



APOPKA DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

August 16, 2023 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

FUTURE LAND USE AMENDMENT

1. 1700 W. Keene Road, 1st Submittal

REZONING

1. 1700 W. Keene Road, 1st Submittal

PLAT

SPECIAL EXCEPTION

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. The Ridge PD Parcel 9-Major Development Plan (MDP), 1st Submittal

CONSTRUCTION SITE PLAN

1. Floor and Decor-Construction Site Plan (CSP), 1st Submittal
2. Wyld Oaks (FKA Kelly Park Crossings) Infrastructure- Construction Site Plan (CSP), 3rd Submittal
3. Natura Vista- Construction Site Plan (CSP), 2nd Submittal

DISCUSSION

ANNEXATION

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.

1.Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;

We believe the proposed project serves the goals, objectives and policies of the City.

2.Is not in conflict with any portion of this LDC;

The proposed Development is not in conflict with the LDC.

3.Addresses a demonstrated community need;

The project will provide retail and medical office to serve the hospital and local community.

4.Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The proposed Development fits in with the surrounding development. There is a Publix Plaza to the north, Industrial to the west, Orange County treatment facility to the east and a Lake to the South.

5.Would result in a logical and orderly development pattern;

The project would fill the last corner of this intersection with Retail/Commercial.

6.Would not adversely affect the property values in the area;

The proposed development would provide services that enhance property values in the area.

7.Would result in development that is adequately served by public facilities (roads, potable water, waste water, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

The project will be served with Potable and wastewater, as well as Ocoee=Apopka Road and Keene Road.

8.Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

The Parcel is essentially an infill piece surrounded on all sides by development or roads. It will not negatively impact the environment.



City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor
Apopka, FL 32703
407-703-1712

-- FOR OFFICIAL USE ONLY--	
DATE SUBMITTED:	7.24.23
FEE PAID: \$	\$3200 -
CHECK #:	3056
RECEIPT #:	360717

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

RECEIVED

JUL 24 2023

PLANNING & ZONING

Check One	REQUEST	FEES
☐	Large Scale Future Land Use (FLU) Change (>50 acres)	\$4,000
☒	Small Scale Future Land Use (FLU) Change (<50 acres)	\$2,000
☒	Zoning Amendment	\$1,200

Owner of Record:	M.L. Carter Services, Inc., Trustee of the Carter-Keene Road Land Trust				
Address:	3333 S Orange Ave #200				
City:	Orlando	State:	FL	Zip:	32806
Phone:	407-422-3144	E-Mail:	dcarter@maurycarter.com		

Applicant:	Bryan Potts, P.E.				
Address:	2494 Rose Spring Drive				
City:	Orlando	State:	FL	Zip:	32825
Phone:	407-982-9878	E-Mail:	bpotts@tannathdesign.com		

Subject Property Parcel I.D. #(s):	29-21-28-0000-00-003
Subject Property Address:	1700 W Keene Road, Apopka FL 32703
Subject Property Size (acres):	18.80

ADJACENT PROPERTY:					
Direction	Jurisdiction Circle One		Future Land Use	Zoning	Present Use
North	City	County	MU	MU-ES-GT	Keene Road
East	City	County	INST	A1	OC Water Reclaim Facility
South	City	County	MU	MU-ES-GT	Multifamily
West	City	County	Industrial	I-L	Ocoee-Apopka Road

Application for Future Land Use and/or Zoning Amendments

Page 2

Existing Use:	Undeveloped		Proposed Use:	Mixed Use -Comm/Retail	
FLU Amendment:	From:	Office	To:	Mixed Use	
Zoning Amendment:	From:	Office	To:	Mixed Use East Shore Gateway	
Number of Persons Residing on the Subject Property:			0		
Improvements Existing on Property:			0		
Additional Conditions Requested by Applicant:			N/A		
Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:					
Paved Street Meeting City Standards:			X	Yes	No
Curb and Gutter:				Yes	No
Stormwater Drainage:			X	Yes	No
Water:			X	Yes	No
Sewer:			X	Yes	No
Street Lights:			X	Yes	No
Underwriter Approved Fire Hydrant:			X	Yes	No
Other:					

DOCUMENTS REQUIRED FOR SUBMITTAL ([Electronic Submission](#) or CD only)

- Signed, Notarized Authorized Agent Form (if property owner did not sign application)
 - Signed & Sealed Boundary Survey
 - Location Map/Aerial Photo
 - Property Deed
 - Documents confirming required Community Meeting
 - Responses to zoning review standards below
-
1. *Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;*
 2. *Is not in conflict with any portion of this LDC;*
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 5. *Would result in a logical and orderly development pattern;*
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Application for Future Land Use and/or Zoning Amendments

Page 4

CERTIFICATION AND SIGNATURE

By: [Signature]
Owner(s) of Record (Signature)
Daryl M Carter, President of M.L. Carter Services, Inc., Trustee

(Print Name)

By: _____
Owner(s) of Record (Signature)

(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

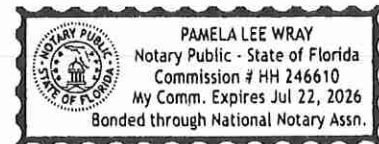
The foregoing instrument was acknowledged before me on this 21st day of July, 2023,
by Daryl M Carter who is personally known to me or has produced
N/A as Identification and who did (circle one) take an
oath.

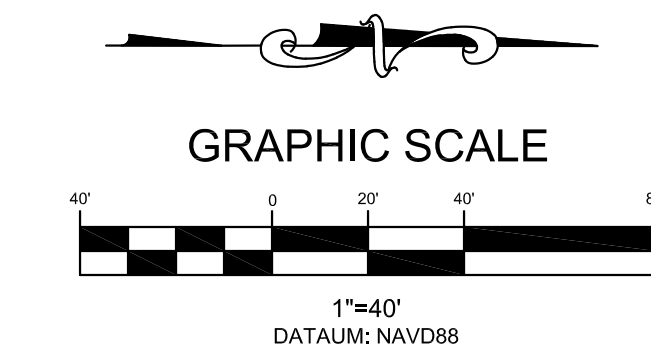
My Commission Expires:

07/22/2026

Pamela Lee Wray
Notary Public (Signature)

Pamela Lee Wray
Notary Public (Print Name)





PROPERTY LOCATION:	1700 W KEENE RD
PARCEL ID:	29-21-28-0000-00-003
LOCAL MUNICIPALITY:	CITY OF APOPKA
PROPOSED USE:	RETAIL
TOTAL OVERALL PARCEL AREA:	18.80 AC
PROPOSED FAR:	.067
PARKING REQUIRED	
RETAIL	312 SPACES
TOTAL PARKING REQUIRED	312 SPACES
PARKING PROVIDED	
STANDARD PARKING SPACES	358 SPACES
HANDICAPPED PARKING SPACES	16 SPACES
TOTAL PARKING PROVIDED	374 SPACES

CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE DETERMINED AFTER FURTHER INVESTIGATION AND VERIFICATION OF ALL REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND NO LIABILITY IS SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY. ANY UNLAWFUL DETACHMENT OR ARBORIZATION OF TREES, GRASSLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.



SITE PLAN

KEENE ROAD RETAIL
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE	07/04/23
SCALE	1"=20'
DRAWN-BY	CMF
PROJECT NUMBER: 09-001	
A	
CONCEPT	

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COUNTY OF ORANGE

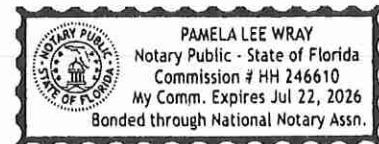
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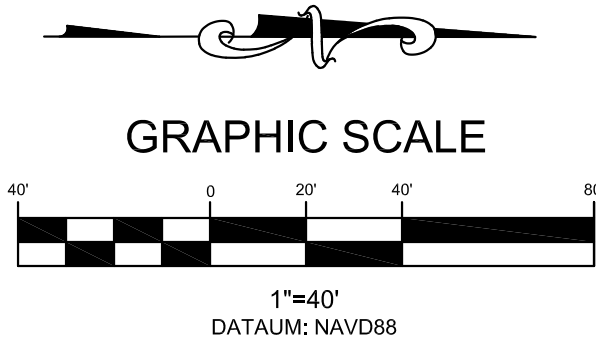
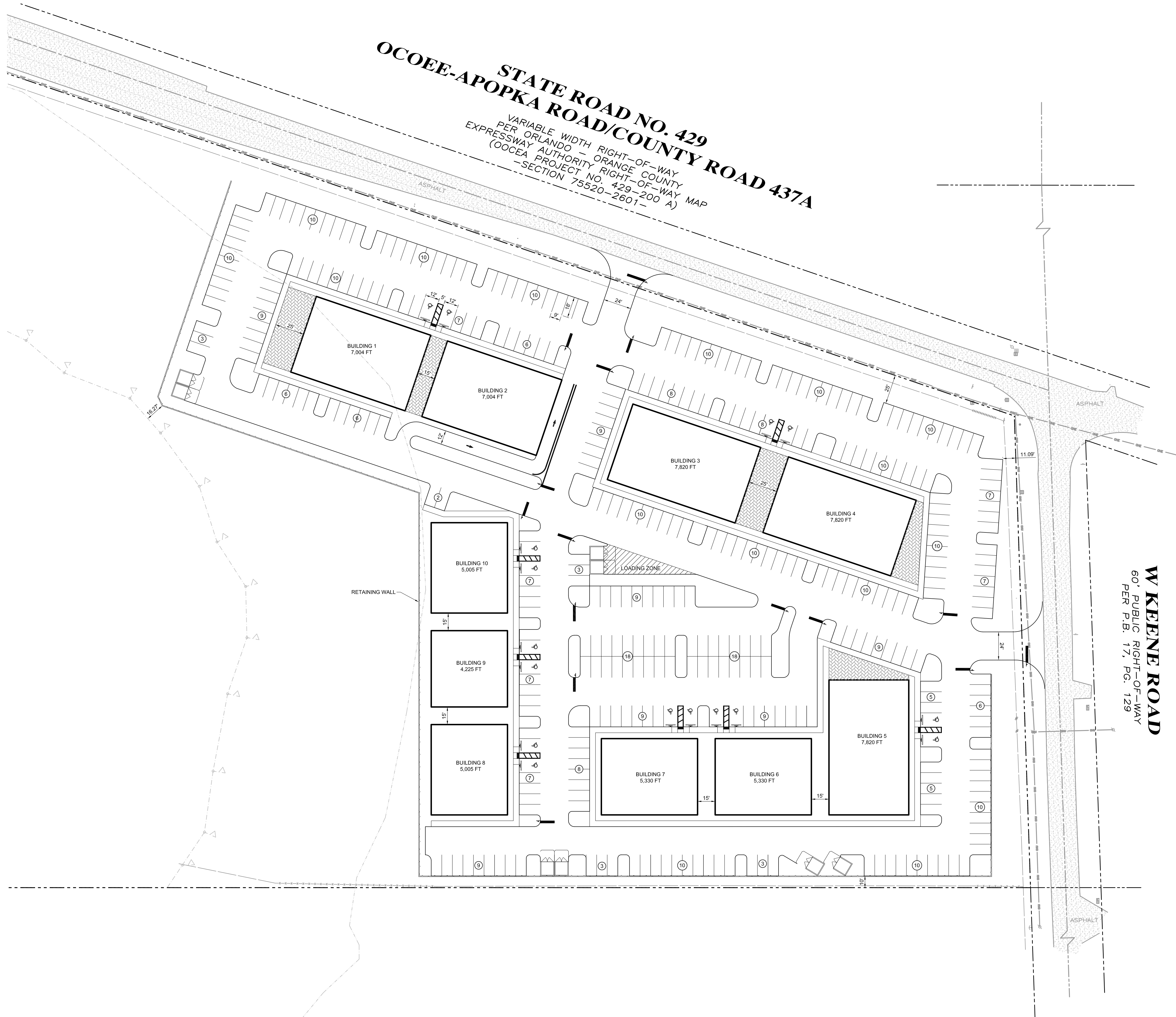
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Pamela Lee Wray
Notary Public (Signature)

Pamela Lee Wray
Notary Public (Print Name)





SITE DATA			
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DATE		07/04/23	
SCALE		1"=20'	
DRAWN-BY		CMF	
PROJECT NUMBER: 109-001			
A			
CONCEPT			

SITE PLAN

KEENE ROAD RETAIL
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

Sunshine 811

ISSUED FOR PERMITTING

NO.

REVISIONS

BY

DATE

Major Development Plan

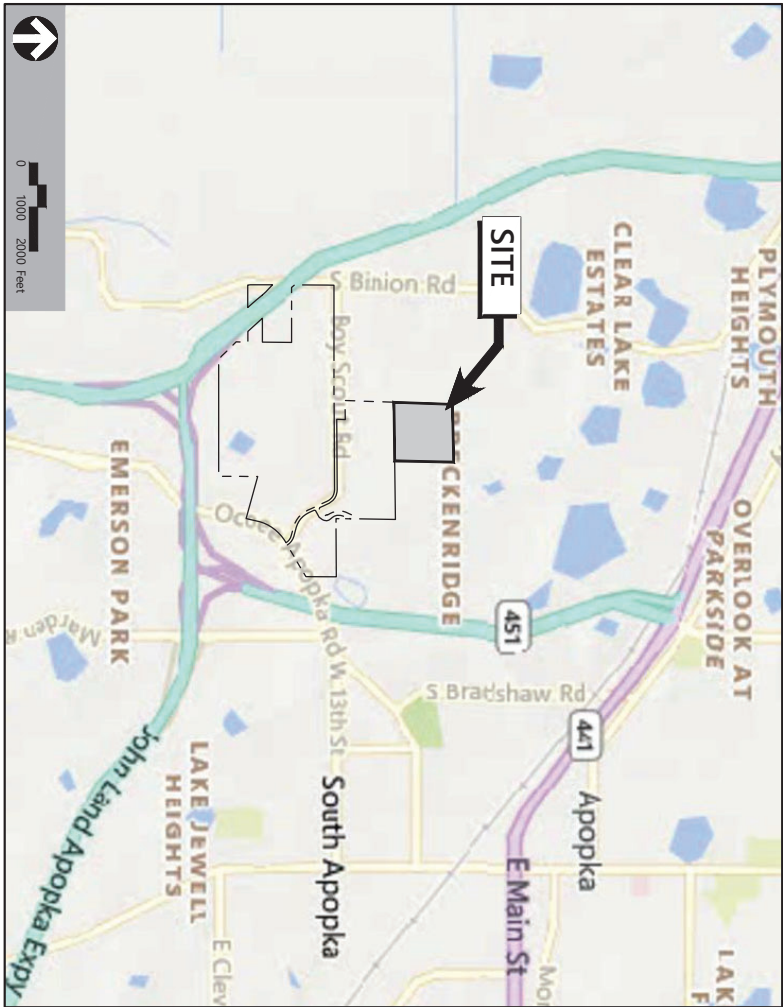
Issued for	Site Plan Approval
Date Issued	July 17, 2023
Latest Issue	July 17, 2023

