



**City of Apopka
Planning Commission
Meeting Agenda
January 08, 2019
5:30 PM in the City Council Chambers**

I. CALL TO ORDER

If you wish to appear before the Planning Commission, please submit a “Notice of Intent to Speak” card to the Recording Secretary.

II. OPENING AND INVOCATION

III. APPROVAL OF MINUTES:

1. Approve minutes of the Planning Commission meeting held December 11, 2018.

IV. PUBLIC HEARING:

1. Quasi-Judicial – Variance – Advent Health – Variance of Apopka Code of Ordinances, Part III, Land Development Code, Article VIII, Section 8.04.03(A)(1) to allow for two wall signs 336 square feet in copy area for the property owned by Adventist Health System/Sunbelt Inc. and located at 2100 Ocoee Apopka Road.
2. Quasi-Judicial – Special Exception – West Apopka Self Storage Facility – Request to allow a self-storage facility within a portion of a property assigned a C-1 (Retail Commercial) zoning category for the property owned by Dafflyn Property 2 LLC and located at 2106 Plymouth Sorrento Road.
3. Legislative – Comprehensive Plan – Small Scale – Future Land Use Amendment – from “County” Low Density Residential to “City” Residential Low Suburban for property owned by Construesse USA, Inc. and located at 2600 Rock Springs Road.
4. Legislative – Comprehensive Plan – Small Scale – Future Land Use Amendment – from Commercial to Residential Very Low Suburban for properties owned by William and Cecilia Uebel and Jose & Iris Acevedo and located at 355, 363, and 371 West Kelly Park Road.
5. Quasi-Judicial - Change of Zoning – Springs Ridge Gardens Subdivision - From C-1 (Retail Commercial) to R-1 (Single Family Residential) for properties owned by William and Cecilia Uebel and Jose & Iris Acevedo and located at 355, 363, and 371 West Kelly Park Road.

V. SITE PLANS:

1. Quasi-Judicial – Final Development Plan – CJS Holding (Lake Gem Lot 1) – Property owned by Property Industrial Enterprises, LLC c/o Michael R. Cooper and located at 701 Marshall Lake Road.
2. Quasi-Judicial – Final Development Plan – Fairfield Inn & Self-Storage - Property owned by Farish Enterprises, LLC and located at 1616 East Semoran Boulevard.
3. Quasi-Judicial – Final Development Plan and Plat – Vista Reserve – Property owned by Pulte Home Company, LLC and located on the east side of Rogers Road, approximately one half mile north of the intersection of Rogers Road and Lester Road.
4. Quasi-Judicial – PUD Master Plan Amendment – Preliminary Development Plan – Preliminary Site Plan - Mid-Florida Logistics Park - Mid-Florida Freezer Warehouses LTD, Florida Express Trucking, Inc., Eagles Landing at Ocoee, LLC and located on the west side of SR 429, south of General Electric Road, and east of Hermit Smith Road

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. ADJOURNMENT:

All interested parties may appear and be heard with respect to this agenda. Please be advised that, under state law, if you decide to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes a testimony and evidence upon which the appeal is to be based. The City of Apopka does not provide a verbatim record.

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, no less than 48 hours prior to the proceeding.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON DECEMBER 11, 2018, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, William Gusler, Robert Ryan, John Sprinkle, and Butch Stanley

ABSENT: Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, Richard Earp, P.E. – City Engineer, Raymond Marsh, CBO – Building Official, Jacob Schumer – City Attorney, Bobby Howell, AICP – Senior Planner, Pamela Richmond, AICP – Senior Planner, Jean Sanchez – Planner II, Phil Martinez – Planner I, and Jeanne Green – Recording Secretary.

OTHERS PRESENT: Jeff Jackard, Curt Ostrodka, Rocky Carson, David Henning, Craig Richardson, Analiese Hock, Gregory Kelsee, Michael Farrell, Derek Ryan, Linda Marsh, Teresa Sargeant, Kyle Wilkes, and Frank Cawthon.

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

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of November 13, 2018, at 5:30 p.m.

Motion: Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on November 13, 2018, at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, John Sprinkle, and Butch Stanley (6-0).

QUASI-JUDICIAL – REPLAT – CHANDLER ESTATES TRACTS “S” AND “T” - Chairperson Greene stated this is a request to find the Chandler Estates Tracts “S” and “T” Replat consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Chandler Estates Tracts “S” and “T” Replat for property owned by Chandler Estates Homeowners Association Inc. and located on the south side of Chandler Estates Drive.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Mr. Howell stated this is a request to find the Chandler Estates Tracts “S” and “T” Replat consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Chandler Estates Tracts “S” and “T” Replat for property owned by Chandler Estates Homeowners Association Inc. and located on the south side of Chandler Estates Drive. The applicant is American Surveying and Mapping, Inc. c/o Kirk Lippi/Adam Christenberry. The future land use designation is Low Density Residential (0-5 du/ac) and the zoning is R-1A. The existing use is vacant land and the proposed use is a buffer and Community Recreation Tract. The tract size is 0.455 +/- acre.

The purpose of the re-plat is to relocate an undeveloped public road right-of-way within Chandler Estates approximately 100 feet to the west to a position where it aligns with a proposed new public road within a planned new residential community to the south known as Apopka Farms. Chandler Estates is an existing platted and developed residential community. An exhibit at the end of the staff report illustrates the relocation.

The approved plat for Chandler Estates, recorded in Plat Book 74, Pages 111-118 reserves Tracts “S” and “T” for a Community Recreation Area and 10 -foot buffer tract respectively. These tracts are owned and maintained by the Chandler Estates Homeowners Association. Adjacent to these tracts is Chandler Estates Drive, which is a 50-foot public right-of-way. The plat of Chandler Estates depicts a point of interconnectivity leading from Chandler Estates Drive to the property to the south, adjacent to Lot 64.

City staff has received a development proposal for the property to the south, which is a single-family development consisting of 101 single-family homes called Windward Hills, of which a PUD Master Plan was approved in 2016 under the name Apopka Farms. The PUD Master Plan provides interconnectivity between the proposed Windward Hills development and Chandler Estates to the west of Lot 64. During the preparation of the Windward Hills Final Development Plan it was determined that the interconnection point depicted on the Chandler Estates plat should be relocated to the west to align with the location depicted on the approved PUD Master Plan and proposed Final Development Plan. Additionally, relocation of the access point further to the west will help alleviate potential adverse impacts that may be created on Lot 64 of Chandler Estates such as vehicle lights shining into the windows of a future residence located on the lot. To allow for this interconnection to line up with the location shown on the approved PUD Master Plan and the proposed Final Development Plan, a replat of Tracts “S” and “T” of Chandler Estates is proposed which shifts the point of interconnection to the west to line up with the roadway depicted on the Windward Hills Final Development Plan. The proposed replat for does not propose the creation of any new residential lots in the subdivision.

School concurrency is not applicable to this project as no residential lots are being created by the replat to relocate a public right-of-way.

The County was notified through the DRC agenda distribution.

The Development Review Committee recommends approval of the replat for Chandler Estates Tracts “S” and “T” subject to the final review by the City surveyor and City Engineer prior to recording the plat.

Staff recommended Planning Commission find the proposed replat consistent with the Comprehensive Plan; and recommend approval of the Chandler Estates Tracts “S” and “T” replat, subject to final review by the City surveyor and City Engineer prior to recording the plat.

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

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: Linda Laurendeau made a motion to find the Emerson Park, Tract G replat, consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Chandler Estates Tracts “S” and “T” replat, subject to the findings of this staff report for the property owned by Chandler Estates Homeowners Association Inc. and located on the south side of Chandler Estates Drive. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, John Sprinkle, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – REPLAT – EMERSON PARK TRACT “G” - Chairperson Greene stated this is a request to find the Emerson Park Tract “G” Replat consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Emerson Park Tract G Replat for property owned by Alston Bay Boulevard, LLC and the Residences at Emerson Park, LLC; and located at 1601 Alston Bay Boulevard.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Mr. Howell stated this is a request to find the Emerson Park Tract “G” Replat consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Emerson Park Tract G Replat for property owned by Alston Bay Boulevard, LLC and the Residences at Emerson Park, LLC; and located at 1601 Alston Bay Boulevard. The applicant/engineer is Donald W. McIntosh Associates, Inc., c/o Michael Farrell, P.E. The future land use designation is Mixed Use and the zoning is Mixed-EC. The existing use is vacant land and the proposed use is a 108,567 square foot skilled nursing facility on Lot 1 and Mixed-EC uses. The tract size is 24.046 +/- acres.

The purpose of the Emerson Park Tract G Replat is to divide Tract G into two parcels. One to be owned by Greystone Skilled Nursing Facility and the second to remain under the current owner.

The subject property is approximately 24.046 acres in size and is zoned Mixed EC, and is located at the northeast corner of the intersection of Ocoee-Apopka Road and Alston Bay Boulevard, specifically at 1601 Alston Bay Boulevard. The proposed replat is to create a two lot subdivision on Tract G of Emerson Park which will reserve Lot 1 for a Skilled Nursing Facility and Lot 2 for future uses that are permitted in the Mixed EC zoning district. Both lots will be accessed via Alston Bay Boulevard.

On July 18, 2018 the City Council approved a Master Preliminary Development Plan/Preliminary Site Plan and Subdivision Plan for a two lot commercial subdivision consisting of one 9.77 acre parcel with a 108,567 square foot Skilled Nursing Facility and a 14.23 acre vacant parcel that will be reserved for uses that are permitted in the Mixed EC zoning district.

A total of 218 parking spaces will be provided on site for the skilled nursing facility. Two parking spaces are reserved for emergency vehicles. Ten spaces are handicapped parking spaces. Additional parking spaces are available along Alston Bay Blvd.

Access to both lots will be provided via Alston Bay Boulevard. Access to the Skilled Nursing Facility, which is proposed to be located on Lot 1, is provided via two full access points located on Alston Bay Boulevard.

Stormwater run-off and drainage will be conveyed to the existing master stormwater system for the Emerson Park subdivision. This stormwater system was sized for development of Tract G, and was permitted by St. John's River Water Management District (SJRWMD) permit #4-095-101Q65.

The applicant has provided a detailed landscape and irrigation plan with the Final Development Plan that complies with the requirements of the City's Land Development Code. The planting materials and irrigation system design are consistent with the water-efficient, Florida-friendly landscape standards set forth in Ordinance No. 2069. Landscaping including Live Oaks, Red Maple, Southern Magnolia, Dahoon Holly, Crepe Myrtle, Zoysia and Bahia sod are provided on site.

There is one pine on the site that is 9-inches D.B.H. The landscape plan proposes replacing this tree with three, three-inch D.B.H trees. The site currently has Agricultural Property Tax Credit status as young pine trees are planted in rows throughout the site. Planted pines are not subject to the City's arbor ordinance when planted for agriculture/silvaculture purposes.

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

The Development Review Committee recommends approval of the Emerson Park, Tract G replat, subject to final review by the City surveyor and City Engineer prior to recording the plat.

Staff recommended Planning Commission find the proposed replat consistent with the Comprehensive Plan; and recommend approval of the Emerson Park, Tract G replat, subject to final review by the City surveyor and City Engineer prior to recording the plat.

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

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: **John Sprinkle made a motion to find the Emerson Park, Tract G replat, consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Emerson Park, Tract G replat, subject to the findings of this staff report for the property owned by Alston Bay Boulevard, LLC and the Residences at Emerson Park, LLC; and located at 1601 Alston Bay Boulevard. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, and John Sprinkle (5-0). (Vote taken by poll.) As President of the Emerson Park Homeowner's Association, Butch Stanley abstained from voting and will file a Form 8-B with the Recording Secretary.**

QUASI-JUDICIAL – ADMINISTRATIVE - CHANGE OF ZONING – ORLANDO BELTWAY ASSOCIATES – 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 areas, and recommend approval of the proposed Change of Zoning from “County” A-1 (ZIP) to “City” KPI-MU; recommend approval of the assignment of Kelly Park Employment – MedTech Campus Over District; and Master Plan for the property owned by Orlando Beltway Associates and located at 5401 Effie Drive.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Bobby Howell, AICP, Senior Planner, stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from “County” A-1 (ZIP) to “City” KPI-MU; recommend approval of the assignment of Kelly Park Employment – MedTech Campus Over District; and Master Plan for the property owned by Orlando Beltway Associates and located at 5401 Effie Drive. The applicant is VHB, c/o Erica Hughes. The existing use is vacant land. The future land use designation is Mixed Use Interchange. The current zoning is “County” A-1 (ZIP) and the proposed zoning is Kelly Park Employment/MEdTech Campus Overlay District. The tract size is 51.0 +/- acres.

The subject property is 51.0 acres in size and is located on the west side of SR 429, north of Kelly Park Road, specifically at 5401 Effie Drive. The owner of the subject property is requesting a rezoning from Orange County A-1 (ZIP) to Kelly Park Interchange Mixed-Use (KPI-MU), with Employment-MEdTech overlay zones to allow for the development of a range of uses as outlined within Appendix B, Section A. Permitted Uses, MEdTech Campus Overlay, Kelly Park Interchange Form Based Code. The intent of the MEdTech Campus Overlay District is to allow for the development of major educational, governmental and medical facilities and other complementary and supporting uses such as office developments. The MEdTech Campus Overlay District encourages a campus-type character, which includes landscaped open space between buildings, a green buffer at the perimeter and uniform site design and details. The MEdTech Campus Overlay District can only be applied to property in the Employment Overlay District of the Wekiva Parkway Interchange Vision Plan or where the Employment Overlay is assigned to a property.

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the applicant has submitted a Master Plan in conjunction with the rezoning application detailing the development of the property. The property has a future land use designation of City of Apopka Mixed Use Interchange, which is a consistent future land use category with the proposed KPI-MU zoning designation. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange, and is subject to the requirements of the Kelly Park Interchange Form Based Code.

The subject property is 51.0 acres in size and is located on the west side of SR 429, north of Kelly Park Road, specifically at 5401 Effie Drive. The Master Plan proposes development pursuant to the standards as outlined within Appendix B. MEdTech Campus Overlay District Development Standards, Kelly Park Interchange Form Based Code. The MEdTech Campus Overlay District can only be applied to property in the Employment Overlay District. Permitted uses within the MEdTech Campus Overlay District include the following:

- Hospitals
- Freestanding Emergency Departments
- Urgent Care Facilities
- Skilled Nursing Facilities
- Senior Housing/Assisted Living Facilities
- Educational facilities/training
- Medical and Professional Office
- Imaging/Diagnostic Centers
- Surgery Centers
- Birthing Centers
- Central Energy Plants (Hospitals)
- Parking structures
- Helipads are permitted and shall be in compliance with FAA safety requirements
- Other complementary Health & Wellness uses
- High Tech - Scientific technology involving the use, production or research of advanced or sophisticated devices, or software technologies in the field of electronics, robotics, laser, medical or computers
- Public use (library, post office, Police, Fire and other municipal offices, and similar uses)

The following uses are permitted as accessory uses when contained within a primary structure:

- Commercial retail
- Pharmacies
- Restaurants

The Master Plan proposes creating five development parcels on the property. An additional area labeled as “Potential Open Space” abuts SR 429 and the properties to the south. Access to the site is proposed via four access points that are located on Effie Drive. The southernmost access point is noted as a main access point. The three northern access points are note as secondary access points. These access points will lead to an internal roadway network which the Master Plan establishes. Pursuant to the requirements of the Form Based Code, internal private streets and drives must be interconnected for vehicle, bicycle and pedestrian circulation. In addition a 5-foot wide sidewalk is proposed along the portion of the property that abuts Effie Drive.

Approval of the Master Plan does not constitute any development approvals on the subject property. Development of the subject property will be in accordance with the Kelly Park Interchange Form Based Code and the Land Development Code, and will be required to obtain all approvals noted therein.

The proposed zoning classification of the subject property is to be designated as Kelly Park Interchange Mixed-Use (KPI-MU), Employment and MEdTech Campus overlay zone, as defined in the Kelly Park Interchange Form Based Code, with the following provisions:

1. Development of the property is subject to the requirements of the Kelly Park Interchange Form Based Code, Employment and MEdTech Campus Overlay District character zones.
2. A development agreement may be required in the future to addresses the extension of utilities, dedication of rights-of-way, and public access to regional trail facilities.

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

Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on October 26, 2018.

The Development Review Committee finds the proposed rezoning to Kelly Park Interchange Mixed-Use (KPI-MU), and assignment of Employment-MEdTech Campus overlay zone consistent with the Comprehensive Plan and Kelly Park Interchange Form Based Code, and recommends approval of the Orlando Beltway West Master Plan.

Staff recommended the Planning Commission find the proposed zoning, overlay district and Master Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the rezoning of the subject parcels from Orange County A-1 (ZIP) to Kelly Park Interchange Mixed-Use (KPI-MU), approval of the Employment-MEdTech Campus Overlay District, and approval of the Master Plan based on the findings and facts presented in the staff report.

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

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

Motion: Linda Laurendeau made a motion to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from “County” A-1 (ZIP) to “City” KPI-MU; recommend approval of the assignment of Kelly Park Employment – MedTech Campus Overlay District; and Master Plan for the property owned by Orlando Beltway Associates and located at 5401 Effie Drive. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, John Sprinkle, and Butch Stanley (6-0). (Vote taken by poll.)

LEGISLATIVE – AMENDING THE CODE OF ORDINANCES – PART III – LAND DEVELOPMENT CODE IN ITS ENTIRETY - Chairperson Greene stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan, and recommend approval of the amendment subject to the findings of the staff report.

Staff Presentation: James Hitt, FRA-RA, Community Development Director, stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan, and recommend approval of the amendment subject to the findings of the staff report.

The City’s Land Development Code (LDC) has gone through numerous amendments and small revisions over the last several years but had never taken a comprehensive assessment and complete update. City staff recommended an assessment and update be completed with the following themes as the base:

- Create a user-friendly Code

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON DECEMBER 11, 2018, AT 5:30 P.M.

- Implement the Comprehensive Plan, Vision Plan and Small Area Plans by restructuring and modernizing the Zoning Districts
- Modernize the Development Standards.

The RFQ for the update was awarded to Clarion on December 7, 2016.

A joint meeting between the City Council and the Planning Commission was held on January 25, 2017 to review the process and help establish a timeline. Until Clarion and staff had the opportunity to review the assessment and the extent of the work needed, staff had hoped to complete the update in about a year and a half.

At the May 25, 2017 Assessment joint meeting, it was more apparent that additional time would be needed. The Articles were reviewed at which time staff and Clarion were able to assess the code more thoroughly to allow for additional time to make sure all articles worked together and covered the update properly. New graphics were also added for corner situations dealing with signs, fences, and setbacks.

The October 18, 2018 joint meeting presented the completed LDC Update at which time Clarion and City staff highlighted to new Code. A few things were pointed out and updated since that meeting, and staff reached out to the various builder associations for comments, which were addressed.

Some of the highlights of the update include the following:

- New graphics that depict the written requirements have been added.
- Incorporated the Design Guidelines, and Form-Based Code into exhibits that are now part of the LDC, rather than complete separate documents.
- New and concise Zoning Categories.
- Updated the principal use table for permitted uses in the various zoning districts.
- Consolidated the Mixed-Use districts into one area.
- Consolidated the downtown into one Mixed-Use Downtown Overlay District, rather than all the other “tacked-on” mapped areas. (CRA, Downtown Development Overlay District, Central Business District)
- Updated terms and conditions to modern zoning and land terminology. (PD now rather than PUD)
- Restructured the approval process for developments, making them easier to follow, and shortened the timeframe for review.
- New Complete Streets section.
- New and revised bicycle development standards.
- New Airport District and regulation maps
- Provision for Green Building development requirements.

The zoning map will also be updated after the LDC Update is approved with input from Orange County and Orange County Public Schools, both of which Apopka has review agreements for zoning that have to be utilized at that stage.

The Comprehensive Plan will also be updated in the next year to better conform to the requirements of Florida Statutes, and allow the LDC to regulate how development is completed.

Staff recommended the Planning Commission recommend approval of the Apopka Land Development Code update to the Apopka City Council.

Craig Richardson, Clarion Associates, 101 Market Street, Suite D, Chapel Hill, North Carolina, provided background information and an overview of the updates to the Land Development Code. (PowerPoint presentation made a part of the record.)

In response to questions by Mr. Ryan, Mr. Hitt stated staff would look into the American with Disabilities Act (ADA) regarding van accessible parking and add language to the revised code as necessary. Mr. Hitt explained that composite fencing is made through a process of binding two or more dissimilar materials together such as wood fibers and plastic. Composite fencing can be made to look like wood, metal, brick, stone, etc.

Mr. Ryan suggested that the term “composite fencing” in the code is too vague and needs to be clarified.

Mr. Ryan suggested that the threshold for major and minor development plans be lowered from the 12 to 300 units to maybe 50 to 100. He added that it could be changed later if that was not feasible.

Chairperson Greene opened the meeting for public hearing.

Derek Ryan, 2466 Peterson Road, Apopka, stated that he is a commercial landscape maintenance business owner. He said that many times when a property is developed there are issues with how the properties are landscaped and the challenging maintenance requirements. This includes issues such as bad soils, the wrong types of plants being used, and trees too close to buildings or being planted under power lines. He suggested that the City include landscape maintenance to the review process as this would keep landscape maintenance costs down and reduce the need for fertilizers.

Mr. Hitt stated that site plans were required to include landscaping/irrigation plans prepared by landscape architects.

Gregory Kelsoe, 1321 Apopka Airport Road, Apopka, stated that he is on the Board of Directors for the Orlando Apopka Airport and is very pleased with the additional of the Airport Zoning District. He expressed concern regarding the boilerplate language in the code and how it is privately owned by classified as public use.

Mr. Hitt stated that the code amendment was vetted through Orange County and they did not have any issues. He said that the major and minor development thresholds were vetted through City Council. He added that there is a new requirement for neighborhood meetings for major developments.

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

Motion: Butch Stanley made a motion to find the proposed Land Development Code Amendment consistent with the Comprehensive Plan, and recommend approval subject to the findings of the staff report and the inclusion of language from the 2012 Americans with Disabilities Act (ADA) standards regarding van accessible parking spaces. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, John Sprinkle, and Butch Stanley (6-0). (Vote taken by poll.)

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON DECEMBER 11, 2018, AT 5:30 P.M.

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 7:02 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: January 8, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Application
Proposed Wall Signs
Site Plan
Advent Health Master Plan

SUBJECT: VARIANCE – ADVENT HEALTH - 2100 OCOEE APOPKA ROAD

REQUEST: APPROVE A VARIANCE OF THE APOPKA CODE OF ORDINANCES, PART III, LAND DEVELOPMENT CODE, ARTICLE VIII, SECTION 8.04.03(A)(1), TO ALLOW FOR TWO WALL SIGNS 336 SQUARE FEET IN COPY AREA.

SUMMARY:

OWNER: Adventist Health System/Sunbelt Inc.
APPLICANT: AdventHealth/Florida Hospital Apopka
LOCATION: 2100 Ocoee Apopka Road
PARCEL ID #: 20-21-28-0000-00-007
FUTURE LAND USE: Commercial
ZONING: PUD (Planned Unit Development)
EXISTING USE: Hospital
TRACT SIZE: 33.71 +/- acres

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

VARIANCE REQUEST SUMMARY: Applicant is requesting a variance from Section 8.04.03(A)(1) –A wall sign shall not exceed two square feet in area for each foot of frontage of building displaying sign, provided no single building shall display more than four wall signs. But in no case shall there be more than two signs affixed on each building wall. Further, the total square footage of wall signs allowed shall not exceed 200 square feet, and any individual wall sign shall not exceed 100 square feet.

- *Applicant Request* - Allow two wall signs to each have 336 square feet of copy area.

MASTER SIGN PLAN: On November 13, 2018, Planning Commission reviewed and approved an amendment to the Advent Health Sign Master Plan. The Master Plan allows a maximum wall sign of 100 square feet. Approval of the variance will increase the maximum wall sign area of 336 square feet for each wall sign. If the additional 472 square feet wall signage area is approved by the Planning Commission, this additional area cannot be transferred at a later time to other signage types within the Advent Health site (i.e., monument signs, wall signs).

VARIANCE PROCESS: Per Land Development Code Section 10.02.00, the Planning Commission must follow two steps to approve a variance:

- Step 1: Section 10.02.02.A, Limitations on Granting Variances. The Planning Commission “shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the specific property involved.” This is known as a physical hardship. If the Planning Commission makes this determination, then it must take action on the seven variance criteria set forth in Section 10.02.02.B.
- Step 2: Section 10.02.02.B, Required Findings. Once a “physical hardship” has been determined, the Planning Commission shall not vary from the requirements of any provision of the LDC unless it makes a positive finding, based on substantial competent evidence, on the seven variance criteria.

APPLICABLE CITY CODES:

1. Section 8.04.03(A)(1) – For all single-occupancy development except for that addressed in subsection 2 below, the aggregate area for a wall sign shall not exceed two square feet in area for each foot of frontage of building displaying sign, provided no single building shall display more than four wall signs. But in no case shall there be more than two signs affixed on each building wall. Further, the total square footage of wall signs allowed shall not exceed 200 square feet, and any individual wall sign shall not exceed 100 square feet.

Variance Hardship Determination (Step 1): The first step of the variance determination process is to determine if a hardship occurs pursuant to Section 10.02.02.A, “whether the need for the proposed variance arises out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the specific property involved.”

Staff’s Response: In December 2018, Florida Hospital Apopka moved from Downtown Apopka to the city limits at Ocoee Apopka Road. Residential and neighbors are still getting use to the new location, further increasing the need for visit, directional signage. Furthermore, the hospital, along with its parent company Adventist Health System, is rebranding to AdventHealth effective January 2, 2019. A variance is being requested to increase the size of the two existing wall signs are the top of the building to make them more visible. The current signs that are within code are illegible during the day and are difficult to see at night at their current size and color.

Seven Variance Criteria Findings (Step 2): If the Planning Commission accepts the hardship in Paragraph A. above, the second step is to make a finding on the seven criteria below. The Planning Commission must make a positive finding, based on substantial competent evidence, on each of the following seven criteria:

1. There are practical difficulties in carrying out the strict letter of the regulation [in] that the requested variance relates to a hardship due to characteristics of the land and not solely on the needs of the owner.

Applicant's Response: The new wall signs are in harmony with various aspects of Apopka's city sign code and intent:

- Since the hospital was first built, employees and locals alike noted that the building wall signage was difficult to see during both day and night.
- Over the last several years, emergency room visits at Florida Hospital Apopka have increased significantly - with nearly 30,000 visits expected this year. Good visibility signage will aid all visitors to the hospital including patients and EMS employees.
- The hospital fronts Interstate 439, a major artery in Apopka with traffic moving at very high speeds. New, larger signs will increase visibility at a key decision point for emergency situations and hospital access, and for those unfamiliar with the area.

Staff's Response: No objection.

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Applicant's Response: The request for this variance is based on better, larger, more directional signage with the intent of bettering the hospital service for the entire community. This request is not based upon any desire to reduce costs or spare any expense on the hospital

Staff's Response: No objection.

3. The proposed variance will not substantially increase congestion on surrounding public streets.

Applicant's Response: The variance includes two wall signs that will not increase congestion on any surrounding public streets. The goal of the variance is to give patients more visibility in order to make quicker decisions while driving.

Staff's Response: No objection.

4. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.

Applicant's Response: There are no privately owned properties within 300 feet of the hospital. Furthermore, these wall signs will not diminish any surrounding property values. These two wall signs will be uniform in design, font and color, in order to achieve a holistic, coordinated set of signage on campus.

Staff's Response: City staff does not hold professional expertise to address property values.

5. The effect of the proposed variance is in harmony with the general intent of this code and the specific intent of the relevant subject area(s) of the code.

Applicant's Response: The new wall signs are in harmony with various aspects of Apopka's city sign code and intent:

- They will enhance the economy and industry of the City of Apopka by promoting the reasonable, orderly and effective display of signs and encouraging better community with the public. Better visibility of signage will allow for traffic to move more smoothly when people know exactly where to go in an emergency situation.

- Purpose B, Code of Ordinances - Part III - Land Development Code

- They will reduce the number of signs and advertising distractions; by increasing the size of these two wall signs, less overall signs are needed for the hospital.
 - Purpose E, Code of Ordinances - Part III - Land Development Code
- They will help to achieve a uniform aesthetic across the hospital campus and the Adventist Health System as a whole, providing recognizable signage and a better visual environment, while also preserving the value of surrounding properties.

Staff Response: No objection.

6. Special conditions and circumstances do not result from the actions of the applicant.

Applicant's Response: No special conditions or circumstances would result from the approval of this variance. The goal is to provide the community with better visibility and identification of the hospital.

Staff Response: No objection.

7. That the variance granted is the minimum variance which will make possible the reasonable use of the land, building or structure. The proposed variance will not create safety hazards and other detriments to the public.

Applicant's Response: This variances will not create any safety hazards or other detriments to the public. All signs will be installed according to International Sign Association standards. Additionally, with the lack of surrounding private property, these two illuminated signs will not affect any private citizens while illuminated at night.

Conclusion: The new signage on the hospital will be uniform in appearance at this campus and across the nation. This variance is being sought to help individuals best navigate while driving by making the signage more visibility and legible. The emphasis on providing high visibility to each hospital is of utmost importance as it is felt that clear and legible signage is essential for the health and safety of the community. Additionally, this will make the signs more visible given the distance from the surrounding streets. These new building signs will serve as a beacon not only to EMS and other emergency services personnel, but for the community as a whole.

Staff Response: No objection.

RECOMMENDATION ACTION:

Planning Commission Role: Based on the information provided by the applicant at the hearing for the variance requested, Planning Commission must first determine that sufficient information indicates “whether a need for the proposed variance arises out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the specific property involved.” If so, then the Planning Commission must find that sufficient information occurs to accept each of the seven variance criteria.

Planning Commission has the authority to approve, deny, or approve with conditions the requested variance.

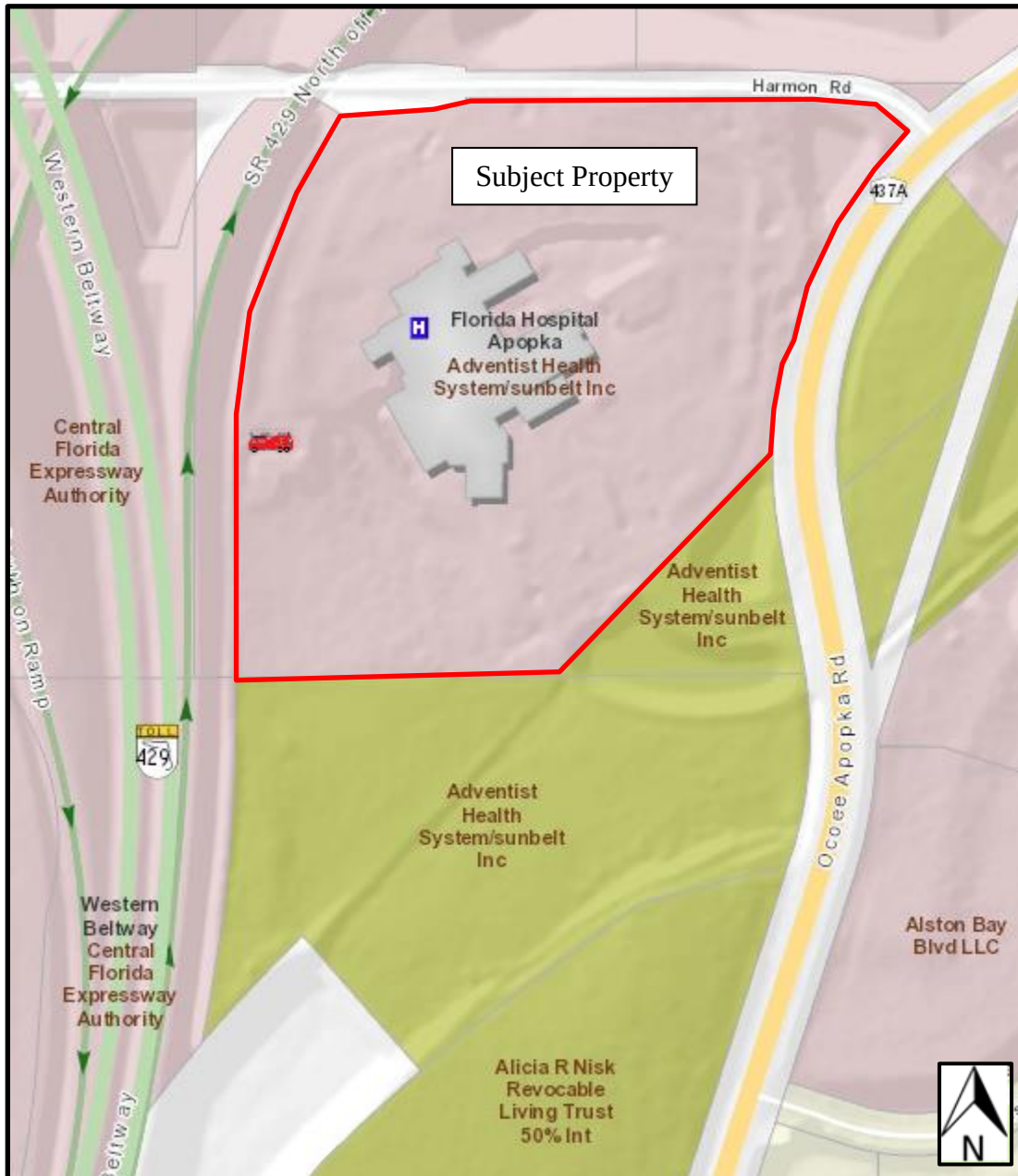
If Planning Commission approves the Variance, the following language is recommended:

Approve a variance from Section 8.04.03(A)(1), Land Development Code, to allow two wall signs with 336 square feet of copy area for each sign.

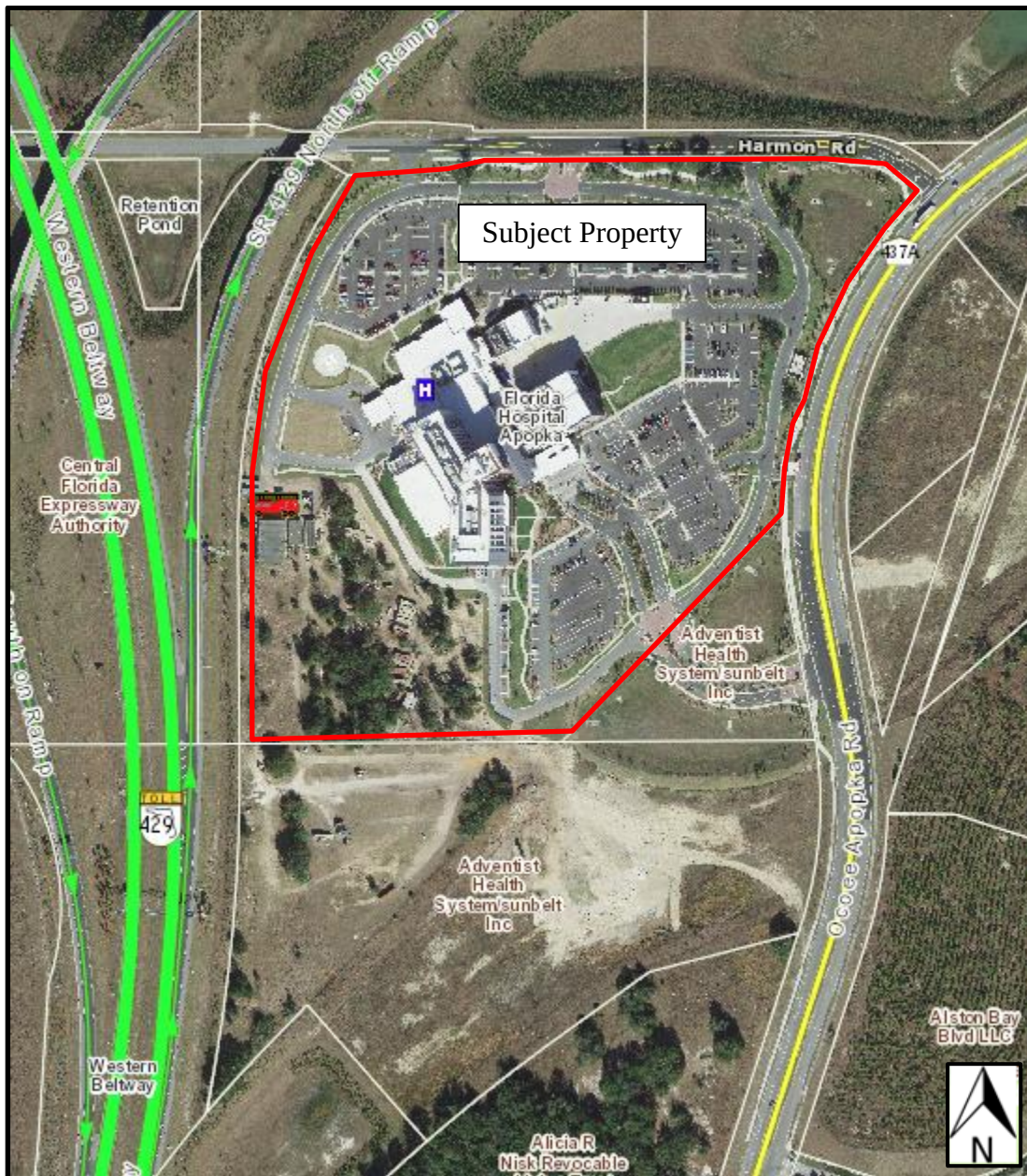
Note: This item is considered Quasi-Judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Owner: Adventist Health System/Sunbelt Inc.
Applicant: AdventHealth/Florida Hospital Apopka
Parcel ID Nos.: 20-21-28-0000-00-007
Address: 2100 Ocoee Apopka Road
Total area: 33.71 acre(s) +/-

VICINITY MAP



AERIAL MAP



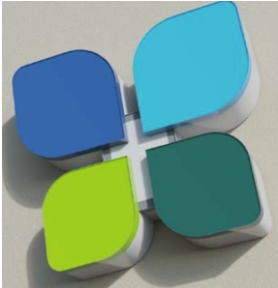
"FIELD VERIFY - DO NOT MANUFACTURE FROM THIS DRAWING UNLESS THIS LABEL HAS BEEN REMOVED"



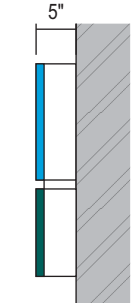
Existing



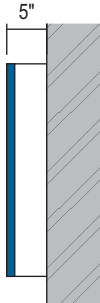
Proposed



Logo
With Trim Caps



Logo
Side View
SCALE: 1/2"=1'-0"



Letter
Side View
SCALE: 1/2"=1'-0"

ICON

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 **Loc #:** 201856 **Order #:** 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev -	305724	11/07/18	KWK
Rev -	305802	11/09/18	KWK
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 6

Sign Type: LIF-60-HRZ-B

Description:
Illuminated Channel Letters - Blue

Sq. Ft.: 299

Qty: 1

Address:
Remove existing.
Patch and repair existing wall surface to like new condition.
Repaint to match existing color finish.
Install new letterset.

SHEET TITLE
Recommendations

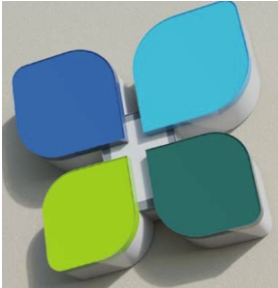
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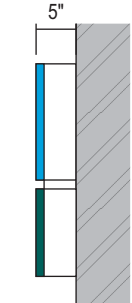
Existing



Proposed

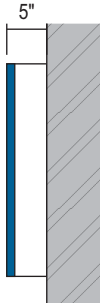


Logo
With Trim Caps



Logo
Side View

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



Letter
Side View

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

ICON

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 **Loc #:** 201856 **Order #:** 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev -	305724	11/07/18	KWK
Rev -	305802	11/09/18	KWK
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 7

Sign Type: LIF-60-HRZ-B

Description:
Illuminated Channel Letters - Blue

Sq. Ft.: 299

Qty: 1

Address:
Remove existing.
Patch and repair existing wall surface to like new condition.
Repaint to match existing color finish.
Install new letterset.

SHEET TITLE
Recommendations

FHAP-011 Florida Hospital Apopka

Sign Number 007

LIF-60-HOR-B

60" Blue Channel Letters—

Restricted Horizontal format

Building Elevation: 80'



Building Width (south panel only) : 62'



FHAP-011 Florida Hospital Apopka

Sign Number 006

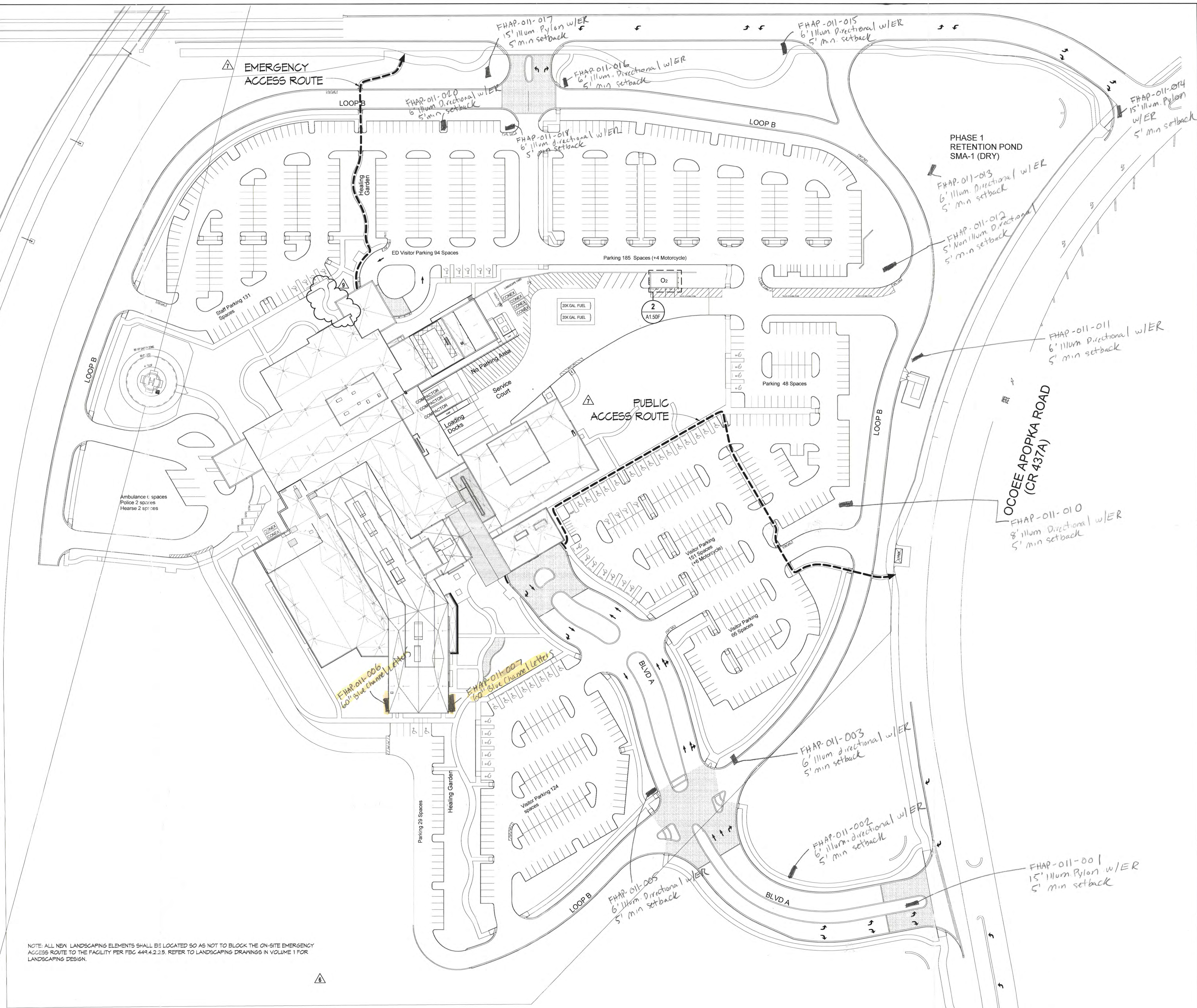
LIF-60-HOR-B

60" Blue Channel Letters—Restricted Horizontal format

Building Elevation: 80'

GRAPHIC SCALE 1/32" = 1'-0"
GRAPHIC SCALE 1/16" = 1'-0"
GRAPHIC SCALE 3/32" = 1'-0"
GRAPHIC SCALE 1/8" = 1'-0"
GRAPHIC SCALE 3/16" = 1'-0"
GRAPHIC SCALE 1/4" = 1'-0"
GRAPHIC SCALE 1" = 3'-0"
GRAPHIC SCALE 1/2" = 1'-0"
GRAPHIC SCALE 3/4" = 1'-0"
GRAPHIC SCALE 1" = 1'-0"
3/10/2017 9:23:33 PM
C:\Revel_Progect\131900_FHA_A19_Center - E2.dwg

EXPRESSWAY AUTHORITY
FLU: MU (MIXED USE)



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 50'-0"

ESa
Earl Swenson Associates, Inc.

richard l. miller, architect
1033 Demonbreun Street
Suite 600
Nashville, Tennessee 37203
615-329-9445
Firm License Number AAC001464

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© Earl Swenson Associates, Inc. 2014

Seals

STATE OF FLORIDA
COUNTY OF DADE
REGISTERED PROFESSIONAL ARCHITECT
RICHARD L. MILLER
No. 131900
3-7-16

FLORIDA HOSPITAL APOPKA

VOL. 3 - HOSPITAL + MOB SHELL PACKAGE

1901 HARMON ROAD | APOPKA, FLORIDA 32703

DOCUMENT CHANGES

Revision	Date
REV 03	03/31/16
REV 06	07/07/16
REV 07	10/11/16
REV 09	03/17/17

Issue Description

CONSTRUCTION DOCUMENTS

Issue Date

03/31/16

Project No

13136.00

Drawn By

ZPS

Checked By

JMR

Drawing Title

ARCHITECTURAL SITE PLAN

Sheet Number

G3.01



City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1739 - Phone -- 407-703-1791 - Fax

— FOR OFFICIAL USE ONLY —

DATE SUBMITTED:	12/10/18
FEE PAID: \$	300.00
CHECK #:	29422
RECEIPT #:	18-397

APPLICATION FOR VARIANCE

PUBLIC HEARING	
Check Applicable Request	
☒	Variance
☐	Appeal
☐	Other



Owner(s) Information				
Name:	Adventist Health System / Sunbelt			
Street Address:	601 E. Collins St.			
City:	Orlando	State:	FL	Zip: 32803
Phone:		Fax:		E-mail:
Petitioner Information				
Name:	Florida Hospital Apopka			
Street Address:	2100 Deane Apopka Road			
City:	Apopka	State:	FL	Zip: 32703
Phone:		Fax:		E-mail:
Property Information				
Parcel I.D. #(s):				
Existing Land Use:		Existing Zoning:		
Existing Use:		Proposed Use:		
Legal Description:				
Identify Abutting Roads:				
Size (acres):		Number of Lots:		

VAR 18-08

ADJACENT PROPERTY:					
Direction	Jurisdiction Circle One		Land Use	Zoning	Present Use
	City	County			
North	<u>City</u>	County	<u>Al (ROW)</u>	<u>M (ZIP)</u>	<u>Institution /</u>
	City	County		<u>KA</u>	<u>Vacant</u>
East	City	County	<u>ROW</u>	<u>ROW</u>	<u>ROW</u>
	City	County			
South	<u>City</u>	County	<u>Commercial</u>	<u>M-EC</u>	<u>Vacant</u>
	City	County			
West	<u>City</u>	County	<u>Commercial</u>	<u>M-EC</u>	<u>Vacant /</u>
	City	County			<u>Institution</u>
Date of last request for Public Hearing before the Planning Commission: _____					
Action Requested:		_____			
Action Taken:		_____			
TYPE OF VARIANCE OR REQUEST:					
This is a request for:		<u>Section 8.04.03(A)(1) — allow for two</u>			
		<u>wall signs to have 336 square feet of copy</u>			
		<u>area per face.</u>			
As set forth in the Land Development Code, Section(s):		<u>8.04.03(A)(1)</u>			
Hardship Determination:		Provide written response to the seven criteria provided			
Additional Information:		_____			

OWNER(S) NAME:

Adventist Health
System / Sunbelt

CERTIFICATION AND SIGNATURE

The owner(s) of the property **MUST** provide proof of ownership by deed or by submitting a letter of authorization (power of attorney) with deed attached if the application is submitted by any applicant other than the owner.

OWNER'S AUTHORIZATION IS REQUIRED AT THE TIME APPLICATION IS SUBMITTED. THIS IS A REQUIREMENT BY THE PLANNING COMMISSION.

I/We hereby certify that, to the best of my (our) knowledge and belief, all information contained herein and all information supplied with this application is true and accurate.

I/We, the undersigned owner(s) for the Planning Commission action on the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

By:

[Signature]

Owner(s) of Record (Signature)

By:

Owner(s) of Record (Signature)

STATE OF FLORIDA
COUNTY OF ORANGE

Seminole

The foregoing instrument was acknowledged before me on this 21st day of November, 2018, by Randall Hallner who is personally known to me or has produced as Identification and who did / did not (circle one) take an oath.

[Signature]

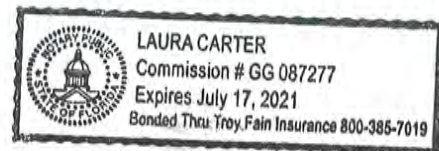
Notary Public (Signature)

My Commission Expires:

2/17/21

Laura Carter

Notary Public (Print Name)



APPLICATION FEES		
Variance:	Single Family Lot	\$150.00
	All other	\$300.00
Appeal to the City Council:		\$150.00

GENERAL INFORMATION	
1.	Submittal deadline, first working day of each month.
2.	This Petition requires a Public Hearing.
3.	Public Hearing procedures as set forth in the Apopka Municipal Code shall be followed.
4.	No portion of the submittal fee will be refunded after petition has been submitted.
5.	The applicant, or a representative, must be present at the public hearing. The Planning Commission, at its discretion, may defer action or take decisive action on any application. If you are not present, the Planning Commission <u>MAY</u> deny your request.
6.	No permit shall be issued on this request until thirty (30) days after approval by the Planning Commission, and then <u>only</u> if no appeal has been made to the City Council.
7.	Appeals from the decision of the Planning Commission may be made to the City Council within thirty (30) days from the date of that decision. Any aggrieved party may appeal.
8.	Costs incurred in addition to established fees for advertising, City Attorney, postage or consultant expenses must be paid to the City.

ITEMS REQUIRED FOR SUBMITTAL	
1.	An application for public hearing must be accompanied by the filing fee.
2.	Completed typed hold harmless agreement and notarized signature of all owners of record.
3.	Legal Title opinion or certification as to Fee Simple Title Owner(s).
4.	Current Survey of subject property with Legal Description and Vicinity Map.
5.	One typed list of property owners who own property within 300' of the subject property. Include their name, address, and property identification number from the latest County tax assessment roll, with County tax map identifying property (format provided by City).
6.	Written response to hardship criteria listed in Attachment "A."
7.	If Applicant is not the owner of record of the subject property, a Power of Attorney shall be submitted with application.
8.	Any additional information which may be useful to or required by the City.

CITY OF AOPKA

**SURROUNDING OWNERS NAME AND ADDRESS
INSTRUCTIONS**

THE FOLLOWING INSTRUCTIONS ARE PROVIDED TO HELP APPLICANTS COMPLETE THE ATTACHED 300 FOOT TABLE AND OBTAIN THE SURROUNDING PROPERTY OWNERS NAMES AND ADDRESSES.

INSTRUCTIONS	
1.	Go to the Orange County Property Appraiser's Office and tell them you need to obtain owners information within the surrounding 300 feet* for which is change in zoning, a variance, a special exception, etc. is being requested. OR Visit them online at www.ocpafl.org to obtain the information yourself.
2.	Provide OCPA the legal description, tax ID numbers, and/or boundary survey of the subject property to assist them in locating the appropriate tax map(s).
3.	OCPA provides a computer so that you can access lot/parcel owner information as shown on their tax map(s).
4.	Complete the attached 300 Foot Table form with the surrounding property owner information obtained from OCPA. Include: NAME, ADDRESS, SUBDIVISION, LOT, AND TRACT/BLOCK (or parcel).
NOTE: For the purpose of this requirement, "surrounding property owners" means all owners within 300 feet of the subject property lines of the land for which a proposed change is being sought; an further, owners land which lies outside the City limits only if those lands abut the applicant's parcel.	
ITEMS TO BRING TO THE PROPERTY APPARISER'S OFFICE	
1.	Legal description (boundary survey if available).
2.	Property tax receipts.
3.	Several copies of the 300 Foot Table (attached)
4.	Ruler - May assist in measuring the 300 foot area.
5.	\$\$\$ - Applicable printing fees required by the tax office.
ORANGE COUNTY PROPERTY APPRAISER'S OFFICE LOCATION 200 S. Orange Avenue (At the Corner of Church Street and Orange Avenue) SunTrust Building, 17th Floor Orlando, Florida 32801-3438 407-836-5044 (P) www.ocpafl.org	
VERIFICATION OF NAMES AND ADDRESSES	
1.	The Applicant, or designated representative, shall be responsible for obtaining the correct names and addresses of all surrounding property owners and notifying them. The names and addresses shall be those appearing on the most current tax rolls of Orange County, Florida. Complete notification requirements shall be in accordance with the City's Land Development Code, Article XII, Section 12.04.04.
2.	Prior to notifying surrounding owners, please obtain a Public Hearing Schedule from the City's Community Development Department, which will provide further information and mailing instructions.
IF YOU HAVE ANY QUESTIONS CONCERNING THESE INSTRUCTIONS, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 407-703-1739.	
CONTACT PERSON: David B. Moon, Planning Manager	

AdventHealth Apopka

Demonstration of Hardship | 12.06.18

Introduction

In December, 2018, Florida Hospital Apopka moved from downtown Apopka to the city limits at Ocoee-Apopka Road. Residents and neighbors are still getting used to the new location, further increasing the need for visible, directional signage. Furthermore, the hospital, along with its parent company Adventist Health System, is rebranding to AdventHealth effective January 2, 2019. A variance is being requested to increase the size of the two existing wall signs at the top of the building to make them more visible. The current signs that are within code are illegible during the day and are difficult to see at night at their current size and color.

1. The following are practical difficulties that are faced in carrying out the strict letter of sign code:
 - Since the hospital was first built, employees and locals alike noted that the building wall signage was difficult to see during both day and night.
 - Over the last several years, emergency room visits at Florida Hospital Apopka have increased significantly -- with nearly 30,000 visits expected this year. Good visibility signage will aid all visitors to the hospital, including patients and EMS employees.
 - The hospital fronts Interstate 429, a major artery in Apopka with traffic moving at very high speeds. New, larger signs will increase visibility at a key decision point for emergency situations and hospital access, and for those unfamiliar with the area.
2. The request for this variance is based on better, larger, more directional signage with the intent of bettering the hospital service for the entire community. This request is not based upon any desire to reduce costs or spare any expense on the hospital.
3. The variance includes two wall signs that will not increase congestion on any surrounding public streets. The goal of the variance is to give patients more visibility in order to make quicker decisions while driving.
4. There are no privately owned properties within 300 feet of the hospital. Furthermore, these wall signs will not diminish any surrounding property values. These 2 wall signs will be uniform in design, font, color, in order to achieve a holistic, coordinated set of signage on campus.
5. The new wall signs are in harmony with various aspects of Apopka's city sign code and intent:
 - They will enhance the economy and industry of the City of Apopka by promoting the reasonable, orderly and effective display of signs and encouraging better communication with the public. Better visibility of signage will allow for traffic to move more smoothly when people know exactly where to go in an emergency situation.
 - Purpose B, Code of Ordinances – Part III – Land Development Code
 - They will reduce the number of signs and advertising distractions; By increasing the size of these two wall signs, less overall signs are needed for the hospital
 - Purpose E, Code of Ordinances – Part III – Land Development Code

- They will help to achieve a uniform aesthetic across the hospital campus and the Adventist Health System as a whole, providing recognizable signage and a better visual environment, while also preserving the value of surrounding properties.
 - Purpose F & Purpose G, Code of Ordinances – Part III – Land Development Code
6. No special conditions or circumstances would result from the approval of this variance. The goal is to provide the community with better visibility and identification of the hospital.
 7. This variance will not create any safety hazards or other detriments to the public. All signs will be installed according to International Sign Association standards. Additionally, with the lack of surrounding private property, these two illuminated signs will not affect any private citizens while illuminated at night.

Conclusion

The new signage on the hospital will be uniform in appearance at this campus and across the nation. This variance is being sought to help individuals best navigate while driving by making the signage more visible and legible. The emphasis on providing high visibility to each hospital is of utmost importance as it is felt that clear and legible signage is essential for the health and safety of the community. Additionally, this will make the signs more visible given the distance from the surrounding streets. These new building signs will serve as a beacon not only to EMS and other emergency services personnel, but for the community as a whole.

AdventHealth Apopka

Hardship Information | 11.30.18

Just over one year ago, Florida Hospital Apopka moved its location from downtown Apopka to Ocoee-Apopka Road at the edge of the city limits. While residents and neighbors are still getting used to the new location, the hospital, along with its parent company Adventist Health System, is rebranding to a new name effective January 2, 2019, when the company will become AdventHealth. With these changes in mind, we are requesting a variance to increase the size of the two wall signs at the top of the building to make them more visible. The current signs are very hard to see and are rather illegible at their current size and color, as there is virtually no contrast between the signs and the building.

Over the last several years, emergency room visits at Florida Hospital Apopka have increased significantly -- with nearly 30,000 visits expected this year. More than 75% of patients are over the age of 45. These new building signs will serve as a beacon to EMS and other emergency services personnel who need to find the emergency room quickly. And with the hospital fronting Highway 429, one of major arteries in Apopka with traffic moving at very high speeds, replacing the existing signs with larger, full color lettersets will increase visibility at a key decision point for consumers who also need to know when to exit the highway for emergency and hospital access.

All new signage will be uniform in appearance within our new AdventHealth brand and approved sign family design at this campus and across the nation. The emphasis on providing high visibility to each hospital is of utmost importance as we feel that clear and legible signage and directions are essential for the health and safety of our community.

File # 3130834
Return to and Prepared by:
Tanya Cotton
Watson Title Services, Inc.
1435 W.S.R. 434, #109
Longwood, FL 32760-7207

This instrument prepared by and return to:
BORRON J. OWEN, JR., ESQ. (DLT)
GrayRobinson, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801

Property Appraisers Parcel ID Number:
20-21-28-0000-00-007

DOC# 20130623104 B: 10669 P: 0286
11/25/2013 03:57:20 PM Page 1 of 6
Rec Fee: \$52.50
Deed Doc Tax: \$34,776.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
RB - Ret To: WATSON TITLE SERVICES INC


GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 18th day of November, 2013 by **RALPH M. YACOBIAN AND ETHEL F. YACOBIAN, INDIVIDUALLY and AS TRUSTEES UNDER THE RALPH M. AND ETHEL F. YACOBIAN REVOCABLE TRUST DATED SEPTEMBER 18, 2009 (3/8 interest)**, whose address is 15 N. Thornton Avenue, Orlando, FL 32803; **FUND FOR ARMENIAN RELIEF, INC., A NEW YORK NOT-FOR-PROFIT CORPORATION (2/8 interest)**, whose address is 630 2nd Avenue, New York, NY 10016; and **ANDERSON, LTD., A COLORADO LIMITED PARTNERSHIP (3/8 interest)**, whose address is 1201 Nottingham Street, Orlando, FL 32803, all collectively hereinafter called the "Grantor", to **ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation, d/b/a Florida Hospital**, whose address is 2400 Bedford Road, 2nd Floor, Orlando, Florida 32804, hereinafter called the "Grantee".

[Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.]

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Orange County, Florida (the "Property") more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with (i) all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, (ii) all improvements, buildings and fixtures, if any, situated on the Property, (iii) all permits, approvals, authorizations and licenses relating to or affecting the Property, (iv) any and all entitlements, trips, development approvals, land use approvals, other development rights and obligations relating to or affecting the Property, (v) all right, title and interest of Grantor in any street, road, alley or avenue adjoining the Property to the center line thereof, and (vi) all of Grantor's right, title and interest in any strip, hiatus, gore, gap or boundary adjustment area adjoining or affecting the Property (hereinafter all of the foregoing are collectively referred to herein as the "Property").

TO HAVE AND TO HOLD the same in fee simple forever.

AND, the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

THE conveyance made herein is free and clear of all liens and encumbrances except for those certain Permitted Exceptions listed in Exhibit "B", attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Melanie Solis
(Signature - 1st witness - as to both)

Melanie Solis
(Print name)

W. E. Kreuter
(Signature - 2nd witness - as to both)

W. E. Kreuter
(Print name)

RALPH M. YACOBIAN AND ETHEL F. YACOBIAN, INDIVIDUALLY and AS TRUSTEES UNDER THE RALPH M. AND ETHEL F. YACOBIAN REVOCABLE TRUST DATED SEPTEMBER 18, 2009 (3/8 INTEREST)

By: Ralph M. Yacopian
Ralph M Yacopian, individually and as Trustee

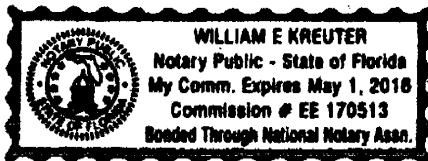
By: Ethel F. Yacopian
Ethel F. Yacopian, individually and as Trustee

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19TH day of November, 2013, by Ralph M Yocabian, individually and as Trustee and Ethel F. Yocabian, individually and as Trustee.

[Signature]
Signature of Notary Public

AFFIX NOTARY STAMP



(Print Notary Name)
☒ Personally known, or
☐ Produced Identification
Type of Identification Produced:

[CONTINUED ON FOLLOWING PAGE]

[Signature]
 (Signature - 1st witness)
W. Kreuter
 (Print name)

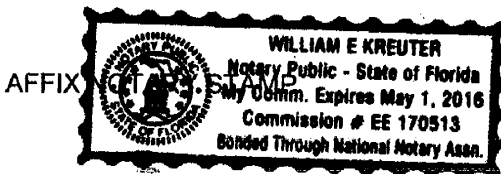
Melanie Solis
 (Signature - 2nd witness)
Melanie Solis
 (Print name)

[Signature]
 (Signature - 1st witness)
W. E. Kreuter
 (Print name)

Melanie Solis
 (Signature - 2nd witness)
Melanie Solis
 (Print name)

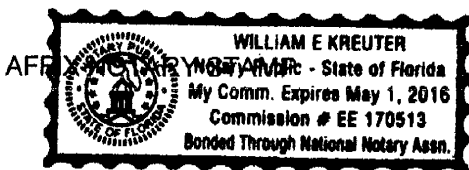
STATE OF FLA
 COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19th day of November, 2013, by Carol B. Phifer, as a Manager of Anderson and Mills, LLC, the General Partner of **ANDERSON, LTD., A COLORADO LIMITED PARTNERSHIP**, on behalf of the partnership.



STATE OF FLA
 COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19th day of November, 2013, by Judith B. Greene, as a Manager of Anderson and Mills, LLC, the General Partner of **ANDERSON, LTD., A COLORADO LIMITED PARTNERSHIP**, on behalf of the partnership.



ANDERSON, LTD., A COLORADO LIMITED PARTNERSHIP (3/8 INTEREST)

BY: Anderson and Mills, LLC, a Florida limited liability company, its General Partner

By: Carol B. Phifer, MG
 Carol B. Phifer, Manager

By: Judith B. Greene, MG
 Judith B. Greene, Manager

[Signature]
 Signature of Notary Public

(Print Notary Name)
☐ Personally known, or
☐ Produced Identification
 Type of Identification Produced: _____

[Signature]
 Signature of Notary Public

(Print Notary Name)
☐ Personally known, or
☐ Produced Identification
 Type of Identification Produced: _____

N. Sukiasian
(Signature – 1st witness)
Noune Sukiasian
(Print name)
Arto Vorperian
(Signature – 2nd witness)
Arto Vorperian
(Print name)

**FUND FOR ARMENIAN RELIEF, INC., A
NEW YORK NOT-FOR-PROFIT
CORPORATION (2/8 INTEREST)**

By: G. Nanagoulian
Name: Garnik Nanagoulian
Title: Executive Director

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 18th day of
November, 2013, by Garnik Nanagoulian, as the
Executive Director of **FUND FOR ARMENIAN RELIEF, INC., A NEW
YORK NOT-FOR-PROFIT CORPORATION**, on behalf of the corporation.

AFFIX NOTARY STAMP

MARIA BARSOUMIAN
Notary Public, State of New York
No. 01BA6276940
Qualified in Queens County
Commission Expires February 28, 2017

Maria
Signature of Notary Public
MARIA BARSOUMIAN
(Print Notary Name)
☒ Personally known, or
☐ Produced Identification
Type of Identification Produced:

[CONTINUED ON FOLLOWING PAGE]

EXHIBIT "A"
(Legal Description)

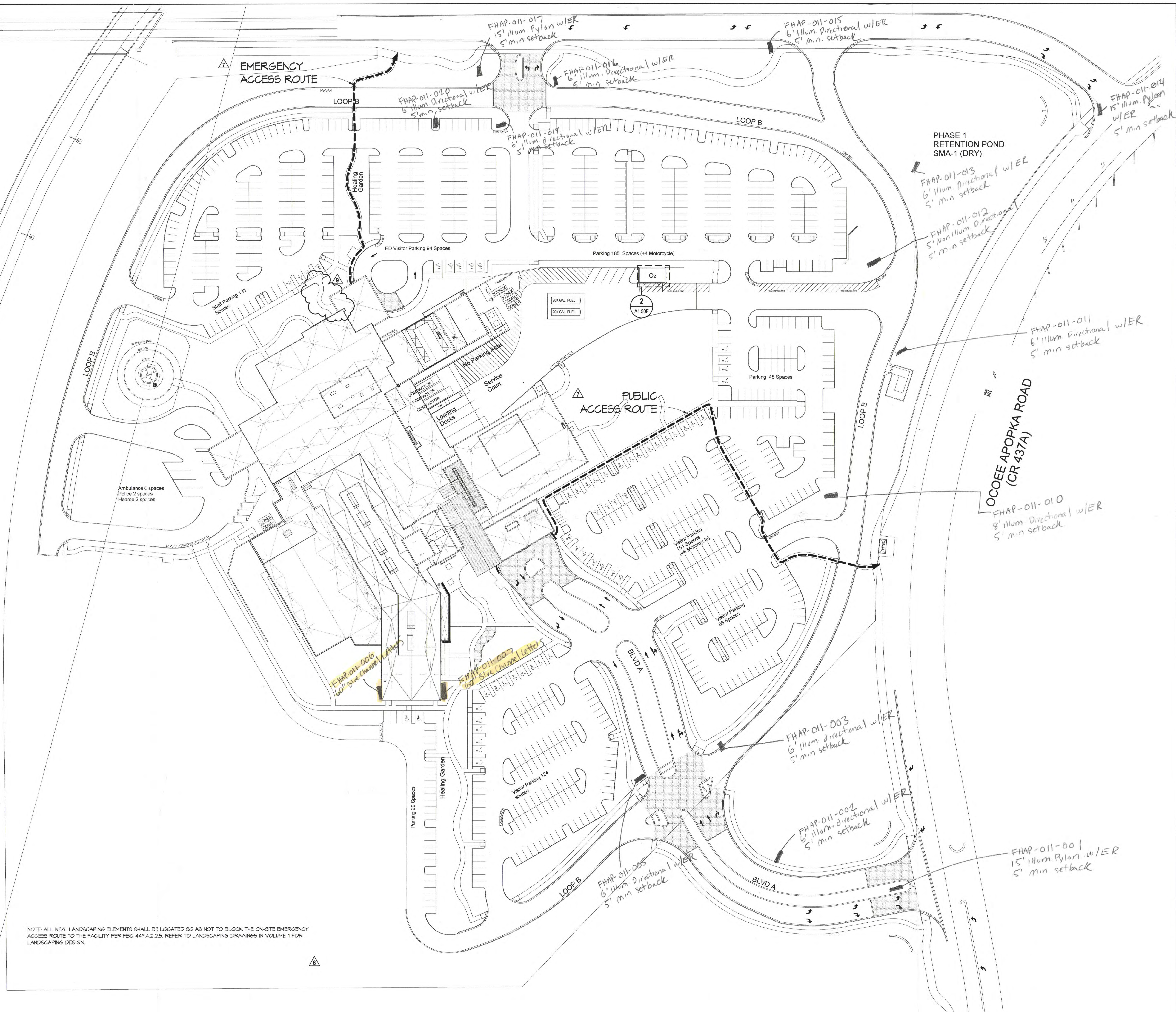
That part of the South 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 28 East, Orange County, Florida, lying Westerly of the Westerly line of the right of way of County Road 437A and the Westerly line of the limited access right of way of State Road 429, being part of Parcel 63-125, all as described in Stipulated Order of Taking recorded in O.R. Book 5460, page 4796, public records of Orange County, Florida; and South of the Southerly line of Parcel 212 Part C, and East of the Easterly line of Parcel 212 Part B, as described in Amended Stipulated Order of Taking recorded in O.R. Book 8959, page 3113, public records of Orange County, Florida.

EXHIBIT "B"
(Permitted Exceptions)

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. Rights of ingress, egress, light, air and view obtained by the Orlando-Orange County Expressway Authority by Order of Taking recorded in O.R. Book 5460, page 4796, and Amended Order of Taking recorded in O.R. Book 8959, page 3113, of the Public Records of Orange County, Florida.

GRAPHIC SCALE 1/32" = 1'-0"
GRAPHIC SCALE 1/16" = 1'-0"
GRAPHIC SCALE 3/32" = 1'-0"
GRAPHIC SCALE 1/8" = 1'-0"
GRAPHIC SCALE 3/16" = 1'-0"
GRAPHIC SCALE 1/4" = 1'-0"
GRAPHIC SCALE 1" = 3'-0"
GRAPHIC SCALE 1/2" = 1'-0"
GRAPHIC SCALE 3/4" = 1'-0"
GRAPHIC SCALE 1" = 1'-0"
3/10/2017 9:23:33 PM
C:\Revel_Progect\131900_FHA_A19_Center - E2.dwg

EXPRESSWAY AUTHORITY
FLU: MU (MIXED USE)



NOTE: ALL NEW LANDSCAPING ELEMENTS SHALL BE LOCATED SO AS NOT TO BLOCK THE ON-SITE EMERGENCY ACCESS ROUTE TO THE FACILITY PER FBC 441.4.2.3.5. REFER TO LANDSCAPING DRAWINGS IN VOLUME 1 FOR LANDSCAPING DESIGN.

1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 50'-0"

ESa
Earl Swenson Associates, Inc.

richard l. miller, architect
1033 Demonbreun Street
Suite 600
Nashville, Tennessee 37203
615-329-9445
Firm License Number AAC001464

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© Earl Swenson Associates, Inc. 2014

Seals

STATE OF FLORIDA
JAMES L. MILLER
ARCHITECT
No. 37173
EXPIRATION DATE 12/31/2018

FLORIDA HOSPITAL APOPKA

VOL. 3 - HOSPITAL + MOB SHELL PACKAGE

1901 HARMON ROAD | APOPKA, FLORIDA 32703

Revision	Date
REV 03	03/31/16
REV 06	07/07/16
REV 07	10/11/16
REV 09	03/17/17

Issue Description	CONSTRUCTION DOCUMENTS
Issue Date	03/31/16
Project No	13136.00
Drawn By	ZPS
Checked By	JMR
Drawn Title	

ARCHITECTURAL
SITE PLAN

Sheet Number

G3.01

"FIELD VERIFY - DO NOT MANUFACTURE FROM THIS DRAWING UNLESS THIS LABEL HAS BEEN REMOVED"



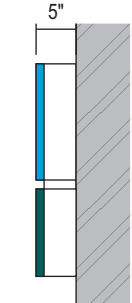
Existing



Proposed

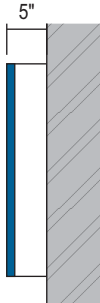


Logo
With Trim Caps



Logo
Side View

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



Letter
Side View

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



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 **Loc #:** 201856 **Order #:** 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev -	305724	11/07/18	KWK
Rev -	305802	11/09/18	KWK
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 6

Sign Type: LIF-60-HRZ-B

Description:
Illuminated Channel Letters - Blue

Sq. Ft.: 299

Qty: 1

Address:
Remove existing.
Patch and repair existing wall surface to like new condition.
Repaint to match existing color finish.
Install new letterset.

SHEET TITLE
Recommendations

"FIELD VERIFY - DO NOT MANUFACTURE FROM THIS DRAWING UNLESS THIS LABEL HAS BEEN REMOVED"



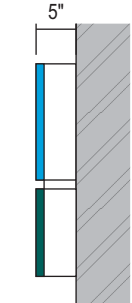
Existing



Proposed

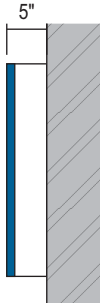


Logo
With Trim Caps



Logo
Side View

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



Letter
Side View

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

ICON

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 **Loc #:** 201856 **Order #:** 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev -	305724	11/07/18	KWK
Rev -	305802	11/09/18	KWK
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 7

Sign Type: LIF-60-HRZ-B

Description:
Illuminated Channel Letters - Blue

Sq. Ft.: 299

Qty: 1

Address:
Remove existing.
Patch and repair existing wall surface to like new condition.
Repaint to match existing color finish.
Install new letterset.

SHEET TITLE
Recommendations

RECEIPT		DATE <u>12/11/18</u>	No. <u>000397</u>
		\$ <u>300.00</u>	
RECEIVED FROM <u>ICON</u>			
<u>Advent Health Wall Sign Variance.</u>		DOLLARS	
☐ FOR RENT ☐ FOR <u>Variance application VAR 18-XX 09</u>			
ACCOUNT		☐ CASH	
PAYMENT	<u>Check #</u>	☒ CHECK	
BAL. DUE	<u>494.22</u>	☐ MONEY ORDER	
		☐ CREDIT CARD	
		FROM _____ TO _____	
		BY <u>[Signature]</u>	3-11

ICON Rolling Meadows • Illinois 60008

049422

CITY OF APOPKA

NDOR NO.	INVOICE DATE	INVOICE NUMBER	PURCHASE ORDER NUMBER	AMOUNT PAID	MEMO
	11/21/2018	Anthony Mangano/CITY OF APOPKA	1124875-19	\$300.00	
				\$300.00	
			CHECK AMOUNT		

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINT BORDER

MB FINANCIAL BANK, N.A.
ROSEMONT, IL 60018
02-0173/0710

049422

ICON 1701 GOLF ROAD, SUITE 1-900
ROLLING MEADOWS, IL 60008

PAY Three Hundred dollars and 00/100

DATE
11/21/2018

AMOUNT
\$300.00

CITY OF APOPKA
120 E. MAIN ST.
Apopka FL, 32703-9210

Kurt W. Bishop

MP

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

049422 071001737 270000361

October 24, 2018

Re: New Signage – Advent Health (Florida Hospital) Apopka

To Whom It May Concern:

Our objective is to obtain an amendment to the Master Sign Plan provided by the City of Apopka that will allow all ground signs being proposed to be approved for installation. Please see architectural rendering file attached of the following signs:

- (3) 15' Illuminated Pylons – 99' (297' total)
- (9) 6' Illuminated Directional w/ER copy – 24.75' (222.75' total)
- (1) 8' Illuminated Directional w/ER copy – 33' (33' total)
- (1) 5' Non-Illuminated Directional – 20.63' (20.63' total)
- (3) 4' Non-Illuminated Directional - 15.83' (47.5' total)
- (1) 8' Non-Illuminated Directional - 33' (33' total)

Total ground sign square footage being proposed: **653.88'**

Sincerely,

Jessica Stein

Project Manager, Icon



Master Sign Plan
Exterior Location Plans and Detail Drawings

Location:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

The site plan for Florida Hospital Apopka provides a detailed layout of the facility and its surroundings. Key features include:

- Buildings:** The central building complex includes the Emergency department (marked with a red cross), Physician Office Building (shaded yellow), and various support buildings. The main building is labeled 'FLORIDA HOSPITAL APOPKA'.
- Parking Areas:** Multiple parking lots are shown, including 'ED VENDOR PARKING 97 SPACES', 'PARKING 200 SPACES (+4 MOTORCYCLE)', 'PARKING 48 SPACES', 'PARKING 124 SPACES', and 'PARKING 25 SPACES'. There is also 'AMBULANCE PARKING' with 7 spaces for ambulances and 2 for police.
- Landscaping & Amenities:** The plan includes 'HEALING GARDEN' areas, a 'MEDICAL YARD', and a 'LOADING ZONE'.
- Retention Ponds:** Three 'PHASE 1 RETENTION POND (DRY)' areas are indicated, located around the perimeter of the hospital grounds.
- Access & Orientation:** The plan shows 'HARMON ROAD' to the north and 'Ocoee Apopka Road (CR 437A)' to the east. A 'FLIGHT PATH' is marked on the west side. A north arrow is located in the bottom right corner.
- Callouts:** Numbered callouts (001-034) are placed throughout the plan, often with 'A' and 'B' sub-labels, indicating specific locations of interest or equipment.

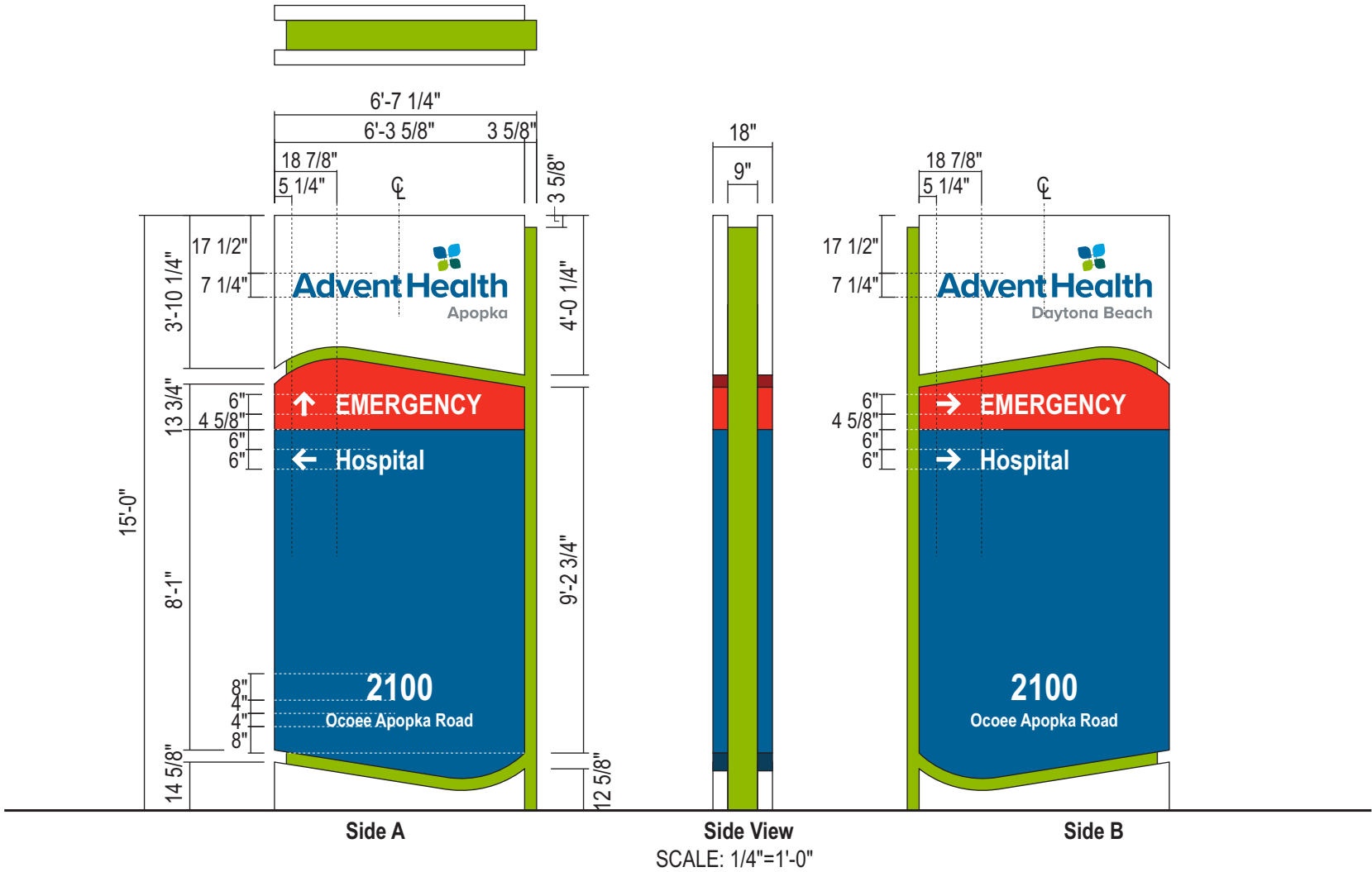
SHEET NO.
2



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 1

Sign Type: PE-15-IL

Description:
Illum. Pylon w/ Emergency & Directional Copy

Sq. Ft.: 99

Qty: 1

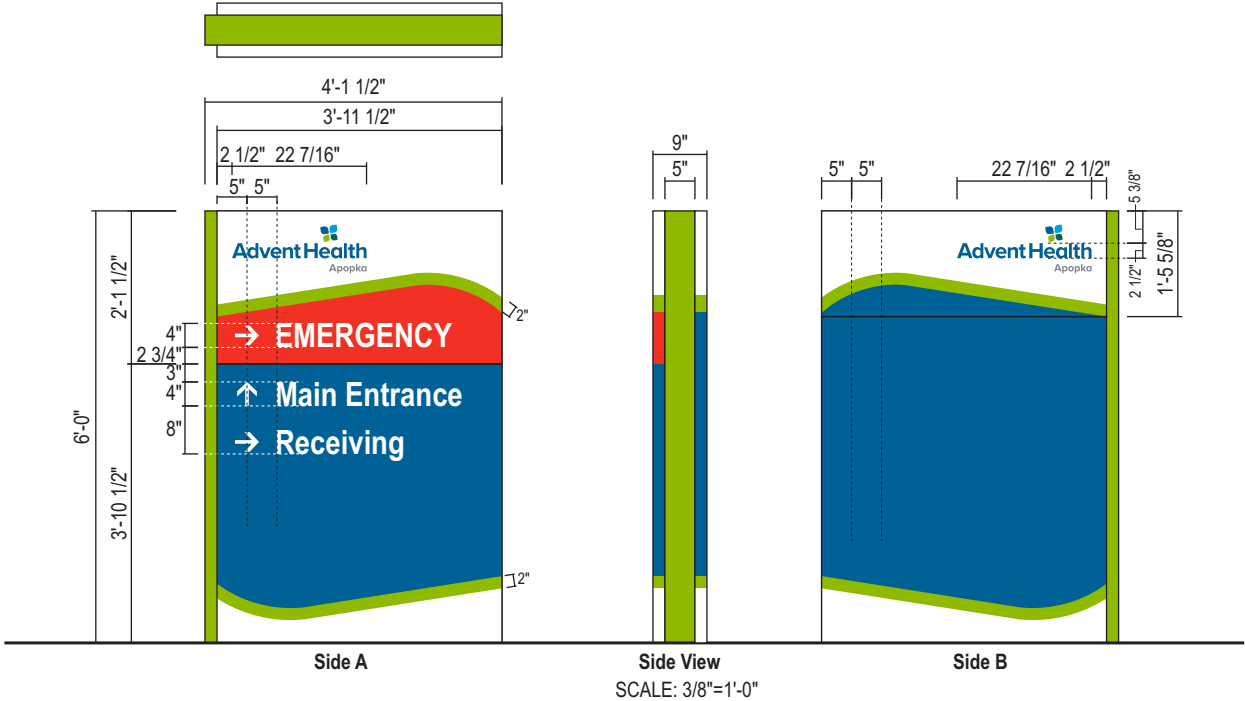
Address:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
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Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 2

Sign Type: DE-72-IL

Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Address:
Remove existing.
Install new.
Restore ground material to base of new sign.

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
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Revision #:	Req. #:	Date:	Artist:
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Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 3

Sign Type: DE-72-IL

Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

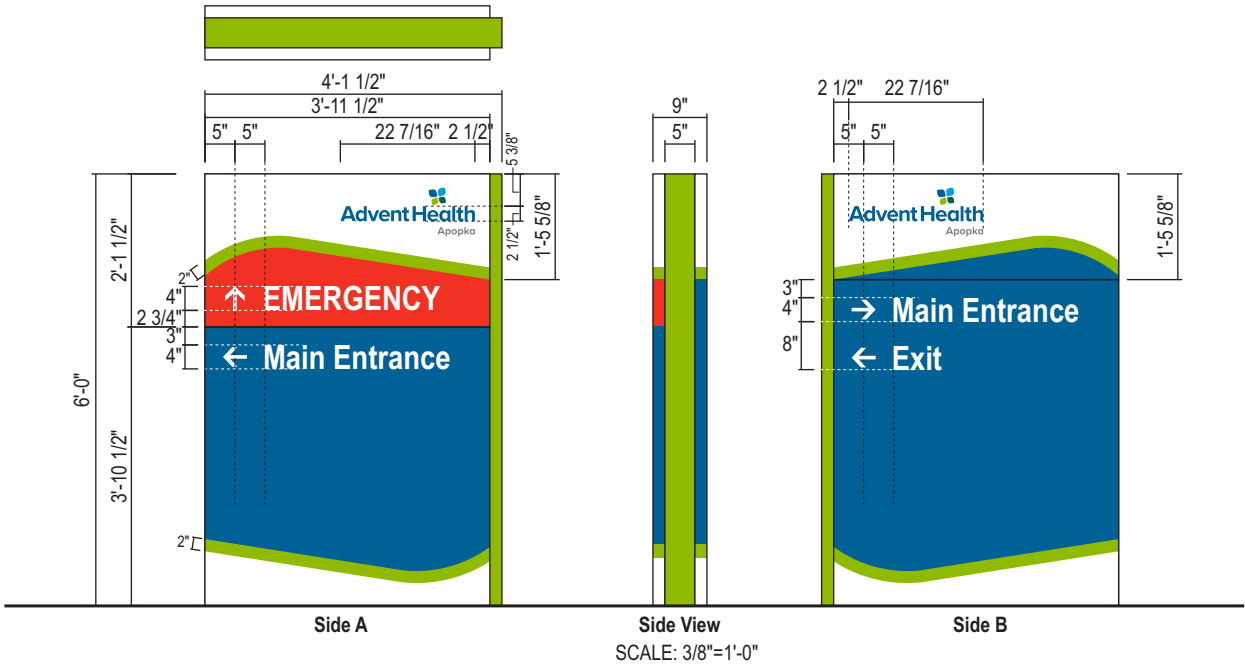
Address:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed





Existing



Proposed

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
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Revision #:	Req. #:	Date:	Artist:
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Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 4

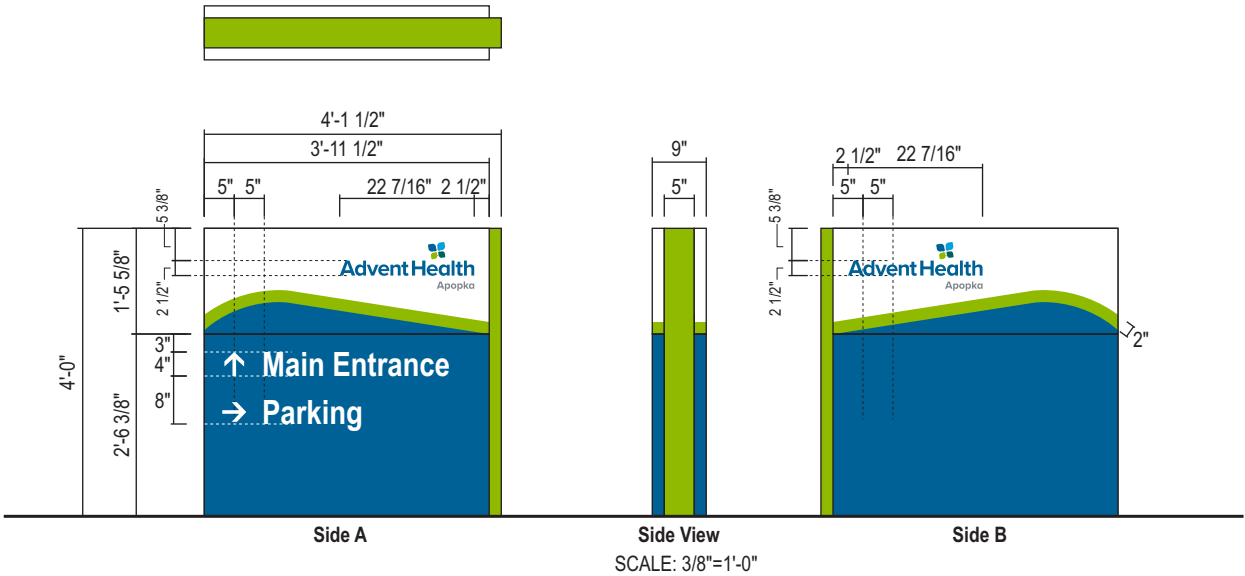
Sign Type: DB-48-NIL

Description:
Non-Illuminated Directional w/ Logo

Sq. Ft.: 16.5

Qty: 1

Address:
Remove existing.
Install new.
Restore ground material to base of new sign.

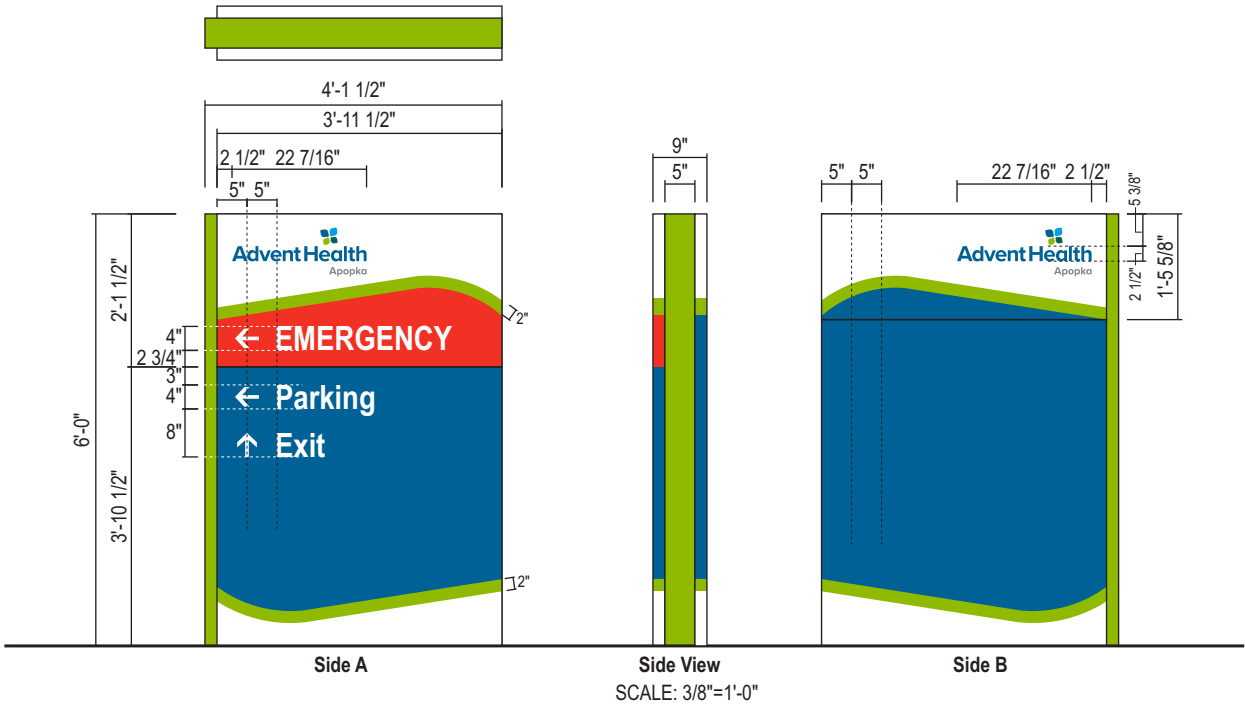




Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
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Revision #:	Req. #:	Date:	Artist:
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Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 5

Sign Type: DE-72-IL

Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Address:
Remove existing.
Install new.
Restore ground material to base of new sign.

"FIELD VERIFY - DO NOT MANUFACTURE FROM THIS DRAWING UNLESS THIS LABEL HAS BEEN REMOVED"



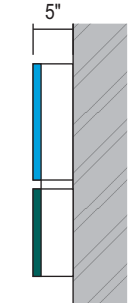
Existing



Proposed

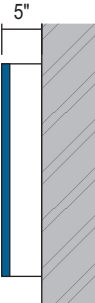


Logo
With Trim Caps



Logo
Side View

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



Letter
Side View

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

Icon

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
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Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 6

Sign Type: LIF-60-HRZ-B

Description:
Illuminated Channel Letters - Blue

Sq. Ft.: 299

Qty: 1

Address:
Remove existing.
Patch and repair existing wall surface to like new condition.
Repaint to match existing color finish.
Install new letterset.



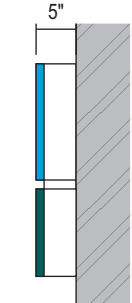
Existing



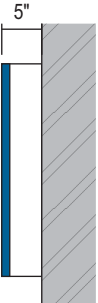
Proposed



Logo
With Trim Caps



Logo
Side View
SCALE: 1/2"=1'-0"



Letter
Side View
SCALE: 1/2"=1'-0"



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 **Loc #:** 201856 **Order #:** 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 7

Sign Type: LIF-60-HRZ-B

Description:
Illuminated Channel Letters - Blue

Sq. Ft.: 299

Qty: 1

Address:
Remove existing.
Patch and repair existing wall surface to like new condition.
Repaint to match existing color finish.
Install new letterset.

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 10

Sign Type: DE-96-IL

Description:
D.F. Non-Illuminated Directional w/ Emergency

Sq. Ft.: 33

Qty: 1

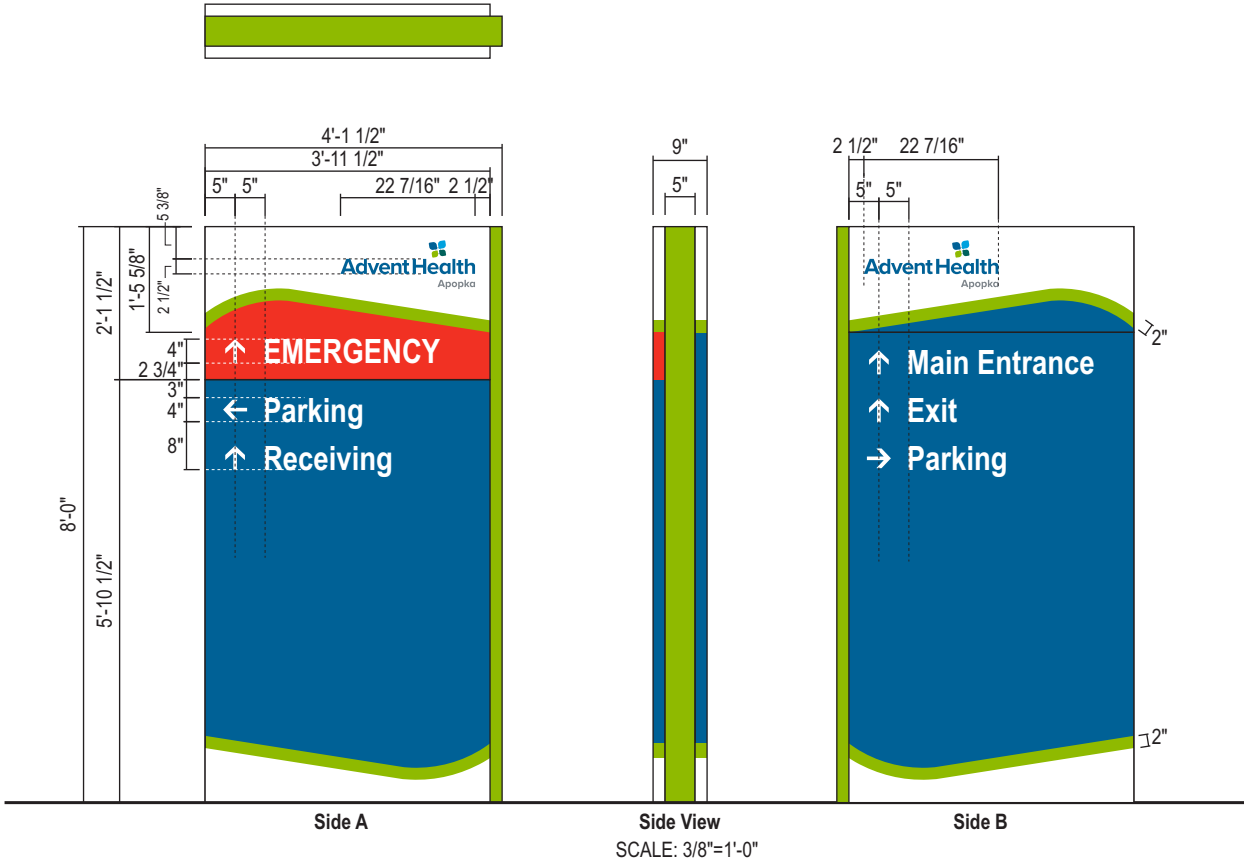
Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed

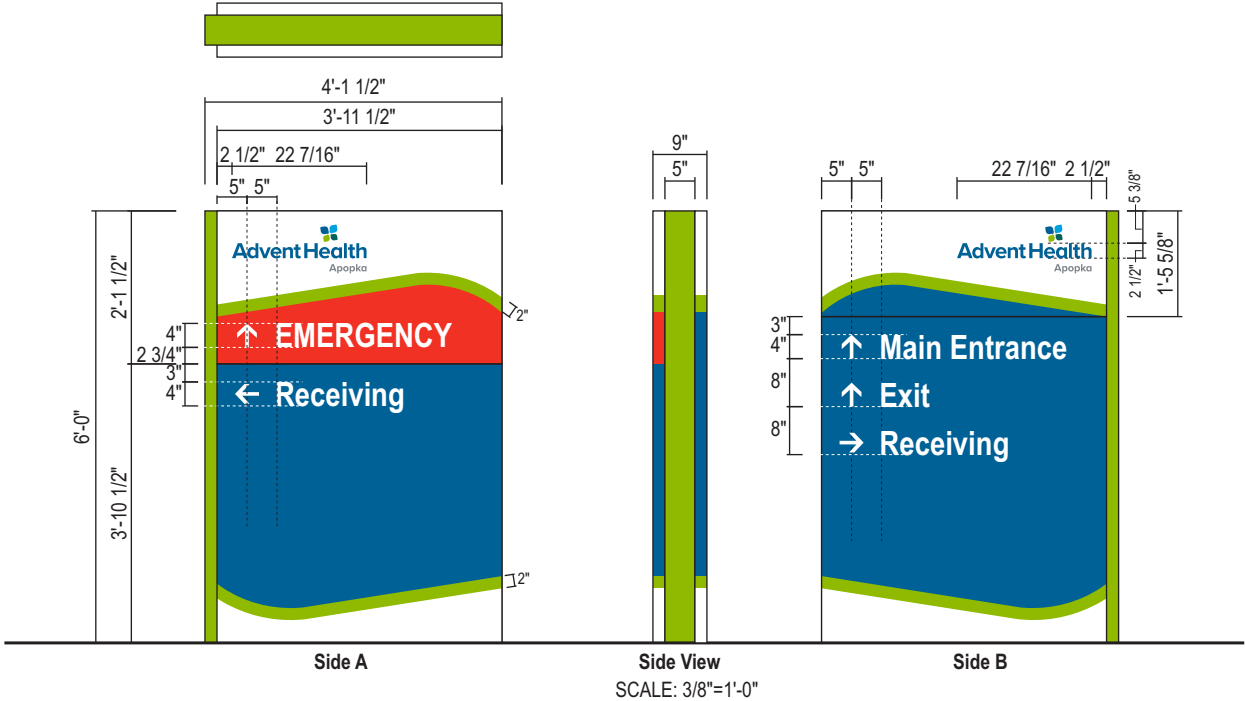




Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
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Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 11

Sign Type: DE-72-IL

Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

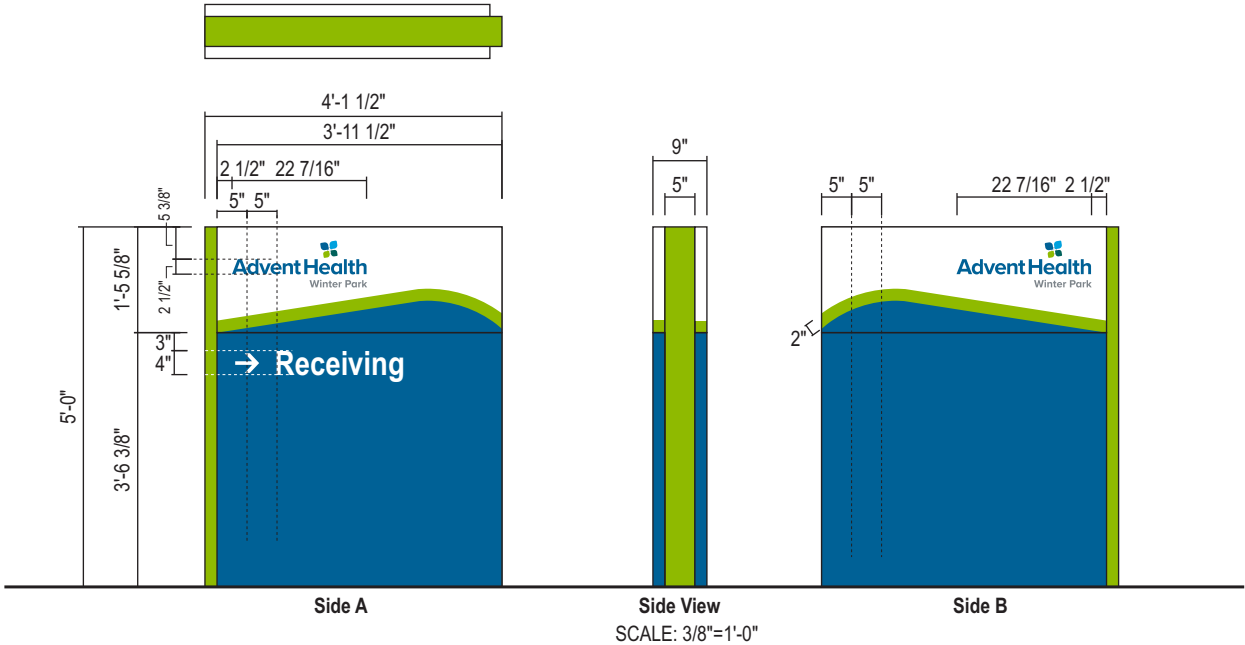
Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
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Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 12

Sign Type: DB-60-NIL

Description:
D.F. Non-Illuminated Directional w/ Logo

Sq. Ft.: 20.6

Qty: 1

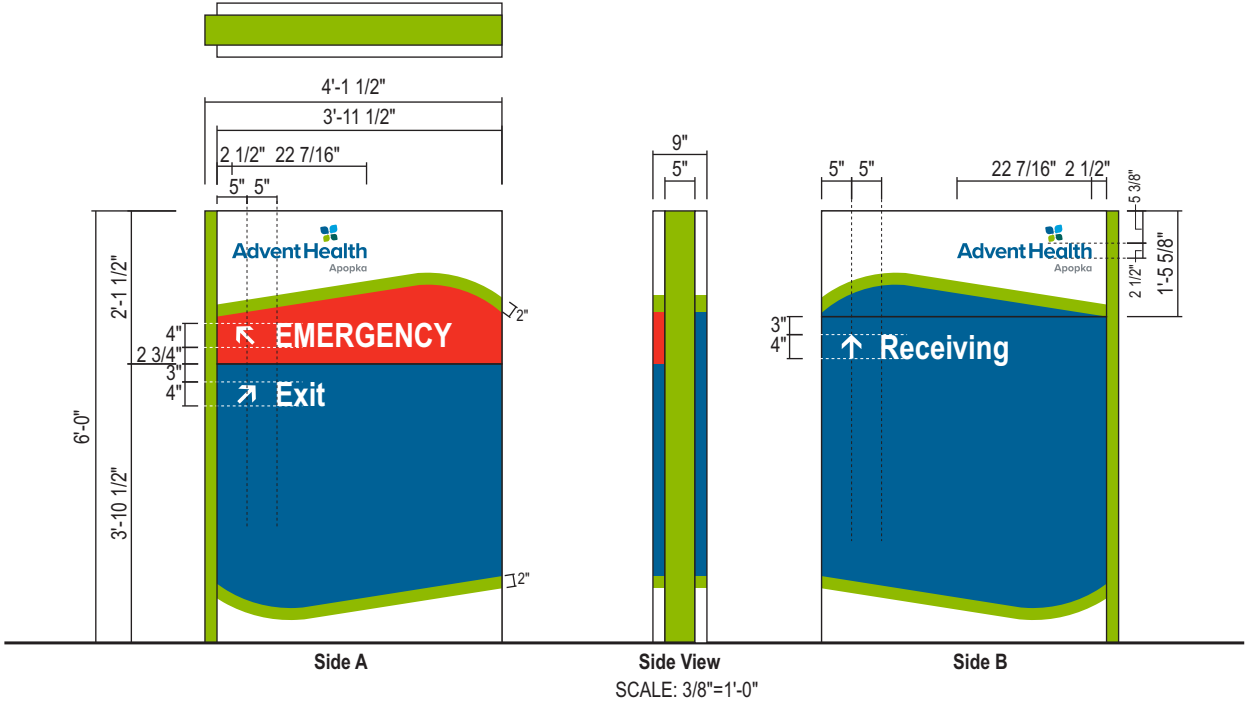
Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 13

Sign Type: DE-72-IL

Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

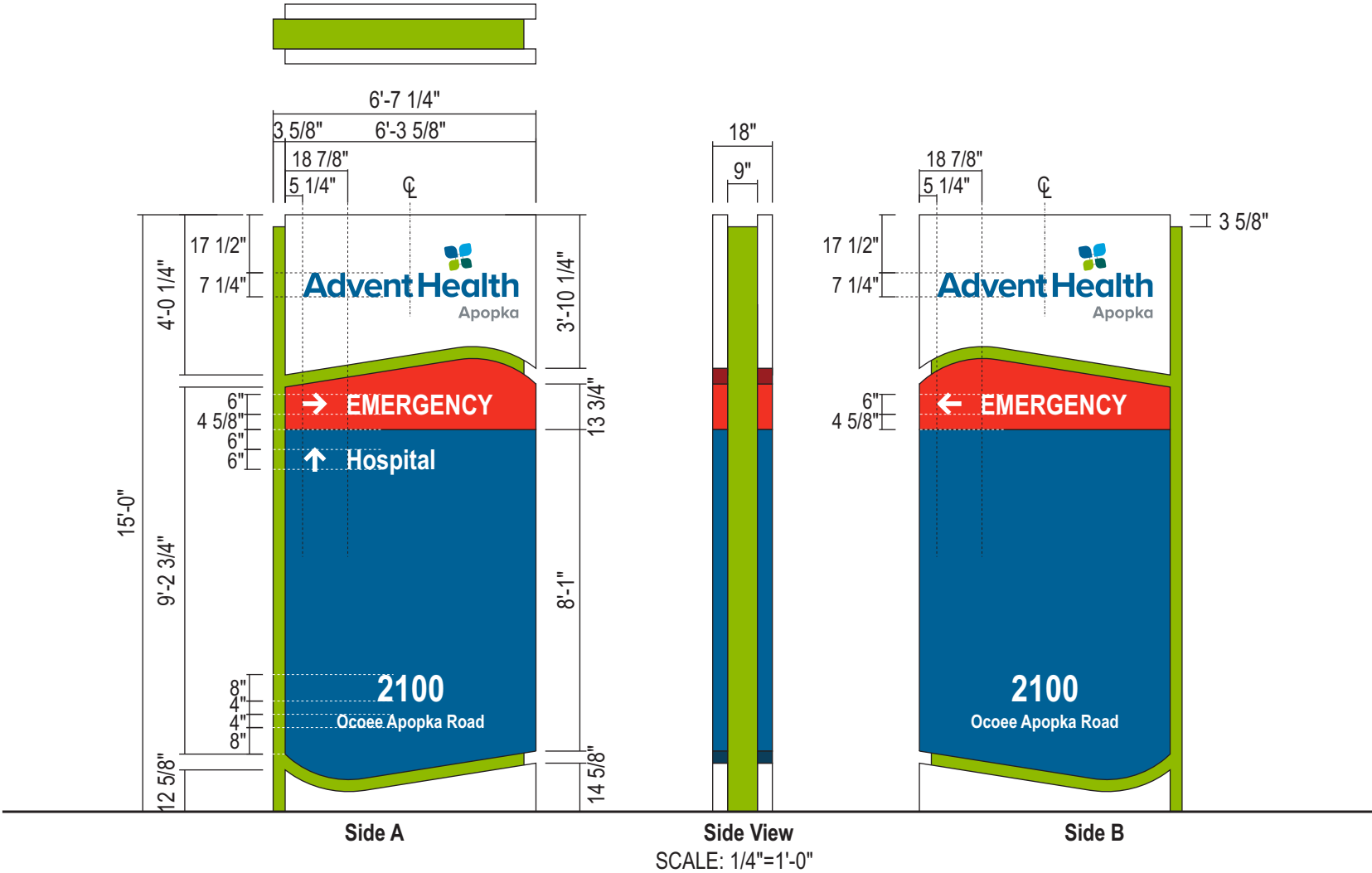
Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 14

Sign Type: PE-15-IL

Description:
Illum. Pylon w/ Emergency & Directional Copy

Sq. Ft.: 99

Qty: 1

Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 15

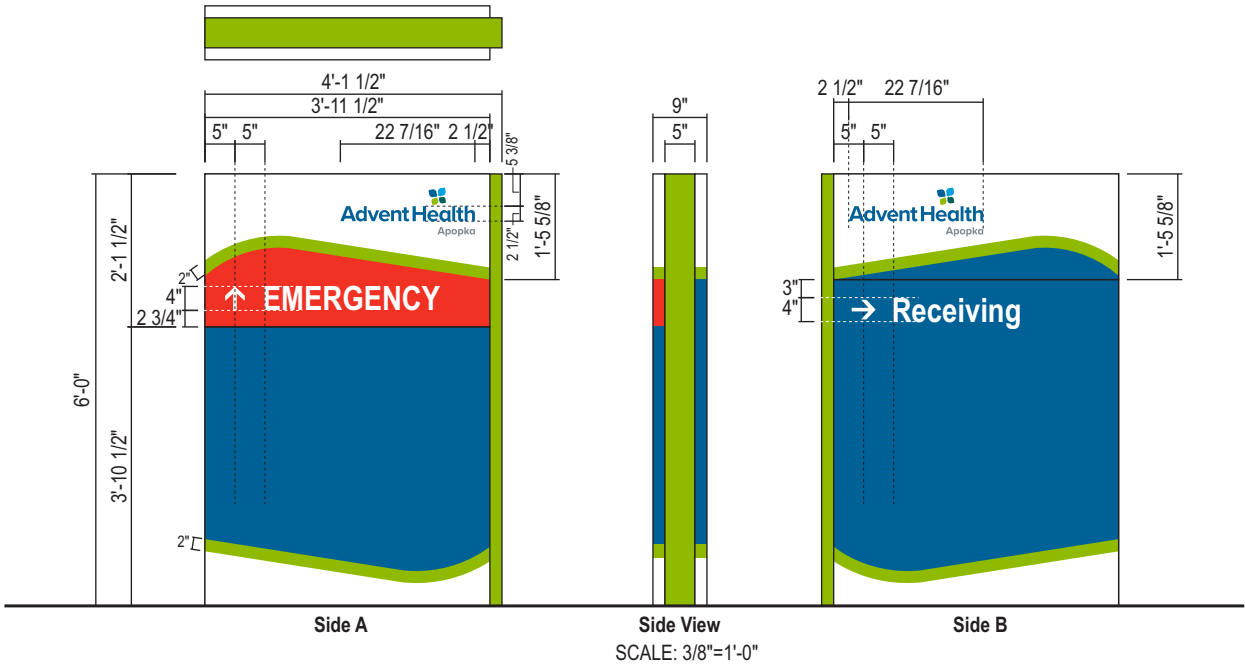
Sign Type: DE-72-IL

Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.

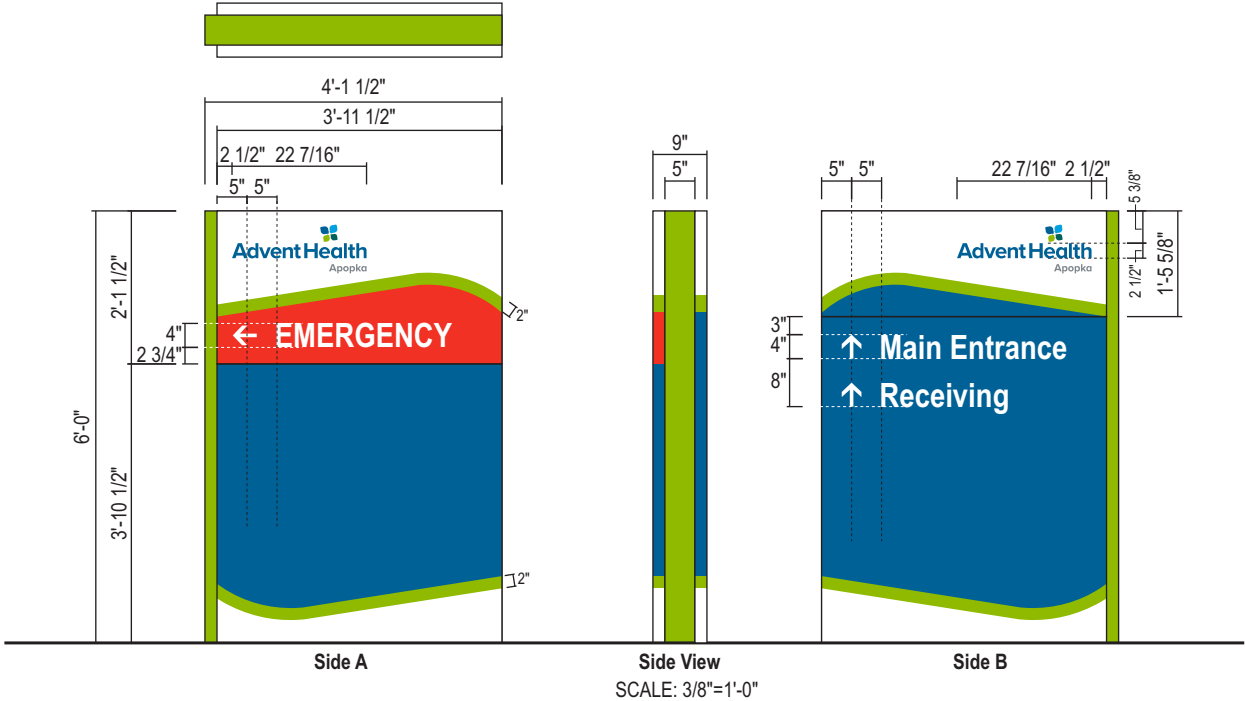




Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

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Original	305179	10/23/18	KWK
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Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 16

Sign Type: DE-72-IL

Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

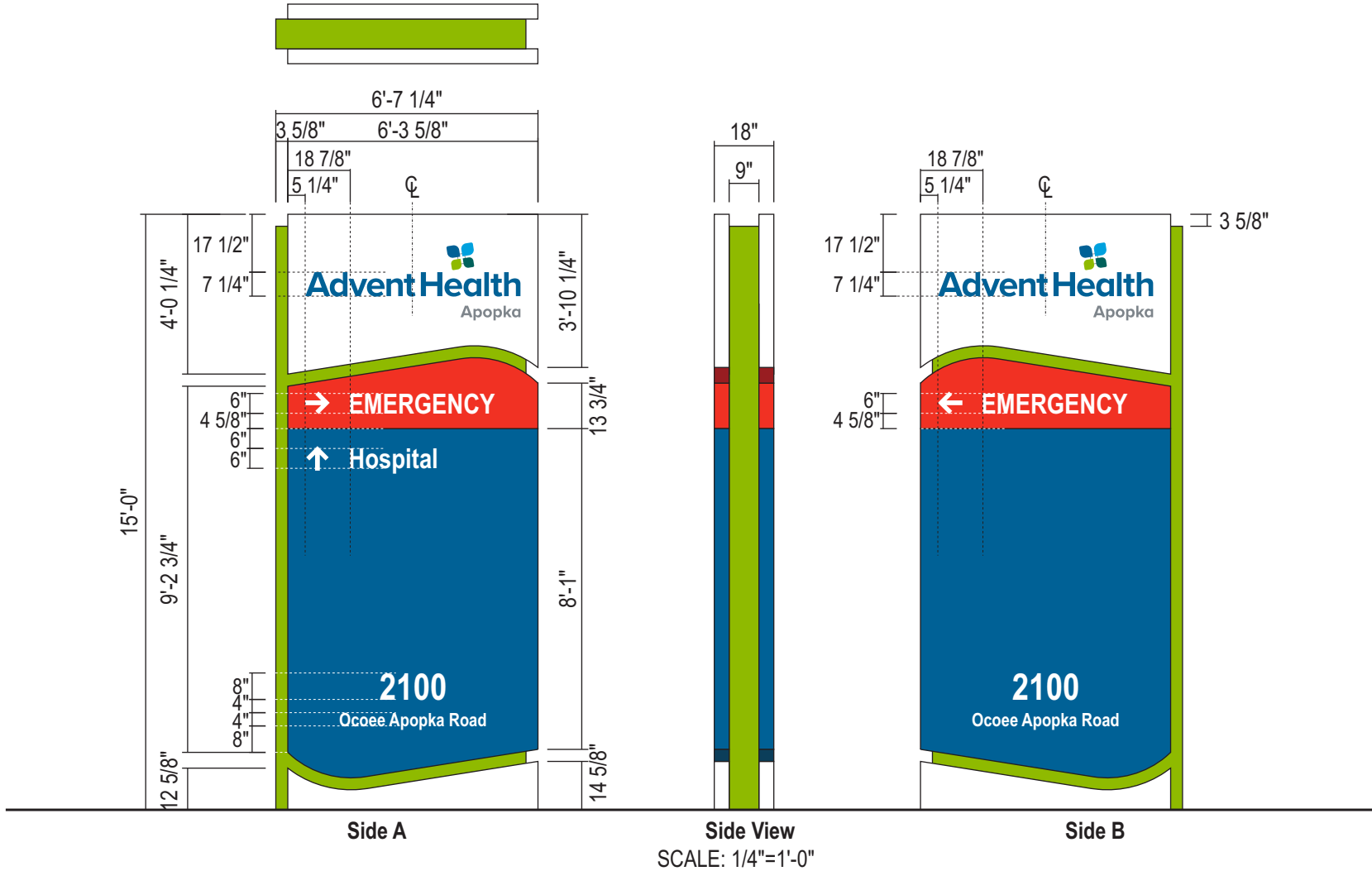
Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 17

Sign Type: PE-15-IL

Description:
Illum. Pylon w/ Emergency & Directional Copy

Sq. Ft.: 99

Qty: 1

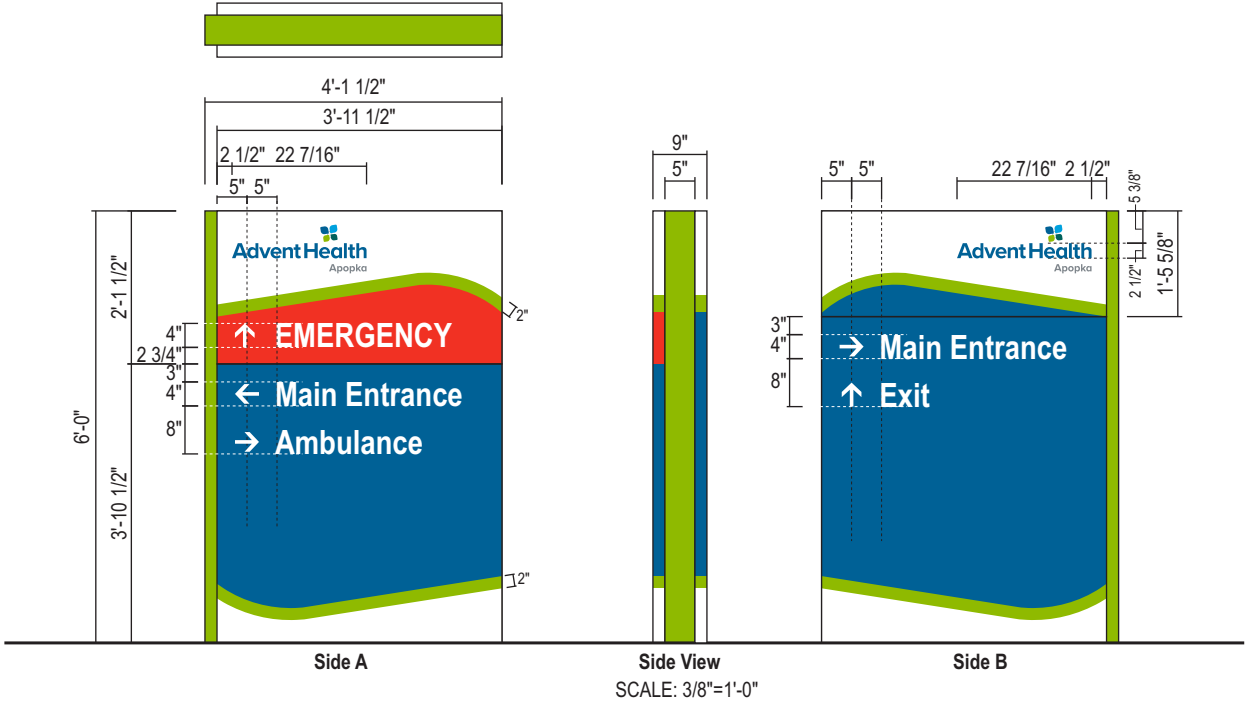
Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 18

Sign Type: DE-72-IL

Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

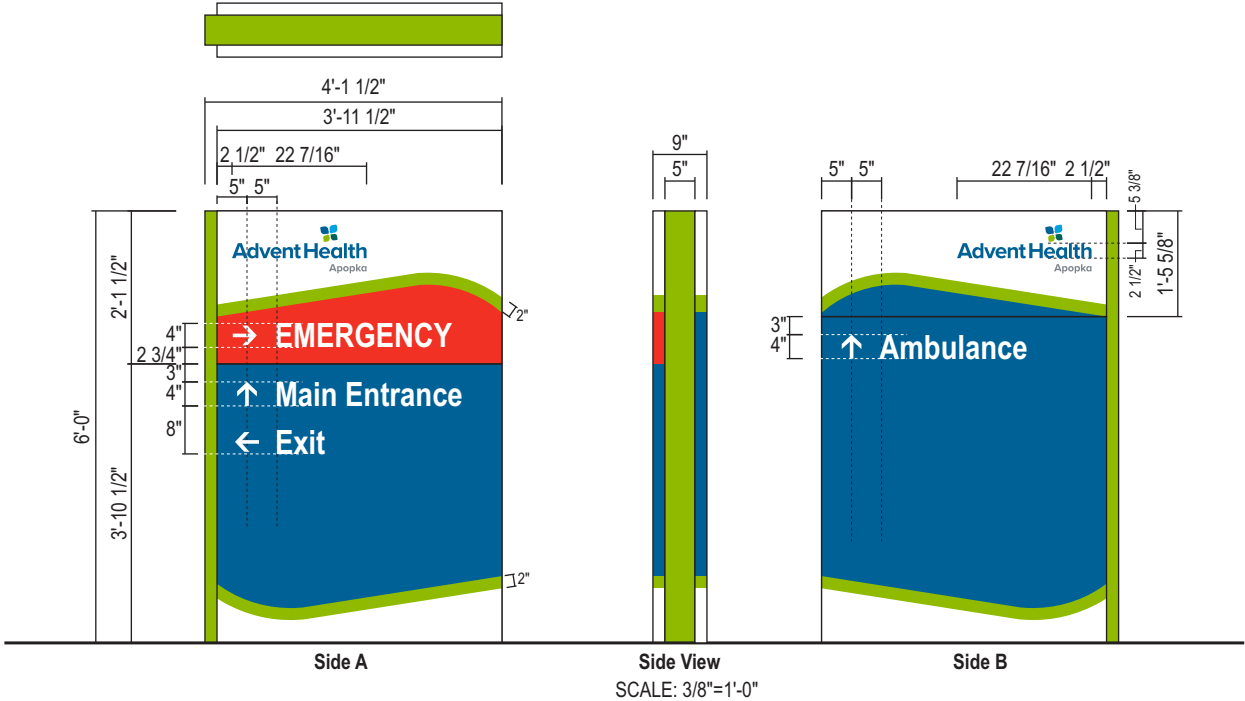
Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 20

Sign Type: DE-72-IL

Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

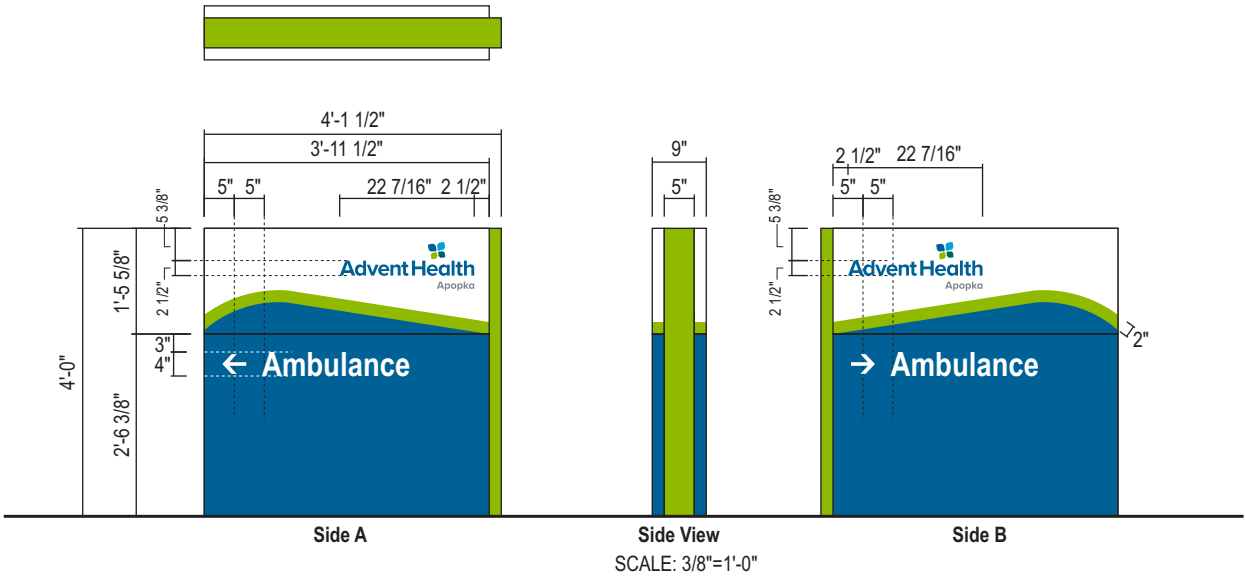
Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 **Loc #:** 201856 **Order #:** 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 23

Sign Type: DB-48-NIL

Description:
Non-Illuminated Directional w/ Logo

Sq. Ft.: 16.5

Qty: 1

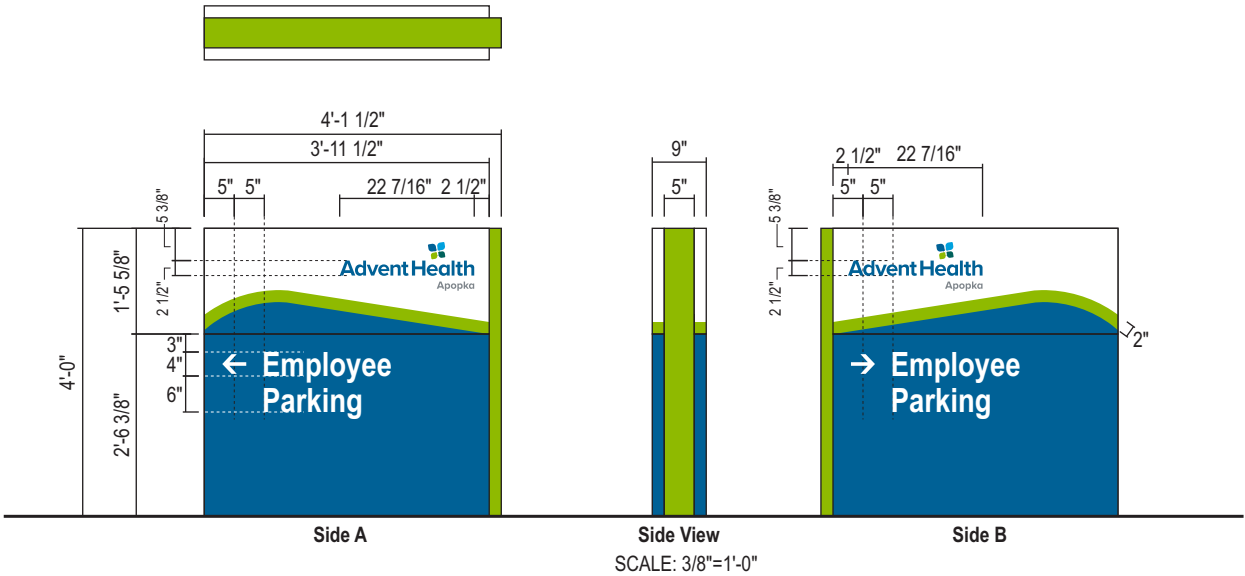
Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 27

Sign Type: DB-48-NIL

Description:
Non-Illuminated Directional w/ Logo

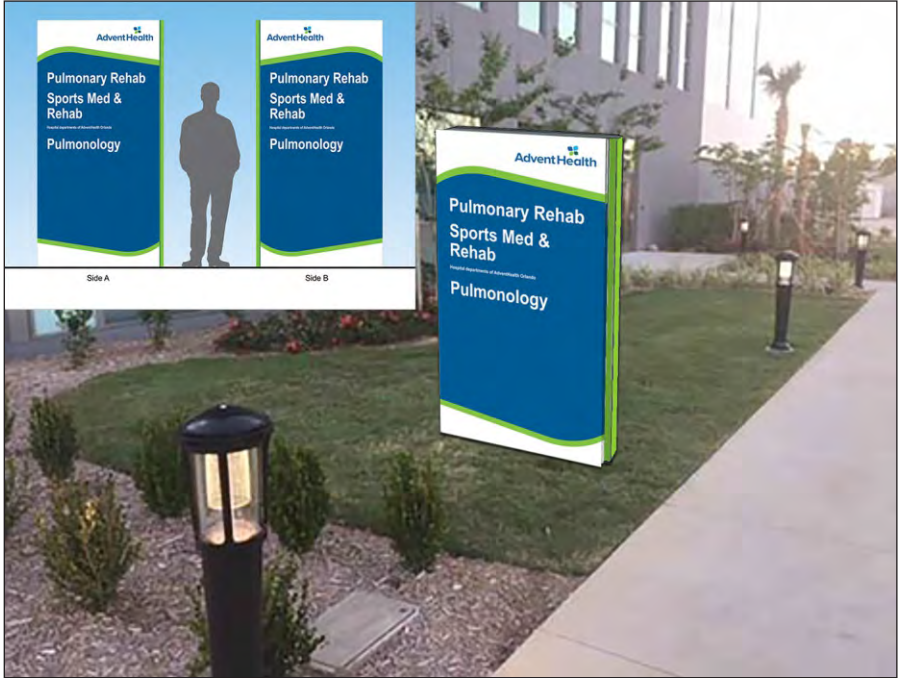
Sq. Ft.: 16.5

Qty: 1

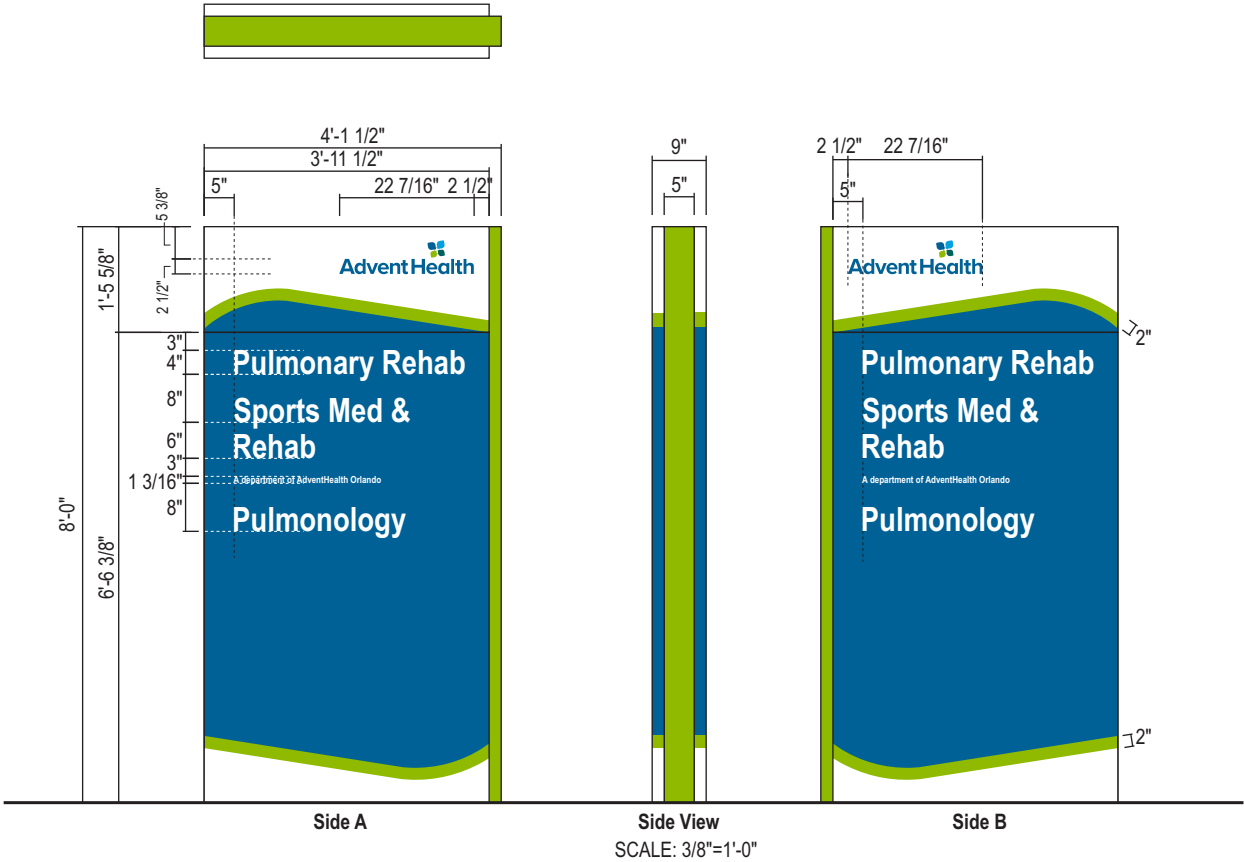
Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\A\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

Revision #:	Req. #:	Date:	Artist:
Original	305179	10/23/18	KWK
Rev 2	305724	11/07/18	KWK
Rev 3	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX
Rev 6	000000	00/00/00	XXX
Rev 7	000000	00/00/00	XXX

Sign #: 29a

Sign Type: DB-96-NIL

Description:
Non-Illuminated Directional w/ Logo

Sq. Ft.: 33

Qty: 1

Notes:
Remove existing.
Install new.
Restore ground material to base of new sign.



