY: | SDM |
| DRAWN BY: | ALL |
| REVIEWED BY: | SDM |

SHEET TITLE:

1 DRC COMMENTS 04/24/19

DUMPSTER ENCLOSURE & DETAILS

SHEET NO.:

A801

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12/23/2019 9:25:34 PM

## SITE LIGHTING FIXTURE SCHEDULE

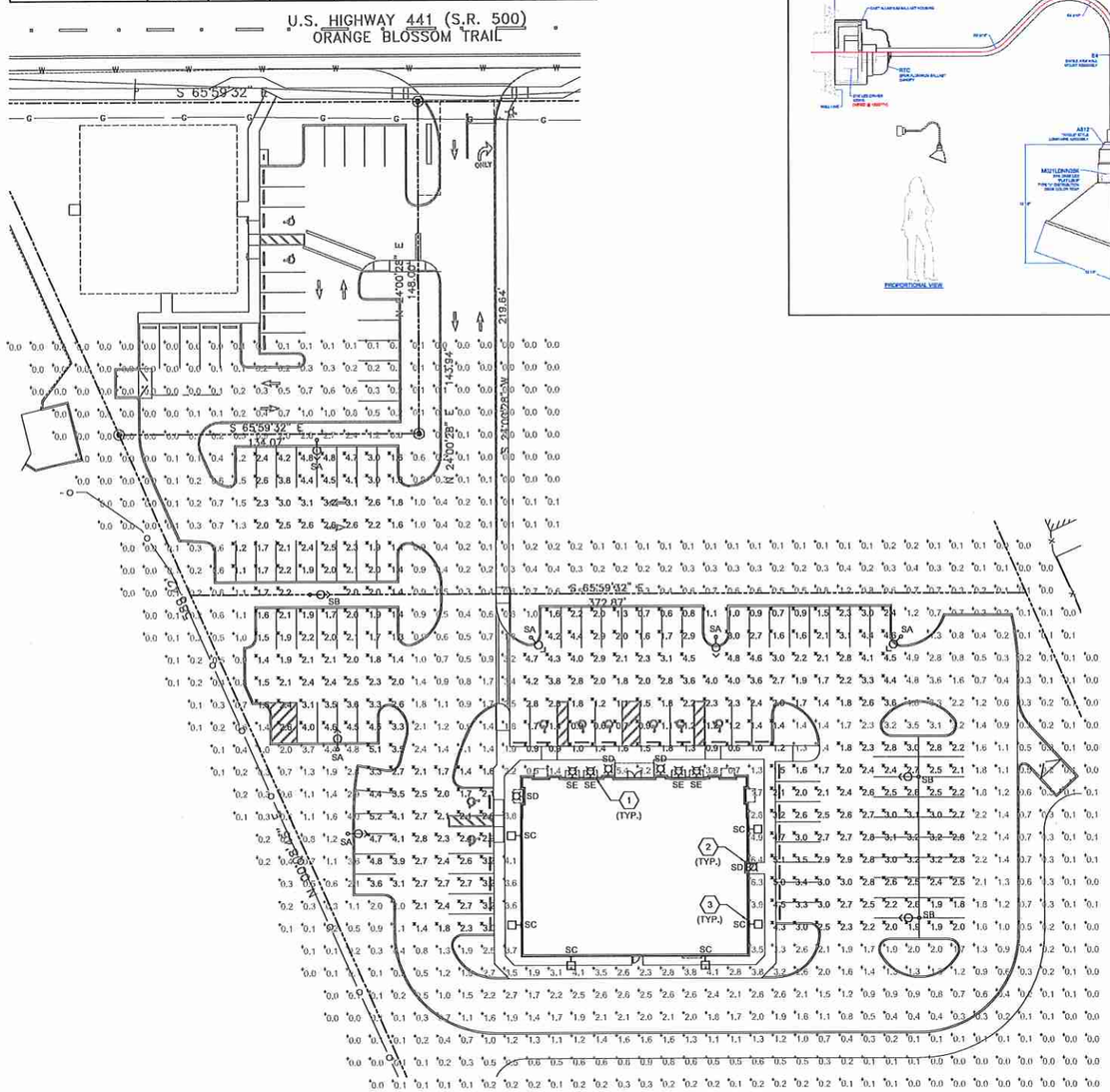
| TYPE | LAMP | NO. | WATTS | VOLTS | MOUNTING | HEIGHT | MANUFACTURER | CATALOG NO. | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| SA | LED | - | 112 | 208 | POLE | 20'-0" | ANTIQUE STREET LAMPS | EML25-RT-63525-4K-GCF-208-R4-DDB | DARK SKIES DECORATIVE STREET LAMP, TYPE 4 DISTRIBUTION |
| SB | LED | - | 112 | 208 | POLE | 20'-0" | ANTIQUE STREET LAMPS | EML25-RT-63525-4K-GCF-208-R5-DDB | DARK SKIES DECORATIVE STREET LAMP, TYPE 5 DISTRIBUTION |
| SC | LED | - | 71 | 120 | WALL | 16'-0" | LITHONIA | DSXW2LED-30C-700-40K-T4M-120-DWHXD | DARK SKIES WALL MOUNT AREA LIGHT, TYPE 4 DISTRIBUTION, COLOR WHITE |
| SD | LED | - | 24 | 120 | WALL | NOTE 3 | LITHONIA | MRW-LED-P1-40K-SR3-MVOLT-E10WH-DWHXD | DARK SKIES LED WALL PACK W/BATTERY BACK-UP, TYPE 3 DISTRIBUTION, COLOR WHITE |
| SE | LED | - | 26 | 120 | WALL | 16'-0" | ANP LIGHTING | A812-M021LD-N-W-40K-RTC-E4-44 | DECORATIVE WALL MOUNT GOOSENECK RLM FIXTURE, COLOR WHITE |
| P1 | | | | | | | ANTIQUE STREET LAMPS | EPAX-20-S4S6-ANDB W/ARM EAD4/1-ANDB | 20'-0" DECORATIVE POLE AND MOUNTING ARM |

NOTES:
1. FURNISH AND INSTALL LAMPS FOR ALL FIXTURES
2. CONTRACTOR MUST SUBMIT ENGINEERING AND SPECIFICATIONS FOR LIGHT POLES AT TIME OF PERMIT SUBMITTAL TO SHOW THAT LIGHT POLES ARE DESIGNED FOR A MINIMUM 141 MPH WIND SPEED.
3. MOUNTING HEIGHTS VARY, SEE ARCHITECTS EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.

## PHOTOMETRIC SUMMARY

PROJECT: APOPKA MEDICAL BUILDING

| LABEL | SYMBOL | AVG | MAX | MIN | MAX/MIN | AVG/MIN | L.L.F. |
|---|---|---|---|---|---|---|---|
| CALC ZONE | + | 1.3 FC | 7.1 FC | 0.0 FC | N/A | N/A | 0.95 |
| WEST PARKING | ✳ | 2.6 FC | 5.2 FC | 1.1 FC | 4.7 : 1 | 2.4 : 1 | 0.95 |
| FRONT PARKING | ✳ | 2.3 FC | 4.8 FC | 0.6 FC | 8.0 : 1 | 3.8 : 1 | 0.95 |
| EAST PARKING | ✳ | 2.7 FC | 5.1 FC | 1.5 FC | 3.4 : 1 | 1.8 : 1 | 0.95 |

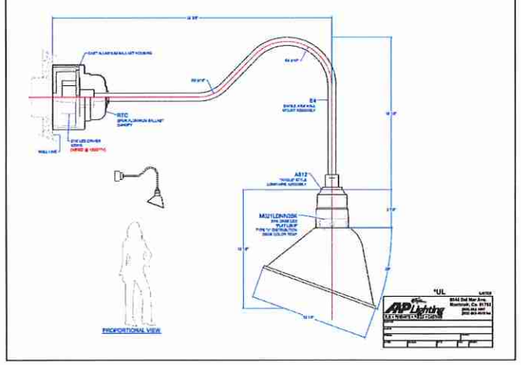



SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'-0"

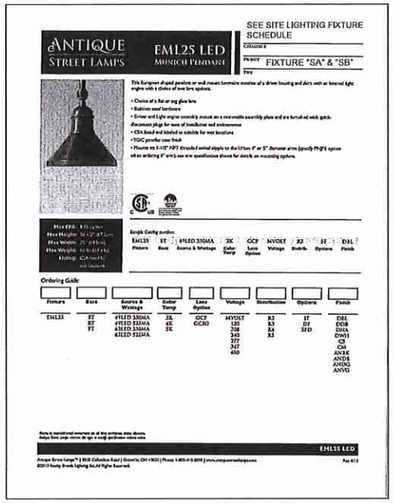
1

TYPE: "SE" SEE LIGHTING FIXTURE SCHEDULE



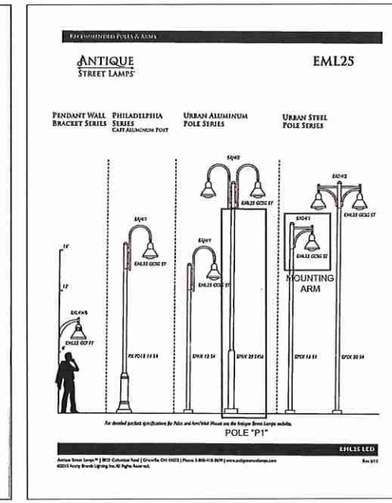

SEE SITE LIGHTING FIXTURE SCHEDULE

ANTIQUE STREET LAMPS — EML25 LED MUNICH PENDANT — FIXTURE "SA" & "SB"



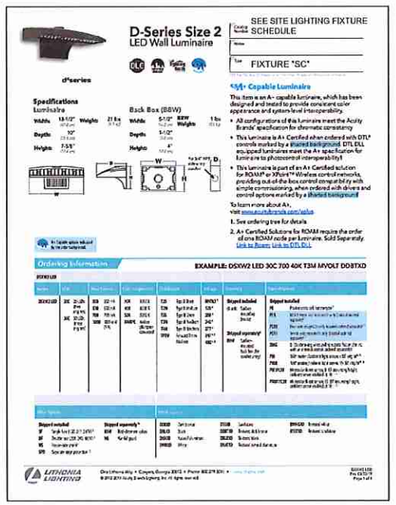

SEE SITE LIGHTING FIXTURE SCHEDULE

ANTIQUE STREET LAMPS — EML25



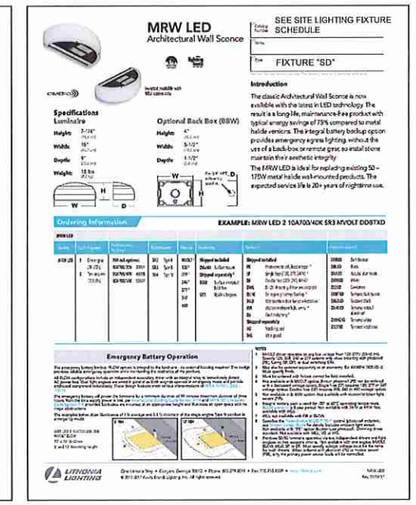

SEE SITE LIGHTING FIXTURE SCHEDULE

D-Series Size 2 LED Wall Luminaire — FIXTURE "SC"




SEE SITE LIGHTING FIXTURE SCHEDULE

MRW LED Architectural Wall Sconce — FIXTURE "SD"




## GENERAL SHEET NOTES:

1. SEE SHEET E001 FOR ELECTRICAL LEGEND AND GENERAL NOTES.
2. MOUNT FIXTURES SO THAT LIGHT IS DIRECTED IN THE DIRECTION OF THE ARROWS SHOWN ON THIS PLAN.
3. LIGHTING SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF ALL COUNTY AND CITY CODES.

## (#) KEYED SHEET NOTES:

1. LIGHT FROM THE GOOSENECK FIXTURE TYPE "SE" WILL BE DIRECTED ONTO THE BUILDING FACADE WITH NO VISIBLE GLARE FROM THE LAMP. SEE FIXTURE TYPE "SE" DETAIL ON THIS SHEET.
2. DARK SKIES WALL PACK FIXTURE TYPE "SD", SEE TENANT DRAWINGS FOR CONTROLS AND CIRCUITING. SEE FIXTURE SPECIFICATION SHEET AND SITE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
3. DARK SKIES WALL MOUNT AREA LIGHT FIXTURE TYPE "SD". SEE TENANT DRAWINGS FOR CONTROLS AND CIRCUITING. SEE FIXTURE SPECIFICATION SHEET AND SITE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.

MBI


ARCHITECT:
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ARCHITECTURE NO.: AA26000628
INTERIORS NO.: IB26000665

CONSULTANT
ELECTRICAL ENGINEER:
STEVEN V. WALKER
FLORIDA PE #56631

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299 N. WEISGARBER RD.
KNOXVILLE, TN. 37919
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FAX: (865) 584-6213
WEB: mbicompanies.com


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STEVEN VINCENT WALKER LICENSE No. 56631 STATE OF FLORIDA PROFESSIONAL ENGINEER

Steven Walker — Digitally signed by Steven Walker Date: 2020.01.03 15:16:40 -05'00'


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PROJECT INFORMATION

PROJECT:

LEGACY STATION LOT 3

PROJECT ADDRESS:

1480 W. ORANGE BLOSSUM TRAIL
APOPKA, FL 32712

PROJECT NO.: 190562

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
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- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

| NO. | DATE | DESCRIPTION |
|---|---|---|

KEY PLAN

SHEET INFORMATION

| | |
|---|---|
| SHEET ISSUED: | 01/06/2020 |
| DESIGNED BY: | SVW |
| DRAWN BY: | JEE |
| REVIEWED BY: | SVW |

SHEET TITLE:

SITE PLAN - PHOTOMETRIC

SHEET NO.:

ES102

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | February 11, 2020 |
| | SITE PLAN | FROM: | Community Development |
| | SPECIAL REPORTS | EXHIBITS: | Vicinity Map |
| X | OTHER: Major Development Plan | | Aerial Map |
| | | | Major Development Plan |

**SUBJECT:** **MONARCHS AT LAKE PLEASANT – MAJOR DEVELOPMENT PLAN**

**REQUEST:** **RECOMMEND APPROVAL OF THE MAJOR DEVELOPMENT PLAN FOR MONARCHS AT LAKE PLEASANT**

**SUMMARY:**

| | |
|---|---|
| OWNER: | Monarchs at Lake Pleasant, LLC c/o Rafael Martinez |
| APPLICANT: | Rafael Martinez c/o Jonathan Huels |
| LOCATION: | 1653, 1711 and 1717 Apopka Boulevard |
| PARCEL ID NUMBER(S): | 23-21-28-0000-00-029 |
| FLUM DESIGNATION: | Residential Medium Low (0-7.5 du/ac) |
| EXISTING USE: | Vacant |
| ZONING: | RMF (Residential Multi-Family) |
| TRACT SIZE: | 23.52 +/- acres |
| PROPOSED DEVELOPMENT: | 126 Multi-family Units; 7 Buildings |
| APPLICABLE LDC: | 2019 Land Development Code (LDC) |

**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:

| ***Direction*** | ***Future Land Use*** | ***Zoning*** | ***Present Use*** |
|---|---|---|---|
| North (County) | Low Density Residential | A-1 (Citrus Rural District) | Vacant |
| East (County and City) | Low Density Residential | A-2 (Farmland Rural District) and RMF | Single Family Residence and Residential Subdivision (Piedmont Park Subdivision) |
| South (County and City) | Public Right-of-Way (ROW) and Residential Medium Low | ROW and Planned Unit Development (PUD) | Apopka Boulevard and Single Family Residences (Chelsea Parc Residential Subdivision) |
| West (County and City) | ROW, Low Density Residential and Residential Low | ROW, A-1 and Residential Single-Family– Estate (RSF-1A) | Lakeville Road and Single Family Residences (Lake Please Cove Residential Subdivision) |

**PROJECT SUMMARY**: 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**: 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**: 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.

**BUFFER/LANDSCAPING:** 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.

**ENVIRONMENTAL:** 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.

**SCHOOL CAPACITY REPORT:** 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.

**ORANGE COUNTY NOTIFICATION:** The County was notified at the time of the site plan for this property through the DRC agenda distribution.

**PUBLIC HEARING SCHEDULE:**
January 14, 2020 - Planning Commission, 5:30 pm
February 5, 2020 - City Council, 1:30 pm

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**RECOMMENDATION ACTION:**

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.

**Recommended Motion**: 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.

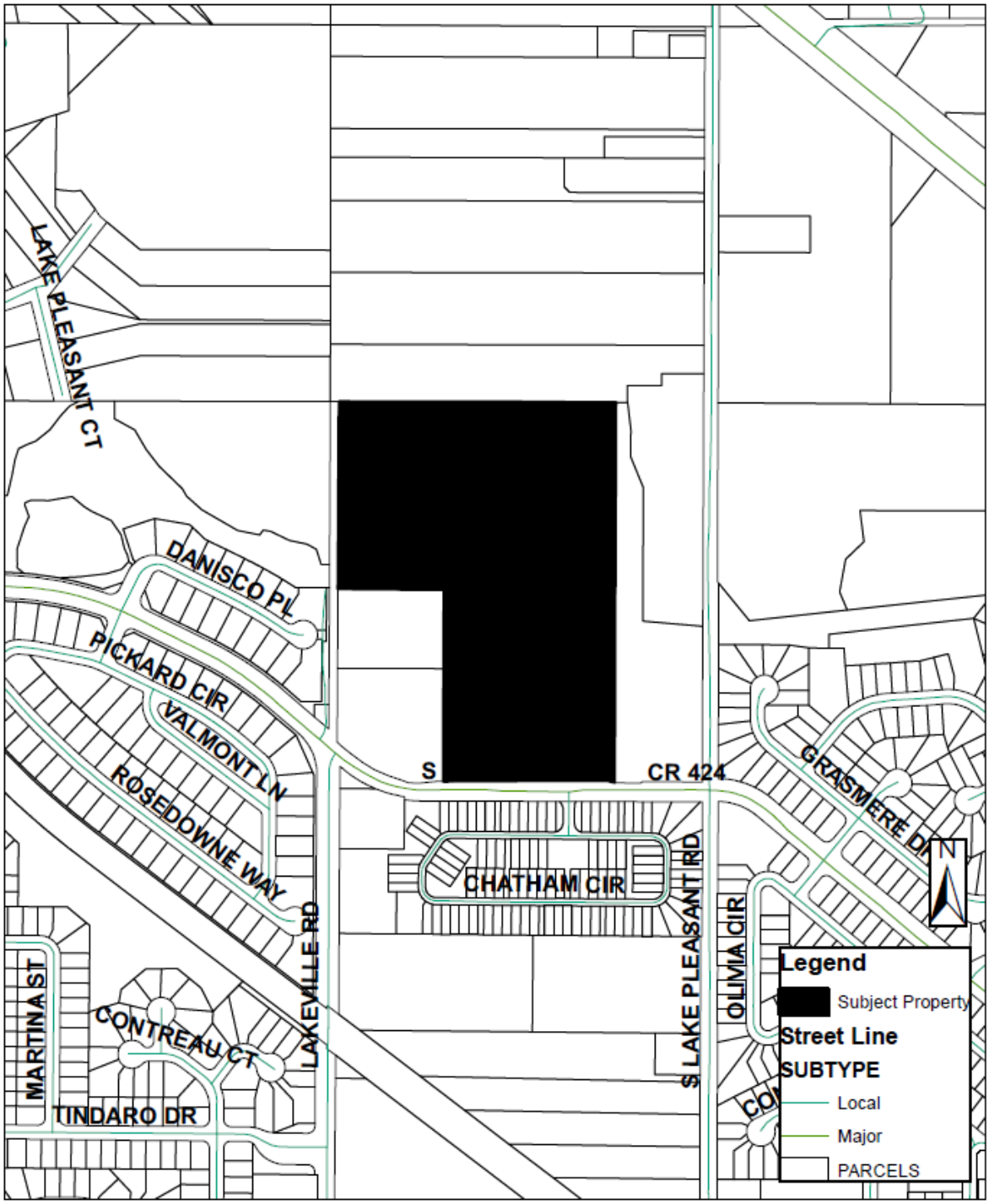
**Planning Commission Role:** The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

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

**Owner:** Monarchs at Lake Pleasant, LLC c/o Rafael Martinez
**Total Acreage:** 23.52 +/- acres
**Application:** Major Development Plan
**Parcel ID Number:** 23-21-28-0000-00-029

N

## VICINITY MAP



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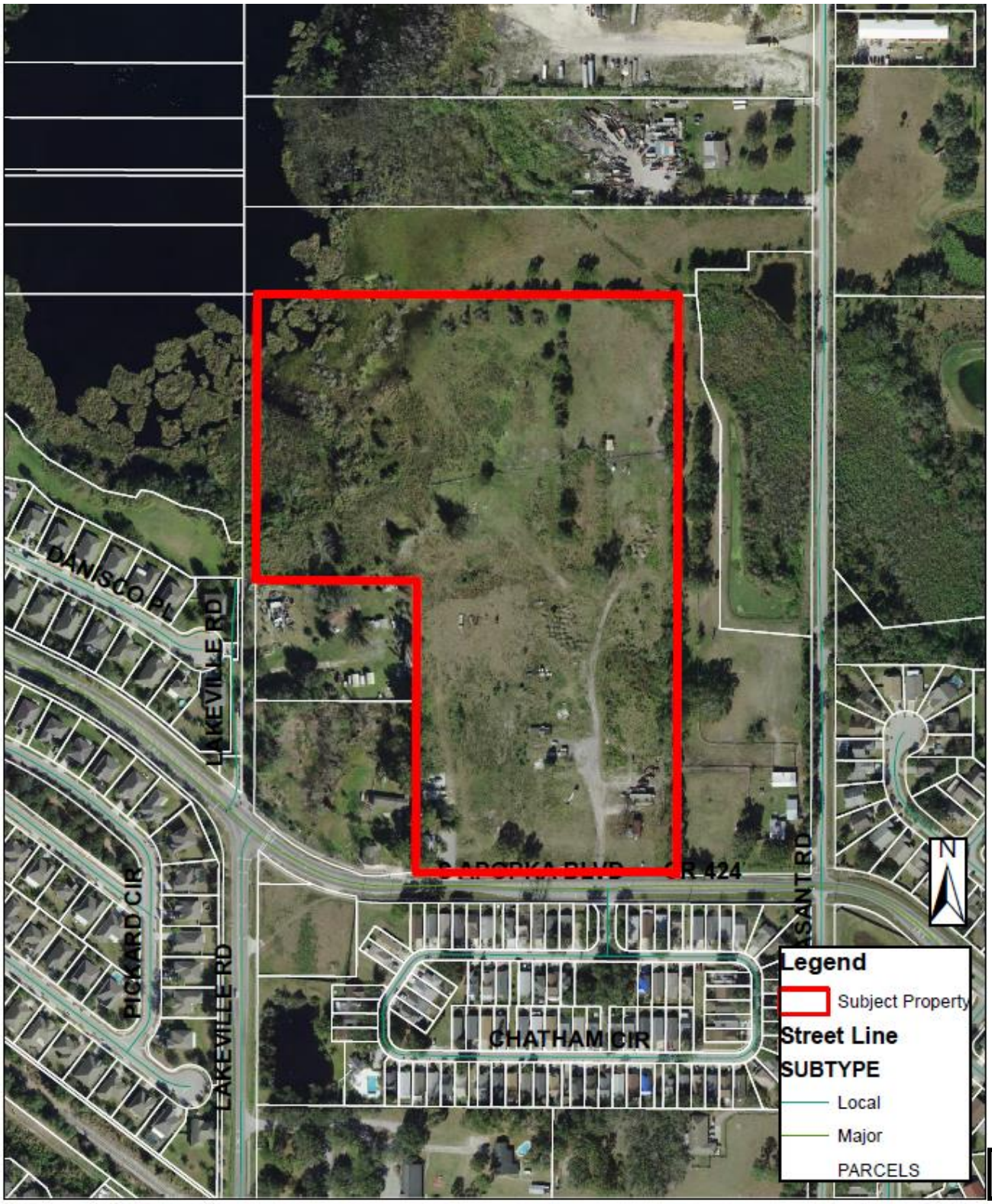
# AERIAL MAP

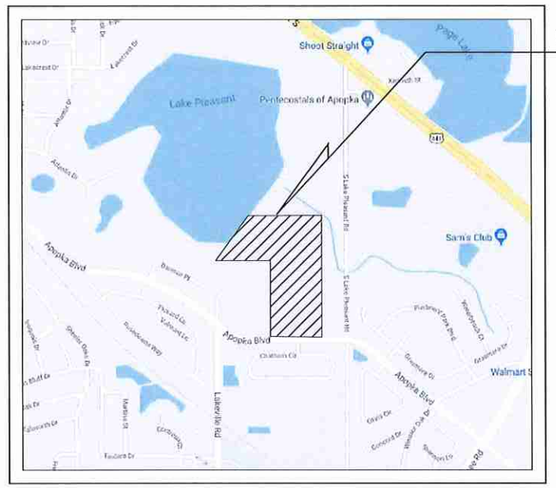

DANISCO PL
LAKEVILLE RD
PICKARD CIR
LAKEVILLE RD
CHATHAM CIR
N
Legend
Subject Property
Street Line
SUBTYPE
Local
Major
PARCELS

# MAJOR DEVELOPMENT PLAN

FOR

# MONARCHS AT LAKE PLEASANT

PARCEL ID# 23-21-28-0000-00-029, 23-21-28-0000-00-030
23-21-28-0000-00-043
CITY OF APOPKA, FLORIDA
MARCH 2019




LOCATION MAP
SECTION 26, TOWNSHIP 23 S, RANGE 30 E
SCALE : NTS


OWNER
RADAM INVESTMENT LLC
2220 KINGSCREST CIR
APOPKA FL, 32712
CONTACT: RAFAEL MARTINEZ (OWNER)
PHONE: 407-333-7787
EMAIL:radaminvestment@gmail.com

LANDSCAPE ARCHITECT
SCOTT LIBERTY,
LANDSCAPE ARCHITECT LLC
5621 REVELWOOD LOOP
WINTER PARK, FL. 32792
PHONE: 407-719-2124
E-MAIL: jscottllib@cfl.rr.com
WEBSITE: JSCOTTLIBERTY.COM

ENGINEER
CHAD S. LINN, P.E.
P.O. BOX 140024
ORLANDO, FL 32814
PHONE: 407-252-6433
EMAIL: clinn@linnengineering.com

ARCHITECTURE
FULVIO ROMANO, M. ARCH.
RABITS & ROMANO ARCHITECTURE, PLANNING & DESIGN
5127 S. ORANGE AVE.
SUITE 110
ORLANDO FL 32809
PHONE: (407) 490-0350
FULVIO@RABITS-ARCHITECT.COM


## DRAWING INDEX


| | |
|---|---|
| C1 | COVER SHEET |
| C2 | GENERAL NOTES |
| C3 | EXISTING CONDITIONS |
| C4 | OVERALL SITE PLAN |
| C5 | SITE PLAN |
| C6 | PAVING GRADING AND DRAINAGE PLAN |
| C7 | UTILITY PLAN |
| C8 | FIRE TRUCK PLAN |
| C9 | CONSTRUCTION DETAILS |
| C11 | PHOTOMETRIC PLAN |
| SWPPP-1 - | EROSION CONTROL & STORMWATER POLLUTION |
| SWPPP-2 | PREVENTION PLAN & DETAILS |
| L1-L3 | LANDSCAPE PLANS |
| S1 - S2 | SURVEY |
| A101-A102 | CLUBHOUSE ELEVATIONS |
| A600-A601 | APARTMENT ELEVATIONS |




LEGAL DESCRIPTION:

Parcel 1: The East 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East in Orange County, Florida.

Parcel 2: The West 1/2 of the Northeast 1/4 of the Northeast 1/4 and the West 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 in Section 23, Township 21 South, Range 28 East, Less and Except: From the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, run North 00 degrees 13 minutes 40 seconds East 418.67 feet along the West line of the said Northeast 1/4 of the Northeast 1/4 for the Point of Beginning of this description: Continue thence North 00 degrees 13 minutes 40 seconds East 275.15 feet along the West line of the aforementioned Northeast 1/4 of the Northeast 1/4 thence run South 89 degrees 49 minutes 00 seconds East 388.98 feet, thence South 00 degrees 06 minutes 40 seconds West 275.15 feet, thence North 89 degrees 49 minutes 00 seconds West 389.53 feet to the Point of Beginning. Less and Except the West 30 feet thereof for road, all in Orange County, Florida,Less and Except, from the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, run North 00 degrees 13 minutes 40 seconds East 693.82 feet along the West line of the said Northeast 1/4 of the Northeast 1/4, thence run South 89 degrees 49 minutes 00 seconds East 388.98 feet for the Point of Beginning of this description: Continue thence South 89 degrees 49 minutes 00 seconds East 264.00 feet, thence run South 00 degrees 06 minutes 40 seconds West 639.85 feet to the South line of the aforementioned Northeast 1/4 of the Northeast 1/4, thence run North 89 degrees 48 minutes 50 seconds West 264.00 feet along the aforementioned South line of the Northeast 1/4 of the Northeast 1/4, thence run North 00 degrees 06 minutes 40 seconds East 693.84 feet to the Point of Beginning. (Less part line in State Road S-424), Orange County, Florida, Less and Except: Begin at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, run North 00 degrees 13 minutes 40 seconds East 418.67 feet along the West line of said Northeast 1/4 of the Northeast 1/4, thence run South 89 degrees 49 minutes 00 seconds East 389.53 feet thence South 00 degrees 06 minutes 40 seconds West 418.69 feet to the South line of the aforementioned Northeast 1/4 of the Northeast 1/4, thence run North 89 degrees 48 minutes 50 seconds West 390.10 feet to the Point of Beginning.Less and Except the West 30 feet thereof for road and Less and Except that in part in State Road S-424.

PARCEL 3: From the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, Orange County, Florida; run North 00 degrees 13 minutes 40 seconds East, 693.82 feet along the West line of the said Northeast 1/4 of the Northeast 1/4; thence run South 89 degrees 40 minutes 00 seconds East 388.98 feet for the point of beginning of this description. Continue thence South
89 degrees 49 minutes 00 seconds East 264.0 feet; thence run South 00 degrees 06 minutes 40 seconds West 693.85 feet to the South line of the aforementioned Northeast 1/4 of the Northeast 1/4; thence run North 89 degrees 48 minutes 50 seconds West 264.0 feet along the aforementioned South line of the Northeast 1/4 of the Northeast 1/4; thence run North 00 degrees 06 minutes 40 seconds East 693.84 feet to the point of beginning. (Less S-424, also known as Apopka Boulevard).

Digitally signed by Chad S Linn
DN: c=US, o=Unaffiliated, ou=A01410D0000016BD220A404000028D3, cn=Chad S Linn
Date: 2020.01.10 10:00:51 -05'00'

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISED PER DRC COMMENTS | 12/2019 | DAH |
| 2 | REVISED PER DRC COMMENTS | 01/2020 | DAH |

LINN ENGINEERING & DESIGN
P.O. BOX 140024
ORLANDO, FL 32814
PHONE: 407-252-6433
clinn@linnengineering.com
CA LIC. NO. 31719

SCALE AS NOTED
DESIGNED BY CSL
DRAWN BY CSL
CHECKED BY CSL
DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

COVER SHEET

MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA
APOPKA FLORIDA FLORIDA

DATE 10/2019
PROJECT NO. 4700-17-100
SHEET NUMBER C1

Drawing name: Z:\Projects\4700-Radam Investment-JJ Pro Mgmt\17-100-Apopka\civil\C01 COVER.dwg C1 COVER SHEET Jan 09, 2020 1:00pm by: d_hur

## GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY EFIRD SURVEYING GROUP. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF INTEREST.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

6. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

7. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

8. SAFETY:

A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.

B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.

C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.

D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN "ON-SITE PIPING PERMIT" (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.

10. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

11. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

12. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

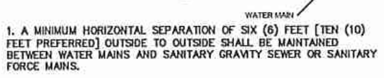
13. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.

14. WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE INCH (12") LAYERS AND COMPACTED TO NINETY EIGHT PERCENT (98 %) MAXIMUM DENSITY AS DETERMINED BY AASHTO T-19 OR T-238.

15. ALL DIMENSIONS ARE TO FACE OF CURB.

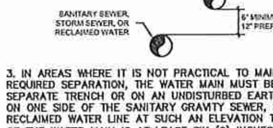
16. ALL DENSITIES AT UTILITY AND STORM STRUCTURES (INLET/MANHOLES WITHIN ROADWAY TO 3' IN BACK OF CURB) SHALL BE 98% WITHIN PAVEMENT AREAS, AND A DENSITY OF 95% FOR STRUCTURES OUTSIDE PAVED AREAS PER AASHTO-180 (MODIFIED) IS REQUIRED.

### WATER SYSTEM NOTES:




1. A MINIMUM HORIZONTAL SEPARATION OF SIX (6) FEET [TEN (10) FEET PREFERRED] OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY GRAVITY SEWER OR SANITARY FORCE MAINS.

2. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAINS AND STORM SEWERS OR RECLAIMED WATER LINES CARRYING UNRESTRICTED PUBLIC ACCESS REUSE WATER.




3. IN AREAS WHERE IT IS NOT PRACTICAL TO MAINTAIN THE REQUIRED SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SANITARY GRAVITY SEWER, STORM SEWER OR RECLAIMED WATER LINE AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE OTHER LINE.

4. IF THE MINIMUM ALLOWABLE SIX (6) FOOT HORIZONTAL SEPARATION OR SIX (6) INCHES VERTICAL SEPARATION IN A SEPARATE TRENCH CANNOT BE MAINTAINED. UPGRADE THE WATER MAIN TO DUCTILE IRON IF THE OTHER LINE IS A STORM SEWER.

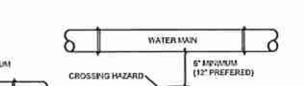
5. IF THE NON-CONFORMING LINE IS A GRAVITY SANITARY SEWER, AND SIX (6) FOOT HORIZONTAL SEPARATION OR SIX (6) INCHES VERTICAL SEPARATION IN A SEPARATE TRENCH CANNOT BE MAINTAINED. UPGRADE THE GRAVITY SANITARY SEWER (IF BEING NEWLY INSTALLED) TO AWWA C-900, D.R. 18 PVC AND HYDROSTATICALLY TEST IT TO 150 PSI.

6. IF THE OTHER LINE IS A RECLAIMED WATER LINE AND THE ABOVE SEPARATION REQUIREMENTS ARE NOT MET, UPGRADE THE RECLAIMED WATER LINE MATERIAL TO DUCTILE IRON OR ENCASED THE PIPE IN CONCRETE.

7. DEVIATIONS AND OTHER ALTERNATIVES SHALL BE CONSIDERED ON CASE-BY-CASE BASIS AND MUST RECEIVE SPECIFIC APPROVAL BY D.E.P. PRIOR TO IMPLEMENTATION.

8. THERE SHALL BE AT LEAST A SIX (6) FOOT SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER FORCE MAINS WITHOUT EXCEPTION. FIELD PROBLEMS SHALL BE REPORTED TO THE ENGINEER. SPECIAL SOLUTIONS MUST BE ACCEPTED BY D.E.P. PRIOR TO IMPLEMENTATION.

9. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR STORM SEWER STRUCTURE.




10. A MINIMUM OF VERTICAL SEPARATION OF SIX (6) INCHES [TWELVE (12) INCHES PREFERRED] OUTSIDE TO OUTSIDE SHALL BE MAINTAINED BETWEEN WATER MAIN, SANITARY GRAVITY SEWER, STORM SEWER OR RECLAIMED WATER LINES.

THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TWELVE (12) FEET BETWEEN ANY TWO JOINTS. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 12 FEET BETWEEN ANY TWO (2) JOINTS IN LIEU OF DIP. THE SANITARY SEWER MAY BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. TWELVE (12) FEET BETWEEN JOINTS CENTERED AT THE POINT OF CROSSING SHALL BE REQUIRED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (i.e. PIPES CENTERED ON THE CROSSING).

11. WHEN THERE IS LESS THAN 6" VERTICAL CLEARANCE BETWEEN THE WATER MAIN AND STORM SEWER. THE WATER MAIN SHALL BE UPGRADED TO DUCTILE IRON. ONE FULL LENGTH OF PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

12. IF THE NON-CONFORMING LINE IS A SANITARY GRAVITY SEWER WHERE THERE IS LESS THAN SIX (6) INCHES VERTICAL CLEARANCE FROM THE WATER MAIN, UPGRADE THE SANITARY GRAVITY SEWER TO AWWA C-90 D.R. 18 PVC AND HYDROSTATICALLY TEST IT TO 150 PSI. PIPE SHALL BE LOCATED SO THAT JOINTS ARE AS FAR AS POSSIBLE FROM EACH OTHER.

13. IF THE OTHER LINE IS A RECLAIMED WATER LINE AND THE ABOVE MINIMUM SEPARATION IS NOT MET, UPGRADE THE RECLAIMED WATER LINE MATERIAL TO DUCTILE IRON OR ENCASE THE PIPE IN CONCRETE.

14. SPECIAL STRUCTURAL SUPPORT OR CONCRETE SADDLES MAY BE NECESSARY AT THE CROSSING LOCATION.

15. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE CROSSING HAZARD. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM VERTICAL SEPARATION IS TWELVE (12) INCHES.

16. DEVIATIONS AND OTHER ALTERNATIVES SHALL BE CONSIDERED ON CASE- BY-CASE BASIS AND MUST RECEIVE SPECIFIC APPROVAL BY D.E.P. PRIOR TO IMPLEMENTATION.

17. THERE SHALL BE A SIX (6) INCH VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER FORCE MAINS AT CROSSINGS WITHOUT EXCEPTION. CONFLICTS WITH EXISTING LINES, WHERE IT IS NOT POSSIBLE TO MAINTAIN THE REQUIRED SEPARATION, SHALL BE REPORTED TO THE ENGINEER. SPECIAL SOLUTIONS MUST BE ACCEPTED BY D.E.P. PRIOR TO IMPLEMENTATION.

18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES OF COVER.

19. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.

20. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND MUNICIPALITY WATER DEPARTMENT SPECIFICATIONS.

21. THE LOCATION OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC. AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN.

22. SSOCOF

FLORIDA LAW (F.S. 553.851) AND (F.S. 556) SSOCOF 1-800-432-4770 (SUNSHINE STATE ONE CALL OF FLORIDA) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING, AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).

TRENCH SAFETY

CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS 29 C.F.R., S. 926.650, SUBPART P, AND ALL SUBSEQUENT REVISIONS OR UPDATES ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.62, FLORIDA STATUTES.

23. WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE INCH (12") LAYERS AND COMPACTED TO NINETY EIGHT PERCENT (98%) MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

24. ALL UNSUITABLE MATERIALS UNDER WATER PIPES THAT IS UNDER PAVEMENT SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO NINETY-EIGHT PERCENT (98%) OF ITS MAXIMUM DENSITY AT TWO PERCENT (2.0%) MORE OR LESS OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). ALL UNSUITABLE MATERIALS UNDER WATER PIPES THAT IS NOT UNDER PAVEMENT SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO NINETY-FIVE PERCENT (95%) OF ITS MAXIMUM DENSITY AT TWO PERCENT (2.0%) MORE OR LESS OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).

25. ANY DAMAGE TO UNDERGROUND UTILITIES AND/OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

26. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH THE CURRENT MUNICIPALITY STANDARDS AND SPECIFICATIONS.

27. WHERE APPLICABLE, SIX INCH (6") POLYVINYL CHLORIDE SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF ONE PERCENT (1.0%).

28. FIRE SERVICE PIPE SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C900 WITH DIMENSION RATIO (DR) OF FOURTEEN (14) AND A MINIMUM PRESSURE CLASS OF TWO HUNDRED POUNDS PER SQUARE INCH (200 P.S.I.). WATER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C900 WITH DIMENSION RATIO (DR) OF EIGHTEEN (18) AND A MINIMUM PRESSURE CLASS OF ONE HUNDRED FIFTY POUNDS PER SQUARE INCH (150 P.S.I.). ALL CITY OWNED WATERMAIN TO BE D.I.P.

29. ALL WATER PIPES WITH A DIAMETER EQUAL OR LESS THAN 4" SHALL BE AWWA C-901 POLYTUBING.

30. ALL WATER PIPE SHALL BE DISINFECTED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARDS C651, C600, OR M23 FOR POLYVINYL CHLORIDE AND CITY SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE AT HIS EXPENSE, ALL NECESSARY TESTING EQUIPMENT, PRESSURE GAUGES, WATER METERS AND FACILITIES REQUIRED FOR PRESSURE AND LEAKAGE TESTING.

31. ALL ON-SITE WATER, SANITARY SEWER AND STORMWATER IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER IN CONFORMANCE WITH THE MUNICIPALITY STANDARDS.

32. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.

33. ELECTRICAL, TELEPHONE, GAS AND CABLE TELEVISION SERVICE WILL BE PROVIDED BY THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE LOCATIONS AND SERVICES FOR THESE UTILITIES WITH THE ENTITIES INVOLVED.

34. ALL UTILITIES CONSTRUCTION CONNECTING TO THE MUNICIPALITY SYSTEM SHALL CONFORM TO THE MUNICIPALITY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION.

35. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY PUBLIC UTILITIES CONSTRUCTION DEPARTMENT 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.

36. ALL ABOVE GROUND EQUIPMENT NOT MOUNTED ON THE BUILDING MUST BE PAINTED BLACK AND SCREENED WITH LANDSCAPE, EXCEPT BACKFLOW PREVENTORS ARE TO BE COMPLETELY PAINTED THE COLOR OF THE CORRESPONDING UTILITY. POTABLE WATER IS BLUE, RECLAIMED WATER IS PURPLE, AND FIRE IS RED.

37. WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE INCH (12") LAYERS AND COMPACTED TO NINETY EIGHT PERCENT (98%) MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

38. ALL UNSUITABLE MATERIALS UNDER WATER PIPES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO NINETY-FIVE PERCENT (95%) OF ITS MAXIMUM DENSITY AT TWO PERCENT (2.0%) MORE OR LESS OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).

39. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.

40. A SIGN SHALL BE PLACED AT IRRIGATED AREAS WITH THE WORDS "IRRIGATION BY REUSE WATER. DO NOT DRINK".

41. CONTRACTOR SHALL NOTIFY THE MUNICIPALITY PUBLIC UTILITIES CONSTRUCTION DEPARTMENT 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.

### TESTING AND INSPECTION REQUIREMENTS (WATER):

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH THE CITY OF DEBARY, LAND DEVELOPMENT CODE UTILITIES DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

### AS-BUILT INFORMATION:

AS-BUILT DRAWINGS WILL BE REQUIRED WITH THE FOLLOWING INFORMATION:

WATER SYSTEM

1. ACTUAL LENGTHS OF PIPE BETWEEN BRANCHES AND VALVES IN THE RUN.
2. LOCATE WITH MEASURMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
3. LIST THE DEPTHS OF THE LINES AT ALL VALVES, FITTINGS AND FIRE HYDRANTS.

### PAVING AND GRADING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #17346.

11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR.

15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

16. CONTRACTOR TO PREPARE AND SUBMIT SIGNED AND SEALED AS-BUILT DRAWINGS TO CITY STAFF PRIOR TO PROJECT CLOSE-OUT.

17. REFER TO THE FDOT DESIGN STANDARDS FOR THE MANUFACTURE AND CONSTRUCTION OF REINFORCED CONCRETE PIPE AND CONCRETE DRAINAGE STRUCTURES.

### TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

### BEST MANAGEMENT PRACTICES:

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), MUNICIPALITY LAND DEVELOPMENT REGULATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD). THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION

#### SECTION 1 GENERAL EROSION CONTROL:

1.1 GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POND SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

1.2 SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 5H:1V FROM TOP OF BANK TO TWO FEET BELOW THE CONTROL ELEVATION.

1.3 SOD SHALL BE PLACED FOR A MIN. 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

1.4 CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVER SEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER.

#### SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION:

2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BEST MANAGEMENT PRACTICES IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN ON THIS SHEET. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

2.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

2.7 ALL PAINT(S) AND OTHER HAZARDOUS MATERIALS SHALL BE CONTAINED WITHIN A SINGLE ON-SITE AREA WITHIN SEALED CONTAINERS.

2.8 INSPECTION AND MAINTENANCE PROCEDURES FOR CONTROL MEASURES IDENTIFIED IN THE PLAN:

A. THE CONTRACTOR IS REQUIRED TO PROVIDE A QUALIFIED INSPECTOR TO PERFORM AND DOCUMENT REQUIRED INSPECTIONS.
B. ALL DISTURBED AREAS, STORAGE AREAS, AND CONSTRUCTION EXITS MUST BE INSPECTED. THIS INCLUDES OFF-SITE CONSTRUCTION AREAS.
C. INSPECTIONS MUST BE COMPLETED ONCE EVERY SEVEN DAYS AND/OR WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER (CONTRACTOR TO PROVIDE AN ON-SITE RAIN GAUGE AND PROVIDE DAILY RECORDING OF RAIN EVENTS).
D. ALL AREAS OF UNSATISFACTORY CONTROLS (INCLUDING EXISTING CONTROL MEASURES OR AREAS REQUIRING ADDITIONAL CONTROL MEASURES) SHALL BE REPAIRED/MAINTAINED/INSTALLED WITHIN 24 HOURS OF THE OBSERVANCE OR PRIOR TO AN ANTICIPATED RAIN EVENT IF FORECAST SOONER THAN 24 HOURS.

2.9 ALL WATER RUNOFF RESULTING FROM SOURCES OTHER THAN RAINFALL EVENTS (I.E. BLOW-OFF FROM HYDRO-STATIC TESTING, PROCESS WATER FROM VEHICLE WASHDOWN, ETC.) SHALL BE DIRECTED TOWARDS THE ON-SITE SURFACE WATER MANAGEMENT SYSTEM, WHETHER IN TEMPORARY OR FINAL CONDITION, SO THAT IT HAS NO ADVERSE IMPACTS TO DOWNSTREAM WATER QUALITY CONDITIONS.

#### SECTION 3 CONTROL OF WIND EROSION:

3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE

### CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.

4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.

5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.

7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

8. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.

9. DISTURBED AREA(S) WITHIN THE ROW WILL COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.

10. DO NOT DISTRUB EXISTING UNDERDRAIN OR STORM SYSTEMS.

11. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.

12. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER. CONTRACTOR SHALL PROVIDE TO ENGINEER PHOTOGRAPH OF PRE-CONSTRUCTION CONDITIONS AND POST-CONSTRUCTION CONDITIONS AS REQUESTED BY ENGINEER.

13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

14. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

15. DURING PREPARATION OF THE SUB GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE MEASURES TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR HAND AND/OR MACHINE SHAPING OF FACILITATE WATER REMOVAL, AND OTHER OPERATIONS TO SPEED DRYING.

16. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

18. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

### EROSION AND SILTATION CONTROL:

1. GENERAL – ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, DENUDED AREAS SHALL BE COVERED BY MULCHES SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS OR HAY BALES. THESE SHALL BE MAINTAINED AND MODIFIED DURING THE CONSTRUCTION PROCESS TO MINIMIZE DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED TO PROPERLY DETAIN THE INTENDED STORM QUANTITIES.

2. PROTECTION AND STABILIZATION OF ON-SITE SOIL STOCKPILES – FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY UNSTOCKPILED MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.

3. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.

4. SEDIMENT BASINS AND TRAPS, SEDIMENT TRAPPING MEASURES: PERIMETER BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING BODIES OF, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS, SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES INCLUDING BUT NOT LIMITED TO BERMS, EARTH FILTERS, DAMS OR DIKES SHALL BE STABILIZED AND PROTECTED FROM DRAINAGE DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.

5. ALL SWALES, DITCHES AND CHANNELS: CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITH ARGENTINE BAHIA WITHIN THREE (3) DAYS OF EXCAVATION.

6. THE CONSTRUCTION OF UNDERGROUND UTILITY CONSTRUCTION: UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME;
B. WHEREVER CONSISTENT WITH SAFETY AND SPACE CONSIDERATION, EXCAVATED MATERIAL SHALL BE CAST TO THE UPHILL SIDE OF TRENCHES. TRENCH MATERIAL SHALL NOT BE CAST INTO OR ONTO THE SLOPE OF ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.

7. ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.

8. STAKED HAY BALES WILL NOT BE UTILIZED FOR EROSION, SEDIMENT AND TURBIDITY CONTROL.

### DEWATERING NOTES:

1. DURING THE EXCAVATION OF THE STORMWATER PONDS, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.

2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE DEWATERING BE DIRECTLY INTO THE CANAL.

3. DURING THE EXCAVATION THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER. IF THE CONTRACTOR ENCOUNTERS THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2 FEET OF SANDY MATERIAL OVER THE CLAY AND TERMINATE THE DEPTH OF THE EXCAVATION.

4. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALLUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBITY AND ALLOW DISCHARGE THAT MEET WATER QUALITY STANDARDS.

5. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

### EROSION CONTROL NOTES:

1. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

2. THE CONTRACTOR SHALL LIMIT THE DISCHARGE OF TURBID WATERS OFF-SITE, OR INTO ON-SITE/OFF-SITE WETLANDS (IF APPLICABLE), TO NO MORE THAN 50 JTU's (JACKSON TURBIDITY UNITS) OR 29 NTU's (NEPHELOMETRIC TURBIDITY UNITS), ABOVE BACKGROUND LEVELS.

3. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

4. CONTRACTOR SHALL INSPECT AND MAINTAIN ON A DAILY BASIS ALL EROSION/SEDIMENTATION CONTROL FACILITIES.

5. THE CONTRACTOR SHALL ENSURE THAT SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

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DRAWN BY CSL
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DESIGN ENGINEER: CHAD S. LINN, P.E.
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GENERAL NOTES

MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA

APOPKA FLORIDA

DATE 10/2019
PROJECT NO. 4700-17-100
SHEET NUMBER C2

Drawing name: Z:\Projects\4700-Radam Investment-JJ Pro Mgmt\17-100-Apopka\civil\C02 general notes.dwg C2 GENERAL NOTES Jan 09, 2020 1:23pm by: d_hur

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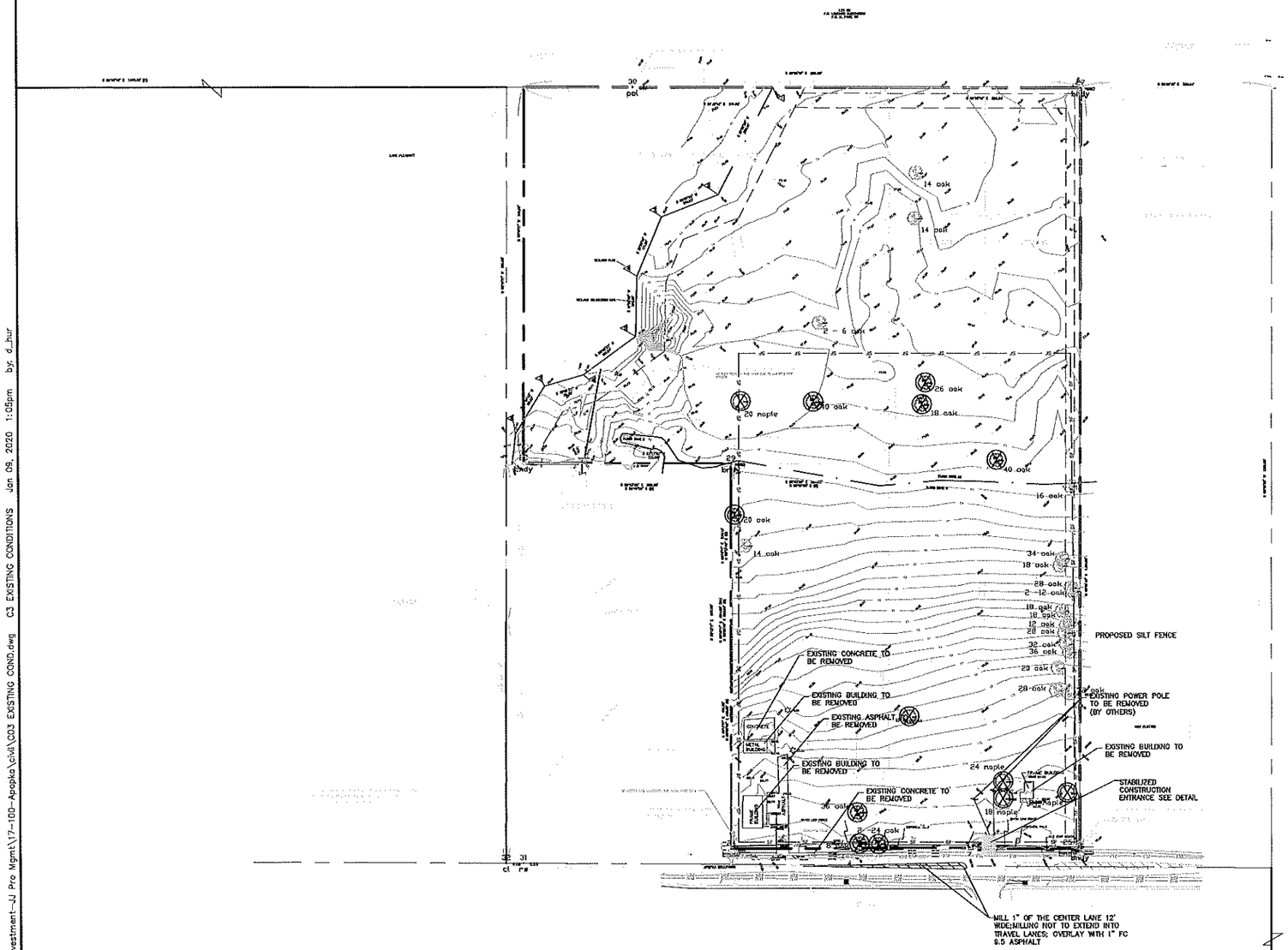
Date: 2020.01.10 10:04:23 -05'00'

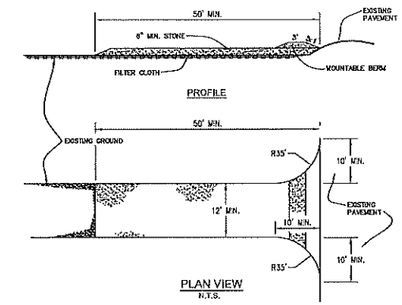


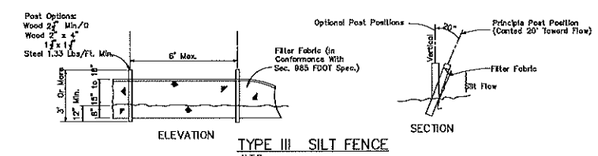

## STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

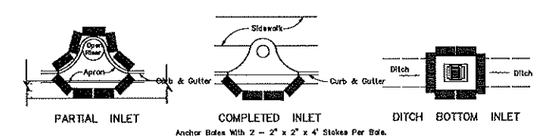
NORTH

0 100 200
SCALE AS SHOWN



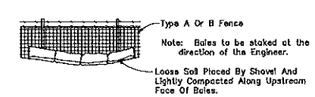




TYPE III SILT FENCE
N.T.S.



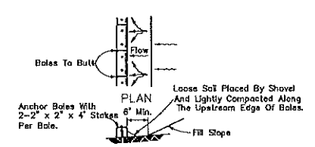

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

* SYNTHETIC BALES SHALL BE USED IN PLACE OF HALE BALES.



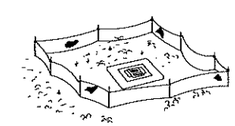

BALES BACKED BY FENCE
N.T.S.

* SYNTHETIC BALES SHALL BE USED IN PLACE OF HALE BALES.




ELEVATION
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES
N.T.S.



Type III Silt Fence Protection Around Ditch Bottom Inlets.