The Ridge PD - Parcel 9

City of Apopka, Florida
Parcel ID: 17-21-28-0000-00-003

Owner / Applicant

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



Sheet Index

No.	Drawing Title	Latest Issue
C-10	Existing Conditions Plan	07/17/2023
C-20	Master Site Plan & Site Data	07/17/2023
C-30	Grading Plan	07/17/2023
C-40	Drainage & Wastewater Plan	07/17/2023
C-50	Water Distribution Plan	07/17/2023
C-60	Reclaimed Water Distribution Plan	07/17/2023
C-70	Typical Sections & Details	07/17/2023
C-80	Fire Access Plan	07/17/2023
C-90	Layout & Materials Plan	07/17/2023
C-100	Tree Preservation Plan	07/17/2023
A-1.1	Building Elevations	07/17/2023

Reference Drawings

No.	Drawing Title	Latest Issue
LS-100-102	Overall Landscape Site Plan	7/17/2023
LS-201-205	Landscape Plan	7/17/2023
LS-401	Landscape Schedule	7/17/2023
LS-501	Landscape Details	7/17/2023
Shts. 1-2	Boundary & Tree Survey	April 28, 2023

vhb.com



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

Community Planner & Civil Engineer

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

Surveyor

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

Geotech

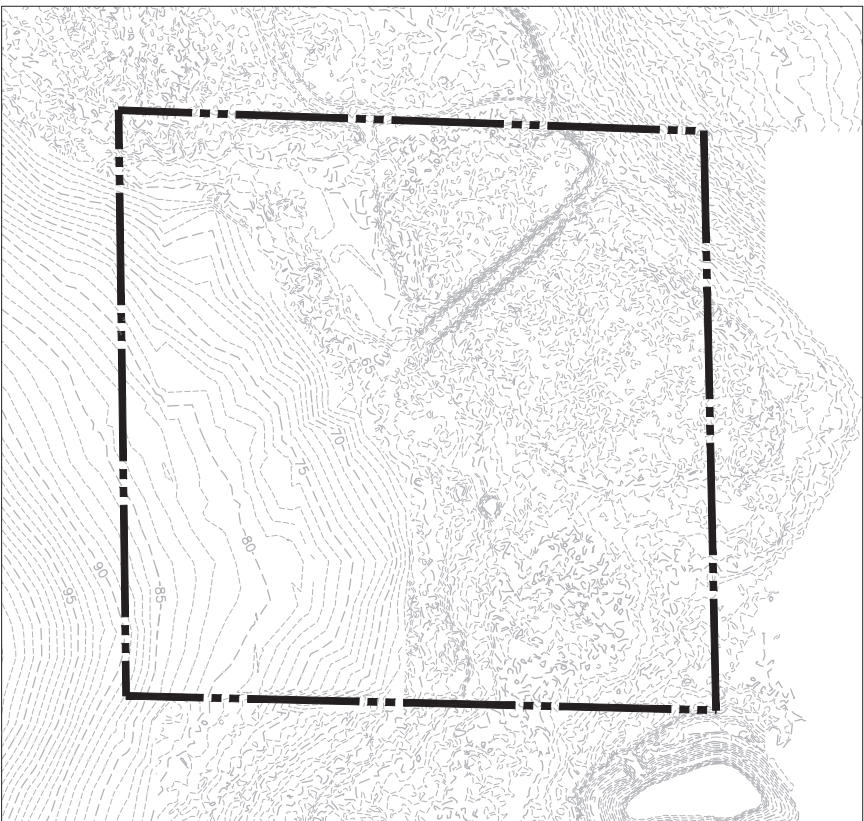
DEVO Engineering
5500 Alhambra Drive
Orlando, Florida 32808
P 407-290-2371

Environmental

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

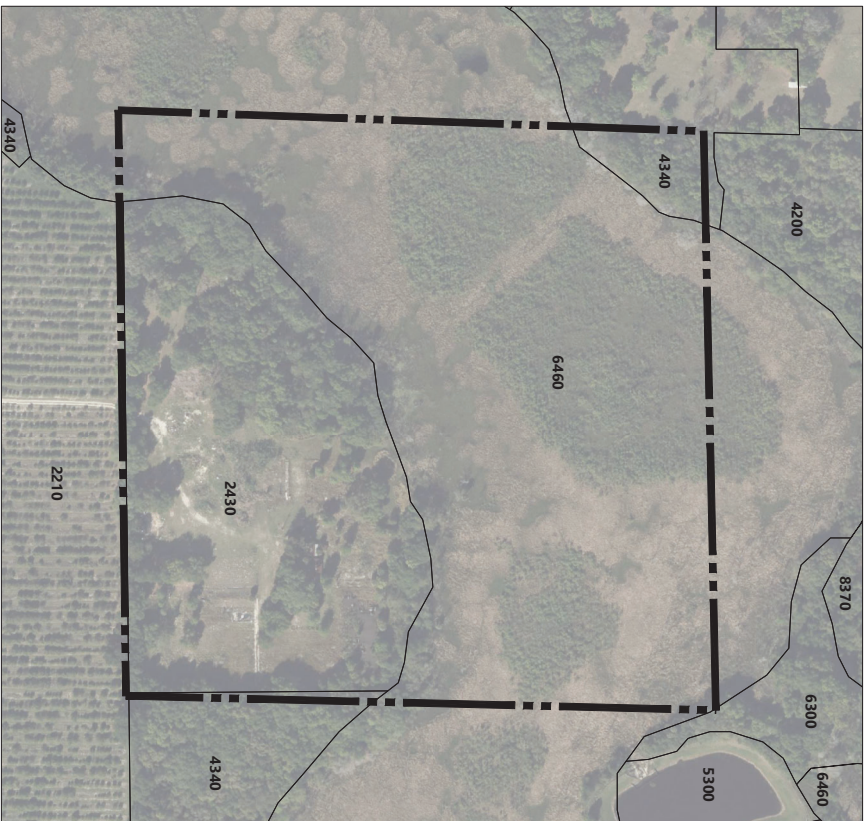
This item has been electronically signed and sealed by James R. Hoffman, P.E. on July 17, 2023 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.





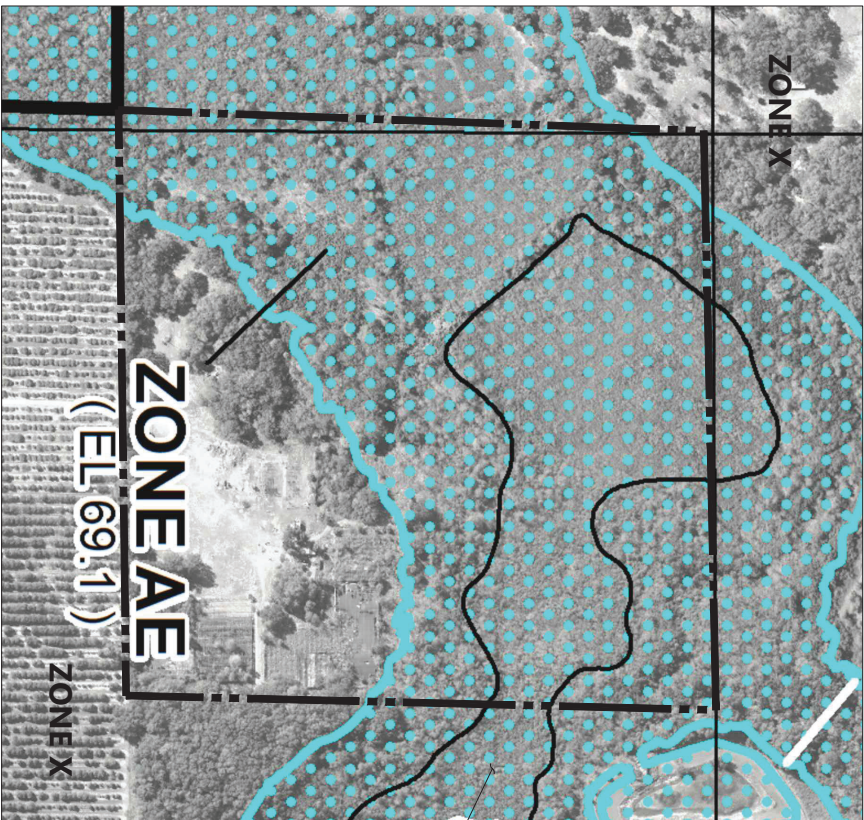
TOPOGRAPHY MAP

(NAVD 88)
CONTOUR SOURCE:
ONSITE: ALLEN & COMPANY, OCT. 2021
ONSITE: ORANGE COUNTY GIS, 2014



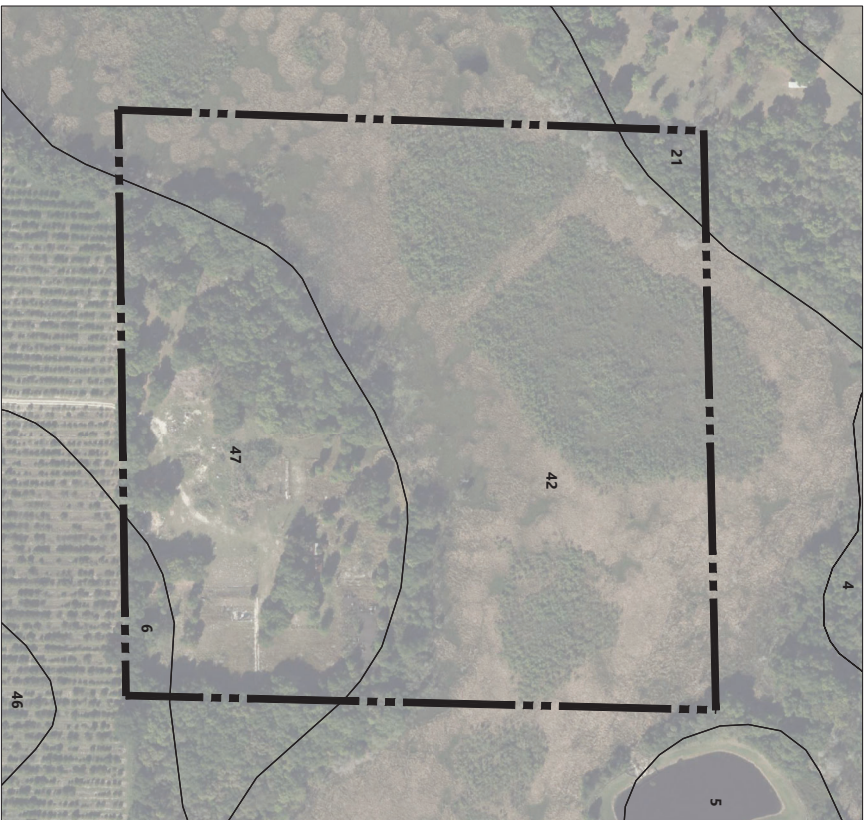
- LEGEND**
- PROJECT BOUNDARY
 - FLUECS LIMITS

FLUECS CODE	DESCRIPTION
2210	CITRUS GROVES
4200	UPLAND PINE
4340	UPLAND MIXED CONIFEROUS/HARDWOOD
5300	RESERVOIRS
6300	WETLAND FORESTED MIXED
6460	MIXED SCALP SPRING WETLAND
8370	SURFACE WATER COLLECTION POND



FLOODPLAIN MAP

FEMA MAP SERVICE CENTER, FIRM PANEL:
1009 SCOTLDM, DATED SEPTEMBER 24, 2021



- LEGEND**
- PROJECT BOUNDARY
 - SOILS LIMITS

SOIL CODE	DESCRIPTION
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
6	CANDLER-APOPKA FINE SAND, 5 TO 12 PERCENT SLOPES
21	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47	TAVARES MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES



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

- FIRM PANEL LEGEND**
- ZONE A NO BASE FLOOD ELEVATIONS DETERMINED
 - ZONE AE BASE FLOOD ELEVATIONS DETERMINED
 - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT
 - ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

UNNAMED LAKE 13 PER
FIRM FIRM PANEL

PRELIMINARY - NOT FOR CONSTRUCTION

THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.0A.3. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



The Ridge PD Parcel 9

Apopka, Florida

No.	Revision	Date	Approved
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Designed by: CLG

Drawn by: JHH

Site Plan Approval: July 17, 2023

Not Approved for Construction

Existing Conditions Plan

Vertical Datum NAVD 1988

Drawing Number

C-1.0



James R. Hoffman, P.E.