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: January 8, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Adjacent Zoning Map
Aerial Map
Site Plan

SUBJECT: WEST APOPKA SELF STORAGE SPECIAL EXCEPTION AND SPECIAL EXCEPTION SITE PLAN

REQUEST: APPROVE A SPECIAL EXCEPTION AND SPECIAL EXCEPTION SITE PLAN TO ALLOW A SELF STORAGE FACILITY WITHIN A PORTION OF A PROPERTY ASSIGNED A C-1 (RETAIL COMMERCIAL DISTRICT) ZONING CATEGORY.

SUMMARY:

OWNER/APPLICANT: Dafflyn Property 2 LLC
LOCATION: 2106 Plymouth Sorrento Rd.
PARCEL ID NUMBER: 30-20-28-0484-00-090
LAND USE: Commercial
ZONING: Retail Commercial District (C-1)
EXISTING USE: 2 Single Family Homes
PROPOSED USE: Self-Storage Facility
TRACT SIZE: 8.95 acres +/- (Entire Property) 6.53 acres +/- (Self-Storage Area)

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: The property is presently assigned a Future Land Use Designation of “Commercial”. Within the C-1 (Retail Commercial District) zoning category, a self-storage facility is a use that requires an approved Special Exception. The proposed self-storage facility is comprised of 70,935 sq. ft. of building space, amounting to a floor area ratio (FAR) of .2499. Portable storage pods and a covered RV area are located in the middle of the complex and are not counted for in the FAR. 1,200 sq. ft. is dedicated for an office area, 55,475 sq. ft. is proposed for hybrid, climate control storage, and 14,260 sq. ft. is used for self-storage. The development is planned to be gated, and is part of a planned commercial subdivision. The self-storage area (Special Exception Area) is depicted on Lot 1 in the attached Site Plan. Lots 2-4 are for C-1 Commercial use.

The Special Exception only applies to a western portion of the parcel. To screen areas east of Plymouth Sorrento Road from the min-storage use, the eastern portion of the parcel is not incorporated into the Special Exception.

- A. **Relationship to Adjacent Properties:** Zoning and existing land use assigned to adjacent and nearby properties appears in the attached exhibits. The character of the area surrounding the subject property is described as follows:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Low Suburban	R-1AA & RT-2 (ZIP)	Single Family Houses
East (City)	Residential Low Suburban & Commercial	PUD & R-1AAA	Nurseries & Single Family Homes
South (City)	Agriculture	AG	Woodlands
West (City & County)	Residential Low Suburban & Rural	A-1 (ZIP) & A-1	Single Family Houses& Woodlands

- B. **Special Exception Distance Separation Standard.** “All special exception uses shall be located a minimum of 1,000 feet from any other existing like use in non-residential districts, and 1,500 feet in residential districts.” (Article II, Section 2.00.00, 5. Special Exceptions. B1). The proposed self-storage area is more than 1,500 feet from any other self-storage area.
- C. **Special Exception Development Standards.** Article II of the Land Development Code establishes development standards specific to special exceptions. These standards are intended to reduce any impacts from the proposed special exception use on adjacent properties. After review of the Development Plan for the Special Exception, staff finds that the applicant has met the intent of the regulations stated in Article II, Section 2.02.01 General, (5), Special Exceptions.

The parking requirement for this use is one space for each 2 employees on largest shift plus 1 space for each company vehicle operating from the premises.

A 15 feet wide buffer yard areas have been provided on the southern, western, and northern boundary lines, with a 6 feet tall masonry wall in the northern buffer yard. The north adjacent lands are currently used, or zoned for, residential development. While a buffer yard and wall were not provided on the eastern boundary, the proposed conditions of this development, as well as the existing conditions of the east-adjacent lots 2-4, counter the need for a buffer yard and wall.

A lighting plan, landscape plan, and sign plan, will be provided during the Site Plan Approval Process (i.e. Preliminary Development Plan and/or Final Development Plan).

- C. **Special Exception Conditions of Use.**

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. 2069.
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 s 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.

DULY ADVERTISED:

December 21, 2018 - Public Hearing Notice

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval for a Special Exception and Special Exception Site Plan to allow a self-storage facility within the C-1 zoning district, subject to the Special Exception conditions within the staff report and the site plan.

Recommended Motion: Approve a Special Exception and Special Exception Site Plan to allow a self-storage facility, subject to the Special Exception Conditions of Use, at 2106 Plymouth Sorrento Road.

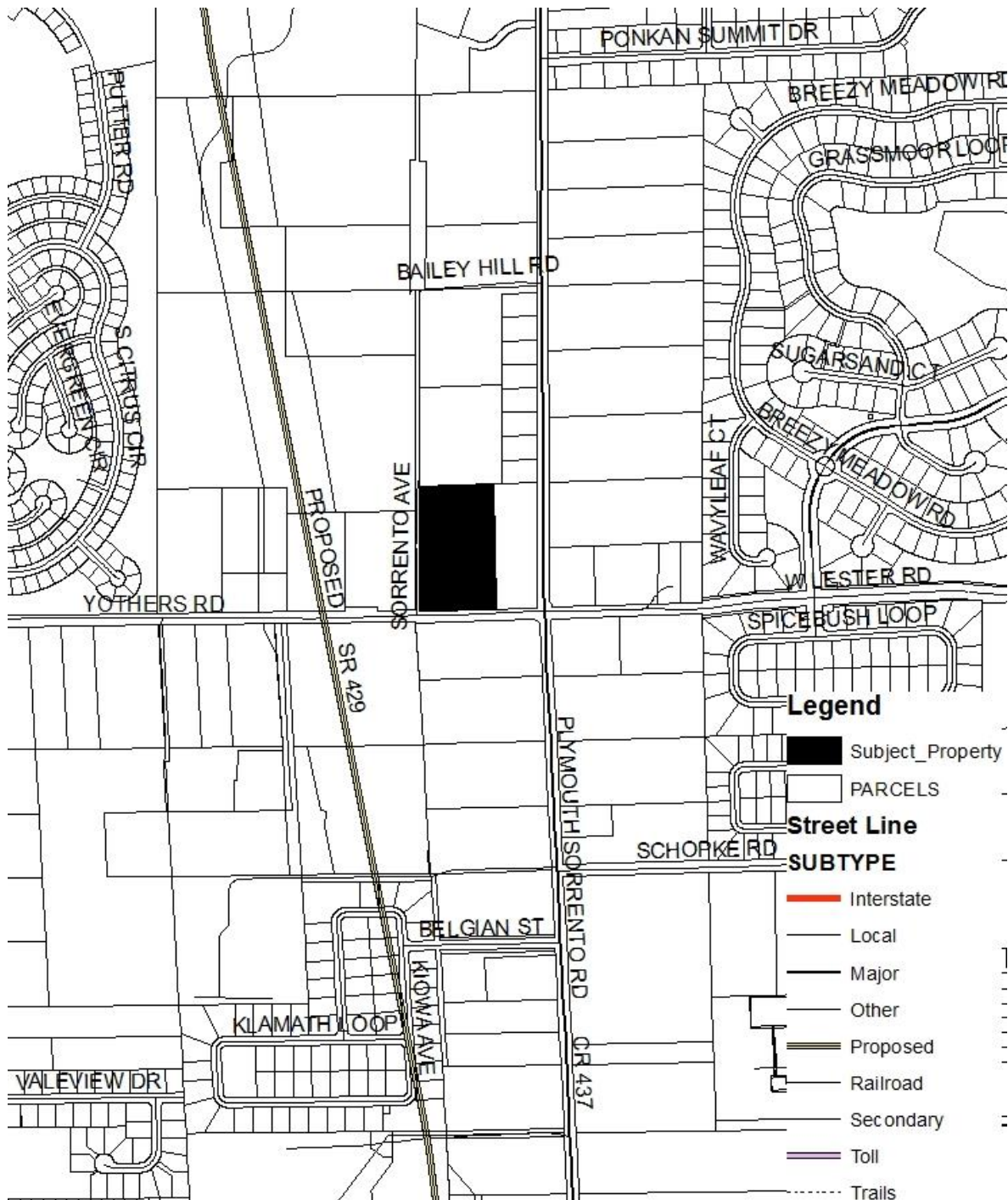
Planning Commission Role - Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development, Article XI, Section 11.05.D.1 the Planning Commission has the authority to take final action on a special exception application. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

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



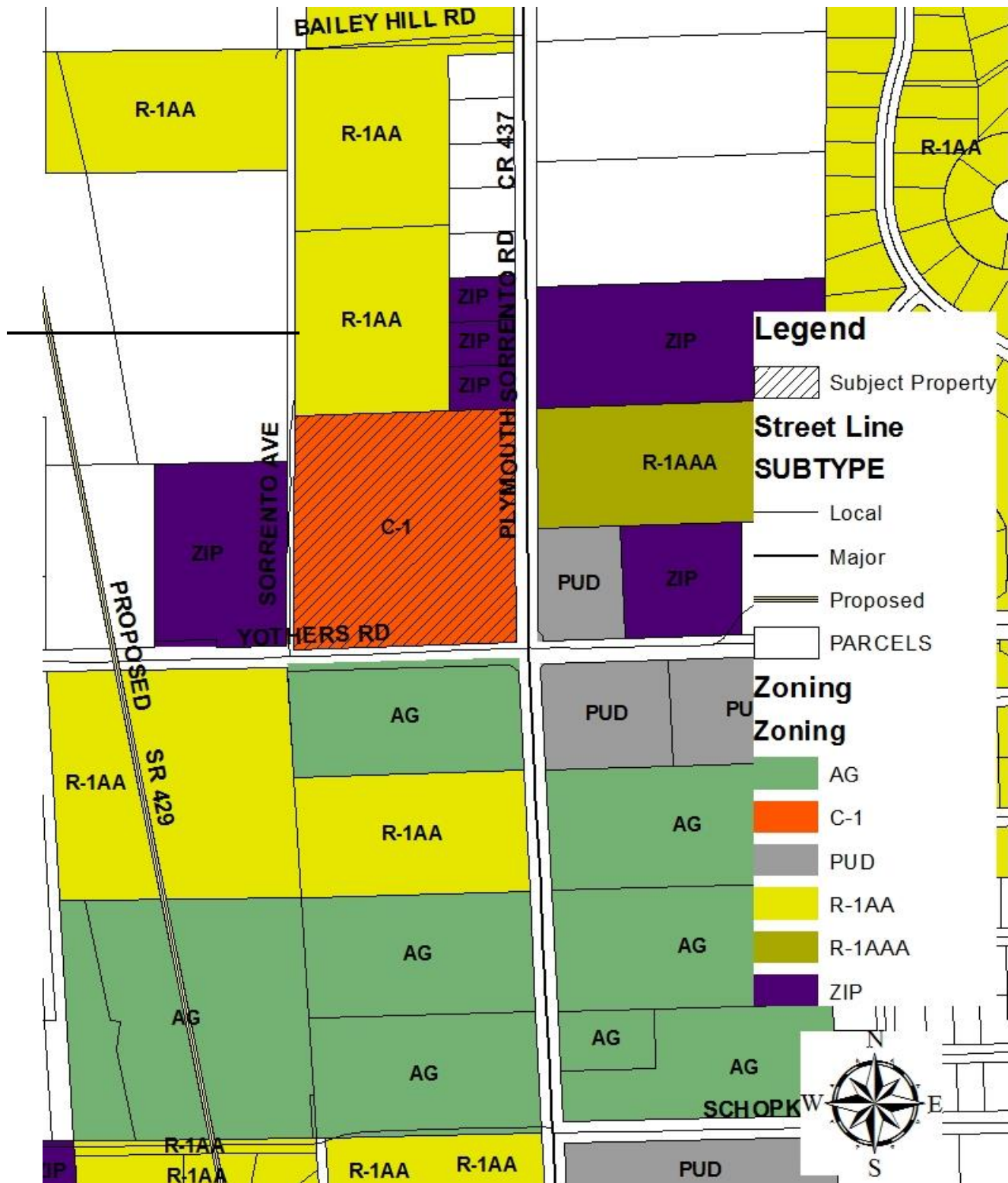
Dafflyn Property 2 Llc
Special Exception
To allow a Self-Storage Facility
Located On Property Assigned A C-1 Zoning Designation
6.53 +/- Acres
Parcel ID #: 30-20-28-0484-00-090 (western portion)

VICINITY MAP



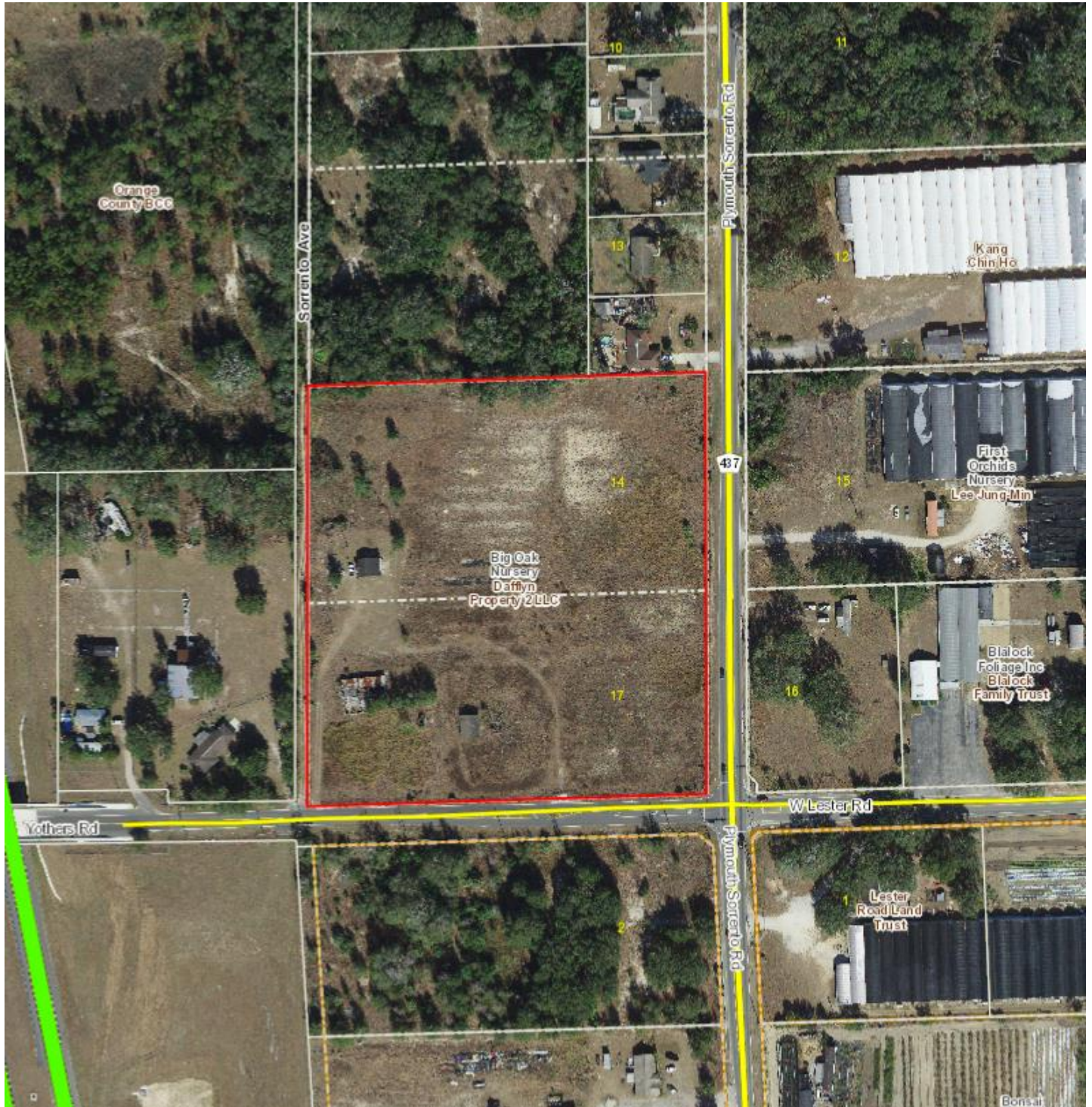


ADJACENT ZONING MAP





ADJACENT USES



SPECIAL EXCEPTION MASTER PLAN

West Apopka Self Storge Development

2106 Plymouth Sorrento Road Apopka, Florida 32703



VICINITY MAP

SCALE 1"=200'

SEC. 30 TWP. 20 S RGE. 28 E

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

TO CONSTRUCT A SELF-STORAGE FACILITY ALONG WITH THREE (3) COMMERCIAL OUT-PACELS TO SERVE THE CITY OF APOPKA.

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
WAIVER/VARIANCE REQUESTS	SPECIAL EXCEPTION

SPECIAL EXCEPTION CONDITIONS

FIRE DEPARTMENT

THE PORTABLE STORAGE CONTAINERS ARE ACCEPTABLE UNDER THE FOLLOWING CONDITIONS:

- PORTABLE STORAGE CONTAINERS CAN ONLY BE GROUPED TOGETHER IN INCREMENTS OF 6 WITH A TEN FOOT SEPARATION BETWEEN EVERY 6 PODS.
- FOUR (4) ADDITIONAL HYDRANTS LOCATED INSIDE THE COMPLEX AT ALL FOUR CORNERS SURROUNDING THE CONTAINERS.
- THE ENTRANCE GATE SHALL HAVE AN OPTICOM VISUAL TYPE ACTIVATION FOR EMERGENCY VEHICLES ONE MOUNTED HIGH AND LOW, YELP SIREN ACTIVATION, AND KEY CODE MANDATED BY CITY STAFF FOR EMERGENCY ACCESS.

PUBLIC SERVICES

- AN ACCEPTABLE LOCATION OF THE DUMPSTER SHALL BE SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN.
- THE PROJECT'S LANDSCAPE AND IRRIGATION PLANS SHALL BE DESIGNED IN ACCORDANCE WITH CITY ORD. NO. 2069.

PLANNING DEPARTMENT

ARTICLE II SPECIAL EXCEPTION CRITERIA

(B) SUPPLEMENTAL STANDARDS

- A LIGHTING PLAN SHALL BE REQUIRED WITH THE PRELIMINARY DEVELOPMENT PLAN
- A LANDSCAPE PLAN SHALL BE SUBMITTED WITH THE PRELIMINARY DEVELOPMENT PLAN
- NO OUTSIDE STORAGE OF PARTS, SUPPLIES, MATERIALS, EQUIPMENT, SHALL BE ALLOWED, UNLESS APPROVED BY A SPECIAL EXCEPTION IN ACCORDANCE WITH THIS CODE
- PORTABLE STORAGE PODS SHALL BE PERMITTED UNDER THE FOLLOWING CONDITIONS:
 - MUST BE IN ACCORDANCE WITH THE CITY OF APOPKA'S FIRE DEPT. GUIDELINES, AND ALL OTHER DEPARTMENTS
 - MUST BE SCREENED FROM PUBLIC VIEW (BY BUILDINGS OR AN 8' WALL)
 - MAXIMUM HEIGHT OF STORAGE PODS IS 8'
 - MUST DEMONSTRATE THAT PODS ARE USED ON A TEMPORARY BASIS AND CAPABLE OF BEING TRANSPORTED OFFSITE.
- ONLY OPERABLE VEHICLES MAY BE PERMITTED IN THE COVERED RV AREA. VEHICLES MAY NOT BE INHABITED.
- STORAGE IS ONLY PERMITTED FOR INANIMATE OBJECTS.

C-1 SPECIAL EXCEPTION CRITERIA

- THE SITE AND ARCHITECTURAL STANDARDS ARE IN ACCORDANCE WITH THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES. BUILDING FACADE MUST DEMONSTRATE ARTICULATION IN THE BUILDING WALL AND ROOF LINE. ARCHITECTURAL RENDERINGS MUST BE ACCEPTED BY DRC AND SUBMITTED AS PART OF THE SPECIAL EXCEPTION APPROVAL.
- PERSONAL STORAGE FACILITIES, INCLUDING THE STORAGE PODS, SHALL BE LIMITED TO DEAD STORAGE USE ONLY. DEAD STORAGE IS DEFINED AS THE STORAGE OF FURNITURE, FILES, OR OTHER UNUSED OR SELDOM USED ITEMS IN A WAREHOUSE OR OTHER LOCATION FOR AN INDEFINITE PERIOD OF TIME.
- NO OTHER COMMERCIAL OR INDUSTRIAL USES SHALL BE PERMITTED, AND NO OCCUPATIONAL LICENSE SHALL BE ISSUED FOR ANY SUCH USE.
- PLUMBING SHALL NOT BE EXTENDED TO INDIVIDUAL STORAGE SPACES, AND PLUMBING FIXTURES SUCH AS SINKS, TOILETS AND THE LIKE SHALL NOT BE INSTALLED.
- TWENTY-FOUR HOUR ON-SITE SECURITY IS REQUIRED. THIS CAN OCCUR IN THE FORM OF A SECURITY SYSTEM OR SECURITY CAMERAS. THE PRELIMINARY DEVELOPMENT PLAN MUST DEMONSTRATE HOW THIS CODE REQUIREMENT WILL BE MET.
- ONE ADULT RESIDENTIAL SECURITY LIVING QUARTERS SHALL BE PERMITTED.
- THE HOURS OF OPERATION FOR THE PERSONAL STORAGE FACILITY SHALL BE LIMITED TO 6:00 A.M THROUGH 11:00 P.M.
- MINI-WAREHOUSE BUILDINGS ADJACENT TO RESIDENTIAL USES OR DISTRICTS SHALL BE SETBACK A MINIMUM OF 100 FEET FROM THE PROPERTY LINE, AND SHALL PROVIDE A MINIMUM SIX FOOT HIGH MASONRY WALL WITH A BRICK OR STONE FINISH ALONG THE PROPERTY LINE.
- APPROVAL OF ARCHITECTURAL ELEVATIONS SUBJECT TO COMMUNITY DEVELOPMENT DIRECTOR.
- NO INDIVIDUAL STORAGE UNITS SHALL EXCEED 400 SQ. FT.
- BUFFERYARD REQUIREMENTS:
 - AREAS ADJACENT TO ALL ROAD RIGHTS-OF-WAY SHALL PROVIDE A MINIMUM FIFTEEN-FOOT LANDSCAPED BUFFERYARD.
 - AREAS ADJACENT TO AGRICULTURAL AND RESIDENTIAL USES OR DISTRICTS SHALL PROVIDED A MINIMUM SIX-FOOT-HIGH MASONRY WALL WITH A TEN-FOOT LANDSCAPED BUFFERYARD.
 - AREAS ADJACENT TO NONRESIDENTIAL USES OR DISTRICTS SHALL PROVIDE A MINIMUM FIVE FOOT LANDSCAPED BUFFERYARD.
- THE SPECIAL EXCEPTION MUST DELINEATE THE AREA OF THE PARCEL FOR WHICH THE SPECIAL EXCEPTION SHALL APPLY. THE SPECIAL EXCEPTION FOR MINI-WAREHOUSE STORAGE SHALL ONLY APPLY TO THE WESTERN 400 FEET OF THE PROJECT PARCEL.

GENERAL STATEMENT

- THE LOCATION OF ALL UTILITIES SERVICING THE SITE WILL BE PROVIDED WITH THE PRELIMINARY DEVELOPMENT PLAN.

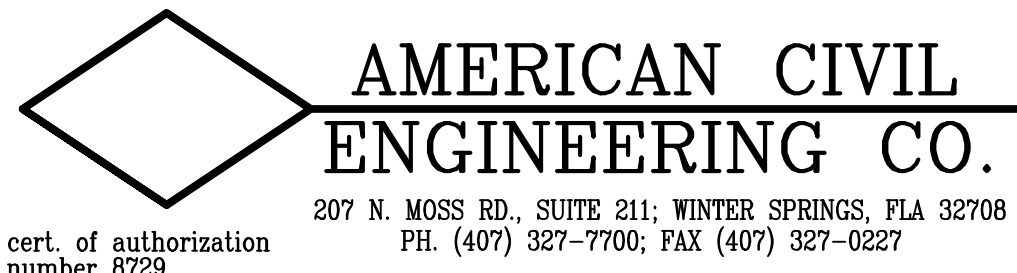
PROJECT DIRECTORY

- DEVELOPER/OWNER DAFFLYN 2 PROPERTY, LLC
351 VIATA OAK DRIVE
LONGWOOD, FL 32779
(407) 595-2552
- CIVIL ENGINEER AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS ROAD, SUITE 211
WINTER SPRINGS, FL 32708
(407) 327-7700 OFFICE
(407) 327-0227 FAX
- LAND SURVEYOR IRELAND & ASSOCIATES SURVEYING, INC.
1301 S. INTERNATIONAL PKWY., #2001
LAKE MARY, FLORIDA 32746
(407) 678-3366 OFFICE
(407) 320-8165 FAX
- SOILS ENGINEER UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD.
ORLANDO, FL 32811
(407) 423-0504 OFFICE
(407) 869-9337 FAX

INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET
2	MASTER SITE PLAN
3	PRELIMINARY PLAT INFORMATION
4	PRELIMINARY GRADING & STORMWATER PLAN
5	EXISTING CONDITIONS PLAN

11/23/18	third edition
10/15/18	second edition
05/21/18	first edition
DATE	REVISIONS



SPECIAL EXCEPTION MASTER 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. 13095

sheet number

1 of 5



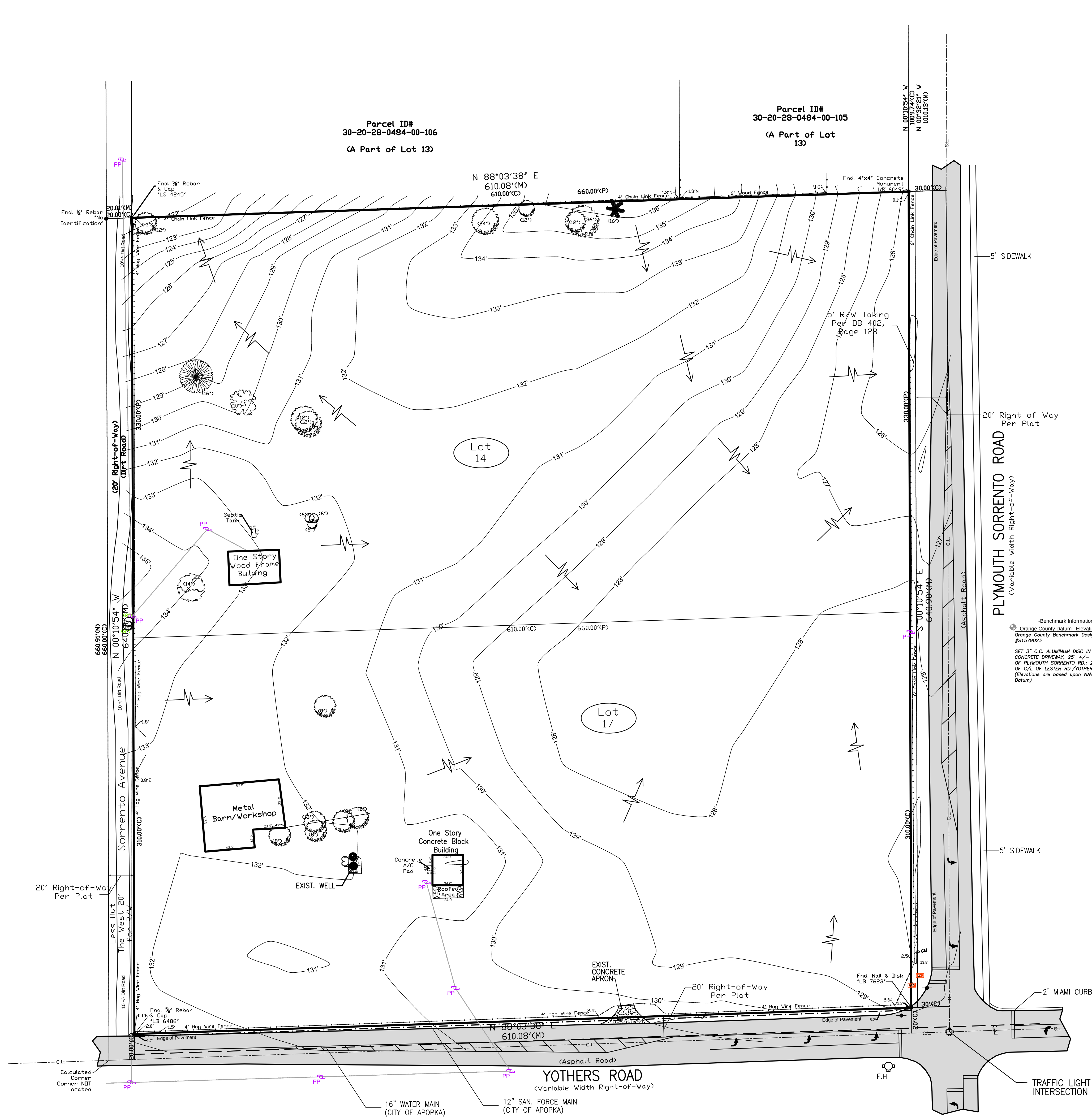
11.23.18	REVISED LOT AREAS	ENGINEER: JOHN HERBERT, P.E.	NOTE: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO. ALL RIGHTS RESERVED. COPY RIGHT 2018.
10.15.18	REVISED LAYOUT	CHECKED BY: TOM SHELTON, P.E.	
08.24.18	CURRENT	TECHNICIAN: J.W.H.	
08.24.18	REVISIONS	PROJECT NO. 1810.	


**AMERICAN CIVIL
ENGINEERING CO.**
 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708
 PH. (407) 327-7700; FAX (407) 327-0227

PRELIMINARY PLAT INFORMATION

W. Apopka Self-Storage & Commercial Development

APOPKA, FLORIDA



- Tree Note:
Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height
- Fern
 - Double Oak
 - Oak
 - Rain
 - Palm

SYMBOLS LEGEND

- FDC - FIRE DEPARTMENT CONNECTION
- FOC - FIBER OPTIC CABLE
- PP - Concrete Power Pole
- PP - Wood Power Pole
- GM - Gas Marker
- W - Well
- TB - TELEPHONE BOX
- TSB - TRAFFIC SIGNAL BOX
- TP - TRAFFIC PANEL

SOIL TYPE: TRAVERSE, #46 TYPE A, W.S.W.T 3.5'-6.0'

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.

NOTE: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO., ALL RIGHTS RESERVED. COPY RIGHT 2018.
ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.M.H.
PROJECT NO. 18100

AMERICAN CIVIL
ENGINEERING CO.

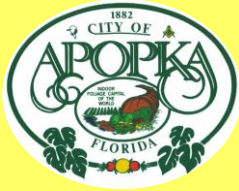
207 N. MOSS RD., SUITE 201, WINTER SPRINGS, FL 32708
PH. (407) 327-1700; FAX (407) 327-0627

cert. of authorization
number 8729

SPECIAL EXCEPTION MASTER PLAN EXISTING CONDITIONS

W. Apopka Self-Storage & Commercial Development

APOPKA, FLORIDA



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: January 8, 2019
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Adjacent Zoning
Adjacent Uses

SUBJECT: COMPREHENSIVE PLAN – SMALL SCALE - FUTURE LAND USE AMENDMENT – CONSTRUESSE USA, INC.

REQUEST: RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – SMALL SCALE - FUTURE LAND USE AMENDMENT FOR CONSTRUESSE USA, INC.

FROM: “COUNTY” LOW DENSITY RESIDENTIAL (0-4 DU/AC)
TO: “CITY” RESIDENTIAL LOW SUBURBAN (0-3.5 DU /AC)

SUMMARY:

OWNER/APPLICANT: Construesse USA, INC.

LOCATION: 2600 Rock Springs Road

PARCEL ID: 28-20-28-0000-00-024

EXISTING USE: 2 Single Family Homes

CURRENT ZONING: “County” A-1 & A-R

EXISTING DEVELOPMENT: 2 Single Family Homes

PROPOSED ZONING: “City” PUD (Note: this Future Land Use amendment request is being processed along with a request for annexation and to change the zoning classification from “County” A-1 & A-R to “City” PUD (Planned Unit Development)).

TRACT SIZE: 9.59 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 38 Single Family Homes
PROPOSED: 33 Single Family Homes

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: The subject parcel was annexed in the city on October 17, 2018 by Ordinance No. 2681. The applicant has applied for Residential Low Suburban Future Land Use and Planned Unit Development Zoning. The intent, at this time, is to develop a single-family, infill subdivision. Future Land Use designations to the north, south, and west are also Residential Low Suburban.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Residential Low Suburban Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support a Residential Low Suburban FLUM designation at the subject site:

Future Land Use Element

1. Policy 3.1.d

Low Density Suburban Residential

The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

SCHOOL CAPACITY REPORT: The proposed future land use 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. School concurrency will apply at the time of the final development plan\plat application.

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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

January 8, 2019 - Planning Commission (5:30 pm)

January 16, 2019 - City Council (7:00 pm) - 1st Reading

February 6, 2019 – City Council (1:30 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

December 28, 2018 – Public Notice and Notification

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 Residential Low Suburban for the property owned by Construesse USA, Inc. and located at 2600 Rock Springs 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 areas, and recommend approval of the change of Future Land Use Designation from “County” Low Density Residential to “City” Residential Low Suburban, 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:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	“City” Residential Low Suburban	“City” R-1A	Landings at Rock Springs Subdivision
East (County)	“County” Rural Settlement 1/5	“County” A-2	Single Family Houses
South (City)	“City” Residential Low Suburban	“City” R-1AA	Traditions at Wekiva Subdivision
West (City)	“City” Residential Low Suburban	“City” R-1AA	Traditions at Wekiva Subdivision

II. LAND USE ANALYSIS:

The subject property is located on a site that is ideal for low density, residential use, which makes the request for a Residential Low Suburban future land use designation consistent with the Comprehensive Plan policies listed above, as well as the general future land use character of the surrounding area.

Properties to the south, north, and west are developed as existing single-family house subdivisions, with a Future Land Use of Residential Low Suburban. The proposed Residential Low Suburban Future Land Use is compatible with the property and the vicinity.

The proposed Residential Low Suburban 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 “Northern Area” of the JPA. The proposed FLUM Amendment request for a change from “County” Low Density Residential (0-4 ac) to “City” Residential Low Suburban (0-3.5 du / ac) is consistent with the terms of the JPA (Second Amendment. Construesse USA, Inc. is the applicant of the proposed future land use amendment and proposed change of zoning for the property, and have been notified of the hearing schedule.

Transportation: Road access to the site is from N. Rock Springs 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 character of the Property: The heavily wooded property contains 2 single family homes.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Residential Low Suburban (0-3.5 du / ac). Based on the housing element of the City's Comprehensive Plan, this amendment will increase the City's future population by an estimated 87 persons.

CALCULATIONS:

ADOPTED: 38 Units x 2.659 p/h = 101 persons (County)

PROPOSED: 33 Units x 2.659 p/h = 87 persons

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 Preliminary Development Plan is submitted to the City, the development applicant must conduct a species survey and submit a habitat management plan if any threatened or endangered species are identified within the project site.

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

Sanitary Sewer Analysis

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

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

2. Projected total demand under existing designation: 7,448 GPD
3. Projected total demand under proposed designation: 6,468 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD/Capita
6. Projected LOS under proposed designation: 81 GPD/Capita
7. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 177 GPD/Capita ; 177 GPD / Capita

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

2. Projected total demand under existing designation: 7,980 GPD
3. Projected total demand under proposed designation: 6,930 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 177 GPD / Capita
6. Projected LOS under proposed designation: 177 GPD / Capita
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider: City of Apopka
3. Projected LOS under existing designation: 404 lbs/ day
4. Projected LOS under proposed designation: 348 lbs / day
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

Permitted capacity of the water treatment plant(s): 9.353 MGD

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

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None
2. Projected LOS under existing designation: 100 year – 24 hour design storm
3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.303 acres
3. Projected facility under proposed designation: 0.261 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

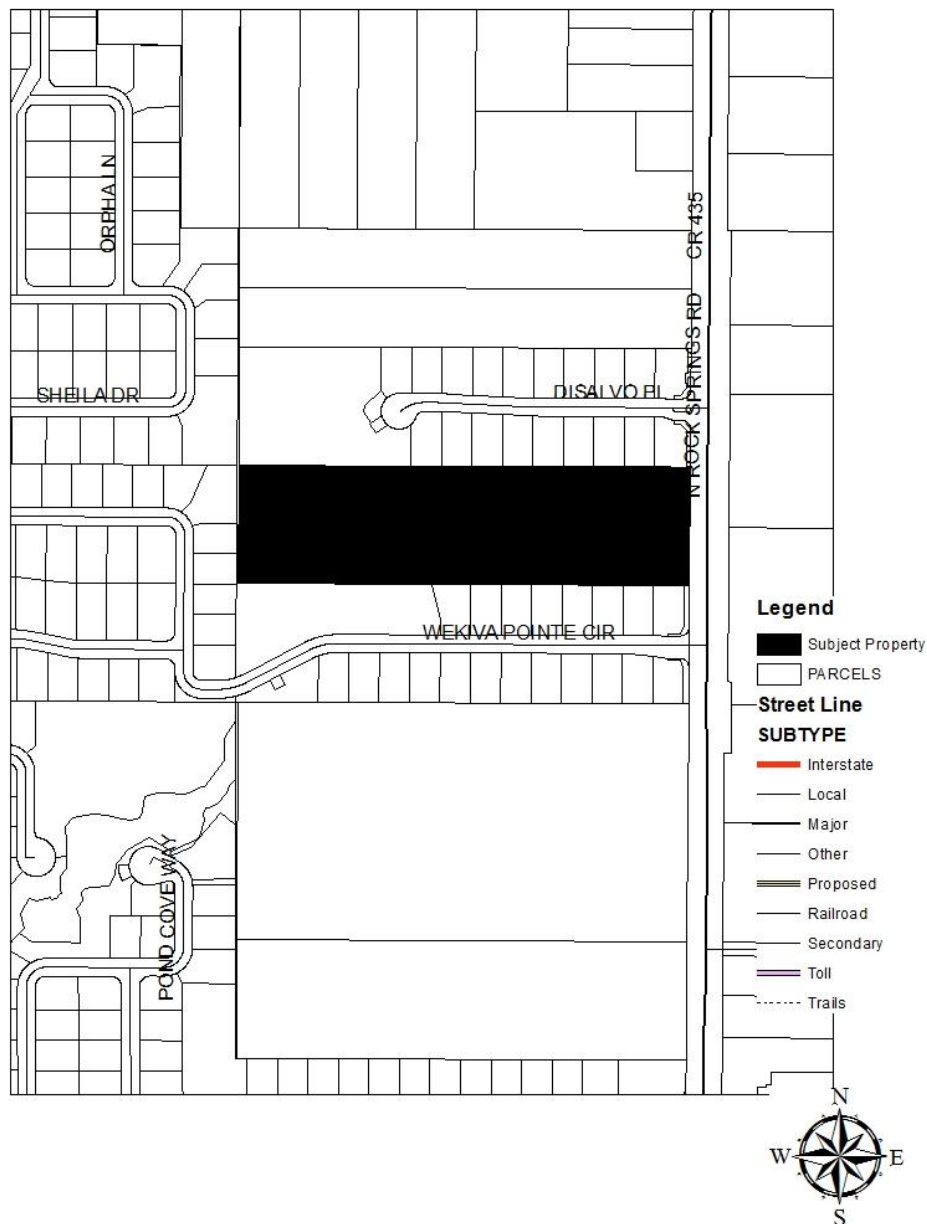
Standards set forth in the City's Land Development Code will require any development plans to provide parkland and recreation facilities and open space for residents residing with the new development.

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



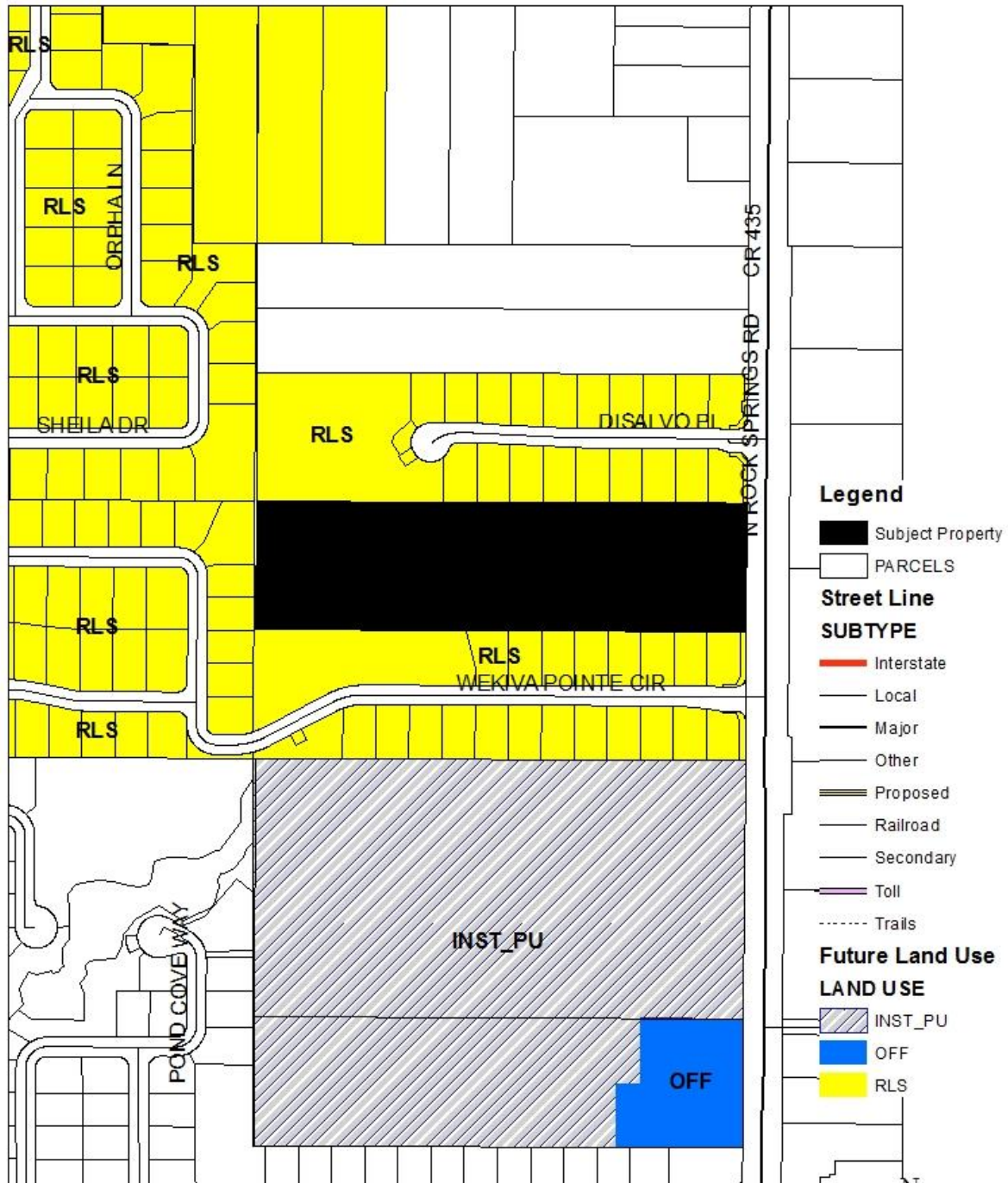
Construesse USA, Inc.
9.59 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential
To: "City" Residential Low Suburban
Proposed Change of Zoning:
From: "County" A-1 & A-R
To: PUD (Planned Unit Development)
Parcel ID #: 28-20-28-0000-00-024

VICINITY MAP



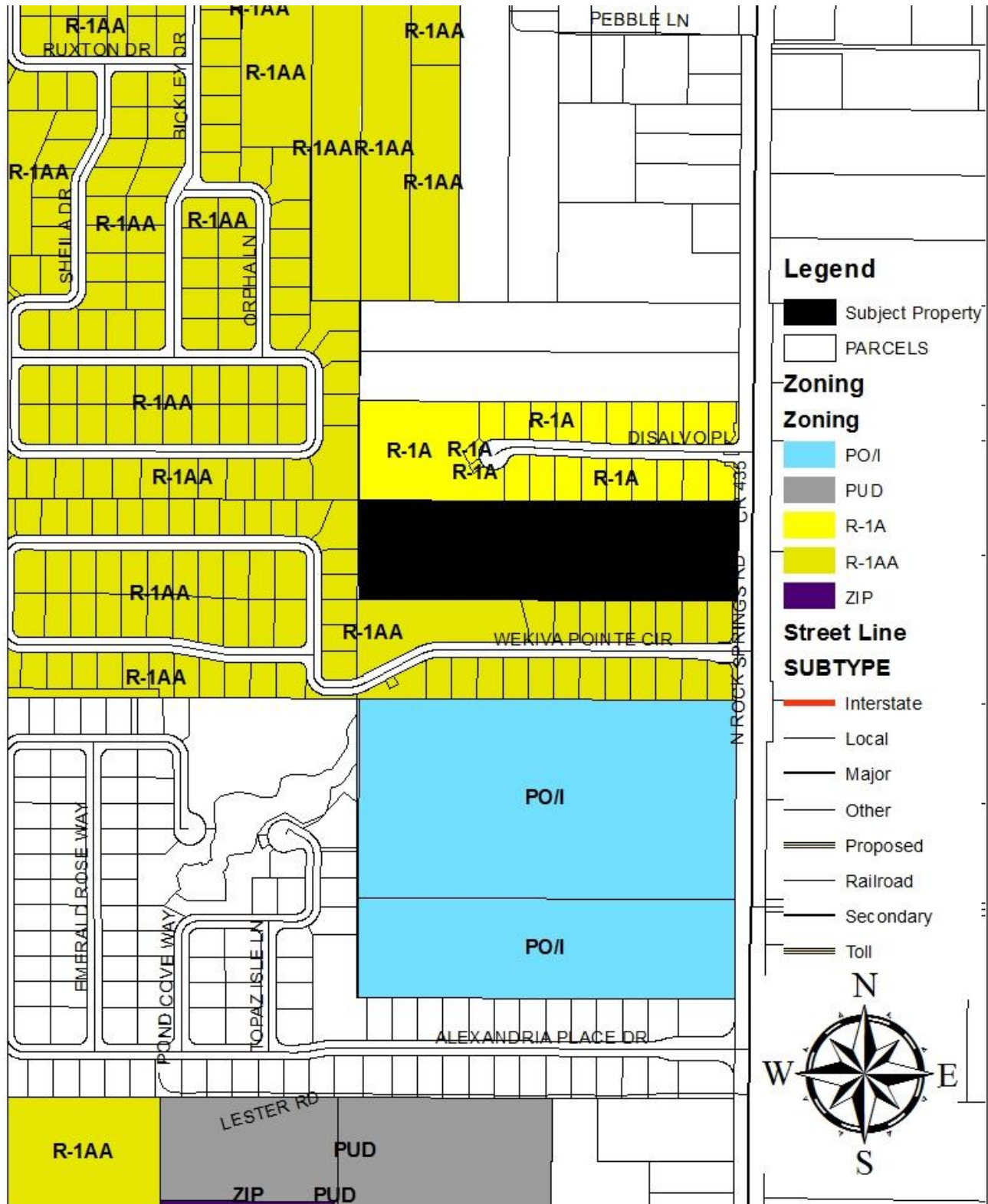


FUTURE LAND USE MAP



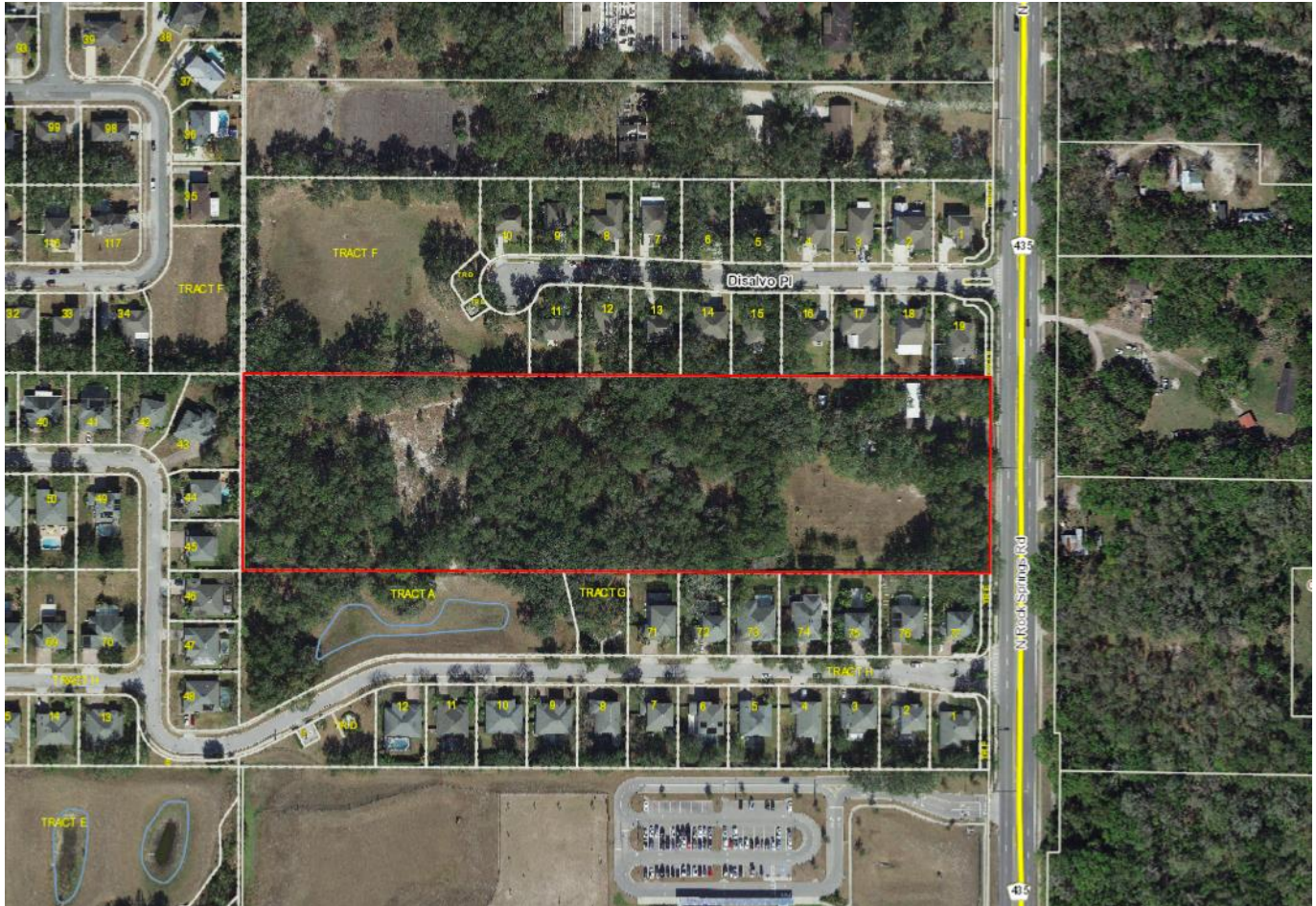


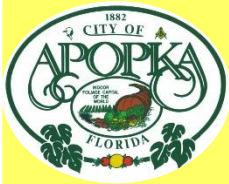
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: January 8, 2019
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Adjacent Uses Map

SUBJECT: **COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT
– WILLIAM & CECILIA UEBEL; AND JOSE & IRIS ACEVEDO**

REQUEST: **RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – SMALL SCALE –
FUTURE LAND USE AMENDMENT:**
 FROM: COMMERCIAL (MAX. FAR 0.25)
 TO: “CITY” RESIDENTIAL VERY LOW SUBURBAN (0-2 DU/AC)

SUMMARY:

OWNERS/APPLICANTS: William & Cecilia Uebel; and Jose & Iris Acevedo

LOCATION: 355, 363, and 371 W. Kelly Park Rd.

PARCEL ID NUMBER: 09-20-28-7608-00-350, 09-20-28-7608-00-354, 09-20-28-7608-00-352

EXISTING USE: 3 Single Family Houses

CURRENT ZONING: C-1 “Retail Commercial District”

PROPOSED
DEVELOPMENT: 3 Single Family Houses

PROPOSED ZONING: “City” R-1 (Note: this Future Land Use amendment request is being processed along
with a request to change the zoning classification from C-1 “Retail Commercial
District” to R-1 “Residential Single-Family District”

TRACT SIZE: 1.36 +/- acres

MAXIMUM ALLOWABLE
DEVELOPMENT: EXISTING: 14,810 sq. ft. commercial space
 PROPOSED: 3 Dwelling Units

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 parcels were annexed in the city on May 19, 2010 by Ordinance Nos. 2160 and 2161. Commercial Future Land Use was designated to the properties on September 1, 2010 via Ordinance Nos. 2187 and 2189, Commercial Zoning was assigned on the same day, via Ordinance Nos. 2188 and 2190. The three existing single-family homes have been legal, non-conforming structures since the Commercial Future Land Use and Commercial Zoning were assigned.

The applicants propose R-1 zoning and Residential Very Low Suburban Future Land Use to attain a legal, conforming status to the three existing single family homes.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Residential Very Low Suburban Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support a Residential Very Low Suburban FLUM designation at the subject site:

Future Land Use Element

1. **Policy 3.1.c**

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

SCHOOL CAPACITY REPORT: The proposed future land use 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.

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 November 14, 2018.

PUBLIC HEARING SCHEDULE:

January 8, 2019 - Planning Commission (5:30 pm)

January 16, 2019 - City Council (7:00 pm) - 1st Reading

February 6, 2019 – City Council (1:30 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

December 28, 2018 – Public Notice and Notification

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 Residential Very Low Suburban for the properties owned by William & Cecilia Uebel & Jose & Iris Acevedo, and located at 355, 363, and 371 W. Kelly Park Rd.

Planning Commission Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the change of Future Land Use Designation from Commercial to Residential Very Low Suburban, subject to the findings of the Staff Report.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” Rural	“County” R-CE	Single Family Home
East (County)	“County” Rural Settlement 1/5	“County” R-CE	Woodlands
South (City & County)	“City” Residential Estates & “County” Rural	“County” A-1	Single Family Homes
West (County)	“County” Rural	“County” R-CE	Single Family Homes

II. LAND USE ANALYSIS

Wekiva River Protection Area: No
Area of Critical State Concern: No
DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Northern Area” of the JPA. The proposed FLUM Amendment request for a change from “Commercial” to Residential Very Low Suburban (0-2 DU/AC) is consistent with the terms of the JPA (Second Amendment).

Transportation: Road access to 371 and 363 W. Kelly Park Rd. is from W. Kelly Park Road, while 355 W. Kelly Park Rd. is accessed from a connector road, intersecting with Mt. Plymouth Road and W. Kelly Park Rd.

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 character of the Property: The current use of the properties is a single family home.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Residential Very Low Suburban (0-2 DU/AC). Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

CALCULATIONS:

ADOPTED: Commercial (Max. 0.25 FAR) = 14,810 sq. ft.
PROPOSED: 3 Unit(s) x 2.659 p/h = 7 persons

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 not required for developments less than ten (10) acres in size.

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; 90 GPD/1,000sf ; 81 GPD/Capita

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

2. Projected total demand under existing designation: 1,333 GPD
3. Projected total demand under proposed designation: 567 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 90 GPD/Capita
6. Projected LOS under proposed designation: 81 GPD/Capita
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None

Potable Water Analysis

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

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

2. Projected total demand under existing designation: 2,962 GPD
3. Projected total demand under proposed designation: 1,218 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 200 GPD / 1,000 sf
6. Projected LOS under proposed designation: 174 GPD / Capita
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider: City of Apopka
3. Projected LOS under existing designation: 59 lbs/ day
4. Projected LOS under proposed designation: 28 lbs / day

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

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

Infrastructure Information

Water treatment plant permit number:

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: No

Drainage Analysis

1. Facilities serving the site: None
2. Projected LOS under existing designation: 100 year – 24 hour design storm
3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

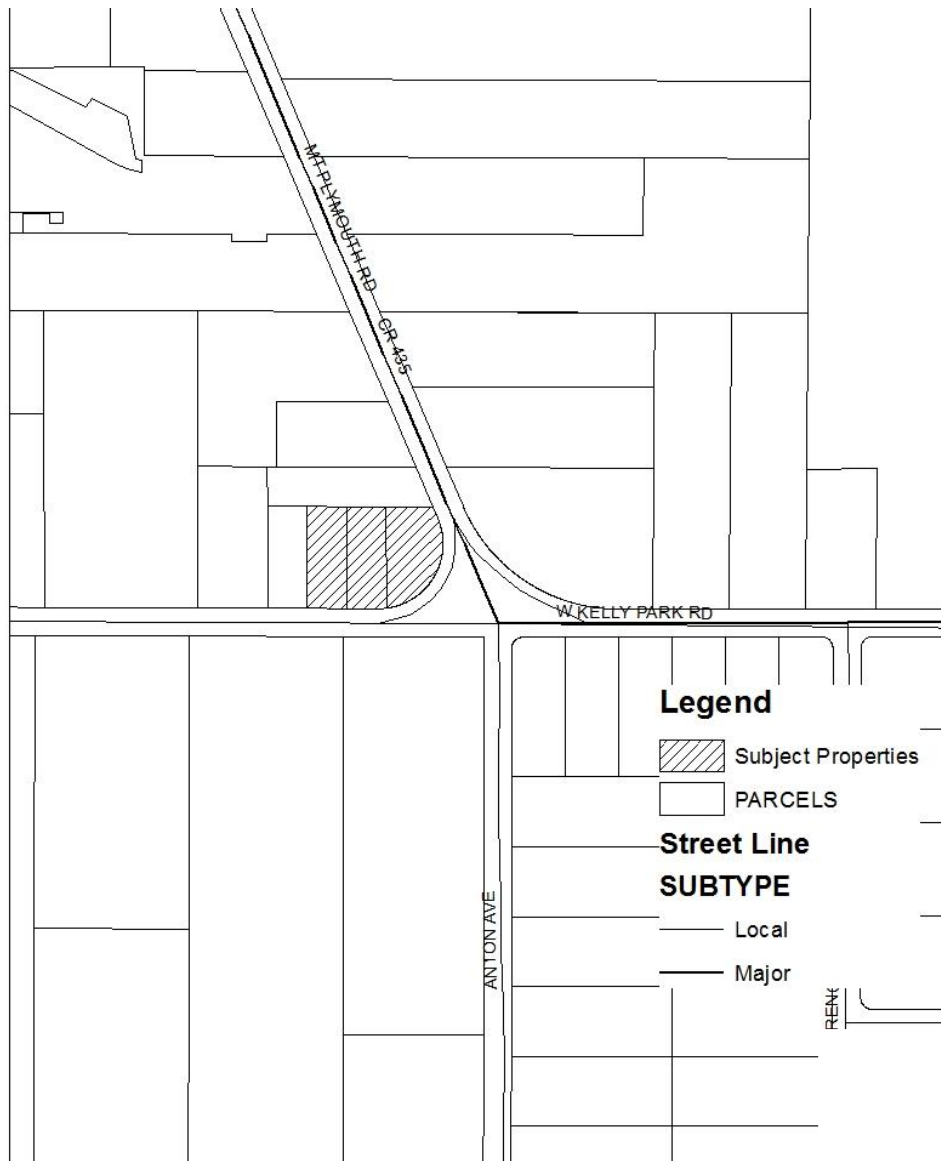
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: N/A acres
3. Projected facility under proposed designation: N/A acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: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



William & Cecilia Uebel; and Jose & Iris Acevedo
1.36 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: Commercial
To: Residential Very Low Suburban
Proposed Change of Zoning:
From: C-1
To: R-1

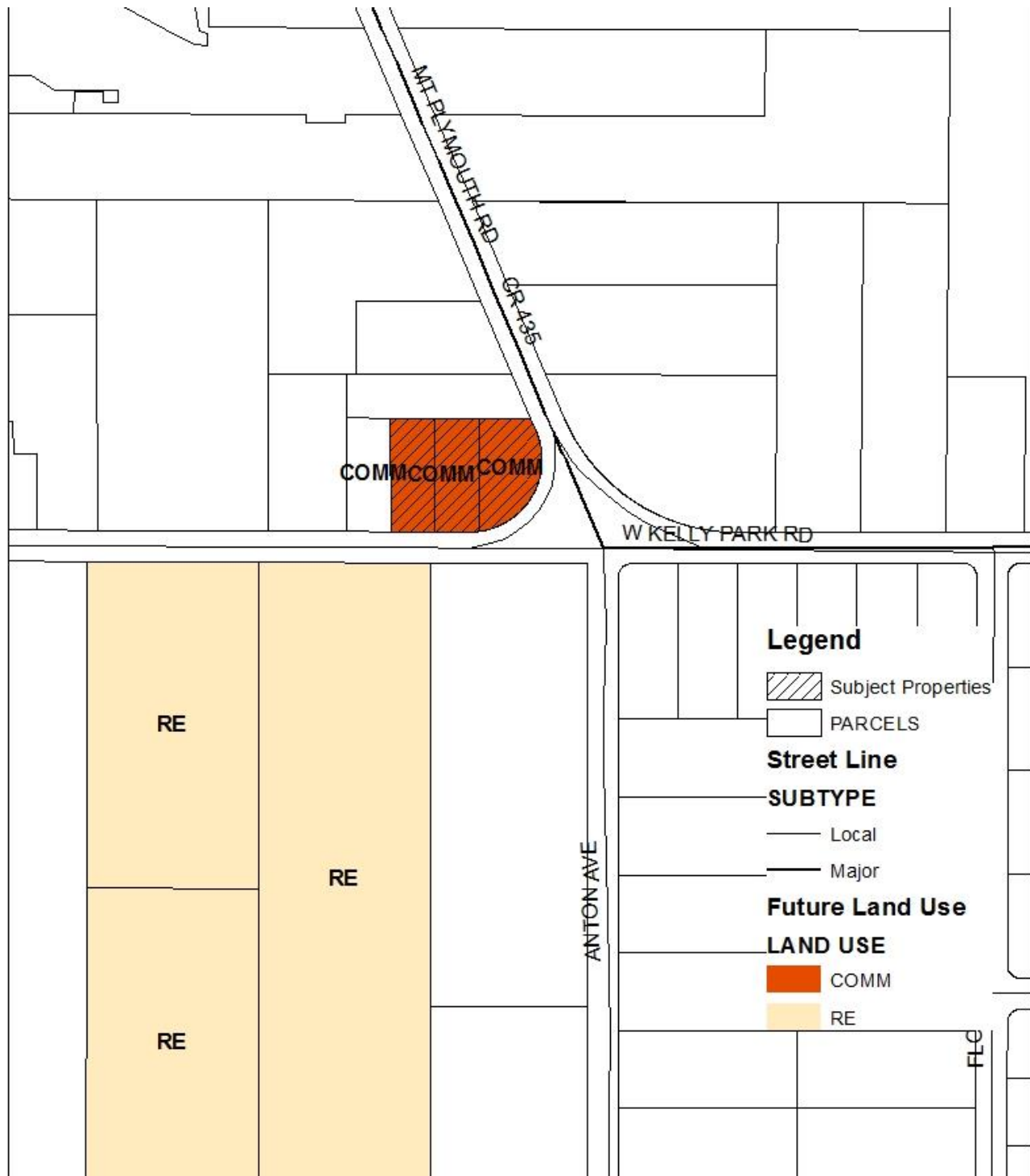
Parcel ID #: 09-20-28-7608-00-350, 09-20-28-7608-00-354, 09-20-28-7608-00-352

VICINITY MAP



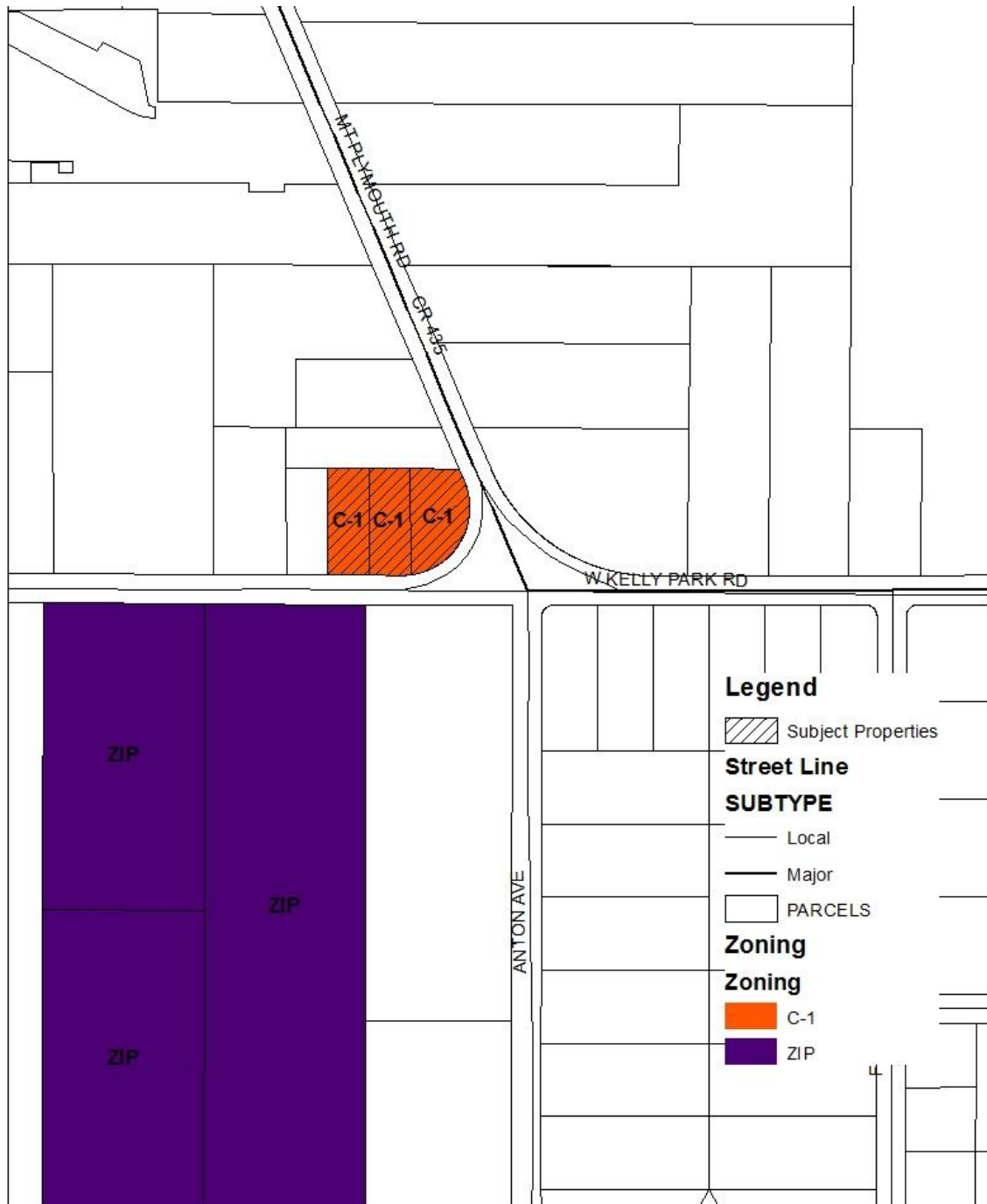


FUTURE LAND USE MAP





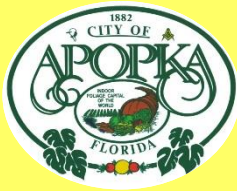
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: January 8, 2019
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Zoning Map
Adjacent Uses Map

SUBJECT: CHANGE OF ZONING – WILLIAM & CECILIA UEBEL & JOSE & IRIS ACEVEDO

REQUEST: RECOMMEND APPROVAL OF THE CHANGE OF ZONING:
FROM: C-1 (RETAIL COMMERCIAL DISTRICT)
TO: R-1 (RESIDENTIAL SINGLE-FAMILY DISTRICT)

SUMMARY:

OWNERS/APPLICANTS: William & Cecilia Uebel & Jose & Iris Acevedo

LOCATION: 355, 363, and 371 W. Kelly Park Rd.

PARCEL ID NUMBER: 09-20-28-7608-00-350, 09-20-28-7608-00-354, 09-20-28-7608-00-352

EXISTING USE: 3 Single Family Houses

CURRENT ZONING: C-1 “Retail Commercial District”

PROPOSED ZONING: “City” R-1 (Note: this Change of Zoning request is being processed along with a request to change the Future Land Use from “Commercial” (Max. 0.25 FAR) to Residential Very Low Suburban (0-2 du/ac).

TRACT SIZE: 1.36 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 14,810 sq. ft. commercial space
PROPOSED: 3 Dwelling Units

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 parcels were annexed in the city on May 19, 2010 by Ordinance Nos. 2160 and 2161. Commercial Future Land Use was designated to the properties on September 1, 2010 via Ordinance Nos. 2187 and 2189, Commercial Zoning was assigned on the same day, via Ordinance Nos. 2188 and 2190. The three existing single-family homes have been legal, non-conforming structures since the Commercial Future Land Use and Commercial Zoning were assigned.

The applicants propose R-1 zoning and Residential Very Low Suburban Future Land Use to attain a legal, conforming status to the three existing single family homes.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the proposed Residential Very Low Suburban (0-2 DU/Acre) Future Land Use designation and the City's R-1 Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed future land use 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.

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 November 14, 2018.

PUBLIC HEARING SCHEDULE:

January 8, 2019 - Planning Commission (5:30 pm)

January 16, 2019 - City Council (7:00 pm) - 1st Reading

February 6, 2019 – City Council (1:30 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

December 28, 2018 -- Public Notice and Notification- (Apopka Chief, letter to property owner)

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 C-1 to R-1 for the properties owned by William & Cecilia Uebel & Jose & Iris Acevedo.

Recommended Motion: Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from C-1 to R-1 for the properties owned by William & Cecilia Uebel & Jose & Iris Acevedo.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” Rural	“County” R-CE	Single Family Home
East (County)	“County” Rural Settlement 1/5	“County” R-CE	Woodlands
South (City & County)	“City” Residential Estates & “County” Rural	“County” A-1	Single Family Homes
West (County)	“County” Rural	“County” R-CE	Single Family Homes

LAND USE & TRAFFIC COMPATIBILITY:

The properties are currently accessed from W. Kelly Park Rd. and Mt. Plymouth Rd. Each parcel contains an existing single family home. The proposed R-1 zoning is compatible, due to the size and use of the properties.

COMPREHENSIVE PLAN COMPLIANCE:

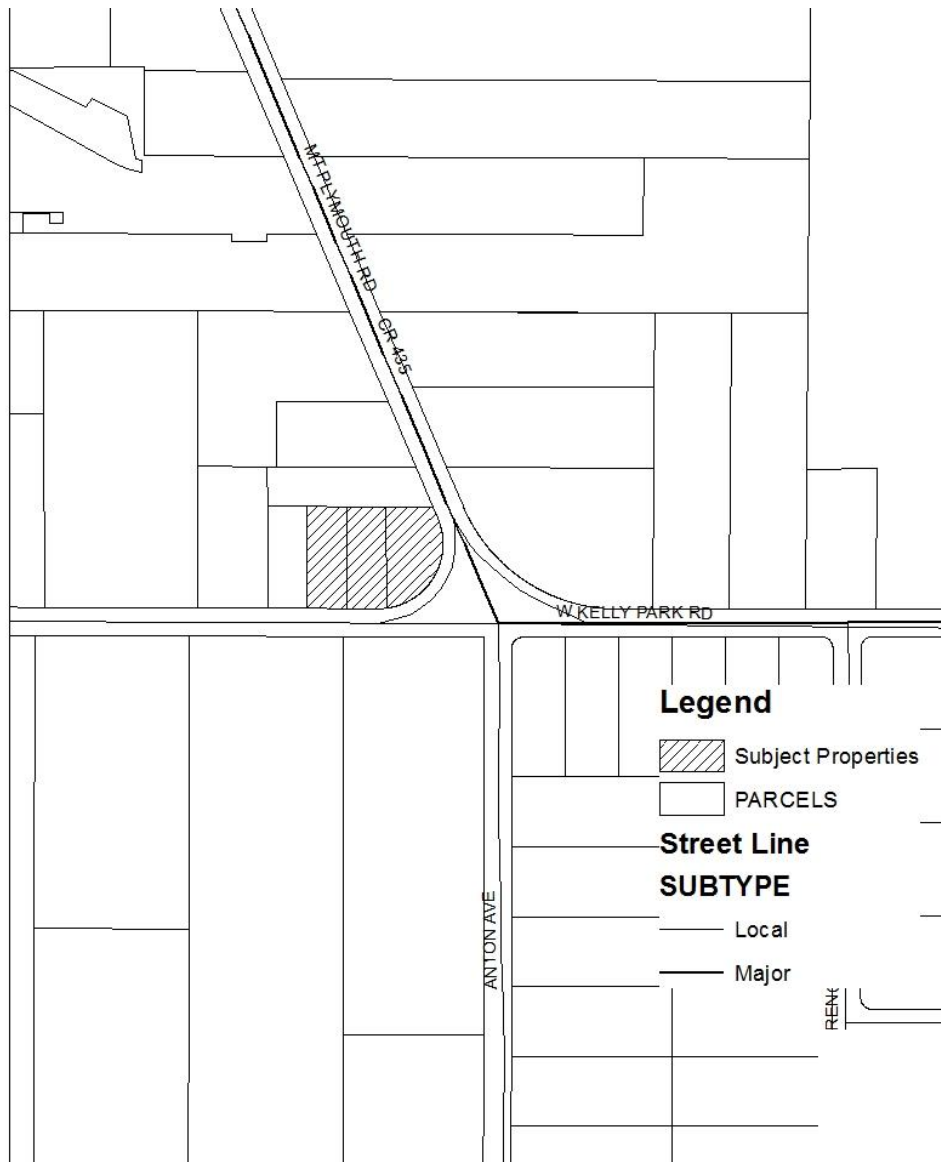
The proposed R-1 zoning is consistent with the proposed Future Land Use designation, “Residential Very Low Suburban” (0-2 DU/AC) and with the character of the surrounding area and future proposed development. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



William & Cecilia Uebel & Jose & Iris Acevedo
1.36 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: Commercial
To: Residential Very Low Suburban
Proposed Change of Zoning:
From: C-1
To: R-1

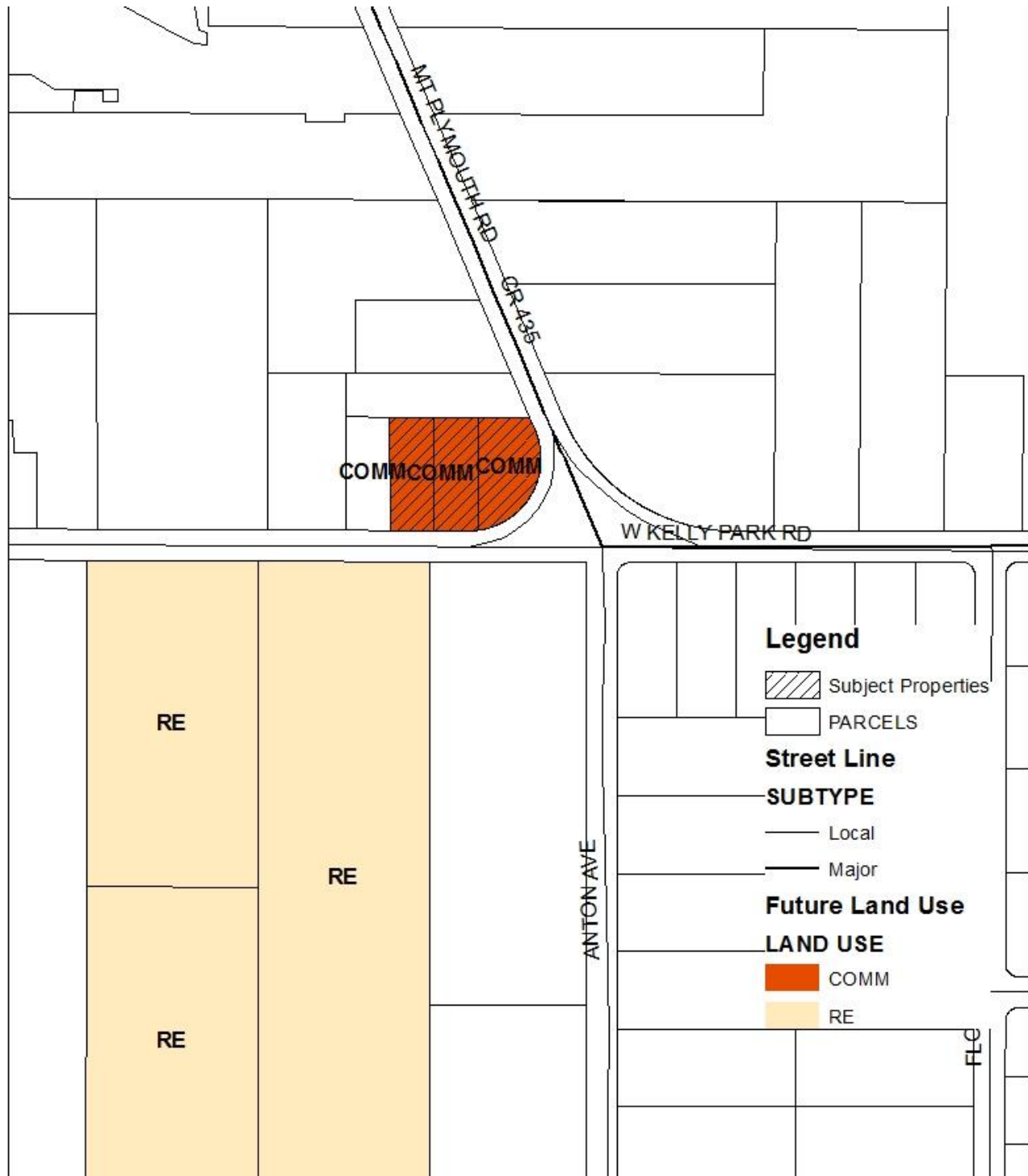
Parcel ID #: 09-20-28-7608-00-350, 09-20-28-7608-00-354, 09-20-28-7608-00-352

VICINITY MAP



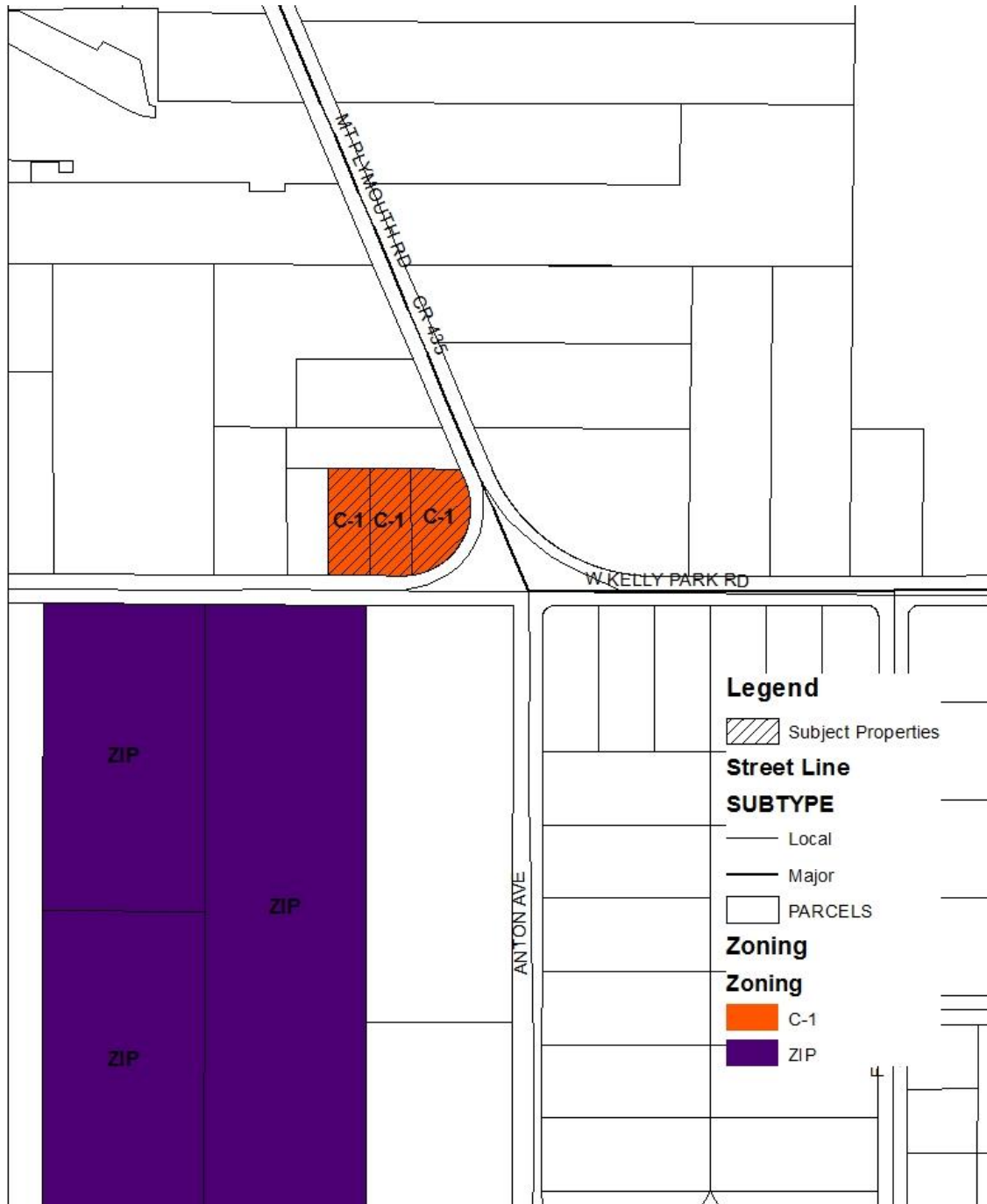


FUTURE LAND USE MAP





ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☒ OTHER: Final Development Plan

MEETING OF: January 8, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Site Location Map
Aerial Map
Final Development Plan

SUBJECT: CJS HOLDING (LAKE GEM LOT 1) – FINAL DEVELOPMENT PLAN

REQUEST: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN
FOR CJS HOLDING (LAKE GEM LOT 1)

SUMMARY:

OWNER/APPLICANT: Property Industrial Enterprises, LLC c/o Michael R. Cooper
ENGINEER: Ken Ehlers, P.E.
LOCATION: 701 Marshall Lake Road
PARCEL ID #: 09-21-28-4453-01-000
FUTURE LAND USE: Industrial
ZONING: PUD (Planned Unit Development)/I-1
EXISTING USE: Vacant
PROPOSED USE: Industrial/Lot 1 of the Lake Gem Commerce Center
TRACT SIZE: 1.57 +/- acres; 68,432 square feet
BUILDING SIZE: 13,600 square feet
FLOOR AREA RATIO Proposed 0.19; Maximum 0.60

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Railroad/Commercial	Railroad/I-1	Railroad/Vacant
East (City)	Industrial	I-1	Vacant
South (City)	Industrial	Right-of-Way/I-1	Marshall Lake Road/Single Family Residence/Horticulture/Vacant
West (City)	Conservation\Industrial	I-1	Vacant

PROJECT SUMMARY: The CJS Holding (Lake Gem Commerce Center Lot 1) Final Development Plan is a site plan proposing a 13,600 square feet, one-story building for warehousing use for door and frame installation. Located within the PUD/I-1 zoning district, Lot 1 contains 1.57 acres. Lake Gem Commerce complies with the development standards for I-1 zoning district but allowed for a building height of up 50 feet and subject to the all other standards within PUD Ordinance No. 2447.

The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	25'
Side	10'
Rear	10'*
Corner	25'

*30 feet setback from residential uses or zoning districts.

ACCESS/PARKING: Ingress/egress access points for the development will be via the spine road, Gem Commerce Court with full access onto Marshall Lake Road. Thirty-five parking spaces, including two ADA-compliant parking spaces, are provided as required by Code.

TRANSPORTATION: A transportation impact analysis (TIA) was conducted for the Lake Gem Industrial Park to assess the impacts of the total project on the surrounding roadway segments and intersections within a one-mile radius of the project per the City's adopted TIA methodology. Marshall Lake Building Lot 10 is one of 12 lots located in the 90,000 square feet Lake Gem Industrial Park project, representing about 8% of the total project. Included in the analysis were segments of Bradshaw Road, Marshall Lake Road, and W 1st Street. The intersection of Bradshaw Road and Lake Marshall Road along with the site entrance were also analyzed.

The Lake Gem Industrial Park project will generate 627 daily trips and 87 P.M. Peak Hour trips. Marshall Lake Building Lot 10 will generate 52 daily trips and 7 P.M. Peak Hour Trips. The addition of the project trips for the entire Lake Gem Industrial Park to the study roadways will not cause the Level of Service (LOS) to fall below the City's adopted LOS. The intersection of Bradshaw Road and Marshall Lake Road and the site entrance will operate at acceptable Levels of Service with the addition of project generated traffic.

STORMWATER: The stormwater management system includes an on-site retention area on the western portion of the Lake Gem Commerce Park. The stormwater pond design has been previously reviewed under the Lake Gem Commerce Park and meets the City's Land Development Code requirements.

PLANNING COMMISSION – JANUARY 8, 2019
CJS HOLDING (LAKE GEM LOT 1) - FINAL DEVELOPMENT PLAN
PAGE 3

BUFFER: A mixture of loblolly pines and magnolias are planted within the 25-foot wide landscaped buffer provided along Marshall Lake Road. A Japanese Blueberry tree is provided for each parking landscape island, which is a minimum of 8-feet in width and matches the length of the adjacent parking spaces.

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

PUBLIC HEARING SCHEDULE:

January 8, 2019 - Planning Commission, 5:30 p.m.

January 16, 2019 - City Council, 7:00 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the CJS Holding Final Development Plan subject to the findings of this staff report.

Planning Commission: Find the CJS Holding Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the CJS Holding Final Development, subject to the findings of this staff report.

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

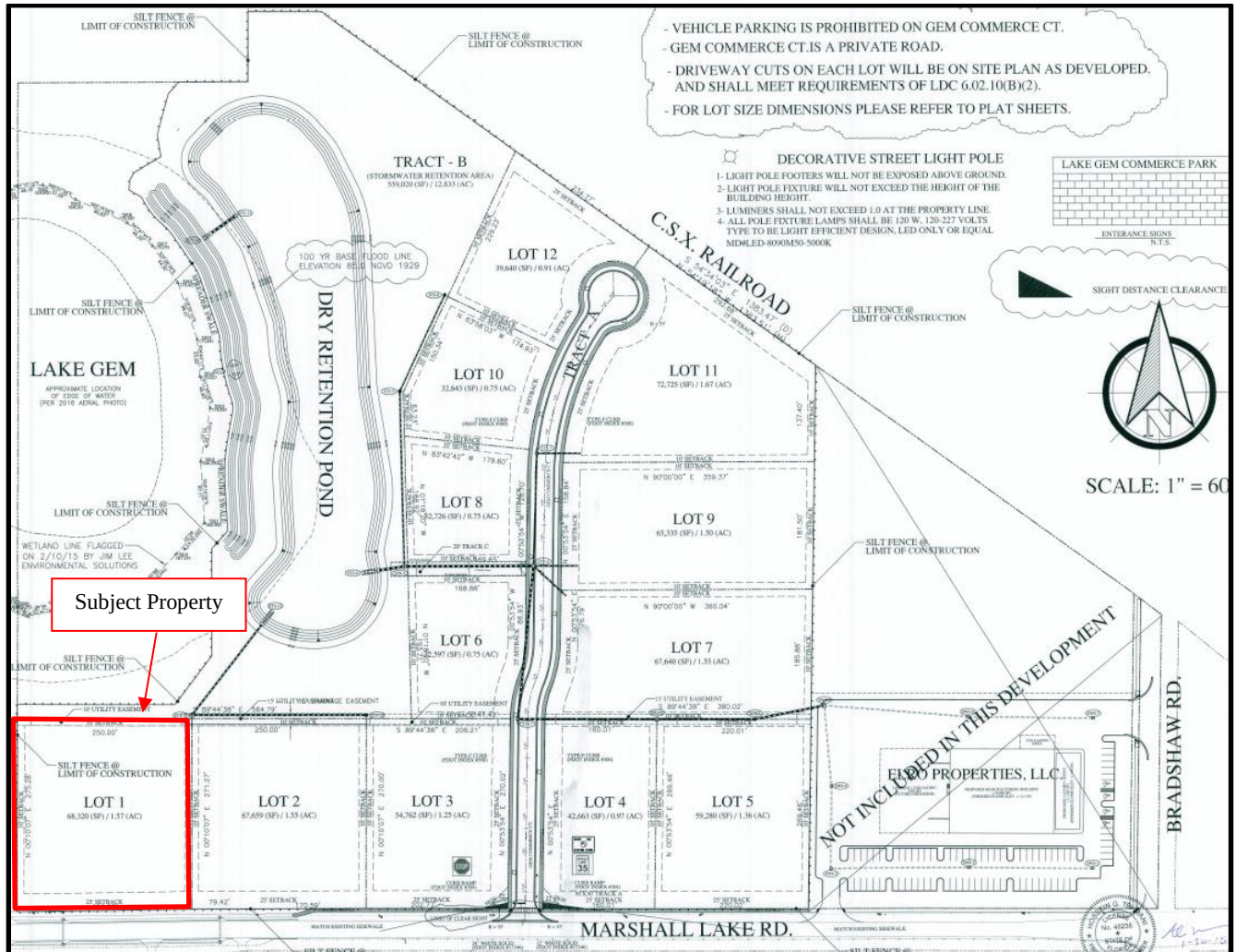
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

PLANNING COMMISSION – JANUARY 8, 2019
CJS HOLDING (LAKE GEM LOT 1) - FINAL DEVELOPMENT PLAN
PAGE 4

Project Name: CJS Holding Company Final Development Plan
Owner: Property Industrial Enterprises, LLC c/o Michael R. Cooper
Engineer: Ken Ehlers, P.E.
Parcel I.D. No: 09-21-28-4453-01-000
Location: 701 Marshall Lake Road
Total Acres: 1.57 +/- Acres

VICINITY MAP





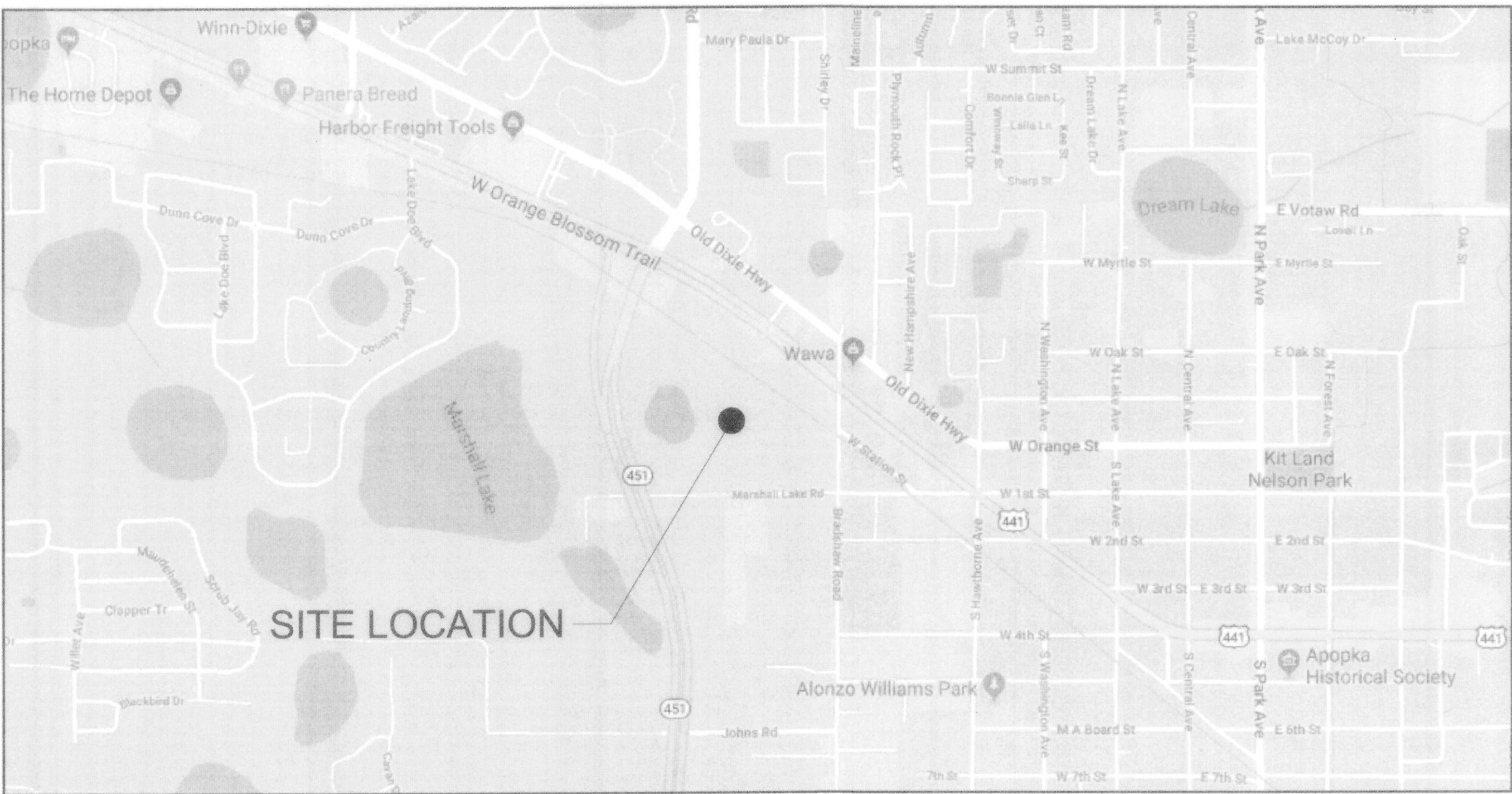
AERIAL MAP



SUBDIVISION PLAN INDEX OF DRAWINGS	
SHEET NO.	SHEET DESCRIPTION
1	COVER
S - 1	SITE PLAN WITH BOUNDARY SURVEY
L - 1	LANDSCAPE PLAN
I - 1	IRRIGATION PLAN

PROPERTY OWNER: PROPERTY INDUSTRIAL ENTERPRISES, LLC
MICHAEL R. COOPER (407) 889-2510

REFERENCE: CITY OF APOPKA ORDINANCE #2447
"CHANGE OF ZONING".



VICINITY MAP
NTS

FINAL DEVELOPMENT PLAN FOR C.J.S. HOLDING COMPANY, LLC BUSINESS / MANUFACTURING LAKE GEM COMMERCE PARK SUBDIVISION PLAN

PARCEL ID: 09-21-28-4453-01-000

LOT #1
ADDRESS: 701 MARSHALL LAKE RD.

CITY OF APOPKA
DECEMBER, 2018



12/11/18
D. EHLERS

PLAN NOTES

COVER

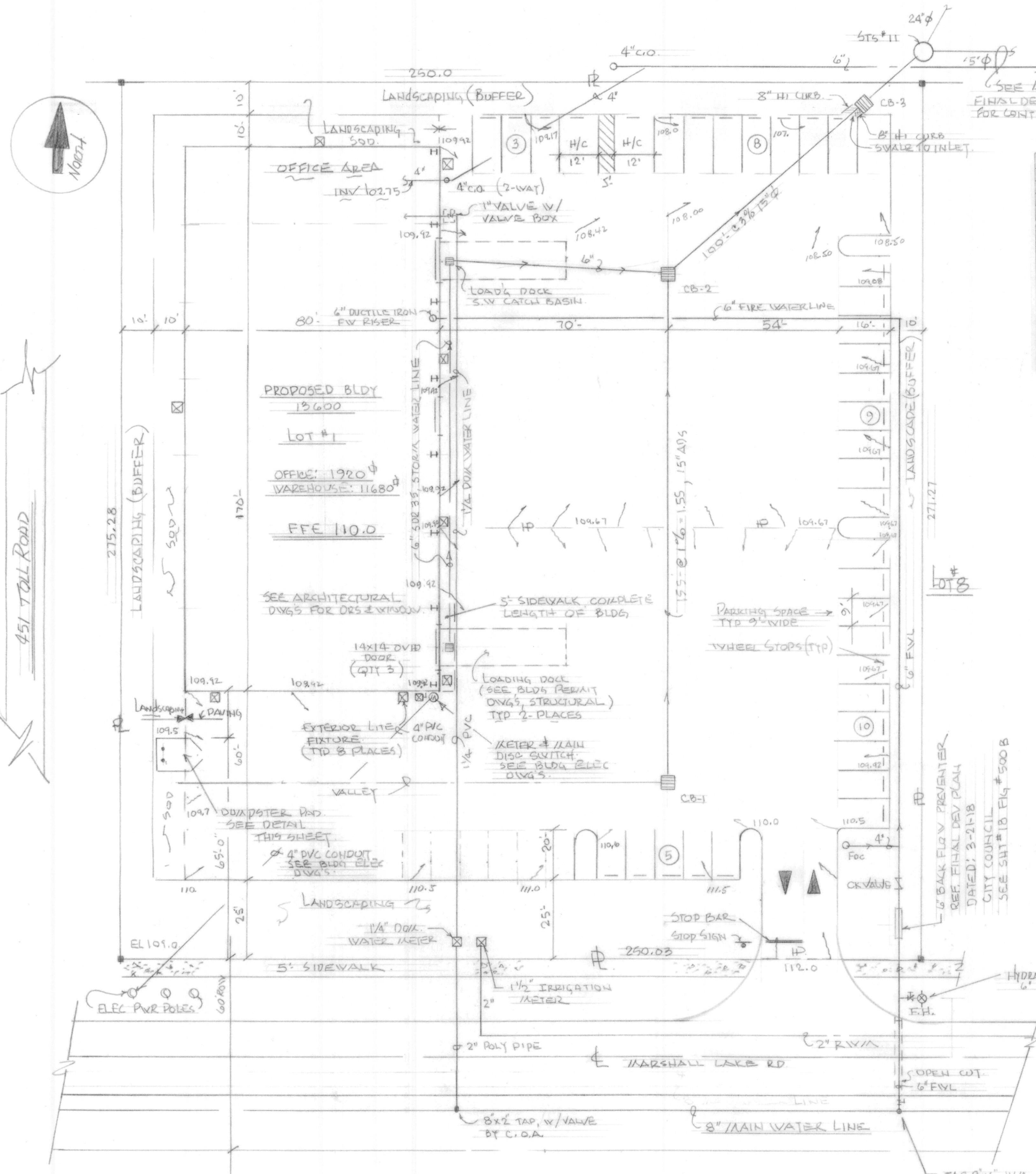
NO.	REVISION/ISSUE	DATE

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
C.J.S. HOLDING COMPANY, LLC

LOT #1
LOT #1

DWG SHEET 1-4	SHEET
DATE DECEMBER 7, 2018	1
SCALE AS SHOWN	



SITE DATA TABLE	
PARCEL ID NUMBER	09-21-28-4453-01-000
FUTURE LAND USE	INDUSTRIAL
ZONING	PUD (I-1)
ACREAGE/SQUARE FOOTAGE	1.57 ACRE/68,320 SQ FT
OVERLAY DISTRICT	North: Reten. Pond, East: Vacant, South: R-1, West: 451 Roadway
ADJACENT LAND USE	North: PUD, East: PUD, South: R-1, West: Roadway
ADJACENT ZONING	Proposed: 33' Max: 75'
BUILDING HEIGHT	Proposed: 19 Max: 60
FLOOR AREA RATIO	Proposed: Front: 85', West Side: 20', East Side: 150', Rear: 20', Corner: N/A
BUILDING SETBACKS	Required: Front: 25', Side: 10', Rear: 10', Corner: N/A
PARKING SPACES	Provided: 35, 2 H/C Required: 32
TREE BANK MITIGATION FEE	N/A
NUMBER OF EMPLOYEES	10
WAIVER REQUEST	YES NO X
VARIANCE REQUEST	YES NO X

- Notes:
1. All piping is manufactured by Advance Drainage Systems.
 2. All concrete structures manufactured by Mack Concrete.

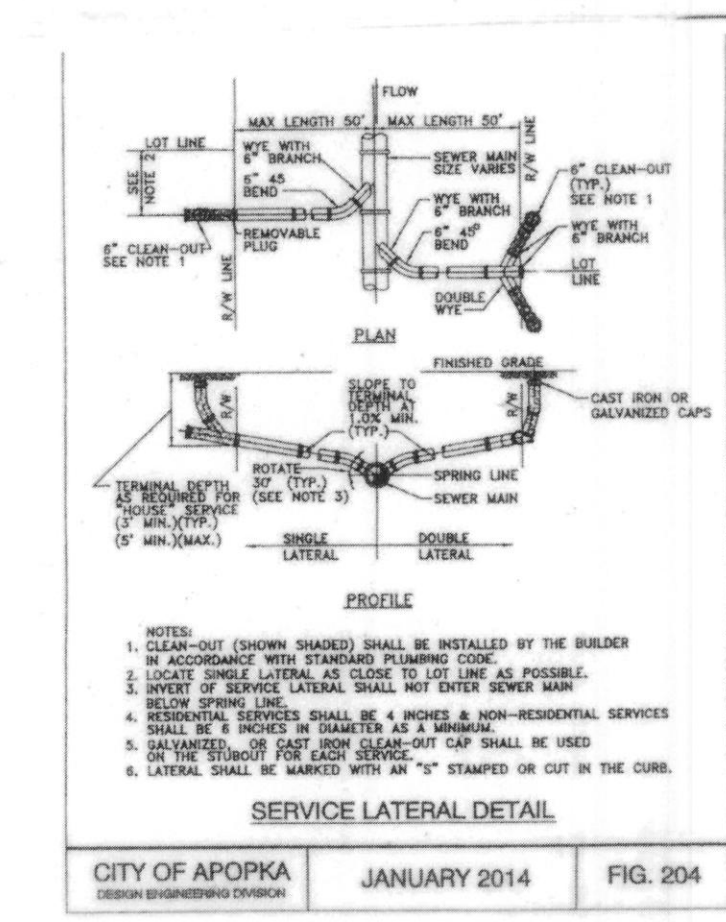
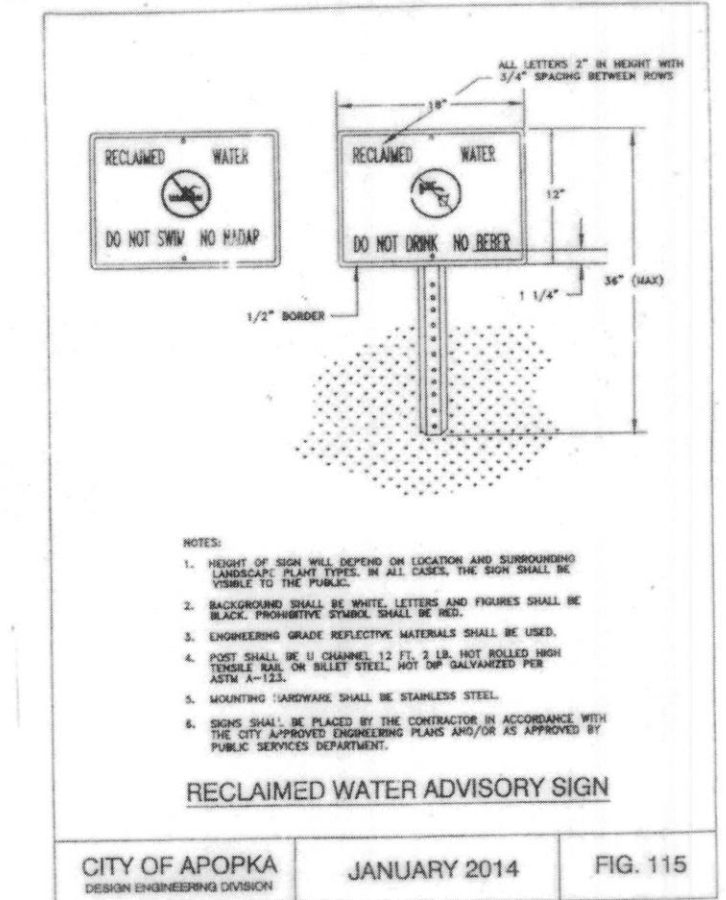
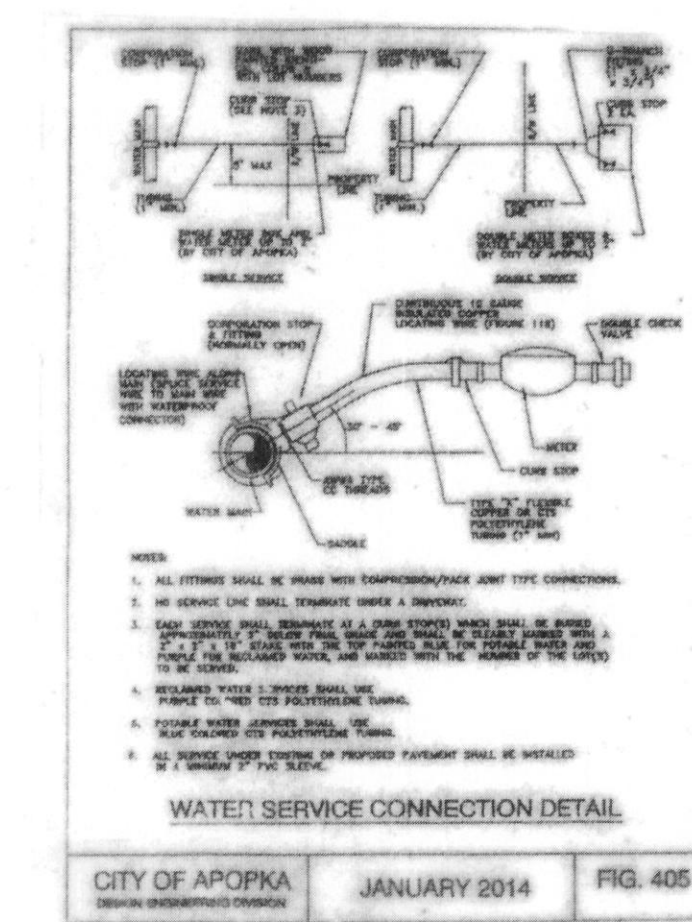
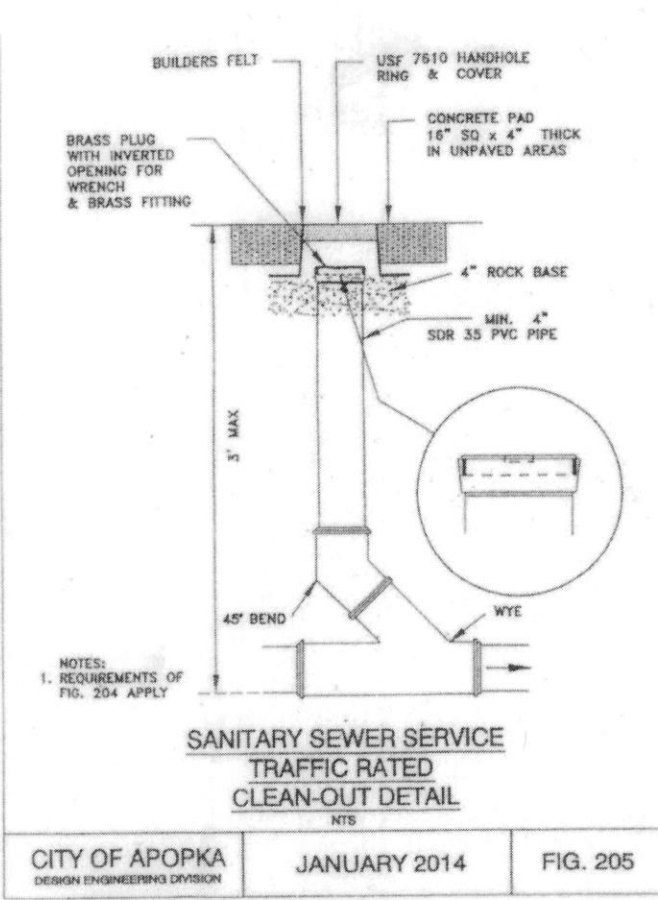
Storm Water Pervious/Impervious Requirements:

Approved by SJRWMD
Pervious 20%
Impervious 80%
Property - 68,320 Sq Ft
Pervious - 17,046 Sq Ft / 24.9%
Impervious - 51,274 Sq Ft / 75.04%

Parking Requirements:

Warehouse/Manufacturing 11,680 Sq Ft = 11.7 x 2 = 23.4
Office 1,920 Sq Ft / 250 Sq Ft = 8 Spaces
Total Parking Spaces Required: 32 (Provided 35)
Handicap Required: 2 (Provided 2)

CB - 1:	CB - 2:	CB - 3:
Rim - 108.75	Rim - 108.75	Rim - 106.75
North Inv - 104.08	North Inv - 96.50	So. West Inv - 93.5
	South Inv - 102.53	North East Inv - 92.0
STS #11		
Rim - 96.67		
North East Inv - 86.60		
East Inv - 90.0		
South West Inv - 91.0		



See Final Development Plans for Lake Gem Commerce Park for Sanitary Sewer, Fire Water, Domestic Water and Storm Water details.

PROPERTY OWNER: PROPERTY INDUSTRIAL ENTERPRISES, LLC
MICHAEL R. COOPER

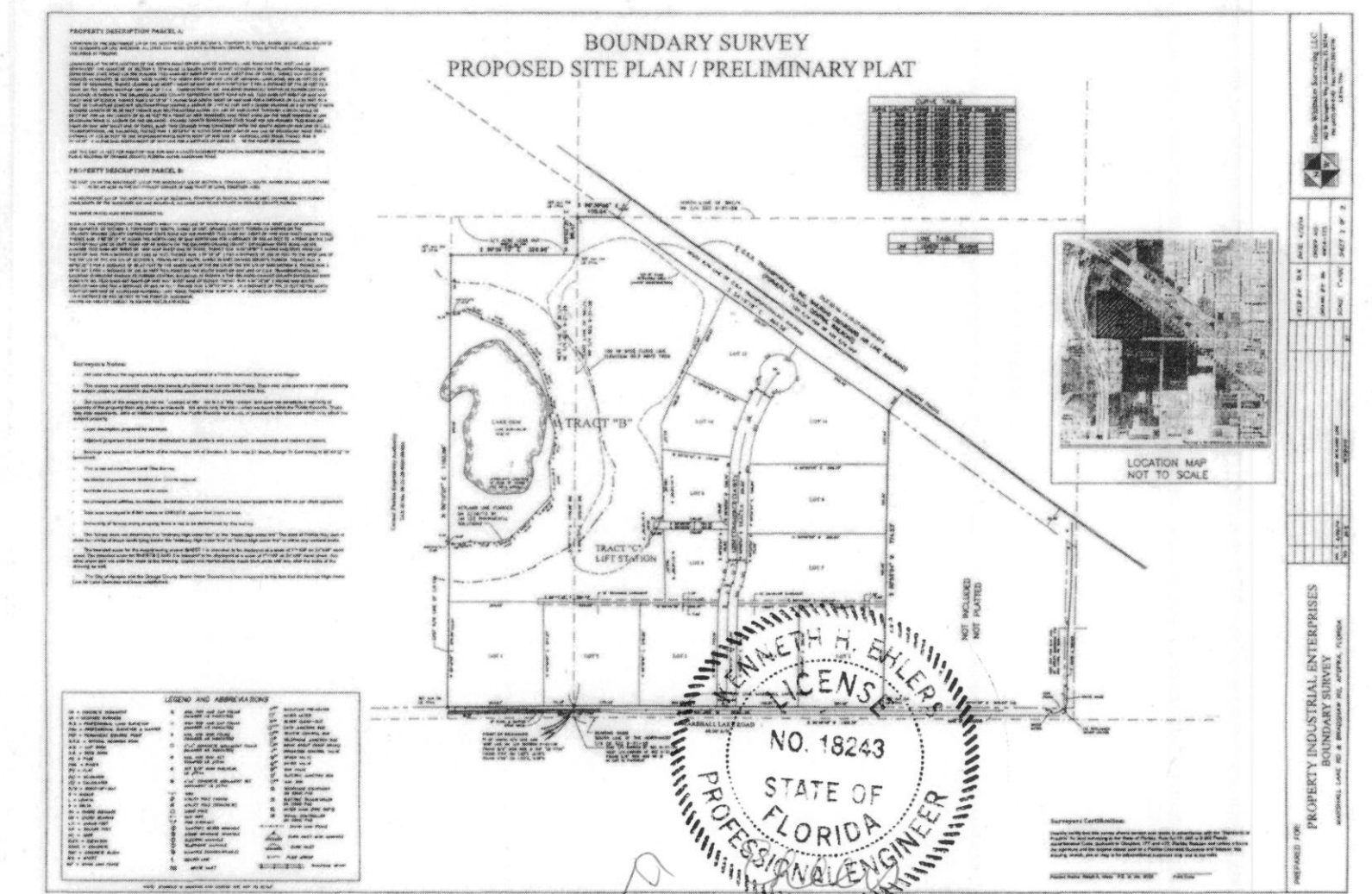
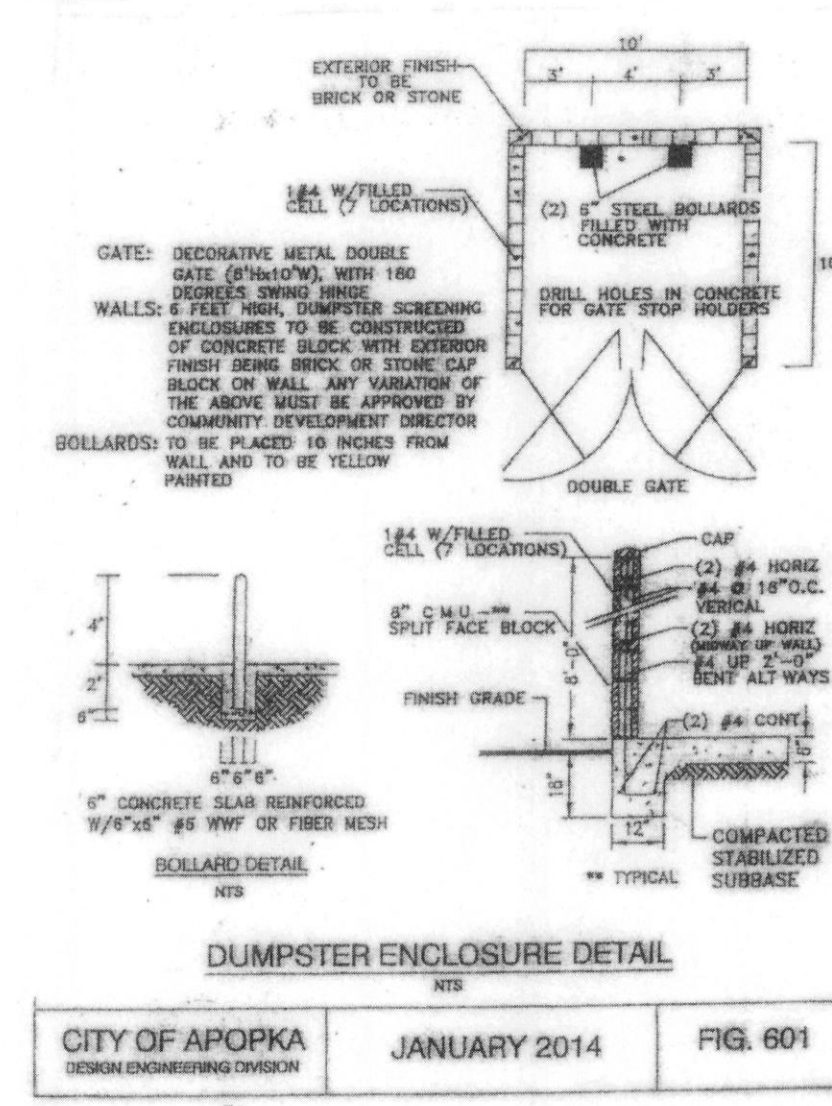
REFERENCE: CITY OF APOPKA ORDINANCE #2447
"CHANGE OF ZONING".

Vehicle parking is prohibited on the spine road (Gem Commerce Court).