PUT FILTER FABRIC UNDER GRATE DURING CONSTRUCTION

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS
N.T.S.

| No. | REVISIONS | DATE | BY |
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CHECKED BY CSL

DESIGN ENGINEER:
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57524
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# EXISTING CONDITIONS

MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA
APOPKA, FLORIDA

DATE
10/2019
PROJECT NO.
4700-17-100
SHEET NUMBER
C3

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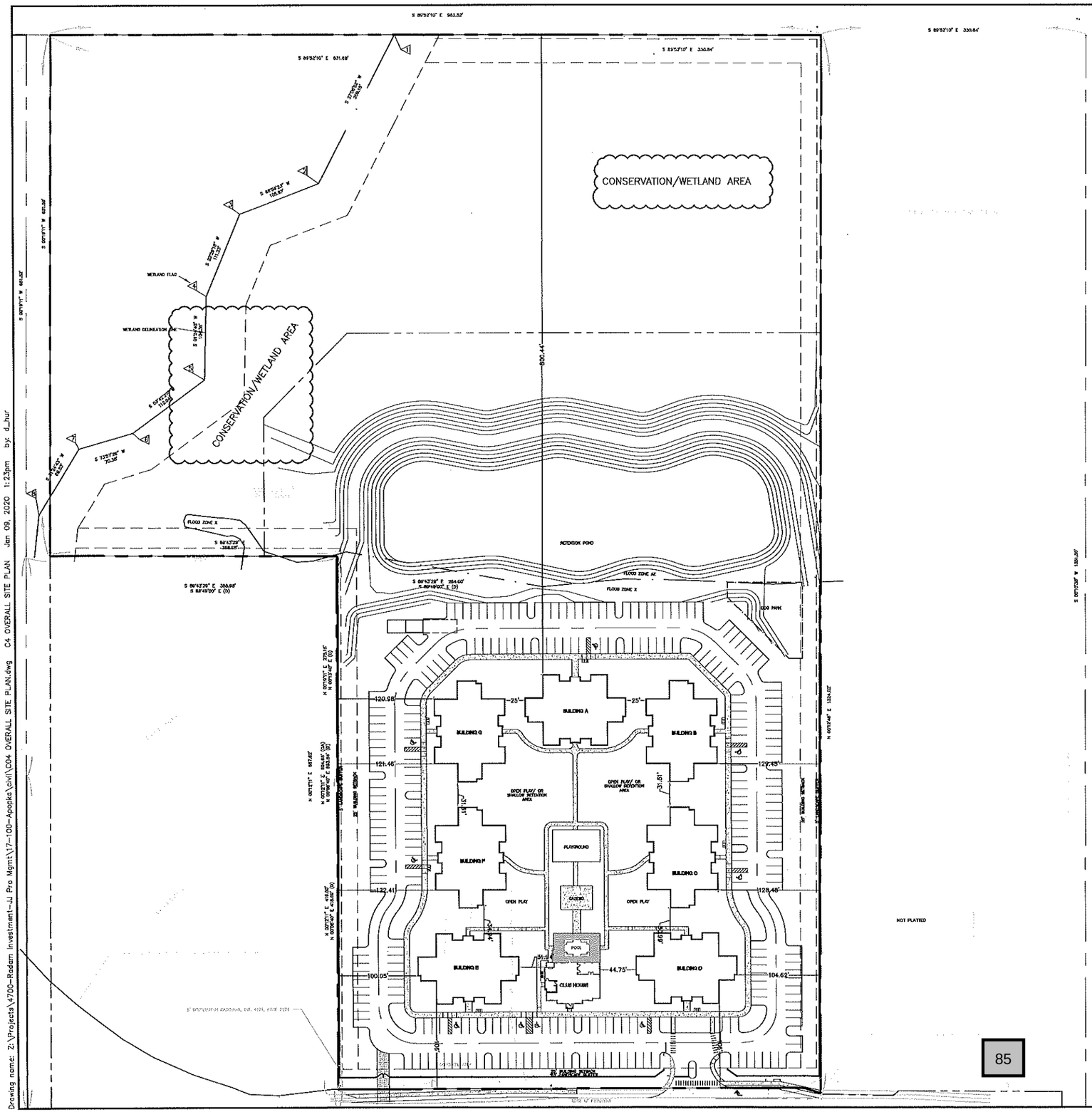


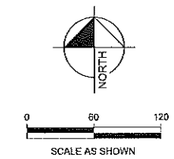


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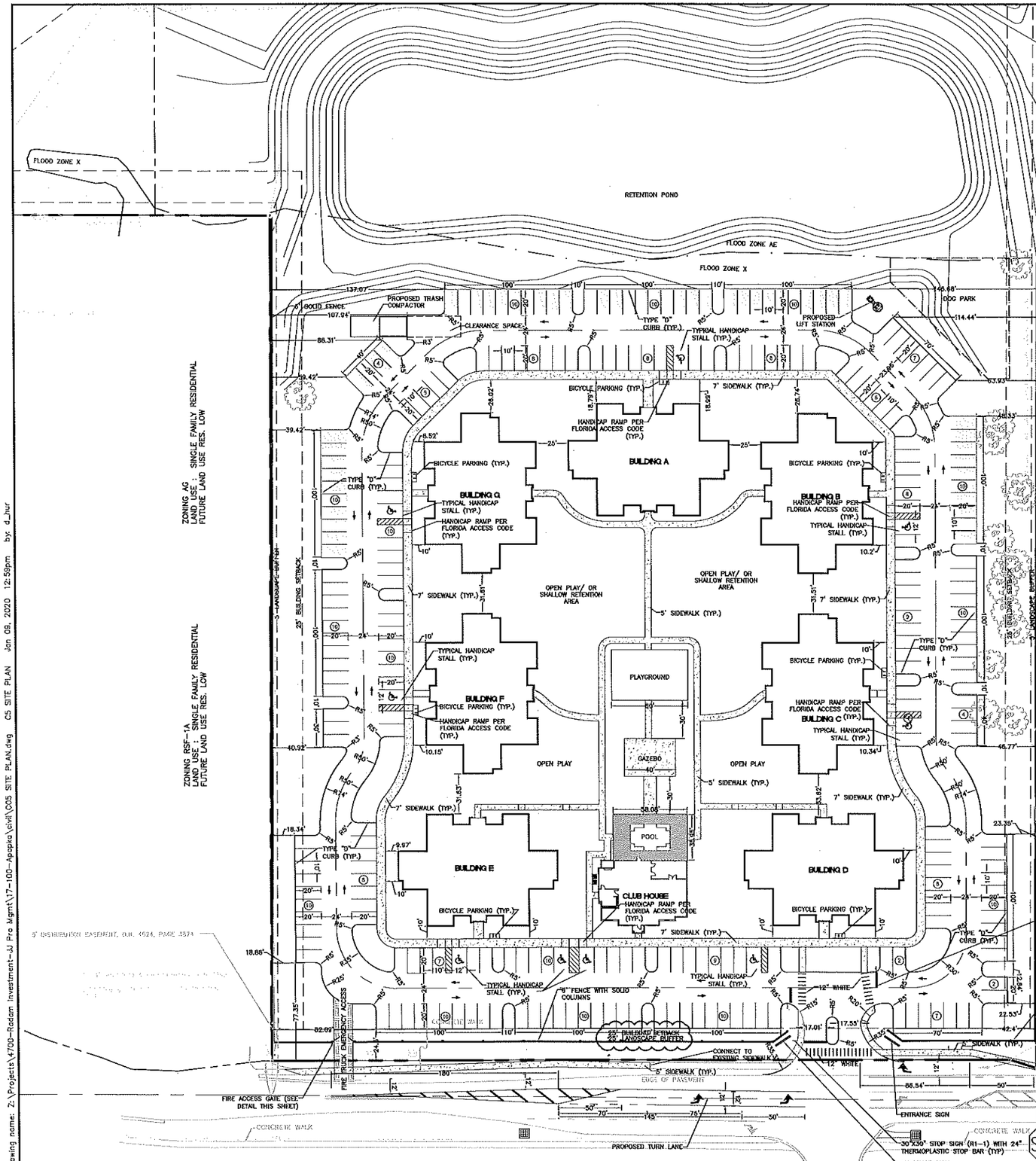
CHECKED BY: CSL

# OVERALL SITE PLAN

MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA
APOPKA FLORIDA

DATE 10/2019
PROJECT NO. 4700-17-100
SHEET NUMBER C4

Drawing name: Z:\Projects\4700-Radam Investment-JJ Pro Mgmt\17-100-Apopka\civil\C04 OVERALL SITE PLAN.dwg C4 OVERALL SITE PLAN Jan 09, 2020 1:23pm by: d_hur




## SITE DATA

| | |
|---|---|
| PARCEL ID: | 23-21-28-0000-00-029<br>23-21-28-0000-00-030<br>23-21-28-0000-00-043 |
| TOTAL AREA: | 23.67 ACRES (1,031,193 SF) |
| EXISTING USE: | SINGLE FAMILY |
| USE: | MULTI-FAMILY |
| ZONING: | RMF (RESIDENTIAL MULTI-FAMILY) |
| FUTURE LAND USE: | RESIDENTIAL MEDIUM LOW |
| DENSITY CALCULATION: | 126 UNITS / 23.67 AC = 5.3 UNITS PER AC |

| | |
|---|---|
| UNITS TOTAL: | 126 |
| REQUIRED OPEN SPACE | 7.10 AC (30%) |
| PROVIDED OPEN SPACE | |
| UNDEVELOPED AREA | 10.28 AC (446,967 S.F.) |
| WETLANDS | 1.58 AC (68,821 S.F. 50% OF TOTAL WETLAND AREA 137,241 SF) |
| RETENTION POND | 0.91 AC (39,424 S.F. 50% OF TOTAL RETENTION POND AREA 78,848 SF) |
| RECREATIONAL AREAS | 0.01 AC (398 S.F. 25% OF TOTAL RECREATIONAL AREA AREA 1590 SF) |
| OPEN SPACE WITHIN DEVELOPED AREA | 4.20 AC (182,862 SF) |
| TOTAL OPEN SPACE | 16.98 AC (72%) |

BUILDING HEIGHT 31'

FAR PER APARTMENT BUILDING

| | |
|---|---|
| 1ST FLOOR | 7,375 SQFT |
| 2ND FLOOR | 7,375 SQFT |
| 3RD FLOOR | 7,375 SQFT |
| TOTAL | 22,125 SQFT |
| 22,125 SQFT X 7 = | 154,875 SQFT |
| CLUB HOUSE = | 3,532 SQFT |

FAR = (154,875 + 3,532 = 158,407) / 158,407 = .15

| BUILDING SETBACKS | REQUIRED |
|---|---|
| FRONT SETBACK | 25' |
| SIDE SETBACK | 25' |
| REAR SETBACK | 25' |

LANDSCAPE BUFFERS

| | |
|---|---|
| FRONT BUFFER | 25' |
| SIDE BUFFER | 5' |
| REAR BUFFER | 5' |

IMPERVIOUS AREA:

| | |
|---|---|
| BUILDINGS: | 1.38AC (59,977 SF) |
| ASHALT DRIVE AND PARKING AREA: | 2.16 AC (94,839 SF) |
| CONCRETE (SIDEWALKS, ETC.): | 0.58 AC (25,447 SF) |
| TOTAL IMPERVIOUS AREA: | 4.14 AC (180,263 SF) |

PARKING

APARTMENTS

2 SPACES PER DWELLING UNIT
18 DWELLING UNITS PER BUILDING
7 (APARTMENT BUILDINGS) x 18 (DWELLING UNITS PER BUILDING) = 126 DWELLING UNITS

REQUIRED SPACES
126 X 2 = 252 SPACES

CLUB HOUSE
1 SPACE PER 250 SQFT
3,426 SQFT / 250 = 14

TOTAL PARKING REQUIRED = 266 SPACES

BICYCLE PARKING
1 BICYCLE PARKING SPACE PER 50 PARKING SPACES
266/ 50 = 6 BICYCLE PARKING SPACES REQUIRED

PARKING PROVIDED:

| | | |
|---|---|---|
| STANDARD 90° PARKING: | 204 | (76%) |
| HANDICAP SPACES: | 9 | (3%) |
| PERVIOUS PARKING SPACES: | 54 | (20%) |
| TOTAL SPACES PROVIDED: | 267 SPACES | |

BICYCLE PARKING = 14

NORTH

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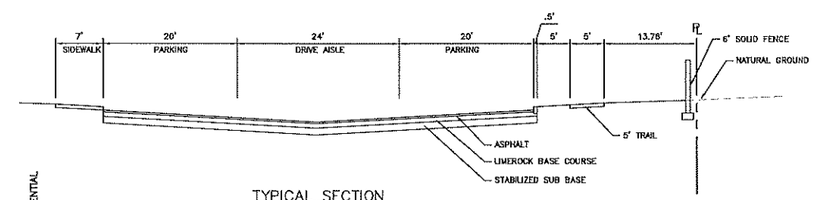
SCALE AS SHOWN

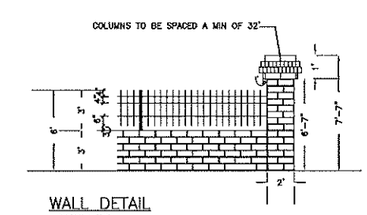



TYPICAL SECTION

NOTE:
1. ALL UTILITY POWER LINES WITHIN THE DEVELOPMENT PROJECT SHALL BE PLACED UNDERGROUND.

LEGEND

PERVIOUS PARKING AREA




WALL DETAIL
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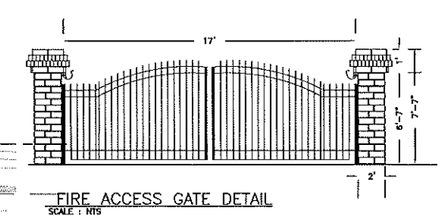


FIRE ACCESS GATE DETAIL
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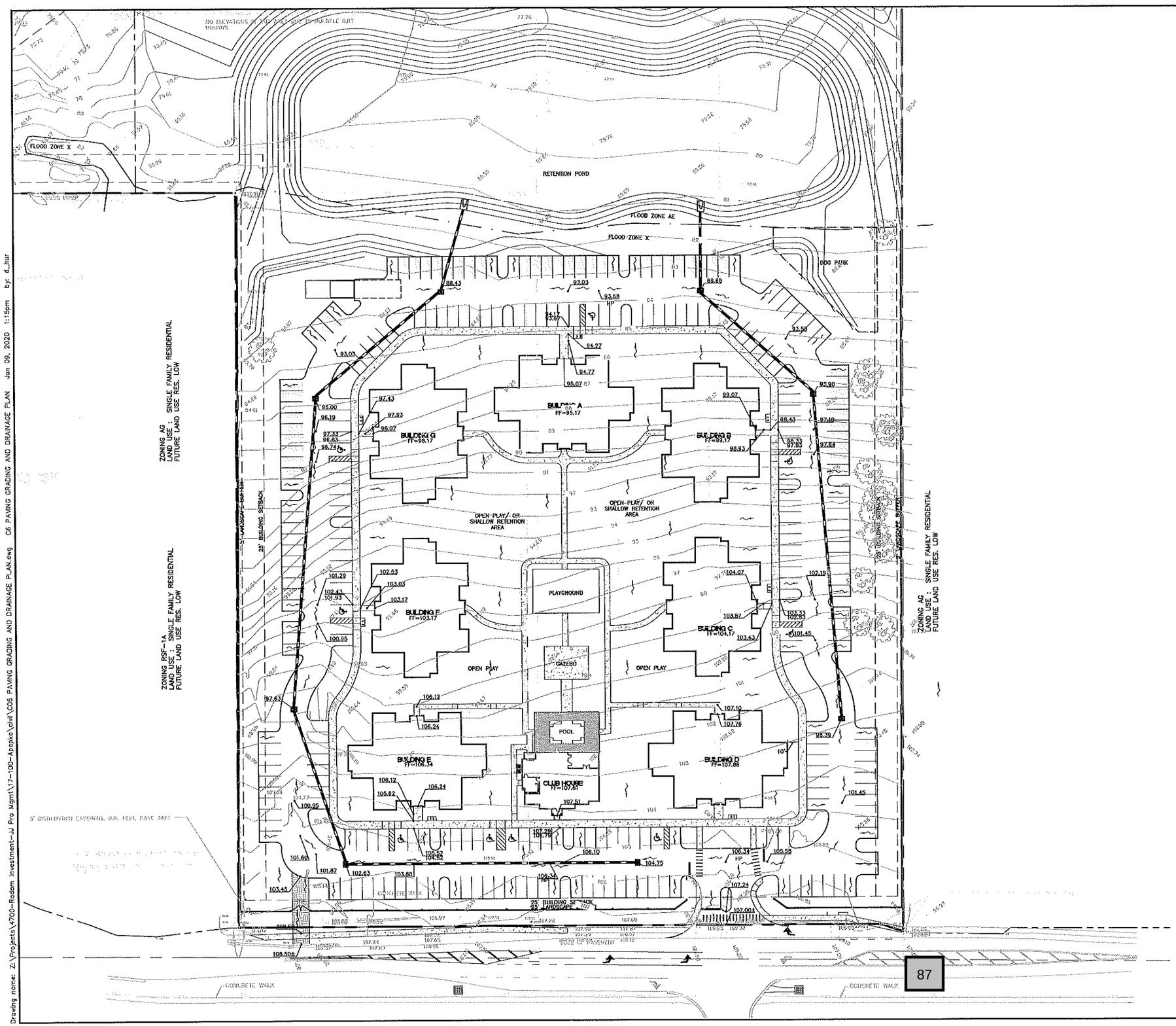
CHECKED BY CSL

# SITE PLAN

MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA
APOPKA FLORIDA

DATE 10/2019
PROJECT NO. 4700-17-100
SHEET NUMBER C5

Drawing name: Z:\Projects\4700-Radam Investment-JJ Pro Mgmt\17-100-Apopka\civil\C05 SITE PLAN.dwg C5 SITE PLAN Jan 08, 2020 12:59pm by d_hur

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CHECKED BY: CSL

# PAVING GRADING AND DRAINAGE PLAN

MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA

APOPKA FLORIDA

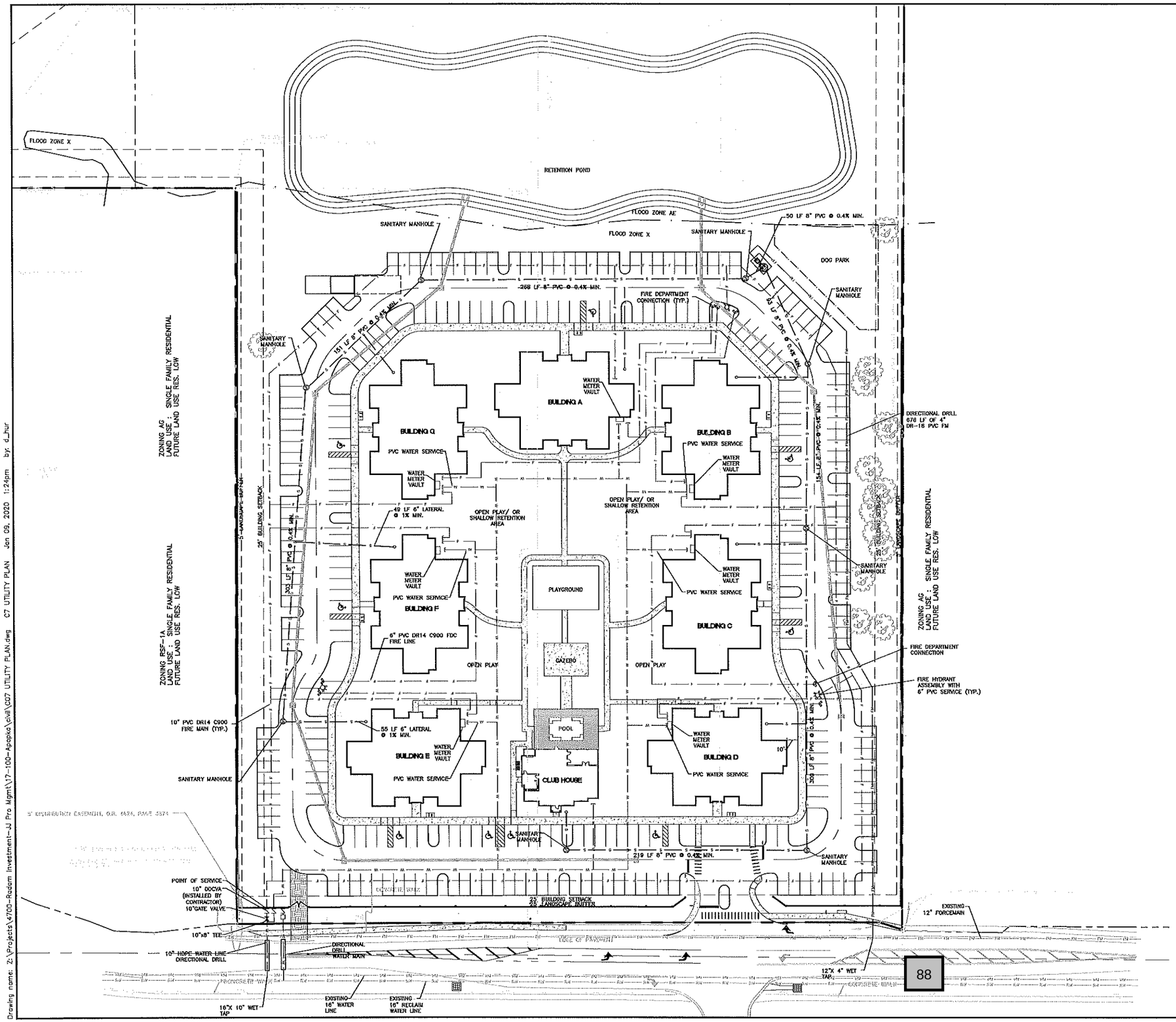
FLORIDA

DATE
10/2019

PROJECT NO.
4700-17-100

SHEET NUMBER
C6

Drawing name: Z:\Projects\4700-Rodam Investment-LJ Pro Mgmt\17-100-Apopka\civil\C06 PAVING GRADING AND DRAINAGE PLAN.dwg C6 PAVING GRADING AND DRAINAGE PLAN Jan 09, 2020 1:15pm by: d_hur

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# UTILITY PLAN

MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA
APOPKA FLORIDA FLORIDA

DATE 10/2019
PROJECT NO. 4700-17-100
SHEET NUMBER C7

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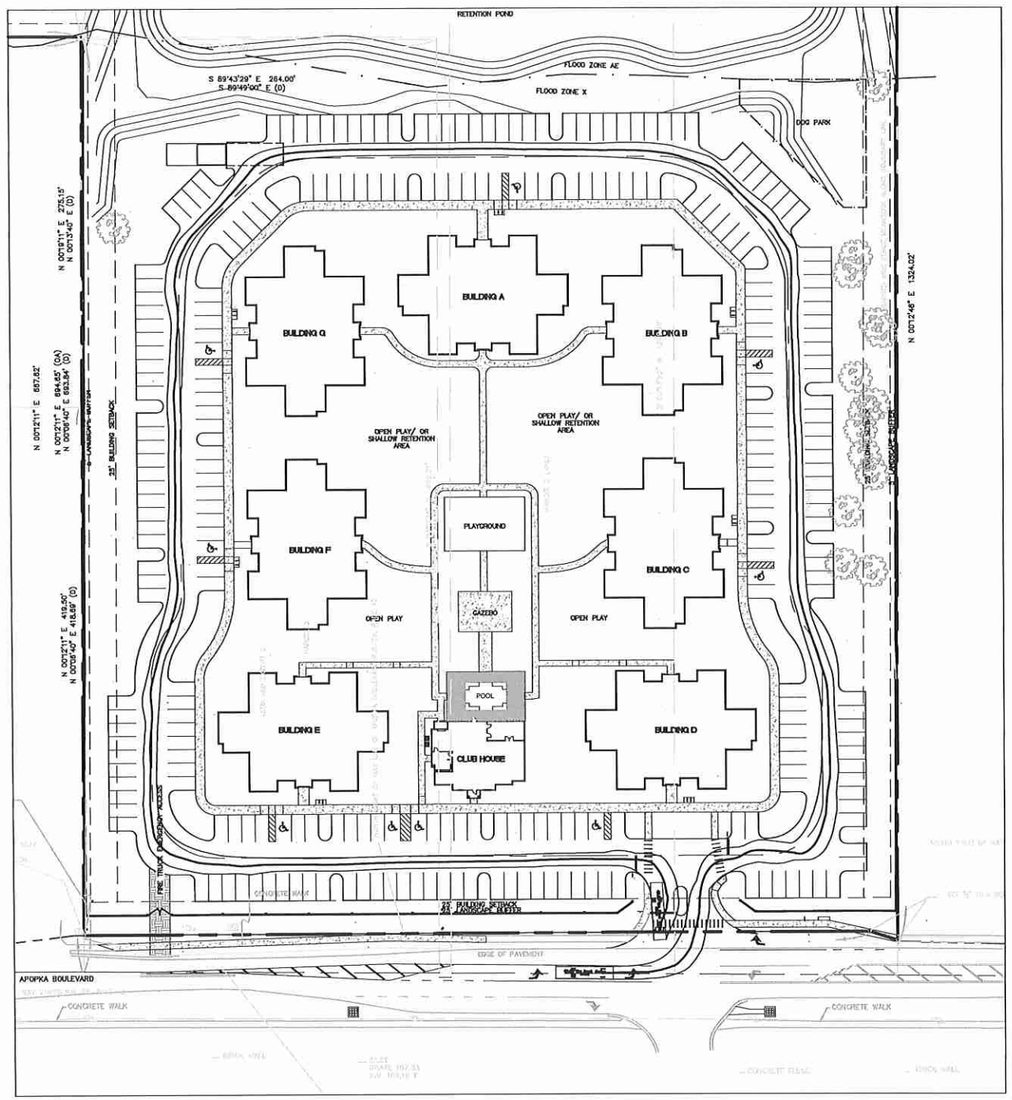


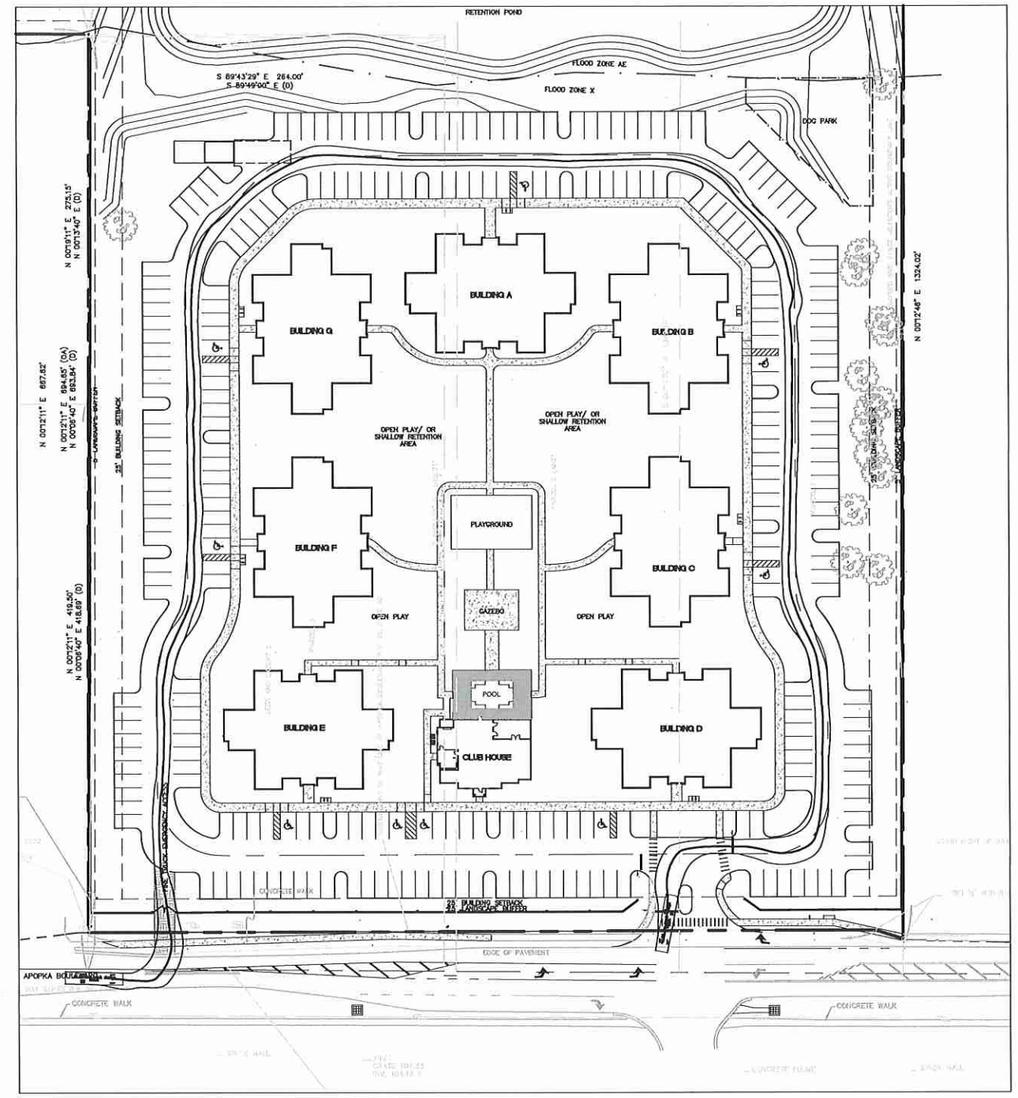


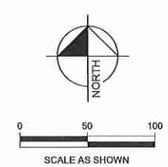


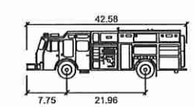


42.58 fire truck design — feet

| | |
|---|---|
| Width | : 9.00 |
| Track | : 6.91 |
| Lock to Lock Time | : 4.0 |
| Steering Angle | : 39.3 |

Digitally signed by Chad S Linn
DN: c=US, o=Unaffiliated, ou=A01410D000 0016BD220A404 000028D3, cn=Chad S Linn
Date: 2020.01.10 10:14:09 -05'00'

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISED PER DRC COMMENTS | 12/2019 | DAH |
| 2 | REVISED PER DRC COMMENTS | 01/2020 | DAH |

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PHONE: 407-252-6433
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CA LIC. NO. 31710

SCALE AS NOTED
DESIGNED BY CSL
DRAWN BY CSL
CHECKED BY CSL
DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

# FIRE TRUCK PLAN

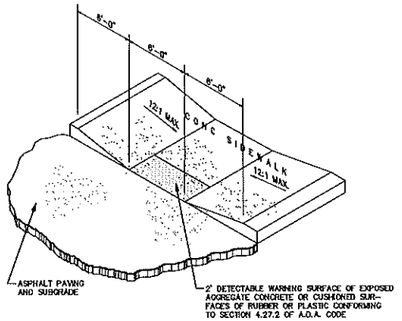
MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA

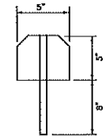
APOPKA FLORIDA

DATE 10/2019
PROJECT NO. 4700-17-100
SHEET NUMBER C8

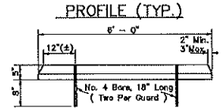


Drawing name: Z:\Projects\4700-Radam Investment-JJ Pro Mgmt\17-100-Apopka\civil\CDB Fire Truck PLan.dwg CB FIRE TRUCK PLAN Jan 09, 2020 1:24pm by: d_hur



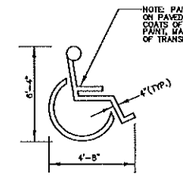

WHEEL STOP PROFILE (TYP.)



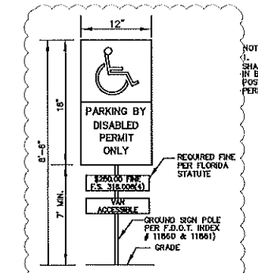

WHEEL STOP

NOTES:

1. THE STOPPING EDGE OF ANY CURB OR WHEEL STOP SHALL BE PLACED NO LESS THAN TWO FEET FROM THE END OF THE PARKING STALL.

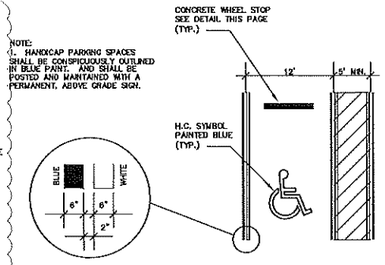



TYPICAL SYMBOL FOR HANDICAP PKG.




HANDICAP SIGN DETAIL

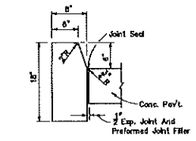
NOTE:
1. HANDICAP PARKING SPACES SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN.



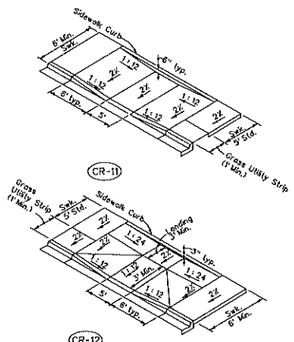

TYPICAL HANDICAPPED STRIPING

NTS

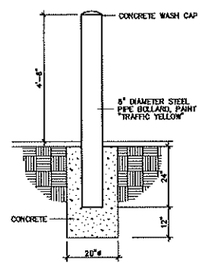
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).




FDOT TYPE D CURB

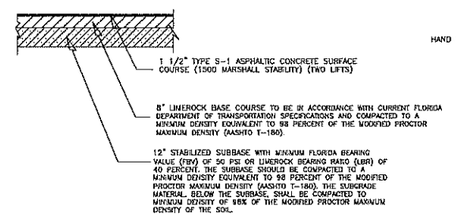



HANDICAP SIDEWALK RAMP




BOLLARD DETAIL

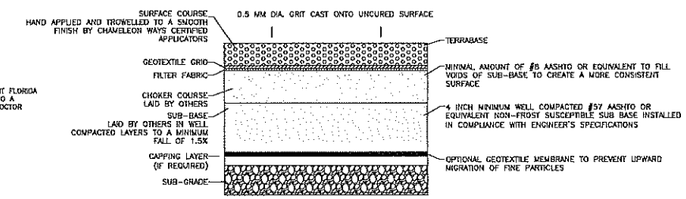
N.T.S.




TYPICAL LIGHT DUTY PAVEMENT SECTION

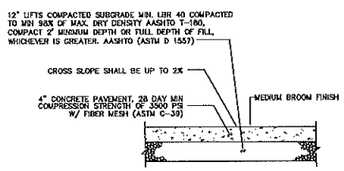
N.T.S.

*REFER TO FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) FOR DENSITY REQUIREMENTS OF ABOVE MATERIALS



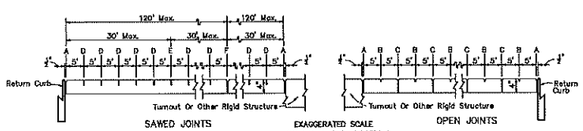

PERVIOUS PAVEMENT SECTION

N.T.S.

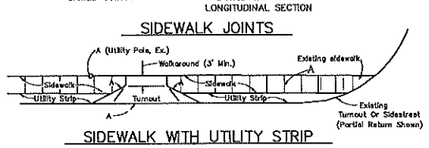



CONCRETE SIDEWALK DETAIL

NTS




SIDEWALK JOINTS




SIDEWALK WITH UTILITY STRIP

JOINT LEGEND

- EXPANSION JOINTS (PREFORMED JOINT FILLER)
- DUMMY JOINTS, TOOLED
- FORMED OPEN JOINTS
- SAW CUT JOINTS, 1 1/4" DEEP (96 HOUR) MAX. 5' CENTERS
- SAW CUT JOINTS, 1 1/4" DEEP (12 HOUR) MAX. 30' CENTERS
- EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120'
- COLD JOINT WITH BOND BREAKER, TOOLED

FOOTNOTES:

ALL 1/2" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.

* 1/8" OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.

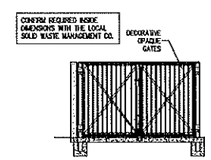
◊ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) AS SHOWN ON SHT. P-1.

GENERAL NOTES

SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION NO. 522 EXCEPT FOR CURB CUT RAMP RUNS WHICH SHALL BE FINISHED IN ACCORDANCE WITH INDEX NO. 304.

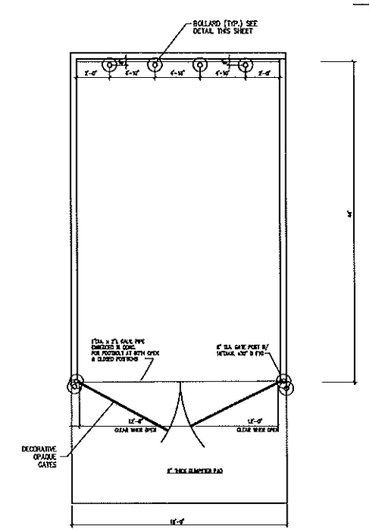
BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 8 MILS NOR MORE THAN 1/2".

CONCRETE SIDEWALK DETAIL



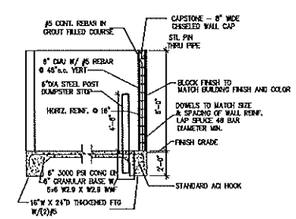

FRONT ELEVATION

N.T.S.




DESIGN CRITERIA
2017 FLORIDA BUILDING CODE
AND ASCE 7-10

1. DESIGNED FOR WIND SPEEDS OF 140 MPH VUltimate
2. ASSUMED SOIL BEARING CAPACITY = 2 KSF
3. LIVE LOADS USED=50 PSF, DEAD LOADS ROOF=10 PSF ALL OTHER DEAD LOADS= ACTUAL WT. OF MATERIALS.
4. WIND IMPORTANCE FACTOR = 1.0.
5. BUILDING CATEGORY = "OPEN"
6. WIND EXPOSURE = "C".




DUMPSTER ENCLOSURE SECTION

N.T.S.

NOTES:

1. THE MASONRY WALL SHALL BE DECORATIVELY FINISHED CONCRETE MASONRY UNIT, BRICK, STUCCO, OR OTHER MATERIAL MATCHING THE EXTERIOR OF THE PRINCIPAL BUILDING.
2. ENTRANCE OF DUMPSTER PAD WILL BE RAISED AND THE OUTSIDE PAVING WILL BE SLOPED AWAY FROM THE PAD TO PREVENT STORM WATER INTRUSION.
3. CHAIN LINK, PAINTED OR UNPAINTED BLOCK WALLS, BARBED WIRE AND WOOD ARE PROHIBITED AS PART OF A WALL.
4. EACH ENCLOSURE SHALL INCLUDE A DECORATIVE OPAQUE GATE EQUAL IN HEIGHT TO THE MASONRY WALL. (CHAIN LINK WITH PRIVACY SLATS IS NOT CONSIDERED OPAQUE MATERIAL).

DUMPSTER ENCLOSURE DETAILS

N.T.S.

Digitally signed by Chad S Linn
DN: c=US, o=Unaffiliated, ou=A01410D0000 0016BD220A40400028D3, cn=Chad S Linn
Date: 2020.01.10 10:15:11 -05'00'

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISED PER DRC COMMENTS | 12/2019 | DAH |
| 2 | REVISED PER DRC COMMENTS | 01/2020 | DAH |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clinn@linnengineering.com
CA LIC. NO. 31710

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL


SCALE: AS NOTED
DESIGNED BY CSL
DRAWN BY CSL
CHECKED BY CSL

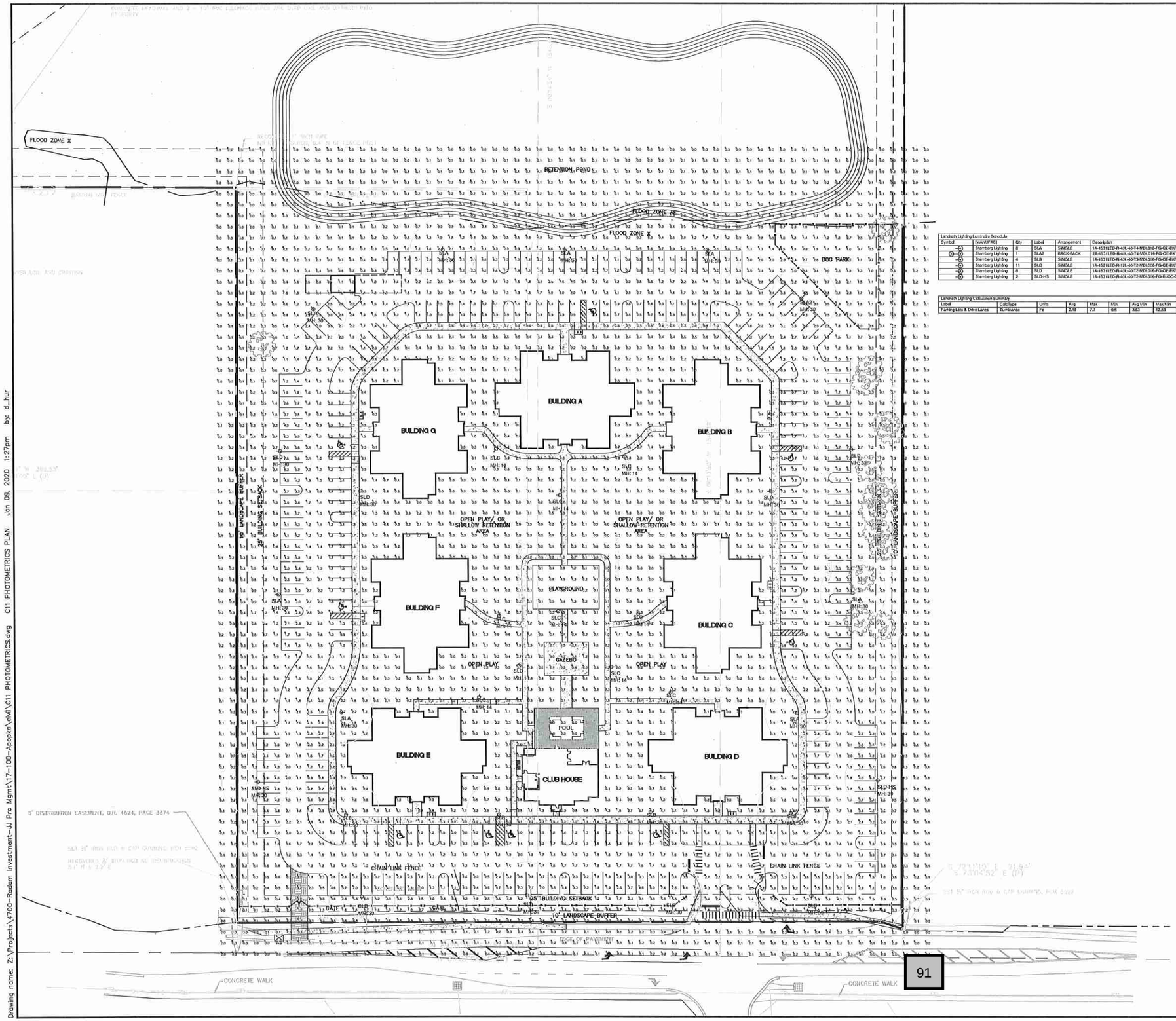
# CONSTRUCTION DETAILS

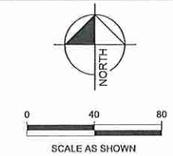
MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA
APOPKA FLORIDA

DATE 10/2019
PROJECT NO. 4700-17-100
SHEET NUMBER C9



Drawing name: Z:\Projects\4700-Radom Investment-LJ Pro Mgmt\17-100-Apopka\civil\C09 CONSTRUCTION DETAILS.dwg C9 CONSTRUCTION DETAILS Jan 08, 2020 1:25pm by: d_hur




Landtech Lighting Luminaire Schedule

| Symbol | MANUFACT | Qty | Label | Arrangement | Description | LLF | Lum. Watts | Lum. Lumens | BUG Rating |
|---|---|---|---|---|---|---|---|---|---|
| | Stamberg Lighting | 8 | SLA | SINGLE | 1A-1531LED-R-40L-40-T4-M/DL016-FG-OE-EKT; MOUNTED @ 30' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE | 1.000 | 177.5 | 17620 | B3-U0-G3 |
| | Stamberg Lighting | 1 | SLA2 | BACK-BACK | 2A-1531LED-R-40L-40-T4-M/DL016-FG-OE-EKT; MOUNTED @ 30' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE | 1.000 | 177.5 | 17620 | B3-U0-G3 |
| | Stamberg Lighting | 4 | SLB | SINGLE | 1A-1531LED-R-40L-40-T3-M/DL016-FG-OE-EKT; MOUNTED @ 30' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE | 1.000 | 177.5 | 18105 | B3-U0-G3 |
| | Stamberg Lighting | 11 | SLC | SINGLE | 1A-1531LED-R-40L-40-T2-M/DL008-FG-OE-EKT; MOUNTED @ 14' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE | 1.000 | 88.4 | 3326 | B1-U0-G1 |
| | Stamberg Lighting | 8 | SLD | SINGLE | 1A-1531LED-R-40L-40-T2-M/DL016-FG-OE-EKT; MOUNTED @ 30' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE | 1.000 | 177.5 | 18935 | B3-U0-G3 |
| | Stamberg Lighting | 2 | SLD-HS | SINGLE | 1A-1531LED-R-40L-40-T2-M/DL016-FG-BLOC-OE-EKT; MOUNTED @ 30' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE | 1.000 | 177.2 | 12872 | B2-U0-G3 |

Landtech Lighting Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| Parking Lots & Drive Lanes | Illuminance | FC | 2.18 | 7.7 | 0.6 | 3.63 | 12.83 |

Digitally signed by Chad S Linn
DN: c=US, o=Unaffiliated, ou=A01410D00001 6BD220A40400 0028D3, cn=Chad S Linn
Date: 2020.01.10 10:19:24 -05'00'

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DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE: AS NOTED
DESIGNED BY: CSL
DRAWN BY: CSL
CHECKED BY: CSL

# PHOTOMETRICS PLAN

MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA
APOPKA FLORIDA FLORIDA

DATE 10/2019
PROJECT NO. 4700-17-100
SHEET NUMBER C11

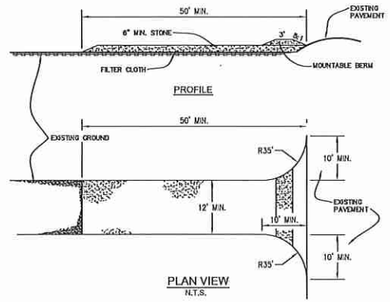
Drawing name: Z:\Projects\4700-Radem Investment-JJ Pro Mgmt\17-100-Apopka\civil\C11 PHOTOMETRICS.dwg C11 PHOTOMETRICS PLAN Jan 09, 2020 1:27pm by: d_hur

Type III Silt Fence Protection
Around Ditch Bottom Inlets.

PUT FILTER FABRIC UNDER GRATE

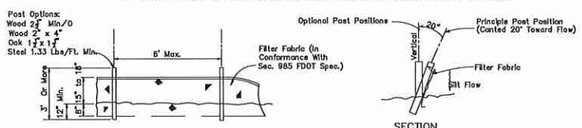
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

## SILT FENCE APPLICATIONS




## STABILIZED CONSTRUCTION ENTRANCE

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE . IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.




## TYPE III SILT FENCE

N.T.S.

BEST MANAGEMENT PRACTICES:

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD). THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION

SECTION 1 GENERAL EROSION CONTROL:

1.1 GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POND SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

1.2 SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO POND BOTTOM.

1.3 SOD SHALL BE PLACED FOR A MIN. 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION:

2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BEST MANAGEMENT PRACTICES IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN ON THIS SHEET. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

2.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

2.7 ALL PAINT(S) AND OTHER HAZARDOUS MATERIALS SHALL BE CONTAINED WITHIN A SINGLE ON-SITE AREA WITHIN SEALED CONTAINERS.

2.8 INSPECTION AND MAINTENANCE PROCEDURES FOR CONTROL MEASURES IDENTIFIED IN THE PLAN:

A. THE CONTRACTOR IS REQUIRED TO PROVIDE A QUALIFIED INSPECTOR TO PERFORM AND DOCUMENT REQUIRED INSPECTIONS.
B. ALL DISTURBED AREAS, STORAGE AREAS, AND CONSTRUCTION EXITS MUST BE INSPECTED. THIS INCLUDES OFF-SITE CONSTRUCTION AREAS.
C. INSPECTIONS MUST BE COMPLETED ONCE EVERY SEVEN DAYS AND/OR WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER (CONTRACTOR TO PROVIDE AN ON-SITE RAIN GAUGE AND PROVIDE DAILY RECORDING OF RAIN EVENTS).
D. ALL AREAS OF UNSATISFACTORY CONTROLS (INCLUDING EXISTING CONTROL MEASURES OR AREAS REQUIRING ADDITIONAL CONTROL MEASURES) SHALL BE REPAIRED/MAINTAINED/INSTALLED WITHIN 24 HOURS OF THE OBSERVANCE OR PRIOR TO AN ANTICIPATED RAIN EVENT IF FORECAST SOONER THAN 24 HOURS.

2.9 ALL WATER RUNOFF RESULTING FROM SOURCES OTHER THAN RAINFALL EVENTS (I.E. BLOW-OFF FROM HYDRO-STATIC TESTING, PROCESS WATER FROM VEHICLE WASHDOWN, ETC.) SHALL BE DIRECTED TOWARDS THE ON-SITE SURFACE WATER MANAGEMENT SYSTEM, WHETHER IN TEMPORARY OR FINAL CONDITION, SO THAT IT HAS NO ADVERSE IMPACTS TO DOWNSTREAM WATER QUALITY CONDITIONS.

SECTION 3 CONTROL OF WIND EROSION:

3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARDS.

CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.

4. THE TOP 4" TO 8" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.

5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.

7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

8. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.

9. DISTURBED AREA(S) WITHIN THE ROW WILL COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.

10. DO NOT DISTRUB EXISTING UNDERDRAIN OR STORM SYSTEMS.

11. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEPT DAILY AS PART OF DAILY CLEAN-UP.

12. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER. CONTRACTOR SHALL PROVIDE TO ENGINEER PHOTOGRAPH OF PRE-CONSTRUCTION CONDITIONS AND POST-CONSTRUCTION CONDITIONS AS REQUESTED BY ENGINEER.

13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

14. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

15. DURING PREPARATION OF THE SUB GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE MEASURES TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR HAND AND/OR MACHINE SHAPING OF FACILITATE WATER REMOVAL, AND OTHER OPERATIONS TO SPEED DRYING.

16. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

18. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

EROSION AND SILTATION CONTROL:

1. GENERAL – ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, DENUDED AREAS SHALL BE COVERED BY MULCHES SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS OR HAY BALES. THESE SHALL BE MAINTAINED AND MODIFIED DURING THE CONSTRUCTION PROCESS TO MINIMIZE DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED TO PROPERLY DETAIN THE INTENDED STORM QUANTITIES.

2. PROTECTION AND STABILIZATION OF ON-SITE SOIL STOCKPILES – FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY UNSTOCKPILED MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.

3. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.

4. SEDIMENT BASINS AND TRAPS, SEDIMENT TRAPPING MEASURES: PERIMETER BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING BODIES OF, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS, SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES INCLUDING BUT NOT LIMITED TO BERMS, EARTH FILTERS, DAMS OR DIKES SHALL BE STABILIZED AND PROTECTED FROM DRAINAGE DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.

5. ALL SWALES, DITCHES AND CHANNELS: CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITH ARGENTINE BAHIA WITHIN THREE (3) DAYS OF EXCAVATION.

6. THE CONSTRUCTION OF UNDERGROUND UTILITY CONSTRUCTION: UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME;
B. WHEREVER CONSISTENT WITH SAFETY AND SPACE CONSIDERATION, EXCAVATED MATERIAL SHALL BE CAST TO THE UPHILL SIDE OF TRENCHES. TRENCH MATERIAL SHALL NOT BE CAST INTO OR ONTO THE SLOPE OF ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.

7. ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.

Digitally signed by Chad S Linn
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Date: 2020.01.10 10:16:00 -05'00'

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | REVISED PER DRC COMMENTS | 12/2019 | DAH |
| 2 | REVISED PER DRC COMMENTS | 01/2020 | DAH |


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SCALE AS NOTED
DESIGNED BY CSL
DRAWN BY CSL
CHECKED BY CSL

DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

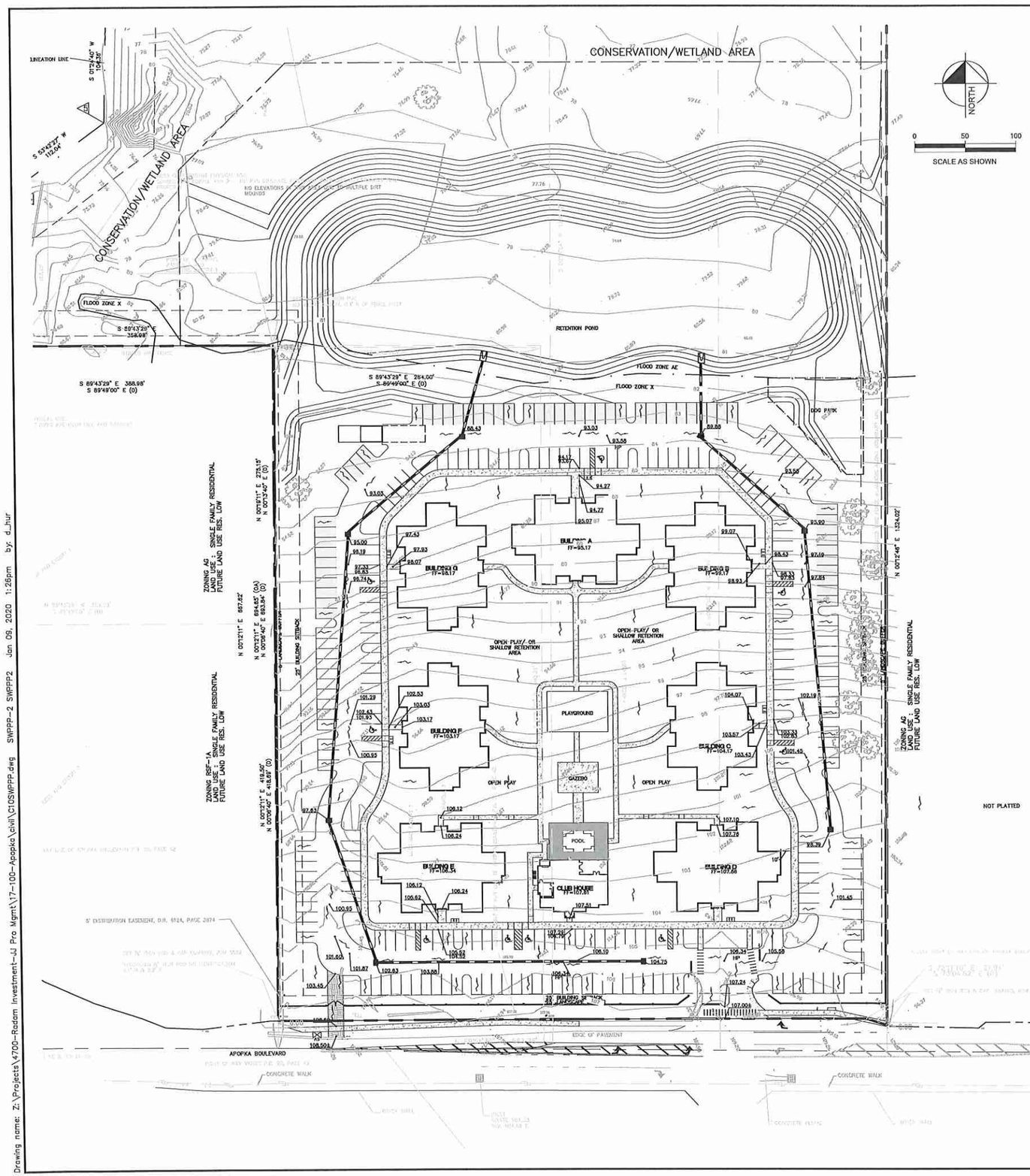
SWPPP1

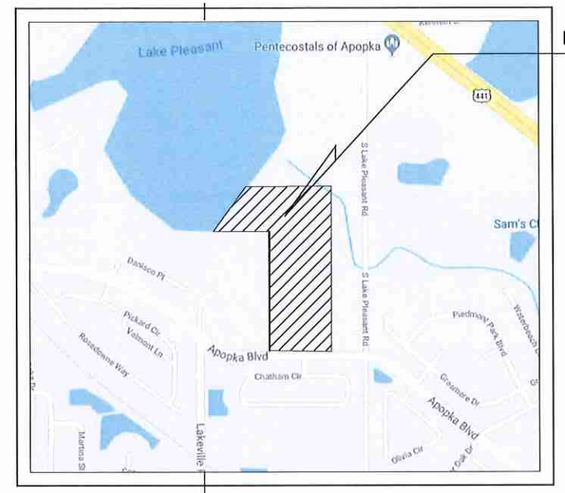
MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA
APOPKA FLORIDA FLORIDA

DATE 10/2019
PROJECT NO. 4700-17-100
SHEET NUMBER SWPPP-1



Drawing name: Z:\Projects\4700-Radom Investment-JJ Pro Mgmt\17-100-Apopka\civil\C1GSWPPP.dwg SWPPP-1 SWPPP1 Jan 09, 2020 1:26pm by: d_hur




## LOCATION MAP

SECTION 26, TOWNSHIP 23 S, RANGE 30 E
SCALE : NTS

LEGAL DESCRIPTION:

Parcel 1: The East 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East in Orange County, Florida.

Parcel 2: The West 1/2 of the Northeast 1/4 of the Northeast 1/4 and the West 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 in Section 23, Township 21 South, Range 28 East, Less and Except: From the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, run North 00 degrees 13 minutes 40 seconds East 418.67 feet along the West line of the said Northeast 1/4 of the Northeast 1/4 for the Point of Beginning of this description: Continue thence North 00 degrees 13 minutes 40 seconds East 275.15 feet along the West line of the aforementioned Northeast 1/4 of the Northeast 1/4 thence run South 89 degrees 49 minutes 00 seconds East 388.98 feet, thence South 00 degrees 06 minutes 40 seconds West 275.15 feet, thence North 89 degrees 49 minutes 00 seconds West 389.53 feet to the Point of Beginning. Less and Except the West 30 feet thereof for road, all in Orange County, Florida,Less and Except, from the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, run North 00 degrees 13 minutes 40 seconds East 693.82 feet along the West line of the said Northeast 1/4 of the Northeast 1/4, thence run South 89 degrees 49 minutes 00 seconds East 388.98 feet for the Point of Beginning of this description: Continue thence South 89 degrees 49 minutes 00 seconds East 264.00 feet, thence run South 00 degrees 06 minutes 40 seconds West 639.85 feet to the South line of the aforementioned Northeast 1/4 of the Northeast 1/4, thence run North 89 degrees 48 minutes 50 seconds West 264.00 feet along the aforementioned South line of the Northeast 1/4 of the Northeast 1/4, thence run North 00 degrees 06 minutes 40 seconds East 693.84 feet to the Point of Beginning. (Less part line in State Road S-424), Orange County, Florida, Less and Except: Begin at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, run North 00 degrees 13 minutes 40 seconds East 418.67 feet along the West line of said Northeast 1/4 of the Northeast 1/4, thence run South 89 degrees 49 minutes 00 seconds East 389.53 feet thence South 00 degrees 06 minutes 40 seconds West 418.69 feet to the South line of the aforementioned Northeast 1/4 of the Northeast 1/4, thence run North 89 degrees 48 minutes 50 seconds West 390.10 feet to the Point of Beginning,Less and Except the West 30 feet thereof for road and Less and Except that in part in State Road S-424.

