

## **APOPKA DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA**

**July 26, 2023 9:00 AM**

**Apopka City Hall Council Chambers**

### **ANNEXATION**

1. Page Property - Annexation

### **FUTURE LAND USE AMENDMENT**

1. Page Property - Future Land Use Amendment, 1st Submittal

### **REZONING**

1. Page Property - Rezoning, 1st Submittal

### **MASS GRADING**

1. Mid-Florida South Logistics - Mass Grading
2. Bronson's Ridge Parcel 3 - Mass Grading

### **DISCUSSION ITEMS**

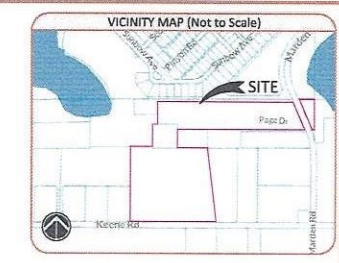
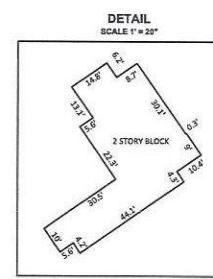
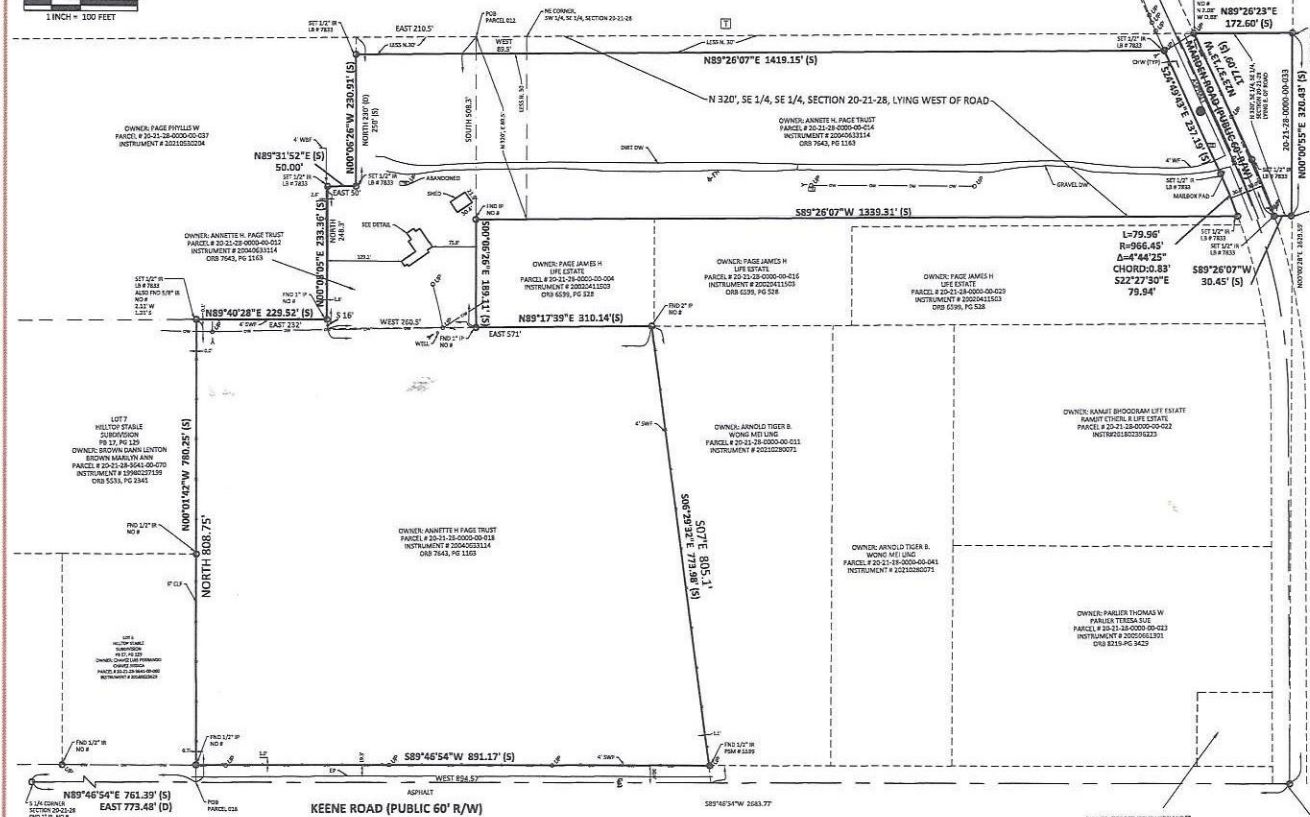
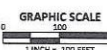
#### **ADJOURNMENT**

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

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





[illegible]

PARCEL ID: 20-21-28-0000-00-012

BEGIN 85.5 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, RUN SOUTH 508.3 FEET, THENCE WEST 262.5 FEET, THENCE NORTH 248.3, THENCE PACE EAST 50 FEET, THENCE NORTH 230 FEET, THENCE EAST 210.5 FEET TO POINT OF BEGINNING (LESS NORTH 30 FEET) IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

THE NORTH 320 FEET OF THE EAST 89.5 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AND THE NORTH 320 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF ROAD (LESS NORTH 30 FEET THEREOF) IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

BEGIN 773.48 FEET EAST OF THE SOUTH 1/4 CORNER RUN THENCE NORTH 808.75 FEET, THENCE EAST 232 FEET, THENCE SOUTH 16 FEET, THENCE EAST 571 FEET, THENCE SOUTH 7' EAST 805.1 FEET, THENCE WEST 894.57 FEET TO THE POINT OF BEGINNING (LESS SOUTH 30 FEET THEREOF FOR ROAD) IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

THAT PART OF THE NORTH 320 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, LYING EAST OF MARDEN ROAD, ORANGE COUNTY, FLORIDA.

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED RIGHT OF WAY LINE OF KEENE ROAD,  
BEING A HIGHWAY ADJACENT.

2. THIS SURVEY REFLECTS ONLY RESULTS OF RECORDS AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED BY FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE ONLY UTILITIES IN THE AREA. HOWEVER, THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTORS SHOULD VERIFY THE EXISTENCE OF THE CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING PROFESSIONAL ENGINEER, THE DISCREPANCY SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
4. THIS SITE LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12205C0210F, COMMUNITY NO. 120379, ORANGE COUNTY, FLORIDA. EFFECTIVE 08/25/2005.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 475.02(5), A LAND SURVEYOR MUST AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE NOT PROVIDING THIS DRAWING FOR CONSTRUCTION. INTERPRETATION OF CONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE OR SEARCH OF PUBLIC RECORDS FOR EASEMENTS AND/OR ENCUMBRANCES THAT MAY AFFECT THIS SUBJECT PROPERTY.
7. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO ASSUMED HORIZONTAL DATUM.

**Certified to:**  
James Page



ADDRESS:  
2350 MARDEN ROAD  
APOPKA, FL, 32703

### Job Information

JOB NO. 904552  
CF NO. ORG-20-21-28  
FIELD DATE: 09/16/2021  
SCALE: 1" = 100'  
DRAWN BY: DSK

## Revisions

[illegible]

**Altamax Surveying**  
910 Belle Avenue, Suite 1100  
Casselberry, FL 32708  
Phone: 407-677-0200  
Licensed Business No. 7833  
[www.altamaxsurveying.com](http://www.altamaxsurveying.com)  
Quality Served by James D.

James D. Bray PSM 6507

James D. Bray PSM 6507

SHEET 1 OF 1

Edward  
James  
Speno

PHONE 386 337 4300

5036 Doctor Phillips Blvd suite III  
Orlando FL 32819

[edward@edwardjamescorp.com](mailto:edward@edwardjamescorp.com)

2332 Marden Rd. ID#20-21-28-0000-00-016 (E 350 FT of S 173.3 FT of N 508.3 FT of SE1/4 of SE1/4 % N 15 FT S 188.3 FT of N 508.3 FT of SE1/4 of SE1/4 Lying W of R/W (less W 221 FT) in SEC 20-21-28

2374 Marden Rd. ID#20-21-28-0000-00-004 (W221 FT of S 188.3 FT of N 508.3 FT of SE1/4 of SE1/4 & E 89.5 FT of S 188.3 FT of N 508.3 FT of SW1/4 of SE1/4 all in SEC 20-21-28)

Marden Rd. ID#20-21-28-0000-00-032 (That Part of S 188.3 FT of N 508.3 FT of SE1/4 of SE1/4 Lying E of Marden Rd.)

2370 Marden Rd. ID#20-21-28-0000-00-029 (That Part of S 173.3 FT of N 508.3 FT of SE1/4 of SE1/4 Lying W of R/W less W 571 FT) See 2778/678

Marden Rd. ID#20-21-28-0000-00-033 (That Part of N 320 FT of SE1/4 of SE1/4 of SEC 20-21-28 Lying E of Marden Rd)

2266 Marden Rd. ID#20-21-28-0000-00-014 (N 320 FT of E 89.5 FT of SW1/4 of SE1/4 & N 320 FT of SE1/4 of SE1/4 Lying W of Rd, less than 30 FT Thereof, & N 260 FT of W 210.50 FT of E 300FT of SW1/4 of SE1/4, less than N 30 FT Thereof, All In SEC 20-21-28)

2350 Marden Rd. ID#20-21-28-0000-00-012 (BEG 89.5 FT W of NE COR of SW1/4 of SE1/4 of SEC 20-21-28 TH RUN S 508.3 FT W 260.5 FT N 248.3 FT E 50 FT N 260 FT E 210.5 FT To POB, Less N 200 FT)

1111 W Keene Rd. ID#20-21-28-0000-00-018 (BEG 773.48 FT E of S1/4 COR RUN TH N 808.75 FT E 232 FT S 16 FT E 571 FT S 7 DEG E 805.1 FT W 894.57 FT to POB, Less S 30 FT For Rd., In SEC 20-21-28)



**The Edward  
James  
Corporation**

PHONE 386 337 4300

5036 Doctor Phillips Blvd suite 111  
Orlando FL 32819

[edward@edwardjamescorp.com](mailto:edward@edwardjamescorp.com)

Mr Robert Howell

June 29, 2023

Ms Jean Sacherz

Re: Zoning and Land Use application

Mr Jim Hitt

“Page Groves”

Planning department City of Apopka

Please allow this memo to serve as our company and the land owner’s response to the questions presented in the varied applications

- 1) we believe the pending application for annexation land use and zoning furthers the goals and policies of the comprehensive plan and other applicable plans and policy of the city our request for a density of 7.5 units to the acre is consistent with other projects in the neighboring area
- 2) No these applications are not in conflict with any portion of this LDC
- 3) yes we feel these applications address a need for modest forms of residential housing which are needed in the community
- 4) yes the proposed project “Page Groves” will be compatible with the community and existing development of the area in general and 7.5 units to the acre is the appropriate density for the subject lands
- 5) the “Page Groves” project will result in an orderly development pattern
- 6) “Page Groves” will not adversely affect the property values in the area
- 7) “Page Groves” will result in development adequately served by public facilities ( roads , potable water , waste water , solid waste , storm water , schools , parks , police, and fire and emergency medical facilities
- 8) “Page Groves” would not result in significantly adverse impacts on natural environment- including but not limited to water air , noise storm water management , wild life , vegetation , wet lands, and the natural functioning of the environment

We trust the forgoing addresses any concerns as to the compatibility of the proposed “Page Groves” residential project with the city of Apopka

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*Edward J. Speno President*

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*Jim Page Property Owner*

Edward  
James  
Speno

PHONE 386 337 4300

5036 Doctor Phillips Blvd suite III  
Orlando FL 32819

[edward@edwardjamescorp.com](mailto:edward@edwardjamescorp.com)

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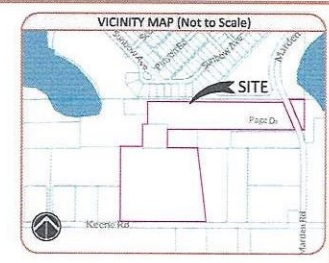
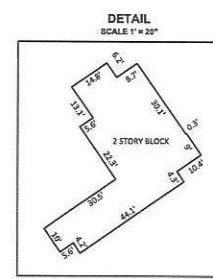
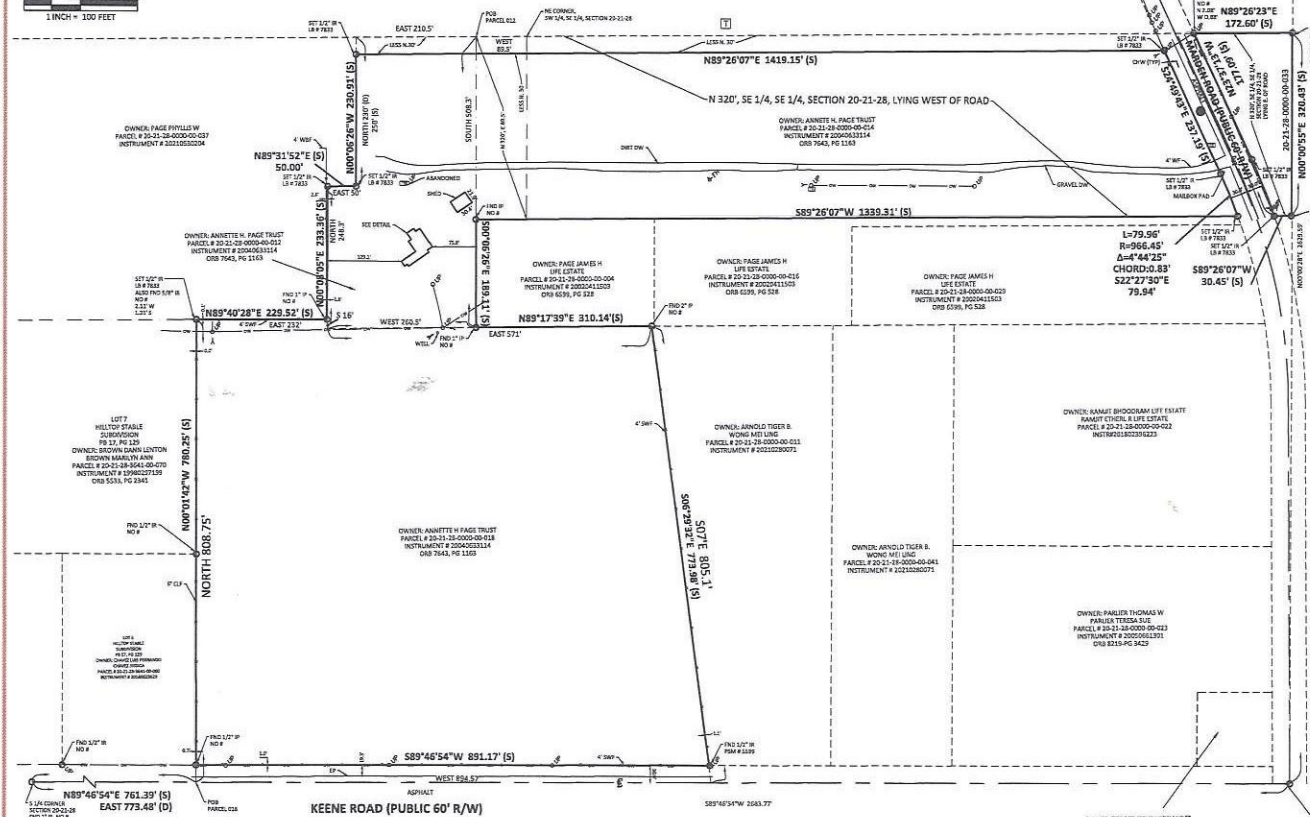
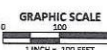
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[illegible]

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PARCEL ID: 20-21-28-0000-00-033  
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FLORIDA.

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED RIGHT OF WAY LINE OF KEENE ROAD, BEING: N89°46'54"E ASSUMED.

3. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
4. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OF THE SITE OR ADJACENT. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF UTILITIES CAUSED BY THE CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES. THE SURVEYOR IS NOT GUARANTEED AND BEFORE COMMENCEMENT OF CONSTRUCTION, IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS OF THE CLIENT AND THE INFORMATION OBTAINED FROM THE SURVEY, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
5. THIS SITE LIES IN ZONE "X" PER FLOOR INSURANCE RATE MAP NO. 12095C021205, COMMUNITY NO. 120219, ORANGE COUNTY, FLORIDA, EFFECTIVE 06/27/2009.
6. ACCORDING TO FLORIDA STATUTES, CHAPTER 467.02(2), A LAND SURVEYOR SHALL NOT AFFIX HIS OR HER NAME TO ANY PLAN OR DRAWING UNLESS HE OR SHE HAS PERSONALLY OBSERVED AND TO PERFORM OR HAS IT BEYOND HIS PROFESSION OR SPECIALTY THEREIN, THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
7. THIS SURVEY WAS MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE OR SEARCH OF PUBLIC RECORDS FOR EASEMENTS AND/OR ENCUMBRANCES THAT MAY AFFECT THIS SUBJECT PROPERTY.
7. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO ASSUMED HORIZONTAL DATUM.

**Certified to:**  
James Page



ADDRESS:  
2350 MARDEN ROAD  
APOPKA, FL 32703

### Job Information

JOB NO. 904552  
CF NO. ORG-20-21-28  
FIELD DATE: 09/16/2021  
SCALE: 1" = 100'  
DRAWN BY: DSK

### Revisions

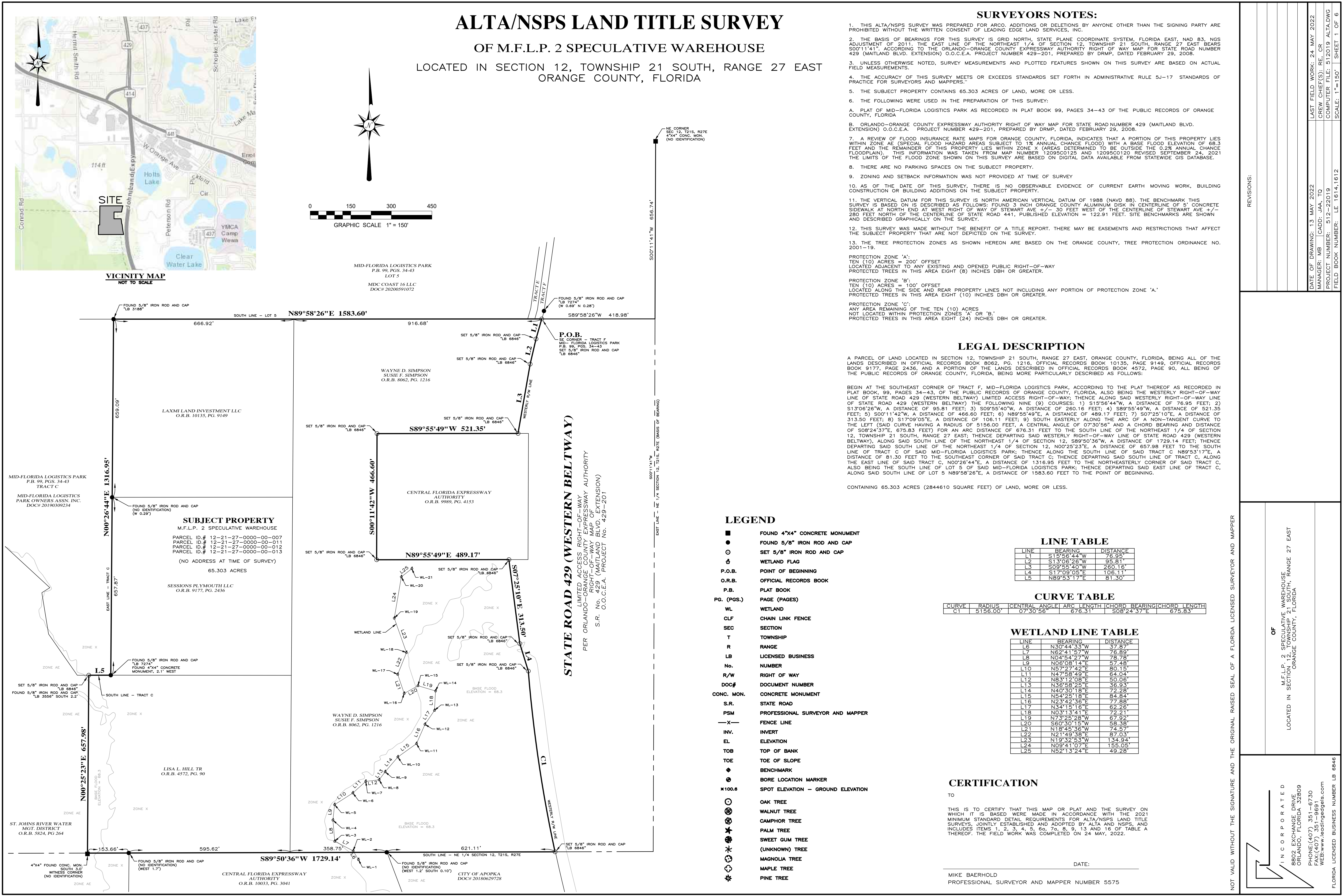
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**Altamax Surveying**  
910 Belle Avenue, Suite 1100  
Casselberry, FL 32706  
Phone: 407-677-0200  
Licensed Business No. 7833  
[www.altamaxsurveying.com](http://www.altamaxsurveying.com)  
Digitally signed by James D

Enby: cmJames D Bray cmUS  
 DIN: cmJames D Bray cmUS  
 ou: A21427D000001807EAAAC  
 NE300001733  
 Date: 2021-09-23 14:18:04:00  
**James D. Bray PSM 6507**