See Final Development Plans for Lake Gem Commerce Park, Dated August 2017, Signed and Sealed, and approved by City of Apopka on March 21, 2018.

Ref. Notes:

1. Potable and reclaimed water meters to be installed by the developer and not C.O.A.
2. All equipment (including roof top), water mains, lift stations, backflow preventers and utility boxes must be fully screened (including the rear of the building).
3. Paving: 12" stabilized sub-grade compacted to 98% modified proctor, concrete fines/limestone; 6" base compacted to 98% modified proctor. Asphalt; 1 1/2" Type S-111.



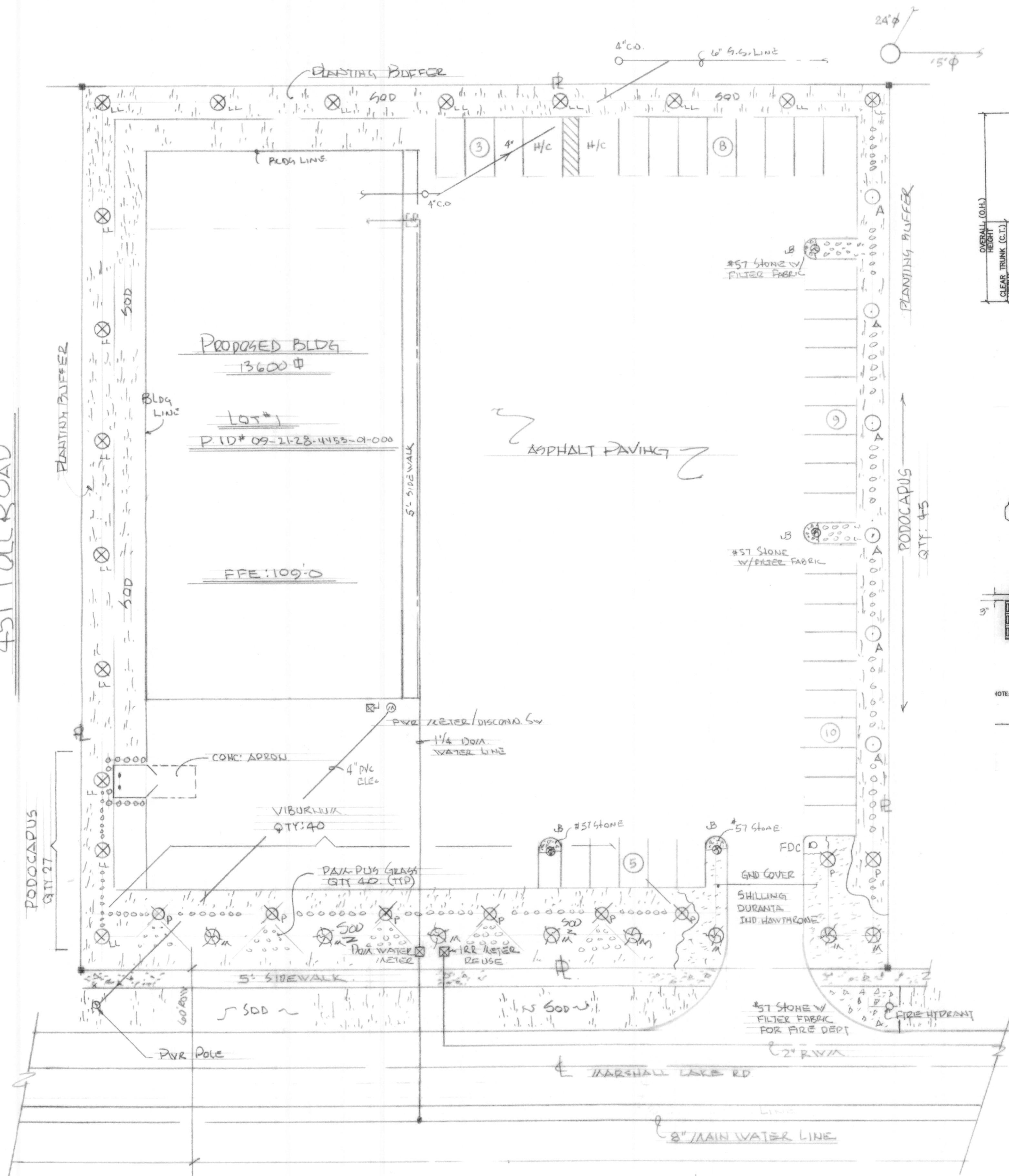
REVISIONS	BY
1. 10/10/18	REVIEW & REVISION

CJS HOLDING COMPANY LLC
701 MARSHALL LA RD LOT #1
APOPKA FL 32703

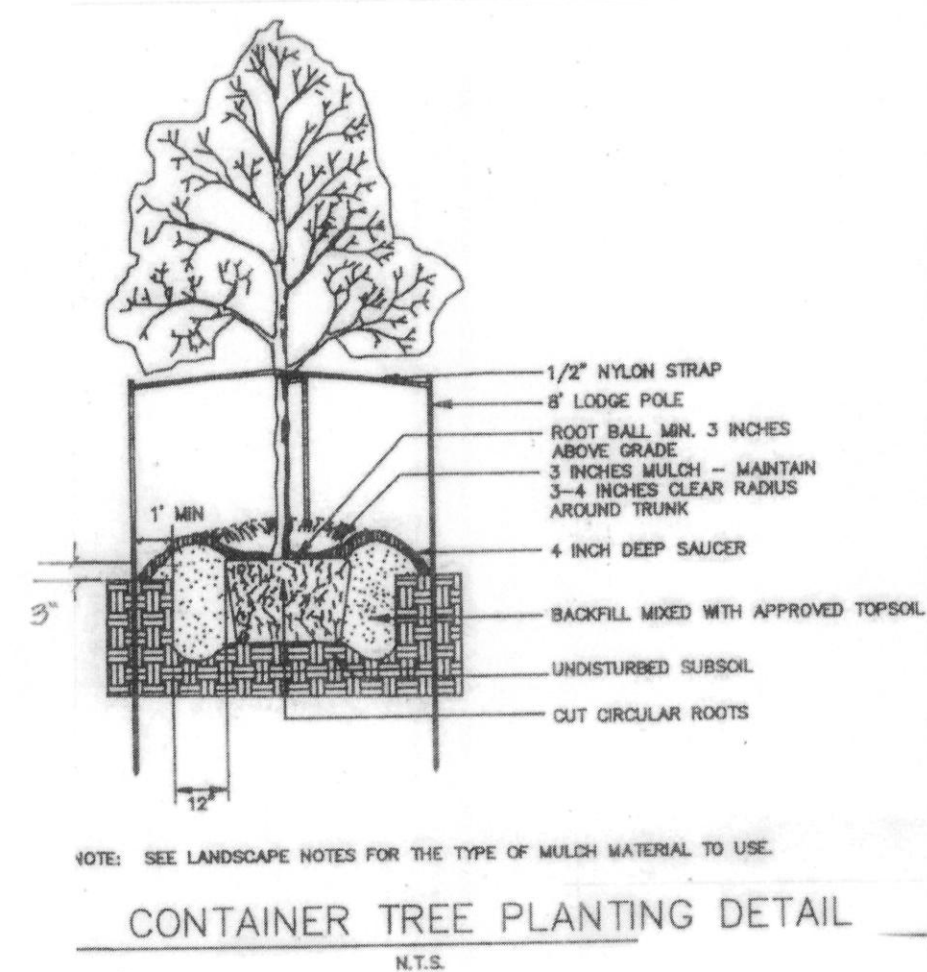
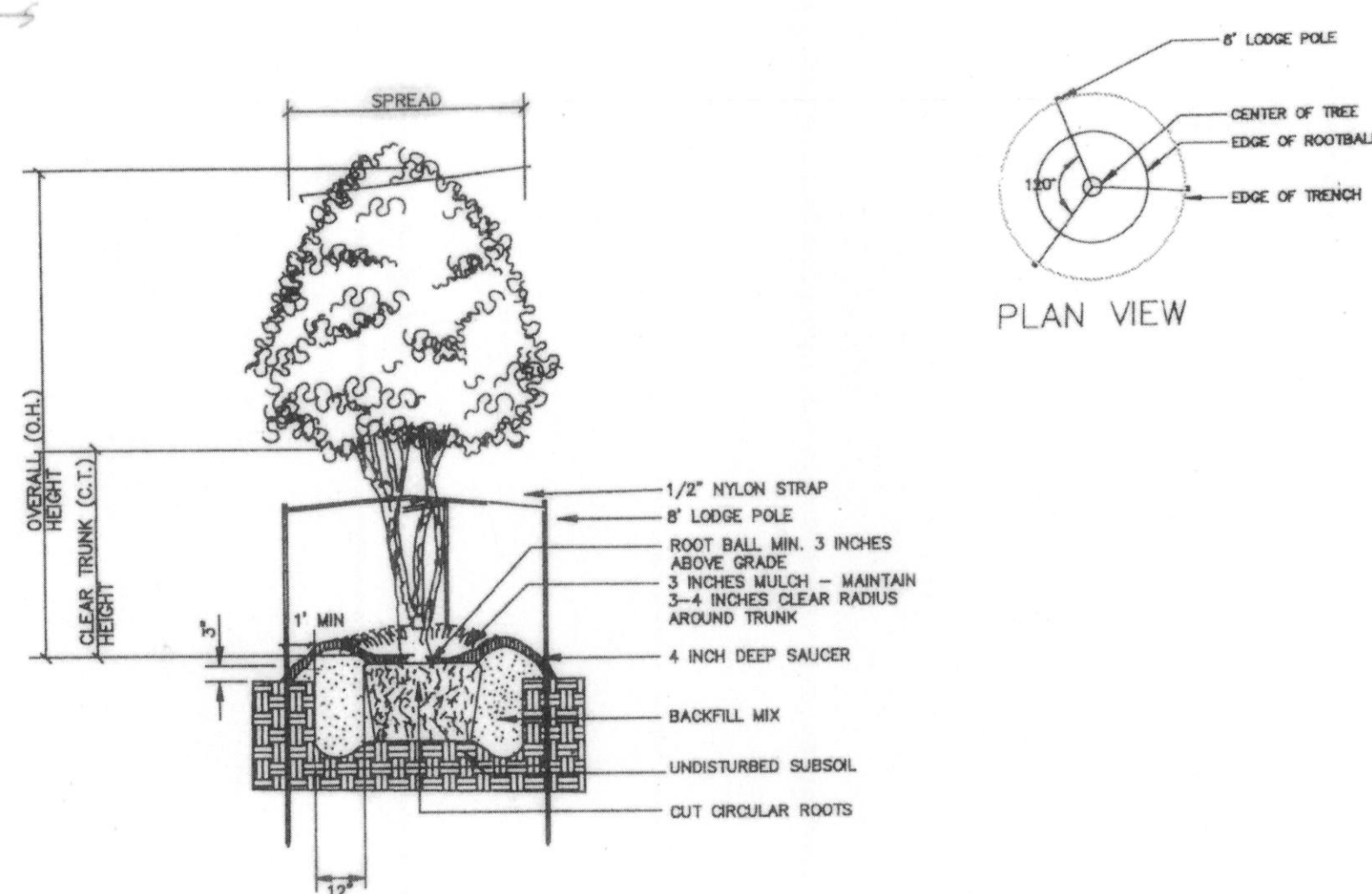
LAKE GEM COMMERCE PARK
1 MARSHALL LAKE ROAD
APOPKA FL 32703

DRAWN MRC	CHECKED MRC
DATE DEC 12, 2018	SCALE AS NOTED
JOB NO.	SHEET S-1
OF 3	SHEETS

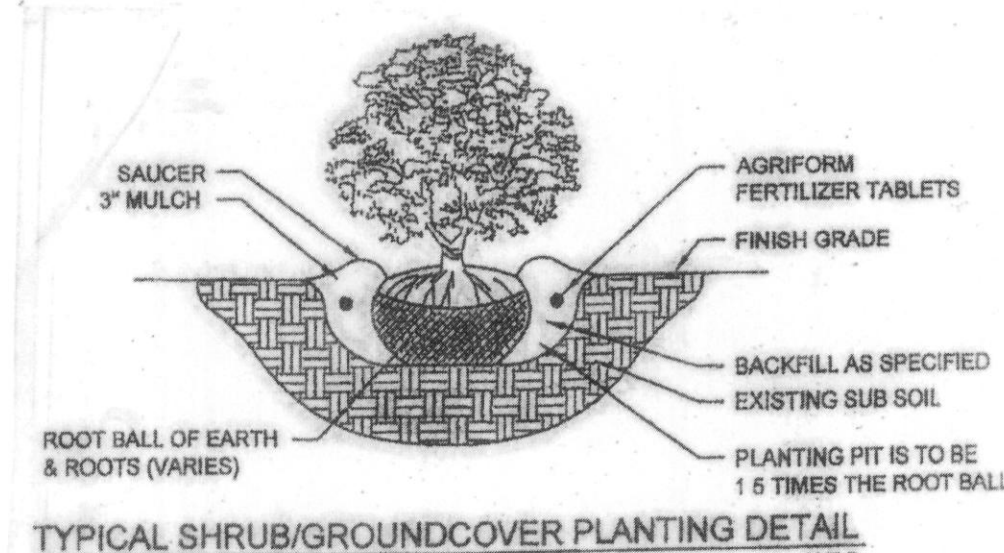
451 TOLL ROAD



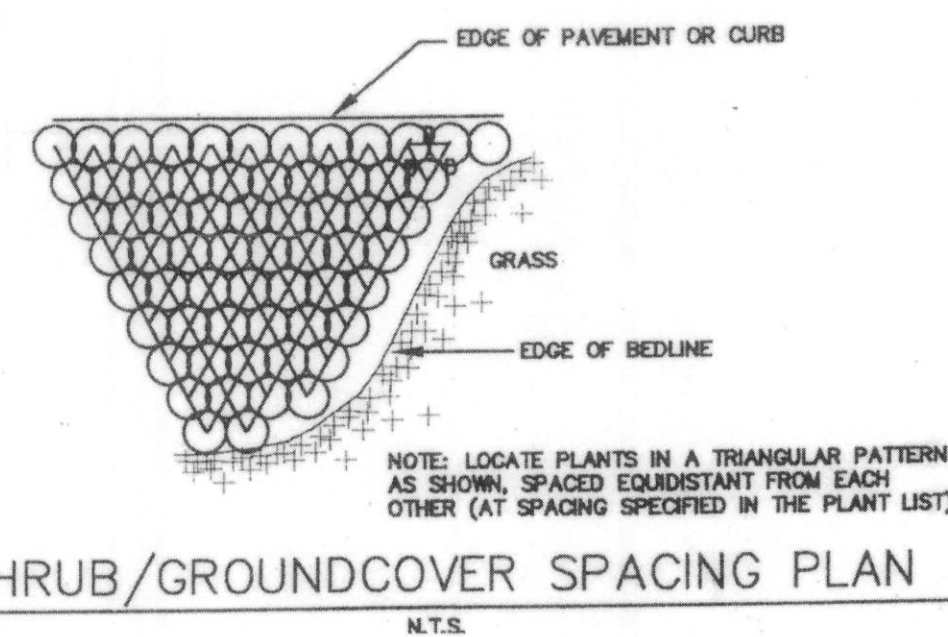
LANDSCAPING PLAN
SCALE: NONE



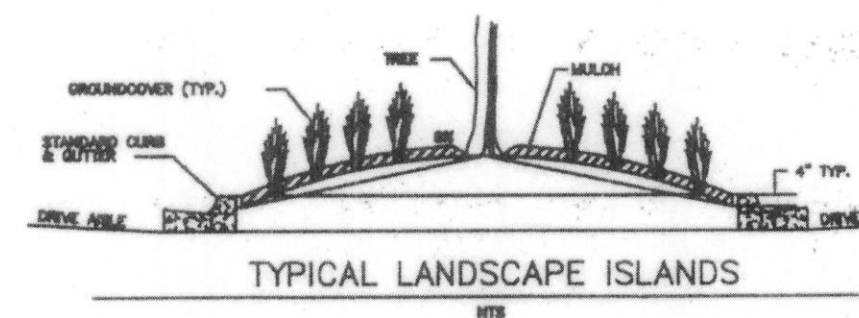
CONTAINER TREE PLANTING DETAIL
N.T.S.



TYPICAL SHRUB/GROUNDCOVER PLANTING DETAIL
N.T.S.



SHRUB/GROUNDCOVER SPACING PLAN
N.T.S.



TYPICAL LANDSCAPE ISLANDS
N.T.S.

MULTI-TRUNK CONTAINER TREE PLANTING DETAIL

SITE DATA TABLE	
PARCEL ID NUMBER	09-21-28-4453-01-000
FUTURE LAND USE	INDUSTRIAL
ZONING	PUD (I-1)
ACREAGE/SQUARE FOOTAGE	1.57 ACRE/68,320 SQ. FT.
OVERLAY DISTRICT	
ADJACENT LAND USE	North: Reten. Pond, East: Vacant, South: R-1, West: 451 Roadway
ADJACENT ZONING	North: PUD, East: PUD, South: R-1, West: Roadway
BUILDING HEIGHT	Proposed: 33' Max: 75'
FLOOR AREA RATIO	Proposed: .19 Max: .60
BUILDING SETBACKS	Proposed: Front: 85', West Side: 20', East Side: 150', Rear: 20', Corner: N/A Required: Front: 25', Side: 10', Rear: 10', Corner: N/A
PARKING SPACES	Provided: 35, 2 H/C Required: 32
TREE BANK MITIGATION FEE	N/A
NUMBER OF EMPLOYEES	10
WAIVER REQUEST	YES NO X
VARIANCE REQUEST	YES NO X

Landscape Material Schedule

Trees:
A - Oak - 3" cal. minimum, Live Oaks - Qty 6
M - Magnolia - 3" cal. minimum, Brackens Brown - Qty 8
P - Palms-Sable - 3" cal. minimum, Cabbage Palm - Qty 8
LL - LOB-LOLY PLUM
Hedge Row:
VO - Viburnum - Obovatum Walter's Desha - Qty 40
PO - Podocarpus - Macrophyllus - Qty 72
PP - Pampus Grass - Qty 40
VAPANESE BLUE BERRY
Planters: Qty 100 Total of:
IH - Indian Hawthorne - Alba
GC - Ground Cover
DU - Durlant - Gold Mound
SH - Shilling - Dwarf Yaupon Holly

- Notes:
- The landscape contractor shall review site drawings to determine the location of all underground utilities and coordinate placement of landscape materials accordingly.
 - All plant materials shall be located at 36" on center.
 - All plants to be No. 1 or better and meet City of Apopka Codes and Ordinances.
 - All green areas of trees, plants and sod to be irrigated accordingly.
 - All plants and beds shall receive mulch accordingly.
 - All trees shall be braced/staked to withstand nature's wind forces. Type of brace shall be of type not to injure the trees trunk.
 - All trees shall receive the necessary irrigation until the root systems and tree itself can sustain its own growth through nature's irrigation system.
 - All sod shall be Argentina Bahia.
 - All equipment (including roof top equipment) and utility boxes must be fully screened (including back of building).

LANDSCAPE AND IRRIGATION DESIGN:
I certify that the Landscape and Irrigation design for this project is in accordance with City of Apopka Ordinance 2069, adopted May 21, 2008, which establishes water wise landscape and irrigation standards.

Note: Irrigation risers are not allowed.

Michael R. Cooper, Developer

- Request permission to waive the requirement for landscape drawings to be signed and sealed by a Registered Landscape Architect, and in place have Mr. William Stuhrike, PHD, a Licensed State of Florida Professional Engineer, Reg. # 22150, sign and seal Landscape and Irrigation drawings. Please note that all landscape and irrigation will be in accordance with City of Apopka, Ordinance #2069.

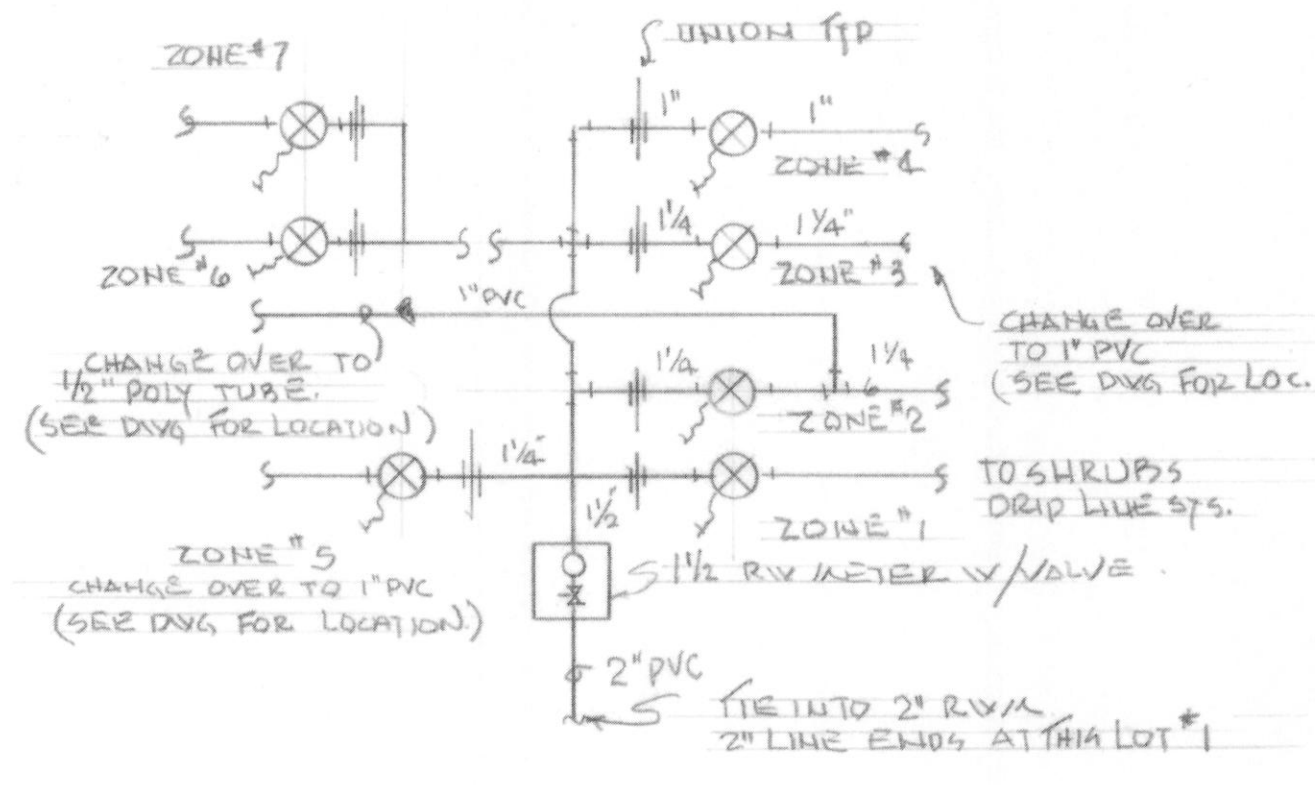
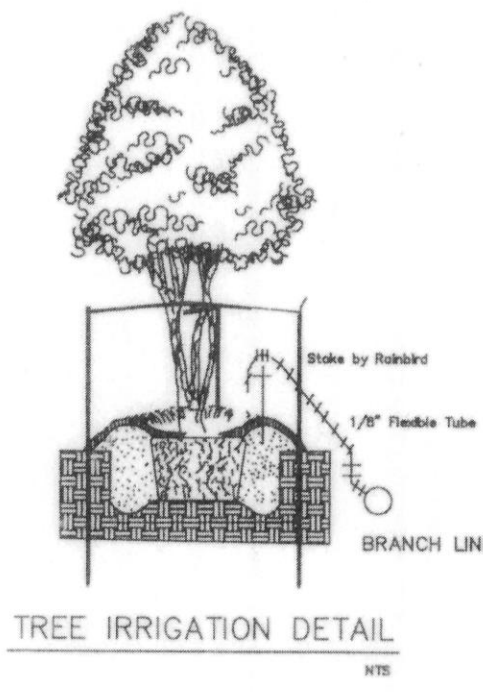
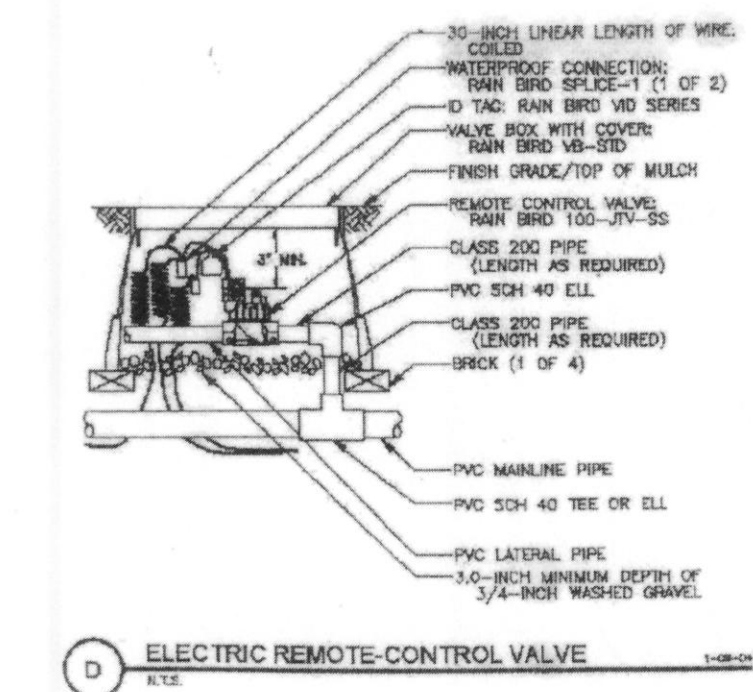
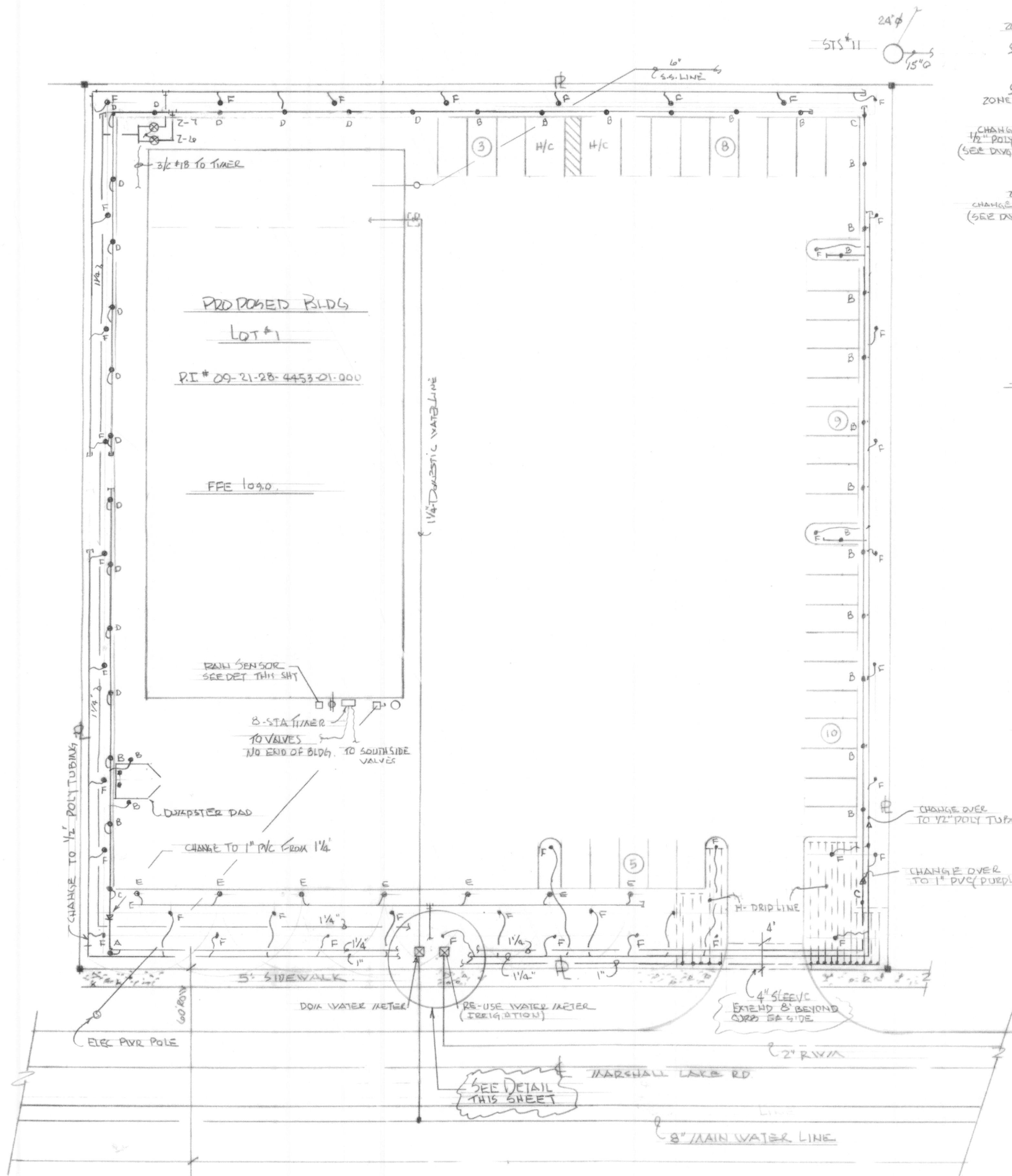
WILLIAM F. STUHRKE, PHD
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION #22150

12/13/18

CJS HOLDING COMPANY LLC
701 MARSHALL LA RD LOT #1
APOPKA, FL 32703

LAKE GELK COMMERCE PARK
1 MARSHALL LAKE ROAD
APOPKA FL 32703

DRAWN
MRC
CHECKED
DATE
DEC 12, 2018
SCALE
NONE
JOB NO.
18-001
SHEET
L-1
OF 3 SHEETS



DETAIL VALVE ARRANGEMENT

ALL IRRIGATION LINES SHALL BE 1" UNLESS OTHERWISE NOTED
SEE ZONE SCHEDULE THIS SHT.



B-STATION CONTROL TIMER

SEE PLAN FOR LOCATION

PROVIDE RAIN SENSOR KIT ON BLDG, INQUIRY SENSOR WHERE AS RAIN FALL WILL NOT BE INTERFERED WITH, GUTTER, DOWNSPOUTS, ROOF RUN-OFF, ETC

NO IRRIGATION RISER

- Zone Schedule**
- Zone #1 - Drip Line Shrubs, w/Filter, West Side
 - Zone #2 - Tree Drip - East, West and South
 - Zone #3 - Sod - East Side, Sprayers
 - Zone #4 - Sod - South Side, Rotors
 - Zone #5 - Sod - West Side, Sprayers
 - Zone #6 - Sod - West and North Sides
 - Zone #7 - Tree Drip - West and North Sides

- LEGEND:**
- A - X SPRAY HEAD, 6" POP-UP
 - B - X SPRAY HEAD, 6" POP-UP
 - C - X SPRAY HEAD, 6" POP-UP
 - D - FULL SPRAY HEAD, 6" POP-UP
 - E - ROTOR TYPE, ADJUSTABLE, 35" RANGE
 - F - TREE BUBBLER, 1/8" TUBE, DIRECT FED
 - G - SHRUB HEAD, 6" POP-UP
 - H - DRIPLINE SYSTEM - ALL SHRUBS
 - X - ELECTRIC (24V) ZONE CONTR VALVE

IRRIGATION RISERS ARE NOT ALLOWED.

LANDSCAPE AND IRRIGATION DESIGN

I certify that the Landscape and Irrigation design for this project is in accordance with City of Apopka Ordinance 2069, adopted May 21, 2008, which establishes water wise landscape and irrigation standards.

Michael R. Cooper

IRRIGATION NOTES:

1. All pipe shall be the purple reuse type (PVC)
2. All valve boxes shall have purple lids to indicate the presence of re-use water.
3. All equipment shall be installed as per all local, county and state codes. Provide and install all required re-use signs.
4. Refer to the landscape plans when trenching to avoid trees and shrubs. Hand dig around any existing trees and shrubs.
5. All mainline piping shall be buried to a minimum depth of 18" cover. All lateral piping shall be buried to a minimum depth of 12" cover.
6. Adjust all nozzles to reduce water waste on hard surfaces & building, wall throttle all valves on shrub lines as required to prevent fogging. Use adjustable nozzles where required to avoid any water on building windows.
7. Any piping shown outside the property line or running outside a landscape area is shown for clarity only. All lines shall be installed on the property and inside the landscape area or inside a Sch. 40 sleeve.
8. The contractor shall exercise care so as not to damage any existing utilities. The contractor shall be responsible for the immediate repairs and cost of any damage caused by their work.
9. All work shall be guaranteed for one year from the date of final acceptance against all defects in equipment and workmanship (or outlined in the written specifications).
10. Contractor to call 1-800-432-2770 (Sunshine State One Call Center) 48 hours before digging.
11. All reclaimed water lines to be 1" unless otherwise noted.
12. Plant beds must be irrigated with drip, micro-spray or bubblers.
13. Water velocity will not exceed five (5) feet/second.
14. Irrigation must be installed 24" from vertical structures.
15. Landscape areas that have both shrubs and grass will be irrigated by spray system.

RAIN-CLIK

FEATURES:

- Quick Response: Rain shuts the system off as soon as it starts raining.
- Maintenance Free: Designed with 10-year battery life for Wireless Rain-CLIK.
- Adjustable: Vents range from 1/2" to 1" for setting of reset delay.
- Rugged: Polycarbonate housing and metal extension arm.
- Rain-CLIK includes 25' of 20 AWG shielded, low-voltage, 18-gauge wire.
- Wireless: Unit available with 800' range from wireless sector to receiver.
- Warranty: 5-year (10-year battery warranty for wireless model).
- Compatible with most controllers.

SPECIFICATIONS:

- Wiring: 18-gauge or 20-gauge.
- Time to turn off irrigation system: 2 to 5 minutes, approx. for Quick Response.
- Time to reset Quick Response: 4 hours approx. under dry, sunny conditions.
- Time to reset when dry: 2 to 5 days approx. under dry, sunny conditions.
- All listed CLIK CULC.
- Switch ratings: 24 VAC, 3 A.
- Freeze sensor: shuts system off at temperatures below 32° F.
- Rain-CLIK CULC (model #7).
- System operating frequency: 433 MHz (wireless model).
- Communication range up to 800' line of sight (wireless model).
- Rain-CLIK: The smart rain sensor that saves water and money.
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- Rain-CLIK: The smart rain sensor that saves water and money.

APPROVALS:

UL Listed, FCC Approved, CSA Listed

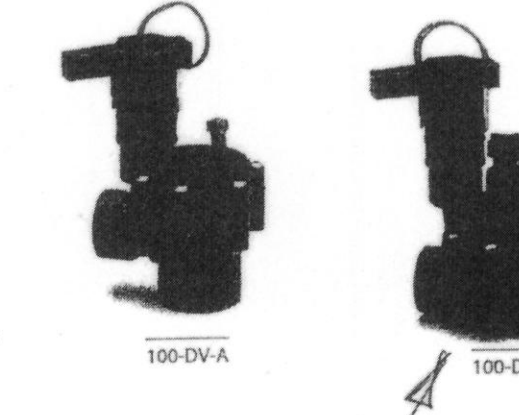
PV / DVF Series

Diaphragm Valve - The Industry Leader for Over 25 Years

- Features:**
- Double-filtered (diaphragm and solenoid) pilot-flow design for maximum reliability and girt resistance.
 - Buna-N, balanced pressure diaphragm with self-cleaning 90 mesh (200 micron) pilot water filter and captive spring.
 - Energy-efficient, low power encapsulated solenoid with captured plunger and 90 mesh (200 micron) solenoid filter.
 - Unique, easy-to-turn patented pressure assisted flow control mechanism (DVF models only).
 - External bleed to manually flush system of dirt and debris during installation and system start-up.
 - Internal bleed for spray-free manual operation.
 - Accepts Rain Bird TRS latching solenoid for use with most battery-operated controllers.
 - Operates in low-flow and Landscape Drip applications when a 200 mesh filter is installed upstream.
 - Not recommended for use with two-wire control systems.

Specifications

- Pressure: 15 to 150 psi (1.0 to 10.4 bar)
- 075-DV Non-Flow Control Model: 0.2 to 22 GPM (0.05 to 5.0 m³/h); 0.01 to 1.39 l/s. For flows below 3 GPM (0.68 m³/h; 0.19 l/s) or any Landscape Drip application, use a 200 mesh filter installed upstream.
- 100-DV Non-Flow Control Model: 0.2 to 40 gpm (0.05 to 9.08 m³/h); 0.01 to 2.52 l/s. For flows below 3 gpm (0.68 m³/h; 0.19 l/s) or any Landscape Drip application, use a 200 mesh filter installed upstream.
- 100-DV Flow Control Model: 0.2 to 40 gpm (0.05 to 9.08 m³/h); 0.01 to 2.52 l/s. For flows below 3 gpm (0.68 m³/h; 0.19 l/s) or any Landscape Drip application, use a 200 mesh filter installed upstream.
- Water Temperature: Up to 110° F (43° C)
- Ambient air temperature: Up to 125° F (52° C)
- 24 VAC 50/60 Hz (cycles per second) solenoid power requirement: 0.450A inrush current; 0.250A holding current
- Solenoid coil resistance: 38 Ohms



RAIN-BIRD

Low Flow Control Zone Kits with PR Filter

Minimum Flow Pressure for Zone Kits with PR Filter

Flow (gpm)	Flow (l/min)	Pressure (psi)	Pressure (bar)
0.2	0.8	2.4	0.16
1.0	3.8	2.4	0.16
1.5	5.7	2.4	0.16
2.0	7.6	2.4	0.16
3.0	11.4	2.4	0.16
4.0	15.2	2.4	0.16

Typical Drip Line Layout

Plant beds must be irrigated with drip, micro-spray or bubblers.

Water velocity will not exceed five (5) feet/second. (will be provided with each lot submittal)

Irrigation must be installed 24" from vertical structures. (will be provided with each lot submittal)

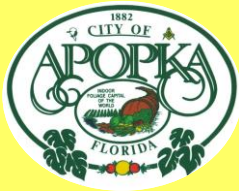
SITE DATA TABLE	
PARCEL ID NUMBER	09-21-28-4453-01-000
FUTURE LAND USE	INDUSTRIAL
ZONING	PUD (I-1)
ACREAGE/SQUARE FOOTAGE	1.57 ACRE/68,320 SQ. FT.
OVERLAY DISTRICT	North: Reten. Pond, East: Vacant, South: R-1, West: 451 Roadway
ADJACENT LAND USE	North: PUD, East: PUD, South: R-1, West: Roadway
ADJACENT ZONING	Proposed: 33' Max: 75'
BUILDING HEIGHT	Proposed: 19 Max: 60
FLOOR AREA RATIO	Proposed: Front: 85', West Side: 20', East Side: 150', Rear: 20', Corner: N/A
BUILDING SETBACKS	Required: Front: 25', Side: 10', Rear: 10', Corner: N/A
PARKING SPACES	Provided: 35, 2 H/C Required: 32
TREE BANK MITIGATION FEE	N/A
NUMBER OF EMPLOYEES	10
WAIVER REQUEST	YES NO X
VARIANCE REQUEST	YES NO X

REVISIONS	BY
1/15/07 FOLLOW-UP REVIEW #1 FROM H	MRC

CJS HOLDING COMPANY LLC
701 MARSHALL LK RD LOT #1
APOPKA FL 32703

LAKE GEEK COILMERCE PARK
1/MARSHALL LAKE ROAD
APOPKA FL 32703

DRAWN HRC	CHECKED HRC
DATE DEC 13, 2018	SCALE NONE
JOB NO. 18-007	SHEET I-1
OF 3	SHEETS



CITY OF APOPKA PLANNING COMMISSION

<u>X</u> PUBLIC HEARING	MEETING OF:	January 8, 2019
<u> </u> SITE PLAN	FROM:	Community Development
<u> </u> SPECIAL REPORTS	EXHIBITS:	Vicinity Map
<u>X</u> OTHER: Final Development Plan		Aerial Map
		FDP & Plat
		Building Elevations
		Special Exception Site Plan

SUBJECT: **FAIRFIELD INN & SELF-STORAGE FINAL DEVELOPMENT PLAN & PLAT – SITE PLAN AND SUBDIVISION PLAN**

REQUEST: **RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN & PLAT FOR FAIRFIELD INN & SELF-STORAGE**

SUMMARY:

OWNER:	Farish Enterprises, LLC
ENGINEER:	Interplan, LLC, c/o Stuart Anderson, P.E.
LOCATION:	1616 East Semoran Boulevard
PARCEL ID #:	11-21-28-5600-03-000
FUTURE LAND USE:	Commercial
ZONING:	C-2 (General Commercial District)
EXISTING USE:	Vacant
PROPOSED USES:	Hotel, Self-Storage Facility and RV Parking
BUILDING SIZE:	112,320 square feet; 91 Rooms/51,588 SF - Hotel; 60,732 SF - Storage
BUILDING HEIGHT:	53 feet (Hotel) and 35 feet (Self-Storage)
FLOOR AREA RATIO:	0.2499 (0.25 Maximum allowed)
TRACT SIZE:	12.12 +/- Acres (527,937 square feet)

DISTRIBUTION

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

PLANNING COMMISSION – JANUARY 8, 2019
FAIRFIELD INN & SELF-STORAGE – FINAL DEVELOPMENT PLAN & PLAT
PAGE 2

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Commercial	C-2	Aldi's and RaceTrac Convenience Store
East (City and County)	City Commercial; County Low Medium Density Residential	C-2 and R-2	Single Family Residences; Commercial Uses
South (City and County)	City Medium Density Residential; County Low Medium Density Residential	R-2	Single Family Residences
West (County)	County Commercial	C-2	Vacant

PROJECT SUMMARY: City Council approved a preliminary development plan for the Fairfield Inn and Self-Storage project on August 1, 2018, and Planning Commission recommended approval of these preliminary development plans at its meeting held on July 10, 2018.

Further, Planning Commission approved a Special Exception Permit and an associated Special Exception Site Plan on December 13, 2016. The Special Exception allowed for an increase in the maximum building height from 35 feet to 55 for the hotel building.

Farish Enterprises proposes to replat the McVilla Commerce Park Plat from three lots to four lots. Lot 3 of the McVilla Commerce Center Plat will be subdivided into Lots 3A and 3B. Lot 3B, is the proposed location of a hotel and a storage facility. Lot 3A will function as an outparcel and is situated to Semoran Blvd. A site plan for Lot 3B is included in this Final Development Plan. At a future date, a site plan will be submitted for the vacant outparcel, Lot 3A.

The site plan for Lot 3B includes the hotel and self-storage facility. A service driveway\road connects McVilla Avenue to the western end of Lot 3B and to the eastern property line of outparcel in Lot 3A. A multi-tenant monument sign will be placed in a sign easement at the northeast corner of Lot 3A, and dedicated to the property owner association.

At four stories, the hotel includes 91-lodging units and an outdoor pool. At three stories, the 60,732 square feet self-storage facility will include outdoor storage for recreational vehicles, trucks and other equipment. Located behind the Aldi Grocery Store and the RaceTrac on East Semoran Boulevard, the hotel and self-storage facility have a proposed connection to Semoran from the private driveway, McVilla Avenue.

BUILDING HEIGHT: Section 2.02.01(A) of the City's Land Development Code, mandates a maximum building height of 35' for all districts. On December 13, 2016, the Planning Commission approved a special exception to allow a maximum building height of fifty-five (55) feet for the hotel. The self-storage facility is in accordance with the previously mentioned building height rule of 35'. The hotel is proposed to have a height of 53 feet.

PARKING: The hotel site contains 106 parking spaces of which five are handicapped spaces. And the self-storage facility contains 67 parking spaces of which two are handicapped spaces. In total, the applicant proposes 69 more parking spaces than what is required by the Land Development Code. The ancillary spaces on Fairfield shall be moved closer to the doors on the sides at time of construction since it is simply a re-striping issue. The side accessible parking spaces shall be shifted nearer to the exit doorways. The applicant has not declared whether joint parking will be allowed between the hotel and self-storage sites, but that capability exists as Lot 3B will occur under one ownership.

ACCESS/TRANSPORTATION: Access to the site is via a single full access points on US 441/Semoran Boulevard at McVilla Avenue, a signalized intersection. McVilla Avenue dead ends into this project and provides access to US 441/Semoran Boulevard for Aldi on the west and RaceTrac on the right.

A. Road Jurisdiction.

1. US 441/Semoran Boulevard – State Road.
2. McVilla Avenue – Private.
3. A cross-access easement provides connection between Lot 3A and the Aldi lot, connecting to Semoran Blvd.

B. The project is anticipated to generate 71 PM Peak Hour trips. All project generated traffic is anticipated to exit the site to US 441/Semoran Boulevard, half heading east and half heading west. Sufficient capacity exists to accommodate the addition of trips generated by this project.

C. Road/Intersection Improvements. No roadway or intersection improvements are required.

D. The Plat shall be revised to indicate the access easement is granted to the owner of Parcel 3A, and shall state who has the maintenance responsibility of the cross access easement.

STORMWATER: Stormwater run-off and drainage will be accommodated by an on-site retention pond located on the south portion of the project site abutting residential uses/districts and surrounded by a 6-foot tall aluminum fence. The on-site stormwater management system is designed according to standards set forth in the Land Development Code.

LANDSCAPING/BUFFER: The site plan shows that parking lots and buildings are proposed to be lined with predominantly Live Oaks and Slash Pines. Live oaks are shown, in addition to a 6-foot tall masonry, concrete or brick wall on the southern boundary and in the 35-foot wide landscaped buffer in the southeastern portion boundary abutting residential zoning districts. The planting materials are consistent with the standards set forth in Ordinance No. 2069.

SIGNAGE: Four hundred (400) square feet of area within the proposed outparcel on the northeastern portion that abuts Semoran Boulevard is designated as an area for multitenant monument signage. The Lot 3A outparcel will be created by plat at the time of Final Development Plan. Signage for this development will be permitted separately and must comply with Article VIII of the City's Land Development Code.

The Plat shall be revised to show the commercial plaza sign tract to be dedicated to the owner of lot 3a and 3b.

PUBLIC HEARING SCHEDULE:

January 8, 2019 - Planning Commission (5:30 pm)

February 6, 2019 - City Council (1:30 pm)

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Fairfield Inn and Self-Storage Final Development Plan and Plat, subject to the findings of this staff report.

Recommended Motion: Find the Fairfield Inn and Self-Storage Final Development Plan and Plat consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan and Plat, subject to the findings of this staff report for the property owned by Farish Enterprises, LLC, and located at 1616 East Semoran Boulevard.

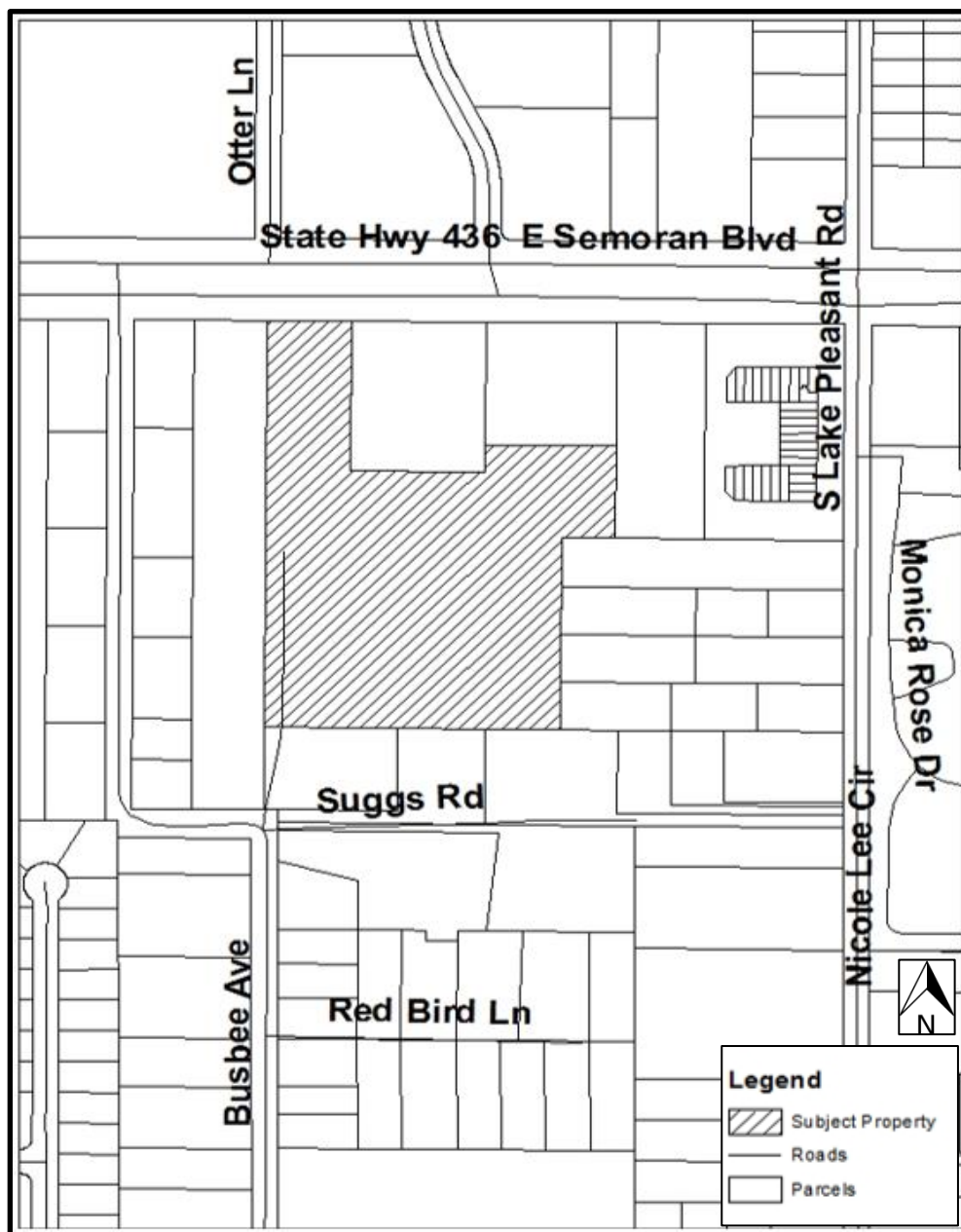
Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

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.

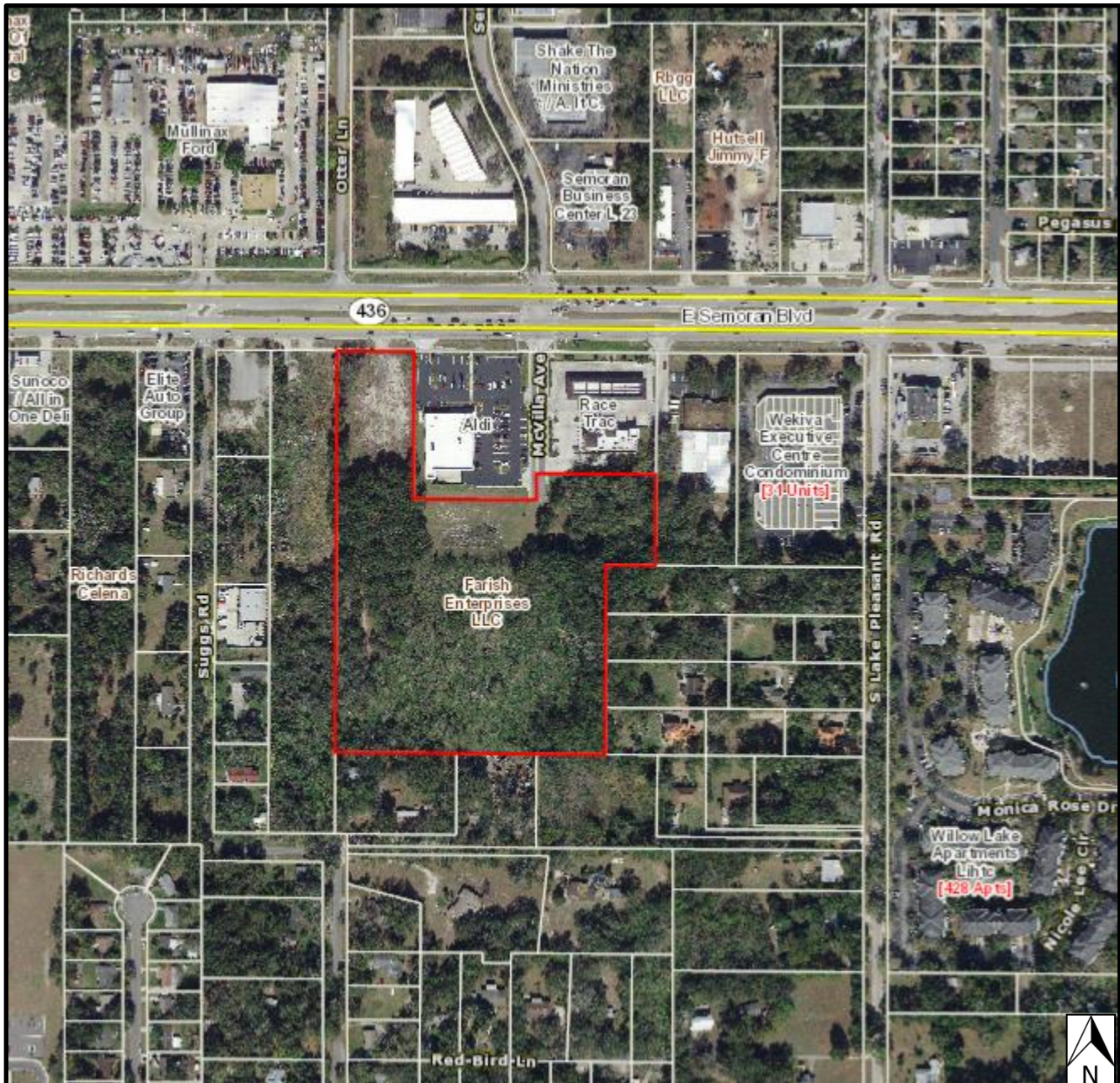
PLANNING COMMISSION – JANUARY 8, 2019
FAIRFIELD INN & SELF-STORAGE – FINAL DEVELOPMENT PLAN & PLAT
PAGE 5

Project Name: Fairfield Inn & Self-Storage Final Development Plan & Plat
Owner: Farish Enterprises, LLC
Engineer: Interplan c/o Stuart Anderson, P.E.
Parcel I.D. No: 11-21-28-5600-03-000
Location: 1616 East Semoran Boulevard
Total Acres: 12.12 +/- Acres

VICINITY MAP



AERIAL MAP



RECEIVED
OCT 13 2017



LEGEND

- WINDOW TAG
FINISH TAG
KEY NOTE

GENERAL NOTES

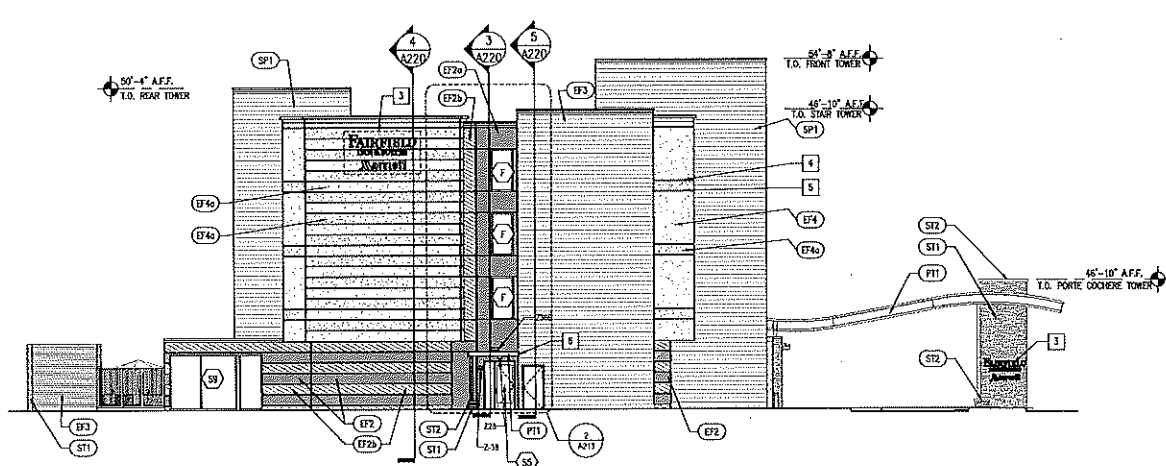
1. C.C. TO CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITION AT OUTSIDE CORNER

KEY NOTES

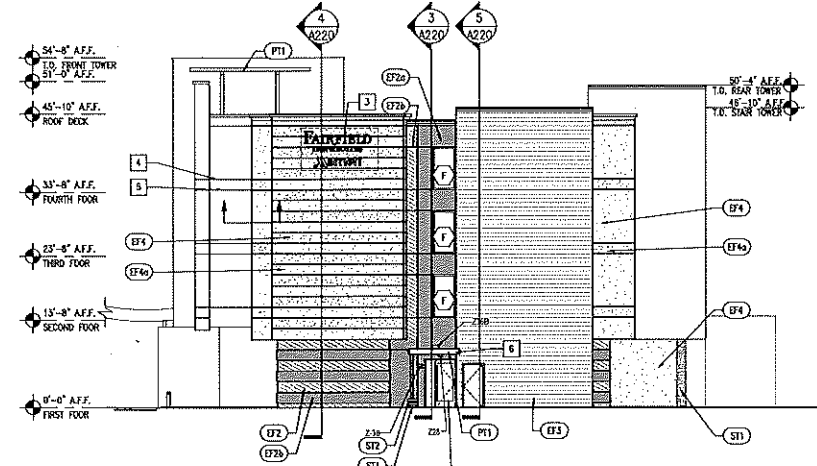
1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
3. CHANNEL LETTER SIGNAGE ON SIDES OF BUILDING
4. ALLOW AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS
5. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING
6. SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS
7. ROOF SHADE CANOPY. SEE SHEET A212 FOR DETAILS
8. WINDOW TO BE "FROSTED" TO CREATE VISUAL SCREEN TO LAUNDRY ROOM. SEE WINDOW SCHEDULE
9. CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE SIGNAGE MANUAL - EXTERIOR SIGNAGE PACKAGE FOR REQUIREMENTS
10. PLACOVERS INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME
11. RAINWATER OVERFLOW LOCATION

EXTERIOR FINISH KEY

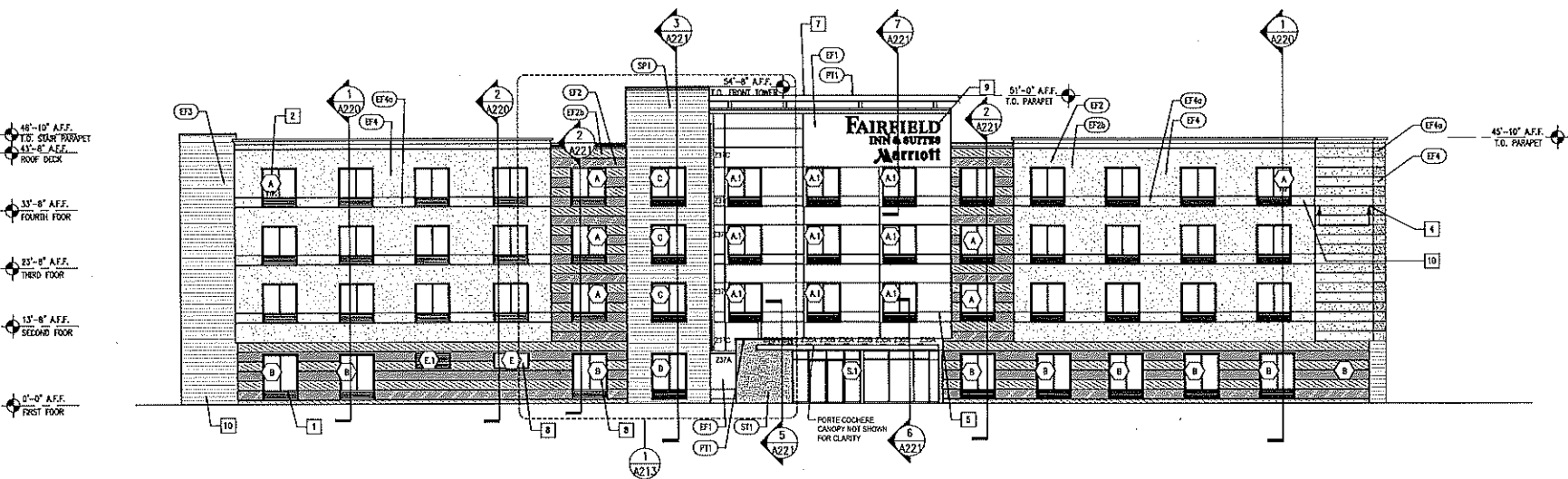
- | | |
|-----|--|
| EF1 | PEARLESCENT ACCENT EPS FINISH |
| EF2 | DARK EPS FINISH COLOR |
| EF3 | ACCENT EPS COLOR |
| EF4 | DARK EPS FINISH COLOR - TEXTURED |
| EF5 | STAR TOWER EPS COLOR |
| EF6 | MAIN BUILDING EPS COLOR |
| EF7 | ACCENT EPS COLOR |
| ST1 | CULTURED STONE |
| ST2 | COPING |
| SP1 | EXTERIOR ACCENT FINISH AT RAINSCREEN |
| PT1 | PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASADS, ETC |



3 LEFT SIDE EXTERIOR ELEVATION 3/32" = 1'-0"



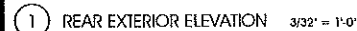
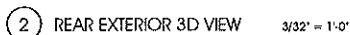
2 RIGHT SIDE EXTERIOR ELEVATION 3/32" = 1'-0"



1 FRONT EXTERIOR ELEVATION 3/32" = 1'-0"

Note: All substitutions for colors, where allowed, are to be approved by Maroon.

① REAR EXTERIOR ELEVATION $3/32" = 1'-0"$



GENERAL NOTES

- KEY NOTES
- ☐

- EXTERIOR FINISH KEY

- ## INTERPLAN

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:
THIS DOCUMENT IS NOT FOR CONSTRUCTION
UNLESS THE ARCHITECT OR ENGINEER'S
STAMP AND SEAL APPEAR BELOW.

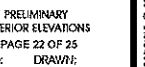
NO	DATE	REMARKS
REVISIONS		

FAIRFIELD
INN & SUITES®
Marriott.
SR 436 & McVie Ave
Apopka, FL

PROJECT NO: 2017-0023
DATE: 02/10/2017

A212
EXTERIOR ELEVATIONS
SHEET 21 OF 25

CHECKED: JAM DRAWS: HS



REAL:

SPECIAL EXCEPTION FOR 55' HEIGHT REQUEST
FOR
FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA, FLORIDA

N.T.S.

LOT 3, MCVILLA COMMERCE PARK, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 127 AND 128,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

[illegible]

SHT. NO.	DESCRIPTION
SP--CS	COVER SHEET
CIVIL DRAWINGS	
SP--EX	SPECIAL EXCEPTION SITE PLAN
EX1	BUILDING ELEVATIONS
EX2	BUILDING ELEVATIONS
SURVEY	

APPROXIMATE LOCATION OF
HEIGHT EXCEPTION REQUEST

V&S SURVEYING, INC
2412 ORSOTA CIRCLE
OCOE, FLORIDA 34761

CHECKED: CDB DRAWN: HM

1. GENERAL
 1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF APOPKA AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
2. SITE LOCATION: 1616 EAST SEMORAN BOULEVARD, APOPKA, FLORIDA
3. THIS SITE LIES IN FLOOD ZONE X, F.I.R.M. PANEL 12095C0140F, DATED SEPTEMBER 25,2009 .
4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY V&S SURVEYING,INC. 2412 Orsola Circle, Ocoee, Florida 34761.
5. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. INTERPLAN LLC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

THE FOLLOWING APPLIES TO THE PORTION OF THE PROPOSED BUILDING ABOVE THE 35 FOOT ZONING HEIGHT RESTRICTION:

USE: PROPOSED USE WILL BE SHORT TERM (LESS THAN 30 DAYS) HOTEL GUEST HOUSING.

ILLUMINATION: INTERIOR ILLUMINATION SHALL BE TYPICAL LOW INTENSITY HOTEL ROOM AND CORRIDOR LIGHTING AND WINDOWS SHALL BE EQUIPPED WITH SHADES/BLINDS; EXTERIOR LIGHTING SHALL NOT BE INSTALLED MORE THAN 35 FEET ABOVE GRADE ON FACADES THAT FACE RESIDENTIAL PROPERTY.

NOISE AND EQUIPMENT: ROOMS SHALL BE SOUNDPROOFED TO ELIMINATE ANY IMPACT TO ADJACENT PROPERTIES AND THERE WILL BE NO EXTERIOR BALCONIES. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW AND HEARING.

SHADOWS: DURING THE WINTER SOLSTICE, THE PROPOSED BUILDING WILL THROW SHADOWS APPROXIMATELY 65 FEET FROM ITS BASE (ON THE NORTH SIDE). THEREFORE, THERE WILL BE NO IMPACT ON ADJACENT PROPERTIES AS THE BUILDING IS LOCATED A MINIMUM OF 95'± FROM THE NEAREST PROPERTY LINE.

PRESERVATION OF OPEN SPACE: A 2-STORY, 35 FEET HEIGHT HOTEL WITH THE SAME NUMBER OF ROOMS WOULD REQUIRE ROUGHLY TWICE THE DEVELOPABLE AREA (1/3 OF AN ACRE ±), AND PER CODE COULD BE LOCATED WITHIN 30 FEET OF RESIDENTIAL PROPERTY LINES. THE ADDITIONAL TWO STORIES ALLOW FOR A GENEROUSLY UNDISTURBED DISTANCE FROM ADJACENT RESIDENTIAL PROPERTIES AND A LOWER IMPERVIOUS SURFACE RATIO.

-	FUTURE LAND USE
-	ZONING
-	CURRENT USE

 PARKING SPACE COUNT

1"=50'

COMMERCIAL
C-2
RETAIL

- APPROXIMATE ELEVATION

LOT 1
~~FILE NO: 11-21-28-5600-01-000~~
 ALDI (FLORIDA) LLC

LOT 2
PARCEL NO : 11-21-28-5600-02-000
RACETRAC PETROLEUM INC.

PARCEL ID NUMBER: 11-21-28-5600-03-000
ZONING: C-2
FUTURE LAND USE: COMMERCIAL
ADDRESS: 1616 EAST SEMORAN BOULEVARD, APOPKA, FLORIDA
TOTAL SITE AREA = 527,687 SF 12.11 AC.±

NORTH		EAST	SOUTH	WEST
ADJACENT LAND USE	COMMERCIAL	COMMERCIAL/L-MDR	LDR	COMMERCIAL
ADJACENT ZONING	C-2	C-2 / R-2	R-2	C-2

BUILDING SETBACKS

PROPOSED = FRONT:115.72' EAST SIDE:96.19' WEST SIDE: 20' REAR:416.14'
REQUIRED = FRONT: 10 FT. SIDE: 10 FT. (30 FT. FROM RESIDENTIAL) REAR: 30 FT.

HOTEL

BUILDING AREA = 13,538 SF
BUILDING HEIGHT = PROPOSED: 53 FT. MAX: 35 FT. (PER LDC) / 55 FT. (PER EXCEPTION)
PROPOSED PARKING = 122 SPACES

SELF STORAGE

BUILDING AREA = 18,340 SF
BUILDING HEIGHT = PROPOSED: 35 FT. MAX: 35 FT.
PROPOSED PARKING = 77 SPACES (RV PARKING)
10 SPACES (CUSTOMER PARKING)

FLOOR AREA RATIO (FAR)

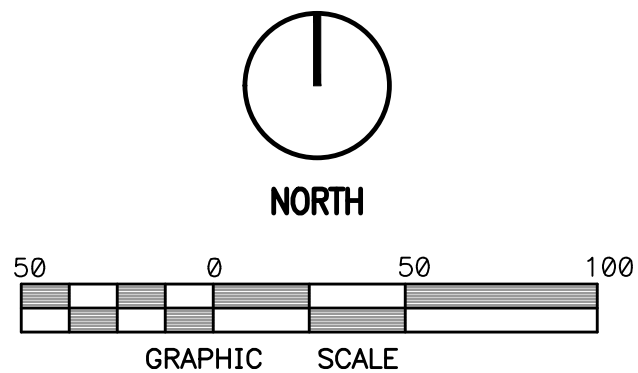
3 STORY SELF STORAGE + 4 STORY FAIRFIELD INN
(3 x 18,340) + (4 x 13,538)
= 55,020 + 54,152
= 109,172 S.F.
FLOOR AREA RATIO (FAR) = 109,172 / 527,687 = 0.21 F.A.R.

COMMERCIAL
C-2
RETAIL

L-MDR
R-2
RESIDENTIAL

The diagram, titled "LINE OF SIGHT EXHIBIT", illustrates a property boundary and sight lines. On the left, a building is shown with a height of 44' HGT. and a parking area in front of it. A dashed line representing the "LINE OF SIGHT" extends from the building towards the right. A "NATURAL BUFFER" of 35' width is indicated between the parking area and the property line. The "EXISTING TREES AND UNDERGROWTH (TREES APPEAR TO BE 50'-60' HGT.±)" are shown within this buffer. The "PROPERTY LINE" is marked with a dashed line. The "EXISTING RESIDENCE" is shown on the right, and the "EXISTING GRADE" is indicated by a wavy line. The height of the existing residence is noted as 53' HGT.

RES.MED.
R-2
RESIDENTIAL



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

1	12-5-16	CITY COMMENTS
NO	DATE	REMARKS
REVISIONS		

**FARISH
ENTERPRISES**
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 11-11-16

SP-EX
SPECIAL EXCEPTION
FOR HEIGHT REQUEST

CHECKED: CDB DRAWN: HM

REFERENCE NOTES

- A: REFER TO DESIGN STANDARDS "SITE" : ILLDIN: EXTERIOR"
C: AFTER FOR MAIN RE: IREMENTS RELATED TO T: IS S: EET:
ARC: TECT IS RESPONSIBLE FOR DESI: MIN: PROJECT N:
ACCORDANCE WIT: T: E ENTIRE DESI: N STANDARDS:
- I: REFER TO EXTERIOR FINIS: INDEX FOR MATERIALS AND
COLORS AND ALSO FOR TYPICAL FINIS: ES FOR EXTERIOR
ELEMENTS S: C: AS TYPICAL LO: VER COLOR: DOOR
FRAMES, PORTE COO: ERE AND CANOPY STR: CT: RE
FINIS: ES, ETC:
- C: REFER TO T: E SI: NA: E MAN: AL: EXTERIOR: RAP: ICS
PAC: A: E FOR RE: IREMENTS RELATED TO SI: NA: E SI: OWN
ON T: IS S: EET:

GENERAL NOTES

- 1: ILLDIN: ELEVATIONS ARE APPROXIMATE AND WILL VARY
BASED ON STR: CT: RAL SYSTEM:
- 2: PROVIDE CONTRACTOR WIT: COLOR PRINTS OF
ELEVATIONS FOR ADDITIONAL CLARITY:
- 3: CONTIN: E FINIS: TO INSIDE CORNER VERS: S FINIS:
TRANSITIONS AT O: TSIDE CORNER:
- 4: ALL DOWNSPO: TS M: ST: AVE CLEANO: TS:

CRITERIA NOTES

CRITERIA NOTES ARE S: OWN CATE: ORI: ED: Y DISCIPLINE
AND CO: LD: E INTERPRETED TO APPLY TO MORE T: AN ONE
DISCIPLINE: FOR EFFICIENCY: NOTES ARE ONLY S: OWN: NDER
ONE PREDOMINANT DISCIPLINE: CONS: LTANTS S: O: LD
FAMILIARI: E T: EISELVES WIT: ALL CRITERIA NOTES:

ARC: TECT: RE:

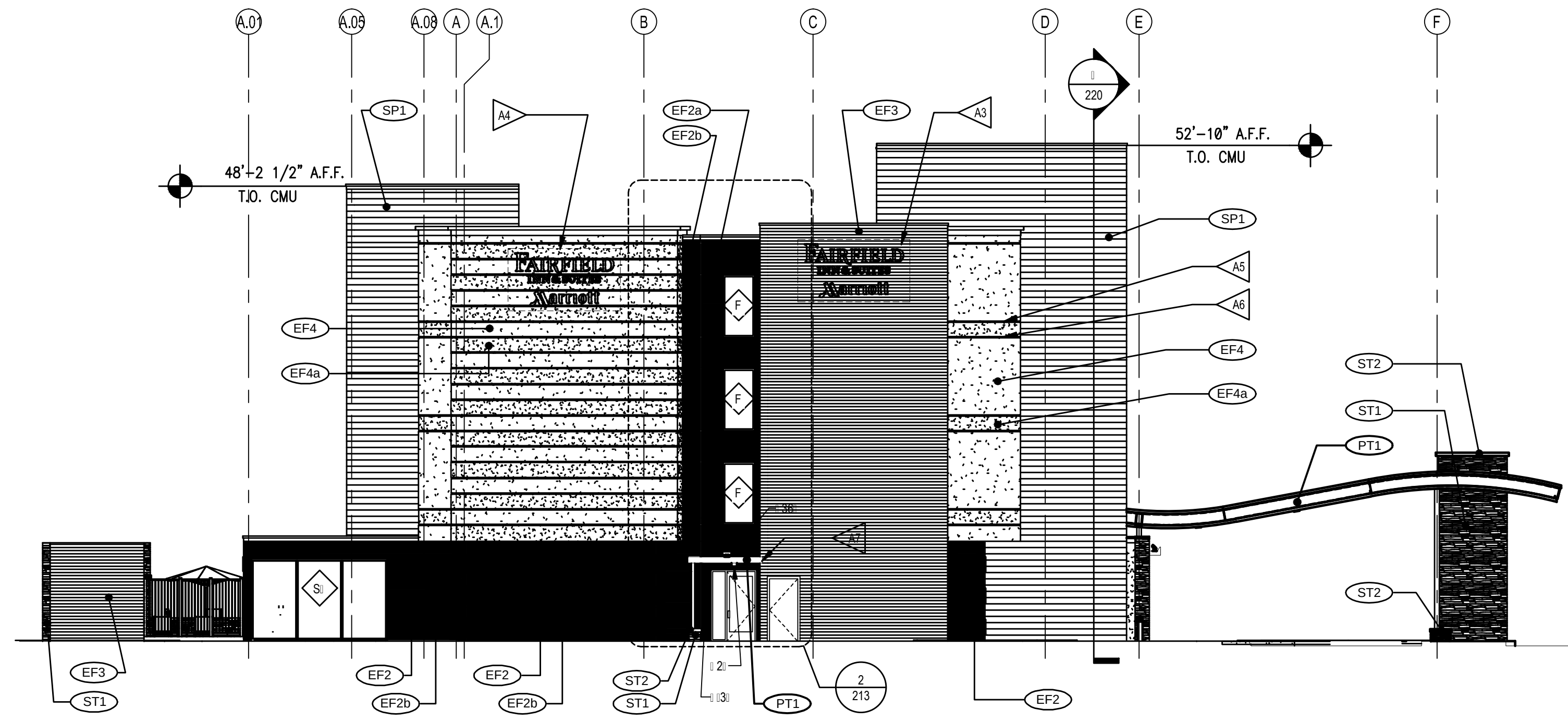
- A: TYPICAL I: ESTROOM WINDOW I: RO: ND FLOOR
A: TYPICAL I: ESTROOM WINDOW FOR: PPER FLOOR
- OPT 1: PREFERRED LOCATION FOR OPTIONAL C: ANNEL
LETTER SI: NA: E ON SIDES OR ENDS OF I: ILLDIN:
LOCATE AS APPROPRIATE: ASSED ON I: ILLDIN:
ORIENTATION: VERIFY PARAPET: EL: T OR WALL
CONSTR: CTION IN T: E AREA SI: N T: O: E INSTALLED
WILL ALLOW FOR REAR ACCESS RE: IRED FOR
C: ANNEL LETTER INSTALLATION AND OPERATION:
- OPT 2: SECONDARY LOCATION FOR OPTIONAL SI: NA: E
ON SIDES OR ENDS OF I: ILLDIN: LOCATE AS
APPROPRIATE AND SEE NOTE A3 AL: OVE FOR WALL
RE: IREMENTS FOR C: ANNEL LETTER INSTALLATION:
- A: ALL: N AND COORDINATE REVEALS ALON: FACADE OF
ILLDIN: SEE ENLAR: ED DETAILS FOR DIMENSIONS:
- A: CONTIN: E REVEALS ALON: EXTENDED ED: E OF
ILLDIN:
- A: SIDE ENTRY CANOPY: SEE ENLAR: ED ELEVATIONS FOR
DETAILS:
- A: ROOF SI: ADE CANOPY: SEE SI: EET 202 FOR DETAILS:
- A: WINDOW TO: I: E "FROSTED" TO CREATED VIS: AL SCREEN
TO LA: NDORY ROOM:
- A: C: ANNEL LETTER SI: NA: E AT FRONT OF I: ILLDIN: SEE
SI: NA: E MAN: AL: EXTERIOR SI: NA: E PAC: A: E FOR
RE: IREMENTS:

EN: INEERIN:

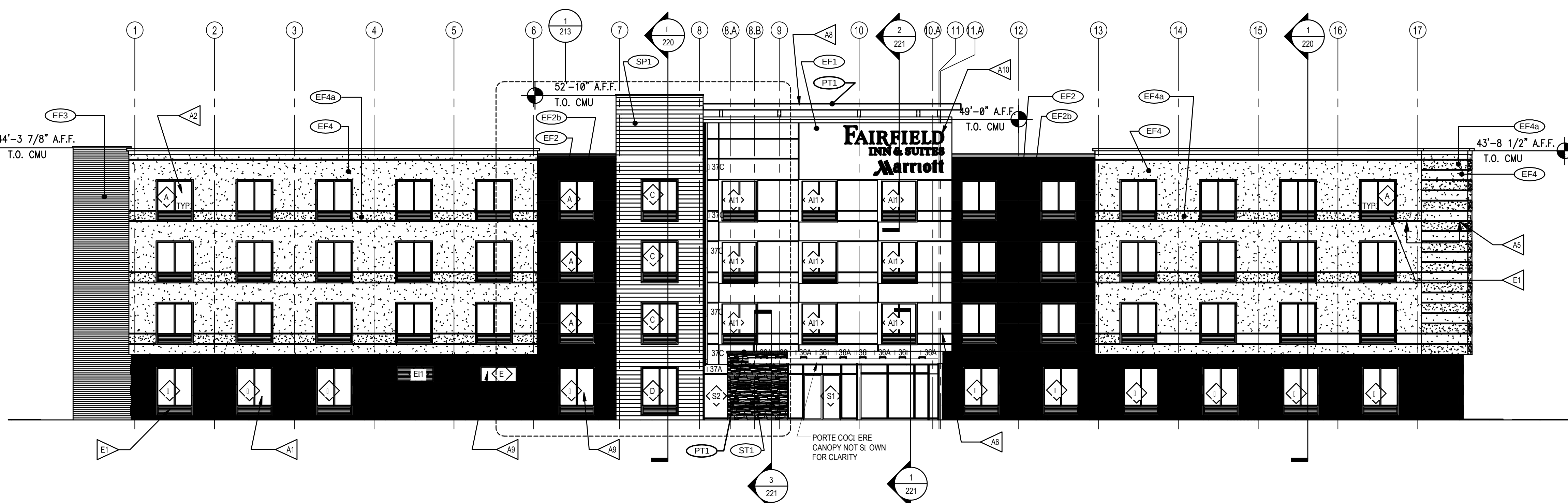
- E: PTAC LO: VER INTE: RAL WIT: WINDOW FRAME: FINIS:
TO MATO: WINDOW FRAME:

EXTERIOR FINIS: EY

- EF1: PEARLESCENT ACCENT EIFS FINIS:
EF2: DAR: EIFS FINIS: COLOR
EF2a: ACCENT EIFS COLOR
EF2b: DAR: EIFS FINIS: COLOR: TEXT: RED
EF3: STAIR TOWER EIFS COLOR
EF4: MAIN I: ILLDIN: EIFS COLOR
EF4a: ACCENT EIFS COLOR
ST1: CT: LT: RED STONE
COPN:
SP1: EXTERIOR ACCENT FINIS: AT RAINSCREEN
SOLID PI: ENOLC: GARD SIDIN:
CEMENT: GARD SIDIN: OPTION
PT1: PAINT COLOR: AL: M: ROOF SI: ADE
CANOPY: OT: ER METAL COPN: S:
PASCAS, ETC:



NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED.



1 FRONT ELEVATION
EX1 SCALE 3/32" = 1'-0"

1 12-5-16 CITY COMMENTS
NO DATE REMARKS

REVISIONS

FARISH
ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 10-31-16

EX1
EXTERIOR ELEVATIONS

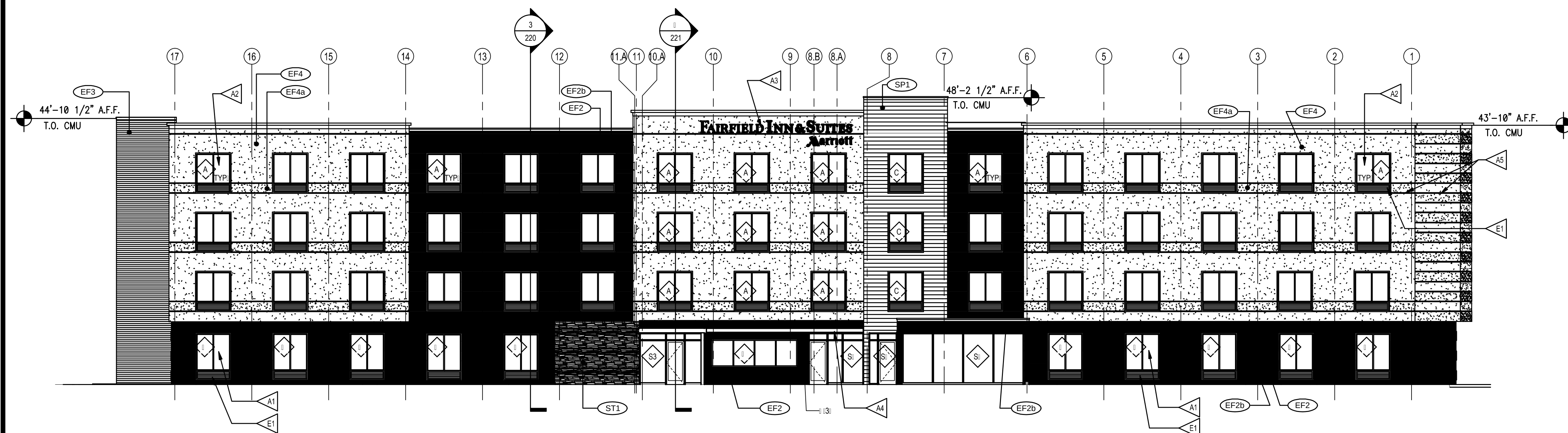
CHECKED: CDB DRAWN: MRS

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SEAL:



NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED



REFERENCE NOTES

- A) REFER TO DESIGN STANDARDS 'SITE' @ 'LIVING' EXTERIOR;
C) AFTER FOR MAIN RE: I)EMENTS RELATED TO SITE;
S: EET; ARC: TECT IS RESPONSIBLE FOR DESIGN;
PRO: EET IN ACCORDANCE WITH THE ENTIRE DESIGN
STANDARDS;
- B) REFER TO EXTERIOR FINISH: INDEX FOR MATERIALS AND
COLORS; AND ALSO FOR TYPICAL FINISH: ES FOR EXTERIOR
ELEMENTS S: C: AS TYPICAL LO: VER COLOR, DOOR
FRAMES, PORTE CO: ERE AND CANOPY STR: CT: RE
FINISH: ES, ETC;
- C) REFER TO SITE S: EN: NA: E MAN: AL: EXTERIOR: RAPI: CS
PAC: AL: E FOR RE: I)EMENTS RELATED TO SITE NA: E
S: OWN ON SITE S: EET;

GENERAL NOTES

- 1) ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUTURAL SYSTEM.
- 2) PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
- 3) CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
- 4) ALL DOWNSPOUTS MUST BE CLEANED.

CRITERIA NOTES

CRITERIA NOTES ARE: S: OWN CATE; OR: ED: Y DISCIPLINE AND CO: LD: E INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE; FOR EFFICIENCY, NOTES ARE ONLY S: OWN: NDER ONE PREDOMINANT DISCIPLINE; CONS: LTANTS S: O: LD FAMILIAR: E: T: EMSELVES WIT: ALL CRITERIA NOTES)

ARCHITECTURE

- A1 TYPICAL 00 ESTROOM WINDOW 00 RO: NO FLOOR
- A2 TYPICAL 00 ESTROOM WINDOW FOR 00 PPER FLOOR
- A3 OPTIONAL 00 ILDIN: C) ANNEL LETTER S00 NA: E AT
REAR OF 00 ILDIN:
- A4 LO: VERED S: NS: ADE:
- A5 ALI: N AND COORDINATE REVEALS ALON: FACADE OF
00 ILDIN: (SEE ENLAR: ED DETAILS FOR DIMENSIONS:
- A6 CONTIN: E REVEALS ALON: EXTENDED ED: E OF
00 ILDIN:

ENGINEERING

- E1 PTAC LO: VER INTE: RAL WIT: WINDOW FRAME: FINIS:
TO MATC: WINDOW FRAME:

EXTERIOR FINIS 00 EY

- | | | |
|---|----------------|------------------------------------|
|  | (EFS1) | PEARLLESCENT ACCENT EFS FINISH: |
|  | (EFS2) | DAR. EFS FINISH: COLOR |
|  | (EFS3) | ACCENT EFS COLOR |
|  | (EFS4) | DAR. EFS FINISH: COLOR TEXT: RED |
|  | (EFS5) | STAR TOWER EFS COLOR |
|  | (EFS6) | MAIN I.D.M. EFS COLOR |
|  | (EFS7) | ACCENT EFS COLOR |
|  | (EFS8) | CL. LT. RED STONE |
|  | (EFS9) | COPRIN: |
|  | (EFS10) | EXTERIOR ACCENT FINISH: AT RAINCO |
| | | S.O.L.D.P. ENCLIC: OARD SIDIN |
| | | CEMENT: OARD SIDIN: OPTION |
|  | (EFS11) | PAIN.T COLOR AU. M. ROOF: S. ADE |
| | | CANOPY OTI ER METAL: COPIN |

1	12-5-16	CITY COMMENTS
NO	DATE	REMARKS
REVISIONS		

REVISIONS

11

**FARISH
ENTERPRISES**

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 10-31-16

EX2

EXTERIOR ELEVATIONS

CHECKED: CDB DRAWN: MRS

1616 E. SEMORAN BLVD.
APOPKA, FLORIDA

OVERALL PROJECT AREA			
OUTPARCEL AREA	78,163 SF	1.79 AC	
PROJECT AREA	448,524 SF	10.32 AC	
OVERALL SITE AREA	527,687 SF	18.11 AC	
SITE AREA			
SITE AREA	448,524 SF	10.32 AC	
PROPOSED SITE AREAS			
IMPERVIOUS	{ PAVEMENT/SIDWALKS	169,486 SF	24%
	{ BUILDING (HOTEL)	12,877 SF	3%
	{ BUILDING (STORAGE)	20,808 SF	4%
TOTAL IMPERVIOUS		142,363 SF	
OPEN SPACE (GREEN)		387,161 SF	69%
ZONING		COMMERCIAL (C-2)	
FLOOR AREA RATIO (FAR)			
3 STORY SELF STORAGE + 4 STORY FAIRFIELD INN			
$(3 \times 20,244) + (4 \times 12,897)$			
$= 60,732 + 51,588 = 112,320$ S.F.			
FLOOR AREA RATIO (FAR) = $112,320 / 448,524 = 0.2499$ F.A.R.			

<u>BUILDING HEIGHT</u>	<u>MAX. ALLOWED</u>	<u>PROPOSED</u>
SPEX16-03 FARISH ENTERPRISES AT McMILLA AVENUE .	55 FT	53 FT (HOTEL) 35 FT (SELF STORAGE)
... ALLOW A BUILDING HEIGHT OF 55 FEET		

<u>BUILDING SETBACKS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT (NORTH)	30 FT	190 FT
REAR (SOUTH)	30 FT	425 FT
SIDE (EAST)	10 FT	95 FT
SIDE (WEST)	10 FT	20 FT

LANDSCAPE BUFFER		
FRONT (NORTH)	5 FT	185 FT
REAR (SOUTH)	20 FT	354 FT
SIDE (EAST)	20 FT	37 FT
SIDE (WEST)	5 FT	20 FT

<u>PARKING REQUIRED</u>	<u>REQUIRED</u>
HOTEL: 1 SP/ROOM + 1 SP/2 EMPLOYEES + 1SP/200 SF MEETING SPACE	106 SPACES
=91 ROOMS + 20 EMPLOYEES + 900 SF MEETING SPACE.	
SELF STORAGE: 1 SP/250 SF OFFICE 800 +/- SF OFFICE	3 SPACES

<u>PARKING PROVIDED (HOTEL)</u>	
REGULAR	101
HANDICAP	5
TOTAL	106

<u>PARKING PROVIDED (STORAGE)</u>	
REGULAR	65
HANDICAP	2
<u>TOTAL</u>	<u>67</u>

PARCEL 10# :11-21-28-5600-03-000
FUTURE LAND USE :COMMERCIAL
ADJACENT LAND USE : NORTH COMMERCIAL- SOUTH RESIDENTIAL
EAST COMMERCIAL & RESIDENTIAL - WEST COMMERCIAL
ADJACENT ZONING : NORTH: C2, SOUTH: R2,
EAST: C2 & R2, WEST: C2
NUMBER OF EMPLOYEES: 30
PROPOSED NUMBER OF BEDS: 144 BEDS
WAIVER REQUEST: NO
VARIANCE REQUEST: NO

[illegible]

LOT 3, MCVILLA COMMERCE PARK, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 128
AND 129, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

OWNER	ARCHITECT
FARISH ENTERPRISES MCVILLA AVE & SR 436 APOPKA, FL 32703	INTERPLAN, LLC 684 COURTLAND ST, SUITE 100 ORLANDO, FL 32684 CONTACT: GREG NEBLOCK PH: (407) 545-5088
MANAGER MEMBER:	CIVIL ENGINEER
AWIN GULAWALI 4680 S ORANGE BLOSSOM TRAIL ORLANDO, FL 32839 PH: (321) 231-4580	INTERPLAN LLC 684 COURTLAND ST, SUITE 100 ORLANDO, FL 32684 CONTACT: CHRIS BURTON PH: (407) 545-5088
RAHWAN GULAWALI 4680 S ORANGE BLOSSOM TRAIL ORLANDO, FL 32839	

SHT. NO.	DESCRIPTION
CS	COVER SHEET
	CIVIL DRAWINGS
C0	GENERAL NOTES
C1	OVERALL SITE PLAN
C1.1	SITE DIMENSION PLAN
C2	SITE UTILITY PLAN
C2.1	LIFT STATION DETAIL
C3	GRADING & DRAINAGE PLAN
C3.1	STORMWATER POLLUTION PREVENTION PLAN
C4	DETAILS
C4.1	DETAILS
C5	CITY DETAILS
SL1	SITE LIGHTING PLAN
L1	OVERALL LANDSCAPE PLAN
L2	TREE MITIGATION PLAN
L3	TREE MITIGATION PLAN
L4	TREE MITIGATION PLAN
L5	TREE MITIGATION PLAN
L6	LANDSCAPE PLAN
L7	LANDSCAPE PLAN
L8	LANDSCAPE PLAN
L9	LANDSCAPE PLAN
L10	LANDSCAPE PLAN
L11	LANDSCAPE PLAN
L12	LANDSCAPE PLAN
L13	OVERALL IRRIGATION PLAN
L14	IRRIGATION PLAN
L15	IRRIGATION PLAN
L16	IRRIGATION PLAN
L17	IRRIGATION PLAN
L18	IRRIGATION PLAN
L19	IRRIGATION DETAILS
SW-1.0	SEGMENTAL RETAINING WALL PLAN
A011	HOTEL ELEVATIONS
A012	HOTEL ELEVATIONS
A0.1	SELF STORAGE ELEVATIONS
-	SURVEY
-	PLAT (2 SHEETS)

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

- ## 8. MATERIALS (WATER)

1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

- THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM INTERPLAN COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO INTERPLAN BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

PROPOSED CONTOUR
MEET EXISTING GRADE

- Journal of Management Inquiry 22(1) 3-15
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DOI: 10.1177/1056492613500501

WATER MAINS THAT ARE INCLUDED IN THIS PROJECT THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C685. ALL OTHER WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

LEAKAGE TESTS ARE REQUIRED AS FOLLOWS: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE PIPE; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C 828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 DISINFECTING WATER MAINS. SATISFACTORY BACTERIOLOGICAL TEST RESULTS SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT THE ACTIVE EXISTING MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAIN, AS SPECIFIED IN AWWA C651-92.

CONTRACTOR SHALL UTILIZE A JUMPER CONNECTION DURING WATER MAIN TESTING. ALTERNATE TYPES OF BACKFLOW PREVENTION MAY BE UTILIZED AS APPROVED BY INSPECTION STAFF AND ENGINEER.

1. REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.

2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND MSSTO M 287 STANDARD SPECIFICATIONS.
3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF MSSTO M-25 (3"-18"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE - SMOOTH INSIDE, 4'-6", AND MPT (60" TYPE) S).
- A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER MSSTO SECTION 28 WITH RUBBER GASKET MEETING ASTM F-477.
4. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034 SDR 26 WITH PUSH-ON RUBBER GASKET JOINTS.

GC NOTE:
A COPY OF THIS SHEET ~~CO~~ SHALL BE PROVIDED
TO ALL BIDDERS AND SUB-CONTRACTORS.

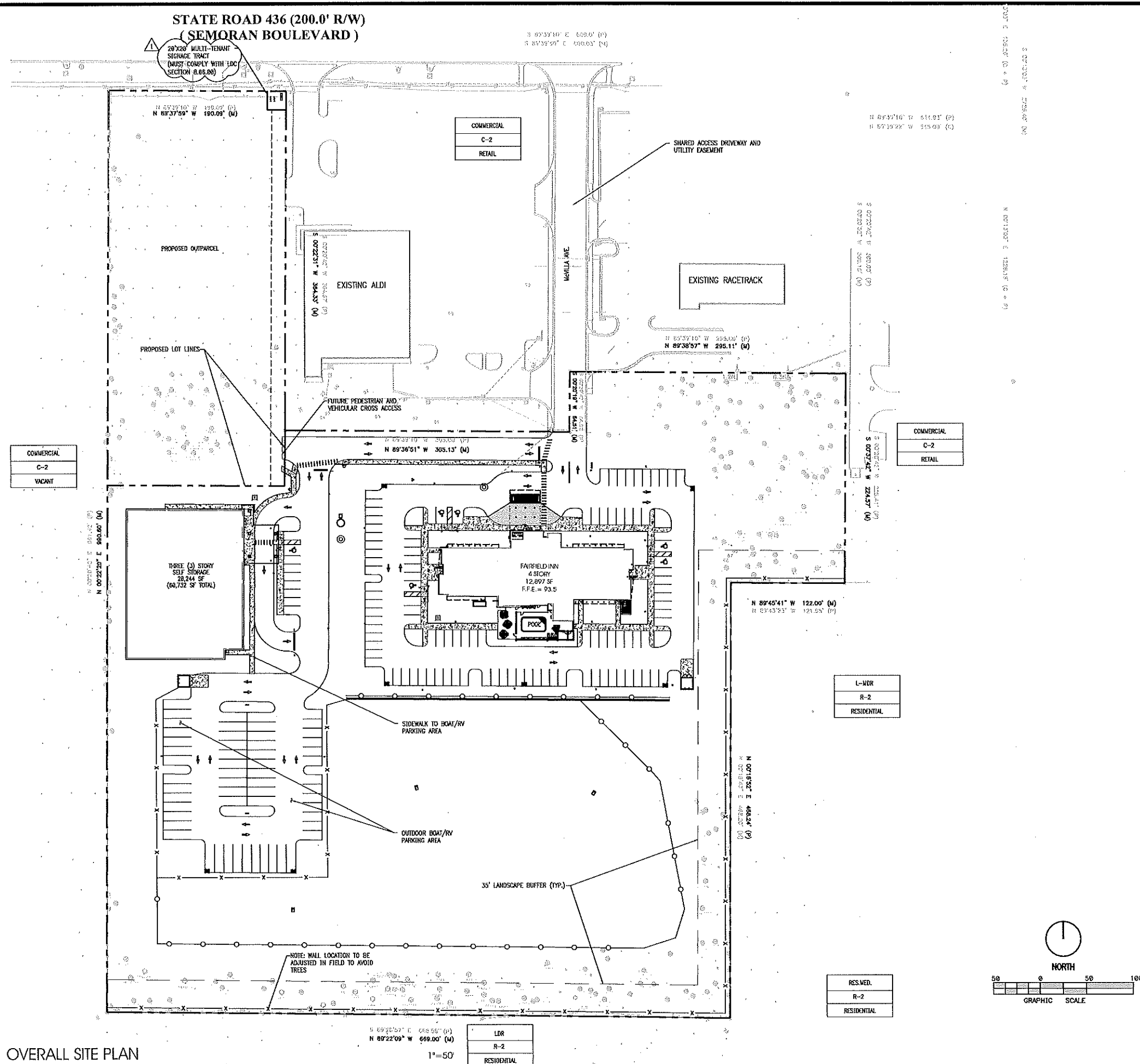
AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

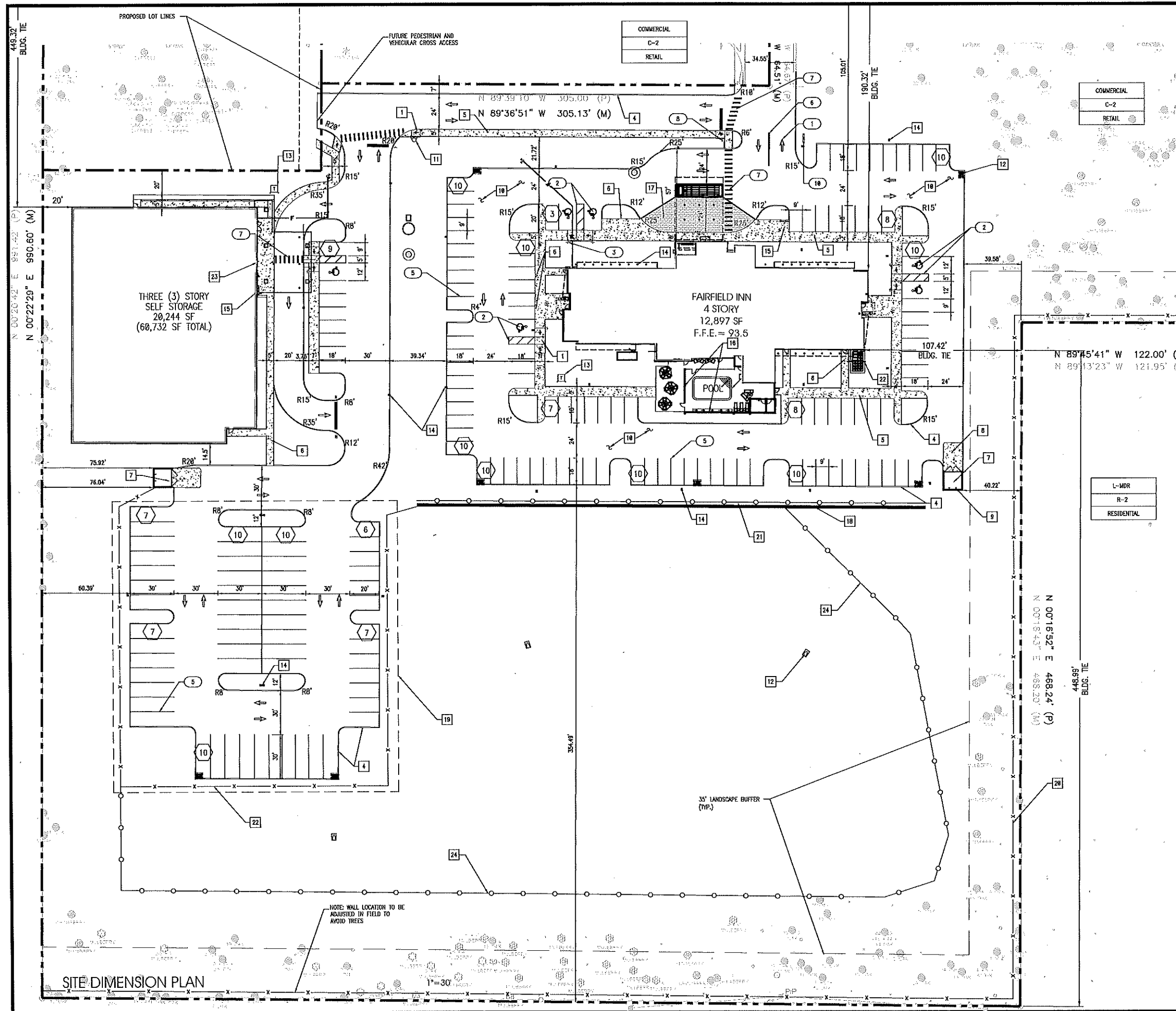
SEAL:

STUART ANDERSON, P.E.
FL. REG. #50848

OVERALL SITE PLAN



REFER TO SHEET C8 FOR GENERAL NOTES,
SPECIFICATIONS, AND LEGENDS, IN ADDITION
TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

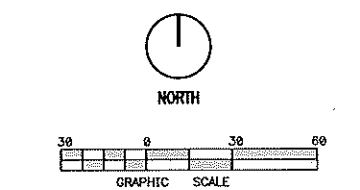


TRAFFIC CONTROL & SIGNAGE

- 1 DIRECTIONAL ARROW (11 C4)
- 2 HANDICAP PAVEMENT SYMBOLS (12 C4)
- 3 HANDICAP SIGN (13 C4)
- 4 24" WIDE WHITE STOP BAR (TYP.)
- 5 PAVEMENT STRIPING (4" WHITE) (TYP.)
- 6 DOUBLE YELLOW STRIPING
- 7 24" WIDE WHITE CROSSWALK STRIPING
- 8 38" STOP SIGN (R1-1)
- 9 MONUMENT SIGNAGE
- 10 HOTEL ENTRANCE SIGN

SITE NOTES

- 1 HANDICAP RAMP (16 C4)
- 2 SIDEWALK RAMP (15 C4)
- 3 WHEEL STOP (9 C4)
- 4 6" CURB (5 C4)
- 5 MONOLITHIC CURB AND SIDEWALK (6 C4)
- 6 CONCRETE SIDEWALK (8 C4)
- 7 DUMPSTER ENCLOSURE (1-3 C4)
- 8 CONCRETE APRON (7 C4)
- 9 BOLLARD (4 C4)
- 10 ASPHALT PAVEMENT (10 C4)
- 11 EXISTING OR PROPOSED FIRE HYDRANT
- 12 DRAINAGE STRUCTURES (SEE SHEET C3)
- 13 TRANSFORMER PAD
- 14 LIGHT POLE (SEE SHEET SL1)
- 15 BIKE RACK (14 C4)
- 16 OUTDOOR POOL PATIO W/MASONRY WALL AND ALUMINUM FENCE ON TOP FOR SCREENING (1 C4.1)
- 17 STAMPED, COLORED CONCRETE PAVEMENT
- 18 RETAINING WALL (SEE SHEET C3 SW-1.0)
- 19 BOAT/RV PARKING/STORAGE
- 20 6" MASONRY WALL (3 C4.1)
- 21 HANDRAIL (2 C4.1)
- 22 6" HIGH PVC FENCE
- 23 BUILDING ENTRANCE AT PORTE-COCHERE
- 24 5' ALUMINUM FENCE (2 C4.1)



INTERPLAN

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART ANDERSON, P.E.
FL. REG. #68848

1 18-25-18 CITY COMMENTS
NO. DATE REMARKS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 8-3-18

C1.1

SITE DIMENSION PLAN
SHEET 4 OF 30
CHECKED: CDB DRAWN: HJM

N 69°22'09" W 869.00' (M)

ELECTRIC

1 CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE WITH DUKE ENERGY FOR CONDUIT SIZE, CONNECTION POINT AND APPROVED TRANSFORMER LOCATION.

2 TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH DUKE ENERGY FOR FINAL LOCATION OF TRANSFORMER TO BE SET.

PHONE

3 CONTRACTOR SHALL COORDINATE UNDERGROUND TELEPHONE SERVICE WITH AT&T TELEPHONE FOR CONDUIT SIZE, CONNECTION POINT.

SANITARY SEWER

4 CONNECT TO EXISTING 4" SANITARY SEWER FORCE MAIN SUB-OUT @ INV. = ±88.00

5 4" PVC FORCE MAIN

6 SANITARY SEWER LIFT STATION
RIM = 88.80
INV. ELEV. = 82.00

7 10 LF 6" PVC @ 0.5% SLOPE

8 SANITARY SEWER COLLECTION MANHOLE #1
RIM = 88.80
INV. ELEV. (E & SE) = 82.15
INV. ELEV. (N) = 82.85

9 5 LF 6" PVC @ 1.0% SLOPE

10 C.O.
INV. ELEV. = 82.28

11 20 LF 8" PVC @ 1.0% SLOPE

12 C.O.
INV. ELEV. = 82.40

13 230 LF 6" PVC @ 1.0% SLOPE

14 C.O.
INV. ELEV. = 84.70

15 25 LF - 4" PVC @ 2% SLOPE TO BUILDING SEWER SERVICE @ INV. ELEV.= 84.15

16 25 LF - 4" PVC @ 2% SLOPE TO BUILDING SEWER SERVICE @ INV. ELEV.= 85.20

17 53 LF 6" PVC @ 1.0% SLOPE

18 C.O.
INV. ELEV. = 82.68

19 64 LF - 4" PVC @ 2% SLOPE TO BUILDING SEWER SERVICE @ INV. ELEV.= 83.96

20 1,000 GALLON GREASE INTERCEPTOR
RIM = 93.00
(SEE PLUMBING PLANS)

21 WET TAP EXISTING 16" WATER MAIN WITH 12" TAPPING SADDLE & GATE VALVE

22 8" COMPOUND WATER METER AND 12" DOWA BACKFLOW PREVENTER

23 12" PVC WATER MAIN

24 12" x 8" TEE

25 8" FIRE/DOMESTIC SERVICE TO BUILDING (2 PLACES)

IRRIGATION

26 IRRIGATION METER AND RPZ BACKFLOW PREVENTER

27 IRRIGATION SERVICE (SEE IRRIGATION SITE PLAN)

FIRE

28 FIRE HYDRANT ASSEMBLY
(TO BE MARKED WITH BLUE ROAD REFLECTOR)

29 FIRE DEPARTMENT CONNECTION (2 PLACES)

STREET LIGHT

30 LIGHT POLE (SEE ELECTRICAL SITE PLAN)

BURIED UTILITIES NOTE

Always call 811 two full business days before you dig

Sunshine811.com

STUART ANDERSON, P.E.
FL. REG. #60848

NO	DATE	REMARKS
REVISIONS		

SHEET 5 OF 30
CHECKED: CDB DRAWN: MRS

RILEY & Company, Inc. (H-20 GP/BA)

SCOPE: Supply and install one complete H-20 GP/BA Pre-Fab Lift Station with Battery Back-Up Power System For High Level Alarm.

Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:

RILEY & Company, Inc.
Sanford, FL 32758 (Ph. 407-265-9963)

Contract to be awarded on the basis of the base bid H-20 GP/BA LIFT STATION. Alternative duct systems will only be considered after award of contract and alternate must be specified at bid time. The design engineer shall be reimbursed for additional time and costs to review any alternate equipment or design. Any savings to contractor shall be shared with the Owner. Due to the structural strength, corrosion resistance, and the leak-proof design of the H-20 GP/BA complete system, concrete wetwells will not be approved. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida. ASTM Rating must be stamped and visible on each wetwell.

PUMPS: Submersible grinder pumps shall be HOMA Model GRP. The pumps shall be installed in the H-20 GP/BA FRP wetwell utilizing a dual slide rail system. The grinder unit shall be capable of macerating all material in normal domestic and commercial sewage, including foreign objects such as plastic, sanitary napkins, and disposable diapers into a fine slurry which will pass through the pump and the Sch.80 PVC discharge piping. Single phase motors shall be of the capacitor start, capacitor run type for high starting torque. Stator winding shall be open type with Class F insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable. 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 the control panel to stop motor if winding temperature exceeds 140 °C, but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors. The pump motor grinder shaft shall be of AISI 430F SS threaded to take pump impeller and grinder impeller. Upper & lower seals shall be Silicon Carbide vs. Silicon Carbide.

DUPLEX PUMP CONTROL PANEL: The Enclosure shall be NEMA 4X, minimum 30" high x 24" wide x 10" deep, fiberglass with padlockable draw 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 wetwell gases from entering enclosure.

The following components shall be mounted through the enclosure:

- 1 ea. Red Alarm Beacon
- 1 ea. Alarm Horn
- 1 ea. Generator Receptacle with weatherproof cover
- 1 ea. Silence Pushbutton

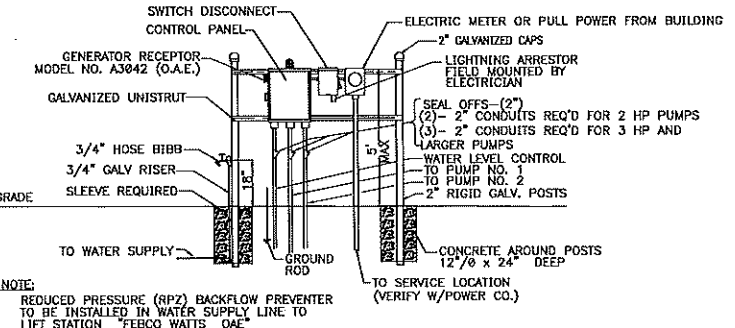
The backpanel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws. Self tapping screws are not acceptable. The following components shall be mounted to the backpanel:

- 1 ea. High Level Alarm Battery Back-Up System
- 2 ea. Motor Contactors
- 2 ea. Start and Run Capacitors to match motor requirements, single phase only
- 2 ea. Start Relays to match motor requirements, single phase only
- 1 ea. Volt Monitor (Single Phase) Phase/Monitor (Three Phase)
- 1 ea. Control Transformer with primary and secondary fuses, 480 Volt only
- 1 ea. Silence Relay
- 1 ea. Duplex Alternator
- 20 ea. Terminals for field connections
- 6 ea. Terminals for motor connections, single phase only
- 3 ea. Ground Lugs

The innerdoor shall be fabricated from .080, 5052-H32 marine alloy aluminum.

The following components shall be mounted through the innerdoor:

- 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
- 2 ea. Pump Run Pilot Lights
- 2 ea. Elapsed Time Meters
- 1 ea. GFI Duplex Convenience Outlet



ELECTRICAL RISER

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. Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for safe touch power and control terminals. Contactor contacts and coil shall be easily replaceable without removing the contactor from its mounted position. Lightning Arrestor to meet or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1 and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel. Voltage Monitor shall be supplied for single phase service. The voltage monitor shall be designed to sense a low voltage condition. The relay shall de-energize the motors when the line voltage drops 15% below the relay setting. The voltage monitor shall be protected by dual element fuses. Phase Monitor shall be supplied for three phase service. The phase monitor shall be designed to sense a low voltage, phase loss, power failure and improper phase sequence condition. The relay shall de-energize the motors upon a condition fault. The phase monitor shall be protected by dual element fuses. The duplex alternator shall be the solid state type. The alternator shall switch each pump to load upon a single complete cycle and shall provide for lag pump operation upon level rise. An alternator sequence (1 - Auto - 2) three position toggle type selector switch shall be supplied to manually override 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. A Green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run. 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. Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPOT.

ALARM BATTERY BACK-UP SYSTEM shall be model RCBS-12v and utilize a 12v sealed lead acid battery. Power supply / charger RCAX-AL524 shall maintain the battery ready for loss of power. Once power is lost the system will change over from normal power to battery power. This feature will facilitate the system to indicate any alarms programmed to call out. Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum and shall be mounted on 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 15A, 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.

The duplex alternator shall be the solid state type. The alternator shall switch each pump to load upon a single complete cycle and shall provide for lag pump operation upon level rise.

An alternator sequence (1 - Auto - 2) three position toggle type selector switch shall be supplied to manually override 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.

A Green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run.

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. Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPOT.

ALARM BATTERY BACK-UP SYSTEM shall be model RCBS-12v and utilize a 12v sealed lead acid battery. Power supply / charger RCAX-AL524 shall maintain the battery ready for loss of power. Once power is lost the system will change over from normal power to battery power. This feature will facilitate the system to indicate any alarms programmed to call out.

Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum and shall be mounted on 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 15A, 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.

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. 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.

FASTENERS & 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. 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 bolts shall be provided.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS: The fiberglass wetwell must be H-20 load rated w/ integral lifting lugs, and certification of this rating must be supplied at time of submittal. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of diameter and depth as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 load rating. 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.

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. Filters and Additives: Filters of any type shall not be utilized.

EXECUTION: Installation shall be in strict accordance with the manufacturer's instructions and recommendations in the locations shown on the drawing.

INSPECTION & 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.

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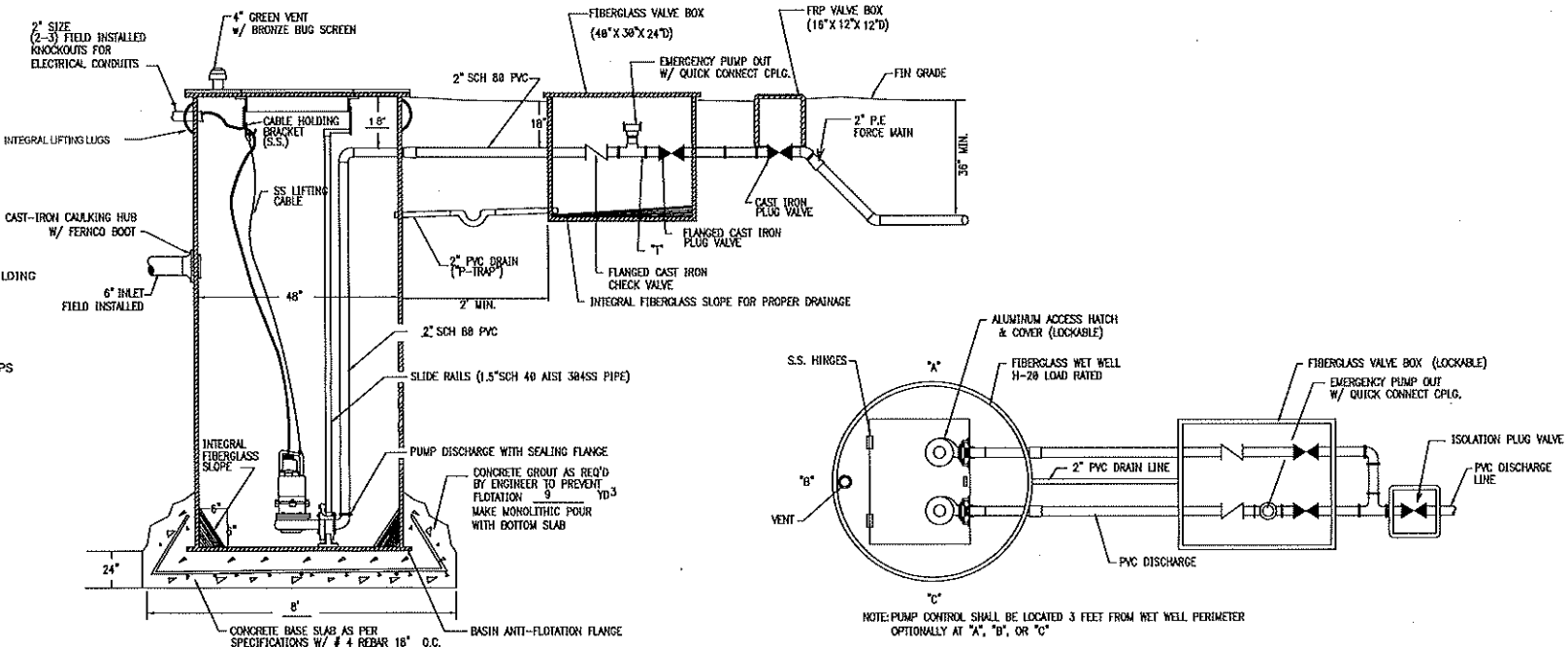
PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	125 GPM	TOP OF WETWELL	88.00
PRIMARY TDH	124' TDH	INLET INVERT	82.00
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM	81.00
PUMP MODEL #	GRP75/3	1st PUMP ON	80.50
R.P.M.	3450	1st PUMP OFF	80.00
HORSEPOWER	9	PUMPS OFF	78.00
ELECTRICAL - VOLTS / PHASE	208/3	BOTTOM OF WETWELL	75.50
PUMP DISCHARGE SIZE	2"	WETWELL DIAMETER	48"

ELECTRICIAN NOTES

- DRAWING IS NOT TO SCALE.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS INSIDE WETWELL AND INSIDE OF CONTROL PANEL.
- ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT.
- BOTH WETWELL AND VALVE BOX SHALL BE LOCKABLE.
- CONTRACTOR SHALL FIELD INSTALL INLET FITTING AT PROPER ELEVATION.
- ALL HARDWARE AND FASTENERS SHALL BE STAINLESS STEEL.
- CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.

Riley & Co./ H-20 GP/BA 07-04

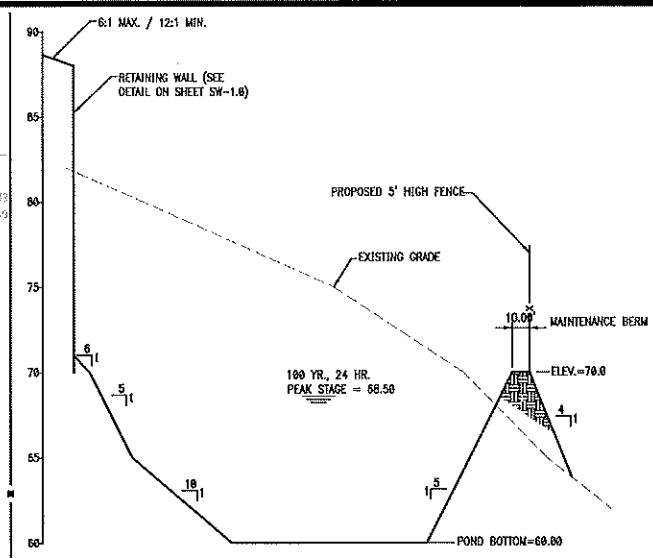
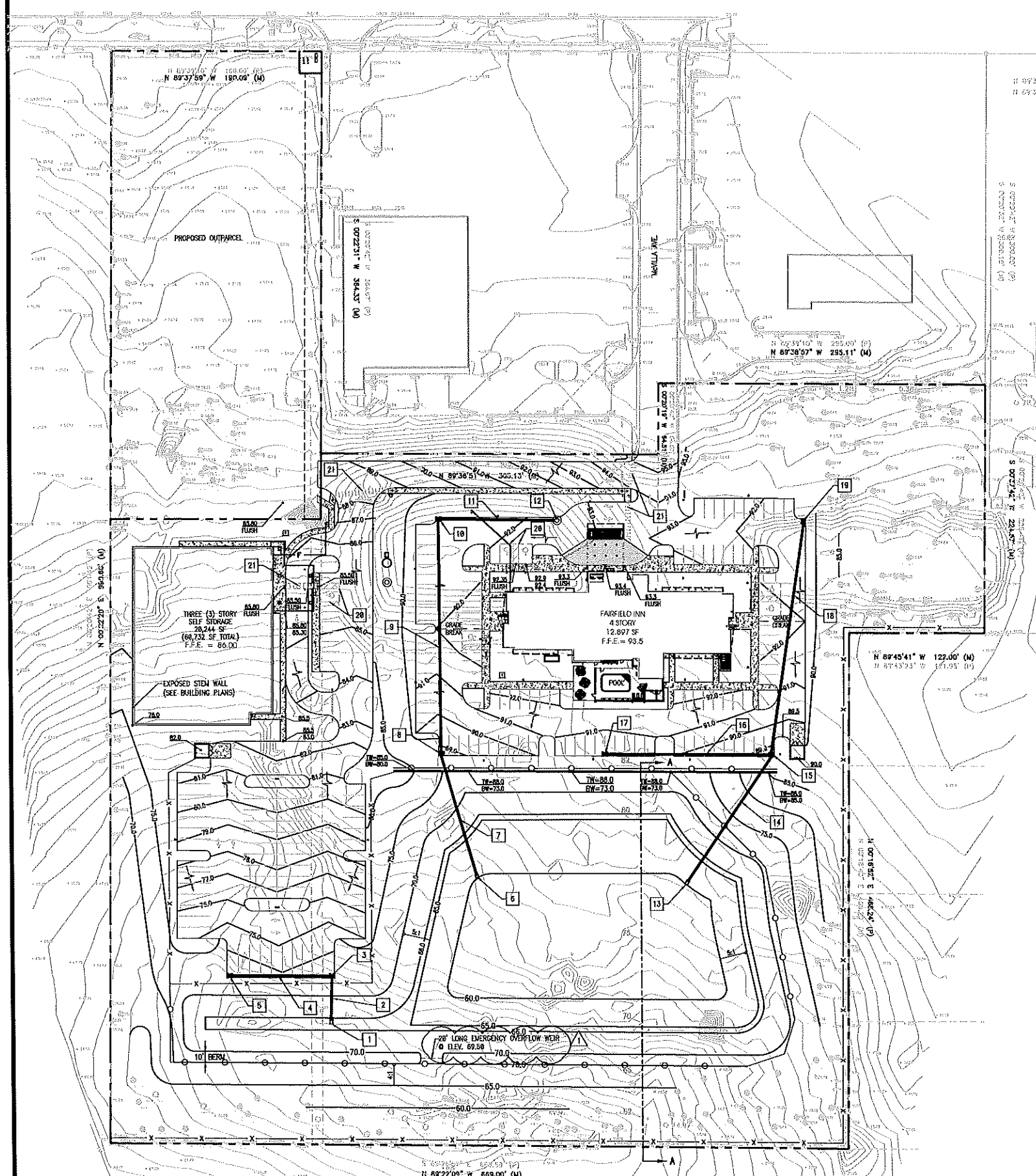
NOTE: LIFT STATION SHALL BE PRIVATELY OWNED.



LIFT STATION PLAN

STATE ROAD 436 (200.0' R/W)
(SEMORAN BOULEVARD)

S 89°35'10" E 460.0' (P)
S 89°35'10" E 600.00' (M)



SWT = 55.0
A-A POND SECTION VERT.: 1"=5' HORZ.: 1"=60'

DRAINAGE STRUCTURE TABLE

- MITERED END SECTION
INV. ELEV. = 68.00
- 42 LF 24" HOPE @ 1.8% SLOPE
- INLET #1 - FOOT TYPE "I"
GRATE ELEV. = 73.00
INV. (H) = 68.00
INV. (S) = 66.42
- 89 LF 18" HOPE @ 0.5% SLOPE
- INLET #2 - FOOT TYPE "I"
GRATE ELEV. = 73.00
INV. (E) = 68.43
- MITERED END SECTION INV. ELEV. = 68.00
- 116 24" HOPE @ 5.8% SLOPE
- INLET #3 - FOOT TYPE "I"
GRATE ELEV. = 88.75
INV. (H) = 74.34
INV. (S) = 65.00
- 289 24" HOPE @ 1.0% SLOPE
- INLET #4 - FOOT TYPE "I"
GRATE ELEV. = 91.00
INV. (E) = 76.48
INV. (S) = 76.43
- 183 24" HOPE @ 1.0% SLOPE
- STORMWATER MANHOLE #1
(INSTALL ON END OF EXISTING 24" HOPE)
STM = 492.5
ELEV. (E) = 77.61
INV. ELEV. (M) = 77.51
- MITERED END SECTION
INV. ELEV. = 68.00
- 135 18" HOPE @ 5.8% SLOPE
- INLET #5 - FOOT TYPE "I"
GRATE ELEV. = 88.75
INV. (SW) = 68.75
INV. (H) = 85.00
INV. (M) = 85.00
- 147 15" HOPE @ 0.5% SLOPE
- INLET #6 - FOOT TYPE "I"
GRATE ELEV. = 90.00
INV. (E) = 85.74
- 210 15" HOPE @ 0.5% SLOPE
- INLET #7 - FOOT TYPE "I"
GRATE ELEV. = 91.5
INV. (S) = 88.85
- HANDICAP ZONE - MAX. 2.0% SLOPE IN ANY DIRECTION.
- ACCESSIBLE ROUTE MAX. 2% CROSS SLOPE, 5% IN DIRECTION OF TRAVEL.

NOTE:
DRAINAGE WILL SERVE EXISTING BUSINESSES ON PARCEL
#S 11-21-28-5600-01-000 (EXISTING ALD1) AND
11-21-28-5600-02-000 (EXISTING RACEWAY).

REFER TO SHEET C0 FOR GENERAL NOTES,
SPECIFICATIONS, AND LEGENDS, IN ADDITION
TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

BURIED UTILITIES NOTE
BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION
BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES
AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST
ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS
DRAWING. USE EXTREME CAUTION DURING EXCAVATION
PROCEDURES AND CONTACT SUNSHINE STATEWIDE, ☎
1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES
PRIOR TO EXCAVATION OPERATIONS.