PARCEL 3: From the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, Orange County, Florida; run North 00 degrees 13 minutes 40 seconds East, 693.82 feet along the West line of the said Northeast 1/4 of the Northeast 1/4; thence run South 89 degrees 40 minutes 00 seconds East 388.98 feet for the point of beginning of this description. Continue thence South
89 degrees 49 minutes 00 seconds East 264.0 feet; thence run South 00 degrees 06 minutes 40 seconds West 693.85 feet to the South line of the aforementioned Northeast 1/4 of the Northeast 1/4; thence run North 89 degrees 48 minutes 50 seconds West 264.0 feet along the aforementioned South line of the Northeast 1/4 of the Northeast 1/4; thence run North 00 degrees 06 minutes 40 seconds East 693.84 feet to the point of beginning. (Less S-424, also known as Apopka Boulevard).

Digitally signed by Chad S Linn
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Date: 2020.01.10 10:16:59 -05'00'

| No. | REVISIONS | DATE | BY |
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DESIGN ENGINEER: CHAD S. LINN, P.E.
FLORIDA REGISTRATION NUMBER: 57524
SEAL

SCALE AS NOTED
DESIGNED BY CSL
DRAWN BY CSL
CHECKED BY CSL

SWPPP2

MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD
APOPKA FLORIDA
APOPKA FLORIDA FLORIDA

DATE 10/2019
PROJECT NO. 4700-17-100
SHEET NUMBER SWPPP-2

Drawing name: Z:\Projects\4700-Radam Investment-JJ Pro Mgmt\17-100-Apopka\civil\C10SWPPP.dwg SWPPP-2 SWPPP2 Jan 09, 2020 1:26pm by: d_hur

MATCHLINE (SEE L-2)

OPEN PLAY/ OR SHALLOW RETENTION AREA

OPEN PLAY/ OR SHALLOW RETENTION AREA

MATCHLINE (SEE L-2)

SPECIMEN TREE TYP.

BUILDING F

BUILDING C

PLAYGROUND

GAZEBO

POOL

CLUB HOUSE

OPEN PLAY

OPEN PLAY

BUILDING E

BUILDING D

4' FOUNDATION LANDSCAPING TYP.

ORNAMENTAL TREES AT 1/20 LF TYP.

TREE TO PROTECT TYP.

TREE PROTECTION PER DETAIL

TREE TO REMOVE TYP.

10,000 SF ROOT ZONE UNDISTURBED

SPECIMEN TREE TYP.

5' B BUFFER WITH WALL

5' B BUFFER WITH WALL

25' WIDE TYPE B BUFFER OPTION 3 WITH 3' FENCE ON 3' WALL. (SEE CIVIL SHEET C5)

TREE TO BE REMOVED TYP.

EDGE OF PAVEMENT

APOPKA BOULEVARD

BAHIA SOD

SOD

MULCH

67-AZ

1-AZ

12-IB

36-AZ

12-AZ

64-AZ

NORTH

SCALE AS SHOWN

## PLANT SYMBOLS LEGEND

CANOPY TREES:

- LIVE OAK
- DRAKE ELM
- BALD CYPRESS

ORNAMENTAL SHRUBS AND GROUNDCOVERS

SCREEN SHRUBS:

ORNAMENTAL TREES:

- SYLVESTER DATE PALM
- CABBAGE PALM
- CRAPE MYRTLE
- MAGNOLIA "LITTLE GEM"

| No. | Date | Description |
|---|---|---|
| 4 | 1/9/20 | 10-QV & 18-11 added to buffer |
| 3 | 10/29/19 | Per revised Site Plan |
| 2 | 7/01/19 | Add buffer qty. Fill tree chart |
| 1 | 5/23/19 | Add ROW buffer per City review |

Revisions


J. SCOTT LIBERTY, LANDSCAPE ARCHITECT LLC

FLORIDA REGISTERED LANDSCAPE ARCHITECT #LA0001476

PHONE: 407-719-2124 EMAIL: JSCOTTLIB@CFL.RR.COM


Project

MONARCHS AT LAKE PLEASANT

1711 APOPKA BLVD.

APOPKA, FLORIDA

Sheet Title

LANDSCAPE PLAN

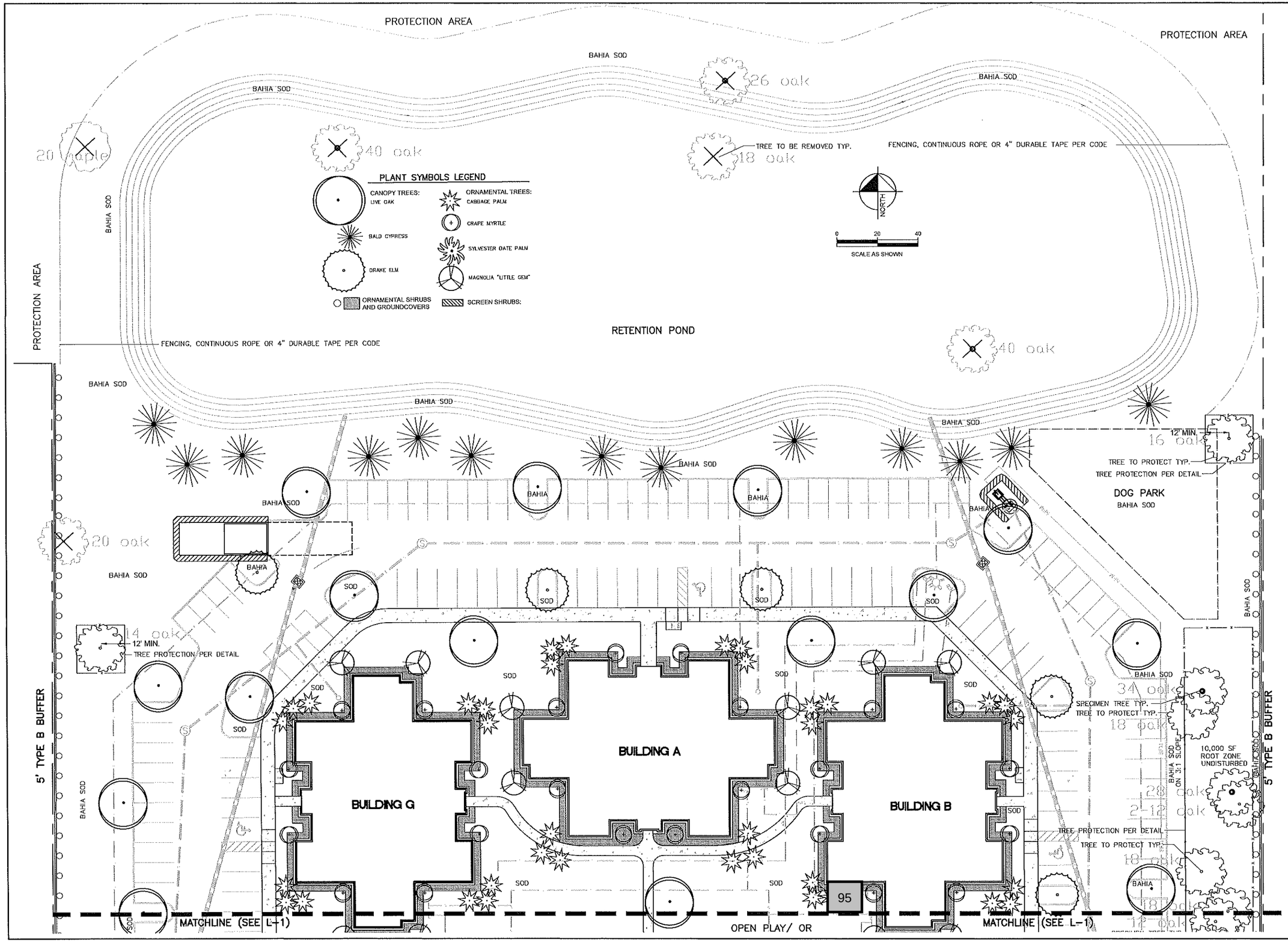
LA 0001476 STATE OF FLORIDA

J. Scott Liberty

Sheet

L1

of 3

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Revisions


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MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD.
APOPKA, FLORIDA
Project

LANDSCAPE PLAN
Sheet Title

J. Scott Liberty

Sheet
L2
of 3

SECTION – 02800
LANDSCAPE WORK

PART I – GENERAL

1.01 Scope of Work:

Provide all labor, materials, equipment and incidentals required to prepare planting beds and install landscape planting in accordance with the plans and as specified.

Related Work Specified Elsewhere:

A. Section 02952 – Site Maintenance

1.03 General Requirements:

A. Finish Grade: The Contractor will perform the fine grading and amend the soil as required by these specifications. The contractor is responsible for any trees/shrubs that are planted prior to achieving final grade.

B. Comply with applicable Federal, State, County and local codes, ordinances and regulations governing landscape materials and work.

C. The work shall be coordinated with other trades to prevent conflicts.

D. All planting shall be performed by personnel familiar with planting procedures and under the supervision of a qualified landscape foreman.

E. Prior to the preparation of planting areas and plant pits, ascertain the location of all landscape underdrain trenches, electrical cable, conduits, utility lines, oil tanks, supply lines and other subsurface structures so that proper precautions may be taken not to disturb or damage any of these elements or improvements.

F. Prior to bidding, the Contractor shall visit the site and ascertain all site conditions, including utilities, slopes, access and available work space to preclude any misunderstandings and ensure a trouble-free installation. It shall be the Contractor's responsibility to avoid conflicts with existing underground and overhead utilities. The contractor shall notify all utilities servicing the work area at least 48 hours prior to any excavation so that underground utilities may be located.

G. Excavate all planting beds to their proper dimensions per the details.

H. Prior to placing planting mix and backfill, or commencing with planting of trees or shrubs, obtain the Owner's approval of soil amendments and backfill soils.

I. The Contractor shall take all necessary precautions to avoid damage to any building, building structure or waterproofing while working adjacent to fixed buildings, walls or other structures. The use of mechanical equipment within five (5) feet of any building or existing structure to move plants or materials shall be approved by the City prior to its use. The Contractor shall be responsible for all damages to the subsurface utilities, buildings, or building footings caused by his operations.

Applicable Documents:

A. Plants:

1. Nomenclature: Shall conform to the names given in 'Standardized Plant Names', 1942 Editions, prepared by the American Joint Committee on Horticultural Nomenclature or by the Bureau of Plant Industry, State of Florida.

2. Names of varieties not included therein shall conform generally with names accepted in the nursery trade.

3. Substitutions will be permitted only upon submission of proof that any specified plant is not obtainable or suitable for the location as specified on the plan and upon written authorization of the Owner and City.

1.05 Quality Control:

A. Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous and free from insect pests, fungi plant diseases and injuries.

B. Trees shall be heavily branched. All trees shall have a dominant leader and no crossing branches.

C. Plant material shall be graded Florida No. 1 or better as outlined under 'Grades and Standards for Nursery Plants', established by the Florida Dept. of Agriculture.

D. The Owner shall have the right, at any stage of the operations, to reject any and all work and materials, which, in their opinion, do not meet the requirements of these specifications or aesthetically do not comply with design intent. Trees that are scorred or damaged during delivery or off loading will be rejected.

E. Representative samples of proposed plant materials are required to be inspected and approved by the Owner prior to any delivery to the project site. Such samples may be viewed at the respective nurseries prior to delivery to the project site.

Inspection:

A. All shipments of plant material shall be properly inspected at the nursery or at the growing site by the authorized State Agencies, prior to delivery to the project site.

B. All required inspection certificates shall accompany the bill of laden or invoices. Required transportation documents are to be submitted with invoices as back-up.

1.07 Soil Testing & Analysis:

A. The Landscape Contractor is required to take representative samples of the site soils.

B. Submit all samples to an independent testing laboratory for analysis. Laboratory selection is required to be approved by the Owner. Test for soil pH, salts, magnesium, calcium, phosphorus, potash, and percolation rates. Report from laboratory will identify nutrient deficiencies and recommendations to correct the deficiencies and to adjust pH to comply with the specifications. Submittal of the Contractor's fertilizer program for the maintenance period is required prior to acceptance.

C. Certificates:

1. Manufacturer's certification and/or testing laboratory certification that content of soil conditioners meet specification requirements.

2. Manufacturer's certificate of fertilizer's chemical composition including but not limited to percentage and derivation of nitrogen, phosphorus, potassium, and I micro-nutrients.

1.08 Measurements:

A. The minimum acceptable size of all plants measured after pruning, with branches in normal positions, shall conform to the measurements as shown on landscape plans and conform to the grades and standards established by the Florida Dept. of Agriculture.

B. Substantial deviations from these measurements must be approved by the City.

C. The caliper of tree trunks is to be taken six inches above the ground level.

1.09 Pre-performance Conference:

A. Provide a tentative working schedule including sequence of performance with bar charts.

B. Provide the proposed method of traffic control.

C. Provide a list of emergency phone numbers.

D. A Preconstruction conference will be required. Meeting to be scheduled by the Owner.

1.10 Shipment and Delivery:

A. Contractor shall notify the City and Owner, a minimum of 48 hours in advance, of all plant material deliveries. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CITY AND OWNER WITH NURSERY CERTIFICATION OF PLANT MATERIAL GRADE PRIOR TO DELIVERY TO SITE.

B. Plant materials shall be protected from weather and adequately packed to prevent breakage and drying during transit.

C. The Owner may exercise its option to inspect, select and assist the Contractor with the tagging of plant materials at the nursery.

D. Legible tags will be attached to at least one plant of each species. Packages, boxes, or bunches of plants will be identified with a similar tag attached. Plants which do not meet specifications for quality herein stated or plants that show improper handling or arrive on site in an unsatisfactory condition will be rejected. Rejected plants shall immediately be removed, disposed of, and replaced with approved nursery stock of like variety, size and age. These plants shall be replaced without additional cost to the Owner.

E. Final acceptance of plant material will be given only after material is planted and after meeting requirements prescribed herein.

PART II – PRODUCTS

2.01 Topsoil:

A. Topsoil material shall be free from subsequent hard clods, stiff clay, hard pan, stones larger than one inch (1) in diameter, noxious weeds and plants, including nutgrass and torpedo grass, sods, partially disintegrated debris, insects or any other undesirable material, plants, or seeds, that would be toxic or harmful to growth. All beds which contain topsoil contaminated with nut grass or torpedo grass shall have the top 24" of soil removed and replaced with uncontaminated soil or fumigated at no additional cost to the Owner. Topsoil shall be obtained from approved sources and shall contain 24 % organic matter. PH shall range from 5.5 to 7.5 inclusive.

2.02 Planting Mix and Backfill:

A. All planting areas shall be backfilled with a mixture of prepared and approved plant mix as shown below.

Planting Beds:
60 % Florida Fibrous Peat
20 % Compost
20 % Sand

B. Mix as prepared by Hilary Peat or approved equal.

C. All planting areas shall be stripped of all grass, weeds, trash, soil, etc.

D. Provide soil additive to adjust PH to be within range of 5.5 to 7.5 inclusive.

2.03 Plant Material:

A. The words 'Plant Materials' or 'Plants' refer to and include trees, shrubs, ground cover, grass or herbaceous materials.

B. Plant species shall conform to those indicated on the plans and in the specifications.

C. Plants shall be sound, healthy, vigorous, free from plant diseases, insect pests or their eggs and shall have healthy normal growth and root systems. Tree trunks shall have the specified caliper, straight with no fresh cuts, scrapes or scars, and shall have the specified clear trunk height.

D. Plants, with the exception of 'Hurricane Cut' palm trees, shall not be pruned prior to delivery except as approved by the Owner.

E. All shrubs and ground covers are required to be container grown. Trees are required to be one of the following:

1. Container Grown:

Plastic containers: Trees grown in plastic containers should be well established in the container. Minimum container size guidelines will follow those established by the Florida Dept. of Agriculture in the Florida Grades and Standards. Root bound container plants will not be accepted. No synthetic grow bags or equivalent will be accepted.

2. Field Grown:

Shall have the appropriate root ball size based on the trees diameter and height as established by the American National Standards Institutes recommendations. Field grown trees should be hardened off in the nursery for a period of 60-90 days.

F. Collected plants shall not be used unless specifically called for in the specifications or approved in writing by the Owner. The type, size and availability of specific species will be the basis of selection of any collected plants.

G. All plants for this project, which can only be secured outside of the Central Florida area, are required to be acclimatized for a minimum period of one (1) year. The acclimatization of these plants must take place off-site at the Contractor's secured property or certified nursery grower's site. The cost of acclimatization and its scheduling are the responsibility of the contractor.

2.04 Quantities:

A. The quantities shown in the leader call outs in the plans govern the required installed quantities. The Plant List is provided as a reference only. The contractor is responsible for his own take-off. Discrepancies must be brought to the Owner's attention, in writing, or be corrected by the Contractor at no additional expense to the Owner.

2.05 Fertilizer for Plantings:

A. Commercial grade fertilizer to comply with State of Florida Fertilizer laws. Chemical designation shall be as specified with at least 70 % of the nitrogen derived from a non-water soluble organic or slow release source.

B. Fertilizer shall include all trace elements plus 3.00 % magnesium. Percentages shall be verified by the soil test report fertilizer recommendations and revised, if necessary.

1. Federal Specifications O-F-241 Type 1, Grade A or B.

2. The chemical designation for granular fertilizer for all plantings shall be 12-6-8.

C. Fertilizer shall be incorporated into the planting soil mix at a rate of 8 lbs. per cubic yard.

2.06 Mulch:

A. All plant beds shall receive a uniform 3' layer of Designer Brown mulch or City and Owner approved alternative.

PART III – EXECUTION

3.01 General:

A. The Contractor's work shall conform to accepted horticultural practices as used in the trade, unless specifically directed to the contrary by the contract documents and by the City.

B. Plants shall be protected upon arrival at the site by being thoroughly watered and properly maintained until planted. Plants shall not remain unprotected for a period exceeding 24 hours. At all times, workmanlike and customary horticultural practices shall be exercised.

3.02 Bed Preparation:

A. All existing vegetation and debris shall be removed and legally disposed of off-site from within the area of the planting and mulch beds completely as described on the Drawings and in these Specifications. In areas where there is existing grass or other vegetation, remove by approved mechanical means completely. Take care not to disturb existing tree roots, nor layers of soil below the excavated area except as needed to grade the area to avoid disturbing dormant weed seed. All planting and mulch beds are to be weed free prior to planting.

3.03 Digging of Pits:

B. The existence and location of underground structures, elements and utilities are shown on drawings other than the landscape plans. All elements shall be investigated and verified in the field before starting work. Excavation in the vicinity of structures and utilities shall be performed with due caution. Coordination with other Contractors and the Owner before all site excavations is required.

C. Should overhead or underground obstructions be encountered which interfere with the specified plantings, alternate locations or plan modifications will be selected and approved by the City and Owner.

D. Before digging of holes or beds, the location and arrangement of the planting shall be staked by the Contractor and then approved by the Owner. Staking shall conform to the plant list, specifications, plans and details. Shrubs shall be placed in true straight lines and evenly spaced as specified. Groundcovers shall be triangular spaced.

3.04 Tree Installation:

A. All tree pits shall be excavated to size and depth in accordance with the University of Florida recommendations, unless shown otherwise on the plans and details, and backfilled with the prepared Planting Mix as specified. Test all tree pits with water before planting to ensure proper drainage percolation is available. All tree pits shall drain fully within one hour after being filled with water. No allowance will be made for lost plants due to improper drainage. All plant beds, planters, tree wells and tree islands shall be inspected by the Owner to verify removal of concrete, limerock base material, etc. prior to backfilling.

1. Container-grown plants:

a. Gently place the plant straight in the hole and be sure the top of the root ball is no deeper that the existing landscape soil surface. In areas of compacted or poorly drained soils, the top of the root ball may be positioned slightly above the soil surface to provide an adequate volume of well-drained soil for root development. Fill around the ball with soil and gently firm the soil. Do not pack the soil. Water thoroughly while planting to remove air pockets.

b. Do not mound soil over the roots but form a saucer-like catch basin around the edge of the root ball with a soil ridge 3 to 6 inches high to facilitate watering.

c. Mulch with 3-inch layer of specified material to buffer soil temperature, reduce weed competition, and conserve moisture. Be sure to keep the mulch layer approximately 3 inches away from the plant stem.

2. Balled and Burlapped Plants

Planting procedures for balled and burlapped plants are similar to those for planting container-grown plants. Always move balled and burlapped plants by the root ball only. Never use the trunk as a handle to pick up or move these plants. Care should be taken not to disturb the root ball as this would severely damage the root system. Removal of all the burlap before planting is not necessary, although the top one-third of the burlap should be pulled back from the stem. Removal of woven plastic wraps completely after setting the plant in the hole is necessary. Nondegradable, woven plastic fabrics can girdle roots as they expand through the material. However, this practice may not be feasible when moving large trees that have been sleeved in woven plastic materials before being placed in wire baskets. Slice the material through the wire baskets to facilitate healthy root growth into the landscape soil. Always remove nylon twine tied around the plant stem. Nylon twine does not rot and will eventually girdle the stem if left in place.

3. Palms

Generally, procedures for planting balled and burlapped shrubs and trees are suitable for palms. Palms should be harvested with a root ball appropriate for the size and species of palm. Although a 2 foot diameter root ball would be adequate for a palm 3 to 6 feet in height, a root ball of 4 to 5 feet in diameter is recommended for larger palms. Foliage of all palm species except Sabal palmetto shall have the leaves tied with a biodegradable twine in a bundle around the bud. Complete leaf removal at the time of digging is required when planting Sabal palmetto.

B. No trees shall be planted prior to completion of final finish grading.

C. Trees shall be set plumb and held in position until the planting mixture has been flushed into place with slow full hose stream.

3.05 All Plant Materials:

A. Plants shall be set on prepared planting soil backfilled and brought to a height to allow planting above the depth the plants grew in the nursery as shown on the details. Upright plants shall be kept in a vertical position. All trees shall be handled by a padded nylon strap for lifting purposes.

B. Circular receiving holes with vertical sides shall be excavated for all plants except for bare-root ground covers. Diameter of receiving holes for all plants shall be as shown on the drawings.

C. After placing the plant in the pit, the planting soil specified herein shall be watered and firmly tamped to ensure the backfill mixture is surrounding the root ball. All tamping shall be such that no plants will settle below their original growing height and the finish grade specified.

D. Plants in containers shall be carefully removed from the pots, cans, boxes or other containers in a manner not to damage the roots or the root ball of soil formed by the container. Scarifying the root ball on the sides and bottom to stimulate new root growth outside of the existing root ball should be performed prior to placement into the pit. Plants shall be set in the pit with the planting mixture carefully washed and tamped around the base of each to fill voids.

E. All plants shall be thoroughly watered at the time of planting and dept adequately watered until time of acceptance. No additional allowances will be made for plant losses due to lack of adequate or proper watering.

F. Pruning shall be done after planting and with due regard to the natural form and growth characteristics of each species. Method and amount of pruning shall be determined by the Landscape Architect/Owner. Trees with pruned terminal leaders will not be accepted.

G. During the course of planting, excess and waste materials shall be removed daily. All reasonable precautions shall be taken to avoid damage to structures and plantings. When planting in an area has been completed the area shall be fully policed for debris and maintained in this finished state until Final Acceptance.

3.06 Mulching:

A. Plants and planting beds shall receive a layer of 'Designer Brown' mulch, entirely covering the area around each plant or the entire 3' minimum surface of each planting bed.

B. Mulch shall be placed between and around all newly planted trees and shrubs as shown on drawings and a specified. For individual plants, the mulch shall be spread to cover the saucer area and maintained until acceptance. Mulch shall be kept a minimum of 3' away from the trunks of all trees. When in place, the mulch is to be watered thoroughly.

3.07 Guying and Staking:

A. Guy and stake plant materials as specified and detailed to assure upright form. Follow the recommendations from the University of Florida Cooperative Extension Service Circular 858, unless noted otherwise in drawings.

B. Prevent plants from falling or being blown over, re-straighten and replant all plants which lean or fall, and replace all plants which are damaged due to lack of guying and staking.

3.08 Maintenance Prior to Substantial Completion:

A. Maintenance shall commence after each plant is planted and shall continue until substantial completion. After substantial completion, the formal one year guarantee period shall commence.

B. Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening and repair of guys, replacement of sick or dead plants, resetting plants to proper grades or upright position, restoration of the planting saucer, and all other care required for proper growth of the plants. Proper protection of lawn areas shall be provided and any damages resulting from planting or maintenance operations shall be repaired promptly by the Contractor at no additional cost to the Owner.

C. Damage resulting from erosion, gullies, washouts or other causes shall be repaired by the Contractor by filing with topsoil, tamping, re-fertilizing and re-stabilizing slopes, at no additional cost to the Owner.

3.08 Guarantee and Replacement:

A. All work shall be guaranteed for a period of one year from the date of substantial completion. All plants shall be alive and in satisfactory growth throughout the guarantee period. If, at any time during the one year guarantee period, substandard or dead trees or plants are identified by the Owner, such trees and plants shall be replaced by the Contractor within fourteen (14) calendar days of notification, at no additional cost to the Owner.

B. The Landscape Contractor shall notify the Owner in writing, ten (10) days prior to expiration of guarantee periods, and said guarantee period shall be continued until such time as written notification is received.

C. At the end of the guarantee period, an inspection will be made by the Contractor and the Owner. All plants that are dead or fail to meet the grade requirements initially specified or are otherwise considered in unsatisfactory condition, as determined by the Owner, shall be removed from the site and immediately replaced with approved plants meeting the original specifications.

D. All replacements shall be plants of the same species and size as specified in the Plant List. They shall be furnished and planted as specified with no additional cost to the Owner.

E. All replacement plants shall become guaranteed for a period of one year from the date of their acceptance. A written agreement is required to be submitted by the Contractor for this additional guarantee.

END OF SECTION

## PLANT LIST/SYMBOLS LEGEND

CANOPY TREES:

67 – QV LIVE OAK @ 3" DBH MIN., 8' HT. MIN. = 201.0"

13 – TD BALD CYPRESS @ 3" DBH MIN., 8' HT. MIN. = 39.0"

12 – UP DRAKE ELM @ 3" DBH MIN., 8' HT. MIN. – 36.0"
92 = REPLACEMENT TREE TOTAL
TOTAL REPLACEMENT INCHES = 276.0" DBH

UNDERSTORY AND ORNAMENTAL TREES:

40 – MG MAGNOLIA "LITTLE GEM" @ 2" DBH, 65 GALLON MIN., 8' MIN. HT. FULL

88 – SP CABBAGE PALM @ 10', 12' & 14' CT HT., STAGGER HTS. AT BLDG. CORNERS

50 – LI CRAPE MYRTLE 'TUSKEGEE' – 30 GAL. MIN., 6' HT. MIN., 2" DBH, MULTI-TRUNK

SCREEN SHRUBS:

IB DWARF BURFORD HOLLY (ILEX CORNUTA BURFORDII 'NANA') 24" HT. MIN., FULL, 36" OC, 24" OC AT DUMPSTER WALLS

ORNAMENTAL SHRUBS AND GROUNDCOVERS

RG G.G. GERBING AZALEA (RHODODENDRON INDICA 'MRS. G.G. GERBING') 24" HT. MIN., 36" OC, FULL PLANT

LJ VARIEGATED LIGUSTRUM (LIGUSTRUM JAPONICUM 'JACK FROST') 24" HT. MIN., 36" OC, FULL PLANT

LC LORAPETALUM (LORAPETALUM CHINENSIS 'CHOCOLATE') 24" HT. MIN., 36" OC, FULL PLANT

CF TI PLANT (CORDYLINE FRUTICOSA 'FIREBRAND') 48" HT. MIN., 24" SPREAD, FULL PLANT

PS SPLIT-LEAF PHILODENDRON (PHILODENDRON SELLOUM) 3' HT. / SPREAD MIN., FULL PLANT

RA DWARF INDIAN HAWTHORN (RAPHIOLEPIS INDICA 'ALBA') 12" HT. MIN., 15" SPREAD MIN., 30" OC, FULL PLANT

SA VARIEGATED DWARF SHEFFLERA (SCHEFFLERA ARBORICOLA) 24" HT. MIN., 30" OC, FULL PLANT

RS RED AND PINK DRIFT ROSE (ROSA 'MEIDALPIO' ROSA 'MELOCOSA') 12" HT. MIN., 18" SPREAD MIN., 30" OC, FULL PLANT

AZ VARIEGATED GINGER (ALPINIA ZERUMBET 'VARIEGATA') 3' HT. / SPREAD MIN., FULL PLANT, 10' OC IN BUFFERS

JP PARSON'S JUNIPER (JUNIPERUS CHINENSIS 'PARSONII') 12" HT. MIN., 18" SPREAD MIN., 30" OC, FULL PLANT

RA DWARF INDIAN HAWTHORN (RAPHIOLEPIS INDICA 'ALBA') 12" HT. MIN., 15" SPREAD MIN., 30" OC, FULL PLANT

RI DWARF AZALEA (RHODODENDRON INDICA 'RED RUFFLES') 12" HT. MIN., 15" SPREAD MIN., 30" OC, FULL PLANT

DT VARIEGATED FLAX LILY (DIANELLA TASMANICA 'VARIEGATA') 12" HT. MIN., 24" OC, FULL PLANT

TA DWARF ASIAN JASMINE (TRACHELOSPERMUM ASIATICUM 'MINIMA') 12" SPREAD, 18" OC, FULL PLANT

LE GIANT LIRIOPE (LIRIOPE MUSCARI 'EVERGREEN GIANT') 9" HT., 18" OC, FULL PLANT

SOD: ST. AUGUSTINE (STENOTAPHRUM SECUNDATUM 'FLORATAM') SOLID SOD

BAHIA SOD: ARGENTINE BAHIA (PASPALUM NOTATUM) SOLID SOD

## PLANT NOTES

1). ALL LANDSCAPED AND SODDED AREAS DELINEATED ON THESE PLANS SHALL BE IRRIGATED BY AN AUTOMATIC SYSTEM. THE IRRIGATION SYSTEM SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE FOR ALL GREEN AREAS. RAIN SENSOR REQUIRED.

2). ALL LANDSCAPED BEDS SHALL BE TOP DRESSED WITH 3" OF DESIGNER BROWN MULCH.

3). ALL TREE SAUCERS SHALL BE TOP DRESSED WITH 3" OF DESIGNER BROWN MULCH.

4). IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO STUDY ALL SUBSURFACE UTILITY PLANS AND ARCHITECTURAL PLANS SO AS TO PREVENT DAMAGE DURING THE INSTALLATION OF THE LANDSCAPE MATERIAL.

5). STAKING OF TREES IS REQUIRED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL TREES, PALMS AND SHRUBS IN AN UPRIGHT PLUM CONDITION.

6). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ARCHITECTURAL OR PAVED SURFACES.

7). ALL PLANT MATERIAL SHALL BE FLORIDA GRADE A.

8). ALL TREE CALIPER DIMENSIONS SHALL BE MEASURED 54" ABOVE THE TOP OF THE ROOTBALL.

9). THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL SHRUBS FOR A PERIOD NO SHORTER THAN 90 DAYS FROM THE DATE OF THE " FINAL ACCEPTANCE" BY THE CLIENT AND LANDSCAPE ARCHITECT. ALL TREES SHALL CARRY A MINIMUM ONE YEAR WARRANTY. ALL WARRANTY RESTRICTIONS SHALL BE SPECIFICALLY DESCRIBED IN WRITING AND SHALL BE PART OF THE BIDDING DOCUMENTS PROVIDED TO THE CLIENT BY THE LANDSCAPE CONTRACTOR.

10). CONTRACTOR IS RESPONSIBLE FOR PLANT AND SOD QUANTITY TAKE-OFF. LIST QUANTITIES PROVIDED FOR CONVENIENCE ONLY. PLAN QUANTITIES RULE OVER LIST QUANTITIES.

11). ALL LANDSCAPE ISLANDS AND STRIPS SHALL BE SODDED AS LABELED. (NO AREAS ALLOWED TO HAVE ONLY MULCH)

12). ANY AREAS UNDER THE PLANT DRIPLINES TO BE MULCHED.

## TREE DATA:

* Total inches on-site: 690
* Total inches removed: 360
* Total inches retained: 330
* Total specimen inches retained: 228
* Total inches required: 567 @ 8 trees/acre 3" DBH
* Total inches replaced: 276 @ 3" DBH
* Total inches post development: 796 (includes understory inches)
* Site clearing area: 584,140 S.F. (13.41 AC)

## EXISTING TREE CANOPY RETENTION TABLE 5.3.7.B.2.C:

ZONING: RMF DISTRICT (RESIDENTIAL MULTI-FAMILY) 23.67 TOTAL ACRES
EXISTING TREE CANOPY = 2.7% (28,180 SF EXISTING TREE CANOPY / 1,031,065 SF SITE AREA = .027)
2.7% IS 17.3% BELOW THE 20% LEVEL OF EXISTING TREE COVERAGE PERCENTAGE OF THE TOTAL SITE AREA.
17.3% X 0.125 (RMF FACTOR) = 2.16 ADDED TO 17% OF RMF REQUIRED TREE CANOPY RETENTION = 19.16%
19.16% X 28,180 SF EXISTING CANOPY COVER = 5,400 SF CANOPY RETENTION REQUIRED. 8,666 SF PROVIDED.
TREE PROTECTION ZONE: 1,031,065 SF SITE X 19.16% = 197,552 SF REQUIRED. TOTAL PROTECTION ZONE PROVIDED = 287,458 SF

## CITY OF APOPKA 2019 LDC LANDSCAPE REQUIREMENTS

The plans shall comply with the "Water Wise Ordinance 2069".

NOTE: 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES.

MINIMUM TREE REQUIREMENT OF 1 TREE PER 8,000 SQUARE FEET OF SITE AREA: (23.67 AC) 1,031,065 SF/8,000 = 129 REQUIRED. 179 PROVIDED.

29 SHADE TREES REQUIRED FOR 272 PARKING SPACES @ 1 PER 10 SPACES + 1 ADDITIONAL TREE. 272/10 = 28 + 1 = 29
34 SHADE TREES PROVIDED IN PARKING AREA ISLANDS BY 22 OAKS (QV) AND 12 ELM TREES (UP).

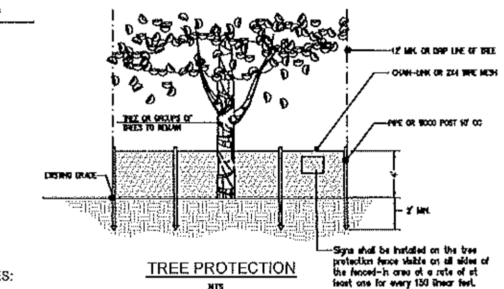
SHADE TREE REQUIREMENT OF 30% COVERAGE FOR THE GROSS PARKING LOT AREA PROVIDED BY PROPOSED SHADE TREES AT MATURE GROWTH.
GROSS PARKING AREA = 107,468 SF X 30% = 32,240 SF SHADE AREA REQUIRED AND PROVIDED.

635 LF EAST TYPE B BUFFER OPTION 3: 5' BUFFER, 6' MASONRY WALL + 10 SHRUBS PER 100 LF. 64 SHRUBS REQUIRED. 64 SHRUBS PROVIDED.

667 LF WEST TYPE B BUFFER OPTION 3: 5' BUFFER, 6' MASONRY WALL + 10 SHRUBS PER 100 LF. 67 SHRUBS REQUIRED. 67 SHRUBS PROVIDED.

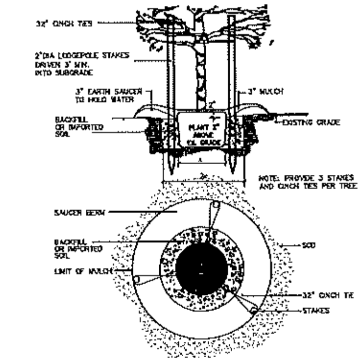
605 LF SOUTH TYPE B BUFFER OPTION 3: 25' BUFFER, 3' FENCE ON 3' WALL + 10 SHRUBS PER 100 LF. 61 SHRUBS REQUIRED. 61 SHRUBS PROVIDED.
SOUTH BUFFER ENHANCED WITH 10 CANOPY TREES AND 16 UNDERSTORY TREES PER CITY COUNCIL AND STAFF COMMENTS.

9 STREET TREES PROVIDED ALONG APOPKA BOULEVARD BETWEEN SIDEWALK AND STREET PER CITY DEVELOPMENT DESIGN STANDARDS

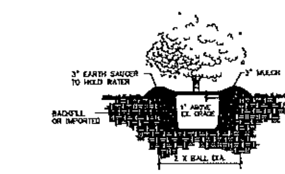



TREE PROTECTION
NTS

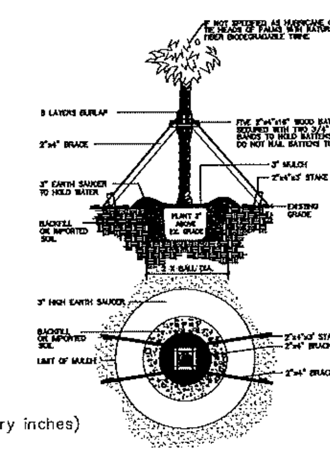
Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least one for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language: "TREE PROTECTION AREA: KEEP OUT."




TREE PLANTING DETAIL




SHRUB AND GROUNDCOVER
PLANTING DETAIL




PALM PLANTING DETAIL

| No | Date | Description |
|---|---|---|
| 4 | 1/9/20 | 10-QV & 18-LI added to buffer |
| 3 | 10/29/19 | Per revised Site Plan |
| 2 | 7/01/19 | Add buffer qty. Fill tree chart |
| 1 | 5/23/19 | Add ROW buffer per City review |

Revisions

J. SCOTT LIBERTY, LANDSCAPE ARCHITECT LLC
FLORIDA REGISTERED LANDSCAPE ARCHITECT #LA0001476
PHONE: 407-719-2124 EMAIL: JSCOTTLIB@CFL.RR.COM

MONARCHS AT LAKE PLEASANT
1711 APOPKA BLVD.
APOPKA, FLORIDA

Project

LANDSCAPE PLAN

Sheet Title

REGISTERED LANDSCAPE ARCHITECT J. SCOTT LIBERTY LA 0001476 STATE OF FLORIDA

J. Scott Liberty

Sheet
L3
of 3

LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

FRONT ELEVATION

SCALE: 3/16" = 1'-0"



| REVISIONS | |
|---|---|
| 1 | 12-17-2018 |
| 2 | 1-11-2019 |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |

PROJECT NO. 15-2C-1812-01

DATE 12-17-2018

ELEVATIONS

MONARCHS AT LAKE PLEASANT
FOR:
JJ PRO MANAGENMENT LLC
1711 APOPKA BOULEVARD
APOPKA, FLORIDA

AA26002490
RABITS & ROMANO
ARCHITECTURE
PLANNING AND DESIGN
5127 SOUTH ORANGE AVE.
SUITE 110 ORLANDO, FL. 32809
TEL: 407-490-0350
FAX: 407-232-0600
info@rabits-architect.com
www.rabits-architect.com

SIGN/SEAL

DATE

SHEET
A600
OF
2

RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

REAR ELEVATION

SCALE: 3/16" = 1'-0"



| REVISIONS | |
|---|---|
| 1 | 12-21-2018 |
| 2 | 1-7-2019 |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |

PROJECT NO. 15-2C-1152-01

DATE 12-17-2018

ELEVATIONS

MONARCHS AT LAKE PLEASANT
FOR:
JJ PRO MANAGENMENT LLC
1711 APOPKA BOULEVARD
APOPKA, FLORIDA

RABITS & ROMANO
ARCHITECTURE PLANNING AND DESIGN
AA26002490
5127 SOUTH ORANGE AVE.
SUITE 110 ORLANDO, FL. 32809
TEL - 407-490-0350
FAX - 407-232-6000
info@rabits-architect.com
www.rabits-architect.com

SIGN/SEAL

DATE

SHEET
A601
OF
2

REAR ELEVATION

1/4" = 1'-0"

RIGHT SIDE ELEVATION

1/4" = 1'-0"



| REVISIONS | |
|---|---|
| 1 | 12-5-2015 |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |

PROJECT NO. CN152-02

DATE 12-17-2015

ELEVATIONS

MONARCHS AT LAKE PLEASANT
CLUBHOUSE BUILDING
1711 APOPKA BOULEVARD
APOPKA, FLORIDA

RABITS & ROMANO
ARCHITECTURE PLANNING AND DESIGN
AA26002490
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TEL - 407-496-0350
FAX - 407-325-6099
info@rabits-architect.com
www.rabits-architect.com

SIGN/SEAL

DATE

SHEET
A102
OF
-

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| ____ | PUBLIC HEARING | MEETING OF: | February 11, 2020 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Vicinity Map |
| X | OTHER: Plat | | Plats, Phase 1 and 2 |
| ____ | | | Phasing Plan |

**SUBJECT:** **PLATS – THE OAKS AT KELLY PARK RESIDENTIAL SUBDIVISION, PHASES 1 AND 2**

**REQUEST:** **RECOMMEND APPROVAL OF THE PLATS FOR THE OAKS AT KELLY PARK RESIDENTIAL SUBDIVISION, PHASES 1 AND 2**

**SUMMARY:**

| | |
|---|---|
| OWNER: | Toll Southeast LP Company, Inc. |
| APPLICANT: | Geoffrey L. Summitt, P.E. |
| LOCATION: | 2309 and 2405 W. Kelly Park Road |
| PARCEL ID NUMBERS: | 07-20-28-0000-00-011, 07-20-28-0000-00-048 |
| EXISTING USE: | 124 unit single-family residential subdivision under construction |
| FLUM DESIGNATIONS: | Mixed Use Interchange |
| CURRENT ZONING: | KPI-MU (Kelly Park Interchange Mixed-Use), Neighborhood character zone |
| PROPOSED DEVELOPMENT: | 124 single family homes developed in two phases |
| TRACT SIZE: | 39.47 +/- acres |
| APPLICABLE LDC: | Kelly Park Interchange Form Based 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 |

**RELATIONSHIP TO ADJACENT PROPERTIES:**

| ***Direction*** | ***Future Land Use*** | ***Zoning*** | ***Present Use*** |
|---|---|---|---|
| North (County) | Rural 1/2 | P-D Rainbow Ridge PD/LUP, AG | Vacant, agricultural uses |
| East (County)(City) | Rural | A-1, A-1(ZIP) | Agricultural uses, single-family uses |
| South (City) | Residential Very Low Suburban | R-1AAA | Agricultural uses |
| West (County) | Rural | P-D Rainbow Ridge PD/LUP | Vacant |

**PROJECT INFORMATION:** 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 |

Project Use: 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: 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

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 is Phase 2 cannot be issued until the city engineer has accepted all infrastructure in Phase 1 and the Phase 1 Plat has been recorded.

Stormwater and Infrastructure: 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.

Recreation/Open Space/Buffer: 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.

**SCHOOL CAPACITY REPORT:** 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.

**ORANGE COUNTY NOTIFICATION:** The County was notified at the time of plat application for this property through the DRC agenda distribution.

**PUBLIC HEARING SCHEDULE:**
February 11, 2020 - Planning Commission (5:30 pm)
February 18, 2020 – City Council (7:00 pm)

---

**RECOMMENDATION ACTION:**

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

**Recommended Motion:** 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.

**Planning Commission role:** 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.

**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:** THE OAKS AT KELLY PARK, PHASE 1 AND 2 PLATS
**Owned by:** LANDCO DEVELOPMENT GROUP, LLC
**Location:** 2309 and 2405 W. Kelly Park Road
**Parcel ID#s:** 07-20-28-0000-00-048, 07-20-28-0000-00-011

N

# VICINITY MAP

# OAKS AT KELLY PARK PHASE 1

## A PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
## CITY OF APOPKA, ORANGE COUNTY, FLORIDA



Legal Description

Parcel 1
The East 1/3 of the West 3/4 of the Southwest 1/4 of the Southeast 1/4 of Section 07, Township 20 South, Range 28 East, Orange County, Florida.

Together With

Parcel 2
The Northwest 1/4 of the Southeast 1/4, less and except the West 503.05 feet thereof; and the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 20 South, Range 28 East, Orange County, Florida, less and except the West 503.05 feet thereof.

Parcel 1 and Parcel 2 being more particularly described as follows:

A parcel of land lying within the Southeast 1/4 of Section 7, Township 20 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southeast quarter (1/4) of said Section 7; thence N88°06'27"E along the South line of the Southeast quarter (1/4) of said Section 7 for 504.10 feet; thence departing said South line run N01°53'33"W for 30.00 feet to a point on the North right-of-way line of Kelly Park Road per the County Deed recorded in Official Records Book 10606, Page 8543 of the Public Records of Orange County, Florida, and a point on the East line of the West 503.05 feet of the Southeast quarter (1/4) of said Section 7, said point also being the Point of Beginning; thence N00°16'28"W along said East line for 2614.93 feet to the North line of the Southeast quarter (1/4) of said Section 7; thence N88°05'22"E along said North line for 821.20 feet to a point on the East line of the Northwest quarter (1/4) of the Southeast quarter (1/4) of said Section 7; thence S00°17'05"E along said East line for 1322.59 feet to a point on the South line of the Northwest quarter (1/4) of the Southeast quarter (1/4) of said Section 7; thence S88°05'55"W along said South line for 331.17 feet to a point on East line of the West three-quarters (3/4) of the Southwest quarter (1/4) of the Southeast quarter (1/4) of said Section 7; thence S00°16'56"E along said East line for 1292.53 feet to a point on the aforesaid North right-of-way line of Kelly Park Road; thence S88°06'27"W along said North right-of-way line for 490.42 feet to the Point of Beginning.

Containing 39.469 acres (1,719,278 square feet), more or less.

NOTES:

1. Bearings shown hereon are based on the South line of the Southeast 1/4 of Section 7-20-28 being a bearing of N88°06'27"E.

2. All lot lines are radial, unless otherwise noted non-radial (N.R.)

3. 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.

4. Tract A is Right-of-Way and is hereby dedicated to the City of Apopka.

5. Tracts B, C, E and H (Open Space Tracts) are hereby dedicated to THE OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION, INC. (the "Association") and maintained according to the Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book _____, page _____ of the Public Records of Orange County, Florida and any supplements and/or amendments thereto (the "Declaration").

6. Tract F (Drainage Tract) shall be owned by the Association and maintained according to the Declaration.

7. Tract F (Drainage Tract) shall be covered by a drainage easement dedicated to the City of Apopka.

8. Tract G (Lift Station Tract) shall be owned and maintained by the City of Apopka.

9. Tracts I and J (ROW Dedication) are 15.00' public right-of-way that shall be dedicated to the City of Apopka.

10. Tract FD-1 (Future Development) shall be owned and maintained by TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation.

LEGEND

℄ = CENTERLINE
(N.R.) = NON-RADIAL
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
U.E. = UTILITY EASEMENT
ID = IDENTIFICATION
LB = LICENSED BUSINESS
R/W = RIGHT-OF-WAY
C.C.R. = CERTIFIED CORNER RECORD
ORB. = OFFICIAL RECORDS BOOK
PGS. = PAGES
DOC # = OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

■ = SET 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK STAMPED "ESE LB 7508"
◉ = SET NAIL AND DISK STAMPED "ESE LB 7508"
□,○ = FOUND MONUMENTATION, SEE LABEL FOR DESCRIPTION

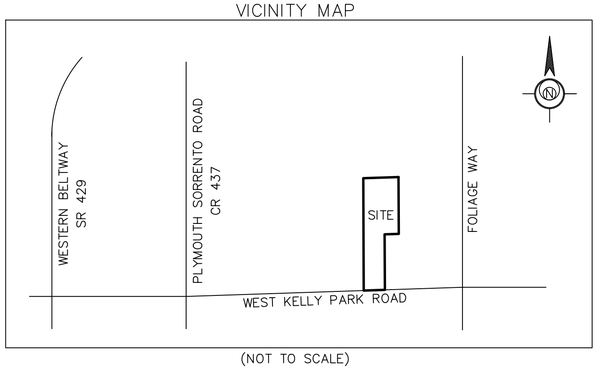
Index of Sheets

Sheet 1 – Dedication, Notes, Legend and Legal Description

Sheet 2 – Key Map

Sheets 3-4 – Detail Sheets

VICINITY MAP




(NOT TO SCALE)

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ESE Consultants, Inc.
2966 Commerce Park Drive • Suite 100 • Orlando, FL 32819
T: 407-345-6050
(LB #7508)

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.

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 on _____I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

_____ _____
Noah Catha Date
Professional Survey and Mapper
Florida Certificate No. 6873

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
Certificate No. 7508

CERTIFICATE OF SURVEYOR REVIEW FOR THE CITY

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided however, that my review does not included field verification of any of the coordinates, points or measurements shown on this plat.

_____ _____
Date

PLAT BOOK PAGE

OAKS AT KELLY PARK PHASE 1
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited partnership named below, being the owner in fee simple of all the lands described in the foregoing caption to the plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the utility easements and the streets to the perpetual use of the public.

Tract G (Lift Station), Tract A (Rights-of-Way), Tract I (Right-of-Way Dedication), and Tract J (Right-of-Way Dedication) are hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of these tracts and any improvements thereon vest upon approval of this plat by the City Council of the City of Apopka. Recording of this plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title as aforementioned.

IN WITNESS WHEREOF, the undersigned, TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, has caused these present to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this_____day of _____2019.

TOLL SOUTHEAST LP COMPANY, INC.,
a Delaware corporation

_____
Signature of Witness

_____
Printed Name of Witness

_____ By: _____
Signature of Witness Name

_____ _____
Printed Name of Witness Title

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY, that on this day, before me personally appeared_____, for TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, who is ( ) personally known to me or ( ) produced_____ as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized.

WITNESS my hand and official seal this_____day of _____2019.

_____
Signature of Notary Public

_____
Printed Name of Notary Public

Notary Public in and for the State of Florida

My Commission Expires:_____

Commission Number:_____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____
City Engineer Date

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF APPROVAL BY CITY COUNCIL

THIS IS TO CERTIFY, that on_____the foregoing plat was approved by the City Council of the City of Apopka, Orange County, Florida.

_____
Mayor of Apopka, Bryan Nelson Date

Attest:

_____
City Clerk, Linda F. Goff Date

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on_____ as DOC # _____

County Comptroller in and for Orange County, Florida

By:_____

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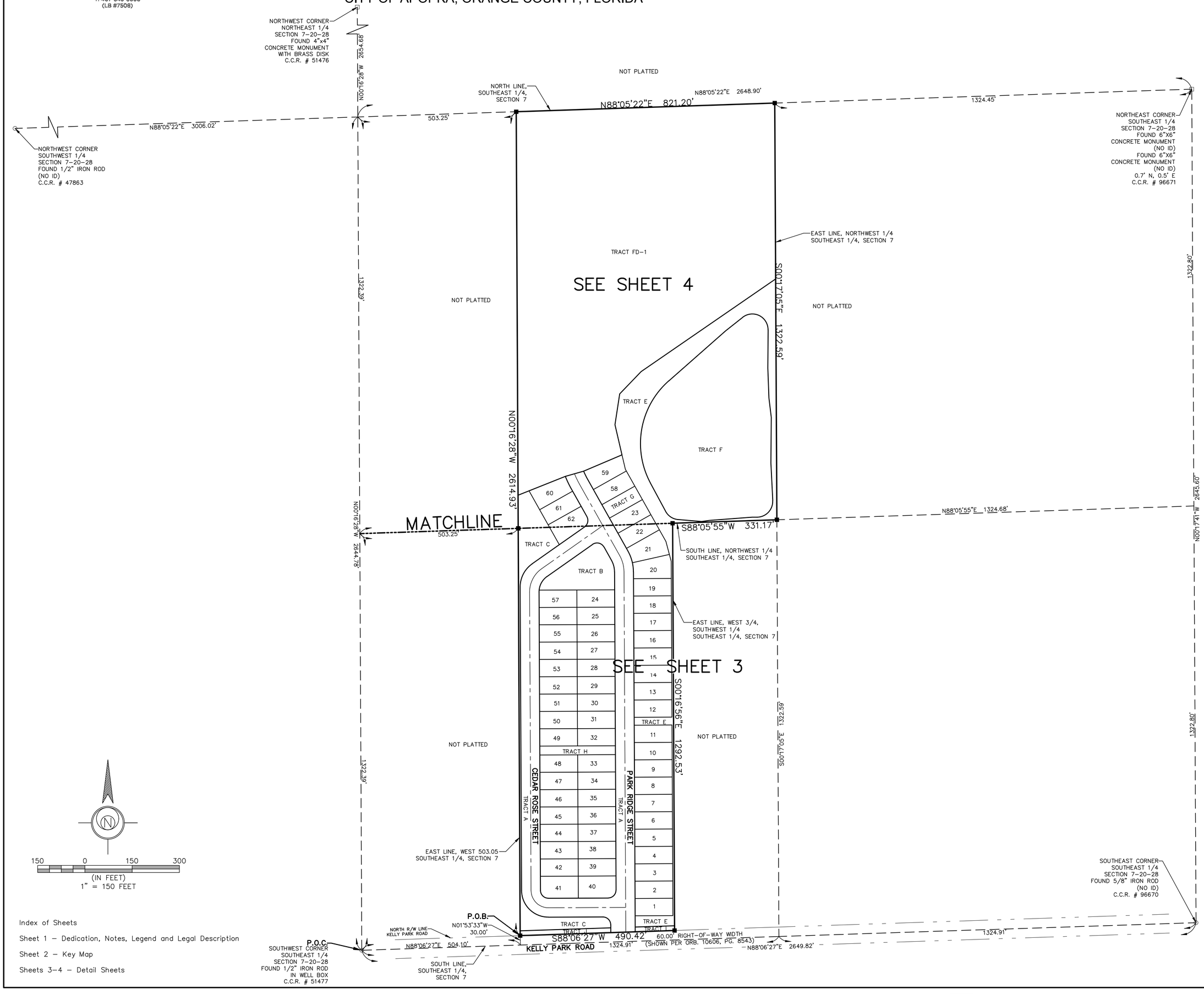
# OAKS AT KELLY PARK PHASE 1

## A PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
## CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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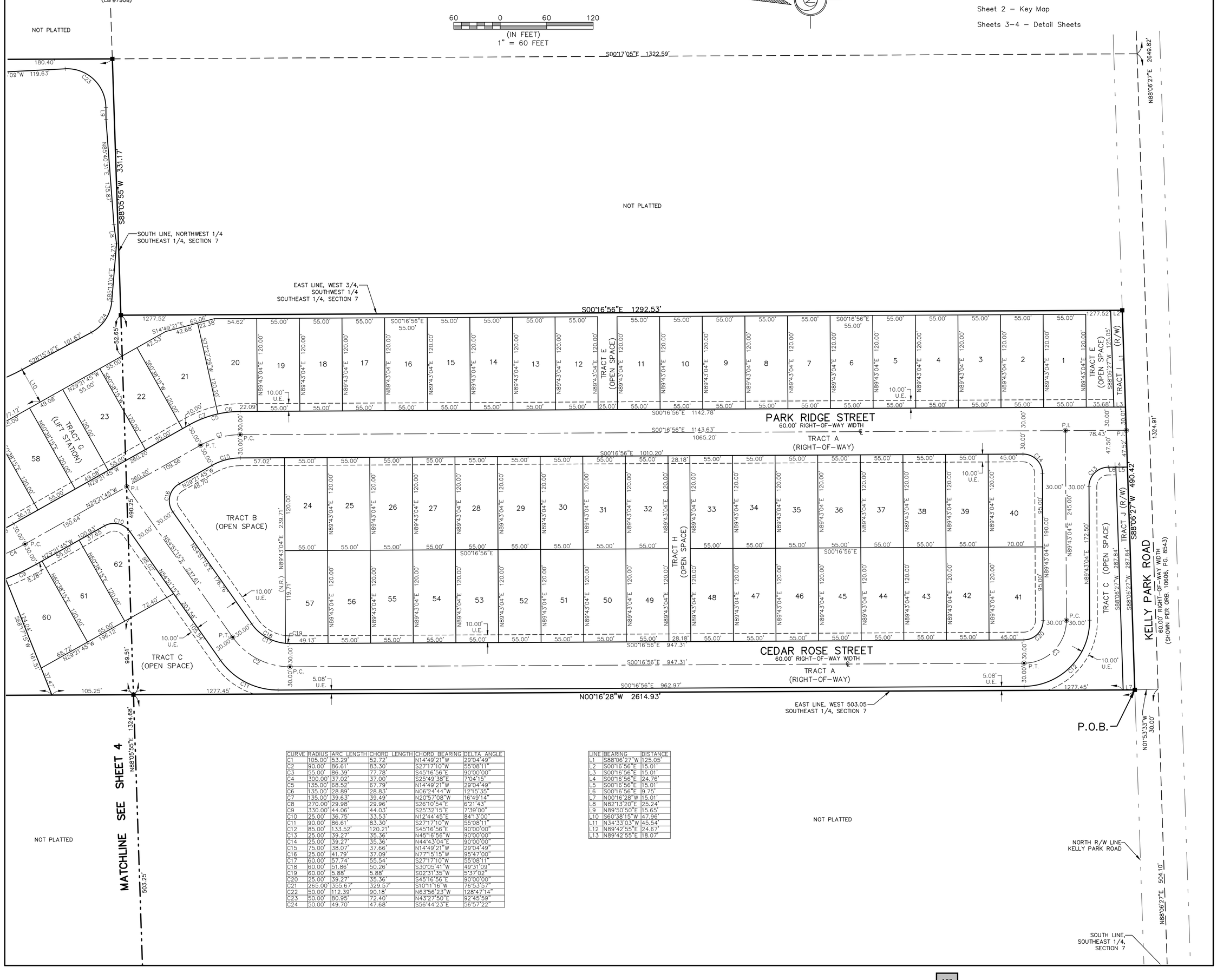


| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 105.00' | 53.29' | 52.72' | N14°49'21"W | 29°04'49" |
| C2 | 90.00' | 86.61' | 83.30' | S27°17'10"W | 55°08'11" |
| C3 | 55.00' | 86.39' | 77.78' | S45°16'56"E | 90°00'00" |
| C4 | 300.00' | 37.02' | 37.00' | S25°49'38"E | 7°04'15" |
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| C23 | 50.00' | 80.95' | 72.40' | N43°27'50"E | 92°45'59" |
| C24 | 50.00' | 49.70' | 47.68' | S56°44'23"E | 56°57'22" |

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|---|---|---|
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| L3 | S00°16'56"E | 15.01' |
| L4 | S00°16'56"E | 24.76' |
| L5 | S00°16'56"E | 15.01' |
| L6 | S00°16'56"E | 9.75' |
| L7 | N00°16'28"W | 15.01' |
| L8 | N82°13'20"E | 25.24' |
| L9 | N89°50'50"E | 15.65' |
| L10 | S60°38'15"W | 47.96' |
| L11 | N34°33'03"W | 45.54' |
| L12 | N89°42'55"E | 24.67' |
| L13 | N89°42'55"E | 18.07' |

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# OAKS AT KELLY PARK PHASE 1

A PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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60 0 60 120
(IN FEET)
1" = 60 FEET

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| L11 | N34°33'03"W | 45.54' |
| L12 | N89°42'55"E | 24.67' |
| L13 | N89°42'55"E | 18.07' |

# OAKS AT KELLY PARK PHASE 2



## A REPLAT OF TRACT FD-1 OF THE PLAT "OAKS AT KELLY PARK PHASE 1", PLAT BOOK , PAGES THROUGH , PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

## A PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

Legal Description

Tract FD–1 of the plat of "Oaks At Kelly Park Phase 1" as recorded in Plat Book , Pages through , of the Public records of Orange County, Florida, said land lying within the Southeast 1/4 of Section 7, Township 20 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the southernmost corner of said Tract FD–1, thence along the boundary of said Tract FD–1 for the following ten (10) courses; run N00°16'28"W for 1217.22 feet; thence N88°05'22"E for 821.20 feet; thence S00°17'05"E for 558.18 feet; thence S55°26'57"W for 518.40 feet; thence S43°56'02"W for 98.23 feet; thence S08°42'10"W for 99.11 feet; thence S13°07'56"E for 98.24 feet; thence S66°59'58"W for 132.30 feet; thence S74°03'25"W for 60.37 feet; thence S68°17'15"W for 161.51 feet to the Point of Beginning.