DATE: Jul. 17, 2023

Revision Number

63534.07

This item has been electronically signed and sealed by James R. Hoffman, P.E. on July 17, 2023 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

AERIAL & EXISTING LAND USE MAP

FLUECS SOURCE: SIRMWD, 2014
AERIAL SOURCE: AUTODESK ONLINE MAP SERVICE, 2023

GENERAL SITE DATA:

GENERAL:	
ZONING	PD
PROPOSED SINGLE FAMILY UNITS INCLUDED IN MDP	41 DU
TOTAL GROSS ACRES	40.54 AC
TOTAL WETLAND ACRES	26.52 AC
IMPACTED WETLAND ACRES	0.00 AC
PRESERVED WETLAND ACRES	26.52 AC
TOTAL EXISTING SURFACE WATER ACRES	0.00 AC
IMPACTED SURFACE WATER ACRES	0.00 AC
PRESERVED SURFACE WATER ACRES	0.00 AC
TOTAL UPLAND BUFFER ACRES	1.10 AC
TOTAL PRESERVED UPLAND ACRES	0.35 AC
TOTAL DEVELOPABLE ACRES	12.57 AC

DEVELOPMENT PLAN CHART	
PARCEL ID NUMBER	17-21-28-0000-00-002
FUTURE LAND USE	LOW DENSITY RESIDENTIAL PD
ZONING	NORTH CITY, RESIDENTIAL LOW DENSITY
ADJACENT FUTURE LAND USE	EAST CITY, RESIDENTIAL LOW DENSITY SOUTH CITY, RESIDENTIAL LOW DENSITY WEST CITY, RESIDENTIAL LOW DENSITY
ADJACENT ZONING	NORTH CITY, RESIDENTIAL SINGLE FAMILY ESTATE DISTRICT, RTT RESIDENTIAL TWO FAMILY DISTRICT EAST CITY, RESIDENTIAL PD SOUTH CITY, PD WEST CITY, T
ACREAGE/SQUARE FOOTAGE	40.54 AC
BUILDING HEIGHT (range-family)	PROPOSED 3 STORIES
NET DENSITY	PROPOSED 3.3 DU/AC MAX 4.3 DU/AC
BUILDING SETBACKS (range-family front loaded)	PROPOSED FRONT 20'11' SIDE 5' REAR 20'6' PORCH 10'
BUILDING SETBACKS (range-family rear loaded)	PROPOSED FRONT 15' SIDE 5' REAR 20'6' PORCH 10'
PARKING SPACES	REQUIRED FRONT 15' SIDE 5' REAR 20'6' PORCH 10'
VARIOUS REQUEST	REQUIRED 82 (2 SPACES PER DU)
VARIANCE REQUEST	YES NO X
MIN. LOT WIDTH & DEPTH(range-family)	YES 55' x 100' (front loaded) and 32' x 110' (rear loaded)

- NOTES:
- (1) SEE SECTION SEC. 3.04(B) (6) (1) FOR FRONT LOADED GARAGE DOORS SETBACKS.
 - (2) MIN. 20' BUILDING SETBACK ASSUMES NO ALLEY. THE MIN. REAR BUILDING SETBACK FOR ALLEYS IS 5'. GARAGES WITH DIRECT ACCESS FROM AN ALLEY SHALL BE SET BACK WITH A MINIMUM OF 22 FEET FROM THE PROPERTY LINE. SEC. 3.04(B) (6) (3).
 - (3) MINIMUM SIDE SETBACKS SHALL BE 10 FEET FROM THE PROPERTY LINE. SEC. 3.04(B) (6) (3).
 - (4) MINIMUM LIVING AREA IS DEFINED AS HEATED AND COOLED AREA OF HOUSE, NOT INCLUDING GARAGES OR OTHER STRUCTURES.
 - (5) CORNER SIDE SETBACKS IS FOR SINGLE FAMILY LOTS AND 10' FOR TOWNHOME LOTS.

PHASING:
THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE.

MISCELLANEOUS:	
PORTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA
AVERAGE DAILY TRAFFIC PER ITE 210 (10TH EDITION):	399

SIGNAGE:
RESIDENTIAL COMMUNITY SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.10.9 AND NON-RESIDENTIAL STANDARDS SHALL COMPLY WITH 5.10.7 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

LIGHTING:
EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

GARBAGE PICKUP:
FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT (R/W). REAR LOADED SINGLE FAMILY UNITS AND TOWNHOME UNITS TO BE PICKED UP AT REAR ALLEY.

- FIRE:**
1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 5th EDITION (2012).
 2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2012 EDITION, FPIC 5TH EDITION (2012).
 3. WETTED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SQUARE FEET OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2 OF NFPA 1 & 101, 2012 EDITION, FPIC 5TH EDITION (2012). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET BUT IN NO CASE SHALL THE FLOW BE LESS THAN 200 GPM PER 18.4.5 NFPA 1, 2012 EDITION, FPIC 5TH EDITION (2012).
 4. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.

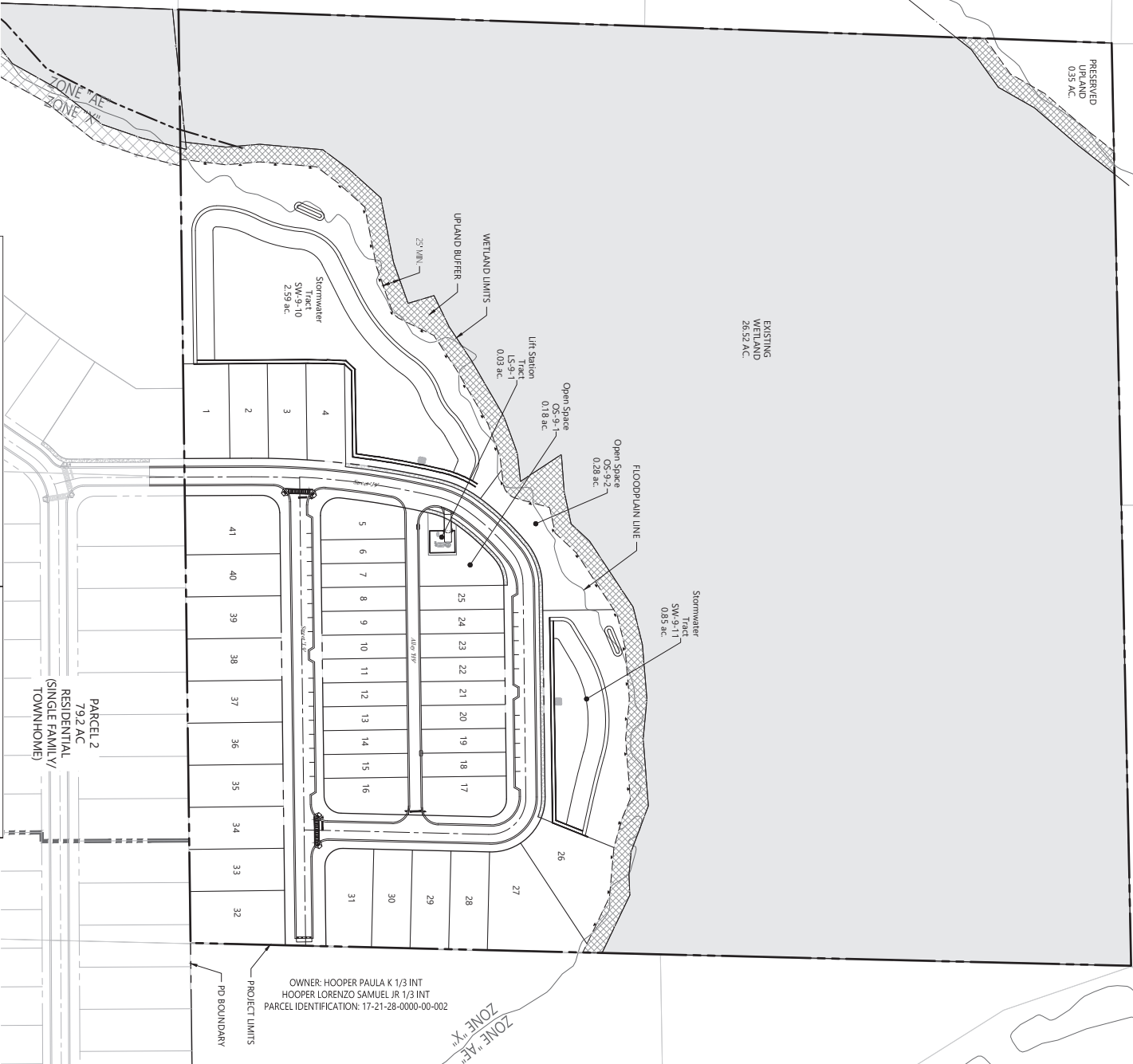
ARCHITECTURAL:
ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.

LANDSCAPE:
1. LANDSCAPING STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL ADHERE TO SECTION 5.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

OWNERSHIP/MAINTENANCE:	
ROADWAYS	PUBLIC: TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
STORMWATER TRACTS	PUBLIC: TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
DRAINAGE EASEMENTS	PUBLIC: TO BE DEDICATED TO THE CITY OF APOPKA
UTILITY EASEMENTS	PUBLIC: TO BE DEDICATED TO THE CITY OF APOPKA
SAUNTARY SEWER RECLAIMED WATER & POTABLE WATER SYSTEM	PUBLIC: TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
STORM SEWER SYSTEM	PUBLIC: TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
PARK TRACTS	PUBLIC: TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT
OPEN SPACE/LANDSCAPE TRACTS	PUBLIC: TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT

PUBLIC OPEN SPACE CALCULATIONS:			
26% REQUIRED PUBLIC OPEN SPACE HAS BEEN ACCOUNTED FOR WITHIN THE FLOOD TRACTS, BUFFERS, AND OPEN SPACE		OPEN SPACE ACRES	
TOTAL DEVELOPABLE ACRES	REQUIRED (20%) ACRES	OPEN SPACE	0.46 ac
		STORMWATER TRACT (SW-9-10)	2.59 ac
		STORMWATER TRACT (SW-9-11)	0.85 ac
		STORMWATER TRACT (SW-9-12)	0.85 ac
		TOTAL	3.90 ac

OWNER: THOMAS GEORGE A
THOMAS SANDRA K
PARCEL IDENTIFICATION: 18-21-28-0000-00-056



Green Building Standards		Points	Notes
Minimum Points Required		4.00	4.0 points required for Residential Development. Greater than 30 Units.
Potential Standards to be Implemented with CSP			
Energy Conservation - Install a "cool roof" on a minimum of 50 percent of the dwelling units in a subdivision. The cool roof shall cover the entire roof of the building.	1.50		UP Tech Shield will be used
Energy Conservation - Use central air conditioners that are Energy Star qualified	0.50		All HVAC installed on site will be Energy Star qualified.
Energy Conservation - Use vegetation or vegetated structures to shade HVAC units.	0.25		2 shrubs per A/C unit will be shown on the final landscape plans.
Wetland Conservation and Water Quality - Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity.	0.50		The entire site is designed to drain to an on-site retention pond that will fully recover through infiltration.
Vegetation - Preserve large, non-erect trees on site (large tree defined as 20 feet or greater in height and 24 inches or greater DBH).	1.00		Four specimen trees preserved
Vegetation - Limit turf grass to 40 percent of the landscaped area.	0.50		Grass will be limited to 40% for open space areas at the entrance and amenity center.
Transit Station - Provide a minimum of two electric vehicle (EV) level 2 charging stations that are made available in a parking structure or on-street parking lot to those using the building.	0.50		2 EV charging stations will be provided at the amenity centers
Resiliency to Natural Hazards - Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE).	1.00		0.5 points per foot above 100 year (assume 2 ft above)
Resiliency to Natural Hazards - Install operable windows to allow for natural ventilation in the event of power failures	0.25		All Windows will be operable
Potential Point Total (to be implemented with CSP)		6.00	



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Number FL #3932

LEGEND	
---	PROPERTY BOUNDARY
■	WETLAND
■	UPLAND BUFFER

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02(MA.B). THESE PLANS ARE NOT FINAL. CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



The Ridge PD Parcel 9

Apopka, Florida

NO. Revision	DATE	APPROVED

Designed by
CLG
Checked by
JRH
Date
July 17, 2023

Not Approved for Construction
Master Site Plan &
Site Data

Vertical Datum NAVD 1988

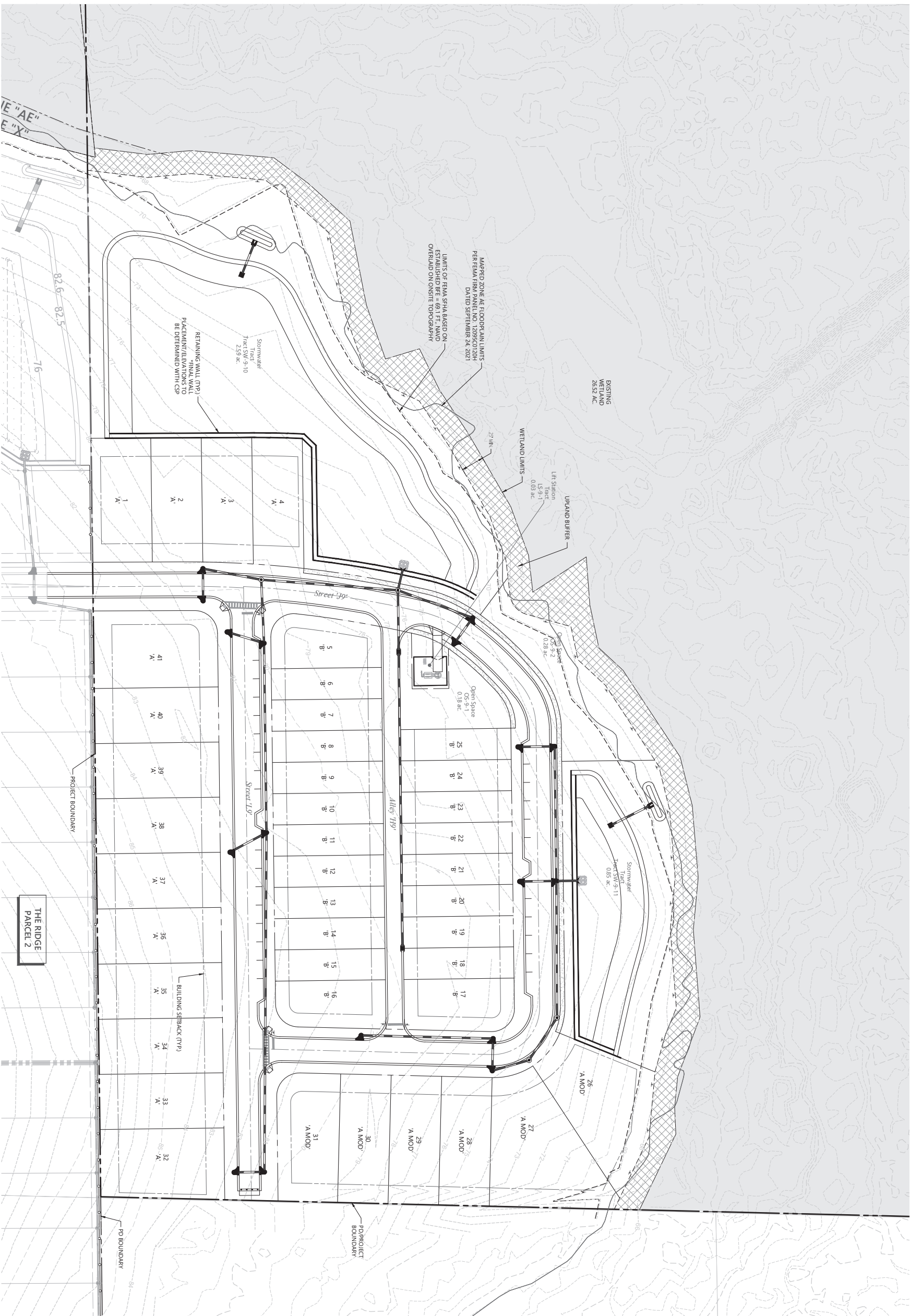
Drawing Number

C-2.0



James R. Hoffmann, P.E.
Professional Engineer
Date: Jul. 17, 2023
Project Number: 6353407

This item has been electronically signed and sealed by James R. Hoffmann, P.E. on July 17, 2023 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.