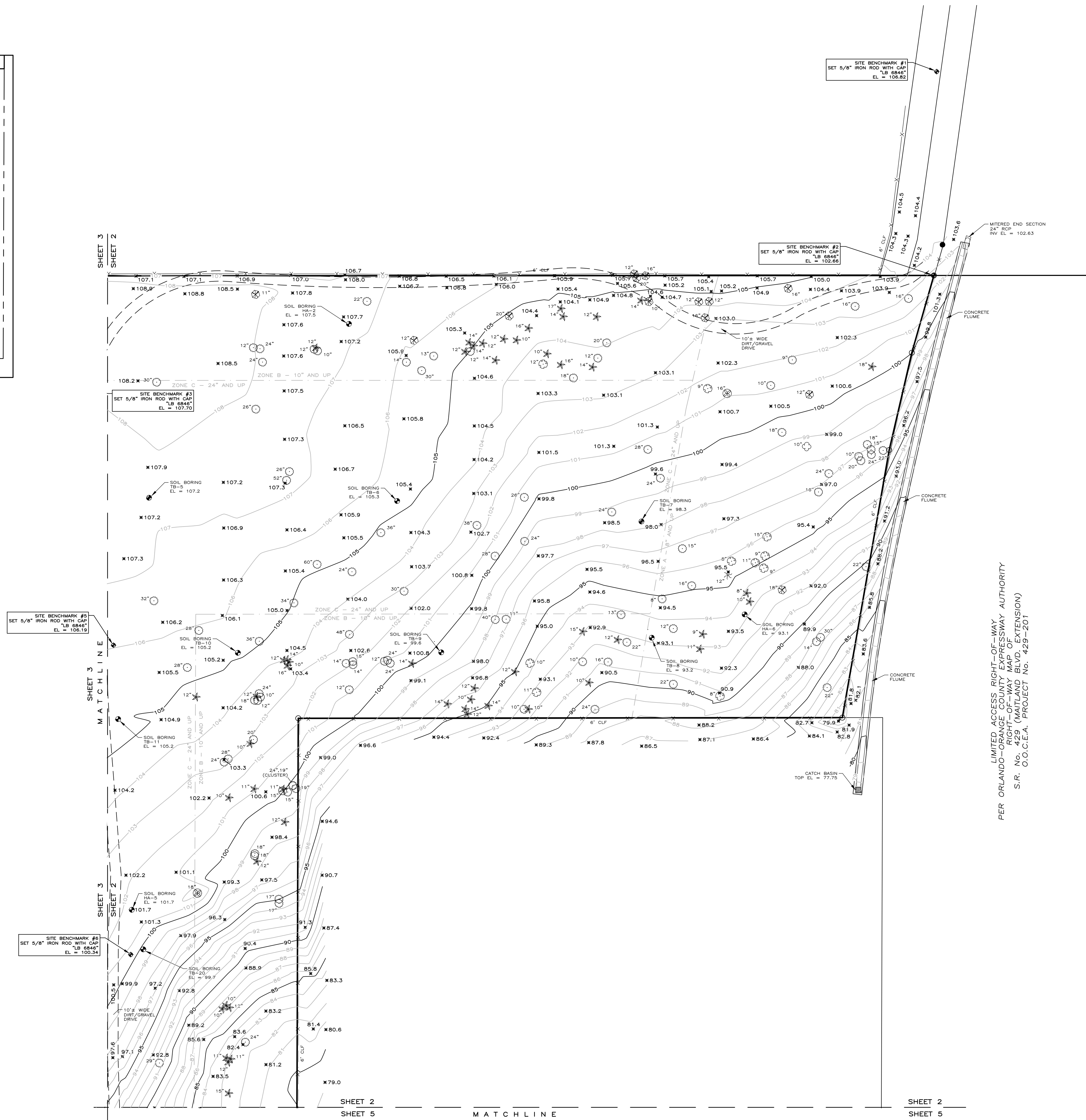
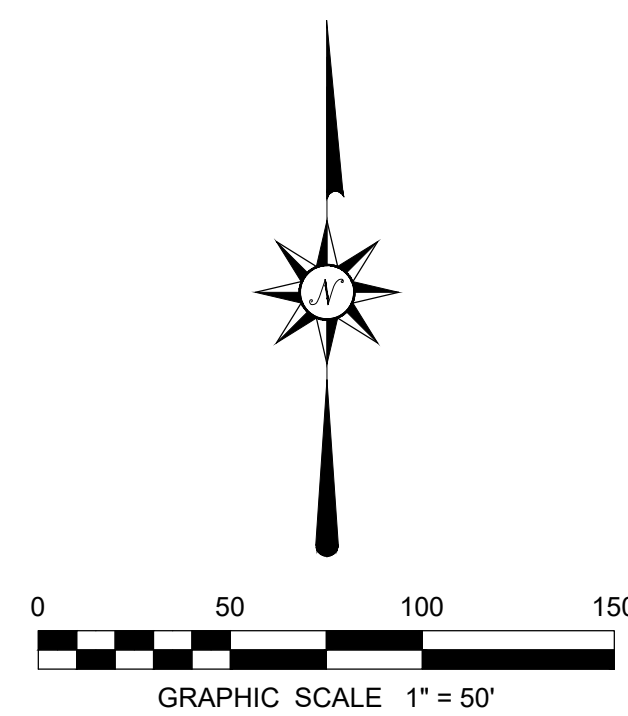
SHEET 1 OF 1







**INDEX MAP**  
**NOT TO SCALE**



LIMITED ACCESS RIGHT-OF-WAY  
PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY  
RIGHT-OF-WAY MAP OF  
S.R. No. 429 (MAITLAND BLVD. EXTENSION)  
O.O.C.E.A. PROJECT No. 429-201

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

REVISIONS:

OF  
M.F.L.P. 2 SPECULATIVE WAREHOUSE  
LOCATED IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA

INCORPORATED  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: [www.leadingedgeqs.com](http://www.leadingedgeqs.com)

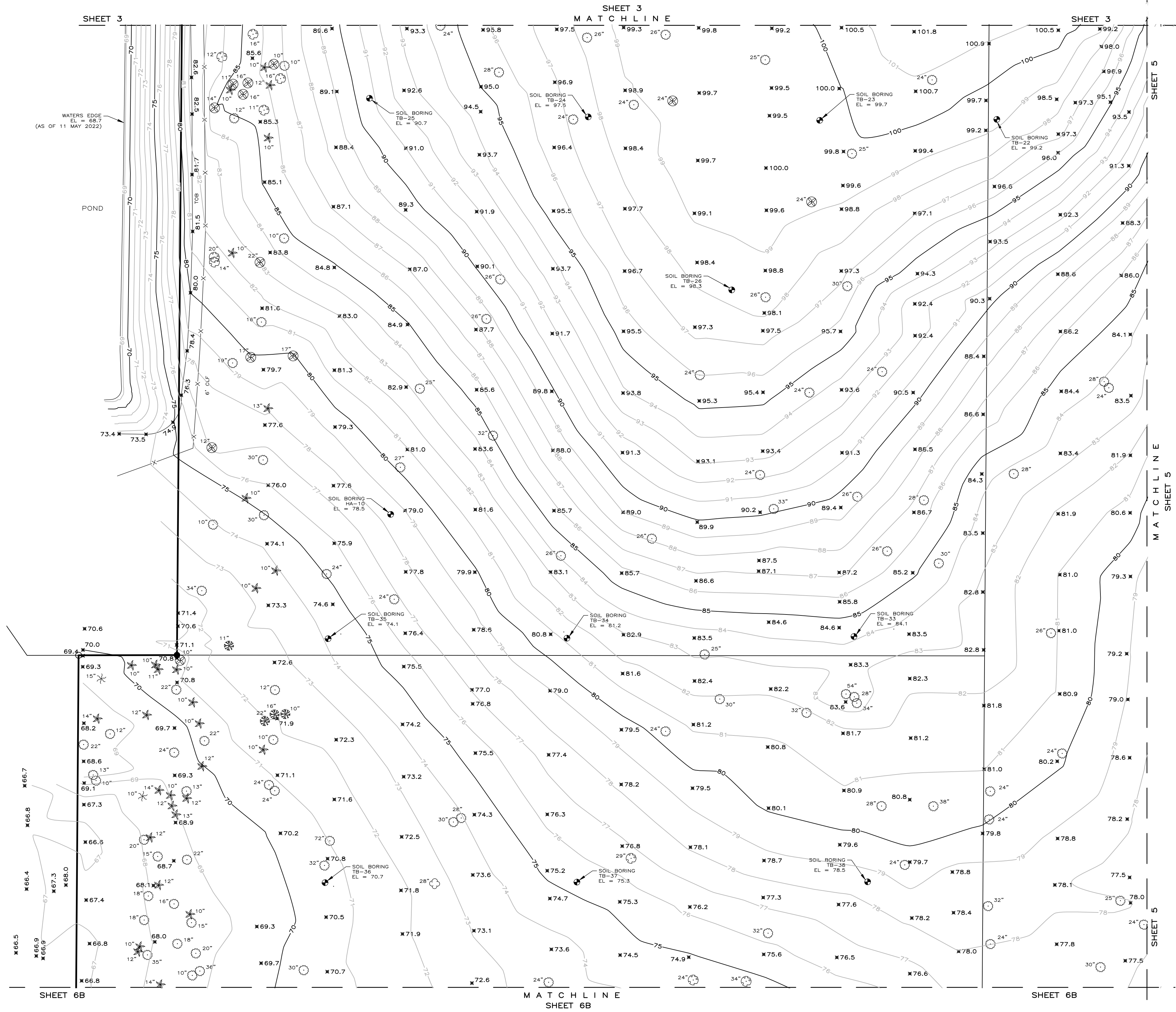
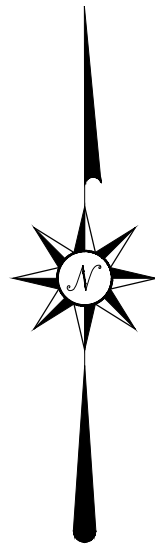
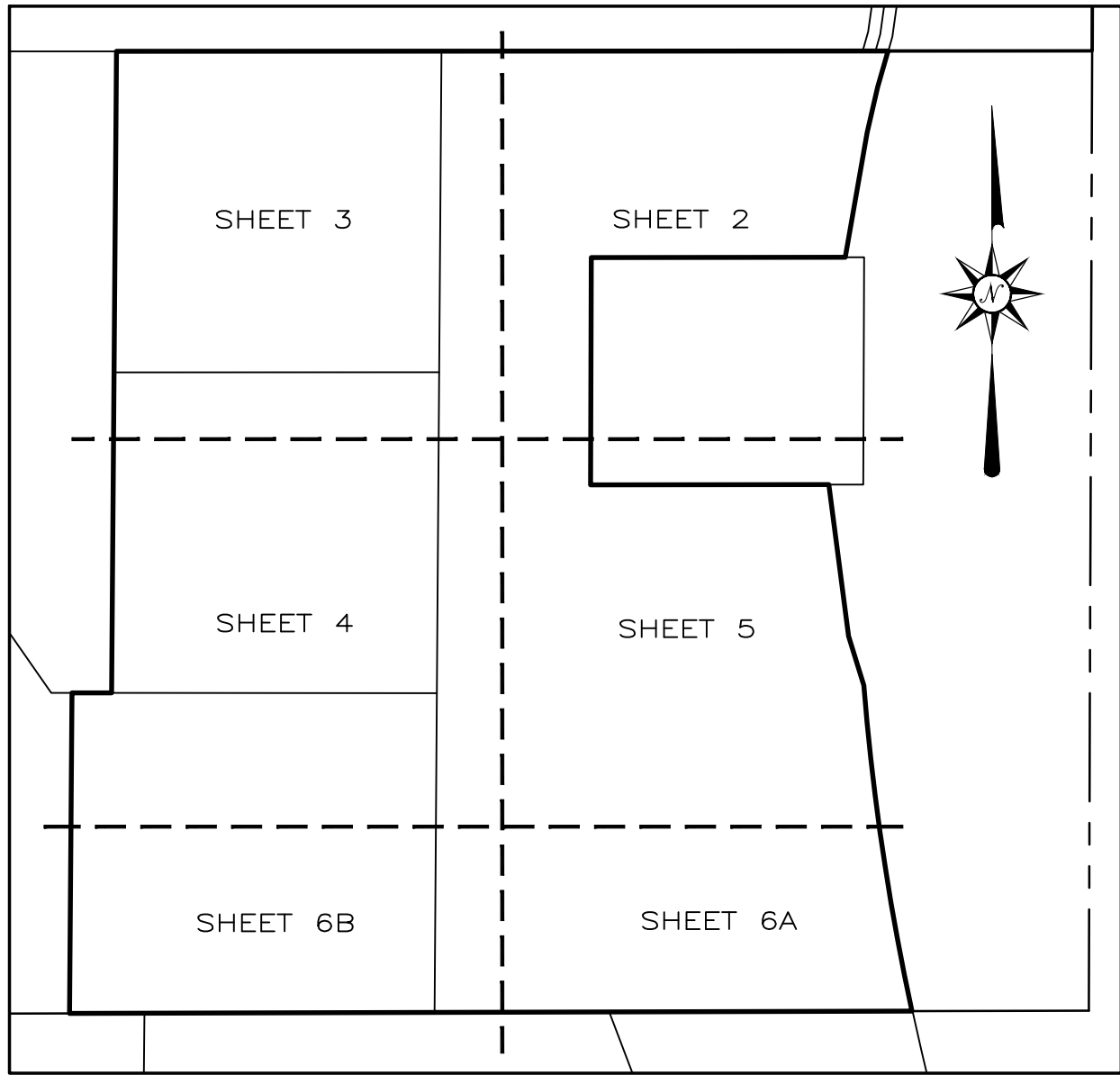
FLORIDA LICENSED BUSINESS NUMBER LB 6846

|                                 |                                |
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| DATE OF DRAWING: 13 MAY 2022    | LAST FIELD WORK: 24 MAY 2022   |
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| PROJECT NUMBER: 512-22019       | COMPUTER FILE: 512019 ALTA.DWG |
| FIELD BOOK NUMBER: LE 1614,1612 | SHEET 2 OF 6                   |
|                                 | SCALE: 1"=50'                  |









REVISIONS:

OF  
M.F.L.P. 2 SPECULATIVE WAREHOUSE  
LOCATED IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA

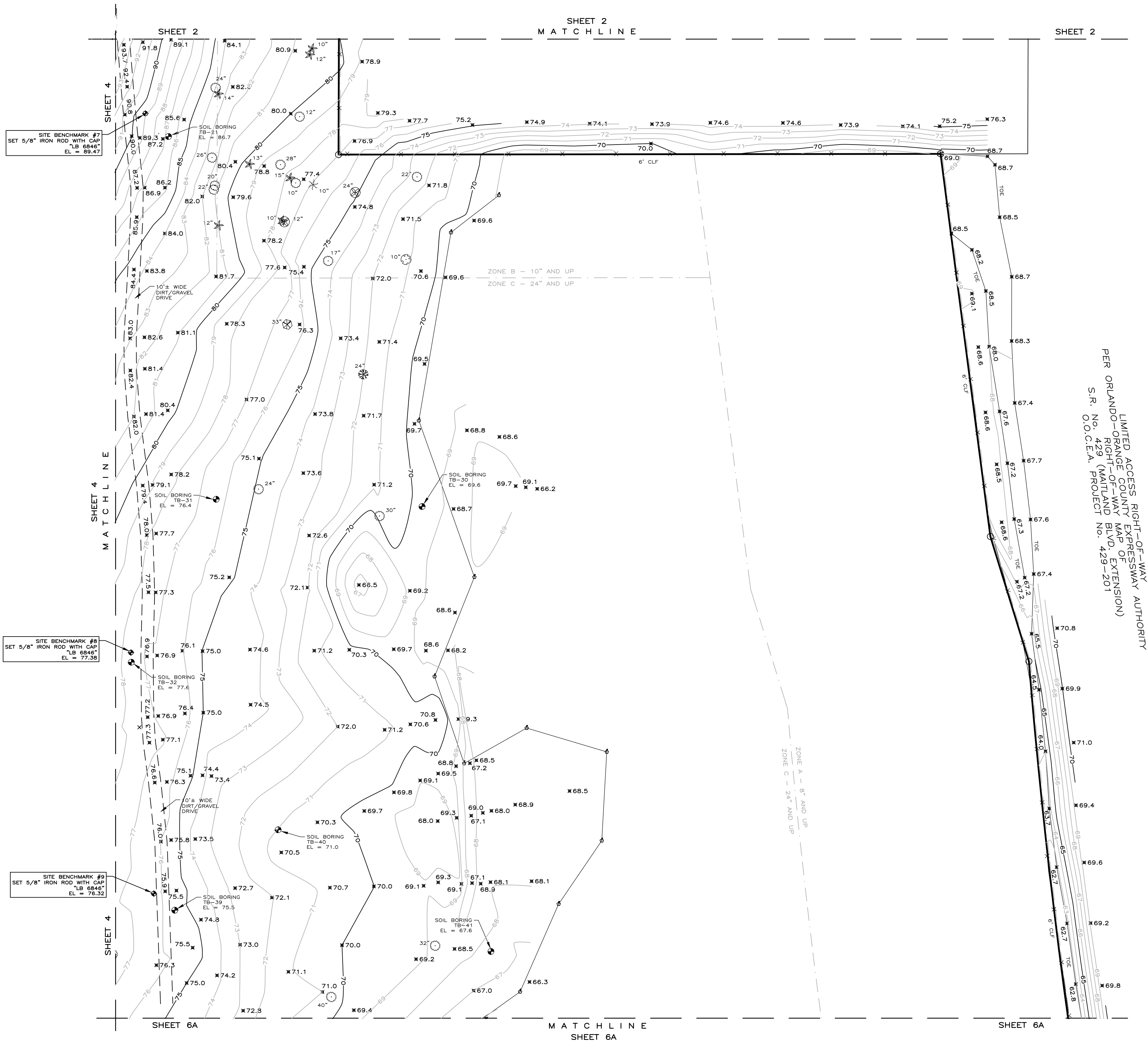
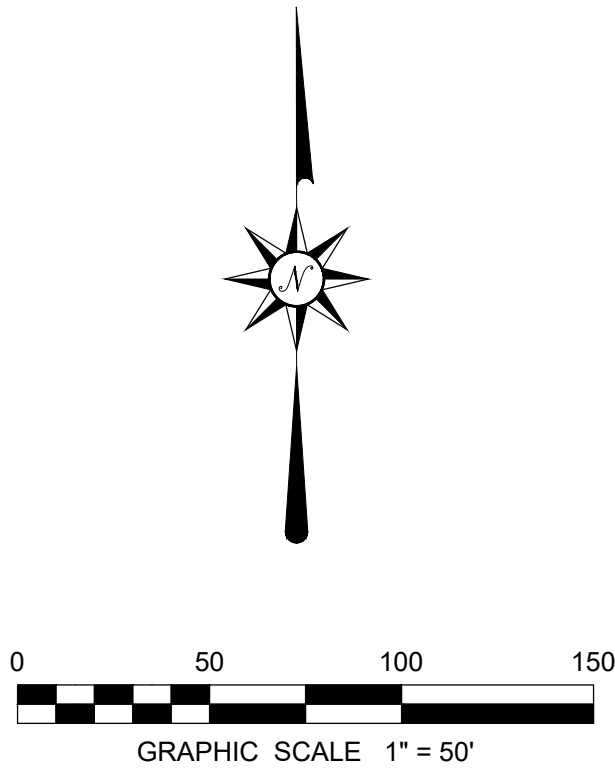
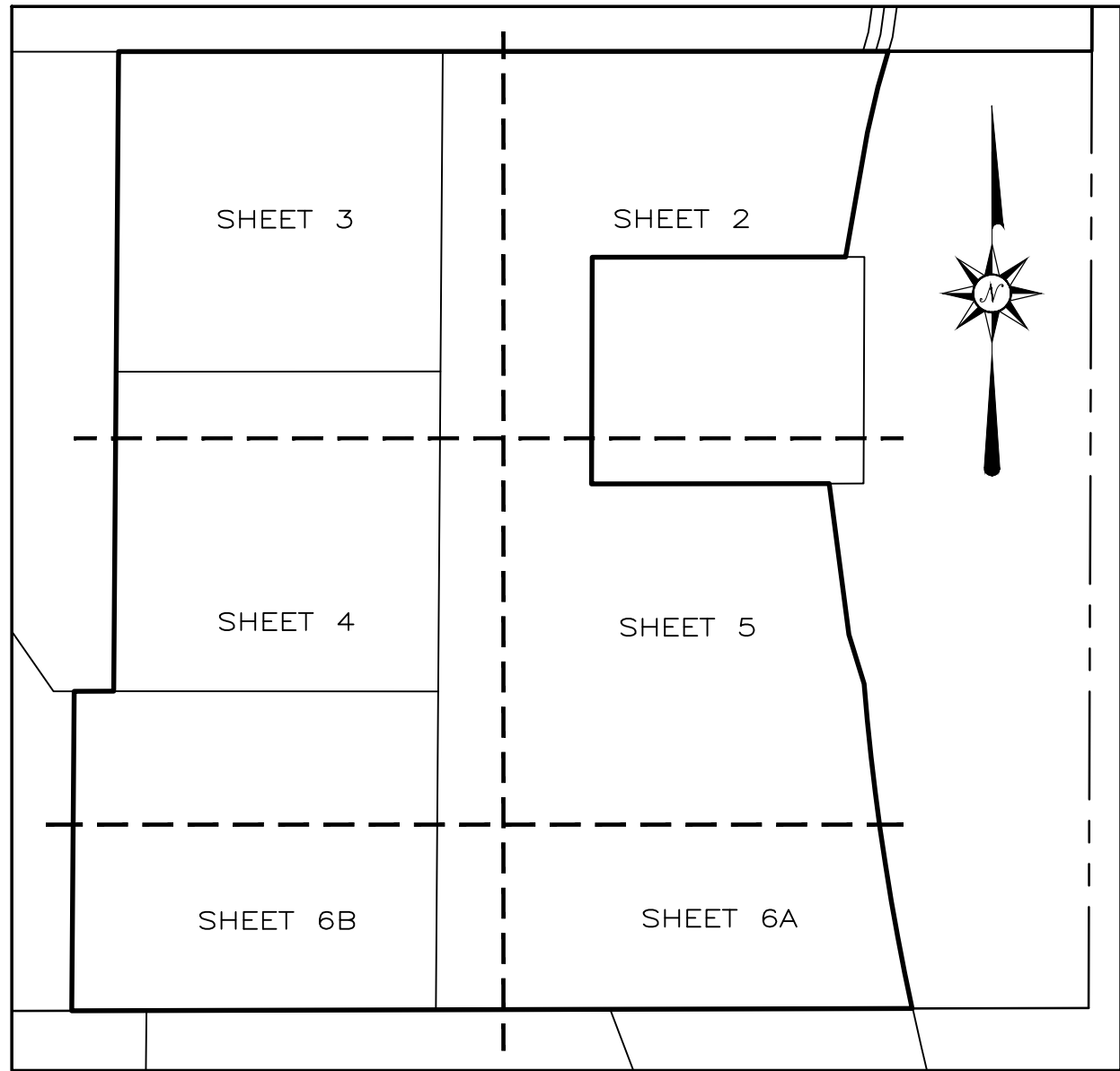
INCORPORATED  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE (407) 351-6730  
FAX (407) 351-0691  
WEB: www.leedingeds.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

|                                 |                               |
|---------------------------------|-------------------------------|
| DATE OF DRAWING: 13 MAY 2022    | LAST FIELD WORK: 24 MAY 2022  |
| MANAGER: MB                     | CREW CHIEF(S): RE, CR         |
| PROJECT NUMBER: 512-22019       | CADD: JAA, TO                 |
| FIELD BOOK NUMBER: LE 1614.1612 | COMPUTER FILE: 512019 ALTADWG |
|                                 | SCALE: 1"=50'                 |
|                                 | SHEET 4 OF 6                  |