Containing 16.843 acres (733,687 square feet), more or less.

LEGEND

℄ = CENTERLINE
(N.R.) = NON–RADIAL
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
U.E. = UTILITY EASEMENT
ID = IDENTIFICATION
LB = LICENSED BUSINESS
R/W = RIGHT–OF–WAY
C.C.R. = CERTIFIED CORNER RECORD
ORB. = OFFICIAL RECORDS BOOK
PGS. = PAGES
DOC # = OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

■ = SET 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK STAMPED "PRM LB 7508"
◉ = SET NAIL AND DISK STAMPED "ESE LB 7508"

NOTES:

1. Bearings shown hereon are based on the North line of the Southeast 1/4 of Section 7–20–28 being a bearing of N88°05'22"E.

2. All lot lines are radial, unless otherwise noted non–radial (N.R.)

3. 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.

4. Tract A is Right–of–Way and is hereby dedicated to the City of Apopka.

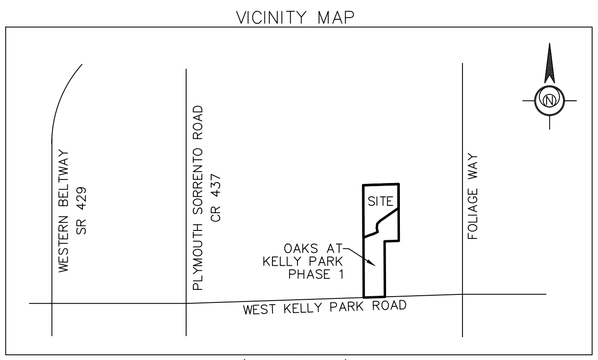
5. Tracts C, D and E (Open Space Tracts) are hereby dedicated to THE OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION, INC. (the "Association") and maintained according to the Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book _____, page ____ of the Public Records of Orange County, Florida and any supplements and/or amendments thereto (the "Declaration").

Index of Sheets

Sheet 1 – Dedication, Notes, Legend and Legal Description

Sheet 2 – Detail Sheets

VICINITY MAP




(NOT TO SCALE)

**ESE CONSULTANTS**
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
2966 Commerce Park Drive • Suite 100 • Orlando, FL 32819
T: 407-345-6050
(LB #7508)

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.

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 on _____I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

Noah Catha — Date
Professional Survey and Mapper
Florida Certificate No. 6873

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
Certificate No. 7508

CERTIFICATE OF SURVEYOR REVIEW FOR THE CITY

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided however, that my review does not included field verification of any of the coordinates, points or measurements shown on this plat.

Date

PLAT BOOK PAGE

OAKS AT KELLY PARK PHASE 2
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited partnership named below, being the owner in fee simple of all the lands described in the foregoing caption to the plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the utility easements and the streets to the perpetual use of the public.

Tract A (Rights–of–Way) is hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of these tracts and any improvements thereon vest upon approval of this plat by the City Council of the City of Apopka. Recording of this plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title as aforementioned.

IN WITNESS WHEREOF, the undersigned, TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, has caused these present to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this_____day of _____2019.

TOLL SOUTHEAST LP COMPANY, INC.,
a Delaware corporation

Signature of Witness

Printed Name of Witness

Signature of Witness

By: _____
Name

Printed Name of Witness

Title

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY, that on this day, before me personally appeared_____, for TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, who is ( ) personally known to me or ( ) produced_____ as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized.

WITNESS my hand and official seal this_____day of _____2019.

Signature of Notary Public

Printed Name of Notary Public

Notary Public in and for the State of Florida

My Commission Expires:_____

Commission Number:_____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved

City Engineer — Date

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

Examined and Approved

Chairman — Date

CERTIFICATE OF APPROVAL BY CITY COUNCIL

THIS IS TO CERTIFY, that on_____the foregoing plat was approved by the City Council of the City of Apopka, Orange County, Florida.

Mayor of Apopka, Bryan Nelson — Date

Attest:

City Clerk, Linda F. Goff — Date

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on_____ as DOC # _____

County Comptroller in and for Orange County, Florida

By:_____

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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
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T: 407-345-6050
(LB #7508)

# OAKS AT KELLY PARK PHASE 2

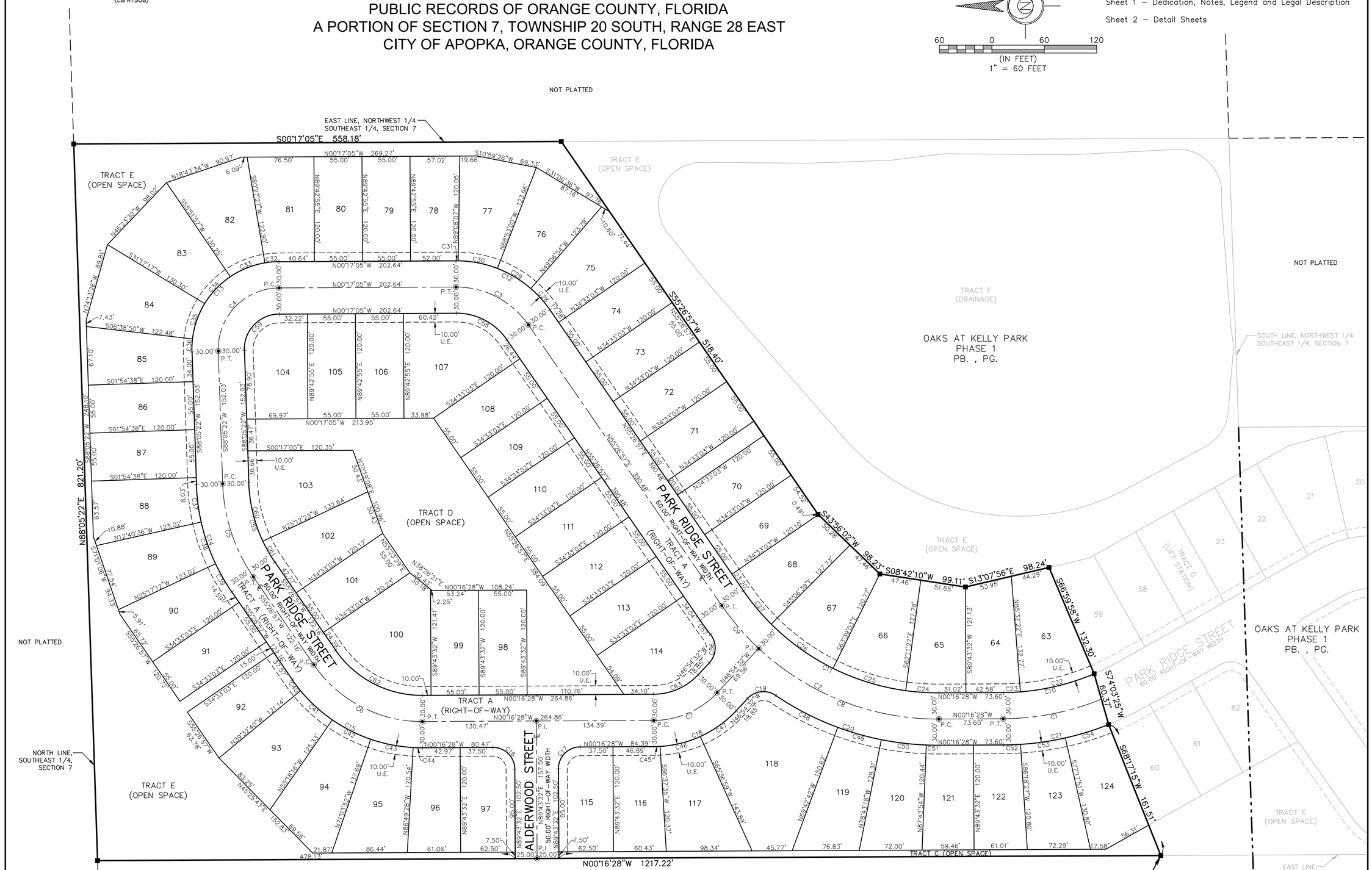
A REPLAT OF TRACT FD-1 OF THE PLAT "OAKS AT KELLY PARK PHASE 1",
PLAT BOOK , PAGES THROUGH ,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
A PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



PLAT BOOK PAGE

Index of Sheets
Sheet 1 – Dedication, Notes, Legend and Legal Description
Sheet 2 – Detail Sheets

60 0 60 120
(IN FEET)
1" = 60 FEET




| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 300.00' | 22°01'02" | 115.28' | S11°16'59"E | 114.57' |
| C2 | 300.00' | 55°43'26" | 291.77' | S27°35'14"W | 280.41' |
| C3 | 100.00' | 55°44'02" | 97.27' | N27°34'56"E | 93.48' |
| C4 | 70.00' | 91°37'33" | 111.94' | N46°05'51"W | 100.39' |
| C5 | 200.00' | 32°38'25" | 113.94' | S71°46'10"W | 112.40' |
| C6 | 150.00' | 55°43'26" | 145.88' | S27°35'14"W | 140.20' |
| C7 | 100.00' | 46°38'03" | 81.39' | S23°35'30"E | 79.16' |
| C8 | 300.00' | 43°21'57" | 227.06' | S21°24'30"W | 221.68' |
| C9 | 300.00' | 12°21'29" | 64.71' | S49°16'13"W | 64.58' |
| C10 | 270.00' | 22°43'34" | 107.09' | S11°38'15"E | 106.39' |
| C11 | 270.00' | 55°43'26" | 262.59' | S27°35'14"W | 252.36' |
| C12 | 130.00' | 55°44'02" | 126.46' | N27°34'56"E | 121.53' |
| C13 | 100.00' | 91°37'33" | 159.92' | N46°05'51"W | 143.41' |
| C14 | 230.00' | 32°38'25" | 131.03' | S71°46'10"W | 129.26' |
| C15 | 180.00' | 55°43'26" | 175.06' | S27°35'14"W | 168.24' |
| C16 | 25.00' | 90°00'00" | 39.27' | N44°43'32"E | 35.36' |
| C17 | 25.00' | 90°00'00" | 39.27' | N45°16'28"W | 35.36' |
| C18 | 130.00' | 46°38'03" | 105.81' | S23°35'30"E | 102.91' |
| C19 | 25.00' | 81°05'14" | 35.38' | N06°21'55"W | 32.50' |
| C20 | 330.00' | 31°54'36" | 183.79' | S18°13'25"W | 181.42' |
| C21 | 330.00' | 21°26'17" | 123.47' | S10°59'37"E | 122.75' |

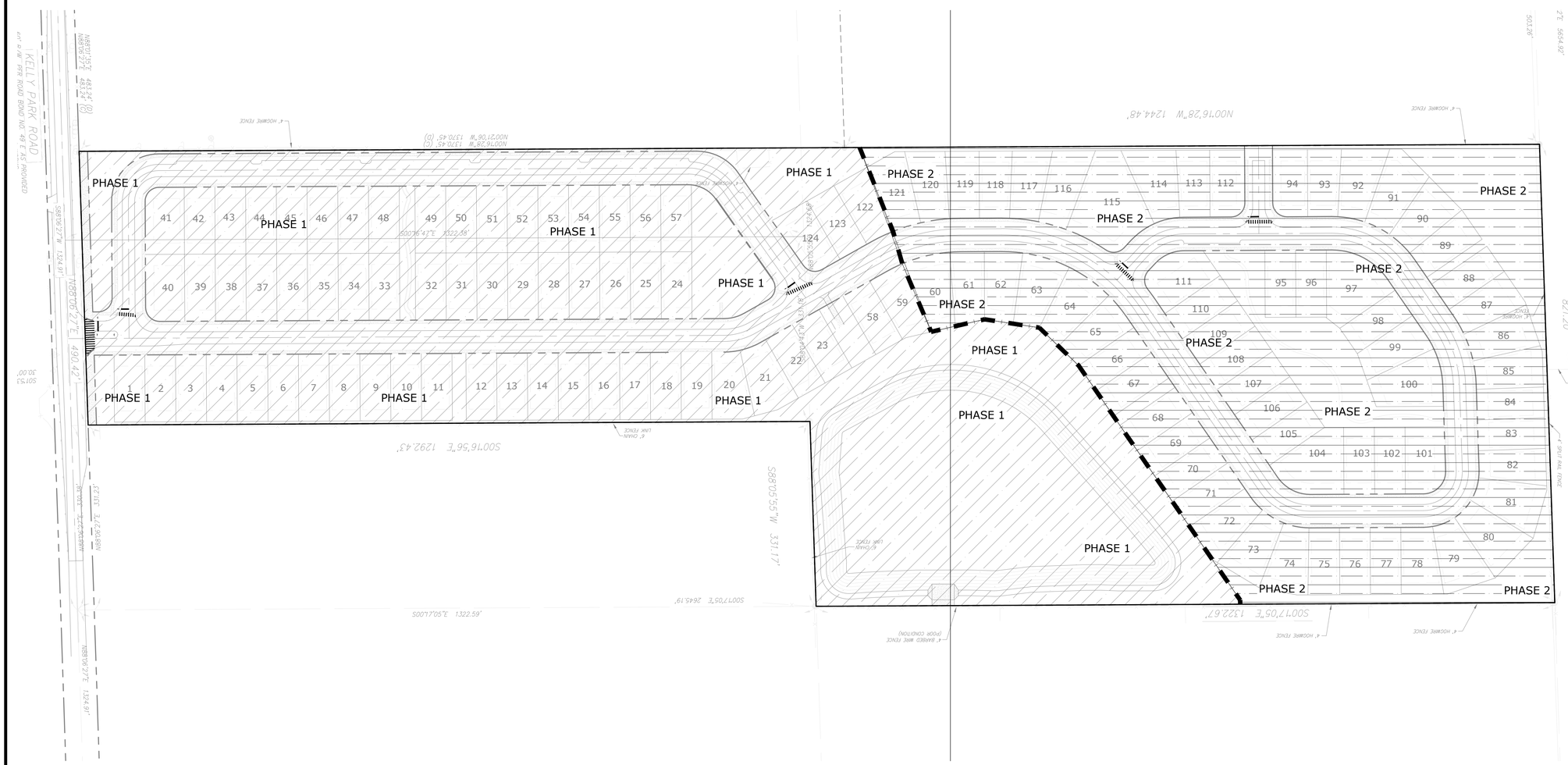
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C22 | 270.00' | 18°32'24" | 87.37' | S13°43'50"E | 86.99' |
| C23 | 270.00' | 4°11'10" | 19.73' | S02°22'03"E | 19.72' |
| C24 | 270.00' | 8°05'02" | 38.09' | S03°46'02"W | 38.06' |
| C25 | 270.00' | 18°32'24" | 87.37' | S17°04'45"W | 86.99' |
| C26 | 270.00' | 18°32'24" | 87.37' | S35°37'09"W | 86.99' |
| C27 | 270.00' | 10°33'36" | 49.76' | S50°10'09"W | 49.69' |
| C28 | 130.00' | 14°33'51" | 33.05' | N48°10'02"E | 32.96' |
| C29 | 130.00' | 19°46'07" | 44.85' | N31°00'03"E | 44.63' |
| C30 | 130.00' | 20°15'06" | 45.95' | N10°59'26"E | 45.71' |
| C31 | 130.00' | 1°08'58" | 2.61' | N00°17'24"E | 2.61' |
| C32 | 100.00' | 9°15'28" | 16.16' | N04°54'49"W | 16.14' |
| C33 | 100.00' | 24°35'30" | 42.92' | N21°50'18"W | 42.59' |
| C34 | 100.00' | 24°34'40" | 42.90' | N46°25'23"W | 42.57' |
| C35 | 100.00' | 24°38'27" | 43.01' | N71°01'57"W | 42.68' |
| C36 | 100.00' | 8°33'28" | 14.94' | N87°37'54"W | 14.92' |
| C37 | 230.00' | 10°45'59" | 43.22' | S82°42'23"W | 43.15' |
| C38 | 230.00' | 12°36'36" | 50.62' | S71°01'06"W | 50.52' |
| C39 | 230.00' | 9°15'50" | 37.19' | S60°04'52"W | 37.15' |
| C40 | 180.00' | 4°59'37" | 15.69' | S52°57'09"W | 15.68' |
| C41 | 180.00' | 15°45'36" | 49.51' | S42°34'32"W | 49.36' |
| C42 | 180.00' | 15°45'36" | 49.51' | S26°48'56"W | 49.36' |

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C43 | 180.00' | 15°45'36" | 49.51' | S11°03'20"W | 49.36' |
| C44 | 180.00' | 3°27'00" | 10.84' | S01°27'02"W | 10.84' |
| C45 | 130.00' | 3°05'56" | 7.03' | S01°49'27"E | 7.03' |
| C46 | 130.00' | 21°00'36" | 47.67' | S13°52'43"E | 47.40' |
| C47 | 130.00' | 22°31'31" | 51.11' | S35°38'46"E | 50.78' |
| C48 | 330.00' | 13°53'24" | 80.00' | S27°14'01"W | 79.81' |
| C49 | 330.00' | 9°00'36" | 51.89' | S15°47'00"W | 51.84' |
| C50 | 330.00' | 9°00'36" | 51.89' | S06°46'24"W | 51.84' |
| C51 | 330.00' | 2°32'35" | 14.65' | S00°59'49"W | 14.65' |
| C52 | 330.00' | 3°25'05" | 19.69' | S01°59'01"E | 19.68' |
| C53 | 330.00' | 9°00'36" | 51.89' | S08°11'51"E | 51.84' |
| C54 | 330.00' | 9°00'36" | 51.89' | S17°12'27"E | 51.84' |
| C55 | 170.00' | 32°38'25" | 96.85' | S71°46'10"W | 95.54' |
| C56 | 25.00' | 81°05'14" | 35.38' | S87°27'09"E | 32.50' |
| C57 | 330.00' | 3°26'43" | 19.84' | S53°43'36"W | 19.84' |
| C58 | 70.00' | 55°44'02" | 68.09' | N27°34'56"E | 65.44' |
| C59 | 40.00' | 91°37'33" | 63.97' | N46°05'51"W | 57.37' |
| C60 | 170.00' | 23°17'45" | 69.12' | S76°26'29"W | 68.65' |
| C61 | 170.00' | 9°20'40" | 27.73' | S60°07'17"W | 27.69' |
| C62 | 120.00' | 55°43'26" | 116.71' | S27°35'14"W | 112.16' |
| C63 | 70.00' | 46°38'03" | 56.97' | S23°35'30"E | 55.41' |

NOT PLATTED

GRAPHIC SCALE

( IN FEET )
1 inch = 100 ft.




## PROJECT PHASING BREAKDOWN:

PHASE 1

PHASE 2

Developer's Improvement Agreements:

1. All park and recreation improvements, including the cabana and pool, shall be completed no later than the issuance of the 25th building permit.
2. All off-site road improvements to Kelly Park Road shall be completed prior to the issuance of the first building Certificate of Occupancy.
3. No building permit for a model home shall be issued by the City until the Building Official, Fire Department, and City Engineer determine that water and access to the model home sites are available to the model home site.
4. A performance bond shall be submitted to the City Engineer for 110 percent of the construction cost for a) all off-site improvements and a performance bond provided at the pre-construction meeting, and b) a performance bond will be provided for all on-site roads and infrastructure if a plat is recorded prior to completion of such improvements; and c) a performance bond for all recreation improvements shall be provided if such improvements are not completed prior to the issuance of the first residential building permit.
5. Phase II shall be platted within five years from the issuance of the first building Certificate of Occupancy within Phase I.
6. The multi-use trail along the front of the property shall be completed commiserate with the internal road improvement schedule.


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


Toll Brothers
America's Luxury Home Builder®

Toll Southeast LP Company, Inc.
2966 Commerce Park Drive
Suite 100
Oralando, FL 32819
407-345-6000

# The Oaks at Kelly Park Subdivision

City of Apopka, Florida

Final Development
**Plans**

## Project Phasing Plan

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: May 29, 2019
FL Registration #58775
Certificate of Authorization #29665

Revisions

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | mm/dd | |
| 2 | mm/dd | |
| 3 | mm/dd | |
| 4 | mm/dd | |
| 5 | mm/dd | |
| 6 | mm/dd | |
| 7 | mm/dd | |
| 8 | mm/dd | |
| 9 | mm/dd | |
| 10 | mm/dd | |

SHEET NUMBER
47a OF 47a

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | February 11, 2020 |
| | SITE PLAN | FROM: | Community Development |
| | SPECIAL REPORTS | EXHIBITS: | Vicinity Map |
| X | OTHER: PDP/FDP/FSP | | PDP/FDP/FSP |

**SUBJECT:** **WEST APOPKA SELF STORAGE**

**REQUEST:** **RECOMMEND APPROVAL OF THE WEST APOPKA SELF STORAGE PRELIMINARY/FINAL DEVELOPMENT PLAN/SUBDIVISION/SITE PLAN/ PLAT**

**SUMMARY:**

| | |
|---|---|
| OWNER: | Dafflyn Property 2, LLC |
| APPLICANT: | John Herbert III, P.E. |
| LOCATION: | 2106 Plymouth Sorrento Road |
| PARCEL ID NUMBER: | 30-28-28-0484-00-090 |
| EXISTING USE: | Vacant |
| FLUM DESIGNATION: | Commercial |
| CURRENT ZONING: | C-C (Community Commercial) |
| PROPOSED DEVELOPMENT: | 2 lot commercial subdivision consisting of a self-storage facility and yet to be determined commercial use |
| TRACT SIZE: | 8.95 acres +/- |
| APPLICABLE LDC: | 1993 Land Development Code – Special Exception approved January 8, 2019 to permit the development of a self-storage facility on C-C zoned property |

**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:

| ***Direction*** | ***Future Land Use*** | ***Zoning*** | ***Present Use*** |
|---|---|---|---|
| North | Residential Low Suburban | RSF-1A, RT-2 (ZIP) | Single-family residences |
| East | Commercial, Residential Low Suburban | PD, RSF-1A | Plymouth-Sorrento Road; Nursery, Single-family residence |
| South | Agriculture | AG | Yothers Road; Vacant property |
| West (City, County) | Residential Low Suburban, Rural | A-1 (ZIP), A-1 | Sorrento Ave.; Single-family residence, vacant property |

Previous Review: 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.

Project Use: 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.

Access: 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: 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.

Buffer/Tree Program: 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 Yot

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 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:**
February 11, 2020 - Planning Commission, 5:30 pm
March 4, 2020 - City Council, 1:30 pm

---

**RECOMMENDATION ACTION:**

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.

**Recommended Motion**: Find the Preliminary/Final Development Plan/Subdivision/Site Plan and Plat consistent with the Land Development Code and the Special Exception conditions of approval.

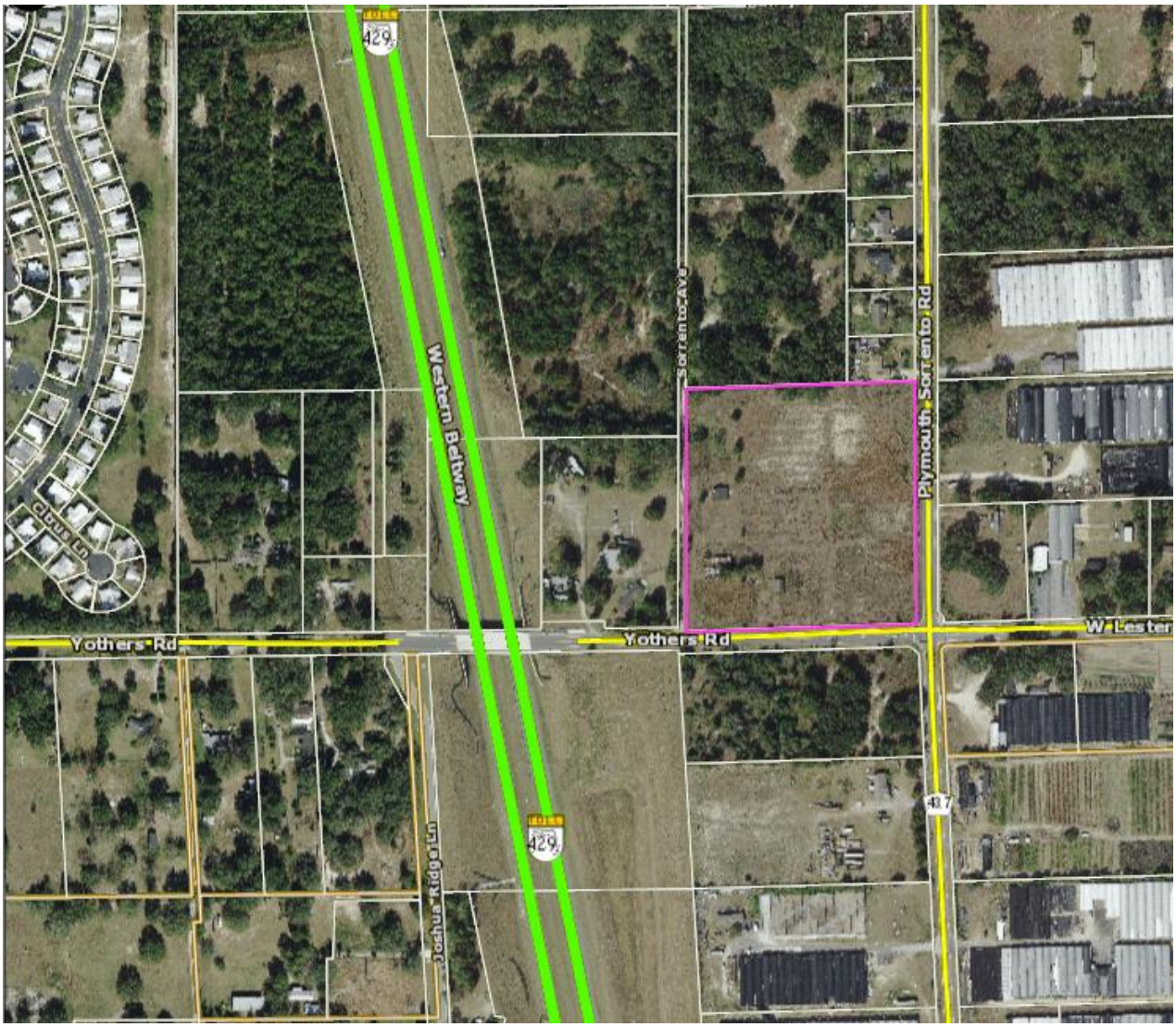
**Planning Commission Role:** The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code and Special Exception conditions of approval.

**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:** West Apopka Self Storage
**Owned by:** Dafflyn Property 2, LLC
**Location:** 2106 Plymouth Sorrento Road
**Parcel ID#:** 30-20-28-0484-00-090

N

# VICINITY MAP



# Preliminary / Final Development Plan / Subdivision / Site Plan

# West Apopka Self Storge Development

## 2106 Plymouth Sorrento Road  Apopka, Florida 32703

North

## VICINITY MAP

SCALE 1"=200'

SEC. 30 TWP. 20 S RGE. 28 E

## INTENDED UTILITY PROVIDERS:

| | |
|---|---|
| SANITARY SEWER: | CITY OF APOPKA (407) 688-5000 |
| WATER DISTRIBUTION: | CITY OF APOPKA (407) 688-5000 |
| ELECTRICAL POWER: | FLORIDA POWER AND LIGHT (386) 325-9061 |
| NATRUAL GAS: | FLORIDA PUBLIC UTIITIES (386) 668-2600 |
| FIRE/POLICE: | CITY OF APOPKA (407) 665-5070 |
| GARBAGE: | WASTE PRO (407) 774-0800 |

## LEGAL DESCRIPTION

LOTS 14 AND 17, BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LESS RIGHT OF WAY FOR ROADS.

## DEVELOPMENT SUMMARY

CONSTRUCT A TWO (2) LOT COMMERCIAL SUBDIVISION AS FOLLOWS:
LOT 1 (SELF-STORAGE FACILITY)
LOT 2 (OUT-PARCEL)

| | |
|---|---|
| | |
| 12/10/19 | fifth edition |
| 10/03/19 | forth edition |
| 06/04/19 | third edition |
| 03/12/19 | second edition |
| 02/15/19 | first edition |
| DATE | REVISIONS |

## SITE DATA TABLE

| | |
|---|---|
| PARCEL ID NUMBERS | 30-20-28-0484-00-090 |
| FUTURE LAND USE | COMMERCIAL |
| ZONING – EXISTING | C-1 |
| ACREAGE – GROSS AREA | 8.972 AC |
| ACREAGE – NET AREA | 8.972 AC |
| | |
| BUILDING HEIGHT – MAXIMUM | 35 FT |
| FLOOR AREA RATIO – MAXIMUM | 0.25 |
| BUILDING SETBACKS | PROPOSED: F=25', S=25', R=25' |
| | |
| OPEN SPACE – MIN. 20% | 27.8% |
| PARKING SPACES – MINIMUM | PURSUANT TO APOPKA LDC AS APPLICABLE |
| | |
| WAIVER/VARIANCE REQUESTS | SPECIAL EXCEPTION – APPROVED FOR SELF-STORAGE |



## PROJECT DIRECTORY


1. DEVELOPER/OWNER — DAFFLYN 2 PROPERTY, LLC, 351 YAUTA OAK DRIVE, LONGWOOD, FL 32779, (407) 595-2552

2. CIVIL ENGINEER — AMERICAN CIVIL ENGINEERING CO., 207 N. MOSS ROAD, SUITE 211, WINTER SPRINGS, FL 32708, (407) 327-7700 OFFICE, (407) 327-0227 FAX

3. LAND SURVEYOR — IRELAND & ASSOCIATES SURVEYING, INC., 1301 S. INTERNATIONAL PARKWAY, SUITE 2001, LAKE MARY, FLORIDA 32746, (407) 678-3366 OFFICE, (407) 320-8165 FAX

4. SOILS ENGINEER — UNIVERSAL ENGINEERING SCIENCES, 3532 MAGGIE BLVD., ORLANDO, FL 32811, (407) 423-0504 OFFICE, (407) 869-9337 FAX

5. LANDSCAPE ARCHITCECT — ENVIRONMENTAL DESIGN, 1920 SE 8TH STREET, OCALA, FLORIDA 34478, (352) 622-8899 OFFICE, ANDY KESSELRING, LANDSCAPE ARCHITECT #858


## INDEX OF SHEETS


| SHEET | DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | MASTER SITE PLAN |
| 2A | LOTS AND TRACTS INFORMATION |
| 2B | PHASE1 AND PHASE 2 CONSTRUCTION INFORMATION |
| 3 | DETAILED SOUTH SITE PLAN |
| 4 | UTILITY PLAN |
| 5 | GRADING, PAVING & DRAINAGE PLAN |
| 6 | GRADING SECTIONS |
| 6A | YOTHERS ROAD TYPICAL CROSS SECTION |
| 7 | SITE PLAN DETAILS & TYP. SECTIONS |
| 8 | SITE PLAN DETAILS |
| 9 | EXISTING CONDITIONS PLAN |
| 10 | EROSION CONTROL |
| 11 | SWPPP NOTES & SPECIFICATIONS |
| 12 | BOUNDARY & TOPOGRAPHIC SURVEY |
| 13 | DEMOLITION & TREE REMOVAL PLAN |
| 14 | GENERAL NOTES |
| 15 | LIFT STATION DETAILS |
| 16 | UTILITY DETAILS |
| 17 | UTILITY DETAILS |
| 17A | UTILITY DETAILS |
| T-1 | WB-50 TRUCK TURNING INFORMATION |
| L-001 | LANDSCAPE PLAN |
| L-002 | IRRGATION PLAN |
| L-003 | LANDSCAPE DETAILS |
| P-1 | PHOTOMETRIC PLAN |
| P-2 | PHOTOMETRIC DETAILS |
| W-1 | PRIVACY WALL INFORMATION |
| PLAT 1 | PLAT DEDICATION PAGE |
| PLAT 2 | PLAT |


Preliminary / Final Development Plan / Subdivision / Site Plan

West Apopka Self Storge Development

2106 Plymouth Sorrento Road  Apopka, Florida 32703

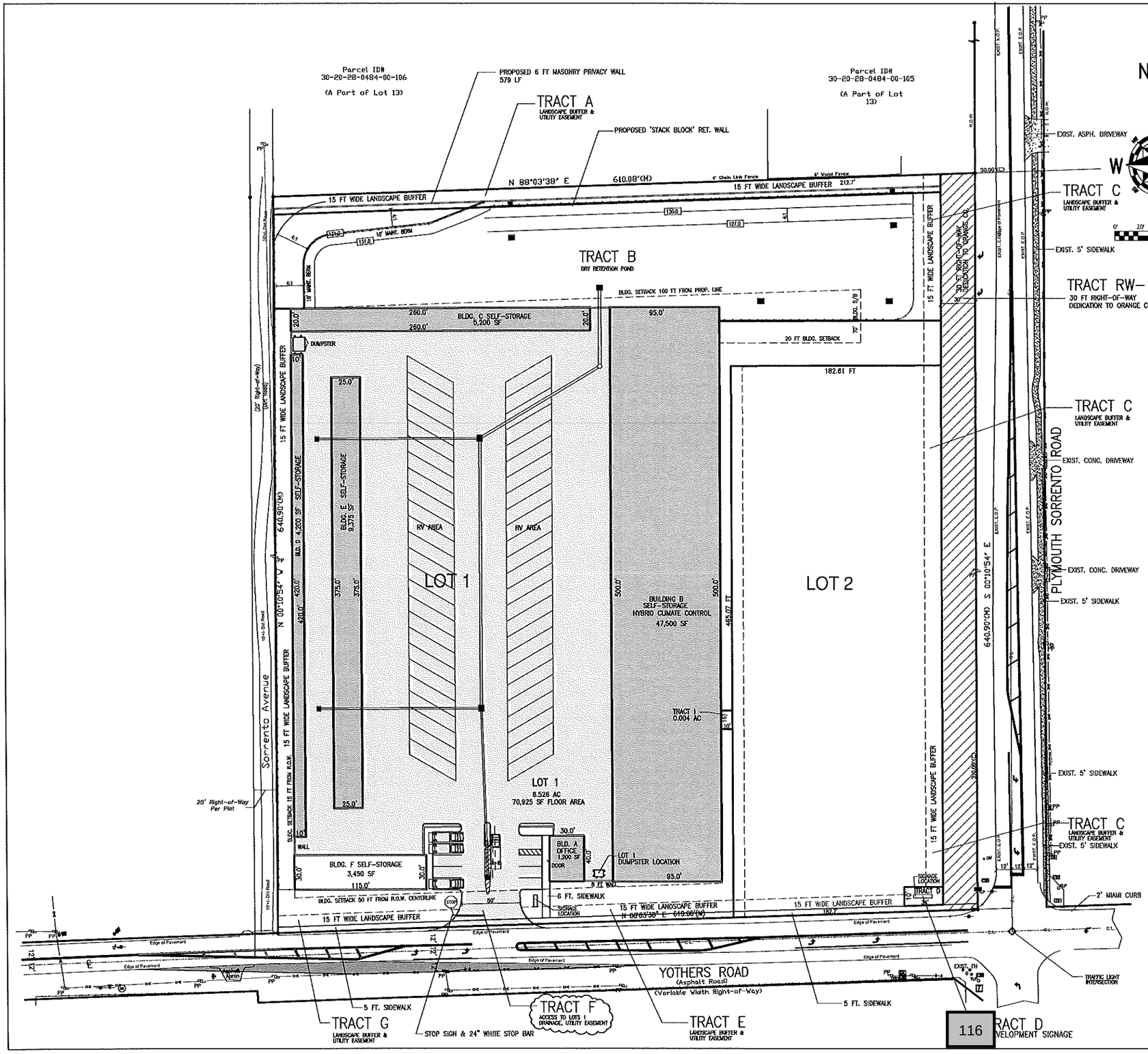
Plans issued for:

- ☐ conceptual
- ☐ Special Exception
- ■ prelim. dev. plan
- ■ final engineering
- ☐ construction
- ☐ record drawings

Cover Sheet

project no. 18100

sheet number 1 of 17




A TREE MITIGATION PAYMENT OF $ 2,610.00 WILL BE REQUIRED TO BE PAID PRIOR TO THE PRE-CONSTRUCTION MEETING.

**SITE DATA:**

| | |
|---|---|
| project name: | WEST APOPKA SELF-STORGE DEVELOPMENT |
| existing use: | VACANT |
| proposed development: | A TWO (2) LOT COMM. SUBDIVISION AS FOLLOWS: LOT 1 ANCHOR PARCEL 6.530 AC; LOT 2 OUT-PARCEL 2.000 AC |
| existing FLU: | COMM |
| proposed FLU: | COMM |
| existing zoning: | C-1 |
| proposed zoning: | C-1 |
| proposed F.A.R. | 0.25 X 8.530 (43,560 SF) = 92,896 SF |
| FEMA: | THIS SITE IS NOT WITHIN A FEMA FLOOD ZONE |
| WETLAND AREA: | 0 ACRES |
| UPLAND AREA: | 8.530 ACRES |
| TOTAL AREA: | 8.530 ACRES |
| stormwater: | DESIGN STORM; 100 YEAR / 24 HOUR EVENT |

**BUILDING DATA:**

| | |
|---|---|
| warehouse: | 1-story, 70,925 sf, 35 ft max. height |
| proposed use: | commercial - self-storage, mini warehouse |
| type of construction: | Type II |
| occupancy classification: | Business Group B |
| F.B.C., Table 602: | fire separation distance > 0 ft. |
| hose lay distance: | less than 500 ft. |
| driveway clearance: | 24 ft. |

**COMMERCIAL LOTS TABLE**

| LOT NO. | AREA SF | AREA AC | 0.25 FAR | USE |
|---|---|---|---|---|
| 1 | 284,430 SF | 6.530 | 71,107 SF | SELF-STORAGE |
| 2 | 87,151 SF | 2.000 | 21,788 SF | COMMERCIAL |

IN THE FUTURE, LOT 2 MAY BE RE-PLATED BASED ON THE PURCHASERS REQUIRED LOT AREA AND SIZE. ONE POSSIBLE LOT CONFIGURATION IS SHOWN ON THE MASTER SITE PLAN ON THIS SHEET FOR INFORMATIONAL PURPOSES.

SEE SHEET 2A FOR TRACTS TABLE

SEE SHEET 2B FOR CONSTRUCTION PHASES

**SPECIAL EXCEPTION CONDITIONS**

1. Portable storage containers can only be grouped together in increments of 6 with a ten foot separation between every 6 pods.

2. Four additional hydrants must be located inside the complex at all four corners surrounding the containers.

3. The entrance gate shall have an opticom visual type activation for emergency vehicles, one mounted high, and one mounted low, with a yelp siren activation, and a key code mandated by city staff for emergency access.

4. An acceptable location of the dumpster shall be shown on the preliminary development plan.

5. The project's landscape and irrigation plans shall be designed in accordance with City Ord. No.

6. A lighting plan shall be required with the Preliminary Development Plan.

7. A landscape plan shall be required with the Preliminary Development Plan.

8. No outside storage of parts, supplies, materials, equipment, shall be allowed, unless approved by a special exception in accordance with this code.

9. Portable storage pods shall be permitted under the following conditions: (10-13)

10. Must be in accordance with the City of Apopka's Fire Department Guidelines, and all other departments

11. Must be screened from public view (by buildings or an 8' wall)

12. Maximum height of storage pods is 8'

13. Must demonstrate that pods are used on a temporary basis and capable of being transported offsite.

14. Only operable vehicles may be permitted in the covered RV area. Vehicle may not be inhabited.

15. Storage is only permitted for inanimate objects.

16. The Special Exception for the mini-storage facility applies only to the western portion of the existing parcel as delineated within the Special Exception Site Plan. The Special Exception Area is limited to a maximum of 5.8 acres.

17. A Preliminary and Final Development Plan for the parcel shall be consistent with the Special Exception Site Plan if a self-storage use is proposed within the approved Special Exception area.

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| DATE | REVISIONS |
|---|---|
| 01.24.20 | CURRENT |
| 12.03.19 | CURRENT |
| 10.03.19 | CURRENT |
| 08.04.19 | CURRENT |
| 02.12.19 | CURRENT |

ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SELLON, P.E.
TECHNICIAN: J.W.A.
PROJECT NO. 18100

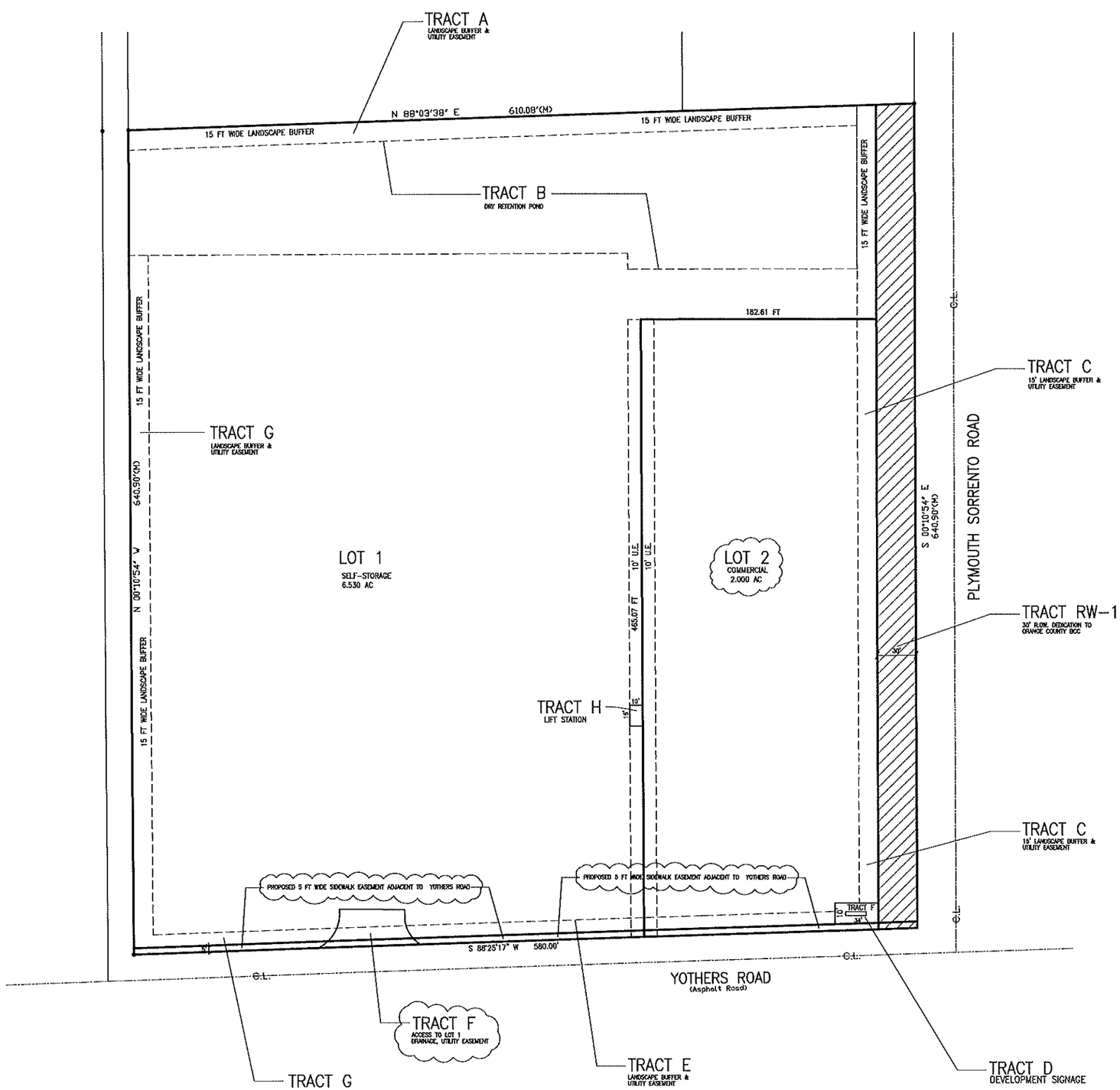
AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 241, WINTER SPRINGS, FLA 32708
FEL (407) 327-7700; FAX (407) 327-0227
cert. of authorization number 27129

MASTER SITE PLAN

# W. Apopka Self-Storage & Commercial Development

APOPKA, FLORIDA

MASTER PLAN
project no. 18100
sheet number 2 of 17



COMMERCIAL LOTS TABLE

| LOT NO. | AREA SF | AREA AC | 0.25 FAR | USE |
|---|---|---|---|---|
| 1 | 284,430 SF | 6.530 | 71,107 SF | SELF-STORAGE |
| 2 | 87,151 SF | 2.000 | 21,788 SF | COMMERCIAL |

TRACT TABLE

| DESIGNATION | PURPOSE | DEDICATED TO: | |
|---|---|---|---|
| TRACT A | LANDSCAPE BUFFER & UTILITY EASEMENT | OWNER OF LOT 1 | |
| TRACT B | DRY RETENTION POND | OWNER OF LOT 1 | |
| TRACT C | LANDSCAPE BUFFER & UTILITY EASEMENT | PROPERTY OWNERS ASSOCIATION | P.O.A. |
| TRACT D | DEVELOPMENT SIGNAGE | PROPERTY OWNERS ASSOCIATION | P.O.A. |
| TRACT E | LANDSCAPE BUFFER & UTILITY EASEMENT | PROPERTY OWNERS ASSOCIATION | P.O.A. |
| TRACT F | ACCESS TO LOT 1 & UTILITY EASEMENT | OWNER OF LOT 1 | |
| TRACT G | LANDSCAPE BUFFER & UTILITY EASEMENT | OWNER OF LOT 1 | |
| TRACT H | PRIVATE LIFT STATION | PROPERTY OWNERS ASSOCIATION | P.O.A. |
| TRACT RW-1 | 30' R.O.W. DEDICATION | ORANGE COUNTY BCC | |

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.N.A.
PROJECT NO. 18100

| DATE | REVISIONS |
|---|---|
| 01.24.20 | CURRENT |
| 12.03.19 | CURRENT |
| 10.03.19 | CURRENT |

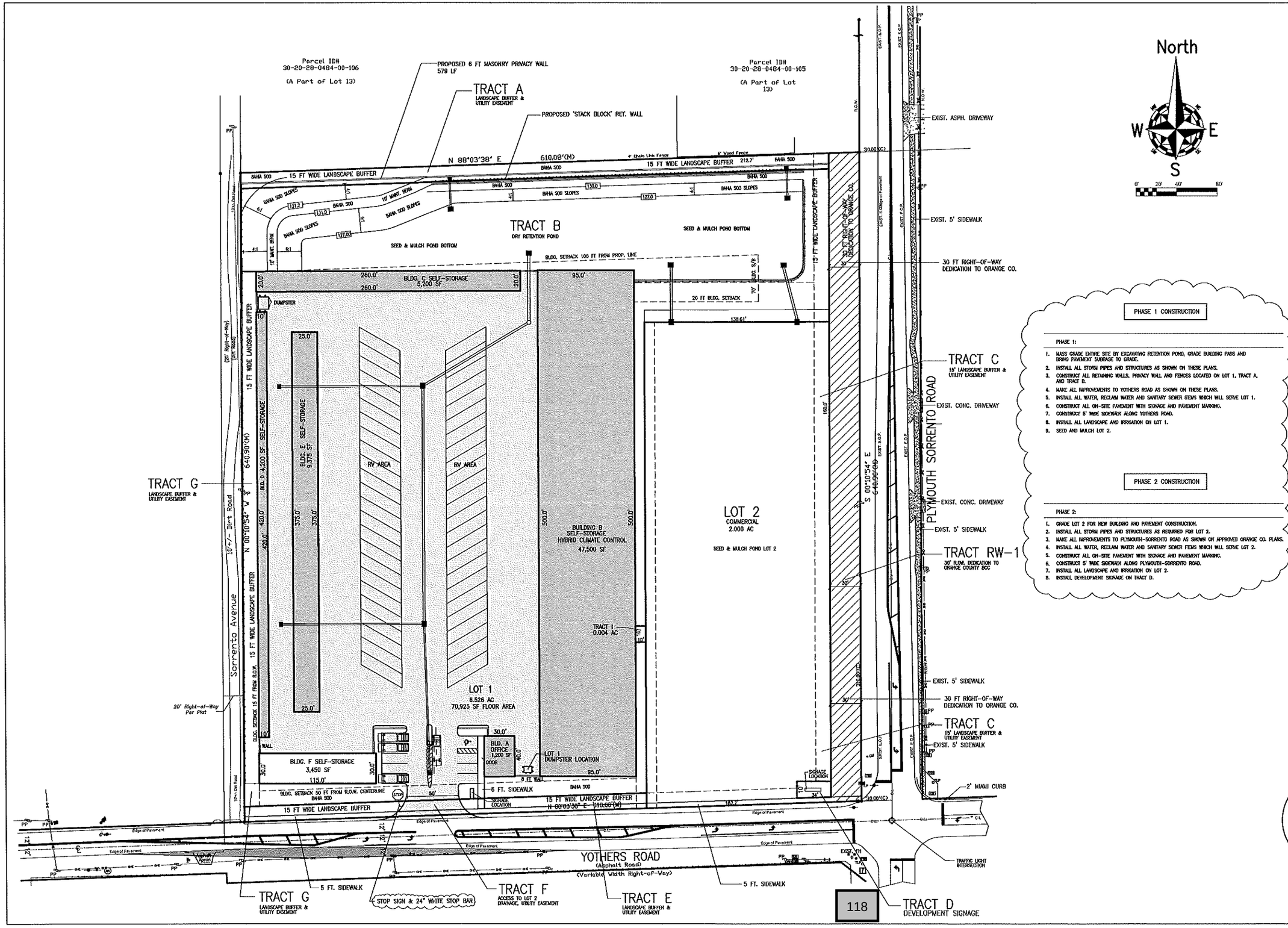
AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD. SUITE 211; WINTER SPRINGS, FLA 32708
PH. (407) 327-7705; FAX (407) 327-0227
cert. of authorization number 9729

LOTS AND TRACTS INFORMATION

# W. Apopka Self-Storage & Commercial Development

APOPKA, FLORIDA

LOTS & TRACTS
project no. 18100
sheet number 2A of 17




118

## PHASE 1 CONSTRUCTION

PHASE 1:

1. MASS GRADE ENTIRE SITE BY EXCAVATING RETENTION POND, GRADE BUILDING PADS AND BRING PAVEMENT SUBBASE TO GRADE.
2. INSTALL ALL STORM PIPES AND STRUCTURES AS SHOWN ON THESE PLANS.
3. CONSTRUCT ALL RETAINING WALLS, PRIVACY WALL AND FENCES LOCATED ON LOT 1, TRACT A, AND TRACT B.
4. MAKE ALL IMPROVEMENTS TO YOTHERS ROAD AS SHOWN ON THESE PLANS.
5. INSTALL ALL WATER, RECLAIM WATER AND SANITARY SEWER ITEMS WHICH WILL SERVE LOT 1.
6. CONSTRUCT ALL ON-SITE PAVEMENT WITH SIGNAGE AND PAVEMENT MARKING.
7. CONSTRUCT 5' WIDE SIDEWALK ALONG YOTHERS ROAD.
8. INSTALL ALL LANDSCAPE AND IRRIGATION ON LOT 1.
9. SEED AND MULCH LOT 2.

## PHASE 2 CONSTRUCTION

PHASE 2:

1. GRADE LOT 2 FOR NEW BUILDING AND PAVEMENT CONSTRUCTION.
2. INSTALL ALL STORM PIPES AND STRUCTURES AS REQUIRED FOR LOT 2.
3. MAKE ALL IMPROVEMENTS TO PLYMOUTH-SORRENTO ROAD AS SHOWN ON APPROVED ORANGE CO. PLANS.
4. INSTALL ALL WATER, RECLAIM WATER AND SANITARY SEWER ITEMS WHICH WILL SERVE LOT 2.
5. CONSTRUCT ALL ON-SITE PAVEMENT WITH SIGNAGE AND PAVEMENT MARKING.
6. CONSTRUCT 5' WIDE SIDEWALK ALONG PLYMOUTH-SORRENTO ROAD.
7. INSTALL ALL LANDSCAPE AND IRRIGATION ON LOT 2.
8. INSTALL DEVELOPMENT SIGNAGE ON TRACT D.