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LEGEND

- PROJECT BOUNDARY
- PRESERVED WETLAND
- UPLAND BUFFER
- PROPOSED STORM DRAIN, CURB/INLET, MANHOLE
- EXISTING TOPOGRAPHIC CONTOUR

PRELIMINARY - NOT FOR CONSTRUCTION

THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.

0 25 50 100 Feet

The Ridge PD Parcel 9

Apopka, Florida

NO.	Revision	DATE	APPROVED
Designed by	CLG	Checked by	JRH
Drawn for	CLG	Date	July 17, 2023
Site Plan Approval			
Not Approved for Construction			
Grading Plan			

Vertical Datum NAVD 1988

Drawing Number

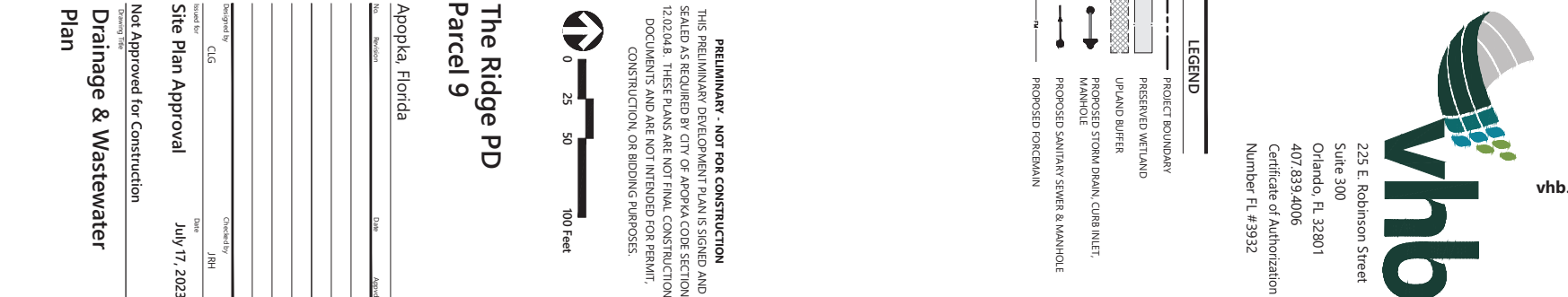
C-3.0



James R. Hoffman, P.E.
License No. 75623
State of Florida
Professional Engineer

DATE: Jul. 17, 2023

Project Number: 63534.07



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Page 19 of 90

PRELIMINARY - NOT FOR CONSTRUCTION

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—eet

The Ridge PD Parcel 9

Apopka, Florida

Date	Approved

July 17, 2023

Not Approved for Construction
Drawing Title
**Drainage & Wastewater
Plan**

Vertical Datum NAVD 1988

Drawing Number

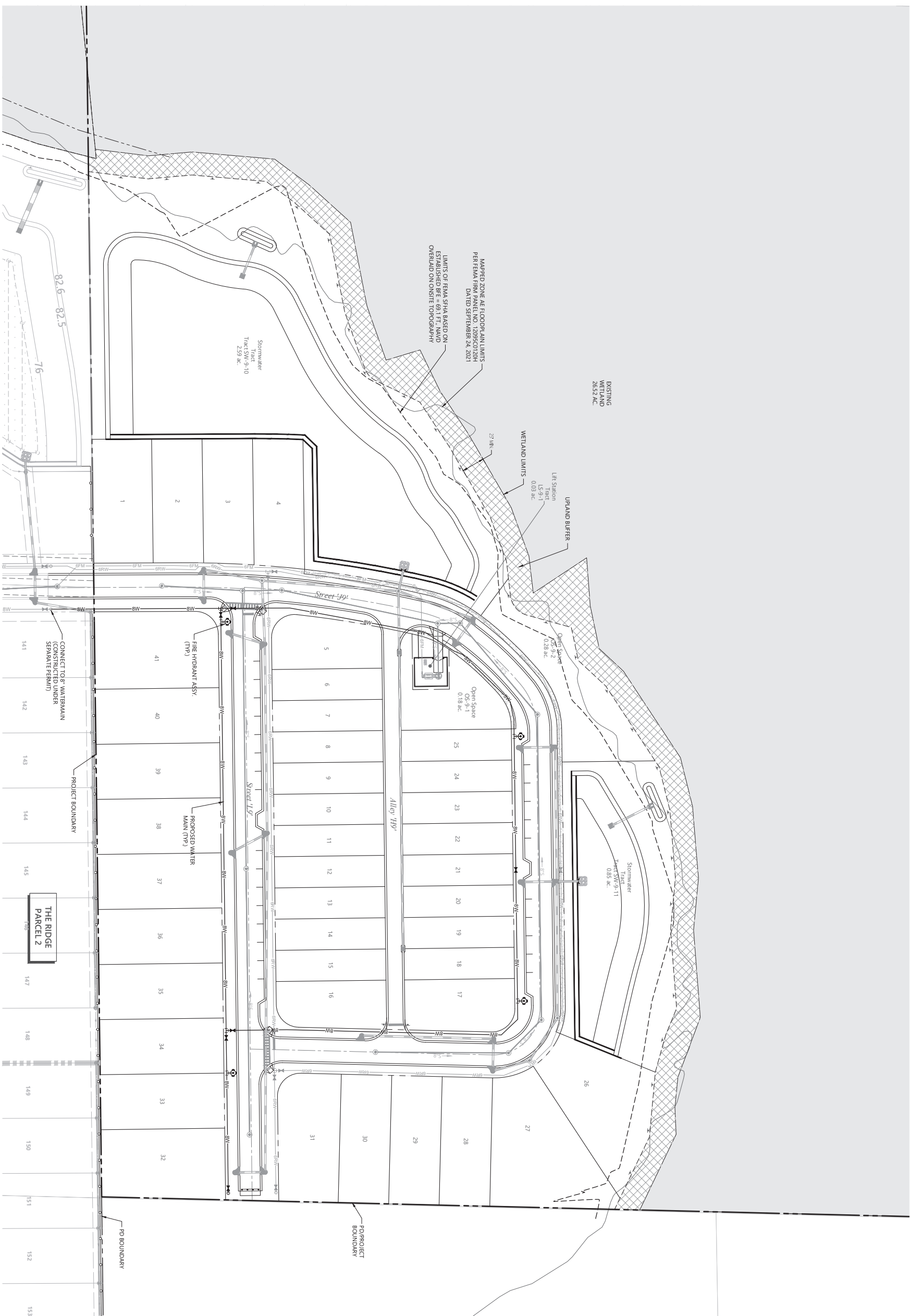
C-4.0

○

James R. Hoffman, P.E.

DATE: Jul. 17, 2023

63534.07



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Number FL # 3932

LEGEND

	PROJECT BOUNDARY
	PRESERVED WETLAND
	UPLAND BUFFER
	PROPOSED WATERMAIN & GATE VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY

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THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 22.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



The Ridge PD
Parcel 9

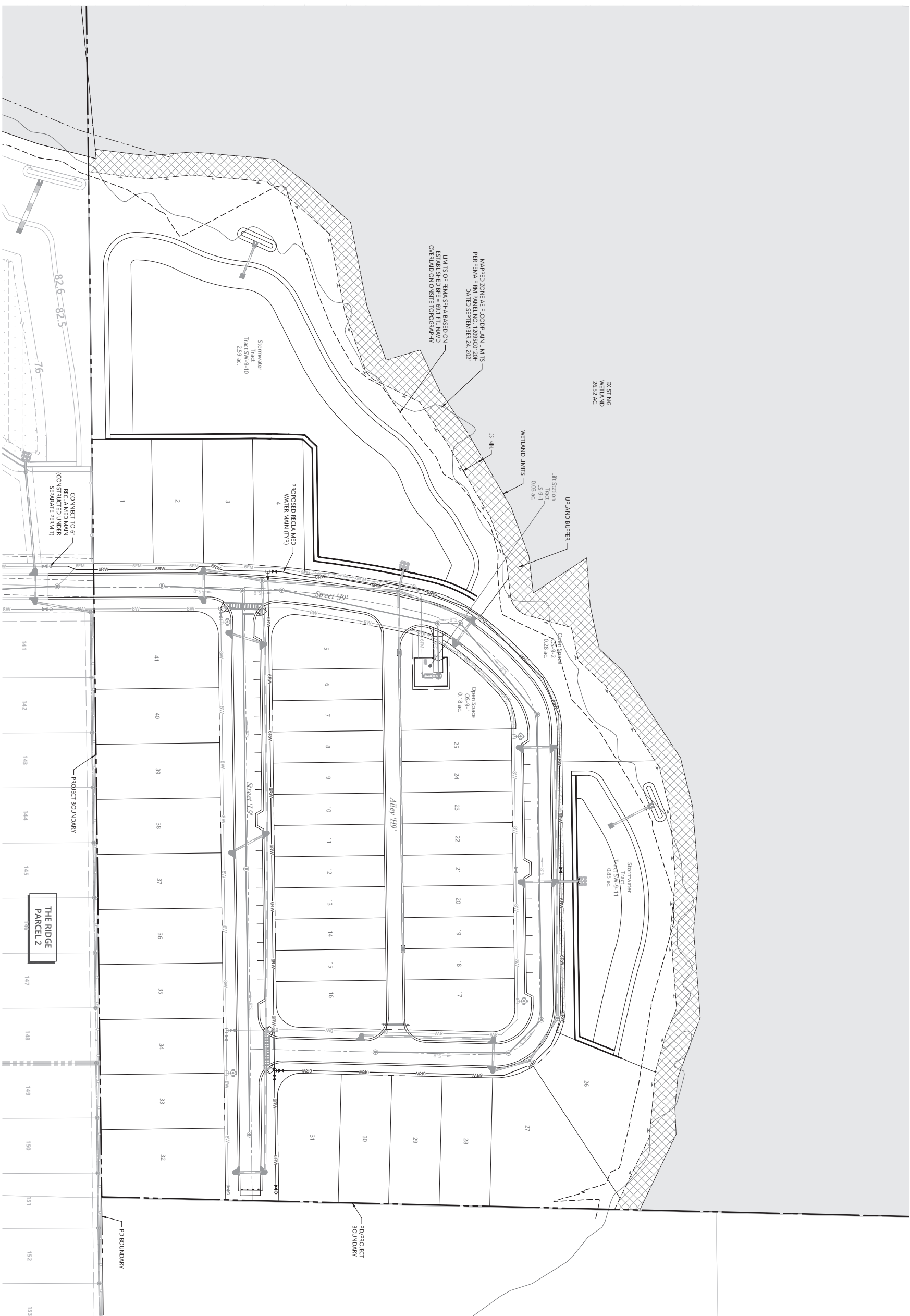
Apopka, Florida

[illegible]

Not Approved for Construction
Drawing Title
**Water Distribution
Plan**

Vertical Datum NAVD 1988

Drawing Number:



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LEGEND

	PROJECT BOUNDARY
	PRESERVED WETLAND
	UPLAND BUFFER
	PROPOSED RETAINED WATER & GATE VALVE

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The Ridge PD Parcel 9

Apopka, Florida

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Site Plan Approval July 17, 2023

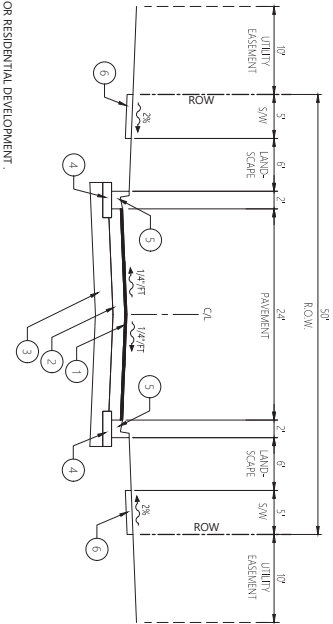
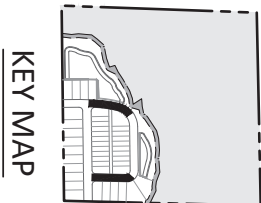
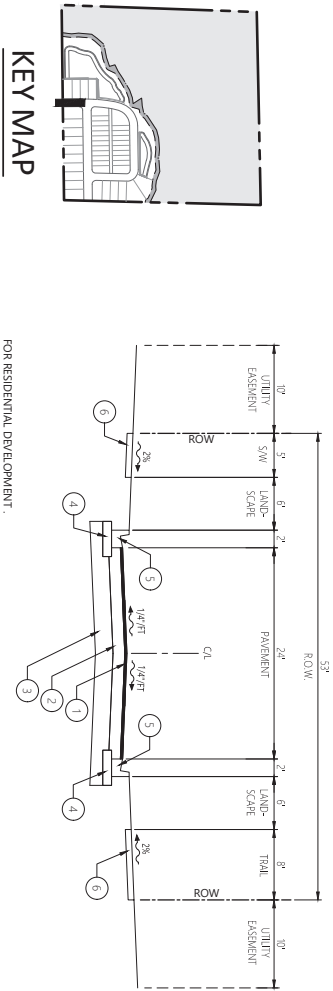
Not Approved for Construction

Reclaimed Water Distribution Plan

Vertical Datum NAVD 1988

Drawing Number:

DATE	JUL 17, 2023	
PROJECT NUMBER	6333407	





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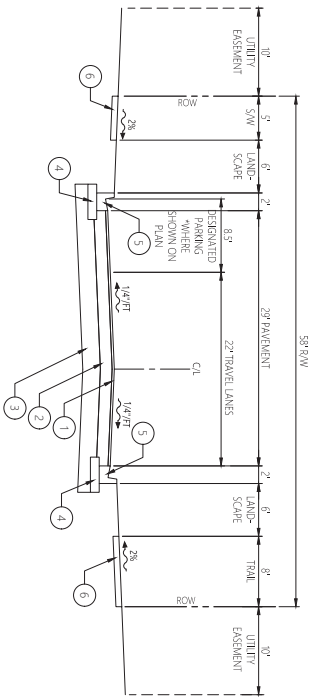
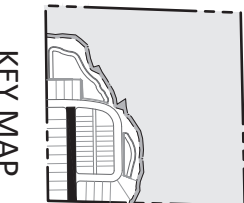
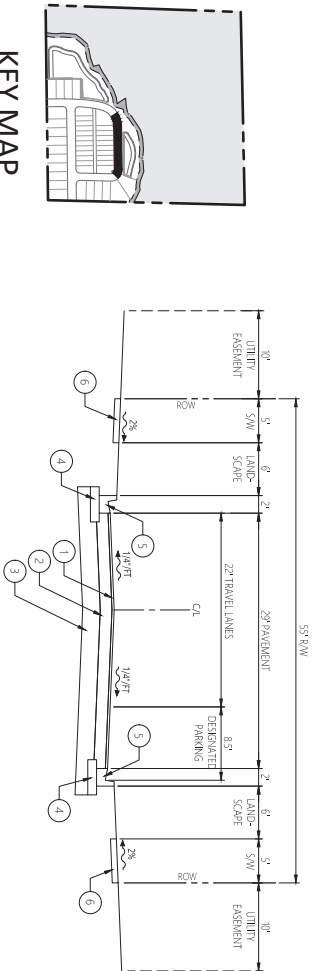


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Number FL #3932

A - Typical Road Section - (53' ROW)

FOR RESIDENTIAL DEVELOPMENT
INCLUDES SPACE TO ALLOW PARKING ON ONE SIDE OF ROAD ONLY.