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





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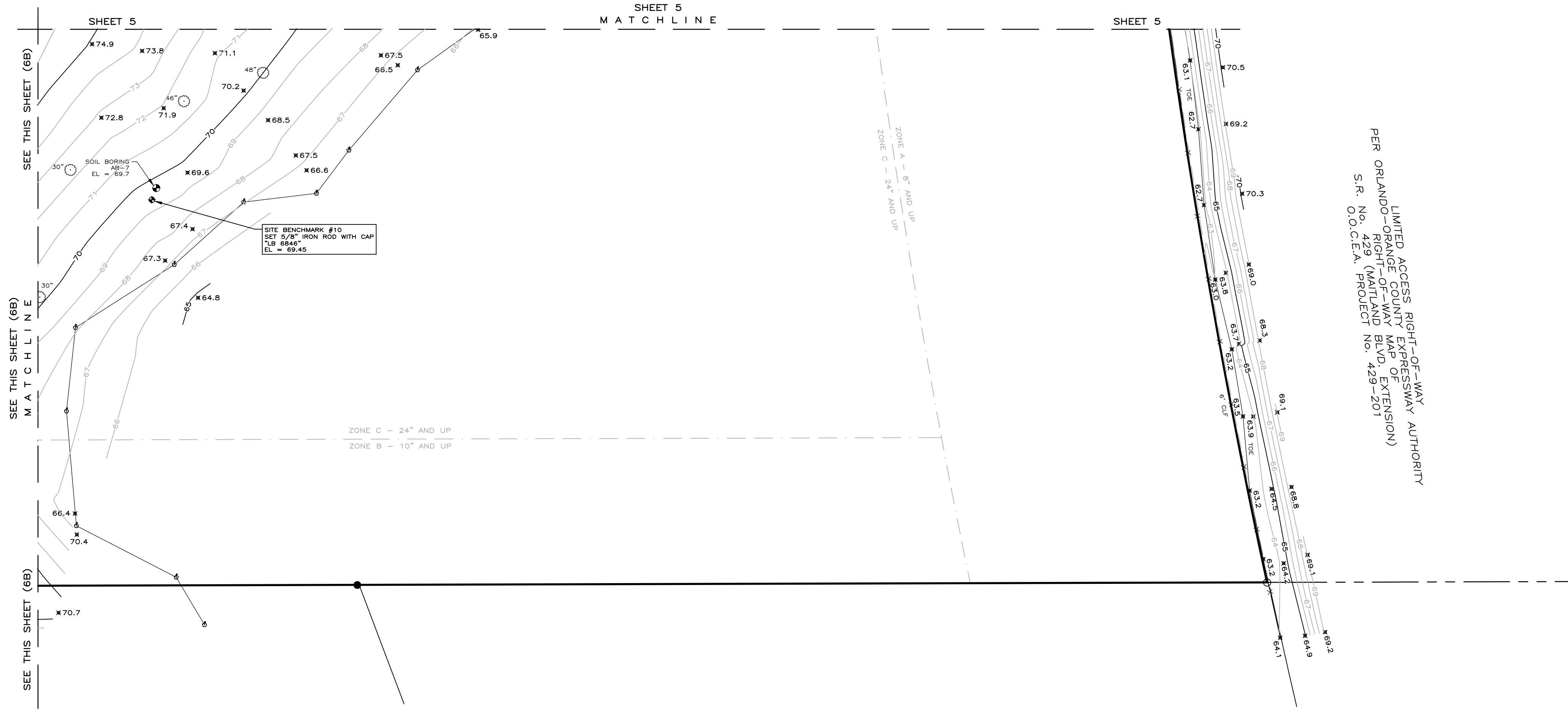
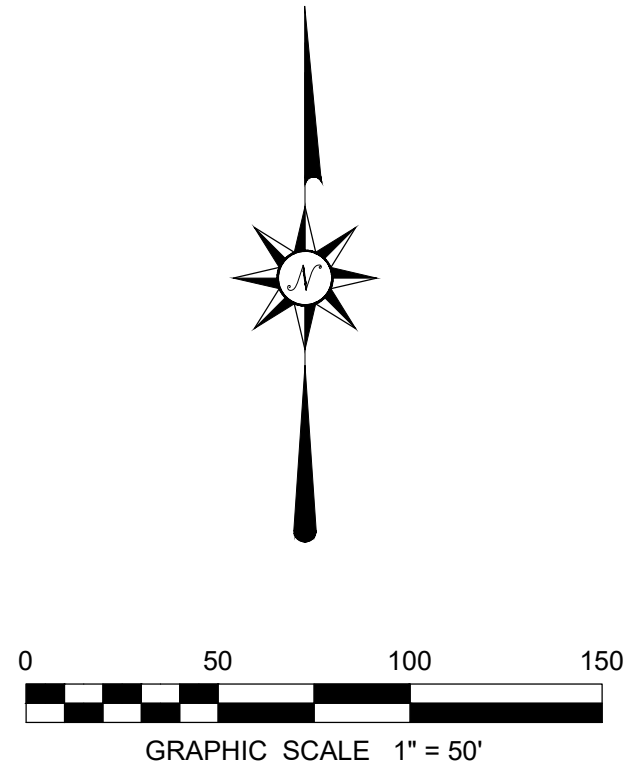
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| REVISIONS:                   |                              |                                 |                              |
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|                              |                              |                                 |                              |
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| SCALE: 1"=50'                |                              |                                 | SHEET 5 OF 6                 |

OF  
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LOCATED IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA

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FLORIDA LICENSED BUSINESS NUMBER LB 6846



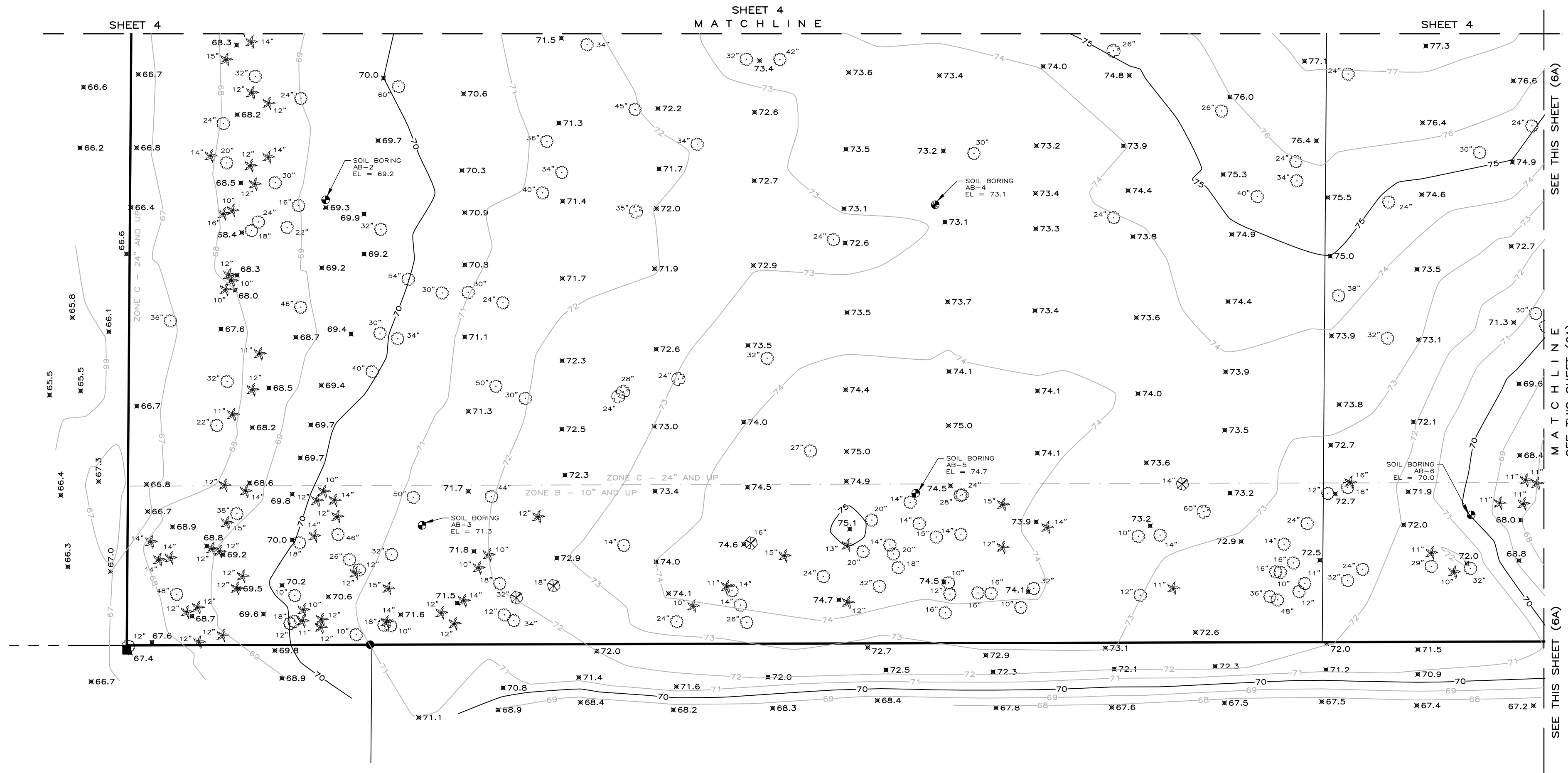
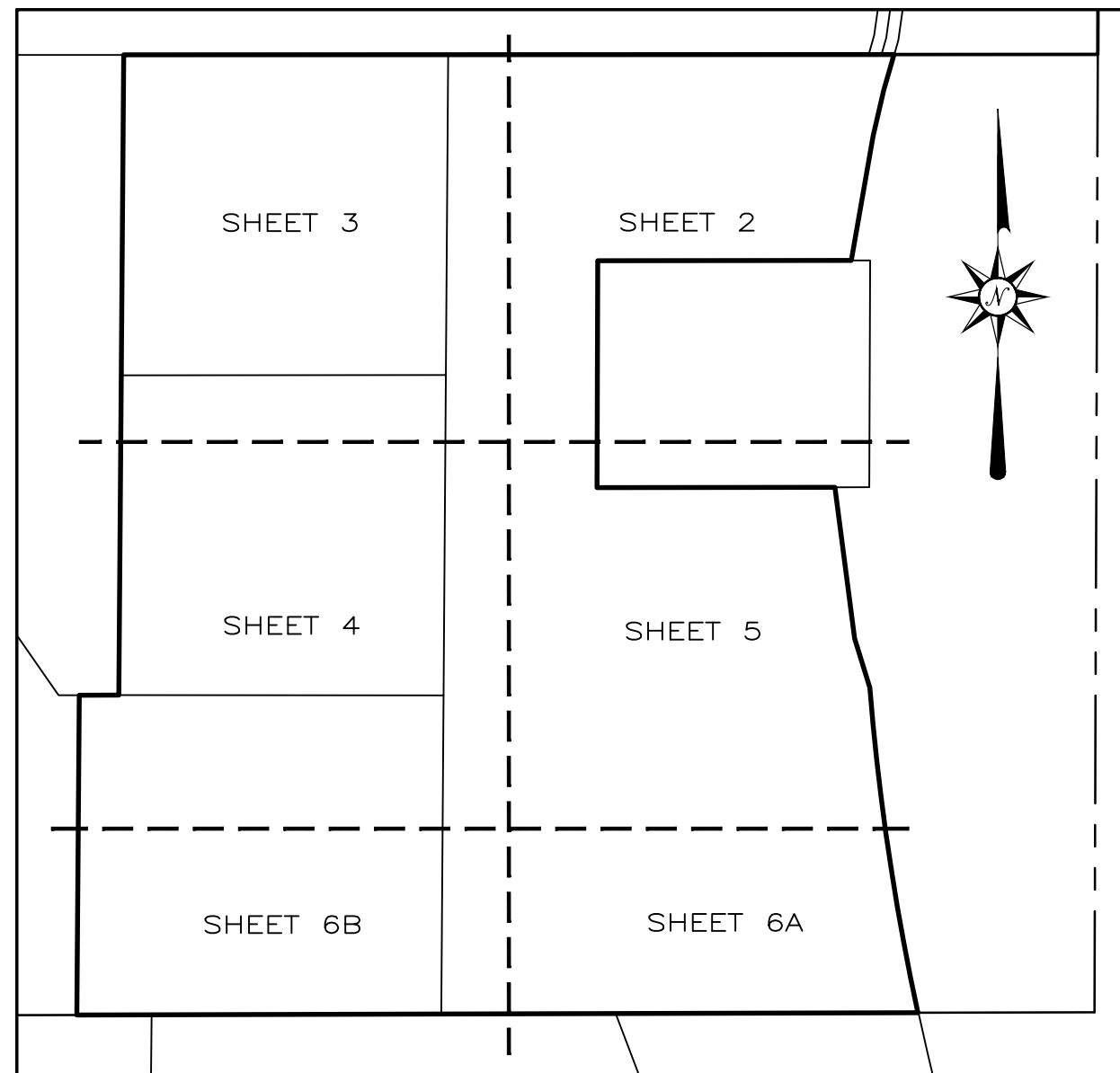


SHEET 6A

SHEET 6A

SHEET 6B

SHEET 6B



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

OF  
M.F.L.P. 2 SPECULATIVE WAREHOUSE  
LOCATED IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST  
ORANGE COUNTY, FLORIDA

INCORPORATED  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE (407) 351-6730  
FAX (407) 351-0691  
WEB: www.leedingeds.com  
FLORIDA LICENSED BUSINESS NUMBER LB 6846

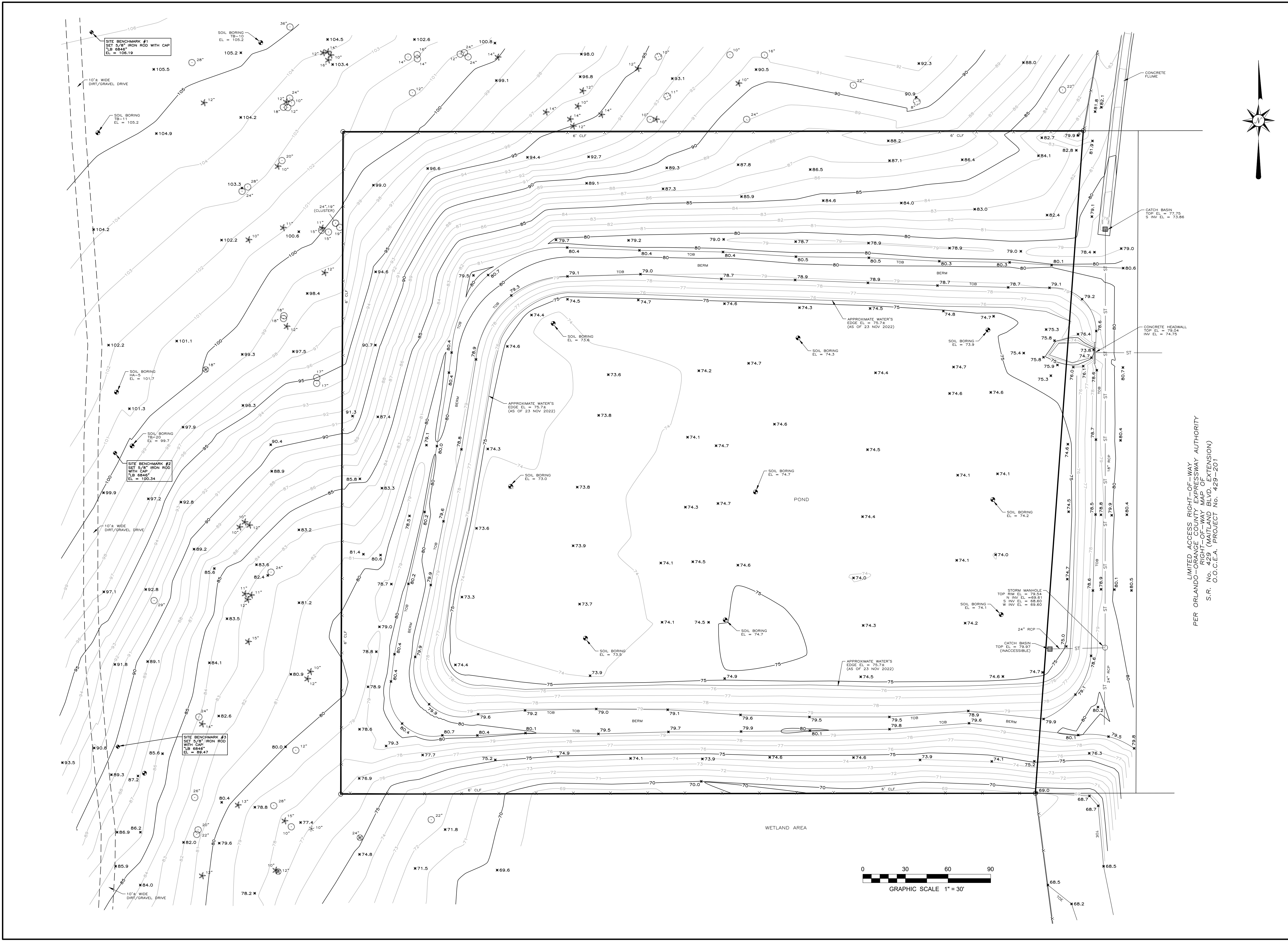
REVISIONS:

|                              |                                 |
|------------------------------|---------------------------------|
| DATE OF DRAWING: 13 MAY 2022 | LAST FIELD WORK: 24 MAY 2022    |
| MANAGER: MB                  | CREW CHIEF(S): RE, CR           |
| CADD: JAA, TO                | COMPUTER FILE: 512019 ALTADWG   |
| PROJECT NUMBER: 512-22019    | FIELD BOOK NUMBER: LE 1614.1612 |
| SCALE: 1"=50'                | SHEET 6 OF 6                    |

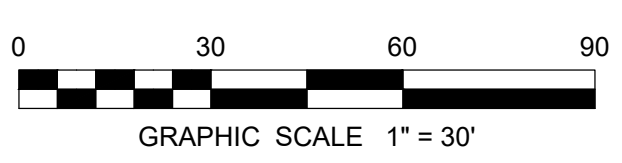








LIMITED ACCESS RIGHT-OF-WAY  
PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY  
RIGHT-OF-WAY MAP OF  
S.R. No. 429 (Maitland Blvd. Extension)  
O.O.C.E.A. PROJECT No. 429-201



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

|                                                                                                                                                                                       |                                                                                                                       |            |                                                                                                             |                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| INCORPORATED<br>8802 EXCHANGE DRIVE<br>ORLANDO, FLORIDA 32809<br>PHONE (407) 351-6730<br>FAX (407) 351-0691<br>WEB www.leadingsurveys.com<br>FLORIDA LICENSED BUSINESS NUMBER LB 6846 | M.F.L.P. 2 SPECULATIVE WAREHOUSE<br>LOCATED IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST<br>ORANGE COUNTY, FLORIDA | REVISIONS: | DATE OF DRAWING: 28 NOV 2022<br>MANAGER: MB<br>PROJECT NUMBER: 512-22019<br>FIELD BOOK NUMBER: LE 1614.1612 | LAST FIELD WORK: 23 NOV 2022<br>CREW CHIEF(S): RE, CR<br>COMPUTER FILE: 512019BT.DWG<br>SCALE: 1"=30' |
|                                                                                                                                                                                       |                                                                                                                       |            |                                                                                                             |                                                                                                       |

MASS GRADING PLAN  
for  
MID-FLORIDA SOUTH  
LOGISTICS PARK  
APOPKA, FLORIDA

**DEVELOPER:**  
BPG APOPKA PROPERTIES 1, LLC.  
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**SURVEYOR:**  
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**LANDSCAPING:**  
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EMAIL: CRICE@BORRELLIARCHITECTS.COM

PARCEL ID

Parcel 1 12-21-27-0000-00-011  
Parcel 2 12-21-27-0000-00-012  
Parcel 3 12-21-27-0000-00-013  
Parcel 4 12-21-27-0000-00-007  
Parcel 5 12-21-27-0000-00-008

Legal Description:

A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8062, PG. 1216, OFFICIAL RECORDS BOOK 10135, PAGE 9149, OFFICIAL RECORDS BOOK 9177, PAGE 2436, AND A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4572, PAGE 90, ALL BEING OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT F, MID-FLORIDA LOGISTICS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK, 99, PAGES 34-43, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 429 (WESTERN BELTWAY) LIMITED ACCESS RIGHT-OF-WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 429 (WESTERN BELTWAY) THE FOLLOWING NINE (9) COURSES: 1) S15°56'44"W, A DISTANCE OF 76.95 FEET; 2) S13°06'26"W, A DISTANCE OF 95.81 FEET; 3) S09°55'40"W, A DISTANCE OF 260.16 FEET; 4) S89°55'49"W, A DISTANCE OF 521.35 FEET; 5) S00°11'42"W, A DISTANCE OF 466.60 FEET; 6) N89°55'49"E, A DISTANCE OF 489.17 FEET; 7) S07°25'10"E, A DISTANCE OF 313.50 FEET; 8) S17°09'05"E, A DISTANCE OF 106.11 FEET; 9) SOUTH EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 5156.00 FEET, A CENTRAL ANGLE OF 07°30'56" AND A CHORD BEARING AND DISTANCE OF S08°24'37"E, 675.83 FEET) FOR AN ARC DISTANCE OF 676.31 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 429 (WESTERN BELTWAY), ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, S89°50'36"W, A DISTANCE OF 1729.14 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, N00°25'23"E, A DISTANCE OF 657.98 FEET TO THE SOUTH LINE OF TRACT C OF SAID MID-FLORIDA LOGISTICS PARK; THENCE ALONG THE SOUTH LINE OF SAID TRACT C N89°53'17"E, A DISTANCE OF 81.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C; THENCE DEPARTING SAID SOUTH LINE OF TRACT C, ALONG THE EAST LINE OF SAID TRACT C, N00°26'44"E, A DISTANCE OF 1316.95 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT C, ALSO BEING THE SOUTH LINE OF LOT 5 OF SAID MID-FLORIDA LOGISTICS PARK; THENCE DEPARTING SAID EAST LINE OF TRACT C, ALONG SAID SOUTH LINE OF LOT 5 N89°58'26"E, A DISTANCE OF 1583.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 65.303 ACRES (2844610 SQUARE FEET) OF LAND, MORE OR LESS.