Always call 811 two full business days before you dig



INTERPLAN

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 6660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART ANDERSON, P.E.
FL. REG. #58848

1 18-25-18 CITY COMMENTS
NO DATE REVISIONS

FARISH
ENTERPRISES

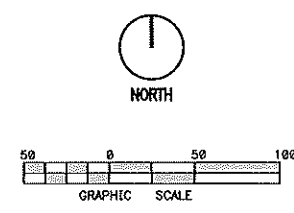
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

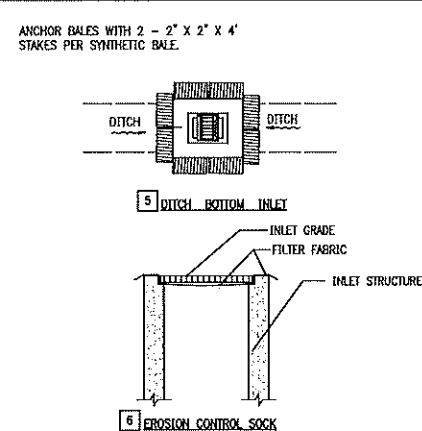
PROJECT NO: 2016.0341
DATE: 10-31-16

C3
GRADING & DRAINAGE
PLAN
SHEET 7 OF 30
CHECKED: CDB DRAWN: MRS

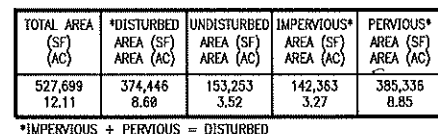
GRADING & DRAINAGE PLAN

1"=50'





PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

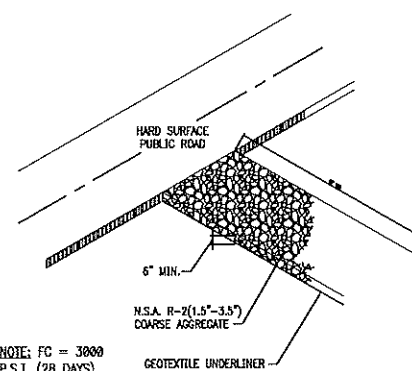


*IMPERVIOUS + PERVIOUS = DISTURBED

[illegible]

Name	Qualification	Date
The above signature and date certify that the facility is in compliance with the Oregon Waste Reduction Act and the State of Oregon Grants for Green Waste Recycling from Laysan and Small Communities Grants and are not in violation of noncompetition terms set forth below.		
I hereby declare under penalty of perjury that this document and its attachments was prepared under my direction or supervision in accordance with a system designed to assure that: 1. qualified personnel properly gathered and analyzed the information included; 2. the data on which the report is based are true and accurate; 3. the report was prepared by qualified personnel and the information included is the best of my knowledge and belief; true, accurate, and complete. I am aware that any attempt to falsify information for obtaining this agreement is a violation of the provisions of the law and is punishable for having "bribery."		
Name (Responsible Party) Date		

17. THE CONTRACTOR IS REQUIRED TO SUBMIT A COPY OF THIS LOG ALONG WITH A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.



① CRUSHED STONE CONSTRUCTION EXITS

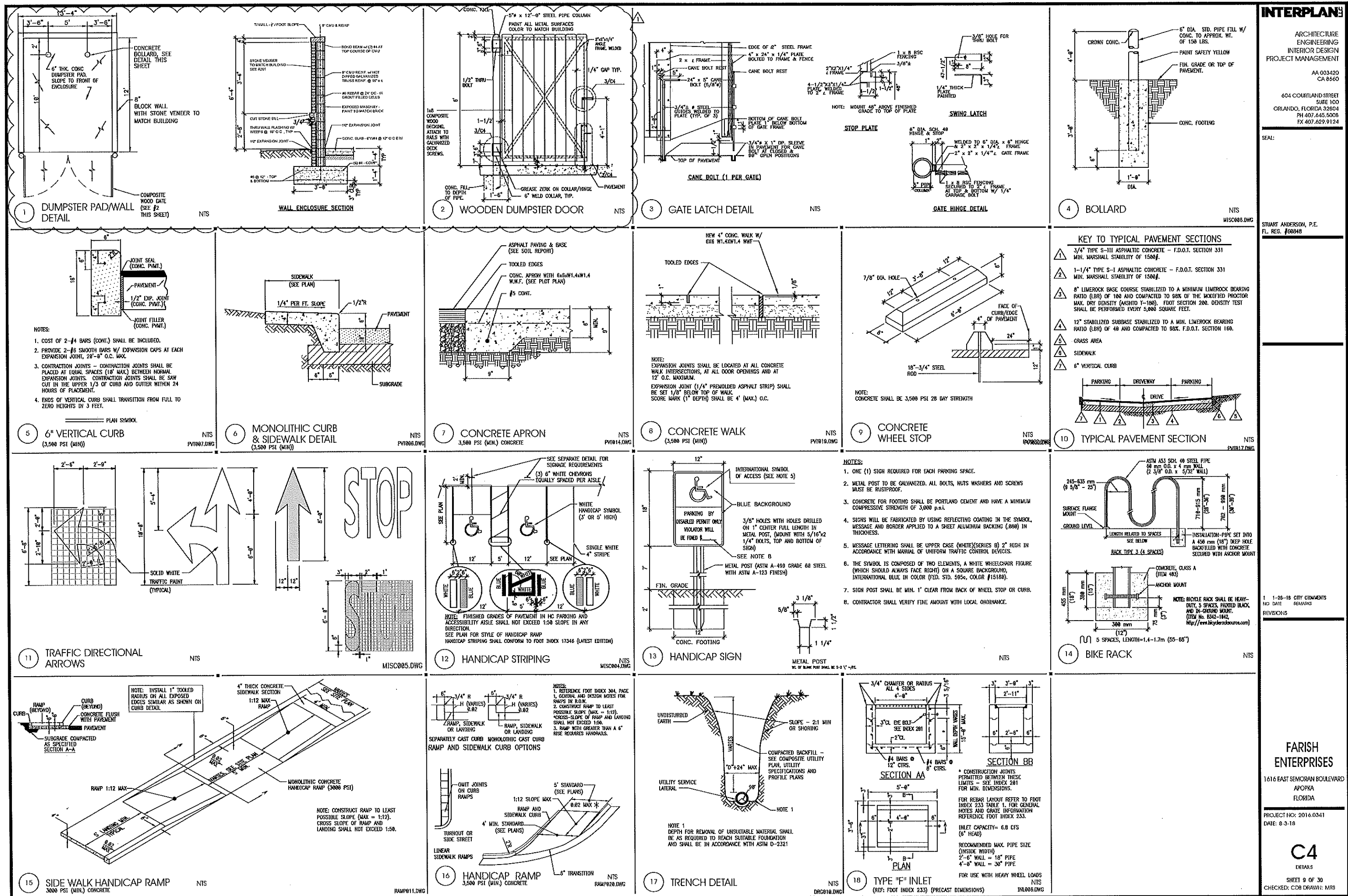
OWNER/AUTHORIZED REPRESENTATIVE _____ Date _____

STUART ANDERSON, P.E.
FL. REG. #60848

NO	DATE	REMARKS
REVISIONS		

STORMWATER POLLUTION
PREVENTION PLAN
SHEET 8 OF 30
CHECKED: GDB DRAWN: MRS

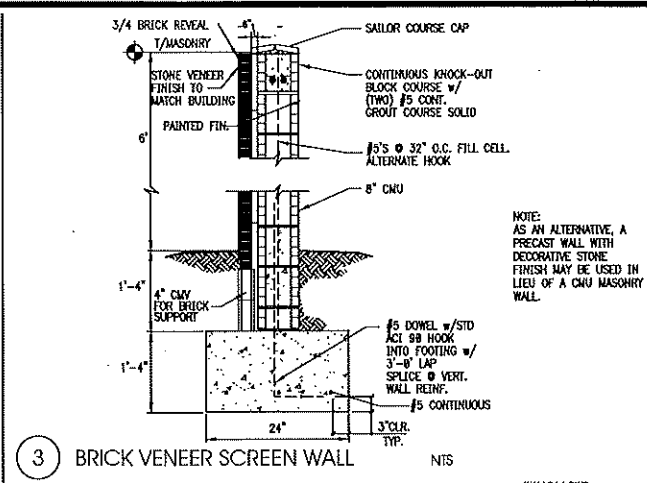
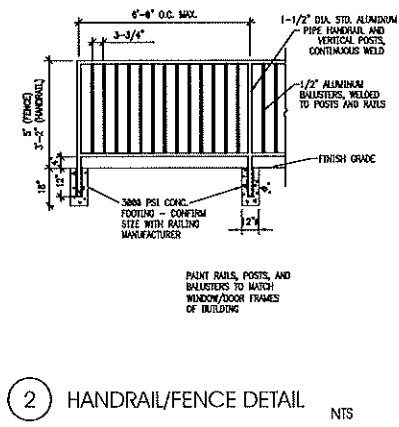
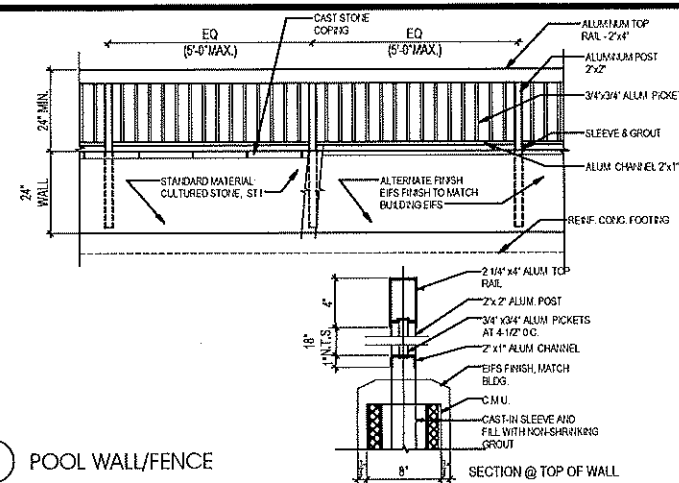
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1-25-18 CITY COMMENTS
NO DATE REMARKS
REVISIONS

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA
PROJECT NO: 2016.0341
DATE: 8-3-18
C4
DETAILS
SHEET 9 OF 30
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**INTERPLAN**

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NO	DATE	REMARKS
REVISIONS		

**FAIRFIELD INN /
SELF STORAGE**

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

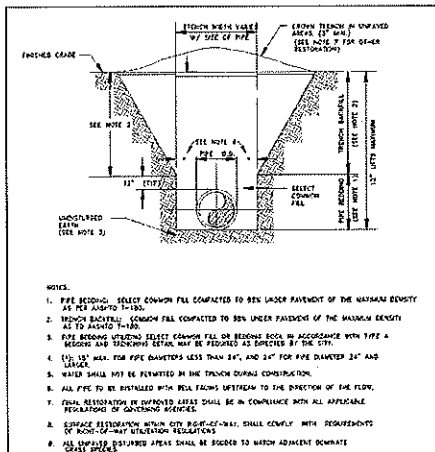
PROJECT NO: 2016.0341
DATE: 9-13-17

C4.1

DETAILS

CHECKED: CDB DRAWN: H.M

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TYPE "B" BEDDING AND OPEN-CUT DETAIL

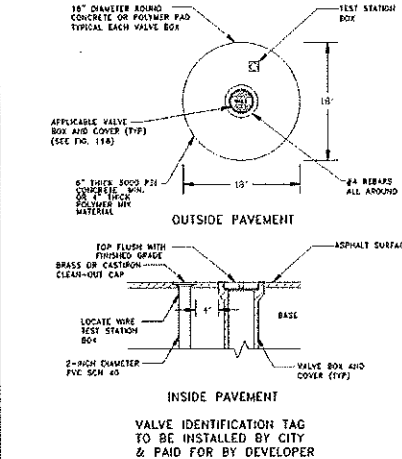
CITY OF APOPKA JANUARY 2014 FIG. 100

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTINGS(S) *	PIPE SIZE									
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
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	95	115	135						

NOTES:
1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE, FN FITTINGS TO BE LINED WITH PROTECTED JOINT.
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 ALSO THROUGH RUN OF TEES OUTSIDE UNITS 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 PERFORMED OUTLINES IN TYPICAL RESTRAINED DESIGN FOR DUCTILE IRON PIPE* AS PUBLISHED BY ENR, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
TYPE OF PIPE: PVC
WORKING PRESSURE: 150 P.S.I.
SDR: SDR 35
LAMBDA: 0.000015
** FN = 100 P.S.I. / IN OR R.W. = 150 P.S.I. / IN
6. FOR PIPE LINED 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.

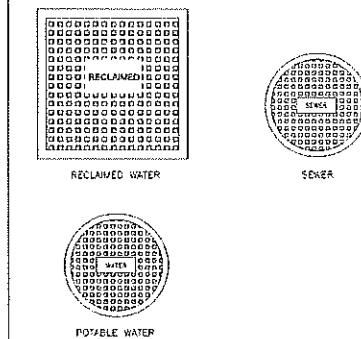
RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA JANUARY 2014 FIG. 105



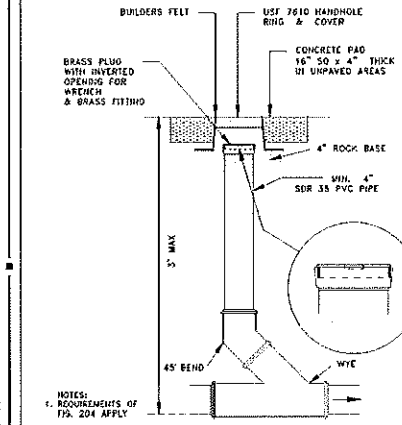
VALVE BOX

CITY OF APOPKA JANUARY 2014 FIG. 109



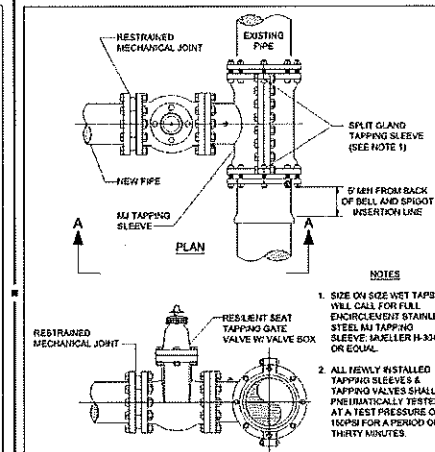
TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA JANUARY 2014 FIG. 116



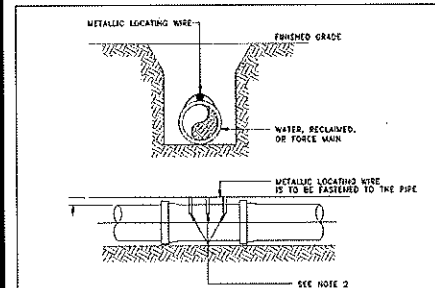
SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 205



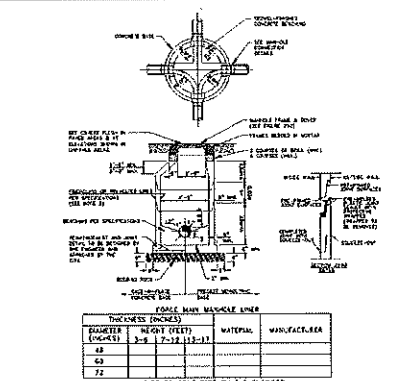
SECTION A-A WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 406



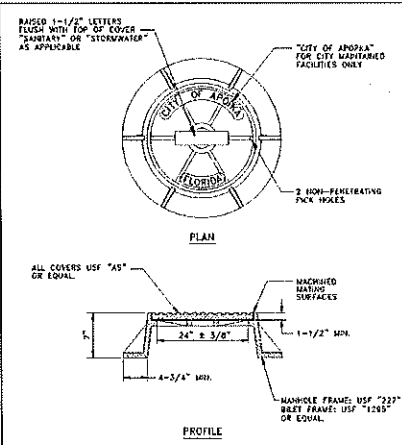
PIPE LOCATING WIRE DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 118



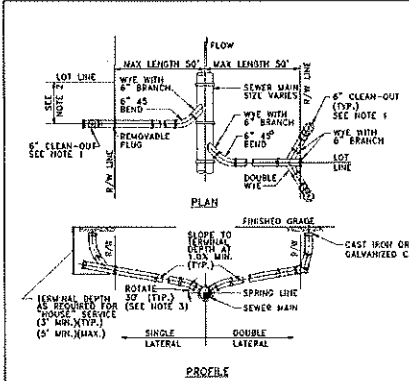
TYPICAL MANHOLE

CITY OF APOPKA JANUARY 2014 FIG. 200



STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA JANUARY 2014 FIG. 202



PLANT LEGEND

SHADE TREES

- QV LIVE OAK - QUERCUS VIRGINIANA
4" CAL./6" SPRD./14' HT.
- QVH SWEET GUM - LIQUIDAMBAR STYRACIFLUA
4" CAL./6" SPRD./14' HT.
- UA ALLEE ELM - ULMAS AMERICANA
4" CAL./6" SPRD./14' HT.
- JV SOUTHERN RED CEDAR - JUNIPERUS SILICICOLA
3" CAL./5" SPRD./12' HT.
- PE PINUS ELLIOTTII - SLASH PINE
BALD CYPRESS - TAXODIUM DISTICHUM (AT LAKE EDGE)
3" CAL./5" SPRD./12' HT.
2" CAL./3" SPRD./10' HT.
- MG SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA
3" CAL./5" SPRD./12' HT.

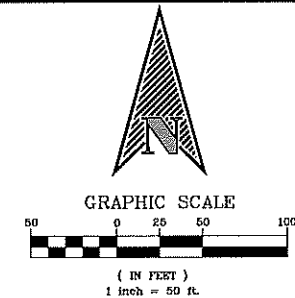
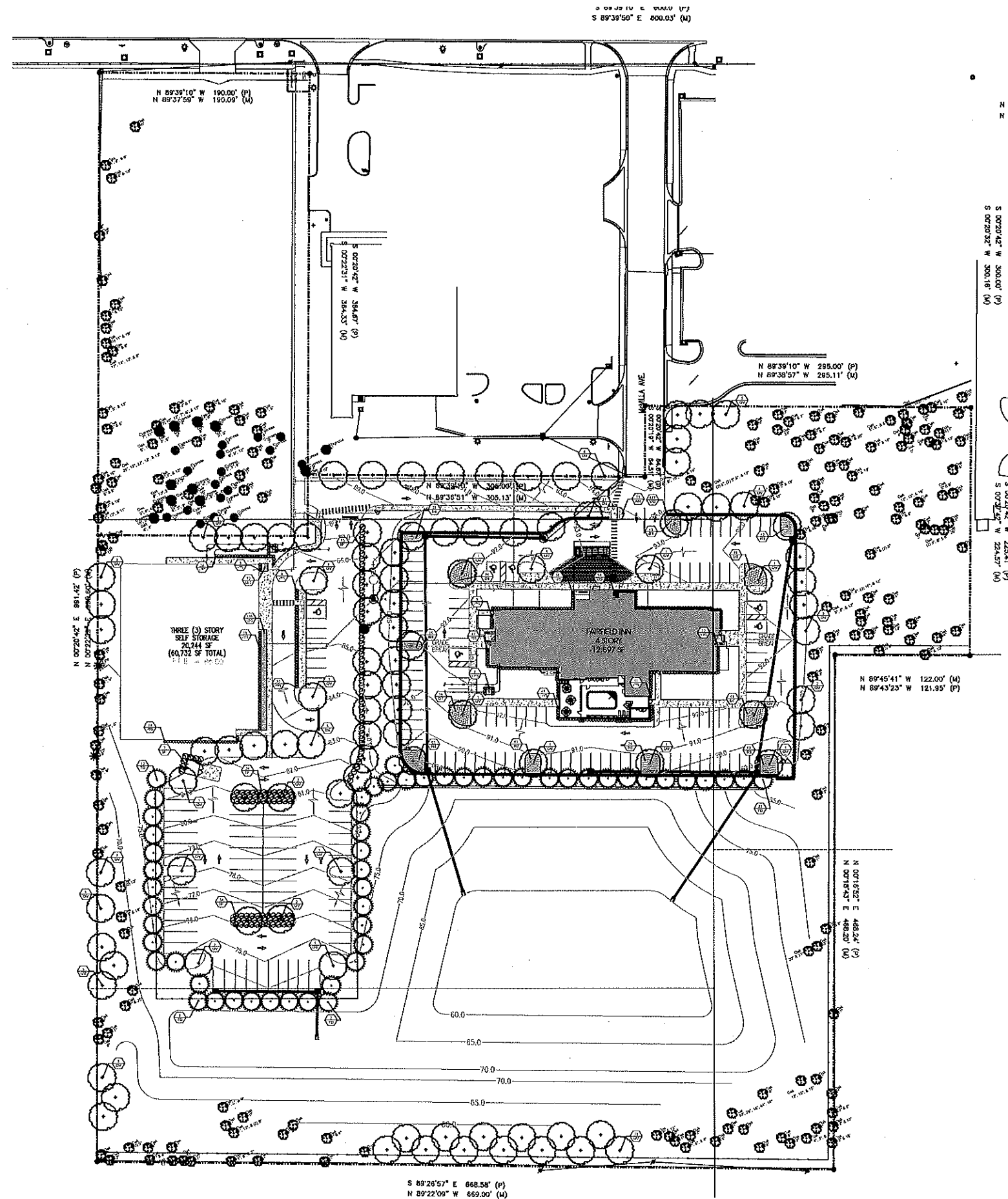
UNDERSTORY TREE

- LL LIGUSTRUM TREE - LIGUSTRUM LUCIDUM
3" CAL./5" SPRD./8' HT./MULTI-TRUNKED
- U CRAPE MYRTLE - LAGERSTROEMIA INDICA
3" CAL./6" SPRD./10' HT.
- CS BRODIE JUNIPER - JUNIPERUS SILICICOLA 'BRODIE'
3" CAL./2" SPRD./10' HT.

SHRUBS / GROUND COVER

- CA DWARF WALTER'S VIBURNUM, SWEET VIBURNUM,
PT. FAKAHATCHEE GRASS, AZAELA, BURFORD HOLLY,
MC. PODOCARPUS, PINEAPPLE GUAVA, PHILODENDRON,
VA. WILD COFFEE, MIRROR-LEAF VIB., FLORIDA ANISE,
CU. CRINUM LILY, CARDBOARD PALM, SAGO PALM
- WVS LIRIOPE, ASIAN JASMINE, INDIAN HAWTHORN,
BUGLE WEED, BULBINE, MONDO GRASS, JUNIPER,
ANNUALS - SIZES VARY

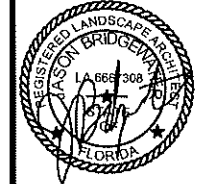
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM.



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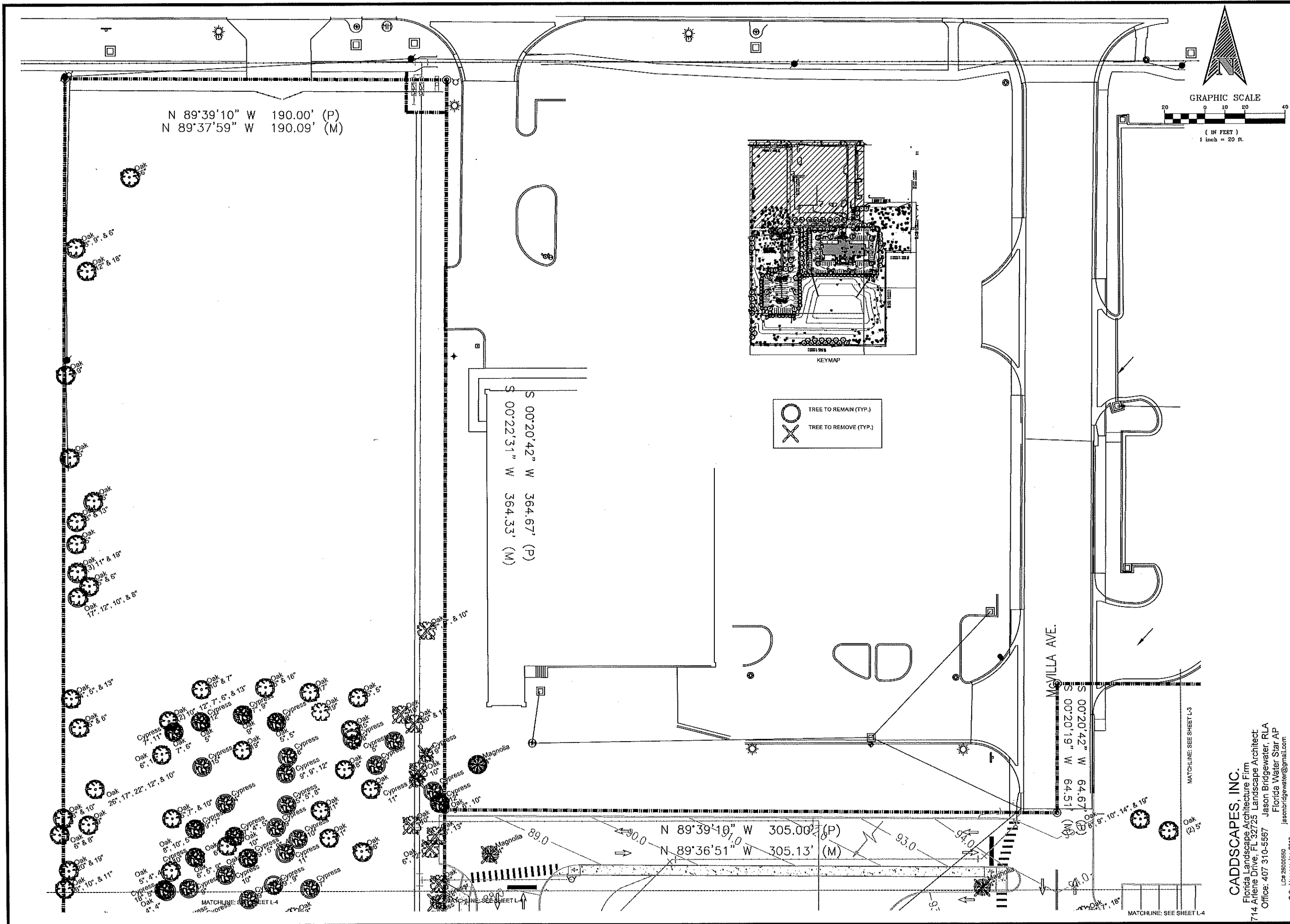
Jason P. Bridgewater
Registered Landscape Architect
FL Registration - LA 6687305

NO.	DATE	REVISIONS
4	10/23/18	IRRIGATION PLANS ADDED
3	06/05/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS
NO.	DATE	REVISIONS

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Florida Water Stat AP
jasonbridgewater@gmail.com

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17
OVERALL LANDSCAPE PLAN
L-1
SHEET: 8 OF 19
CHECKED: JB DRAWN: JB



INTERPLAN

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REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
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Jason P. Bridgewater
Registered Landscape Architect
FL Registration - LA 6667308

4 10/23/18 EIRIGATION PLANS ADD'D
3 06/08/18 CITY COMMENTS
2 01/12/18 CITY COMMENTS
1 09/25/17 CITY COMMENTS
NO DATE REMARKS

REVISIONS

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Office: 407 310-5567 Jason Bridgewater, RLA
Florida Water Star AP
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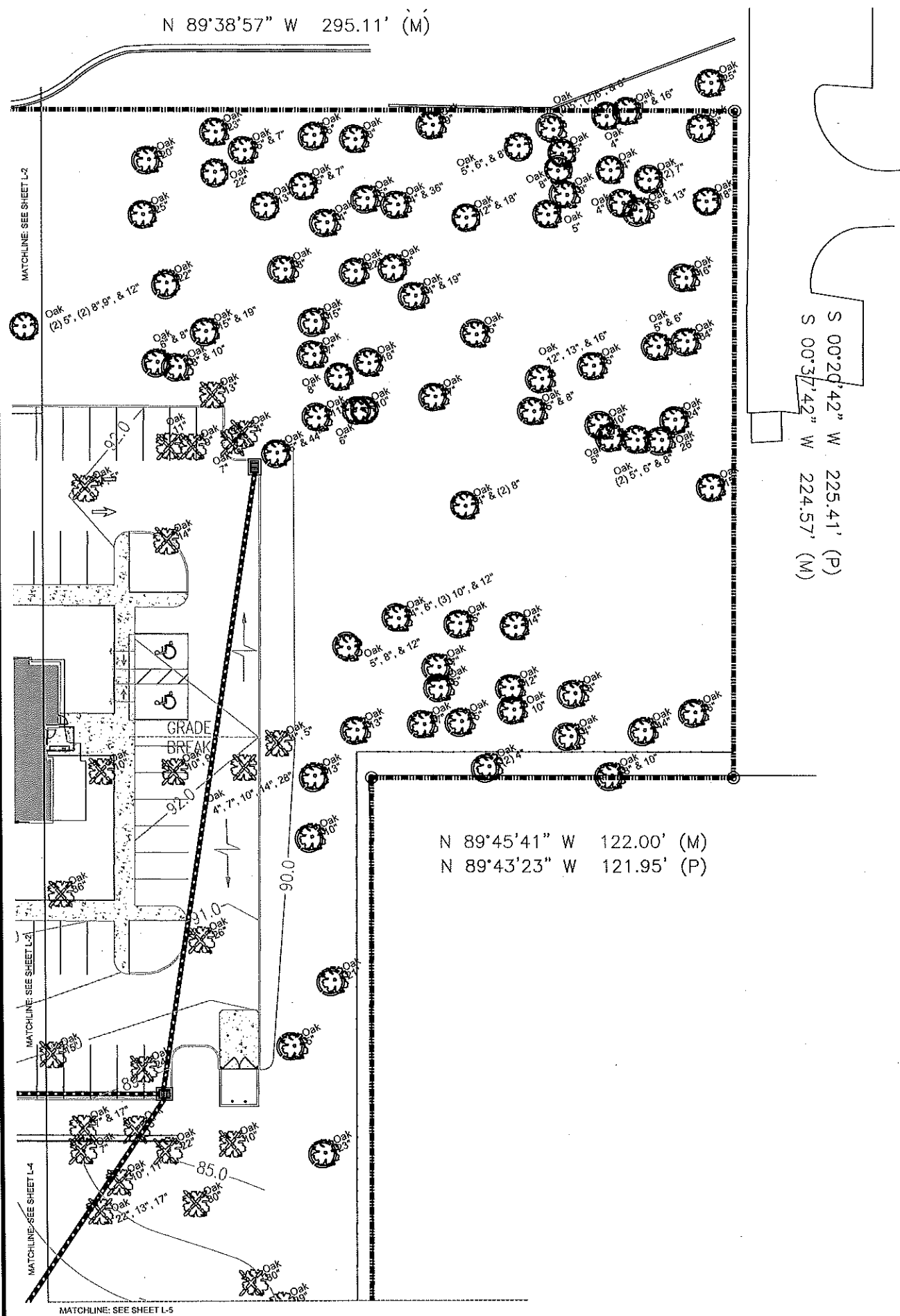
FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

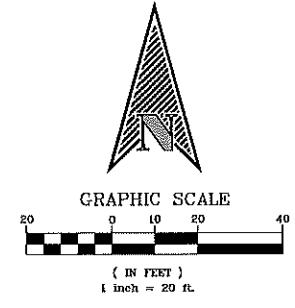
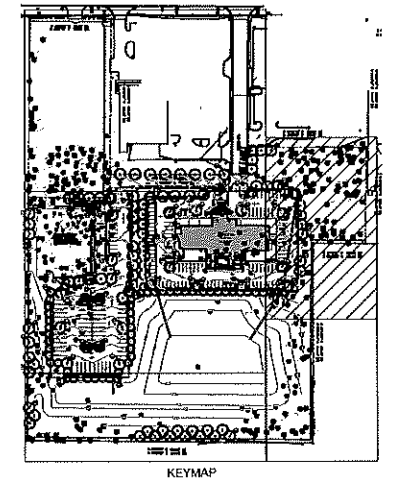
TREE MITIGATION PLAN

L-2
SHEET: 2 OF 19
CHECKED: JB DRAWN: JB

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○ TREE TO REMAIN (TYP.)
✕ TREE TO REMOVE (TYP.)

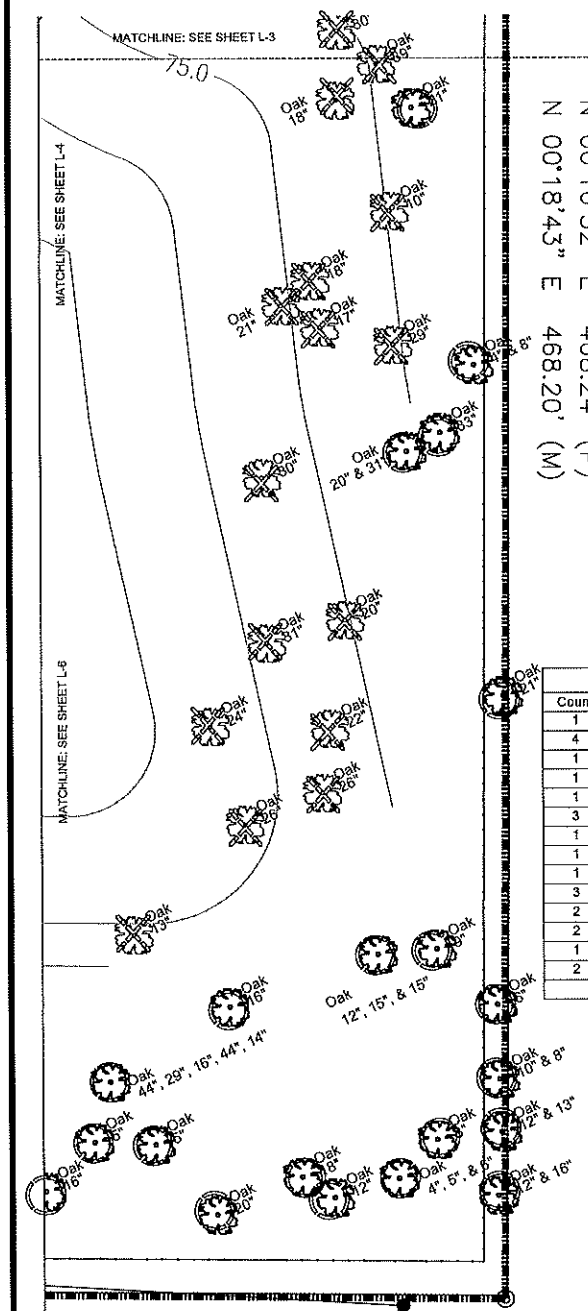


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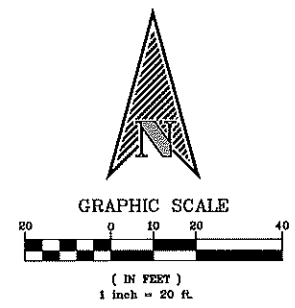
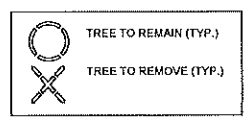
NO.	DATE	REVISIONS
4	10/23/18	IRRIGATION PLANS ADDED
3	04/08/18	CITY COMMENTS
2	01/19/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

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FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA
PROJECT NO: 2016.0341
DATE: 04/11/17
TREE MITIGATION PLAN
L-3
SHEET: 10 OF 19
CHECKED: JB DRAWN: JB



N 00°16'52" E 468.24' (P)
N 00°18'43" E 468.20' (M)



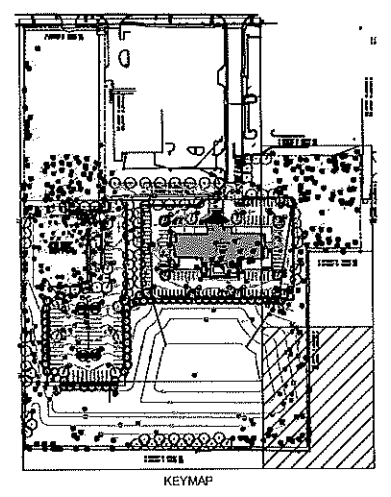
- Total inches on-site: 7,602" DBH
- Total number of specimen trees: 34 Specimen Trees
- Total inches removed: 2,992"
- Total inches retained: 3,290"
- Total specimen inches retained: 557"
- Total inches required: 1,847"
- Total inches replaced: 93.5"
- Total inches post development: 3,383.5"
- Maximum tree stock formula and calculations: $527,699 - 6,000 = 521,699 / 1000 = 521.699$
 $521.699 \times 3.5 = 1,826 + 21 = 1,847$
- Site clearing area in square feet and acres: 527,699 (12.11 acres)

Existing Specimen Trees to Remove			
Count	SIZE		TYPE
1	28"	28	Oak
4	26"	104	Oak
1	27"	27	Oak
1	4", 7", 10", 14", 28"	28	Oak
1	38"	38	Oak
3	30"	90	Oak
1	31"	31	Oak
1	38", 50", 6", & 4"	98	Oak
1	39"	39	Oak
3	24"	72	Oak
2	36"	72	Oak
1	26"	26	Oak
1	28", 23"	28	Oak
2	25"	50	Oak
		763	

Existing Trees to Remove			
Count	SIZE		TYPE
1	6", 7", 10"	23	Cypress
1	11"	11	Cypress
2	13"	26	Cypress
1	8", 4", 5"	17	Cypress
1	5", 6", 4", 6"	21	Cypress
1	4", 4"	8	Cypress
1	5", 7"	12	Cypress
1	7", 5"	12	Cypress
1	5", 5"	10	Cypress
1	7", 14"	21	Cypress
1	12"	12	Cypress
4	7"	28	Cypress
2	6"	12	Cypress
4	8"	36	Cypress
1	7", 13", 12"	32	Cypress
1	10", 10"	20	Cypress
2	10"	20	Cypress
1	6", 8"	14	Cypress
1	15"	15	Cypress
4	4"	16	Magnolia
1	8"	8	Komqueal
1	4", 6"	10	Oak
1	6", 8"	12	Oak
1	13", 12"	25	Oak
1	6", 16"	24	Oak
1	17", 11"	28	Oak
1	7", 4"	11	Oak
1	6", 4", 5"	15	Oak
1	4", 4"	8	Oak
2	5", 5", 6"	32	Oak
1	7", 6", 4", 7"	24	Oak
1	5", 5", 5", 4", 4"	23	Oak
2	10", 11"	42	Oak
2	9", 12"	42	Oak
1	22", 5", 4"	31	Oak
2	6", 9"	30	Oak
1	7", 8", & 10"	26	Oak
1	20", 15"	35	Oak
6	6"	36	Oak
1	10", 14"	24	Oak
1	6", 7", 8", 10"	31	Oak
1	9", 9", 6", 5"	29	Oak
1	4", 4", 6"	14	Oak
1	4", 4", 9", 5", 12"	34	Oak
3	4", 5", 6"	45	Oak
1	6", 7", 8", 6", 5"	32	Oak
1	5", 13", 9"	27	Oak
1	8", 6", 8", 5", 4"	36	Oak
1	22", 13", 17"	52	Oak
1	11", 7"	18	Oak
1	9", 7", 5"	21	Oak
1	5", 6", & 8"	19	Oak
1	22", 19"	41	Oak
1	10", 9"	19	Oak
		1270	

Existing Trees to Remove (Cont.)			
Count	SIZE		TYPE
1	5", 6"	11	Oak
1	14", 9"	23	Oak
1	10", 16"	26	Oak
1	6", 5"	11	Oak
1	7", 8", 9"	24	Oak
2	17", 7"	48	Oak
1	20"	20	Oak
1	21"	21	Oak
1	22"	44	Oak
1	14", 12"	26	Oak
1	9", 10"	19	Oak
5	10"	50	Oak
1	8", 13"	19	Oak
1	8", 12"	18	Oak
2	12"	24	Oak
1	17", 8"	25	Oak
3	19"	57	Oak
1	9", 4"	13	Oak
1	4", 10"	14	Oak
1	4", 12"	16	Oak
4	17"	68	Oak
3	15"	45	Oak
1	3"	3	Oak
4	4"	16	Oak
12	9"	108	Oak
16	7"	112	Oak
1	4", 5", and 6"	15	Oak
3	18"	54	Oak
2	11"	22	Oak
1	4", 5", 10", 12"	31	Oak
2	5", 5"	20	Oak
1	6", 7", 18"	31	Oak
2	14"	28	Oak
2	4", 5"	18	Oak
9	5"	45	Oak
1	12", 13"	25	Oak
1	5", 7"	12	Oak
1	23"	23	Oak
1	19", 7"	26	Oak
1	13", 14", 19"	46	Oak
1	5", 7", 7", 8", 9", 9", 10"	55	Oak
1	8", 8"	14	Oak
1	7", 8", 8"	23	Oak
3	8"	24	Oak
1	7", 10", 18"	35	Oak
1	11", 6", 9", 12"	38	Oak
7	13"	91	Oak
1	5", 14"	19	Oak
2	7", 8"	30	Oak
1	17", 5"	22	Oak
1	9", 7"	16	Oak
1	16"	16	Oak
1	7", 7"	14	Oak
1	4", 16"	20	Oak
2	8", 9"	34	Oak
1	14"	14	Pine
		1722	

Existing Trees to Remain				Existing Trees to Remain				Existing Trees to Remain (cont.)			
Count	SIZE		TYPE	Count	SIZE		TYPE	Count	SIZE		TYPE
1	4" & 36"	36	Oak	2	12"	24	Cypress	3	19"	57	Oak
2	25"	50	Oak	5	8"	40	Cypress	1	17", 12", 10", & 8"	47	Oak
1	24"	24	Oak	1	9", 7"	16	Cypress	1	5", 7", & 10"	23	Oak
1	26"	26	Oak	1	5", 5", 8"	18	Cypress	1	(2) 10", 12", 7", 6", & 13"	58	Oak
1	44"	44	Oak	2	4"	8	Cypress	1	7", 6"	13	Oak
1	5" & 44"	44	Oak	1	9", 9", 12"	30	Cypress	1	6", 12"	18	Oak
1	56"	56	Oak	1	7", 9"	16	Cypress	8	10"	80	Oak
1	26", 17", 22", 12", & 10"	26	Oak	1	7", 11"	18	Cypress	1	8", 10", 5"	23	Oak
1	36"	36	Oak	1	7", 4", 5"	16	Cypress	1	5", 6", 10"	21	Oak
1	34"	34	Oak	1	18", 5"	23	Cypress	1	5", 4", 4"	13	Oak
1	44", 29", 16", 44", 14"	117	Oak	1	5"	5	Cypress	1	(2) 10"	20	Oak
1	20" & 31"	31	Oak	1	9", 9"	18	Cypress	1	8" & 20"	28	Oak
1	33"	33	Oak	3	10"	30	Cypress	1	21" & 16"	39	Oak
		557.00		3	9"	27	Cypress	1	38", 50", 6", & 4"	10	Oak
		0090		1	11"	11	Cypress	7	4"	28	Oak
				1	7"	7	Cypress	19	5"	95	Oak
				1	9", 5", 9", 4"	27	Cypress	8	9"	72	Oak
				1	15"	15	Cypress	1	17", 8"	25	Oak
				2	4"	8	Magnolia	4	13"	52	Oak
				1	4" & 36"	40	Oak	13	8"	104	Oak
				2	12" & 18"	60	Oak	1	6", 5"	11	Oak
				1	4" & 19"	23	Oak	1	6", 5", 9"	20	Oak
				1	15" & 19"	34	Oak	10	6"	60	Oak
				2	5" & 7"	24	Oak	1	7", 9"	16	Oak
				3	15"	45	Oak	6	7"	42	Oak
				1	5" & 8"	13	Oak	1	5", 7", 8"	20	Oak
				1	12", 13", & 16"	41	Oak	3	12"	36	Oak
				1	4" & (2) 8"	20	Oak	4	18"	72	Oak
				1	(2) 5", 6" & 8"	24	Oak	3	16"	48	Oak
				1	4", 8", (3) 10", & 12"	54	Oak	1	12" & 13"	25	Oak
				1	5", 8", & 12"	25	Oak	1	12" & 16"	28	Oak
				1	(2) 4"	8	Oak	1	4", 5", & 6"	15	Oak
				3	22"	66	Oak	1	7", 6", & 4"	17	Oak
				2	23"	46	Oak	1	4" & 8"	12	Oak
				2	8" & 10"	36	Oak	1	17" & 13"	30	Oak
				1	8", 9", 10", 14", & 19"	60	Oak	1	20" & 31"	20	Oak
				1	(2) 5", (2) 6", 9", & 12"	47	Oak	1	4", 5", & 9"	18	Oak
				2	6" & 8"	28	Oak	1	9", 10", & (2) 8"	35	Oak
				1	14"	28	Oak	1	4", 4"	8	Oak
				1	5" & 44"	5	Oak	1	9" & 8"	17	Oak
				1	4", 5", & 13"	22	Oak	8	11"	88	Oak
				1	28", 17", 22", 12", & 10"	61	Oak	1	5" & 4"	9	Oak
				1	(3) 11" & 19"	52	Oak	1	11", 8", & 7"	26	Oak
				1	8" & 13"	21	Oak	3	21"	63	Oak
				1	8", 9", & 6"	23	Oak	1	12", 15", & 15"	42	Oak
				1	7" & 11"	18	Oak	1	10" & 8"	18	Oak
				1	6" & 10"	16	Oak	1	7" & 9"	16	Oak
				1	10" & 7"	17	Oak	3	(2) 5"	30	Oak
				1	6" & 16"	22	Oak	2	26"	40	Oak
				2	17"	34	Oak	1	9"	9	Pine
				1	6", 10", & 11"	27	Oak			1717	
				1	20" & 19"	39	Oak				
				1	(2) 7"	14	Oak				
				1	5", 6", & 8"	19	Oak				
				1	(2) 5", (2) 6", & 8"	30	Oak				
				3	5" & 6"	33	Oak				
				1	5" & 13"	18	Oak				
				1	7" & 16"	23	Oak				
						1673					



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INTERPLAN

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AA 003490
CA 8660

604 COURTLAND STREET
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PH 407.645.5008
FX 407.629.9124

DATE: 12/12/18
SEAL:

Jason P. Bridgewater
Registered Landscape Architect
FL Registration - LA 6667309

5 12/12/18 TREE CALC FORMULA L-5
4 10/23/18 EROSION PLANS ADDED
3 06/08/18 CIV COMMENTS
2 01/12/18 CIV COMMENTS
1 09/25/17 CIV COMMENTS
NO DATE REMARKS

REVISIONS

FARISH
ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

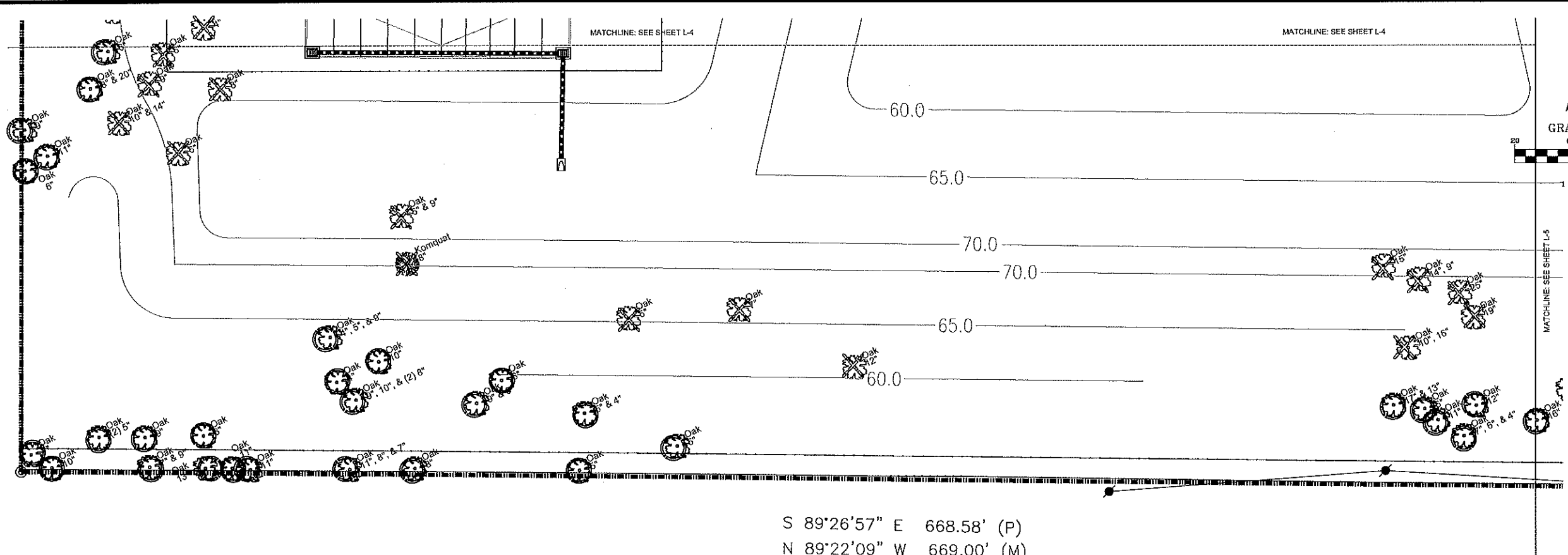
PROJECT NO: 2016.0341
DATE: 04/11/17

TREE MITIGATION
PLAN

L-5
SHEET 12 OF 19
CHECKED: JB DRAWN: JB

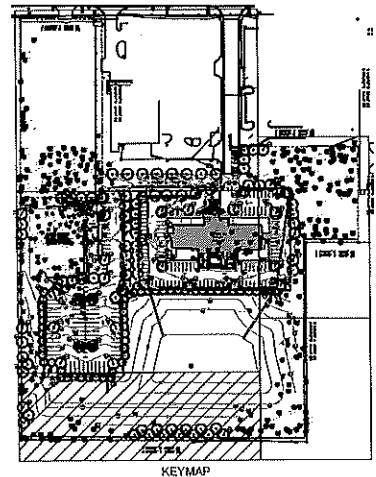
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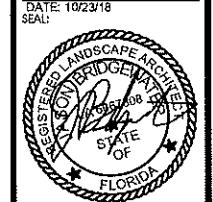
S 89°26'57" E 668.58' (P)
N 89°22'09" W 669.00' (M)

○ TREE TO REMAIN (TYP.)
✕ TREE TO REMOVE (TYP.)



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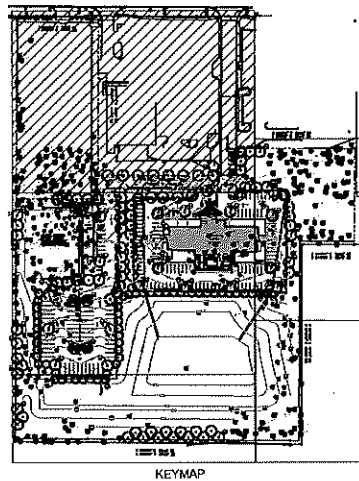
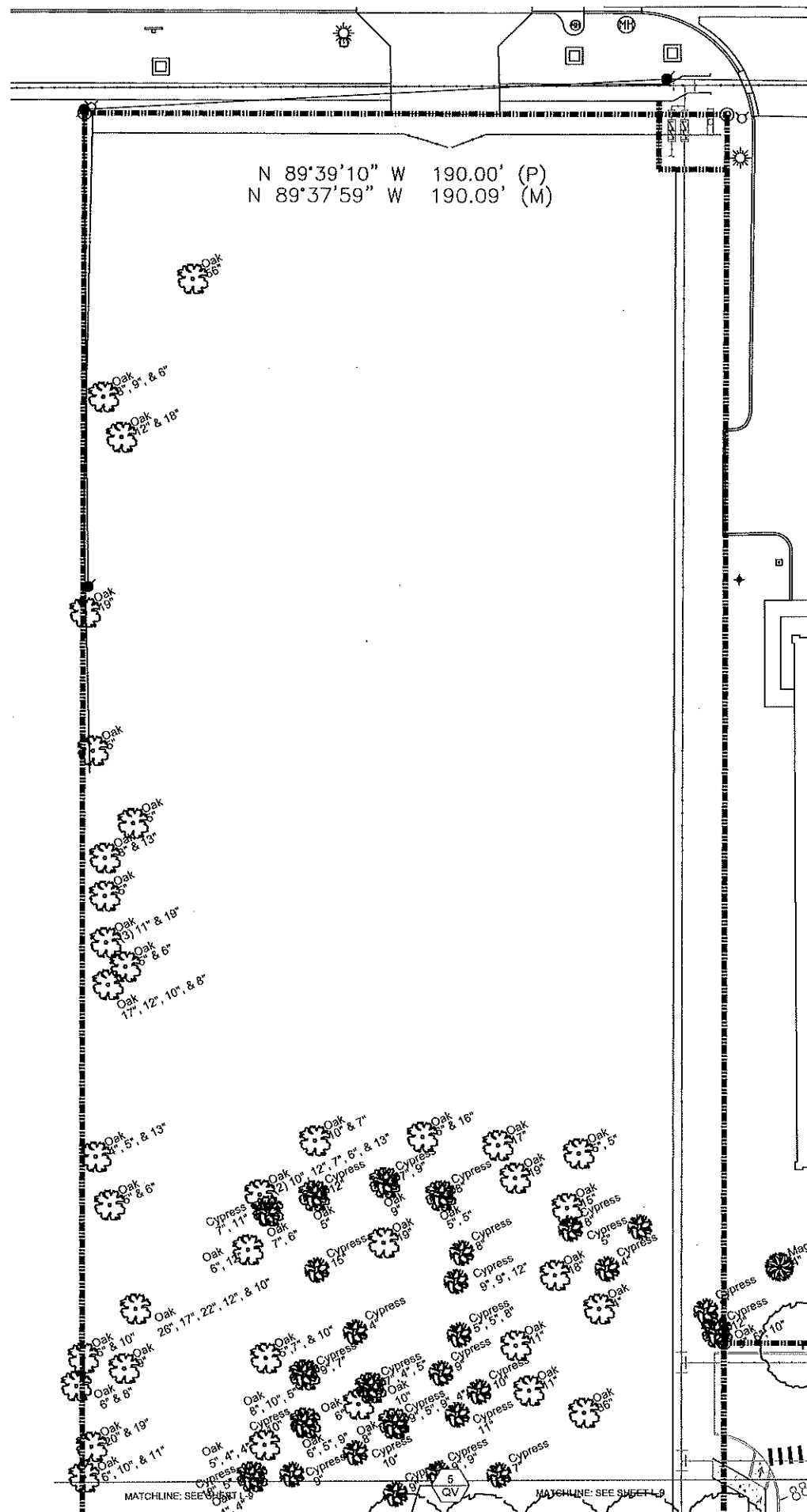
Jason P. Bridgewater
Registered Landscape Architect
FL Registration - LA 6687306

NO.	DATE	REVISIONS
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/26/17	CITY COMMENTS

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17
TREE MITIGATION PLAN
L-6
SHEET: 13 OF 19
CHECKED: JB DRAWN: JB

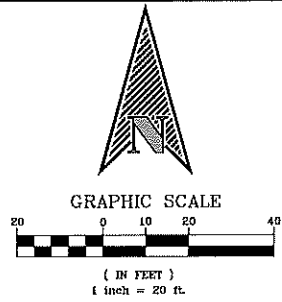
CADDSCAPES, INC.
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Office: 407 310-5567 Jason Bridgewater: RLA
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PLANT LEGEND

SHADE TREES	
QV	LIVE OAK - QUERCUS VIRGINIANA 4" CAL./6' SPRD./14' HT.
QVH	SWEET GUM - LIQUIDAMBAR STYRACIFLUA 4" CAL./6' SPRD./14' HT.
JA SA	ALLEE ELM - ULMAS AMERICANA 4" CAL./6' SPRD./14' HT.
JV	SOUTHERN RED CEDAR - JUNIPERUS SILICICOLA 3" CAL./5' SPRD./12' HT.
PE TD	PINUS ELLIOTTI - SLASH PINE BALD CYPRESS - TAXODIUM DISTICHUM (AT LAKE EDGE) 3" CAL./5' SPRD./12' HT. 2" CAL./3' SPRD./10' HT.
MG	SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA 3" CAL./5' SPRD./12' HT.
UNDERSTORY TREE	
LL	LIGUSTRUM TREE - LIGUSTRUM LUCIDUM 3" CAL./8' SPRD./8' HT./MULTI-TRUNKED
U	CRAPE MYRTLE - LAGERSTROEMIA INDICA 3" CAL./6' SPRD./10' HT.
CS	BRODIE JUNIPER - JUNIPERUS SILICICOLA 'BRODIE' 3" CAL./2' SPRD./10' HT.
SHRUBS / GROUND COVER	
CA ES PT MC VA CU VMS	DWARF WALTER'S VIBURNUM, SWEET VIBURNUM, FAKAHATCHEE GRASS, AZAELA, BURFORD HOLLY, PODOCARPUS, PINEAPPLE GUAVA, PHILODENDRON, WILD COFFEE, MIRROR-LEAF VIB., FLORIDA ANISE, CRINUM Lily, CARDBOARD PALM, SAGO PALM LIRIOPE, ASIAN JASMINE, INDIAN HAWTHORN, EUGLE WEEB, BULBINE, MONDO GRASS, JUNIPER, ANNUALS - SIZES VARY

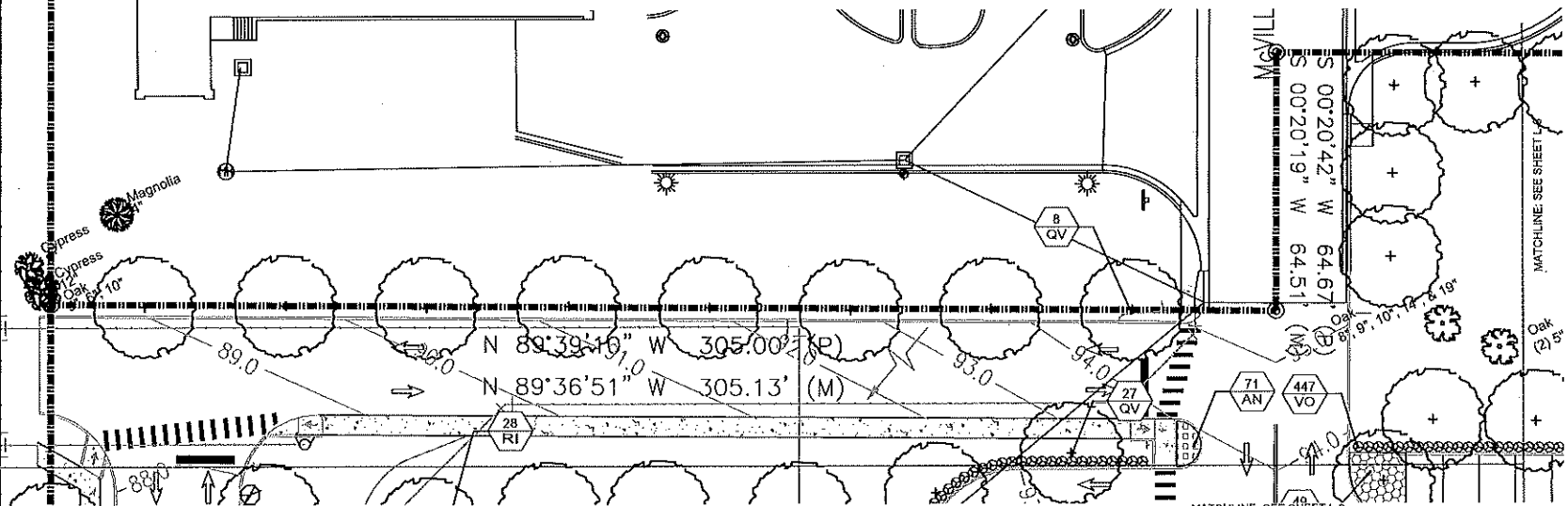
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM.



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AA 003420
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PH 407.645.5008
FX 407.629.9124
DATE: 10/23/18
SEAL:

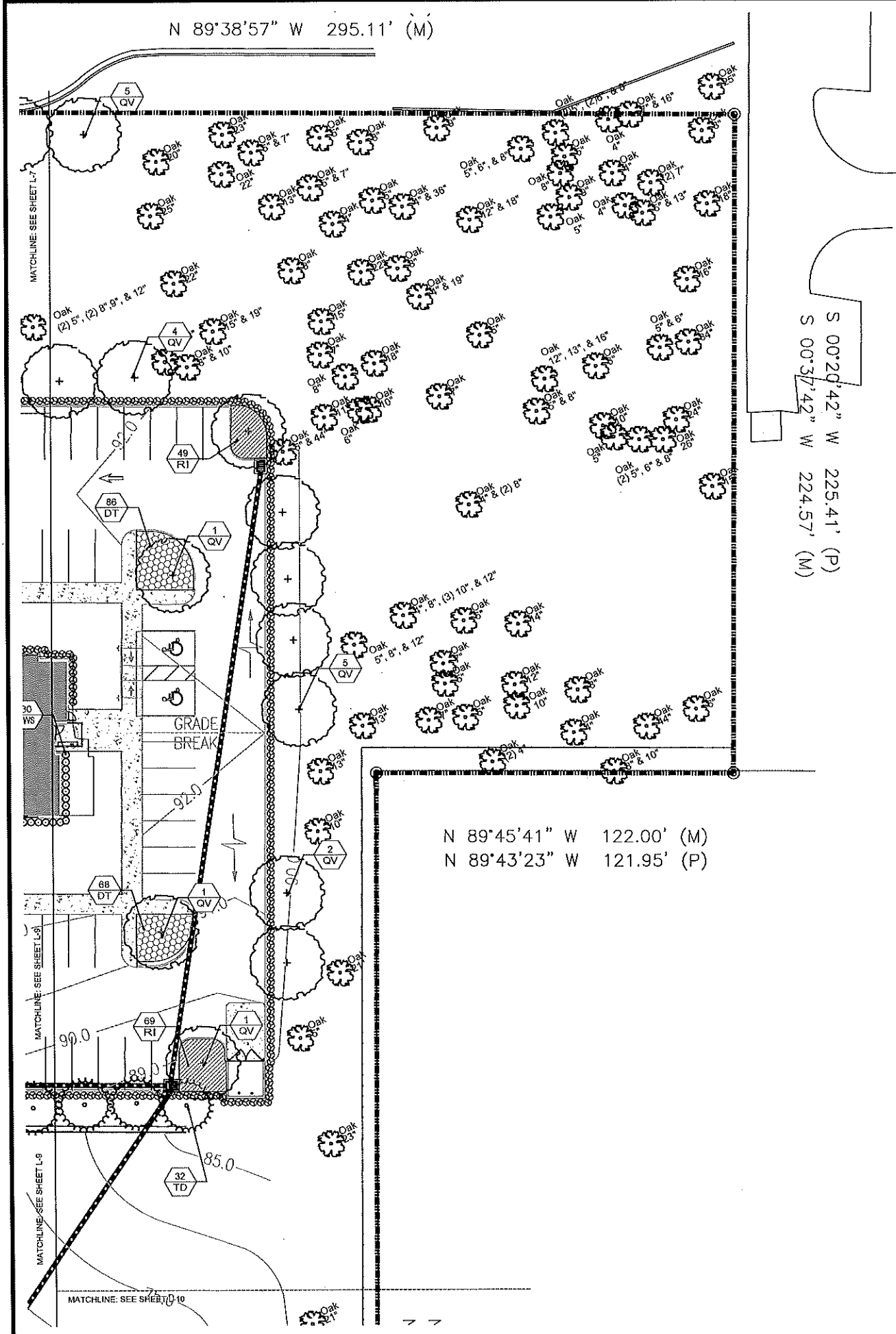
Jason P. Bridgewater
Registered Landscape Architect
FL Registration -LA 6667308

REVISIONS	
4	10/23/18 IRRIGATION PLANS ADDED
3	04/08/18 CITY COMMENTS
2	01/12/18 CITY COMMENTS
1	06/25/17 CITY COMMENTS
NO	DATE
	REMARKS



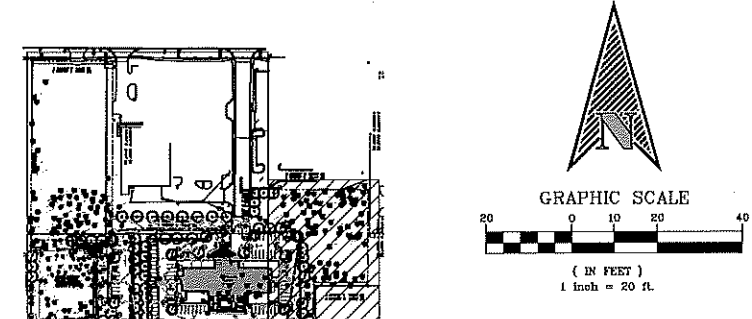
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FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA
PROJECT NO: 2016.0341
DATE: 04/11/17
LANDSCAPE PLAN
L-7
SHEET: 14 OF 19
CHECKED: JB DRAWN: JB



PLANT LEGEND	
SHADE TREES	
QV	LIVE OAK - QUERCUS VIRGINIANA 4" CAL./6" SPRD./14' HT.
QWH	SWEET GUM - LIQUIDAMBAR STYRACIFLUA 4" CAL./6" SPRD./14' HT.
UA SB	ALLEE ELM - ULMUS AMERICANA 4" CAL./6" SPRD./14' HT.
JV	SOUTHERN RED CEDAR - JUNIPERUS SILICICOLA 3" CAL./5" SPRD./12' HT.
PE TD	PINUS ELLIOTTII - SLASH PINE BALD CYPRESS - TAXODIUM DISTICHUM (AT LAKE EDGE) 3" CAL./5" SPRD./12' HT. 2" CAL./3" SPRD./10' HT.
MG	SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA 3" CAL./5" SPRD./12' HT.
UNDERSTORY TREE	
LL	LIGUSTRUM TREE - LIGUSTRUM LUCIDUM 3" CAL./6" SPRD./8' HT./MULTI-TRUNKED
LI	GRAPE MYRTLE - LAGERSTROEMIA INDICA 3" CAL./6" SPRD./10' HT.
CS	BRODIE JUNIPER - JUNIPERUS SILICICOLA 'BRODIE' 3" CAL./2" SPRD./10' HT.
SHRUBS / GROUND COVER	
CA ES PT MC VA CU VWS	DWARF WALTER'S VIBURNUM, SWEET VIBURNUM, FAKACHATCHEE GRASS, AZALEA, BURFORD HOLLY PODOCARPUS, PINEAPPLE GUAVA, PHILODENDRON WILD COFFEE, MIRROR-LEAF YB., FLORIDA ANISE, CRINUM LILY, CARDBOARD PALM, SAGO PALM LIRIOPE, ASIAN JASMINE, INDIAN HAWTHORN, BUGLE WEED, BULBINE, MONDO GRASS, JUNIPER, ANNUALS - SIZES VARY

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM.



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PH 407.645.5008
FX 407.629.9124
DATE: 10/23/18
SEAL:

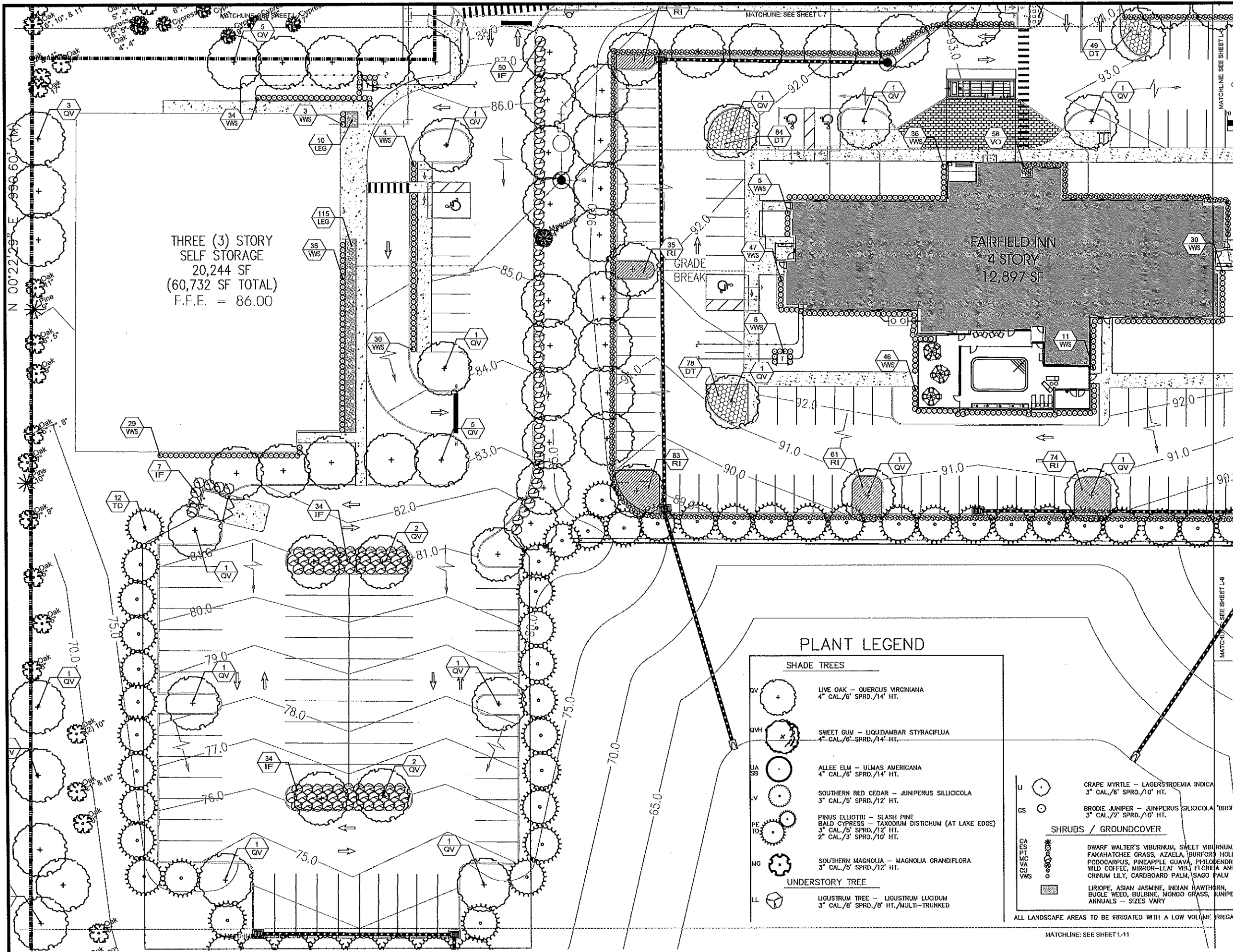
Jason P. Bridgewater
Registered Landscape Architect
FL Registration - LA 6667309

4 10/23/18 PERGATON PLANS ADDED
3 06/08/18 CITY COMMISSIONERS
2 01/12/18 CITY COMMISSIONERS
1 09/25/17 CITY COMMISSIONERS
NO DATE REMARKS

REVISIONS

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FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA
PROJECT NO: 2016.0341
DATE: 04/11/17
LANDSCAPE PLAN
L-8
SHEET: 15 OF 19
CHECKED: JB DRAWN: JB



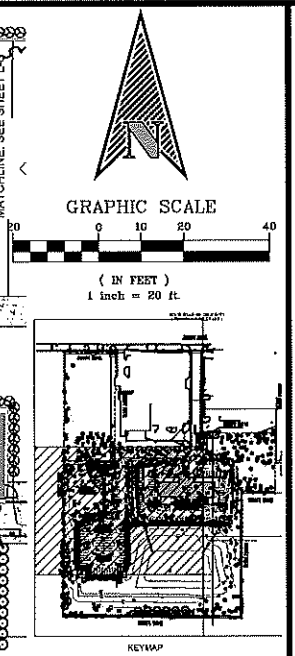
THREE (3) STORY
SELF STORAGE
20,244 SF
(60,732 SF TOTAL)
F.F.E. = 86.00

FAIRFIELD INN
4 STORY
12,897 SF

PLANT LEGEND

- | SHADE TREES | |
|-----------------------|---|
| QV | LIVE OAK - QUERCUS VIRGINIANA
4" CAL./6' SPRD./14' HT. |
| QVH | SWEET GUM - LIQUIDAMBAR STYRACIFLUA
4" CAL./6' SPRD./14' HT. |
| UA | ALLEE ELM - ULMUS AMERICANA
4" CAL./6' SPRD./14' HT. |
| JB | SOUTHERN RED CEDAR - JUNIPERUS SILICICOLA
3" CAL./5' SPRD./12' HT. |
| PE | PINUS ELLIOTTII - SLASH PINE
BALD CYPRESS - TAXODIUM DISTICHUM (AT LAKE EDGE)
3" CAL./5' SPRD./12' HT.
2" CAL./3' SPRD./10' HT. |
| MG | SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA
3" CAL./5' SPRD./12' HT. |
| UNDERSTORY TREE | |
| LL | LIGUSTRUM TREE - LIGUSTRUM LUCIDUM
3" CAL./6' SPRD./8' HT./MULTI-TRUNKED |
| SHRUBS / GROUND COVER | |
| U | GRAPE MYRTLE - LAGERSTROEMIA INDICA
3" CAL./6' SPRD./10' HT. |
| CS | BRODIE JUNIPER - JUNIPERUS SILICICOLA 'BRODIE'
3" CAL./2' SPRD./10' HT. |
| CA | DWARF WALTER'S VIBURNUM, SWEET VIBURNUM,
FAKAHATCHEE GRASS, AZALEA, BURFORD HOLLY,
PODOCARPUS, PINEAPPLE GUAVA, PHILODENDRON,
WILD COFFEE, MIRROR-LEAF 'VBA', FLORIDA ANISE,
CRINUM LILY, CARDBOARD PALM, SAGO PALM |
| PT | LIRIOPE, ASIAN JASMINE, INDIAN HAWTHORN,
BUGLE WEED, BULBINE, MONDO GRASS, JUNIPER,
ANNUALS - SIZES VARY |

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM.



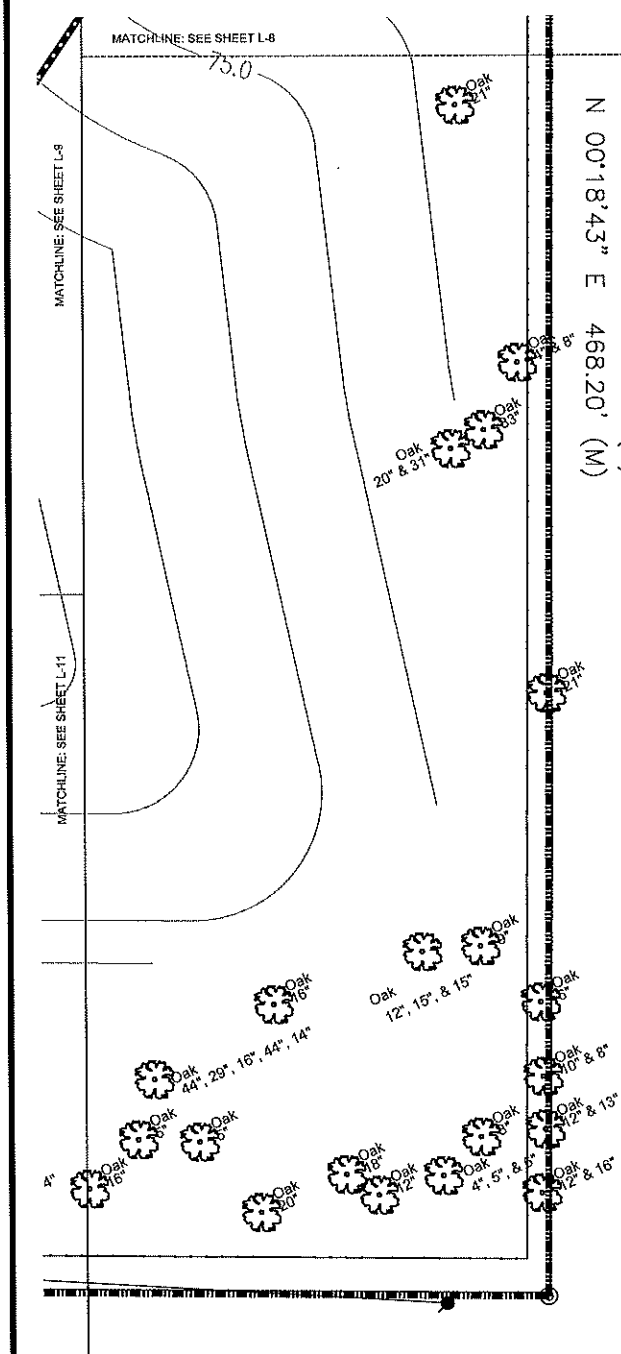
INTERPLAN
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PROJECT MANAGEMENT
AA 003420
CA 8660
604 COURTLAND STREET
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PH 407.645.5008
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DATE: 10/23/18
SEAL:

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FL Registration - LA 6667308

NO	DATE	REVISIONS
4	10/23/18	REVISION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	06/25/17	CITY COMMENTS
NO	DATE	REVISIONS

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FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOKA
FLORIDA
PROJECT NO: 2016.0341
DATE: 04/11/17
LANDSCAPE PLAN
L-9
SHEET: 18 OF 19
CHECKED: JB DRAWN: JB

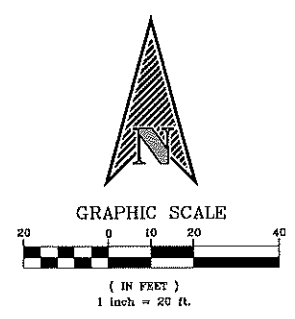


N 00°16'52" E 468.24' (P)
N 00°18'43" E 468.20' (M)

PLANT LEGEND

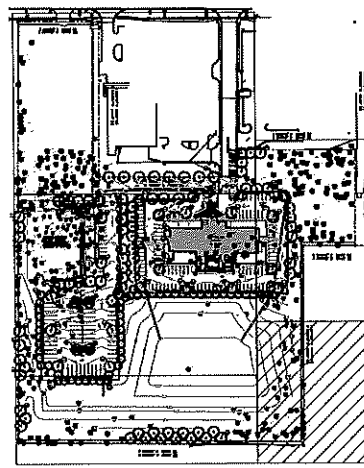
SHADE TREES	
QV	LIVE OAK - QUERCUS VIRGINIANA 4" CAL./6' SPRD./14' HT.
QVH	SWEET GUM - LIQUIDAMBAR STYRACIFLUA 4" CAL./6' SPRD./14' HT.
JA SB	ALLEE ELM - ULMAS AMERICANA 4" CAL./6' SPRD./14' HT.
JV	SOUTHERN RED CEDAR - JUNIPERUS SILICICOLA 3" CAL./5' SPRD./12' HT.
PE TD	PINUS ELLIOTTII - SLASH PINE BALD CYPRESS - TAXODIUM DISTICHUM (AT LAKE EDGE) 3" CAL./5' SPRD./12' HT. 2" CAL./3' SPRD./10' HT.
MG	SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA 3" CAL./5' SPRD./12' HT.
UNDERSTORY TREE	
LL	LIGUSTRUM TREE - LIGUSTRUM LUCIDUM 3" CAL./6' SPRD./8' HT./MULTI-TRUNKED
U	GRAPE MYRTLE - LAGERSTROEMIA INDICA 3" CAL./6' SPRD./10' HT.
CS	BRODIE JUNIPER - JUNIPERUS SILICICOLA 'BRODIE' 3" CAL./2' SPRD./10' HT.
SHRUBS / GROUND COVER	
CA ES PT MC VA CU VMS	DWARF WALTER'S VIBURNUM, SWEET VIBURNUM, FAKANHATCHEE GRASS, AZAELA, BURFORD HOLLY, PODOCARPUS, PINEAPPLE GUAVA, PHILODENDRON, WILD COFFEE, MIRROR-LEAF VIB., FLORIDA ANISE, CRINUM LILY, CARDBOARD PALM, SAGO PALM
	LIRIOPE, ASIAN JASMINE, INDIAN HAWTHORN, BUGLE WEED, BULBINE, MONDO GRASS, JUNIPER, ANNUALS - SIZES VARY

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM.



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PROJECT MANAGEMENT
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CA 8560
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ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124
DATE: 10/23/16
SEAL:

Jason P. Bridgewater
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FL Registration - LA 6687308

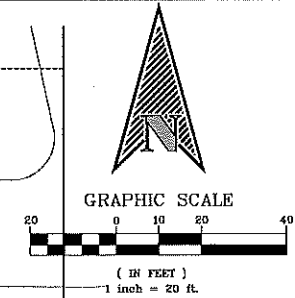
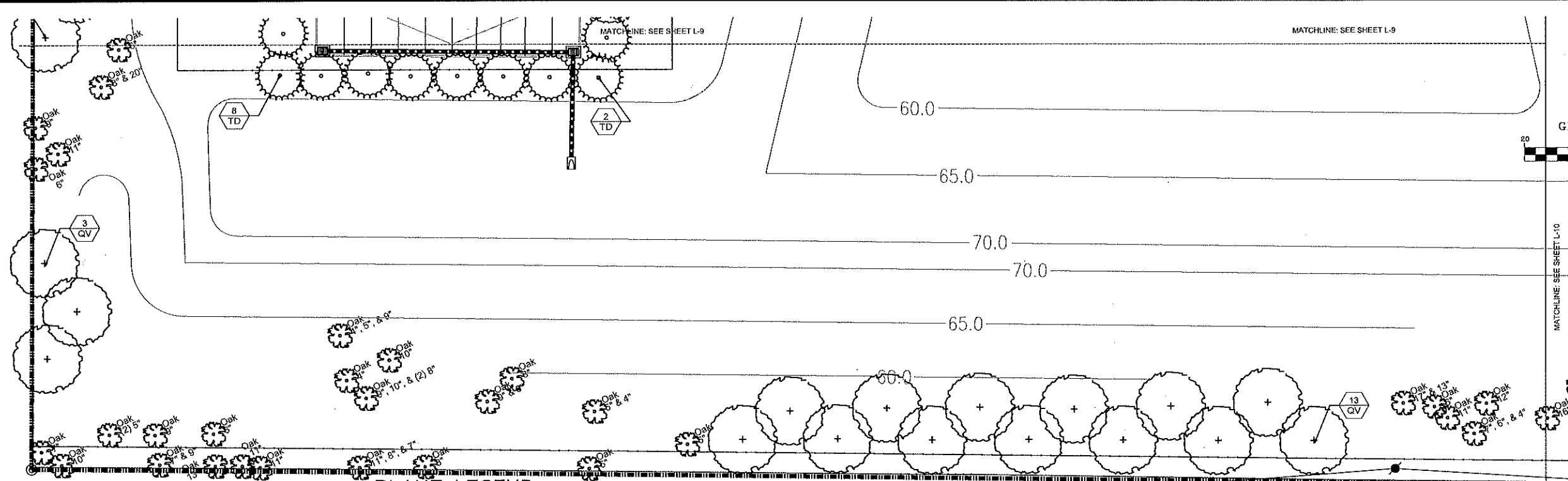


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NO	DATE	REVISIONS
4	10/23/16	IRRIGATION PLANS ADDED
3	06/09/16	CITY COMMENTS
2	01/12/16	CITY COMMENTS
1	09/23/17	CITY COMMENTS

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA
PROJECT NO: 2016.0341
DATE: 04/11/17
LANDSCAPE PLAN
L-10
SHEET: 17 OF 19
CHECKED: JB DRAWN: JB

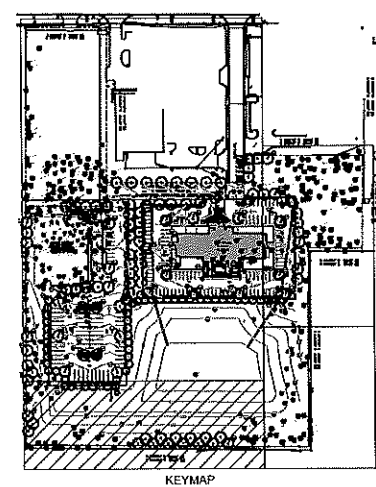
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PLANT LEGEND

SHADE TREES	
QV	LIVE OAK - QUERCUS VIRGINIANA 4" CAL./6" SPRD./14' HT.
QVH	SWEET GUM - LIQUIDAMBAR STYRACIFLUA 4" CAL./6" SPRD./14' HT.
JA SB	ALLEE ELM - ULMAS AMERICANA 4" CAL./6" SPRD./14' HT.
JV	SOUTHERN RED CEDAR - JUNIPERUS SILICICOLA 3" CAL./5" SPRD./12' HT.
PE TD	PINUS ELLIOTTII - SLASH PINE BALD CYPRESS - TAXODIUM DISTICHUM (AT LAKE EDGE) 3" CAL./5" SPRD./12' HT. 2" CAL./3" SPRD./10' HT.
MG	SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA 3" CAL./5" SPRD./12' HT.
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LL	LIGUSTRUM TREE - LIGUSTRUM LUCIDUM 3" CAL./6" SPRD./8' HT./MULTI-TRUNKED
LI	CRAPE MYRTLE - LAGERSTROEMIA INDICA 3" CAL./6" SPRD./10' HT.
CS	BRODIE JUNIPER - JUNIPERUS SILICICOLA 'BRODIE' 3" CAL./2" SPRD./10' HT.
SHRUBS / GROUND COVER	
CA ES PT MC VA CU YVS	DWARF WALTER'S VIBURNUM, SWEET VIBURNUM, FAKAHATCHEE GRASS, AZAELA, BURFORD HOLLY, PODOCARPUS, PINEAPPLE GUAVA, PHILODENDRON, WILD COFFEE, MIRROR-LEAF VIB., FLORIDA ANISE, CRINUM LILY, CARDBOARD PALM, SAGO PALM, LIRIOPE, ASIAN JASMINE, INDIAN HAWTHORN, BUCLE WOOD, BULBINE, MONDO GRASS, JUNIPER, ANNUALS - SIZES VARY

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM.



S 89°26'57" E 668.58' (P)
N 89°22'09" W 669.00' (M)

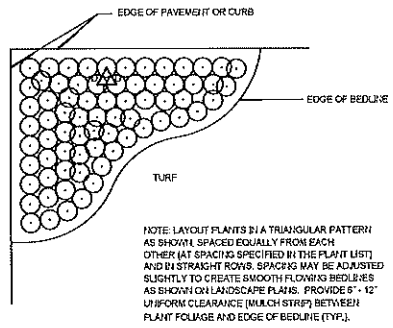
INTERPLAN
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PROJECT MANAGEMENT
AA 003420
CA 8660
604 COURTLAND STREET
SUITE 100
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PH 407.645.5008
FX 407.629.9124
DATE: 10/23/18
SEAL:

Jason P. Bridgewater
Registered Landscape Architect
FL Registration -LA 6667308

NO	DATE	REMARKS
4	10/23/18	IRRIGATION PLANS ADDED
3	06/03/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	05/25/17	CITY COMMENTS

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LC# 26000569
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FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA
PROJECT NO: 2016.0341
DATE: 04/11/17
LANDSCAPE PLAN
L-11
SHEET 18 OF 19
CHECKED: JB DRAWN: JB



SHRUB/GROUNDCOVER SPACING DETAIL
NOT TO SCALE

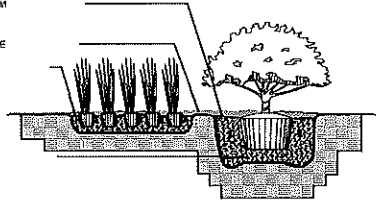
PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL/2 TABLETS: 1 GAL/1 TABLET.

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

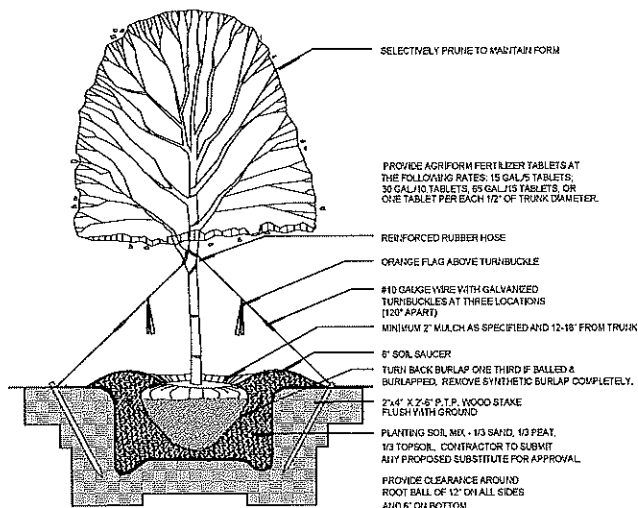
2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

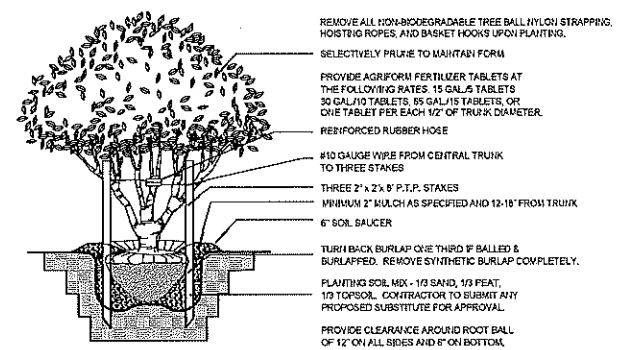
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.



SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



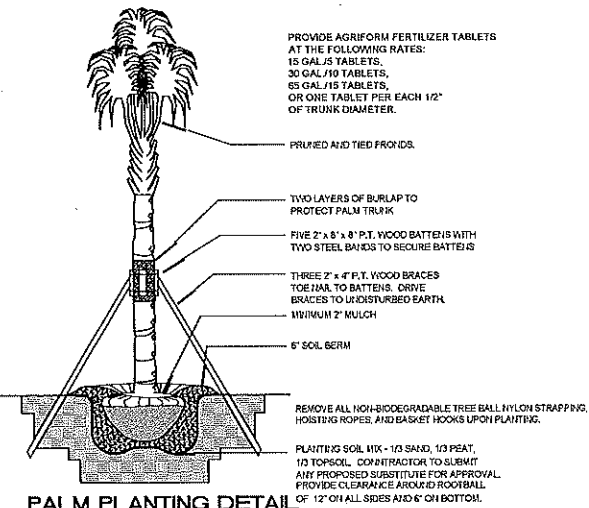
MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

- LANDSCAPE PLANTING NOTES:**
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
 2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
 3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
 4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
 5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
 6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
 7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
 8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
 9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
 10. CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

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

NOTE: LANDSCAPING AND IRRIGATION PLANS SHALL BE IN ACCORDANCE WITH LDC ARTICLE V, WATER-WISE ORDINANCE NO. 2009.

NOTE: IRRIGATION SYSTEMS ARE TO BE DESIGNED WITH POP-UP TYPE DEVICES ONLY. RISERS ARE NOT ALLOWED. NOTE ON THE IRRIGATION PLAN (LARGE FONT): IRRIGATION RISERS ARE NOT ALLOWED.



PALM PLANTING DETAIL
NOT TO SCALE

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FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE PLAN

L-12
SHEET 12 OF 19
CHECKED: JB DRAWN: JB

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 033420
CA 8690

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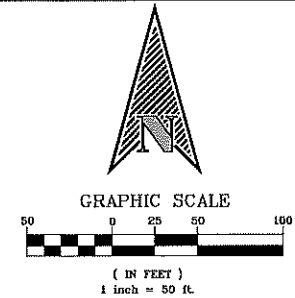
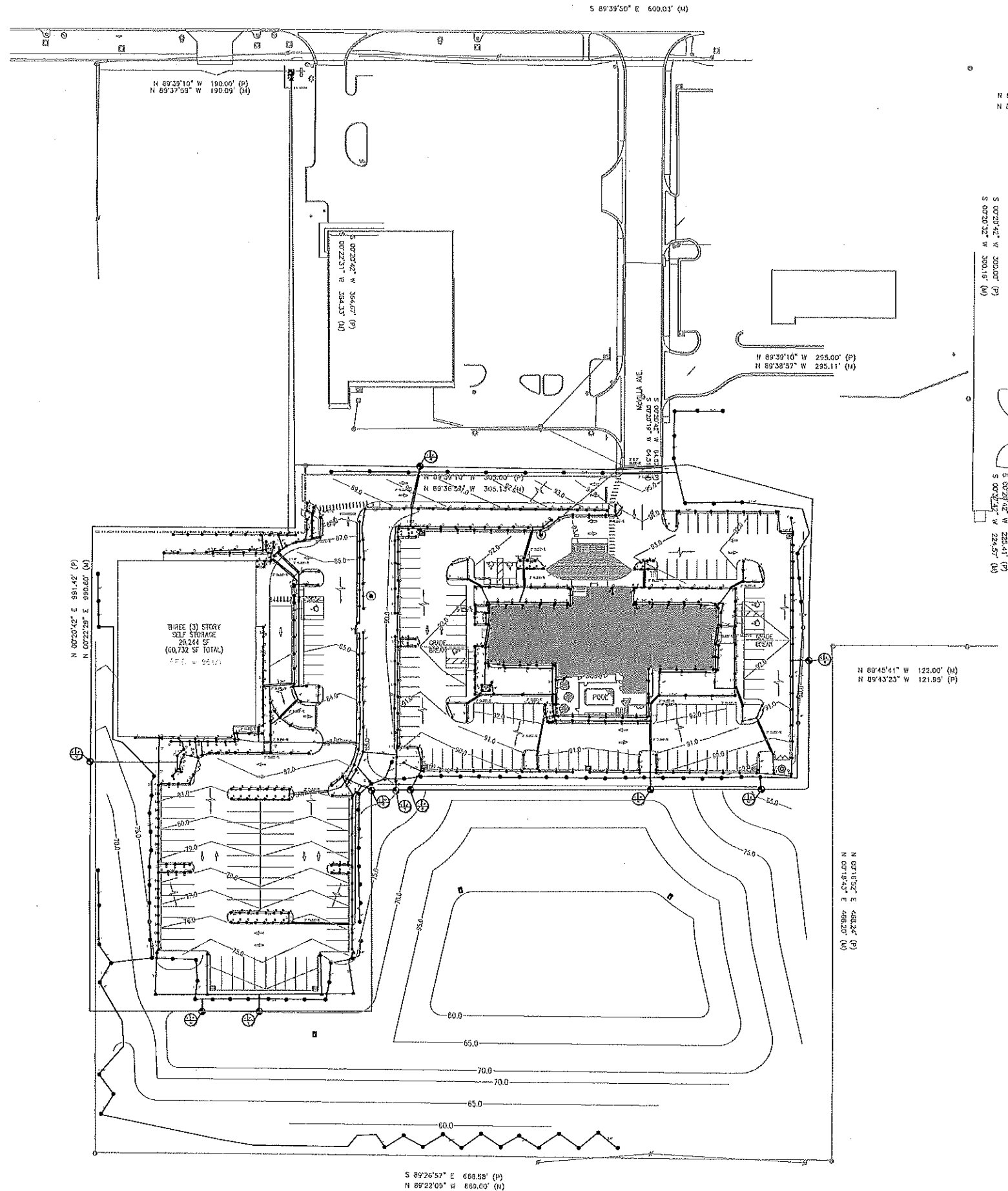
DATE: 10/23/18
SEAL:

REGISTERED LANDSCAPE ARCHITECT
STATE OF
FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL Registration -LA 6667305

NO.	DATE	REVISIONS
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS
NO	DATE	REMARKS

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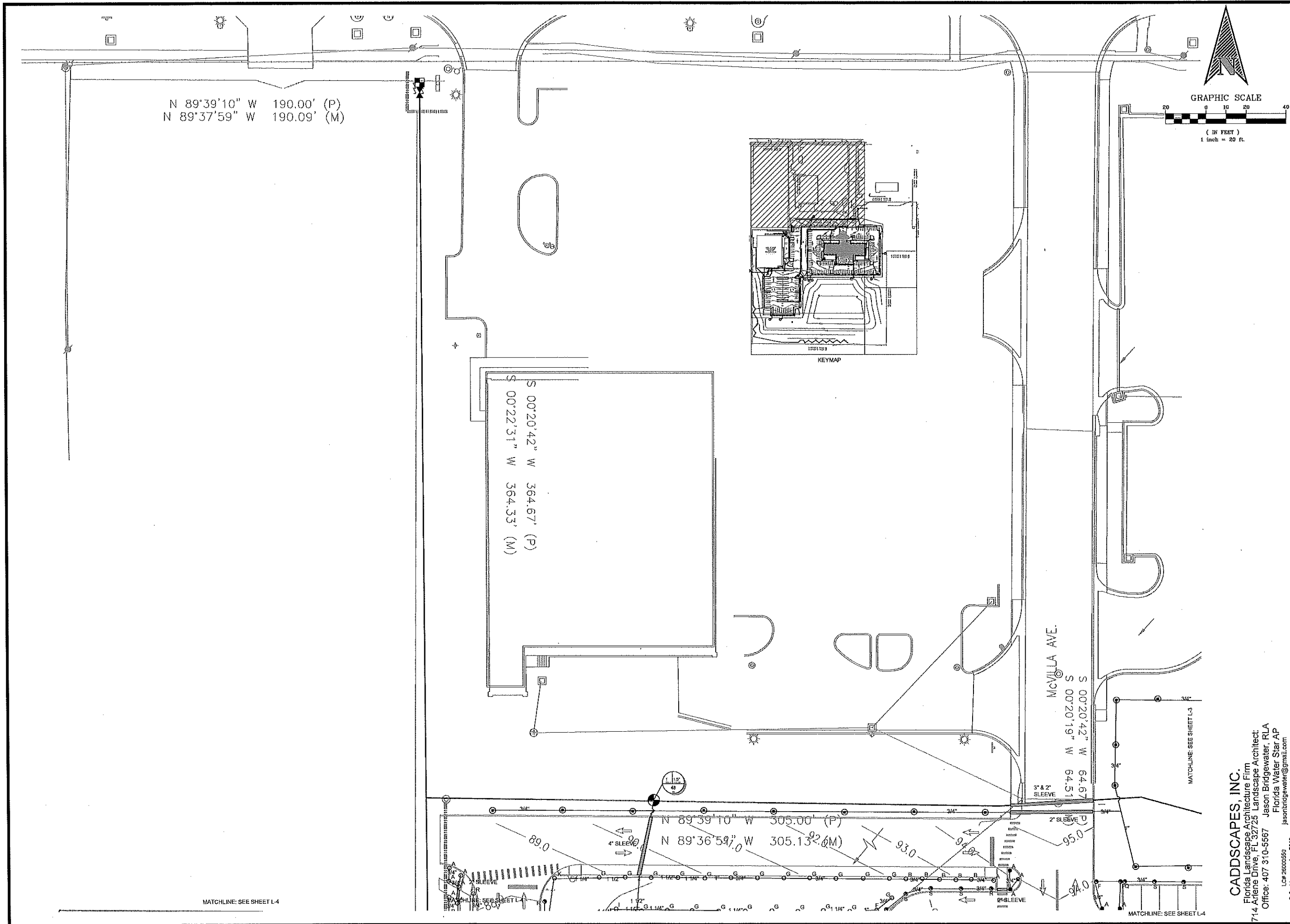
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 Jason P. Bridgewater
 Registered Landscape Architect
 FL Registration -LA 5667308

4 10/23/18 IRRIGATION PLANS ADDED
 3 04/08/18 CITY COMMENTS
 2 01/12/18 CITY COMMENTS
 1 09/25/17 CITY COMMENTS
 NO DATE REMARKS

REVISIONS

FARISH ENTERPRISES
 1616 EAST SEMORAN BOULEVARD
 APOPKA
 FLORIDA
 PROJECT NO: 2016.0341
 DATE: 04/11/17
 OVERALL IRRIGATION PLAN
L-13
 SHEET 13 OF 19
 CHECKED: JB DRAWN: JB



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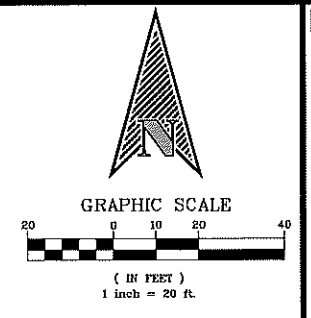
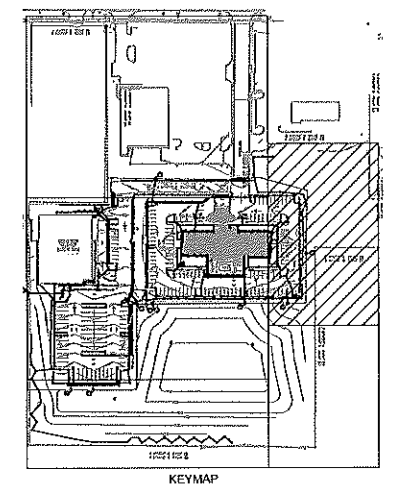
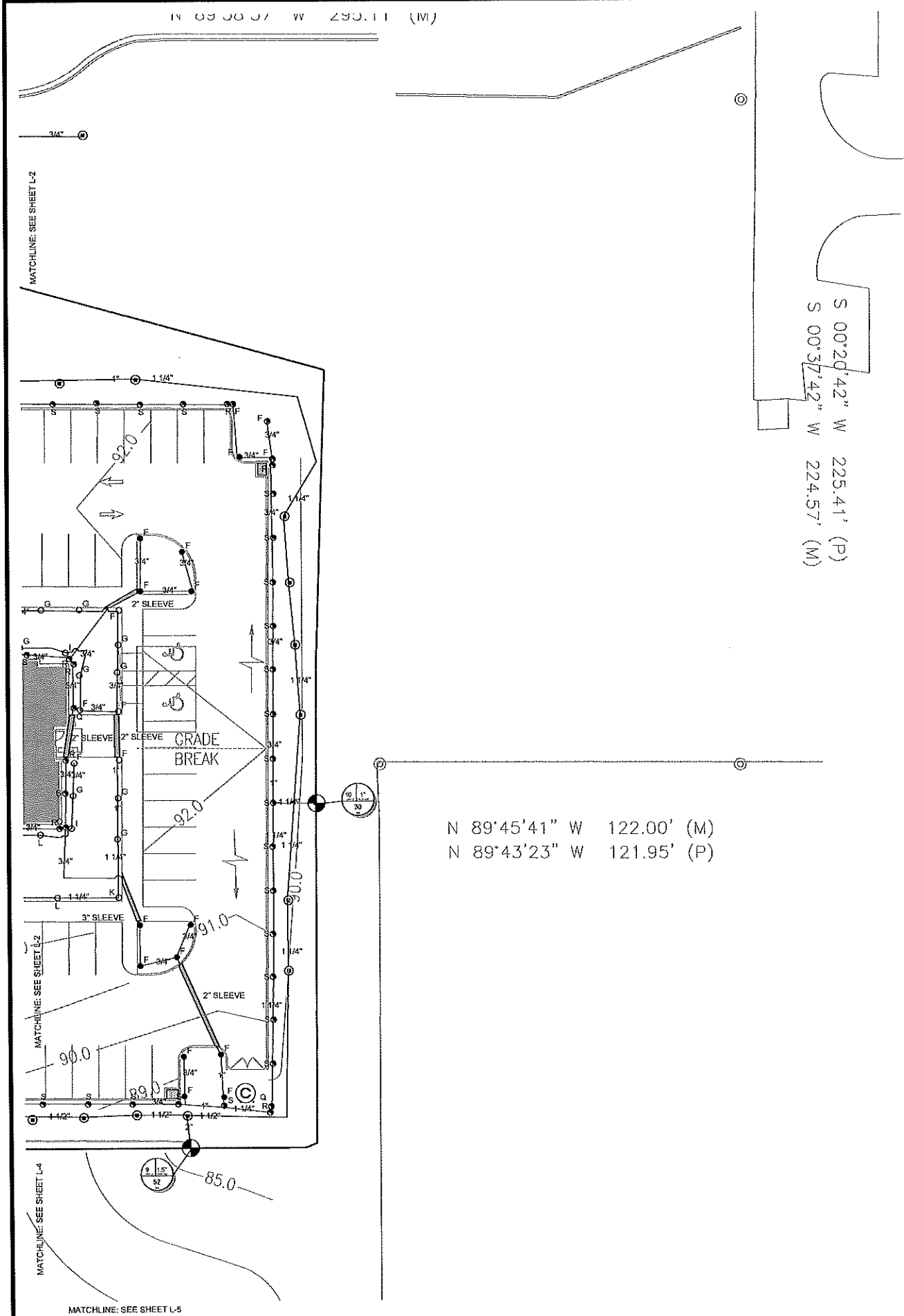
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3	05/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS
NO	DATE	REMARKS

REVISIONS

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FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
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FLORIDA
PROJECT NO: 2016.0341
DATE: 04/11/17
IRRIGATION PLAN
L-14
SHEET 14 OF 19
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DATE: 10/23/18
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NO.	DATE	REVISIONS
4	10/23/18	REVISIONS PLANS ADDED
3	08/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS
NO	DATE	REVISIONS

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FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
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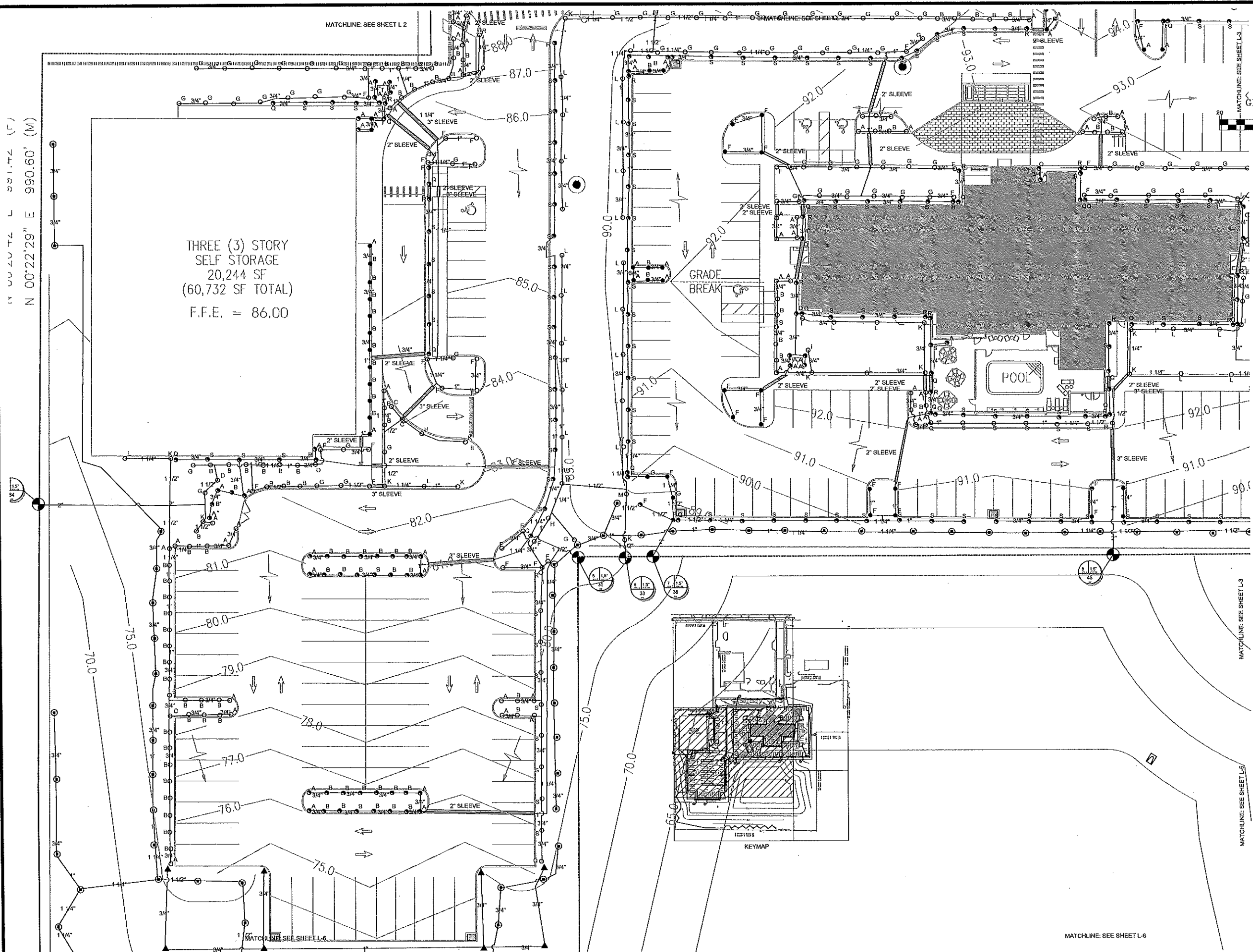
PROJECT NO: 2016.0341
DATE: 04/11/17

IRRIGATION PLAN

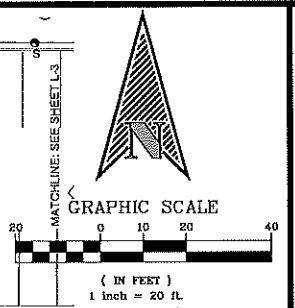
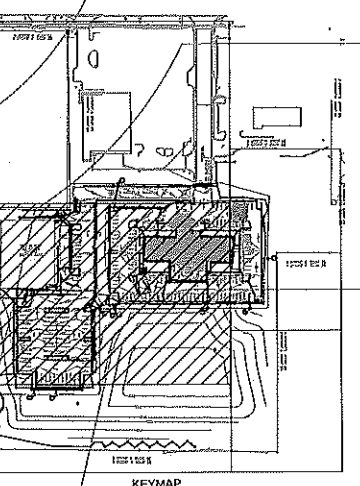
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SHEET: 15 OF 19
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THREE (3) STORY
SELF STORAGE
20,244 SF
(60,732 SF TOTAL)
F.F.E. = 86.00



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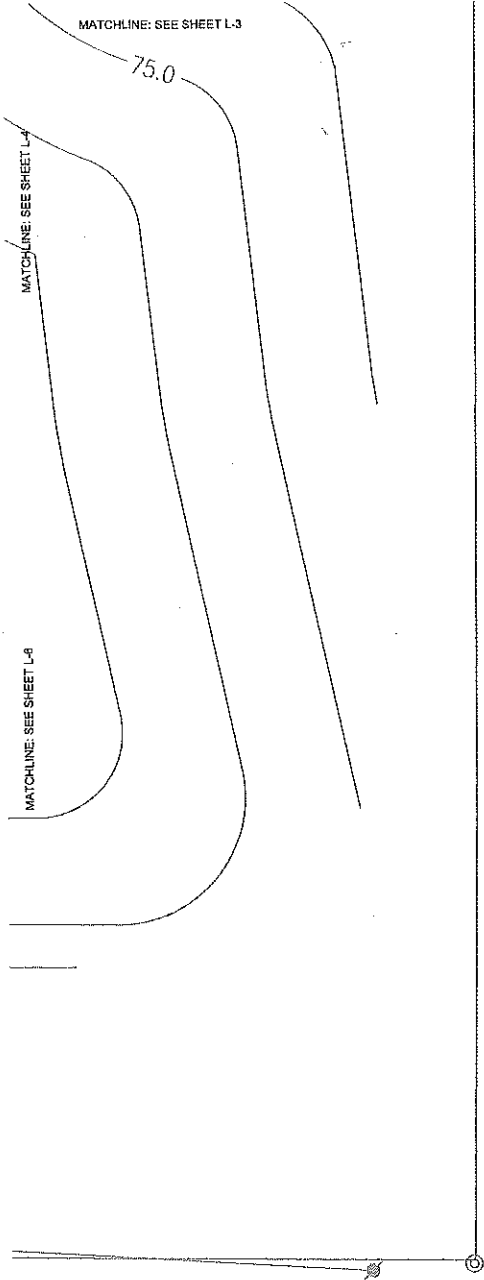
NO.	DATE	REVISIONS
4	10/23/18	IRRIGATION PLANS ADDED
3	04/08/18	CITY COMMENTS
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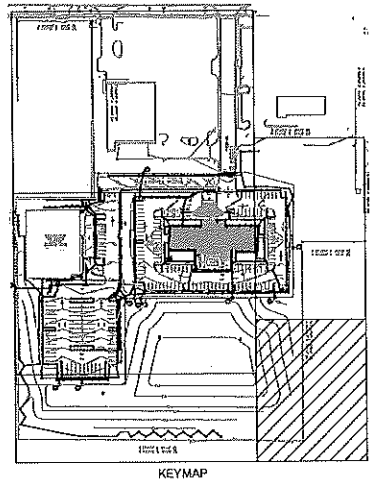
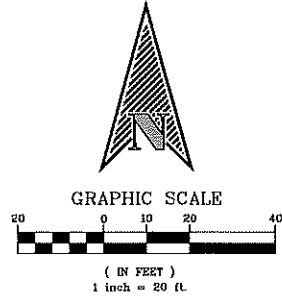
FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

IRRIGATION PLAN
L-16
SHEET: 16 OF 19
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N 00°16'52" E 468.24' (P)
N 00°18'43" E 468.20' (M)



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FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
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PROJECT NO: 2015.0341
DATE: 04/11/17

IRRIGATION PLAN

L-17
SHEET: 17 OF 19

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DATE: 10/23/18
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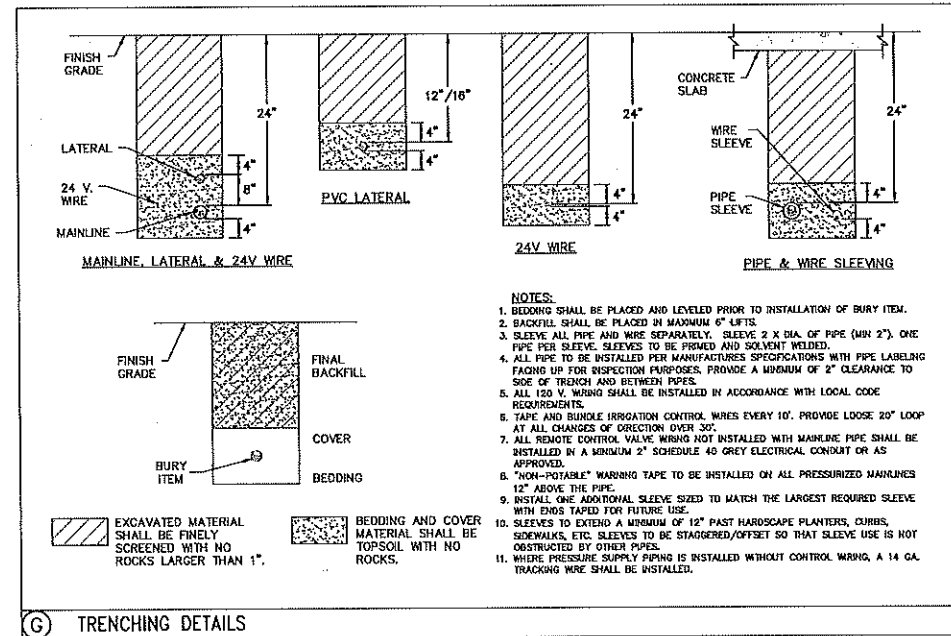
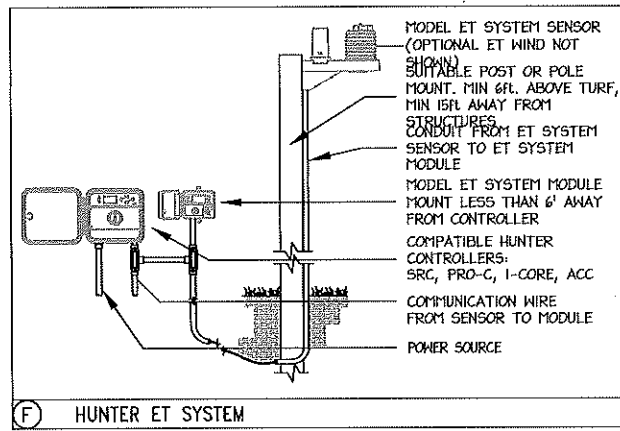
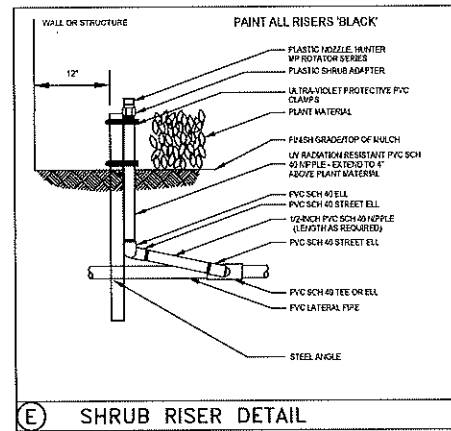
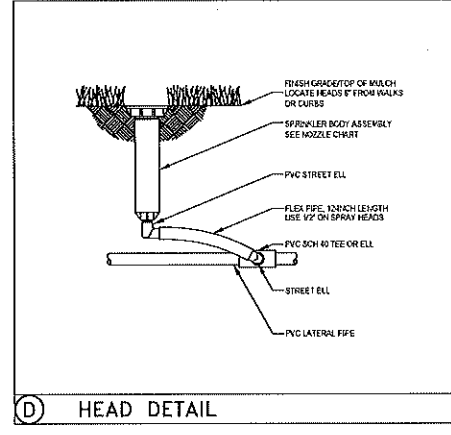
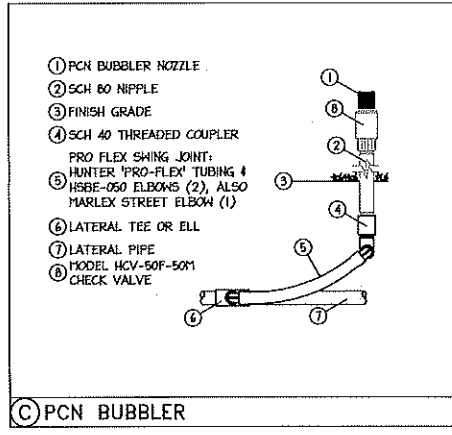
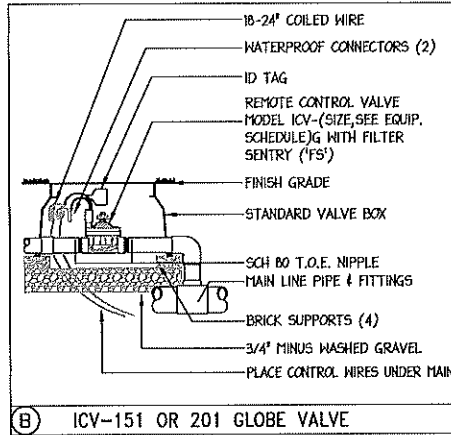
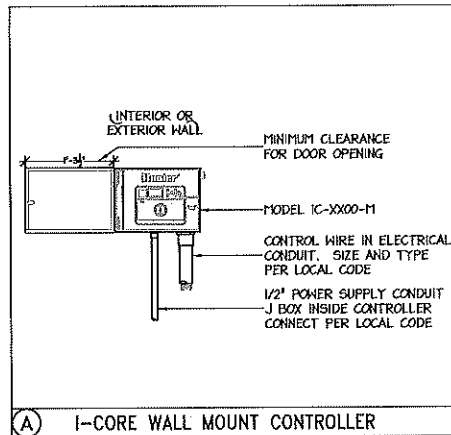


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NO.	DATE	REVISIONS
4	10/23/18	IRRIGATION PLANS ADDED
3	04/09/18	CITY COMMENTS
2	01/19/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

IRRIGATION DETAILS



SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	160° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURCOUISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
BUBBLERS AND MICRO-SPRAYS	S	BROWN	5'x30' SIDE STRIP	.44
	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.18
	X	MS-F	360° 6' RADIUS	.50

IRRIGATION NOTES

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) ALL RISERS SHALL BE PAINTED BLACK.
- 7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- 8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- 9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- 13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- 14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- 17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- 18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
⊙	0.50 GPM BUBBLER (2 PER TREE)	204
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 WMP2000 NOZZLES	285
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 WMP2000 NOZZLES	59
⦿	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	225
▲	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS - PART RADIUS	8
⬆	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS - FULL RADIUS	0
⦿	HUNTER ICV SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR	2
⦿	HUNTER ICV SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR	8
⊙	HUNTER ICC 12 STATION CONTROLLER, 120VOLT. INSTALL WITH A ET SENSOR AND BY-PASS BOX. GROUND WITH AN 8' COPPER CLAD ROD.	1
⊠	1.5" POTABLE IRRIGATION METER TO PROVIDE 55 GPM AT 50 PSI	1
⌵	1.5" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
—	LATERAL LINE SIZE PER PLAN	SEE PLAN
—	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
—	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN
—	IRRIGATION TO CONNECT TO RE-USE. ALL PIPING AND COMPONENTS TO USE PURPLE	

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INTERPLAN

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DATE: 10/23/18
SEAL:



Jason P. Bridgewater
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REVISIONS
4 10/23/18 IRRIGATION PLANS ADDED
3 06/08/18 CITY COMMENTS
2 01/12/18 CITY COMMENTS
1 05/25/17 CITY COMMENTS
NO DATE REMARKS

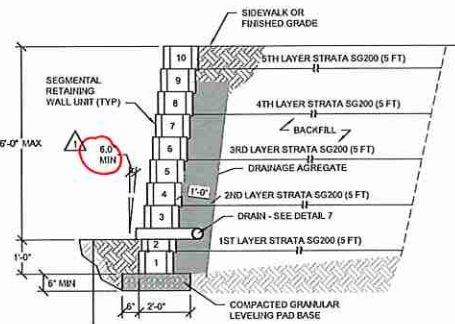
FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

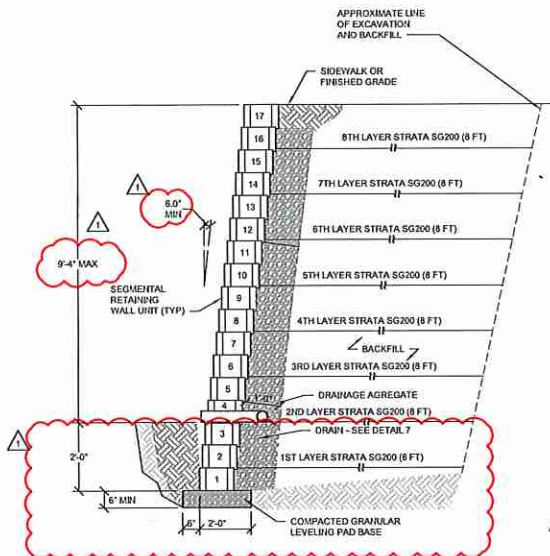
PROJECT NO: 2016.0341
DATE: 04/11/17

IRRIGATION DETAILS
L-19
SHEET 18 OF 19
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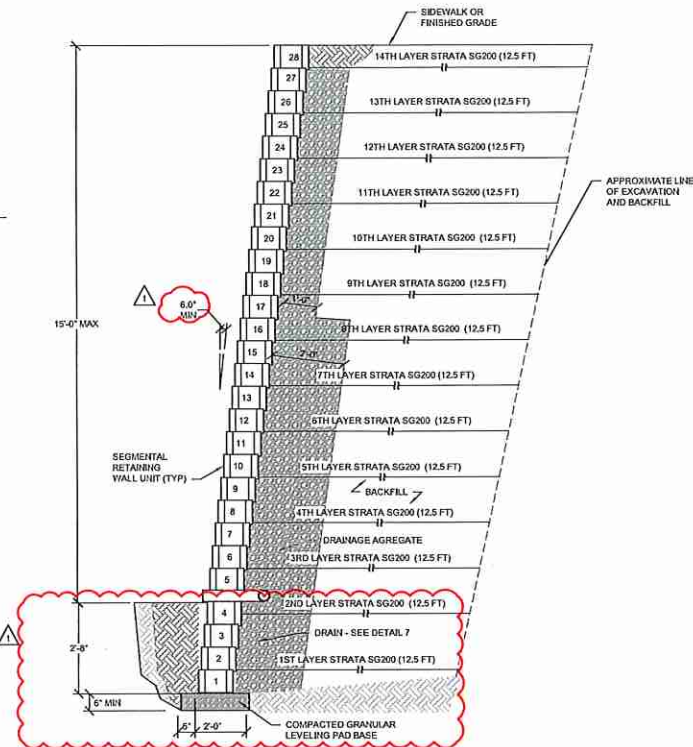
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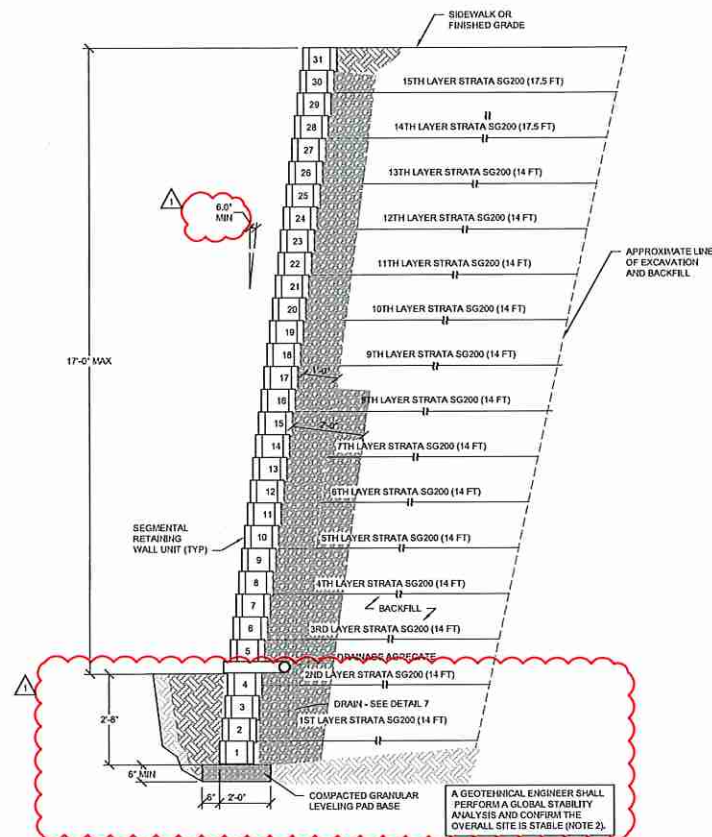
SEGMENTAL RETAINING WALL SECTION TO 6'-0" HEIGHT MAX



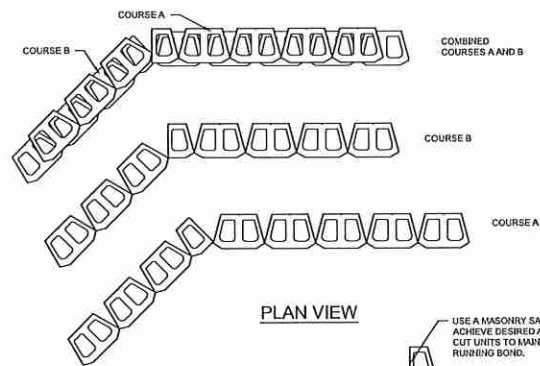
SEGMENTAL RETAINING WALL SECTION TO 9'-4" HEIGHT MAX



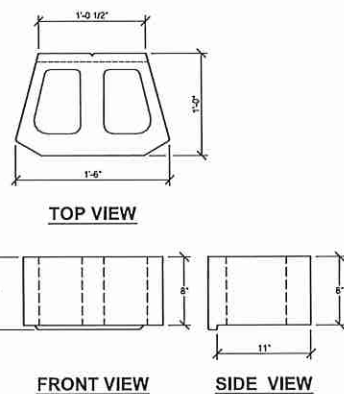
SEGMENTAL RETAINING WALL SECTION TO 15'-0" HEIGHT MAX



SEGMENTAL RETAINING WALL SECTION TO 17'-0" HEIGHT MAX



PLAN VIEW

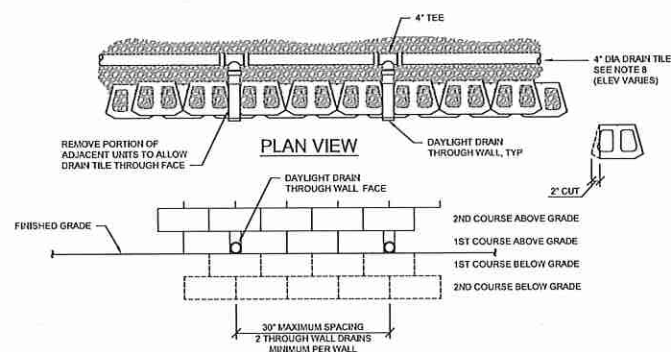


TOP VIEW

FRONT VIEW

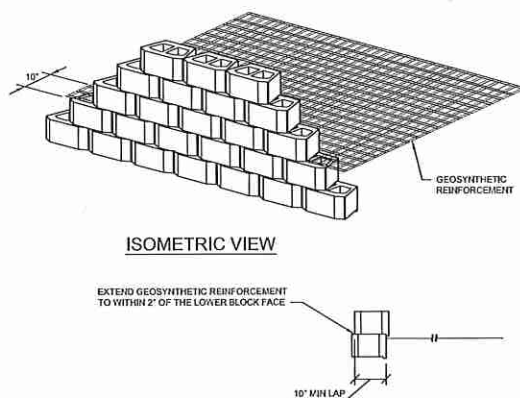
SIDE VIEW

TYPICAL UNIT DIMENSIONS



PLAN VIEW

ELEVATION VIEW



ISOMETRIC VIEW

TYP GEOSYNTHETIC LAP DETAIL

GENERAL NOTES:

1. WALL DESIGN IS IN ACCORDANCE WITH THE 2017 FBC, REF CIVIL DIVS FOR WALL LOCATION, WALL EXTENTS, GRADE ELEVATIONS AND OTHER DETAILS.
2. WALL DESIGN IS BASED UPON GEOTECHNICAL STUDY BY MKE TANKOUS ENGINEERING INCORPORATED DATE PROJECT R17-115 DATED APRIL 28, 2017. VALUES LISTED BELOW SHALL BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. A GEOTECHNICAL ENGINEER SHALL PERFORM A GLOBAL STABILITY ANALYSIS FOR THIS SITE WALL AND CONFIRM THE OVERALL SITE IS STABLE.
3. ALLOWABLE BEARING PRESSURE = 3000 PSF
4. SOIL ANGLE OF INTERNAL FRICTION = 30°
5. WALL DESIGN INCLUDES A 250 PSF SURCHARGE ON THE SOIL 16'-0" FROM THE WALL.
6. SEGMENTAL WALL DESIGN ASSUMES AB CLASSIC UNITS BY ALLEN BLOCK. ANY CHANGE TO UNITS OR SUPPLIER WILL REQUIRE REDSIGN OF THE WALL.
7. PROVIDE GEOSYNTHETIC REINFORCEMENT AS NOTED ON THE DRAWINGS.
8. LEVELING PAD BASE SHALL BE COMPACTED CRUSHED STONE OF GRANULAR FILL MEETING ASTM D448 AND PER GEOTECHNICAL RECOMMENDATIONS.
9. ALL FILL SHALL BE PROVIDED PER GEOTECHNICAL AND SEGMENTAL UNIT MANUFACTURER RECOMMENDATIONS. FILL SOIL SHALL HAVE FRICTION ANGLE OF 30 DEGREES AND UNIT WEIGHT OF 110 PCF.
10. DRAINAGE PIPE SHALL BE PROVIDED BEHIND WALL AS SHOWN. PIPE SHALL BE PERFORATED OR SLOTTED PVC. COVER THE PIPE WITH GEOTEXTILE FABRIC.
11. INSTALLATION SHALL COMPLY WITH NCHA SEGMENTAL RETAINING WALL INSTALLATION GUIDE AND MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL BE A CERTIFIED INSTALLER (BY UNIT MANUFACTURER OR NCHA).