N.T.S.

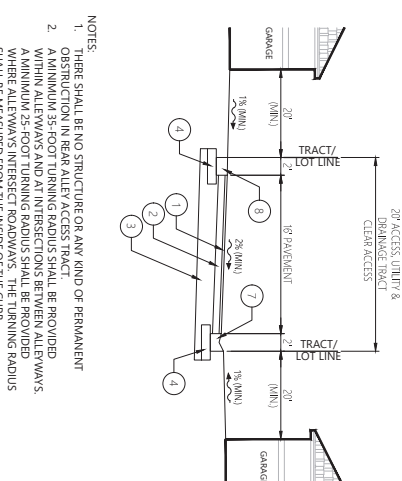
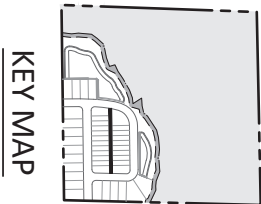


C - Typical Road Section - Parking One Side (55' ROW)

N.T.S.

D - Typical Road Section - Parking One Side (58' ROW)

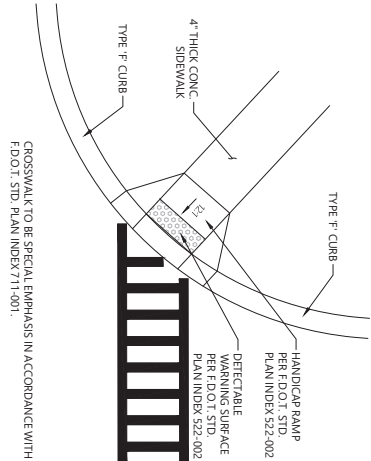
N.T.S.



- NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN REAR ALLEY ACCESS TRACT.
 2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYS AND IN INTERSECTIONS BETWEEN ALLEYS, WHERE ALLEYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

E - Typical Alley Road Section - Two Way

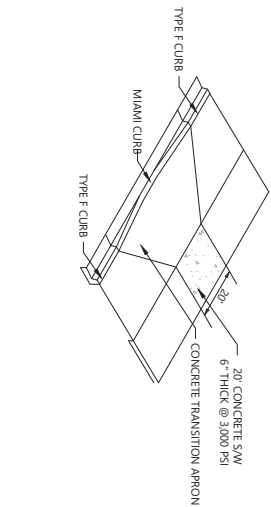
N.T.S.



CROSSWALK TO BE SPECIAL EMPHASIS IN ACCORDANCE WITH F.D.O.T. STD. PLAN INDEX 711-1.001.

Crosswalk Detail

N.T.S.



Pond Access Apron Detail

N.T.S.

- LEGEND:
- 1 ASPHALT
 - 2 BASE
 - 3 SUBGRADE
 - 4 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50' FBV
 - 5 TYPE F- CONCRETE CURB
 - 6 4" (IN.) CONCRETE SIDEWALK (3000 P.S.I.)
 - 7 TYPE DROP CURB CONCRETE CURB
 - 8 2" RIBBON CURB
- * FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

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The Ridge PD Parcel 9

Apopka, Florida

No.	Description	Date	Approved
-----	-------------	------	----------

Designed by	Checked by
CLG	JRH
Date for	Date
Site Plan Approval	July 17, 2023

Not Approved for Construction
Typical Sections
& Details

Vertical Datum NAVD 1988

Drawing Number

C-7.0

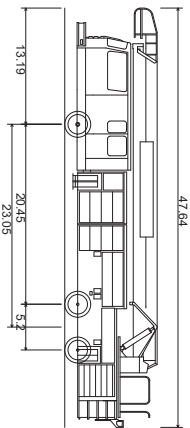


DATE: Jul. 17, 2023

Revision Number

63534.07

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AFD 100ft Aerial/Tower
Overall Length 47.640ft
Overall Width 8.410ft
Overall Body Height 10.503ft
Min Body Ground Clearance 0.934ft
Track Width 8.410ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 35.610ft

EXISTING
WETLAND
28.28 AC

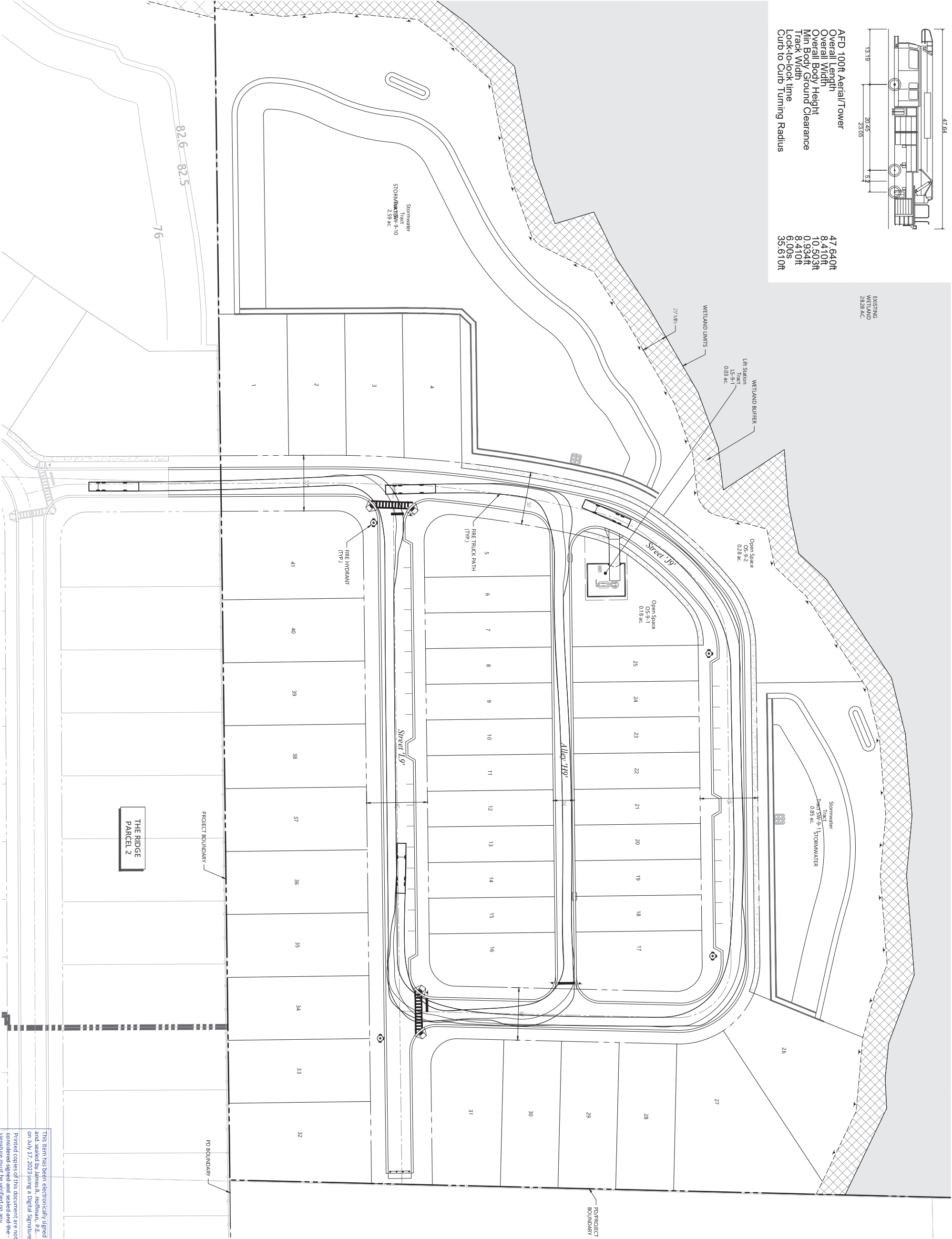
WETLAND BUFFER
Left Station
LS+92.1
0.03 ac

Open Space
OS-9-2
0.23 ac

Open Space
OS-9-1
0.18 ac

Stormwater
Tract
SW-9-1 STORMWATER
0.23 ac

Stormwater
Tract
SW-9-10
2.59 ac



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The Ridge PD Parcel 9

Apopka, Florida

No. Revision Date Approved

Designed by CLG Date Checked by JHH

Drawn for Site Plan Approval Date July 17, 2023

Not Approved for Construction

Fire Access Plan

Vertical Datum NAVD 1988

Drawing Number

C-8.0

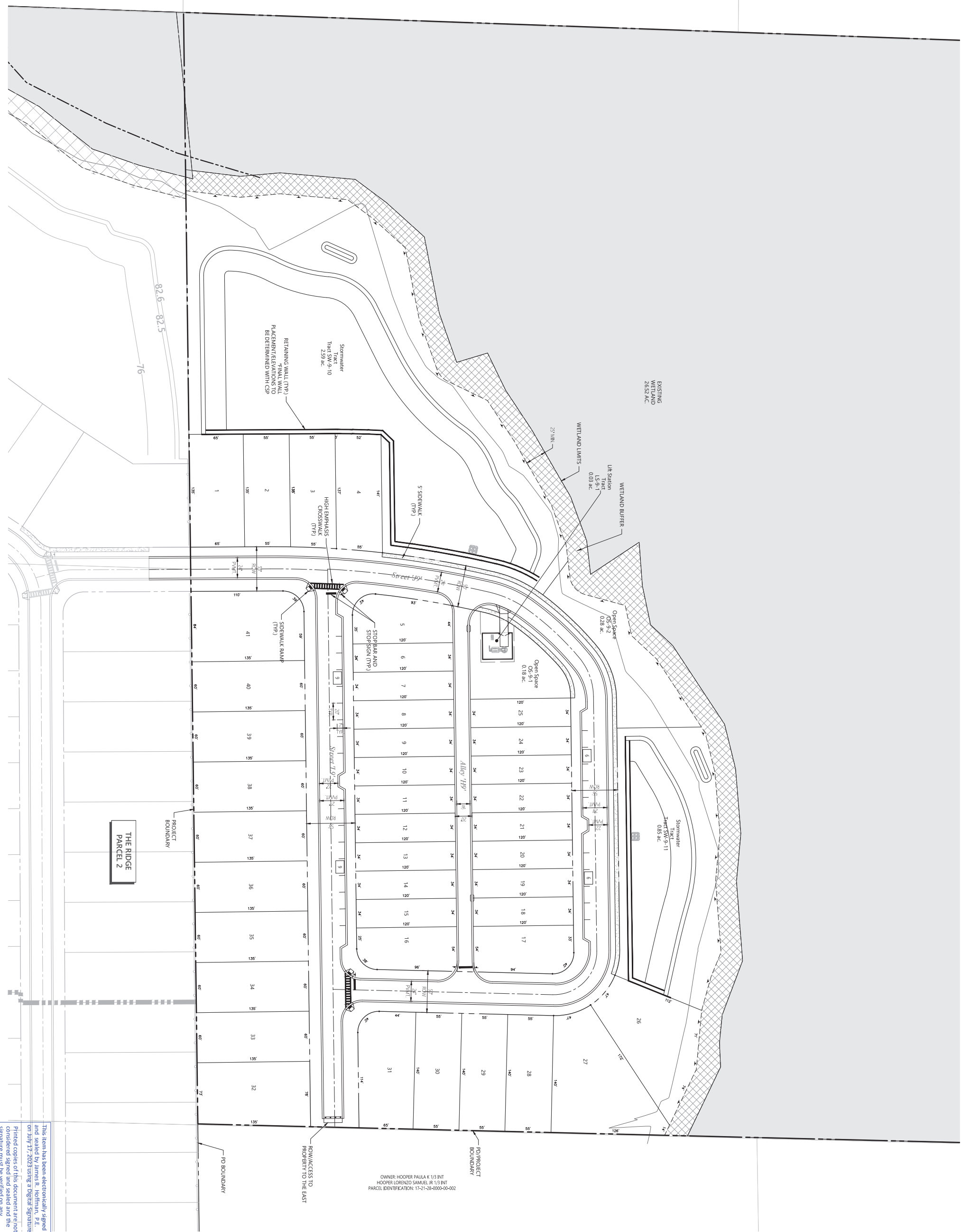


James R. Hoffman, P.E.

DATE: Jul. 17, 2023

Project Number

6353407



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12.02.MA.B. THESE PLANS ARE NOT FINAL. CONSTRUCTION
DOCUMENTS AND ARE NOT INTENDED FOR PERMIT,
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**The Ridge PD
Parcel 9**

Apopka, Florida

No. Revision Date Approved

Designed by CLG

Drawn for CLG

Site Plan Approval July 17, 2023

Not Approved for Construction

Layout & Materials Plan

Vertical Datum NAVD 1988

Drawing Number

C-9.0



DATE: Jul. 17, 2023
63534.07

Specimen Trees to be Removed	
ID	Tree
12904	28" OAK
12905	40" OAK
12909	24" OAK
12912	43" OAK
12922	60" OAK
12935	36" OAK
12951	30" OAK
12956	28" OAK
12957	36" OAK
12970	65" OAK
12974	50" OAK
12975	29" OAK
12976	30" OAK
12977	36-36-36" OAK
12980	26" OAK
12981	30" OAK
12984	28" OAK
12985	32-32" OAK
12987	24" OAK
13001	40" OAK
13010	48" OAK
13011	46" OAK
13024	26" OAK
13084	46-6" OAK
13089	26" OAK
13094	24" OAK
13103	26-20-18-18" OAK
13106	26" OAK
13109	28" OAK
13124	26" OAK
13173	24" OAK
13186	40" OAK
13189	24-17-16" OAK
13224	24-24" OAK
13272	42" OAK
13275	37" OAK
13296	22" OAK
13317	44" OAK
13353	27" OAK
13357	27" OAK
13358	26" OAK
13359	46" OAK
13405	36" OAK
13594	25" OAK
Total 1,728 INCHES	

Specimen Trees to be Preserved	
ID	Tree
13177	24" OAK
13179	24" OAK
13185	28" OAK
13229	28" OAK
Total 104 INCHES	

Tree Replacement Summary (Specimen Trees)		Inches
1.0	Total Protected Inches (Per Approved Master MDP ¹)	7,904
1.1	Total Protected Inches (Parcel 9)	1,832
2.0	Total Protected Inches Removed (Per Approved Master MDP)	6,556
2.1	Total Protected Inches Removed (Parcel 9)	1,728
3.0	Total Inches Requiring Replacement:	8,284
4.0	Total Inches Proposed to be Planted:	
Parcel 2 (Per Approved Master MDP)		
Lots		654
Open Space		882
Street Trees		0
Bufferyards		381
Parcel 4 (Per Approved Master MDP)		
Lots		546
Open Space		936
Street Trees		0
Bufferyards		1,401
Parcel 5 (Per Approved Master MDP)		
Interior (303 trees)		909
Bufferyards		471
Parcel 8 (Per Approved Master MDP)		
Lots		0
Open Space		1,296
Street Trees		0
Bufferyards		0
Parcel 9		
Lots		153
Open Space		133
Street Trees		174
Bufferyards		0
Public Rights-of-Way (Per Approved Master MDP)		
Street Trees		855
Future Parcels 1, 3, 6, 7		
TBD		TBD
Total Inches Proposed to be Planted:		8,791
5.0	Total Protected Inches Preserved (Per Approved Master MDP)	1,348
5.1	Total Protected Inches Preserved (Parcel 9)	104
6.0	Total Inches Post Development	10,243
7.0	Surplus Tree Mitigation Planting ² :	507

- Notes:
- Previously Approved Master MDP for the Ridge did not include Parcel 9. Values from the approved Master MDP have been shown above, with the additional numbers for Parcel 9 tabulated as separate line items.
 - Surplus Tree Mitigation can be applied to future Parcels if necessary.