ALSO A CFX PARCEL WITH THE FOLLOWING DESCRIPTION: BEG 466 2/3 FT W OF PT 233 1/3 FT S OF SE COR OF NE1/4 OF NE1/4 RUN W 560 FT N 466 2/3 FT E 560 FT S 466 2/3 FT TO POB IN SEC 12-21-27. **TOTAL AREA OF CFX PARCEL 261,281 SQFT, (6.00 ACRES).**

PREPARED FOR:

BLUESCOPE PROPERTIES GROUP

**WATER / SEWER SERVICE:**  
CITY OF APOPKA  
748 EAST CLEVELAND STREET  
APOPKA, FL 32703  
CONTACT: JORGE GARCIA  
PHONE: 407 703-1731

**ELECTRIC SERVICE:**  
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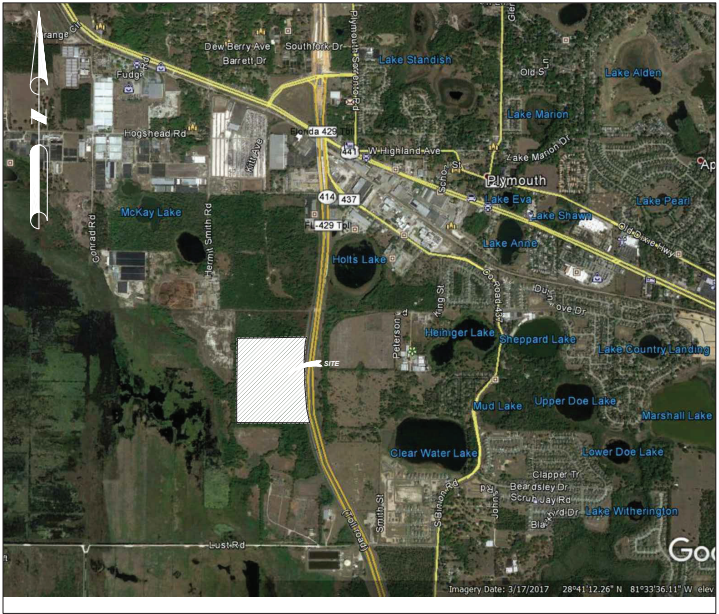
**TELEPHONE AND CABLE SERVICE:**  
CENTURYLINK  
100 CENTURYLINK DRIVE  
MONROE, LA 71203  
CONTACT: HARY TOLEDO  
PHONE: 833 283-4773



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PLANS BY OTHERS:  
- TOPOGRAPHIC SURVEY



SITE LOCATION  
SCALE 1:2000



DAVE SCHMITT  
ENGINEERING, INC.  
12301 LAKE UNDERHILL ROAD  
SUITE 241  
ORLANDO, FL 32828  
407-207-9088 FAX 407-207-9089  
Certification of Authorization #27471

DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274  
Digitally  
signed by Dave  
M Schmitt  
Date:  
2023.05.25  
15:15:50 -04'00'



1. ALL CONSTRUCTION SHALL CONFORM WITH CITY OF APOPKA ENGINEERING STANDARDS MANUAL, 2018 F.D.O.T. STANDARDS FOR ROAD & BRIDGE CONSTRUCTION, AND THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF APOPKA UTILITY SYSTEM SHALL BE IN CONFORMANCE WITH THE CITY OF APOPKA STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL APRIL 2011.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EXISTING ROAD RIGHTS-OF-WAY WITH CITY OF APOPKA ENGINEER
3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA AND SCHEDULES, AND FOR SIGNING SAID INSPECTIONS.
5. NO DEFLECTION OR BENDING IS ALLOWED IN PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY CITY OF APOPKA. ALIGNMENT CHANGE SHALL BE MADE ONLY WITH FITTINGS. LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURERS RECOMMENDATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND FOR NOTIFYING THE VARIOUS UTILITY PROVIDERS TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISRUPTION OF SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY PROVIDERS AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY PROVIDER DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
7. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR WILL HALT ALL CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
8. DUKE ENERGY WILL INSTALL, REGULATE AND MAINTAIN THE PROPOSED POWER DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH DUKE ENERGY TO INSURE PROPER CONSTRUCTION PHASING, ELIMINATE CONFLICTS IN THE WORK, AND AVOID UNNECESSARY DELAYS.
9. THE LOCAL TELEPHONE COMPANY WILL INSTALL, REGULATE AND MAINTAIN THE PROPOSED COMMUNICATION DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH SAID PROVIDER TO INSURE PROPER CONSTRUCTION PHASING, ELIMINATE CONFLICTS AND AVOID UNNECESSARY DELAYS.
10. ALL WORK AND MATERIALS FURNISHED SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRASSES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.
11. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS AND THOSE OF HIS SUBCONTRACTORS, AND ALL SUPPLIERS TO ASSURE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND SHALL LIMIT HIS OPERATIONS FOR THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC. UNDER ALL CIRCUMSTANCES, SAFETY SHALL BE THE MOST IMPORTANT CONSIDERATION.
12. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC, IN REASONABLE CONFORMITY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS OR AS DIRECTED BY CITY OF APOPKA TRAFFIC ENGINEER. SUCH AS TO EFFECTIVELY PREVENT ACCIDENTS IN ALL PLACES WHERE THE WORK CAUSES OBSTRUCTIONS TO THE NORMAL TRAFFIC OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC.
13. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT.
14. THE CONTRACTOR SHALL COMPLY WITH ALL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
15. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE POLICIES AND GUIDELINES ESTABLISHED BY CITY OF APOPKA FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE EXECUTION OF THE WORK, RESULTING FROM ANY OMISSION, NEGLIGENCE, OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.
16. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALLS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL COMPLY WITH CITY OF APOPKA STANDARDS AND SPECIFICATIONS FOR STRIPPING, CLEARING, GRUBBING, GRADING, BACKFILLING, AND EMBANKMENT PREPARATION WITHIN ALL DESIGNED ROADWAY RIGHT-OF-WAY SECTIONS.
18. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS PROJECT FROM DAVE SCHMITT ENGINEERING, INC. AND MEET THE GEOTECHNICAL ENGINEER'S REQUIREMENTS FOR SOIL PREPARATION ON THE SITE.
19. AFTER THE ROADWAY HAS BEEN CONSTRUCTED TO SUBGRADE, IT SHALL BE PROOF-ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF-ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A FLORIDA LICENSED GEOTECHNICAL ENGINEER TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND THAT ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.
20. COMPACT THE TOP 24 INCHES OF UTILITY TRENCHES WITHIN ROADWAYS TO 98% OF THE MODIFIED PROCTOR DENSITY; WITHIN OTHER AREAS TO 95%.
21. IN OTHER AREAS WHICH REQUIRE FILL MATERIAL THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SOGS, HEAVY GROWTH OF GRASS, DECAYED VEGETABLE MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED. IMMEDIATELY PRIOR TO THE PLACEMENT OF FILL MATERIALS, THE ENTIRE AREA UPON WHICH FILL IS TO PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE GEOTECHNICAL ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.
22. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM SITE.
23. RECORD DRAWINGS: AT THE END OF CONSTRUCTION, THE CONTRACTOR WILL PROVIDE ONE SET OF DRAWINGS SHOWING ALL CHANGES MARKED IN WATERPROOF RED WITH THE FOLLOWING CONTRACTOR CERTIFICATION EXECUTED ON EACH SHEET: THE CONTRACTOR HEREBY CERTIFIES TO THE OWNER THAT THE PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE IMPROVEMENTS COVERED BY THIS DRAWING AND ALL RELATED DETAILS HAVE BEEN CONSTRUCTED AS INDICATED OR AS MODIFIED BY THE NOTES AND GRAPHICS SHOWN. ASSENT A NOTE OR GRAPHIC TO THE CONTRARY, THE IMPROVEMENTS HAVE BEEN CONSTRUCTED MEETING INDUSTRY STANDARD TOLERANCES. \_\_\_\_\_ DATE: \_\_\_\_\_
24. ALL PAVEMENT SURFACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE AASHTO STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
25. ALL SIDEWALKS, RAMPS, AND CROSSWALKS WILL BE DESIGNED AND BUILT TO MEET ADA REQUIREMENTS.

26. MISCELLANEOUS ENGINEER NOTIFICATIONS
- A. THE CONTRACTOR SHALL PROVIDE THE ENGINEER 24 HOUR ADVANCE NOTIFICATION FOR THE FOLLOWING CONSTRUCTION AND OBSERVATION ACTIVITIES.
- a. SANITARY SEWER VIDEO INSPECTION.
- b. CONNECTIONS TO EXISTING SYSTEMS
- c. THRUST BLOCK POURS AND RESTRAINT CONNECTIONS
- d. STORM DRAINAGE LAMPING
- e. INLET TOP POURS (REINFORCING STEEL CHECK)
- f. WATER & FORCE MAIN PRESSURE TESTS
- g. BACTERIOLOGICAL SAMPLING
- h. BASE OBSERVATION & SOUNDING
- i. ASPHALT PLACEMENT
- j. PRE-FINAL INSPECTION
- k. FINAL INSPECTION
- B. THE CONTRACTOR SHALL KEEP DAILY "AS-BUILT" DRAWINGS AND MAKE THEM READILY ACCESSIBLE.
- C. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A PROJECT CONSTRUCTION SCHEDULE (BAR GRAPH) AND UPDATE SAID SCHEDULE ON A MONTHLY BASIS.
- D. ALL FUEL STORAGE AREAS SHALL HAVE THE PROPERTY OWNER'S PRIOR APPROVAL AND APPROPRIATE MEASURES SHALL BE TAKEN TO INSURE PROTECTION OF GROUNDWATER AND SOIL RESOURCES.
- E. THE CONTRACTOR SHALL COORDINATE ALL BACKFILL OPERATIONS WITH THE PROJECT GEOTECHNICAL ENGINEER AND SUBMIT TEST REPORTS TO THE ENGINEER PRIOR TO BEGINNING WORK ON THE NEXT ITEM OF WORK, I.E. SUBGRADE PRIOR TO CURB.
- F. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- WATER
26. THE FOLLOWING UTILITY PROVIDER IS LISTED FOR THE CONVENIENCE TO THE CONTRACTOR.
- WATER:
- CITY OF APOPKA UTILITIES  
748 EAST CLEVELAND STREET  
APOPKA, FLORIDA 32703
- CITY OF APOPKA UTILITIES WILL MAINTAIN THE PROPOSED POTABLE WATER SYSTEM WITHIN THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND DOING ALL OF THE WORK IN ACCORDANCE WITH THE LATEST CITY OF APOPKA UTILITIES SPECIFICATIONS AND STANDARDS.
27. ALL WATER MAIN FITTINGS, VALVES, RESTRAINTS, COUPLINGS, PIPE, AND IN GENERAL ALL MATERIALS REQUIRED FOR INSTALLING THE WATER SUPPLY SYSTEM, THAT CONNECT TO THE OCU SYSTEM SHALL CONFORM TO CITY OF APOPKA MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION.
28. LOCATING TAPE CAPABLE OF REGISTERING ON A METAL LOCATOR SHALL BE INSTALLED DIRECTLY ABOVE THE PIPE CENTERLINE AND BURIED TO A MINIMUM DEPTH OF SIX (6) INCHES AND MAXIMUM DEPTH OF TWELVE (12) INCHES FOR ALL PROPOSED PRESSURE SYSTEMS. THE TAPE SHALL BE LAID CONTINUOUSLY WITHOUT GAPS BETWEEN ENDS OVER ALL INSTALLED PIPING. THE TAPE SHALL HAVE THE WORD "CAUTION" AND THE LINE IDENTIFICATION, SUCH AS, "CAUTION, WATER LINE BURIED BELOW", PRINTED CONTINUOUSLY ALONG ITS LENGTH. THE TAPE SHALL BE COLOR CODED BLUE ACCORDING TO CITY OF APOPKA UTILITIES STANDARDS. FULL RANGE MARKERS SHALL ALSO BE USED.
29. WATER AND UTILITY CROSSINGS:
- UTILITY SEPARATION-VERTICAL CLEARANCE
- A. WHERE WATER MAINS CROSS A GRAVITY SANITARY SEWER OR STORM SEWER MAIN, A VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) OF AT LEAST SIX INCHES, AND PREFERABLY TWELVE INCHES, ABOVE OR AT LEAST TWELVE INCHES BELOW MUST BE MAINTAINED. WHEREVER POSSIBLE, THE WATER MAIN SHALL BE LAID ABOVE THE OTHER PIPE.
- B. WHERE WATER MAINS CROSS A SANITARY FORCE MAIN OR RECLAIMED WATER MAIN, A VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) OF AT LEAST 12 INCHES MUST BE MAINTAINED. WHEREVER POSSIBLE, THE WATER MAIN SHALL BE LAID ABOVE THE OTHER PIPE.
- C. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ON THE OTHER PIPELINE SO THAT THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE JOINTS OF THE OTHER PIPE.
- UTILITY SEPARATION-HORIZONTAL SEPARATION
- D. WHEN WATER MAINS PARALLEL A GRAVITY SEWER MAIN, SANITARY FORCE MAIN, OR RECLAIMED WATER MAIN NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., A SEPARATION (MEASURED OUTSIDE TO OUTSIDE) OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, MUST BE MAINTAINED. THE MINIMUM SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY SANITARY SEWERS SHALL BE THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE.
- E. WHERE WATER MAINS PARALLEL A STORM SEWER PIPE OR RECLAIMED WATER MAIN REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. A MINIMUM OF 3 FEET HORIZONTAL SEPARATION (MEASURED OUTSIDE TO OUTSIDE) MUST BE MAINTAINED.
- F. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY MANHOLE OR STORM SEWER INLET OR MANHOLE.
- G. FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM THE A STORM SEWER OR RECLAIMED WATER MAIN REGULATED BY PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM A GRAVITY SANITARY SEWER, SANITARY FORCE MAIN OR RECLAIMED WATER MAIN NOT REGULATED BY PART III OF CHAPTER 62-610, F.A.C.
- H. THE WATER MAIN PIPE SHALL BE LAID SUCH THAT THE JOINTS ARE STAGGERED AS FAR AS POSSIBLE FROM THE JOINTS OF THE OTHER PIPE.
29. WHERE DUCTILE IRON PIPE IS REQUIRED FOR WATER MAINS, IT SHALL CONFORM TO ANSI/AWWA A21.51 A MINIMUM THICKNESS OF CLASS 50 PER ANSI/AWWA SHALL BE SUPPLIED. DIP PIPE MUST BE IN CONFORMANCE WITH AWWA C150 AND C151.
30. TESTING: THE CONTRACTOR TO TEST ALL WATER MAINS AS PER THE FOLLOWING: HYDROSTATIC TEST PER AWWA-C600 (OR M23) STANDARD, AND DISINFECTION OF WATER MAIN PER AWWA-C651.

31. WATER MAINS SHALL COMPLY WITH AWWA STANDARDS. ALL WATER MAINS WITHIN THE RIGHT-OF-WAY AND EASEMENTS SHALL BE OWNED AND MAINTAINED BY CITY OF APOPKA UTILITIES. ALL 4" DIAMETER THRU 12" DIAMETER PVC WATER MAINS SHALL BE AWWA C900-DR18. ALL WATER MAINS LESS THAN 4 INCHES IN DIAMETER SHALL BE IN ACCORDANCE WITH ASTM 2241 SDR21 CLASS 200. PIPE SIZES 16" THRU 36" SHALL BE IN ACCORDANCE WITH AWWA C-905-52. ALL WATER MAINS SHALL BEAR THE NSF LOGO INDICATING APPROVAL FOR DRINKING WATER AND SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM OTHER WATER LINES.
32. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER AND RECLAIMED WATER LINES.
33. ALL FIRE HYDRANTS SHALL BE POSITIONED NO MORE THAN 5 FEET FROM THE CURB.
34. A BACKFLOW DEVICE (I.E. JUMPER CONNECTION) IS REQUIRED AT ALL ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
35. FIRE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 9.3.3 OF THE SUBDIVISION REGULATIONS AND ORDINANCE #81.19.
- SEWER
36. THE FOLLOWING UTILITY PROVIDER IS LISTED FOR THE CONVENIENCE TO THE CONTRACTOR.
- SEWER:
- CITY OF APOPKA UTILITIES  
748 EAST CLEVELAND STREET  
APOPKA, FLORIDA 32703
37. UNDERGROUND GRAVITY SEWER PIPING WHICH IS NOT MANUFACTURED OF METAL OR CONCRETE PIPE SHALL BE COLOR CODED GREEN USING LIGHT STABLE COLORANTS. UNDERGROUND METAL PIPE SHALL BE COLOR CODED OR MARKED USING GREEN AS A PREDOMINANT COLOR.
38. ALL PROPOSED SANITARY LINES (EITHER GRAVITY OR PRESSURES SYSTEMS), FITTINGS, VALVES, RESTRAINTS, COUPLINGS, PIPES, AND IN GENERAL, THOSE MATERIALS REQUIRED FOR INSTALLING THE WASTEWATER DISPOSAL SYSTEM SHALL CONFORM TO CITY OF APOPKA UTILITIES WATER AND WASTEWATER DIVISION.
39. ALL GRAVITY SEWER LINES SHALL BE A MINIMUM OF 3' FROM THE CURB AT ALL LOCATIONS.
40. RECLAIMED WATER LINES, IF PROPOSED ON THESE PLANS, MAY BE EITHER PVC C900 DR25 OR DUCTILE IRON CLASS 200.
41. UNDERGROUND RECLAIMED WATER PIPING WHICH IS NOT MANUFACTURED OF METAL OR CONCRETE PIPE SHALL BE COLOR CODED PANTONE PURPLE 522C USING LIGHT STABLE COLORANTS. UNDERGROUND METAL AND CONCRETE PIPE SHALL BE COLOR CODED OR MARKED USING PURPLE AS A PREDOMINANT COLOR.
- STORMWATER/EROSION CONTROL
42. THE STORMWATER SYSTEM FOR THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE RULES AND DESIGN STANDARDS OF THE WATER MANAGEMENT DISTRICT OR REGULATORY AGENCY WITH THE MOST STRINGENT DESIGN STANDARDS, AS REQUIRED BY THE SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT AND CITY OF APOPKA, FLORIDA.
43. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISRUPTED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
44. ALL REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE MINIMUM CLASS III. ALL HDPE WILL BE SMOOTH INTERIOR AND SHALL MEET OR EXCEED STANDARDS OF ASTM D 3350 CELL CLASSIFICATION 345464C.
45. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL ANGLE IRON FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H-20 LOADING.
46. THE CONTRACTOR SHALL PERFORM EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF APOPKA STANDARDS, DETAILS CONTAINED IN THE PLANS, THE FOLLOWING NOTES, AND AS DIRECTED BY THE ENGINEER.
- A. TEMPORARY EROSION CONTROL
- a. 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.
- b. 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.
- c. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
- d. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN NOTE C ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDDED AREA TO A DEPTH OF 4 INCHES.
- e. TEMPORARY GRASSING: THE SEEDDED OR THE SEEDDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
- f. TEMPORARY REGRASSING: IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
- g. THE CONTRACTOR SHALL PLACE HAY BALES AROUND ALL EXISTING AND NEWLY CONSTRUCTED INLETS TO CONTROL EROSION DURING CONSTRUCTION.
- h. 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.
- B. PERMANENT EROSION CONTROL
- THE EROSION CONTROL FACILITIES FOR THE PROJECT SHALL BE DESIGNED TO MINIMIZE THE IMPACT ON OFF-SITE FACILITIES. ALL STORMWATER DISCHARGE FROM THE PROJECT LIMITS 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.
- a. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION WILL, AS A MINIMUM, BE FERTILIZED AND SEEDDED. THE FERTILIZER SHALL BE OF 12-8-8 PROPORTIONS AND SHALL BE UNIFORMLY SPREAD AT A RATE OF 400-500 POUNDS PER ACRE AND MIXED WITH THE SOIL TO A UNIFORM DEPTH OF FOUR INCHES. INCLUDED WITH THE FERTILIZING OPERATION WILL BE THE APPLICATION OF AMENDMENTS, IF NECESSARY, SUCH AS DOMESTIC LIMESTONE OR ALUMINUM SULFATE TO CORRECT THE PH FACTOR TO WITHIN THE LIMITS OF 6.0-7.0. THE GRASS SEED SHALL BE UNIFORMLY SPREAD AT THE RATE OF 100 POUNDS PER ACRE WHILE THE SOIL IS MOIST. THE GRASS SEED MIXTURE SHALL BE OF 20 PARTS BERMUDA AND 80 PARTS BAHIA, WITH THE ADDITION OF 30 PARTS RYE IN THE WINTER SEASON.
- b. PERMANENT SEEDING AND MULCHING: IN ADDITION TO THE MINIMUM REQUIREMENTS OF NOTE 1, ABOVE, 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.

- c. PERMANENT SODDING: ALL RETENTION/DETENTION BASINS SHALL BE SODDED WITHIN THEIR LIMITS. ALL EXPOSED AREAS WITHIN PUBLIC RIGHT-OF-WAYS WILL BE SOLID SODDED. OTHER AREAS WITH SLOPES STEEPER THAN 4:1 WILL BE SODDED.
- d. STRIP SODDING: STRIP SOD SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENTS.
- e. 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.
- f. ADDITIONAL FERTILIZATION: GRASSED AREAS NOT ACCEPTED WITHIN 90 DAYS OF THEIR COMPLETION SHALL BE FERTILIZED AT AN APPLICATION RATE OF 250 POUNDS PER ACRE.
47. ALL PUBLIC STORM DRAINAGE PIPES MUST BE WRAPPED AT THE JOINT WITH FILTER FABRIC.
48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL RETENTION AND DETENTION FACILITIES AND ALL LANDSCAPE BUFFERS, THROUGH THE DURATION OF THE PROJECT, AND UNTIL THE WORK IS ACCEPTED BY THE OWNER. ALL DISRUPTED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
49. ROADWAY AND DRAINAGE DESIGN PER CURRENT CITY OF APOPKA AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
50. UTILITY (SEWER AND WATER) DESIGN PER CURRENT CITY OF APOPKA UTILITIES STANDARDS AND SPECIFICATIONS.
51. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO CITY OF APOPKA AND OBTAIN PLAN APPROVAL PRIOR TO CONSTRUCTION.
52. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS ON PROPOSED FORCEMAINS, RECLAIMED WATER MAINS AND POTABLE WATER MAINS.
53. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
54. THE UTILITIES DISPATCH OPERATOR SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
55. UTILITIES ENGINEERING AND CONSTRUCTION DIVISION: 407-703-1731.
56. ALL EXISTING WATER, FORCE, GRAVITY AND RECLAIMED WATER MAINS AND OTHER FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
57. CONTRACTOR SHALL ADJUST VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, ETC IN CONFLICT WITH ROADWAY.
58. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO UTILITIES' MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY UTILITIES, UTILITIES MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
59. UTILITIES CONSTRUCTION DIVISION SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF ANY UTILITIES.
60. ONLY UTILITIES SHALL OPERATE WATER, WASTEWATER, AND RECLAIMED WATER VALVES. COORDINATE VALVE OPERATION WITH APPROPRIATE UTILITIES INSPECTOR.
61. THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN CONTROL WITH A UTILITIES INSPECTOR. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING OF WASTEWATER DURING THE INTERRUPTION OF FLOWS AND CONNECTIONS WITH EXISTING WASTEWATER SYSTEMS.
62. ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT ANY PROPOSED WATER MAIN TO ANY EXISTING WATER MAIN UNLESS CLEARED BY FDEP AND UTILITIES.
63. THE UTILITY IMPROVEMENTS AND ADJUSTMENTS SHOWN ON THESE PLANS ARE INTENDED TO MAINTAIN THE INTEGRITY OF THE CITY OF APOPKA WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUAL. THE PLANS DO NOT INCLUDE WORK PERFORMED ON OR FOR UTILITY SYSTEMS OWNED BY OTHERS UNLESS STATED OTHERWISE ON THE PLANS.
64. ALL EXISTING AND NEW CITY OF APOPKA UTILITIES VALVES, VALVE BOXES, AND MANHOLES SHALL BE PROTECTED AND ADJUSTED TO FINISHED GRADE AS SHOWN ON THE DRAWINGS. ALL EXISTING ABOVE GROUND VALVES TO BE RELOCATED, AS REQUIRED.
65. MAKE TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE; FLUSH OUT NEW WATER MAIN WITH POTABLE WATER (USE "JUMPER" ASSEMBLY WITH BACKFLOW PREVENTER TO MAKE TEMPORARY CONNECTIONS TO AN EXISTING WATER SOURCE).
66. PRESSURE PIPE LENGTHS DO NOT INCLUDE BENDS, AIR RELEASE VALVES OR FIRE HYDRANT ASSEMBLIES.
67. THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF EPA AND FDEP AS IT RELATES TO THE NPDES NOTES INCLUDING THE POLLUTION DISCHARGE CONTROL.
68. AN EROSION CONTROL PLAN WILL BE APPROVED BY THE CITY ENGINEER PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.
69. THE CONTRACTOR SHALL NOTIFY THE CITY OF APOPKA PUBLIC UTILITIES CONSTRUCTION DEPARTMENT 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
70. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH O.C.U. MAINS.
71. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER AND RECLAIMED WATER LINES. REFER TO THE FOLLOWING SECTIONS FROM THE 2011 O.C.U. MANUAL: SECTION 2210, PART 4, A - WATER MAINS SECTION 2310, PART 5, B - GRAVITY MAINS SECTION 2311, PART 4, A - FORCE MAINS SECTION 2510, PART 6, A - RECLAIMED WATER MAINS.