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ENGINEER: JOHN WRIGHT, P.E.
DRAWN BY: TIM WALTON, A.S.A.
TECHNICIAN: JRK.

| DATE | | |
|---|---|---|
| 12.03.19 | CURRENT | REVISIONS |

PROJECT NO. 18100

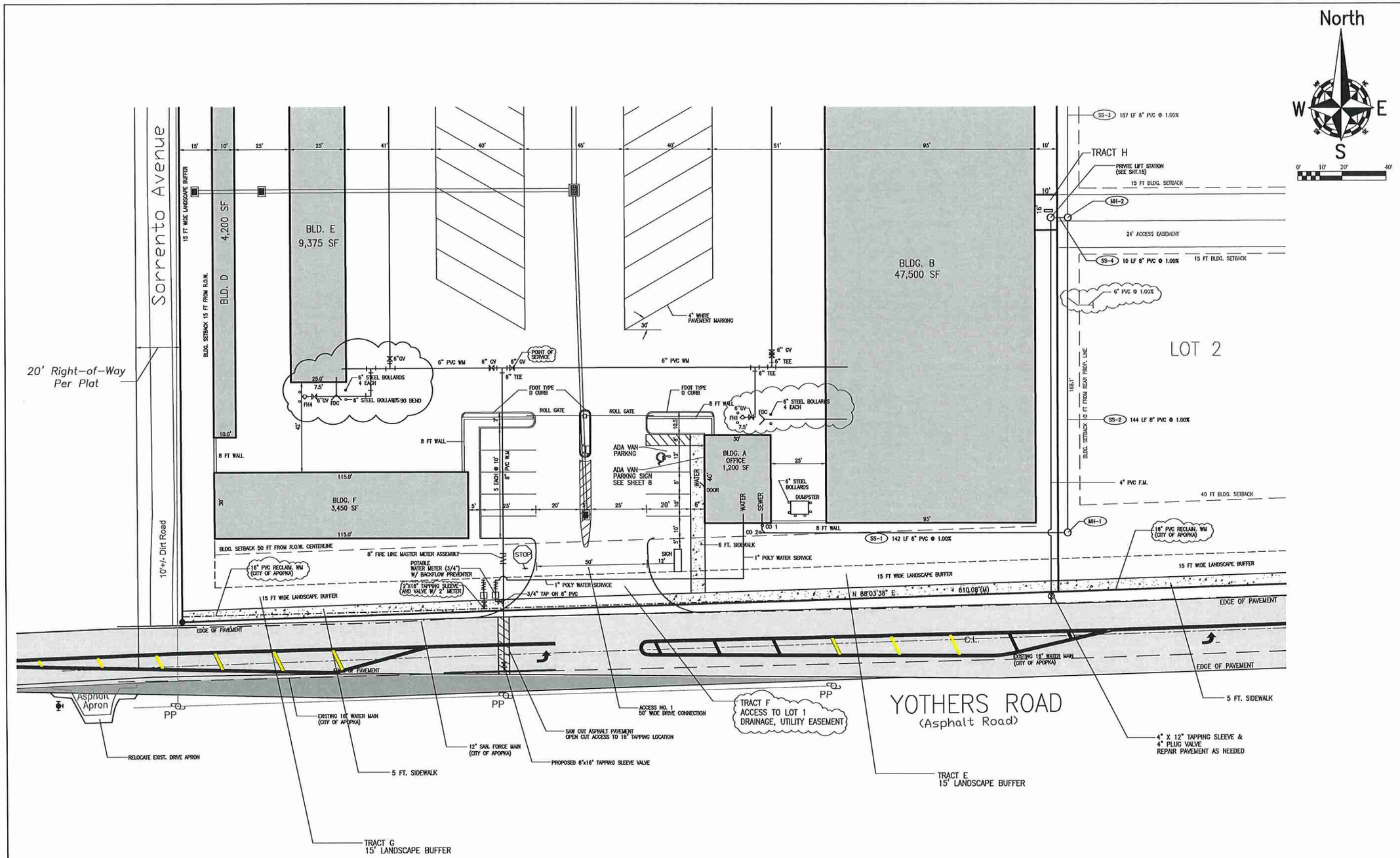
AMERICAN CIVIL ENGINEERING CO.
207 N. MESS ST., SUITE E-11, WINTER SPRINGS, FLA 32708
FLA (407) 327-7700; FAX (407) 327-0827
cert. of authorization number 9728

PHASING INFORMATION MASTER SITE PLAN

# W. Apopka Self-Storage & Commercial Development

APOPKA, FLORIDA

MASTER PLAN
project no. 18100
sheet number 2B of 17




PARKING ANALYSIS:

***Mini-warehouses over two hundred (200) units 6 spaces located at office/entrance area, plus minimum 25 feet between buildings for driveway parking purposes (APOPKA LDC)***

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.H.

| DATE | REVISIONS |
|---|---|
| 01.14.20 | CURRENT |
| 12.03.19 | CURRENT |
| 10.03.19 | CURRENT |
| 08.04.19 | CURRENT |
| 03.12.19 | CURRENT |

PROJECT NO. 18100

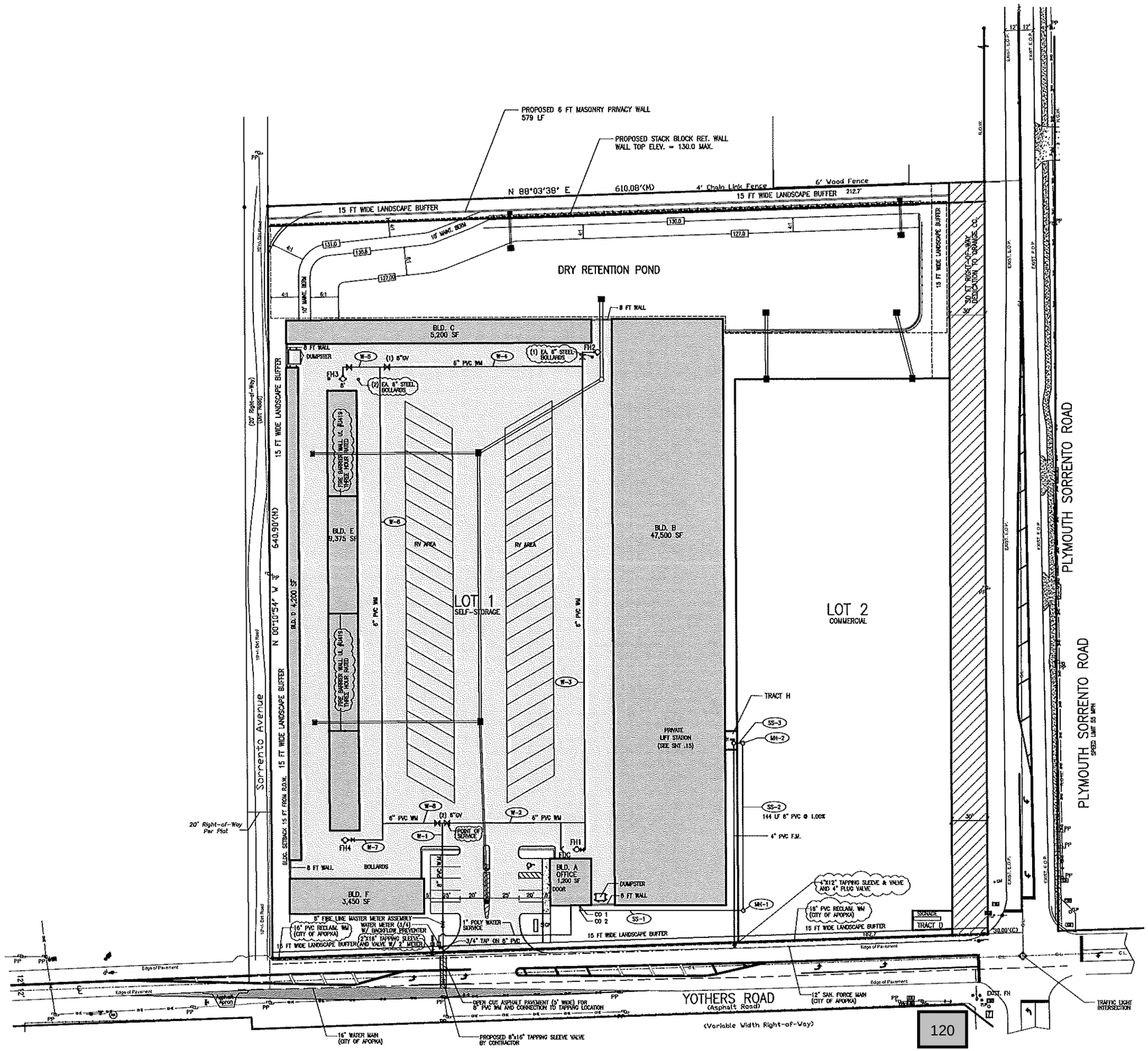
AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708
PH. (407) 327-7700; FAX (407) 327-0227
cert. of authorization number 8729

DETAILED SOUTH SITE PLAN

# W. Apopka Self-Storage & Commercial Development

APOPKA, FLORIDA

project no. 18100
sheet number 3 of 17



## SANITARY SEWER INFORMATION

### MANHOLES & CLEAN OUTS

MH-1
SAN. MAN HOLE
TOP EL. = 130.00
INV. (N) = 125.00
INV. (W) = 125.30

MH-2
SAN. MAN HOLE
TOP EL. = 130.00
INV. (N) = 123.57
INV. (W) = 123.27
INV. (S) = 125.57

### STORM PIPES

SS-1 142 LF 6" PVC @ 1.50%
SS-2 144 LF 8" PVC @ 1.00%
SS-3 24 LF 6" PVC @ 1.00%

ALL ELECTRIC POWER SERVICES ARE TO BE LOCATED UNDERGROUND. OVERHEAD ELECTRIC SERVICES WILL NOT BE ALLOWED.

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SOLTON, P.E.
TECHNICIAN: J.W.H.
PROJECT NO. 18100

| DATE | REVISIONS |
|---|---|
| 10.03.19 | CURRENT |
| 06.04.19 | CURRENT |
| 03.12.19 | CURRENT |

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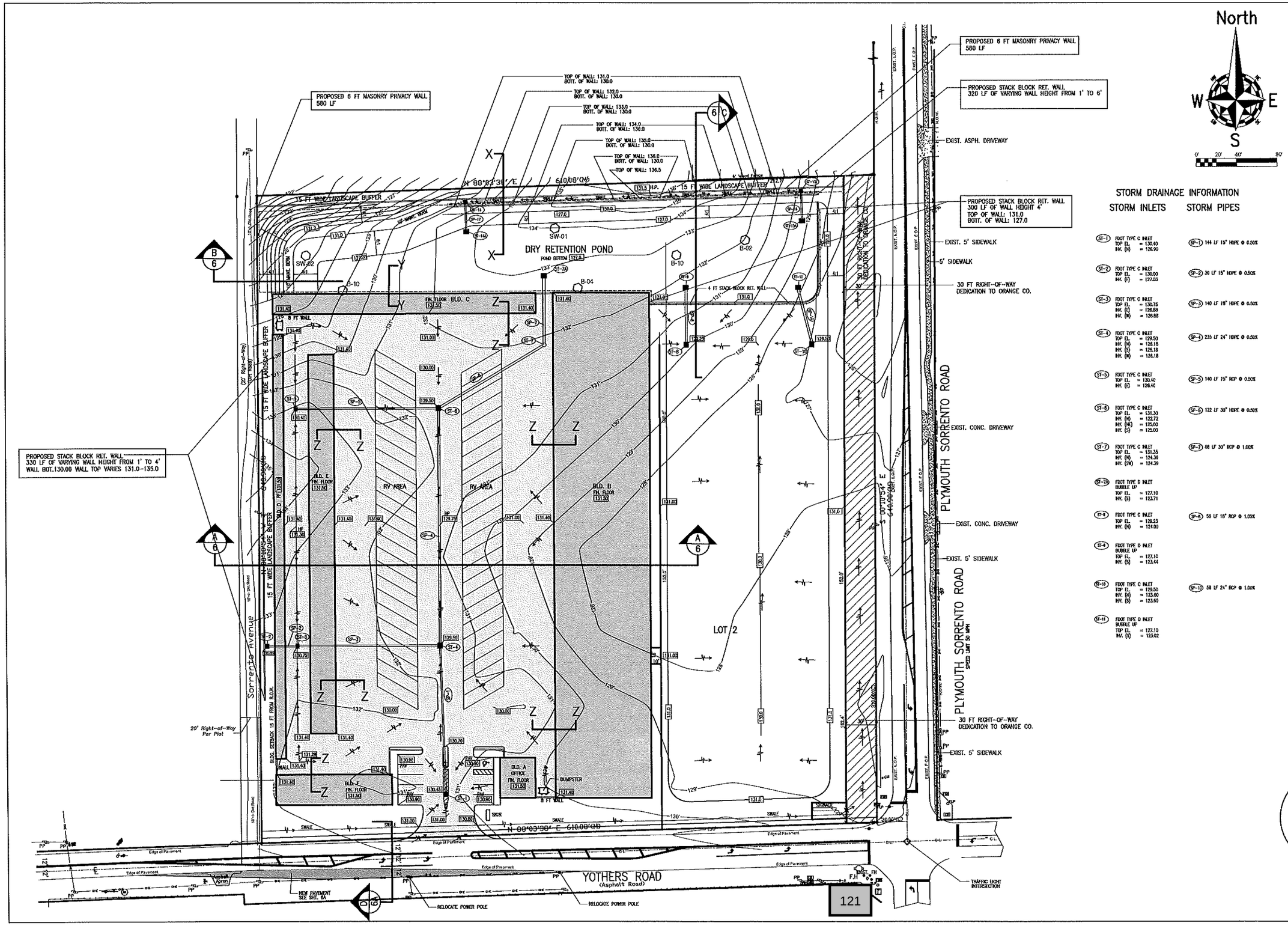
227 N. MOSS RD. SUITE 211; WINTER SPRINGS, FLA 32708
PH. (407) 327-7700; FAX (407) 327-1227
cert. of authorization number 6729

UTILITY SITE PLAN

# W. Apopka Self-Storage & Commercial Development

APOPKA, FLORIDA

MASTER PLAN
project no. 18100
sheet number 4 17




## STORM DRAINAGE INFORMATION

| STORM INLETS | STORM PIPES |
|---|---|
| (ST-1) FDOT TYPE C INLET<br>TOP EL. = 130.40<br>INV. (N) = 126.90 | (SP-1) 144 LF 15" HDPE @ 0.50% |
| (ST-2) FDOT TYPE C INLET<br>TOP EL. = 130.00<br>INV. (E) = 127.03 | (SP-2) 30 LF 15" HDPE @ 0.50% |
| (ST-3) FDOT TYPE C INLET<br>TOP EL. = 130.75<br>INV. (E) = 126.88<br>INV. (W) = 126.88 | (SP-3) 140 LF 18" HDPE @ 0.50% |
| (ST-4) FDOT TYPE C INLET<br>TOP EL. = 129.50<br>INV. (N) = 128.18<br>INV. (S) = 128.18<br>INV. (W) = 128.18 | (SP-4) 235 LF 24" HDPE @ 0.50% |
| (ST-5) FDOT TYPE C INLET<br>TOP EL. = 130.40<br>INV. (E) = 126.40 | (SP-5) 140 LF 15" RCP @ 0.50% |
| (ST-6) FDOT TYPE C INLET<br>TOP EL. = 131.30<br>INV. (N) = 122.72<br>INV. (NE) = 125.00<br>INV. (S) = 125.00 | (SP-6) 122 LF 30" HDPE @ 0.50% |
| (ST-7) FDOT TYPE C INLET<br>TOP EL. = 131.35<br>INV. (N) = 124.30<br>INV. (SW) = 124.39 | (SP-7) 68 LF 30" RCP @ 1.00% |
| (ST-7A) FDOT TYPE D INLET<br>BUBBLE UP<br>TOP EL. = 127.10<br>INV. (S) = 123.71 | |
| (ST-9) FDOT TYPE C INLET<br>TOP EL. = 126.25<br>INV. (N) = 124.00 | (SP-8) 56 LF 18" RCP @ 1.00% |
| (ST-8) FDOT TYPE D INLET<br>BUBBLE UP<br>TOP EL. = 127.10<br>INV. (S) = 123.44 | |
| (ST-10) FDOT TYPE C INLET<br>TOP EL. = 129.50<br>INV. (N) = 123.60<br>INV. (S) = 123.60 | (SP-10) 58 LF 24" RCP @ 1.00% |
| (ST-11) FDOT TYPE D INLET<br>BUBBLE UP<br>TOP EL. = 127.10<br>INV. (S) = 123.02 | |

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CHECKED BY: TIM SKELTON, P.E.
TECHNICIAN: J.M.H.
PROJECT NO. 18100

| DATE | REVISIONS |
|---|---|
| 10.03.18 | CURRENT |
| 06.04.19 | CURRENT |
| 03.13.19 | CURRENT LAYOUT |

AMERICAN CIVIL ENGINEERING CO.
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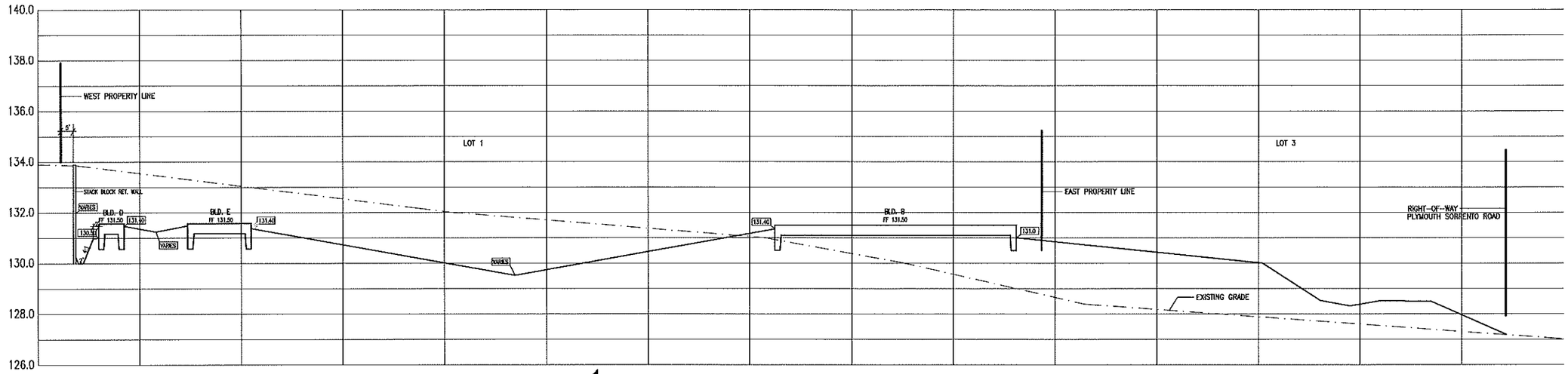
PAVING, DRAINAGE & GRADING PLAN

# W. Apopka Self-Storage & Commercial Development

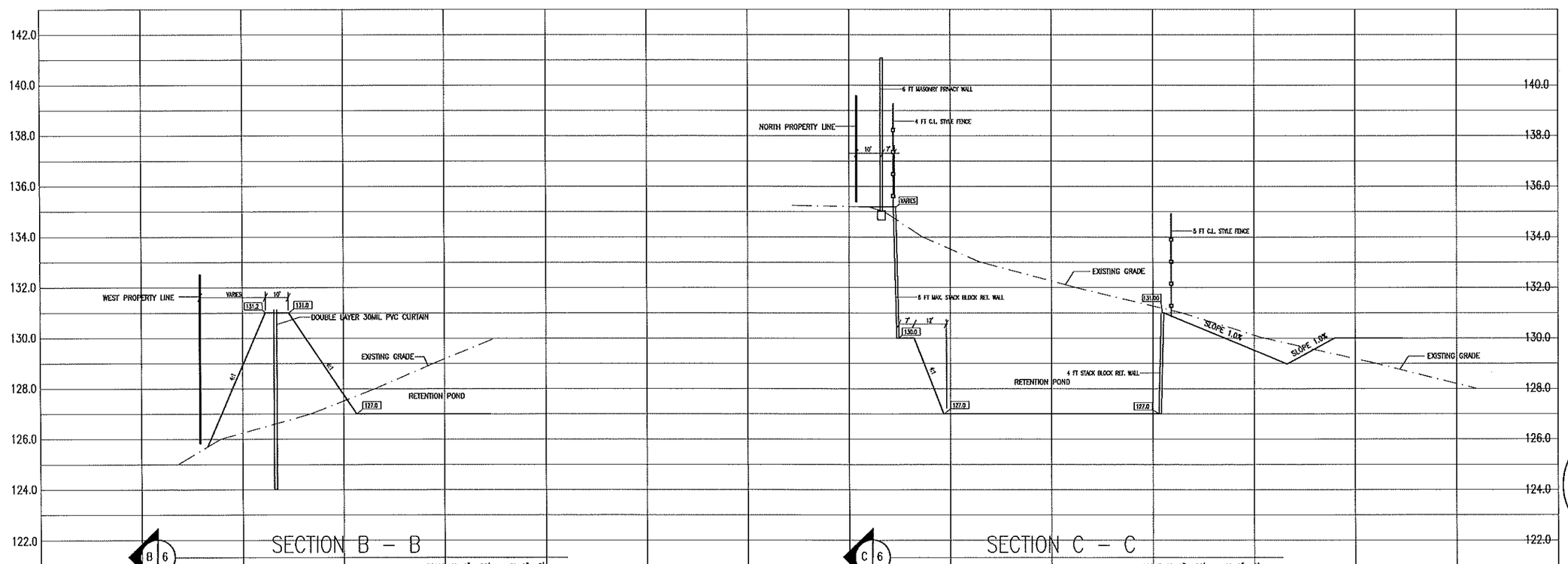
APOPKA, FLORIDA

PGD
project no. 18100
sheet number 5 of 17




A 6 SECTION A – A

SCALE: H: 1"= 20' V: 1"= 2'




B 6 SECTION B – B

SCALE: H: 1"= 20' V: 1"= 2'

C 6 SECTION C – C

SCALE: H: 1"= 20' V: 1"= 2'

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TIM SKELTON, P.E.
TECHNICIAN: J.M.A.

| DATE | REVISIONS |
|---|---|
| 10.03.19 | CURRENT |
| 03.12.19 | CURRENT |

PROJECT NO. 18100

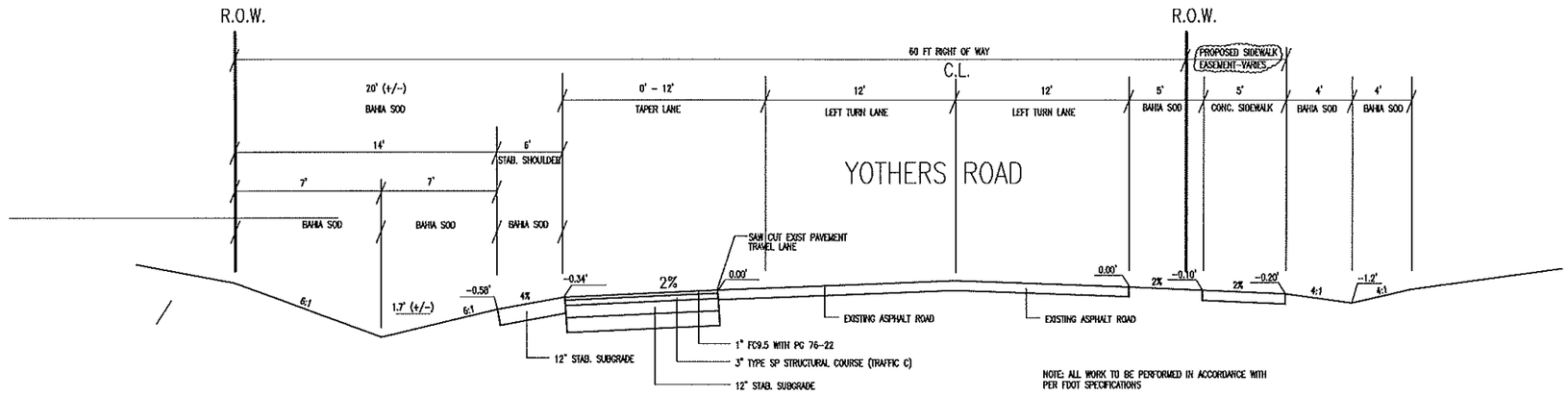
AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD. SUITE 211; WINTER SPRINGS, FLA. 32708
PH: (407) 327-7700; FAX (407) 327-0227
cert. of authorization number 8729

GRADING SECTIONS

**W. Apopka Self-Storage & Commercial Development**

APOPKA, FLORIDA

GRADING SECTIONS
project no. 18100
sheet number
6 of 17




D 6A SECTION D – D

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DESIGNER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.H.

| DATE | REVISIONS |
|---|---|
| 01.16.20 | ADD SIDEWALK EASEMENT |
| 10.05.18 | CURRENT |
| 03.12.18 | CURRENT |

PROJECT NO. 18100

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD. SUITE 211, WINTER SPRINGS, FLA 32708
PH. (407) 327-7700; FAX (407) 327-4227
work of author/author number 3782

GRADING SECTIONS

**W. Apopka Self-Storage & Commercial Development**

APOPKA, FLORIDA

GRADING SECTIONS
project no. 18100
sheet number 6A of 17

## PAVING SPECIFICATIONS – ASPHALT SURFACE/CONC. FINES BASE:

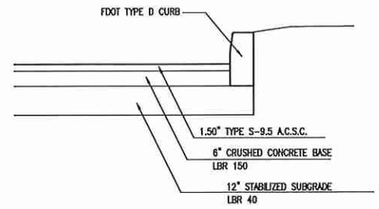
SPECIFICATIONS FOR THE PARKING AREA AND DRIVES ARE AS FOLLOWS:

SUB-BASE REQUIREMENTS: FOR CRUSHED CONCRETE FINES BASE

A). 12" STABILIZED SUBGRADE TO HAVE A MIN. LBR=40 AND BE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) VALUE.

BASE REQUIREMENTS:
A). 6" PLACED RECYCLED CRUSHED CONCRETE FINES COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AND SHALL HAVE A LBR 150.

SURFACE COURSE:
A). 1.50" FDOT ASPHALT CONCRETE TYPE 9.5, COMPACTED TO A MIN. OF 95% OF THE MARSHALL DESIGN DENSITY. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHOULD BE CORED TO EVALUATE MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. CORES SHOULD BE TAKEN AT A FREQUENCY OF ONE (1) CORE PER 10,000 SF OF PLACED PAVEMENT.




TYPICAL PAVEMENT FOR ON-SITE AND CITY OF APOPKA RIGHT OF WAY USE

## PAVING SPECIFICATIONS –CONCRETE (ALTERNATE PAVEMENT)

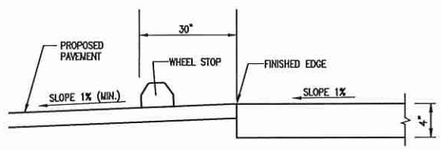
SPECIFICATIONS FOR THE PARKING AREA AND DRIVES ARE AS FOLLOWS:

SUB-BASE REQUIREMENTS FOR: CONCRETE PAVEMENT
A). COMPACT TO 95% OF THE MODIFIED PROCTOR MAX. DENSITY ACCORDING TO ASTM D-1557 TO A DEPTH OF 12" BELOW THE SLAB. REPAIR ALL RUTS

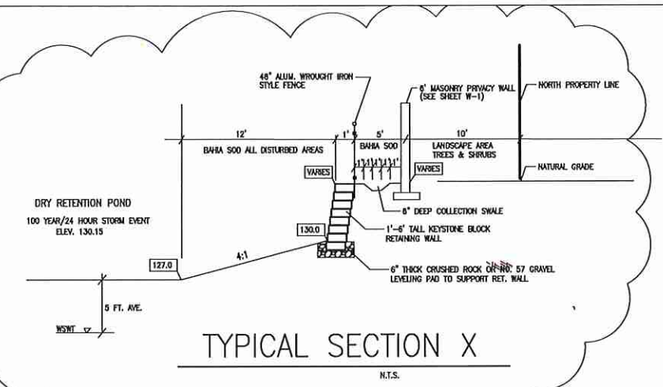
BASE REQUIREMENTS: (NONE)

PAVEMENT:
5.00" OF 4000 PSI CONCRETE WITH 6-6X10-10 WWF (AUTOMOTIVE AREAS) (LIGHT BROOM FINISH & SAW CUT 3/4" CONTROL JOINTS AT 10' GRIDS) PORTLAND CEMENT TYPE I

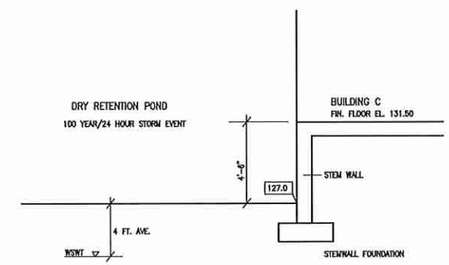
NOTE: ALL MATERIALS AND CONSTRUCTION METHODS TO MEET CURRENT FDOT STANDARDS AND SPECIFICATIONS.




SIDEWALK/PAVEMENT FLUSH DETAIL
*N.T.S.*




TYPICAL SECTION X
N.T.S.



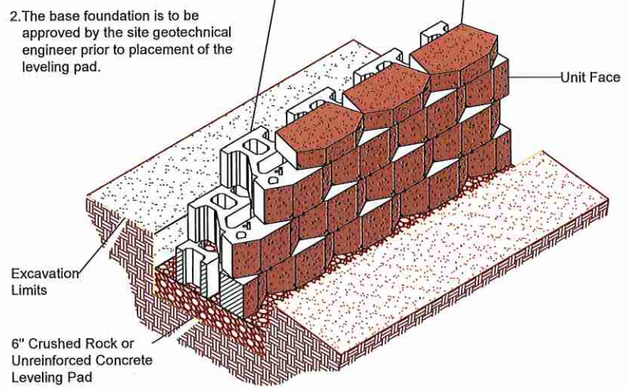

TYPICAL SECTION Y
N.T.S.

## Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

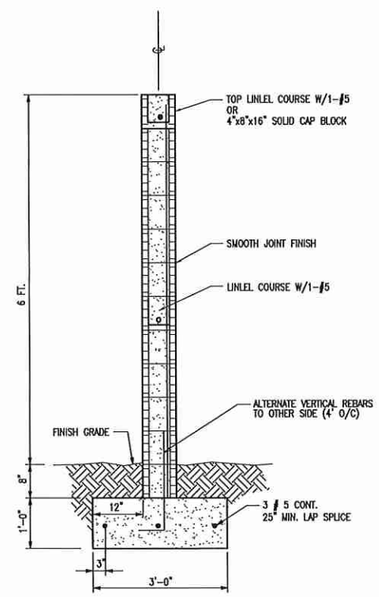
| Standard Unit | |
|---|---|
| Width: | 18" |
| *Depth: | 18" |
| Height: | 8" |
| *Weight: | 102 lbs |

| Cap Unit | |
|---|---|
| Width: | 18" |
| *Depth: | 10 1/2" |
| Height: | 4" |
| *Weight: | 45 lbs |

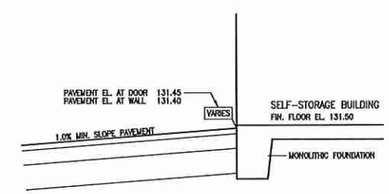



Standard Unit/Base Pad Isometric Section View

KEYSTONE BLOCK RETAINING WALL
N.T.S.




TYP. FREE STANDING CMU WALL
N.T.S.




TYPICAL SECTION Z
N.T.S.

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.H.

| DATE | REVISIONS |
|---|---|
| 10.03.19 | CURRENT |
| 02.15.19 | CURRENT |

PROJECT NO. 18100

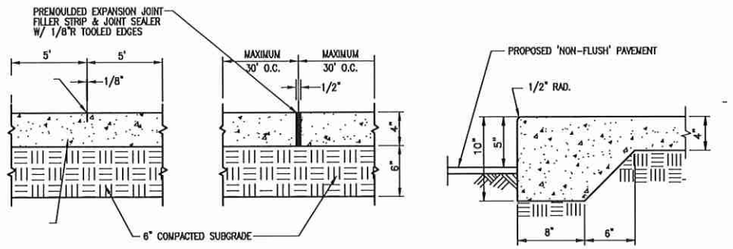
AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD. SUITE 211; WINTER SPRINGS, FLA 32708
PH. (407) 327-7700; FAX (407) 327-0227
cert. of authorization number 0729

SITE PLAN DETAILS & TYP. SECTIONS

**W. Apopka Self-Storage & Commercial Development**

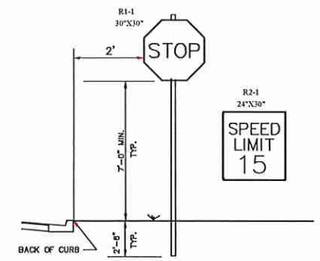
APOPKA, FLORIDA

project no. 18100
sheet number 7 of 16

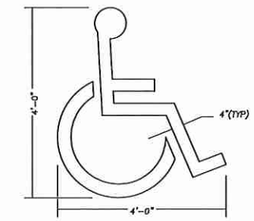



NOTES:
1. A THICKENED EDGE SHALL BE PROVIDED BETWEEN SIDEWALK AND DRIVEWAYS OR PARKING LOT.
2. SLOPE CONC. SIDEWALKS AWAY FROM BUILDINGS TO PROVIDE POSITIVE DRAINAGE.
3. PROVIDE 1% CROSS SLOPE ON CONC. WALKS TYP.
4. PROVIDE CONTROL JOINTS @ INTERVALS EQUAL TO SIDEWALK WIDTH (W).
5. PROVIDE PREMOLDED EXPANSION JOINT WHERE CONC. WALK ABUTS BLDG., POLES, AND OTHER CONC. WALKS.
6. REINFORCED CONCRERTE WTH FIBERMESH OR 6-6X10X10 WWF

## CONCRETE SIDEWALK DETAIL
N.T.S.

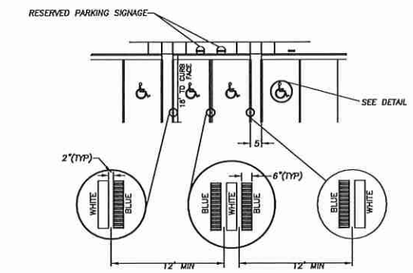



## TRAFFIC SIGN DETAILS




NOTE:
THIS SYMBOL TO BE WHITE D.O.T. THERMOPLASTIC

## TYPICAL PAVEMENT SYMBOL FOR HANDICAPPED PARKING
N.T.S.

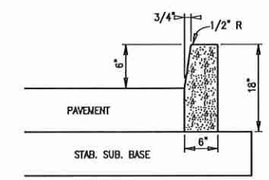



NOTES:
1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY," OR BEARING BOTH SUCH SYMBOL AND CAPTION. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
2. FL DOT RECOMMENDS MEASURING PARKING SPACE WIDTH FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.

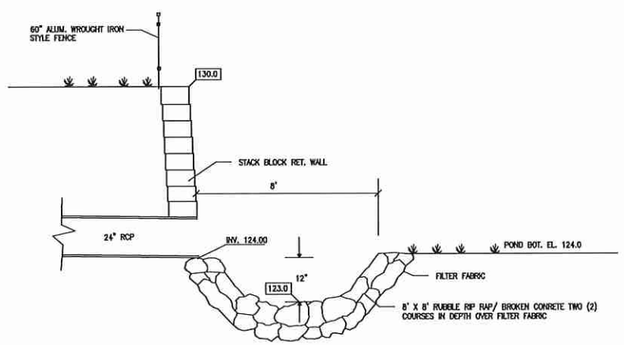
## HANDICAP PARKING STRIPING FOR MULTIPLE SPACES
N.T.S.

NOTE: (HANDICAP SIGN ONLY)
1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD)

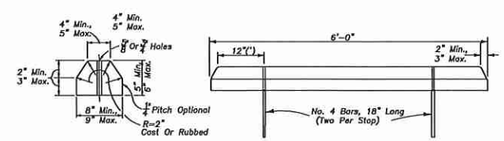
## TYPICAL RESERVED PARKING SIGNAGE
N.T.S.



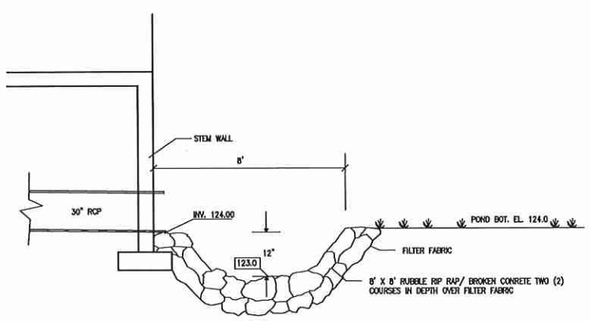

## 6"x 18" CONCRETE CURB FDOT TYPE D CURB
N.T.S.



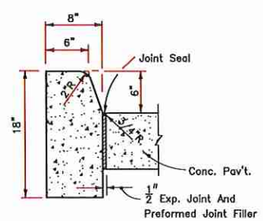

## ENERGY DISSIPATER AT STACK BLOCK NWALL SECTION




## CONCRETE WHEEL STOP
NTS

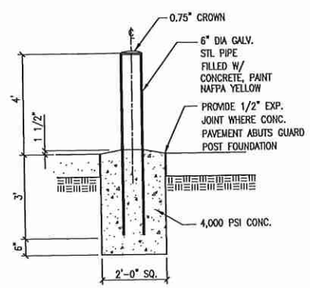



## ENERGY DISSIPATER AT WALL SECTION

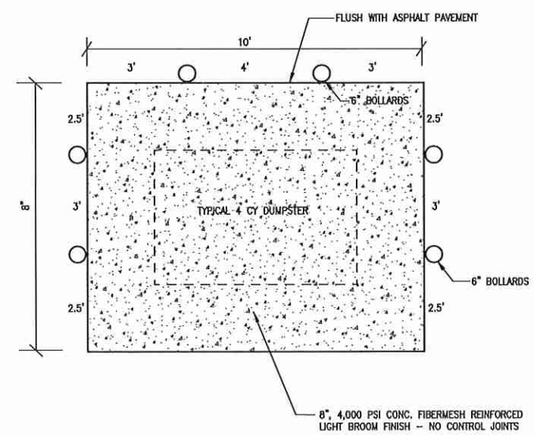



TYPE D

## CURB DETAILS
FDOT INDEX 300




## BOLLARD POST
N.T.S.




## DUMPSTER ENCLOSURE PLAN VIEW DETAIL
N.T.S.



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ENGINEER: JOHN HORSOM, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.M.H.

| DATE | REVISIONS |
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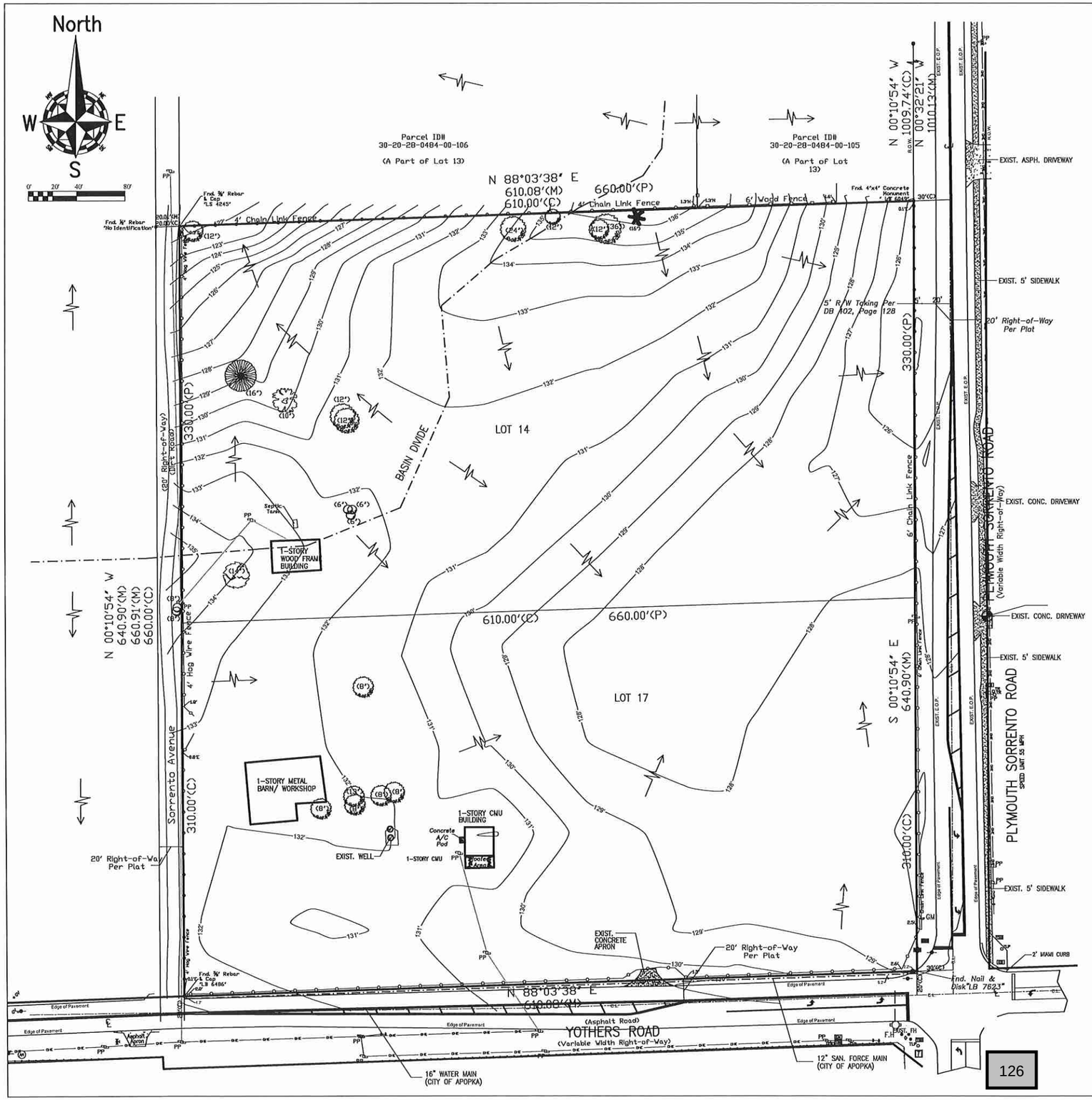
| 10.03.19 | CURRENT |
| 03.15.19 | CURRENT |

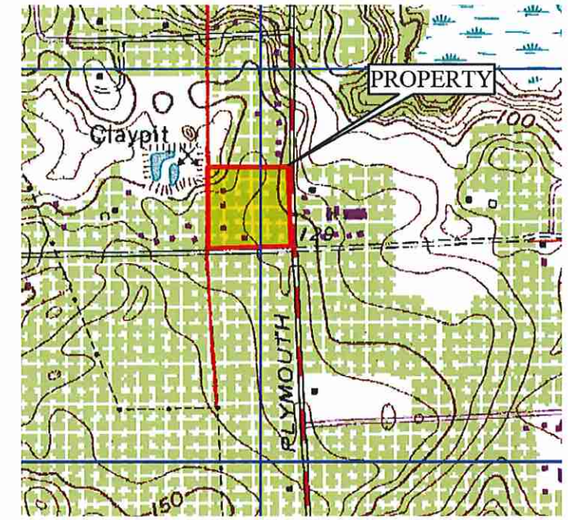
PROJECT NO. 18100

AMERICAN CIVIL ENGINEERING CO.
2277 N. MOSS RD. SUITE 211; WINTER SPRINGS, FLA 32708
PH. (407) 327-7700; FAX (407) 327-2227
cert. of authorization number 0729

DETAILED SOUTH SITE PLAN
**W. Apopka Self-Storage & Commercial Development**
APOPKA, FLORIDA

project no. 18100
sheet number 8 of 17




SURROUNDING TOPOGRAPHIC INFORMATION 1"=500 FT

SOIL TYPE: TRAVERSE, #46 TYPE A, W.S.W.T 3.5'-6.0'

-Benchmark Information-
Orange County Datum Elevation: 127.46'
Orange County Benchmark Designation
#S1579023

SET 3" O.C. ALUMINUM DISC IN C/L OF CONCRETE DRIVEWAY, 25' +/- E. OF C/L OF PLYMOUTH SORRENTO RD.; 220' +/- N. OF C/L OF LESTER RD./YOTHERS RD.
(Elevations are based upon NAVD 88 Datum)

Tree Note:
Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

Fern
Double Oak
Oak
Rain
Palm

SYMBOLS LEGEND

- FIRE DEPARTMENT CONNECTION
- FIBER OPTIC CABLE
- Concrete Power Pole
- Wood Power Pole
- Gas Marker
- Well
- TELEPHONE BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC PANEL

LEGAL DESCRIPTION

LOTS 14 AND 17, BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR ROADS.

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.M.H.

| DATE | REVISIONS |
|---|---|
| 10.03.19 | CURRENT |
| 03.12.19 | CURRENT |

PROJECT NO. 18100

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD. SUITE 211; WINTER SPRINGS, FLA 32708
PH. (407) 327-7700; FAX (407) 327-0227
cert. of authorization number 8729

EXISTING SITE CONDITIONS

# W. Apopka Self-Storage & Commercial Development

APOPKA, FLORIDA

EXIST. CONDITIONS
project no. 18100
sheet number 9 of 17

**2,500 LF**
**FDOT TYPE 3 PERIMETER SILT FENCE**

Parcel ID# 30-20-28-0484-00-106 (A Part of Lot 13)

Parcel ID# 30-20-28-0484-00-105 (A Part of Lot 13)

N 88°03'38" E
610.08'(M)
610.00'(C)
660.00'(P)

4' Chain Link Fence

6' Wood Fence

Fnd. 4"x4" Concrete Monument "PL 6243"

Fnd. ½" Rebar & Cap "LB 6243"

Fnd. ½" Rebar "No Identification"

N 00°10'54" W
640.90'(M)
660.91'(M)
660.00'(C)

N 00°10'54" W
1009.74'(C)
N 00°32'21" W
1010.13'(M)

330.00'(P)

310.00'(C)

S 00°10'54" E
640.90'(M)

20' Right-of-Way (Dirt Road)

4' Hog Wire Fence

Sorrento Avenue

1-STORY WOOD FRAME BUILDING

1-STORY METAL BARN/ WORKSHOP

1-STORY CMU BUILDING

Concrete A/C Pad

Septic Tank

20' Right-of-Way Per Plat

5' R/W Taking Per DB 402, Page 128

20' Right-of-Way Per Plat RIGHT-OF-WAY DEDICATION TO ORANGE CO.

CONSTRUCT TEMPORARY ENTRANCE FOR ACCESS DURING SITE WORK (5" NO. 57 GRAVEL)

EXIST. CONCRETE APRON

Fnd. ½" Rebar & Cap "LB 6496"

Fnd. Nail & Disk "LB 7623"

N 88°03'38" E
610.00'(M)

YOTHERS ROAD
(Variable Width Right-of-Way)
(Asphalt Road)

Asphalt Apron

Edge of Pavement

PLYMOUTH SORRENTO ROAD
SPEED LIMIT 55 MPH
(Asphalt Road)

EXIST. ASPH. DRIVEWAY

5' SIDEWALK

EXIST. 5' SIDEWALK

EXIST. CONC. DRIVEWAY

EXIST. CONC. DRIVEWAY

EXIST. 5' SIDEWALK

EXIST. 5' SIDEWALK

2' MIAMI CURB

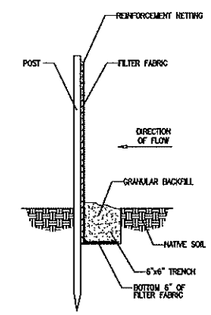
**2,500 LF**
**FDOT TYPE 3 PERIMETER SILT FENCE**

North

W E S

0' 20' 40' 80'

SOIL TYPE: TRAVERSE, #46 TYPE A, W.S.W.T 3.5'-6.0'




SILT BARRIER DETAIL
NOT TO SCALE

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CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.M.H.

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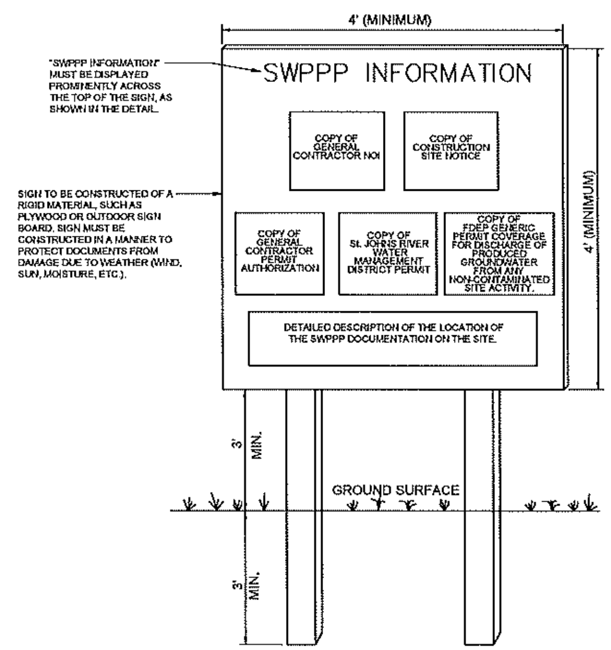
207 N. MOSS RD., SUITE 211; WINTER SPRINGS, FLA. 32708
PH. (407) 327-7700; FAX (407) 327-0227
cert. of authorization number 9729

EROSION CONTROL & DEMOLITION PLAN

**W. Apopka Self-Storage & Commercial Development**

APOPKA, FLORIDA

EROSION & DEMO
project no. 18100
sheet number 10 of 17




NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

## SWPPP INFORMATION SIGN

NTS

## SWPPP NOTES:

1. SITE DESCRIPTION:

1.A. NATURE OF CONSTRUCTION ACTIVITY:
CONSTRUCTION OF A U-HAUL STORAGE AND VEHICLE MAINTENANCE BUILDING CONSISTING OF CLEARING, GRADING, UNDERGROUND UTILITIES, AND LANDSCAPING PER APPROVED SITE PLANS.

1.B. SEQUENCE OF SOIL DISTURBANCE:
1. PREPARE SITE AND INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS INCLUDING SILT FENCE AS SHOWN ON THE SWPPP PLAN.
3. INSTALL CONCRETE SLAB, FRAME STRUCTURE, AND FINISH BUILDING.
4. INSTALL STORM SEWER AND UTILITIES.
5. STABILIZE SITE.

1.C. AREA ESTIMATE:

| | |
|---|---|
| TOTAL SITE AREA: | 9.8 ACRES |
| DISTURBED SITE AREA: | 9.3 ACRES |

1.D. SOILS:
THE SOILS AS REPORTED IN THE USDA NRCS SOIL SURVEY REPORT FOR ORANGE COUNTY ARE:
37 ST. JOHNS FINE SAND

THE ESTIMATED SEASONAL HIGH GROUNDWATER TABLE IS TWO (2) FEET BELOW EXISTING GRADE OR APPROXIMATELY EL. 13.595' NAVD88. THE SITE HAS SINCE BEEN MASS-GRADED TO EL. 99'.

1.E. DRAINAGE AREA FOR EXISTING DISCHARGE POINT: 13.188 ACRES
DRAINAGE AREA FOR PROPOSED DISCHARGE POINT: 13.188 ACRES

1.F. LATITUDE AND LONGITUDE OF EXISTING DISCHARGE POINT:
DISCHARGE POINT LAT: 28°29'23.05"N
DISCHARGE POINT LONG: 81°26'21.05"W

1.G. LATITUDE AND LONGITUDE OF PROPOSED DISCHARGE POINT:
DISCHARGE POINT LAT: 28°29'23.05"N
DISCHARGE POINT LONG: 81°26'21.05"W
DISCHARGES TO SR15 – NARCOOSSEE ROAD RIGHT-OF-WAY

2. CONTROLS

2.A. EROSION AND SEDIMENT CONTROLS:

2.A.1 STABILIZATION PRACTICES:
1. TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS.
2) MULCHING PRACTICES AND SOD SHALL BE APPLIED TO PARKING LOT ISLANDS.
3) FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE/EXIT.

2.A.2 STRUCTURAL PRACTICES:
1. PRIOR TO CLEARING, A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.
2. DURING THE CLEARING, GRUBBING, AND SITE GRADING STAGES, AREAS TO BE DISTURBED MORE THAN 21 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED PER THE MANUFACTURE'S SPECIFICATIONS. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE. A ROCK CONSTRUCTION ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF THE SITE. ONLY ONE CONSTRUCTION ENTRANCE IS PROPOSED. TEMPORARY BARRICADES SHALL BE INSTALLED AT THE EXISTING CURB CUT ALONG EAST GATE DRIVE TO PREVENT TRAFFIC FLOW.
3. AFTER ALL INITIAL SITE GRADING WORK, ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF THE INLET PROTECTION DESIGNATED ON THE SITE MAP. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SEED OR SOD AS INDICATED ON THE SITE MAP NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.
4. ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE SITE MAPS AND EROSION CONTROL DETAIL SHEET.

2.B. PERMANENT STORMWATER MANAGEMENT CONTROLS:
1. EXISTING PERMANENT STORMWATER DETENTION POND HAS BEEN DESIGNED TO TREAT AND ATTENUATE THE REQUIRED VOLUME GENERATED BY THE SITE LAYOUT.
2. CATCH BASINS AND STORM SEWER SYSTEM TO BE INSTALLED ON-SITE TO PROVIDE POSITIVE DRAINAGE OF THE ENTIRE SITE TO THE STORMWATER POND.

2.C. CONTROLS FOR OTHER POLLUTANTS
1. WASTE DISPOSAL: ALL WASTE WILL BE DISPOSED OF IN AN APPROPRIATE LEGAL MANOR, AND COMPLY WITH THE CITY OF ORLANDO ORDINANCES FOR WASTE DISPOSAL AND COMMERCIAL SITE DEVELOPMENT.
2. VEHICLE TRACKING: OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, DAILY SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
3. FERTILIZERS, HERBICIDES, AND PESTICIDES: FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES SHALL BE STORED IN A COVERED SHED.
4. TOXIC SUBSTANCES: ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
5. OTHER: PORT-O-LETS WILL BE PLACED AWAY FROM THE STORM SEWER SYSTEMS AND STORM INLETS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.

3. MAINTENANCE:
1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.
3. INLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
4. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURES' INSTRUCTIONS.
5. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.

ALL MEASURES ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. CONTROLS ARE TO BE REPLACED OR REPAIRED IF IN A SUBSTANDARD CONDITION. ALL MAINTENANCE MODIFICATIONS ARE TO BE NOTED, ON PLANS, AS THEY OCCUR.

4. INSPECTIONS:
A QUALIFIED INSPECTOR SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AND MS4; DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED; AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; STRUCTURAL CONTROLS; AND, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EVERY CALENDAR DAY AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION SHALL BE MADE AND RETAINED IN THE CONSTRUCTION TRAILER AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN.

5. NON-STORMWATER DISCHARGES:
IT IS ANTICIPATED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
1. WATER FROM LINE FLUSHINGS
2. PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
3. SITE WATERING, TO ALLEVIATE FUGATIVE DUST
4. ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS
5. IRRIGATION DRAINAGE

IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE.

6. CONTRACTOR/SUBCONTRACTOR CERTIFICATION:
ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED ABOVE MUST SIGN THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

## EROSION CONTROL NOTES:

1. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 14 DAYS OF FINAL GRADING.
3. SHOULD CONSTRUCTION STOP FOR LONGER THAN 7 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
4. MAINTENANCE OF EROSION CONTROL MEASURES SHALL OCCUR AFTER EACH RAIN AND AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
6. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.
8. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE END SHALL BE COVERED WITH FILTER FABRIC.
10. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.



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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.H.
PROJECT NO. 18100

| DATE | REVISIONS |
|---|---|
| 10.03.19 | CURRENT |
| 03.12.19 | CURRENT |

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211; WINTER SPRINGS, FLA 32708
PH. (407) 327-7700; FAX (407) 327-0227
cert. of authorization number 8729

SWPPP NOTES & SPECIFICATIONS
**W. Apopka Self-Storage & Commercial Development**
APOPKA, FLORIDA

SWPPP NOTES
project no. 18100
sheet number
11 of 17

# Boundary Survey

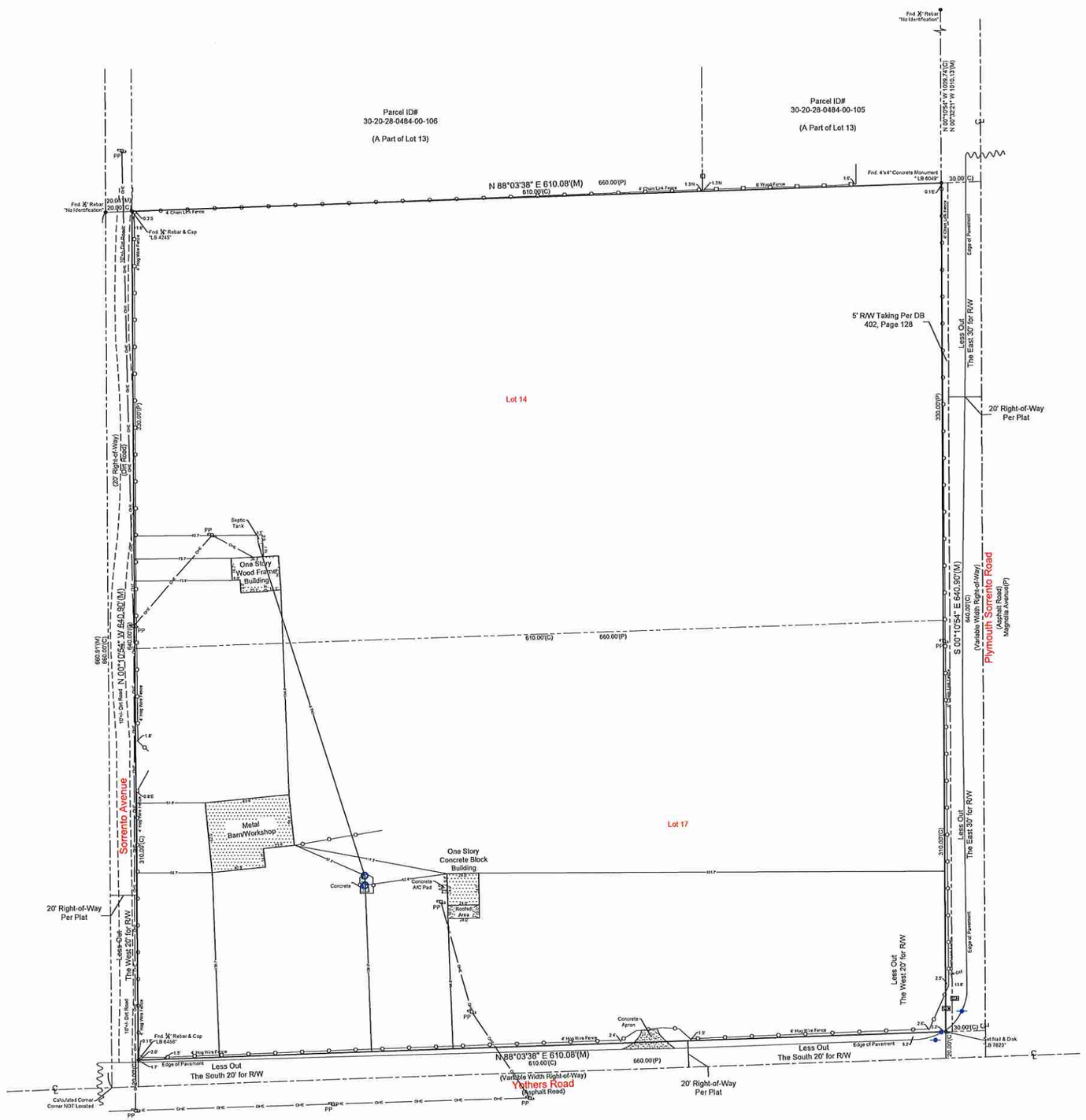
## Legal Description:

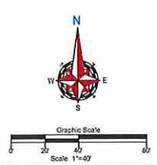
LOTS 14 AND 17, BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR ROADS.

**Flood Disclaimer:**
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in Orange County, community number 120179, dated 09/25/2009.