Tree Canopy Summary		
1.0	Total Site Area	407.9 acres
2.0	Tree Canopy Area	
Parcel 1 (Per Approved Master MDP)		
	Parcel 2 (Orange Grove)	7.1
	Parcel 3 (Per Approved Master MDP)	0
	Parcel 4 (Orange Grove)	3.1
	Parcel 5 (Per Approved Master MDP)	0
	Parcel 6 (Per Approved Master MDP)	2.6
	Parcel 7 (Orange Grove)	20
	Parcel 8 (Per Approved Master MDP)	0
	Parcel 9	4
Total		
	Tree Canopy Cover	7.7
	Tree Canopy Retention % (MULS District)	44.5 acres
3.0	Round (A) up to Next 20% Threshold	(A) 10.9%
	Required Tree Canopy Retention at 20%	(B) 20%
	Points Below Threshold (B - A)	(C) 7%
	Add 0.05 x (D) to (C)	(D) 9.1%
	Min. Required Tree Canopy Retention (A x E)	(E) 7.45%
	Tree Canopy Retention Area Required (F x Total Site Area)	(F) 0.813%
5.0	Tree Canopy Retention Area Provided	3.32 acres
6.0	Parcel 8 (Per Approved Master MDP)	2.8 acres
	Parcel 9	0.92 acres
	Total	3.72 acres

OWNER: THOMAS GEORGE A
THOMAS SANDRA K
PARCEL IDENTIFICATION: 18-21-28-0000-00-056





3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone 1 407. 960. 4850, Fax 1 407. 960. 4851
www.perry-becker.com L.A. Bus. No.: LA 0001538

PROJECT NAME:

THE RIDGE PD - PARCEL 9

CITY OF APOPKA,
FLORIDA

FLORIDA

OVERALL LANDSCAPE SITE PLAN

SCALE IN FEET:

CONSULTANT:

JOB NO.:	1143.23.21
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
7-17-23	MDP SUBMISSION

[illegible]

Designed by: 0.10.10



DAVID PERRY / RLA
L.A. NO. 0001538

DATE: 7-17-23

SHEET NO.:

LS-100

- 1) The landscape contractor shall be responsible for adhering to all requirements stated as outlined herein and on the landscape drawings.
- 2) The scope of work for the landscape contractor for this project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor (reasonable access to power and potable water sources as required).
- 3) The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
- 4) The landscape contractor shall assign a qualified project manager and field supervisor to work directly with the owner's representative and supervise the work at all times through final owner acceptance. It is the contractor's responsibility to ensure that project manager has a complete current set of documents on-site at all times.
- 5) The landscape contractor for this project must be able to document a minimum of five (5) years of comparable experience in the installation of plant material for projects of similar scale, intensity and quality. General contractor must submit documentation to owner's representative for approval prior to bid award.
- 6) The landscape contractor shall be responsible for familiarizing themselves with existing site conditions and notifying the owner's representative in writing of any concerns prior to commencement of work. This evaluation should include, but is not limited to, verification of surface and subsurface utilities, grades, dimensions and soil conditions.
- 7) The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
- 8) The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
- 9) The landscape contractor shall be responsible for maintaining the area, materials and equipment within the limits of work in a safe, neat and orderly manner. Excess materials and debris are to be removed from the work area no less than daily or as directed by the general contractor.
- 10) The landscape contractor shall be responsible for maintaining work activities within the limits of work and performing work at times, and in a manner, as prescribed by the general contractor.
- 11) The landscape contractor shall coordinate any excavation in the vicinity of pre-existing or newly installed utilities with the general contractor. It is the responsibility of the landscape contractor to notify the owner's representative a minimum of 48 hours prior to digging for field verification of all underground utilities and other elements. The contractor must coordinate with the general contractor prior to initiating operations emergency/repair plans and any possible service interruption(s) on-site and off-site. The landscape contractor shall bear the sole responsibility of any damage to subsurface utilities caused by their work. Return of services to off-site areas (if any) must be immediate.
- 12) The landscape contractor must take precautions to protect all existing site roads, parking lots, curbs and utilities from damage. This applies not only to the area within the limits of work but also along any local access roads or roadways internal to the project.
- 13) The landscape contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
- 14) The landscape contractor shall coordinate with general contractor to ensure that temporary erosion and sedimentation control measures (silt fence, geo fence and/or other measures) are installed prior to beginning excavation.
- 15) The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas until final acceptance by the owner's representative.
- 16) The landscape contractor is responsible for the agronomic evaluation of soil characteristics. Evaluation must include chemical analysis by a qualified agricultural soils testing laboratory. Soils sample should be taken immediately following completion of rough grading activities and should be collected at a rate of one sample for each 10,000 square feet of impacted area, or a total of six, whichever is greater. At a minimum the chemical analysis of the soil should consider the following:
- A. Percentage of organic matter
- B. Salinity
- C. pH
- D. Lime content
- E. Mineral nutrients including concentrations of nitrogen, phosphorous, potassium, Calcium, magnesium, iron, zinc, manganese, copper, sulfur and molybdenum.
- F. Potential hazards or impediments for plant growth including salinity, sodium chloride, boron, impacted soil structure or drainage.
- G. Sand fraction analysis as a percent passing through it, 1/4" and no. 200 sieves.
- H. Percolation rate in inches per hour. The analysis should also include specific recommendations to the owner's representative for any amendments and backfill mixes for optimal plant growth to be made to the soils prior to planting. The contractor should include the cost of this soil testing in their base bid as well as the basic backfill mixes specified herein but should include any anticipated cost for soil amendment. The contractor is to provide the owner's representative with copies of all soil testing results. Submittal documentation must also contain a graphic site plan depicting locations and depth from which each sample was drawn.
- 17) Soil preparation is to include the following fertilizer with the understanding that soil mix preparation may need to be adjusted based on outcome of agronomic testing:
- A. Trees, 100% site soil with 5 lb. Triple super phosphates per cu. yd.
- B. Shrubs, 100% site soil with osmocote controller release fertilizer (14-14-14) per manufacturer's recommendation.
- 18) Should owner's representative and contractor agree with the recommendation of the testing agency to further amend the soils the contractor's contract will be adjusted accordingly. The contractor shall be required to submit samples of amended soils to be re-tested to confirm compliance with recommendations following the same procedures as the original tests.
- 19) The landscape contractor within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the owner's representative in writing within this period. No substitution shall be permitted without prior written approval from the owner's representative. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution. In order to be considered by the owner's representative as viable, alternate plants must share the same general appearance/form, installation size, mature size, color, quality and growth habit. Materials must be offered at no additional costs to the owner.
- 20) The landscape contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the owner's representative immediately of any perceived discrepancies for resolution.
- 21) The owner's representative will not review any change order requests from the landscape contractor related to extra work performed without prior written authorization from the owner's representative.
- 22) The owner's representative reserves the right to review and approve all plant materials, including sod, at their source nursery with the landscape contractor prior to delivery to the job site. It is the responsibility of the landscape contractor to coordinate and schedule all nursery trips with the landscape architect or owner's representative a minimum of two weeks prior to the schedule date for material delivery for shipping. The landscape contractor is to provide a minimum of one week to the owner's representative for all trips. The owner also reserves the rights to have the nursery review of material or to provide approval through review of photographs or representative samples.
- 23) All plant material suppliers, including sod, for this project must be able to document a minimum of five (5) years of experience in the specialization of growing and cultivation of comparable materials as specified for this project. Contractor is responsible for providing documentation to the owner's representative for approval prior to procuring material.
- 24) In preparation for the delivery to the site the landscape contractor shall only prune branches or roots after notifying owner's representative. Pruning should only be performed as required to assure safe loading, shipping and job site handling. In no case can any tree be topped. Prior to shipping all trees should be sprayed for insects and fungus as well as a foliar anti-desiccant.
- 25) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. Trees should be cut pruned 30 days prior to digging and hardened off at the nursery for a minimum of 30 days prior to shipping. In addition to rootball irrigation the nursery should provide overhead mist irrigation for the duration of this period. The product received on-site should have a firm ball with natural soils. Dried, caked or broken rootballs will not be accepted. Rootballs should be sized at a minimum dia. Ratio of 12" of rootball for each inch of tree caliper.
- 26) The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
- 27) The landscape contractor is responsible for scheduling deliveries of sod so that all deliveries to site will be installed no more than 24 hours from the time it arrives on site. The amount of sod delivered to the site at any one time should not exceed the amount that can be laid under these time constraints.
- 28) The landscape contractor shall exercise care in the placement of sod. Sod should be laid with staggered rows running parallel to slope contours. In slope situations, begin sod at base of slope and work uphill. All sod should be rolled and fertilized with a granular 16-4-8 fertilizer five days after planting. Newly sodded areas shall be kept moist for the first week after planting after which a watering rate of 2" per week, including rainfall, should be sufficient.
- 29) The landscape contractor is responsible for eradicating weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
- 30) The landscape contractor is responsible for pre-tilled to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum 8" depth. In the process of tilling are unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than 1/2" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
- 31) The landscape contractor shall provide the owner's representative with one quart, sealed and labeled bag of soil from same location that test samples here drawn. The owner reserves the right to obtain secondary analysis to confirm test results at their expense.
- 32) The landscape contractor shall provide the owner's representative with one quart sealed and labeled bag of any imported soil material amendment or conditioner used in the preparation of the planting areas.

- 43) The owner's representative reserves the right to review and approve all plant material at the job site prior to installation to ensure that the delivered state of the materials is in compliance with the material specifications contained herein. In the event that delivered material does not comply with the project requirements the owner reserves the right to reject such materials and require the landscape contractor to remove and replace rejected materials at no additional cost to the owner. The landscape contractor shall remove rejected plants and materials from the project area and replace with acceptable materials.
- 44) The landscape contractor shall provide the owner's representative with record copies of all shipping receipts for all materials, including plants and sod, delivered to the project site. Delivery of all fertilizer and soil amendment materials must be in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade mark and conformance with state law.
- 45) The contractor shall store all materials in an area to be determined by the owner's representative. All excess stored materials must be removed prior to final acceptance from the owner.
- 46) The landscape contractor shall be responsible for staking all plant materials in the field in accordance with the landscape plans for approval by the owner's representative prior to excavation and installation. The landscape contractor shall provide stakes or flags to indicate locations of individual trees whereas all shrub and groundcover materials must be laid out in their containers with the appropriate spacing for owner's representative review and approval. The owner reserves the right to make field adjustments to plant layout as part of this review. Failure by the landscape contractor to obtain layout approval from the owner's representative prior to installation may result in the removal and reinstallation of materials by the contractor at no additional costs to the owner.
- 47) All plant material shall meet or exceed the requirements for Florida No. 1 quality in accordance with the grades and standards for nursery plants published by the state of Florida, Department of Agriculture, current edition. All plant material is to be sourced from a nursery unless specifically noted to be collected.
- 48) All plant material sizes specified are minimum sizes at time of installation. All container and tree caliper sizes are minimum. Container or caliper size may be increased if necessary to provide overall plant size specified. Material height and width specified in landscape schedule is based on branches in their normal position. Specified caliper is to be measured at a point 12" above the ground. All plant material must be delivered to the project site and installed in good health, free of pest, pest eggs, fungus and disease. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
- 49) The irrigation system is designed to maintain an established landscape. The contractor shall not rely on it as the new material's sole source of water. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs. Use care to avoid creating large holes water logging.
- 41) The landscape contractor shall refer to the following references in determining compliance with best practices:
- A. Florida Nurseryman and Grower's Association (FNGA) standards.
- B. Florida Turf Grass Association's (FTGA) standards.
- C. Florida Department of Agriculture, Bureau of Plant Industry, "Trades and Standards for Nursery Plants", latest edition.
- D. "Cabling, Bracing and Guying Standards for Shade Trees" as published by the national arborist association (NAA).
- E. ANSI A300 1995 Standards as established by the Tree, Shrub and Other Woody Plant Maintenance Standard Practice.
- F. ANSI, Z60.1-American Standard For Nursery Stock.
- G. "Standard Plant Names" as established by Horstus III.
- 42) The owner's representative refers the right to defer any and all review responsibilities related to landscape to the project owner's representative or other authorized agent.
- 43) The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades erected at the perimeter of the tree drip line. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.
- 44) The landscape contractor shall be responsible for establishing and maintaining the stability and plumb condition of all installed plant materials until receiving final acceptance from the owner's representative. The contractor shall be responsible for replacing any plant material which is damaged due to inadequate guying or staking at no additional cost to the owner. The contractor shall remove all staking materials the end of the warranty period and dispose of properly onsite.
- 45) The landscape contractor shall grant the owner the following warranty for a period of one year (365 days) from the date of final acceptance for all trees, shrubs and groundcovers. The warranty period for sod shall be six months (180 days). It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required. Warranty is intended to cover defects and unsatisfactory growth caused by no fault of the owner. During the warranty period the landscape contractor shall make every reasonable effort to replace any dead, dying or diseased material within a period of 15 working days.
- 46) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified and approved by the owner's representative. Replacement with alternate materials will be permitted only with prior written approval from the owner's representative. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
- 47) At the end of the warranty period the owner reserves the right to have the contractor replace any declining material or request an extension of up to ninety (90) days on any specific material.
- 48) The landscape contractor shall install plant materials using the best horticultural practices:
- A. Protect plant material from damage during delivery, staging and installation.
- B. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
- C. Do not install plant materials in winds in excess of 30 miles per hour.
- D. Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying owner's representative of concerns prior to installation.
- E. Perform all work in accord with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
- F. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
- G. The "choke" strapping method for lifting trees is prohibited.
- H. Do not drop plant material.
- I. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
- J. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation. Containers and plants should be immediately watered after placement.
- K. Remove burlap and cut steel baskets from at least the top third of the rootball for all BBB material. Remove wire baskets to a minimum depth of 18".
- L. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
- M. Set fertilizer tablets on top of rootball for all trees laid out for planting to depth equal to the rootball when installed.
- N. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
- O. Apply twelving agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
- P. Apply mulch in even layer to depth shown on detail. Do not place mulch without the approval of the owner's representative that weed removal and fine grading requirements have been met.
- Q. Continuously monitor status of installed materials and make modifications clean-ups and replacements as required.