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Certification of Authorization #27471

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DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
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## GENERAL NOTES

MID-FLORIDA SOUTH LOGISTICS PARK  
APOPKA, FLORIDA

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| DATE: DECEMBER 2022 |
| PROJECT NO.: ANC-7  |
| DRAWN BY: DM        |
| CHECKED BY: DMS     |
| SCALE: N/S          |
| SHEET: 2 OF 11      |

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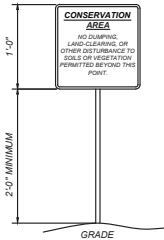
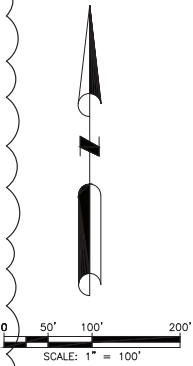
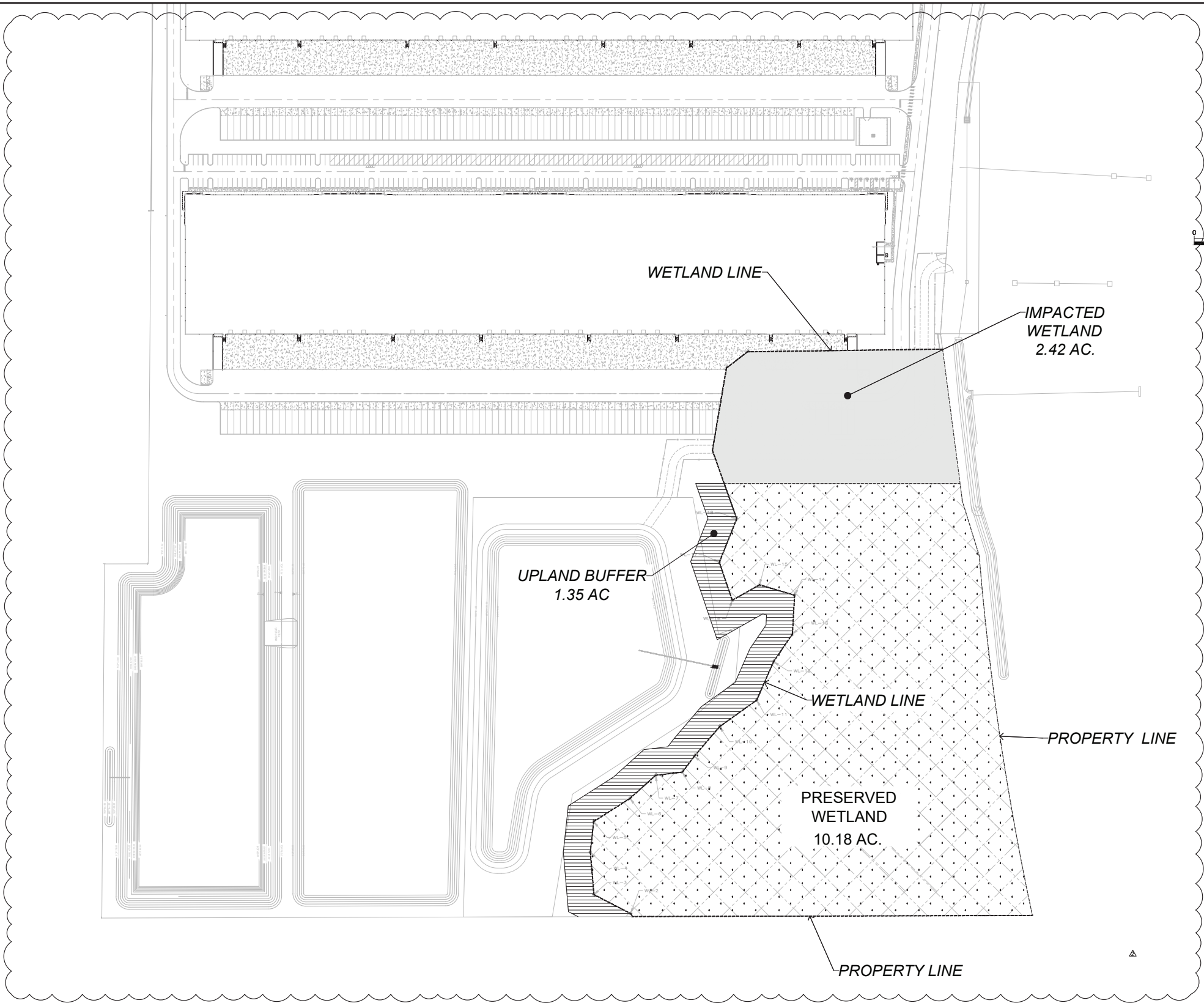
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|           |    |             | 04/24/2023 | DM | REV. PER WMD COMMENTS |

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FLORIDA REG. NUMBER  
48274

ENVIRONMENTAL CONSIDERATION PLAN  
MID-FLORIDA SOUTH LOGISTICS PARK  
APOPKA, FLORIDA

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| DATE: DECEMBER 2022 |
| PROJECT NO.: ANC-7  |
| DRAWN BY: DM        |
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| SCALE: 1"=100'      |
| SHEET: 3 OF 11      |



- NOTES:
1. MINIMUM AVERAGE 50' BUFFER HAS BEEN PROVIDED ON ALL PRESERVED WETLANDS.
  2. CONSERVATION AREA SIGNS TO BE PLACED AT EVERY 50' ALONG THE UPLAND BUFFER LIMITS.

CONSERVATION AREA SIGN DETAIL  
NOT TO SCALE

LEGEND

| DESCRIPTION               | AREA      |
|---------------------------|-----------|
| WETLAND PRESERVATION AREA | 10.18 AC. |
| UPLAND BUFFER AREA        | 1.35 AC.  |
| WETLAND IMPACT            | 2.42 AC.  |



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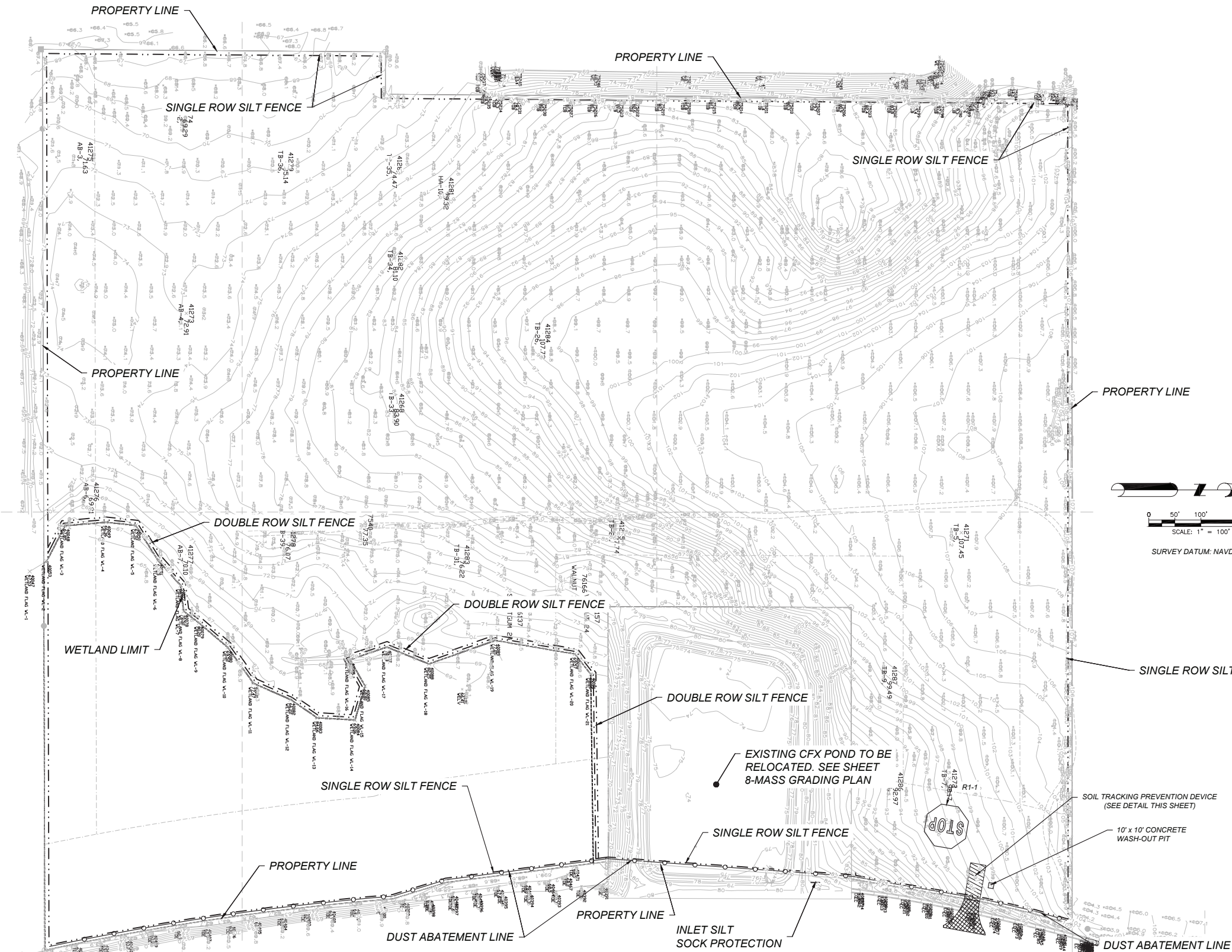
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## EROSION CONTROL & DEMO PLAN

MID-FLORIDA SOUTH LOGISTICS PARK  
APOPKA, FLORIDA

DATE: DECEMBER 2022  
PROJECT NO.: ANC-7  
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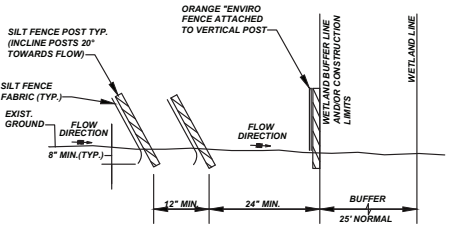


### EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
- ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS. SPECIFICATIONS AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
- FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.

### EROSION AND SEDIMENT CONTROL NOTES

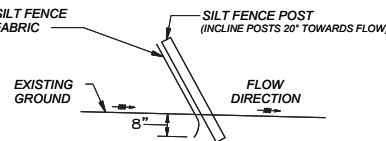
- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
- ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
- DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
- ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
- ALL DEWATERING, EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
- THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
- THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES RELATIVE TO COMPLIANCE OF SURVAD FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.



FDOT APPROVED TEMPORARY SILT FENCE PRE-ASSEMBLED IN 100' ROLLS UTILIZING 2\"/>

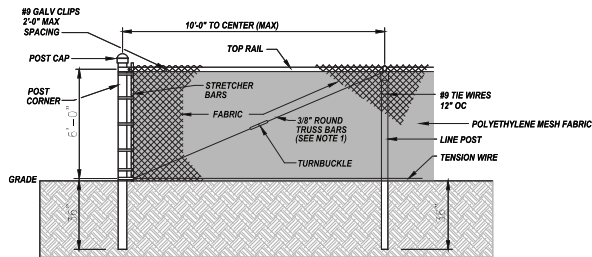
### TYPICAL DOUBLE SILT FENCE DETAIL

N.T.S.



FDOT APPROVED TEMPORARY SILT FENCE PRE-ASSEMBLED IN 100' ROLLS UTILIZING 2\"/>

### TYPICAL SINGLE ROW SILT FENCE DETAIL



### DUST ABATEMENT FENCE DETAIL

#### LEGEND

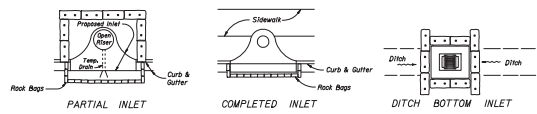
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DUST ABATEMENT FENCE — — — — —



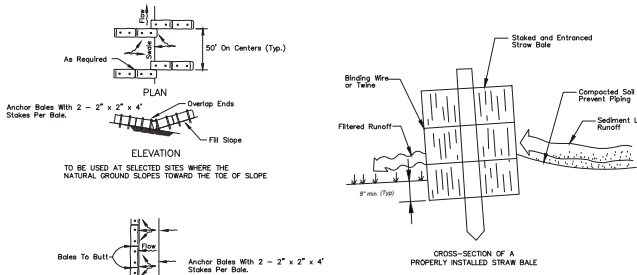
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT RELIABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
2. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
3. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
4. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT IT EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
5. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED IN D-803. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
7. BALES SHALL BE EITHER WIRE-BOUND OR STAKED WITH THE SIDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
8. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OR ADJACENT BALES PRESSED TOGETHER.
9. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6 INCHES AFTER THE BALES ARE STAKED. THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
10. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
11. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
12. STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
13. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUMS AND UNDERCUTTING BETWEEN BALES.
14. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
15. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDS.
16. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
17. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
18. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
19. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDS.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLAN, SPECIFICATIONS AND CRITERIA.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO THE FLORIDA DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
25. ALL DISTURBED AREAS SHALL BE GRASSSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOO SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE BROOD PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DENATURING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DENATURING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAY BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO REGAIN STABLE SOIL AND.
30. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
31. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF IMPROVED EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

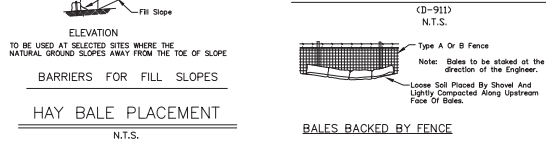
NOTE:  
WHERE FOOT SPECS AND INDEX ARE  
REFERENCED, PLEASE REFER TO FOOT  
ROADWAY & TRAFFIC DESIGN STANDARDS,  
AND FOOT STANDARD SPECIFICATIONS  
FOR ROAD & BRIDGE CONSTRUCTION.



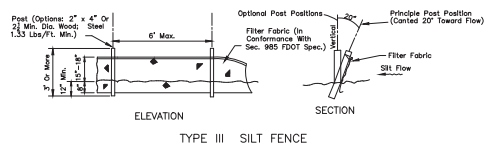
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



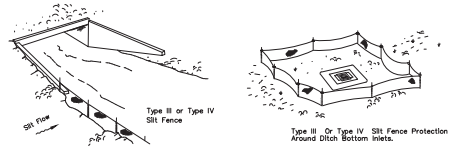
STAKED SYNTHETIC HAY BALE



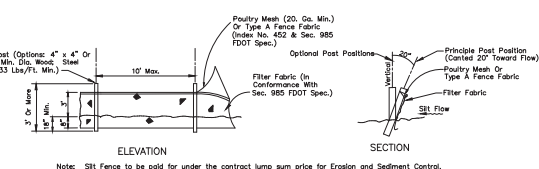
HAY BALE PLACEMENT



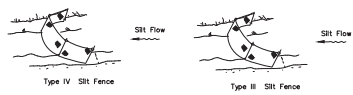
TYPE III SILT FENCE



Do not deploy in a manner that will fences will not act as a dam across permanent flowing watercourses. Silt fences are to be used of upland locations and turbidity barriers used at permanent bodies of water.



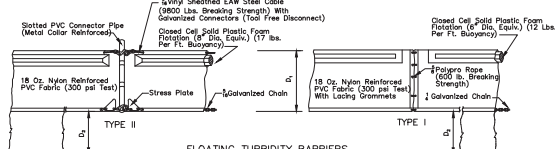
TYPE IV SILT FENCE



SILT FENCE APPLICATIONS

SILT FENCE TYPE III & IV

N.T.S.

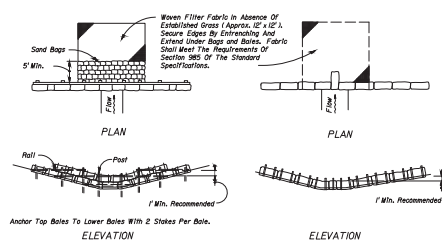


FLOATING TURBIDITY BARRIERS

- NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
  2. Number and spacing of anchors dependent on current velocities.
  3. Deployment of barrier around pile locations may vary to accommodate construction operations.
  4. Navigation may require segmenting barrier during construction operations.
  5. For additional information see Section 104 of the FDOT Standard Specifications.

TURBIDITY BARRIERS

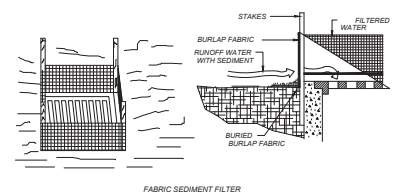
N.T.S.



BARRIER FOR UNPAVED DITCHES

SYNTHETIC HAY BALE BARRIERS TYPE I & II

N.T.S.

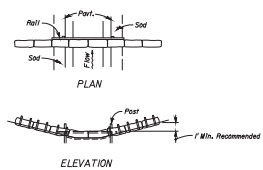


FABRIC SEDIMENT FILTER

SPECIFIC APPLICATION:  
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CM) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

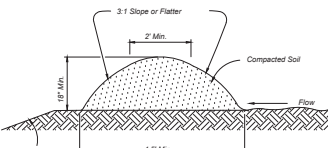
DROP INLET SEDIMENT TRAP

N.T.S.

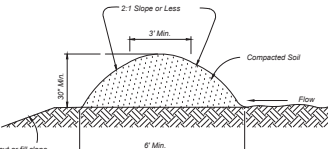


BARRIER FOR PAVED DITCH

NOTE:  
COMPONENTS OF TYPES I & TYPE II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.



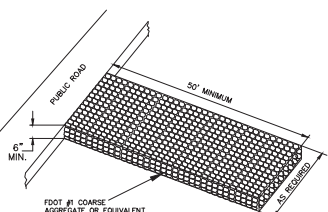
TEMPORARY DIVERSION DIKE FOR AREA OF 1 TO 5 ACRES



TEMPORARY DIVERSION DIKE FOR AREA OF 5 OR MORE ACRES

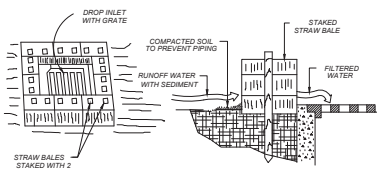
DIVERSION DIKE

N.T.S.



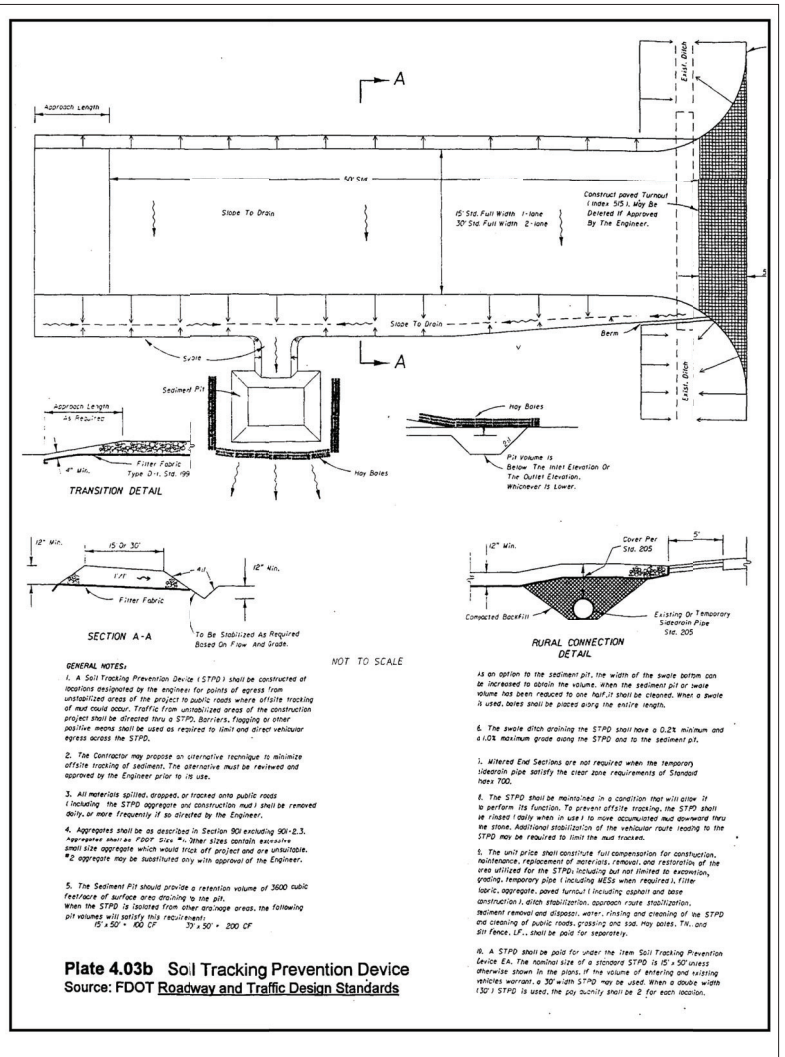
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



HAY BALE SEDIMENT FILTER

SPECIFIC APPLICATION  
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CM) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.



SECTION A-A

NOT TO SCALE

TRANSITION DETAIL

RURAL CONNECTION DETAIL

GENERAL NOTES:

1. A Soil Tracking Prevention Device (STPD) shall be constructed of materials designated by the engineer for points of egress from unsurfaced areas of the project to public roads where offsite tracking of mud could occur. Traffic from unsurfaced areas of the construction project shall be directed into a STPD. Barriers, flagging or other positive means shall be used as required to limit and direct vehicular egress across the STPD.

2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.

3. All materials spilled, dropped, or tracked onto public roads (including the STPD) appropriate and construction mud shall be removed daily, or more frequently if so directed by the Engineer.

4. Appropriate shall be as described in Section 900 including 900-2.3. Appropriate shall be as described in Section 900 including 900-2.3. Appropriate shall be as described in Section 900 including 900-2.3. Appropriate shall be as described in Section 900 including 900-2.3.

5. The Sediment Pit should provide a retention volume of 3600 cubic feet of surface area draining to the pit. When the STPD is located from other drainage areas, the following pit volume will satisfy this requirement:

15' x 30' x 100 CF 30' x 30' x 200 CF

As an option to the sediment pit, the width of the swale bottom can be increased to absorb the volume when the sediment pit or swale volume has been reduced to one half. It shall be created, when a swale is used, bales shall be placed along the entire length.

6. The swale ditch draining the STPD shall have a 0.2% minimum and a 10% maximum grade along the STPD and to the sediment pit.

7. Mitered End Sections are not required when the temporary lengthwise slope satisfy the clear zone requirements of Standard Spec 700.