SOIL FRICTION ANGLE:	30/36 DEGREES
SOIL UNIT WEIGHT:	110 PCF
COHESION:	NONE
SEISMIC DESIGN:	NONE
BLOCK TYPE:	AB CLASSIC
GRID TYPE:	STRATA SG 200

INTERPLAN

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 92509

604 CORTLAND STREET
SUITE 100
ORLANDO, FL 32834
PH 407.645.5003
FX 407.629.9124

SEAL:



CONSULTANT:

BRITT, PETERS
ASSOCIATES
P.C.
CONSULTING ENGINEERS
999 WATERSIDE
DRIVE SUITE
NORFOLK 2208 23510
PH 757.965.5710
BPA# 170151
FL CO# 27497

11/07/18 REVISION 1
NO DATE REMARKS
REVISIONS

FAIRFIELD
TRAIN & TRUCKS
MARTIN
SR 436 & McVillo
Ave. Apopka, FL

PROJECT NQ017.0023
DATE: 08-07-18

SW - 1.0
SEGMENTAL WALL PLAN

CHECKED:WBU DRAWN: JHU

LEGEND

- W/DOOR TAG
FINISH TAG
KEY NOTE

GENERAL NOTES

1. O.C. TO CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.

KEY NOTES

1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
3. CHANNEL LETTER SIGNAGE ON SIDES OF BUILDING
4. ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIVISIONS
5. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING
6. SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS
7. ROOF SHADE CANOPY. SEE SHEET A202 FOR DETAILS
8. WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM. SEE WINDOW SCHEDULE
9. CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE SIGNAGE MANUAL - EXTERIOR SIGNAGE PACKAGE FOR RECOMMENDATIONS
10. PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.
11. RAISE/LOWER OVERFLOW LOCATION

EXTERIOR FINISH KEY

- EF1 REAR ESCAPEMENT ACCENT EFPS FINISH
EF2 DARK EFPS FINISH COLOR
EF3 ACCENT EFPS COLOR
EF4 DARK EFPS FINISH COLOR - TEXTURED
EF5 STAIR TOWER EFPS COLOR
EF6 MAIN BUILDING EFPS COLOR
EF7 ACCENT EFPS COLOR
EF8 CULTURED STONE
EF9 COPING
EF10 EXTERIOR ACCENT FINISH AT RAISE/SCREEN
EF11 SOLID PREPARED BOARD SIGNING
EF12 CEMENT BOARD SIGNING (OPTIONAL)
PT1 PAINT COLOR - ALUM. ROOF SHADE, CANOPY & OTHER METAL COPINGS, FASCIA, ETC.

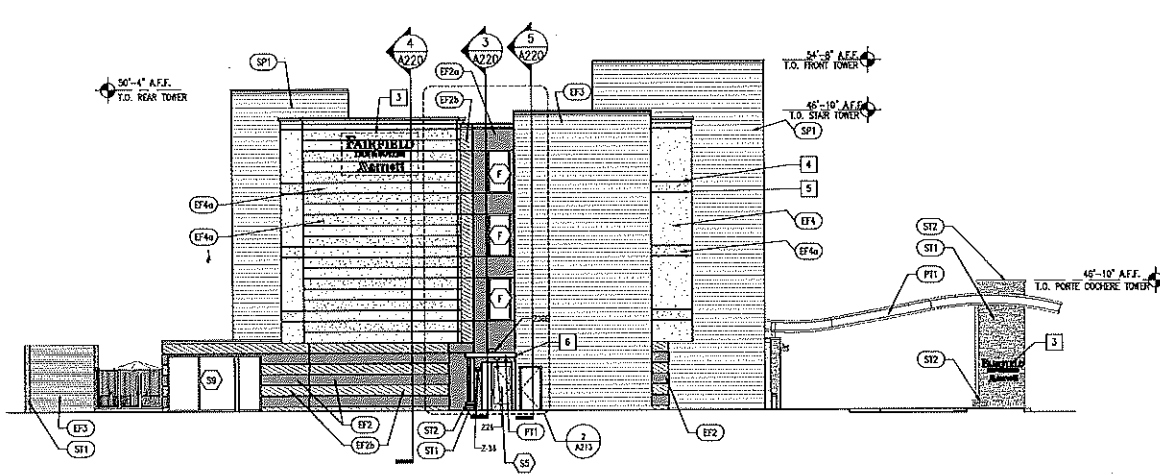
NO DATE REVISIONS
REVISIONS

FAIRFIELD
INN & SUITES
Mariott

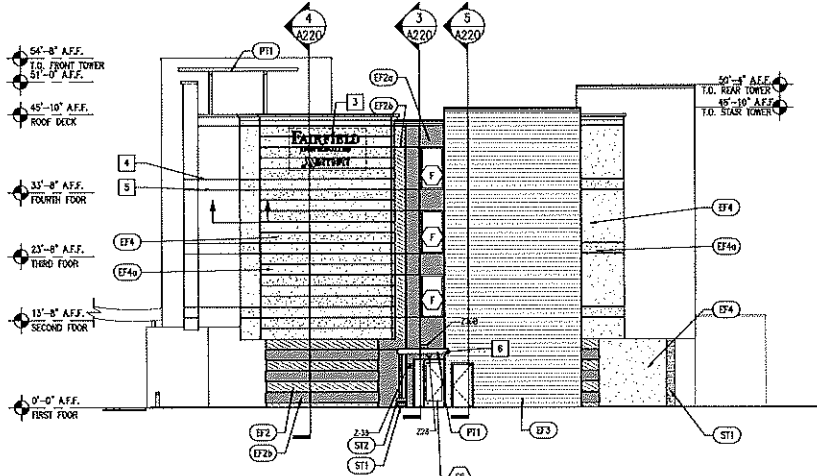
SR 436 & McVie Ave
Apopka, FL

PROJECT NO: 2017.0023
DATE: 07/10/2017

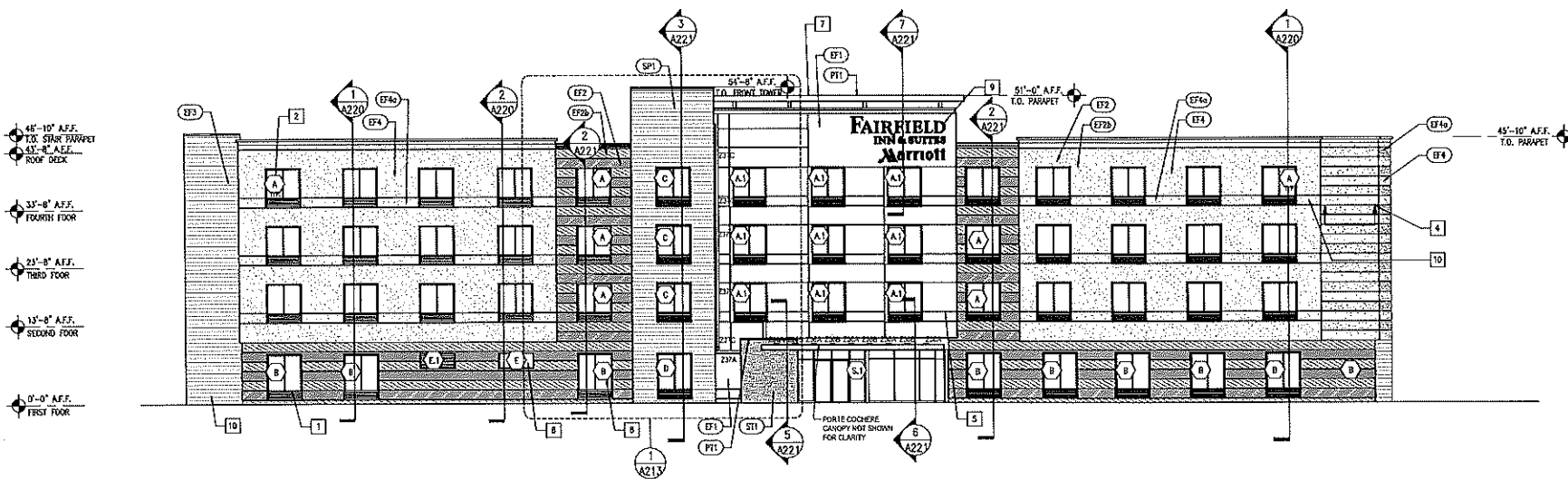
A211
EXTERIOR ELEVATIONS
SHEET 25 OF 30
CHECKED: JAM DRAWAY, HS



3 LEFT SIDE EXTERIOR ELEVATION 3/32" = 1'-0"



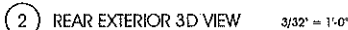
2 RIGHT SIDE EXTERIOR ELEVATION 3/32" = 1'-0"



1 FRONT EXTERIOR ELEVATION 3/32" = 1'-0"

Note: All substitutions for points where allowed are to be approved by Standard

① REAR EXTERIOR ELEVATION $3/32" = 1'-0"$



	WINDOW
	FLASH TA
	KEY NOTE

1. G.C. TO CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER

1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
3. COVERED SUNSHADE, WAPES CANTILEVERED LUMINAIDE
4. ALIGN AND COORDINATE DETAILS ALONG FACE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS
5. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING
6. PLACED OVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME

	E71	PEARLSEGGENT ACCENT EFS FINISH
	E72	DARK EFS FINISH COLOR
	E76	ACCENT EFS COLOR
	E73	DARK EFS FINISH COLOR - TEXTURED
	E75	STAR TONER EFS COLOR
	E74	MASH BUILD EFS COLOR
	E70	ACCENT EFS COLOR
	E66	CULTURED STONE
	SP2	COPYING
	SP1	EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PNEUMATIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
	P71	PAINT COLOR - ALULA ROOF SHADE COUNTRY & OTHER METAL COPINGS, FLASHINGS ETC.

THIS DOCUMENT IS NOT FOR CONSTRUCTION
UNLESS THE ARCHITECT OR ENGINEER
INDICATES OTHERWISE BY A NOTE OR SIGNATURE

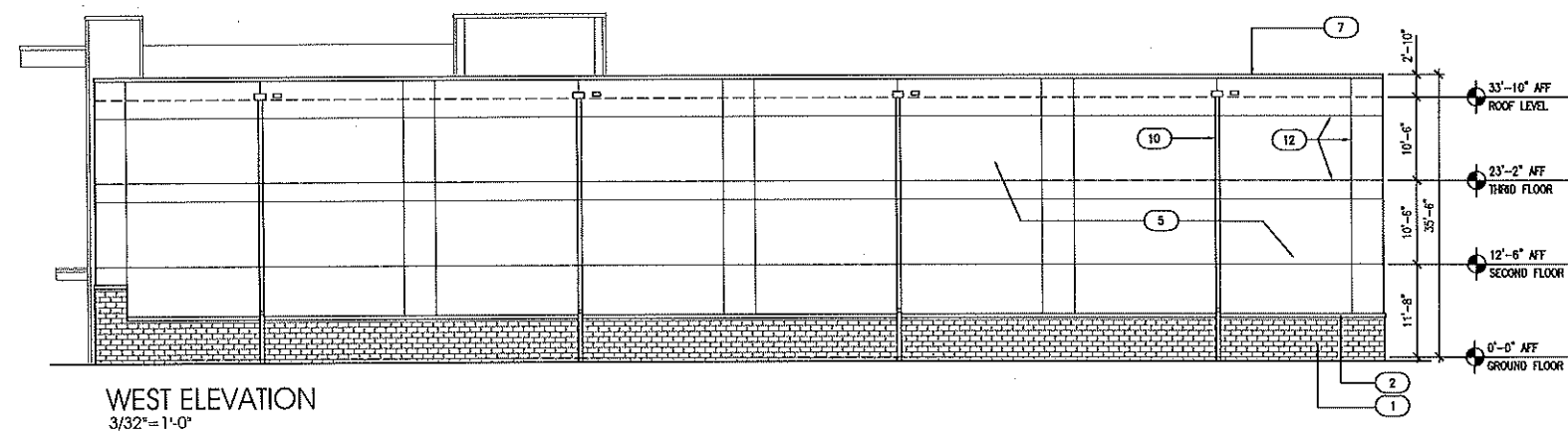
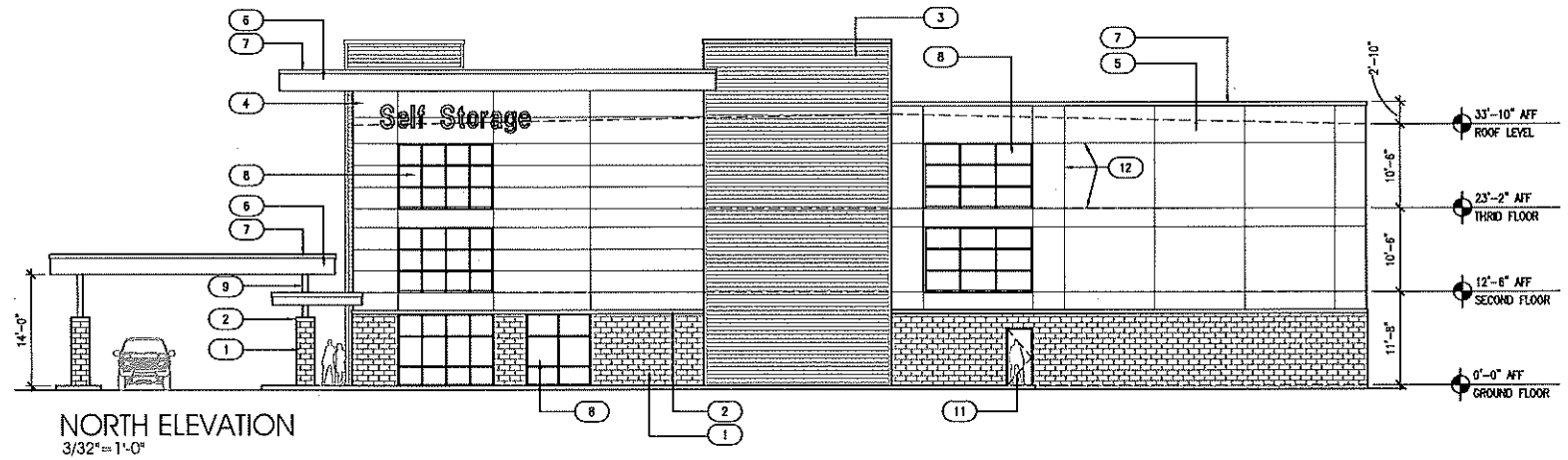
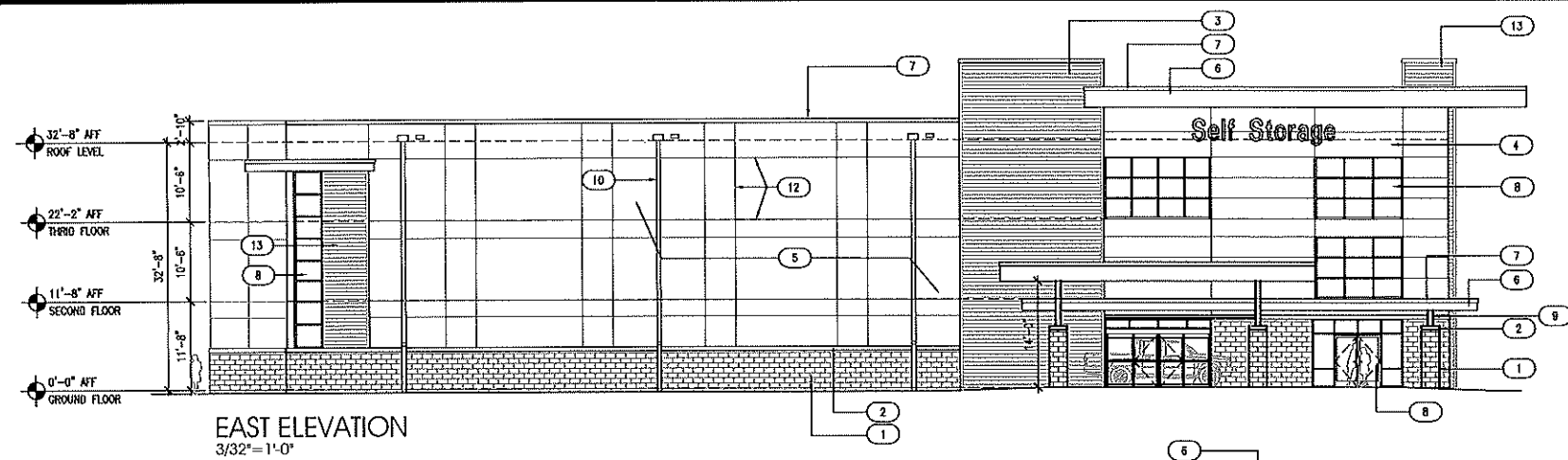
NO DATE FEBRUARY
 DRAGON

FAIRFIELD
INN & SUITES[®]
Marriott.
SR 436 & McVida Ave
Apopka, FL

PROJECT NO: 2017.0023
DATE: 07/10/2017

A212
EXTERIOR ELEVATION
SHEET 26 OF 30

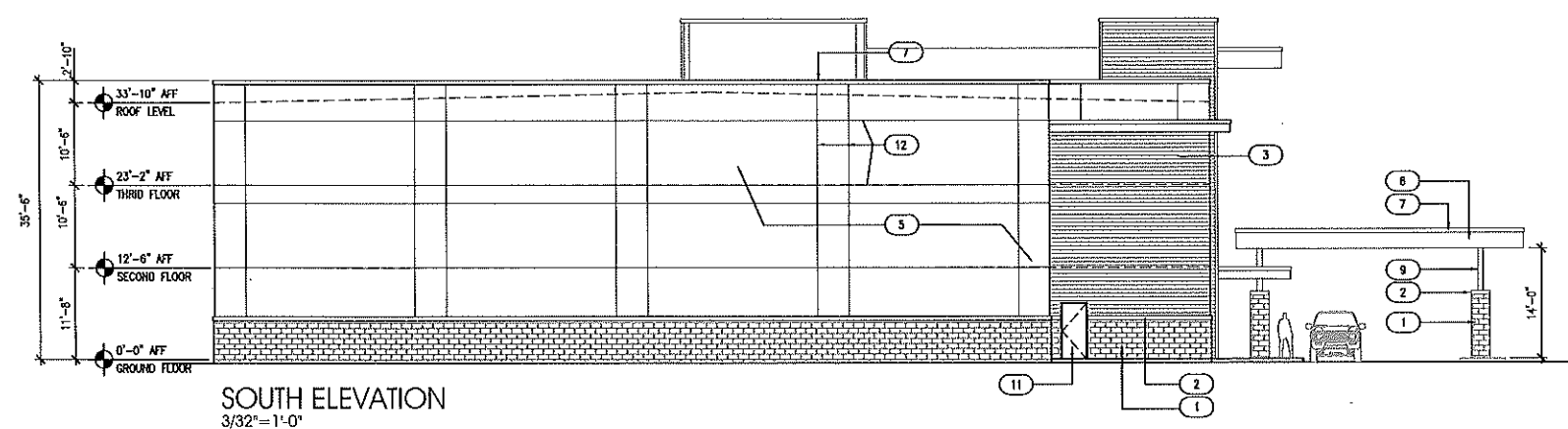
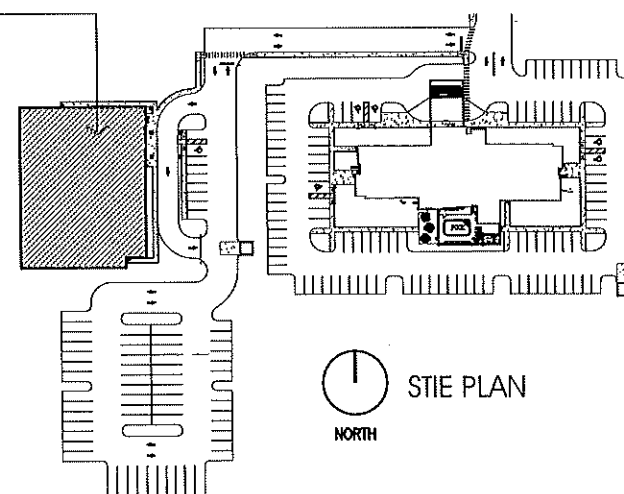
CHECKED: JAM DOWNE



KEY	MATERIAL	FINISH/COLORS	COMMENTS
1	CONCRETE BLOCK WITH PAINT FINISH	SHERWIN WILLIAMS: BLACK FOX 7828	BLACKISH
2	EIPS BAND	SHERWIN WILLIAMS: EIDER WHITE 7814	OFF-WHITE
3	METAL SIDING	SHERWIN WILLIAMS: FLYWAY 6794	BLUE
4	EIPS WALL FINISH	SHERWIN WILLIAMS: ESSENTIAL GRAY 6892	GRAY
5	EIPS WALL FINISH	SHERWIN WILLIAMS: EIDER WHITE 7814	OFF-WHITE
6	EIPS ACENT BANDING AND CANOPY FINISH	SHERWIN WILLIAMS: DARK ROOM 7883	BLACK
7	METAL COPING	SHERWIN WILLIAMS: GAUNTLET GRAY 7819	GRAY
8	ALUMINUM STOREFRONT	DARK BRONZE	DARK BRONZE
9	STEEL COLUMN	DARK BRONZE	GRAY
18	METAL DOWN SPOUTS	SHERWIN WILLIAMS: GAUNTLET GRAY 7819	GRAY
11	HOLLOW METAL EGRESS DOOR	SHERWIN WILLIAMS: EIDER WHITE 7814	OFF-WHITE
12	EIPS SCORE LINE	NA	NA

1 4-23-18 PLANNING COMMENTS	
NO	DATE
	REMARKS
REVISIONS	

SELF STORAGE BUILDING
THREE STORIES
20,244 SF PER FLOOR
60,732 GSF



FARISH
ENTERPRISES

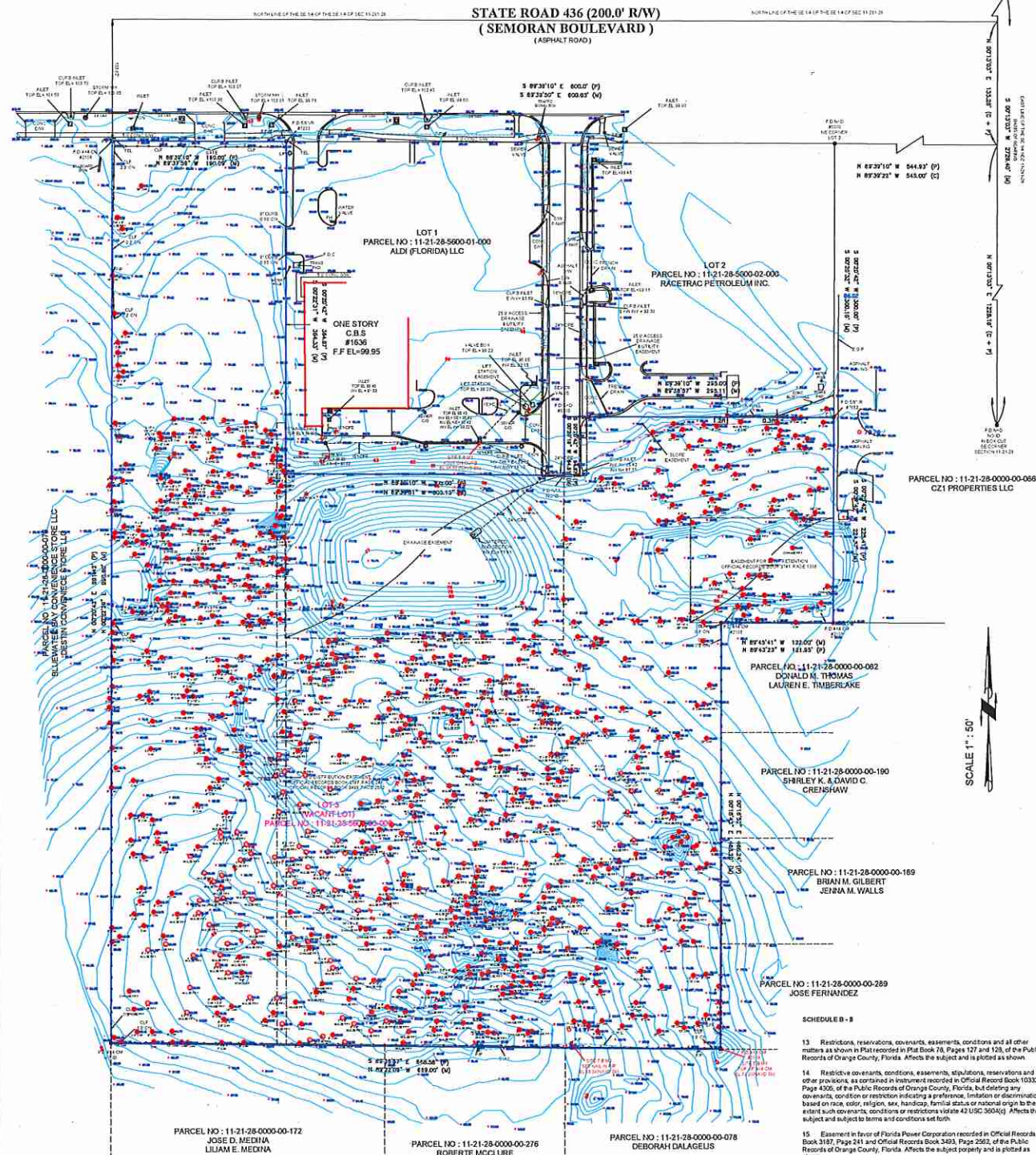
1616
East Semoran Blvd
Apopka, Florida

PROJECT NO: 2017.0253
DATE: 4-13-18

A0.1

PRELIMINARY
EXTERIOR ELEVATIONS
PAGE 27 OF 30
CHECKED: DRAWN:

STATE ROAD 436 (200.0' R/W)
(SEMORAN BOULEVARD)
(ASPHALT ROAD)



LOT 3, MCVILLA COMMERCE PARK, according to the plat thereof as recorded in Plat Book 76, Page 128 and 128, Public Records of Orange County, Florida.

Field Date : 06/30/16
Date Completed : 07/05/16
Revised Date : 03/09/17 Topographic
Survey

CCAC	Centre	TRIO	Transfer	A	Assess
CJF	Charles Fox	EOP	Edge of Powers	A	Exit
CF	Costello	CL	Centina	NC	
CH	Chadwick	OE	Off	CH	Control
CIN	Cowley	ED	End of	CH	Control
TEL	Teague	RW	Remains	CH	Inter
LF	Light	POC	Point of Connection	FD	Point
FF	Free	POC	Point of Connection	FD	Point
NH	Northing	PT	Point of	FD	Point
SH	Shaw	PT	Point of	FD	Point
VC	Vice	PCP	Personal Core Point	FD	Point
RL	Reilly	PCP	Personal Core Point	FD	Point
AC	At	PCP	Personal Core Point	FD	Point

[illegible]

The survey was made for the benefit of Farnth Enterprises, L.L.C., First Great Bank, Major League Soccer, P.L.L., American U.S.G., Asian National Title Insurance Company and Old Republic National Title Insurance Company.

It is hereby certified that this map was made and the survey on which it is based were in accordance with the 2011 Wisconsin State and Federal Requirements for the FARNTH SOLE LIMITED LIABILITY COMPANY jointly owned and controlled by FARNTH, LLC and ASGP.

Date of Plot Made: 05/05/18
Revised Date: 03/04/17 Topographic Survey

This survey is not intended to depict the boundaries and/or acreage of individual lots or of Florida Natural Resources and/or Water.

It is hereby certified that the survey was made under the direction of and that I am the competent title agent at all times and hereby do this survey as a public utility and Surveyor and Engineer as Chapter 461.01, Florida Administrative Code, paragraph 461.01(2), Florida Statutes.

By: **Y. H. Subbing** Professional Surveyor and Major His 5042

Replat of McVilla Commerce Park

A REPLAT OF LOT 3, McVILLA COMMERCE PARK RECORDED IN PLAT BOOK 76, PAGE 127 LOCATED IN
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK:

PAGE:

REPLAT OF McVILLA COMMERCE PARK

DEDICATION

KNOW ALL BY THESE PRESENTS, Farish Enterprises, LLC 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.

IN WITNESS WHEREOF, Farish Enterprises LLC has caused these presents to be signed and acknowledged by the officers named below on this ____ day of _____, 2018

Farish Enterprises LLC
4680 S. Orange Blossom Tr.,
Orlando, Florida 32839.

Signed By: _____ Title: _____ Print Name: _____

Signed and sealed in the presence of:

Signed By: _____ Print Name: _____

Signed By: _____ Print Name: _____

STATE OF _____ COUNTY OF _____
The foregoing instrument was acknowledged before me on _____, 2018
by _____ as Managing Member of Farish Enterprises
LLC on behalf of said limited liability company. He is personally known to me or has
produced as identification _____.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC _____
My Commission Expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Licensed and Registered Land Surveyor, does hereby certify that this plat was prepared under my direction and supervision and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

By: _____ Date: _____
Harry H. Sobhraj
Florida Registered Surveyor and Mapper
Certificate No: 6342

V & S SURVEYING INC.
Certificate of Authorization No: LB 7772
2412 Orsola Cir, Ocoee FL 34761

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 MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, the City Council of
the City of Apopka approved the foregoing plat.

ATTEST:

Bryan Nelson, Mayor City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____ Date: _____

City Engineer: Richard Earp

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, Florida State Statutes, I have reviewed this plat for conformity to chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter, provided however that my review does not include field verification of any coordinates, points or measurements shown on this plat.

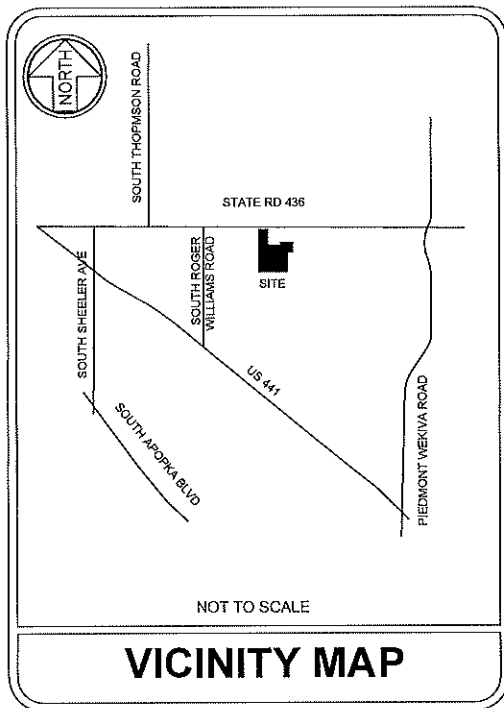
City Surveyor: _____ Date: _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official
Records on _____ as File No. _____

County Comptroller In and for Orange County, Florida

By: _____



DESCRIPTION:

A Portion of Section 11, Township 21 South, Range 28 East, City of Apopka, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 21 South, Range 28 East; thence South 00°13'03" West a distance of 135.26 feet along the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 11 to the South right of way line of State Road 436, as shown on Florida Department of Transportation Right of Way Map, Section 75120-2506; thence North 89°39'10" West, a distance of 1144.93 feet along the said South right of way line of State Road No. 436 to the Northeast corner of Lot 3 as recorded in McVilla Commerce Park, Plat Book 76, Page 127, said point also being the POINT OF BEGINNING; thence South 00°20'42" West, a distance of 364.67 feet, thence South 89°39'10" East, a distance 305.00 feet; thence North 00°20'42" East, a distance of 64.67 feet, thence South 89°39'10" East, a distance of 295.00 feet; thence South 00°20'42" West, a distance of 225.41 feet, thence North 89°43'23" West, a distance of 121.95 feet, thence South 00°16'52" West, a distance of 468.24 feet; thence North 89°26'57" West, a distance of 668.58 feet, to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 11, thence North 00°20'42" East, a distance of 991.42 feet along the said West line to the aforesaid South right of way line of State Road No. 436; thence South 89°39'10" East, a distance of 190.00 feet along said South right of way to the POINT OF BEGINNING.

Containing : 12.11 acres more or less.

NOTES:

- Bearings shown hereon are based on the East line of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 21 South, Range 28 East, being South 00°13'03" West.
- 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.
- The Drainage, Access, Liftstation and Slope Easements shown hereon will be owned and maintained by the owners.

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

ABBREVIATIONS

CM = CONCRETE MONUMENT
F.O. = FOUND
IR = IRON ROD
LB = LICENSED BUSINESS
N&D = NAIL AND DISC
NO ID = NO IDENTIFICATION
PL = PLAT BOOK
R/W = RIGHT OF WAY

SEC 11-21-28 = SECTION 11,
TOWNSHIP 21 SOUTH,
RANGE 28 EAST

SYMBOLS

SYMBOLS SHOWN ARE NOT TO SCALE

⊙ IRON ROD AND CAP FOUND
(NUMBER AS INDICATED)
⊠ SET 4"x4" CONCRETE MONUMENT
LB #7772
● FOUND NAIL AND DISC
(NUMBER AS INDICATED)

Harry H. Sobhraj, P.S.M No. 5342

V&S SURVEYING INC.

2412 ORSOTA CIRCLE, OCOEE, FL. 34761

PH: (407) 342-1510 FAX: (407) 656-8365

LB NO. 7772

Drawing No : VS 1956

SHEET 2 OF 2	PLAT BOOK:	PAGE:
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[illegible]



CITY OF APOPKA PLANNING COMMISSION

☐	PUBLIC HEARING	MEETING OF:	January 8, 2019
☒	SITE PLAN	FROM:	Community Development
☐	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
☒	OTHER: Final Development Plan/Plat		Final Development Plan Plat

SUBJECT: VISTA RESERVE – AMENDMENT TO THE FINAL DEVELOPMENT PLAN AND PLAT

REQUEST: RECOMMEND APPROVAL OF THE VISTA RESERVE AMENDMENT TO THE FINAL DEVELOPMENT PLAN AND PLAT

SUMMARY:

OWNER: Pulte Home Company, LLC

APPLICANT: Pulte Home Corporation

LOCATION: East side of Rogers Road, approximately one half mile north of the intersection of Rogers Road and Lester Road

PARCEL ID NUMBERS: 29-20-28-0000-00-003

EXISTING USE: Vacant

FLUM DESIGNATION: Low Density Suburban Residential

CURRENT ZONING: PUD (Planned Unit Development)

PROPOSED DEVELOPMENT: 153 single family homes
Amendment to change phasing from one phase to two phases (Phase 1 – 52 units; Phase 2 –101 units)

TRACT SIZE: 61.1 +/- acres

DISTRIBUTION

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

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Low Density Suburban Residential (0-3.5 du/ac)	R-1AA	Vacant, Lake Merrill
East (City)	Low Density Suburban Residential (0-3.5 du/ac)	PUD	Oak Hill Reserve subdivision
South (City)	Low Density Suburban Residential (0-3.5 du/ac)	R-1AA, R-1	Carriage Hills subdivision (under construction), Vacant property
West (City)	Low Density Suburban Residential (0-3.5 du/ac)	R-1AA	Wekiva Run subdivision

Project Use: On October 3, 2018, the City Council approved a Final Development Plan and Plat for the Vista Reserve subdivision, which is located on the east side of Rogers Road, approximately one half mile north of the intersection of Rogers Road and Lester Road. The approved Vista Reserve Final Development Plan and Plat detailed the development of 153 single family residential lots in one phase. Following City Council approval, the applicant submitted a revised Final Development Plan and Plat proposing construction of the subdivision in two phase instead on one phase. The amended Final Development Plan and Plat are consistent with the Final Development Plan and Plat that were approved by the City Council on October 3, 2018 with the exception that the subdivision will be divided into two phases. Phase 1 will consist of 52 units, and Phase 2 will consist of 101 units. Each phase has been designed to function on its own. Consistent with the approved PUD Master Plan/Preliminary Development Plan, lot widths of 65-feet and 90-feet are provided. The minimum living area is proposed at 2,190 square feet.

Access: Ingress/egress access points for the development are located via Rogers Road. Rogers Road will terminate at the main entrance of the development. The developer will be dedicating a 0.68 acre portion of right-of-way along Rogers Road to the City. The subdivision will consist of public roads and infrastructure that is owned and maintained by the City. Vehicular and pedestrian connections are provided to the property to the north and to the Carriage Hills subdivision located to the south.

Stormwater: Two tracts located on the northwestern and northeastern corners of the site are reserved for stormwater retention. The stormwater retention areas will be owned and maintained by the homeowners association.

Recreation: Consistent with the approved PUD Master Plan/Preliminary Development Plan, a 1.67 acre tract is reserved for the community recreation facility that will be owned and maintained by the homeowners association. Included within the recreation facility is a picnic area, pool, pool cabana building, play structure, open play area, bicycle parking, and a parking area for 8 cars.

Buffer/Tree Program: Consistent with the approved PUD Master Plan/Preliminary Development Plan, a continuous open space tract with is provided around the perimeter of the subdivision to buffer the homes from the surrounding existing subdivisions. Thirty percent of the site, or 18.13 acres of open space is provided, and will be owned and maintained by the homeowners association. Landscaping and a 6-foot high brick wall is provided along Rogers Road. Trees are located within the open space tract provided around the perimeter of the subdivision.

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 schools zoned to receive students from this community are the following: Wolf Lake Elementary School, Wolf Lake Middle School and Apopka High School.

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

PUBLIC HEARING SCHEDULE:

January 8, 2019 - Planning Commission, 5:30 pm

February 6, 2019 - City Council, 1:30 pm

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Vista Reserve Final Development Plan and Plat amendment, subject to final review by the City surveyor and City Engineer prior to recording the plat.

Recommended Motion: Recommend approval of the amendment to the Vista Reserve Final Development Plan and Plat, subject to final review by the City surveyor and City Engineer prior to recording the plat.

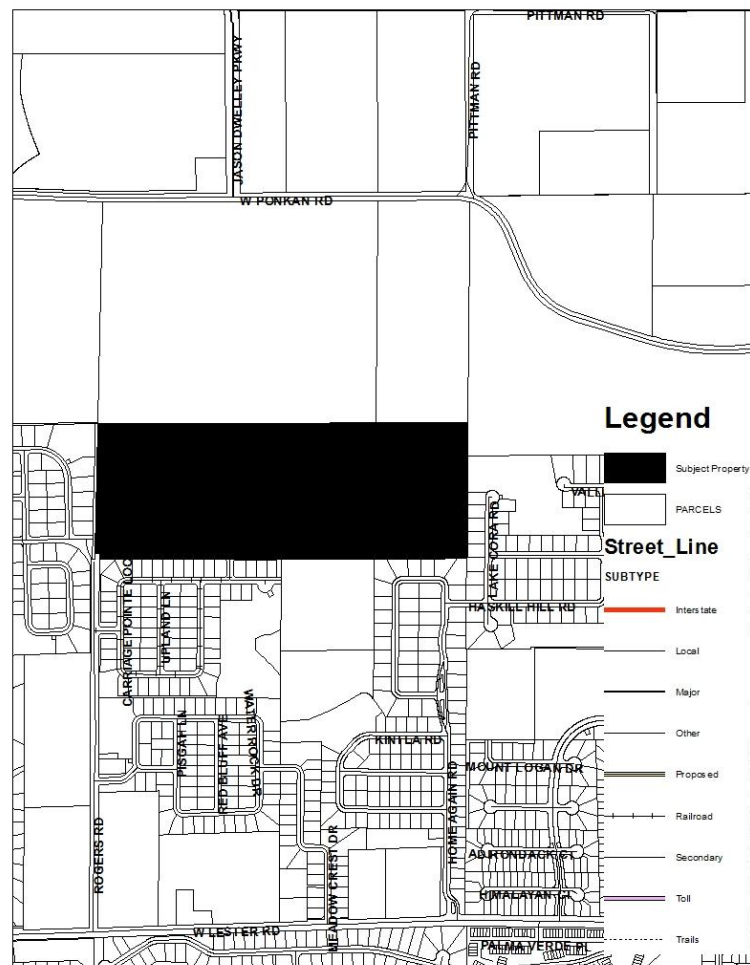
Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code and Final Development Plan and Master Plan.

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

Project: VISTA RESERVE
Owned by: Pulte Home Company LLC
Located: East side of Rogers Road, approximately one half mile north of the intersection of Rogers Road and Lester Road
Parcel ID#s: 29-20-28-0000-00-003



VICINITY MAP



AERIAL MAP



FINAL DEVELOPMENT PLAN FOR VISTA RESERVE

PARCELS: 29-20-28-0000-00-003

SECTIONS 29 AND 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST

501 OLD DIXIE HIGHWAY

CITY OF APOPKA, FLORIDA

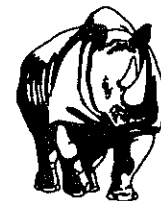
FOR

THE PULTE GROUP

4901 VINELAND ROAD, SUITE 500

ORLANDO, FLORIDA 32811

PHONE: (407) 661-1514



MADDEN

MOORHEAD & STOKES, INC.

CIVIL ENGINEERS

431 E. HORATIO AVENUE, SUITE 260

MAITLAND, FLORIDA 32751

PHONE (407) 629-8330

FAX (407) 629-8336

PROJECT TEAM MEMBERS:

OWNER / DEVELOPER:

THE PULTE GROUP
4901 VINELAND RD., SUITE 500
ORLANDO, FL 32811
PHONE: (407) 661-1514
CONTACT: DOUG HOFFMAN

ENGINEER:

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

SURVEYOR:

ALLEN AND COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 854-5355
CONTACT: JIM RICHMAN, PSM

ENVIRONMENTAL:

ECO-TECH CONSULTING, INC.
3025 E. SOUTH STREET
ORLANDO, FL 32803
PHONE: (407) 884-5969
CONTACT: MORGAN CLARK

LANDSCAPE ARCHITECT:

FISHER, CONANT, & ASSOCIATES
120 WEST ROBINSON STREET
ORLANDO, FL 32801
PHONE: (407) 848-2225
CONTACT: ROCK CONANT, PLA

GEOTECHNICAL:

NATIVE GEOSCIENCE
2014 EDGEWATER DR., SUITE 240
ORLANDO, FL 32804
PHONE: (407) 342-1443
CONTACT: JOHN C. DUE, PG

UTILITY PROVIDERS:

WATER:

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

RECLAIMED WATER:

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

WASTE WATER:

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

PHONE:

CHARTER SPECTRUM
3187 ALL AMERICAN BLVD.
ORLANDO, FL 32804
PHONE: (407) 814-5351
CONTACT: DANN BIRNEY

POWER:

LAKE APOPKA NATURAL GAS
1500 WATER GARDEN VILLAGE RD.
WINTER GARDEN, FL 34787
PHONE: (407) 838-6690
CONTACT: ROO RODRIGUEZ

SOLID WASTE:

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

CABLE:

CHARTER SPECTRUM
3187 ALL AMERICAN BLVD.
ORLANDO, FL 32804
PHONE: (407) 814-5351
CONTACT: DANN BIRNEY

GAS:

LAKE APOPKA NATURAL GAS
1500 WATER GARDEN VILLAGE RD.
WINTER GARDEN, FL 34787
PHONE: (407) 838-6690
CONTACT: ROO RODRIGUEZ

NOTE: THIS PROPERTY IS ZONED PUD.
ALL CONDITIONS OF APPROVAL APPLY.

INDEX OF SHEETS

SHEET NO.	PLAN ID	ISSUE DATE	REV. NO.	REV. DATE	SHEET NAME
1	COV	06/22/18	1	10/31/18	COVER SHEET
2	1 of 1	06/22/18	1	10/31/18	TOPOGRAPHIC SURVEY
3	1 of 2	06/22/18	1	10/31/18	SPECIFIC PURPOSE SURVEY
4	2 of 2	06/22/18	1	10/31/18	SPECIFIC PURPOSE SURVEY
5	SY-1	06/22/18	1	10/31/18	SYMBOLS AND ABBREVIATIONS
6	NT-1	06/22/18	1	10/31/18	GENERAL NOTES
7	OV-1	06/22/18	2	10/31/18	OVERALL SITE PLAN
8	ST-1	06/22/18	2	10/31/18	SITE PLAN
9	ST-2	06/22/18	2	10/31/18	SITE PLAN
10	UT-1	06/22/18	3	10/31/18	UTILITY PLAN
11	UT-2	06/22/18	3	10/31/18	UTILITY PLAN
12	DR-1	06/22/18	3	10/31/18	DRAINAGE PLAN
13	DR-2	06/22/18	3	10/31/18	DRAINAGE PLAN
14	GR-1	06/22/18	1	10/31/18	GRADING PLAN
15	GR-2	06/22/18	2	08/23/18	GRADING PLAN
16	GR-3	06/22/18	1	10/31/18	GRADING PLAN
17	GR-4	06/22/18	2	10/31/18	GRADING PLAN
18	GR-5	06/22/18	1	10/31/18	GRADING PLAN
19	GR-6	06/22/18	1	10/31/18	GRADING PLAN
20	ED-1	06/22/18	1	10/31/18	EROSION CONTROL PLAN
21	PP-1	06/22/18	2	08/23/18	PLAN AND PROFILE
22	PP-2	06/22/18	1	07/27/18	PLAN AND PROFILE
23	PP-3	06/22/18	1	07/27/18	PLAN AND PROFILE
24	PP-4	06/22/18	1	07/27/18	PLAN AND PROFILE
25	PP-5	06/22/18	1	07/27/18	PLAN AND PROFILE
26	PP-6	06/22/18	1	07/27/18	PLAN AND PROFILE
27	PP-7	06/22/18	1	07/27/18	PLAN AND PROFILE
28	PP-8	06/22/18	1	07/27/18	PLAN AND PROFILE
29	PP-9	06/22/18	2	08/23/18	PLAN AND PROFILE
30	DT-1	06/22/18	1	08/23/18	CONSTRUCTION DETAILS
31	DT-2	06/22/18	1	08/23/18	CONSTRUCTION DETAILS
32	DT-3	06/22/18	1	08/23/18	CONSTRUCTION DETAILS
33	DT-4	06/22/18	2	08/23/18	CONSTRUCTION DETAILS
34	CD-1	06/22/18	1	08/23/18	CONSTRUCTION DETAILS
35	CD-2	06/22/18	1	08/23/18	CONSTRUCTION DETAILS
36	CD-3	06/22/18	1	08/23/18	CONSTRUCTION DETAILS
37	CD-4	06/22/18	1	08/23/18	CONSTRUCTION DETAILS
38	LS-1	06/22/18	1	08/23/18	LIFT STATION DETAILS
39	LS-2	06/22/18	1	08/23/18	LIFT STATION DETAILS
40	LP-001	04/05/18	1	04/30/18	KEY PLAN
41	LP-002	04/05/18	1	04/30/18	THREE MITIGATION PLAN
42	LP-003	04/05/18	1	04/30/18	THREE MITIGATION PLAN
43	LP-004	04/05/18	1	04/30/18	THREE MITIGATION PLAN
44	LP-005	04/27/18	2	06/27/18	RECREATION/OPEN SPACE PLAN
45	LP-100	04/05/18	1	04/30/18	LANDSCAPE PLAN
46	LP-101	04/05/18	1	04/30/18	LANDSCAPE PLAN
47	LP-102	04/05/18	1	04/30/18	LANDSCAPE PLAN
48	LP-103	04/05/18	1	04/30/18	LANDSCAPE PLAN
49	LP-104	04/05/18	2	06/27/18	LANDSCAPE PLAN
50	LP-105	04/05/18	1	04/30/18	LANDSCAPE NOTES & DETAILS
51	LP-200	04/05/18	3	07/27/18	HARDSCAPE DETAILS
52	LP-201	04/05/18	2	06/27/18	HARDSCAPE IMAGES
53	LP-300	04/05/18	1	04/30/18	IRRIGATION PLAN
54	LP-301	04/05/18	1	04/30/18	IRRIGATION PLAN
55	LP-302	04/05/18	1	04/30/18	IRRIGATION PLAN
56	LP-303	04/05/18	1	04/30/18	IRRIGATION PLAN
57	LP-304	04/05/18	1	04/30/18	IRRIGATION PLAN
58	LP-305	04/05/18	3	07/27/18	IRRIGATION NOTES AND DETAILS
59	LP-306	04/05/18	1	04/30/18	IRRIGATION DETAILS
60	LP-307	04/05/18	1	04/30/18	IRRIGATION DETAILS
61	LP-308	04/05/18	1	04/30/18	IRRIGATION DETAILS

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 885.01 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF SAID NW 1/4; RUN THENCE N88°35'14"E ALONG SAID NORTH LINE A DISTANCE OF 2689.71 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 3/4; RUN THENCE S00°48'06"E ALONG THE EAST LINE OF SAID NW 1/4 A DISTANCE OF 989.23 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4; RUN THENCE S88°43'54"W ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 2703.46 FEET TO THE SOUTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING. ALL BEING AND LYING IN THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

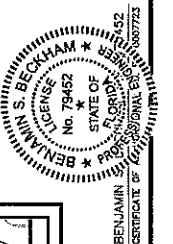
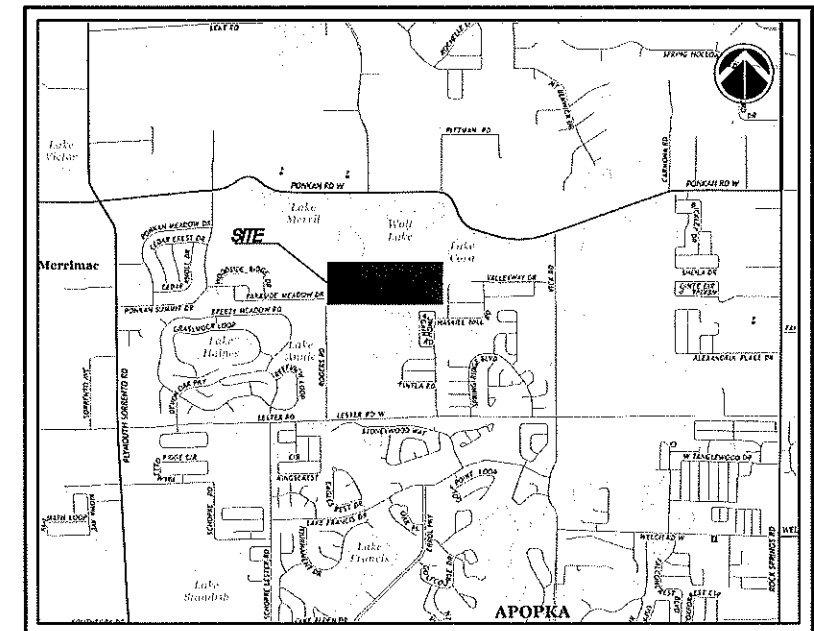
ALSO DESCRIBED AS:

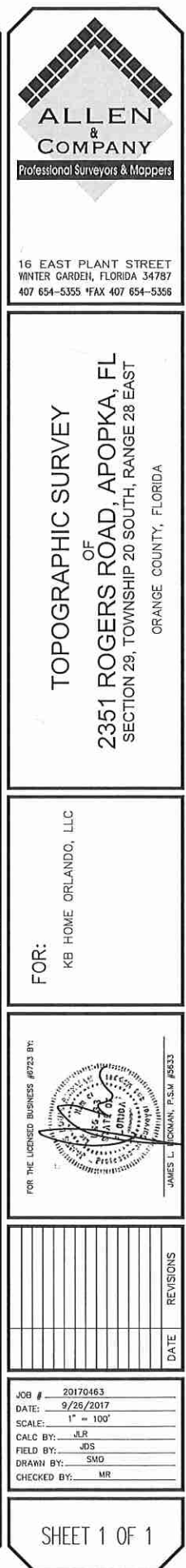
THE SOUTH SIXTY (60) ACRES OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING 2,661,310 SQUARE FEET (61.1 ACRES), MORE OR LESS.

VICINITY MAP

1" = 2,000'

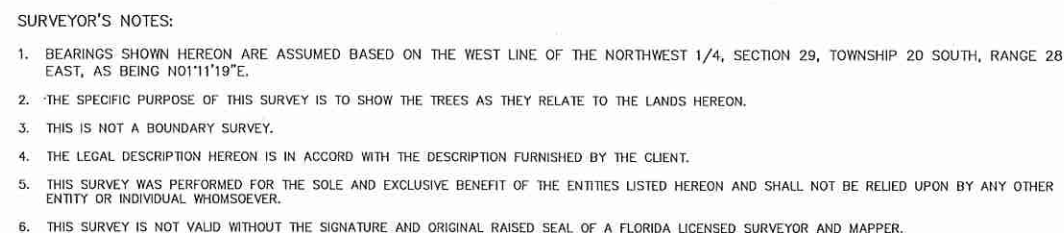
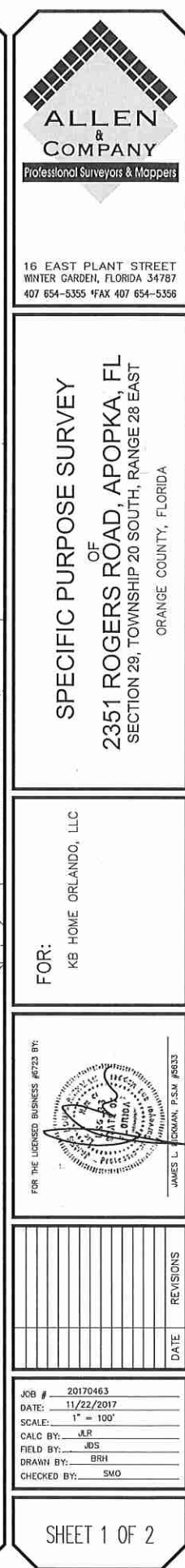




1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST LINE OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AS BEING N011°19'E.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NUMBER 6504173, EFFECTIVE DATE JULY 31, 2017 @ 5:00 P.M..
5. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.
6. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
7. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE REIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNDESTRUCTED VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNDESTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND AE (BASE ELEVATION=62.6 NAVD 88), DEFINED AS AREAS OF SPECIAL FLOOD HAZARD WITH BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 120950010F, W/4 REVISED SEPTEMBER 25, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY SHOWN HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
12. LAST DATE OF FIELD SURVEY: 11/13/2017
13. ELEVATIONS SHOWN HEREON ARE BASED ON S.T. JOHNS RIVER WATER MANAGEMENT DISTRICT BENCHMARK #38-079-0-03, BOX CUT IN HEADWALL AT END OF CUL-DE-SAC ON CHAMPIGNION COURT, ELEVATION=59.619, NAVD 1988.

(C) CALCULATED
PB PLAT BOOK
(D) DESCRIPTION
ORB OFFICIAL RECORDS BOOK
PG PAGE OR PAGES
— 4' WIRE FENCE
LB LICENSED BUSINESS
CCR CERTIFIED CORNER RECORDS
NAD NORTH AMERICAN VERTICAL DATUM OF 1988
FV TELEPHONE RISER
X1000 SPOT ELEVATION IN FEET
TOB TOP OF BANK
TOS TOE OF SLOPE

[illegible]



LEGEND AND ABBREVIATIONS

(C) CALCULATED
PB PLAT BOOK
(D) DESCRIPTION
ORB OFFICIAL RECORDS BOOK
PG PAGE OR PAGES
← 4' WIRE FENCE
LB LICENSED BUSINESS
CR CERTIFIED CORNER RECORDS
NAYD NORTH AMERICAN VERTICAL DATUM OF 1988
☐ TELEPHONE RISER
✦ 100 TREE LOCATION

[illegible]

1264	23° 0' OAK
1265	11° 0' OAK
1266	13/8° OAK
1267	9° OAK
1268	8/8° OAK
1269	9/8° OAK
1270	7° OAK
1271	7° OAK
1272	13° OAK
1273	6° OAK
1274	16/11° OAK
1275	10° OAK
1276	15° OAK
1277	11° OAK
1278	9° OAK
1279	8° OAK
1280	8° OAK
1281	8° OAK
1282	10° OAK
1283	15/12° OAK
1284	9° OAK
1285	8/8° OAK
1286	11° OAK
1287	11° OAK
1288	13° OAK
1289	6° OAK
1290	13° OAK
1291	14° OAK
1292	9° OAK
1293	15° OAK
1294	10° OAK
1295	10° OAK
1296	12° OAK
1297	12/8/6° OAK
1298	12/10/8° OAK
1299	16° OAK
1300	7/6° OAK
1301	13/12° OAK
1302	8° OAK
1303	6° OAK
1304	11/10/10° OAK
1305	12° OAK
1306	7° OAK
1307	16/7° OAK
1308	14/12° OAK
1309	13° OAK
1310	18° OAK
1311	7° OAK
1312	6° OAK
1313	7/6/8° OAK
1314	7° OAK
1315	7° OAK
1316	7° OAK
1317	13° OAK
1318	13° OAK
1319	20° OAK
1320	20° OAK
1321	11° OAK
1322	10° OAK
1323	9° OAK
1324	27° OAK
1325	13/12° OAK
1326	10° OAK
1327	10° OAK
1328	14/11° OAK
1329	8° OAK
1331	8° OAK
1332	19° OAK
1333	14° OAK
1334	11° OAK
1335	14° OAK
1336	18° OAK
1337	11° OAK
1338	20° OAK
1339	10° OAK
1340	14/11° OAK
1341	25° OAK
1342	26° OAK
1343	22° OAK
1344	13° CALN
1345	7° OAK
1346	17/8° OAK
1347	14° OAK
1348	21° OAK
1349	13° OAK
1350	22° OAK
1351	14/8° OAK
1352	18° OAK
1353	19° OAK
1354	17/12° OAK
1355	24/8° OAK
1356	15/14° OAK
1357	14° OAK
1358	15° OAK
1359	18° OAK
1360	19° OAK
1361	12/10° OAK
1362	10° OAK
1363	30° OAK
1364	24/20° OAK
1365	9° OAK
1366	8° OAK
1367	11° OAK
1368	6° OAK
1369	13/13° OAK
1370	11° OAK
1371	13° OAK
1372	13° OAK
1373	20° OAK
1374	21/17° OAK
1375	18° OAK
1376	13° OAK
1377	31° OAK
1378	24° OAK
1379	12° OAK
1380	21° OAK
1382	10° OAK
1383	14° OAK
1384	12° OAK
1385	7° OAK
1386	20° OAK
1387	10° OAK
1388	9° OAK
1389	8° OAK
1390	13/14° OAK
1391	12° OAK
1392	9° OAK
1393	30° OAK
1394	7° OAK
1395	8° OAK
1396	10° OAK
1397	11° OAK
1398	14/12/11° OAK

1551	24° OAK
1552	42° OAK
1553	19° OAK
1554	32° OAK
1555	16° OAK
1556	17° OAK
1557	20° OAK
1558	11° OAK
1559	26° OAK
1560	19/18° OAK
1561	22° OAK
1562	17° OAK
1564	27° OAK
1565	28° OAK
1566	21° OAK
1567	15° OAK
1568	15° PALM
1569	32° OAK
1570	34° OAK
1571	18° OAK
1572	28/17° OAK
1573	3° OAK
1574	11° OAK
1575	16° OAK
1576	24° OAK
1577	41° OAK
1578	29/4° OAK
1579	25° OAK
1580	22° OAK
1581	7° OAK
1582	7° OAK
1583	CLUSTER OAK
1586	15° OAK
1587	14/12° OAK
1588	15° PALM
1589	14° PALM
1590	17° OAK
1591	21° OAK
1592	28° OAK
1593	27° OAK
1594	16° OAK
1595	16° OAK
1596	19° OAK
1597	32° OAK
1598	15° OAK
1599	9/8/7° OAK
1600	20° OAK
1601	28° OAK
1602	20/12° OAK
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1607	37° OAK
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1610	8° OAK
1611	17° OAK
1612	17° OAK
1613	15° OAK
1614	24° OAK
1615	22/11° OAK
1616	22/9° OAK
1617	25/7° OAK
1618	22° OAK
1619	14° OAK
1620	20° OAK
1621	14/10° OAK
1622	9° OAK
1623	32/21° OAK
1624	7° OAK
1625	8° OAK
1626	8° OAK
1627	7° OAK
1628	7° OAK
1629	9° OAK
1630	8° OAK
1631	8° OAK
1632	15° OAK
1633	10° OAK
1634	11° PINE
1635	39° OAK
1636	14/12° OAK
1637	13° OAK
1638	15° OAK
1639	15° OAK
1640	14/9° OAK
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1644	16/19° OAK
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1646	26° OAK
1647	15° OAK
1648	24° OAK
1649	22° OAK
1650	17° OAK
1651	24° OAK
1652	13/11/6° OAK
1653	30° OAK
1654	12° OAK
1655	35° OAK
1656	18° OAK
1657	5° OAK
1658	34° OAK
1659	16° OAK
1660	8° OAK
1661	5° OAK
1662	7° OAK
1663	15/14/9° OAK
1664	15° OAK
1665	18° OAK
1666	23° OAK
1667	25° OAK
1668	10° OAK
1669	10/8° OAK
1670	14/13° OAK
1671	24° OAK
1672	24° OAK
1673	14/9° OAK
1674	6° OAK
1675	15/14/1° OAK
1676	21° OAK
1678	14° PALM
1682	8° OAK
1686	8° OAK
1689	7° OAK
1690	13° OAK
1691	9° OAK
1692	8° OAK
1693	8° OAK
1694	8° OAK
1695	9° OAK
1696	12° OAK
1698	15° PALM

1855	28° OAK
1856	18/11° OAK
1857	18/15/12° OAK
1858	24° OAK
1859	36° OAK
1860	6° OAK
1861	2° OAK
1862	20° OAK
1863	32° OAK
1864	6° OAK
1865	12° OAK
1866	11° OAK
1867	14° OAK
1868	13° PALM
1869	22/10° OAK
1870	15° OAK
1871	1° OAK
1872	31/22° OAK
1873	12/12/10° OAK
1874	15° OAK
1875	15/10° OAK
1876	2° OAK
1877	20/12/10° OAK
1878	9° OAK
1879	10° OAK
1881	19° OAK
1882	18° OAK
1883	24° OAK
1884	20° OAK
1885	30° OAK
1886	21° OAK
1887	9° OAK
1888	22° OAK
1889	15° PALM
1890	13/13° OAK
1892	24° OAK
1893	12° OAK
1894	15° OAK
1895	15/6° OAK
1896	12/10/8/6° OAK
1897	31/18° OAK
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1905	18° PALM
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1907	15° OAK
1908	25/7° OAK
1909	15/6° OAK
1911	9° OAK
1912	18/16/12/8° OAK
1913	13° OAK
1914	9° OAK
1915	17/14/8° OAK
1916	3° OAK
1917	8° OAK
1918	12/9° OAK
1919	19° OAK
1920	14/10° OAK
1921	20° OAK
1922	14° OAK
1924	16° OAK
1925	10° OAK
1926	6° OAK
1927	10° OAK
1928	8° OAK
1929	10° OAK
1930	12° OAK
1931	10° OAK
1932	11° OAK
1933	8° OAK
1934	6° OAK
1935	8° OAK
1936	10° OAK
1937	8° OAK
1938	10/8° OAK
1939	9° OAK
1940	8° OAK
1941	27/6° OAK
1942	12/11/8° OAK
1944	3° OAK
1945	35° OAK
1946	20° OAK
1947	10/9/8° OAK
1948	5° OAK
1949	11° OAK
1951	8° OAK
1953	9° OAK
1954	24° OAK
1955	10° OAK
1956	15/17° OAK
1957	10° OAK
1959	18° OAK
1960	8° OAK
1961	13° OAK
1962	13° OAK
1963	12° PALM
1964	6° OAK
1965	6° OAK
1966	7° OAK
1967	11° PINF
1968	20° OAK
1970	13/9° OAK
1971	12° OAK
1972	24/12/10° OAK
1973	1° OAK
1974	14/10° OAK
1975	16° OAK
1977	7° OAK
1982	15° OAK
1983	7° OAK
1985	8° OAK
1986	10° OAK
1988	20° OAK
1989	7/6° OAK
1990	11/2° OAK
1991	15° OAK
1992	8° OAK
1993	22/16° OAK
1996	14° PINF
1998	17° OAK
1999	7/6/4° OAK
2000	9° OAK
2002	11° PINF
2003	8° PINF
2008	11° OAK
2009	19° PINF
2007	20° OAK

[illegible]

ABBREVIATIONS

A		F		P	
AA	AREA	F&G	FRAME AND COVER	PC	POINT OF CURVATURE
AB	ANCHOR BOLT	FD	FLOOR DRAIN	PCG	POINT OF COMPOUND CURVATURE
AC	ABANDONED	FDH	FOUNDATION	PEP	POLYETHYLENE PIPE
AC	ACRES	FDOT	FLORIDA DEPARTMENT	PG	PROFILE GRADE POINT
AC-FT	ACRE FOOT/FEET	FT	OF TRANSPORTATION	P/I	POINT OF INTERSECTION
ADL	ADDITIONAL	FT	FINISHED FLOOR	P/L	PROPERTY LINE
ADT	AVERAGE DAILY TRAFFIC	FG	FINISHED GRADE	POB	POINT OF BEGINNING
AL	ALTERNATE	FI	FIRE HYDRANT	POJ	PUSH ON JOINT
ALT	ALTERNATE	F&I	FURNISH AND INSTALL	PP	POWER POLE
AM	AMPERES	FIG	FIGURE	PR	PRONG RISER
AM	AMPERES	FIN	FINISHED	PRC	POINT OF REVERSE CURVATURE
APPROX	APPROXIMATE	FIT	FITTING	PROCS	PROCESS
ARV	AIR RELEASE VALVE	FL	FLANGE	PROJ	PROJECT
AS	AIR RELEASE VACUUM VALVE	FLR	FLOOR	PROPOSED	PROPOSED
ASPH	ASPHALT	FLX	FLEXIBLE	PRV	POINT OF REVERSE VERTICAL CURVATURE
ASSY	ASSEMBLY	FLG	FLANGE	PSV	POUNDS PER SQUARE FOOT
AV	AVENUE	FM	FEET MAIN	PSI	POUNDS PER SQUARE INCH
AVG	AVERAGE	FPH	FEET PER HOUR	PT	POINT OF TANGENCY
AZ	AZIMUTH	PPH	FEET PER MINUTE	PVC	POLYVINYL CHLORIDE
		FPS	FEET PER SECOND	PVMT	PAVEMENT
		FT	FEET/FOOT	PWR	POWER
		FTG	FOOTING		
B		G		Q	
BEP	BACKFLOW PREVENTER	GA	GAL	Q	FLOW RATE
BL	BASELINE	GAL	GALLON	R	RADIUS
BLDG	BUILDING	GALV	GALVANIZED	RC	REINFORCED CONCRETE PIPE
BLVD	BOULEVARD	GA	GA MAIN	RCRA	REINFORCED CONCRETE PIPE ARCH
BM	BENCH MARK	QPD	GALLONS PER DAY	RD	ROAD
BND	BOUNDARY	GPH	GALLONS PER HOUR	RDY	ROADWAY
BUDGET	BUDGET	GPM	GALLONS PER MINUTE	RED	REDUCER
BOC	BACK OF CURB	GPS	GALLONS PER SECOND	REF	REFERENCE
BOT	BOTTOM	GR	GRADE	REFIN	REINFORCED
BRC	BEARING	GRD	GROUND/GRADE	REQ	REQUIRED
BS	BOTTOM OF VALVE	GSP	GALVANIZED STEEL PIPE	RENE/RENSH	REINFORCE/REINFORCE
		GV	GATE VALVE	RPM	REVOLUTIONS PER MINUTE
		GWB	GATE VALVE AND BOX	RR	RAILROAD
		GWT	GROUND WATER TABLE	RT	RIGHT
				R/V	RELIEF VALVE
				RY	RIGHT-OF-WAY
				RW	REUSE WATER MAIN
C		H		S	
CAP	CAPACITY	HB	HOSE HBB	S	SOUTH
CB	CATCH BASIN	HOPE	HIGH DENSITY POLYETHYLENE	SAN	SANITARY SEWER
CC	CENTER TO CENTER	HOW	HOMEOWNERS ASSOCIATION	SB	SLASH BLOCK
CEM	CEMENT	HOA	HORIZONTAL	SCM	SCHERID
CF	CUBIC FEET	HR	HORSEPOWER	SD	SIDE DRAIN
CFM	CUBIC FEET PER MINUTE	HT	HEAD	SDH	SIDE DRAIN
CFS	CUBIC FEET PER SECOND	HT	HEAD	SE	SOUTHEAST
CG	CURB AND GUTTER	HW	HEADWALL	SEG	SECONDS
CI	CAST IRON	HWL	HIGH WATER LEVEL	SECT	SECTION
CJ	CAST IRON PIPE	HWY	HIGHWAY	SH	SHEET
CL	CONSTRUCTION JOINT	HYD	HYDRAULIC	SHOW	SEASONAL HIGH GROUND WATER TABLE
C/L	CENTER LINE	I-4	INTERSTATE HIGHWAY	SHW	SETBACK LINE
CLP	CORNER LIGHT POLE	IA	INTERSECTION ANGLE	SL	SLOPE
CLP	CLEAR/CLEARANCE	ID	INSIDE DIAMETER	SM	SHEET METAL
CLS	CLASS	IF	INSIDE FACE	SPEC	SPECIFICATION(S)
CMP	CORRUGATED METAL PIPE	IN	INCHES	SQ	SQUARE
CPMA	CORRUGATED METAL PIPE ARCH	IN	INCHES	SQ IN	SQUARE INCHES
CND	CONDUIT	INS	INSERT	SQ FT	SQUARE FOOT/FEET
CO	COUNTY	INST	INSTALL	SQ YD	SQUARE YARDS
COL	CLEANOUT	IR	IRON PIPE	SR	STATE ROAD
COLL	COLLUM	IRT	IRON ROD	SS	STAINLESS STEEL
COMP	COMPLETE	INT	INTERSECTION	ST	STREET
CONC	CONCRETE	INV	INVERT	STA	STATION
CONC	CONCRETE			STD	STANDARD
CONST	CONSTRUCTION			STL	STEEL
CONT	CONTINUOUS			STR	STRUCTURE
COORD	COORDINATES			STS	STORM SEWER
COR	CORNER			SUP	SUPPORT
CPLG	CORNER			SUSP	SUSPEND/SUSPENSION
CPS	CONCRETE POWER POLE			SVC	SERVICE
CR	CONTROL STRUCTURE			SW	SOUTHWEST
CTR	CENTER			SNK	SIDEWALK
CTR	CENTER			SNM	SYMMETRICAL
CUL	CABLE TELEVISION			SYT	SYSTEM
CULV	CULVERT				
CYL	CURB YARD				
CYL	CYLINDER				
D		L		T	
DBL	DOUBLE	L	LENGTH	T	TANGENT
DEG	DEGREE	LAT	LATITUDE	T&R	TURFBLOCK
DEFL	DEFLECTION	L		T&R	TOP AND BOTTOM
DEPT	DEPTH	LATL	LATERAL	T&R	TEMPORARY BENCH MARK
DET	DETAIL	LB	POUND	TC	TIME OF CONCENTRATION
DHNL	DESIGN HIGH WATER LEVEL	LG	LONG	TD	TRENCH DRAIN
DI	DISTANCE	LIM	LIMIT(S)	TDH	TOTAL DYNAMIC HEAD
DIAM	DIAMETER	LIP	LIGHT POLE	TECH	TECHNICIAN/TECHNICAL
DIAG	DIAGONAL	LONG	LONG	TEMP	TEMPORARY
DIM	DIMENSION	LONG	LONG	TERMIN	TERMINAL LAMPHOUSE
DISCH	DISCHARGE	LT	LEFT	TOB	TOP OF BANK
DISH	DISCOUNT	LOW	LOW WATER LEVEL	TOC	TOP OF CURB
DWH	DROP MANHOLE	LT	LEFT	TOE	TOE OF SLOPE
DWN	DOWN	LT	LEFT	TOT	TOTAL
DRN	DRAIN	LT	LEFT	TOW	TOWNSHIP
DWG	DRAWING	LT	LEFT	TWP	TOWNSHIP
DWY	DRAINWAY	LT	LEFT	TYP	TYPICAL
E		M		U	
EA	EAST	MAINT	MAINTENANCE	UG	UNDERDRAIN
EA	EACH	MATL	MATERIAL	UN	UNDERGROUND
EC	EDGE OF CONCRETE	MAX	MAXIMUM	UN	UNDERGROUND
ED	EDGE OF DISSIPATOR	MECH	MECHANICAL	UN	UNDERGROUND
EF	EACH FACE	ME	METERED END	UN	UNDERGROUND
EFF	EFFLUENT	MFR	MANUFACTURING	UN	UNDERGROUND
EG	EXISTING GRADE	MOD	MODIFICATION	UN	UNDERGROUND
E/L	EASEMENT LINE	MH	MANHOLE	UN	UNDERGROUND
ELE	ELEVATION	MH	MANHOLE COVER	UN	UNDERGROUND
ELEV	ELEVATION	MH	MANHOLE COVER	UN	UNDERGROUND
ELUP	ELLIPSE/ELLIPTICAL	MH	MANHOLE COVER	UN	UNDERGROUND
ENC	ENCASEMENT	MH	MANHOLE COVER	UN	UNDERGROUND
ENG	ENGINEERING	MH	MANHOLE COVER	UN	UNDERGROUND
EQ	EQUAL/PAVEMENT	MH	MANHOLE COVER	UN	UNDERGROUND
EQ	EQUAL/EQUATION	MH	MANHOLE COVER	UN	UNDERGROUND
EQ	EQUIPMENT	MH	MANHOLE COVER	UN	UNDERGROUND
EQUIP	EQUIPMENT	MH	MANHOLE COVER	UN	UNDERGROUND
ESQ	EQUIVALENT	MH	MANHOLE COVER	UN	UNDERGROUND
EST	ESTIMATE	MH	MANHOLE COVER	UN	UNDERGROUND
EW	EACH WAY	MH	MANHOLE COVER	UN	UNDERGROUND
EWL	ENDWALL	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXIST	EXISTING	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
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EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
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EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
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EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
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EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
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EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH	MANHOLE COVER	UN	UNDERGROUND
EXT	EXTEND/EXTENSION	MH			

EXISTING SYMBOLS

LINES

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

SANITARY

	SANITARY SEWER LINE		FORCE MAIN
	CLEANOUT		MANHOLE

WATER & REUSE WATER

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

STORM DRAIN

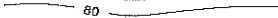
	STORM SEWER		FDOT TYPE 1 INLET
	MANHOLE		FDOT TYPE 2 INLET
	MITERED END		FDOT TYPE 3 INLET
	STORM INLET		FDOT TYPE 4 INLET
	FDOT TYPE 5 INLET		FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

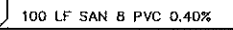
	BENCHMARK		GUY POLE		BRICK PAVERS
	RECOVERED 4x4 CM		WOOD UTILITY POLE		DIRT ROAD
	SET 4x4 CM		CONCRETE UTILITY POLE		8" MAPLE TREE
	SET IRON ROD		ELECTRIC MANHOLE		8" OAK TREE
	RECOVERED IRON ROD		TELEPHONE MANHOLE		8" PINE TREE
	CONCRETE		TELEPHONE RISER		8" PALM TREE
	COUNTY ROADS		ELECTRIC BOX /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

PROPOSED SYMBOLS

LINES

	BOUNDARY
	CONSERVATION SETBACK
	CENTER LINE
	CHAIN LINK FENCE
	CONTOUR
	EASEMENT
	FENCE
	GUARDRAIL
	LOT LINE
	PROPERTY LINE
	RETAINING WALL
	RIGHT-OF-WAY LINE
	SETBACK LINE
	SHORELINE
	SWALE
	TREE LINE

SANITARY

	100 LF SAN 6 PVC 0.40% 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
	CLEANOUT
	DOUBLE SANITARY SERVICE
	FORCE MAIN PVC PIPE
	MANHOLE

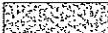
WATER & REUSE WATER

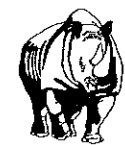
	WATER MAIN
	PVC OR DIP PIPE
	11 1/2' BEND
	22 1/2' BEND
	45' BEND
	90' BEND
	TEE
	CROSS
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	DOUBLE WATER SERVICE
	GATE VALVE
	FIRE HYDRANT
	METER
	REDUCER
	BLOWOFF
	BACKFLOW PREVENTER
	SAMPLE POINT
	UNDERDRAIN CLEANOUT
	RECLAIM WATER MAIN
	DOUBLE REUSE WATER SERVICE

STORM DRAIN

100 LF STS 24 HP @ 0.20%	100 LINEAR FEET STORM PIPE 24" HIGH PERFORMANCE POLYPROPYLENE PIPE @ 0.20%
100 LF STS 24 HDPE @ 0.20%	100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYPROPYLENE PIPE @ 0.20%
-----	UNDERDRAIN 6" HDPE PIPE
←-----→	DRAINAGE FLOW DIRECTION
	FOOT INLET TYPE 1
	FOOT INLET TYPE 2
	FOOT INLET TYPE 3
	FOOT INLET TYPE 4
	FOOT INLET TYPE 5
	FOOT INLET TYPE 6
	MANHOLE
	MITERED END SECTION
	SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
000.00	SPOT ELEVATION
	STORM INLET

HIGHWAY & UTILITIES

	CONCRETE
	COUNTY ROADS
	DETAIL REFERENCE
	DUMPSTER PAD
FF=98.76 TYPE A	FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
	GUY POLE
	HANDICAP PARKING
	INTERSTATE ROADS
	LIGHT POLE
	SIGNS
	SECTION CORNER
	STATE ROADS
	SILT FENCE
	TRAFFIC FLOW PAVEMENT MARKING
	UTILITY POLE
	BLDG OR STRUCTURE
	TYPE F CURB & GUTTER
	MIAMI CURB
	CROSS SECTION DETAIL



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

SYMBOLS + ABBREVIATIONS

FOR
VISTA RESERVE

CITY OF APOPKA
FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 651-1514

DATE		REVISIONS
1	10/1/00	Initial Design
2	10/1/00	Final Design
3	10/1/00	Final Design
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99	10/1/00	Final Design
100	10/1/00	Final Design

JOB # 17051
DATE: 06/22/2018
SCALE: N.T.S.
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB

SY-1
5 of 39

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF APOPKA DETAILS & THE FOOT FY 2018-17 DESIGN STANDARDS, EFFECTIVE 7/1/2018 OR 6/30/2017, AND ALL SUPPLEMENTS HERETO, AND THE ROADWAY TRAFFIC DESIGN STANDARDS, WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., SHALL BE SHOWN ON THE SITE PLAN AND SHALL BE VERIFIED BY FIELD INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET AND SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT/ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
5. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR IS DIRECTED TO NOTIFY MADDEN, MOONHEAD, AND STOKES INC., PHONY 407) 828-8330, FOR PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO BE WITHIN OR ADJACENT TO THE DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
10. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
11. ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR HIGHWAYS (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY F.D.O.T. AND CITY OF APOPKA STANDARDS AND SPECIFICATIONS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN, F.D.O.T., AND CITY OF APOPKA APPROVED PROCEDURES.
13. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF APOPKA REQUIREMENTS FOR INSPECTION AND TESTING.
16. SUBJECT PROPERTY IS UNDER CONTROL OR OWNED BY APPLICANT.
17. TOPOGRAPHY PROVIDED BY ALLEN & COMPANY, INC.
18. SANITARY SEWER SERVICE PROVIDED BY THE CITY OF APOPKA.
19. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.
20. CHAPTER 17-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER LOOP SENSORS PULL BOXES, CONDUIT TRAFFIC SIGNALS, AND CABINETS ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE CITY OF APOPKA.
22. RESIDENTIAL ARCHITECTURE MUST COMPLY WITH THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES, WITH THE EXCEPTION OF FRONT LAND CARPAGES.
23. BUILDER/DEVELOPER MUST SUBMIT BUILDING ELEVATIONS AND FLOOR PLANS TO THE CITY OF APOPKA FOR APPROVAL PRIOR TO CONSTRUCTION OF HOMES.
24. STRUCTURES SHALL BE SET BACK A MINIMUM OF 50FT FROM ANY SHORELINE OR WETLAND'S EDGE AS DEFINED IN ARTICLE 1.
25. A COPPER TORSION RELOCATION PERMIT MUST BE OBTAINED FROM THE FLORIDA FISH & WILDLIFE COMMISSION PRIOR TO SITE DEVELOPMENT.
26. ALL ROADWAYS AND FIRE HYDRANTS MUST BE CONSTRUCTED BEFORE BUILDING CONSTRUCTION BEGINS.
27. BLUE ROAD REFLECTORS MUST BE PROVIDED AT EACH FIRE HYDRANT LOCATION.

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER UNLESS OTHERWISE NOTED.
5. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR14 AND PRESSURE TESTED TO 150 PSI.
6. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
7. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
8. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. INFILTRATION SHALL NOT EXCEED 15 GALLONS PER DAY PER RCV OF DIAMETER PER MILE OF LENGTH, OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS OF LINE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ST. LOUIS, TRANSMISSION AUTHORITY INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
9. MADDEY, 2 FOUR WORKING DAYS, INC. SHALL BE NOTIFIED A MINIMUM OF 48 HOURS (2 FULL WORKING DAYS) PRIOR TO CONSTRUCTION AND TESTING OF THE SANITARY SEWER, PHONE (407) 629-8330.
10. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS BUILT" INFORMATION RELATIVE TO INVERTS, RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST EXISTING WATER MAIN. THE ENGINEER WITHIN TWO (2) WEEKS OF COMPLETION OF SEWER CONSTRUCTION.
11. CONTRACTOR SHALL RECEIVE SEWER RECOGNITION FOR APLICATION OF SOIL CEMENT.
12. MINIMUM SLOPE ON ALL 8" SANITARY SEWER GRAVITY MAINS TO BE 0.3%.
13. ALL SANITARY SERVICE LOCATIONS SHALL BE MARKED BY CUTTING AN "S" INTO THE PAVEMENT.
14. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND FORCE MAINS, THE FORCE MAIN SHALL BE UPGRADED TO PVC DR14 AND PRESSURE TESTED TO 200 PSI.
15. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS ALONG THE FORCE MAIN.
16. BLANKET UTILITY EASEMENTS WILL BE RECORDED FOR PROPERTIES USING THIS LIFT STATION.
17. DISIATE WASTEWATER COLLECTION SYSTEM, THE LIFTSTATION, AND FORCEMAIN ARE TO BE OWNED AND MAINTAINED BY CITY OF APOKA.

ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA STANDARD DETAILS AND LAND DEVELOPMENT CODES.

2. THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.

3. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS WHERE POSSIBLE.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS SHALL BE AT LEAST TEN FEET, AND PREFERABLY TEN FEET. WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET, AND PREFERABLY TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.005(2), ES., AND RULE 64C-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND STORM OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND IF PREFERABLY TEN INCHES, ABOVE THE OUTSIDE OF THE SANITARY SEWER OR OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINT WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS. WASTEWATER OR STORMWATER FORCE MAINS CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

5. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER (200 PSF).

6. ALL 4"-12" WATER LINES SHALL BE PVC PIPE AWWA C-900, DR 18, MECHANICAL JOINTS. RUBBER GASKET COMPRESSION JOINTS CONFORMING TO ASTM D3191, FROM POS FORWARD AS DESIGNATED BY F.S. 633, PIPE SHALL BE DR-14 AND TESTED AT 200 PSF FOR TWO HOURS.

7. GATE VALVES SHALL CONFORM TO AWWA C-509-87, WITH WRENCH NOT EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED, THEY SHALL BE IRON BODY, FULL BORE, FLANGED, DOUBLE END, PARALLEL SEAT, NON-RISING STEM VALVES WITH O-RING SEALS AND END CONNECTIONS AS CALLED FOR ON THE PLANS, ALL TEST COUS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH GRIP RING RESTRAINTS.

8. THE CONTRACTOR SHALL TAKE 10 GAUGE LOCATOR WIRE TO ALL WATER LINES AT 5' INTERVALS. THE LOCATOR WIRE SHALL BE SINGLE STRAND COPPER WIRE RATED GOOD FOR DIRECT BURY.

9. SERVICE MAINS FOR FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL OR NFPA 24 - 2007 EDITION, WHICHEVER IS MORE STRINGENT.

10. NEW FIRE HYDRANTS SHALL BE INSTALLED SO THAT 5-1/4" INCH PIPE IS FACING THE ROADWAY BY WHICH IT IS ACCESSED. HYDRANTS SHALL BE POSITIONED NOT MORE THAN 5 FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.

11. MADDEN MOOREHEAD & STOKES, INC. SHALL BE NOTIFIED A MINIMUM OF FORTY EIGHT HOURS (2 FULL WORKING DAYS) PRIOR TO TESTING OF THE WATER LINES. PHONE (407) 828-8330.

12. HYDROSTATIC TESTS CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. THE TESTS SHALL BE IN ACCORDANCE WITH PROVISIONS OF AWWA C900 OR C905 AS APPLICABLE.

13. INSPECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C900-INSPECTION WATER MAIN, INCLUDING ANY REQUIRED TESTING BY CITY OF APOPKA.

14. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION OF ALL WATER LINES AND SERVICES. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF THE COMPLETION OF THE WATER LINE CONSTRUCTION.

15. CONTRACTOR SHALL SCHEDULE ALL TESTING TO ALLOW THE ENGINEER'S ATTENDANCE. FAILURE TO PROPERLY NOTIFY THE ENGINEER MAY RESULT IN RETESTING AT THE ENGINEERS OPTION AND THE CONTRACTORS EXPENSE.

16. WATER SERVICE PROVIDED BY CITY OF APOPKA.

17. NEW HYDRANTS SHALL BE TESTED AND IN PROPER WORKING ORDER WITH DOCUMENTATION SUPPLIED TO THE FIRE MARSHAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION (I.E. FIRE FLOW TEST SHALL BE PERFORMED).

18. ANY EXISTING WELLS ON SITE SHALL BE ABANDONED IN ACCORDANCE WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RULES AND REGULATIONS.

19. ALL NEW WATER MAINS SHALL BE COLOR CODED PER F.D.E.P. REGULATIONS.

1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND CITY OF APOPKA SPECIFICATIONS. THE FINISHED PAVEMENT GRADES SHALL CONFORM TO THOSE SPECIFIED ON THE DRAINAGE PLAN.
2. EXCAVATION, PAVING AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH PAVING AND SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND CITY OF APOPKA SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE.
6. SOIL BORINGS AND SOIL ENGINEERING SERVICES HAVE BEEN PROVIDED BY UNIVERSAL ENGINEERING SCIENCES INC., AND ADDITIONAL SERVICES WILL BE PROVIDED TO THE REQUEST OF THE OWNER. THIS ENGINEERING FIRM ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. EXCAVATION OF UNSUITABLE FILL AND COMPACTED SHALL BE DONE IN ACCORDANCE WITH THE CITY SOIL REQUIREMENTS.
7. THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME, ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT HOURS (TWO WORKING DAYS) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERVISING ENGINEER IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED.
10. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT.
11. REMOVED.
12. ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.
13. THE CONTRACTOR SHALL USE CONCRETE WITH A MIN. 28 DAY STRENGTH OF 3,000 P.S.I.
14. ALL SIDEWALK WIDTHS SHALL BE 5' OR AS NOTED AND SHALL HAVE 1" DEEP CONTRACTION JOINTS EVERY 8' AND AN EXPANSION JOINT EVERY 20' MIN. SIDEWALK CROSS SLOPES SHALL BE 2.0% MINIMUM LENGTH OF SIDEWALK SECTION SHALL BE 20'. SIDEWALKS NOT ABUTTING LOTS SHALL BE CONSTRUCTED AS PART OF THE INFRASTRUCTURE.
15. PROVIDE F.D.O.T. TYPE III SILT FENCE ALONG THE PROPERTY LINES AND PHASE LINES AS WELL AS ANY CONSTRUCTION WITHIN THE OTHER PHASES THAT IS DEEMED NECESSARY.
16. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO CITY OF APOPKA AS SOON AS THEY ARE GENERATED. CLEARANCE FROM CITY OF APOPKA SHALL BE RECEIVED PRIOR TO PAVING.
17. CONTRACTOR SHALL COMPLY WITH ALL CITY OF APOPKA REQUIREMENTS FOR INSPECTION AND TESTING.
18. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
19. ALL TRAFFIC CONTROL SIGNS, MARKINGS AND STREET NAME SIGNS ARE TO CONFORM TO F.D.O.T. AND ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CITY OF APOPKA L.D.C. AND CITY OF APOPKA CODES.
20. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
21. PAYMENT RETURN RADI SHALL BE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
22. POND SLOPES AND BERM SHALL BE SODDED, BOTTOM OF POND SHALL BE SEEDED.
23. THE BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SUBGRADE COMPLETION HAS BEEN COMPLETED AND REQUIRED SUBGRADE TEST RESULTS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY ENGINEER.
24. THE FINISHED BASE COURSE SHALL BE PRIMED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC, AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL BAD AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE.
25. ASSUMING ACCEPTABLE CURING, THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER COMPLETION.
26. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL ANGLE IRON FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL, RECTANGLE GRATES WITH H-20 LOADING.
27. ALL HOPE DRAINAGE PIPE SHALL BE ADS N-12 PUSH ON WATER TIGHT JOINT PIPE OR APPROVED EQUAL

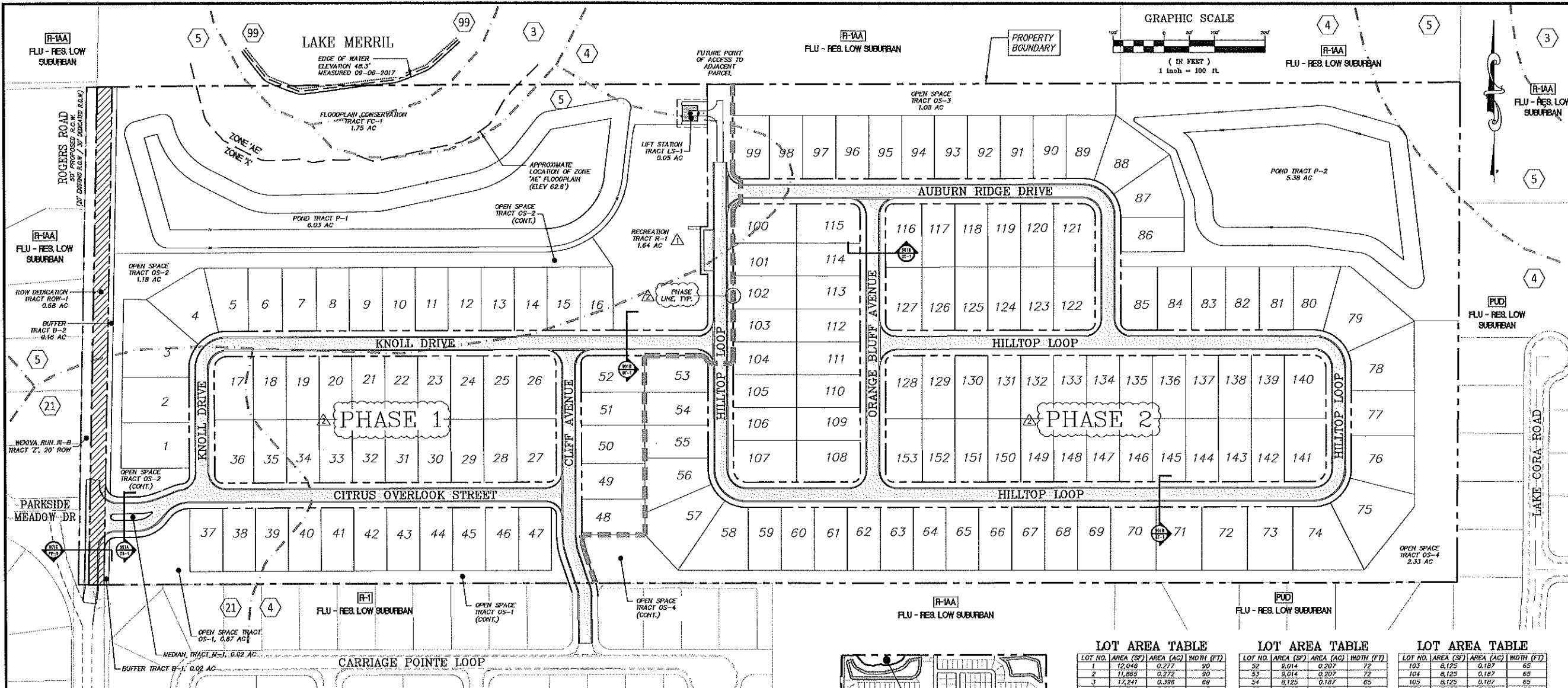
1. **EXCAVATING CAUTIOUSLY:** THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE PROXIMITY OF WASTEWATER FORCE MAINS AND GRAVITY SENSEL. FORCE MAIN AND SEWER LOWDOWN SHOW OR PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. **TELEPHONE NOTIFICATION:** THE CITY OF APOPKA DISPATCH OPERATOR SHALL BE NOTIFIED IMMEDIATELY IN THE EVENT OF A FORCE MAIN, GRAVITY SENSEL OR WATER MAIN BREAK OR DAMAGE AT (407) 703-1731. THE CITY DISPATCH CAN BE REACHED AT (407) 703-1731.
3. **REPAIR IMMEDIATELY ALL DAMAGE TO CITY OF APOPKA MAINS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR'S EXPENSE FOR THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY THE CITY OF APOPKA UTILITIES INSPECTOR, CITY OF APOPKA MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR REPAIRS.**
4. **CITY OF APOPKA UTILITIES DEPARTMENT GENERAL TELEPHONE NUMBERS:**
CITY OF APOPKA UTILITIES CONSTRUCTION INSPECTION SECTION – (407) 703-1718.
CITY OF APOPKA UTILITIES WASTEWATER DIVISION – (407) 703-1731.
CITY OF APOPKA UTILITIES WATER DIVISION – (407) 703-1731.
CITY OF APOPKA UTILITIES ENGINEERING DIVISION – (407) 703-1718.
5. **ADVANCE NOTIFICATION OF CONSTRUCTION THE CITY OF APOPKA UTILITIES CONSTRUCTION SECTION ((407) 703-1731) SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY.**
6. **ADVANCE NOTIFICATION OF PENDING CONNECTION THE CITY OF APOPKA WATER DIVISION ((407) 703-1731) CITY OF APOPKA WASTEWATER DIVISION ((407) 703-1731) SHALL BE NOTIFIED AT LEAST (7) DAYS IN ADVANCE TO SCHEDULE MAIN TIE-INS AND VALVE OPERATIONS.**
7. **OPERATION OF CITY OF APOPKA VALVES WATER, WASTEWATER, AND REUSE VALVES ARE TO BE OPERATED ONLY BY CITY OF APOPKA UTILITIES INSPECTOR ((407) 703-1731). ALL VALVES BEING INSTALLED ARE TO REMAIN CLOSED DURING CONSTRUCTION.**
8. **OPERATION OF CITY OF APOPKA PUMP STATION THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT-DOWN WITH ANY CITY OF APOPKA UTILITIES INSPECTOR ((407) 703-1731).**



ENGINEER IN CHARGE: **BENJAMIN S. BECKHAM** P.E. #79452
FLORIDA
 LICENSE No. 79452 STATE OF
 PROFESSIONAL REGISTERED ENGINEER
 BENJAMIN S. BECKHAM
 CERTIFICATE NO. 0007723 EXPIRATION NO. EB-0007723

DATE	REVISIONS
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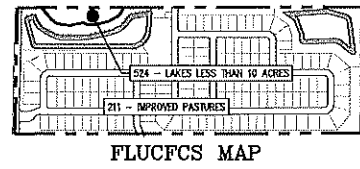


PROJECT NOTES

- THE PROJECT IS TO BE DEVELOPED IN TWO PHASES
- EXISTING FUTURE LAND USE
- EXISTING ZONING
- TOTAL DEVELOPABLE LAND AREA
- RIGHT-OF-WAY DEDICATION (TRACT ROW-1)
- NET DEVELOPABLE LAND AREA
- MAXIMUM RESIDENTIAL DENSITY (ALLOWED)
- NET RESIDENTIAL DENSITY
- PROPOSED SINGLE-FAMILY DETACHED LOTS
- MINIMUM LOT AREA
- MINIMUM LOT WIDTH
- MINIMUM LOT DEPTH
- MINIMUM LIVING AREA
- MAXIMUM BUILDING HEIGHT
- SETBACKS
- RECREATION SPACE CALCULATIONS
- OPEN SPACE CALCULATIONS
- SCHOOLS
- STREET LIGHT POLES AND FIXTURES SHALL BE OF A DECORATIVE TYPE.
- THE RECREATION TRACT AREAS ARE TO BE CONSTRUCTED PRIOR TO THE FIRST HOME CLOSING. AS AN ALTERNATE, A DOND HILL BE PERMITTED.

TRACT TABLE

TRACT	USAGE	OWNERSHIP	MAINTENANCE	AREA (AC)
B-1	BUFFER	H.O.A.	H.O.A.	0.02
B-2	BUFFER	H.O.A.	H.O.A.	0.18
FC-1	FLOODPLAIN CONSERVATION	H.O.A.	H.O.A.	1.75
LS-1	LIFT STATION	CITY OF APOPKA	CITY OF APOPKA	0.05
M-1	MEDIAN	H.O.A.	H.O.A.	0.02
OS-1	OPEN SPACE	H.O.A.	H.O.A.	0.07
OS-2	OPEN SPACE	H.O.A.	H.O.A.	1.18
OS-3	OPEN SPACE	H.O.A.	H.O.A.	1.08
OS-4	OPEN SPACE	H.O.A.	H.O.A.	2.33
P-1	STORMWATER POND	H.O.A.	H.O.A.	6.03
P-2	STORMWATER POND	H.O.A.	H.O.A.	5.38
R-1	RECREATION	H.O.A.	H.O.A.	1.64
ROW-1	RIGHT-OF-WAY DEDICATION	CITY OF APOPKA	CITY OF APOPKA	0.69
ROW-2	RIGHT-OF-WAY	CITY OF APOPKA	CITY OF APOPKA	0.51
SINGLE-FAMILY LOTS		PRIVATE	PRIVATE	31.38
GROSS LAND AREA:				61.10



SOILS LEGEND

- BASHER FINE SAND, FREQUENTLY PONDING, 0-1% SLOPES, HSD-0
- CANDLER FINE SAND, 0-5% SLOPES, HSD-A
- CANDLER FINE SAND, 5-12% SLOPES, HSD-A
- LAKE FINE SAND, 0-5% SLOPES, HSD-A
- WATER

LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (AC)	WDR (FT)
1	12,046	0.277	90
2	11,865	0.272	90
3	12,241	0.280	90
4	11,340	0.260	48
5	9,190	0.211	60
6	8,438	0.194	67
7	8,438	0.194	67
8	8,125	0.187	65
9	8,125	0.187	65
10	8,125	0.187	65
11	8,125	0.187	65
12	8,125	0.187	65
13	8,125	0.187	65
14	8,125	0.187	65
15	8,125	0.187	65
16	8,125	0.187	65
17	9,553	0.219	77
18	8,125	0.187	65
19	8,125	0.187	65
20	8,125	0.187	65
21	8,125	0.187	65
22	8,125	0.187	65
23	8,125	0.187	65
24	8,125	0.187	65
25	8,125	0.187	65
26	9,639	0.221	77
27	9,639	0.221	77
28	8,125	0.187	65
29	8,125	0.187	65
30	8,125	0.187	65
31	8,125	0.187	65
32	8,125	0.187	65
33	8,125	0.187	65
34	8,125	0.187	65
35	8,125	0.187	65
36	9,639	0.221	77
37	8,125	0.187	65
38	8,125	0.187	65
39	8,125	0.187	65
40	8,125	0.187	65
41	8,125	0.187	65
42	8,125	0.187	65
43	8,125	0.187	65
44	8,125	0.187	65
45	8,125	0.187	65
46	8,125	0.187	65
47	8,124	0.186	65
48	8,813	0.202	70
49	8,813	0.202	70
50	8,500	0.210	76
51	8,125	0.187	68

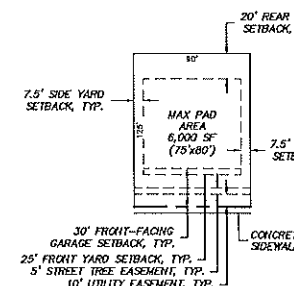
LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (AC)	WDR (FT)
52	9,014	0.207	72
53	9,014	0.207	72
54	8,125	0.187	65
55	8,125	0.187	65
56	10,300	0.236	83
57	13,964	0.321	42
58	12,377	0.284	48
59	8,125	0.187	65
60	8,125	0.187	65
61	8,125	0.187	65
62	8,125	0.187	65
63	8,125	0.187	65
64	8,125	0.187	65
65	8,125	0.187	65
66	8,125	0.187	65
67	8,125	0.187	65
68	8,125	0.187	65
69	8,125	0.187	65
70	11,250	0.258	90
71	11,250	0.258	90
72	11,250	0.258	90
73	11,250	0.258	90
74	13,614	0.317	76
75	16,308	0.374	64
76	12,481	0.287	83
77	11,250	0.258	90
78	13,563	0.311	77
79	16,104	0.370	65
80	8,125	0.187	65
81	8,375	0.192	67
82	8,375	0.192	67
83	8,375	0.192	67
84	8,375	0.192	67
85	9,014	0.207	72
86	8,125	0.187	65
87	8,125	0.187	65
88	11,371	0.261	48
89	9,748	0.224	58
90	8,125	0.187	65
91	8,125	0.187	65
92	8,125	0.187	65
93	8,125	0.187	65
94	8,125	0.187	65
95	8,125	0.187	65
96	8,125	0.187	65
97	8,125	0.187	65
98	8,125	0.187	65
99	8,014	0.207	72
100	8,639	0.221	77
101	8,125	0.187	65
102	8,125	0.187	65

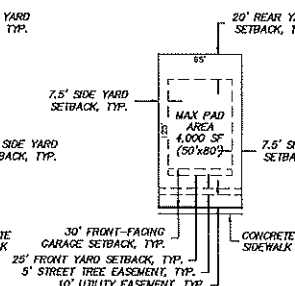
LOT AREA TABLE

LOT NO.	AREA (SF)	AREA (AC)	WDR (FT)
103	8,125	0.187	65
104	8,125	0.187	65
105	8,125	0.187	65
106	8,125	0.187	65
107	10,178	0.234	82
108	10,264	0.236	82
109	8,125	0.187	65
110	8,125	0.187	65
111	8,125	0.187	65
112	8,125	0.187	65
113	8,125	0.187	65
114	8,125	0.187	65
115	9,639	0.221	77
116	9,014	0.207	72
117	8,125	0.187	65
118	8,125	0.187	65
119	8,125	0.187	65
120	8,125	0.187	65
121	10,178	0.234	82
122	10,264	0.236	82
123	8,125	0.187	65
124	8,125	0.187	65
125	8,125	0.187	65
126	8,125	0.187	65
127	9,014	0.207	72
128	9,014	0.207	72
129	8,125	0.187	65
130	8,125	0.187	65
131	8,125	0.187	65
132	8,125	0.187	65
133	8,125	0.187	65
134	8,125	0.187	65
135	8,125	0.187	65
136	9,014	0.207	72
137	8,125	0.187	65
138	8,125	0.187	65
139	8,125	0.187	65
140	8,125	0.187	65
141	10,178	0.234	82
142	8,125	0.187	65
143	8,125	0.187	65
144	8,125	0.187	65
145	8,125	0.187	65
146	8,125	0.187	65
147	8,125	0.187	65
148	8,125	0.187	65
149	8,125	0.187	65
150	8,125	0.187	65
151	8,125	0.187	65
152	8,125	0.187	65
153	9,014	0.207	72

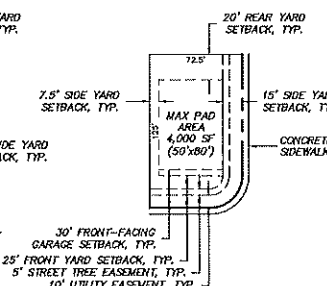
TYPICAL 90'x125' LOT DIAGRAM



TYPICAL 65'x125' LOT DIAGRAM



TYPICAL 65'x125' CORNER LOT DIAGRAM



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

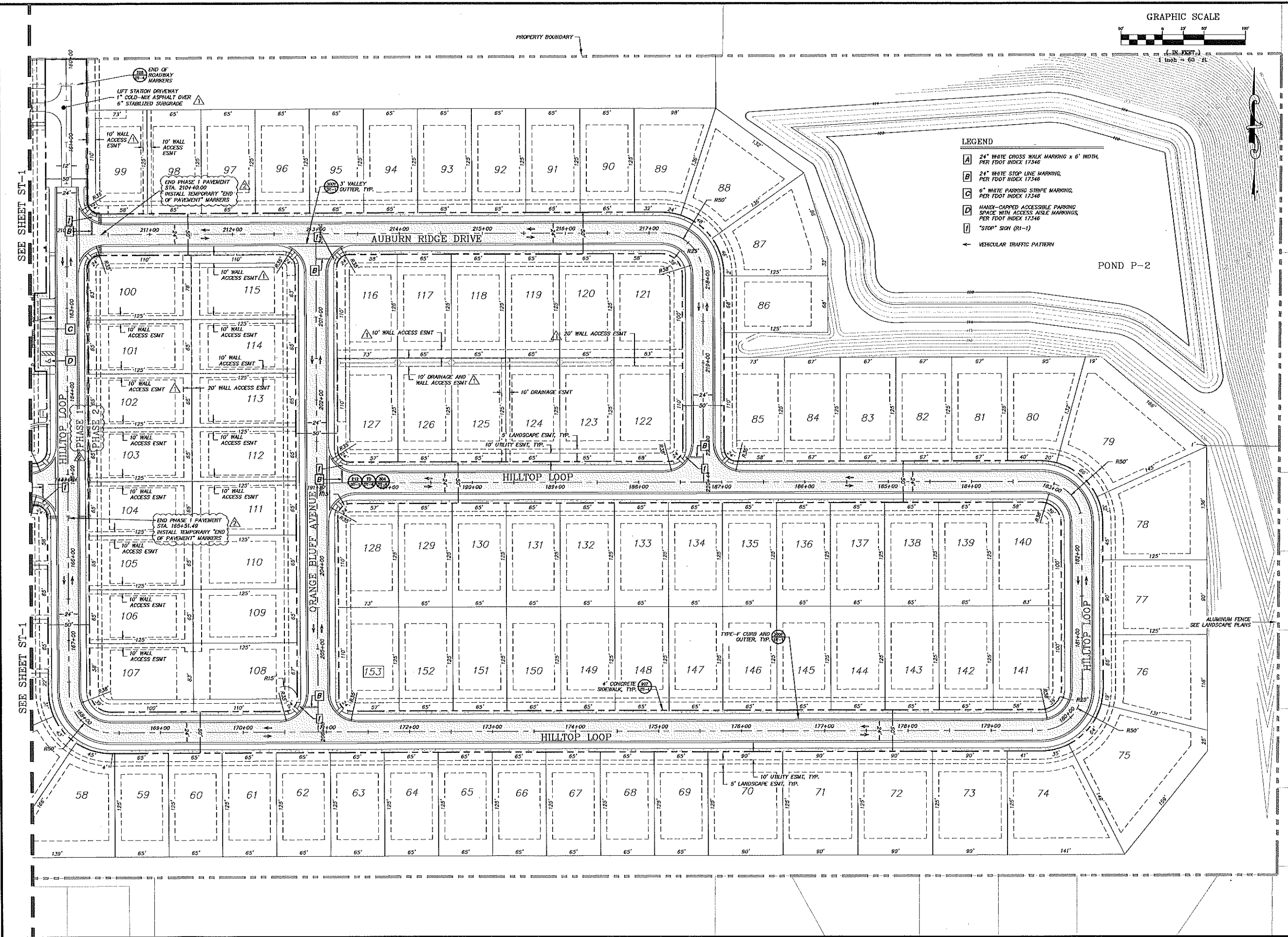
OVERALL SITE PLAN
FOR
VISTA RESERVE
CITY OF APOPKA, FLORIDA

THE PULTE GROUP
4901 VIRELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32814
(407) 661-1514

ENGINEERING
S. BECKHAM
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 17452
EXPIRATION DATE 12/31/2018

DATE	REVISIONS
06/22/2018	REVISED PER CITY COMMENTS
06/22/2018	ISSUED FOR PERMIT

JOB # 17051
DATE: 06/22/2018
SCALE: 1" = 100'
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB



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

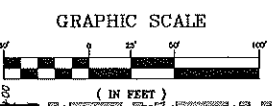
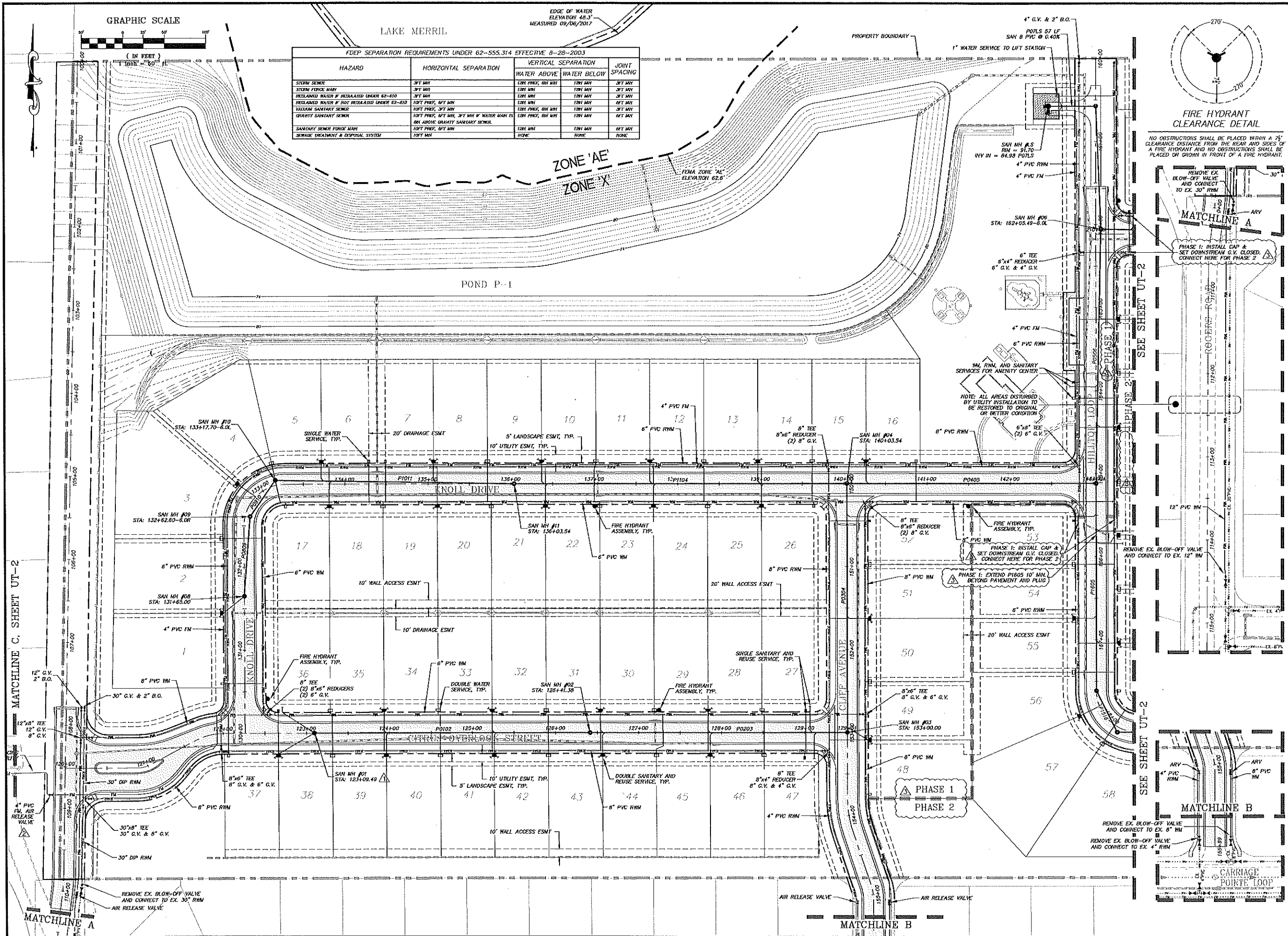
SITE LAYOUT PLAN
FOR
VISTA RESERVE
CITY OF APOPKA, FLORIDA

THE PULTE GROUP
4801 WINDLAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 681-1514

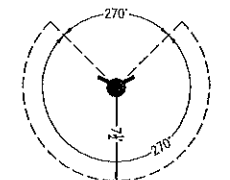
ENGINEER/INCHARGE
BENJAMIN S. BECKHAM
No. 79452
STATE OF FLORIDA
Professional Seal
BENJAMIN S. BECKHAM, EIT, No. 79452
CONTRACT/PERMIT INFORMATION NO. CB-0007723

DATE	REVISIONS
06/22/2018	1. 10' WALL ACCESS ESMT
06/22/2018	2. 10' WALL ACCESS ESMT
06/22/2018	3. 10' WALL ACCESS ESMT
06/22/2018	4. 10' WALL ACCESS ESMT
06/22/2018	5. 10' WALL ACCESS ESMT
06/22/2018	6. 10' WALL ACCESS ESMT
06/22/2018	7. 10' WALL ACCESS ESMT
06/22/2018	8. 10' WALL ACCESS ESMT
06/22/2018	9. 10' WALL ACCESS ESMT
06/22/2018	10. 10' WALL ACCESS ESMT
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06/22/2018	20. 10' WALL ACCESS ESMT
06/22/2018	21. 10' WALL ACCESS ESMT
06/22/2018	22. 10' WALL ACCESS ESMT
06/22/2018	23. 10' WALL ACCESS ESMT
06/22/2018	24. 10' WALL ACCESS ESMT
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06/22/2018	151. 10' WALL ACCESS ESMT
06/22/2018	152. 10' WALL ACCESS ESMT
06/22/2018	153. 10' WALL ACCESS ESMT

JOB # 17051
DATE: 06/22/2018
SCALE: 1" = 50'
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB



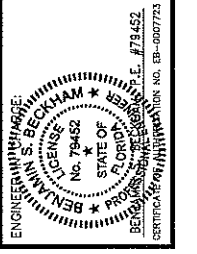
FDEP SEPARATION REQUIREMENTS UNDER 62-555.314 EFFECTIVE 8-28-2003				
HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
STORM SEWER	3 FT MIN	WATER ABOVE	WATER BELOW	3 FT MIN
STORM FORCE MAIN	3 FT MIN	12 IN MIN	12 IN MIN	3 FT MIN
RECLAIMED WATER & RECLAIMED UNDER 62-610	3 FT MIN	12 IN MIN	12 IN MIN	3 FT MIN
RECLAIMED WATER & NOT RECLAIMED UNDER 62-610	10 FT MIN, 6 FT MIN	12 IN MIN	12 IN MIN	6 FT MIN
VACUUM SANITARY SEWER	10 FT MIN, 3 FT MIN	12 IN MIN	12 IN MIN	6 FT MIN
GRAVITY SANITARY SEWER	10 FT MIN, 6 FT MIN, 3 FT MIN	12 IN MIN	12 IN MIN	6 FT MIN
SANITARY SEWER FORCE MAIN	10 FT MIN, 6 FT MIN	12 IN MIN	12 IN MIN	6 FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT MIN	NONE	NONE	NONE



MADDEN
MOOREHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 250
Maitland, Florida 32751
(407) 629-8330

UTILITY PLAN
FOR
VISTA RESERVE
CITY OF APOPKA, FLORIDA

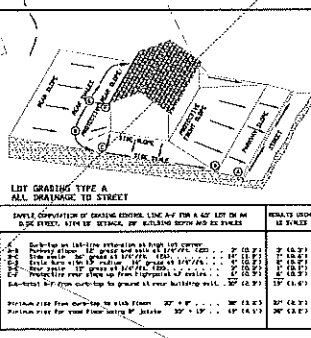
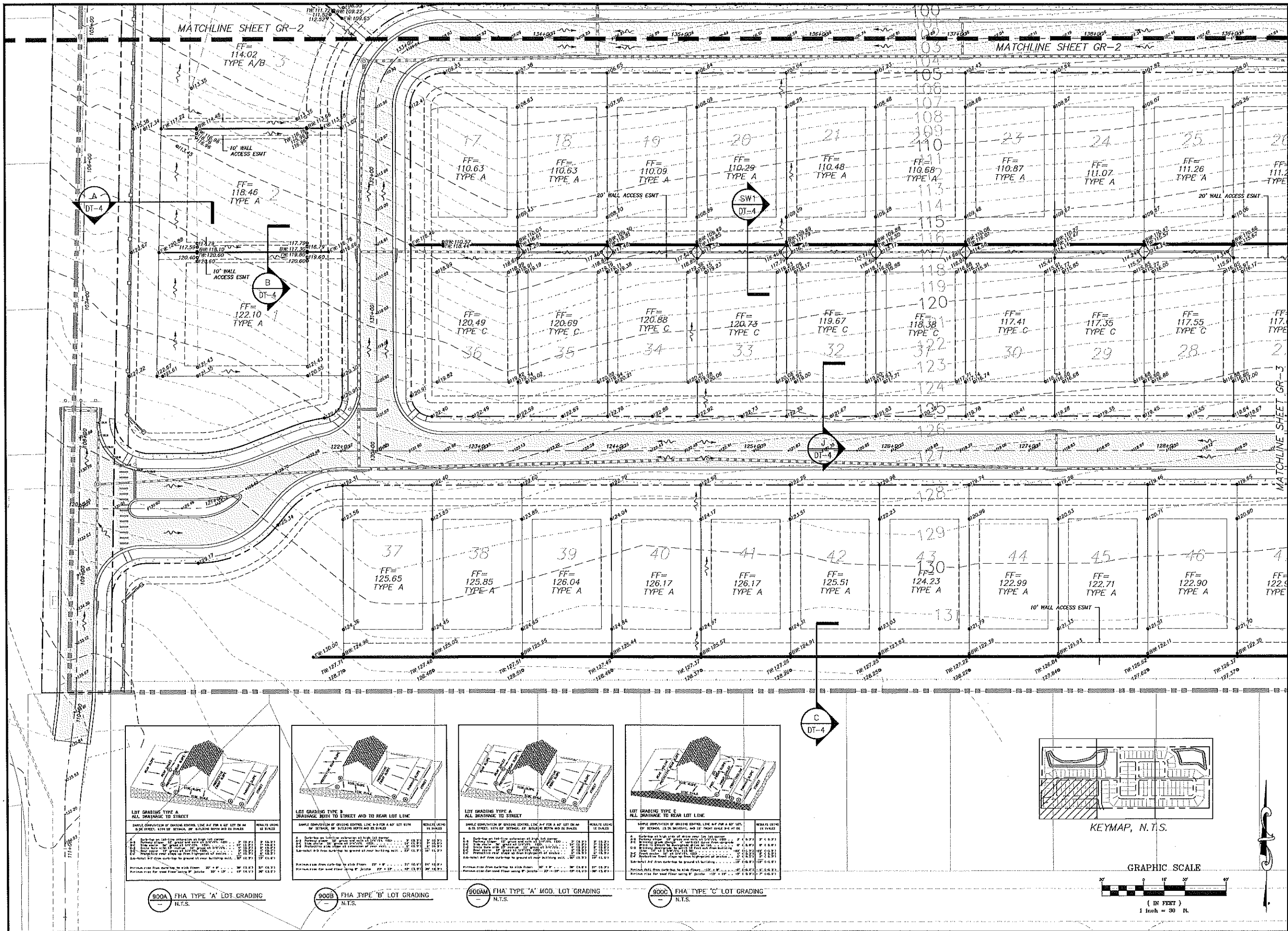
THE PULTE GROUP
4901 VIRELAND ROAD, SUITE 300
ORLANDO, FLORIDA 32811
(407) 661-1514



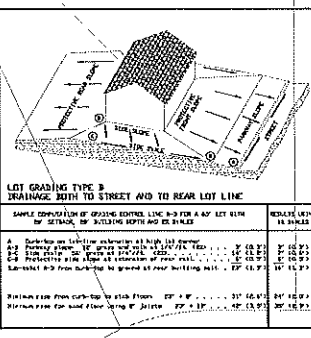
DATE	REVISIONS
06/22/2018	REVISED PER CITY COMMENTS
06/22/2018	REVISED PER CITY COMMENTS
06/22/2018	REVISED PER CITY COMMENTS
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06/22/2018	REVISED PER CITY COMMENTS
06/22/2018	REVISED PER CITY COMMENTS
06/22/2018	REVISED PER CITY COMMENTS
06/22/2018	REVISED PER CITY COMMENTS
06/22/2018	REVISED PER CITY COMMENTS

JOB # 17051
DATE: 06/22/2018
SCALE: 1" = 50'
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB

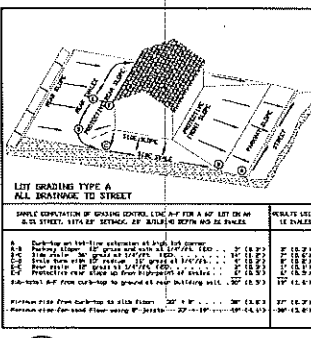
H:\Data\17051\Eng\Plan\UT-1.dwg 17051 UT.dwg Nov 01, 2018 9:27:01 am



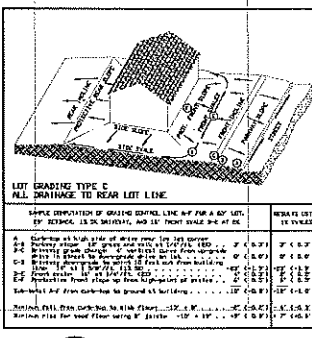
900A FHA TYPE 'A' LOT GRADING
N.T.S.