PROJECT NAME:
THE RIDGE PD -
PARCEL 9

OVERALL LANDSCAPE SITE PLAN

SCALE IN FEET:

CONSULTANT:

JOB NO.:	1143.23.21
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	DT
APPROVED BY:	DP

DATE	SUBMISSION
7-17-23	MDP SUBMISSION

[illegible]

DAVID PERRY / R.L.
L.A. NO. 0001538

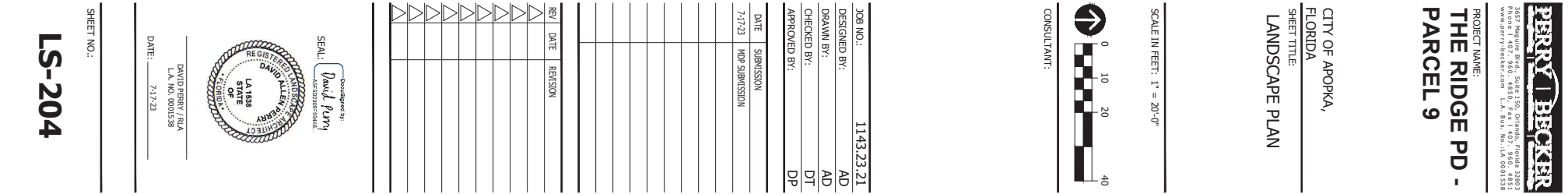
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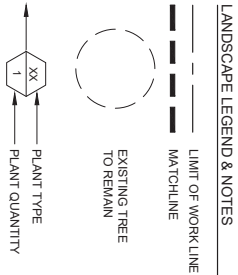
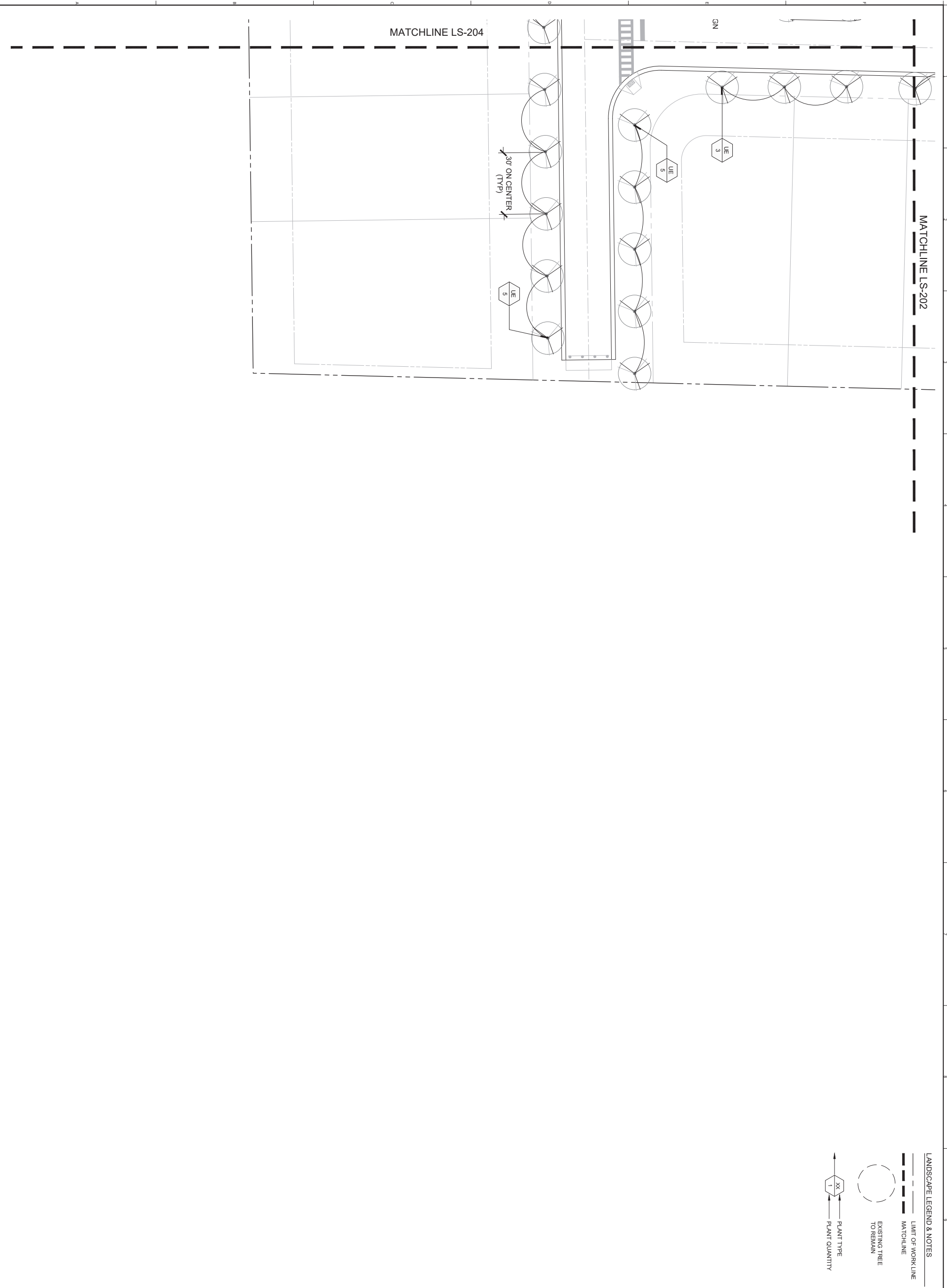
SHEET NO.:

LS-101

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PERRY | BECKER

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PROJECT NAME:

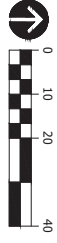
THE RIDGE PD - PARCEL 9

CITY OF APOPKA,
FLORIDA

FLORIDA

LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"



CONSULTANT:

JOB NO.: 1143.23.21

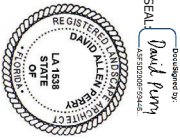
DESIGNED BY: AD

DRAWN BY: AD

CHECKED BY: DT

APPROVED BY: DP

DATE	SUBMISSION
7-17-23	MDP SUBMISSION

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DAVID PERRY / RLA
L.A. NO. 0001538

DATE: 7-17-23

SHEET NO.:

LS-205

LOT TREES:

Lot Type	Number of Lots	Required lot Trees (3 Trees Per Lot)	Lot Trees	Canopy Trees Provided
Single Family: 32-34'	21	Canopy: 1	1	21
Lot		Understory: 2	2	0
Single Family: 55-60'	30	Canopy: 1	1	30
Lot		Understory: 2	2	0

ALL TREES TO BE MINIMUM 3" CALIPER AT LEAST ONE SPECIMEN SHOULD QUALIFY AS A CANOPY TREE PER APDP-PA CODE SECTION 3.9).

LOT CANOPY TREES: 51
LOT CALIPER INCHES: 153

STREET TREE SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
UE	58	ULMUS PARVIFOLIA 'EMER II' / ALLEE ELM	F.G. / B & B	3" CAL	14'-16' HT. X 8 SPD.	6" C.T., SYMMETRICAL APPEARANCE, STREET TREE LOCATIONS PROVIDED ARE APPROXIMATE ONLY; FINAL LOCATION TO BE ADJUSTED BASED ON FINAL DRIVEWAY LOCATIONS.

STREET TREE INCHES: 174

COMMON AREA TREE SCHEDULE

PLANT SCHEDULE

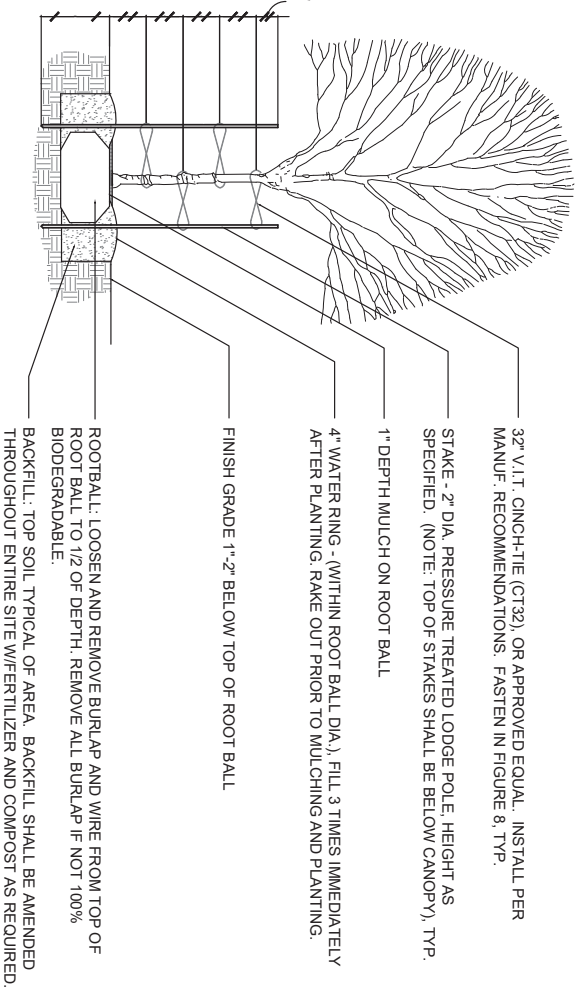
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
ART	6	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE	F.G. / B & B	4" DBH	14' HT. X 8 SPD.	SYMMETRICAL CANOPY STRUCTURE, MATCHED APPEARANCE, 6" C.T.
JB	3	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR	66 GAL	5" CAL	8' HT. X 3 SPD.	FULL TO GROUND DENSE UPRIGHT FORM, STRONG CENTRAL LEADER, FLORIDA FANCY
LN	6	LAGERSTROEMIA INDICA 'MATCHEZ' / MATCHEZ CRAPE MYRTLE	F.G. / B & B	MULTI TRUNK, 2.5' MIN CUMULATIVE CAL.	12' HT. X 6 SPD.	FULL DENSE CANOPY, MULTI TRUNK, 6" C.T.
PE	3	FINUS ELIOTTII DENSA / SLASH PINE	F.G.	3" CAL	14' HT. X 8 SPD.	FULL DENSE SYMMETRICAL CANOPY
PO	1	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	F.G. / B & B	3" CAL	14' HT. X 8 SPD.	FULL DENSE SYMMETRICAL CANOPY, STRONG CENTRAL LEADER, MIN 6 C.T.
TD	1	TAXODIUM DISTICHUM / BALD CYPRESS	F.G. / B & B	3" CAL	12' HT. X 5 SPD.	FULL DENSE SYMMETRICAL CANOPY, MATCHED APPEARANCE
UE	23	ULMUS PARVIFOLIA 'EMER II' / ALLEE ELM	F.G. / B & B	3" CAL	14'-16' HT. X 8 SPD.	6" C.T., SYMMETRICAL APPEARANCE, STREET TREE LOCATIONS PROVIDED ARE APPROXIMATE ONLY; FINAL LOCATION TO BE ADJUSTED BASED ON FINAL DRIVEWAY LOCATIONS.
PALM TREES						
SP	6	SABAL PALMETTO / CABBAGE PALM	B & B	CAL.	SIZE AS SHOWN	REMARKS STRAIGHT TRUNK, BOOTED & DOWN

TOTAL COMMON AREA TREES: 41
TOTAL COMMON AREA CALIPER INCHES : 133
TOTAL CALIPER INCHES : 460

COMMON AREA SHRUB SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
VO	33	VIBURNUM OBOVATUM / WALTER'S VIBURNUM	3 GAL	24" HT. X 30" SPD.	FULL DENSE FOLIAGE, PLANT 36" O.C.
SHRUB AREAS					
BF	211	BULBINE FRUTESCENS / STALKED BULBINE	1 GAL	12" O.A.	FULL DENSE SYMMETRICAL SPECIMEN, BLOOMING AT INSTALL
HFC	160	HAMELIA PATENS 'COMPACTA' / DWARF FIRE BUSH	3 GAL	18" O.A.	DENSE, VIGOROUS SPECIMEN
IN	310	ILEX VOMITORIA 'NANA' / DWARF YALPON	3 GAL	12" HT. X 15" SPD.	FULL, FOUNDED FORM
JCP	98	JUNIPERUS CHINENSIS 'PARSONII' / PARSONI JUNIPER	3 GAL	12" HT. X 15" SPD.	FULL
LH	88	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	3 GAL	12" HT. X 18" SPD.	FULL SYMMETRICAL DENSE BUSHY GROWTH, FLOWERING AT INSTALL
MC	368	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL	18" O.A.	FULL TO EDGE OF POT / FULL DENSE FORM
PB	50	PLUMBAGO 'IMPERIAL BLUE' / BLUE PLUMBAGO	3 GAL	24" O.A.	FULL DENSE FOLIAGE
TDN	516	TRIPSACUM DACTYLOIDES 'NANA' / DWARF PAKAHATCHEE GRASS	3 GAL	24" HT. X 18" SPD.	DENSE VIGOROUS SPECIMEN
GROUND COVERS					
AG	729 SF	ARACHIS GLABRATA / PERENNIAL PEANUT	CONT	SIZE	REMARKS
				SOLID PANELS	PEST AND DISEASE FREE, SOD TO BE SOURCED FROM GARDEN'S EDGE GROWERS, JACKSONVILLE, FL. CONTACT: JERRY, 904-386-3219. PLUGS OR POTS WILL NOT BE ACCEPTED.
BAHIA	64,809 SF	PASPALUM NOTATUM / BAHIA GRASS	SOD	SOLID PANELS	SOD SHALL BE OF RESIDENTIAL GRADE QUALITY, SAND GROWN, PEST & DISEASE FREE
SOD	13,729 SF	STENOLOPHYLLUM SECUNDATUM 'FLORATAM' / 'FLORATAM' ST. AUGUSTINE GRASS	SOD	SOLID PANELS	SOD SHALL BE OF RESIDENTIAL GRADE QUALITY, SAND GROWN, PEST & DISEASE FREE

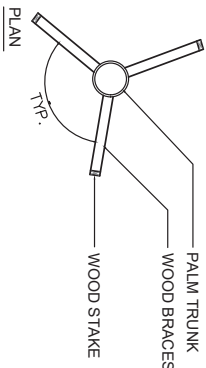




- NOTE:
- USE THIS DETAIL FOR TREES LESS THAN OR EQUAL TO 2" CALIPER AND/OR LESS THAN OR EQUAL TO 12' TALL. IF EITHER CRITERIA IS EXCEEDED USE STANDARD TREE PLANTING DETAIL.
 - CONTRACTOR TO REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL BALLED AND BURLAPPED TREES AFTER PLANTING.
 - INSTALL GUYING AS TREE IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF TREE INSTALLATION.