CERTIFIED TO:
DAFFLYN PROPERTY LLC; WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; IBERIABANK

2106 PLYMOUTH SORRENTO ROAD, APOPKA, FLORIDA 32712




| | |
|---|---|
| Field Date: 02/14/18 | Date Completed: 02/21/18 |
| Drawn By: DJC | File Number: IS-44300 |

-Legend-

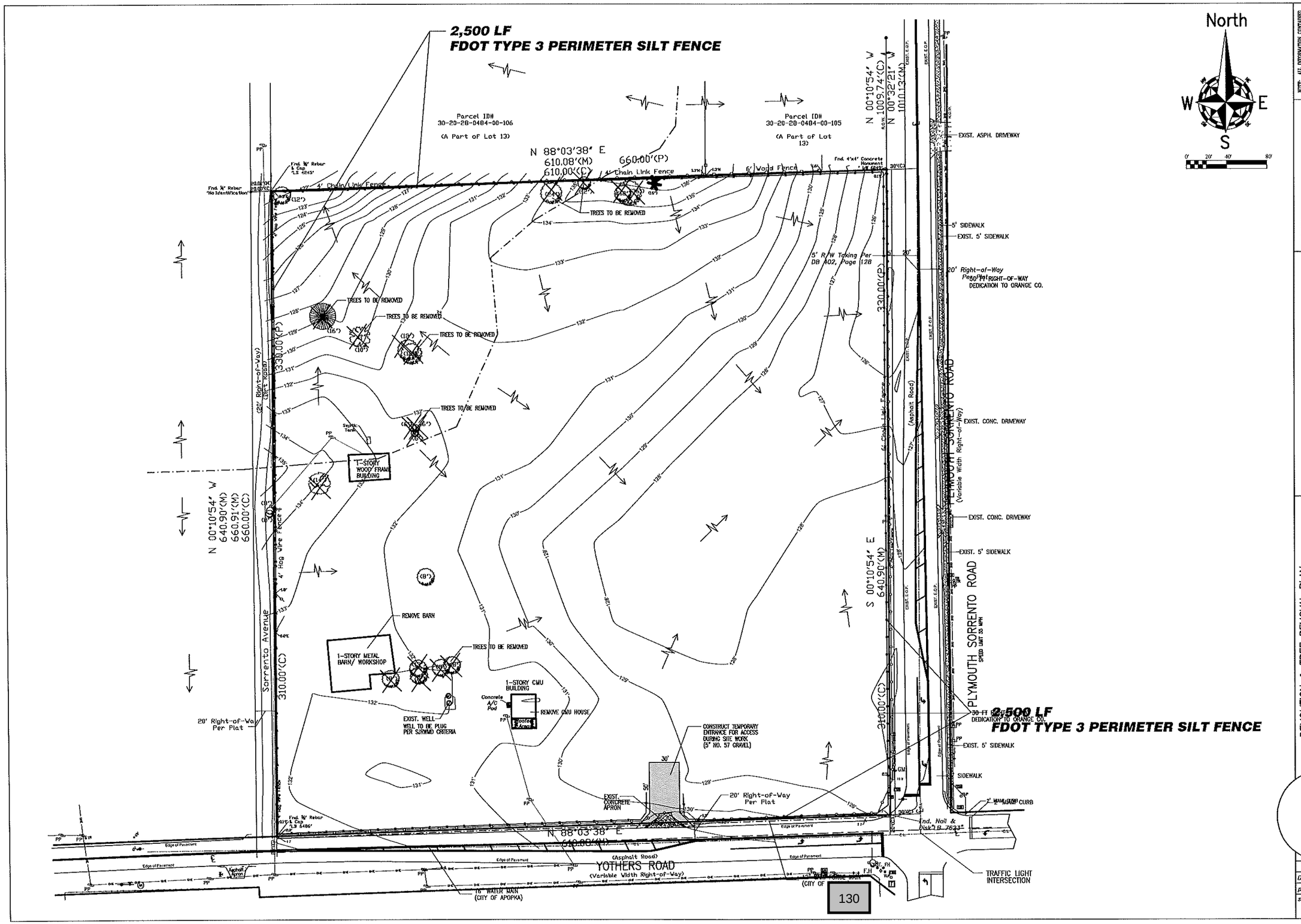
| | | | |
|---|---|---|---|
| C | - Calculated | PC | - Point of Curvature |
| CB | - Concrete Block | PI | - Point of Intersection |
| CM | - Concrete Monument | P.O.B. | - Point of Beginning |
| Conc. | - Concrete | P.O.L. | - Point on Line |
| D | - Description | PP | - Power Pole |
| DE | - Drainage Easement | PRM | - Permanent Reference Monument |
| Easmt. | - Easement | PT | - Point of Tangency |
| F.E.M.A. | - Federal Emergency Management Agency | R | - Radius |
| FFE | - Finished Floor Elevation | Rad | - Radial |
| Fnd | - Found | R&C | - Radial & Cap |
| IP | - Iron Pipe | R.O. | - Roofed Out |
| L | - Length (Arc) | RN | - Roofed |
| M | - Measured | Set 1/2" Rebar & Cap "LB 7623" | |
| NAIL | - Nail & Disk | Typ | - Typical |
| N.R. | - Non Radial | U/E | - Utility Easement |
| ORB | - Official Records Book | VM | - Water Meter |
| Pg | - Page | Δ | - Delta (Central Angle) |
| P.B. | - Plat Book | -X- | - Chain Link Fence |
| WF | - Wood Fence | | |

NOTES:
- Survey is Based upon the Legal Description Supplied by Client. Abutting Properties Deeds Have NOT been Researched for Gaps, Gores or Overlaps.
- Subject to any Easements and/or Restrictions of Record.
- Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be located by the Appropriate Health Department.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Reproductions of This Survey Are Not Valid Unless Bearing Basis and Original Signature Are Present.
- Flood Zone Determination Shown Hereon Is Given as a Courtesy, and Is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR known to this Surveying Company at the time of the Endeavor. Ireland & Associates Surveying, Inc. and the signing surveyor assume no liability for the Accuracy of this Determination.

I Hereby Certify that this Boundary Survey of the above Described Property is Accurate and Complete to the Best of my Knowledge and Belief, and that it Meets or Exceeds the Current Standards of Practice for Land Surveying as Adopted and Contained in the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 61G17-6 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland PSM 5837 LB 7623
This Survey is effective only in the Case of Self Certified Parties.
No Survey NOT Valid Unless Signed and Embossed with Surveyor's Seal.


Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SOLTON, P.E.
TECHNICIAN: J.M.H.
PROJECT NO. 18100

| DATE | | REVISIONS |
|---|---|---|
| 10.03.19 | CURRENT | |
| 09.13.19 | CURRENT | |

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211; WINTER SPRINGS, FLA. 32708
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cert. of authorization number 6728

DEMOLITION & TREE REMOVAL PLAN

**W. Apopka Self-Storage & Commercial Development**

APOPKA, FLORIDA

DEMOLITION & TREES
project no. 18100
sheet number 13 of 17

## SEC. A GENERAL CONSTRUCTION NOTES:

1. THE FOLLOWING GENERAL NOTES APPLY TO ALL CONSTRUCTION AS DEPICTED ON THE SITE CONSTRUCTION PLANS.
2. ALL PROPOSED SITE CONSTRUCTION SHALL BE PURSUANT TO INFORMATION SHOWN ON THESE PLANS AS APPROVED BY THE GOVERNING AUTHORITIES.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER. IT WILL BE THE RESPONSIBILITY OF OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THERE IN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE PRIOR TO BIDDING AND ACCEPTING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ENGINEER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
5. ANY PROPOSED FIELD CHANGES WHICH SUBSTANTIALLY DEVIATE FROM THIS PLAN SHALL BE APPROVED BY THE GOVERNING AUTHORITIES AND THE ENGINEER PRIOR TO THE CHANGE TO MADE IN THE FIELD.
6. ALL WORK AND MATERIALS FURNISHED SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.
7. ANY DISCREPANCY BETWEEN THE CONSTRUCTION INFORMATION SHOWN ON THE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION. FAILURE TO DO SO AND TO CONTINUE CONSTRUCTION WITHOUT WRITTEN NOTIFICATION SHALL MAKE THE CONTRACTOR COMPLETELY LIABLE FOR WHATEVER ACTIONS AND/OR ERRORS THAT MAY SUBSEQUENTLY ARISE.
8. ALL IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH INFORMATION SHOWN ON THESE PLANS. ANY CONFLICTS WHICH RESULT IN CHANGES TO THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING PRIOR FOR REVIEW AND APPROVAL PRIOR TO FIELD CHANGES. MINOR ADJUSTMENTS CAUSED BY VARYING FIELD CONDITIONS, INCLUDING CHANGES AND DEPTHS OF BERMS AND SWALES MAY BE MADE WITH THE APPROVAL OF THE ENGINEER IF THE BASIC DESIGN INTENT IS MET.
9. THE INTENT AND/OR INTERPRETATION OF THESE CONSTRUCTION PLANS IF REQUIRED, SHALL BE MADE BY THE ENGINEER OF RECORD. ANY NEED BY THE CONTRACTOR FOR FOR INTERPRETATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER UPON DISCOVERY. NO A.D.A. TRAVEL ROUTES SHALL EXCEED A 5% SLOPE. NO A.D.A. PARKING SPACE SHALL EXCEED A 2% SLOPE IN ANY DIRECTION. DRIVEWAYS CONNECTING TO EXISTING ROADS/STREETS TO PROPOSED SITE PAVING AREAS SHALL NOT EXCEED AN 8% SLOPE. VERTICAL CURVES SHALL HAVE A LENGTH OF 20 FT. MIN. AT CREST AND SAG LOCATIONS.
10. ALL HORIZONTAL LAYOUT FOR SITE CONSTRUCTION SHALL BE BASED ON THE APPROVED PLAN AND/OR PLAT, AND PERFORMED BY QUALIFIED PERSONNEL.
11. ALL ELEVATIONS REFER TO THE DATUM AS INDICATED ON THE SURVEY (BY OTHERS).
12. THE CONTRACTOR SHALL TAKE CARE DURING THE CONSTRUCTION TO AVOID DISTURBING ANY EXISTING SURVEY MONUMENTS. ANY MONUMENT DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S EXPENSE BY THE PROJECT SURVEYOR.
13. THE CONTRACTOR SHALL HIRE A PROFESSIONAL TESTING LABORATORY AS NECESSARY TO PERFORM ALL TESTS REQUIRED BY THIS CONSTRUCTION.
14. THE CONTRACTOR SHALL NOTIFY AMERICAN CIVIL ENGINEERING COMPANY 24 HOURS IN ADVANCE PRIOR TO ANY TESTING AND SUPPLY THE ENGINEER WITH REQUIRED TEST RESULTS.
15. THE DESIGN AND ENGINEERING OF THIS PROJECT IS BASED ON INFORMATION SUPPLIED BY OTHERS. EASEMENTS OR OTHER ENCUMBRANCES, WHICH MAY EXIST AND NOT SHOW ON THE SURVEY ARE NOT THE RESPONSIBILITY OF THE ENGINEER.
16. EXITING SOILS CONDITIONS WHICH DIFFER FROM THE SOILS REPORT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AT TIME OF DISCOVERY.
17. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT AND EROSION/SEDIMENT CONTROL.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFER AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
19. ANY FUEL STORAGE AREAS SHALL HAVE PRIOR OWNERS APPROVAL AND APPROPRIATE MEASURES SHALL BE TAKEN TO INSURE PROTECTION OF GROUNDWATER AND SOIL RESOURCES.
20. SITE WORK PERFORMED ON THIS PROJECT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHEN AND WHERE NECESSARY WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
21. THE INFORMATION ON THESE CONSTRUCTION PLANS ARE SUBJECT TO APPROVAL BY THE CITY, COUNTY, STATE AND FEDERAL AGENCIES. ALL WORK SHALL BE PURSUANT TO APPROVED PLANS AND ISSUED PERMITS.
22. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
23. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO INSTALLATION OF UNDERGROUND PIPES, FOOTERS OR EXCAVATION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE ALL NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COST WHICH MAY OCCUR DUE TO TO ANY DAMAGES CAUSED BY THE CONTRACTOR TO EXISTING UTILITY STRUCTURES OR PROPERTY. THE CONTRACTOR SHALL COVER THE ENTIRE COSTS OF ALL REPAIRS AND/OR REPLACEMENT.
25. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS AFFECTED UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770 OR 811. THE CONTRACTOR IS IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
26. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND CORRECT WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE THE RESPECTIVE GAS COMPANY PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO CONTACT THE RESPECTIVE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
27. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF THE PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC POWER, TELEPHONE, GAS AND CABLE TV COMPANIES. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND CONDUITS (INCLUDING IRRIGATION) PRIOR TO SUB-BASE CONSTRUCTION.
28. UPON NOTICE FROM THE CONTRACTOR THAT CONSTRUCTION IS COMPLETE AND READY FOR ACCEPTANCE, THE ENGINEER SHALL MAKE FINAL INSPECTION AND NOTIFY THE CONTRACTOR AND OWNER OF ANY INCOMPLETE AND/OR DEFECTIVE WORK. THE CONTRACTOR SHALL CORRECT ALL SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER AND OWNER. ALL REGULATORY AND GOVERNMENTAL AGENCIES WHICH REQUIRE FINAL INSPECTIONS SHALL HAVE BEEN CONTACTED BY THE CONTRACTOR AND HAVE INSPECTED AND APPROVED THE PROJECT PRIOR TO ACCEPTANCE BY THE OWNER.
29. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE. THE PLANS SHALL BE KEPT IN GOOD ORDER
30. THE CONTRACTOR SHALL PROVIDE COMPLETE "AS-BUILT" INFORMATION TO THE ENGINEER RELATIVE TO THE LOCATION OF ALL WATER LINES, WATER SERVICES, VALVES, SEWER LINES, SEWER SERVICES, STORM LINES, INVERTS OF STRUCTURES, FINAL RETENTION AREAS, FINISH PAVEMENT GRADES AND CONSTRUCTION BENCH MARKS FOR VERIFICATION. THE "AS-BUILT" RECORDS SHALL BE KEPT AT THE JOB SITE AND UPDATED AS THE PROJECT PROGRESSES. ONE (1) SET OF AS-BUILT PLANS ARE TO BE PROVIDED TO THE ENGINEER.
31. ENGINEER TO PROVIDE RECORD DRAWINGS AND CERTIFICATIONS TO THE ISSUED PERMITS.

48 HOURS BEFORE DIGGING
*CALL TOLL FREE*
***811***
*SUNSHINE STATE ONE CALL OF FLORIDA, INC.*

## SEC. B EARTHWORK:

1. EXISTING TOPOGRAPHY AND CONTOURS ARE BASED ON THE SURVEY (BY OTHERS).
2. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT. CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE CONSTRUCTION PLANS SHALL BE REPORTED TO THE ENGINEER UPON DISCOVERY. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT PRIOR TO BIDDING.
3. THE CONTRACTOR SHALL READ AND ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
4. EXISTING TREES, PLANTS AND SHRUBS WHICH ARE MARKED OR DESIGNATED AS PART OF THE LANDSCAPING SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. WHERE TREES, PLANTS OR SHRUBS ARE ADJACENT TO THE CONSTRUCTION CARE SHALL BE TAKEN TO PROTECT AND RESTORE THE ORIGINAL CONDITIONS OF THE VEGETATION.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES, AS NECESSARY.
6. ALL SITE CLEARING AND GRUBBING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 110 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
7. ALL EXCAVATION AND EMBANKMENT SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. LATEST EDITION.
8. ALL FILL AREAS GREATER THAN 12 INCHES IN HEIGHT SHALL BE COMPACTED IN 12 INCH LIFTS (MEASURE PRIOR TO COMPACTION) TO 98% MAXIMUM DENSITY PER A.A.S.H.T.O. T-180.
9. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE NOTED ON THESE PLANS. ALL GRASSING SHALL BE PERFORMED IN ACCOR-DANCE WITH SECTION 570 OF FLORIDA DEPARTMENT OF TRANSPIRATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
10. ALL DESIGNATED AREAS TO BE SODDED PER THE PLANS, SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 575 OF THE F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
11. THE CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS OR MEDIANS.
12. FINISH FLOOR ELEVATIONS ARE TYPICALLY 6 INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN ON THE GRADING PLAN.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL DUST, MUD AND EROSION DURING CONSTRUCTION AND SHALL PROTECT ALL ADJACENT PROPERTIES AND RIGHTS-OF-WAY FROM DAMAGE BY EROSION, SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED DUST.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE AND SOIL CONDITIONS AND DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
15. ALL EXCESS FILL FROM THE SITE SHALL BE STOCKPILED BY THE CONTRACTOR, IN A LOCATION DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
16. ALL AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS ROOTS, GRASS, WEEDS, RUBBISH, AND ALL OTHER DEBRIS AND OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE GROUND.
17. PRIOR TO BID PREPARATION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT PEAT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DISPOSED OF OFF-SITE, ALL OF WHICH WILL AFFECT PRICING. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

## SEC. C DRAINAGE:

1. ALL DRAINAGE RELATED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT ISSUED FOR THIS PROJECT.
2. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. THE ABOVE F.D.O.T. CONSTRUCTION DETAILS ARE HEREBY INCORPORATED INTO THESE PLANS BY REFERENCE.
4. PIPE LENGTHS SHOWN REPRESENT SCALED DIMENSIONS BETWEEN CENTER-LINES OF DRAINAGE STRUCTURES AND FROM END OF HEADWALLS AND MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
5. ALL STORMWATER DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (ASTM C-76, CLASS III) UNLESS NOTED OTHERWISE.

## SEC. D PAVING:

1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH F.D.O.T. CURRENT CONSTRUCTION SPECIFICATIONS.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE ADJUSTED IN THE FIELD TO INSURE A SMOOTH AND UNIFORM CONNECTION. IN THESE AREAS, IT MAY ALSO BECOME ADVISABLE TO MAKE MINOR FIELD ADJUSTMENTS IN PAVEMENT GRADES TO ACCOMPLISH GRADE TRANSITIONS.
3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH THE ENGINEER PRIOR TO ANY ELEVATION CHANGES.
4. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE ENGINEER FOR APPROVAL.
5. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
6. ALL ON-SITE PAVEMENT MARKINGS SHALL BE MADE WITH NON-THERMOPLASTIC PAINT TO FDOT STANDARD SPECIFICATIONS. PARKING STALL STRIPING TO BE 4" WIDE.
7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN 12 INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL."
8. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "I" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
9. PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 14 DAY PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 17352.
10. A MINIMUM OF 2-WAY TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

## SEC. E EROSION CONTROL:

1. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING OR OTHER LAND DISTURBING ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES OR UNDERGROUND UTILITIES INSTALLATIONS.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING DRAINAGE SYSTEM AND ADJACENT WATER BODIES AND WETLANDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT CONDITIONS RELATED TO SUCH MEASURES. METHODS MAY INCLUDE BUT ARE NOT LIMITED TO, FLOATING SILT BARRIERS, SEDIMENTATION BASINS, SEDIMENT CHECK DAMS, SILT FENCES, SYNTHETIC BAILS. THE MEASURES SHOWN ON THESE PLANS SHALL BE CONSIDERED MINIMUM AND SHALL NOT DEVIATE THE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION, EROSION, SEDIMENTATION AND TURBIDITY.
3. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE F.D.O.T. MANUAL FOR EROSION CONTROL (LATEST ED.)
4. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND NEEDED REPAIRS OR MAINTENANCE SHALL BE COMPLETED BEFORE WORK STOPS FOR THE DAY.
5. TEMPORARY SEDIMENT TRAPS ARE ACCEPTABLE IF THE INLET IS PROPERLY SCREENED WITH SYNTHETIC BALES AND LOW ENOUGH IN ELEVATION FOR FOR RUNOFF TO ENTER THE STRUCTURE.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THIS PROJECT UNTIL ACCEPTED BY THE OWNER.
7. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES COULD RESULT IN CONSTRUCTION BEING SUSPENDED BY THE ENGINEER.
8. SEDIMENT BARRIERS SHALL MEET D.O.T STANDARDS.
9. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION BY THE ENGINEER OF RECORD.
10. ALL SEEDING FOR TEMPORARY STABILIZATION SHALL BE DONE AS EACH AREA IS MADE READY. CONSTRUCTION SEQUENCE TO MINIMIZE EROSION AND SEDIMENTATION AT STORM-WATER DISCHARGE POINTS:

A. CONTRACTOR TO INSTALL FDOT TYPE III SILT FENCES AT SITE DISCHARGE POINTS.

B. CONTRACTOR TO CONSTRUCT POND AND CONNECTING DRAINAGE AND OUTFALL PIPES AT INITIAL STAGES OF CONSTRUCTION.

C. ALL GRADING OPERATIONS SHALL BE PERFORMED WITHOUT DELAY, PAUSE OR SUSPENDED (CONTINUOUS OPERATION) UNTIL PROPOSED GRADES ARE MET. ALL EXPOSED EARTH SHALL BE SEEDED AND MULCHED OR SODDED SOON AFTER AFTER GRADING IS COMPLETED.

11. EROSION CONTROL PLAN – ANY MODIFICATIONS TO THIS PLAN MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REPRESENTING THE CONTRACTOR. THE MODIFICATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD AND IF SIGNIFICANT, THE PERMITTING AGENCY. NO CONTRACT DELAYS WILL BE ALLOWED FOR SUCH MODIFICATIONS OR APPROVALS.
12. OUTFALL PROTECTION – PROJECT PIPE OR DITCH DISCHARGES INTO OFF-SITE OUTFALLS SHALL BE INSPECTED DAILY FOR POSSIBLE SEDIMENT BUILDUP OR EROSION. OUTFALLS SHALL BE PROTECTED THROUGH USE OF ENVIRONMENTAL CONTROL FEATURES AS NECESSARY TO CONTAIN ANY SEDIMENT ENTERING THE IMMEDIATE AREA OF THE PROJECT. ANY SEDIMENT BUILDUP OR TRANSPORT OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMEDY. THE CONTRACTOR SHALL USE APPROPRIATE MEASURES AS DIRECTED BY THE PROJECT ENGINEER FOR OUTFALL PROTECTION.
13. SLOPE PROTECTION – ANY DISTURBED OR REWORKED SLOPES 3:1 OR GREATER IN SLOPE SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF TEMPORARY SODDING UNTIL PERMANENTLY STABILIZED. SUCH SLOPES SHALL NOT BE LEFT UNPROTECTED MORE THAN 24 HOURS OR PRIOR TO ANTICIPATED RAINFALL EVENTS.
14. SYNTHETIC HAY BALES – SHALL BE PLACED AT THE BASE OF ANY SLOPE WHERE A RAINFALL EVENT COULD ERODE A SLOPE AND TRANSPORT SEDIMENTS OFF SITE. BALES SHALL BE DOUBLE STAKED IN ACCORDANCE WITH FDOT STANDARDS. IF EROSION DEPOSITS REACH THE NEAR THE TOP OF EXISTING BALES THEN SEDIMENTS SHOULD BE REMOVED, ANY DAMAGED OR INEFFECTIVE BALES ARE TO BE REPLACED. THE EXACT LOCATION OF BALE INSTALLATIONS SHALL BE AS DIRECTED BY THE CONSTRUCTION SUPERINTENDENT.
15. A. BACK OF SIDEWALK OR MEDIAN INLETS – THESE SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. SOCK PIPE SHALL BE INSTALLED AROUND INLET TOP. A SECOND ROW OF SOCK PIPE SHALL BE PLACED AROUND INLET APPROXIMATELY 4 " OUTSIDE FIRST ROW. BETWEEN ROWS THERE SHALL BE A DEPRESSIONS TO ACT AS A SEDIMENT BASIN. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH A SINGLE LINE OF SOCK PIPE TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.

    B. CURB INTAKES – THESE INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. A SILT FENCE (TYPE III) SHALL BE PLACED AROUND THE OF THE BACK INLET IMMEDIATELY ADJACENT TO THE EDGE OF THE THE INLET. ALL EXPOSED SLOPED MATERIAL ADJACENT TO THE INLET SHALL BE BE COVERED WITH EROSION CONTROL SOD TO MINIMIZE SEDIMENT ENTERING THE NEW INLET.
16. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS TO NEXT TO A KNOWN WETLAND.
17. DAILY INSPECTION OF ALL EROSION CONTROL MEASURES AND CONDITIONS OF ADJACENT PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR. ANY AREAS OF CONCERN SHALL BE NOTED AND CORRECTED. ANY SIGNIFICANT EROSION AREAS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.

## SEC. F DRY POND & SWALE RETENTION AREAS:

1. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL SYSTEMS FOR CONFORMANCE WITH THE SITE CONSTRUCTIONS PLANS AND FIELD CHANGES. BANKS AND SLOPES OF RETENTION PONDS SHALL ALSO BE CHECKED AFTER RAINFALL EVENTS FOR EROSION PROBLEMS.
2. THE CONTRACTOR SHALL REPAIR ALL EROSION AND SEDIMENT CONTROL SYSTEMS AS REQUIRED FOR CONTINUED FUNCTION. RE-GRADE IF REQUIRED, TO MAINTAIN DESIGN CONFIGURATION. ADD SOD AND SILT FENCES AS REQUIRED TO PREVENT SOIL AND SILT FROM EXITING THE SITE.
3. MOW RETENTION AREAS REGULARLY TO MAINTAIN WEED OVERGROWTH AND PROMOTE TURF GROWTH.
4. INSPECT RETENTION AREAS PERIODICALLY FOR ACCUMULATION OF DEBRIS AND TRASH. PROPERLY DISPOSE OF ALL DEBRIS AND TRASH IN RETENTION AREAS AND CONVEYANCE SWALES.
5. INSPECT RETENTION AREA BOTTOMS FOR DEPOSITS OF SAND AND/OR SILT AND REMOVE.
6. PERCOLATION PERFORMANCE SHALL BE EVALUATED YEARLY FOR EACH DRY RETENTION AREA. THE RETENTION AREAS SHALL PERCOLATE THE DESIGN WATER QUALITY VOLUME WITHIN 72 HOURS OF THE END OF RAINFALL EVENT. BOTTOM MAINTENANCE SHALL BE PERFORMED AS REQUIRED BY EXERCISING THE FOLLOWING PROCEDURE:

    A. REMOVE 4 TO 6 INCHES OF RETENTION AREA BOTTOM MATERIAL AND SCARIFY.

    B. REPLACE EXCAVATED MATERIAL WITH CLEAN SAND MATERIAL TO DESIGN GRADE AND SEED AND MULCH OR COVER WITH NON-MUCK GROWN SOD.

## SEC. G WORKS IN PUBLIC RIGHT-OF-WAY:

1. ALL LOCAL, STATE AND FEDERAL ORDINANCES, POLICIES AND/OR OTHER REGULATIONS REGARDING TRAFFIC AND PEDESTRIAN TEMPORARY BARRICADES, LIGHTS, SIGNALS, SIGNAGE ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SAFE AND CONVENIENT MEANS OF ACCESS AND EGRESS TO ALL PARTS OF THE PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR.
2. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC IN REASONABLE CONFORMITY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS OR AS DIRECTED BY F.D.OT. AND LOCAL TRAFFIC ENGINEER SUCH AS TO EFFECTIVELY PREVENT ACCIDENTS IN ALL PLACES WHERE THE WORK CAUSES OBSTRUCTIONS TO THE NORMAL TRAFFIC OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC.
3. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS AND THOSE OF HIS SUBCONTRACTORS AND ALL SUPPLIERS TO ASSURE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND SHALL LIMIT HIS OPERATIONS FOR THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC. UNDER ALL CIRCUMSTANCES, SAFETY SHALL BE THE MOST IMPORTANT CONSIDERATION.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
5. ALL STRIPING SHALL BE THERMOPLASTIC AND SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.
6. REFLECTIVE PAVEMENT MARKERS SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.
7. ALL SIGNS WITHIN FOOT RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.
8. REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH CURRENT FDOT STANDARDS.
9. STRIPING WITHIN FDOT RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17346.
10. SIGNS WITHIN FDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 11860 AND SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17302.
11. SIGNING AND STRIPING WITHIN FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
12. ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO:

    A.) FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

    B.) FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS FOR STREETS AND HIGHWAYS ON STATE MAINTAINED SYSTEMS. (AKA: STANDARD INDEX) COMPLIANCE WITH ALL APPLICABLE FDOT INDEXES IS REQUIRED.
13. THE MAINTENANCE OF TRAFFIC IS TO BE PER APPLICABLE FDOT INDEX DESIGN.

## SEC. H SAFETY:

1. DURING THE CONSTRUCTION AND/ OR MAINTENANCE OF THIS PROJECT. ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY CURRENT OSHA STANDARDS.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS.
3. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

## SEC. L DEMOLITION:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES FOR PERFORMING THE DEMOLITION WORK AND SHALL FURNISH A COPY OF SAME TO THE ENGINEER PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE PERMITS.
2. THE CONTRACTOR SHALL MODIFY ALL UTILITY COMPANIES OR LOCAL AUTHORITIES FURNISHING GAS, WATER, ELECTRICAL, TELEPHONE, OR UTILITY/SEWER SERVICE. SO THEY CAN REMOVE, RELOCATE, DISCONNECT, CAP OR PLUG THEIR EQUIPMENT IN ORDER TO FACILITATE DEMOLITION.
3. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENT NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL TREES, STRUCTURES, AND UTILITIES NOT MARKED FOR REMOVAL OR DEMOLITION AND SHALL PROMPTLY REPAIR ANY DAMAGE AS DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER.
5. THE CONTRACTOR TO REMOVE ALL BUILDING STRUCTURES MARKED FOR DEMOLITION WHICH INCLUDES ALL FOOTERS ASSOCIATED WITH THE STRUCTURE, SEPTIC SYSTEMS AND WATER LINES TO THE METER LOCATION, LATERALS TO THE RIGHT-OF-WAY LINE (CAP PRIOR TO BACKFILLING THE TRENCH), AND ALL UNDERGROUND ELECTRICAL WIRING NOT ASSOCIATED WITH THE APPROPRIATE POWER COMPANY.
6. THE CONTRACTOR SHALL REMOVE ALL PAVING MARKED FOR DEMOLITION WHICH INCLUDES ALL ASPHALT, CONCRETE, BASE, GRAVEL, BRICK AND SIDEWALK.
7. THE CONTRACTOR SHALL REMOVE ALL TREES MARKED FOR REMOVAL WHICH INCLUDES THE ROOTS ASSOCIATED WITH THE TREE. THE TREES NOT MARKED FOR REMOVAL SHALL BE PROTECTED IN ACCORDANCE WITH THE TREE PROTECTION DETAILS.
8. THE CONTRACTOR IS TO REMOVE ALL UNSALVAGEABLE MATERIALS AND YARD WASTE FROM THE SITE IMMEDIATELY AND DISPOSE OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
9. THE CONTRACTOR SHALL SAW-CUT A SMOOTH STRAIGHT EDGE ON ANY PAVEMENT PROPOSED FOR DEMOLITION PRIOR TO ITS REMOVAL TO ENSURE THAT THE EDGE OF THE INTERFACE BETWEEN OLD AND NEW PAVEMENT IS STRAIGHT, UNIFORM AND EVEN IN ELEVATION.

## SEC. I UNDERGROUND UTILITIES:

1. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL BACKFILL OPERATIONS WITH THE PROJECT SOILS ENGINEER AND SUBMIT TEST REPORTS TO ENGINEER PRIOR TO BEGINNING WORK ON THE NEXT ITEM OF WORK, I.E. SUBGRADE PRIOR TO CURB.
3. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
4. FLORIDA LAW (533.851) REQUIRES THAT PERSONS MAKING EXCAVATIONS IN PUBLIC OR PRIVATE STREETS, ALLEYS, RIGHT-OF-WAY OR UTILITY EASEMENTS WITH HAND TOOLS OR POWER EQUIPMENT MUST FIRST OBTAIN INFORMATION ON THE THE LOCATION OF UNDERGROUND GAS PIPE LINES. THE CONTRACTOR SHALL NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOUR AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION.
5. ALL WORK SHALL SHALL BE OPEN TO AND SUBJECT TO INSPECTION.
6. THE CONTRACTOR SHALL COORDINATE THE INSTALLATIONS OF UTILITY CONDUITS (SLEEVES) UNDER PAVED AREAS WITH EACH UTILITY COMPANY PRIOR TO BASE INSTALLATION.
7. ALL DEWATERING COSTS ASSOCIATED WITH THE INSTALLATION AND CONSTRUCTION OF THE UNDERGROUND UTILITIES; STORMWATER PIPES AND MANHOLES; SANITARY SEWER MAINS, FORCE MAINS, MANHOLES, AND LIFT STATIONS; AND STORMWATER MANAGEMENT SYSTEMS SHALL BE INCLUDED AS PART OF THE CONSTRUCTION BID COSTS.

## SEC. J SANITARY SEWER SYSTEM:

1. ALL SEWER COLLECTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL STANDARDS, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND HEALTH DEPT. REQUIREMENTS.
2. IF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY SEWER LINES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHO WILL DIRECT THE CONTRACTOR TO REMOVE THE UNSUITABLE MATERIAL AND PREPARE THE TRENCH AND INSTALL THE SEWER LINES IN ACCORDANCE WITH ASTM D-2321.
3. ALL SANITARY SEWER MAINS AND LATERALS WITH IN THE R.O.W. SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
6. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE ONE (1) COPY OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.
7. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWER IN ACCORDANCE WITH THE REGULATION AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE TESTING COMPANY. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
8. ALL FORCEMAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST [illegible] THE REGULATORY AGENCY HAVING JURISDICTION. SAID [illegible]RTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED [illegible] AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION [illegible]HE CONTRACTOR'S RESPONSIBILITY.

## SEC. K WATER DISTRIBUTION:

1. ALL WATER DISTRIBUTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL UTILITIES PROVIDER REQUIREMENTS, FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION, AND HEALTH DEPT. REQUIREMENTS.
2. ALL MATERIALS FURNISHED BY THE CONTRACTOR UNDER THIS SECTION SHALL BE NEW, HIGH GRADE AND FREE FROM DEFECTS.
3. PRESSURE AND LEAKAGE TESTS FOR NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES SHALL BE PERFORMED IN CONFORMANCE WITH F.D.E.P AND LOCAL UTILITIES PROVIDER.
4. ALL WATER LINES SHALL BE INSTALLED IN A DRY TRENCH.
5. PRESSURE AND LEAKAGE TESTS FOR NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES SHALL BE PERFORMED IN CONFORMANCE WITH CITY, COUNTY AND FDOT STANDARDS. POTABLE WATER TEST PRESSURES SHALL BE 150 PSI; DURATION OF TESTS IS TO BE 2 HOURS. TESTS TO BE CONDUCTED PURSUANT TO AWWA C605 DUCTILE IRON PIPE AND 90% OF THAT ALLOWABLE LEAKAGE FOR PVC PIPE.
6. DISINFECT POTABLE WATER MAINS IN ACCORDANCE WITH AWWA C651 STANDARD PROCEDURES FOR DISINFECTING WATER MAINS.
7. ALL PVC PIPE MUST BEAR THE NSF LOGO FOR POTABLE WATER USE.
8. PRIOR TO THE CONNECTION TO ANY EXISTING MAIN, THE PROPOSED WATER MAIN SHALL BE DISINFECTED, HAVE ENGINEER APPROVED PRESSURE TESTING AND HAVE FDEP CLEARANCE. REFER TO FDEP PERMIT FOR ANY ADDITIONAL REQUIREMENTS.
9. THE WATERMAINS SHALL BE INSTALLED AS NOTED ON THE PLANS. WHERE APPLICABLE, A SEPARATION BETWEEN WATERMAINS, SEWER, RE-USE OR STORM PIPES SHALL MEET OR EXCEED THE REQUIREMENTS OF F.D.E.P.

## LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED BUILDING
- SETBACK LINE
- WATER SURFACE
- PROPOSED EDGE OF PAVEMENT (EOP)
- PROPOSED 6"X16" CONC. CURB
- PROPOSED TYPE F CURB
- PROPOSED 24" MIAMI CURB
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVING
- PROPOSED GRAVEL/SHELL PAVEMENT
- PROPOSED HANDICAPED SPACE
- SANITARY MANHOLE
- SANITARY SEWER MAIN
- SANITARY SEWER FORCEMAIN
- POTABLE WATER MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- PLUG VALVE
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- REDUCED PRESSURE DOUBLE CHECK VALVE
- POST INDICATOR VALVE
- FLUSH VALVE ASSEMBLY
- PLUG VALVE
- STORM RUNOFF DIRECTION
- STORM DRAINAGE PIPE
- TEMPERARY SILT FENCE
- 00.00 PROPOSED FINISHED GRADE
- PROPOSED FDOT TYPE C INLET
- PROPOSED FDOT TYPE D INLET
- CURB INLET TYPE P-1
- CURB INLET TYPE P-2
- CURB INLET TYPE P-3
- CURB INLET TYPE P-4
- P-5 INLET
- STORM JUNCTION BOX
- CONCRETE MITERED END
- CONTROL STRUCTURE
- WINGED CONCRETE ENDWALL
- CONCRETE FLUME W/ RUBBLE RIP RAP

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.H.
PROJECT NO. 18100

| DATE | REVISIONS |
|---|---|
| 10.03.19 | CURRENT |
| 02.15.19 | CURRENT |

AMERICAN CIVIL ENGINEERING CO.
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cert. of authorization number 8729

GENERAL NOTES
**W. Apopka Self-Storage & Commercial Development**
APOPKA, FLORIDA

*project no. 18100*
*sheet number* 14 *of* 17

# LSM Lift Station

## LIFT STATION PUMP SPECIFICATION

PART 1 - GENERAL

1.01 Furnish and install two submersible sewer pumps to deliver 31 GPM against a total head of 105.0 feet Total Dynamic Head (TDH). Pumps shall be capable of handling domestic sewage with minimal maintenance. The motor shall be 5.0 HP, 3450 RPM, 230 VOLT/ 1 PHASE/ 60 HERTZ. The motor shall be an integral part of the pumping unit. Pump discharge size shall be 4" inch. Pump, control system, and FRP (fiberglass reinforced polyester) wetwell shall be LSM Grinder/Pac. provided and manufactured by Lift Station Manufacturing Corporation of Sanford, Florida, 32771 Ph: (407) 977-8600

Contract award shall be on the basis of the base bid LSM/Grinder Pac system . Alternative deductive systems shall be considered only after contract award. Alternative deductive system must be specified at bid time. The contractor shall reimburse the engineer for additional expenses to review alternative system. Any savings shall be shared with the owner.

Due to the superior corrosion resistance and leak proof design of fiberglass, a concrete wetwell will NOT be permitted.

The entire lift station system shall be supplied by the pump supplier and certification of supply will be required.

Any Deviation in the Specified Bid Procedure will result in automatic rejection of alternative systems and will require base bid system to be supplied.

PART 2 - PRODUCTS

2.01 GRINDER PUMP -- Pump shall be of the centrifugal type Power-Flo Model PFG 5022 with an integrally built grinder unit and submersible type motor. The pump shall be mounted in the FRP basin by a dual side rail system in such a way that solids are fed in an up-flow direction to the grinder impeller with no feet or other obstruction below the grinder inlet.

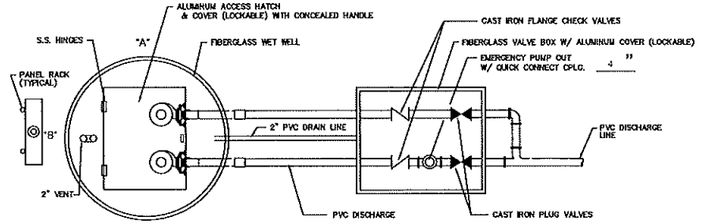
The grinder unit shall be capable of macerating all material in normal domestic and commercial sewage including reasonable amounts of foreign objects such as wood, plastic, glass, rubber, sanitary napkins, disposable diapers and the like to a fine slurry that will pass freely through the pump and the discharge pipe.

The pump motor shall be of the submersible type. Single phase motors shall be of the capacitor start, capacitor run type for high starting torque.

Stator windings shall be of the open type with Class F insulation for operating in air or clean dielectric oil that lubricates bearings and seals and cools the windings. Motor stator shall be pressed into housing for best alignment and maximum heat transfer.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in control box to stop motor if motor winding temperature reaches 200 degrees F. Thermostat to automatically reset when motor cools. Two heat sensors are to be used on 3 phase motors.

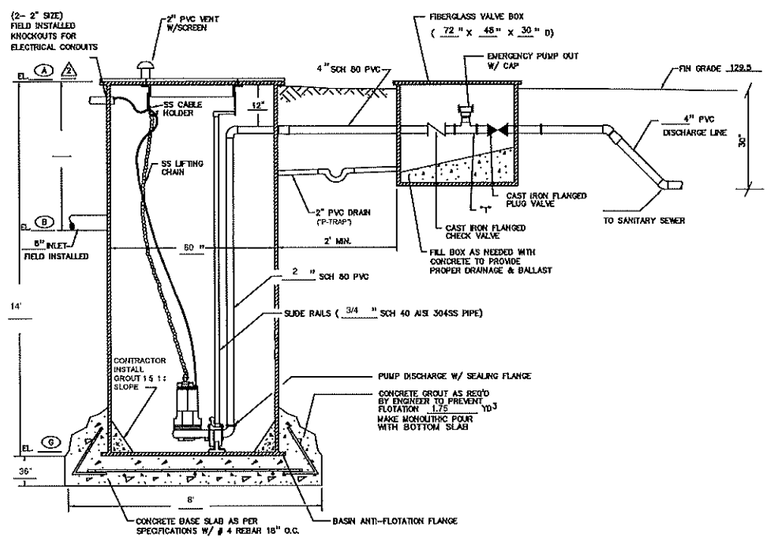
The common motor pump and grinder shaft shall be of AISI 416 SS threaded to take pump impeller and grinder impeller.




NOTE: PUMP CONTROL SHALL BE LOCATED 3 FEET FROM WET WELL PERIMETER, OPTIONALLY AT "A", "B" OR "C"

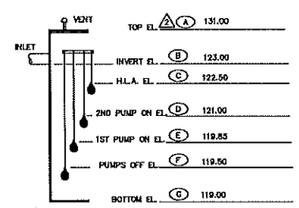
LIFT STATION PLAN

N.T.S.



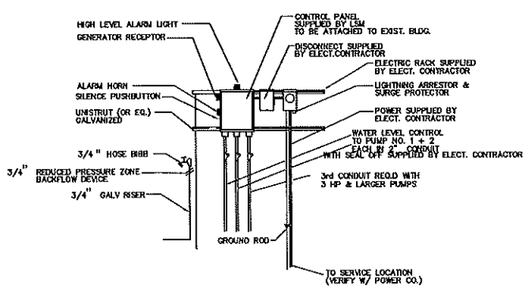

LIFT STATION SECTION

N.T.S.




NOTE: SEE ELEVATION CHART FOR (A) THRU (G)

LEVEL CONTROL DIAGRAM




NOTE: WATTS- 68 Vacuum Breaker Installed on Hose Bibb

ELECTRICAL RISER

N.T.S.

NOTE: CONTROL PANEL, SWITCH DISCONNECT & ALL CONDUITS FIELD INSTALLED BY ELECTRICAL CONTRACTOR

| PUMP DATA CHART | | |
|---|---|---|
| 1 | PRIMARY PUMP CAPACITY | 56.0 |
| 2 | PRIMARY TDH | 105.2 |
| 3 | SECONDARY PUMP CAPACITY | 30 |
| 4 | SECONDARY TDH | 104.0 |
| 5 | PEAK INFUENT FLOW RATE gpm | 4.7 |
| 6 | PUMP CYCLE TIME | 10 min |
| 7 | PUMP SYSTEM MANUFACTURER | POWERFLO |
| 8 | PUMP MODEL NO. | PFG5022 |
| 9 | R.P.M. | 3450 |
| 10 | HORSE POWER | 5.0 |
| 11 | ELECTRICAL VOLTS/PHASE | 230/1 |
| 12 | FULL LOAD F.L.A. PER PUMP | 39 |
| | AMP. F.L.A. TOTAL | 39 |
| 13 | PUMP DISCHARGE | 4.00 |
| 14 | | |
| 15 | IMPELLER DIA. | 5.25 |

| ELEVATION CHART | | |
|---|---|---|
| TOP OF WETWELL | (A) | 131.00 |
| TOP OF VALVE BOX | (A) | 131.00 |
| INLET INVERT | (B) | 123.00 |
| HIGH LEVEL ALARM | (C) | 122.50 |
| 2nd PUMP ON | (D) | 121.00 |
| 1st PUMP ON | (E) | 119.85 |
| PUMPS OFF | (F) | 119.50 |
| BOTTOM OF WETWELL | (G) | 119.00 |

2.02 DUPLEX PUMP CONTROL PANEL

The four float system shall operate on intrinsically safe control voltage. The enclosure shall be NEMA 3R, minimum 30" high x 24" wide x 8" deep, fabricated from fiberglass reinforced product with padlockable latches. The enclosure shall have external mounting feet to allow for wall mounting. All hardware shall be stainless steel. All conduit penetrations shall have approved seal off fittings and shall be properly sealed to prevent gas from entering enclosure.

The following components shall be mounted and affixed to the enclosure:

1 ea. Red Alarm Beacon
1 ea. Alarm Horn
1 ea. Generator Receptacle with weatherproof cover
1 ea. Silence Pushbutton

Painted Steel

2 ea. Motor Contactors
2 ea. Start Capacitors to match motor requirements, single phase only
2 ea. Run Capacitors to match motor requirements, single phase only
2 ea. Start Relays to match motor requirements, single phase only
1 ea. Voltage Monitor With fuses. (Single Phase) Phase/Monitor (Three Phase)
1 ea. Control Transformer with primary and secondary fuses, 480 Volt only
1 ea. Silence Relay
1 ea. Intrinsically Safe Float Input Module
1 ea. Duplex Alternator
20 ea. Terminals for field connections
6 ea. Terminals for motor connections, single phase only
3 ea. Ground Lugs
1 ea. Space Heater

The innerdoor shall be fabricated from .080, 5052--H32 aluminum. The innerdoor shall have a continuous aluminum piano hinge, a handle and catch and shall be installed by stainless steel screws for ease of removal. The inner door shall open a minimum of 110 degrees to allow safe access to backpanel.

1 ea. Main Circuit Breaker
1 ea. Emergency Circuit Breaker
1 ea. Mechanical Interlock for main breakers
2 ea. Motor Short Circuit Protectors
1 ea. Control Circuit Breaker
2 ea. Hand--Off--Auto selector switches
1 ea. Sequence selector switch, 1 --Auto--2
1 ea. Alternator Test Switch
2 ea. Pump Run Pilot Lights
1 ea. Power On Pilot Light
4 ea. Float Indicating Pilot Lights
2 ea. Seal Failure Pilot Lights
2 ea. Elapsed Time Meters
1 ea. GFI Duplex Convenience Outlet
1 ea. Lightning Arrestor
1 ea. Phase / Volt Monitor

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded case thermal magnetic. Circuit breakers shall be sealed by the manufacturer after calibration to prevent tampering. Each breaker shall be adequately sized to meet the equipment operating conditions.

The mechanical interlock shall prevent the normal and emergency main breakers from being energized at the same time. The interlock shall be fabricated from aluminum or stainless steel.

An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

All motor short circuit protection devices must provide for undervoltage release and class 10 overload protection on all three phases. Visible trip indication, test and reset capability must be provided without opening inner door.

The control system shall be designed to operate the floats at intrinsically safe voltage levels (5V @ 100 microamps). Each input shall cause a contact closure to start and stop pumps as well as energize alarms.

The duplex alternator shall be the solid state type. The alternator shall switch each pump to lead upon a single complete cycle and shall provide for lag pump operation upon level rise.

The design logic for this system shall include float failure detection. Upon a float failure, the logic shall automatically compensate for the loss by removing the failed float from the circuit and electrically re--position the floats for a fail safe mode. As an example, if the "STOP PUMPS" float failed, the "START LEAD" float would become the "STOP PUMPS" float, the "START LAG" float would become the "START LEAD" float and the "HIGH LEVEL" float would become the "START LAG/ HIGH LEVEL " float. Further, if the "STOP PUMPS" and the "START LEAD" floats failed, the "START LAG" float woud become the "STOP PUMPS" float and the "HIGH LEVEL" would become the "START LEAD/START LAG/HIGH LEVEL" float.

A lag pump time delay shall be supplied to prevent both pumps from simultaneously starting after a power outage. The time delay shall be set at 10 seconds minimum.

An alternator sequence (1-Auto-2). three position toggle type selector switch shall be supplied to manually overide the alternator. In the '1' position, motor #1 shall always be the lead motor. In the 'Auto' position, the motors shall sequence to become the lead motor. In the '2' position, motor #2 shall always be the lead motor.

An alternator test switch, toggle type shall be supplied to test the alternator circuit.

Hand-Off-Auto , three position toggle type selector switches shall be supplied for each motor.

NOTES:
1. ALL DIMENSIONS ARE IN FEET EXCEPT AS NOTED.
2. DRAWING IS NOT TO SCALE.
3. ALL DIMENSIONS AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
4. PAINT EXPOSED FRP AS REQUIRED BY OWNER/ENGINEER.
5. F.R.P. INDICATES FIBERGLASS REINFORCED POLYESTER.
6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
* 7. ELECTRICIAN TO RUN TWO (2) HP PUMPS / THREE (3 HP & LARGER PUMPS) SEPARATE 2" CONDUITS (ONE EACH FOR HIGH & LOW VOLTAGES) PER ELECTRICAL CODE BETWEEN CONTROL PANEL AND WETWELL
* 8. ALUMINUM WIRE SHALL NOT BE USED BETWEEN MAIN METER AND CONTROL PANEL.
* 9. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS INSIDE WETWELL AND INSIDE OF CONTROL PANEL.
10. CONTRACTOR SHALL FIELD INSTALL INLET FITTING AT PROPER ELEVATION.
11. ALL HARDWARE AND FASTENERS SHALL BE STAINLESS STEEL.
12. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.
* 13. NEUTRAL REQUIRED ON ALL ELECTRICAL SERVICE TO CONTROL PANEL

* ELECTRICIAN NOTE

A red run light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run.

A yellow seal failure light shall be supplied for each motor. The pilot light shall illuminate upon detection of water in the seal chamber of the pump.

Each motor shall have an elapsed time meter to record the accumulated running time. The ETM shall be a 2" diameter, non--resettable, six digit, totally encapsulated unit.

A red pilot light shall be supplied for each float. The appropriate pilot light shall illuminate each time the float switch closes.

A green pilot light shall be supplied for control power. The pilot light shall illuminate when control power is available in the panel.

Relays shall be ice-cube plug-in type. Relay contacts shall be rated 10 amp minimum, DPDT.

Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum and shall have a 30 degree angle for ease of field wiring. Float connection terminals shall be arranged such that each float is connected in consecutive order and does not require any crossing of wires.

Each motor over-temperature contact shall be connected to the terminal strip and shall open a contact to de--energize the appropriate motor upon a high temperature within the motor.

A 20 GFI duplex convenience outlet shall be supplied and mounted on the innerdoor to provide service technicians with an outlet for trouble lights, etc.

Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

A space heater shall be provided to maintain the temperture within the enclosure a minimum of 2--3 degrees F. above ambient to prevent condensation build up. The heater shall be mounted with stainless steel screws and protected by a shield. Self adhesive means of fastening by glue, tape, ect. are not acceptable.

Nameplates for the innerdoor shall be of a graphic design, specifically depicting the intent for each device. One nameplate shall be supplied for all control devices. One nameplate shall be supplied for all power devices. All text and graphics on each nameplate shall be scratch resistant. The nameplates shall be fabricated from laser--screened laminated mylar.

Nameplates for the backpanel shall be of a graphic design, specifically depicting the intent for each component. One nameplate shall be supplied for each component. All text and graphics on each nameplate shall be scratch resistant. The nameplates shall be fabricated from laser--screened laminated mylar

MISCELLANEOUS:

All wiring on the backpanel shall be contained within wiring duct. All wiring between the innerdoor and the backpanel shall be contained within a plastic spiral wrap.

2.03 Each wire shall have a wire number at each end to correspond to the asbuilt drawing for field troubleshooting.
The control panel shall be assembled by an Underwriters Laboratories UL508 listed manufacturing facility.

FASTENER and APPURTENANCES- All fasteners, lifting cables, float cable bracket and appurtenances shall be made of AISI 304SS or other material inert to the highly corrosive atmosphere of a sewage lift station. Hinges for the wet well and valve box shall be AISI 304SS minimum.
An aluminum slide/latch assembly shall be provided for holding the doors open on both the wet well and the valve box.

Slide rails shall be SCH 40 AISI 304SS pipe.

2.04 Pump lifting devices shall be made of AISI 304SS (min.) cable (1/4"min) or 304SS chain of sufficient size, with safety factor to handle safely the specific pumps. AISI 304SS (min.) pump lifting bails shall be provided.

FRP PRODUCTS - The pump wetwell shall be manufactured of fiber glass reinforced polyester (FRP) of diameter and depth as shown on the lift station elevation detail. The basin/wetwell wall thickness shall be adequate for the depth of the tank to maintain structural integrity in the following condition:
1. Soil modulus of 700 psi.
2. Soil density of 120 lbs/ft
3. Luschers safety factor of 2.0.

Material for the FRP shall be as follows:

Resin: The resins used shall be a commercial grade unsaturated "isothotic" polyester resin/isothotic resins are not acceptable.

Reinforcing Materials: The reinforcing material shall be commercial grade "E" type glass in the form of mat, chopped or roving fabric, having a coupling agent that will provide a suitable bond between the glass reinforcement and the resin.

Fillers and Additives: Fillers of any type shall not be utilized.

3.01 Additives, such as thixotropic agents, catalysts, promoters, etc., may be added as required by the specific manufacturing process to be used to meet the requirements of this specification.

PART 3 - EXECUTION.

INSTALLATION - shall be in strict accordance with the manufacturer's instructions and recommendations in the locations shown on the drawing.

INSPECTION AND TESTING - A factory representative shall be provided for one (1) day and shall have complete knowledge of proper operation and maintenance to inspect the final installation and supervise the test run of the equipment.

Megger the motor. The pump motors shall be megged out prior to startup to ensure the insulation of the pump motor/cable system is intact.

The pump controls and pumps shall be checked for mechanical reliability and proper operation.

NOTE: Alarm Signals if Controls Fail

CONTROL PANEL SHALL BE MANUFACTURED BY A UL508/ 913 APPROVED SHOP

LSM

LIFT STATION MANUFACTURING CORP.

2709 CANTERC[illegible] / APOPKA, FL 32712
Ph# (407) 500-0[illegible] (407) 880-1409

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ENGINEER: JOHN MERRITT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.R.