8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be mitered ends when in use. It is more accumulated and downward from the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud traces.

9. The unit price shall include full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD, including but not limited to excavation, grading, temporary pile (including MES when required), filter fabric, appropriate, paved turnouts (including capitol and base construction), ditch stabilization, mitered ends, stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD the cleaning of public roads, crossing one side may be, TN, and pit filled, etc., shall be paid for separately.

10. A STPD shall be paid for under the Item Soil Tracking Prevention Device EA. The minimal size of a standard STPD is 15' x 30' unless otherwise shown in the plans. If the volume of entering and exiting vehicles warrant, a 30' wide STPD may be used when a swale width 150' STPD is used, the pay quantity shall be 2 for each location.

Plate 4.03b Soil Tracking Prevention Device  
Source: FDOT Roadway and Traffic Design Standards



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| REVISIONS |    |             |      |    |             |
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DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

EROSION CONTROL DETAILS  
MID-FLORIDA SOUTH LOGISTICS PARK  
APOPKA, FLORIDA

DATE: DECEMBER 2022  
PROJECT NO.: ANC-7  
DRAWN BY: DM  
CHECKED BY: DMS  
SCALE: NONE  
SHEET: 5 OF 11





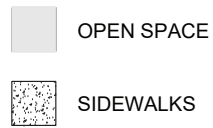
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### OPEN SPACES / PONDS/WETLAND

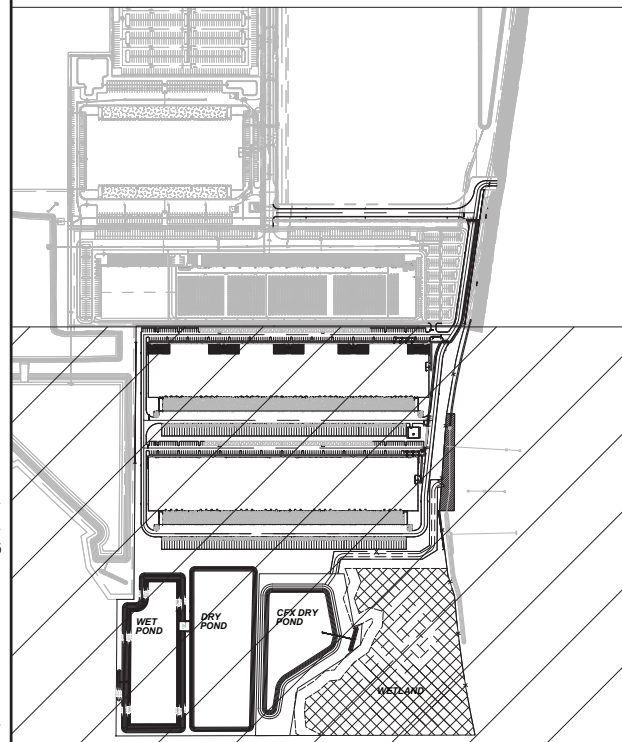
| TRACT      | OPEN SPACE | PONDS/WETLAND |
|------------|------------|---------------|
| OPEN SPACE | 8.42 AC.   |               |
| WETLAND    |            | 10.13 AC.     |
| CFX POND   |            | 4.03 AC.      |
| WET POND   |            | 5.10 AC.      |
| DRY POND   |            | 5.67 AC.      |
| TOTAL      | 8.42 AC.   | 24.93 AC.     |

### LIFT STATION / ROADWAYS

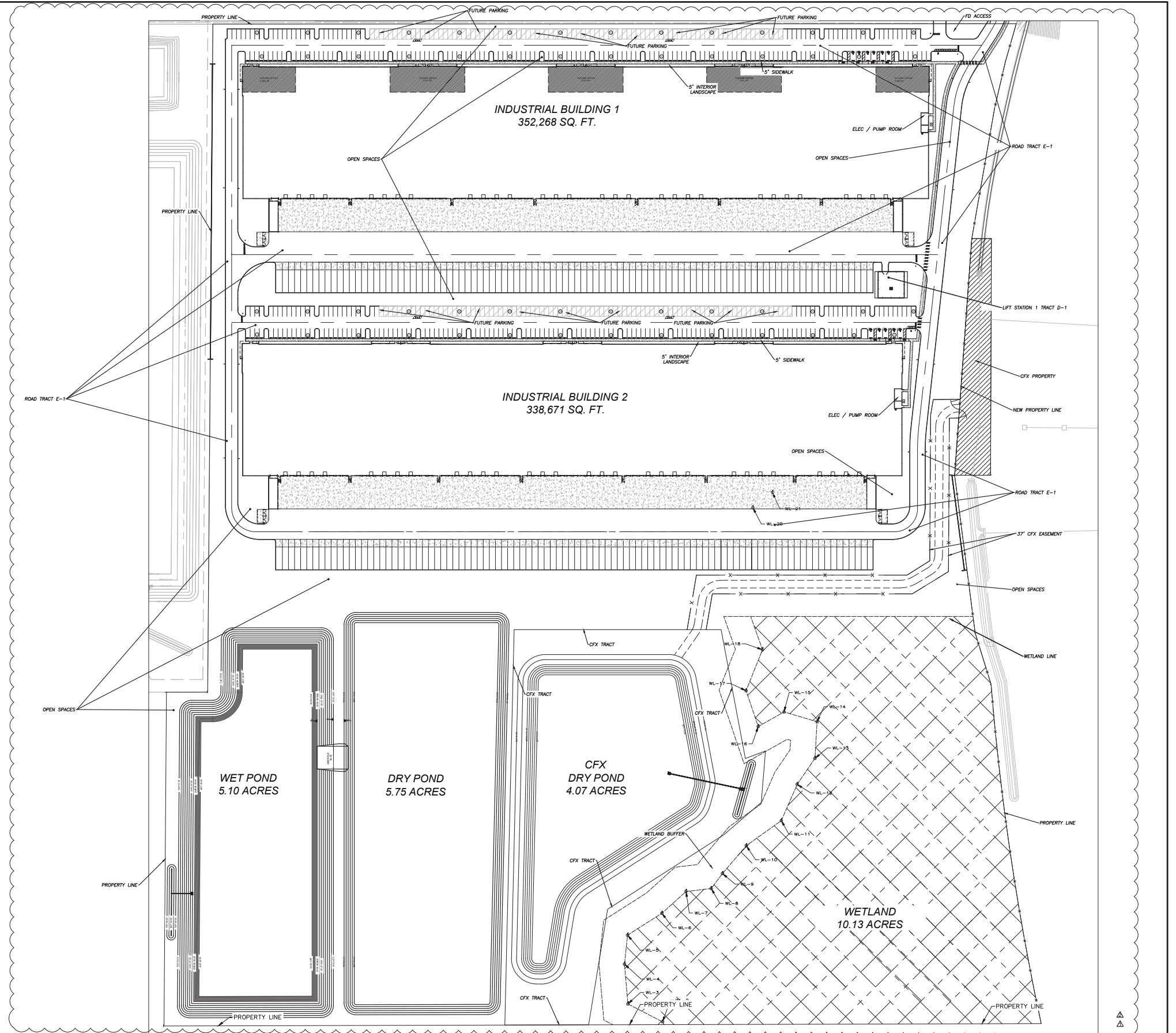
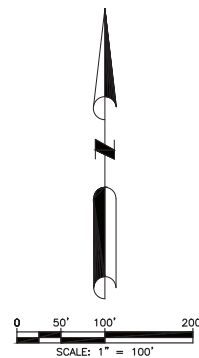
|           |           |
|-----------|-----------|
| TRACT D-1 | 0.08 AC.  |
| TRACT E-1 | 12.19 AC. |



NOTE :  
THESE PLANS ARE FOR CONSTRUCTION IN ONE PHASE.



KEY MAP



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Certification of Authorization #27471

| REVISIONS |    |             |            |    |                       |
|-----------|----|-------------|------------|----|-----------------------|
| DATE      | BY | DESCRIPTION | DATE       | BY | DESCRIPTION           |
|           |    |             |            |    |                       |
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|           |    |             |            |    |                       |
|           |    |             | 05/15/2023 | DM | REV. PER WMD COMMENTS |
|           |    |             | 04/24/2023 | DM | REV. PER WMD COMMENTS |

**OVERALL PLAN**  
MID-FLORIDA SOUTH LOGISTICS PARK  
APOPKA, FLORIDA

DATE: DECEMBER 2022  
PROJECT NO.: ANC-7  
DRAWN BY: DM  
CHECKED BY: DMS  
SCALE: 1"=100'  
SHEET: 7 OF 11









| 1-1            | MES            | OUT/ACE-2      | C/S-2          |
|----------------|----------------|----------------|----------------|
| N:1580048.7247 | N:1579856.0387 | N:1579336.2799 | N:1579335.6969 |
| E:475372.4573  | E:475372.5072  | E:474961.2971  | E:475001.6252  |
| TYPE "P71"     | TYPE "MES"     | BUBBLE UP "C"  | TYPE "G" BOX   |
| MANHOLE        | T.E. 82.79     | INLET          | T.E. 72.08     |
| T.E. 83.79     | INV. 75.00 (N) | T.E. 73.00     | INV. 67.00 (W) |
| INV. 76.00 (S) |                | INV. 66.00 (E) |                |

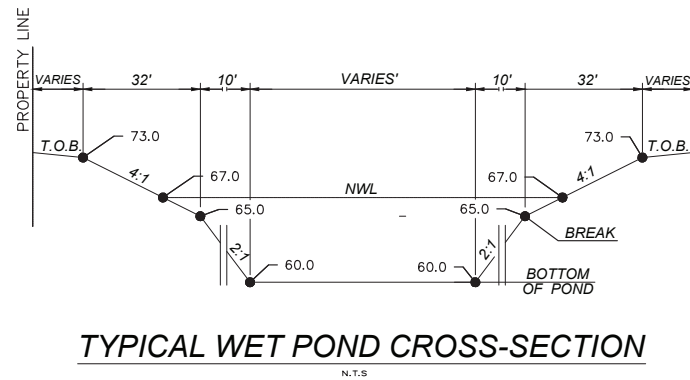
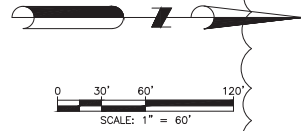
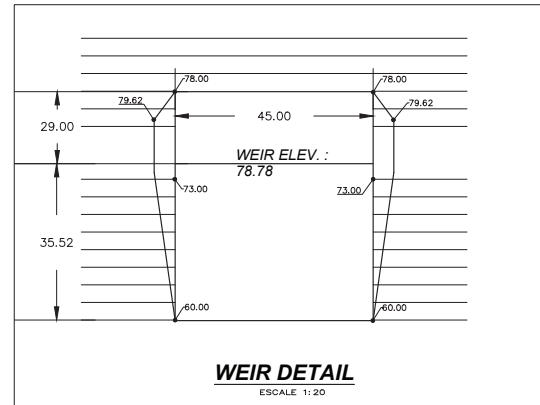


Diagram illustrating a cross-section of a spreader swale. The structure is a V-shaped ditch with a 1:1 slope. The top width is 4' on each side of the centerline, and the bottom width is 8'. The depth is 1'. The ditch is labeled "SPREADER SWALE CROSS SECTION". The ground surface is labeled "EX. GROUND". The ditch is labeled "VARIES TO MATCH TOB". The ditch is labeled "LOT". The ditch is labeled "1'". The ditch is labeled "4'". The ditch is labeled "8'". The ditch is labeled "1:1".

The diagram illustrates a typical cross-section of a dry pond. It features a flat bottom labeled "BOTTOM OF POND" with a width of 75.0'. The sides of the pond are sloped at a 4:1 ratio. The top of the bank (T.O.B.) is 80.0' above the bottom. The top width of the pond is 20' on each side of a central section labeled "VARIES'". The diagram is titled "TYPICAL DRY POND CROSS-SECTION" and is noted as "N.T.S." (Not To Scale).

|                     |
|---------------------|
| DATE: DECEMBER 2022 |
| PROJECT NO.: ANC-7  |
| DRAWN BY: DM        |
| CHECKED BY: DMS     |
| SCALE: 1"=60'       |
| SHEET: 10 OF 11     |

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### PROPOSE CFX POND GEOMETRY POINTS

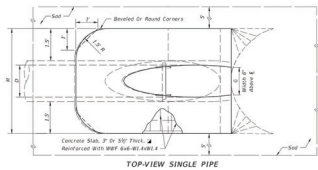
| POND POINTS | NORTHING, EASTING    | POND POINTS | NORTHING, EASTING    |
|-------------|----------------------|-------------|----------------------|
| A           | 475644.63/1579752.98 | J           | 475755.41/1579294.70 |
| B           | 475699.62/1579806.69 | K           | 475739.69/1579199.19 |
| C           | 475941.35/1579806.69 | L           | 475690.35/1579157.32 |
| D           | 475995.40/1579761.86 | M           | 475681.42/1579157.32 |
| E           | 476032.41/1579565.23 | N           | 475631.86/1579208.56 |
| F           | 476031.24/1579538.01 |             |                      |
| G           | 476023.03/1579508.58 |             |                      |
| H           | 475997.64/1579474.21 |             |                      |
| I           | 475782.84/1579336.40 |             |                      |

### PROPOSE CFX TRACT GEOMETRY POINTS

| TRACT POINTS | NORTHING, EASTING    |
|--------------|----------------------|
| AA           | 475637.05/1579855.86 |
| BB           | 476045.02/1579855.86 |
| CC           | 476092.81/1579601.97 |
| DD           | 476132.59/1579616.70 |
| EE           | 476124.28/1579515.25 |
| FF           | 476050.94/1579451.94 |
| GG           | 475821.42/1579304.68 |
| HH           | 475783.90/1579076.84 |
| JJ           | 475618.75/1579076.39 |

#### POND DATA

|                        |       |
|------------------------|-------|
| TOP OF BANK EL.        | 81.00 |
| BOTTOM OF POND EL.     | 75.00 |
| MEAN/24HR. D.H.W. EL.  | 76.38 |
| 10YR/24HR. D.H.W. EL.  | 77.89 |
| 25YR/24HR. D.H.W. EL.  | 78.31 |
| 100YR/24HR. D.H.W. EL. | 79.11 |

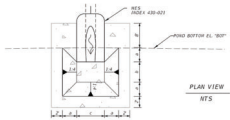


### MES-1 CFX POND MITERED END SECTION N.T.S.

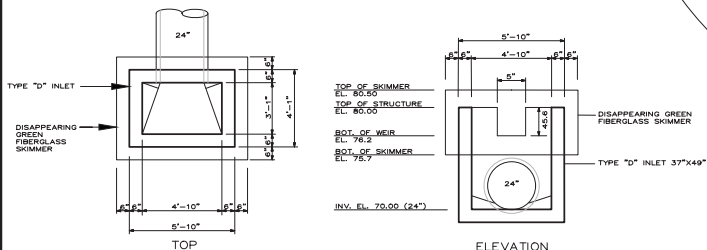
#### DRAINAGE STRUCTURE DATA

| STRUCTURE       | INLET           | OUTLET         | INLET          | OUTLET         |
|-----------------|-----------------|----------------|----------------|----------------|
| N1579855.86     | N1579855.86     | N1579855.86    | N1579855.86    | N1579855.86    |
| E475998.197     | E475998.197     | E475998.197    | E475998.197    | E475998.197    |
| TYPE "D" INLET  | TYPE "D" INLET  | TYPE "D" INLET | TYPE "D" INLET | TYPE "D" INLET |
| INV. 73.39 (SW) | INV. 73.39 (NE) | INV. 70.00 (E) | INV. 67.50 (W) | INV. 67.50 (W) |

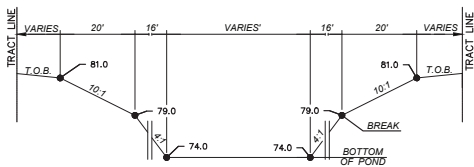
| POND | STRUCTURE | BOT  | SE    | PIPE SIZE (IN) | DIMENSION                              |
|------|-----------|------|-------|----------------|----------------------------------------|
| CFX  | MES-1     | 74.0 | 73.39 | 36             | A (FT) B (FT) C (FT)<br>4.84 4.00 7.50 |



### MES-1 CFX SUMP DETAIL N.T.S.



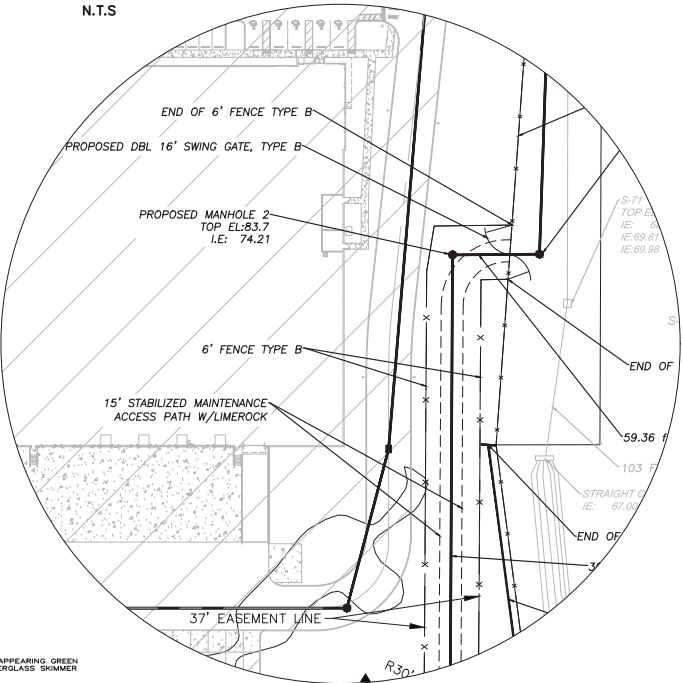
### CS-1 CFX POND CONTROL STRUCTURE N.T.S.



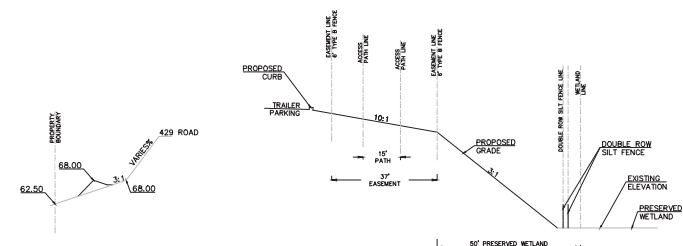
### TYPICAL CFX PROPOSED POND CROSS-SECTION N.T.S.

### CROSS-SECTION A-A N.T.S.

### CROSS-SECTION B-B N.T.S.

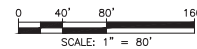
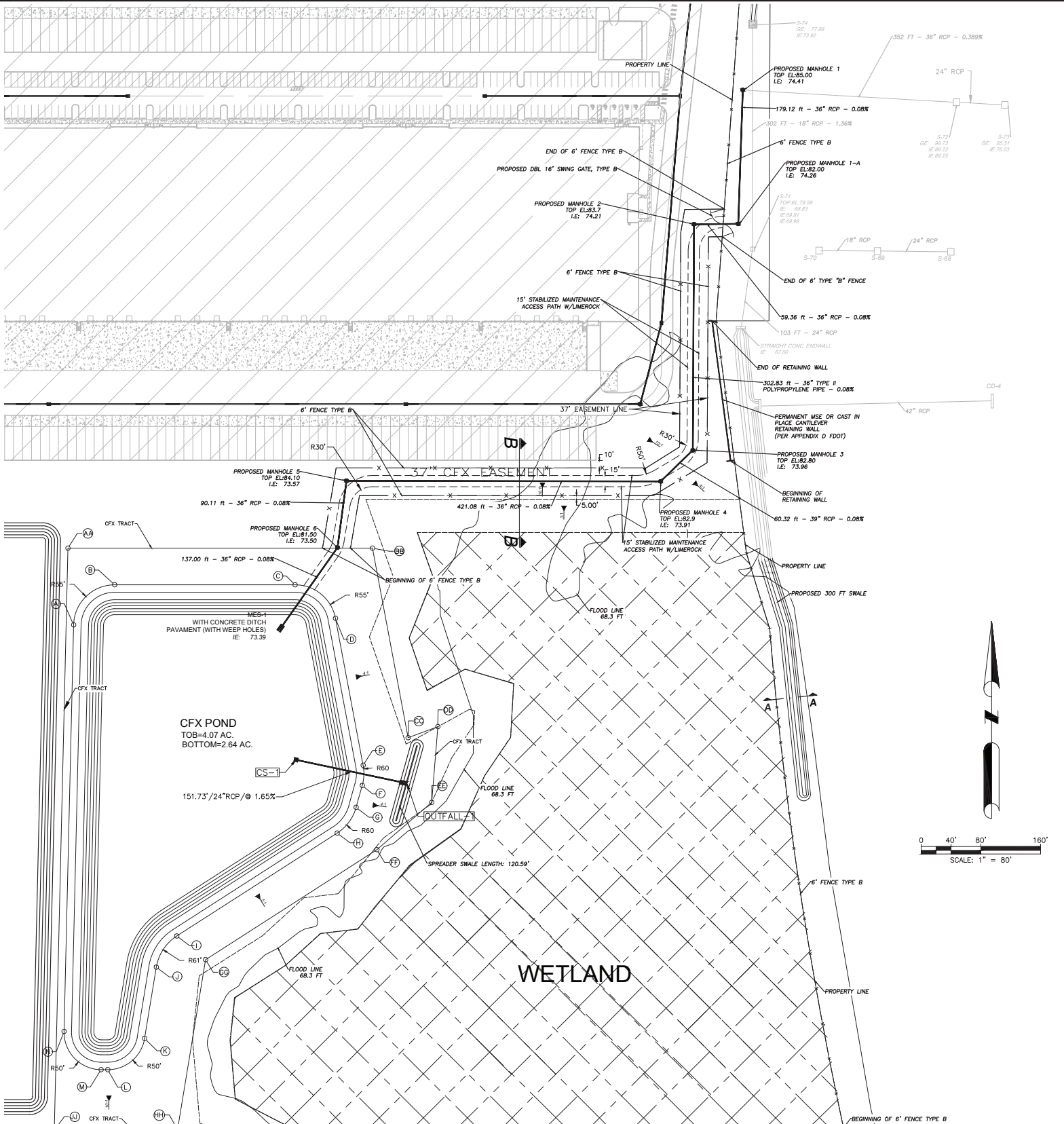


### DETAIL A (CFX ACCESS ENTRANCE) N.T.S.



### CROSS-SECTION A-A N.T.S.

### CROSS-SECTION B-B N.T.S.



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Certification of Authorization #27471

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FLORIDA REG. NUMBER  
48274

**POND PLAN - 2 (CFX POND)**  
MID-FLORIDA SOUTH LOGISTICS PARK  
APOPKA, FLORIDA

|                     |
|---------------------|
| DATE: DECEMBER 2022 |
| PROJECT NO.: ANC-7  |
| DRAWN BY: DM        |
| CHECKED BY: DMS     |
| SCALE: 1"=80'       |
| SHEET: 11 OF 11     |



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### PROPOSE CFX POND GEOMETRY POINTS