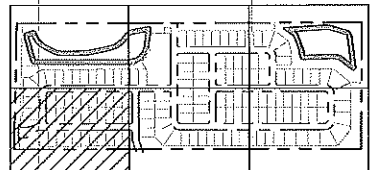
900B FHA TYPE 'B' LOT GRADING
N.T.S.



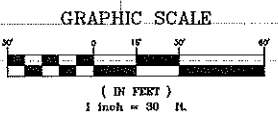
900AM FHA TYPE 'A' MOD. LOT GRADING
N.T.S.



900C FHA TYPE 'C' LOT GRADING
N.T.S.



KEYMAP, N.T.S.



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

MADDEN
WOODHEAD & STORES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 829-8330

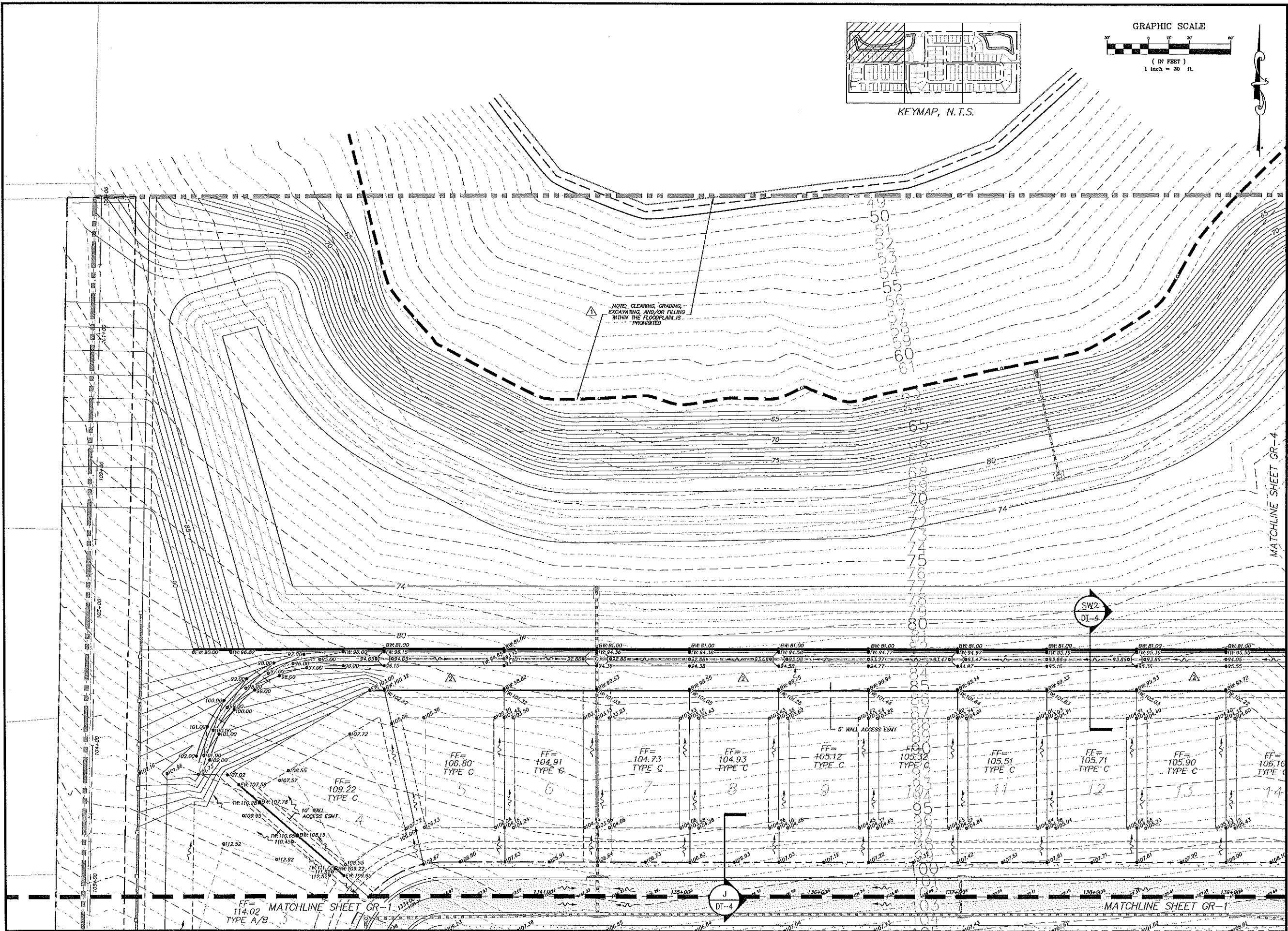
GRADING PLAN
FOR
VISTA RESERVE
CITY OF APOPKA, FLORIDA

THE PULTE GROUP
4801 WINDLAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 861-1614

ENGINEER'S SEAL
S. BECKHAM
No. 79452
STATE OF FLORIDA
Professional Engineer
Civil Engineering
BECKHAM ENGINEERING, P.A.
CERTIFICATE NO. BE-0037723

DATE	REVISIONS
06/22/2018	1

JOB # 17051
DATE: 06/22/2018
SCALE: 1" = 30'
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB




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

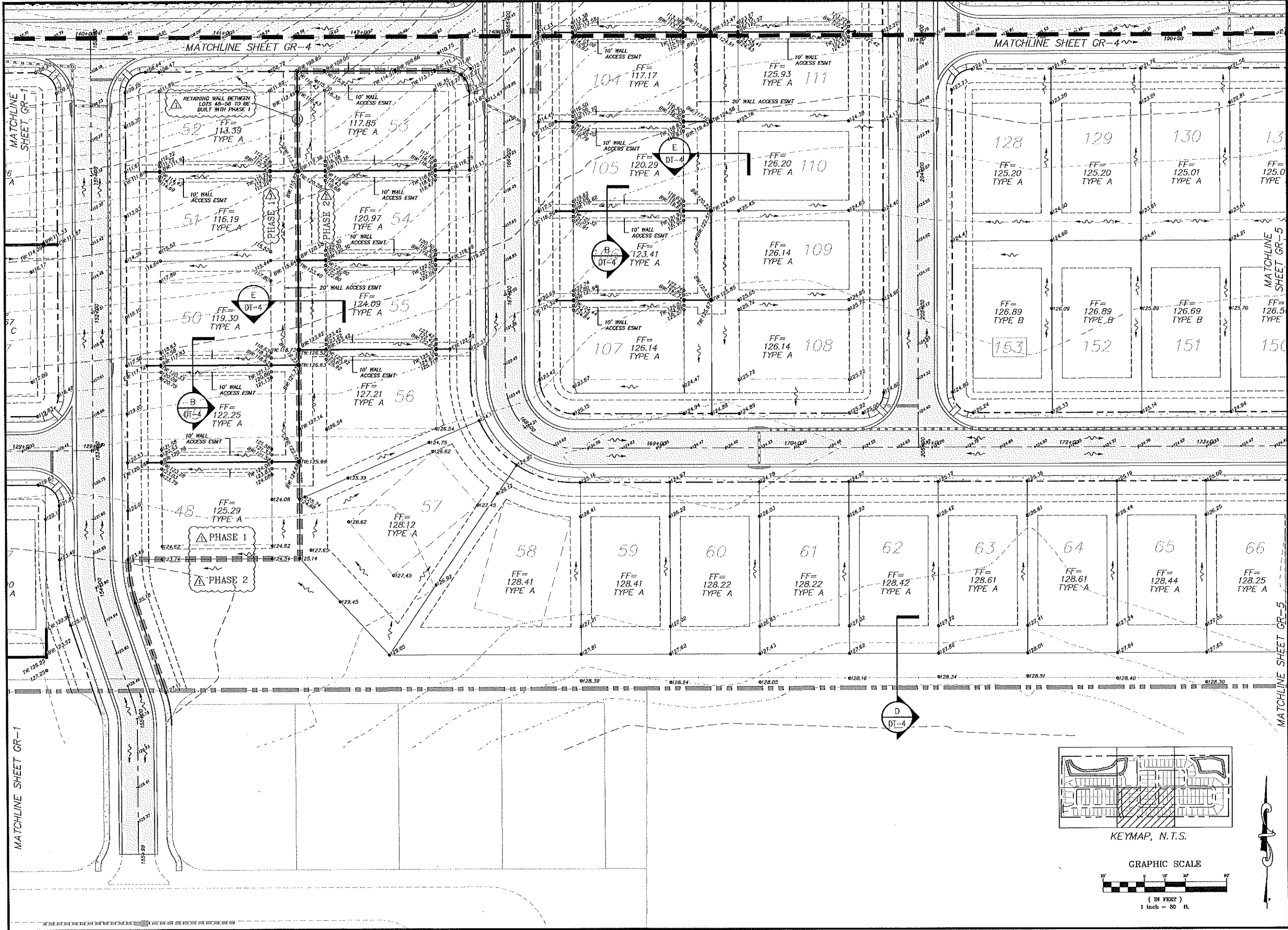
GRADING PLAN
FOR
VISTA RESERVE
CITY OF APOPKA
FLORIDA

THE PULTE GROUP
4801 INLAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 881-1514

ENGINEER
BENJAMIN S. BECKHAM
LICENSE NO. 79452
STATE OF FLORIDA
PROFESSIONAL SEAL
CONFIRMATION NO. EB-0007753

DATE	REVISIONS

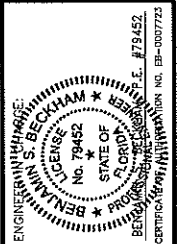
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DRAFTED BY: BSS
APPROVED BY: BSS



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

GRADING PLAN
FOR
VISTA RESERVE
CITY OF APOPKA, FLORIDA

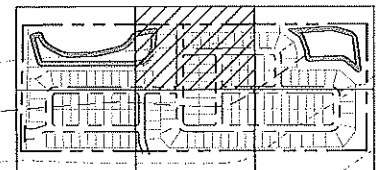
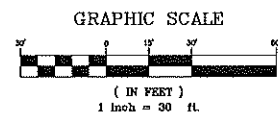
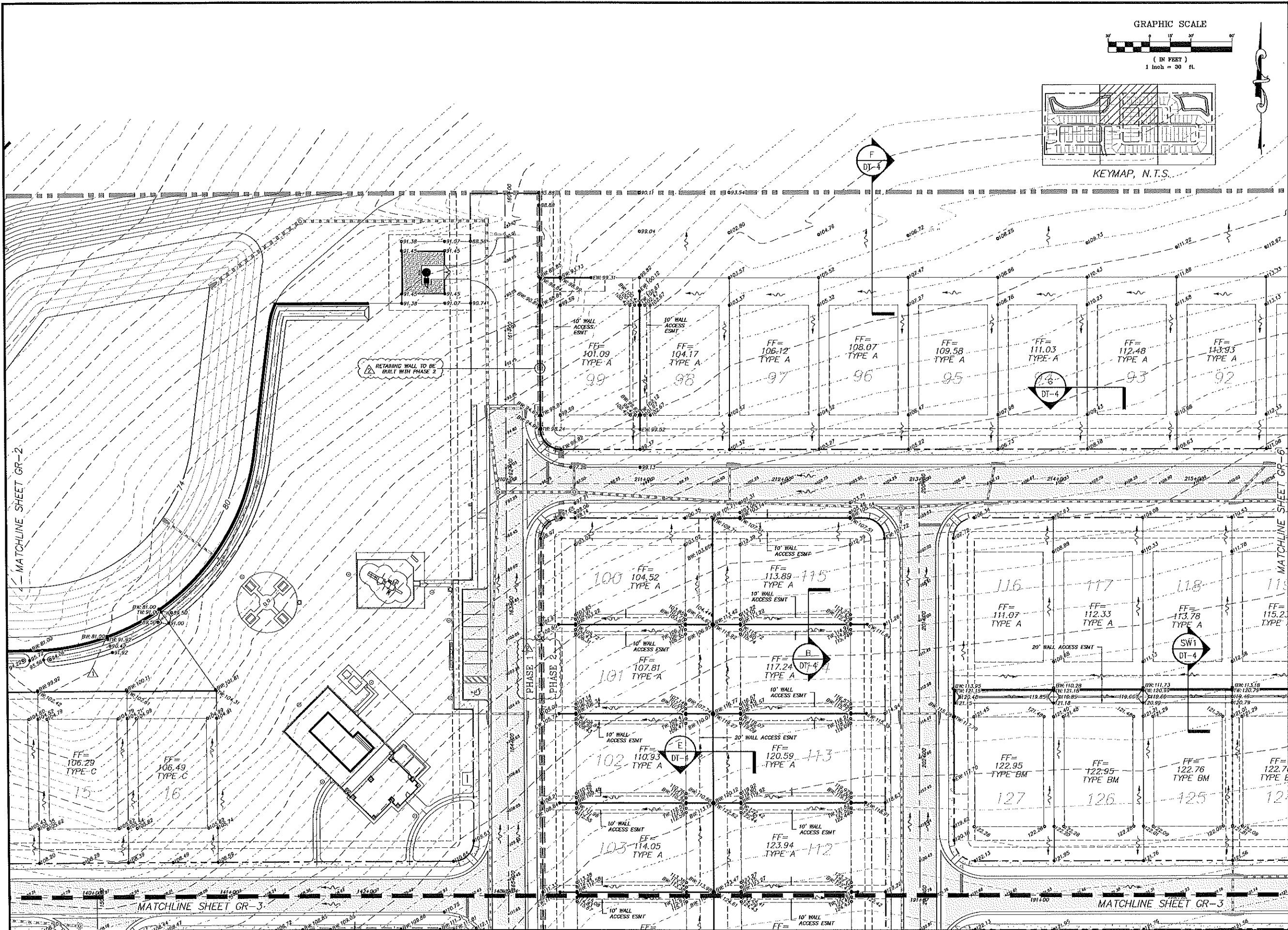
THE PULTE GROUP
4801 WINDLAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 861-1514



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JOB # 17051
DATE: 06/22/2018
SCALE: 1" = 30'
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB

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 MOORHEAD & STOKES, INC.
 CIVIL ENGINEERS
 431 E. Harbottle Avenue
 Suite 200
 Maitland, Florida 32751
 (407) 629-8330

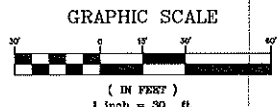
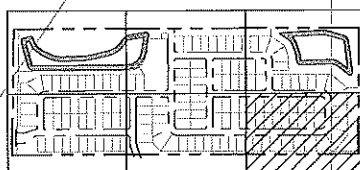
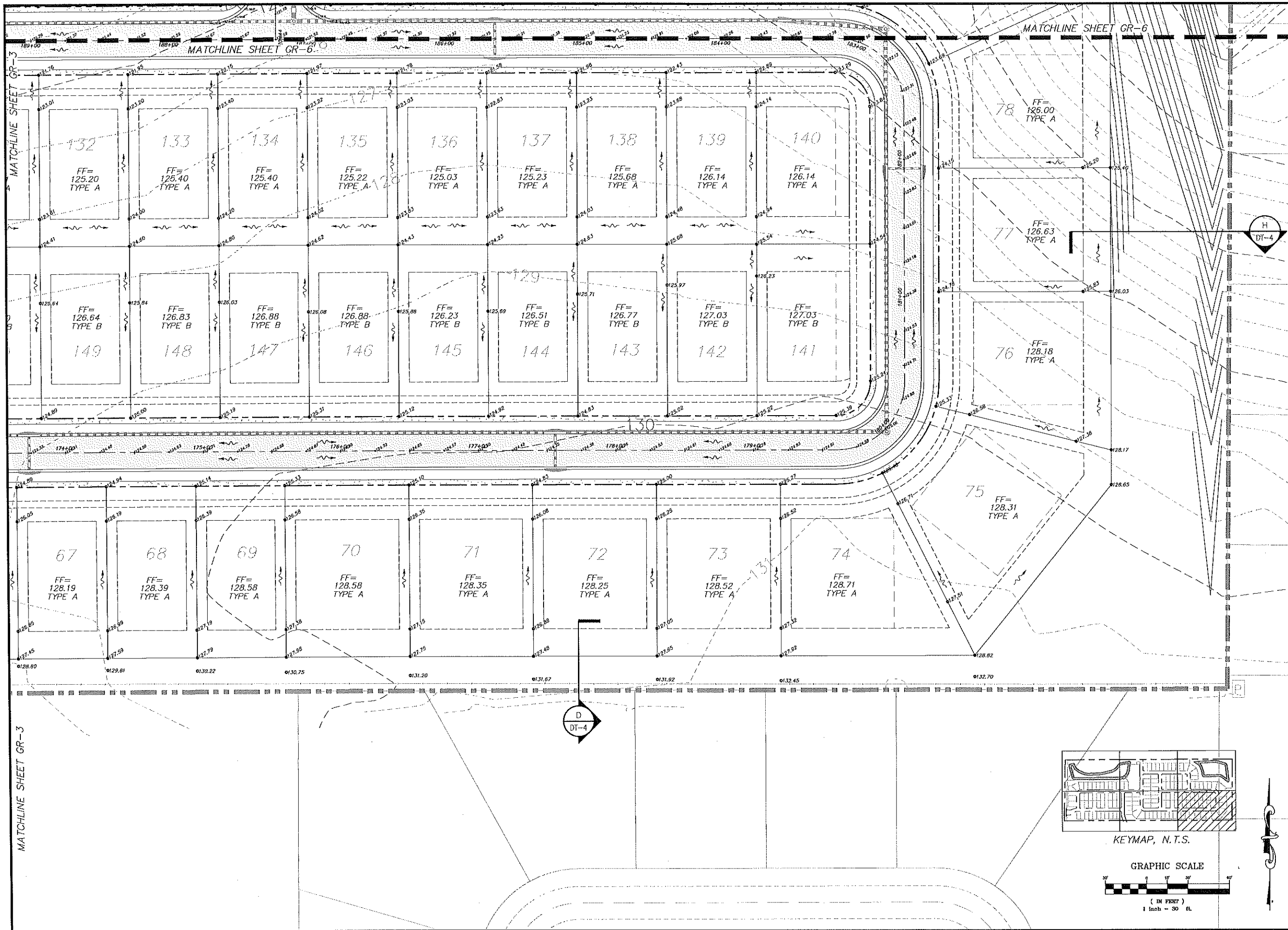
GRADING PLAN
 FOR
VISTA RESERVE
 CITY OF APOPKA, FLORIDA

THE PULTE GROUP
 4001 VANDERBILT ROAD, SUITE 500
 ORLANDO, FLORIDA 32811
 (407) 681-1514

ENGINEER'S SEAL
 BENJAMIN S. BECKHAM, P.E.
 LICENSE NO. 74452
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 CERTIFICATION NO. EP-000723

DATE	REVISIONS

JOB # 17051
 DATE: 06/22/2018
 SCALE: 1" = 30'
 DESIGNED BY: BSB
 DRAWN BY: BSB
 APPROVED BY: BSB




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

GRADING PLAN
FOR
VISTA RESERVE
CITY OF APOPKA
FLORIDA

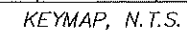
THE PULTE GROUP
4801 VIANLAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 681-1514

ENGINEERING
BENJAMIN S. BECKHAM
No. 79452
STATE OF FLORIDA
CIVIL ENGINEER
CERTIFICATION INFORMATION INC. EP-000773
E. 77452

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JOB # 17051
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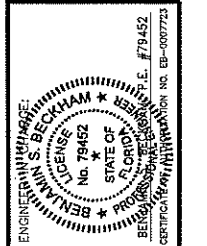
GR-5
18 of 39



431 E. Horatio Avenue
Suite 260
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(407) 629-8330

GRADING PLAN
FOR
VISTA RESERVE
CITY OF APOPKA
FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 681-1514

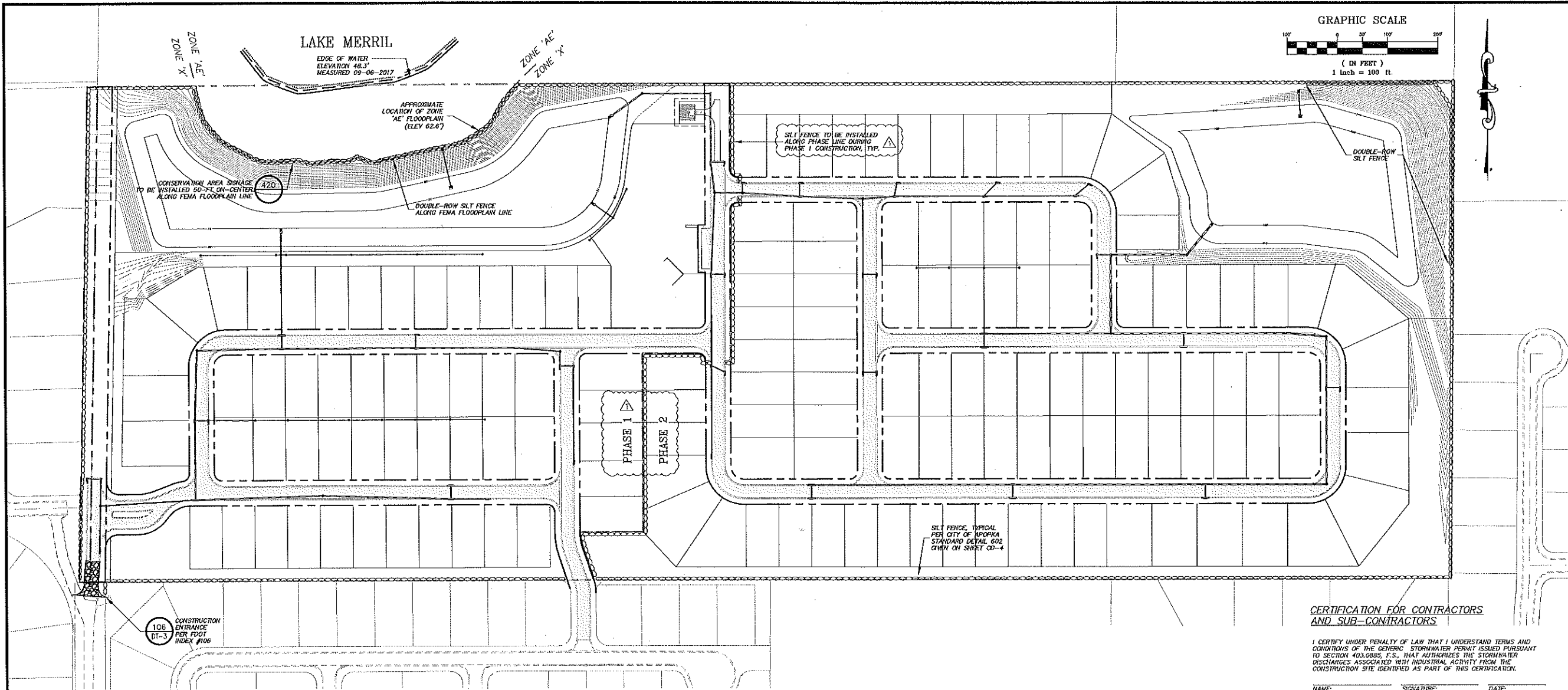


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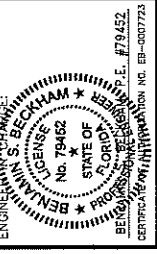
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19 of 39



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CIVIL ENGINEERS
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ENVIRONMENTAL PROTECTION PLAN
FOR
VISTA RESERVE
CITY OF APOPKA, FLORIDA

THE PULTE GROUP
4801 VANDERLAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 661-1514



DATE	REVISIONS
10/21/18	1. PRELIMINARY DESIGN
11/01/18	2. REVISED DESIGN
11/01/18	3. REVISED DESIGN
11/01/18	4. REVISED DESIGN
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JOB # 17051
DATE: 06/22/2018
SCALE: 1" = 100'
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APPROVED BY: BSB

STORMWATER POLLUTION PREVENTION NOTES:

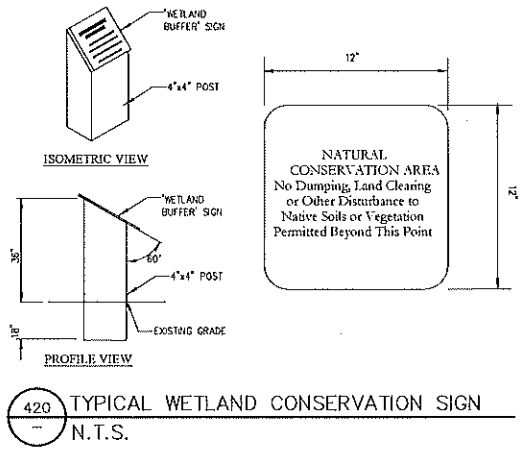
1. THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY OF GRASS PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.
2. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
3. THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE CONTROLLED, SO THAT THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
4. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
5. AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDED SHALL BE CONTROLLED SO AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. THE RATE OF SEEDED SHALL BE 30 POUNDS PER ACRE.
6. THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
7. IF AFTER 14 DAYS, THE TEMPORARY GRASSES AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REMOVED AND ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER.
8. ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. ALL DISTURBED AREAS OUTSIDE THE EXCAVATION AND FILL LIMITS WILL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR CONDITION PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NEWLY PLANTED GRASSES OR VEGETATION AND RETENTION/DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE CITY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND SHALL REPLANT ANY PORTION, WHICH IN THE OPINION OF THE ENGINEER, HAS BECOME DISPLACED DUE TO CARELESSNESS OR NEGLIGENCE ON THE PART OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION AND SEDIMENT RUNOFF FROM THE SITE DURING CONSTRUCTION. SUCH MEASURES SHALL BE IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
13. ABSOLUTELY NO WORK WILL BE ALLOWED WITHIN ANY CONSERVATION AREA, BUFFER AREA, MITIGATION AREA OR DESIGNATED WETLAND AREA UNLESS SO SPECIFICALLY DESCRIBED BY THE PLANS AND GRANTED BY REASON OF PERMIT FROM THE GOVERNMENTAL ENTITY HAVING JURISDICTION OVER SAID AREA.
14. PRIOR TO CLEARING AND GRUBBING, THE LIMITS OF WETLANDS, BUFFERS WETLANDS, BUFFERS AND MIGRATION AREAS SHALL BE CLEARLY MARKED ALONG THE PROPOSED RIGHT OF WAY LINE TO PROTECT THESE AREAS FROM ENCRoACHMENT DURING CONSTRUCTION ACTIVITIES.
15. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN SECTION 104, F.D.O.T. STANDARD SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION. SIDE SLOPE MAY BE SEED AND MULCHED, PROVIDED THAT THE MULCH MATERIAL IS DISC HARROWED AND THE SIDE SLOPES ARE NEITHER GREATER THAN 3:1 NOR PART OF A DRAINAGE CONVEYANCE.
16. REFER TO POND DETAIL SHEETS FOR EROSION CONTROL MEASURES AT POND OUTFALLS.
17. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH FDOT INDEX NO. 102.
18. INSPECTIONS ON EROSION CONTROL MEASURES WILL BE PERFORMED BY THE CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS AFTER 1/4 INCH OF RAINFALL. THIS INSPECTIONS MUST BE LOGGED BY THE CONTRACTOR AND KEPT WITH THE APPROVED PLANS AND SWPPP.
19. GRAVEL CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO MINIMIZE EXPORT OF ON-SITE DIRT. IF GRAVEL IS NOT ALLOWED, THE CONSTRUCTION ENTRANCES SHALL BE SWEPT PERIODICALLY AND LOGGED BY THE CONTRACTOR.

EROSION CONTROL:

- THE CONTRACTOR SHALL PERFORM EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF APOPKA AND THE S.J.R.W.M.D., DETAILS CONTAINED IN THE PLANS, THE FOLLOWING NOTES AND AS DIRECTED BY THE ENGINEER.
1. TEMPORARY EROSION CONTROL
 1. STOCKPILING MATERIAL. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
 2. INLET PROTECTION - INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT- LADEN STORM RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
 3. TEMPORARY SEEDED / STRIP SOODING - AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE STRIP-SOODED ALONG ALL DESIGNATED ROWS. THIS WILL PREVENT SEDIMENT RUNOFF FROM INDIVIDUAL LOTS INTO THE ROW AND DRAINAGE SYSTEMS, AND WILL NOT LATER COMPETE WITH THE PERMANENT LOT GRASSING.
 4. TEMPORARY SEEDED AND MULCHING - SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN NOTE 3 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES.
 5. TEMPORARY GRASSING - THE SEEDED OR THE SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
 6. PERMANENT REGRASSING - IF AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER THE AREA WILL BE REMOVED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
 7. THE CONTRACTOR SHALL PLACE HAY BALES AROUND ALL EXISTING AND NEWLY CONSTRUCTED INLETS TO CONTROL EROSION DURING CONSTRUCTION.
 8. MAINTENANCE - ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
 2. PERMANENT EROSION CONTROL

THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON OFF-SITE FACILITIES. ALL STORMWATER DISCHARGE FROM THE PROJECT UNITS SHALL BE ROUTED THROUGH DETENTION BASINS TO TRAP SUSPENDED SEDIMENTS AND DISCHARGE FACILITIES FROM THESE BASINS SHALL BE PROVIDED WITH A SKIMMER DEVICE TO TRAP FLOATABLE DEBRIS.

 1. PERMANENT SEEDED - ALL AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION WILL, AS A MINIMUM, BE FERTILIZED AND SEEDED.
 2. PERMANENT SEEDED AND MULCHING - SLOPES OF 6:1 TO 4:1 INCLUSIVE WILL BE MULCHED WITH A UNIFORM THICKNESS OF APPROXIMATELY TWO INCHES, LOOSE MEASURE, OF MULCH MATERIAL INCORPORATED INTO THE SOIL BY MIXING TO A DEPTH OF FOUR INCHES.
 3. PERMANENT SOODING - ALL RETENTION/DETENTION BASINS SHALL BE SOODED WITHIN THEIR LIMITS. ALL EXPOSED AREAS WITHIN PUBLIC RIGHT-OF-WAYS WILL BE SOOD SOODED. OTHER AREAS WITH AREAS WITH SLOPES STEEPER THAN 4:1 WILL BE SOODED.
 4. STRIP SOODING - STRIP SOO SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENTS.
 5. REGRASSING - ALL GRASSED AREAS WILL BE MAINTAINED TO ASSURE A GOOD STAND AND SUFFICIENT GROUND COVER TO MINIMIZE EROSION. IF, AFTER 60 DAYS AN ADEQUATE GROUND COVER HAS NOT BEEN ESTABLISHED, THE AREA WILL BE REGRASSED.
 6. ADDITIONAL FERTILIZATION - GRASSED AREAS NOT ACCEPTED WITHIN 90 DAYS OF THEIR COMPLETION SHALL BE FERTILIZED.
 7. FOR ADDITIONAL SOODING REQUIREMENTS, REFER TO THE LANDSCAPE PLANS.



420 TYPICAL WETLAND CONSERVATION SIGN
N.T.S.

CERTIFICATION FOR CONTRACTORS AND SUB-CONTRACTORS

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

NAME: _____ SIGNATURE: _____ DATE: _____
ADDRESS: _____ TELEPHONE: _____

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

NAME: _____ SIGNATURE: _____ DATE: _____
ADDRESS: _____ TELEPHONE: _____

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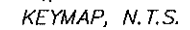
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NAME: _____ SIGNATURE: _____ DATE: _____
ADDRESS: _____ TELEPHONE: _____



431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

FOR
VISTA RESERVE

CITY OF ANCHORAGE FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811

PULTE GROUP
1 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 561-1514

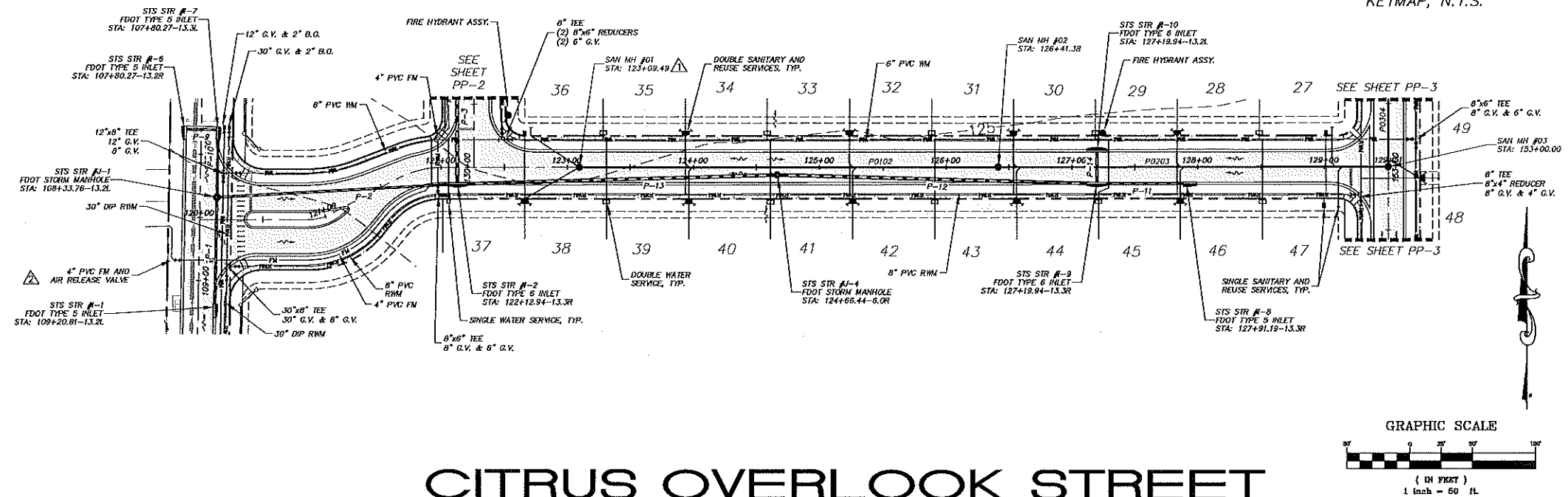
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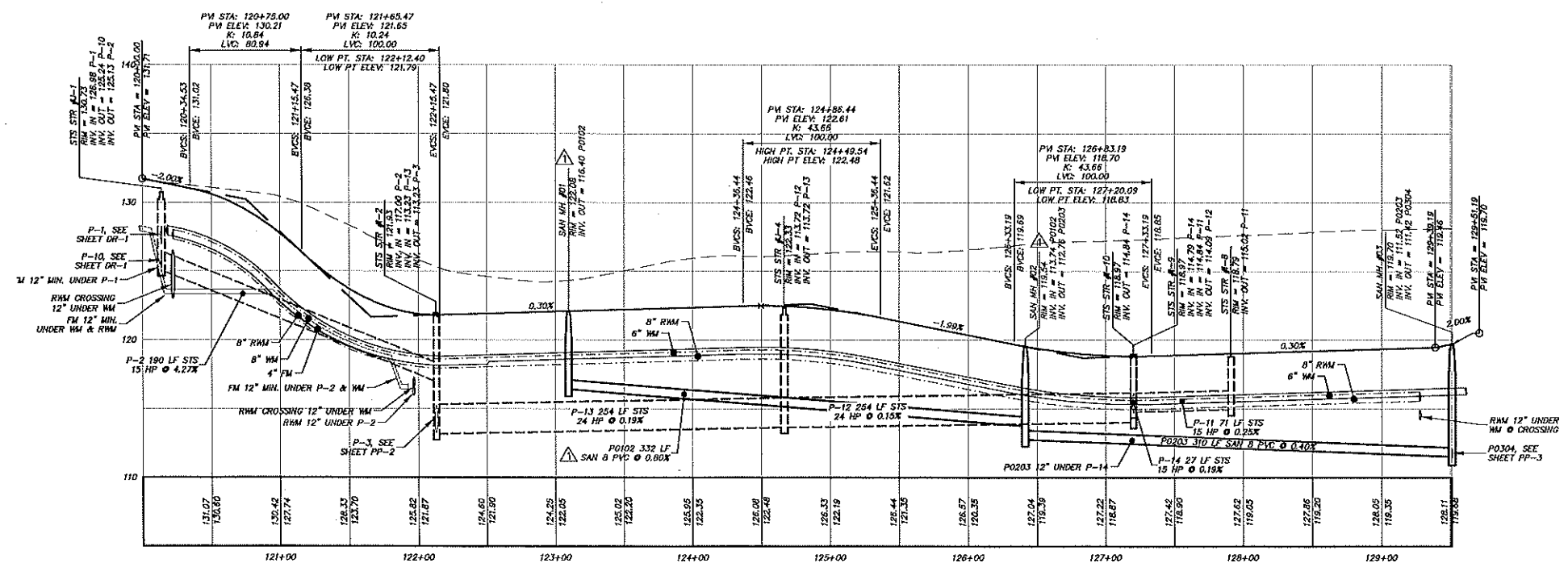
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21 of 39



CITRUS OVERLOOK STREET

NOTE: UNLESS NOTED OTHERWISE, WATER MAINS, RECLAIMED WATER MAINS, AND FORCE MAINS ARE TO BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER.





PLAN AND PROFILE
FOR
VISTA RESERVE
CITY OF APOPKA
FLORIDA

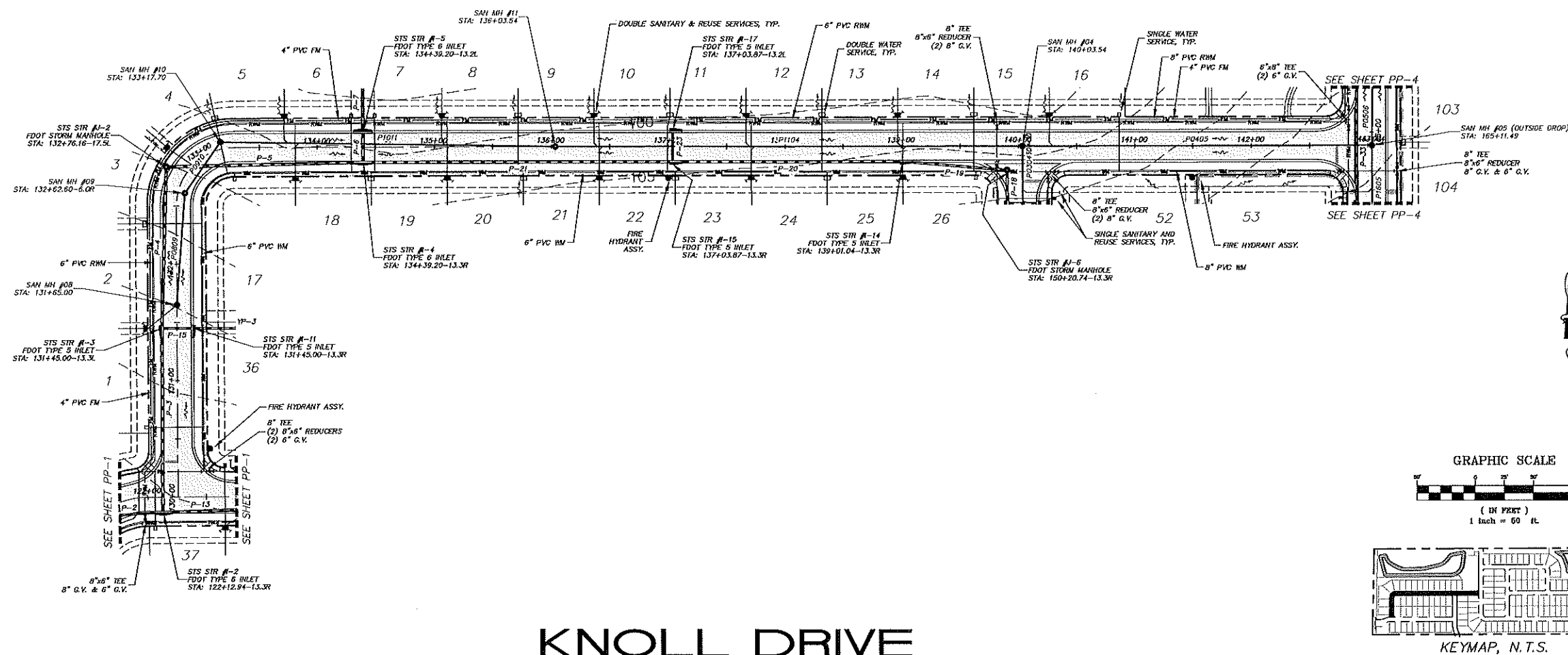
THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 661-1514

ENGINEERING IN CHARGE:
BENJAMIN S. BECKHAM
No. 79452
STATE OF
FLORIDA
P.E. #79452
BENJAMIN S. BECKHAM
CERTIFICATE OF REGISTRATION NO. ED-0007723

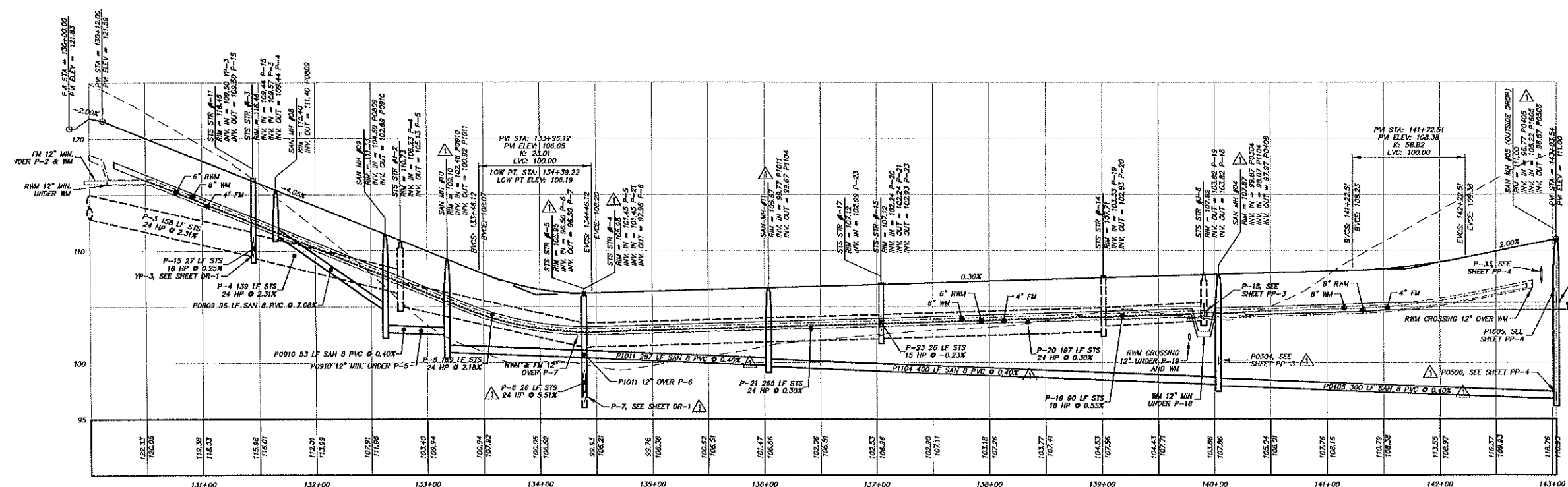
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SCALE: 1" = 50'
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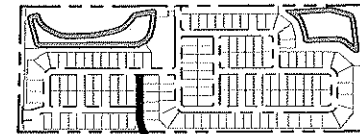
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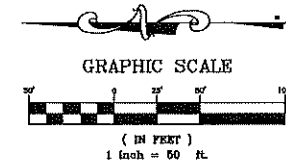
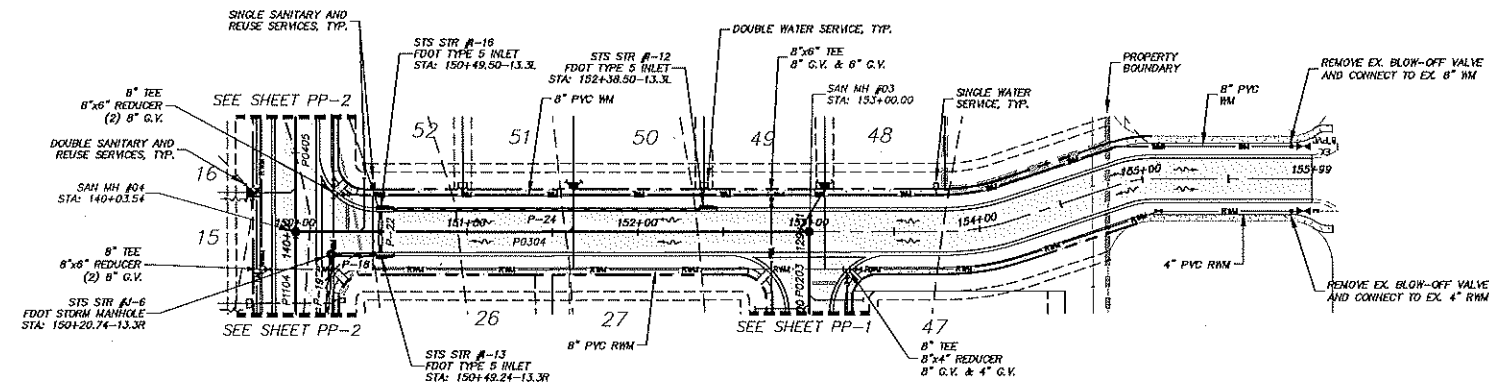
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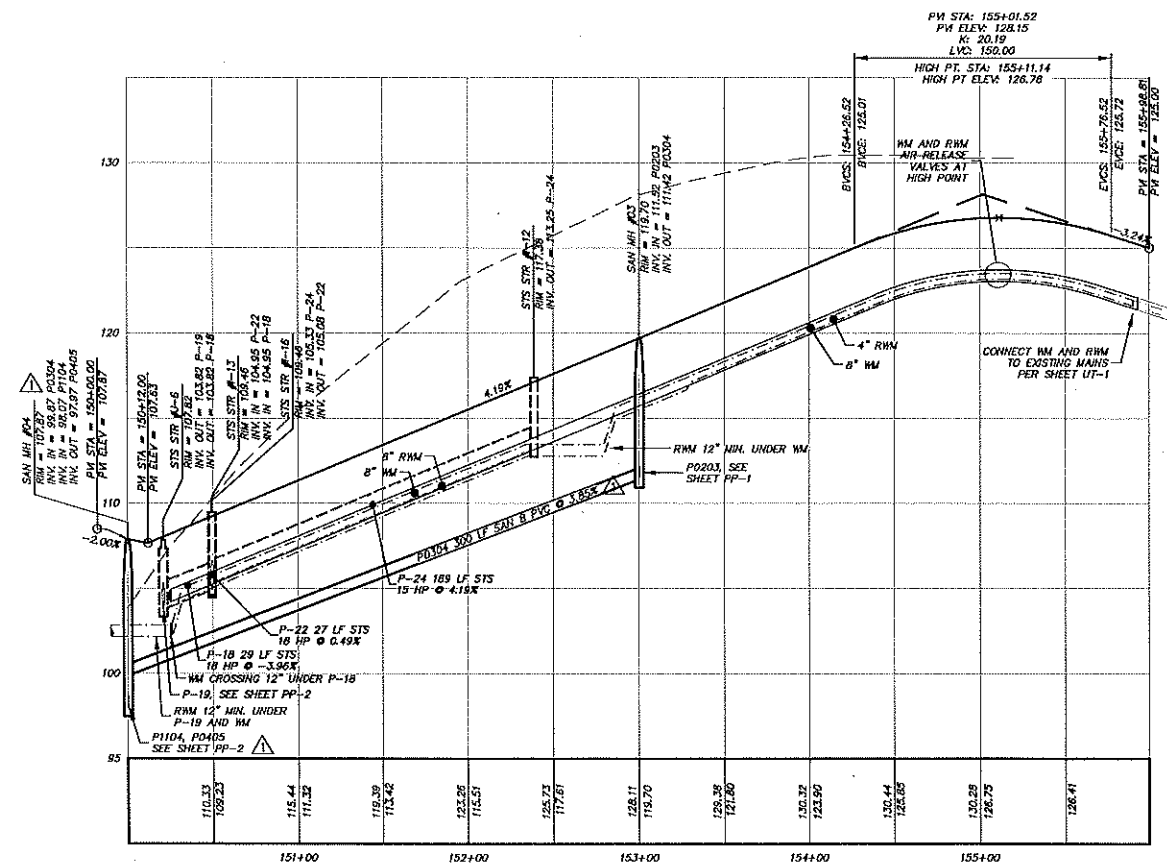


KEYMAP, N.T.S.



CLIFF AVENUE

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MADDEN
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431 E. Horatio Avenue
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PLAN AND PROFILE
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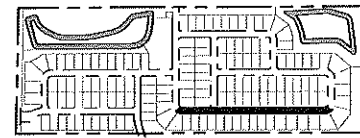
THE PULTE GROUP
4801 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 861-1514

ENGINEER'S SIGNATURE:
BENJAMIN S. BECKHAM
No. 79462
STATE OF FLORIDA
CIVIL ENGINEER
CERTIFICATION NO. 03-0007723

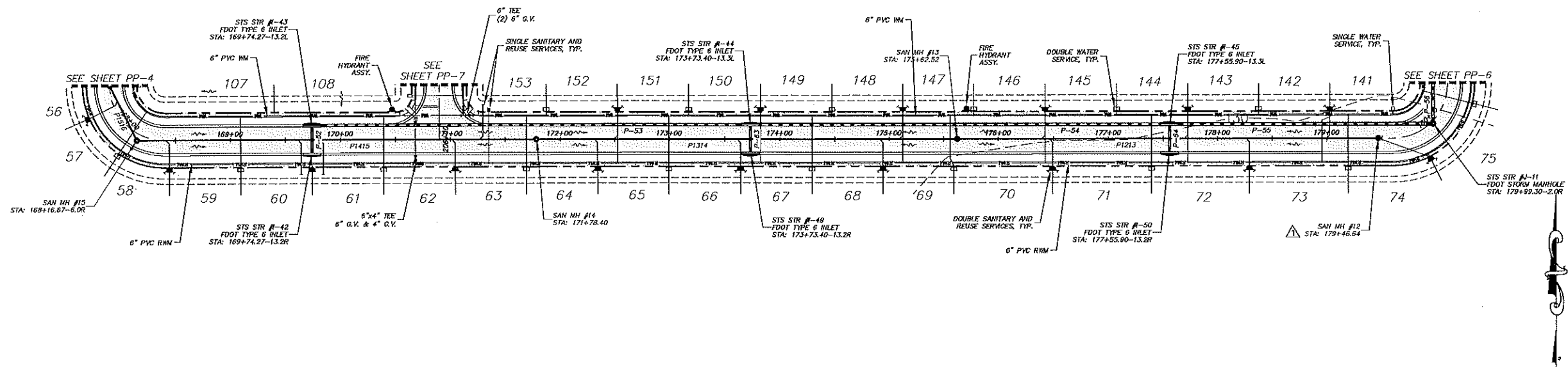
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JOB # 17051
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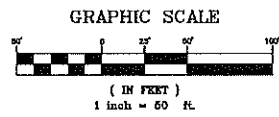
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23 of 39



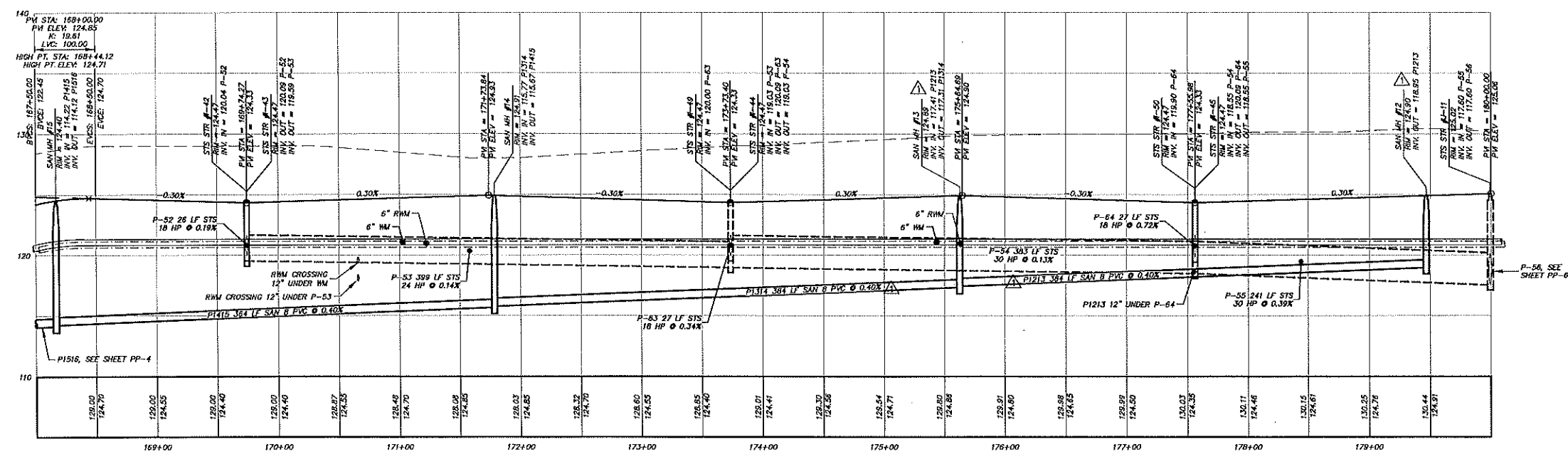
KEYMAP, N.T.S.



HILLTOP LOOP - STA. 168+00 TO 180+00



NOTE: UNLESS NOTED OTHERWISE, WATER MAINS, RECLAIMED WATER MAINS, AND FORCE MAINS ARE TO BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER.



MADDEN
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CIVIL ENGINEERS
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PLAN AND PROFILE
FOR
VISTA RESERVE
CITY OF APOPKA, FLORIDA

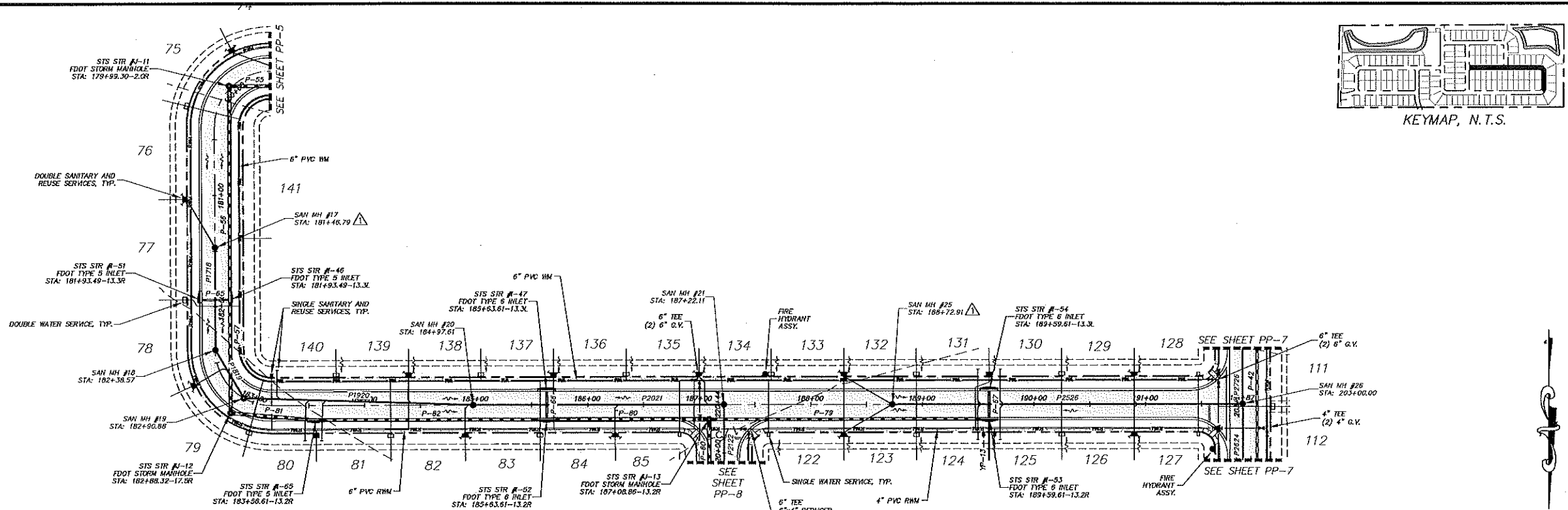
THE PULTE GROUP
4801 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 651-1514

ENGINEER'S LICENSE
S. BECKHAM
No. 79462
STATE OF FLORIDA
Professional Seal
E. J. 79452
CERTIFICATE NO. BE-000772

NO.	REVISION	DATE
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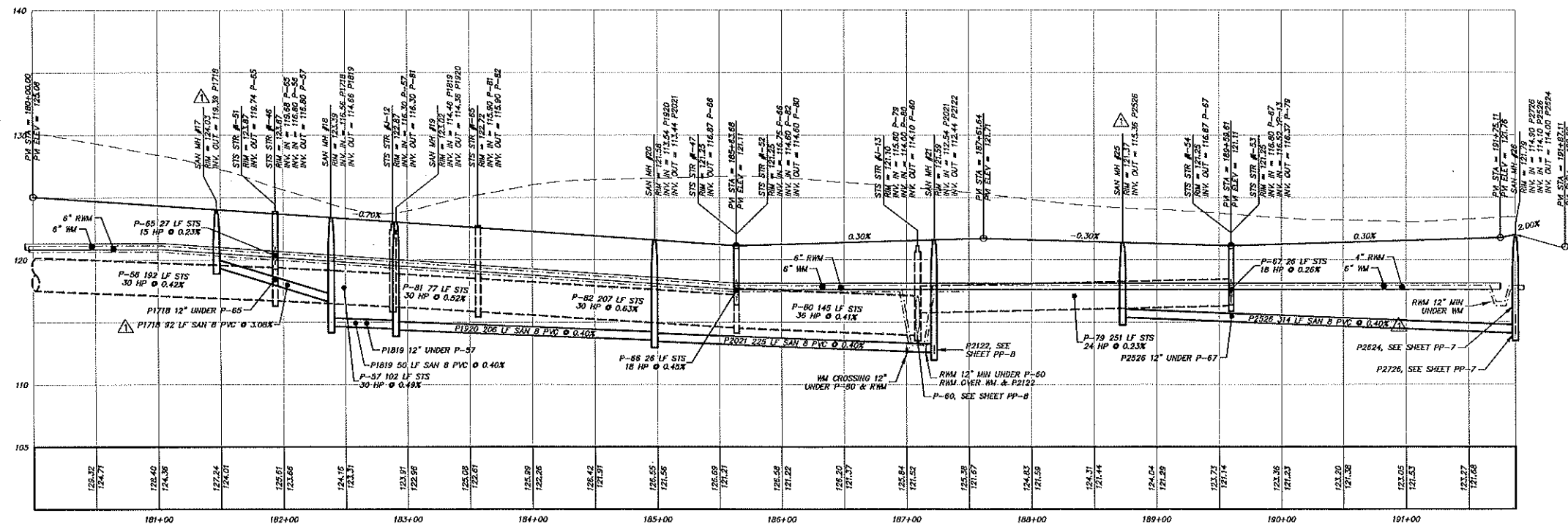
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SCALE: 1" = 50'
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB

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HILLTOP LOOP - STA. 180+00 TO END

NOTE: UNLESS NOTED OTHERWISE, WATER MAINS, RECLAIMED WATER MAINS, AND FORCE MAINS ARE TO BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER.



PLAN AND PROFILE
FOR
VISTA RESERVE
CITY OF APOPKA, FLORIDA

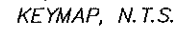
THE PULTE GROUP
4601 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 861-1514



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JOB # 17051
DATE: 06/22/2018
SCALE: 1" = 50'
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB

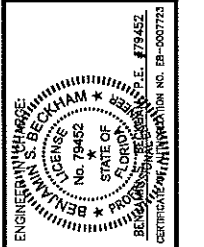
PP-6
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Suite 260
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(407) 629-8330

PLAN AND PROFILE
FOR
VISTA RESERVE
CITY OF APOPKA
FLORIDA

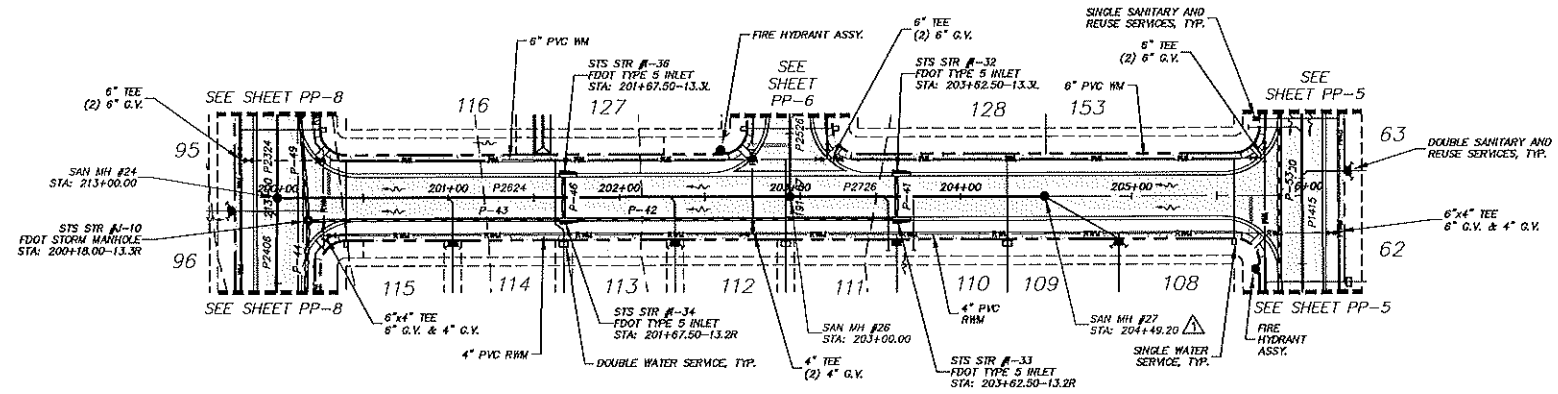
THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 681-1514



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JOB # 17051
DATE: 06/22/2018
SCALE: 1" = 50'
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB

PP-7
27 of 39

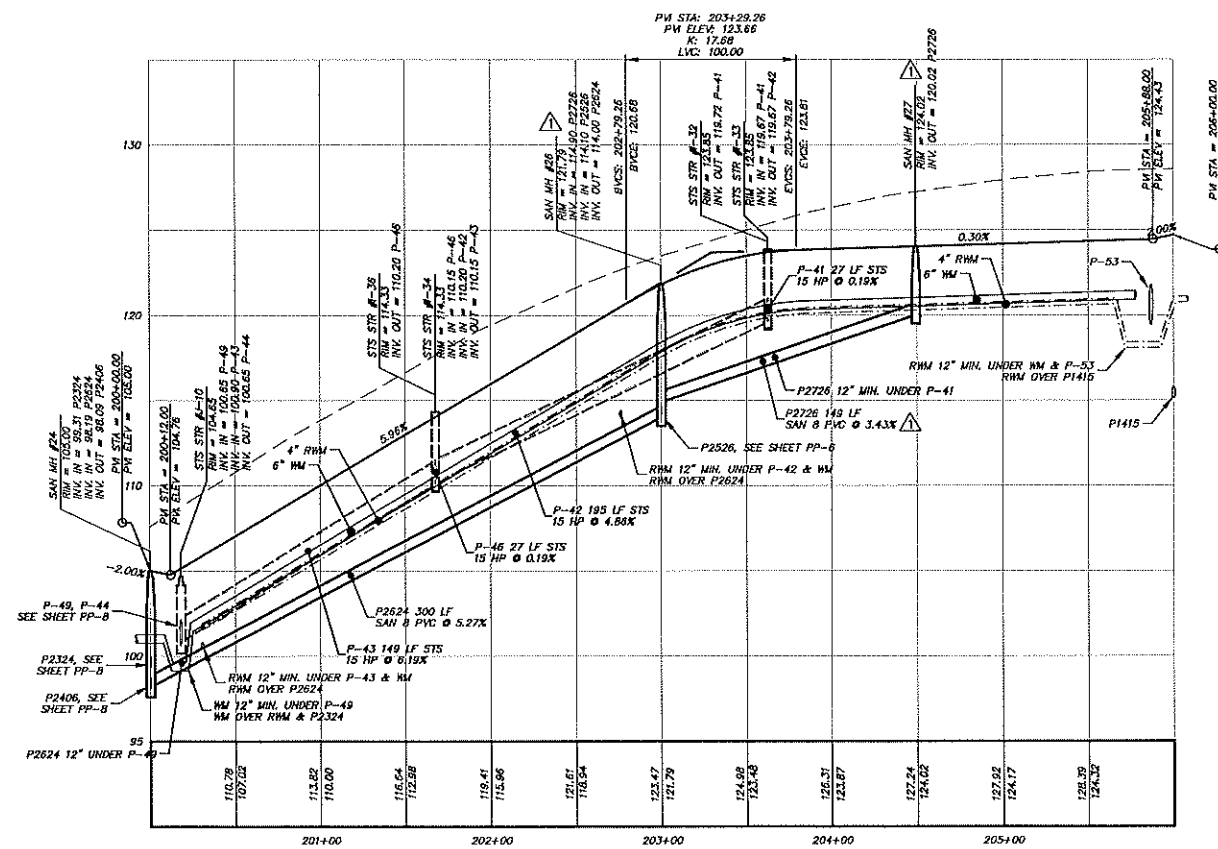


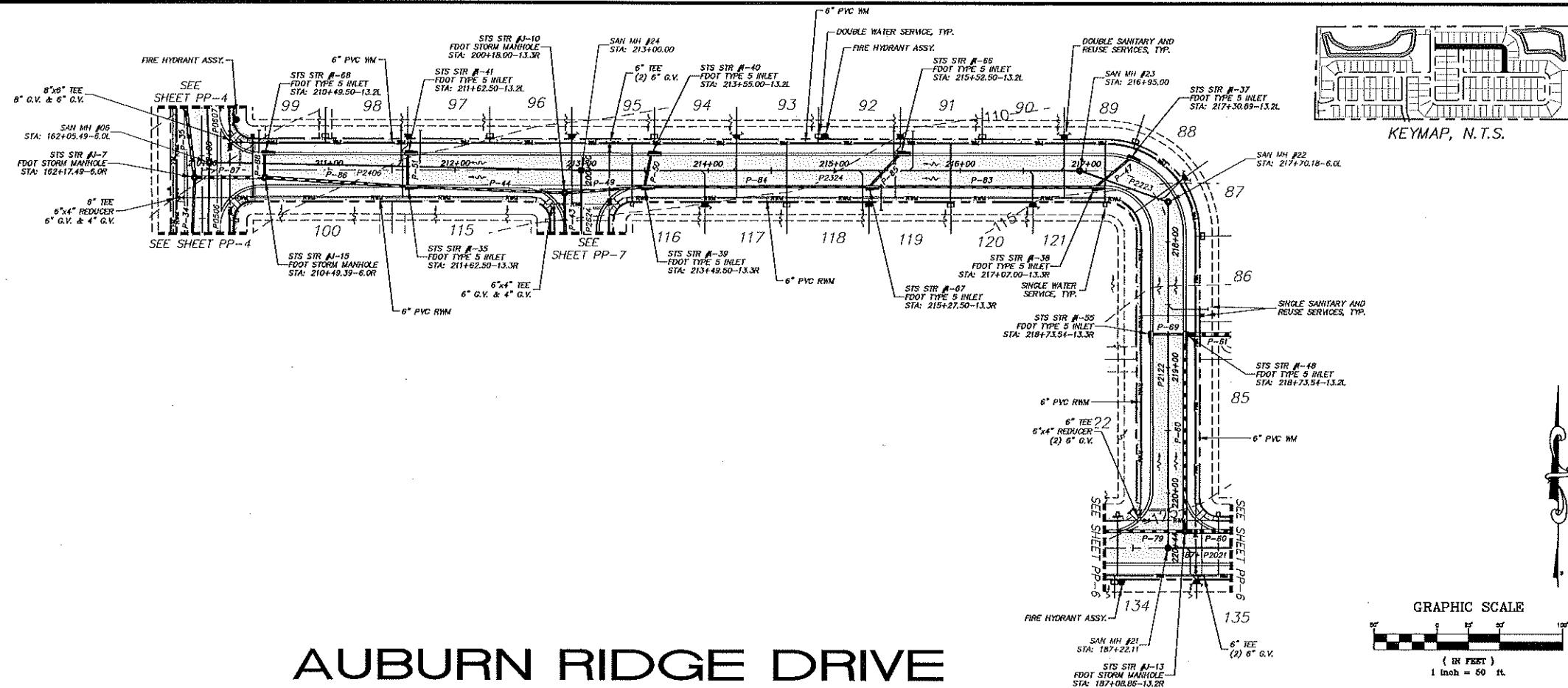
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(IN FEET)
1 inch = 50 ft.

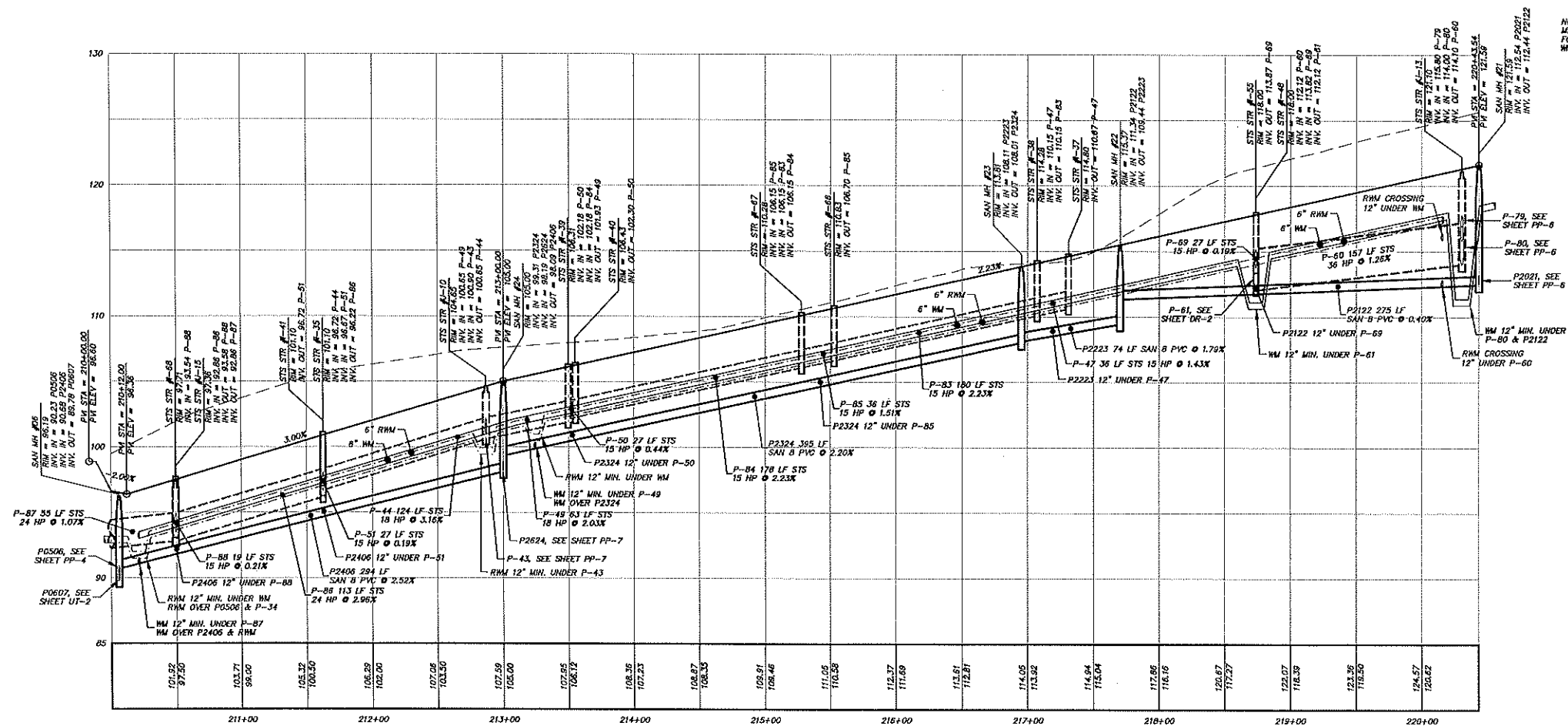
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NOTE: UNLESS NOTED OTHERWISE, WATER MAINS, RECLAIMED WATER MAINS, AND FORCE MAINS ARE TO BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER.

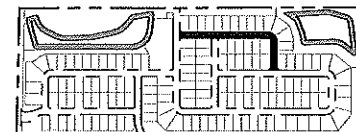




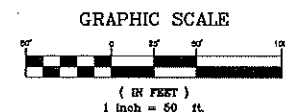
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NOTE: UNLESS NOTED OTHERWISE, WATER MAINS, RECLAIMED WATER MAINS, AND FORCE MAINS ARE TO BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER.



KEYMAP, N.T.S.



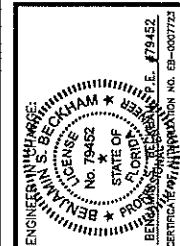
MADDEN

MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

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Suite 250
Maitland, Florida 32751
(407) 629-8330

PLAN AND PROFILE
FOR
VISTA RESERVE
CITY OF APOPKA, FLORIDA

THE PULTE GROUP
4801 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 881-1514



NO.	DATE	REVISIONS
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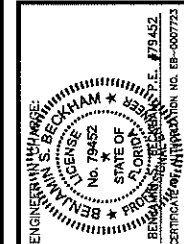
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DATE: 06/22/2019
SCALE: 1" = 50'
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB

PP-8
28 of 39



PLAN AND PROFILE
FOR
VISTA RESERVE
CITY OF APOKA
FLORIDA

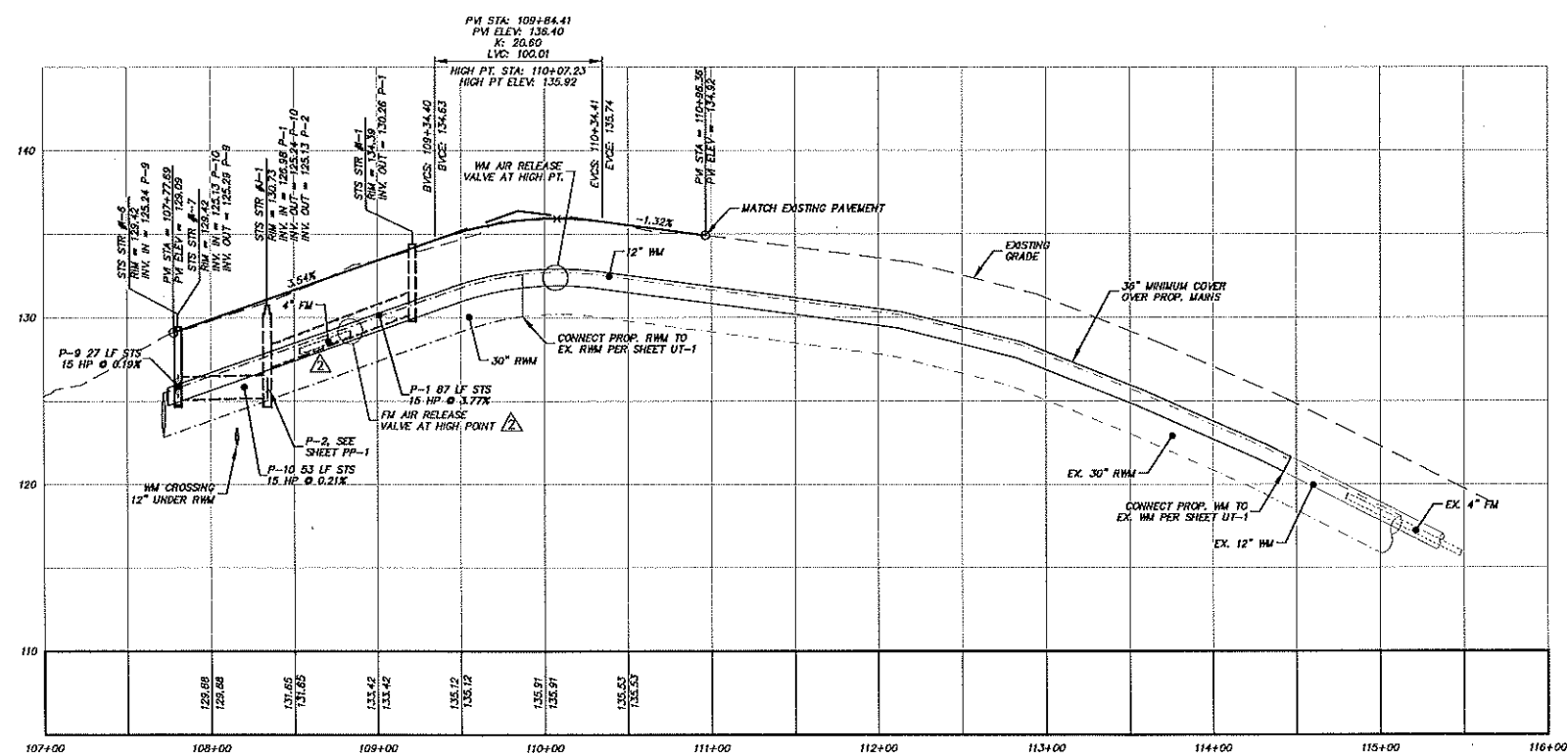
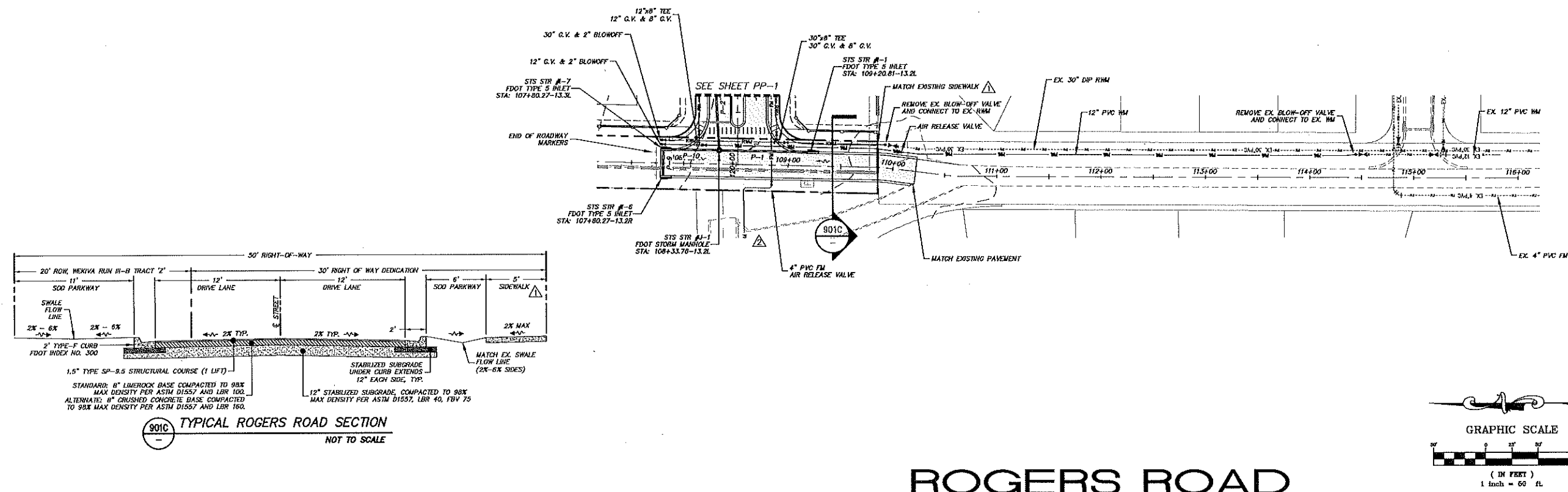
THE PULTE GROUP
4801 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 561-1514



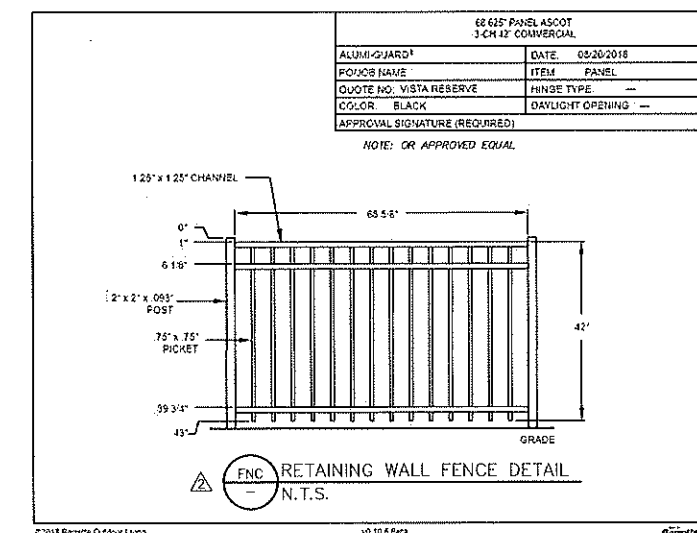
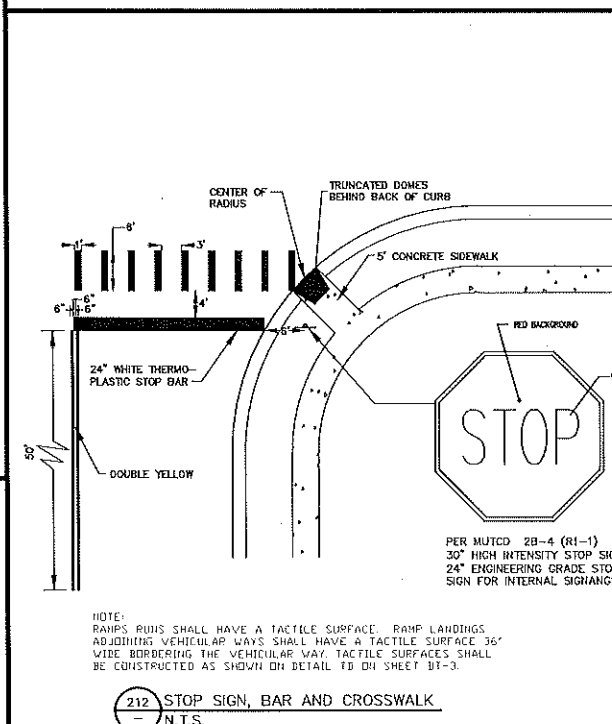
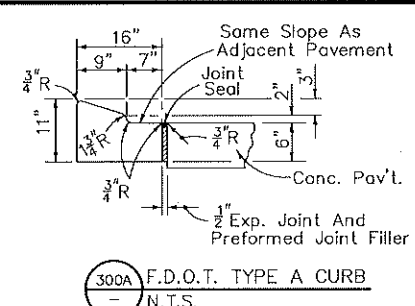
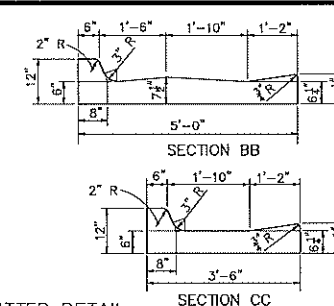
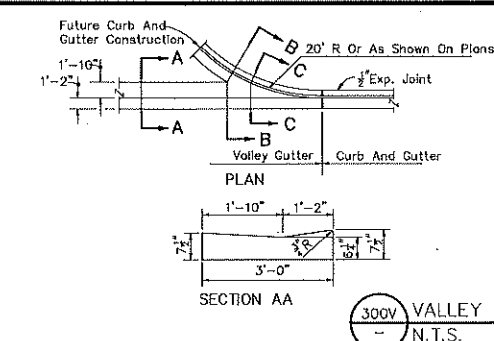
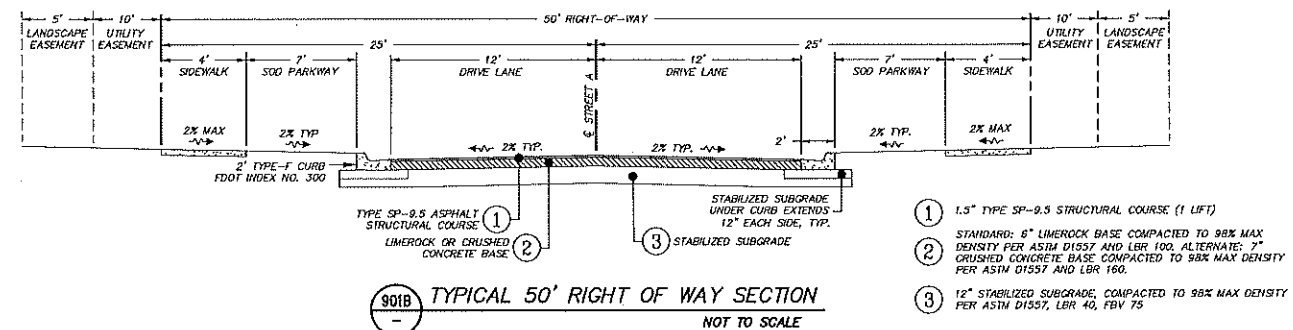
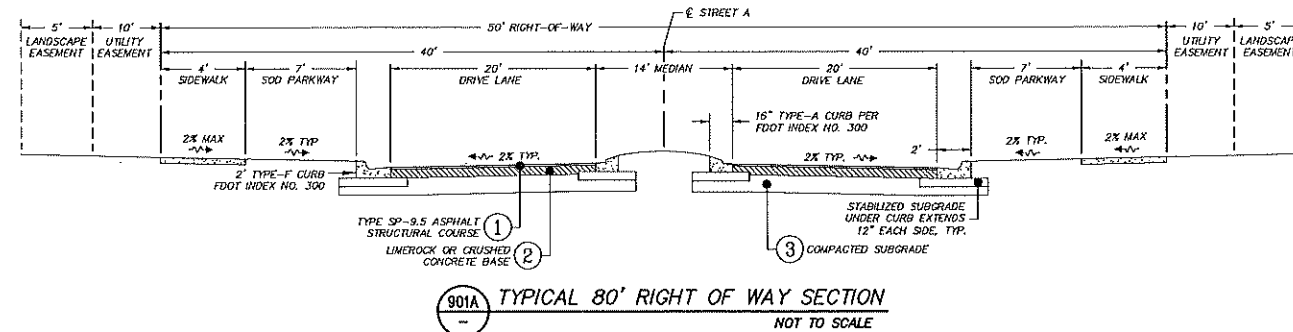
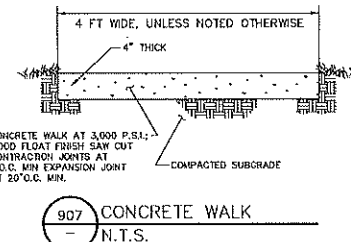
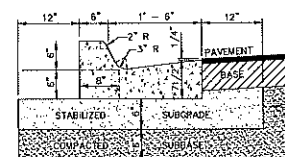
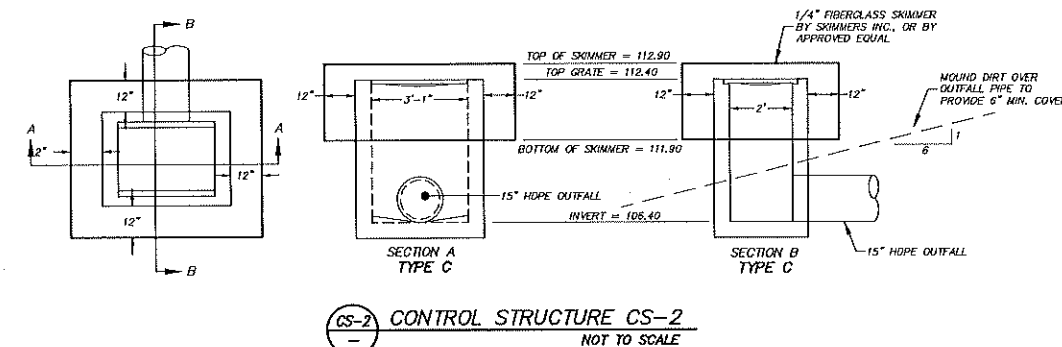
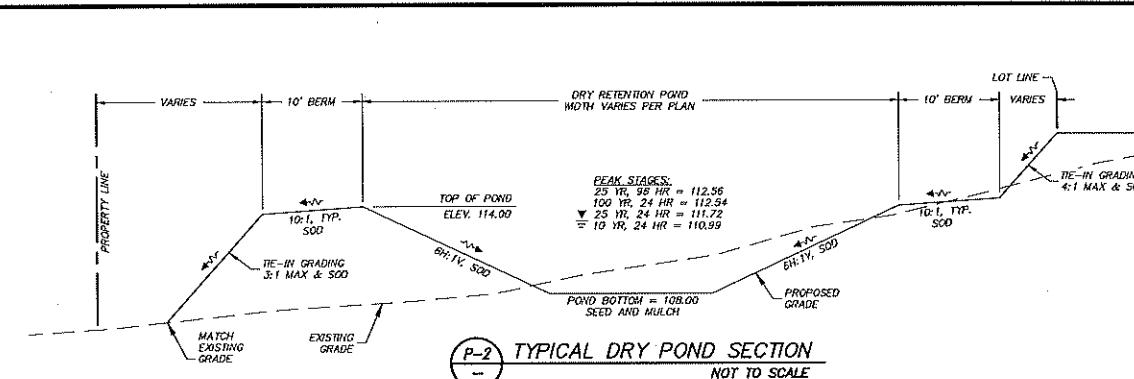
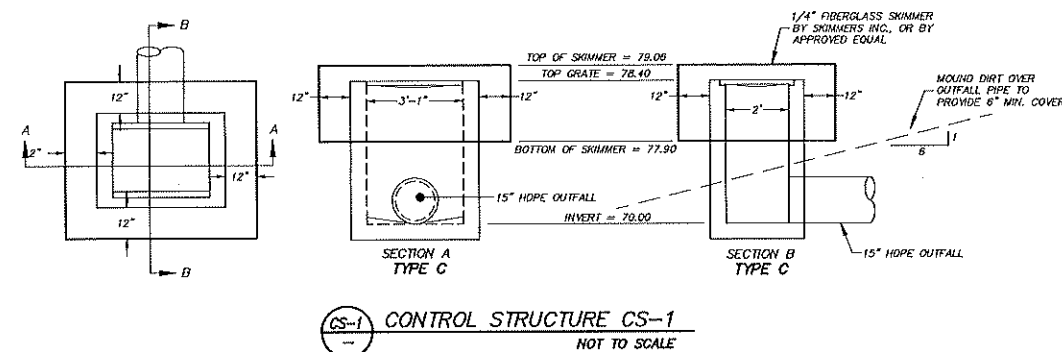
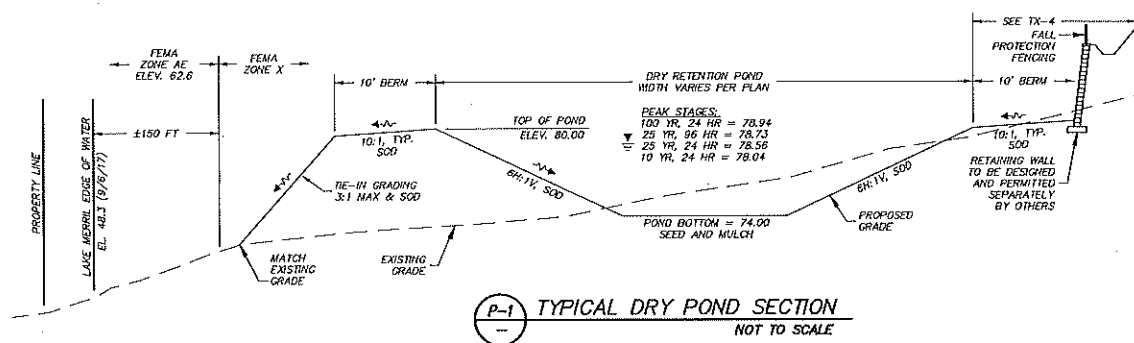
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JOB # 17051
DATE: 06/22/2018
SCALE: 1" = 50'
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB

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29 of 39



NOTE: UNLESS NOTED OTHERWISE, WATER MAINS, RECLAIMED WATER MAINS, AND FORCE MAINS ARE TO BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER.



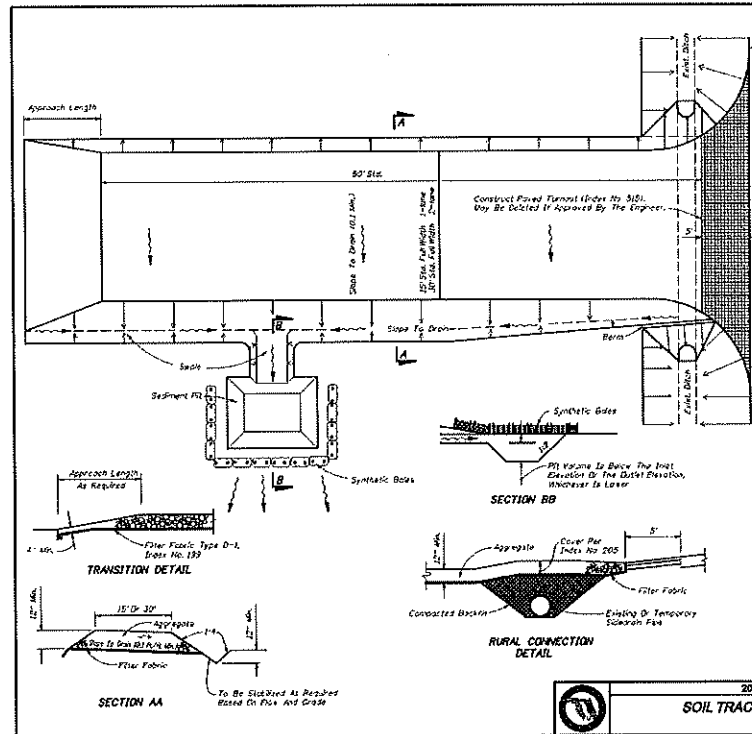
CONSTRUCTION DETAILS
FOR
VISTA RESERVE
CITY OF APOKA
FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 661-1514



DATE	REVISIONS
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JOB # 17051
DATE: 06/22/2018
SCALE: N.T.S.
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB



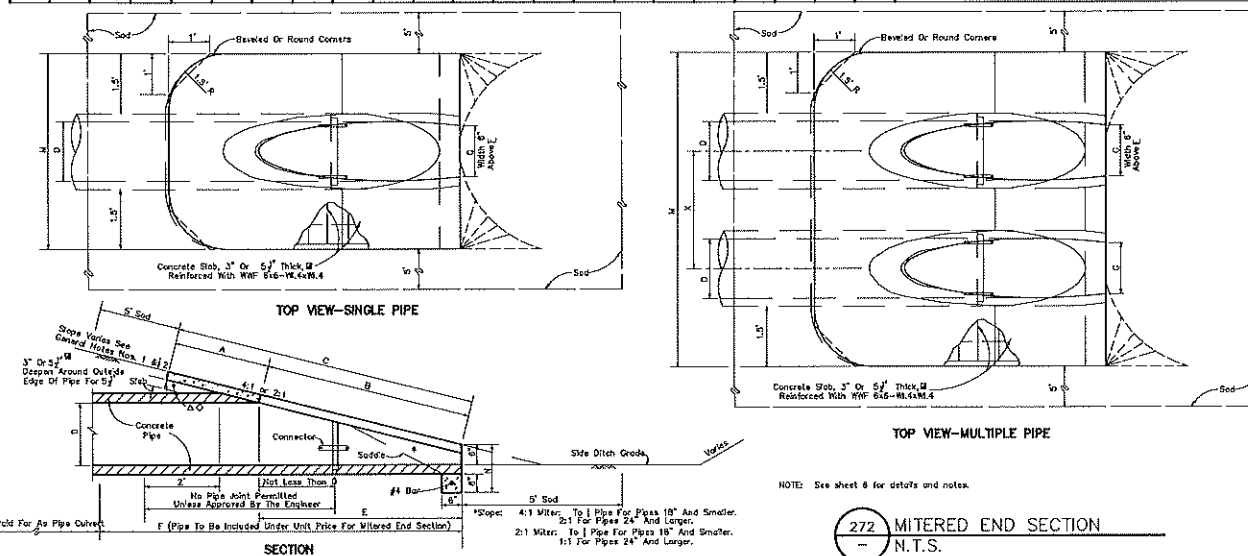
- GENERAL NOTES**
1. A Soil Tracking Prevention Device (STPD) is a device constructed of materials designed by the engineer for the purpose of preventing tracking of mud and soil from the project to public roads where off-site tracking of mud and soil occurs. Traffic from construction areas at the construction project shall be directed into a STPD. Erosion, logging, or other public works shall be used as required to limit and direct vehicle egress across the STPD.
 2. The Contractor may propose an alternative technique to maintain off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
 3. Alternatively, water, dropped, or tracked onto public roads. Including the STPD aggregate and construction must remain only, or more frequently if so directed by the Engineer.
 4. Aggregate shall be as described in Section 901 excluding 901-2.3. Aggregate shall be 1/2" to 3/4" size. If the size is not suitable, the material shall be approved by the Engineer. The material shall be approved by the Engineer. The material shall be approved by the Engineer.
 5. The aggregate shall provide a retention volume of 3000 cubic feet of surface area during the life of the device. The aggregate shall be approved by the Engineer. The aggregate shall be approved by the Engineer. The aggregate shall be approved by the Engineer.
 6. The device shall provide a retention volume of 3000 cubic feet of surface area during the life of the device. The device shall be approved by the Engineer. The device shall be approved by the Engineer. The device shall be approved by the Engineer.
 7. Internal end sections are not required when the plan view shows the clear zone requirements.
 8. The STPD shall be maintained in a condition that allows it to perform its function. To prevent off-site tracking the STPD shall be cleared of any material that may accumulate on the device. The STPD shall be cleared of any material that may accumulate on the device. The STPD shall be cleared of any material that may accumulate on the device.
 9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device. The unit price shall include all materials, labor, and equipment required for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD. The unit price shall include all materials, labor, and equipment required for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD. The unit price shall include all materials, labor, and equipment required for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD.
 10. The contractor of a standard STPD is 15' x 30' unless otherwise shown in the plans. If the volume of material and existing vehicles are not a 30' wide STPD may be used if approved by the Engineer. When a device with 15' x 30' STPD is used, the pay quantity shall be 2 for each device.

2018 FDOT Design Standards
SOIL TRACKING PREVENTION DEVICE
TYPE A
106

DIMENSIONS AND QUANTITIES											
S	D	X	A	B	C	E	F	G	H	5' CONCRETE SLAB (CY)	
										Single	Double
2:1 Slope	10'	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1.00	1.00
	12'	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1.00	1.00
	14'	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1.00	1.00
	16'	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1.00	1.00
4:1 Slope	10'	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1.00	1.00
	12'	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1.00	1.00
	14'	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1.00	1.00
	16'	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1.00	1.00

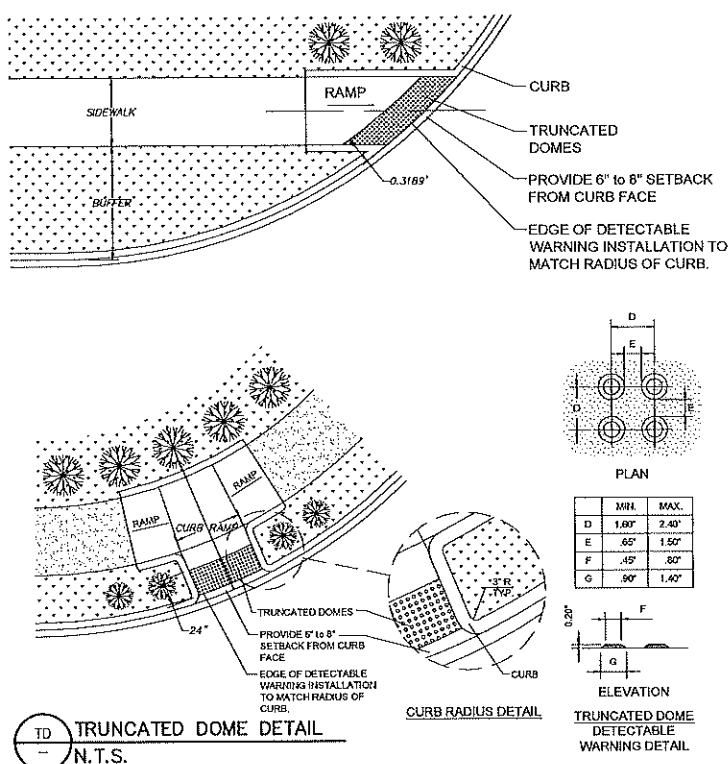
See General Note No. 3.
See Sheet 6 of 6 for 3' Slope Quantities

B E
Δ 6.4' Δ 8.5' Dimensions permitted to allow use of 8' standard pipe lengths.
Δ 10.4' Δ 10.1' Dimensions permitted to allow use of 12' standard pipe lengths.
Δ O Concrete slab shall be designed to form bridge across cross of pipe. See section below.



NOTE: See sheet 6 for details and notes.

272 MITERED END SECTION
N.T.S.

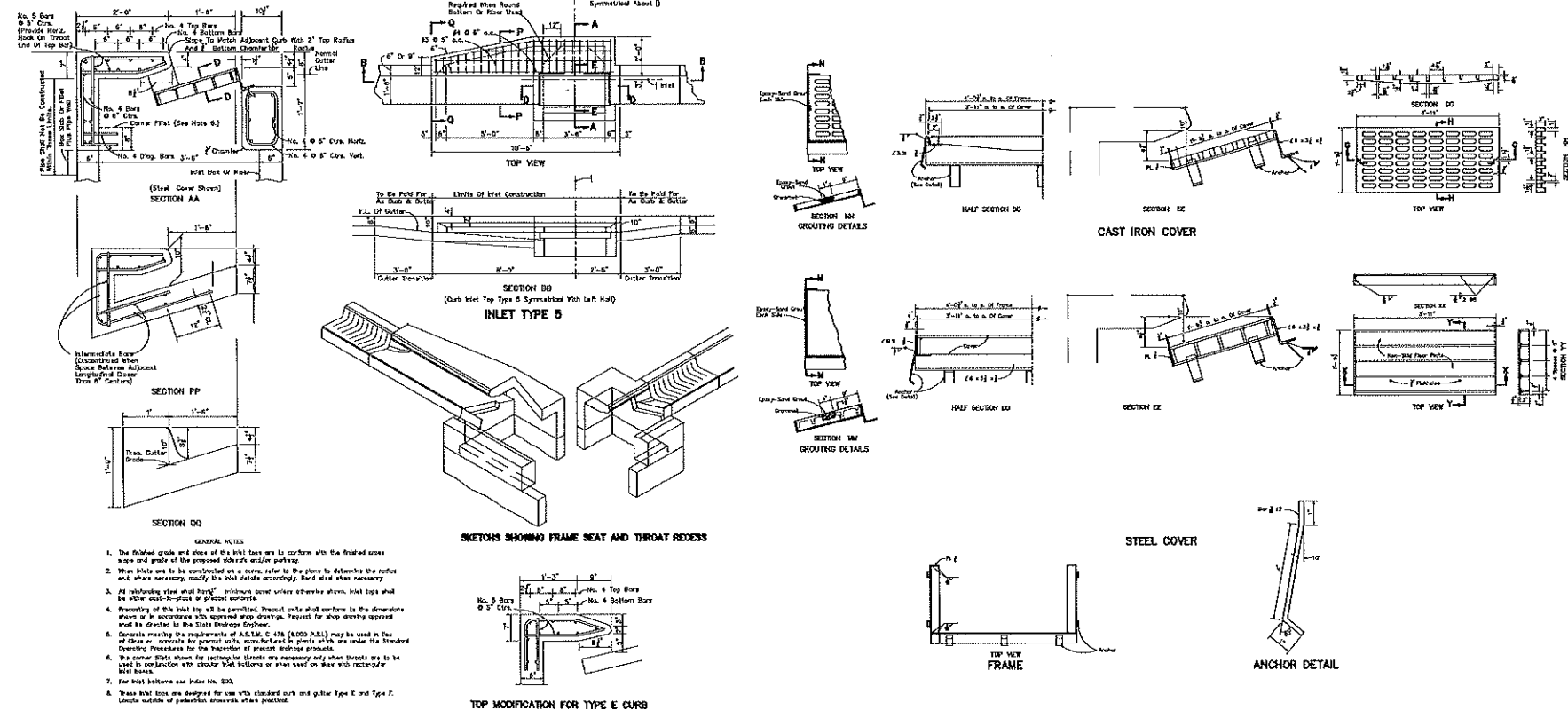


TD
N.T.S.

Curb Ramp with Detectable Warnings

Truncated domes and all related installed surfaces to be installed according to manufacturer's specifications. All detectable warning surface installations shall be at minimum, at least as non-slip as the surrounding pedestrian surfaces.

As manufactured by Vanguard ADA Systems of America, or equivalent.
www.VanguardOnline.com



211 CURB INLET TOPS TYPES 5 & 6
N.T.S.

MADDEN
CORPORATION
431 E. Horatio Avenue
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CONSTRUCTION DETAILS
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VISTA RESERVE
CITY OF APOKA, FLORIDA

THE PULTE GROUP
4801 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 681-1514

ENGINEERING
S. BECKHAM
No. 79462
STATE OF
FLORIDA
REGISTERED PROFESSIONAL ENGINEER
E. 779462

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JOB # 17051
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SCALE: N.T.S.
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DRAWN BY: BSB
APPROVED BY: BSB

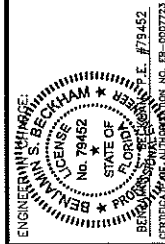
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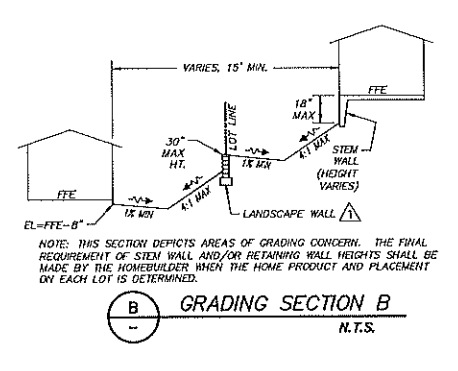
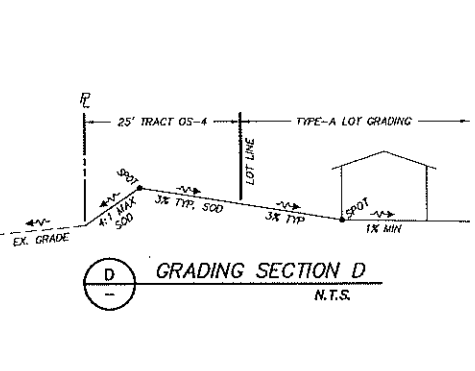
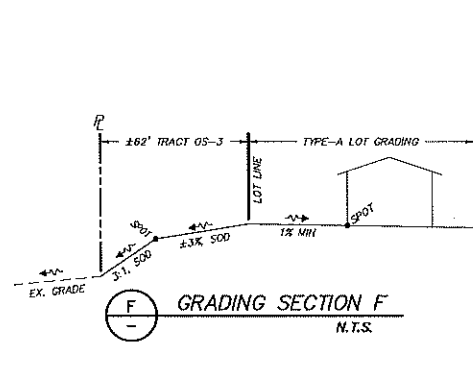
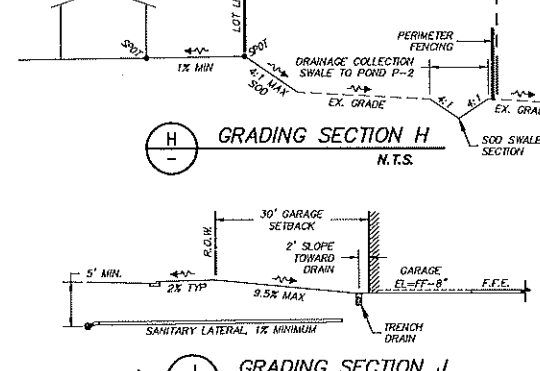
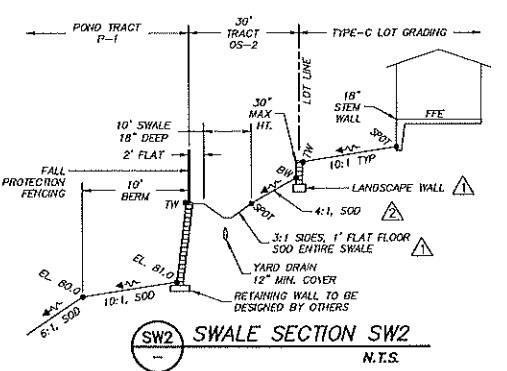
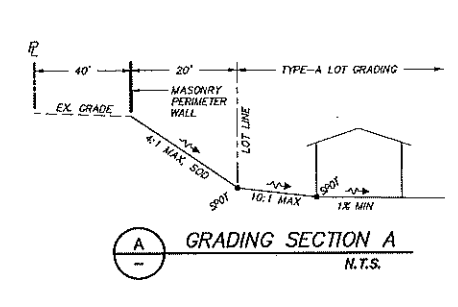
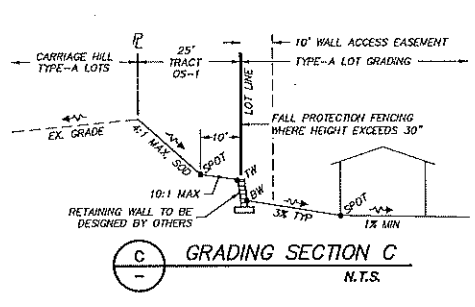
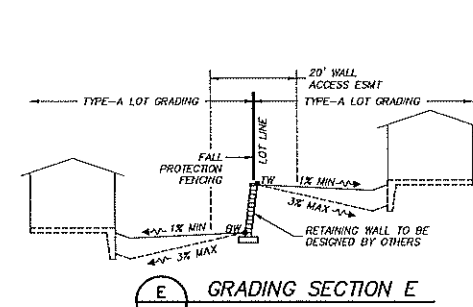
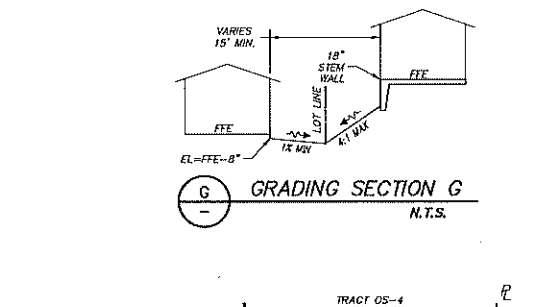
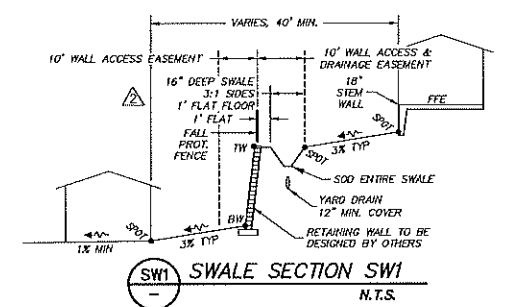
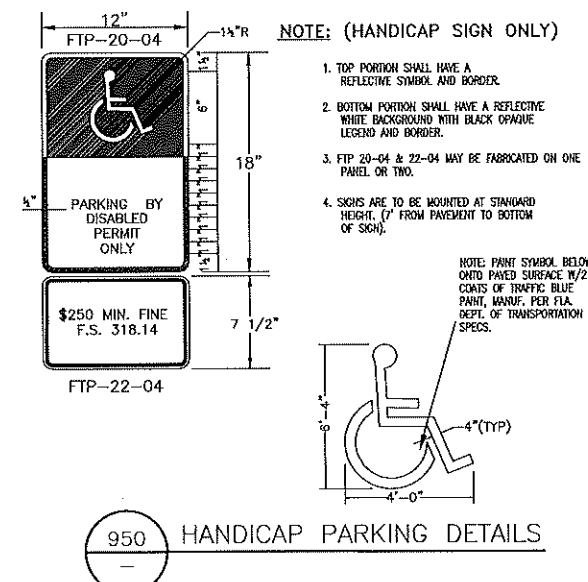
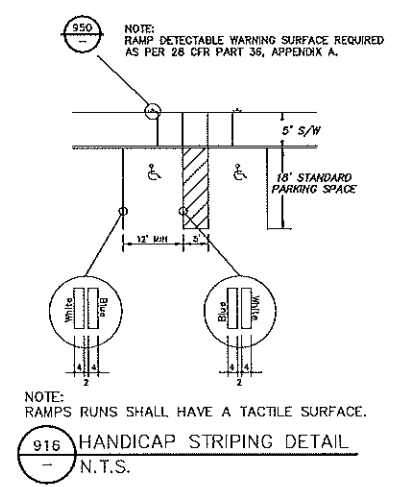
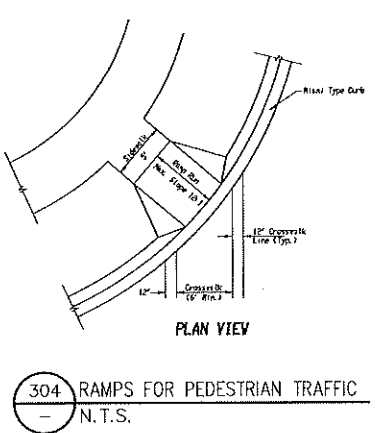
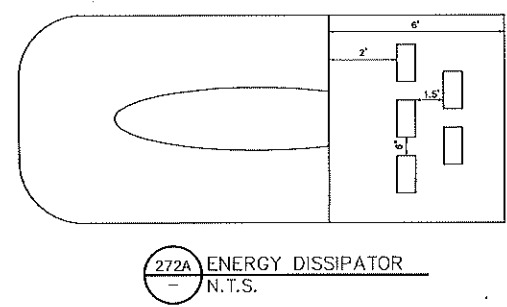
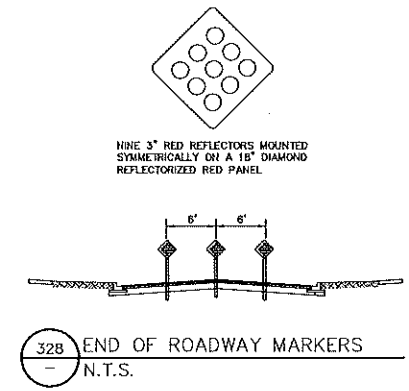
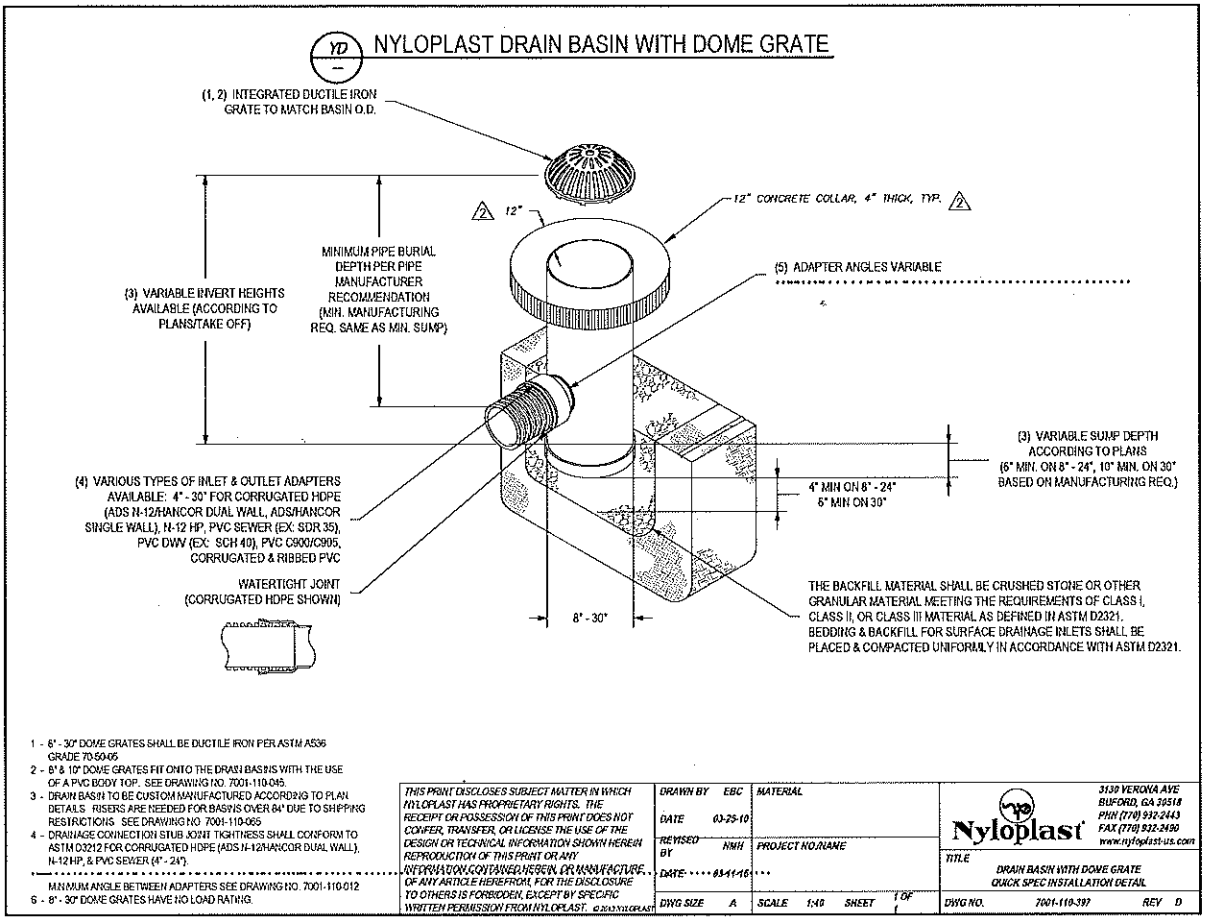
MADDEN
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(407) 629-8330

CONSTRUCTION DETAILS
FOR
VISTA RESERVE
CITY OF APOPKA, FLORIDA

THE PULTE GROUP
4901 WINDLAND ROAD, SUITE 600
ORLANDO, FLORIDA 32811
(407) 681-1514



DATE	REVISIONS
10/22/18	1. REVISED PER CITY COMMENTS
06/22/18	2. REVISED PER CITY COMMENTS
06/22/18	3. REVISED PER CITY COMMENTS
06/22/18	4. REVISED PER CITY COMMENTS
06/22/18	5. REVISED PER CITY COMMENTS
06/22/18	6. REVISED PER CITY COMMENTS
06/22/18	7. REVISED PER CITY COMMENTS
06/22/18	8. REVISED PER CITY COMMENTS
06/22/18	9. REVISED PER CITY COMMENTS
06/22/18	10. REVISED PER CITY COMMENTS



TYPE "B" BEDDING AND OPEN-CUT DETAIL

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CONCRETE ARCH AND ENCASEMENT DETAILS

* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
 ** LENGTH ALONG RUN ASSUMED TO BE 10'

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 101.
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:	<u>PVC</u>	** FW = 100 P.S.I. /
WORKING PRESSURE:	<u>150</u> P.S.I.**	WM OR RWM = 150 P.S.I.
SOIL DESIGNATION:	<u>SWND 8&T</u>	
LAYING CONDITIONS:	<u>3</u>	

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.

WATER MAIN THRUST COLLAR DETAIL

VALVE IDENTIFICATION TAG
TO BE INSTALLED BY CITY
& PAID FOR BY DEVELOPER

* PVC SHALL HAVE A MAXIMUM DIMENSION RATIO (DR) OF 18 AND HDPE SHALL BE MAX DR11. FORCEMAIN: PVC SHALL BE MAX DR18 UNLESS DESIGN REQUIRES OTHERWISE AND HDPE SHALL BE MAX DR17.

** BUTTERFLY VALVES SHALL BE CLASS 150B

NOTES:

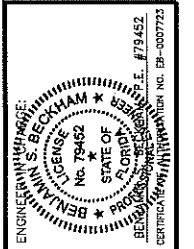
1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SIGNS SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY THE PUBLIC SERVICES DEPARTMENT.



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

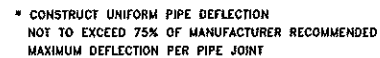
CITY OF APOPKA DETAILS
FOR
VISTA RESERVE
CITY OF APOPKA
FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
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(407) 661-1514

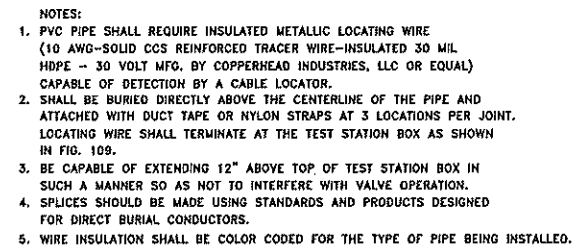


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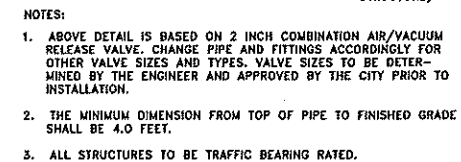
JOB # 17051
DATE: 06/22/2018
SCALE: N.T.S.
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB



UTILITY CROSSING PIPE DEFLECTION DETAIL



PVC PIPE LOCATING WIRE DETAIL

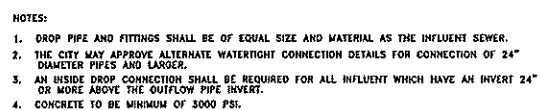


AIR OR COMBINATION AIR/VACUUM
RELEASE VALVE DETAIL - UNDERGROUND

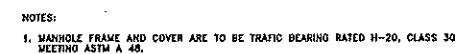
NOTES:

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

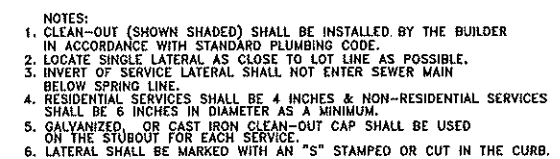
TYPICAL MANHOLE



MANHOLE CONNECTION DETAILS

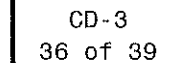
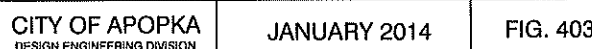


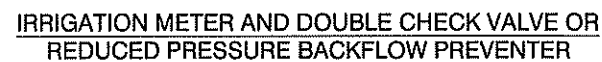
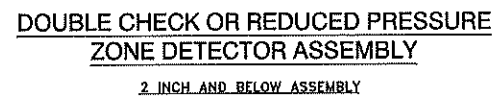
STANDARD MANHOLE FRAME AND COVER



SERVICE LATERAL DETAIL

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TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter. (CFS Minimum velocity) and for pulling backlogged samples from any new water main of any size. The jumper connection shall be maintained until after flushing, flushing testing and disinfection of the new mains has been successfully completed and cleared for use by the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum velocity of 2 to 20 psi in the new mains during the flushing process. The jumper shall be installed prior to installation per best practices as outlined in the FDEP guidance letter to be obtained. Thrust blocking and/or restrainers shall be provided temporarily, as required. Pipes and fittings used for connecting the new pipes to the existing pipe shall be installed in accordance with AWWA C301, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or flushing with a residual of 100 ppm free chlorine.
3. Flushing of 10 inches in diameter and larger water mains may be done through the fire-tap valve under very controlled conditions. The following procedures shall be followed:
 - A. The fire-tap valves shall be operated and pressure tested in the presence of the City engineer or his designee. The fire-tap valves shall be closed and the fire-tap shall be replaced with a new valve installed immediately adjacent to the testing valve.
 - B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for accelerated sampling of the new water main.
 - C. Flushing shall not be attempted during peak demand hours of the existing water mains.
 - D. All downstream valves in the system must be open prior to opening the fire-tap valve.
 - E. Provide for and monitor the pressure in the fire-tap in pipe. The pressure in the existing main must not drop below 35 psi.
 - F. The fire-tap valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
 - G. The fire-tap valve shall be locked closed by the City personnel until flushing is complete.
 - H. The fire-tap valve shall be opened only for flushing of the new main. The procedure shall be directed by the City engineer or his designee by a written order.
 - I. After flushing, the fire-tap valve shall be closed and locked in the closed position by the City personnel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the fire-tap valve shall remain closed and shall be locked in the closed position by the City. The fire-tap valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch diameter plugs.
7. All installation and maintenance of the temporary jumper connection and associated equipment, pressure testing, tapping, flushing, etc. shall be the responsibility of the contractor.

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C
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1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS IN SIZE.