02.15.19 CURRENT
DATE REVISIONS

PROJECT NO. 18100

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD. SUITE 211; WINTER SPRINGS, FLA 32708
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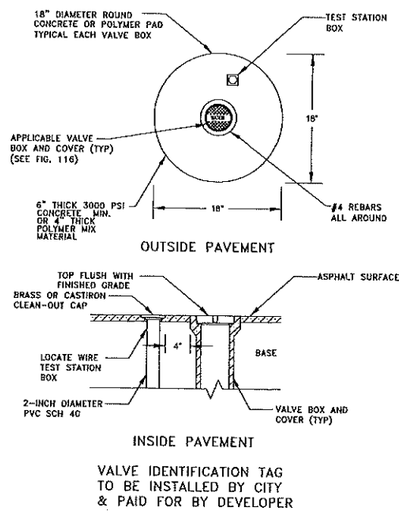
cert. of authorization number 8729

PRIVATE LIFT STATION DETAILS

**W. Apopka Self-Storage & Commercial Development**

APOPKA, FLORIDA

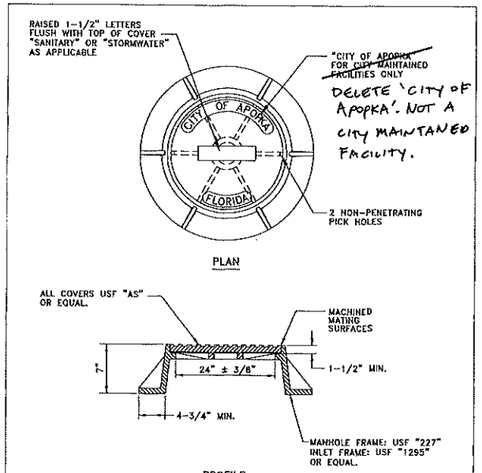
project no. 18100
sheet number 15 of 17




VALVE IDENTIFICATION TAG TO BE INSTALLED BY CITY & PAID FOR BY DEVELOPER

## VALVE BOX

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 109 |
|---|---|---|

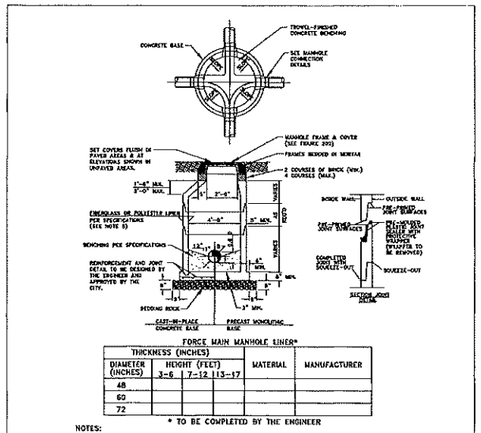



NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

## STANDARD MANHOLE FRAME AND COVER

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 202 |
|---|---|---|




FORCE MAIN MANHOLE LINER*

| THICKNESS (INCHES) | | | | | |
|---|---|---|---|---|---|
| DIAMETER (INCHES) | HEIGHT (FEET) 3-6 | 7-12 | 13-17 | MATERIAL | MANUFACTURER |
| 48 | | | | | |
| 60 | | | | | |
| 72 | | | | | |

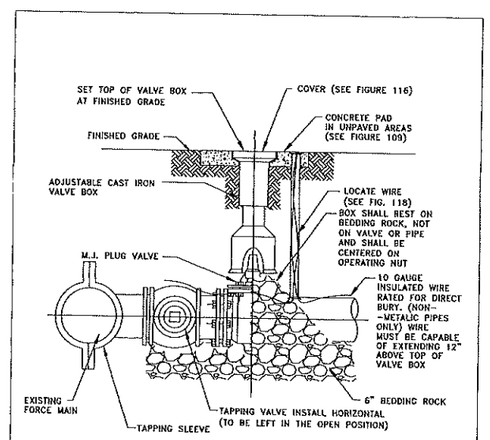
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

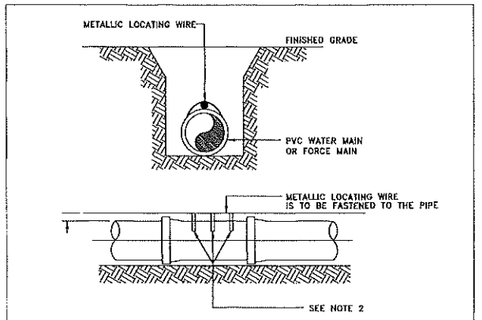
## TYPICAL MANHOLE

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2015 | FIG. 200 |
|---|---|---|




## FORCE MAIN WET TAP TIE-IN DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 206 |
|---|---|---|

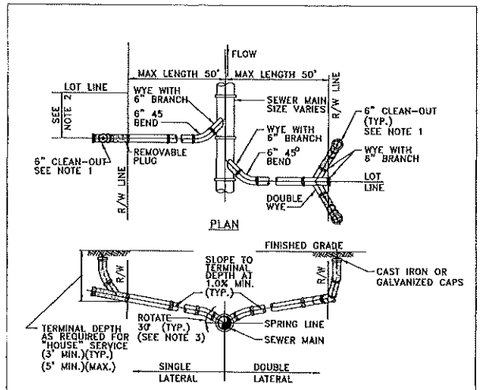



NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE – 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

## PVC PIPE LOCATING WIRE DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 118 |
|---|---|---|




PROFILE

NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

## SERVICE LATERAL DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 204 |
|---|---|---|



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CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: JM/A.
02.15.19 CURRENT
DATE REVISIONS
PROJECT NO. 18100

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD. SUITE 211; WINTER SPRINGS, FLA. 32708
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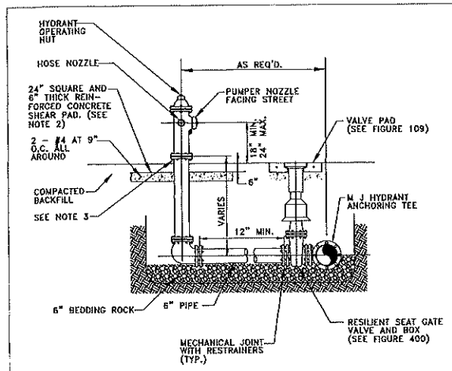
cert. of authorization EC0001667

APOPKA UTILITIES DETAILS

# W. Apopka Self-Storage & Commercial Development

APOPKA, FLORIDA

project no. 18100
sheet number 16 of 17

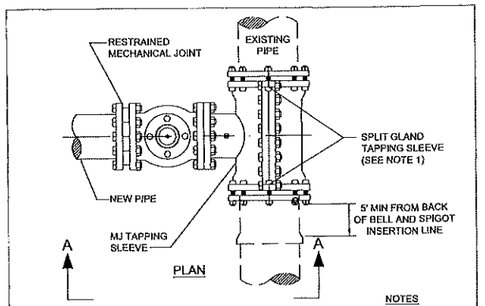


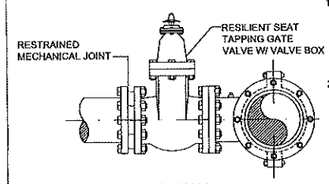

NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

## FIRE HYDRANT ASSEMBLY DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 402 |
|---|---|---|



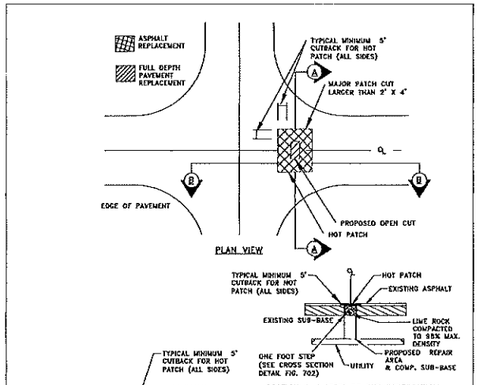

SECTION A - A

NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

## WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 406 |
|---|---|---|




NOTE:

1. ADDITIONAL RESURFACING MAY BE REQUIRED BY THE PUBLIC SERVICES DIRECTOR.
2. HOT PATCH TO BE APPLIED IN 3 INCH MAXIMUM THICKNESS LAYERS.
3. PROCTOR OF THE LIME ROCK MUST BE PROVIDED
4. DENSITIES TO BE PROVIDED BY GEOTECHNICAL ENGINEER.

## OPEN-CUT DETAIL - MAJOR PATCH

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2015 | FIG. 701 |
|---|---|---|

| MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). * | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | PIPE SIZE | | | | | | | | | | |
| | 6" | 8" | 10" | 12" | 16" | 18" | 20" | 24" | 30" | 36" | 48" |
| 90° BEND | 33 | 43 | 51 | 60 | | | | | | | |
| 45° BEND | 14 | 18 | 22 | 25 | | | | | | | |
| 22-1/2° BEND | 7 | 9 | 11 | 12 | | | | | | | |
| 11-1/4° BEND | 4 | 5 | 6 | 6 | | | | | | | |
| TEE** | 1 | 7 | 24 | 44 | | | | | | | |
| REDUCER (ONE SIZE SMALLER) | | 41 | 39 | 40 | | | | | | | |
| DEAD END | 74 | 96 | 115 | 136 | | | | | | | |

* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

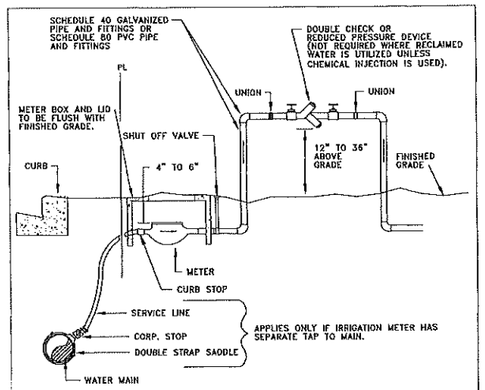
1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:

   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: 3

6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

## RESTRAINED PIPE TABLE (PVC)

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105 |
|---|---|---|

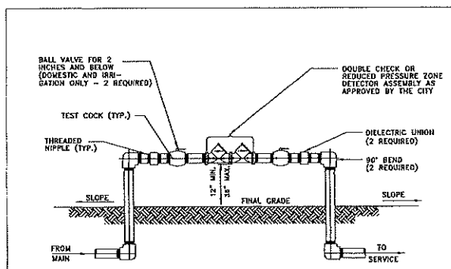



NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

## IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 502 |
|---|---|---|




NOTES:

1. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
2. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL.

## DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

| CITY OF APOPKA DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 500 A |
|---|---|---|

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ENGINEER: JOHN WEISCOPF, P.E.
DESIGNED BY: TIM SWEDLOW, P.E.
TECHNICIAN: AWM.

PROJECT NO. 18100

| DATE | REVISIONS |
|---|---|
| 02.15.19 | CURRENT |

AMERICAN CIVIL ENGINEERING CO.
207 N. MESS RD., SUITE 211, WINTER SPRINGS, FLA 32708
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cert. of authorization number 8729

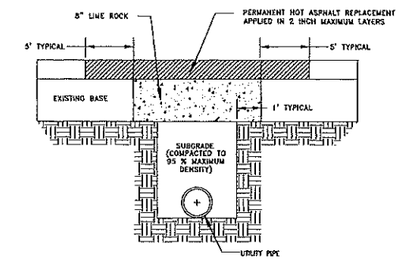
APOPKA UTILITIES DETAILS

**W. Apopka Self-Storage & Commercial Development**

APOPKA, FLORIDA

project no. 18100
sheet number 17 of 17

NOTE:
SUB-GRADE TO BE COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY AASHTO T-180 CUT TO BE REPLACED WITH 8" LIME ROCK AND COMPACTED TO 98% MAX. DENSITY TO TOP OF EXISTING BASE. CUT AREA TO BE PLATED OR PROTECTED ON THE DAY OF POUR. EXISTING SURFACE TO BE SAW CUT TO AN AREA OF FIVE FEET (5') BEYOND BASE CUT.




GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:

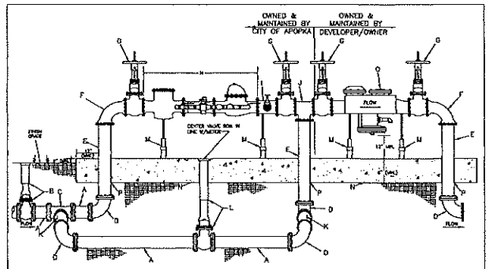
1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII, AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS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

LIME ROCK

HOT PATCH

## OPEN-CUT CROSS SECTION DETAIL

| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2015 | FIG. 702 |
|---|---|---|




MATERIAL LIST

A DUCTILE IRON PIPE (VARIOUS LENGTHS)
B M.J. GATE VALVE W/VALVE BOX (SLIDE STYLE)
MEGALUG JOINT RESTRAINTS
C M.J. TEE
MEGALUGS JOINT RESTRAINTS
D M.J. ELL
MEGALUG JOINT RESTRAINTS
E DUCTILE IRON FLANGED PIPE
F FLANGED ELL (LONG RADIUS)
G FLANGED D.S. & 'Y' VALVE
H DUAL RANGE METER
I (SIZE") x 4" FLANGED TEE
1" x 2" TAPERED FLANGE
2" 3/4" BRASS NIPPLE
2" GATE SCREW VALVE
2" GALVANIZED PLUG
J FLANGED TEE
K (SIZE") x 30" D.I. PIPE STUB
M M.J. GATE VALVE W/VALVE BOX (SLIDE STYLE) & VALVE NUT LOCKING CAP
MEGALUG JOINT RESTRAINTS
(VALVE NUT LOCKING CAP PROVIDED BY DUC)
N ADJUSTABLE BRACE (AS NEEDED)
O 3000 PSI CONC. W/8X8 WWF
(6" WIDE x 6" THICK MINIMUM)
BY DEVELOPER
O CITY OF APOPKA APPROVED REDUCED PRESSURE BACKFLOW PREVENTER
Q ALL FLANGES: PIPES, VALVES AND APPURTENSES SHALL HAVE 316 S.S. HARDWARE

NOTES:

1. THE METER ASSEMBLY TO BE INSTALLED ON PRIVATE PROPERTY.
2. PROVIDE A MINIMUM 10 FT. EASEMENT ON EACH SIDE OF THE METER ASSEMBLY TO THE CITY OF APOPKA FOR OPERATION AND MAINTENANCE OF THE METER ASSEMBLY.
3. DEVELOPER INSTALL: OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF THIS FIRE LINE MASTER METER ASSEMBLY UNDER THE INSPECTION OF CITY OF APOPKA PERSONNEL.
4. THE BACKFLOW PREVENTION DEVICE TO BE FURNISHED/INSTALLED AND MAINTAINED BY THE OWNER/DEVELOPER.THE BACKFLOW PREVENTION DEVICE WILL BE TESTED BY CERTIFIED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION. A COPY OF THE TEST RESULTS WILL BE PROVIDED TO THE CITY OF APOPKA PUBLIC SERVICES DEPARTMENT.THE BACKFLOW PREVENTION DEVICE WILL NEED TO BE AN AMERICAN WATER WORKS ASSOCIATION (AWWA) APPROVED DEVICE.
5. THE METER ASSEMBLY WILL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.BOTH METERS WITHIN THE MASTER ASSEMBLY WILL NEED TO BE COMPATIBLE WITH THE CITY'S AUTOMATIC METER READING (AMR) SYSTEM. THE CITY'S AMR SYSTEM IS MANUFACTURED BY SENSUS METERING SYSTEMS,INC.

CONSTRUCTION NOTES:

6. PIPE, FITTINGS AND VALVE SIZES DETERMINED BY LARGE METER SIZE.

4"X1.5" DRM W/4" BY-PASS
6"X2" DRM W/6" BY-PASS
8"X2" DRM W/8" BY-PASS
10"X2" DRM W/10" BY-PASS

MINIMUM SERVICE VALVE SIZE DETERMINED BY LARGE METER SIZE.

## FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (TYPICAL)

| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 500 C |
|---|---|---|



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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.H.
PROJECT NO. 18100

| DATE | REVISIONS |
|---|---|
| 10.03.19 | CURRENT |
| 03.12.19 | CURRENT |

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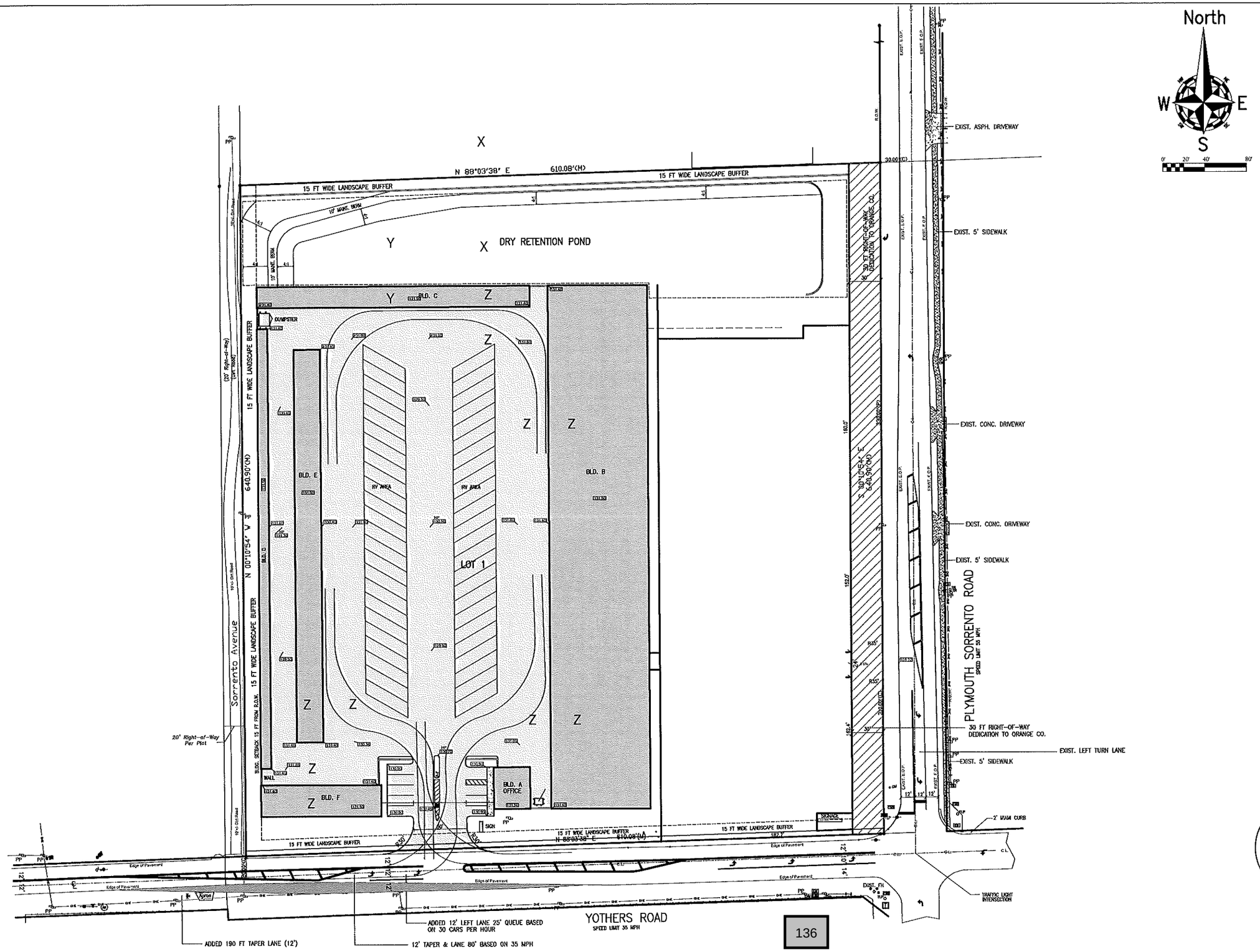
APOPKA UTILITIES DETAILS

**W. Apopka Self-Storage & Commercial Development**

APOPKA, FLORIDA

project no. 18100
sheet number 17A of 17

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TIM SKELTON, P.E.
TECHNICIAN: J.M.K.
PROJECT NO. 18100

| DATE | | |
|---|---|---|
| 10.02.19 | CLARIFY | |
| 10.03.18 | CLARIFY | |
| 07.12.18 | CLARIFY | |

AMERICAN CIVIL ENGINEERING CO.
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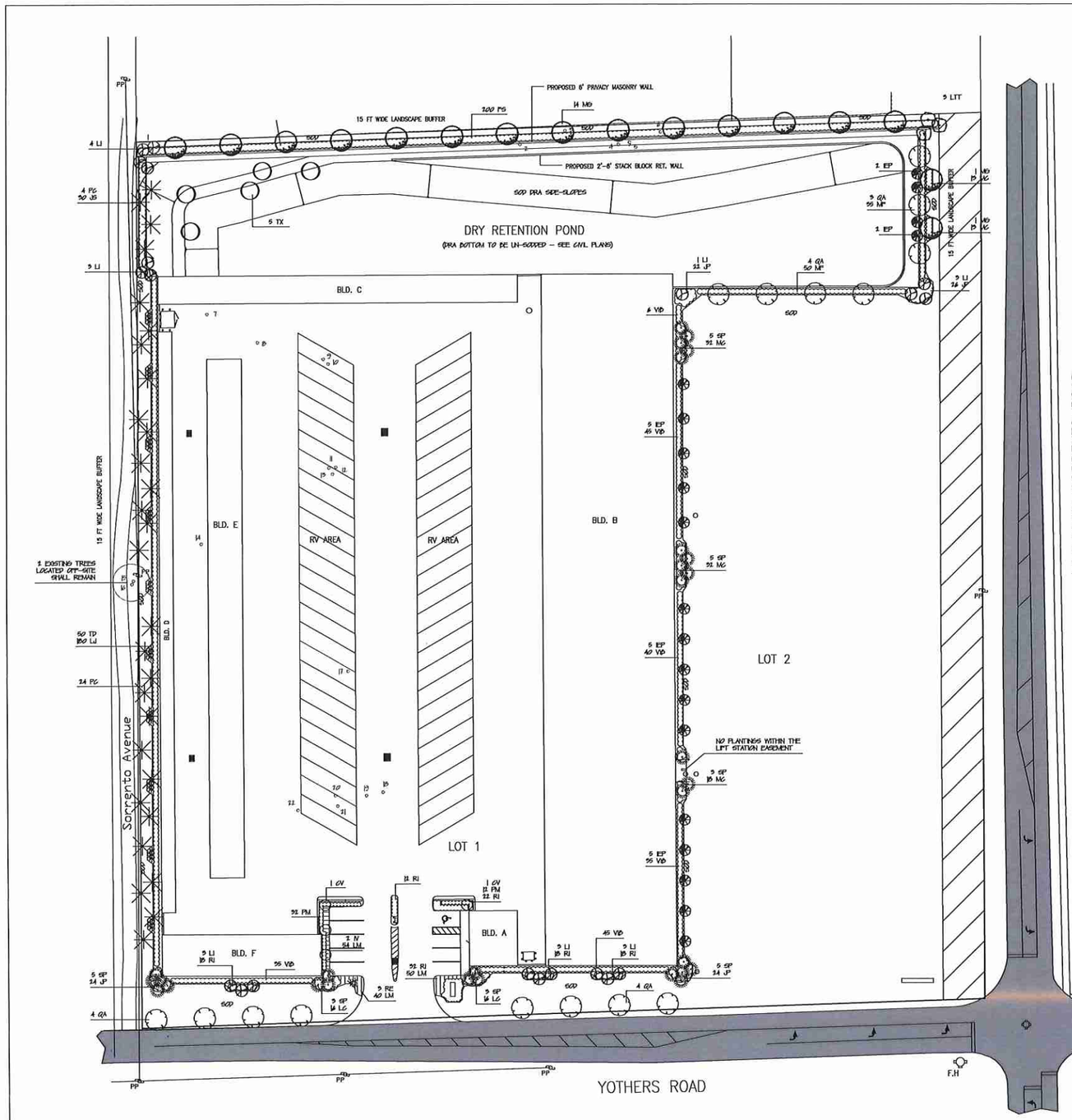
SEMI TRUCK WB-50 TURNING ANALYSIS

# W. Apopka Self-Storage & Commercial Development

APOPKA, FLORIDA

TRURNNG
project no. 18100
sheet number
T-1




EXISTING TREE LIST

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 11" OAK | (TBR) | 13 | 6" OAK | (TBR) | | |
| 2 | 24" OAK | (TBR) | 14 | 14" PERN | (TBR) | | |
| 3 | 13" OAK | (TBR) | 15 | 13" OAK | (OFF-SITE) | | |
| 4 | 11" OAK | (TBR) | 16 | 13" OAK | (OFF-SITE) | | |
| 5 | 36" OAK | (TBR) | 17 | 13" OAK | (TBR) | | |
| 6 | 15" PALM | (TBR) | 18 | 13" OAK | (TBR) | | |
| 7 | 18" OAK | (TBR) | 19 | 13" OAK | (TBR) | | |
| 8 | 10" RAH | (TBR) | 20 | 13" OAK | (TBR) | | |
| 9 | 11" OAK | (TBR) | 21 | 13" OAK | (TBR) | | |
| 10 | 11" OAK | (TBR) | 22 | 13" OAK | (TBR) | | |
| 11 | 6" OAK | (TBR) | | | | | |
| 12 | 6" OAK | (TBR) | | | | | |

TOTAL EXISTING TREES = 19 (139")
(PALM N/C)
TOTAL EXISTING SPECIMEN TREES = 1 (40")

PROJECT SITE DATA

TOTAL PARCEL AREA = 97,999 SF (2.99 AC)
TOTAL PROJECT AREA = 124,240 SF (2.89 AC)
(COMMERCIAL SITE N/C)

5.01.01 TREE REPLACEMENT

TOTAL INCHES ON PROJECT AREA = 139"
TOTAL INCHES TO BE REMOVED = 139"
TOTAL INCHES REPLACEMENT REQUIRED = 139" (1:1 REPLACEMENT)
TOTAL INCHES REPLACEMENT PROPOSED = 139" (46 CANOPY TREES)
(SEE LANDSCAPE MATERIAL LIST)

5.01.01 A3. QUANTITY OF REPLACEMENT TREES

139 INCHES TO BE REMOVED . REPLACEMENT AT 1:1 RATIO
139 INCHES REQUIRED FOR REPLACEMENT = 46 TREES (3.5" DBH)

5.01.01 A3c MAXIMUM TREE STOCK REQUIREMENT

21 INCHES DBH + 33 INCHES DBH / 1,000 SF OVER 4,000 SF
124,240 SF – 4,000 SF = 120,240 SF / 1,000 = 120.3 x 33"
374 + 21 + 40 (SPECIMEN TREES) = 1,055" MAXIMUM REQUIRED STOCK

REPLACEMENT INCHES IS LESS THAN THE MAXIMUM TREE STOCK
THEREFORE ALL REMOVED INCHES MUST BE REPLACED

5.01.03 REQUIRED LANDSCAPING

5.01.03 A MINIMUM TREE REQUIREMENTS

ONE (1) CANOPY TREE REQUIRED PER 1,000 SF OF PROJECT SITE
124,240 SF / 1,000 SF = 355 CANOPY TREES REQUIRED
46 CANOPY TREES PROPOSED (SEE LANDSCAPE MATERIAL LIST)

5.01.03 B1 NON-VEHICULAR OPEN SPACE

ONE (1) CANOPY TREE REQUIRED / 35 LF OF PERIMETER LANDSCAPE
NOT ABUTTING A STREET OR PARKING AREA

NORTH PERIMETER (1,060 LF)
CANOPY TREES REQUIRED = 1,44 (1 / 35 LF)
CANOPY TREES PROPOSED = 17

5.01.03 B3 NON-VEHICULAR OPEN SPACE

ONE (1) CANOPY TREE REQUIRED / 50 LF, PLUS ONE (1) ORNAMENTAL TREE / 15 LF, PLUS SHRUBS SET 43" o.c. LANDSCAPE AREA TO EQUAL 25% OF PERIMETER LANDSCAPE ABUTTING A STREET

NORTHEAST PERIMETER (140 LF) (3,100 SF)
CANOPY TREES REQUIRED = 4.7 (1 / 30 LF)
CANOPY TREES PROPOSED = 5
ORNAMENTAL TREES REQUIRED = 9.3 (1 / 15 LF)
ORNAMENTAL TREES PROPOSED = 10
MINIMUM SHRUBS REQUIRED = 40 (1 / 43")
SHRUBS PROPOSED = 87
LANDSCAPE AREA REQUIRED = 775 SF (25%)
LANDSCAPE AREA PROPOSED = 775 SF (44%)

NORTHWEST PERIMETER (100 LF) (1,500 SF)
CANOPY TREES REQUIRED = 3.3 (1 / 30 LF)
CANOPY TREES PROPOSED = 4
ORNAMENTAL TREES REQUIRED = 6.6 (1 / 15 LF)
ORNAMENTAL TREES PROPOSED = 7
MINIMUM SHRUBS REQUIRED = 28.4 (1 / 43")
SHRUBS PROPOSED = 50
LANDSCAPE AREA REQUIRED = 375 SF (25%)
LANDSCAPE AREA PROPOSED = 400 SF (44%)

SOUTHEAST PERIMETER (48 LF) (450 SF)
CANOPY TREES REQUIRED = 2.05 (1 / 30 LF)
CANOPY TREES PROPOSED = 2.1
ORNAMENTAL TREES REQUIRED = 4.1 (1 / 15 LF)
ORNAMENTAL TREES PROPOSED = 4.1
MINIMUM SHRUBS REQUIRED = 17.4 (1 / 43")
SHRUBS PROPOSED = 140
LANDSCAPE AREA REQUIRED = 1,996 SF (25%)
LANDSCAPE AREA PROPOSED = 5,150 SF (1,000%)

5.01.03 FOUNDATION LANDSCAPING

LANDSCAPE PLANTINGS A MINIMUM OF 4' WIDE, ONE (1) ORNAMENTAL TREE / 30 LF, PLUS 50 SHRUBS (24" TALL) / 100 LF

SOUTH SIDE OF BUILDING (145 LF)
ORNAMENTAL TREES REQUIRED = 1.515 (1 / 30 LF)
ORNAMENTAL TREES PROPOSED = 4
MINIMUM SHRUBS REQUIRED = 7.15 (50 / 100 LF)
SHRUBS PROPOSED = 140

EAST SIDE OF BUILDING (300 LF)
ORNAMENTAL TREES REQUIRED = 15 (1 / 20 LF)
ORNAMENTAL TREES PROPOSED = 15
MINIMUM SHRUBS REQUIRED = 150 (50 / 100 LF)
SHRUBS PROPOSED = 154

WEST SIDE OF BUILDING (305 LF)
ORNAMENTAL TREES REQUIRED = 15.15 (1 / 20 LF)
ORNAMENTAL TREES PROPOSED = 16.5
MINIMUM SHRUBS REQUIRED = 152.5 (50 / 100 LF)
SHRUBS PROPOSED = 159

(4 PALMS ARE COUNTED AS TWO (2) PALMS = ONE (1) ORNAMENTAL TREE)

LANDSCAPE MATERIAL LIST

CANOPY TREES

| | | | | | |
|---|---|---|---|---|---|
| 18 | MG | MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' | SOUTHERN MAGNOLIA | N | #15 GAL. 3.5" DBH, 10' TALL, SINGLE LEADER, 4' CT, FULL CANOPY |
| 18 | PG | PINUS GLABRA | SAND PINE | N | #15 GAL. 3.5" DBH, 10' TALL, SINGLE LEADER, 4' CT, FULL CANOPY |
| 5 | QA | QUERCUS AUSTRINA | BLUFF OAK | N | #15 GAL. 3.5" DBH, 11' TALL, SINGLE LEADER, 5' CT, FULL CANOPY |
| 5 | TX | TAXODIUM DISTICHUM | BALD CYPRESS | N | #15 GAL. 3.5" DBH, 10' TALL, SINGLE LEADER, FULL CANOPY |

ORNAMENTAL TREES

| | | | | | |
|---|---|---|---|---|---|
| 1 | CV | CALLISTEMON VIMINALIS 'RED CLUSTER' | BOTTLEBRUSH TREE | | 15 GAL. 1" DBH, 7' TALL, SINGLE LEADER, FULL CANOPY |
| 17 | EP | ILEX X ATTENUATA | EAST PALATKA HOLLY | | 15 GAL. 1" DBH, 6' TALL, FULL CANOPY |
| 1 | N | ILEX VOMITORIA 'WEEPING' | WEEPING HOLLY TREE | | 15 GAL. 1" DBH, 7' TALL, SINGLE LEADER, FULL CANOPY |
| 10 | LI | LAGERSTROEMIA INDICA 'TUSCARORA' | CRAPE MYRTLE | | 15 GAL. 1.5" DBH, 6' TALL, MULTI-TRUNK, FULL CANOPY |
| 3 | LTT | LIGUSTRUM JAPONICA 'TREE-TYPE' | PRIVET TREE | | 15 GAL. 1.5" DBH, 8' TALL, MULTI-TRUNK, FULL CANOPY |
| 19 | SP | SABAL PALMETTO | FLORIDA PALM | N | D & D, MIN 10' CT, VARIED HEIGHTS, FULL BLD |

SHRUBS & GROUNDCOVER

| | | | | | |
|---|---|---|---|---|---|
| 145 | PS | PILEA SELLOWIANA | JAVA PLANT | | 3 GAL. 24" – 30" TALL, FULL, SET 4' o.c. |
| – | HP | HAMELIA PATENS | FIRE BUSH | N | 3 GAL. 18" – 24" TALL, FULL |
| 36 | JP | JUNIPERUS CHINENSIS 'PFITZIA' | COMMON JUNIPER | | 3 GAL. 24" – 30" TALL, EVENLY BRANCHED, FULL |
| 30 | JS | JUNIPERUS SILICICOLA | RED CEDAR | N | 3 GAL. 30" – 36" TALL, FULL, SET 3' o.c. |
| 150 | LJ | LIGUSTRUM JAPONICA | PRIVET | | 3 GAL. 24" – 30" TALL, FULL, SET 3' o.c. |
| 21 | LG | LORAPETALUM CHINENSIS | LORAPETALUM | | 3 GAL. 18" – 24" TALL, FULL |
| 100 | LM | LIRIOPE MUSCARI 'BIG BLUE' | BORDER GRASS | | 1 GAL. MIN 7 – 9 PTS, FULL, SET 24" o.c. |
| 128 | MG | MUHLENBERGIA CAPILLARIS | MUHLY GRASS | N | 3 GAL. 24" – 30" TALL, FULL |
| 59 | MP | MYRCIANTHES FRAGRANS | SIMPSONS STOPPER | N | 3 GAL. 24" – 30" TALL, FULL, SET 3' o.c. |
| 44 | PM | PODOCARPUS MACROPHYLLUM | FLORIDA YEW | | 3 GAL. 30" – 36" TALL, SET 15' o.c., TRIM |
| 3 | RE | RAPHIS EXCELSA | LADY PALM | | 10 GAL. 3' – 5' TALL, FULL, SPECIMEN |
| 114 | RI | RAPHIOLEPIS INDICA | INDIAN HAWTHORN | | 3 GAL. 15" – 18" TALL, WELL-RANGED, FULL |
| 50 | TD | TRIPSACUM DACTYLOIDES | FAKAHATCHEE GRASS | N | 3 GAL. 24" – 30" TALL, FULL |
| – | VO | VALERIANA ORNATUM | WALTERS VIBURNUM | N | 3 GAL. 18" – 24" TALL, FULL, SET 3' o.c. |
| 104 | VD | VIBURNUM DENTATUM | SWEET VIBURNUM | | 3 GAL. 24" – 30" TALL, FULL, SET 3' o.c. |

14,000 SF – ARGENTINE-BAHIA SOD
– SF – ARGENTINE-BAHIA SOD (LOTS 1, 3, & 4)
11,000 SF – ARGENTINE-BAHIA SOD (PRA SIDE-SLOPES)

*LANDSCAPE AND IRRIGATION PLANS ARE DESIGNED IN ACCORDANCE WITH THE CITY OF APOPKA ORDINANCE No. 2045

SCALE 1" = 40'

0 10 20 30 50 100 150

N

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

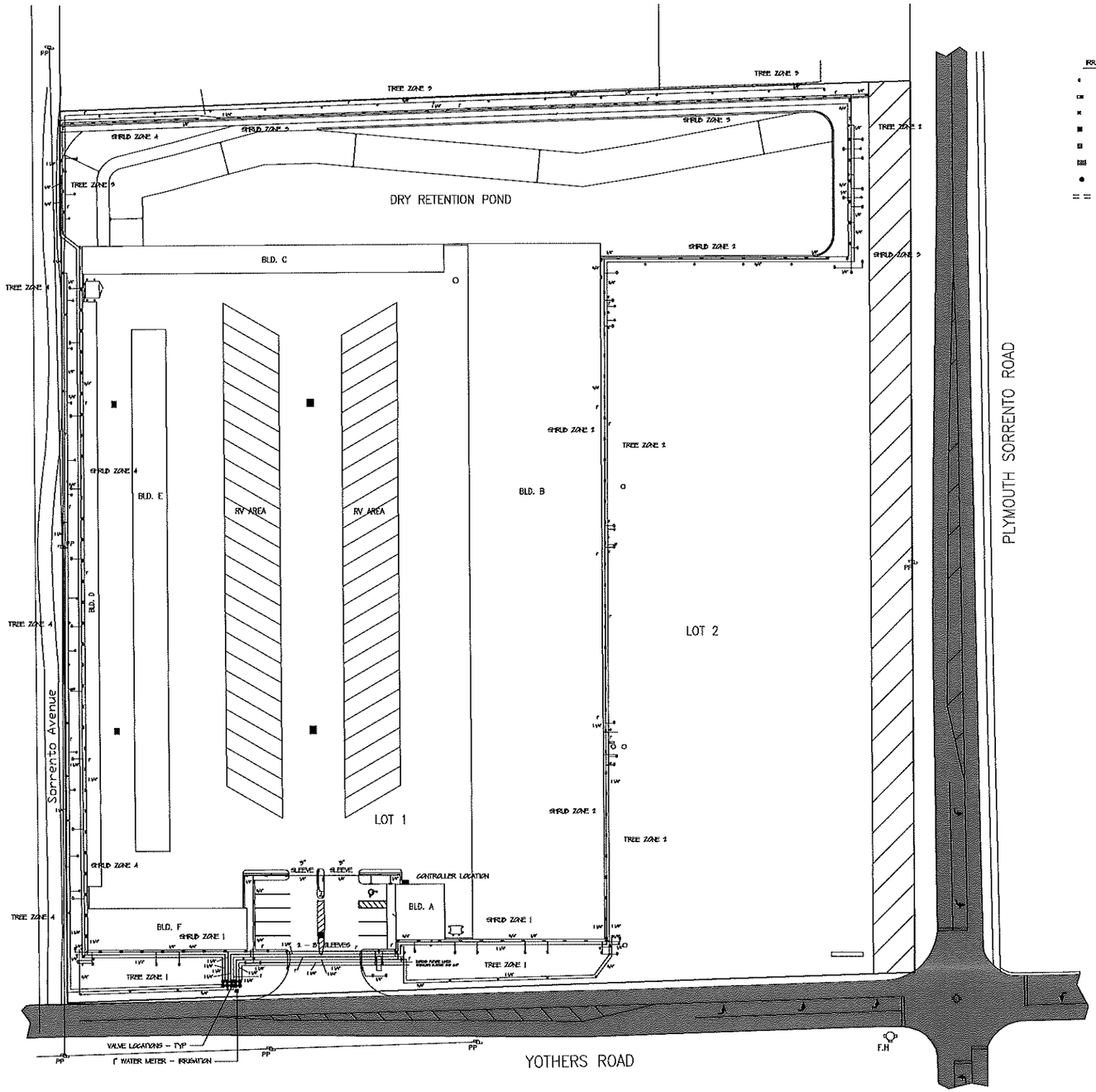
| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 2 | 1/20 | PHASING | RAK |
| 1 | 10/19 | CITY COMMENTS | RAK |

DRAWN BY: RAK
DATE: 3 / 19
SCALE: 1" = 40'
DRAWING NO:
VIEW NAME:
JOB NO:
P.C.
F.B.

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE 8th STREET
OCALA, FLORIDA 34478
P.O. BOX 5121
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

# LANDSCAPE PLAN
## WEST APOPKA SELF-STORAGE & COMMERCIAL DEVELOPMENT
APOPKA FLORIDA

SHEET L001 of ___




IRRIGATION LEGEND

- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- HUNTER MP 1000 SERIES SIDE-SPRAY POP-UP HEADS
- HUNTER PCB SERIES BUBBLER HEADS FOR TREES
- NEW 1" WATER METER -- IRRIGATION ONLY
- PROPOSED SOIL SENSOR LOCATION
- HUNTER X-CORE (XC-6) CONTROLLER LOCATION
- 1" NELSON VALVES IN WATER-RESISTENT BOXES
- SLEEVING - SCH. 40 P.V.C.

IRRIGATION ZONE DATA

| | | |
|---|---|---|
| TREE ZONE 1 | = | 14.0 GPM |
| TREE ZONE 2 | = | 11.0 GPM |
| TREE ZONE 3 | = | 13.0 GPM |
| TREE ZONE 4 | = | 14.0 GPM |
| SHRUB ZONE 1 | = | 24.5 GPM |
| SHRUB ZONE 2 | = | 10.5 GPM |
| SHRUB ZONE 3 | = | 10.5 GPM |
| SHRUB ZONE 4 | = | 13.1 GPM |

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/3, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. IRRIGATION WATER SOURCE SHALL BE A NEW 1" WATER METER FOR IRRIGATION USE ONLY. SEE CIVIL PLANS FOR LOCATION AND INSTALLATION COORDINATION
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL REVIEW THE EXISTING SITE CONDITIONS, AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE PROPOSED COMPONENTS ARE SUFFICIENT FOR THE SYSTEM AS DESIGNED. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE CITY OF APOPKA SHALL INSTALL THE NEW WATER METER
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE.
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
11. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LIMEROCKING OF THE PAVED AREAS
12. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
13. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
14. RAINBIRD "RAIN/FREEZE" DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL. (RSD SERIES). IN ADDITION, AN ACQUIRA TDT SENSOR WITH 6SX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
19. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED BETWEEN THE METER AND THE VALVE CONNECTIONS
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
21. ZONES ARE DESIGNED TO FUNCTION AT 35 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTY FOR THE DESIGNED COVERAGE
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND SOD AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
24. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE ROOT SYSTEMS OF THE NEW TREES TO BE INSTALLED
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
26. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY FMG @ EDIS/FAGULEDU/AE310
27. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
28. ALL POP-UP HEIGHTS SHALL BE SET FOR 6" AND VERIFIED PRIOR TO ACCEPTANCE
29. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SENTRY AND VERIFIED BY CONTRACTOR
30. THERE SHALL BE NO IRRIGATION HEADS INSTALLED ON RISERS FOR THIS PROJECT
31. ALL IRRIGATION INSTALLATION SHALL MEET LDS GRADES AND STANDARDS
32. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
33. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
34. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

LANDSCAPE AND IRRIGATION PLANS ARE DESIGNED IN ACCORDANCE WITH THE CITY OF APOPKA ORDINANCE No. 2049

SCALE 1" = 40'

0 10 20 30 40 50 100 150

N

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 2 | 1/20 | PHASING | RAK |
| 1 | 10/19 | CITY COMMENTS | RAK |

DRAWN BY: RAK
SCALE: 1" = 40'
JOB NO.:
DATE: 3 / 19
DRAWING NO.:
VIEW NAME:
FB: PG.

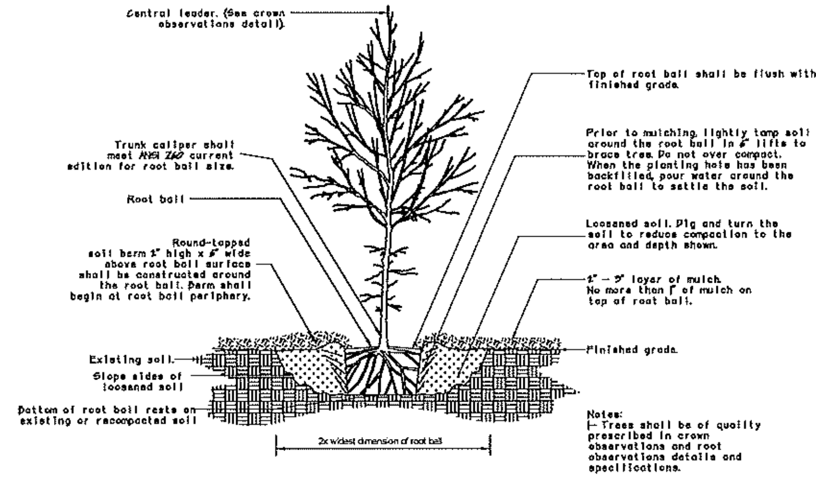
ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1520 SE. 8th STREET
OCALA, FLORIDA 34478
P.O. BOX 5121
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

# IRRIGATION PLAN
# WEST APOPKA SELF-STORAGE & COMMERCIAL DEVELOPMENT
APOPKA FLORIDA

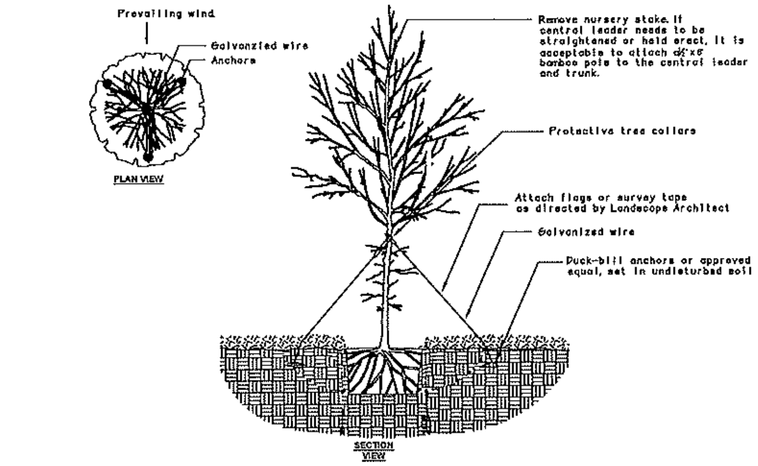
SHEET L.002 of ____

LANDSCAPE NOTES

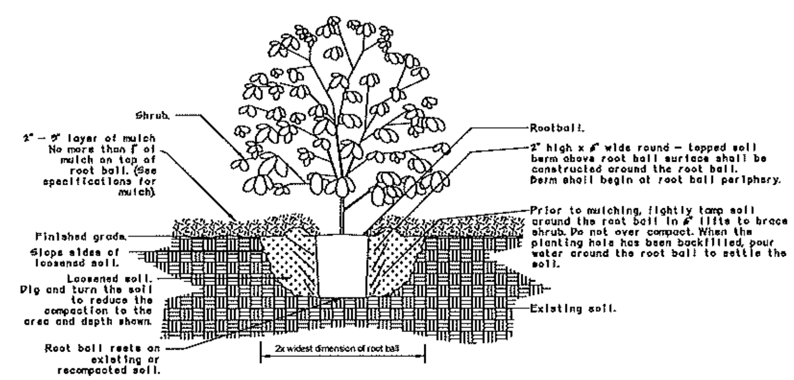
1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 2" – 3" OF PINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. THERE WILL BE NO EXISTING TREES PRESERVED WITHIN THE PROJECT AREA
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT DONE AND SHALL IDENTIFY THE SCOPE OF WORK
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL PALMS SHALL HAVE STRAIGHT, UNBLEMISHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
13. SABEL PALMS MAY BE INSTALLED WITH 'HURRICANE' CUT PER INDUSTRY STANDARDS
14. SABEL PALMS MUST REMAIN A FULL, HEALTHY BUD THROUGH OUT THE WARRENTY PERIOD AND MUST BE ACCEPTABLE TO THE LANDSCAPE ARCHITECT AT FINAL REVIEW
15. FROM DENSITY FOR THE NEW BUDS SHALL BE A MINIMUM OF 4 – 5 FRONS
16. ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
18. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 – 80 GPD TO ALL NEW TREES AND PALMS
19. DURING INSTALLATION OF ALL PALMS 'DIEHARD' PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
20. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
21. ALL NEW SOD SHALL BE ARGENTINE-BAHIA INSTALLED WITH NO GAPS OR OVERLAPS
22. BAHIA SOD MAY BE INSTALLED FROM EITHER PALLETS OR ROLLS. IF ROLLS ARE USED ALL MESH AND/OR WIRE BACKING MUST BE COMPLETELY REMOVED PRIOR TO ACCEPTANCE
23. ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH ARGENTINE-BAHIA
24. SIDE-SLOPES AND OTHER DISTURBED AREAS OF THE DRA SHALL BE SODDED WITH ARGENTINE-BAHIA SOD. THE BOTTOM OF THE DRA SHALL REMAIN OPEN (SEE CIVIL PLANS)
25. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL.
26. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
27. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
28. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC. AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
29. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL
30. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
31. ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z60.1)
32. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
33. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
34. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACMENT IS ESSENTIAL FOR ACCEPTANCE
35. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS



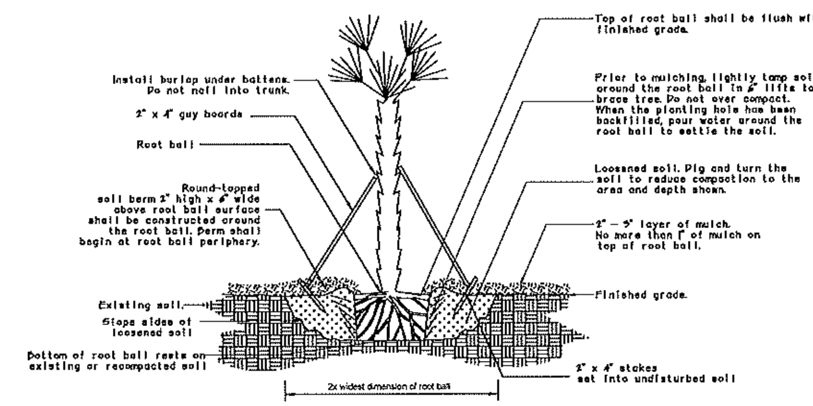

TREE INSTALLATION




TREE STAKING – TREES < 2" CALIPER

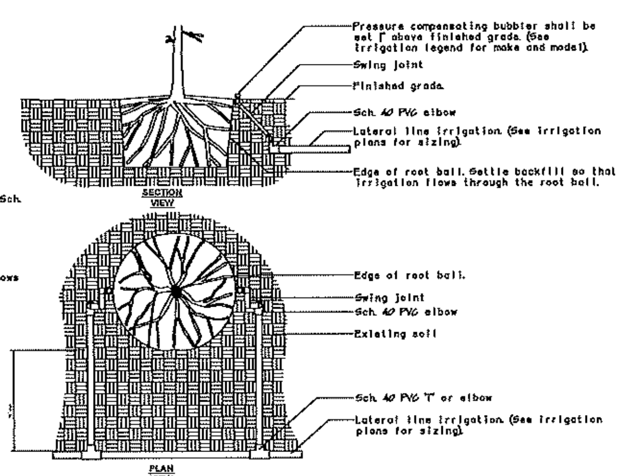



SHRUB INSTALLATION

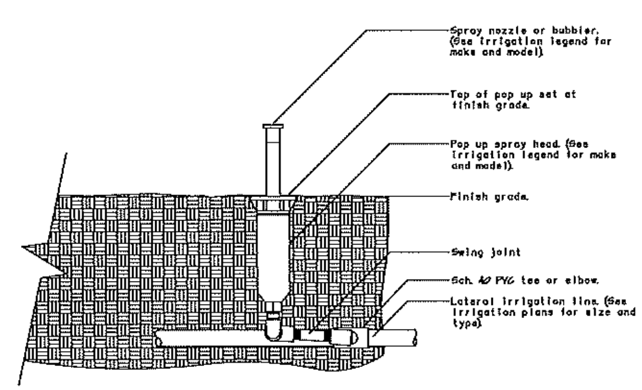



PALM INSTALLATION

Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

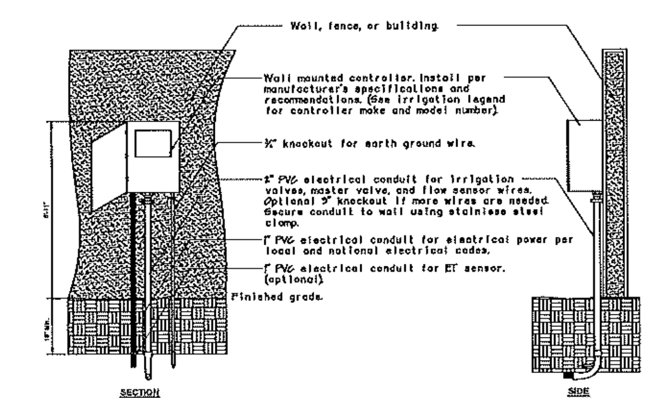



TREE BUBBLER LAYOUT




Notes:
1- 6" pop ups shall be used in turf areas.
2- Contractor shall settle soil around the pop up after installation.
3- All pop up spray heads shall have check valves.
4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

POP UP-SPRAY HEAD




Notes:
1- Common and controller wire to be bundled using electrical tape at 10'-0" on center.
2- Grounding rods shall be located between 8'-3" to 12' away from the controller. Grounding rods shall be 8' in length. Connect the grounding rod to the controller using 6 gauge bare copper wire per manufacturer's specifications.
3- Rain sensor device shall be installed within 50' of the controller, a minimum of 15' high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

WALL MOUNTED CONTROLLER

*LANDSCAPE AND IRRIGATION PLANS ARE DESIGNED IN ACCORDANCE WITH THE CITY OF APOPKA ORDINANCE No. 1065

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 2 | 1/20 | PHASING | RAK |
| 1 | 10/19 | CITY COMMENTS | RAK |

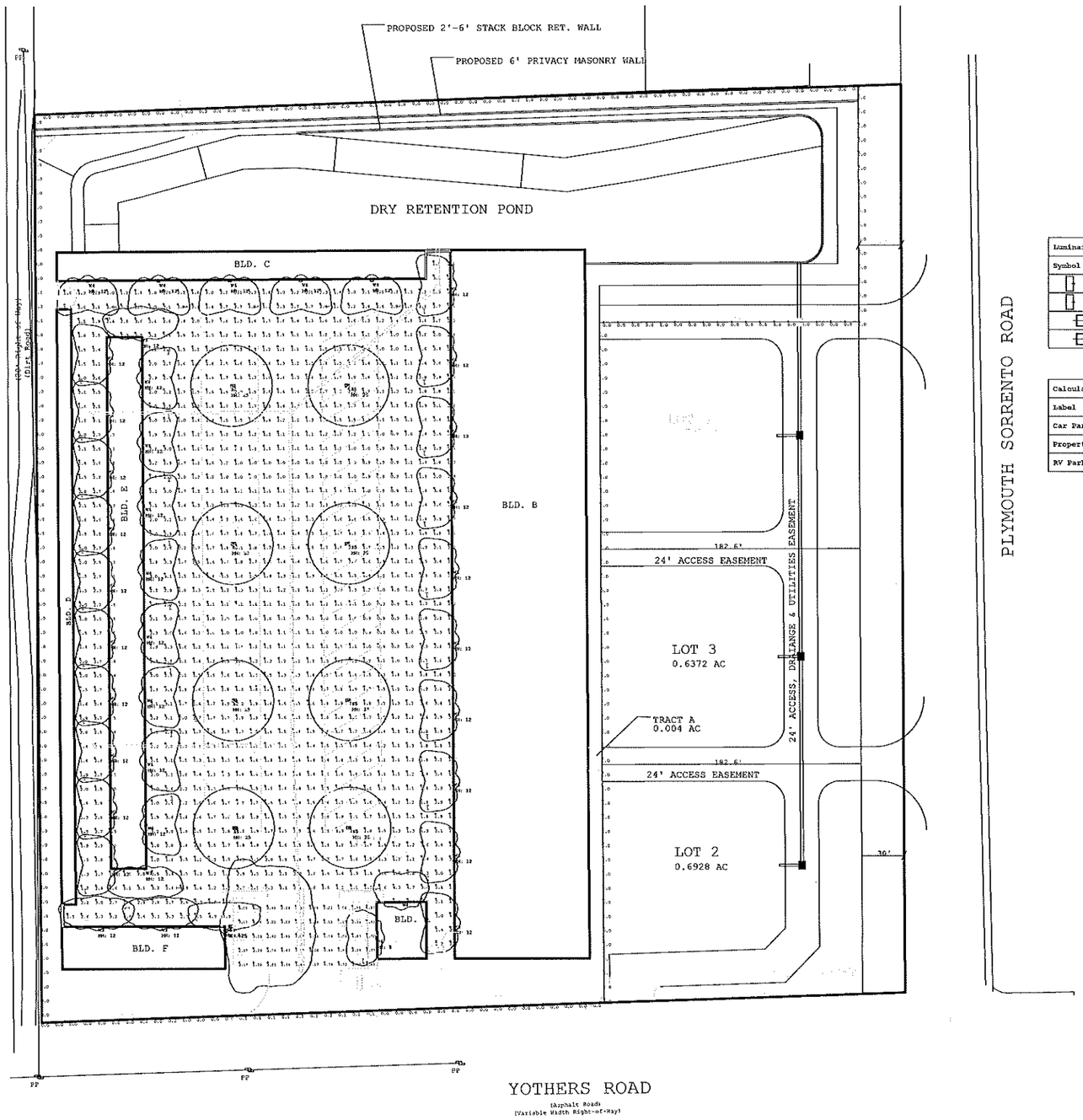
DRAWN BY: RAK
DATE: 3 / 19
SCALE: 1" = 40
DRAWING NO.:
VIEW NAME:
JOB NO.:
FB.
PG.

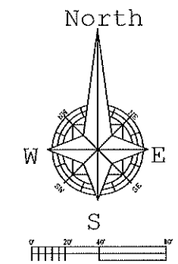
EDK
ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 6th STREET P.O. BOX 5121
OCALA, FLORIDA 34478 (352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE NOTES & DETAILS
WEST APOPKA SELF-STORAGE & COMMERCIAL DEVELOPMENT
APOPKA FLORIDA

SHEET L003 of ____

# RES. LOW SUB.




| Luminaire Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | LLF | Description | Lum. Watts |
| | 5 | W3 | SINGLE | 0.850 | Beacon TRV-24L-27-5K7-3-UNV | 27 |
| | 35 | W4 | SINGLE | 0.850 | Beacon TRV-24L-27-5K7-4W-UNV | 27 |
| | 8 | S5 | SINGLE | 0.850 | Beacon VP-S-60L-136-5K7-5W | 135.388 |
| | 1 | S4 | SINGLE | 0.850 | Beacon VP-S-60L-136-5K7-4 | 135.583 |

| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Car Parking | Illuminance | Fc | 2.21 | 7.03 | 0.73 | 3.03 | 9.63 |
| Property Line | Illuminance | Fc | 0.01 | 0.2 | 0.0 | N.A. | N.A. |
| RV Parking & Drives | Illuminance | Fc | 1.72 | 7.9 | 0.8 | 2.15 | 9.88 |

| Luminaire Location Summary | | | | | | |
|---|---|---|---|---|---|---|
| LumNo | Label | X | Y | Z | Orient | Tilt |
| 1 | S4 | 26593.3 | -41398.4 | 25 | 0 | 0 |
| 2 | S5 | 26596.9 | -41015.2 | 25 | 0 | 0 |
| 3 | S5 | 26693.3 | -41015.2 | 25 | 180 | 0 |
| 4 | S5 | 26597.1 | -41126.7 | 25 | 0 | 0 |
| 5 | S5 | 26693.1 | -41126.7 | 25 | 180 | 0 |
| 6 | S5 | 26597.3 | -41237.2 | 25 | 0 | 0 |
| 7 | S5 | 26693.3 | -41237.2 | 25 | 180 | 0 |
| 8 | S5 | 26597.1 | -41327.3 | 25 | 0 | 0 |
| 9 | S5 | 26693.3 | -41327.3 | 25 | 180 | 0 |
| 10 | W3 | 26531.1 | -41396.3 | 8 | 90 | 0 |
| 11 | W3 | 26535.6 | -41156.6 | 12 | 270 | 0 |
| 12 | W3 | 26533.1 | -40985.3 | 12 | 90 | 0 |
| 13 | W3 | 26601.1 | -41396.3 | 12 | 90 | 0 |
| 14 | W3 | 26546.1 | -41396.3 | 12 | 90 | 0 |
| 15 | W4 | 26716 | -41375.2 | 8 | 90 | 0 |
| 16 | W4 | 26657.9 | -41405 | 8 | 180 | 0 |
| 17 | W4 | 26752.8 | -41374.6 | 12 | 180 | 0 |
| 18 | W4 | 26752.8 | -41244.6 | 12 | 180 | 0 |
| 19 | W4 | 26752.8 | -41276.6 | 12 | 180 | 0 |
| 20 | W4 | 26752.8 | -41246.6 | 12 | 180 | 0 |
| 21 | W4 | 26752.8 | -41176.6 | 12 | 180 | 0 |
| 22 | W4 | 26752.8 | -41146.6 | 12 | 180 | 0 |
| 23 | W4 | 26751.7 | -41096.6 | 12 | 180 | 0 |
| 24 | W4 | 26751.7 | -41066.6 | 12 | 180 | 0 |
| 25 | W4 | 26751.7 | -40996.6 | 12 | 180 | 0 |
| 26 | W4 | 26751.7 | -40966.6 | 12 | 180 | 0 |
| 27 | W4 | 26496.9 | -40941.8 | 12 | 270 | 0 |
| 28 | W4 | 26546.9 | -40941.8 | 12 | 270 | 0 |
| 29 | W4 | 26609.7 | -40993.1 | 12 | 180 | 0 |
| 30 | W4 | 26509.859 | -41323.1 | 12 | 180 | 0 |
| 31 | W4 | 26510.81 | -41173.099 | 12 | 180 | 0 |
| 32 | W4 | 26510.145 | -41153.099 | 12 | 180 | 0 |
| 33 | W4 | 26510.319 | -41153.099 | 12 | 180 | 0 |
| 34 | W4 | 26510.474 | -41153.099 | 12 | 180 | 0 |
| 35 | W4 | 26510.629 | -41153.098 | 12 | 180 | 0 |
| 36 | W4 | 26510.784 | -41153.098 | 12 | 180 | 0 |
| 37 | W4 | 26510.939 | -41153.098 | 12 | 180 | 0 |
| 38 | W4 | 26511.094 | -41153.097 | 12 | 180 | 0 |
| 39 | W4 | 26537 | -41324.7 | 12 | 0 | 0 |
| 40 | W4 | 26536.949 | -41219.7 | 12 | 0 | 0 |
| 41 | W4 | 26536.728 | -41216.7 | 12 | 0 | 0 |
| 42 | W4 | 26536.407 | -41189.701 | 12 | 0 | 0 |
| 43 | W4 | 26536.676 | -41164.701 | 12 | 0 | 0 |
| 44 | W4 | 26538.545 | -41089.701 | 12 | 0 | 0 |
| 45 | W4 | 26536.214 | -41064.701 | 12 | 0 | 0 |
| 46 | W4 | 26536.883 | -41039.701 | 12 | 0 | 0 |
| 47 | W4 | 26696.9 | -40941.8 | 12 | 270 | 0 |
| 48 | W4 | 26646.9 | -40941.8 | 12 | 270 | 0 |
| 49 | W4 | 26496.9 | -40941.8 | 12 | 270 | 0 |

FOOTCANDLE ANALYSIS BY PHOTOMETRICS LLC 3/8/2019.