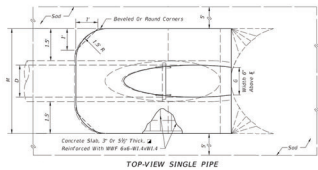
| POND POINTS | NORTHING, EASTING    | POND POINTS | NORTHING, EASTING    |
|-------------|----------------------|-------------|----------------------|
| A           | 475644.63/1579752.98 | J           | 475755.41/1579294.70 |
| B           | 475699.62/1579806.69 | K           | 475739.69/1579199.19 |
| C           | 475941.35/1579806.69 | L           | 475690.35/1579157.32 |
| D           | 475995.40/1579761.86 | M           | 475681.42/1579157.32 |
| E           | 476032.41/1579565.23 | N           | 475631.86/1579208.56 |
| F           | 476031.24/1579538.01 |             |                      |
| G           | 476023.03/1579508.58 |             |                      |
| H           | 475997.64/1579474.21 |             |                      |
| I           | 475782.84/1579336.40 |             |                      |

### PROPOSE CFX TRACT GEOMETRY POINTS

| TRACT POINTS | NORTHING, EASTING    |
|--------------|----------------------|
| AA           | 475637.05/1579855.86 |
| BB           | 476045.02/1579855.86 |
| CC           | 476092.81/1579601.97 |
| DD           | 476132.59/1579616.70 |
| EE           | 476124.28/1579515.25 |
| FF           | 476050.94/1579451.94 |
| GG           | 475821.42/1579304.68 |
| HH           | 475783.90/1579076.84 |
| JJ           | 475618.75/1579076.39 |

#### POND DATA

|                        |       |
|------------------------|-------|
| TOP OF BANK EL.        | 81.00 |
| BOTTOM OF POND EL.     | 75.00 |
| MEAN/24HR. D.H.W. EL.  | 76.38 |
| 10YR/24HR. D.H.W. EL.  | 77.89 |
| 25YR/24HR. D.H.W. EL.  | 78.31 |
| 100YR/24HR. D.H.W. EL. | 79.11 |

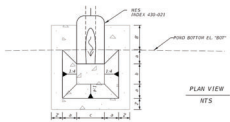


### MES-1 CFX POND MITERED END SECTION N.T.S.

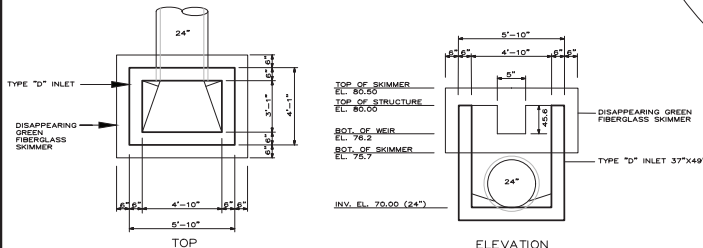
#### DRAINAGE STRUCTURE DATA

| NO.             | TYPE            | INLET           | OUTLET          | INLET           | OUTLET          |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| N1579855.86     | TYPE "D" BOX    | N1579855.86     | N1579855.86     | N1579855.86     | N1579855.86     |
| E475998.197     | TYPE "D" BOX    | E475998.197     | E475998.197     | E475998.197     | E475998.197     |
| TYPE "D" BOX    | TYPE "D" BOX    | TYPE "D" BOX    | TYPE "D" BOX    | TYPE "D" BOX    | TYPE "D" BOX    |
| T.E. 79.50      | T.E. 79.50      | T.E. 79.50      | T.E. 79.50      | T.E. 79.50      | T.E. 79.50      |
| INV. 73.39 (NE) | INV. 73.39 (NE) | INV. 73.39 (NE) | INV. 73.39 (NE) | INV. 73.39 (NE) | INV. 73.39 (NE) |

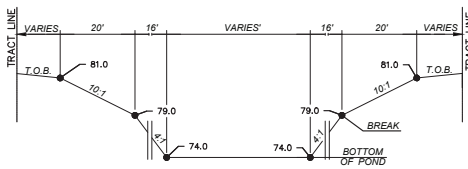
| POND | STRUCTURE | BOT  | SE    | PIPE SIZE (IN) | DIMENSION            |
|------|-----------|------|-------|----------------|----------------------|
| CFX  | MES-1     | 74.0 | 73.40 | 48             | A (FT) B (FT) C (FT) |
|      |           |      |       |                | 4.84 4.00 7.50       |



### MES-1 CFX SUMP DETAIL N.T.S.



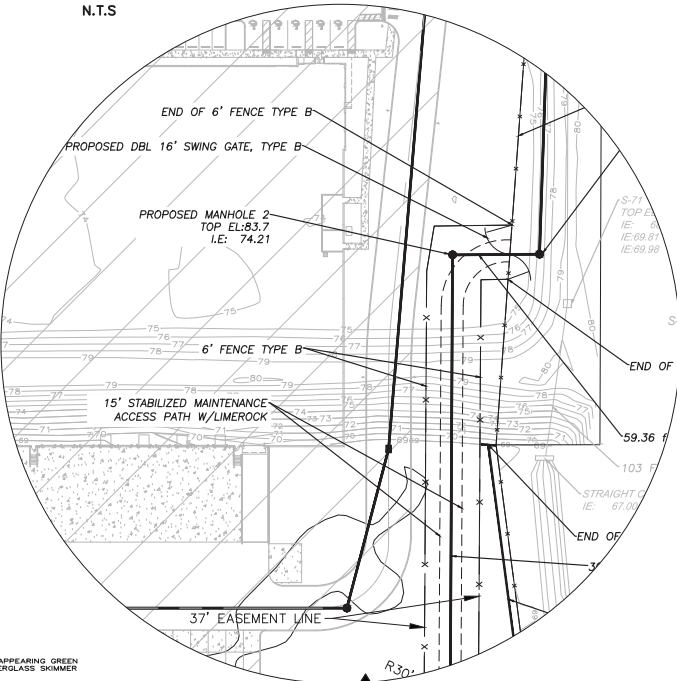
### CS-1 CFX POND CONTROL STRUCTURE N.T.S.



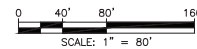
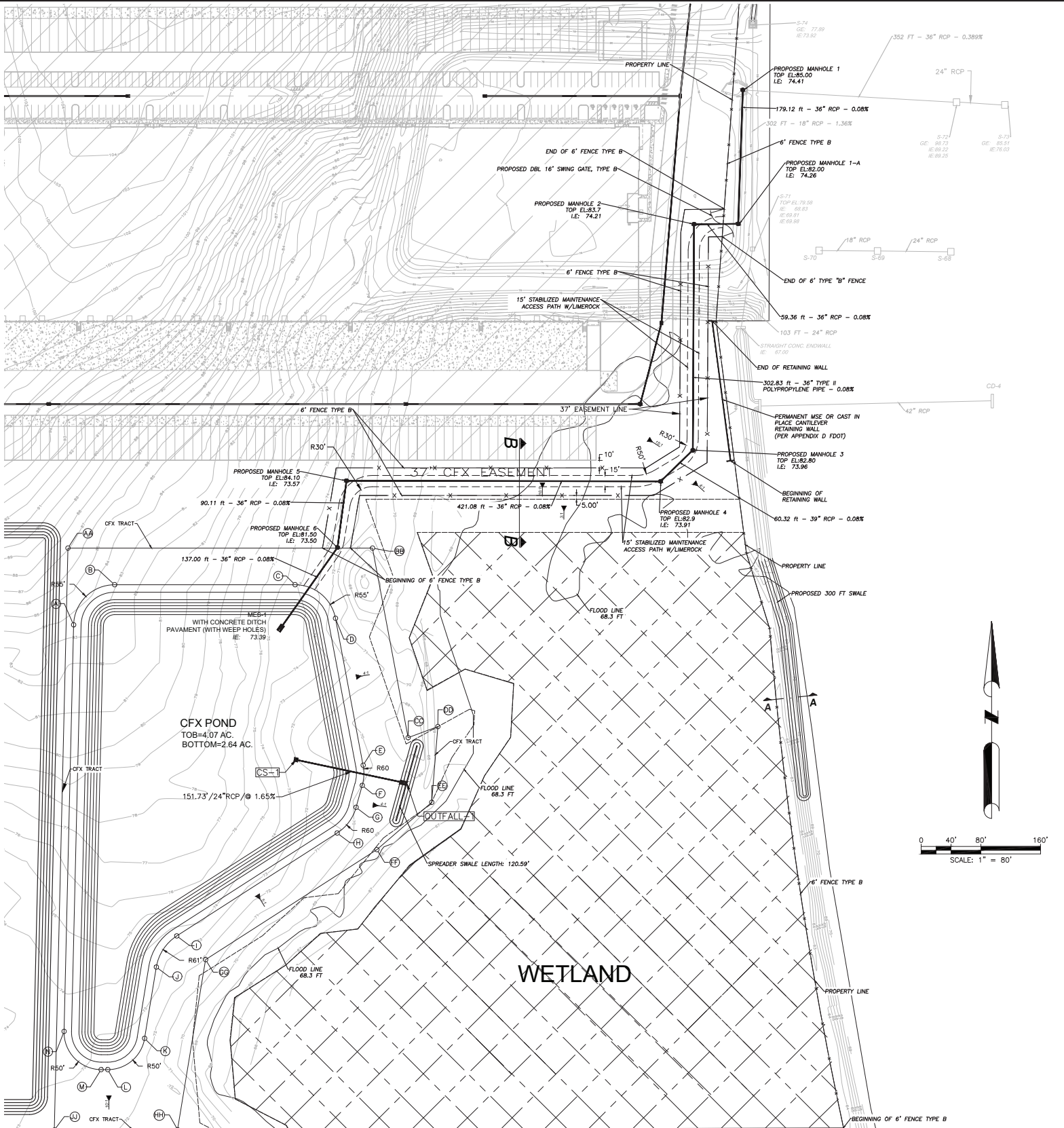
### TYPICAL CFX PROPOSED POND CROSS-SECTION N.T.S.

### CROSS-SECTION A-A N.T.S.

### CROSS-SECTION B-B N.T.S.

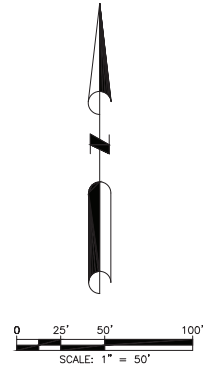


### DETAIL A (CFX ACCESS ENTRANCE) N.T.S.



|  |                                                                                                                                                                            |      |  |             |  |      |  |             |  |                                                 |                                                                                        |                                                                                                                    |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--|-------------|--|------|--|-------------|--|-------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  | DAVE SCHMITT<br>ENGINEERING, INC.<br>12301 LAKE UNDERHILL ROAD<br>SUITE 241<br>ORLANDO, FL 32828<br>407-207-9088 FAX 407-207-9089<br>Certification of Authorization #27471 | DATE |  | DESCRIPTION |  | DATE |  | DESCRIPTION |  | DAVE M. SCHMITT<br>FLORIDA REG. NUMBER<br>48274 | <b>POND PLAN - 3 (CFX POND)</b><br>MID-FLORIDA SOUTH LOGISTICS PARK<br>APOPKA, FLORIDA | DATE: DECEMBER 2022<br>PROJECT NO.: ANC-7<br>DRAWN BY: DM<br>CHECKED BY: DMS<br>SCALE: 1"=80'<br>SHEET: 11-B OF 11 |
|  |                                                                                                                                                                            |      |  |             |  |      |  |             |  |                                                 |                                                                                        |                                                                                                                    |

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MATCHLINE  
SEE SHEET 11-D/11



DAVE SCHMITT  
ENGINEERING, INC.  
12301 LAKE UNDERHILL ROAD  
SUITE 241  
ORLANDO, FL 32828  
407-207-9088 FAX 407-207-9089  
Certification of Authorization #27471

| REVISIONS |    |             |      |    |             |
|-----------|----|-------------|------|----|-------------|
| DATE      | BY | DESCRIPTION | DATE | BY | DESCRIPTION |
|           |    |             |      |    |             |
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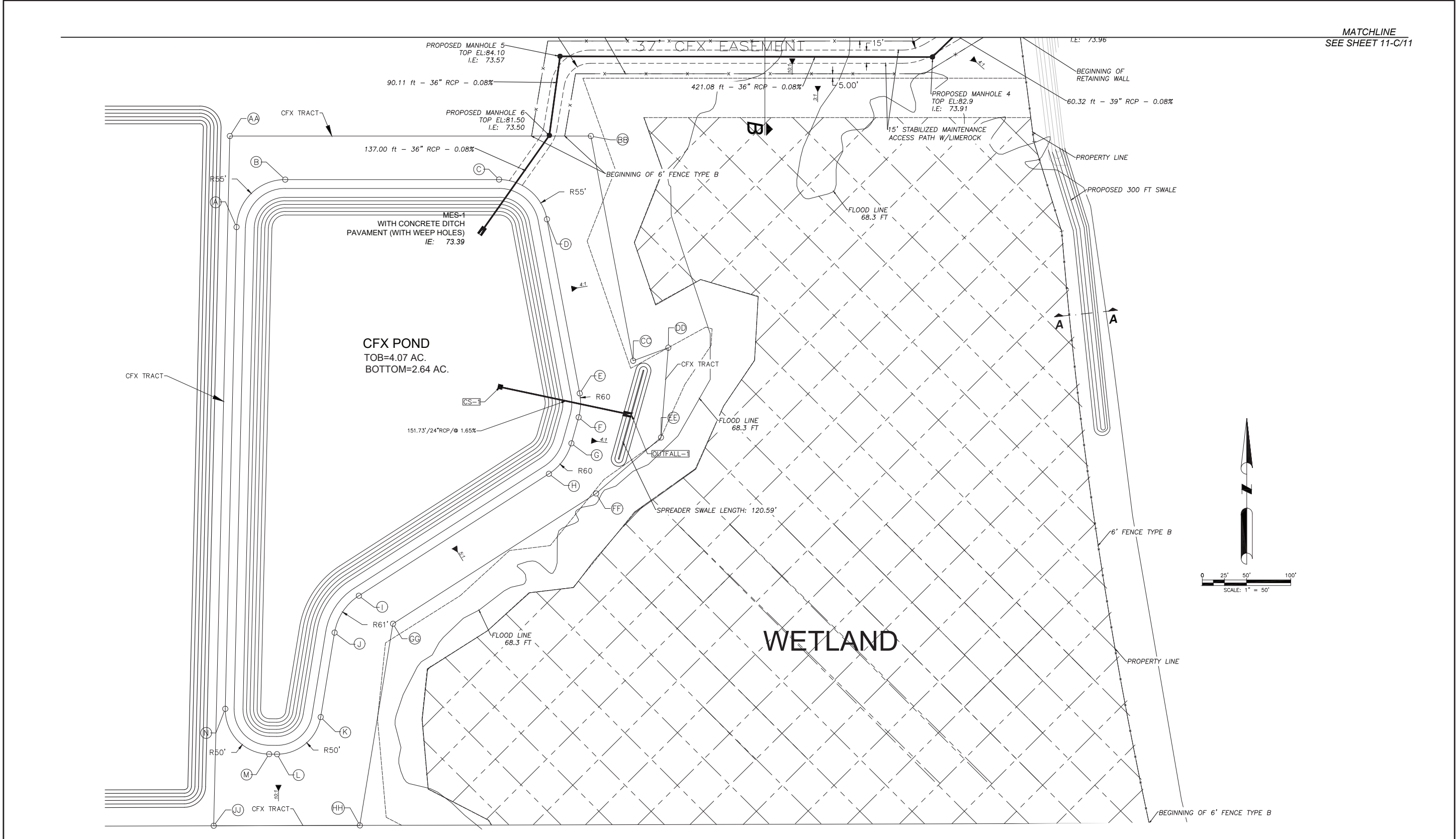
DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

**POND PLAN - 4 (CFX POND)**  
MID-FLORIDA SOUTH LOGISTICS PARK  
APOPKA, FLORIDA

DATE: DECEMBER 2022  
PROJECT NO.: ANC-7  
DRAWN BY: DM  
CHECKED BY: DMS  
SCALE: 1"=50'  
SHEET: 11-C OF 11



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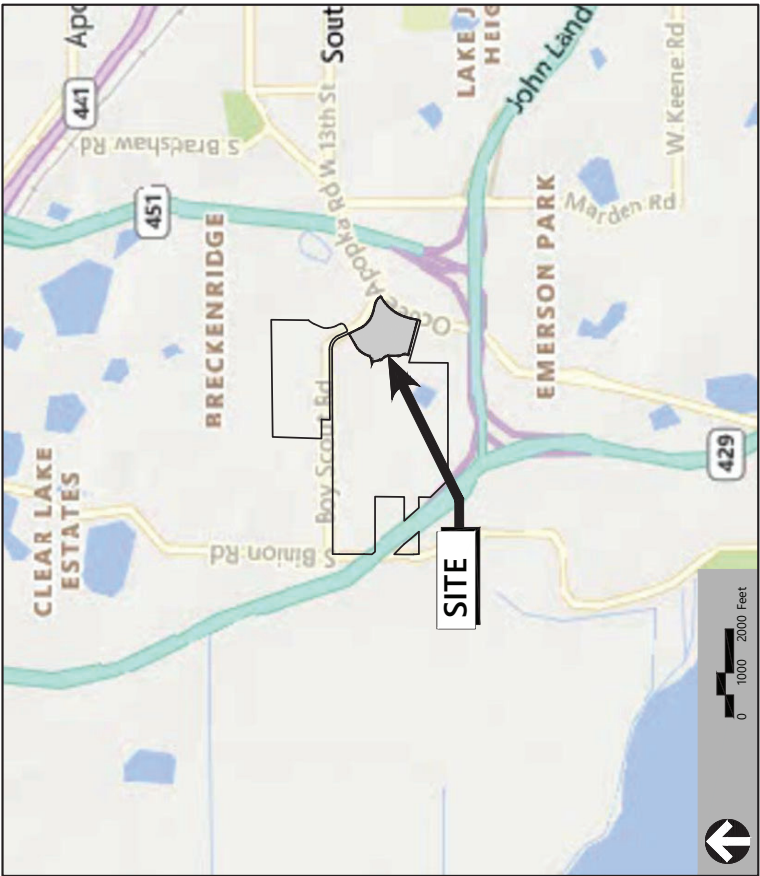
|  <b>DAVE SCHMITT<br/>ENGINEERING, INC.</b><br>12301 LAKE UNDERHILL ROAD<br>SUITE 241<br>ORLANDO, FL 32828<br>407-207-9088 FAX 407-207-9089<br>Certification of Authorization #27471 | <table border="1"><thead><tr><th colspan="6">REVISIONS</th></tr><tr><th>DATE</th><th>BY</th><th>DESCRIPTION</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table> |             |                    |    |             |  | REVISIONS |  |  |  |  |  | DATE | BY | DESCRIPTION | DATE | BY | DESCRIPTION |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | DAVE M. SCHMITT<br>FLORIDA REG. NUMBER<br>48274 | <b>POND PLAN - 5 (CFX POND)</b><br>MID-FLORIDA SOUTH LOGISTICS PARK<br>APOPKA, FLORIDA | DATE: DECEMBER 2022 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|----|-------------|--|-----------|--|--|--|--|--|------|----|-------------|------|----|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------------------|----------------------------------------------------------------------------------------|---------------------|
|                                                                                                                                                                                                                                                                        | REVISIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |                    |    |             |  |           |  |  |  |  |  |      |    |             |      |    |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                 |                                                                                        |                     |
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|                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |                    |    |             |  |           |  |  |  |  |  |      |    |             |      |    |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                 |                                                                                        |                     |
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|                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             | PROJECT NO.: ANC-7 |    |             |  |           |  |  |  |  |  |      |    |             |      |    |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                 |                                                                                        |                     |
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|                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             | SHEET: 11-D OF 11  |    |             |  |           |  |  |  |  |  |      |    |             |      |    |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                 |                                                                                        |                     |

# Mass Grading Plans

|              |                       |
|--------------|-----------------------|
| Issued for   | Mass Grading Approval |
| Date Issued  | March 13, 2023        |
| Latest Issue | June 30, 2023         |

## The Ridge PD - Parcel 3

City of Apopka, Florida  
Parcel IDs: 17-21-28-0000-00-007, 17-21-28-0000-00-028





vhb.com

225 E Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

### Owner / Applicant

Craig Perry  
Apopka Centerline Development LLC  
15481 SW 12th Street  
Suite 309  
Sunrise, Florida 33326

### Sheet Index

| No.           | Drawing Title                              | Latest Issue  |
|---------------|--------------------------------------------|---------------|
| C1.00         | Legend, Abbreviations & Notes              | June 30, 2023 |
| C1.01         | Overall PD Site Plan                       | June 30, 2023 |
| C1.02         | Existing Conditions & Erosion Control Plan | June 30, 2023 |
| C1.05         | Erosion Control Details                    | June 30, 2023 |
| C2.01         | Mass Grading Plan                          | June 30, 2023 |
| C2.10 - C2.11 | Grading Sections                           | June 30, 2023 |

### Reference Drawings

| No.        | Drawing Title                                      | Latest Issue   |
|------------|----------------------------------------------------|----------------|
| Shts. 1-12 | ALTAVNSPS Land Title Boundary & Topographic Survey | March 18, 2022 |

### Community Planner & Civil Engineer

VHB  
225 E. Robinson Street  
Suite 300  
Orlando, Florida 32801  
P 407-839-4006 - 407-839-4008

### Surveyor

VHB  
225 E. Robinson Street  
Suite 300  
Orlando, Florida 32801  
P 407-839-4006 - 407-839-4008

### Geotech

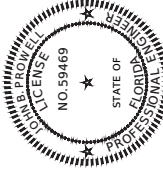
Allen & Company  
16 E. Plant Street  
Winter Garden, Florida 34787  
P 407-654-5355

### Environmental

Bio-Tech Consulting Inc.  
3025 E. South Street  
Orlando, Florida 32803  
P 407-894-5969 - 407-894-5970

### Land Use Attorney

Gray Robinson P.A.  
301 E. Pine Street  
Suite 1400  
Orlando, Florida 32801  
P 407-843-8880



John B. Prowell  
I, PE  
Digitally signed by John B. Prowell, PE  
Date: 2023.06.30 15:36:19 -04'00'

DATE Jun. 30, 2023





# The Ridge PD - Parcel 3

Apopka, Florida

| No. | Revision                   | Date       | Appvd |
|-----|----------------------------|------------|-------|
| 1   | Resubmit to City of Apopka | 06/30/2023 |       |

|             |            |
|-------------|------------|
| Designed by | Checked by |
|-------------|------------|