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602
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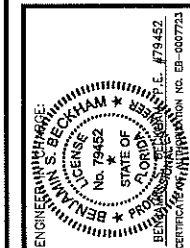
JOB # 17051
DATE: 06/22/2018
SCALE: N.T.S.
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB



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Maitland, Florida 32751
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LIFT STATION DETAILS
FOR
VISTA RESERVE
CITY OF APOPKA
FLORIDA

THE PULTE GROUP
4801 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
(407) 681-1514

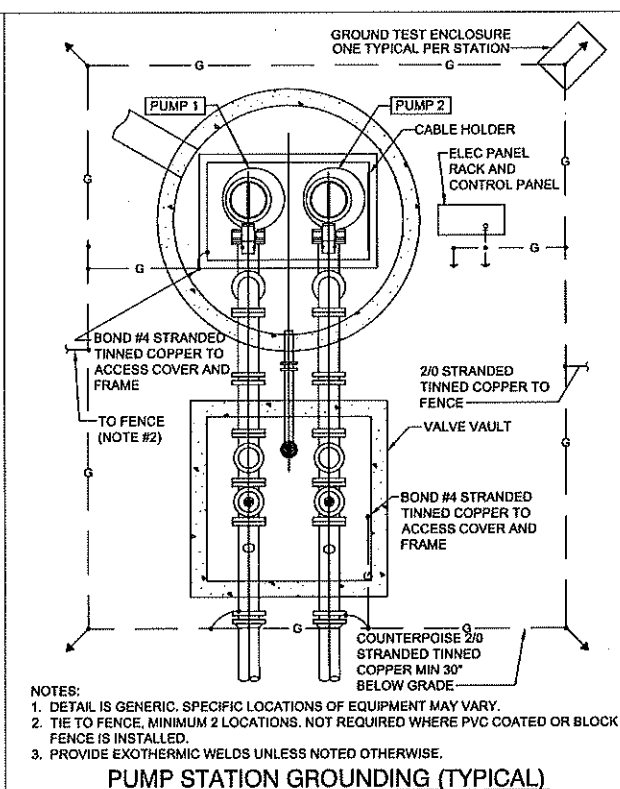


NO.	DATE	REVISIONS
1	06/22/2018	17051
2	06/22/2018	17051
3	06/22/2018	17051
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6	06/22/2018	17051
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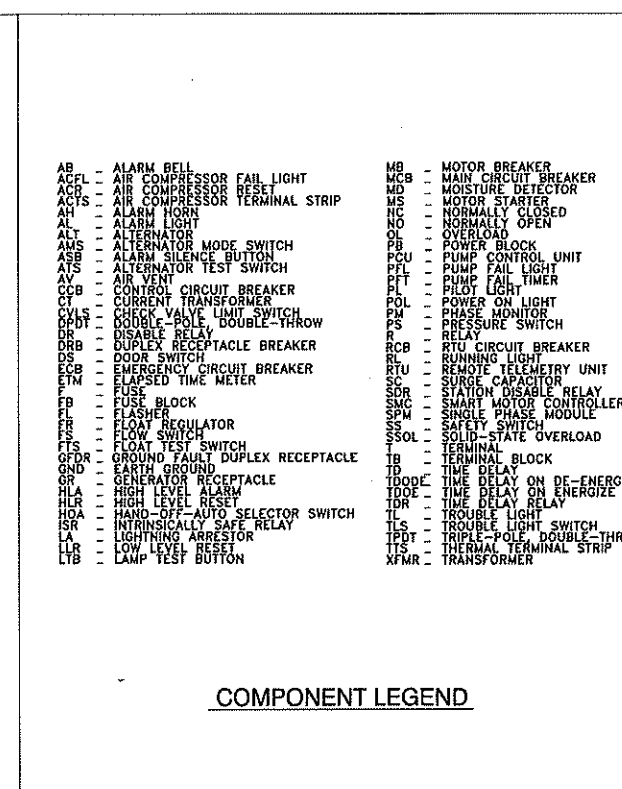
JOB # 17051
DATE: 06/22/2018
SCALE: N.T.S.
DESIGNED BY: BSB
DRAWN BY: BSB
APPROVED BY: BSB

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39 of 39

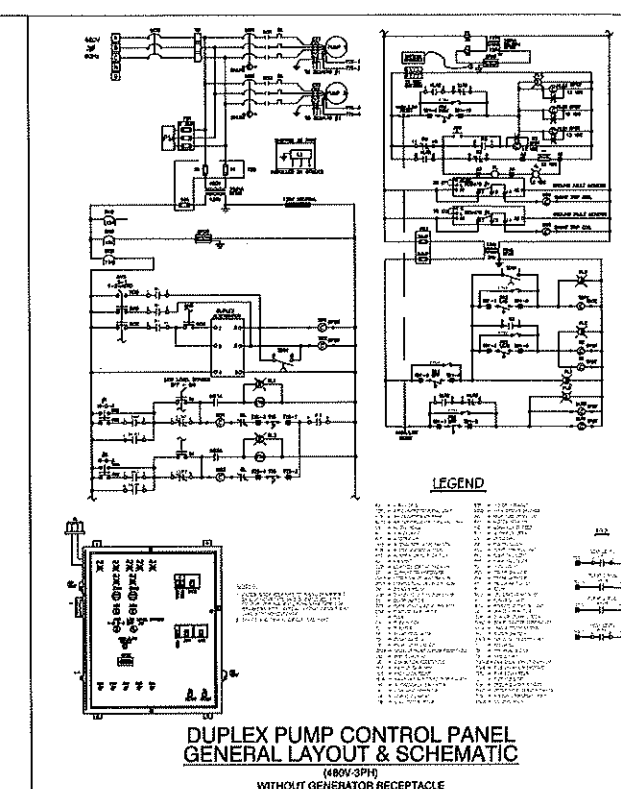
PL Vista V7051.dwg (Pump Station) L.S. 39 Nov 01, 2018 01:48:33 gm



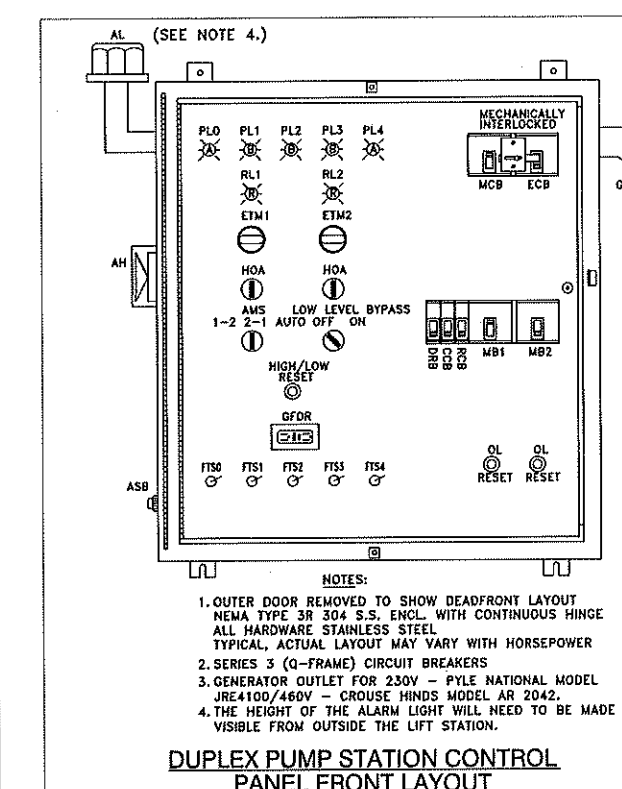
CITY OF APOPKA JANUARY 2014 FIG. 307



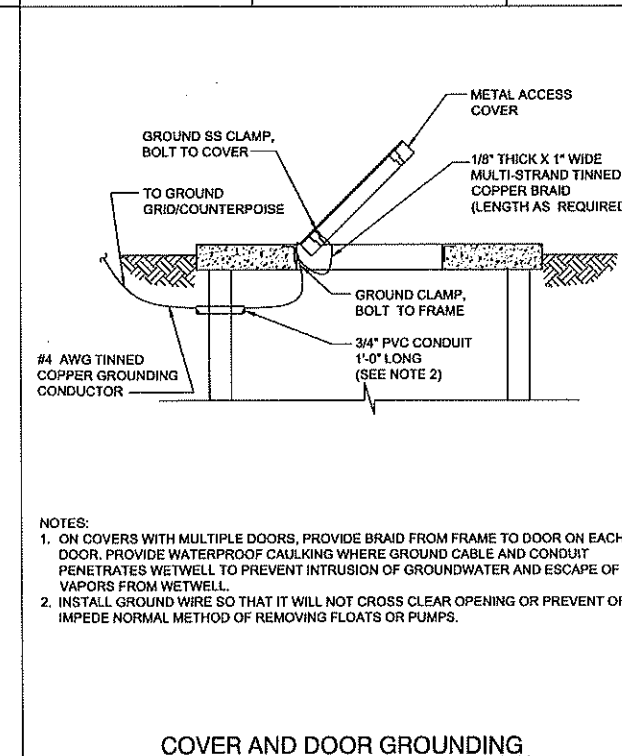
CITY OF APOPKA JANUARY 2014 FIG. 306



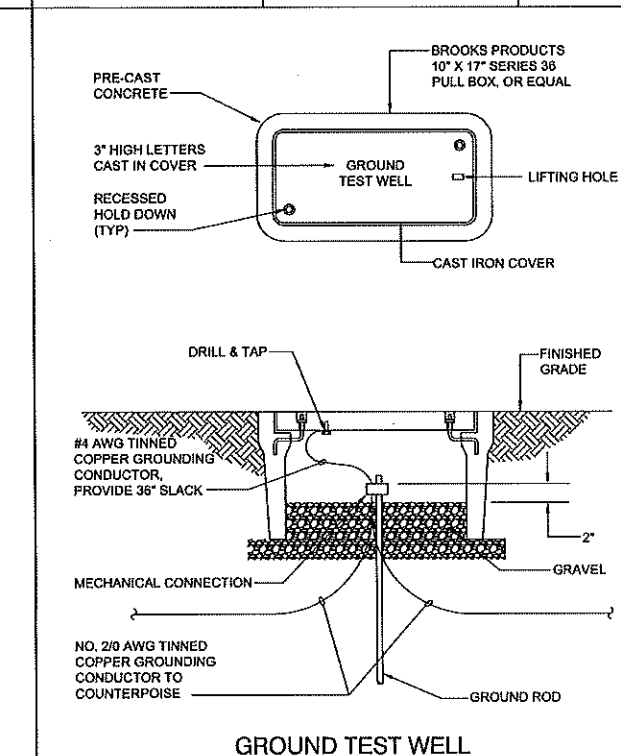
CITY OF APOPKA JANUARY 2014 FIG. 305 D



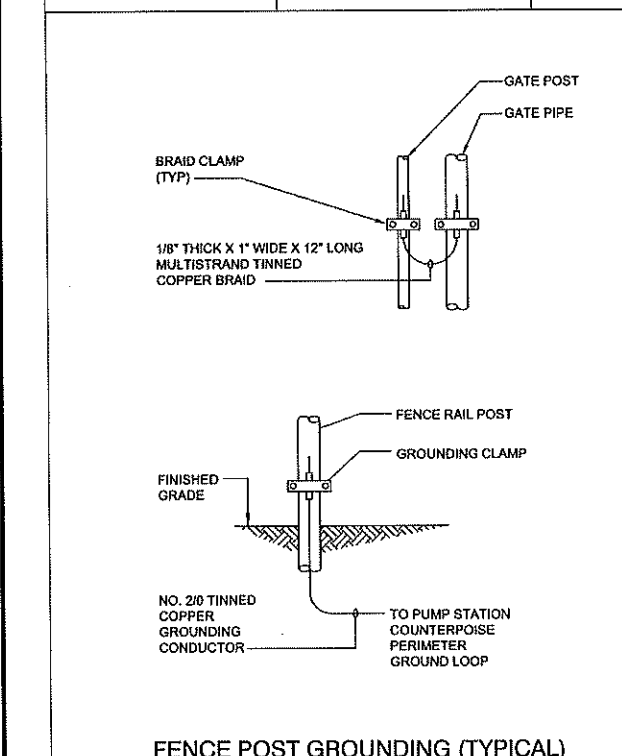
CITY OF APOPKA JANUARY 2014 FIG. 307 A



CITY OF APOPKA JANUARY 2014 FIG. 307 C



CITY OF APOPKA JANUARY 2014 FIG. 307 B



CITY OF APOPKA JANUARY 2014 FIG. 303

VISTA RESERVE

CITY OF APOPKA, FLORIDA

LANDSCAPE ARCHITECTURAL DRAWINGS FINAL DEVELOPMENT PLAN

ISSUED FOR PERMIT - 04.05.18

REVISED: 04.30.18

REVISED: 06.27.18

REVISED: 07.27.18

REVISED: 08.21.18

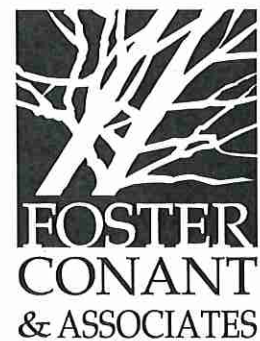
REVISED: 11.19.18

VICINITY MAP



INDEX OF DRAWINGS

SHT. NO.	ISSUE DATE	REV. NO.	REV. DATE	SHEET TITLE
LP-001	04/05/18	5	11.19.18	KEY PLAN
LP-002	04/05/18	---	---	TREE MITIGATION PLAN
LP-003	04/05/18	---	---	TREE MITIGATION PLAN
LP-004	04/05/18	---	---	TREE MITIGATION PLAN
LP-005	04/27/18	5	11.19.18	RECREATION/OPEN SPACE PLAN
LP-100	04/05/18	1	04.30.18	LANDSCAPE PLAN
LP-101	04/05/18	5	11.19.18	LANDSCAPE PLAN
LP-102	04/05/18	1	04.30.18	LANDSCAPE PLAN
LP-103	04/05/18	5	11.19.18	LANDSCAPE PLAN
LP-104	04/05/18	2	06.27.18	LANDSCAPE PLAN
LP-105	04/05/18	1	04.30.18	LANDSCAPE NOTES & DETAILS
LP-200	04/05/18	3	07.27.18	HARDSCAPE DETAILS
LP-201	04/05/18	2	06.27.18	HARDSCAPE IMAGES
LP-300	04/05/18	1	04.30.18	IRRIGATION PLAN
LP-301	04/05/18	5	11.19.18	IRRIGATION PLAN
LP-302	04/05/18	---	---	IRRIGATION PLAN
LP-303	04/05/18	5	11.19.18	IRRIGATION PLAN
LP-304	04/05/18	1	04.30.18	IRRIGATION PLAN
LP-305	04/05/18	5	11.19.18	IRRIGATION NOTES AND DETAILS
LP-306	04/05/18	---	---	IRRIGATION DETAILS
LP-307	04/05/18	---	---	IRRIGATION DETAILS
LP-308	04/05/18	---	---	IRRIGATION DETAILS



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

SIGNATURE _____ REG. NO. _____ DATE _____



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Phone (407) 648-2225
www.fosterconant.com

5d

Revised
DATE - ADD PHASE LINE

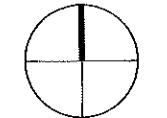
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VISTA RESERVE

CITY OF APOPKA, FL

KEY
PLAN

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Checked: RRC
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User: [blank]

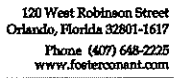


Sheet

LP-001

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[illegible]

TREE MITIGATION
 PLAN

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Drawn: CPB Checked: RRC
File Name: SAMALP002.DWG
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I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

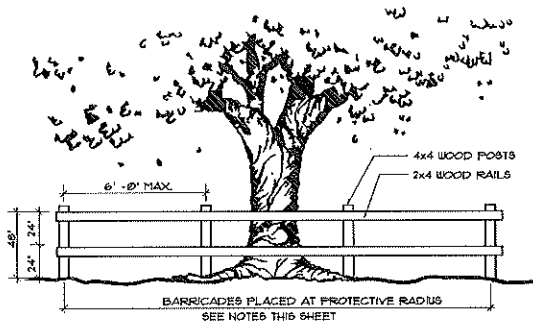
SIGNATURE _____ REG. NO. _____ DATE _____

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LP-002

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KREFS:
TIME: 18 NOV 2018 - 1:55PM

TREE PROTECTION REQUIREMENTS

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
- UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
- SKINNING AND BRUISING OF BARK
- SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP-LINE
- EXCESS FOOT OR VEHICULAR TRAFFIC
- PARKING VEHICLES WITHIN DRIP-LINE
2. ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON THIS SHEET (PLAN & DETAIL), BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE TO BE 4' HIGH MINIMUM WITH 4 X 4 POSTS AND 2 X 4 RAILS AT 2' AND 4' ABOVE GRADE AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE A MINIMUM OF 3' CLEAR DISTANCE FROM THE FACE OF ANY TREES AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CELESTIALS OR TEMPORARY SOIL DEPOSITS ON TREES LARGER THAN 36" DBH. BARRICADES SHALL BE NO CLOSER THAN 10' FROM FACE OF TREE WHEN PAVING, EXCAVATION, OR HARDSCAPE MUST BE DONE WITHIN BARRICADES. BARRICADES SHALL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO INSURE THAT NO DAMAGE TO THE TREE OCCURS.
3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.
4. WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT, COAT CUT FACES OF ROOTS WITH AN EPILATED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH NET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
5. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE.
6. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE BY A QUALIFIED TREE SURGEON.
7. REPAIR OR REPLACE TREES INDICATED TO REMAIN WHICH ARE DAMAGED IN THE CONSTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGES TO TREES AND BRUISES PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH 3 TREES OF SIMILAR QUALITY AND SPECIES, SIZED TO MATCH THE LARGEST TREES OF THAT SPECIES BEING PLANTED AS PER THE LANDSCAPE PLANS.
IF TREES ARE DAMAGED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.



1 TREE PROTECTION BARRICADE DETAIL
SCALE: N.T.S.

TREE MITIGATION SUMMARY

TOTAL TREE INCHES ON SITE	16,004'
TOTAL PROTECTED TREE INCHES TO BE REMOVED	12,101'
MAX. PROTECTED TREE STOCK	2,661,310 S.F./1000 X 3.5 + 21 = 9336'
TOTAL SPECIMEN TREE INCHES TO BE REMOVED	3891'
MAX. SPECIMEN TREE STOCK	2,661,310 S.F./1000 X 3.5 + 30 = 13,337'
TOTAL TREE INCHES TO BE REMOVED	16,004'
TOTAL TREE INCHES TO BE MITIGATED	3891' (PROTECTED) + 9336' (SPECIMEN) = 13,233'
TOTAL TREE INCHES TO BE REPLACED*	1473'
MITIGATION DEFICIENCY	13,233' - 1473' = 11,760'
QUANTITY OF SPECIMEN TREES TO BE REMOVED	121
SITE CLEARING AREA	2,661,310 SQ. FT. (61.10 AC.)

* THIS QUANTITY INCLUDES THE FOLLOWING PROPOSED TREES AT 3" CALIFER:
1) TREES REQUIRED BY CODE
2) STREET TREES
3) LOT TREES @ 3 TREES PER LOT

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

SIGNATURE REG. NO. DATE



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Revision table with columns for revision number, description, and date.

VISTA RESERVE

CITY OF APOPKA, FL

TREE MITIGATION PLAN

Date: 04/05/18
Scale: 1"=60'
Drawn: CFB Checked: RRC
File No: SAMALP003.DWG
Notes:

Sheet LP-003

2009	8° OAK
2010	11/2° OAK
2011	12/8° OAK
2012	25/20° OAK
2013	10/10/7° OAK
2014	17° OAK
2015	14° OAK
2016	9° OAK
2017	20° OAK
2018	6° OAK
2019	14° OAK
2020	8° OAK
2021	9° OAK
2022	8° OAK
2023	14° OAK
2024	15/12/11° OAK
2025	16/14/9° OAK
2026	12° OAK
2027	27° OAK
2028	14/10° OAK
2029	14° OAK
2031	17° OAK
2032	22° OAK
2033	18° OAK
2034	17° OAK
2035	24° OAK
2036	8° OAK
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2038	30° OAK
2039	8° OAK
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2041	8° OAK
2042	6° OAK
2043	6° OAK
2044	15° OAK
2045	18° OAK
2046	14° OAK
2047	20/18° OAK
2048	10° OAK
2049	10° OAK
2050	16/6° OAK
2051	32° OAK
2052	20° OAK
2053	18° OAK
2054	24° OAK
2055	24/17/13° OAK
2056	14° PALM
2057	15° OAK
2058	24° OAK
2059	15° PALM
2061	25° OAK
2062	23° OAK
2063	14° OAK
2064	20/15° OAK
2065	15° PINE
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2117	20/15/5° OAK
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2123	8° OAK
2124	14° OAK
2125	9° OAK
2126	7° OAK
2127	7° OAK
2128	6° OAK
2129	6° OAK



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Sol



Index

VISTA RESERVE

CITY OF APOPKA, FL

TREE MITIGATION PLAN

04/05/18

Scale: N/A

Driver CPB Checkist RRC

File Name: 5AMALP004.DWG

North

LD 00

P.002

LI 00



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- Revised
- 04/05/18 - CITY COMMENTS (04/23/18)
 - 05/21/18 - ADD MAIL KIOSK
 - 06/14/18 - ADD PHASE LINE

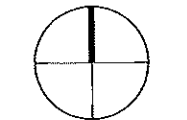
Project

VISTA RESERVE

CITY OF APOPKA, FL

RECREATION/OPEN
SPACE PLAN

Ed: 04/05/18
Scale: 1"=100'
Drawn: CFB Checked: RRC
In: 05/21/18
By: SAMALP005.DWG



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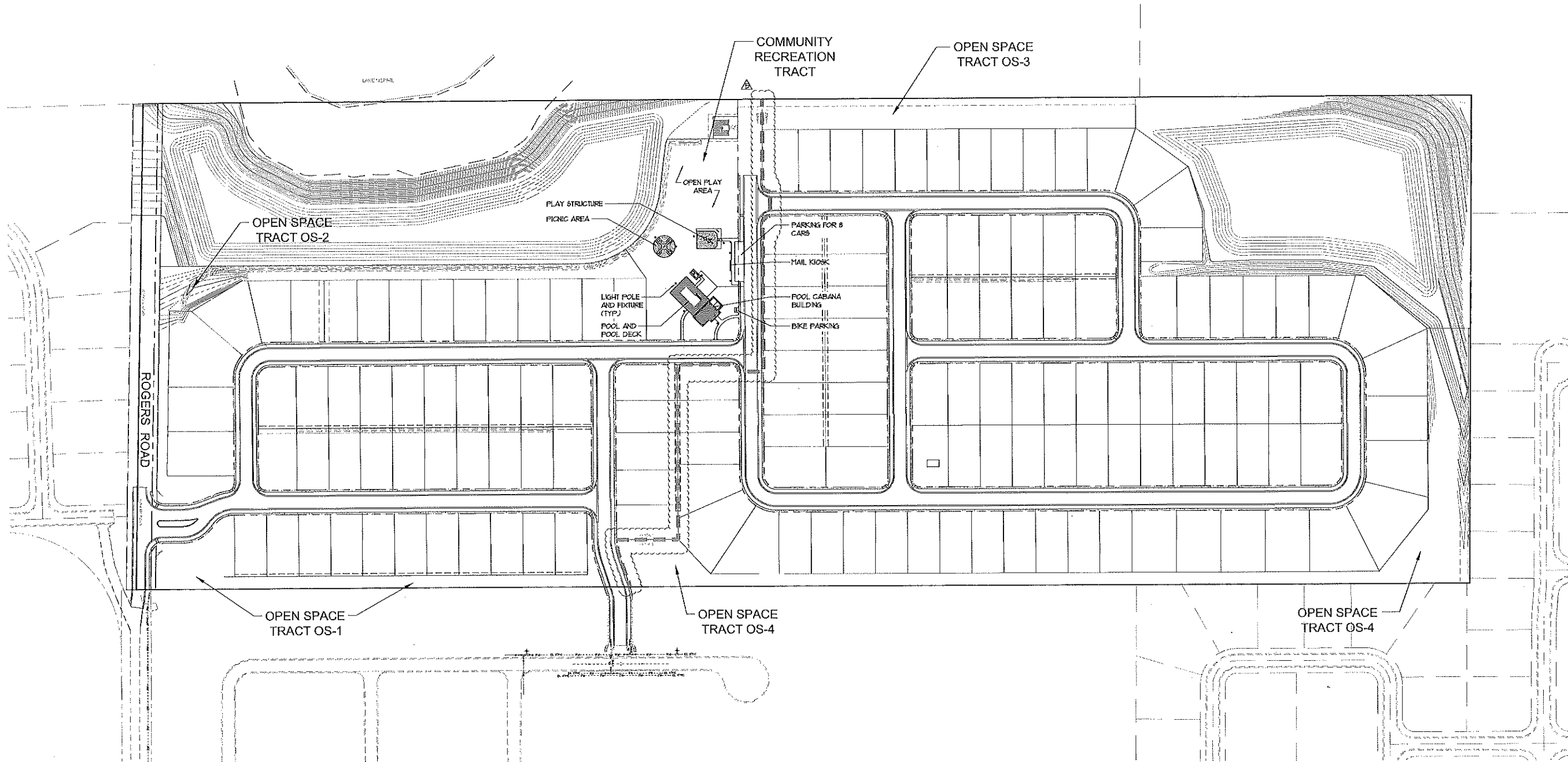
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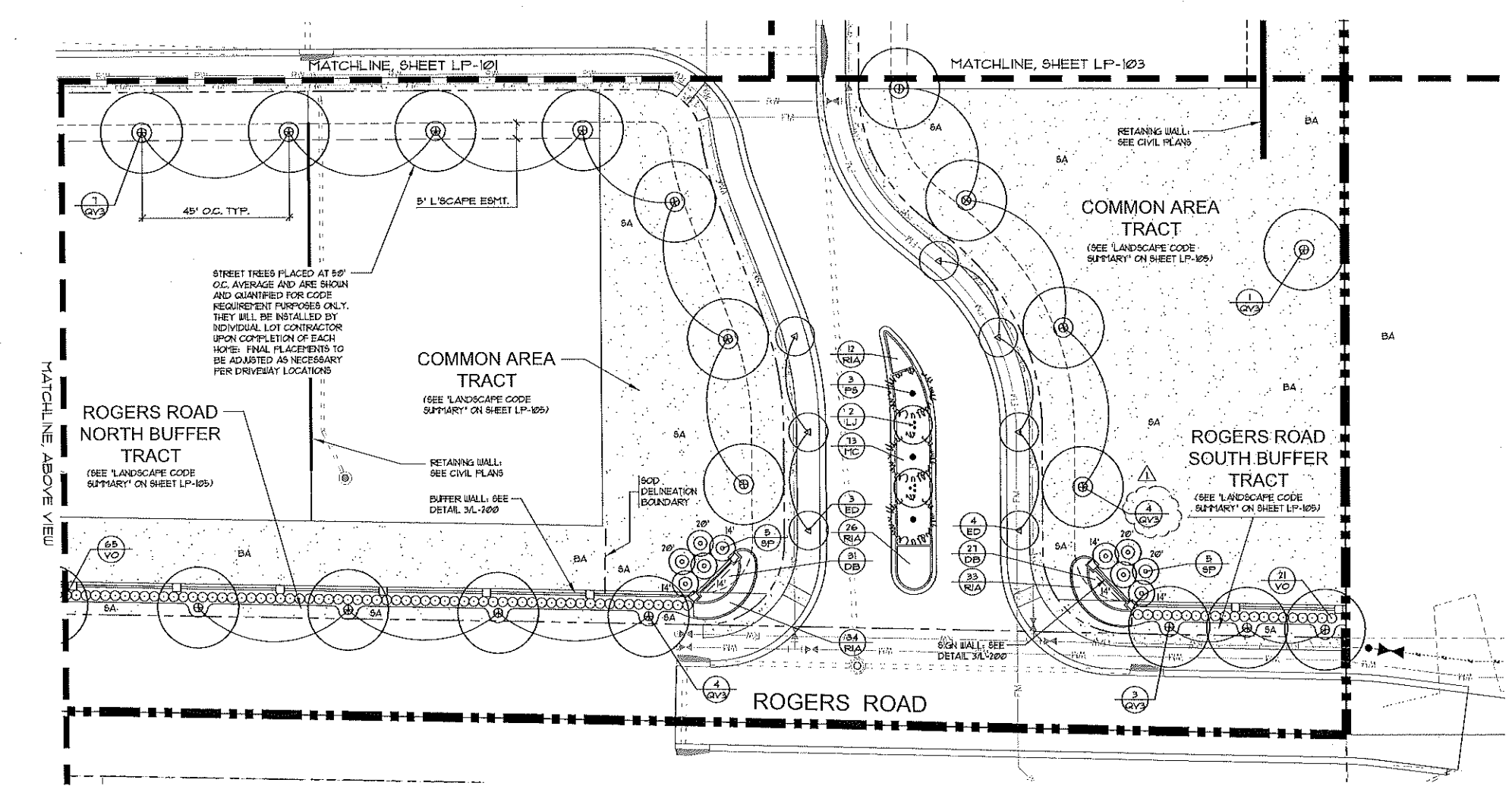
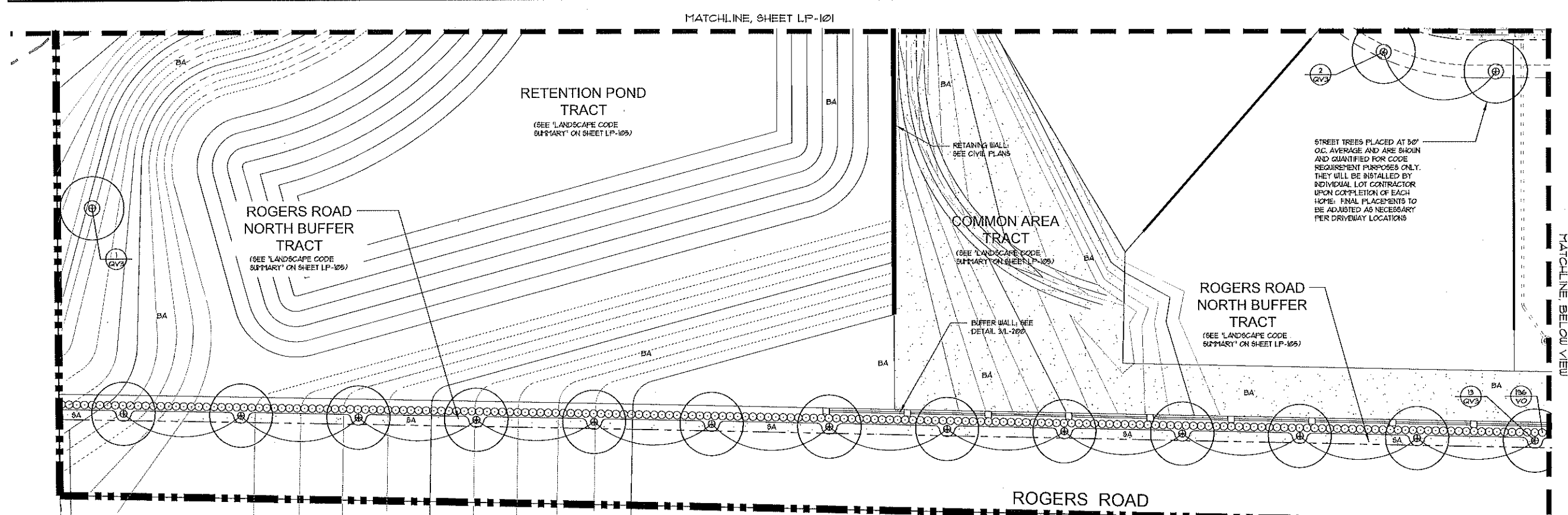
I CERTIFY THAT THE LANDSCAPE AND
IRRIGATION DESIGN FOR THIS PROJECT IS IN
ACCORDANCE WITH THE CITY OF APOPKA'S
ORDINANCE 2069 ADOPTED MAY 21, 2008
WHICH ESTABLISHES WATERWISE LANDSCAPE
AND IRRIGATION STANDARDS.

SIGNATURE

REG. NO.

DATE





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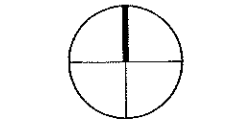
Revised: 04/05/18
City Contents (04/05/18)

VISTA RESERVE

CITY OF APOPKA, FL

LANDSCAPE PLAN

Date: 04/05/18
Scale: 1"=20'
Drawn: CPB
Checked: RRC
In Charge: SAMALP100.DWG

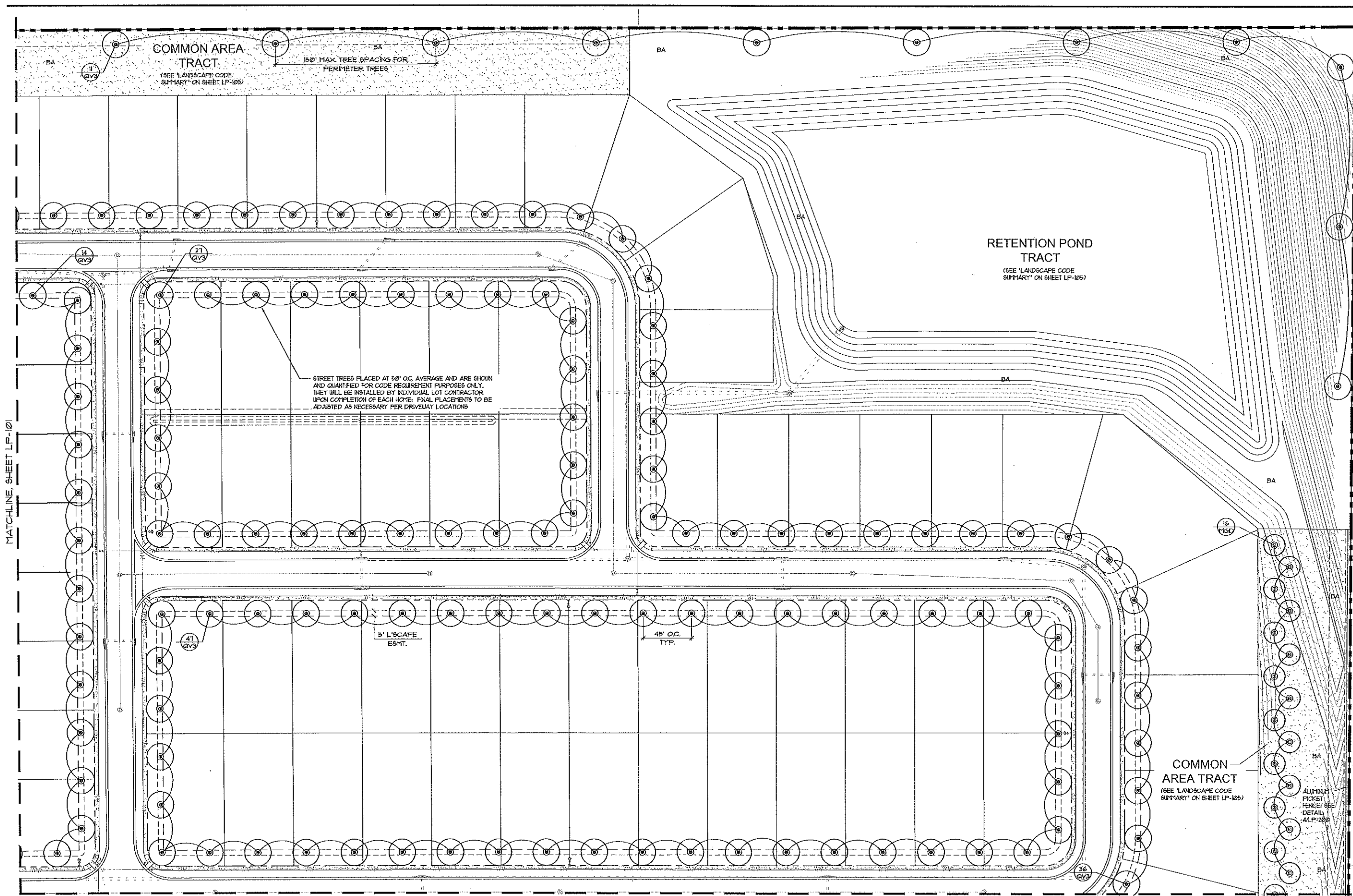


I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE _____ REG. NO. _____ DATE _____

LP-100

USER: C:\WORK\040518\040518-1\040518-1.DWG
FILE NAME: 040518-1.DWG
DATE: 04/05/18
TIME: 11:00:00



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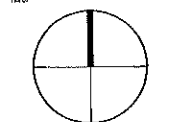
Revised
LANDSCAPE - CITY COMMENTS (04/05/13)

VISTA RESERVE

CITY OF APOKA, FL

LANDSCAPE PLAN

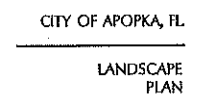
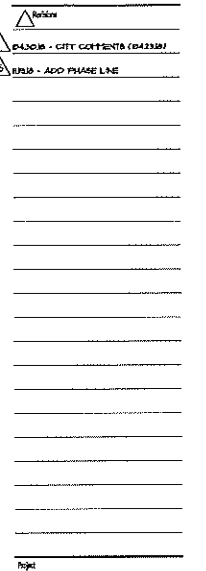
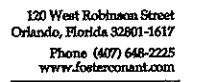
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LP-102

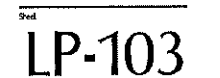
I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE REG. NO. DATE



SCALE: 1" = 40'

SIGNATURE _____ REG. NO. _____ DATE _____





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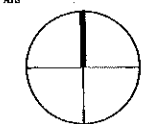
Revised
04/2018 - CITY COMMENTS (04/23/18)
06/21/18 - ADD MAIL KIOSK AREA

VISTA RESERVE

CITY OF APOPKA, FL

LANDSCAPE
PLAN

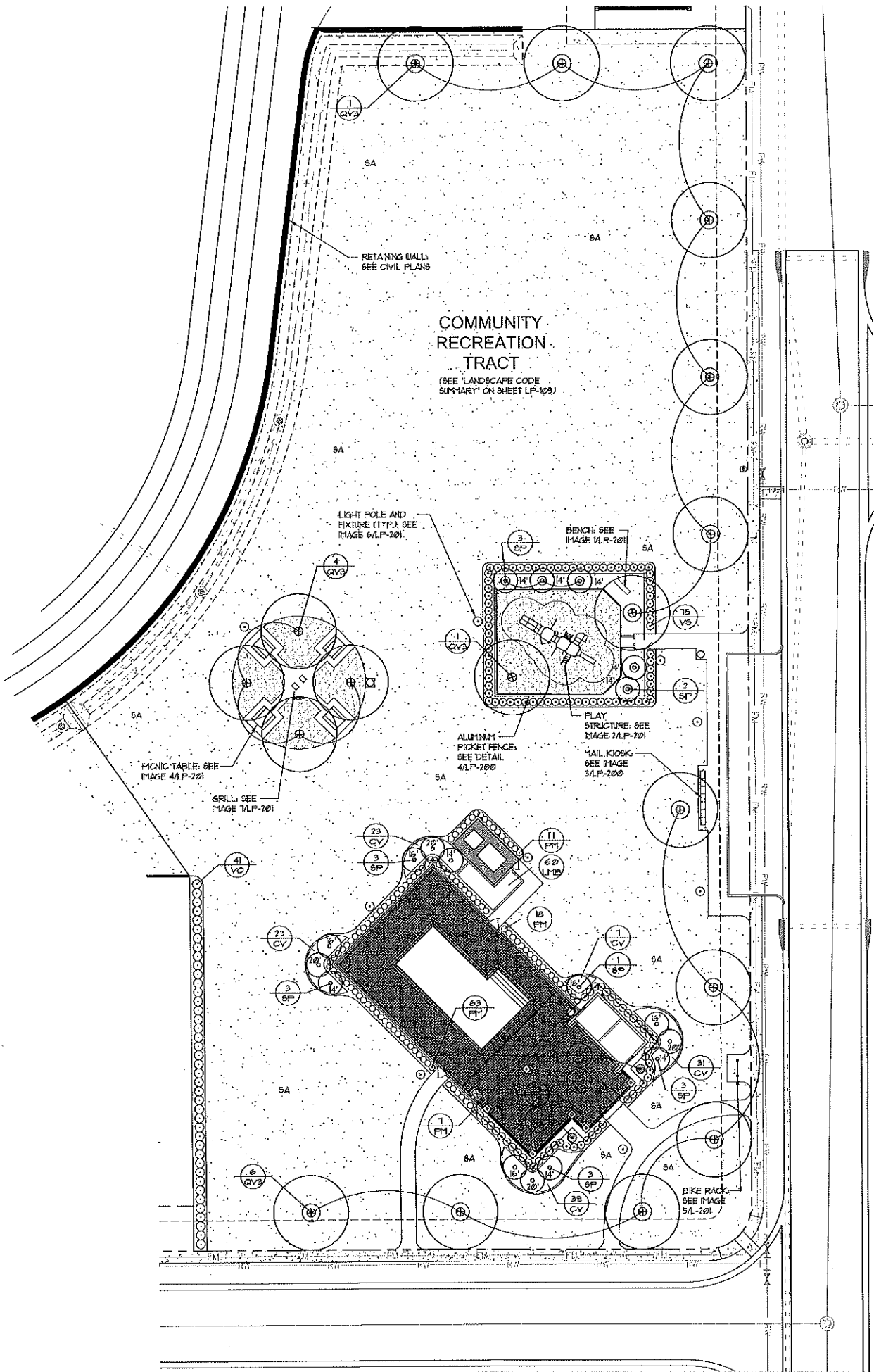
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Checked: REC
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Sheet
LP-104

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

SIGNATURE _____ REG. NO. _____ DATE _____





** Proposed overall tree total consists of 249 canopy street trees, 111 canopy trees to be placed in common tract areas and 306 canopy trees at 2 trees per residential lot to be placed in single family lots.

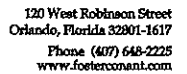
ALL SPECIFIED PLANTS IN THE PLANT LIST ARE "FLORIDA FRIENDLY" AS LISTED IN THE FLORIDA FRIENDLY LANDSCAPING GUIDE AS PUBLISHED BY THE UNIVERSITY OF FLORIDA/IFAS EXTENSION SERVICE AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

GENERAL NOTES

1. ALL UNPLANTED AREAS NOT DESIGNATED AS A LANDSCAPE SHRUB BED SHALL BE COVERED WITH SOG AS INDICATED ON PLANS.
2. ALL SHRUBS SHALL BE PLANTED 1-1/2" AND TREES AT HEIGHT SPECIFIED IN TREE PLANTING DETAIL ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
3. NEWLY INSTALLED TREES SHALL HAVE THEIR CALIPER MEASURED AT DIAMETER BREAST HEIGHT (DBH) PER CITY OF APOPKA CODE.
4. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE GRADE STANDARDS OF FLORIDA NO. 1 AS PROVIDED IN GRADERS AND STANDARDS FOR NURSERY PLANTS (LATEST EDITION), STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
5. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY, DOES NOT MEET FLORIDA NO. 1 GRADE OR THAT DOES NOT MEET SPECIFIED SIZE.
6. ALL TREES WITH THE EXCEPTION OF PALMS SHALL BE EITHER CONTAINER GROWN OR FIELD GROWN. NO GROUP BAGS WILL BE ACCEPTED.
7. ALL PLANT BEDS AND DESIGNATED "MULCH" AREAS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3" FINE DARK BROWN-NUGGETS MULCH.
8. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL INSPECTION.
9. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.
10. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.
11. THE CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO LANDSCAPE INSTALLATION.
13. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FEET DEEP RANDOMLY AROUND THE SITE. HE SHALL PREPARE PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE RESULTS WILL BE SUBMITTED WITH HIS BID. IF THE HOLES DO NOT PERCOLATE PRIOR TO AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.
14. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN 4 LOCATIONS AND PROVIDE RECOMMENDATIONS BASED ON THE RESULTS IN ORDER TO ACHIEVE A BALANCED PH FOR THE PLANTING BACKFILL. (SEE SECTION 2010 OF THE LANDSCAPE SPECIFICATIONS). INFERIOR SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.
15. SUCCESSFUL BIDDER SHALL LOOK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW FOR ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY EITHER BY SAMPLES, PHOTOS OR NURSERY VISITS.
16. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.
17. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM.
18. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTANCE OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.
19. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL QUANTITY OF PLANTS SHOWN ON THE PLAN DRAWINGS, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING A QUANTITY COUNT AS A CHECK FOR DISCREPANCIES.
20. WHERE LIGHT POLES AND TREES OR STREET SIGNS AND TREES OCCUR IN PROXIMITY TO EACH OTHER, A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED.
21. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOIL THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SHALL. IRREGULARITIES IN GRADES, LARGE GRADE IRREGULARITIES WILL REQUIRE REGRADING AND RESEEDING.
22. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING AND SPRAYING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIME OF FINAL ACCEPTANCE BY THE OWNER. IF PROJECT IS INSTALLED IN PHASES, OWNER WILL PROVIDE PHASING INFORMATION AT TIME OF BIDDING PROCESS.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND AT THE CONTRACTOR'S OWN EXPENSE.
24. PRIOR TO THE REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS PER THE TREE PROTECTION DETAIL.
25. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NORMAL HIGH WATER ELEVATION OF THE RETENTION POND(S) WITH THE CIVIL ENGINEER PRIOR TO PLANTING ANY SPECIFIED TREES OR PLANTS IN THE IMMEDIATE POND VICINITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THE NORMAL HIGH WATER ELEVATION IS NOT AS SHOWN ON THE LANDSCAPE PLANS SO THAT PROPER REVISIONS CAN BE MADE.
26. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES AS SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/LANDSCAPE ARCHITECT.



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



04303 - CITY COMMENTS (04338)

VISTA RESERVE

CITY OF APOPKA, FL

LANDSCAPE NOTES
& DETAILS

Date: 04/05/18
 Scale: AS NOTED
 Drawn: CFB Checked: RRC
 File Name: SAMALPI05.DWG
 Notes:

LP-105

USERIPW: CHRISBUSYS03
FILE NAME: FIPULTE - SANTA MARIAWIPDSAMA-CP105.DWG
KREFS:
DATE: 10 NOV 2018 - 15:20:14



N.T.S.



N.T.S.



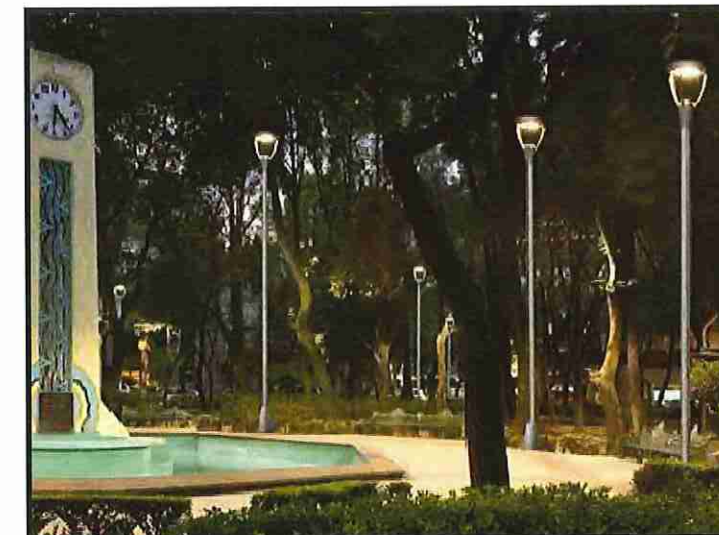
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N.T.S.



N.T.S.



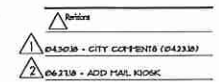
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N.T.S.



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Project

VISTA RESERVE

CITY OF APOPKA, FL

HARDSCAPE
IMAGES

Date: 04/05/18
Scale: AS NOTED
Drawn: CPB Checked: RRC
File Name: EMTHLP201DWG
North

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

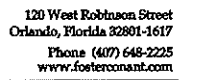
SIGNATURE

REG. NO.

DATE _____

LP-201

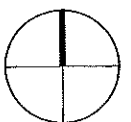
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043028 - CITY COMMENTS (042328)

IRRIGATION PLAN

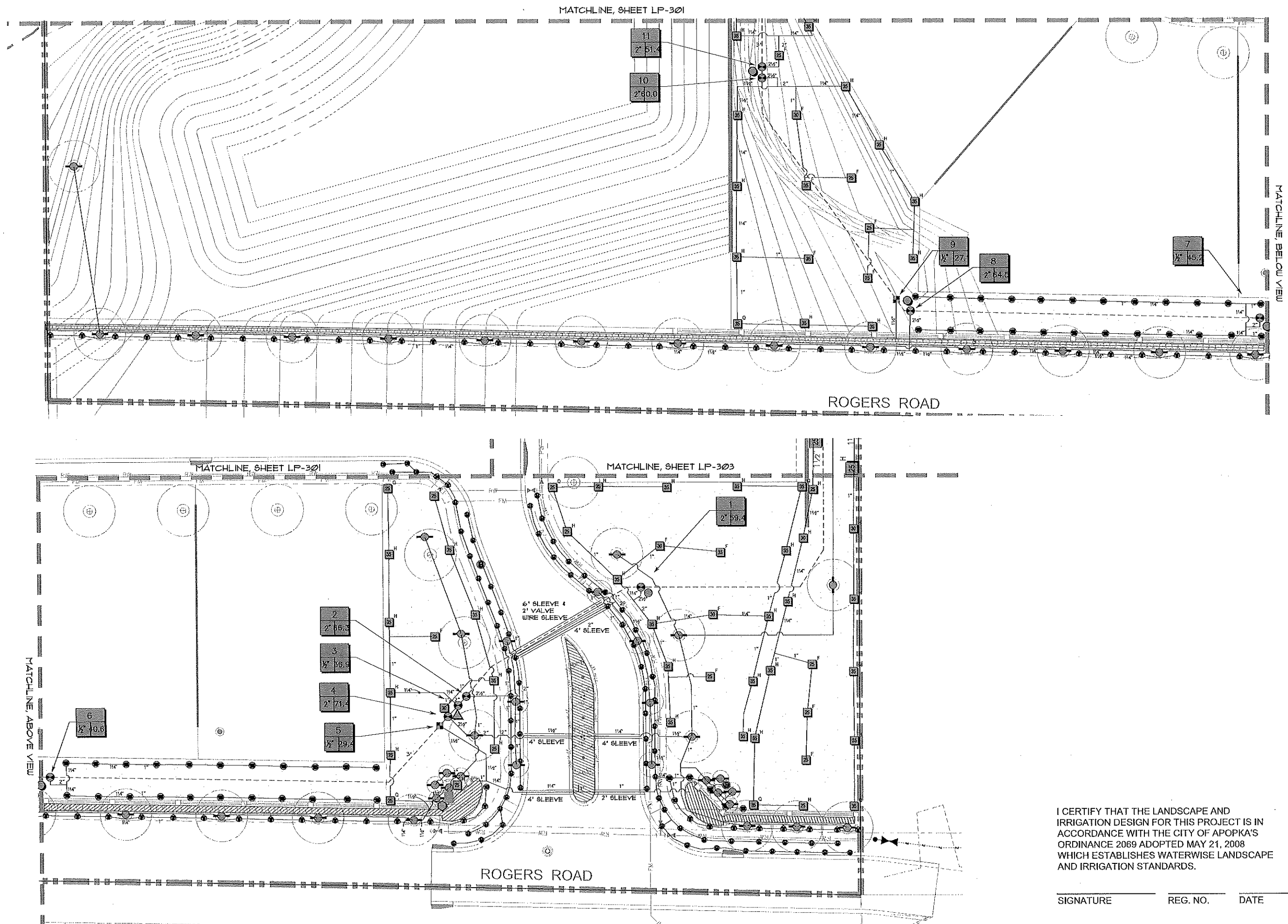
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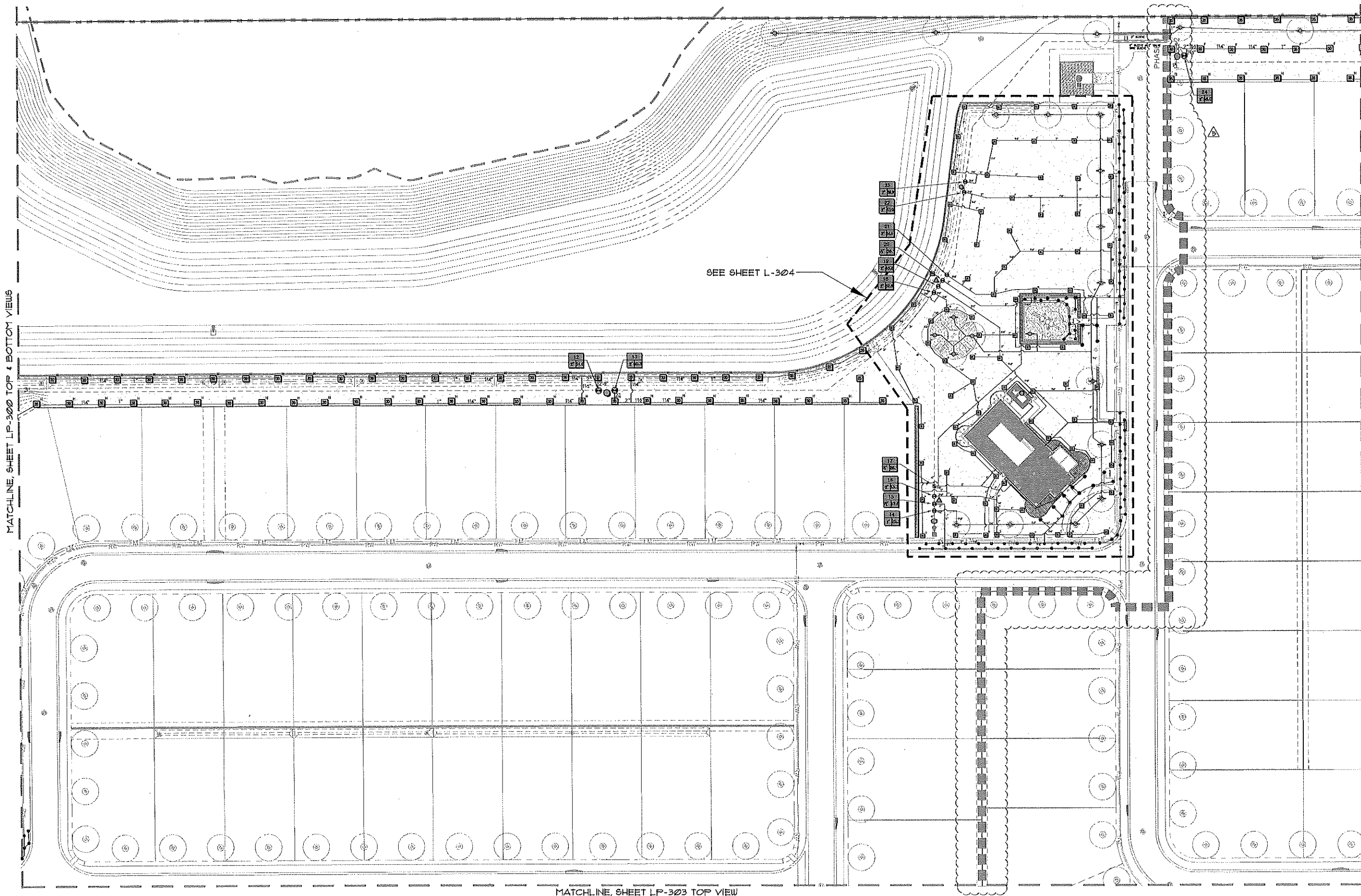
Steel
LP-300

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

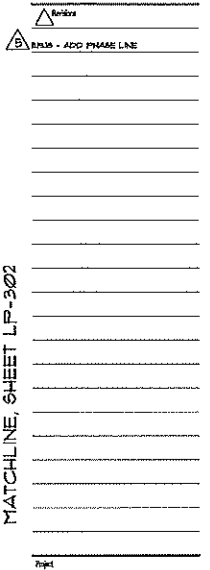
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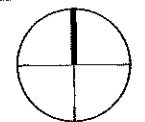


VISTA RESERVE

CITY OF APOPKA, FL

IRRIGATION
PLAN

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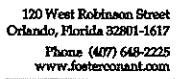


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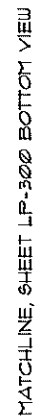
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I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

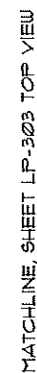


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MATCHLINE, SHEET LP-301

MATCHLINE, SHEET LP-303 BOTTOM VIEW

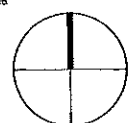


MATCHLINE, SHEET LP-302

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IRRIGATION
PLAN

Date: 04/05/18
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File Name: 5AMALP303DWG



2401

LP-303

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

SIGNATURE

REG. NO.

DATE _____



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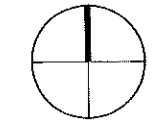
Revisions
043028 - CITY COMMENTS (042238)

VISTA RESERVE

CITY OF APOPKA, FL

IRRIGATION
PLAN

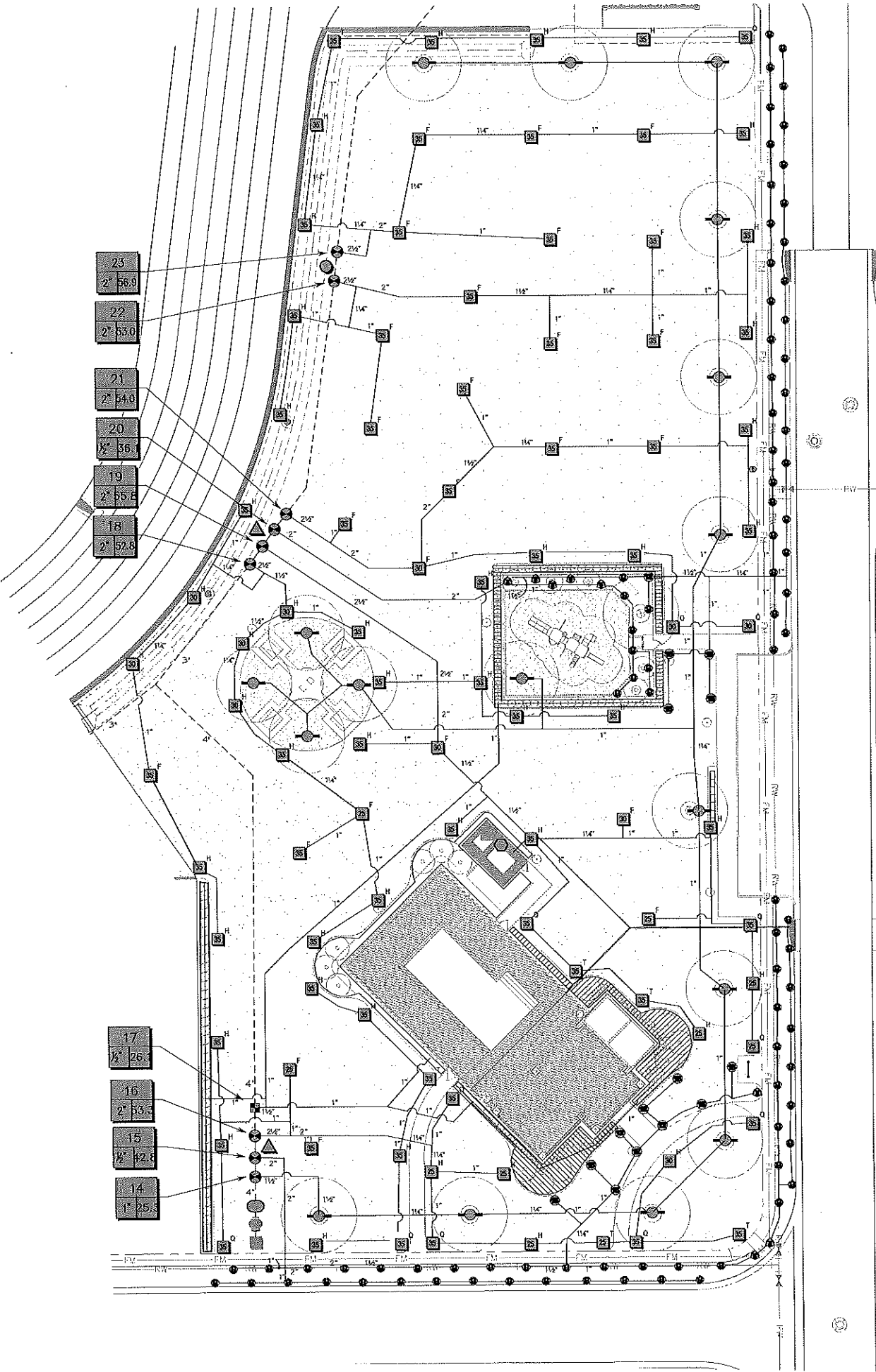
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North



Sheet
LP-304

I CERTIFY THAT THE LANDSCAPE AND
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SIGNATURE REG. NO. DATE



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	ARC	PSI	GPM	RADIUS
	Rain Bird 1808-U-SAM-PRS 15 Strip Series	EST	30	0.61	4'x15'
	Rain Bird 1806-U-SAM-PRS 15 Strip Series	SST	30	1.21	4'x30'
	Rain Bird 1808-U-SAM-PRS U12 Series		360	30	2.60 12'
	Rain Bird 1806-U-SAM-PRS U15 Series		360	30	3.70 15'
	Rain Bird 1808-U-SAM-PRS HE-VAN Series	Adj	30		8'
	Rain Bird 1806-U-SAM-PRS HE-VAN Series	Adj	30		10'
	Rain Bird 1808-U-SAM-PRS HE-VAN Series	Adj	30		12'
	Rain Bird 1806-U-SAM-PRS HE-VAN Series	Adj	30		15'
	Rain Bird 1800-1300AF Flood		360	20	1.40 3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		PSI	GPM	RADIUS
	Rain Bird 5006-NP-PC-FC-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol, 25 ft=red, 30 ft=green, 35ft=beige. With Non-Potable Purple Cover.		35		24'
	Rain Bird 5008-NP-PC-FC-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol, 25 ft=red, 30 ft=green, 35ft=beige. With Non-Potable Purple Cover.		35		30'
	Rain Bird 5006-NP-PC-FC-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle), Arc and Radius as per Symbol, 25 ft=red, 30 ft=green, 35ft=beige. With Non-Potable Purple Cover.		35		34'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
	Rain Bird KCZ-150-PRB-COM 1-1/2" High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.				
	Area to Receive Dripline Rain Bird XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
	Rain Bird PESBR 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.				
	Rain Bird PESBR 1" 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.				
	Rain Bird PESBR 2" 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.				
	Rain Bird 300-BPE-PRS-D-NP-HAN Globe 3" 3" Brass Master Valve, with Globe Configuration. With PRS-Dial Pressure Regulator Module. With Purple Flow Control Handle for Non-Potable Water Applications.				
	Rain Bird ESP-LXD-LXMMSS-LXMMSSPED 50 station 2-wire, exterior stainless steel pedestal. Flow sensing.				
	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.				
	Rain Bird FD-101TURF Field Decoder for Two-Wire system. Install in valve box for valve. Operates one valve/solenoid. Use line surge protection as per manufacturer's instructions.				
	Rain Bird FD-202TURF Field Decoder for Two-Wire system. Install in valve box for valve. Operates two valve/solenoids or two pairs of valves. Use line surge protection as per manufacturer directions.				
	Rain Bird FD-401TURF Field Decoder for Two-Wire system. Install in valve box for valve. Operates up to four valve/solenoids. Use line surge protection as per manufacturer's instructions.				
	Rain Bird FS-300-P 3" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Plastic (PVC) Model. Suggested Operating Range of 20.0 GPM to 300.0 GPM. Sensors should be sized for flow rather than pipe size.				
	Water Meter 2" RECLAIM POC				
Irrigation Lateral Line: PVC Class 160 SDR 26-NP SEE PLAN FOR PIPE SIZE.					
Irrigation Mainline: PVC Class 200 SDR 21 SEE PLAN FOR PIPE SIZE.					
Pipe Sleeve: PVC Schedule 40					

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	PSI	PRECIP
1	Rain Bird PESBR	2"	Turf Rotor	59.43	1,737	35	40.29	0.65 in/h
2	Rain Bird PESBR	2"	Turf Spray	66.27	1,636	30	36.55	1.18 in/h
3	Rain Bird PESBR	1-1/2"	Turf Rotor	36.93	1,630	35	39.79	0.61 in/h
4	Rain Bird PESBR	2"	Bubbler	71.40	1,822	20	34.11	2.17 in/h
5	Rain Bird KCZ-150-LCDR	1-1/2"	Area for Dripline	29.42	1,616	20	24.44	1.44 in/h
6	Rain Bird PESBR	1-1/2"	Turf Spray	40.56	1,415	30	34.40	1.15 in/h
7	Rain Bird PESBR	1-1/2"	Turf Spray	45.22	1,407	30	34.46	1.13 in/h
8	Rain Bird PESBR	2"	Turf Spray	64.47	1,239	30	38.89	1.76 in/h
9	Rain Bird KCZ-150-LCDR	1-1/2"	Area for Dripline	27.14	1,229	20	23.26	1.44 in/h
10	Rain Bird PESBR	2"	Turf Rotor	59.98	1,101	35	40.58	0.61 in/h
11	Rain Bird PESBR	2"	Turf Rotor	51.44	1,096	35	42.19	0.61 in/h
12	Rain Bird PESBR	2"	Turf Rotor	51.80	533.2	35	42.60	0.60 in/h
13	Rain Bird PESBR	2"	Turf Rotor	50.33	518.0	35	42.42	0.59 in/h
14	Rain Bird PESBR	1"	Bubbler	25.30	214.0	20	30.85	2.25 in/h
15	Rain Bird PESBR	1-1/2"	Turf Spray	42.75	207.7	30	35.89	1.08 in/h
16	Rain Bird PESBR	2"	Turf Rotor	53.25	200.4	35	40.87	0.60 in/h
17	Rain Bird KCZ-150-LCDR	1-1/2"	Area for Dripline	26.10	191.0	20	25.40	1.44 in/h
18	Rain Bird PESBR	2"	Turf Rotor	52.84	288.0	35	40.79	0.58 in/h
19	Rain Bird PESBR	2"	Turf Rotor	55.82	293.2	35	41.21	0.62 in/h
20	Rain Bird PESBR	1-1/2"	Turf Spray	36.08	300.0	30	35.26	1.19 in/h
21	Rain Bird PESBR	2"	Turf Rotor	53.96	306.5	35	40.98	0.61 in/h
22	Rain Bird PESBR	2"	Turf Rotor	53.04	386.7	35	40.05	0.59 in/h
23	Rain Bird PESBR	2"	Turf Rotor	56.90	396.5	35	41.39	0.54 in/h
24	Rain Bird PESBR	2"	Turf Rotor	57.97	690.8	35	41.23	0.55 in/h
25	Rain Bird PESBR	2"	Turf Rotor	55.37	990.5	35	40.68	0.53 in/h
26	Rain Bird PESBR	2"	Turf Rotor	55.37	998.5	35	40.30	0.56 in/h
27	Rain Bird PESBR	1-1/2"	Bubbler	22.40	1,006	20	38.15	4.77 in/h
28	Rain Bird PESBR	2"	Turf Rotor	52.04	1,287	35	40.63	0.54 in/h
29	Rain Bird PESBR	2"	Turf Rotor	52.89	1,296	35	40.78	0.54 in/h
30	Rain Bird PESBR	2"	Turf Rotor	56.48	2,424	35	41.11	0.55 in/h
31	Rain Bird PESBR	2"	Turf Rotor	59.78	2,432	35	41.59	0.55 in/h
32	Rain Bird PESBR	2"	Turf Rotor	53.12	2,630	35	40.91	0.58 in/h
33	Rain Bird PESBR	2"	Turf Rotor	54.67	2,659	35	41.35	0.58 in/h
34	Rain Bird PESBR	1-1/2"	Bubbler	37.80	2,668	20	28.28	4.77 in/h
35	Rain Bird PESBR	2"	Turf Rotor	45.33	2,848	35	41.54	0.58 in/h
36	Rain Bird PESBR	2"	Turf Rotor	39.79	2,858	35	42.03	0.59 in/h
37	Rain Bird PESBR	2"	Turf Rotor	55.36	3,472	35	43.47	0.58 in/h
38	Rain Bird PESBR	2"	Turf Rotor	53.63	3,453	35	43.23	0.58 in/h
39	Rain Bird PESBR	2"	Turf Rotor	39.66	2,799	35	41.92	0.59 in/h
40	Rain Bird PESBR	2"	Turf Rotor	40.28	2,783	35	41.25	0.57 in/h
41	Rain Bird PESBR	2"	Turf Rotor	41.43	2,769	35	41.18	0.72 in/h
42	Rain Bird PESBR	1-1/2"	Bubbler	16.50	2,760	20	34.56	6.12 in/h
43	Rain Bird PESBR	1-1/2"	Turf Spray	40.86	2,603	30	33.12	1.11 in/h
44	Rain Bird PESBR	2"	Turf Rotor	49.32	2,586	35	40.73	0.60 in/h
45	Rain Bird PESBR	1-1/2"	Turf Rotor	48.44	1,959	35	41.60	0.60 in/h
46	Rain Bird PESBR	2"	Turf Rotor	54.09	1,948	35	40.57	0.59 in/h
	Common Wire				6,742			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Rain Bird PESBR	Turf Rotor	0.65 in/h	1.50	138	8,201	4,101
2	Rain Bird PESBR	Turf Spray	1.18 in/h	1.50	77	5,103	2,551
3	Rain Bird PESBR	Turf Rotor	0.61 in/h	1.50	148	5,466	2,733
4	Rain Bird PESBR	Bubbler	2.17 in/h	1	28	1,999	999.6
5	Rain Bird KCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	1,235	617.5
6	Rain Bird PESBR	Turf Spray	1.13 in/h	1.50	79	3,204	1,602
7	Rain Bird PESBR	Turf Spray	1.13 in/h	1.50	80	3,617	1,809
8	Rain Bird PESBR	Turf Spray	1.76 in/h	1.50	52	3,352	1,676
9	Rain Bird KCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	1,140	570.0
10	Rain Bird PESBR	Turf Rotor	0.61 in/h	1.50	149	8,937	4,469
11	Rain Bird PESBR	Turf Rotor	0.61 in/h	1.50	147	7,562	3,781
12	Rain Bird PESBR	Turf Rotor	0.60 in/h	1.50	151	7,822	3,911
13	Rain Bird PESBR	Turf Rotor	0.59 in/h	1.50	153	7,700	3,850
14	Rain Bird PESBR	Bubbler	2.25 in/h	1	27	683.1	341.6
15	Rain Bird PESBR	Turf Spray	1.08 in/h	1.50	83	3,548	1,774
16	Rain Bird PESBR	Turf Rotor	0.60 in/h	1.50	150	7,988	3,994
17	Rain Bird KCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	1,095	548.2
18	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	158	8,243	4,122
19	Rain Bird PESBR	Turf Rotor	0.62 in/h	1.50	145	8,094	4,047
20	Rain Bird PESBR	Turf Spray	1.19 in/h	1.50	76	2,743	1,371
21	Rain Bird PESBR	Turf Rotor	0.61 in/h	1.50	149	8,040	4,020
22	Rain Bird PESBR	Turf Rotor	0.59 in/h	1.50	153	8,115	4,058
23	Rain Bird PESBR	Turf Rotor	0.54 in/h	1.50	167	9,502	4,751
24	Rain Bird PESBR	Turf Rotor	0.55 in/h	1.50	164	9,507	4,754
25	Rain Bird PESBR	Turf Rotor	0.53 in/h	1.50	169	9,358	4,679
26	Rain Bird PESBR	Turf Rotor	0.56 in/h	1.50	162	8,970	4,485
27	Rain Bird PESBR	Bubbler	4.77 in/h	1	13	291.2	145.6
28	Rain Bird PESBR	Turf Rotor	0.54 in/h	1.50	168	8,743	4,371
29	Rain Bird PESBR	Turf Rotor	0.54 in/h	1.50	166	8,780	4,390
30	Rain Bird PESBR	Turf Rotor	0.55 in/h	1.50	165	8,916	4,458
31	Rain Bird PESBR	Turf Rotor	0.55 in/h	1.50	163	9,744	4,872
32	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	155	8,234	4,117
33	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	156	8,529	4,264
34	Rain Bird PESBR	Bubbler	4.77 in/h	1	13	491.4	245.7
35	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	155	7,026	3,513
36	Rain Bird PESBR	Turf Rotor	0.59 in/h	1.50	153	8,088	4,044
37	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	155	8,581	4,290
38	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	155	8,313	4,156
39	Rain Bird PESBR	Turf Rotor	0.59 in/h	1.50	154	6,108	3,054
40	Rain Bird PESBR	Turf Rotor	0.57 in/h	1.50	150	6,445	3,222
41	Rain Bird PESBR	Turf Rotor	0.72 in/h	1.50	125	5,179	2,589
42	Rain Bird PESBR	Bubbler	2.12 in/h	1	29	487.2	243.6
43	Rain Bird PESBR	Turf Spray	1.11 in/h	1.50	82	3,351	1,675
44	Rain Bird PESBR	Turf Rotor	0.60 in/h	1.50	149	7,349	3,674
45	Rain Bird PESBR	Turf Rotor	0.60 in/h	1.50	151	7,314	3,657
46	Rain Bird PESBR	Turf Rotor	0.59 in/h	1.50	153	8,275	4,138
	TOTALS:				5,549	279,869	139,935

CRITICAL ANALYSIS

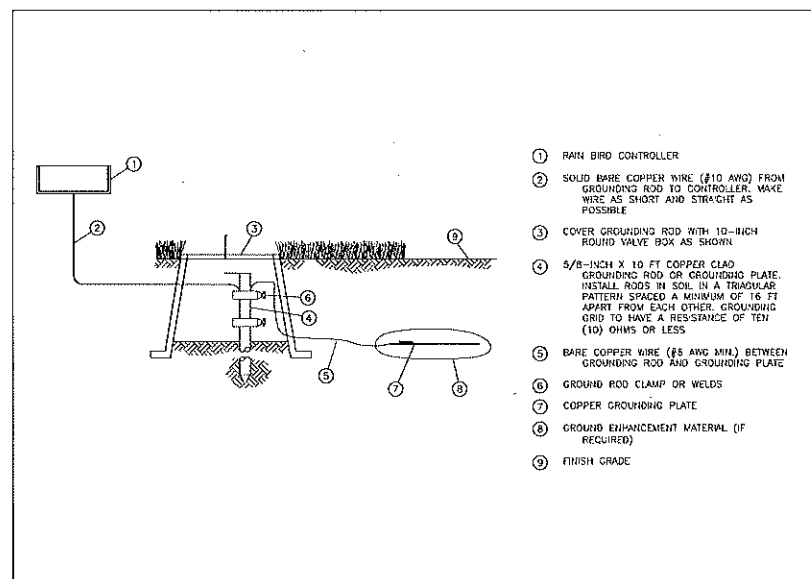
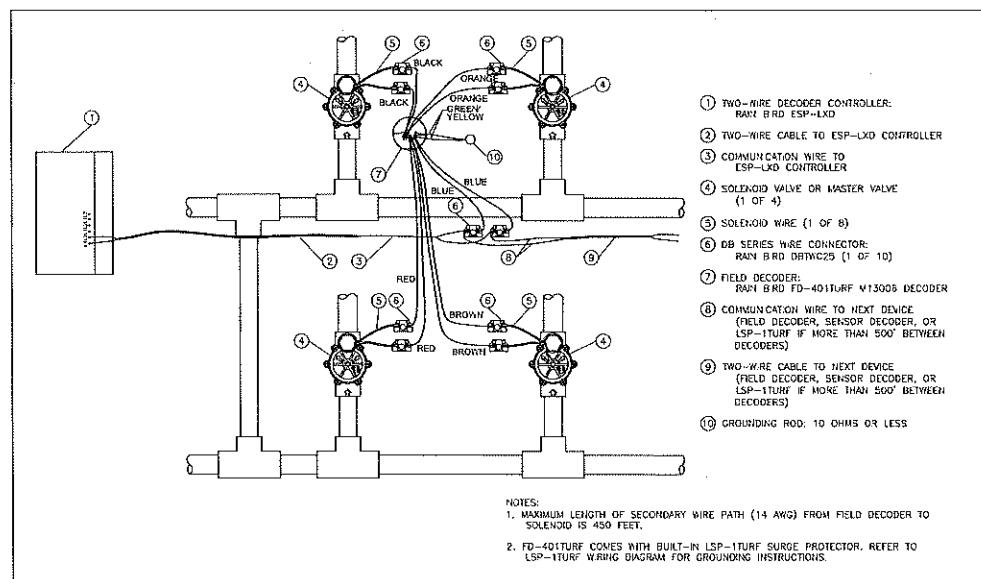
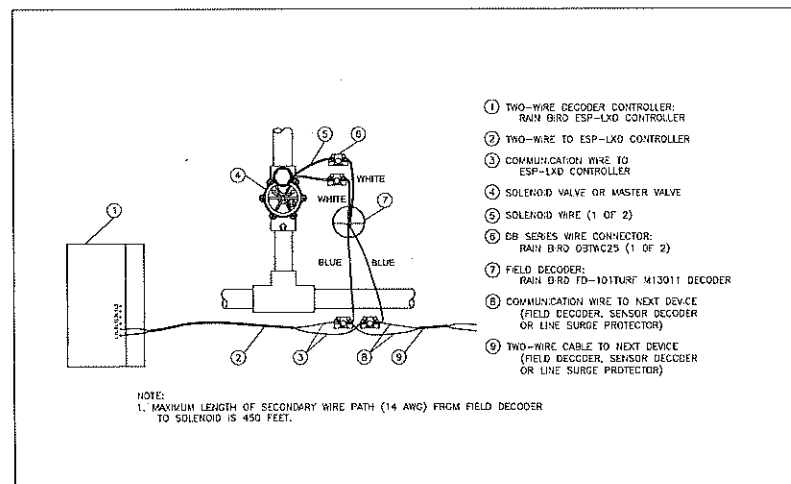
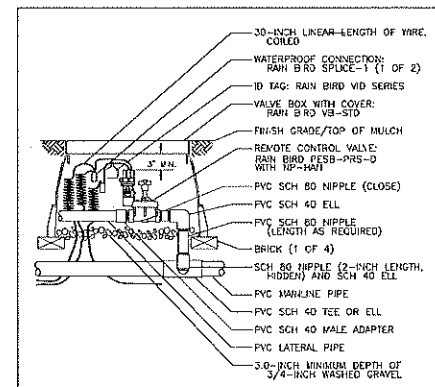
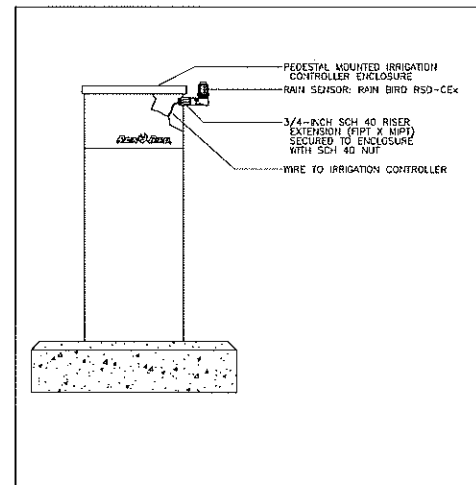
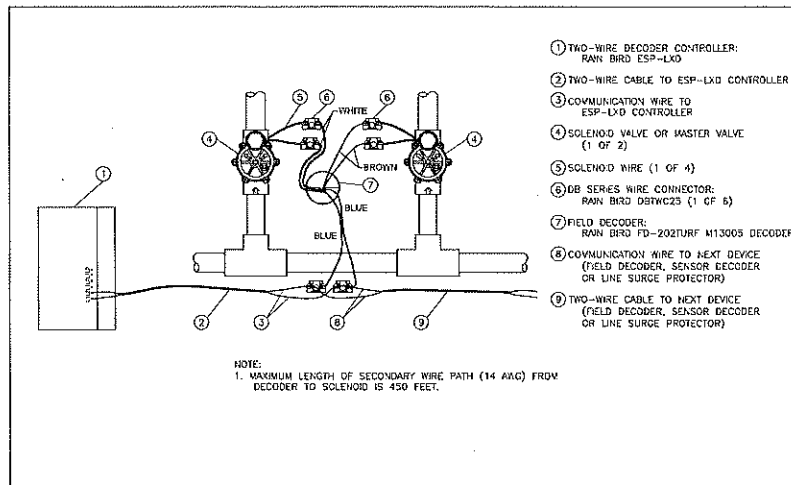
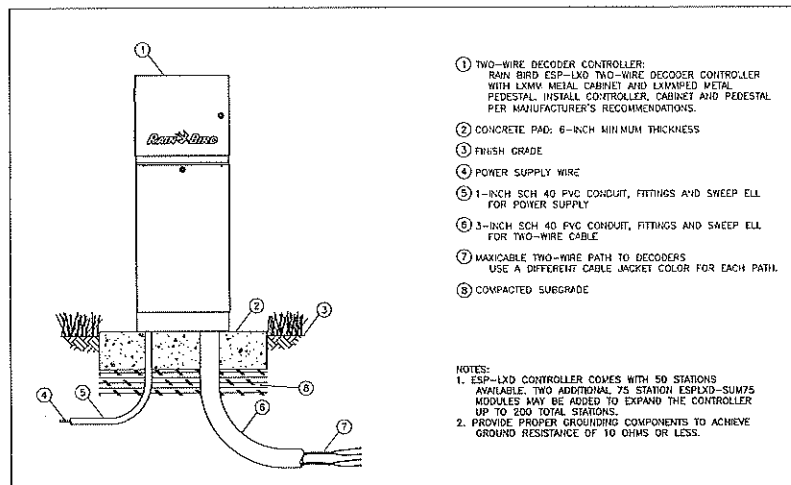
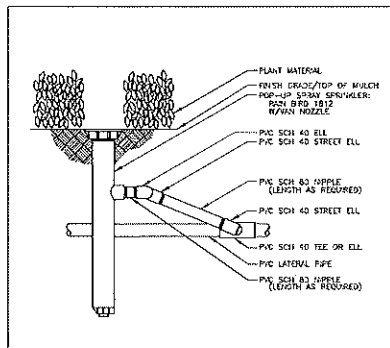
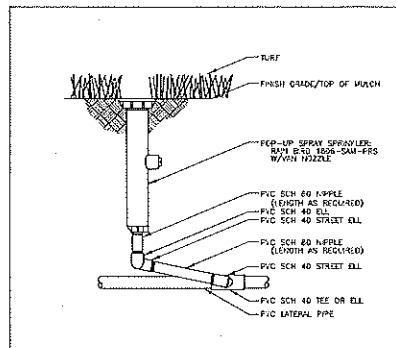
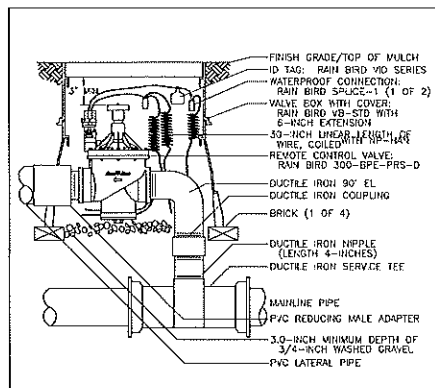
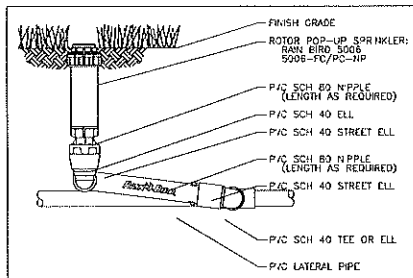
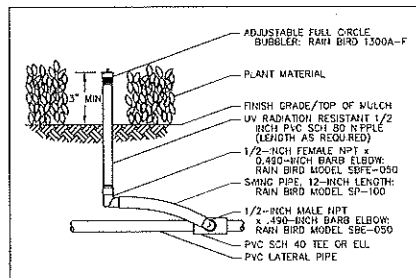
P.O.C. NUMBER: 01	RECLAIM POC
Water Source Information:	
Flow Available:	77.03 gpm
Water Meter Size:	2"
Flow Available:	77.03 gpm
Pressure Available:	65.00 psi
Static Pressure at POC:	1.00 ft
Elevation Change:	2"
Service Line Size:	10.00 ft
Length of Service Line:	64.00 psi
Pressure Available:	
Design Analysis:	
Maximum Station Flow:	66.27 gpm
Flow Available at POC:	77.03 gpm
Residual Flow Available:	10.76 gpm
Critical Station:	35
Design Pressure:	35.00 psi
Friction Loss:	2.40 psi
Fittings Loss:	0.24 psi
Elevation change:	23.5 ft
Loss through Valve:	3.70 psi
Pressure Req. at Critical Station:	41.34 psi
Loss for Fittings:	0.23 psi
Loss for Main Line:	2.32 psi
Loss for POC to Valve Elevation:	10.09 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	6.80 psi
Loss for Water Meter:	1.62 psi
Critical Station Pressure at POC:	61.20 psi
Pressure Available:	64.00 psi
Residual Pressure Available:	2.80 psi

GENERAL NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE AND SHRUB LOCATIONS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER AND ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTOR AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. CONTRACTOR SHALL NOT USE RANBY PIPE.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. THE SMALLEST LATERAL PIPE SIZE TO A SINGLE SPRAY OR ROTOR HEAD SHALL BE 3/4".
- ALL REMOTE CONTROL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- CONTROL WIRE SHALL BE 2-WIRE AS SPECIFIED FOR USE WITH RAINBIRD LXD CONTROLLER BY MANUFACTURER. NO CROSS CONNECTION BETWEEN CONTROLLERS SHALL BE ALLOWED. WIRE SPLICES SHALL BE MADE ONLY IN VALVE BOXES USING RAINBIRD DISTR-6 CONNECTORS.
- ANY PIPING OR VALVES SHOWN OUTSIDE THE PROPERTY LINE OR OUTSIDE OF A LANDSCAPE AREA IS SHOWN THERE FOR DESIGN CLARITY ONLY. ALL PIPING AND VALVES SHALL BE INSTALLED ON THE PROPERTY AND WITHIN LANDSCAPE AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH AND EXERCISE CARE SO AS TO NOT DAMAGE ANY EXISTING BERRIS, WALLS, STRUCTURES, PLANT MATERIALS AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OR REPLACEMENT OF ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF SLEEVES AND PIPING THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER(S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION (BY OTHERS, NOT A PART OF THIS CONTRACT) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE JUNCTION BOX TO ALL EQUIPMENT.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES TO PROVIDE OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC. IN ORDER TO ACCOMPLISH THIS, THE CONTRACTOR MAY SUBSTITUTE VARIABLE ARC NOZZLES IN PLACE OF THE SPECIFIED FIXED ARC NOZZLES WHERE NECESSARY. PRESSURE COMPENSATING SCREENS MAY ALSO BE USED TO REDUCE SPRAY DISTANCE.
- THE CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH ALL PREVAILING LAWS, CODES AND REGULATIONS.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE MYLAR SHOWING ALL IRRIGATION INSTALLATION. A MYLAR OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE AS-BUILT DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- SLEEVES SHALL BE PLACED UNDER PAVEMENT AS SHOWN ON PLANS AND SHALL BE A MINIMUM OF 2X THE SIZE OF THE IRRIGATION PIPE.
- ALL SPRAY HEADS IN THE ROW SHALL BE EITHER 6" OR 12" POP-UP AS INDICATED ON THE PLANS. NO RISERS SHALL BE USED ON SITE PER OSCEOLA COUNTY CODE.
- ALL EQUIPMENT SHALL BE PURPLE IN COLOR AS REQUIRED BY OSCEOLA COUNTY CODE INDICATING THE USE OF RECLAIM WATER FOR THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PERFORM PRESSURE AND VOLUME TEST ON IRRIGATION WATER SOURCE OVER A CONTINUOUS 24 HOUR PERIOD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK. SHOULD THE AVAILABLE SUPPLY NOT BE ADEQUATE TO MEET THE DEMANDS OF THE IRRIGATION SYSTEM AS DESIGNED THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR DESIGN MODIFICATIONS.
- IN THE EVENT THAT A WELL IS USED AS THE WATER SOURCE FOR THE IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WATER SAMPLES FROM THE WELL. AT THE LANDSCAPE CONTRACTOR'S EXPENSE, HE SHALL HAVE A CERTIFIED LAB ANALYZE THE WATER QUALITY. THE LANDSCAPE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT MANAGER ANY POTENTIAL ISSUES THAT MAY AFFECT THE HEALTH OF THE PLANT MATERIAL OR POTENTIAL STANDING TO SIDEWALKS AND BUILDINGS. REPORTING SHALL OCCUR BEFORE THE SYSTEM IS IN



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VISTA RESERVE

CITY OF APOPKA, FL

IRRIGATION DETAILS

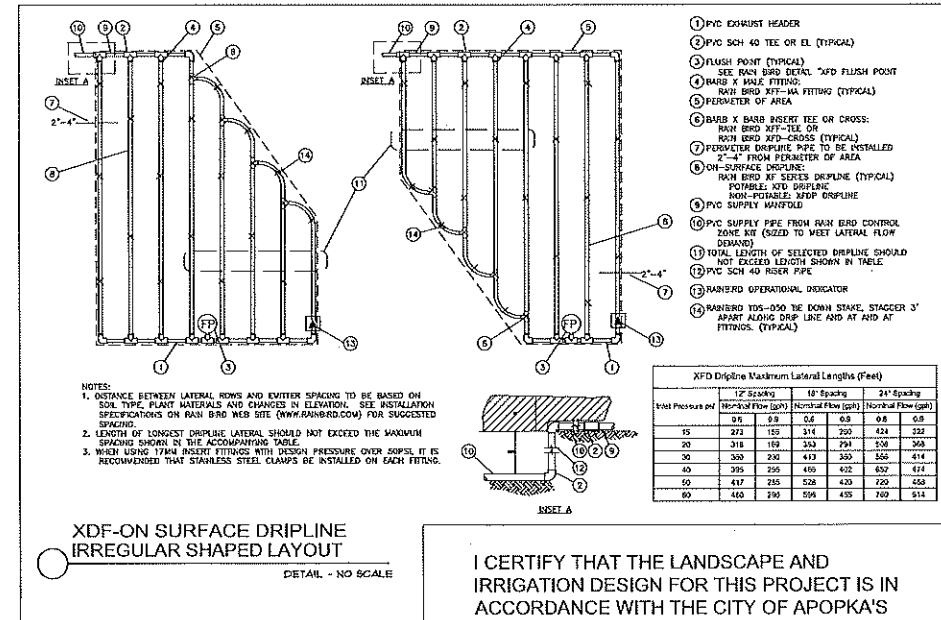
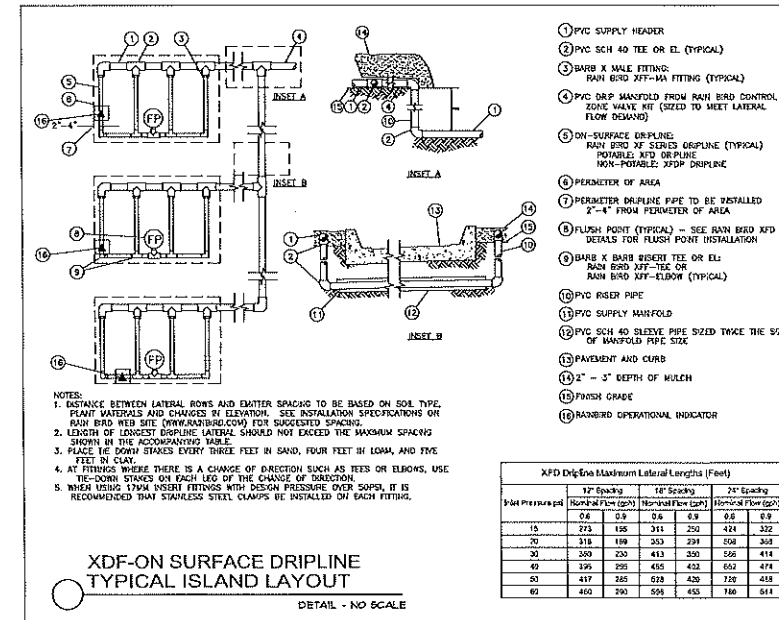
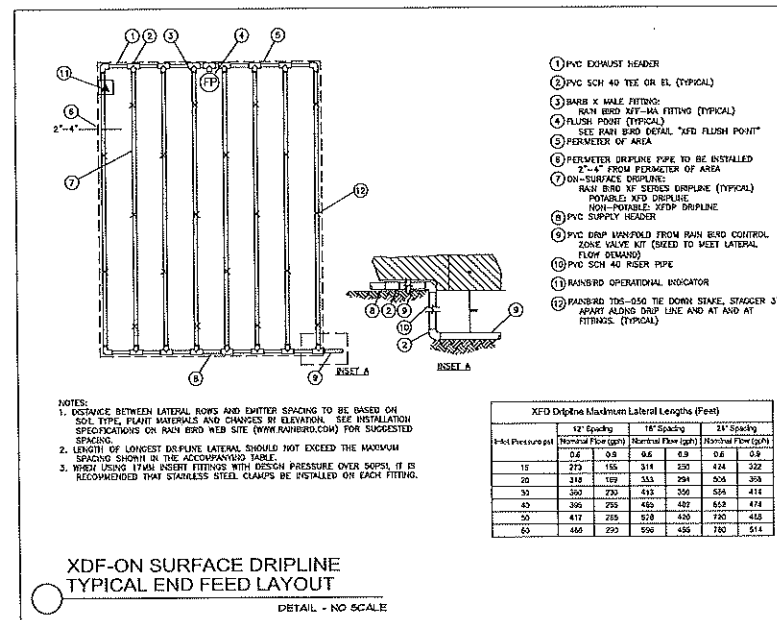
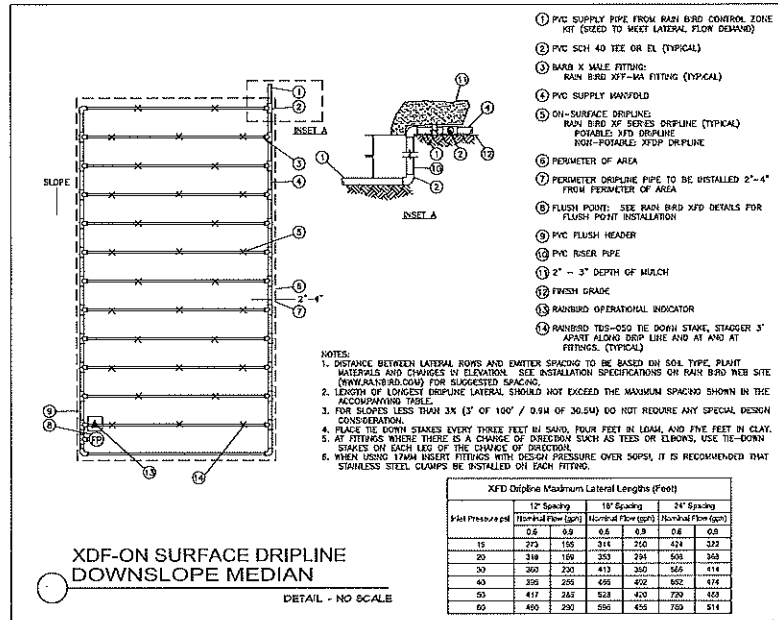
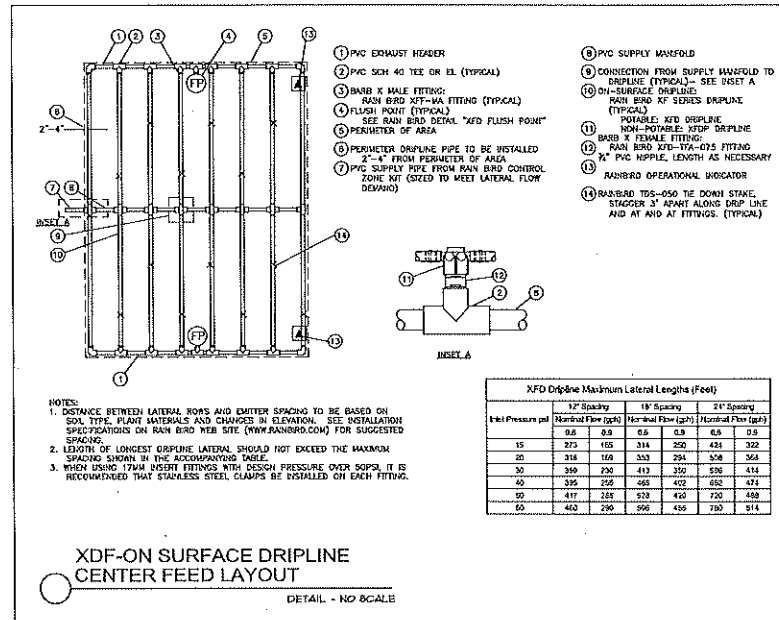
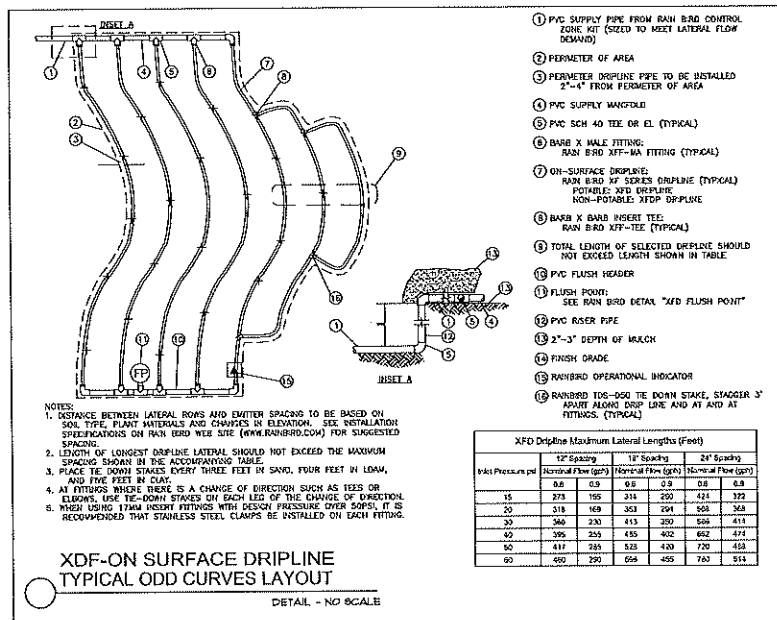
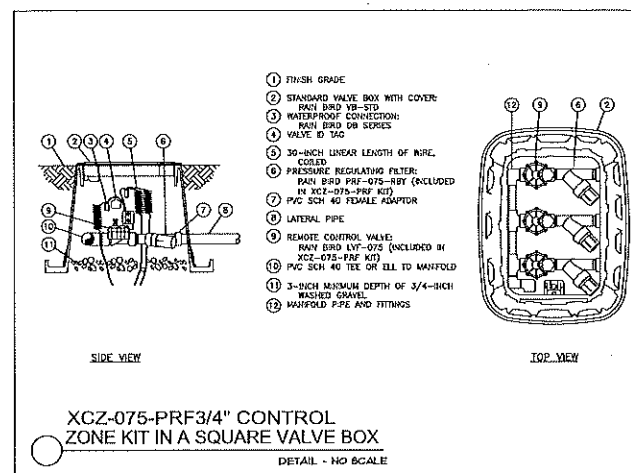
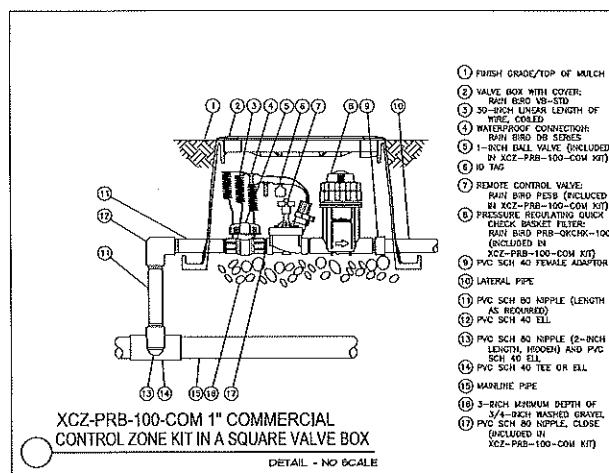
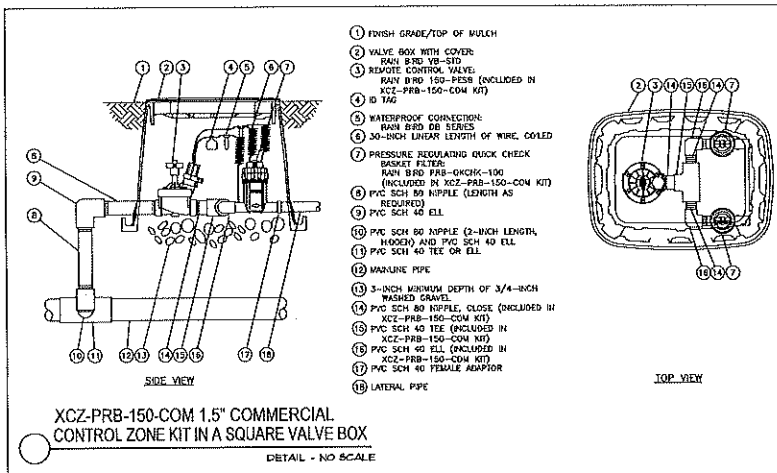
Date: 04/05/18
Scale: AS SHOWN
Drawn: MJ Check: RRC
File Name: SAMALP306DWG
Title:

Steel
LP-306

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

SIGNATURE _____ REG. NO. _____ DATE _____

USERID: CHRISHSYSD3
FILE NAME: F:\PULTE - SANTA MARIA\PIPOIS\AMALP305.DWG
(REFS:
DATE: 10/10/2018 - 11:57:04M



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 THE 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 THE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. WHEN USING 1/4\"

VISTA RESERVE

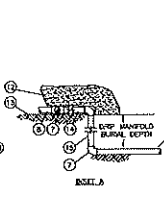
CITY OF APOPKA, FL

IRRIGATION
DETAILS

Date: 04/05/18
Scale: AS SHOWN
Drawn: MJ
Checked: RRC
File Name: 5AMALP301.DWG
Hatched: Hatched

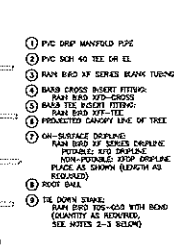
I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE REG. NO. DATE

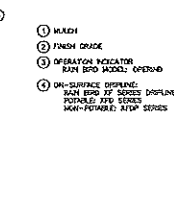


- | Inlet Pressure (psi) | 1" Spacing | | 1 1/2" Spacing | | 2" Spacing | |
|----------------------|--------------------|--------------------------|--------------------|--------------------------|--------------------|--------------------------|
| | Nominal Flow (gpm) | Max. Lateral Length (ft) | Nominal Flow (gpm) | Max. Lateral Length (ft) | Nominal Flow (gpm) | Max. Lateral Length (ft) |
| 15 | 5.6 | 9.9 | 8.8 | 8.8 | 5.6 | 5.9 |
| 25 | 27.3 | 155 | 37.4 | 250 | 22.1 | 222 |
| 35 | 31.8 | 189 | 36.3 | 284 | 30.8 | 36.8 |
| 45 | 36.3 | 220 | 41.1 | 350 | 35.6 | 43.4 |
| 55 | 39.5 | 256 | 43.8 | 367 | 38.2 | 47.1 |
| 65 | 41.7 | 265 | 52.3 | 420 | 39.0 | 458 |
| 80 | 50.0 | 292 | 59.6 | 453 | 46.0 | 511 |

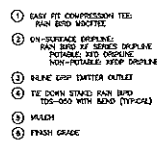
○



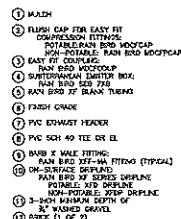
2. PLACE THE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



- NOTE:
1. INSERT BARGE TRANSFER FITTING DIRECTLY INTO GROUPLINE TUBING.
2. VARY NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO X PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOMMODATED FOR IN THE SYSTEM DESIGN.



- NOTES:
1. PLACE THE 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 THE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



- ① MUDM
- ② FLUSH CAP FOR EASY FIT
COMPRESSION FITTING:
POTABLE RAIN BIRD W/PCAP
NON-POTABLE: RAIN BIRD W/PCAP
- ③ EASY FIT COUPLING
- ④ RAIN BIRD W/PCAP
- ⑤ SHUTTERCATCH DRAINAGE BOX
RAIN BIRD SDB 730
- ⑥ RAIN BIRD 3" BLANK TURNING
- ⑦ RAIN CANOE
- ⑧ PVC DRAINAGE HEADER
- ⑨ PVC SOX: 40 TIE OR EL
- ⑩ BAMB X WALK FITTING:
RAIN BIRD 3"X-1/4" FITTING (TYPICAL)
- ⑪ ON-SURFACE DRAINAGE
RAIN BIRD 3" SERIES DRAINAGE
POLY. HD. DRAINAGE
NON-POTABLE: 3"X2" DRAINAGE
- ⑫ 3-INCH MINIMUM DEPTH OF
3" WASHED GRAVEL
- ⑬ 3" DRAIN

NOTE:
1. ALLOW A MINIMUM OF 8-INCHES OF DRUPINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLASHED WATER OUTSIDE VALVE BOX

VISTA RESERVE PHASE 1

SHEET 1 OF 3

A PARCEL OF LAND LYING IN THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK____ PAGE____

LEGAL DESCRIPTION:

THE SOUTH THREE QUARTERS OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 01°11'19" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER ALSO BEING THE EAST RIGHT-OF-WAY LINE OF ROGERS ROAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 148-149 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, FOR A DISTANCE OF 984.97 FEET TO THE NORTHWEST CORNER OF THE SOUTH THREE QUARTERS OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE RUN N89°48'58"E ALONG THE NORTH LINE OF SAID SOUTH THREE QUARTERS FOR A DISTANCE OF 1253.02 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°05'25" EAST FOR A DISTANCE OF 171.77 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" WITH A CHORD BEARING OF SOUTH 45°05'25" EAST, AND A CHORD LENGTH OF 21.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.56 FEET; THENCE RUN SOUTH 00°05'25" EAST ALONG A NON-TANGENT LINE FOR A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" WITH A CHORD BEARING OF SOUTH 44°54'35" WEST, AND A CHORD LENGTH OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°05'25" EAST FOR A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 89°54'35" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" WITH A CHORD BEARING OF NORTH 45°05'25" WEST, AND A CHORD LENGTH OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°54'35" WEST FOR A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 00°05'25" EAST FOR A DISTANCE OF 354.50 FEET; THENCE RUN SOUTH 89°54'35" WEST FOR A DISTANCE OF 125.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 18°30'04" WITH A CHORD BEARING OF SOUTH 09°20'27" EAST, AND A CHORD LENGTH OF 32.15 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 32.29 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 18°35'29" EAST FOR A DISTANCE OF 67.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE RUN S89°54'35"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 1001.51 FEET TO THE SOUTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING.

THE DESCRIBED PARCEL ALL LYING IN ORANGE COUNTY, FLORIDA CONTAINING 1,158,006 SQUARE FEET (26.58 ACRES), MORE OR LESS.

SHEET INDEX

- SHEET 1 of 3 - legal description, Surveyor's notes, legend & dedication
SHEET 2 of 3 - boundary information
SHEET 3 of 3 - lot block geometry

Building setback information according to engineers plans prepared by Madden, Moorhead & Stokes, Inc.

Front Primary.....	25.00'
Entry Garage.....	30.00'
Side.....	7.50'
Rear Primary.....	20.00'
Corner Side.....	15.00'
Natural Surface waterbody or wetland edge.....	50.00'

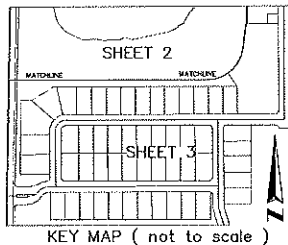
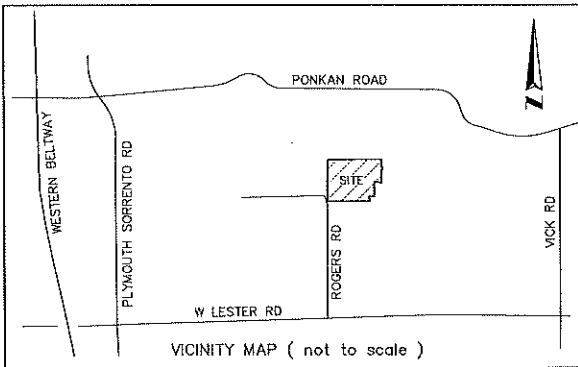
LEGEND:

LB	denotes licensed business
U.E.	denotes utility easement
R/W	denotes right-of-way
•	denotes change in direction along right-of-way lines
C.C.R. #	denotes Certified Corner Record Number
■	denotes set 4" x 4" concrete monument LB 6723 permanent reference monument (PRM)
▣	denotes recovered 4" x 4" concrete monument permanent reference monument (PRM)
○	denotes recovered monumentation as labeled
D.E.	denotes drainage easement
W.A.E.	denotes wall access easement
P.R.C.	denotes point of reverse curvature
P.S.M.	denotes Professional Surveyor and Mapper

S.T.E.	denotes street tree easement
N.T.	denotes non tangent
⊙	denotes set nail & disk LB 6723 permanent control point (PCP)
⌒	denotes centerline
O.R.	denotes Official Records of Orange County, Florida
PG(S).	denotes page(s)
P.C.	denotes point of curvature
P.T.	denotes point of tangency
P.I.	denotes point of intersection
P.B.	denotes Plat Book
R.P.	denotes radius point
R	denotes radius
Δ	denotes central angle
L	denotes arc length
CL	denotes chord length
CB	denotes chord bearing
P.C.C.	denotes point of compound curvature

SURVEYOR'S NOTES:

- Bearings shown hereon are assumed and based on the South line of the Northwest Quarter of Section 29, Township 20 South, Range 28 East being an assumed bearing of South 89°54'35" West for angular designation only.
- All lot lines intersecting curves are radial, unless otherwise noted non-radial (N.R.).
- All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data 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.
- Tracts OS-1 and OS-2 (Open Space), R-1 (Recreation Tract), Tracts B-1, B-2 (Buffer), Tract M-1 (Median), and Tract P-1 (Stormwater Pond) shall be owned and maintained by the VISTA RESERVE Homeowners Association, Inc. (the Association).
- Tract FC-1 (Floodplain Conservation), shall be owned by the Association with development rights dedicated to the City of Apopka. No soil excavation, fill, or removal within the conservation shall be permitted. The removal of vegetation within the conservation is prohibited unless approval from the City of Apopka or any other applicable jurisdictional agency is granted to remove dead or damaged vegetation that poses a hazard or approval is granted to remove exotic or nuisance vegetation.
- This plat contains 52 Lots.
- The street tree easements, wall access easements, and drainage easements shown hereon shall be dedicated to and maintained by the Association.
- A utility easement is hereby dedicated to the perpetual use of the public over the entirety of Tracts B-1 and B-2 (Buffer).
- The Floodplain Conservation line shown hereon was established by the Federal Emergency Management Association, utilizing the Base Flood Zone Elevation (B.F.E.) for Zone AE as being an elevation of 82.60', North American Vertical Datum of 1988 (NAVD 88). The elevation used to establish the B.F.E. is based on the St. Johns River Water Management District Benchmark #98-079-0-03, box cut in headwall at end of cul-de-sac on Championship Court, Elevation 59.519' (NAVD 88).



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 REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____ Date: _____

Printed Name: Timothy O. Mosby, PSM
Registration Number 4732
Southeastern Surveying and Mapping Corp

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 April 13, 2016 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 and 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 the City of Apopka, Orange County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633 Allen
& Company Licensed Business # 6723
16 East Plant Street, Winter Garden,
Florida 34787

VISTA RESERVE PHASE 1

DEDICATION

THIS is to certify that the undersigned, Pulte Home Corporation, a Michigan Corporation, hereafter referred to as "Owner" is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The Owner hereby dedicates Tract ROW-1 (Additional Right-of-Way Dedication), Streets, and Utility easements to the perpetual use of the public.

Tract LS-1 (Lift Station) is hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of said tracts and any improvements thereon vests upon approval of the Plat by the Apopka Planning Commission and City Council of Apopka. Recording of this Plat shall act as conveyance to the City of Apopka and no further instrument shall be necessary to vest fee simple title.

IN WITNESS WHEREOF, the undersigned, PULTE HOME CORPORATION, a Michigan Corporation, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this ____ day of _____, 2018.

PULTE HOME CORPORATION, a
Michigan Corporation

WITNESSES:

By: _____

Printed Name of Witness

Printed name

Title

Printed Name of Witness

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF _____



I HEREBY CERTIFY, that on this day, before me personally appeared _____ of PULTE HOME CORPORATION, a Michigan 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 _____, 2018.

Signature of Notary Public

Printed Name of Notary Public

Notary Public state of Florida

My Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined
and
Approved

Chairman Date

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined
and
Approved

Richard Earp Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Municipality.

Mayor

Attest:

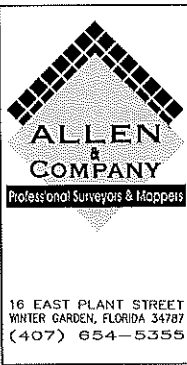
City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____

County Comptroller in and for Orange County, Florida.

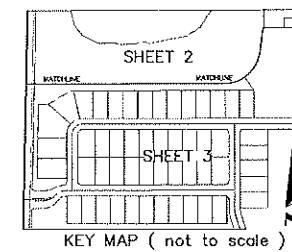
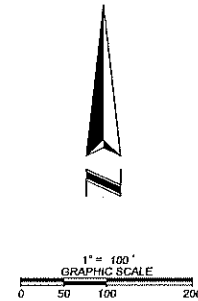
By: _____



A PARCEL OF LAND LYING IN THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 of 3 - legal description, Surveyor's
notes, legend & dedication
SHEET 2 OF 3 - boundary information
SHEET 3 of 3 - lot block geometry



LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°41'14"E	68.63'
L2	S38°13'34"E	57.80'
L3	N88°44'29"E	72.17'
L4	S74°30'44"E	25.66'
L5	N67°28'33"E	24.81'
L6	S71°33'29"E	33.31'
L7	N57°25'57"E	67.81'
L8	N31°01'25"E	59.69'
L9	N40°48'54"E	34.93'



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

VISTA RESERVE PHASE 1

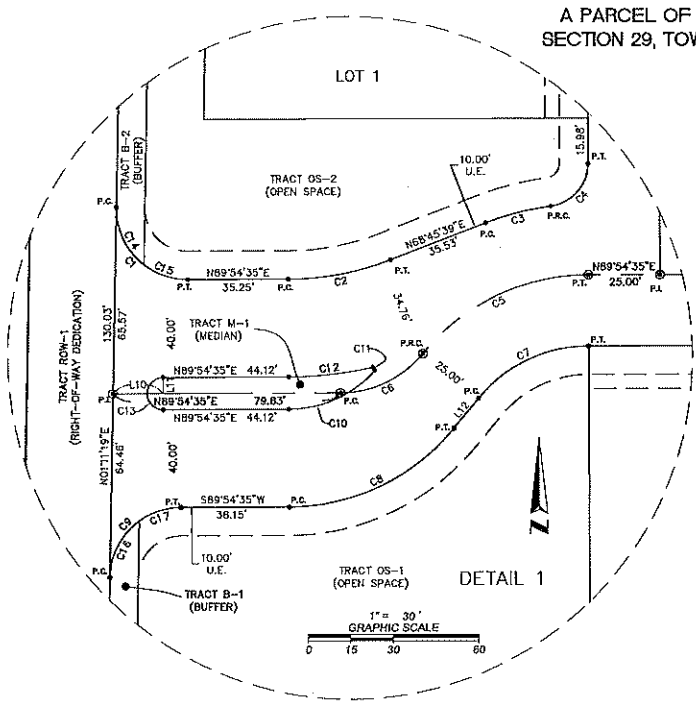
A PARCEL OF LAND LYING IN THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 3

PLAT BOOK PAGE

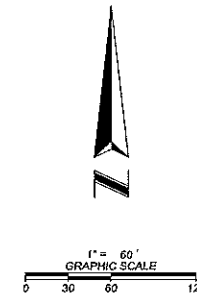
SHEET INDEX

SHEET 1 of 3 - legal description, Surveyor's notes, legend & dedication
SHEET 2 of 3 - boundary information
SHEET 3 of 3 - lot block geometry



CURVE	RADIUS	CENTRAL ANGLE	ARC DISTANCE	CHORD LENGTH	CHORD BEARING
C1	25.00'	91°15'44"	39.83'	39.75'	S44°27'03"E
C2	100.00'	21°09'08"	38.91'	38.70'	N79°20'07"E
C3	100.00'	13°39'18"	23.81'	23.77'	S75°35'18"W
C4	15.00'	82°30'19"	21.60'	19.78'	N41°09'44"W
C5	75.00'	50°41'15"	66.35'	64.21'	S64°33'57"W
C6	37.88'	50°41'15"	33.33'	32.26'	N64°33'57"E
C7	50.00'	50°41'15"	44.21'	42.80'	S64°33'57"W
C8	75.00'	50°41'15"	66.35'	64.21'	N64°33'57"E
C9	25.00'	88°43'16"	38.71'	34.85'	S45°32'57"W
C10	40.67'	48°11'23"	34.21'	33.21'	N55°46'53"E
C11	0.67'	144°34'09"	1.69'	1.26'	N30°33'53"W
C12	134.33'	12°45'31"	29.81'	29.65'	N83°31'49"E
C13	5.87'	180°00'00"	12.81'	11.34'	S00°05'25"E
C14	25.00'	53°07'48"	23.18'	22.36'	S25°22'35"E
C15	25.00'	38°08'56"	18.85'	18.34'	S71°00'57"E
C16	25.00'	53°07'48"	23.18'	22.36'	S27°45'13"W
C17	25.00'	38°08'56"	18.85'	18.34'	S72°08'51"W
C18	15.00'	90°00'00"	23.58'	21.21'	S45°05'25"E
C19	25.00'	90°00'00"	39.27'	35.36'	S44°54'35"W
C20	50.00'	90°00'00"	78.54'	70.71'	S44°54'35"W
C21	75.00'	90°00'00"	117.81'	108.07'	S44°54'35"W
C22	75.00'	41°09'43"	53.88'	52.73'	S20°29'28"W
C23	75.00'	34°25'01"	47.81'	46.87'	S09°16'49"W
C24	75.00'	12°25'14"	18.25'	18.23'	S83°41'58"W
C25	15.00'	90°00'00"	23.58'	21.21'	N45°05'25"W
C26	15.00'	90°00'00"	23.58'	21.21'	S44°54'35"W
C27	15.00'	90°00'00"	23.58'	21.21'	N44°54'35"E
C28	15.00'	90°00'00"	23.58'	21.21'	N49°05'25"W
C29	15.00'	18°30'04"	48.44'	48.23'	S09°20'27"E
C30	125.00'	18°30'04"	40.38'	40.19'	S09°20'27"E
C31	15.00'	90°00'00"	23.58'	21.21'	N44°54'35"E

LINE	BEARING	LENGTH
L10	S89°54'35"W	17.59'
L11	S00°05'25"E	5.87'
L12	S39°13'20"W	13.55'



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-8355

VISTA RESERVE PHASE 2

SHEET 1 OF 3

A PARCEL OF LAND LYING IN THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK____ PAGE____

LEGAL DESCRIPTION:

THE SOUTH THREE-QUARTERS OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF VISTA RESERVE PHASE 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK PAGES THROUGH , ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH THREE-QUARTERS OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE RUN N89°48'58"E ALONG THE NORTH LINE OF SAID SOUTH THREE-QUARTERS FOR A DISTANCE OF 1436.63 FEET TO THE NORTHEAST CORNER OF SAID SOUTH THREE-QUARTERS; THENCE RUN S00°22'32"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 989.15 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE RUN S89°54'35"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 1702.08 FEET TO THE SOUTHEAST CORNER OF SAID VISTA RESERVE PHASE 1; THENCE RUN THE FOLLOWING COURSES ALONG THE EAST LINE OF SAID VISTA RESERVE PHASE 1: NORTH 18°35'29" WEST FOR A DISTANCE OF 67.24 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 18°30'04" WITH A CHORD BEARING OF NORTH 09°20'27" WEST, AND A CHORD LENGTH OF 32.15 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 32.29 FEET; THENCE RUN NORTH 89°54'35" EAST ALONG A NON-TANGENT LINE FOR A DISTANCE OF 125.00 FEET; THENCE RUN NORTH 00°05'25" WEST FOR A DISTANCE OF 354.50 FEET; THENCE RUN NORTH 89°54'35" EAST FOR A DISTANCE OF 110.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" WITH A CHORD BEARING OF SOUTH 45°05'25" EAST, AND A CHORD LENGTH OF 21.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.56 FEET; THENCE RUN NORTH 89°54'35" EAST ALONG A NON-TANGENT LINE FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00°05'25" WEST FOR A DISTANCE OF 300.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" WITH A CHORD BEARING OF NORTH 44°54'35" EAST, AND A CHORD LENGTH OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.56 FEET; THENCE RUN NORTH 00°05'25" WEST ALONG A NON-TANGENT LINE FOR A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" WITH A CHORD BEARING OF NORTH 45°05'25" WEST, AND A CHORD LENGTH OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°05'25" WEST FOR A DISTANCE OF 171.77 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL ALL LYING IN ORANGE COUNTY, FLORIDA, CONTAINING 1,503.304 SQUARE FEET (34.51 ACRES), MORE OR LESS.

SHEET INDEX

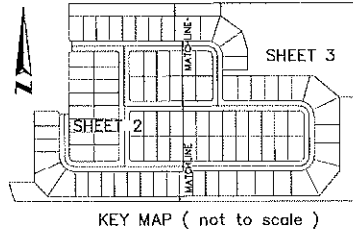
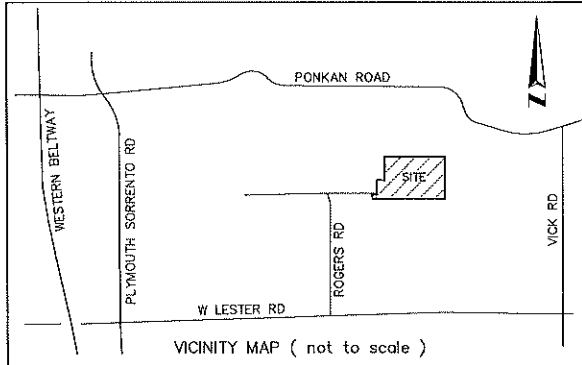
SHEET 1 of 3 - legal description, Surveyor's notes, legend & dedication
SHEET 2 TO 3 OF 3 - boundary information & lot block geometry

Building setback information according to engineers plans prepared by Madden, Moorhead & Stokes, Inc.

Front Primary.....25.00'
Entry Garage.....30.00'
Side.....7.50'
Rear Primary.....20.00'
Corner Side.....15.00'
Natural Surface waterbody or wetland edge.....50.00'

SURVEYOR'S NOTES:

- Bearings shown herein are assumed and based on the South line of the Northwest Quarter of Section 29, Township 20 South, Range 28 East being an assumed bearing of South 89°54'35" West for angular designation only.
- All lot lines intersecting curves are radial, unless otherwise noted non-radial (N.R.).
- All plotted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data 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.
- Tracts OS-3 and OS-4 (Open Space), and Tract P-2 (Stormwater Pond) shall be owned and maintained by the VISTA RESERVE Homeowners Association, Inc. (the Association).
- This plat contains 101 Lots.
- The street tree easements, wall access easements, and drainage easements shown herein shall be dedicated to and maintained by the Association.



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 REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____ Date: _____

Printed Name: Timothy O. Mosby, PSM
Registration Number 4732
Southeastern Surveying and Mapping Corp

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 April 13, 2018 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 and 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 the City of Apopka, Orange County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633 Allen
& Company Licensed Business # 6723
16 East Plant Street, Winter Garden,
Florida 34787

VISTA RESERVE PHASE 2

D E D I C A T I O N

THIS is to certify that the undersigned, Pulte Home Company, a Michigan limited liability company, hereafter referred to as "Owner" is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The Owner hereby dedicates Streets and Utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, PULTE HOME COMPANY, a Michigan limited liability company, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this ____ day of _____, 2018.

PULTE HOME COMPANY, a Michigan
limited liability company

WITNESSES:

By: _____

Printed Name of Witness _____ Printed name _____

Title _____

Printed Name of Witness _____ (CORPORATE SEAL)



STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, that on this day, before me personally appeared _____, as _____ of PULTE HOME COMPANY, a Michigan limited liability company 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 _____, 2018.

Signature of Notary Public _____

Printed Name of Notary Public _____

Notary Public state of Florida _____

My Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined
and
Approved _____
Chairman _____ Date _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined
and
Approved _____
Richard Earp _____ Date _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the
foregoing plat was approved by the Municipality.

Mayor _____

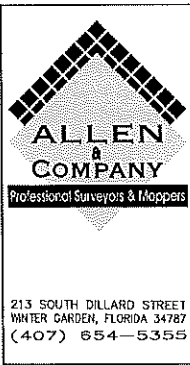
Attest: _____
City Clerk _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the
Orange County Official Records
on _____ as File No. _____

County Comptroller In and for Orange County, Florida.