THE PARKING SURFACE IS ASSUMED TO BE ASPHALT.

THIS LAYOUT MEETS IES RP20-14 RECOMMENDATIONS FOR BASIC PARKING LOT LIGHTING LEVELS AND UNIFORMITY.

ALL FIXTURES ARE FULL CUTOFF (NO LIGHT ABOVE 90°).
WITH FLAT GLASS LENSES AND NO TILT.
POLE LIGHT FIXTURES ARE 25FT ABOVE GRADE.
WALL MOUNT FIXTURES ARE 8FT & 12FT ABOVE GRADE.
POLE LIGHTS ARE 136 WATT, LED LAMP SOURCE.
WALL LIGHTS ARE 27 WATT, LED LAMP SOURCE.

FOOTCANDLE READINGS DO NOT INCLUDE SHADOWING EFFECTS CAUSED BY CONSTRUCTIONS ONSITE SUCH AS BUILDINGS, TREES, ETC.

THE IES PHOTOMETRIC COMPUTER FILES USED FOR THIS ANALYSIS HERE PROVIDED BY THE MANUFACTURER(S) OF THE LIGHT FIXTURE(S) USED ON THIS PROJECT. THE ACCURACY OF THESE FILES ARE THE RESPONSIBILITY OF THE MANUFACTURER(S).

CONFORMANCE TO ANY AND ALL FACILITY, LOCAL, STATE, OR NATIONAL CODES AND REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

CAREFUL PLACEMENT AND ORIENTATION OF THE LIGHT FIXTURES ONSITE IS REQUIRED FOR THIS COMPUTER SIMULATION TO BE ACCURATE.

NORMAL TOLERANCES OF VOLTAGE, TEMPERATURE, LAMP OUTPUT, AND BALLAST AND LUMINAIRE MANUFACTURER WILL AFFECT RESULTS.

DWG. ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO., ALL RIGHTS RESERVED. COPYRIGHT 2010.

ENGINEER: JOHN MURPHY, P.E.
CHECKED BY: TOM DUDSON, P.E.
TECHNICIAN: S.A.M.

| MARK | DATE | REVISIONS |
|---|---|---|
| | | CURRENT |

PROJECT NO. 17100

AMERICAN CIVIL ENGINEERING CO.
237 W. MAIN RD., SUITE 211 WINTER SPRINGS, FLA 32708
PH. (407) 327-7700; FAX (407) 327-0227
CERT. OF AUTHORIZATION number 8729

PHOTOMETRIC PLAN

**W. Apopka Self-Storage & Commercial Development**

APOPKA, FLORIDA

PHOTOMETRIC PLAN
project no. 18100
sheet number
P-1

# VIPER S STRIKE
SMALL VIPER LUMINAIRE

| Cat.# | Job | Type |
|---|---|---|
| VPS/60-L/5K7/4W-5W/UNV/A/DB | W. Apopka Self Storage | S4 & S5 |

BEACON — Approvals

## SPECIFICATIONS

**Intended Use:**
The Beacon Viper luminaire is available in this single choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

**Construction:**
- Manufactured with die cast aluminum.
- Coated with an polymer finish that meets ASTM B117 corrosion test requirements and ASTM D638 peeling and lick of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lenses, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs subjected to the torque needed to crush the EPS foam gasket to achieve optimal system ingress protection (IP) and vibration (IK).
- Two piece silicone and micro-cellular polyurethane foam gasket ensures a watertight seal around each individual LED.

**Electrical:**
- 100W through 277V, 50/60 Hz 8010W (1-10V), or 347V or 480V input.
- Power factor is ≥.90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 90% of individual and is certified by UL for use at 40(104) ≥ 90 Degrees.
- Plug disconnects are certified by UL for use at 600VAC, 13A or higher. 18A rating applies to primary (AC) side only.
- Entire electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.

**Surge protection - 20kA.**

**Optional 7-pin ANSI C136.41 - 2013 twist lock photo control receptacle available. Compatible with ANSI C136.41 external photo control devices.**

**Lifeshield™ Circuit - protects luminaire from excessive temperature. The device will activate at a specific factory preset temperature and progressively reduce power over a finite temperature range. Operation shall be smooth and deterministic to the end. Thermal circuit is designed to "fail on", allowing the luminaire to remain full power in the event of an interruption of its power supply, or faulty wiring connection to the circuit. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc)**

**Control Options:**
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energen for optional set dimming, timed dimming with simple delays or timed dimming based on time of night. See www.beaconproducts.com/products/energen.
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing for liquidity 24/7. For more details, see ordering information in shell www.hubbelllighting.com/sitesync

**Installation:**
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

**Finish:**
- IP5 polyester powder-coat electrostatically applied and thermoset. IP5 finish consists of a five stage pretreatment regimen with a premium primer sealer and top coated with a thermoset per TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D822 and meets surface impacts of up to 160 inch-pounds.

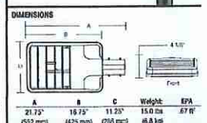
**Certifications/Ratings:**
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/specsheet

**Warranty:**
Review limited warranty for more information visit www.hubbelllighting.com/hbl/resources/warranty

**CERTIFICATIONS/LISTINGS**
cULus, IDA, DLC — *Models and availability may vary*

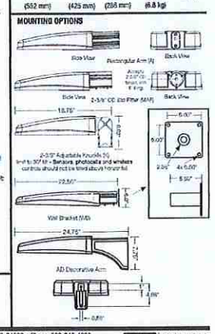
**PRODUCT IMAGE(S)**

**DIMENSIONS**




| A | B | C | Weight | EPA |
|---|---|---|---|---|
| 21.75" (552 mm) | 18.75" (425 mm) | 11.25" (285 mm) | 15.0 lbs (6.8 kg) | .67 ft² |

**MOUNTING OPTIONS**






## ORDERING INFORMATION

ORDERING EXAMPLE: VPS/24L-65/4KT/4W/UNV/A/DB17/FR-TL/CE/HI-04/BC

| VPS | 60L-136 | 5K7 | 4W-5W | | UNV | A | DB | | |
|---|---|---|---|---|---|---|---|---|---|
| SERIES | LED ENGINE | COLOR | | ROTATION | VOLTAGE | | COLOR | | OPTIONS |
| VPS Viper | 24L-65 50W LED array | 3K7 3000K, 70 CRI | | Leave blank for no rotation | UNV 120-277V | | BL Black Textured | | F Fusing |
| | 30L-65 60W LED array | 4K7 4000K, 70 CRI | | L* Optic rotation left | 120 120V | | DB Dark Bronze Textured | | BSP Bird Spikes |
| | 36L-65 80W LED array | 5K7 5000K, 70 CRI | | R* Optic rotation right | 208 208V | | GYS Light Gray Smooth | | BC Backshield (available for FR, 2, 3, 4, 4W Optics) |
| | 40L-110 110W LED array | | | | 240 240V | | PS Platinum Silver Smooth | | |
| | 60L-136 136W LED array | | | | 277 277V | | WH White Textured | | |
| | | | | | 347 347V | | CC Custom Color | | |
| | | | | | 480 480V | | | | |

| INSTRUCTION | MOUNTING | CONTROL OPTIONS |
|---|---|---|
| FR Type 5 Front Row | A Rectangular Arm (formerly RA) for square or round pole | 7PR 7-Pin Receptacle only (photocell cap, photo control, or wireless control provided by others) |
| 2 Type 2 | MAF Mast Arm Fitter (formerly SFA) for 2-3/8" OD horizontal arm | 7PR-SC 7-Pin Receptacle w/Shorting Cap |
| 3 Type 3 | K Knuckle (formerly PKA) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon | 7PR-TL 7-Pin Receptacle w/Twist Lock photo control |
| 4 Type 4 | WB Wall Bracket | SCPI_IP65 Programmable Occupancy Sensor w/ daylight control (100-277 volts only) |
| 4W Type 4 Wide | AD Universal Arm for square pole | GEM-3X1 EMERGENT |
| 5QM Type 5QM | ADO Universal Arm for 2.4"-4.1" round pole | SWP* SiteSync Pre-Commission |
| 5R Type 5R (rectangular) | ADS Universal Arm for 4.2"-5.3" round pole | SWPM** SiteSync Pre-Commission w/ Sensor |
| 6W Type 6W (round wide) | ADM Universal Arm for 5.3"-6.9" round pole | |
| TC Tenon Mount | ADB Universal Arm for 6.0"-8.5" round pole | |

**HOUSE SIDE SHIELD ACCESSORIES**

| | |
|---|---|
| HSS/VP-S/90-FR/XXX | 90° shield front or back |
| HSS/VP-S/90-LR/XXX | 90° shield left or right |
| HSS/VP-S/270-FR/XXX | 270° shield front or back |
| HSS/VP-S/270-LR/XXX | 270° shield left or right |
| HSS/VP-S/360/XXX | Full shield |

(Replace XXX with amount for desired shield size)
(Refer to page 5 for shield image)

**MOUNTING ACCESSORIES**

| | |
|---|---|
| VPL-AD-RA3 | 2.4"-4.1" Round Pole Adapter for AD arm |
| VPL-AD-RA4 | 4.2"-5.3" Round Pole Adapter for AD arm |
| VPL-AD-RA5 | 5.3"-6.9" Round Pole Adapter for AD arm |
| VPL-AD-RA6 | 6.0"-8.5" Round Pole Adapter for AD arm |

**Accessories and Services (Ordered Separately)**

| Catalog Number | Description |
|---|---|
| SWUSB* | SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node |
| SWTAB* | Windows tablet and SiteSync interface software. Includes tablet with installed software, SiteSync license and USB radio bridge node. |
| SWRING | SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is required. |
| SCP-REMOTE | Remote Control for SCPI_P option. Order at least one per project to program and control |
| SWPPR* | SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC |

* When ordering SiteSync at least one of these two interface options must be ordered per project
** Available on a SiteSync shelf software license with an existing fixture module

**Hubbell Control Solutions - Accessories (sold separately)**

| Catalog Number | Description | HCS System |
|---|---|---|
| NXGFM-1010-UNV | On-fixture Module (Fade, On / Off / Dim, Daylight Sensor with NaturalLT Radio and Bluetooth Radio, 120-480VAC | NX Distributed Intelligence™ |
| WR-RMF-L | On-fixture Module (Fade or Switch, On / Off / Dim, Daylight Sensor with wSCAPE Radio, 110-480VAC | wSCAPE® Lighting Control |

For additional information, material is free to download please visit www.hubbelllightingcontrols.com. Options provided but not with the product menu, please use specification sheet ordering information table for details.

**SiteSync 7-Pin Module**

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors



## COMPOSITE POLE — RT34

Whatley

TAPERED POLE 3.4 INCHES AT POST TOP

Job: W. Apopka Self Storage
Apopka, FL
Type: Site Light Poles

- Tapered composite pole shaft
- Direct Embedded and Anchor Base models
- One piece XTREME™ elastomeric urethane base cover

### Ordering Information

SAMPLE CATALOG NUMBER LOGIC

Cat# RT34-25-DE-DBZ-SMS-DTC

| | B | C | D | E | F | G | H |
|---|---|---|---|---|---|---|---|
| RT34 | 16 | DE | BLK | TXT | 30 | -35 | * |
| RT34 | 20 | AB | DGN | SMS | 35 | -40 | * |
| POLE | ABOVE GRADE HEIGHT | INSTALLATION METHOD | COLOR | SURFACE FINISH | TENON O.D. | TENON HEIGHT | OPTIONS |

**B — ABOVE GRADE HEIGHT**

| Cat No. | Description |
|---|---|
| RT34-10 | 10 feet/3.0M |
| RT34-11 | 11 feet/3.4M |
| RT34-12 | 12 feet/3.7M |
| RT34-13 | 13 feet/4.0M |
| RT34-14 | 14 feet/4.3M |
| RT34-15 | 15 feet/4.6M |
| RT34-16 | 16 feet/4.9M |
| RT34-17 | 17 feet/5.2M |
| RT34-18 | 18 feet/5.5M |
| RT34-19 | 19 feet/5.8M |
| RT34-20 | 20 feet/6.1M |
| RT34-21 | 21 feet/6.40M |
| RT34-22 | 22 feet/6.71M |
| RT34-23 | 23 feet/7.01M |
| RT34-24 | 24 feet/7.32M |
| RT34-25 | 25 feet/7.62M |
| RT34-26 | 26 feet/7.92M |
| RT34-27 | 27 feet/8.32M |
| RT34-28 | 28 feet/8.53M |
| RT34-29 | 29 feet/8.84M |
| RT34-30 | 30 feet/9.14M |

**C — INSTALLATION METHOD**

| Cat No. | Description |
|---|---|
| DE | Direct Embedded |
| AB | Anchor Base |

**E — SURFACE FINISH**

| Cat No. | Description |
|---|---|
| TXT | Natural texture of the reinforcing strands |
| SMS | Smooth surface finish |

**F — TENON O.D. (OUTSIDE DIAMETER)**

| Cat No. | Description |
|---|---|
| 23 | 2 3/8" (60 mm) |
| 27 | 2 7/8" (73mm) |
| 30 | 3" (76mm) |
| 35 | 3 1/2" (89mm) |
| 40 | 4" (102 mm) |

**G — TENON HEIGHT**

| Cat No. | Description |
|---|---|
| -30 | 3.0" (76mm) |
| -35 | 3.5" (89mm) |
| -40 | 4.0" (102 mm) |
| -50 | 5.0" (127 mm) |
| -60 | 6.0" (178mm) |

Tenons include a cast decorative ring at the top of the pole.

*For other tenon sizes contact the factory.

**D — COLOR**

| Cat No. | Description |
|---|---|
| BLK | Black |
| MTB | Matte Black |
| DBZ | Dark Bronze |
| DGR | Dark Green |
| HTG | Hunter Green |
| ALM | Natural Aluminum |
| WHT | White |
| GRY | Gray |
| CC | Custom color - Please provide a min. 3" x 3" color chip. |
| RAL | Please provide a four digit RAL color number. |

**H — OPTIONS**

| Cat No. | Description |
|---|---|
| DTC | Top pole cap and drilling for a slide mounted arm(s). Provide template or drawing for hole locations. |
| FLD | Top pole cap. Field drill to accept a luminaire. |
| R1 | Single receptacle and housing with spring loaded cover. Molded in dark gray color. Standard location is 12"/305mm below the top of the pole. |

**H — OPTIONS**

| Cat No. | Description |
|---|---|
| RC | Receptacle housing and a NEO approved cover. GFCI receptacle by others. Standard location is 12"/305mm below the top of the pole. |
| RBC | XTREME urethane composite base cover for direct embedded (DE) installations. Standard with anchor base AB configuration. Painted to match the pole color. |

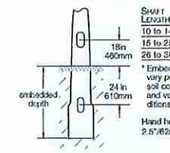
*Other accessories are shown on the Accessories specification sheet.



## COMPOSITE POLE — RT34

TAPERED POLE SHAFT

### Direct Embedded - DE



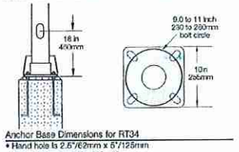

| SHAFT LENGTH | EMBEDDED DEPTH |
|---|---|
| 10 to 14 feet | 3ft/.91M |
| 15 to 25 feet | 4ft/1.2M |
| 26 to 30 feet | 5ft/1.5M |

* Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

Hand hole is: 2.5"/62mm x 5"/126mm

### Anchor Base Installation - AB

BOLTS: 3/4" x 21" x 3" Galvanized with 6 washers and 4 nuts.




Anchor Base Dimensions for RT34
- Hand hole is 2.5"/62mm x 5"/126mm
- Anchor bolts are .75" x 21" x 3"
- Mounting slots are 1.0"/25mm x 1.5"/38mm
- Conduit entry hole in base plate is 4.0"/100mm

| POLE HEIGHT | BOLT CIRCLE | BASE SIZE | BASE COVER |
|---|---|---|---|
| 10'-14' | 8"/203mm | 8"/203mm | 9" x 6" |
| 15'-26' | 10.5"/267mm | 10.25"/260mm | 11" x 7" |
| 27'-30' | 12"/305mm | 11.5"/292mm | 13" x 8" |

### Specifications

POLE SHAFT
The pole shaft shall be round tapered, smooth with a .14"/3.6mm per foot taper, with the top of the post at 3.4"/86mm diameter. The hand hole shall be 2.5"/62mm x 5"/125mm with a cover. The shaft shall be constructed of continuous fiberglass filament combined with a thermosetting polyester resin. The glass filament shall be helically wound at alternating high and low angle layers for maximum compressive and bending strength. The hand hole area and hardware attachment areas shall be reinforced. The poles shall be designed with a minimum safety factor of 2.1 and have a maximum deflection of 10% under full wind loading conditions.
The butt end of the embedded-type post shall be enlarged and square to increase the resistance to rotation and provide maximum ground bearing resistance (ref-3.1). The post shall be non-conductive and chemically inert.

PERFORMANCE CRITERIA
The post shall be designed with a minimum safety factor of 2.1 and have no more than a 10% deflection at full wind loading. The post shall deflect no more than 25.6% of the above ground length with 100 lb. of lateral top load (stiffness). Poles shall be tested and rated per ASCE 7-98 and AASHTO 2001 specifications for pole structures.

DIRECT EMBEDDED INSTALLATION
Direct embedded poles shall have a 2.5 inch (62mm) by 5 inch (125mm) slot for conduit entrance 24 inches (610mm) below finished grade. Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

ANCHOR BASE
Anchor bases shall be constructed of steel base with a hot dipped, galvanized finish. The base shall be factory bonded to the post. The anchor base shall have four holes at ninety degrees, accommodating a bolt circle of 9 inches (230mm) to 11 inches (280mm).

POST TOP
A painted steel tenon shall be firmly bonded to the pole for mounting a post-top luminaire or arm.

FINISH
The surface of the post shall be uniform and consistent for the entire length of the post. A UV-resistant catalyzed urethane coating shall be extremely durable and retains its gloss after a 5000 hour exposure test (ASTM) to the sun, with no dulling or chalking of the surface.

BASE COVER
The base cover shall be one piece and constructed of from a proprietary elastomeric urethane and finished to match the post. The base shall be corrosion free and extremely resistant to impact and chipping. The base cover shall slip over the pole and be secured with three stainless steel hex socket locking screws.

WARRANTY
The products shall be warranted to be free of defects for three years from the date of shipment from the factory.

### Wind Loading Data for Direct Embedded and Anchor Base

| Cat No. | Description | BT | WIND SPEED (MPH) BASED ON GUST FACTOR 90 | 100 | 110 | 120 | 130 | 140 | 150 |
|---|---|---|---|---|---|---|---|---|---|
| 10 | 10 feet/3.10M | 49 | 7.4 | 5.7 | 4.5 | 3.6 | 3.0 | 2.5 | 2.2 |
| 11 | 11 feet/3.35M | 51 | 7.4 | 5.7 | 4.4 | 3.6 | 3.0 | 2.5 | 2.1 |
| 12 | 12 feet/3.66M | 52 | 7.4 | 5.6 | 4.2 | 3.4 | 2.8 | 2.4 | 2.1 |
| 13 | 13 feet/3.96M | 54 | 7.3 | 5.4 | 4.1 | 3.3 | 2.8 | 2.3 | 2.0 |
| 14 | 14 feet/4.27M | 59 | 7.2 | 5.4 | 4.1 | 3.3 | 2.8 | 2.3 | 1.9 |
| 15 | 15 feet/4.57M | 63 | 7.0 | 5.2 | 4.0 | 3.3 | 2.7 | 2.2 | 1.9 |
| 16 | 16 feet/4.88M | 66 | 6.4 | 4.7 | 3.6 | 2.9 | 2.4 | 2.0 | 1.6 |
| 17 | 17 feet/5.18M | 68 | 6.2 | 4.5 | 3.5 | 2.8 | 2.3 | 1.9 | 1.6 |
| 18 | 18 feet/5.49M | 71 | 6.1 | 4.4 | 3.4 | 2.7 | 2.2 | 1.8 | 1.5 |
| 19 | 19 feet/5.79M | 75 | 5.9 | 4.2 | 3.3 | 2.6 | 2.1 | 1.7 | 1.4 |
| 20 | 20 feet/6.10M | 78 | 5.7 | 4.1 | 3.2 | 2.5 | 2.0 | 1.6 | 1.3 |
| 21 | 21 feet/6.40M | 81 | 5.5 | 3.9 | 3.1 | 2.4 | 1.9 | 1.5 | 1.2 |
| 22 | 22 feet/6.71M | 85 | 5.3 | 3.8 | 2.9 | 2.3 | 1.8 | 1.4 | 1.2 |
| 23 | 23 feet/7.01M | 89 | 5.1 | 3.7 | 2.8 | 2.2 | 1.7 | 1.4 | 1.1 |
| 24 | 24 feet/7.32M | 93 | 4.9 | 3.5 | 2.6 | 2.1 | 1.6 | 1.3 | 1.2 |
| 25 | 25 feet/7.62M | 96 | 4.4 | 3.2 | 2.4 | 1.9 | 1.4 | 1.1 | |
| 26 | 26 feet/7.92M | 100 | 4.1 | 3.1 | 2.3 | 1.7 | 1.3 | 1.0 | |
| 27 | 27 feet/8.32M | 110 | 4.0 | 2.9 | 2.2 | 1.6 | 1.2 | | |
| 28 | 28 feet/8.53M | 113 | 3.8 | 2.8 | 2.0 | 1.5 | 1.1 | | |
| 29 | 29 feet/8.84M | 116 | 3.7 | 2.6 | 1.9 | 1.4 | 1.0 | | |
| 30 | 25 feet/9.14M | 120 | 3.7 | 2.5 | 1.8 | 1.3 | | | |

Wind speed values are for a 3 second gust per ASCE 7-98 and AASHTO 2001. Calculated per ASCE 7-98, 50-year recurrence interval, 0 importance factor. Assumes load 12 inches above the pole top. Safety factor = 2.0
Maximum fixture weight is 100 pounds.
Weights listed are with anchor bases. Deduct twenty (20) pounds for direct embedded poles.



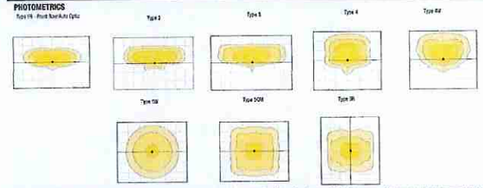
## PERFORMANCE DATA

| # LED'S | DRIVE CURRENT (MILLIAMPS) | SYSTEM WATTS | DISTRIBUTION TYPE | 5K (5000K nominal, 70 CRI) LUMENS | LPW | B | U | G | 4K (4000K nominal, 70 CRI) LUMENS | LPW | B | U | G | 3K (3000K nominal, 70 CRI) LUMENS | LPW | B | U | G |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 24 | 700 mA | 65W | FR | 6357 | 118 | 1 | 0 | 1 | 6456 | 120 | 1 | 0 | 1 | 5904 | 107 | 1 | 0 | 1 |
| | | | 2 | 6132 | 114 | 1 | 0 | 1 | 6227 | 116 | 1 | 0 | 2 | 5690 | 104 | 1 | 0 | 1 |
| | | | 3 | 6215 | 111 | 1 | 0 | 2 | 6137 | 114 | 1 | 0 | 2 | 5492 | 102 | 1 | 0 | 2 |
| | | | 4 | 6321 | 116 | 1 | 0 | 2 | 6034 | 112 | 1 | 0 | 2 | 5400 | 100 | 1 | 0 | 2 |
| | | | 4W | 5806 | 108 | 1 | 0 | 2 | 5921 | 110 | 1 | 0 | 2 | 5282 | 98 | 1 | 0 | 2 |
| | | | 5QM | 6022 | 112 | 2 | 0 | 1 | 6149 | 114 | 2 | 0 | 1 | 5499 | 102 | 2 | 0 | 1 |
| | | | 5R | 6063 | 112 | 3 | 0 | 3 | 6187 | 115 | 3 | 0 | 3 | 5536 | 103 | 3 | 0 | 3 |
| | | | 6W | 5908 | 109 | 3 | 0 | 1 | 6028 | 112 | 3 | 0 | 1 | 5508 | 102 | 3 | 0 | 1 |
| | | | TC | 6183 | 115 | 1 | 0 | 1 | 6309 | 118 | 1 | 0 | 1 | 5645 | 105 | 1 | 0 | 1 |
| 30 | 500 mA | 69W | FR | 7664 | 121 | 1 | 0 | 1 | 7841 | 124 | 1 | 0 | 1 | 7189 | 111 | 1 | 0 | 1 |
| | | | 2 | 7459 | 117 | 1 | 0 | 2 | 7757 | 119 | 1 | 0 | 2 | 6934 | 107 | 1 | 0 | 2 |
| | | | 3 | 7441 | 114 | 1 | 0 | 2 | 7609 | 117 | 1 | 0 | 2 | 6802 | 103 | 1 | 0 | 2 |
| | | | 4 | 7317 | 110 | 1 | 0 | 2 | 7482 | 117 | 1 | 0 | 2 | 6658 | 100 | 1 | 0 | 2 |
| | | | 4W | 7325 | 113 | 1 | 0 | 2 | 7100 | 115 | 1 | 0 | 2 | 6698 | 103 | 1 | 0 | 2 |
| | | | 5QM | 7450 | 115 | 3 | 0 | 1 | 7618 | 117 | 3 | 0 | 1 | 6810 | 105 | 3 | 0 | 1 |
| | | | 5R | 7501 | 115 | 3 | 0 | 3 | 7670 | 118 | 3 | 0 | 3 | 6857 | 105 | 3 | 0 | 3 |
| | | | 6W | 7309 | 112 | 3 | 0 | 2 | 7473 | 115 | 3 | 0 | 2 | 6681 | 103 | 3 | 0 | 1 |
| 36 | 700 mA | 80W | FR | 9635 | 118 | 1 | 0 | 1 | 9730 | 120 | 1 | 0 | 1 | 8706 | 107 | 1 | 0 | 1 |
| | | | 2 | 9197 | 114 | 1 | 0 | 2 | 9336 | 116 | 1 | 0 | 2 | 8398 | 104 | 1 | 0 | 2 |
| | | | 3 | 9362 | 111 | 1 | 0 | 2 | 9206 | 114 | 1 | 0 | 2 | 8233 | 102 | 1 | 0 | 2 |
| | | | 4 | 9871 | 110 | 1 | 0 | 2 | 9052 | 112 | 1 | 0 | 2 | 8100 | 100 | 1 | 0 | 2 |
| | | | 4W | 8707 | 108 | 1 | 0 | 2 | 8281 | 110 | 1 | 0 | 2 | 7923 | 98 | 1 | 0 | 2 |
| | | | 5QM | 9033 | 112 | 3 | 0 | 1 | 9217 | 114 | 3 | 0 | 1 | 8243 | 102 | 3 | 0 | 1 |
| | | | 5R | 9095 | 112 | 3 | 0 | 3 | 9330 | 115 | 3 | 0 | 3 | 8304 | 103 | 3 | 0 | 3 |
| | | | 6W | 8861 | 109 | 3 | 0 | 2 | 9043 | 112 | 3 | 0 | 2 | 8092 | 100 | 3 | 0 | 2 |
| | | | TC | 9273 | 115 | 1 | 0 | 1 | 9464 | 118 | 1 | 0 | 1 | 8465 | 105 | 1 | 0 | 1 |
| 48 | 700 mA | 110W | FR | 12213 | 111 | 1 | 0 | 1 | 12373 | 120 | 2 | 0 | 1 | 11803 | 107 | 1 | 0 | 1 |
| | | | 2 | 12063 | 114 | 2 | 0 | 2 | 12313 | 116 | 2 | 0 | 2 | 11537 | 104 | 2 | 0 | 2 |
| | | | 3 | 12039 | 111 | 2 | 0 | 2 | 11275 | 114 | 2 | 0 | 2 | 10804 | 102 | 1 | 0 | 2 |
| | | | 4 | 11828 | 110 | 1 | 0 | 3 | 12069 | 112 | 1 | 0 | 3 | 10800 | 100 | 1 | 0 | 2 |
| | | | 4W | 11009 | 108 | 1 | 0 | 3 | 11841 | 110 | 1 | 0 | 3 | 10884 | 98 | 1 | 0 | 3 |
| | | | 5QM | 12044 | 112 | 3 | 0 | 2 | 12290 | 114 | 3 | 0 | 2 | 10997 | 102 | 3 | 0 | 1 |
| | | | 5R | 12128 | 112 | 3 | 0 | 3 | 12374 | 115 | 3 | 0 | 3 | 11072 | 103 | 3 | 0 | 3 |
| | | | 6W | 12126 | 109 | 4 | 0 | 2 | 12067 | 112 | 4 | 0 | 2 | 10769 | 100 | 4 | 0 | 2 |
| | | | TC | 12386 | 115 | 1 | 0 | 2 | 12619 | 118 | 1 | 0 | 2 | 11250 | 105 | 1 | 0 | 2 |
| 60 | 700 mA | 136W | FR | 15691 | 117 | 2 | 0 | 2 | 16216 | 120 | 2 | 0 | 2 | 14511 | 107 | 2 | 0 | 1 |
| | | | 2 | 15339 | 113 | 2 | 0 | 2 | 15642 | 116 | 2 | 0 | 2 | 13997 | 103 | 2 | 0 | 2 |
| | | | 3 | 15037 | 111 | 2 | 0 | 3 | 15344 | 113 | 2 | 0 | 3 | 13730 | 101 | 2 | 0 | 3 |
| | | | 4 | 14784 | 109 | 1 | 0 | 3 | 15096 | 111 | 1 | 0 | 3 | 13500 | 100 | 1 | 0 | 3 |
| | | | 4W | 14511 | 108 | 2 | 0 | 4 | 14692 | 110 | 2 | 0 | 4 | 13326 | 99 | 2 | 0 | 3 |
| | | | 5QM | 15065 | 111 | 3 | 0 | 2 | 15362 | 114 | 3 | 0 | 2 | 13747 | 102 | 3 | 0 | 2 |
| | | | 5R | 15159 | 112 | 4 | 0 | 4 | 15469 | 114 | 4 | 0 | 4 | 13841 | 102 | 4 | 0 | 4 |
| | | | 6W | 14781 | 109 | 4 | 0 | 2 | 15093 | 111 | 4 | 0 | 2 | 13456 | 100 | 4 | 0 | 2 |
| | | | TC | 15469 | 115 | 1 | 0 | 2 | 15834 | 118 | 1 | 0 | 2 | 14113 | 105 | 1 | 0 | 2 |



## PHOTOMETRICS

Type 1N - Front Row Narrow Optic




*Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end use environment and application.

**ELECTRICAL DATA**

| # OF LEDS | NUMBER OF DRIVERS | DRIVE CURRENT (mA) | INPUT VOLTAGE (V) | SYSTEM POWER (W) | CURRENT (Amps) |
|---|---|---|---|---|---|
| 24 | 2 | 700 mA | 120 | 65 | 0.5 |
| | | | 277 | | 0.2 |
| | | | 347 | | 0.2 |
| | | | 480 | | 0.1 |
| 36 | 1 | 560 mA | 120 | 65 | 0.55 |
| | | | 277 | | 0.28 |
| | | | 347 | | 0.22 |
| | | | 480 | | 0.16 |
| | | 700 mA | 120 | 80 | 0.7 |
| | | | 277 | | 0.3 |
| | | | 347 | | 0.2 |
| | | | 480 | | 0.2 |
| 48 | 1 | 700 mA | 120 | 110 | 0.9 |
| | | | 277 | | 0.4 |
| | | | 347 | | 0.3 |
| | | | 480 | | 0.2 |
| 60 | 1 | 700 mA | 120 | 138 | 1.1 |
| | | | 277 | | 0.5 |
| | | | 347 | | 0.4 |
| | | | 480 | | 0.3 |

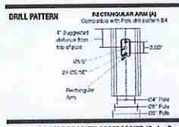
**PROJECTED LUMEN MAINTENANCE**

| AMBIENT TEMP. | 0 | 25,000 | 50,000 | TM-21-11 60,000 | 100,000 | Calculated L70 (HOURS) |
|---|---|---|---|---|---|---|
| 25°C / 77°C | 1.00 | 0.97 | 0.95 | 0.95 | 0.92 | >377,000 |

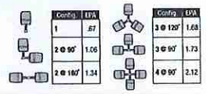
Projected per IESNA TM-21-11
Data references the extrapolated performance projections for the lens made in a 25°C ambient, based on 36,000 hours of LED testing per IESNA LM-80-08.

**DRILL PATTERN**

RECTANGULAR ARM (A)
Compatible with Pole drill pattern B4




**EPA**



| Config | EPA |
|---|---|
| 1 | .67 |
| 2 @ 90° | 1.06 |
| 2 @ 180° | 1.34 |

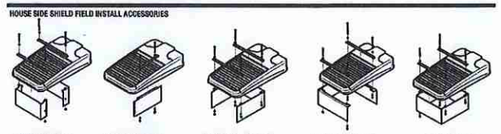
| Config | EPA |
|---|---|
| 3 @ 120° | 1.68 |
| 3 @ 90° | 1.73 |
| 4 @ 90° | 2.12 |

**TENON TOP POLE BRACKET ACCESSORIES (Order Separately)**
(2 3/8" OD tenon)

| Catalog Number | Description |
|---|---|
| SETAVP-XX | Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only |
| RETAVP-XX | Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only |
| TETAVP-XX | Hexagonal tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only |
| SETAZXX | Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only |
| RETAZXX | Round tenon adapter (4 at 90°) for AD - Universal Arm mounting option only |
| TETAZXX | Hexagonal tenon adapter (4 at 120°) for AD - Universal Arm mounting option only |

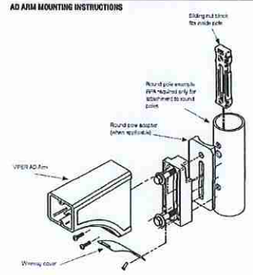


**HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES**

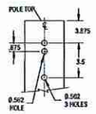


HSS/VP-S/90-FR/XXX — 90° shield front or back (2 shields shown)
HSS/VP-S/90-LR/XXX — 90° shield left or right (1 shield shown in left orientation)
HSS/VP-S/270-FR/XXX — 270° shield front or back (1 shield shown in back orientation)
HSS/VP-S/270-LR/XXX — 270° shield left or right (1 shield shown in right orientation)
HSS/VP-S/360/XXX — Full shield (1 shield shown)

**AD ARM MOUNTING INSTRUCTIONS**




**DECORATIVE ARM (AD)**
Compatible with pole drill pattern B2

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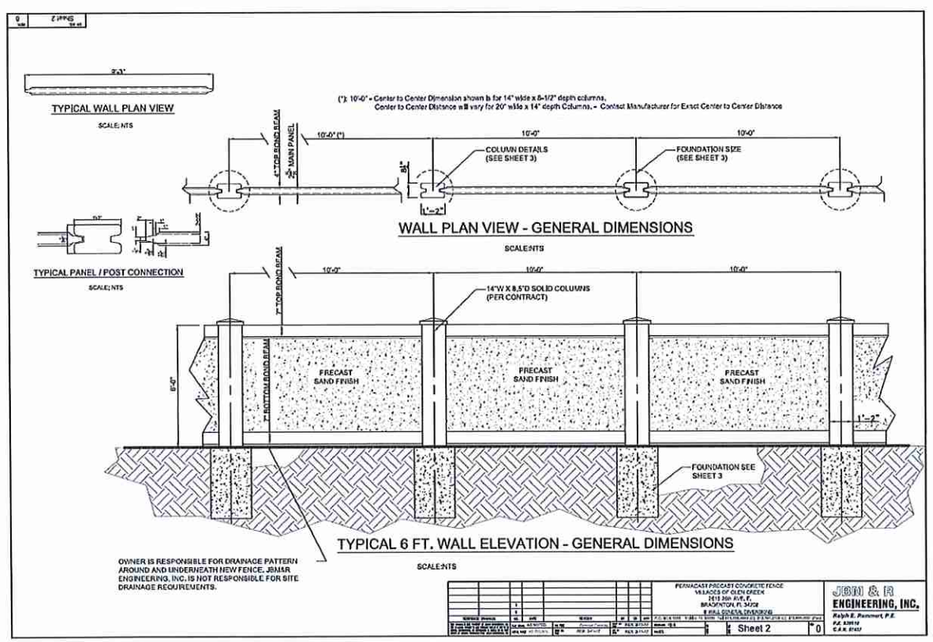
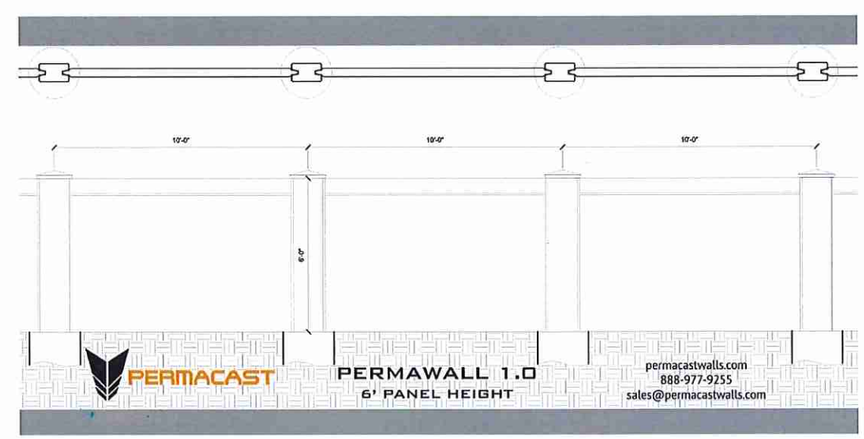
HUBBELL Ligh




**6' PRIVACY WALL INFORMATION HAS BEEN PROVIDED BY:**

**PERMACAST**
**6015 21'ST STREET E**
**BRADENTON, FL 34203**
**(888) 977-9255**



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ENGINEER: JOHN BENNETT, P.E.
CHECKED BY: TOM BRENNAN, P.E.
TECHNICIAN: J.W.M.
PROJECT NO. 18100

| DATE | REVISIONS |
|---|---|

AMERICAN CIVIL ENGINEERING CO.
207 N. MOON RD., SUITE 211; TEMPER SPRINGS, FLA 32780
PH. (407) 327-7700; FAX (407) 327-0127
CERT. OF AUTHORIZATION NUMBER #720

PRECAST PRIVACY WALL INFORMATION

**W. Apopka Self-Storage & Commercial Development**

APOPKA, FLORIDA

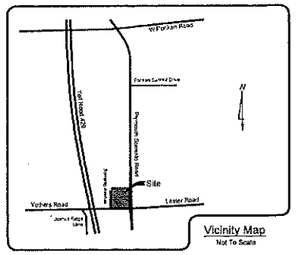
PRECAST WALL INFOR.
project no. 18100
sheet number
W-1

# WEST APOPKA STORAGE AND RETAIL CENTER

A REPLAT OF LOTS 14 AND 17, BAILEY'S ADDITION TO PLYMOUTH, PLAT BOOK B, PAGE 145
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LYING IN

SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA




SETBACKS:

LOT 1 – 50' From Centerline Front Setback
100' Rear Setback
15' Side Setback From Adjacent Right-of-Way
10' Side Setback From Adjacent Lots

LOTS 2 – 65' Front Setback
15' Side Setback
10' Rear Setback

| TRACT TABLE | | |
|---|---|---|
| DESIGNATION | PURPOSE | DEDICATED TO: |
| TRACT A | Landscape Buffer & Utility Easement | Owner of Lot 1 |
| TRACT B | Dry Retention Pond | Owner of Lot 1 |
| TRACT C | Landscape Buffer & Utility Easement | Property Owners Association - P.O.A |
| TRACT D | Development Signage | Property Owners Association - P.O.A |
| TRACT E | Landscape Buffer & Utility Easement | Property Owners Association - P.O.A |
| TRACT F | Access to Lot 1 & Utility Easement | Owner of Lot 1 |
| TRACT G | Landscape Buffer & Utility Easement | Owner of Lot 1 |
| TRACT H | Private Lift Station | Property Owners Association - P.O.A |
| TRACT RW-1 | 30' R.o.W. Dedication | Orange County BCC |

LEGAL DESCRIPTION:

LOTS 14 AND 17, BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR ROADS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 TOWNSHIP 20 SOUTH, RANGE 28 EAST ALSO BEING THE POINT OF INTERSECTION OF CENTERLINE OF YOTHERS ROAD AND SORRENTO AVENUE; THENCE ALONG THE CENTERLINE OF YOTHERS ROAD, SAID CENTERLINE BEING THE SOUTH LINE OF SECTION 30. RUN NORTH 88°25'17" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°10'45" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00°10'45" EAST, A DISTANCE OF 640.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 88°25'17" EAST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 580.00 FEET; THENCE RUN SOUTH 00°10'45" WEST, A DISTANCE OF 640.00 FEET; THENCE RUN SOUTH 88°25'17" WEST, A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 371,586.120 SQ FT MORE OR LESS; 8.530 ACRES MORE OR LESS


Ireland & Associates
Surveying, Inc.
Patrick K. Ireland, PSM 6637/LB 7623
800 Currency Circle, Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366
Fax-407.320.8165


NOTES:

1. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 30, BEING NORTH 88°25'17" EAST. BASED UPON FLORIDA STATE PLANE COORDINATES, NAD 83 DATUM.
3. 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 NOT 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.



PLAT BOOK: PAGE:

**WEST APOPKA STORAGE AND RETAIL CENTER**

DEDICATION

KNOW ALL BY THESE PRESENTS, That _____ 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 uses and purposes therein expressed and dedicates the Drainage Easement and Access & Utility Easement shown hereon to the perpetual use of the lot owners shown on this plat. The owner does hereby grant to the City of Apopka the non-exclusive and perpetual right of ingress egress over and across all of the cross access easements shown and does hereby grant to delivery, pickup and fire protection services, police, authorities of the United States postal service mail carriers, representatives of utilities authorized by the owner, holders of mortgage liens on such lands, and invitees of the lot owners, the non-exclusive and perpetual right of ingress egress over and across said easements. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

Tract RW-1 (Additional Right-of-Way) is dedicated in fee simple to Orange County without any restriction whatsoever upon Orange County. County ownership of Tract RW-1 and any improvements thereon vests upon approval of this plat by the City of Apopka Commissioners. Recording of this Plat shall act as conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforementioned

IN WITNESS THEREOF, has caused these presents to be signed and attested to or witnessed this day of , 2020

By: _____ _____
Printed Name

Attest: _____ _____
Printed Name

Signed in the presence of:

By: _____ _____
Printed Name

By: _____ _____
Printed Name

STATE OF _____ COUNTY OF _____ THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ and _____ respectively _____ and _____ of the above named Corporation incorporated under the laws of _____ who is/are personally known to me or have produced the following identification _____ and _____ respectively and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized and that said dedication is the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC _____
My Commission Expires _____

**QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFIES THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN, THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

_____ _____
Surveyor's Signature Date

Ireland & Associates Surveying
800 Currency Circle, Suite 1020
Lake Mary, Florida 32746

Patrick K. Ireland ; PSM
Florida Registration Number 6637
Licensed Business No. 7623

SHEET 1 OF 2

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.

**CERTIFICATE OF APPROVAL BY CITY ENGINEER**

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY

_____
RICHARD EARP, CITY ENGINEER

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY THAT ON _____, THE CITY COUNCIL OF THE CITY OF APOPKA APPROVED THE FOREGOING PLAT.

_____ _____
BRYAN NELSON, MAYOR CITY CLERK

**CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION**

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE APOPKA PLANNING COMMISSION OF THE CITY OF APOPKA.

_____ _____
CHAIRMAN DATE

**CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER**

I HEREBY CERTIFY THAT THE FOLLOWING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICAL RECORDS ON _____

AS FILE No. _____

COUNTY COMPTOLLER IN AND FOR ORANGE COUNTY, FLORIDA BY

_____

**CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR**

PURSUANT TO SECTION 177.081 FLORIDA STATUES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART I OF THE FLORIDA STATUES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THE CHAPTER; PROVIDED HOWEVER THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS, OR MEASUREMENTS SHOWN ON THIS PLAT.

_____ _____
Surveyor's Signature Date

Ralph a. Nieto. P.S.M.
Nieto Whittaker Surveying, LLC
Registration No. 6025

| PLAT BOOK: | PAGE: |
|---|---|

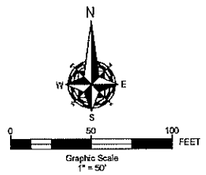


# WEST APOP□A STO□A□E AND □ETAIL CENTE□

A REPLAT OF LOTS 14 AND 17, BAILEY'S ADDITION TO PLYMOUTH,
PLAT BOOK B, PAGE 145 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LYING IN

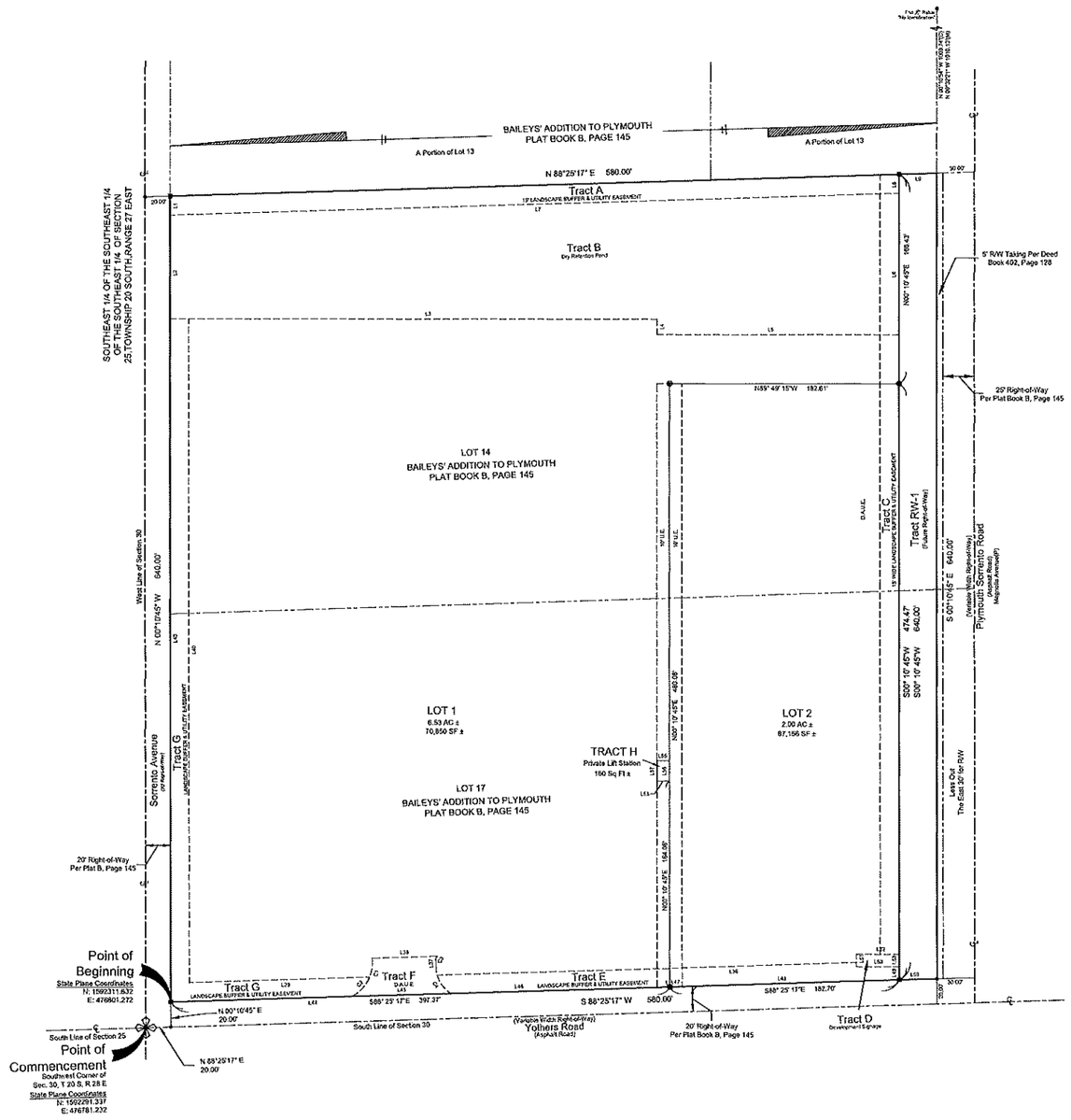
SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA




| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S00° 10' 45"W | 15.01' |
| L2 | S00° 10' 45"W | 82.32' |
| L3 | S89° 49' 16"E | 387.18' |
| L4 | S00° 10' 44"W | 12.31' |
| L5 | S89° 49' 15"E | 192.61' |
| L6 | N00° 10' 45"E | 112.42' |
| L7 | S88° 25' 17"W | 580.06' |
| L8 | N00° 10' 45"E | 15.01' |
| L9 | S88° 25' 17"W | 30.01' |
| L36 | S88° 25' 17"W | 333.72' |
| L37 | S01° 34' 43"E | 6.56' |
| L38 | N88° 25' 17"E | 51.92' |
| L39 | N88° 25' 17"E | 143.51' |
| L40 | S00° 10' 45"W | 528.10' |
| L43 | S00° 10' 45"W | 543.57' |
| L44 | N88° 25' 17"E | 144.11' |
| L45 | S88° 25' 17"W | 79.28' |
| L46 | S88° 25' 17"W | 163.98' |
| L47 | S88° 25' 17"W | 20.01' |
| L48 | S88° 25' 17"W | 172.69' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L49 | N00° 00' 00"E | 10.44' |
| L50 | N89° 38' 21"W | 34.00' |
| L51 | N00° 21' 39"E | 10.00' |
| L52 | S89° 38' 21"E | 34.00' |
| L53 | S00° 21' 39"W | 10.00' |
| L55 | N90° 00' 00"E | 10.00' |
| L56 | S00° 10' 45"W | 16.03' |
| L57 | N00° 10' 44"E | 18.00' |
| L58 | N89° 49' 15"W | 10.00' |
| L59 | N88° 25' 17"E | 30.01' |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Distance |
| C1 | 36.96' | 30.00' | 070°35'27" | N26° 29' 49"E | 34.67' |
| C2 | 21.59' | 30.00' | 041°13'39" | N43° 10' 43"E | 21.12' |
| C3 | 2.97' | 3.00' | 056°41'03" | S26° 45' 48"W | 2.85' |
| C4 | 24.81' | 25.00' | 056°51'36" | S30° 00' 33"E | 23.80' |




-Legend-

N.R. - Non-Radial
P.I. - Point of Intersection
R/W - Right-of-Way
R.P. - Radius Point
CCR - Certified Corner Record
C.M. - Concrete Monument
● - Set Iron Rod & Cap LB# 7623
■ - P.R.M. -Permanent Reference Monument Set 4"x4" Concrete Monument LB# 7623
● - Set Nail and Disk
℄ - Centerline
D.U.A.E. - Drainage, Utility, & Access Easement
U.E. - Utility Easement
A.E. - Access Easement
D.E. - Drainage Easement

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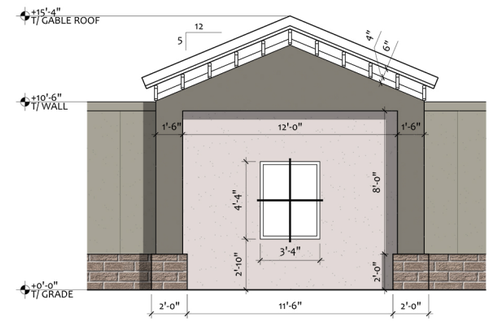
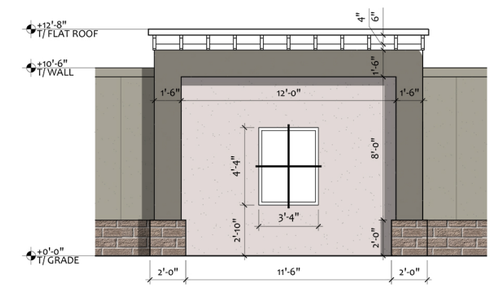
800 Currency Circle // Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366
Fax-407.320.8165

## EXTERIOR FINISH LEGEND

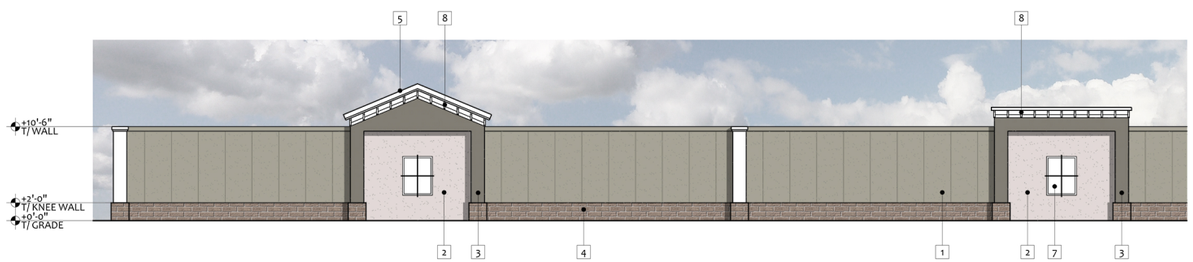
| NO. | MATERIAL | COLOR |
|---|---|---|
| 1 | MBCI METAL PANEL | LIGHT GRAY |
| 2 | MBCI METAL PANEL | OVERCAST |
| 3 | MBCI METAL PANEL | WINTER EVE |
| 4 | BORAL BRICK VENEER | LIGHT GREY RIPPLE |
| 5 | MBCI METAL ROOFING | COLONIAL RED |
| 6 | METAL GATE | WHITE |
| 7 | FAUX WINDOW | WHITE |
| 8 | FYPON DECORATIVE BRAKET | WHITE |
| 9 | STOREFRONT | |




06 ENLARGED GABLE ROOF DETAIL
1/4" = 1'-0"




05 ENLARGED FLAT ROOF DETAIL
1/4" = 1'-0"




04 TYPICAL WALL ELEVATION
1/8" = 1'-0"

03 OFFICE ELEVATION
1/8" = 1'-0"

02 NORTH ELEVATION
1/16" = 1'-0"

01 WEST ELEVATION
1/16" = 1'-0"

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18 FEB 2019

NOT FOR CONSTRUCTION

Mark Adams, AIA
FL. REG.#AR0094473

Kimberly Day McCann, AIA
FL. REG.#AR0091738

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

FL License: AA26001884

Mailing Address:
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Orlando, FL 32803
407-745-5300

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REVISIONS

| # | DATE | DESC. |
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PROJECT NAME:

APOPKA STORAGE
Yothers Rd. & Plymouth Sorrento Rd. Apopka,Fl

PROJECT CLIENT:

PBBrown
446 W. Plant Street
Winter Garden, FL 34787

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|---|---|
| DATE: 18 FE | DRAWN BY: |
| JOB: ----- 145 | KED BY: |
| EXTERIOR ELEVATION | A-301 |