Issued for **Mass Grading Approval** Date **Mar. 13, 2023**

Vertical Datum NAVD 1988

## Overall PD Site Plan

Drawing Number



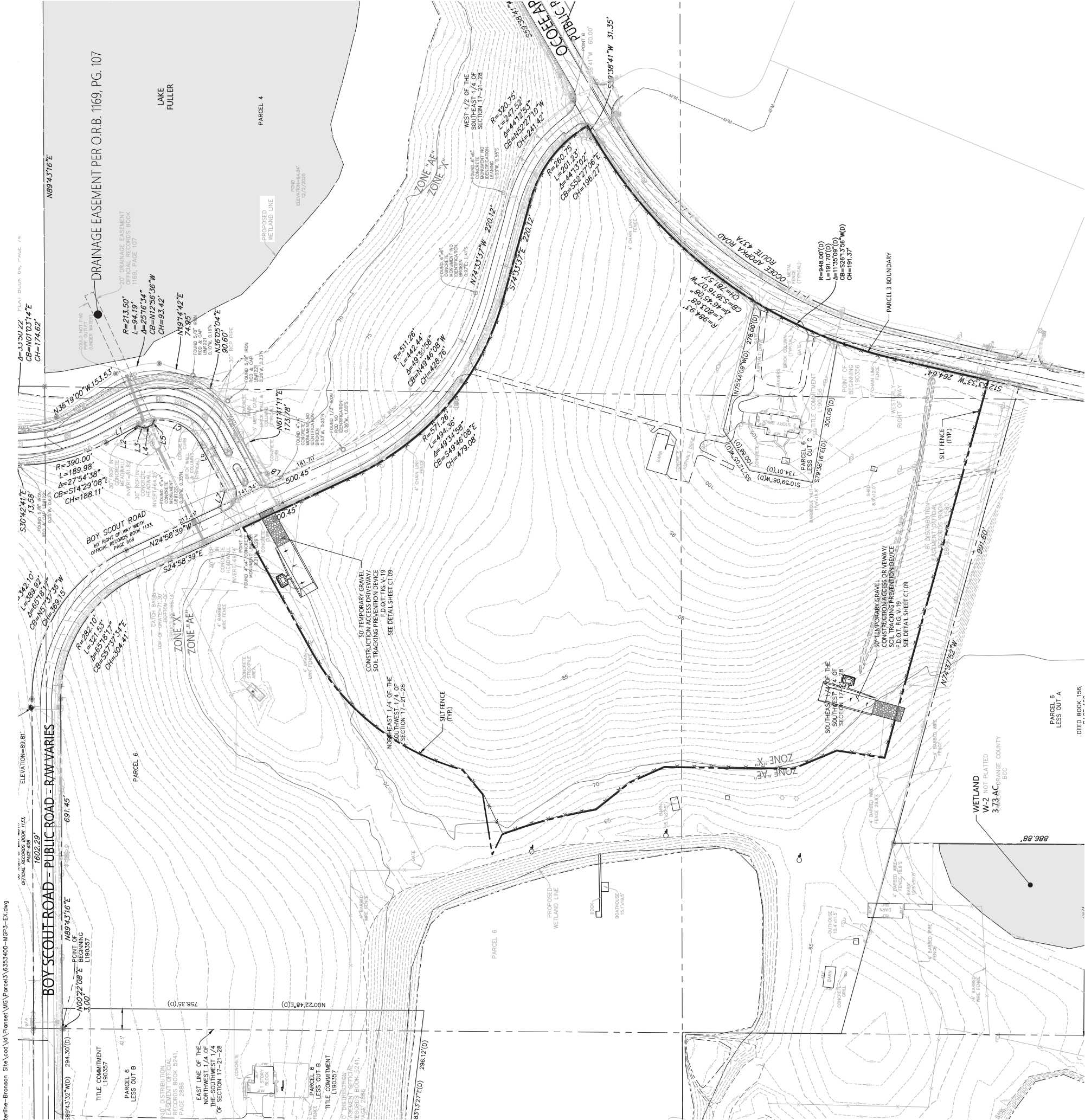
# C1.01

| Sheet | of |
|-------|----|
|-------|----|

63534.00

DATE: Jun. 30, 2023





225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

**LEGEND**

PROJECT BOUNDARY

PD BOUNDARY

WETLAND

UPLAND BUFFER

SILT FENCE



## The Ridge PD - Parcel 3

Apopka, Florida

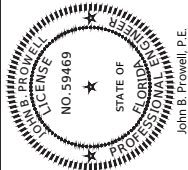
| No. | Revision                  | Date       | Appvd. |
|-----|---------------------------|------------|--------|
| 1   | Resubmit to City of Apple | 06/30/2023 |        |

|             |     |            |     |
|-------------|-----|------------|-----|
| Designed by | JRH | Checked by | JBP |
|-------------|-----|------------|-----|

**Mass Grading Approval**

Vertical Datum NAVD 1988

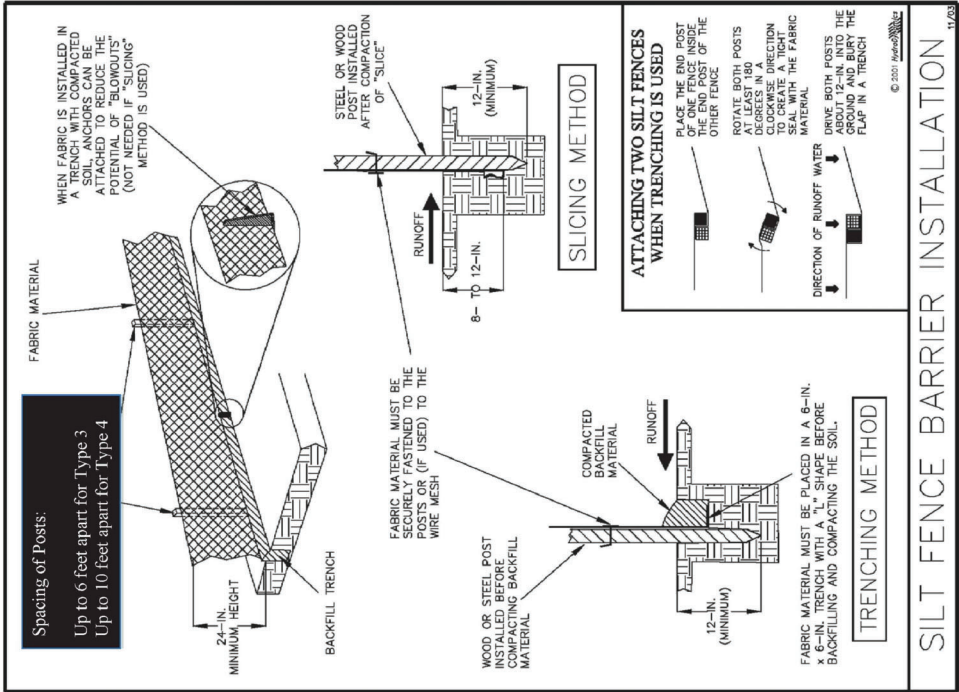
## Existing Conditions & Erosion Control Plan



# C1.02

|               |              |                |
|---------------|--------------|----------------|
| DATE-         | P.E. # 59469 | Project Number |
| Jun. 30, 2023 |              | 63534.00       |





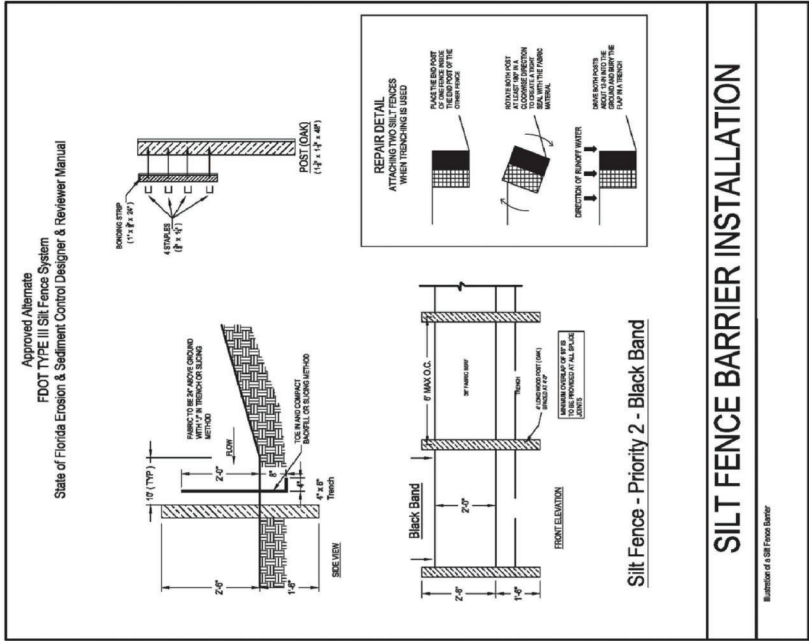
**Figure V-2: Illustration of a Silt Fence Barrier**

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V-7

## NOTES

- Silt fence barriers are not to be used where concentrated flows of water are anticipated such as in drainage ditches, around inlets, or above/below where culverts discharge.
- When installed properly, silt fence barriers can create Type-2 sediment containment systems to allow for deposition of suspended particles, especially on vertical/big box construction sites.
- Silt fence barriers do not filter small-suspended particles in runoff waters.
- Using wire backing for support is discouraged due to disposal problems.
- Compacting trench fill material is very critical.



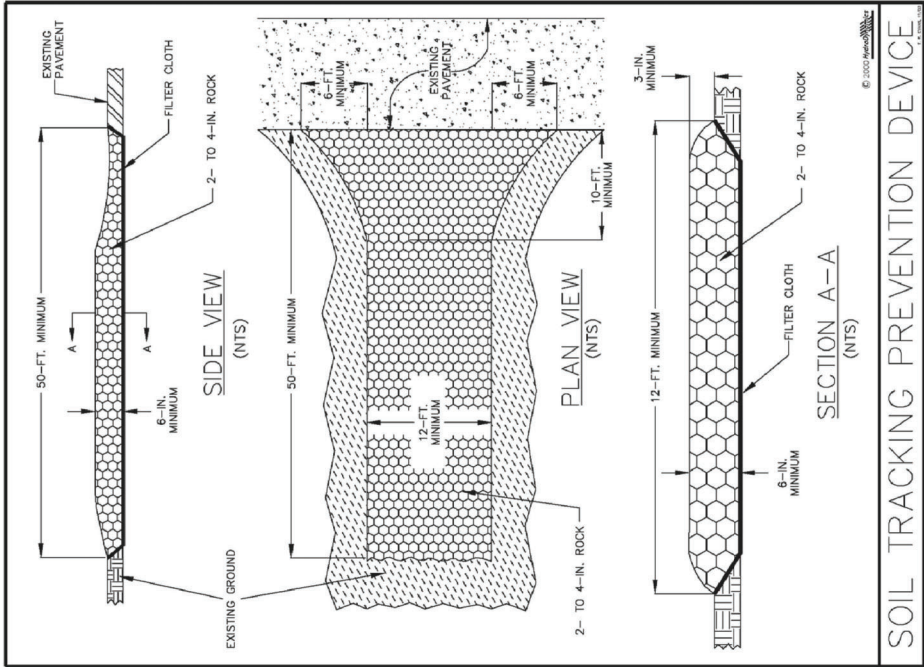
**Figure V-3: Illustration of Silt Fence Priority 2 – Black Band**

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V-10

## NOTES

- The life of the product is determined at the point in which it is no longer effective or needed to do the job for which it is designed (Approximately one year).
- Installation Specifications: The method of installation for the Priority 2 Silt Fence is an integral part of the system and is unlike other installation practices. The specifically designed process includes wood (oak) stakes and wood bonding strips placed at six (6') foot intervals. The silt fence shall be installed in a trench 4" wide and 8" deep. Installation of trenches over 4" wide are not recommended. Stakes are driven to a depth, which allows 24" of fabric to be above ground. The bonding strips (typically 1" x 3/8" x 24") are attached to the stake with 1 x 1/4" staples. Four staples are used to secure the fabric in place against the 1/8" x 1 1/8" oak posts. This installation bonds the fabric to the vertical support post. The remaining fabric is now tuck into the trench forming a "J" and when filled with dirt creates a "ground bite". With its firm attachment to each post, the load is now spread to the total linear strength of all the posts within the system.
- Any variance from the material specifications installation requirements may alter the performance of this product. The product is available pre-staked to these specifications.



**Figure V-19: Illustration of a Soil Tracking Prevention Device**

44-4

The Ridge PD -  
Parcel 3

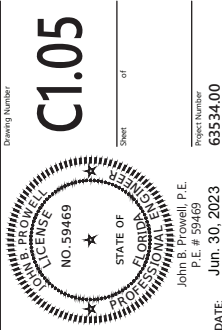
Apopka, Florida

[illegible]

Mass Grading Approval

Vertical Datum NAVD 1988

## Erosion Control Details





A cross-sectional diagram of a typical grading section. The diagram shows a road profile with various dimensions and labels. Key features include:

- Parcel 3 Boundary**: Indicated by a vertical dashed line on the left.
- Silt Fence**: A horizontal line segment below the boundary.
- Match Existing Grade**: A point where the proposed grading meets the existing ground level.
- Existing Grade**: The original ground surface, shown as a dashed line.
- Grading Dimensions**: Various horizontal and vertical measurements are labeled, including 5', 6', 3', 1', 3', 1', 0, and 1'.
- Topography**: The right side of the diagram shows a sloping terrain with contour lines.
- Text Labels**: "VARIES AT MAX" is written near the top right slope.
- Title**: "A - Typical Grading Section" is prominently displayed at the bottom.
- Scale**: "N.T.S." (Not To Scale) is located at the bottom right.

The Ridge PD -  
Parcel 3

Apopka, Florida

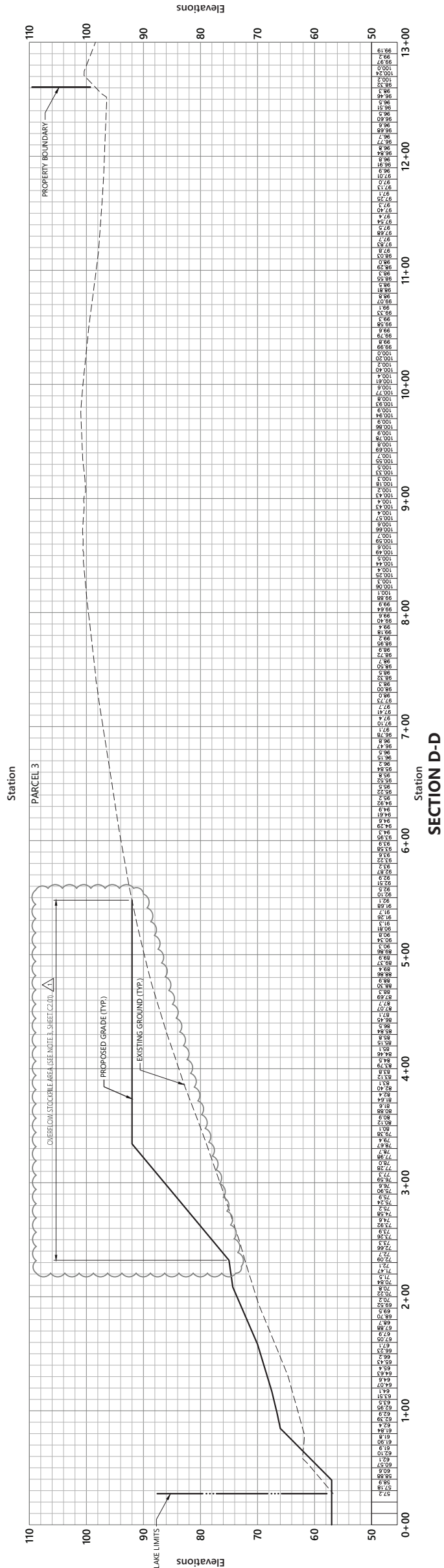
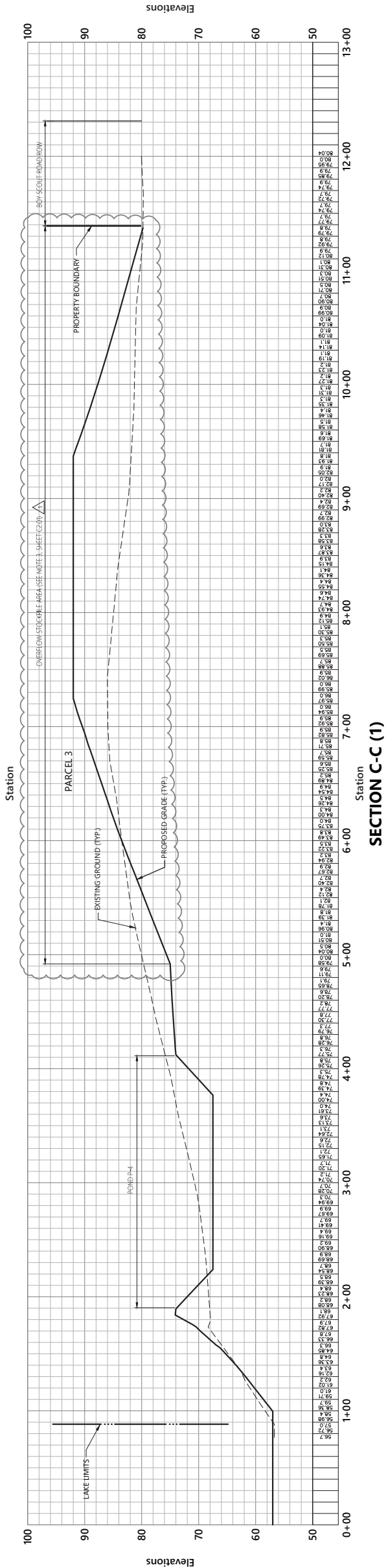
| No. | Revision                    | Date       | Approved |
|-----|-----------------------------|------------|----------|
| 1   | Re-submit to City of Apopka | 06/20/2023 |          |
|     |                             |            |          |
|     |                             |            |          |
|     |                             |            |          |
|     |                             |            |          |

|                                                      |      |            |     |
|------------------------------------------------------|------|------------|-----|
| Designed by                                          | JRH  | Checked by | JBP |
| Issued for                                           | Date |            |     |
| <b>Mass Grading Approval</b><br><b>Mar. 13, 2023</b> |      |            |     |

Vertical Datum NAVD 1988

# Mass Grading Plan

The image shows a circular professional seal for the State of Florida. The outer ring contains the text "STATE OF FLORIDA" at the top and "DEPARTMENT OF PROFESSIONAL REGULATION" at the bottom, separated by stars. Inside the ring, the words "PROFESSIONAL SEAL" are written in a smaller circle. In the center of the seal, it says "NO. 59469". To the right of the seal, the text "Project Number 6355400" is printed. Above the seal, the text "Drawing Number C2.01" is printed in a large, bold font.



# The Ridge PD - Parcel 3

Apopka, Florida

| No. | Revision                   | Date       | Appr. |
|-----|----------------------------|------------|-------|
| 1   | Resubmit to City of Apopka | 06/29/2023 |       |

Designed by JRH  
Reviewed by JBP  
Mass Grading Approval  
Mar. 13, 2023

Vertical Datum NAVD 1988  
Drawing Title  
Grading Sections

Professional Engineer  
John E. Green, P.E.  
No. 59469  
F.L. # 59469

DATE: Jun. 30, 2023

Professional Engineer  
John E. Green, P.E.  
No. 59469  
F.L. # 59469

Project Number  
63534.00

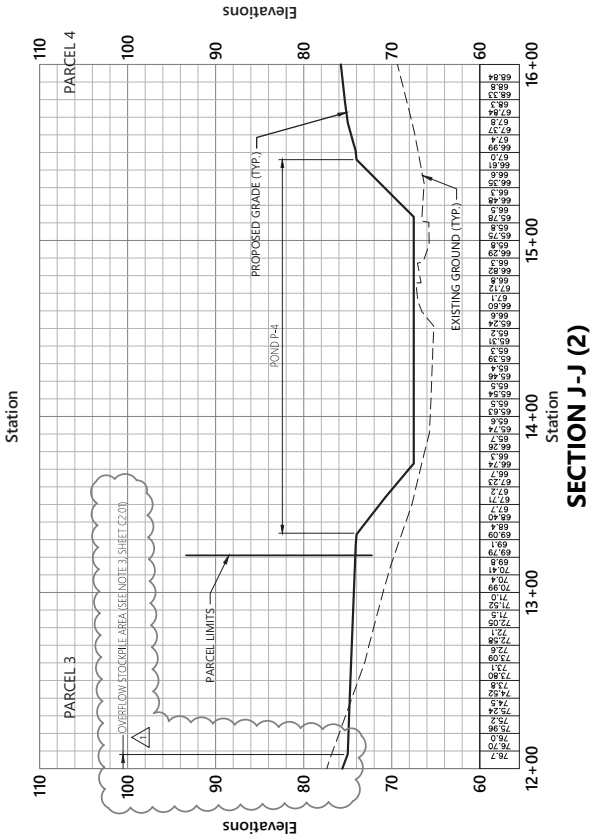
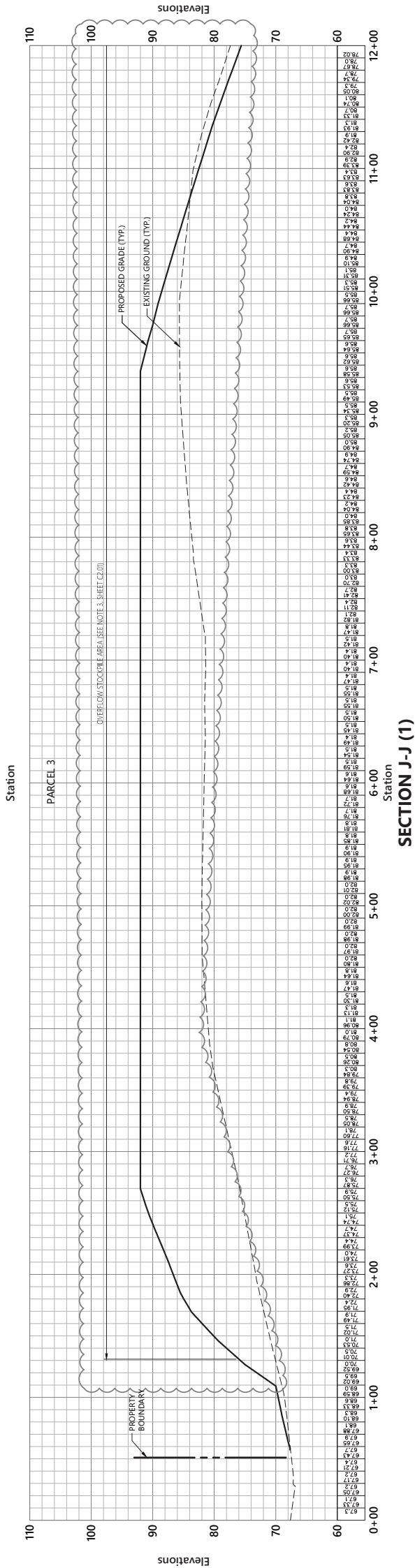
Professional Engineer  
John E. Green, P.E.  
No. 59469  
F.L. # 59469

Project Number  
63534.00





225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



The Ridge PD -  
Parcel 3

Apopka, Florida

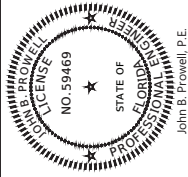
| No. | Revision                   | Date       | Approved |
|-----|----------------------------|------------|----------|
| 1   | Resubmit to City of Apopka | 06/30/2023 |          |
|     |                            |            |          |
|     |                            |            |          |
|     |                            |            |          |

|             |     |
|-------------|-----|
| Designed by | JRH |
| Checked by  | JB  |

Mass Grading Approval

Vertical Datum NAVD 1988

## Grading Sections



P.E. # 59469  
Jun. 30, 2023  
63534.00  
Project Number