By: _____



LEGEND:

LB denotes licensed business
U.E. denotes utility easement
R/W denotes right-of-way
• denotes change in direction along right-of-way lines
C.C.R. # denotes Certified Corner Record Number
■ denotes set 4" x 4" concrete monument LB 6723 permanent reference monument (PRM)
■ denotes recovered 4" x 4" concrete monument permanent reference monument (PRM)
○ denotes recovered monumentation as labeled
D.E. denotes drainage easement
W.A.E. denotes wall access easement
P.S.M. denotes Professional Surveyor and Mapper

S.T.E. denotes street tree easement
N.T. denotes non tangent
⊙ denotes set nail & disk LB 6723 permanent control point (PCP)
⌒ denotes centerline
O.R. denotes Official Records of Orange County, Florida
PG(S). denotes page(s)
P.C. denotes point of curvature
P.T. denotes point of tangency
P.I. denotes point of intersection
P.B. denotes Plat Book
R.P. denotes radius point
R denotes radius
Δ denotes central angle
L denotes arc length
CL denotes chord length
CB denotes chord bearing

VISTA RESERVE PHASE 2

A PARCEL OF LAND LYING IN THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

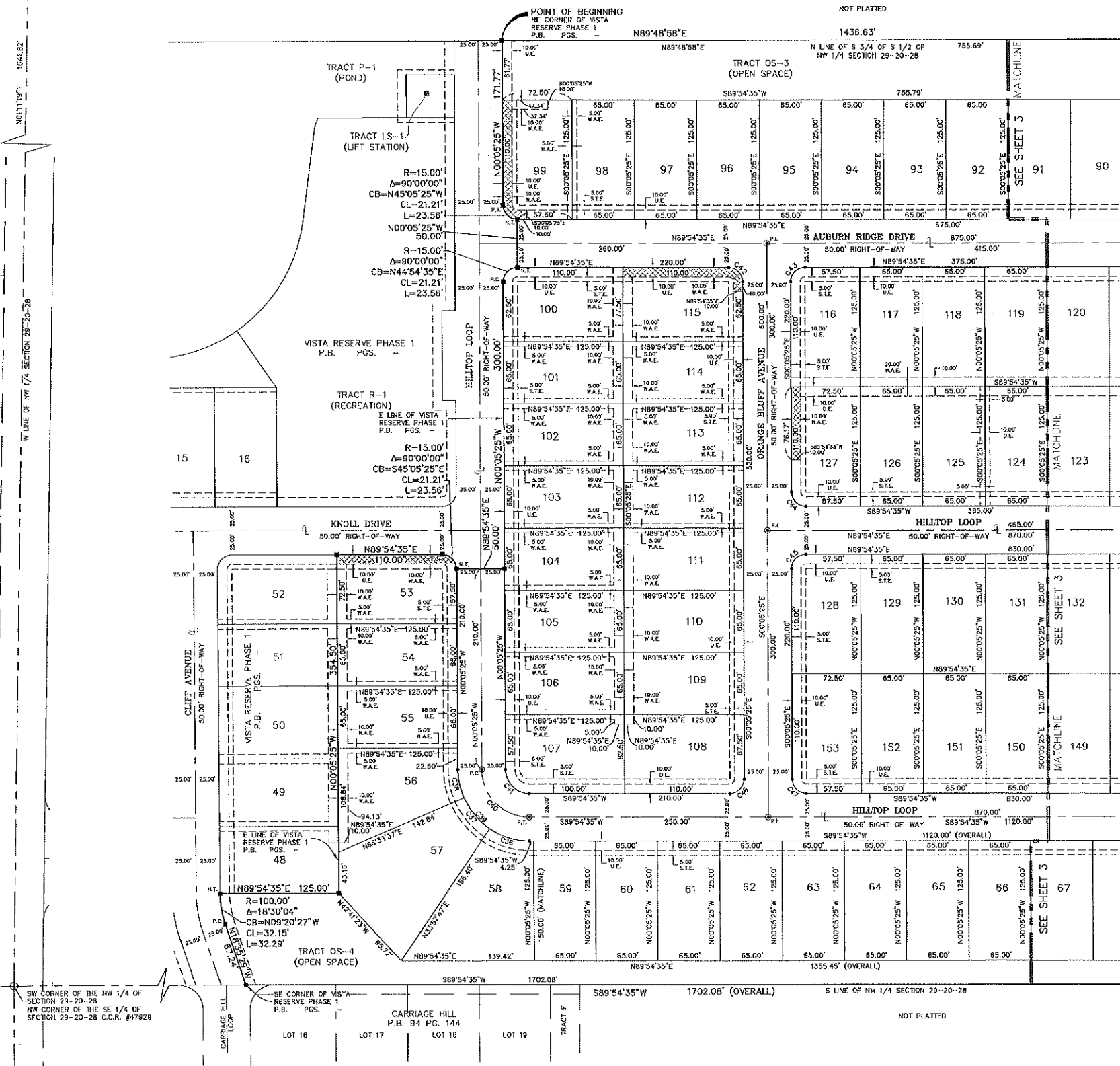
SHEET 2 OF 3

PLAT BOOK _____ PAGE _____

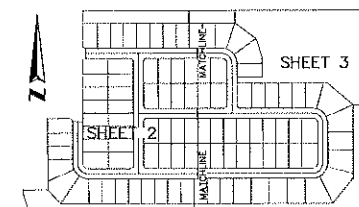
SHEET INDEX

SHEET 1 of 3 -- legal description, Surveyor's notes, legend & dedication
SHEET 2 TO 3 OF 3 -- boundary information & lot block geometry

RECOVERED MAG NAIL, NO IDENTIFICATION, NW CORNER OF SECTION 29-20-28 C.C.R. #74298



CURVE	RADIUS	CENTRAL ANGLE	ARC DISTANCE	CHORD LENGTH	CHORD BEARING
C36	75.00'	34°03'12"	44.58'	43.92'	S73°03'49"E
C37	75.00'	32°35'50"	42.87'	42.10'	S39°44'18"E
C38	75.00'	23°20'58"	30.96'	30.35'	S11°45'54"E
C39	75.00'	9°20'00"	11.74'	10.87'	S45°05'25"E
C40	50.00'	9°00'00"	7.85'	7.07'	S45°05'25"E
C41	25.00'	9°00'00"	3.92'	3.53'	S45°05'25"E
C42	15.00'	9°00'00"	2.35'	2.12'	N45°05'25"W
C43	15.00'	9°00'00"	2.35'	2.12'	S44°54'35"W
C44	15.00'	9°00'00"	2.35'	2.12'	S45°05'25"E
C45	15.00'	9°00'00"	2.35'	2.12'	S44°54'35"W
C46	15.00'	9°00'00"	2.35'	2.12'	N44°54'35"E
C47	15.00'	9°00'00"	2.35'	2.12'	S45°05'25"E



KEY MAP (not to scale)



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

VISTA RESERVE PHASE 2

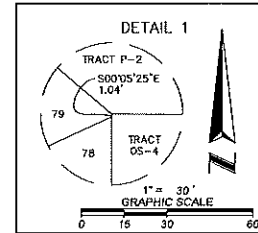
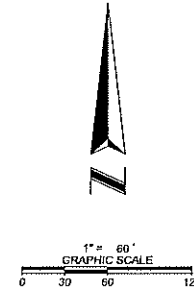
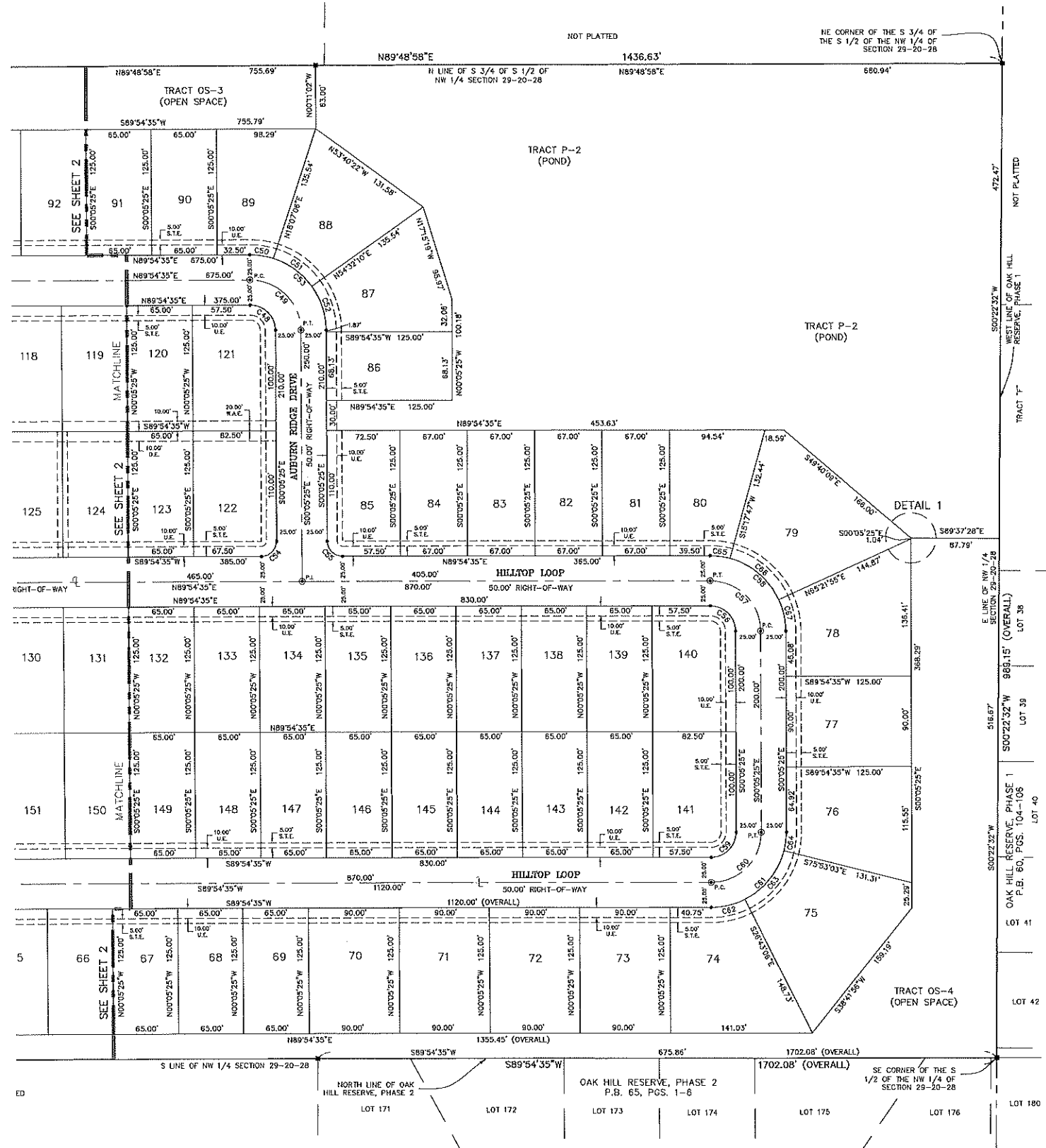
A PARCEL OF LAND LYING IN THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 3

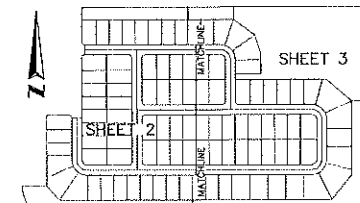
PLAT BOOK ____ PAGE ____

SHEET INDEX

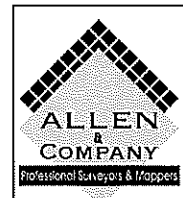
SHEET 1 of 3 -- legal description, Surveyor's notes, legend & dedication
SHEET 2 TO 3 OF 3 -- boundary information & lot block geometry



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC DISTANCE	CHORD LENGTH	CHORD BEARING
C48	25.00'	90°00'00"	39.27'	35.36'	N45°05'25"W
C49	30.00'	90°00'00"	47.12'	42.43'	N45°05'25"W
C50	75.00'	18°12'32"	23.84'	23.74'	N80°59'10"W
C51	75.00'	36°25'03"	47.67'	46.87'	N53°40'22"W
C52	75.00'	35°22'25"	46.30'	45.57'	N17°46'38"W
C53	75.00'	90°00'00"	117.81'	106.07'	N45°05'25"W
C54	15.00'	90°00'00"	23.56'	21.21'	N44°54'35"E
C55	15.00'	90°00'00"	23.56'	21.21'	S45°05'25"E
C56	25.00'	90°00'00"	39.27'	35.36'	N45°05'25"W
C57	50.00'	90°00'00"	78.54'	70.71'	N45°05'25"W
C58	75.00'	90°00'00"	117.81'	106.07'	N45°05'25"W
C59	25.00'	90°00'00"	39.27'	35.36'	N44°54'35"E
C60	30.00'	90°00'00"	47.12'	42.43'	N44°54'35"E
C61	75.00'	90°00'00"	117.81'	106.07'	N44°54'35"E
C62	75.00'	26°37'40"	34.66'	34.54'	N76°35'44"E
C63	75.00'	49°09'57"	64.36'	62.40'	N38°41'56"E
C64	75.00'	14°12'23"	18.80'	18.59'	N07°00'46"E
C65	75.00'	15°12'12"	20.14'	20.05'	N02°23'49"W
C66	75.00'	50°04'08"	65.54'	63.47'	N49°40'02"W
C67	75.00'	24°32'39"	32.13'	31.85'	N12°21'45"W



KEY MAP (not to scale)



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☒ OTHER: PUD Master Plan/PDP/PSP

MEETING OF: January 8, 2019
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Adjacent Zoning Map
PUD Master Plan Amend.

SUBJECT: PUD MASTER PLAN AMENDMENT FOR MID-FLORIDA LOGISTICS PARK

REQUEST: RECOMMEND APPROVAL OF THE PUD MASTER PLAN AMENDMENT;
PRELIMINARY DEVELOPMENT PLAN; AND PRELIMINARY SITE
PLAN FOR MID-FLORIDA LOGISTICS PARK

SUMMARY:

OWNERS: Mid-Florida Freezer Warehouses LTD, Florida Express Trucking, Inc.,
Eagles Landing at Ocoee, LLC.

APPLICANT: Dave Schmitt Engineering, Inc. c/o Bryan Gaines, AICP

LOCATION: West side of SR 429, south of General Electric Road, and east of Hermit
Smith Road

PARCEL ID NUMBERS: 01-21-27-0000-00-060, 06-21-28-7172-12-020, 06-21-28-7172-12-041,
06-21-28-7172-12-060, 01-21-27-0000-00-030, 06-21-28-7172-13-000,
12-21-27-0000-00-010, 12-21-27-0000-00-018, 12-21-27-0000-00-015,
12-21-27-0000-00-017, 12-21-27-0000-00-021

EXISTING USE: Vacant

FLUM DESIGNATION: Industrial

CURRENT ZONING: Planned Unit Development (PUD)

PROPOSED
DEVELOPMENT: 2,342,566 square feet industrial buildings; developed in multiple phases

PROPOSED ZONING: Planned Unit Development (PUD)

TRACT SIZE: 189.00 +/- acres

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL INFORMATION: On October 18, 2018, the City Commission approved a PUD Master Plan for Mid-Florida Logistics Park, which detailed the construct a subdivision consisting of five industrial warehouse buildings totaling 2,406,095 on property located west of SR 429, south of General Electric Road and east of Hermit Smith Road. The applicant has submitted an amendment to the PUD Master Plan for approval, and is requesting to amend the PUD Master Plan to accomplish the following: 1) reduce the overall permitted square footage from 2,406,095 square feet to 2,342,566 square feet, 2) relocate Building 2 into an east-west configuration from a north-south configuration, and extend Building 5 further to the east and rename Building 5 to Building 5A and 5B, 3) reconfigure two public rights-of-ways proposed for construction on the property; and 4) allow extension of the rail spur to connect to the southern-most lot.

PROJECT DESCRIPTION: The amended PUD Master Plan proposes an industrial subdivision consisting of five industrial warehouse buildings totaling 2,342,566 square feet. Consistent with the PUD Master Plan that was approved on October 18, 2018, access to the site is proposed via an ingress/egress point on Hermit Smith Road, two ingress/egress points on General Electric Road, and a yet to be constructed road that is dedicated to the public that is referred to as Shelby Industrial Drive, which is proposed to be constructed in a north-south configuration. Shelby Industrial Drive will terminate at Building 5A and 5B, and will intersect with Peterson Road, which is proposed to run in an east-west direction. Peterson Road will extend to the east and will cross under SR 429, which will facilitate roadway connections to properties located on the east side of SR 429. The PUD Master Plan details the dedication of 25-feet of public right-of-way to the east of Building 5A to allow future access to the properties to the south. In addition, three railroad spurs are proposed to lead into buildings 1A and 1B, 2, and 3. The railroad spurs will be located along the right-of-way of Shelby Industrial Drive. An unimproved platted right-of-way known as Peterson Road bisects the property from east to west. This right-of-way is proposed to be vacated when the property is platted, and the right-of-way of Peterson Road will be relocated to the south to allow access to the property owners located to the south of the PUD. The proposed relocation of the Peterson Road right-of-way is shown on the amended PUD Master Plan. The new right-of-way of Peterson Road is proposed at 80-feet in width. Consistent with the approved PUD Master Plan, parking will be provided on each lot, and will be owned and maintained by each property owner.

Four Storm water retention areas are proposed on site. Pond A (dry retention) is proposed south of Building 3, Pond B is proposed east of Buildings 1A and 1B and adjacent to the west of SR 429, and Ponds C1 (dry retention) and C2 (wet detention) are proposed south and west of Buildings 5A and 5B.

Deviations: No new deviations are proposed. The applicant is carrying over five (5) deviations to the City's required development standards that were approved with the Master Plan on October 18 2018. 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 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 6.03.02.A. Number of parking spaces required (Wholesale, industrial, manufacture, processing or assembly uses) - 2 spaces per 1,000 square feet of gross floor area up to 150,000 square feet, plus 1 space per vehicle operating from premises or 1 space per 2 employees. 1 space per 1,000 square feet over 150,000 square feet of gross floor area.

The applicant is proposing 0.89 parking spaces per 1,000 square feet of gross floor area.

The following justification has been provided: “The ITE Parking Generation Manual, 4th Edition, 85th percentile parking requirement for warehouse use is 0.81 spaces per 1,000 square feet of gross floor area.”

2. LDC, Section 2.02.01.A. - Maximum building height for all zoning districts is 35-feet.

The applicant is proposing a maximum building height of 55-feet within the PUD.

The following justification has been provided: “The modern warehouses require 36-feet to 45-feet of clear space under roof to accommodate automated materials handling equipment and maximize storage.”

3. LDC, Section 2.02.15.F. Yard requirements - Front yard – 25-feet, side yard – 10-feet, Yards adjacent to road right-of-ways shall be a minimum of 25-feet, Rear Yard – 10-feet (30-feet adjacent to residential)

The applicant is proposing 15-foot setback on General Electric Road, Hermit Smith Road to main entrance, 0-feet to 10-feet adjacent to SR 429, 10-feet to 25-feet adjacent to Peterson Road, 10-feet adjacent to Fern Industrial Drive.

The following justification has been provided: “The northwestern portion of the site is constrained by the encroachment of General Electric Road. SR 429 has 300-feet of right-of-way, 6 lanes, and provides a 20-foot high barrier to adjacent property to the east.”

4. LDC, Section 2.02.01.b(8a) – Roof top equipment shall be completely screened from adjacent properties and rights-of-way to the maximum extent possible.

The applicant is proposing roof top equipment shall be screened from view from adjacent property lines and public right-of-way, with the exception of SR 429 due to the large elevation change of the roadway and the finished floor elevation of the building. SR 429 is at an elevation of 135-feet, approximately 20-feet above the finished floor height of Building 2. Screening shall be reviewed to be in conformance by the subdivision president and the City of Apopka. Screening shall be reviewed through a sight line document from the nearest adjacent property line and/or from the center line of the public right-of-way. The eye line shall be from the typical height of a person driving an automobile.

The following justification has been provided: “All buildings will have a site line evaluation to confirm that rooftop equipment will not be visible from adjacent properties and right-of-way.”

5. LDC, Section 6.02.08.B.2 – All subdivisions are required to have four-foot wide concrete sidewalks on both sides of all local and minor collector streets.

The applicant is proposing to construct an 8-foot wide sidewalk along only one side of Fern Industrial Drive.

The following justification has been provided: “We are requesting that we do not place a sidewalk on the east side of the right-of-way proximate to the rail spurs. The pedestrian access plan provided on Sheet 6 of the PUD Master Plan shows a network of pedestrian facilities serving the entire site. The sidewalk on the west side of Fern Industrial is the spine connecting the southern end of the

site with General Electric Road. All buildings are connected to this north/south spine and the appropriate crosswalks are provided when needed. We [BlueScope] remain concerned that placement of a sidewalk will not increase the pedestrian connectivity over the current plan but will put pedestrians in close proximity to the rail spurs to the east of Fern Industrial serving the site. The benefit of the additional sidewalk does not, in our opinion, warrant the risk of inadvertent interaction of pedestrians and rail vehicles.”

TRANSPORTATION IMPACTS:

ACCESS: Access to the site is provided from General Electric Road and Hermit Smit Road. Peterson Road is also a future access point for this project as well as for properties to the south of the Mid-Florida Logistics Park site. Peterson Road and Fromm Road are both proposed to be vacated at the request of the applicant and property owner. The vacated road right-of-way will become part of the development site, making it more compact and contiguous. Peterson Road access will serve as a future secondary access for emergency response. The proposed Peterson Road alignment will also create connection to Peterson Road east of SR 429, allowing any residents of Avian Pointe to reach the Logistics Park. The Peterson Road connection between the east and west side of SR 429 also allows another road connection besides using West Orange Avenue and Binion Road, thus allowing traffic to distribute over more routes.

TRANSPORTATION: A transportation impact analysis (TIA) was conducted for this project to assess its impacts on the surrounding roadway segments and intersections within a one-mile radius of the project per the City’s adopted TIA methodology. Included in the analysis were segments of US 441, General Electric Road, Binion Road, Hermit Smith Road and Hogshhead Road. Intersections analyzed were General Electric Road & Orange Avenue, Hermit Smith Road & General Electric Road, Hermit Smith Road & US 441, SR 429 Connector Road & US 441, Orange Avenue & US 441, Plymouth Sorrento Road & US 441, Boy Scout Boulevard & U&S 441, General Electric Road & Site Access, and Hermit Smith Road & Site Access. Peterson Road connection requires additional right-of-way east of SR 429. In exchange for the City vacating Fromm Road and Peterson Road, Mid-Florida Freezer will be obligated to donate an additional 30-foot width of land along Peterson Road, east of SR 429, to create a 50-foot wide right-of-way.

The project will generate 3,444 daily trips and 246 P.M. Peak Hour trips. It is estimated that 20% of the total traffic generated by this project will be truck traffic. The nature of the land use supports the assumption that most of the truck traffic will leave the site and access SR 429 from US 441 and SR 429 Connector Road.

The addition of project trips to the study roadways will not cause the Level of Service (LOS) to fall below the City’s adopted LOS standard. The addition of project traffic to the intersection of Hermit Smith Road and US 441 will cause the intersection to fail. The applicant is required to design and construct a dedicated right turn lane on Hermit Smith Road to allow for safe access to US 441. The addition of project traffic to the other study intersections is not project to cause failures in the future.

The tenants of the Mid-Florida Logistics Park are unknown at this time, so trip generation is based on the best information currently available; however, it is possible that tenants occupying space at Mid-Florida Logistics Park will exceed the trip generation used to conduct the analysis. As the site develops and becomes occupied, the applicant must reassess the trip generation. If it exceeds the projected trip generation used in the analysis, an updated study is required and additional mitigation for roadway and intersection failures caused by the project traffic.

PUD RECOMMENDATIONS: No new PUD recommendations are proposed. The below conditions carry-over from the original City Council approval. That the zoning classification of the following described property be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be single-family residential uses.
- B. Terms of Expiration for this PUD shall be as follows:

If a Final Development Plan associated with the PUD district has not been approved by the City within three years, and site development has not commenced within four 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.

- C. Zoning Standards - The following uses are permitted within the PUD district:

- 1. All permitted uses allowed under I-1 zoning district;
- 2. The uses allowed by the “Developer’s Agreement for Development of Copart, Inc. Apopka Property,” as recorded as document number 20160275220 within the official records of Orange County, Florida, shall be available uses within this PUD if the Copart Developer’s Agreement is terminated with the mutual consent of City Council and the property owner subject to the Copart Developer’s Agreement;
- 3. Long-term outdoor vehicle (bus, car, cab, and truck) storage and terminal use is permitted within the PUD as an accessory use if said vehicle parking is associated with an enclosed building having a minimum floor area of 10,000 square feet and located within the same Lot or abutting lots. All vehicles stored outdoors must be operable.

- A. The following uses are Prohibited within the PUD district:

- 1. Flea markets
- 2. Day-care centers except when provided solely for on-site employees
- 3. Churches
- 4. Public or private schools (K-12th grade) except when located within a stand-alone building
- 5. Community residential homes

6. All prohibited uses for the I-1 zoning district

B. Special Exceptions: As set forth by the I-1 zoning district except if listed as a permitted or prohibited uses above.

COMPREHENSIVE PLAN COMPLIANCE: The proposed amendment and use of the property is consistent with the proposed Industrial 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 December 5, 2018.

PUBLIC HEARING SCHEDULE:

January 8, 2019 - Planning Commission (5:30 pm)

February 6, 2019 - City Council (1:30 pm) - 1st Reading

February 20, 2019 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

December 21, 2018 – Public Notice (Apopka Chief); Letter, Poster

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment to the Planned Unit Development (PUD) Master Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the amendment to the Mid-Florida Logistics Park PUD Master Plan.

Recommended Motion: Recommend to approve the amendment to the Mid-Florida Logistics Park Planned Unit Development (PUD) Master Plan based on the findings and facts presented in the staff report and exhibits, and subject to City Council approving a revised development agreement.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial (max FAR 0.60)	I-1	Transport/freight uses, Copart
East (City)	None assigned	N/A	SR 429 right-of-way
South (County)	Orange County Rural	AG	Vacant property
West (City)	Orange County Rural	AG	Lake Apopka Restoration Area

LAND USE &

TRAFFIC COMPATIBILITY:

The property is accessed via Hermit Smith Road and General Electric Road and a yet to be constructed public roadway referred to as Fern Industrial Drive, which will be owned and maintained by the City of Apopka. Future land use designations and zoning categories assigned to properties to the north, south, east, and west are predominantly Industrial and Rural.

COMPREHENSIVE PLAN COMPLIANCE:

The proposed PUD zoning is compatible with policies set forth in the Comprehensive Plan.

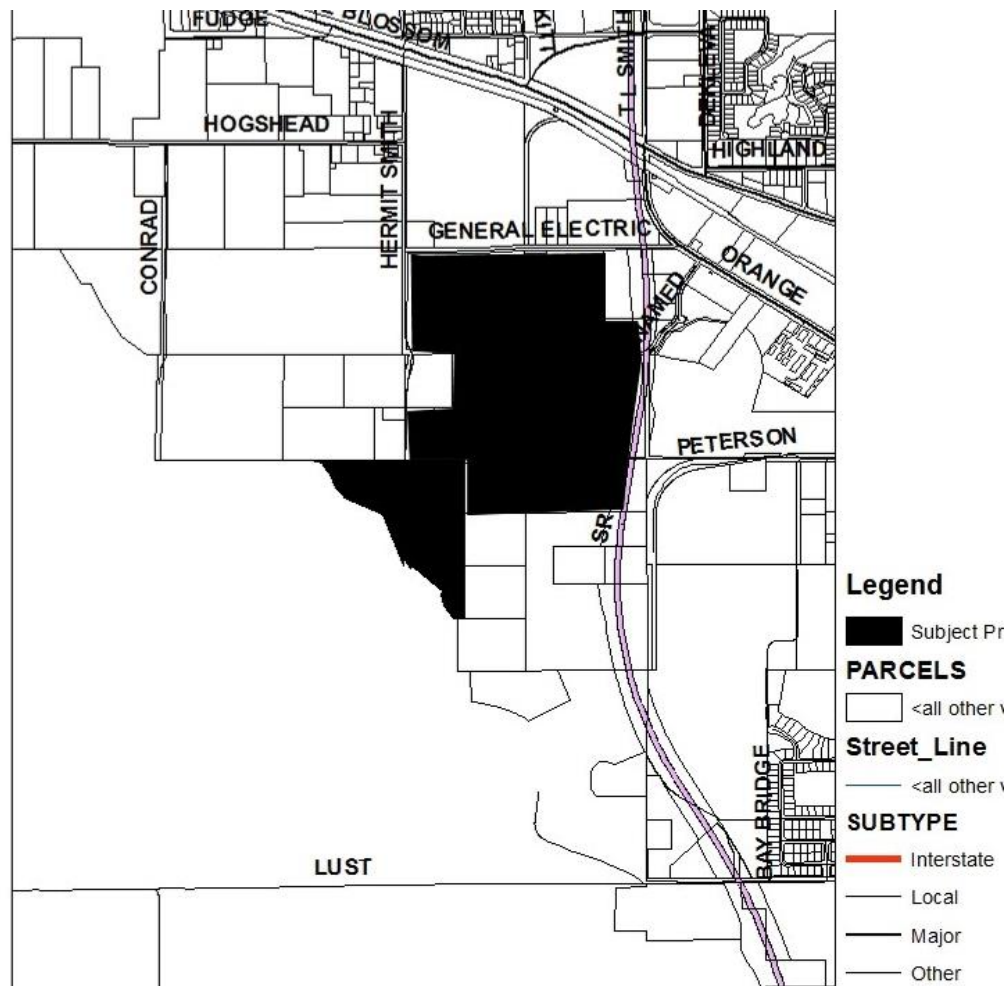
ALLOWABLE USES:

Industrial uses as set forth within the Planned Unit Development Master Plan.

Project: MID-FLORIDA LOGISTICS PARK
Owned by: Mid-Florida Freezer Warehouses, LTD, Eagles Landing at Ocoee, LLC
Located: East side of Hermit Smith Road, South of General Electric Road, west of SR 429
Parcel ID#s: 01-21-27-0000-00-060, 06-21-28-7172-12-020, 06-21-28-7172-12-041, 06-21-28-7172-12-060, 01-21-27-0000-00-030, 06-21-28-7172-13-000, 12-21-27-0000-00-010, 12-21-27-0000-00-018, 12-21-27-0000-00-015, 12-21-27-0000-00-017, 12-21-27-0000-00-021

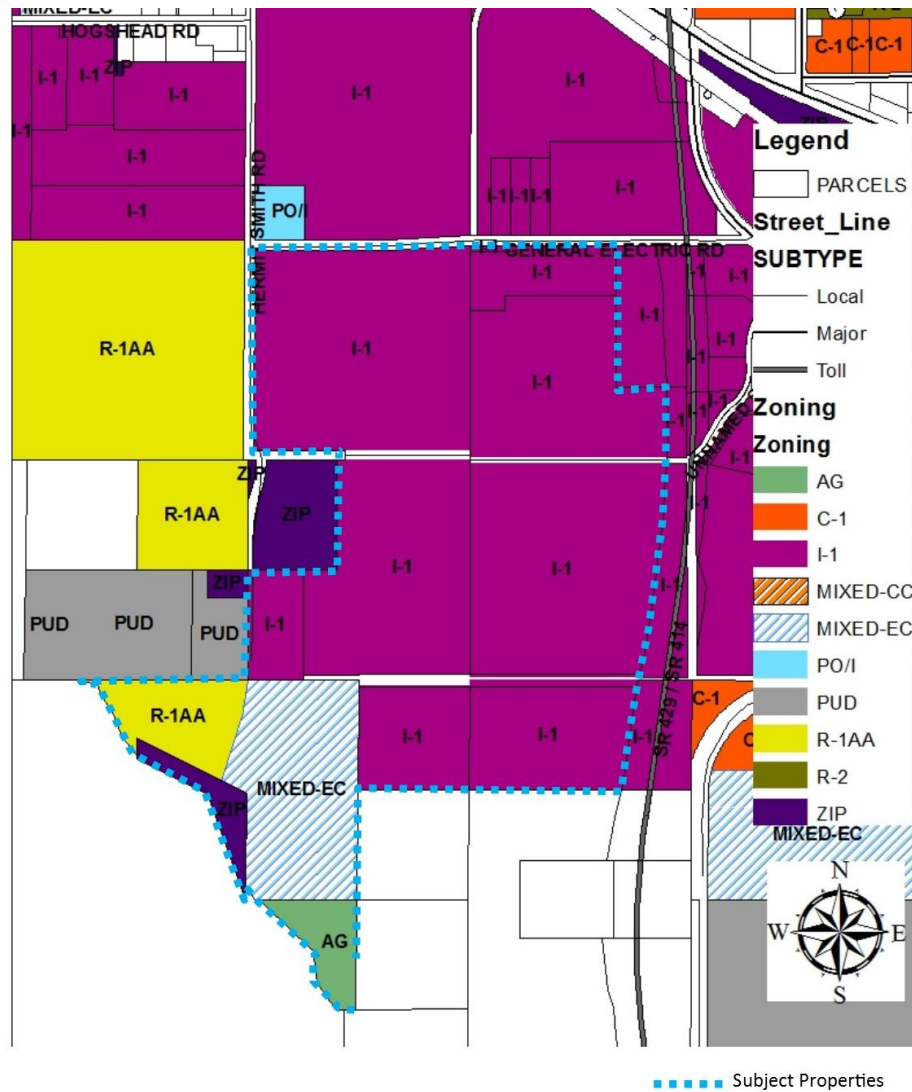


VICINITY MAP





ADJACENT ZONING



Eagles Landing
PO Box 770609
Winter Garden, FL 34777-0609
Randy June

APOPKA, FLORIDA

NOTE:
THE TWENTY-FIVE FOOT WIDE PROPERTY WHICH IS THE SUBJECT OF OR BOOK 10014, PAGE 4293 IS NOT PROPOSED FOR DEDICATION OR INCLUSION IN THE RIGHT OF WAY FOR THE RE-ALIGNED PETERSON ROAD.

NOTE:
THIS PROJECT WILL CONFORM TO ALL REQUIREMENTS OF I-1 ZONING WITH
THE EXCEPTION OF THE DEVIATIONS NOTED ON THE DEVIATION TABLE.

FL. STATUTE 553.851 (1979) REQUIRES
MIN. OF 2 DAYS AND MAX. OF 5 DAYS
NOTICE BEFORE YOU EXCAVATE.

BLUESCOPE PROPERTIES GROUP LLC

△PARKING PROPOSED:	1,546 REGULAR	
	614 TRUCK	
	48 HANDICAP	
	2,141 TOTAL (2,085 REQUIRED)	
△OPEN SPACE:	48.63 AC	
POND TRACT AREA:	42.87 AC	
△IMPERVIOUS AREA:	153.71 AC	82.63%
△PERVIOUS AREA:	32.32 AC	17.37%
TOTAL PUD AREA:	186.03 AC	100.00%

SITE

SCALE = 1 MILE

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

SHEET: 01 OF 18

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
						12-04-18	DLS	REVISED PER CLIENT REQUEST
						11-13-18	MG	REVISED PER CLIENT REQUEST

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS
CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE
"MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE
FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION

F:\ANC1\CAD\Plan\set\dp-pd-dev plan\02 Existing condition Plan.dwg, 11/9/2018 11:18:01 AM



LEGAL DESCRIPTION:
MID-FLORIDA FREEZER

PARCEL 01-21-27-0000-00-000

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

PARCEL 06-21-28-7172-12-000

LOTS 2, 3, 4, 5, 6, 7, AND 8 OF BLOCK L, TOWN OF PLYMOUTH, AS PER RECORDED PLAT IN PLAT BOOK B, PAGES 17-18, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING WEST OF STATE ROAD 429 (WESTERN BELTWAY).

PARCEL 06-21-28-7172-13-000

ALL OF BLOCK "M", TOWN OF PLYMOUTH, AS PER RECORDED PLAT THEREOF RECORDED IN PLAT BOOK "B", PAGES 17-18, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING WEST OF STATE ROAD 429 (WESTERN BELTWAY).

PARCEL 01-21-27-0000-00-030

THE EAST 3/4 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. LESS THE WEST 200 FEET OF THE NORTH 660 FEET AND LESS THE SOUTH 30 FEET FOR RIGHT-OF-WAY, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 12-21-27-0000-00-010

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER. LESS THE NORTH 30 FEET FOR RIGHT-OF-WAY, SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 12-21-27-0000-00-018

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF STATE ROAD 429 (WESTERN BELTWAY).

THE ABOVE 6 PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (AS WRITTEN BY SURVEYOR)

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1, THENCE RUN S00°14'22"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 60.00 FEET TO A POINT 60.00 FEET SOUTH OF, WHEN MEASURED PERPENDICULAR TO, THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE RUN N89°59'32"E PARALLEL WITH SAID NORTH LINE, 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF HERMIT SMITH ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE N89°59'32"E ALONG THE SOUTH RIGHT OF WAY LINE OF GENERAL ELECTRIC ROAD, 800.00 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°30'41"E, 484.11 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK "L", MAP OF PLYMOUTH, AS RECORDED IN PLAT BOOK B, PAGES 17-18, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'32"E ALONG THE NORTH LINE OF SAID BLOCK "L", 872.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK "L"; THENCE RUN S00°09'04"E ALONG THE WEST LINE OF LOT 1 AND LOT 9 OF SAID BLOCK "L", 852.07 FEET TO THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK "L"; THENCE RUN N89°59'14"E ALONG THE NORTH LINE OF SAID LOT 9, 305.56 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 429 (WESTERN BELTWAY); THENCE RUN S03°11'39"E ALONG SAID WEST RIGHT OF WAY LINE, 222.83 FEET TO A CURVE CONCAVE TO THE WEST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 06°55'43", A RADIUS OF 7850.00 FEET, AN ARC LENGTH OF 549.26 FEET, A CHORD BEARING OF S04°52'27"W AND A CHORD DISTANCE OF 540.88 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE S08°22'57"W, 432.58 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE S12°48'38"W, 145.33 FEET TO A POINT ON THE SOUTH LINE OF BLOCK "M" OF AFORESAID MAP OF PLYMOUTH, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RUN N89°58'53"W ALONG SAID SOUTH LINE, 1015.11 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK "M"; THENCE RUN N00°00'35"E ALONG THE WEST LINE OF SAID BLOCK "M", 10.00 FEET TO THE NORTH LINE OF THE SOUTH 30.00 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE RUN N89°58'53"W ALONG SAID NORTH LINE, 999.88 FEET TO THE WEST LINE OF SAID EAST 3/4 OF THE SOUTHEAST 1/4; THENCE RUN N00°11'01"E ALONG THE WEST LINE OF SAID EAST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 629.17 FEET TO THE SOUTH LINE OF THE NORTH 660.00 FEET OF SAID EAST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN S89°59'40"E, PARALLEL WITH SAID SOUTH LINE, 200.00 FEET TO A LINE 200.00 FEET EAST OF THE WEST LINE OF SAID EAST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN N00°11'01"E PARALLEL WITH SAID SOUTH LINE, 800.00 FEET TO THE NORTH LINE OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN S89°59'40"E ALONG SAID NORTH LINE, 50.00 FEET TO A LINE 140.00 FEET WEST OF, WHEN MEASURED PERPENDICULAR TO, THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE RUN N00°00'56"E PARALLEL WITH SAID EAST LINE, 60.00 FEET TO A POINT 60.00 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN N89°59'40"W PARALLEL WITH SAID SOUTH LINE, 551.87 FEET TO A LINE 30.00 FEET EAST OF, WHEN MEASURED PERPENDICULAR TO, THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN N00°14'22"E PARALLEL WITH SAID WEST LINE, 1195.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH, BEGIN AGAIN AT AFORESAID POINT "A", THENCE RUN S12°48'38"W ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD 429 (WESTERN BELTWAY), 2051 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 12; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE S12°48'38"W, 30.16 FEET; THENCE RUN S07°57'36"W ALONG SAID WEST RIGHT OF WAY LINE, 804.02 FEET; THENCE RUN S15°57'29"W ALONG SAID WEST RIGHT OF WAY LINE, 30.55 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN S89°58'53"W ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, 1553.51 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N00°25'22"E ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, 628.13 FEET TO A POINT 30.00 FEET SOUTH OF, WHEN MEASURED PERPENDICULAR TO, SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S89°58'53"E PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, 666.68 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N00°20'38"E ALONG SAID EAST LINE, 30.00 FEET TO THE NORTHWEST CORNER OF AFORESAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN S89°58'53"E ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, 1010.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 150.132 ACRES MORE OR LESS.

EAGLES LANDING AT OCOEE

PARCEL 12-21-27-0000-00-015

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ALSO THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST; ALSO THE NORTHEAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OTHERWISE DESCRIBED AS THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LYING NORTHEASTERLY OF A LINE DRAWN FROM THE SOUTHEAST CORNER TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS A PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, RUN NORTH 49°30'26" WEST, 918.84 FEET ALONG AFORESAID DIAGONAL LINE; THENCE NORTH 328.09 FEET; THENCE SOUTH 62°54'16" EAST, 724.54 FEET TO A POINT ON THE EAST BOUNDARY OF THE AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 640.62 FEET TO THE POINT OF BEGINNING, SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ALL IN ORANGE COUNTY, FLORIDA.

TOGETHER WITH EASEMENT FOR THE BENEFIT OF PARCEL 13 AS CONTAINED IN THE AGREEMENT FOR THE RESERVATION OF ACCESS BY AND BETWEEN SAI-GE LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP AND FRANCIS LEROY STUTZMAN, AS TRUSTEE AND DONALD J. STUTZMAN RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 933, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

LESS AND EXCEPT;

THOSE PORTIONS CONVEYED BY WARRANTY DEED, TO HARRY R. GREENE, DATED SEPTEMBER 1, 2004 AND RECORDED IN OFFICIAL RECORDS BOOK 7711, PAGE 4081 AND THAT PORTION CONVEYED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED JANUARY 19, 2009 IN OFFICIAL RECORDS BOOK 7766 PAGE 3959, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 12-21-27-0000-00-017

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, LYING NORTHEASTERLY OF A DIAGONAL LINE THAT RUNS FROM THE SOUTHEAST CORNER TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, RUN NORTH 49°30'26" WEST, 918.84 FEET ALONG THE AFORESAID DIAGONAL LINE; THENCE NORTH 328.09 FEET; THENCE SOUTH 62°54'16" EAST, 724.54 FEET TO A POINT ON THE EAST BOUNDARY OF THE AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 640.62 FEET TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5588, PAGE 2510

THE ABOVE 2 PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (AS WRITTEN BY SURVEYOR)

THAT PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE RUN N89°58'53"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 666.62 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN S00°26'22"W ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, 1974.91 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S89°58'53"W ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 124.64 FEET TO THE EASTERN BOUNDARY OF LANDS DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PROPERTY PER OFFICIAL RECORDS BOOK 7711, PAGE 4081, OFFICIAL RECORDS BOOK 7766, PAGE 3958, AND OFFICIAL RECORDS BOOK 5588, PAGE 2510; THENCE RUN THE FOLLOWING FIFTEEN (15) COUSES ALONG SAID EASTERN BOUNDARY OF LANDS DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT; N34°51'34"W, 185.69 FEET; N09°14'28"W, 154.82 FEET; N57°02'23"E, 35.05 FEET; N47°21'45"W, 206.75 FEET; N48°03'10"W, 257.06 FEET; S64°40'44"W, 30.12 FEET; N33°59'32"W, 130.01 FEET; S00°32'06"W, 79.45 FEET; N19°49'43"W, 689.98 FEET; N63°05'41"W, 470.00 FEET; N00°32'05"E, 192.26 FEET; N38°59'11"W, 151.57 FEET; N20°38'44"W, 140.81 FEET; N52°02'34"W, 141.62 FEET; N24°19'10"W, 124.93 FEET; N77°14'37"W, 124.93 FEET TO THE NORTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN S89°54'37"E ALONG SAID NORTH LINE, 1028.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 37.401 ACRES MORE OR LESS.



**DAVE SCHMITT
ENGINEERING, INC.**
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

CONTRACTOR "AS-BUILT"

I hereby state that these "As-Built" were furnished to me by the contractor listed below, or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon a site observation of the construction.

Contractor: _____ Engineer: _____
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

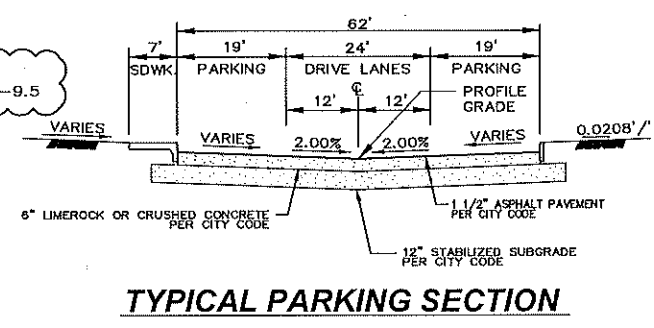
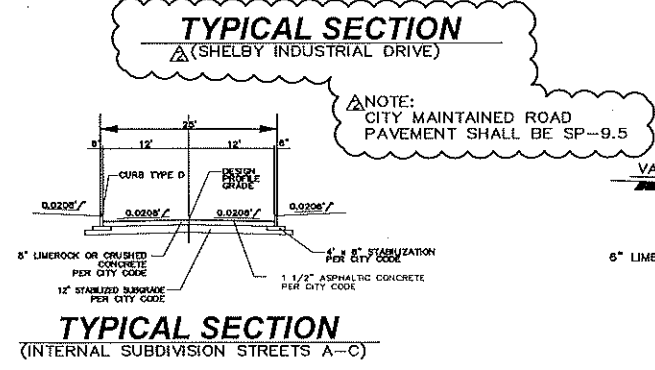
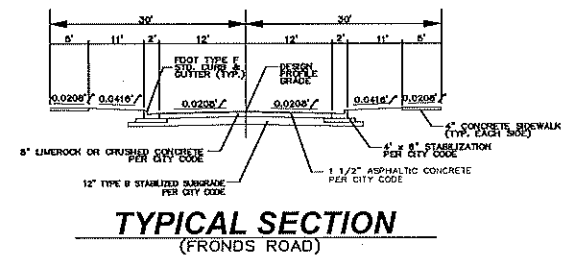
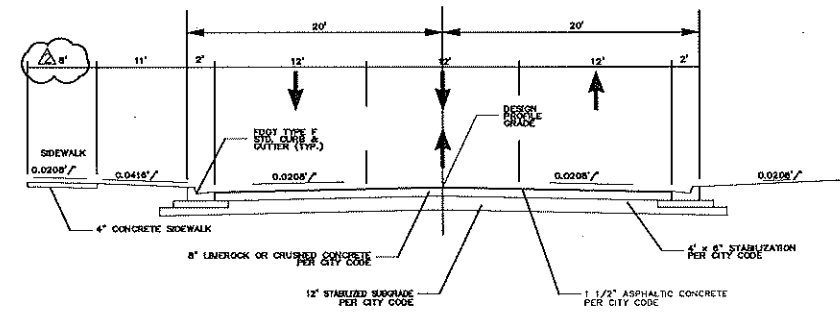
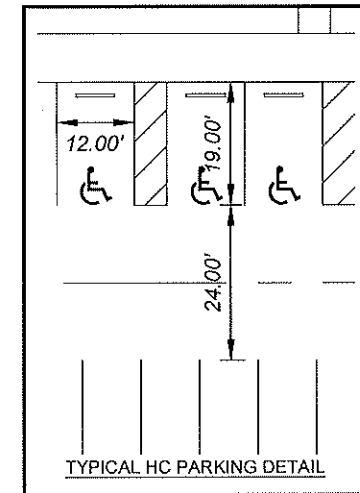
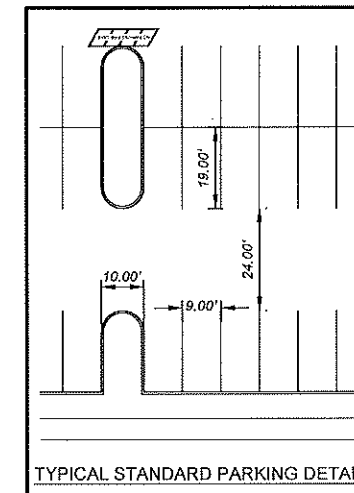
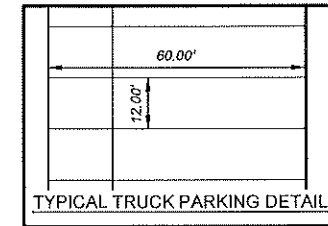
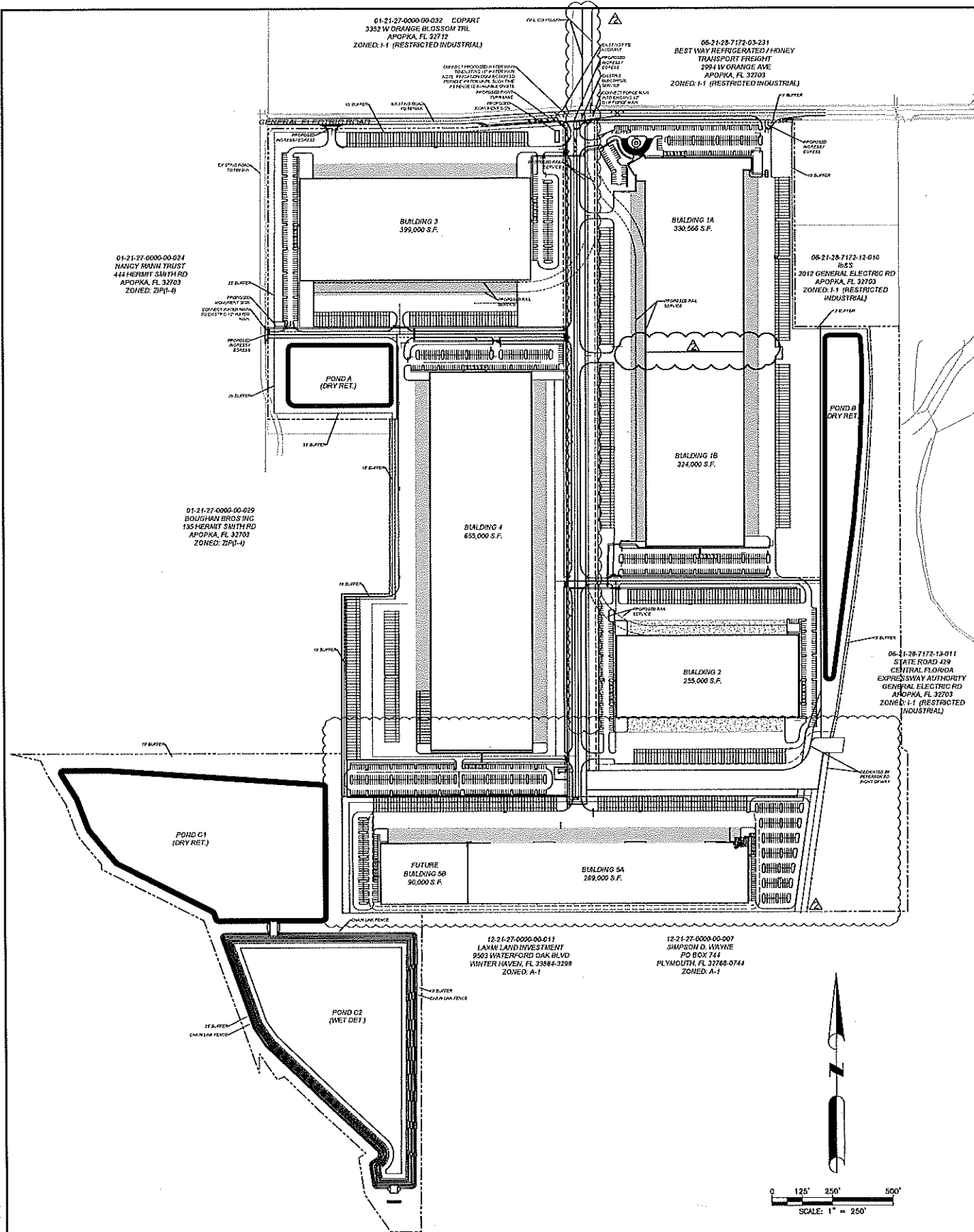
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

EXISTING CONDITION PLAN
MID-FLORIDA LOGISTICS PARK
APOPKA, FLORIDA

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: JL
CHECKED BY: DSE
SCALE: 1" = 250'
SHEET: 02 OF 18

F:\ANCI\CAD\Plan\setdp-dp-dev plan\03 PUD MASTER PLAN.dwg,12/4/2018 3:14:03 PM



DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

CONTRACTOR "AS-BUILT"

I hereby state that these "As-Built" were furnished to me by the contractor listed below. I, or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.

Contractor: _____ Engineer: _____

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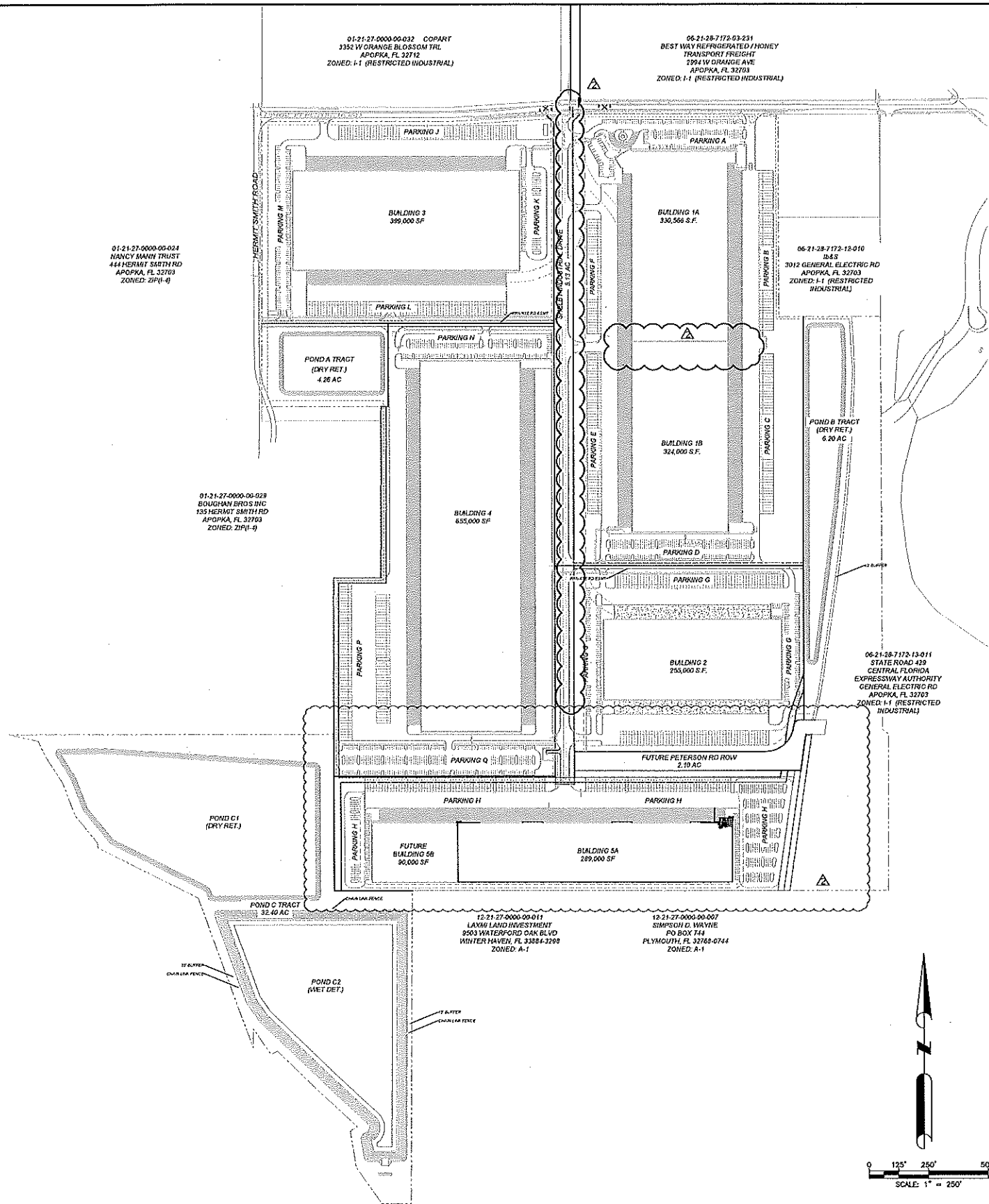
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12-04-18	DLS	REVISED PER CLIENT REQUEST			
11-13-18	MG	REVISED PER CLIENT REQUEST			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PUD MASTER PLAN
MID-FLORIDA LOGISTICS PARK
APOPKA, FLORIDA

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=250'
SHEET: 03 OF 18

F:\ANC1\CAD\Plans\set\dp-pd-dev plan\04 SUBDIVISION & LOT PLANS.dwg,12/5/2018 3:03:42 PM



LOT AREAS	
LOT 1	40.12 ACRES
LOT 2	17.22 ACRES
LOT 3	24.02 ACRES
LOT 4	35.37 ACRES
LOT 5	22.00 ACRES
TOTAL LOT AREA	138.73 ACRES

BUILDING AREAS	
BUILDING 1A	330,566 SF
BUILDING 1B	324,000 SF
BUILDING 2	255,000 SF
BUILDING 3	399,000 SF
BUILDING 4	635,000 SF
BUILDING 5A	289,000 SF
BUILDING 5B	90,000 SF
TOTAL BUILDING AREA	2,342,566 SF

POND TRACT AREAS	
POND A TRACT	4.26 ACRES
POND B TRACT	6.20 ACRES
POND C TRACT	32.41 ACRES
TOTAL POND TRACT AREA	42.87 ACRES

PLANNED UNIT DEVELOPMENT AREA	
TOTAL LOT AREA	137.16 ACRES
TOTAL POND TRACT AREA	42.87 ACRES
TOTAL PUD AREA	180.03 ACRES

TOTAL SITE AREA	
PUD AREA	180.03 ACRES
SHELBY INDUSTRIAL DRIVE	5.13 ACRES
PETERSON ROAD ROW	2.10 ACRES
25' ROW	0.29 ACRES
LIFT STATION	0.66 ACRES
TOTAL SITE AREA	188.21 ACRES

OPEN SPACE	
AREA REQUIRED: 20 % OF TOTAL SITE AREA	
188.00 x 0.20 = 37.60 ACRES	

OPEN SPACE PROVIDED PER LOT: (FOR PONDS, 50% OF OPEN TRACT AREA)	
LOT 1 OPEN SPACE	8.55 ACRES
LOT 2 OPEN SPACE	3.23 ACRES
LOT 3 OPEN SPACE	4.78 ACRES
LOT 4 OPEN SPACE	3.60 ACRES
LOT 5 OPEN SPACE	2.78 ACRES
POND A TRACT OPEN SPACE	2.04 ACRES
POND B TRACT OPEN SPACE	3.10 ACRES
POND C TRACT OPEN SPACE	16.20 ACRES

TOTAL OPEN SPACE PROVIDED	44.28 ACRES
----------------------------------	--------------------

PRELIMINARY PHASING PLAN		(SUBJECT TO CHANGE)
PHASE 1:	LOT 1	PETERSON RD DEDICATION POND A, B AND C TRACT NORTHERN 1900' OF SHELBY INDUSTRIAL DRIVE
PHASE 2:	LOT 5	REMAINDER OF SHELBY INDUSTRIAL DRIVE
PHASE 3:	LOT 2	
PHASE 4:	LOT 3	
PHASE 5:	LOT 4	



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Contractor _____ Engineer _____
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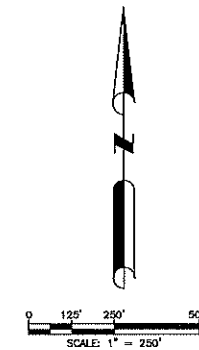
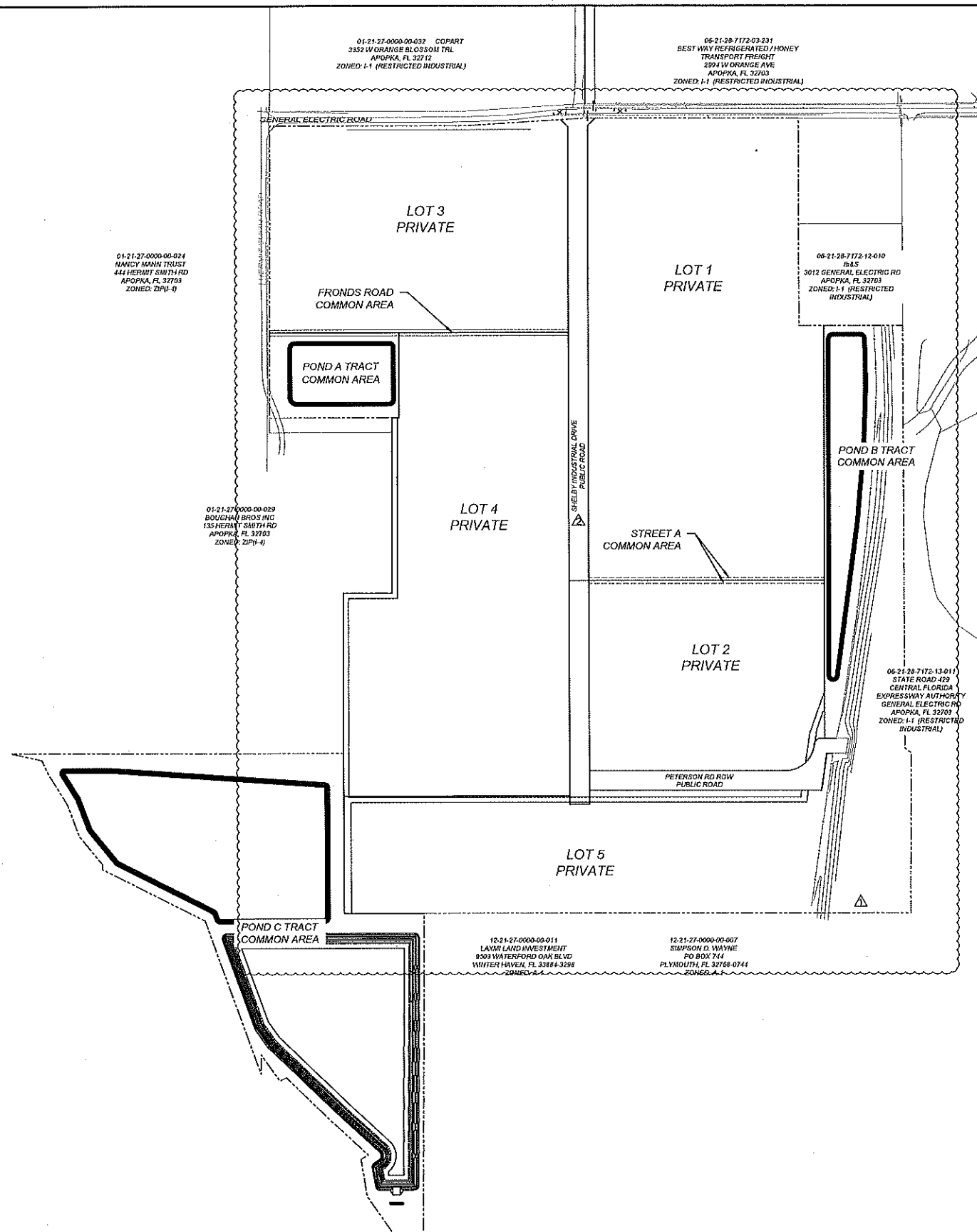
REVISIONS					
DATE	BY	DESCRIPTION		DATE	BY
12-04-18	DLS	REVISED PER CLIENT REQUEST			
11-13-18	IMG	REVISED PER CLIENT REQUEST			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PRELIMINARY DEVELOPMENT PLAN - SUBDIVISION PLAN
MID-FLORIDA LOGISTICS PARK
APOPKA, FLORIDA

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=250'
SHEET: 04 OF 18

F:\A\NC1\CAD\Plan\set\dp-pd-dev-plan\05 OWNERSHIP AND MAINTENANCE PLAN.dwg,12/4/2018 7:31:12 PM



OWNERSHIP/MAINTENANCE:

- A. PRIVATE LOTS: TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- B. PUBLIC ROADWAYS: SHELBY INDUSTRIAL DRIVE & PETERSON ROAD:
TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
- C. PRIVATE ROADWAYS: FRONDS ROAD & STREET A:
TO BE OWNED AND MAINTAINED BY THE POA.
- D. COMMON AREAS: POND TRACTS/OPEN SPACE
TO BE OWNED AND MAINTAINED BY THE POA.
- E. RAIL: MAIN SPUR TO BE OWNED BY THE P.O.A.
BUILDING SPURS TO BE PRIVATE EASEMENT TO PROPERTY OWNERS.



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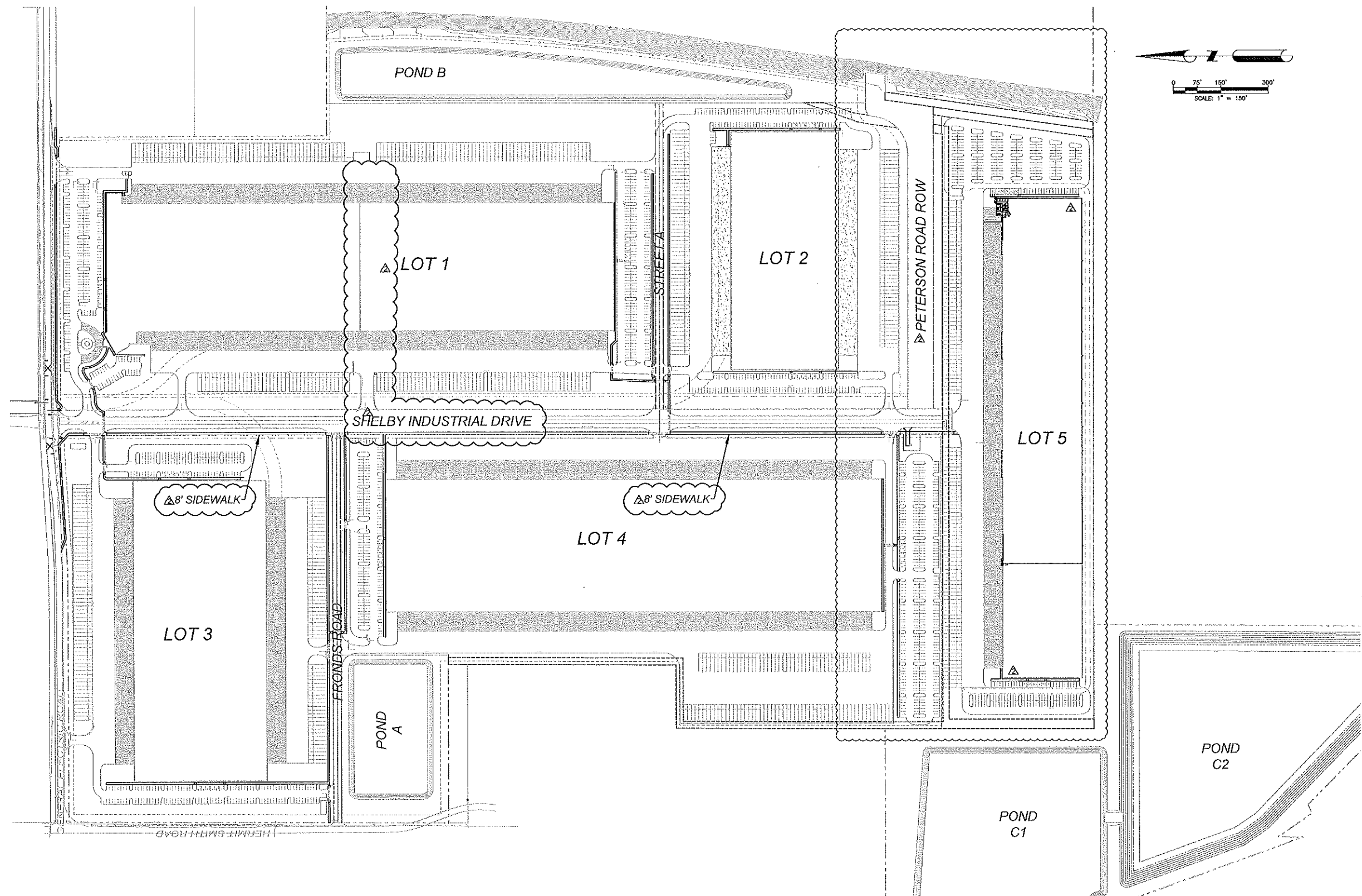
Contractor _____ Engineer _____
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-04-18	DLS	REVISED PER CLIENT REQUEST
			11-13-18	MG	REVISED PER CLIENT REQUEST

DAVE M. SCHMITT
FLORIDA REG. NUMBER
45274

OWNERSHIP & MAINTENANCE PLAN
MID-FLORIDA LOGISTICS PARK
APOPKA, FLORIDA

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=250'
SHEET: 05 OF 18



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CONTRACTOR "AS-BUILTS"

I hereby state that these "As-Built's" were furnished to me by the contractor listed below. I, or an employee under my direct supervision have reviewed these "As-Built's" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon s/n observations of the construction.

Contractor _____ Engineer _____
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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			11-13-18	MG	REVISED PER CLIENT REQUEST

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

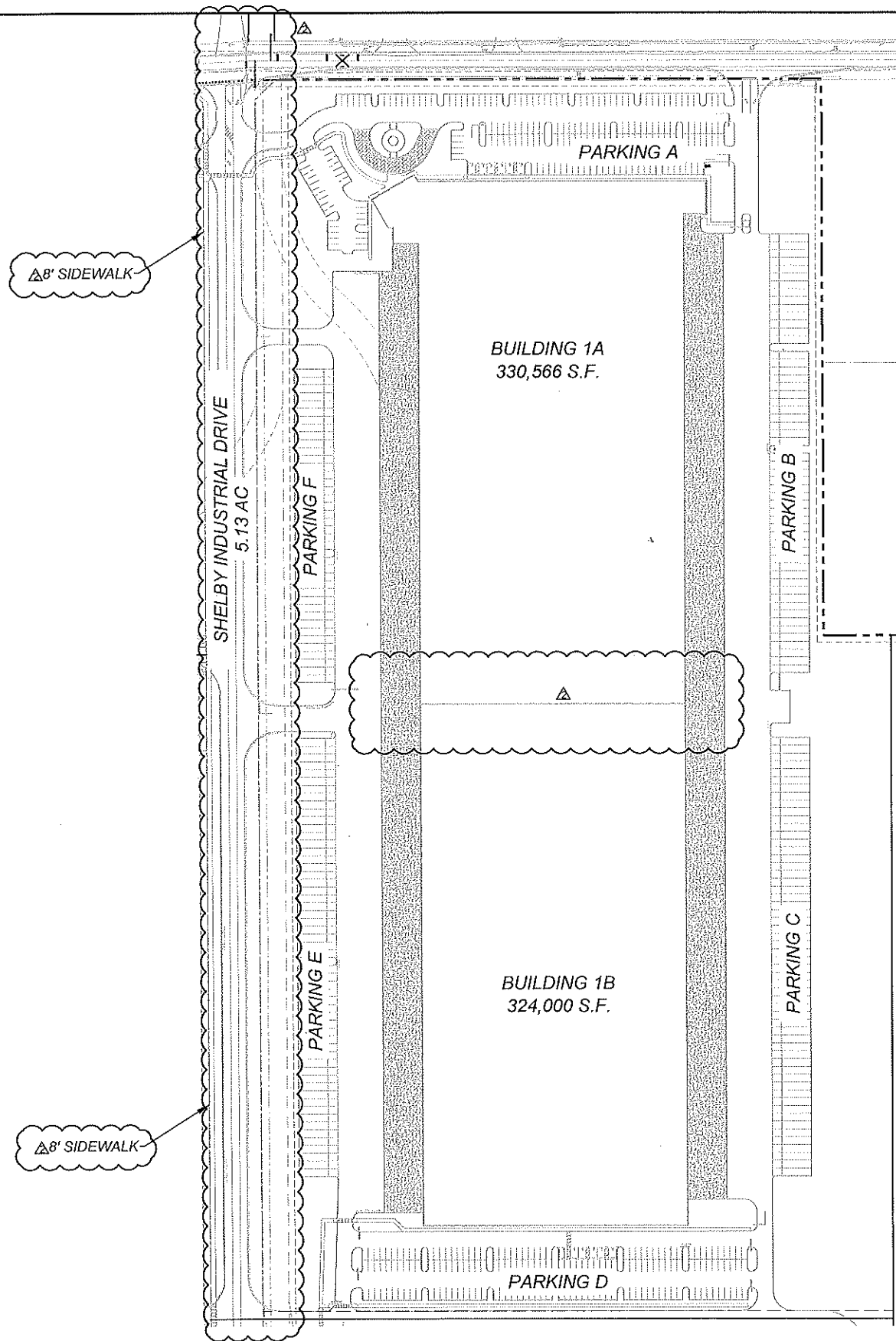
PEDESTRIAN ACCESS PLAN

MID-FLORIDA LOGISTICS PARK

APOPKA, FLORIDA

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=250'
SHEET: 06 OF 18

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LOT 1 PARCEL NUMBERS
#06-21-28-7172-12-020
#06-21-28-7172-12-041
#06-21-28-7172-12-060

LOT 1 AREA 40.10 ACRES

OPEN SPACE REQUIRED: 20 % OF LOT AREA
40.10 x 0.20 = 8.02 ACRES

OPEN SPACE PROVIDED
LOT 1 OPEN SPACE 8.55 ACRES
POND B TRACT OPEN SPACE 3.10 ACRES

TOTAL OPEN SPACE 11.65 ACRES

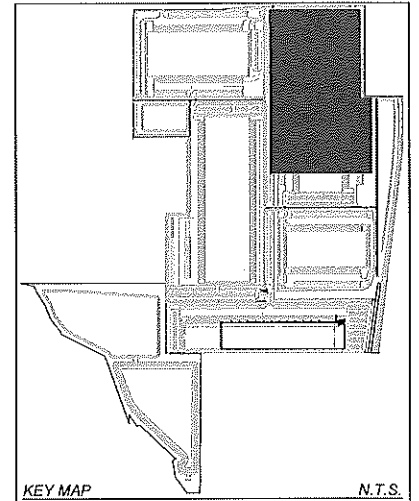
BUILDING 1 AREA 654,566 SF

PARKING REQUIRED: 0.89 SPACE PER 1,000 SF OF GROSS FLOOR AREA
PARKING SPACES REQUIRED 583 SPACES

PARKING PROVIDED:

	PARKING AREA A	PARKING AREA B	PARKING AREA C	PARKING AREA D	PARKING AREA E	PARKING AREA F
STANDARD SPACES	205	0	0	168	0	0
HANDICAP SPACES	6	0	0	6	0	0
TRUCK SPACES	0	43	59	56	56	40
SUBTOTAL	211	43	59	174	56	40

TOTAL PARKING SPACES 583



DEVIATIONS OF WAIVER REQUEST TABLE

Code Number	Code Requirement	Requested Modification	Justification	Location
6.03.02 A	Parking 2 spaces per 1,000 sf of GFA up to 100,000 sf plus 1 space per vehicle operating on the premises or 2 spaces per employee and 1 space per 1,000 sf over 100,000 sf of GFA	0.89 Space per 1,000 sf of GFA	The ITE Parking Generation Manual, 4th Edition, 85th percentile parking requirement for warehouses was 0.81 spaces per 1,000 sf of GFA.	Entire Site
2.02.01 A	Building Height Maximum Building Height 35'	Maximum Building Height 55'	The modern warehouses require 36' to 45' of clear space under roof to accommodate automated materials handling equipment and maximize storage.	All Buildings
2.02.15 F	Buffer Yard Front 25', Side 10', Rear 10' OR Adjacent to Residential, 25' Road ROW	19' on GE Road, Hermit Smith Road to Main Entrance, 0710' Adjacent to SR 429, 1022' Adjacent to Peterson Road, 10' Adjacent to Spine Road	The northern portion of the site is constrained by the encroachment of GE Road. SR 429 has 300' of ROW, 6 turns, and provides a 20' high barrier to adjacent property to the east.	North and East
2.02.01 BS b(8)	Roof Top Screening All roof top equipment shall be completely screened from adjacent properties and rights-of-way to the maximum extent possible.	Roof top equipment shall be screened from view from adjacent property line and public rights-of-way, with the exception of SR 429 due to the large elevation change of the roadway and the finished floor elevation of the building. SR 429 is at an elevation of 135', approximately 20' above the finished floor height of Building 2. Screening shall be reviewed through a sight line document from the nearest adjacent property line and/or from the centerline of the public right-of-way. The eye line shall be from the typical height of a person standing at the roadway.	All buildings will have a site line evaluation to confirm that rooftop equipment will not be visible from adjacent properties and ROW.	Entire Site
6.02.08	Sidewalks Build sidewalks on both sides of public streets	Build sidewalk only on the west side of Spine Road.	We are requesting that we do not place a sidewalk on the east side of the ROW proximate to the rail spurs. The pedestrian access plan provided on Sheet 6 of the PUD Master Plan shows a network of pedestrian facilities serving entire site. The sidewalk on the west side of Spine Road is the spine connecting the southern end of the site with GE Road. All buildings are connected to this north-south spine and the appropriate crosswalks are provided where needed. We remain concerned that placement of a sidewalk will not increase the pedestrian connectivity over the current plan but will put pedestrians in close proximity to the internal rail spurs east of Spine Road serving the site. The benefit of the additional sidewalk does not, in our opinion, warrant the risk of backstreet intersection of pedestrians and rail vehicles.	Entire Site

NOTE:
THIS PROJECT WILL CONFORM TO ALL REQUIREMENTS OF L-1 ZONING WITH THE EXCEPTION OF THE DEVIATIONS NOTED ON THE DEVIATION TABLE.



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Contractor _____ Engineer _____
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12-04-18	DLS	REVISED PER CLIENT REQUEST			
11-13-18	MG	REVISED PER CLIENT REQUEST			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LOT 1 PLAN
MID-FLORIDA LOGISTICS PARK
APOPKA, FLORIDA

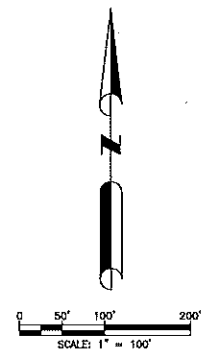
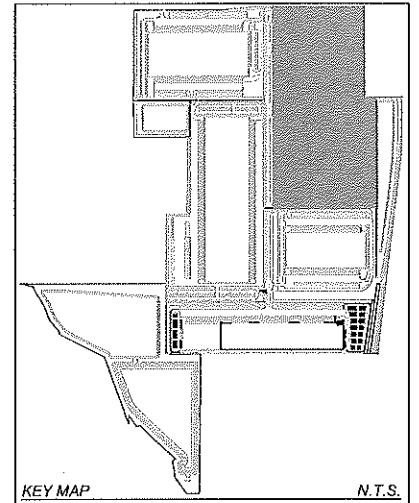
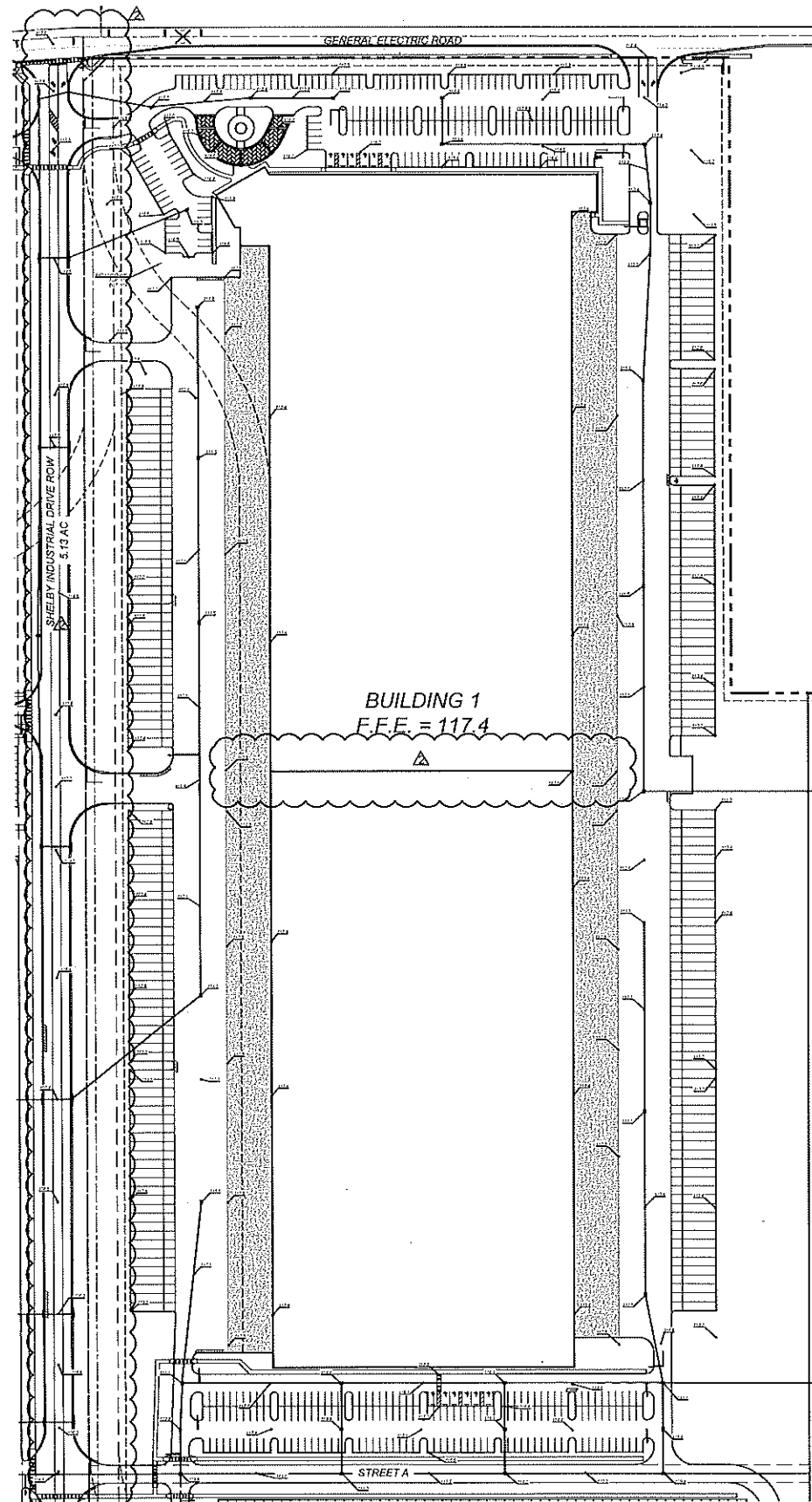
DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=100'
SHEET: 07 OF 18

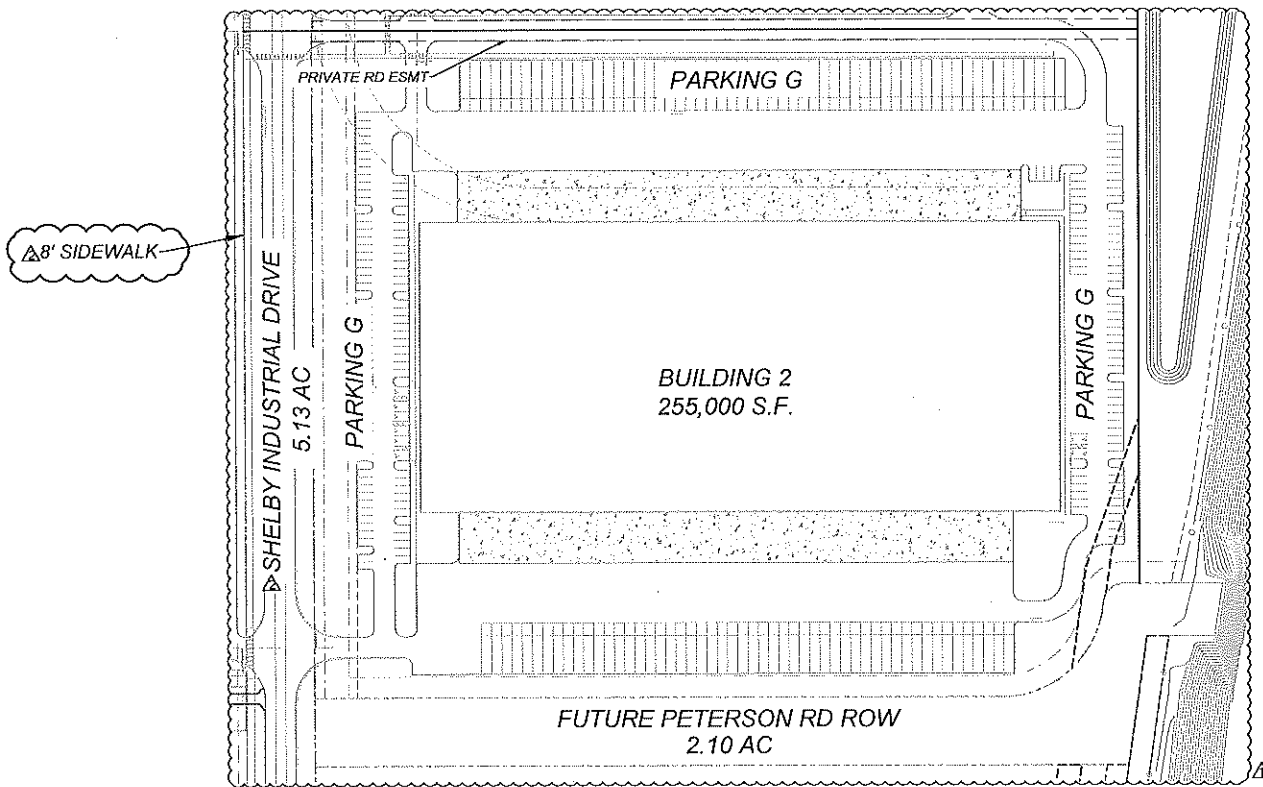
CONTRACTOR "AS-BUILTS"

Contractor _____ Engineer _____
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-04-18	DLS	REVISED PER CLIENT REQUEST
			11-13-18	MG	REVISED PER CLIENT REQUEST

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=100'
SHEET: 08 OF 18





LOT 2 PARCEL NUMBERS
#06-21-28-7172-12-060
#06-21-28-7172-13-000

△ LOT 2 AREA 27.32 ACRES

OPEN SPACE REQUIRED: 20 % OF USABLE LOT AREA
27.32 x 0.20 = 5.46 ACRES

OPEN SPACE PROVIDED
LOT 2 OPEN SPACE 6.03 ACRES
1/3 OF POND C1 TRACT OPEN SPACE 5.40 ACRES

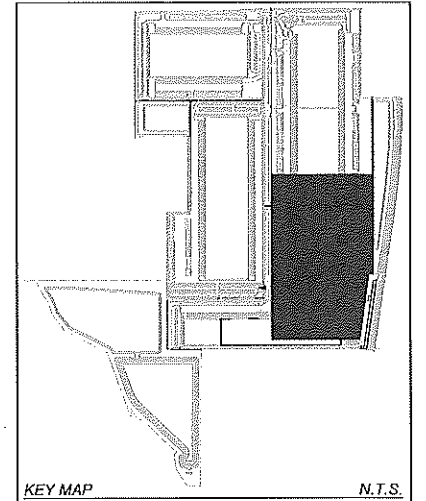
TOTAL OPEN SPACE 11.43 ACRES

△ BUILDING 2 AREA 255,000 SF

PARKING REQUIRED: 0.89 SPACE PER 1,000 SF OF GROSS FLOOR AREA
PARKING SPACES REQUIRED 227 SPACES

PARKING PROVIDED:
STANDARD SPACES 173
HANDICAP SPACES 12
TRUCK SPACES 111
SUBTOTAL 296

TOTAL PARKING SPACES 296



DEVIATIONS OF WAIVER REQUEST TABLE

Code Number	Code Requirement	Requested Modification	Justification	Location
6.01.02 A	2 spaces per 1,000 sf of GFA up to 150,000 sf plus 1 space per vehicle operating on the premises or 2 spaces per employee and 1 space per 1,000 sf of over 150,000 sf of GFA.	0.89 Space per 1,000 sf of GFA	The ITE Parking Generation Manual, 4th Edition, 85th percentile parking requirement for warehouse use is 0.81 spaces per 1,000 sf of GFA.	Entire Site
2.02.01 A	Maximum Building Height 35'	Maximum Building Height 55'	The modern warehouses require 30' to 45' of clear space under roof to accommodate automated materials handling equipment and maximize storage.	All Buildings
2.02.19 F	Buffer Yard Front 25', Side 10', Rear 10' (30' Adjacent to Residential, 25' Road ROW)	15' on GE Road, Hermit Smith Road to Main Entrance, 0/10' Adjacent to SR 429, 10/25' Adjacent to Peterson Road, 10' Adjacent to Spine Road	The northern portion of the site is constrained by the encroachment of GE Road. SR 429 has 300' of ROW, 6 lanes, and provides a 25' high barrier to adjacent property to the east.	North and East
2.02.01 B5 h(a)	Roof Top Screening All roof top equipment shall be completely screened from adjacent properties and rights-of-way to the maximum extent possible.	Roof top equipment shall be screened from view from adjacent property line and public rights-of-way, with the exception of SR 429 due to the large elevation change of the roadway and the finished floor elevation of the building. SR 429 is at an elevation of 135', approximately 20' above the finished floor height of Building 2. Screening shall be reviewed through a sight line document from the nearest adjacent property line and/or from the centerline of the public right-of-way. The eye line shall be from the typical height of a person sitting in a vehicle.	All buildings will have a site line evaluation to confirm that rooftop equipment will not be visible from adjacent properties and ROW.	Entire Site
6.02.08	8' Sidewalk Build sidewalks on both sides of public streets	Build sidewalk only on the east side of Spine Road	We are requesting that we do not place a sidewalk on the east side of the ROW proximate to the rail spurs. The pedestrian access plan provided on sheet 15 of the PUD Master Plan shows a network of pedestrian facilities serving entire site. The sidewalk on the west side of Spine Road is the spine connecting the southern end of the site with GE Road. All buildings are connected to this north-south spine and the appropriate crosswalks are provided where needed. We remain concerned that placement of a sidewalk will not increase the pedestrian connectivity over the current plan but will put pedestrians in close proximity to the internal rail spurs east of Spine Road serving the site. The benefit of the additional sidewalk does not, in our opinion, warrant the risk of inadvertent interaction of pedestrians and rail vehicles.	Entire Site

NOTE:
THIS PROJECT WILL CONFORM TO ALL REQUIREMENTS OF I-1 ZONING WITH THE EXCEPTION OF THE DEVIATIONS NOTED ON THE DEVIATION TABLE.

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LOT 2 PLAN
MID-FLORIDA LOGISTICS PARK
APOPKA, FLORIDA

DATE: JUNE 2018
PROJECT NO.: ANG-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=100'
SHEET: 09 OF 18



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ORLANDO, FL 32828
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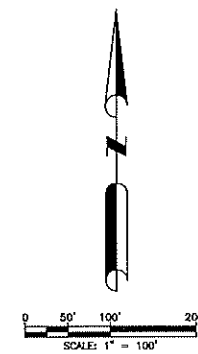
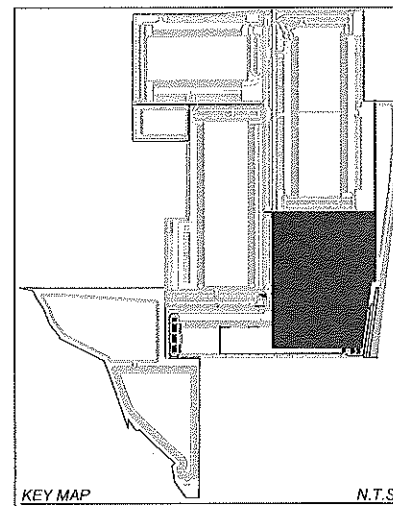
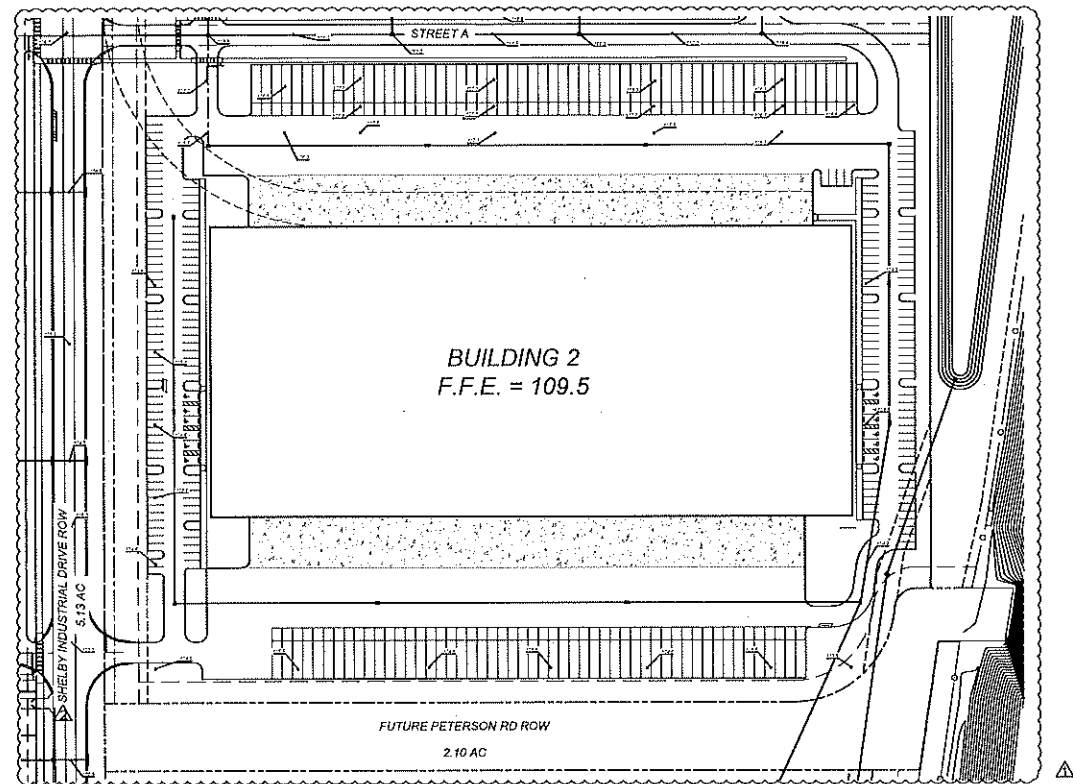
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Contractor: _____ Engineer: _____
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REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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11-13-18	IMG	REVISED PER CLIENT REQUEST			



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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-04-18	DLS	REVISED PER CLIENT REQUEST
			11-13-18	MG	REVISED PER CLIENT REQUEST

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LOT 2 PRELIMINARY GRADING PLAN
MID-FLORIDA LOGISTICS PARK
APOPKA, FLORIDA

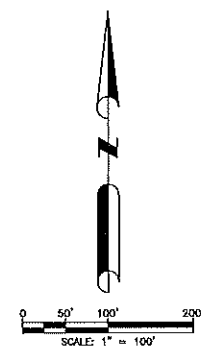
DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=100'
SHEET: 10 OF 18

Contractor _____ Engineer _____
Not valid without the signature and the original raised seal of a Florida Registered Engineer

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=100'
SHEET: 11 OF 18

NOTE:
THIS PROJECT WILL CONFORM TO ALL REQUIREMENTS OF I-1 ZONING WITH
THE EXCEPTION OF THE DEVIATIONS NOTED ON THE DEVIATION TABLE.



DEVIATIONS OF WAIVER REQUEST TABLE

Code Number	Code Requirement	Requested Modification	Justification	Location
6.03.02 A	Parking 2 spaces per 1,000 sf of GFA up to 150,000 sf plus 1 space per vehicle operating on the premises or 2 spaces per employee and 1 space per 1,000 sf of over 150,000 sf of GFA.	0.89 Space per 1,000 sf of GFA	The ITE Parking Generation Manual, 4th Edition, 839th percentile parking requirement for warehouse use is 0.81 spaces per 1,000 sf of GFA.	Entire Site
2.02.01 A	Building Height Maximum Building Height 35'	Maximum Building Height 55'	The modern warehouses require 35' to 45' of clear space under roof to accommodate automated materials handling equipment and maximize storage.	All Buildings
2.02.15 F	Buffer Yard Front 25', Side 10', Rear 10' (30' Adjacent to Residential), 25' Road ROW	15' on GE Road, Herml Smith Road to Main Entrance, 0710' Adjacent to SR 429, 10725' Adjacent to Peterson Road, 10' Adjacent to Spine Road	The northeastern portion of the site is constrained by the encroachment of GE Road. SR 429 has 300' of ROW, 4 lanes, and provides a ~20' high barrier to adjacent property to the east.	North and East
2.02.01 BS b(8a)	Roof Top Screening All roof top equipment shall be completely screened from adjacent properties and rights-of-way to the maximum extent possible.	Roof top equipment shall be screened from view from adjacent property line and public rights-of-way, with the exception of SR 429 due to the surge elevation change of the roadway and the finished floor elevation of the building. SR 429 is at an elevation of 135', approximately 20' above the finished floor height of Building 2. Screening shall be reviewed to be in accordance by the Subdivision President and the City of Appleton. Screening shall be reviewed through a split line document from the nearest adjacent property line and/or from the centerline of the public right-of-way. The eye line shall be from the typical height of a person viewing the site.	All buildings will have a site line evaluation to confirm that rooftop equipment will not be visible from adjacent properties and ROW.	Entire Site
6.02.02	 Side Street Crosswalks Build sidewalk on both sides of public streets	Build sidewalk only on the west side of Spine Road Industrial Drive.	We are requesting that we do not place a sidewalk on the east side of the ROW proximate to the rail spur. The pedestrian access plan provided on Sheet 6 of the PUD Master Plan shows a network of pedestrian facilities serving entire site. The sidewalk on the west side of Spine Road is the spine connecting the southern end of the site with GE Road. All buildings were connected to this north/south spine and the appropriate crosswalks are provided where needed. We remain concerned that placement of a sidewalk will not increase the pedestrian connectivity over the current plan but will put pedestrians in close proximity to the infernal rail spur east of Spine Road industrial serving the site. The benefit of the additional sidewalk does not, in our opinion, warrant the risk of inadvertent interaction of	Entire Site

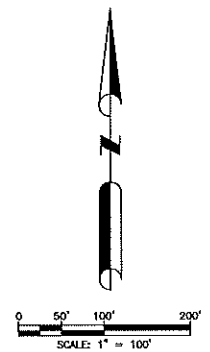
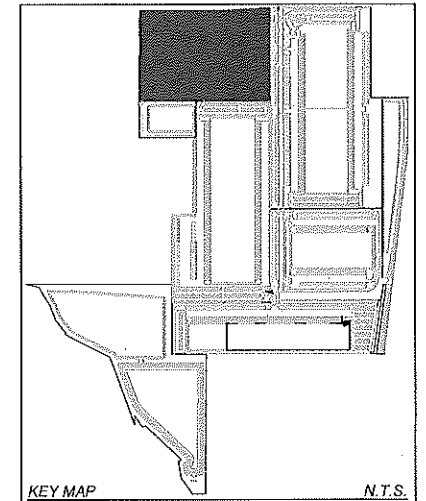
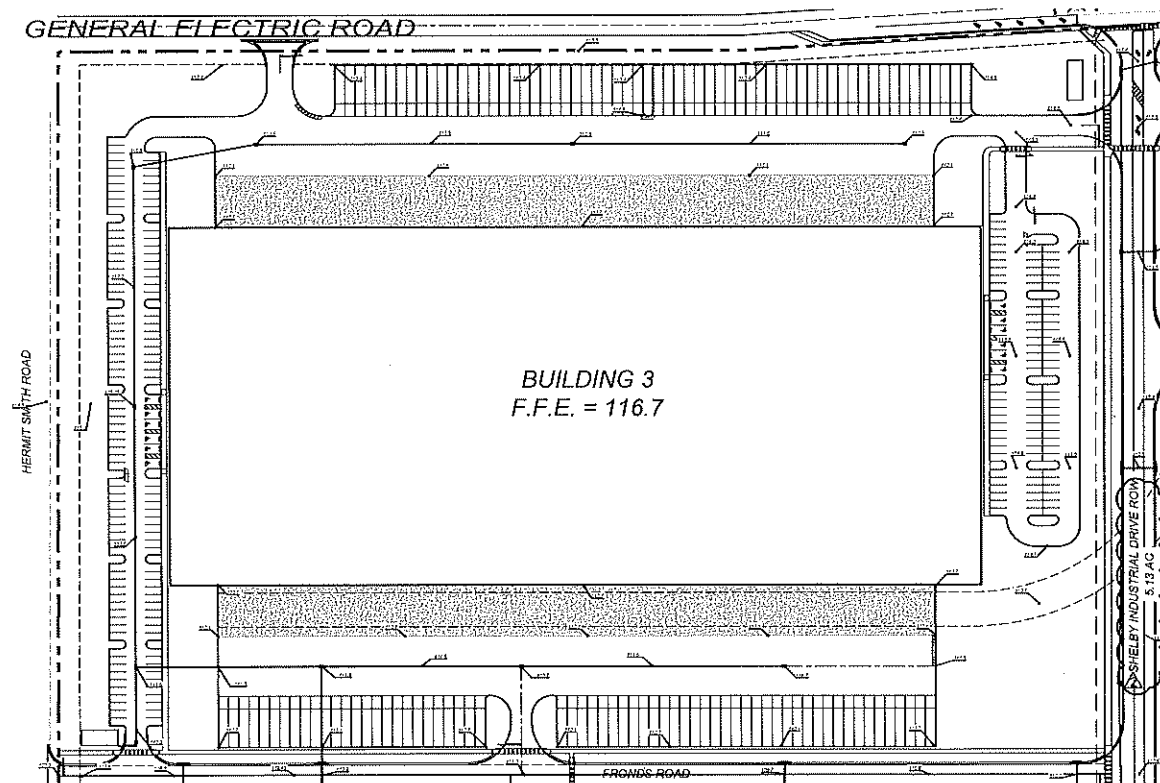
CONTRACTOR "AS-BUILTS"

Contractor _____ Engineer _____
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

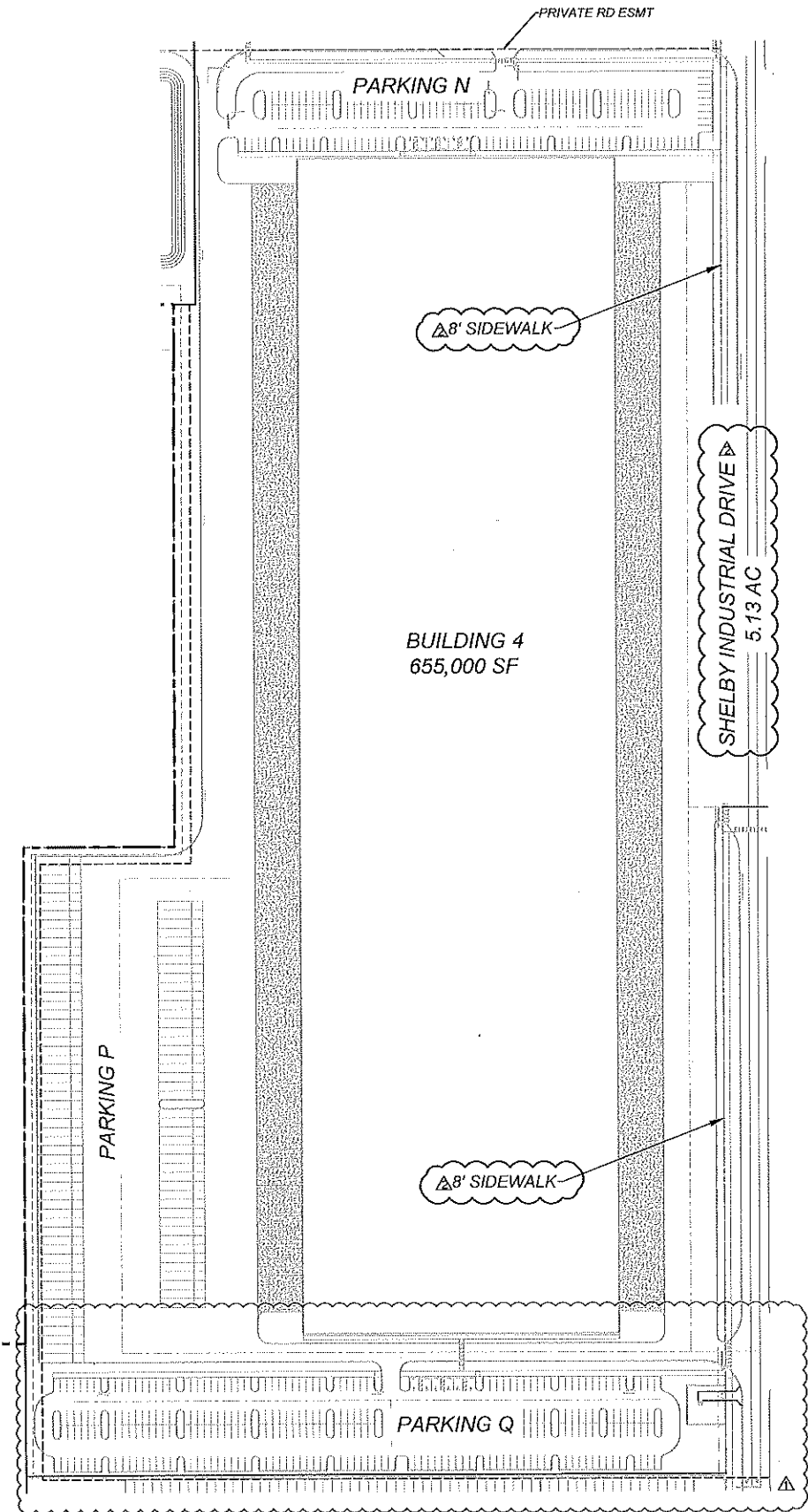
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-04-16	DLS	REVISED PER CLIENT REQUEST
			11-13-18	MG	REVISED PER CLIENT REQUEST

LOT 3 PRELIMINARY GRADING PLAN
MID-FLORIDA LOGISTICS PARK
APOPKA, FLORIDA

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=100'
SHEET: 12 OF 18



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LOT 4 PARCEL NUMBERS
#01-21-27-0000-00-060
#01-21-27-0000-00-030

LOT 4 AREA 35.37 ACRES

OPEN SPACE REQUIRED: 20 % OF USABLE LOT AREA
35.32 x 0.20 = 7.06 ACRES

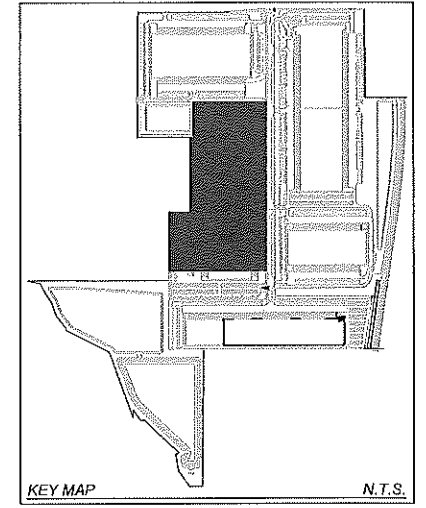
OPEN SPACE PROVIDED
LOT 4 OPEN SPACE 3.05 ACRES
1/3 OF POND C1 & C2 OPEN SPACE 5.40 ACRES

TOTAL OPEN SPACE 8.45 ACRES

BUILDING 4 AREA 655,000 SF

PARKING REQUIRED: 0.89 SPACE PER 1,000 SF OF GROSS FLOOR AREA
PARKING SPACES REQUIRED 583 SPACES

PARKING PROVIDED:			
	PARKING AREA N	PARKING AREA Q	PARKING AREA P
STANDARD SPACES	160	296	0
HANDICAP SPACES	6	0	0
TRUCK SPACES	0	0	121
SUBTOTAL	166	296	121
TOTAL PARKING SPACES 583			



DEVIATIONS OF WAIVER REQUEST TABLE

Code Number	Code Requirement	Requested Modification	Justification	Location
6.03.02 A	Parking 3 spaces per 1,000 sf of GFA up to 150,000 sf plus 1 space per vehicle operating on the premises or 2 spaces per employee and 1 space per 1,000 sf over 150,000 sf of GFA.	0.89 Space per 1,000 sf of GFA	The ITE Parking Generation Manual, 6th Edition, 85th percentile parking requirement for warehouse size is 0.81 spaces per 1,000 sf of GFA.	Entire Site
2.02.01 A	Building Height Maximum Building Height 35'	Maximum Building Height 35'	The modern warehouses require 35' to 45' of clear space under roof to accommodate automated materials handling equipment and maximize storage.	All Buildings
2.02.15 F	Buffer Yard Front 25'; Side 10'; Rear 10' (30' Adjacent to Residential); 25' Road ROW	15' on GE Road, Hermit Smith Road to Main Entrance, 0/10' Adjacent to SR 429, 10/25' Adjacent to Peterson Road, 10' Adjacent to Spine Road Industrial	The northeastern portion of the site is constrained by the encroachment of GE Road, SR 429 has 300' of ROW, 6 lanes, and provides a 20' high barrier to adjacent property to the east.	North and East
2.02.01 BS b(8)	Roof Top Screening All roof top equipment shall be completely screened from adjacent properties and rights-of-way to the maximum extent possible.	Roof top equipment shall be screened from view from adjacent property line and public rights-of-way, with the exception of SR 429 due to the large elevation change of the roadway and the finished floor elevation of the building. SR 429 is at an elevation of 135', approximately 20' above the finished floor height of Building 2. Screening shall be reviewed to see in conformance by the Subdivision President and the City of Apopka. Screening shall be reviewed through a sight line document from the nearest adjacent property line and/or from the easement of the public right-of-way. The eye line shall be from the typical height of a person standing 5 feet from the building.	All buildings will have a site line evaluation to confirm that rooftop equipment will not be visible from adjacent properties and ROW.	Entire Site
6.02.08	Streetscape Accessory Build sidewalks on both sides of public streets	Build sidewalk only on the west side of Spine Road Industrial Drive.	We are requesting that we do not place a sidewalk on the east side of the ROW proximate to the rail spurs. The pedestrian access plan provided on Sheet 6 of the PUD Master Plan shows a network of pedestrian facilities serving entire site. The sidewalk on the west side of Spine Road Industrial is the spine connecting the southern end of the site with GE Road. All buildings are connected to this north-south spine and the appropriate crosswalks are provided where needed. We remain concerned that placement of a sidewalk will not increase the pedestrian connectivity over the current plan but will put pedestrians in close proximity to the internal rail spurs east of Spine Road Industrial serving the site. The benefit of the additional sidewalk does not, in our opinion, warrant the risk of inadvertent interaction of pedestrians and rail vehicles.	Entire Site

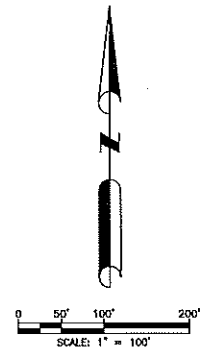
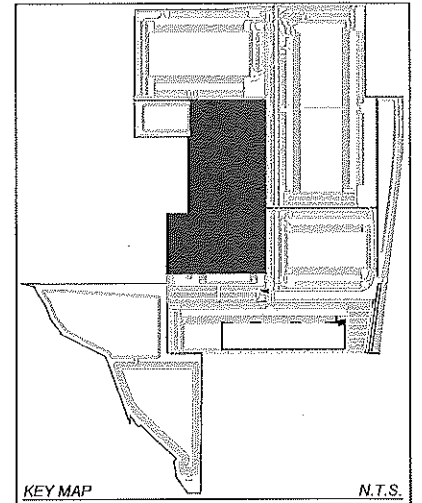
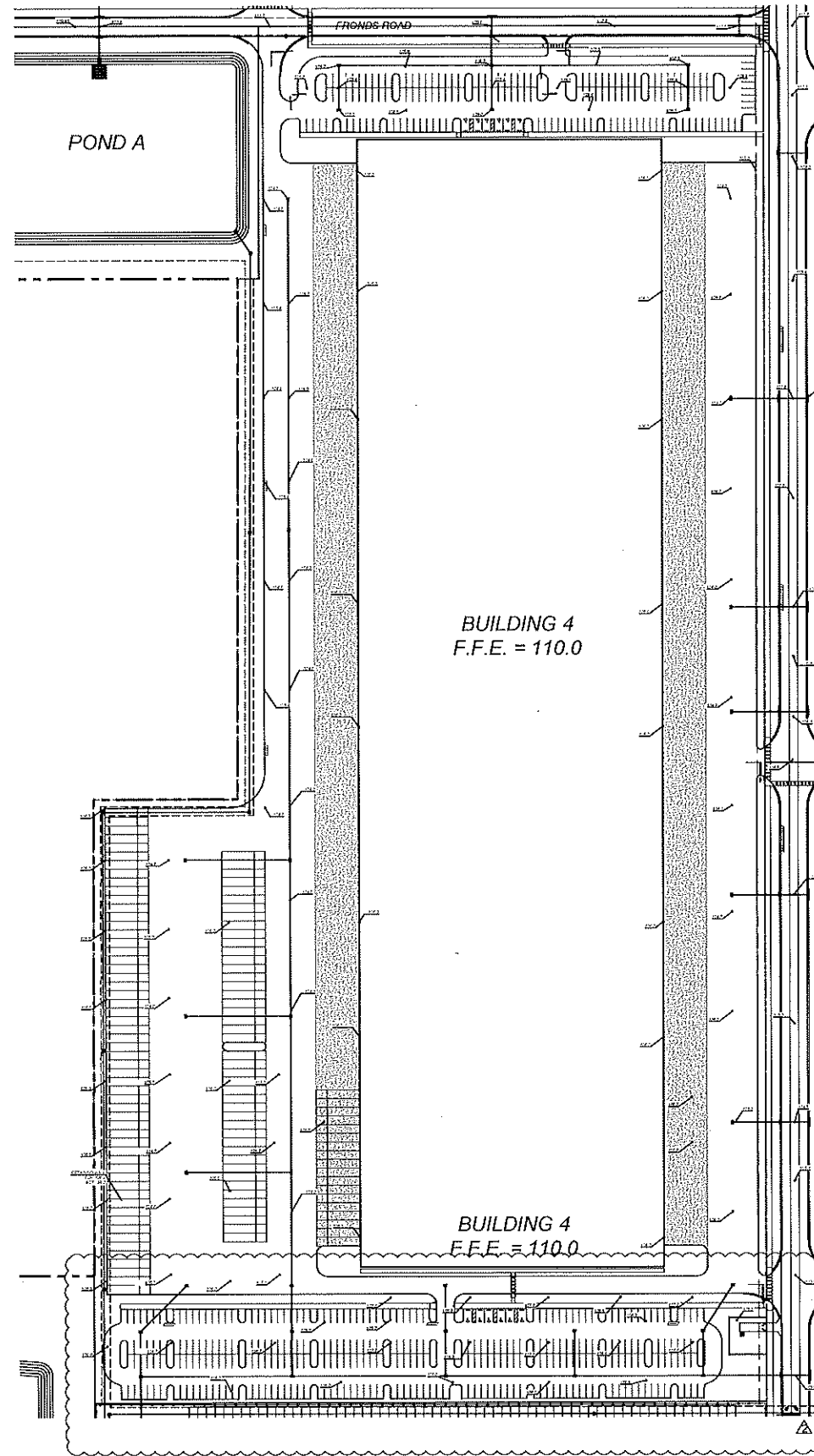
NOTE:
THIS PROJECT WILL CONFORM TO ALL REQUIREMENTS OF I-1 ZONING WITH THE EXCEPTION OF THE DEVIATIONS NOTED ON THE DEVIATION TABLE.

	DAVE SCHMITT ENGINEERING, INC. 12301 Lake Underhill Road Suite 241 ORLANDO, FL 32828 407-207-9088 FAX 407-207-9089 Certification of Authorization #27471	CONTRACTOR "AS-BUILT"	REVISIONS				DAVE M. SCHMITT FLORIDA REG. NUMBER 48274	LOT 4 PLAN MID-FLORIDA LOGISTICS PARK APOPKA, FLORIDA	DATE: JUNE 2018 PROJECT NO.: ANC-1 DRAWN BY: MTP CHECKED BY: DSE SCALE: 1"=100' SHEET: 13 OF 18		
			DATE	BY	DESCRIPTION	DATE				BY	DESCRIPTION
			12-04-18	DLS	REVISED PER CLIENT REQUEST						
			11-13-18	MG	REVISED PER CLIENT REQUEST						

Contractor _____ Engineer _____
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

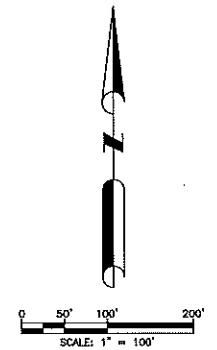
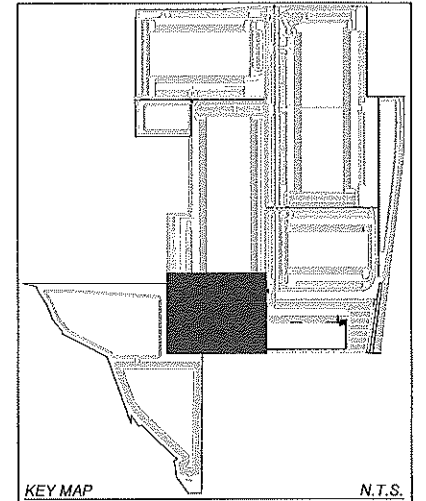
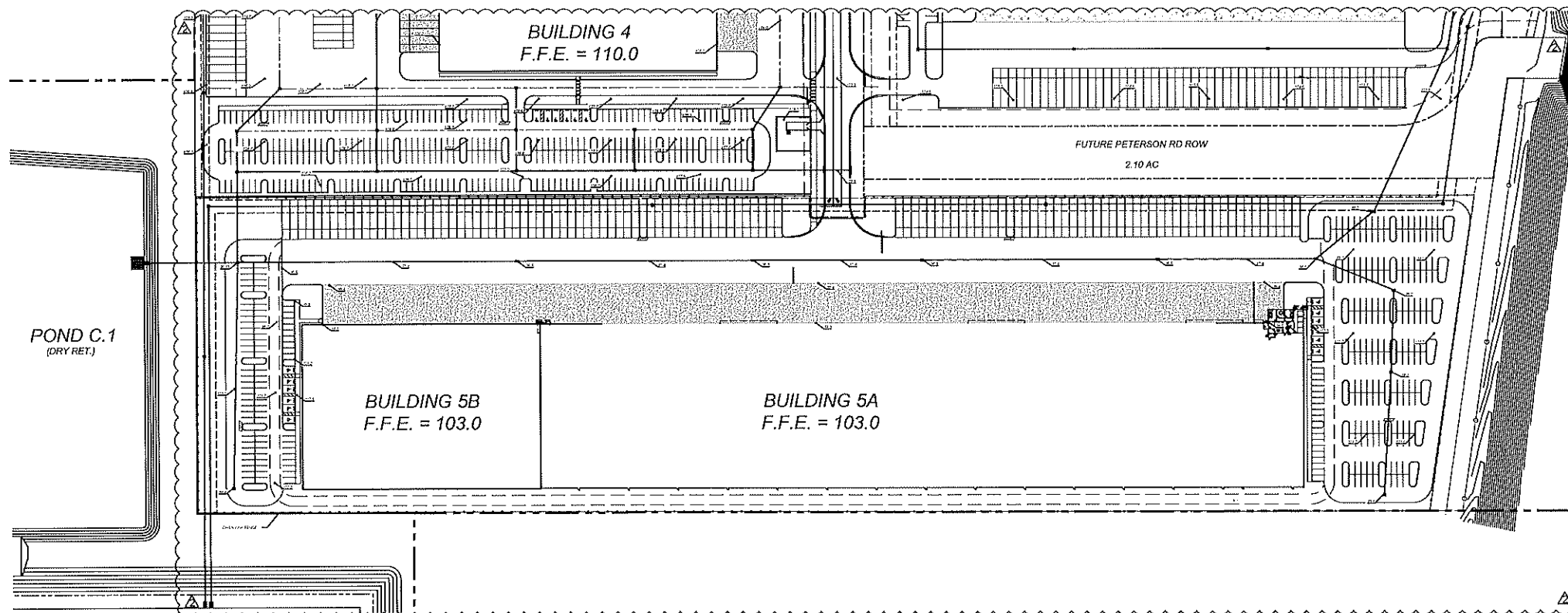
DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=100'
SHEET: 14 OF 18



NOTE:
THIS PROJECT WILL CONFORM TO ALL REQUIREMENTS OF I-1 ZONING WITH
THE EXCEPTION OF THE DEVIATIONS NOTED ON THE DEVIATION TABLE.

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=10'
SHEET: 15 OF 18

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**DAVE SCHMITT
ENGINEERING, INC.**
12301 Lake Underhill Road, Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

CONTRACTOR "AS-BUILTS"
I hereby state that these "As-Built's" were furnished to me by the contractor listed below, or an employee under my direct supervision have reviewed these "As-Built's" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.
Contractor _____ Engineer _____
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12-04-18	OLS	REVISED PER CLIENT REQUEST			
11-13-18	IMG	REVISED PER CLIENT REQUEST			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
49274

LOT 5 PRELIMINARY GRADING PLAN
MID-FLORIDA LOGISTICS PARK
APOPKA, FLORIDA

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=100'
SHEET: 16 OF 18

CONTRACTOR "AS-BUILTS"

I hereby state that these "As-Builts" were furnished to me by the contractor listed below. I or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon a/o observations of the construction.

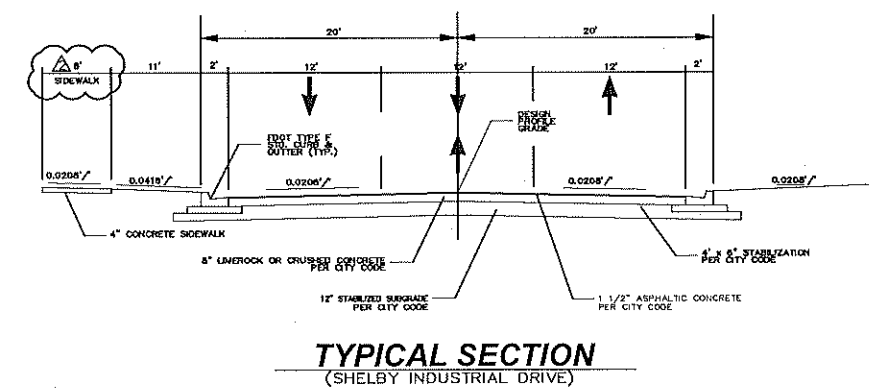
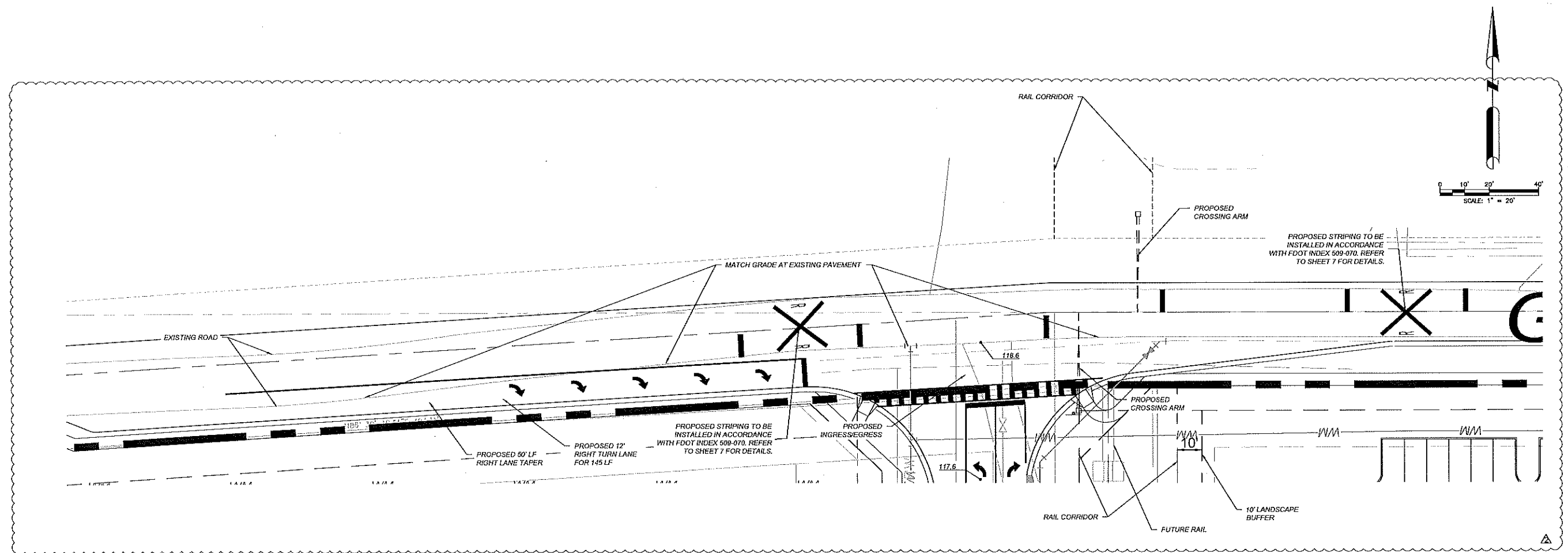
Contractor _____ Engineer _____

Not valid without the signature and the original raised seal of a Florida Registered Engineer.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-04-18	DLS	REVISED PER CLIENT REQUEST
			11-13-18	MG	REVISED PER CLIENT REQUEST

PRELIMINARY STORMWATER POND PLAN
MID-FLORIDA LOGISTICS PARK
APOPKA, FLORIDA

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=100'
SHEET: 17 OF 18



DAVE SCHMITT
ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

CONTRACTOR 'AS-BUILTS'

I hereby state that these "As-Builts" were furnished to me by the contractor listed below. I, or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.

Contractor _____ Engineer _____
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-04-10	DLS	REVISED PER CLIENT REQUEST
			11-13-10	MG	REVISED PER CLIENT REQUEST

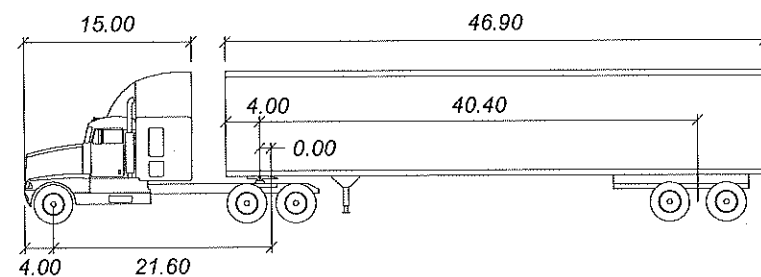
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

GE ROAD OFFSITE IMPROVEMENTS

MID-FLORIDA LOGISTICS PARK

APOPKA, FLORIDA

DATE: JUNE 2018
PROJECT NO.: ANC-1
DRAWN BY: MTP
CHECKED BY: DSE
SCALE: 1"=20'
SHEET: 18 OF 18



Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 31.9
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