2 STANDARD SMALL TREE PLANTING DETAIL (SINGLE TRUNK)

SCALE: N.T.S.



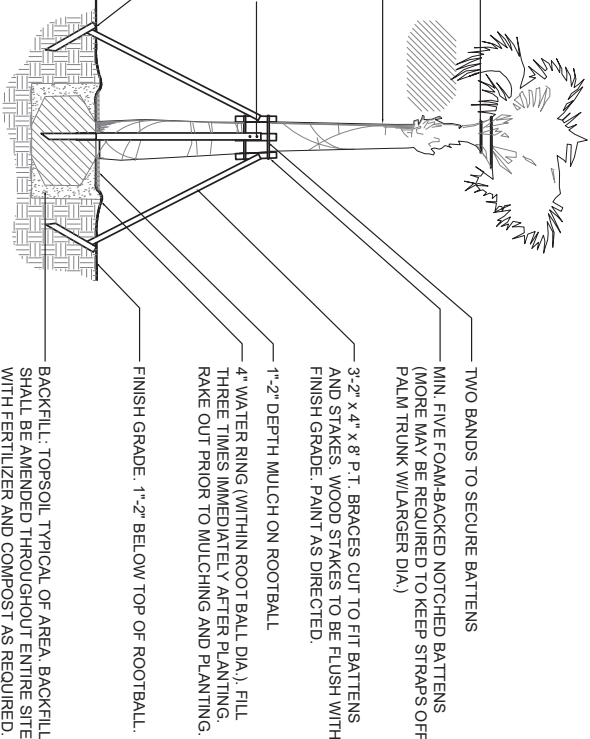
PRUNE AND TIE FRONDS WITH HEMP TWINE PRIOR TO RELOCATION, UNLESS OTHERWISE NOTED OR DIRECTED.

PALM

SECURE BRACES TO BATTENS WITH MIN. OF 2 NAILS EACH BRACE, TYP.

TOE-NAIL BRACE TO P.T. STAKE. STAKES SHALL BE 1"-2" BELOW FINISH GRADE, TYP.

NOTE:
NO MULCH WITHIN 4" OF TRUNK, TYP.



- NOTE:
- CONTRACTOR TO REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL BALLED AND BURLAPPED TREES AFTER PLANTING.
 - INSTALL GUYING AS TREE IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF TREE INSTALLATION.

TWO BANDS TO SECURE BATTENS

MIN. FIVE FOAM-BACKED NOTCHED BATTENS (MORE MAY BE REQUIRED TO KEEP STRAPS OFF PALM TRUNK W/LARGER DIA.)

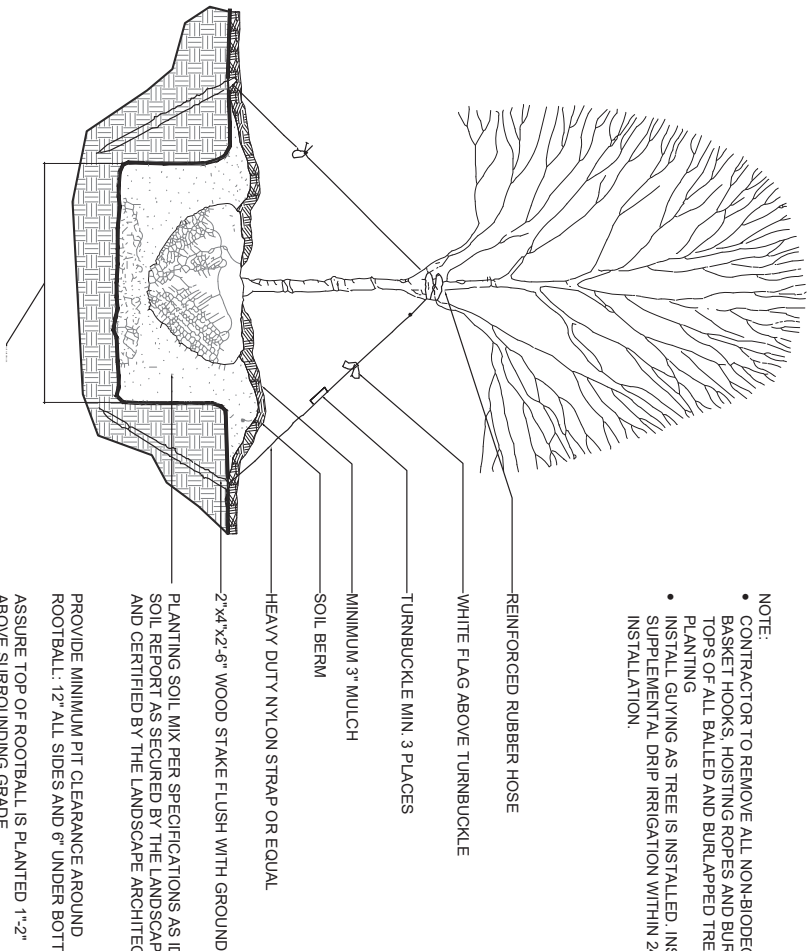
3'-2" x 4" x 8' P.T. BRACES CUT TO FIT BATTENS AND STAKES. WOOD STAKES TO BE FLUSH WITH FINISH GRADE. PAINT AS DIRECTED.

1'-2" DEPTH MULCH ON ROOTBALL

4" WATER RING (WITHIN ROOT BALL DIA.) FILL THREE TIMES IMMEDIATELY AFTER PLANTING. RAKE OUT PRIOR TO MULCHING AND PLANTING.

FINISH GRADE 1'-2" BELOW TOP OF ROOTBALL.

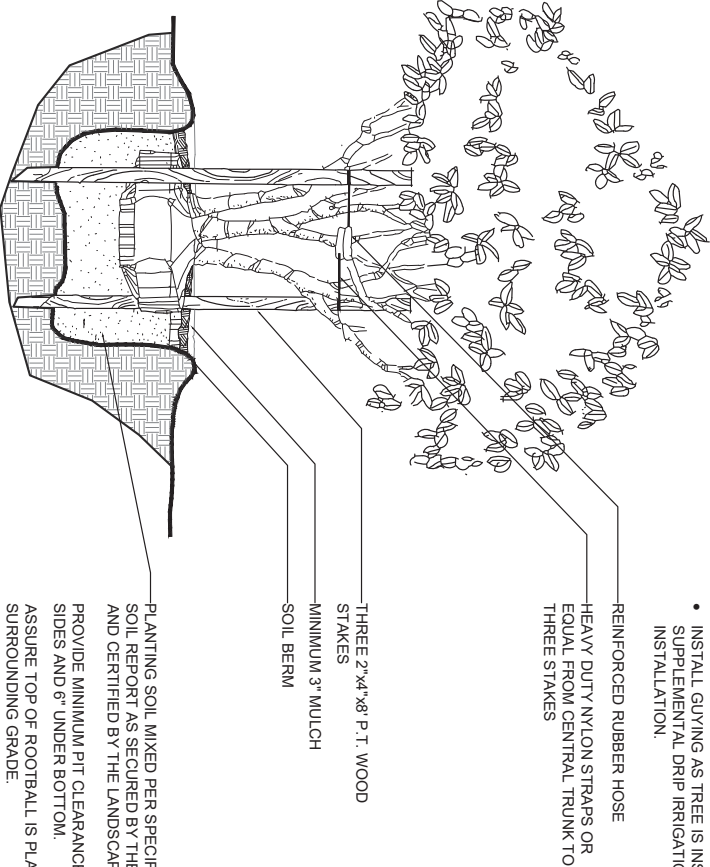
BACKFILL: TOPSOIL, TYPICAL OF AREA. BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.



- NOTE:
- CONTRACTOR TO REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL BALLED AND BURLAPPED TREES AFTER PLANTING.
 - INSTALL GUYING AS TREE IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF TREE INSTALLATION.

1 STANDARD TREE PLANTING DETAIL (SINGLE TRUNK)

SCALE: N.T.S.



- NOTE:
- CONTRACTOR TO REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL BALLED AND BURLAPPED TREES AFTER PLANTING.
 - INSTALL GUYING AS TREE IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF TREE INSTALLATION.

REINFORCED RUBBER HOSE
HEAVY DUTY NYLON STRAPS OR
EQUAL FROM CENTRAL TRUNK TO
THREE STAKES

THREE 2"x4"x8' P.T. WOOD
STAKES

MINIMUM 3" MULCH

SOIL BERM

PLANTING SOIL MIXED PER SPECIFICATIONS AS IDENTIFIED IN A SOIL REPORT AS SECURED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED BY THE LANDSCAPE ARCHITECT.
PROVIDE MINIMUM PT. CLEARANCE AROUND ROOTBALL: 12" ALL SIDES AND 6" UNDER BOTTOM.
ASSURE TOP OF ROOTBALL IS PLANTED 1'-2" INCHES ABOVE SURROUNDING GRADE.

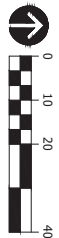


PROJECT NAME:
**THE RIDGE PD -
PARCEL 9**

CITY OF APOKA,
FLORIDA

SHEET TITLE:
LANDSCAPE DETAILS

SCALE IN FEET: 1" = 20'-0"



CONSULTANT:

JOB NO.:	1143.23.21
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	DT
APPROVED BY:	DP

DATE:	SUBMISSION
7/17/23	MD SUBMISSION

REV	DATE	REVISION

Designed by:
David Perry
Landscape Architect

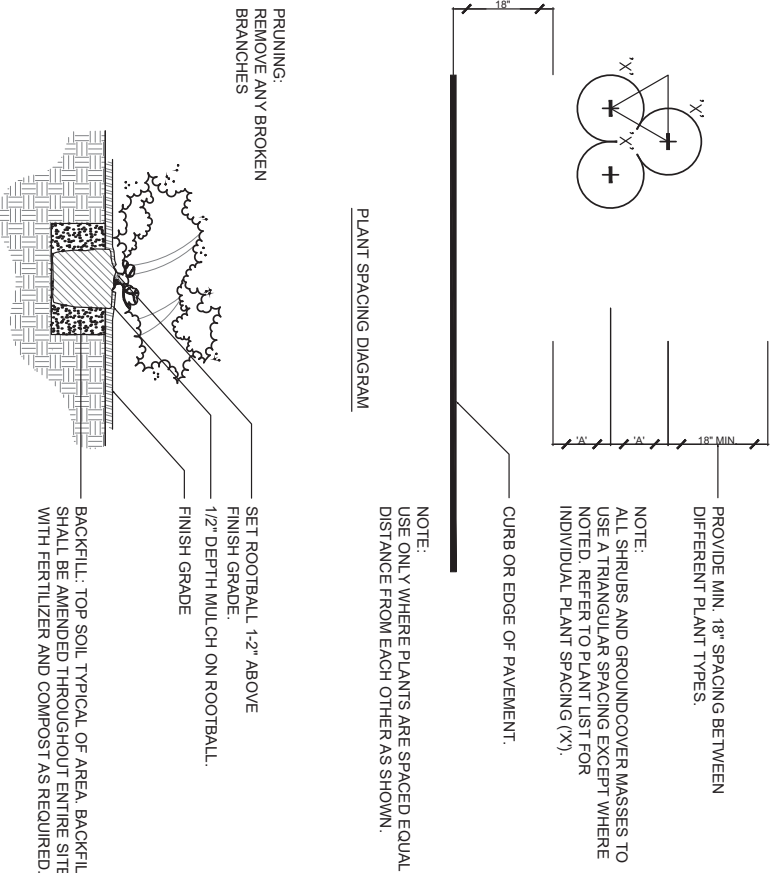
SEAL:

DAVID PERRY, L.A.
L.A. NO. 0001358

DATE: 7/17/23

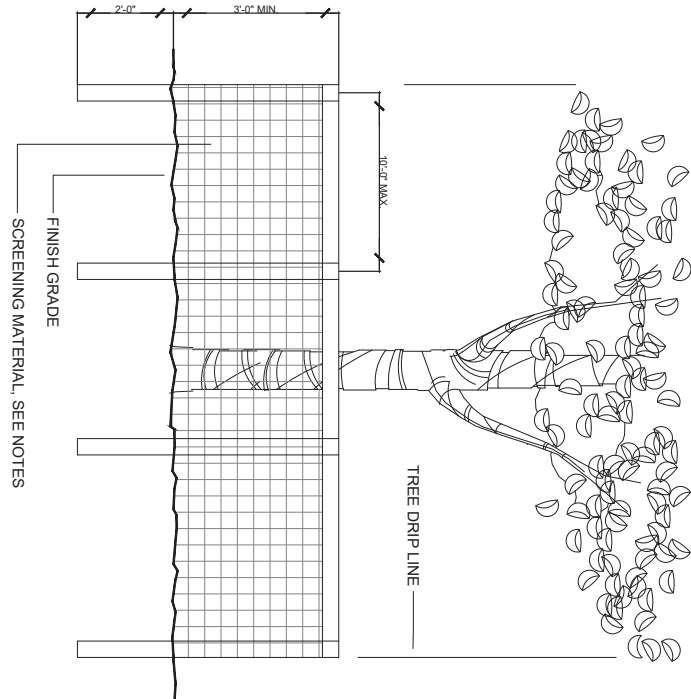
SHEET NO.:

LS-502



1 SHRUB PLANTING DETAIL

SCALE: N.T.S.



2 EXISTING TREE PRESERVATION DETAIL

SCALE: N.T.S.

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.

1. TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPLINE.

THE CANOPY DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. SEE DIAGRAM TO THE LEFT.

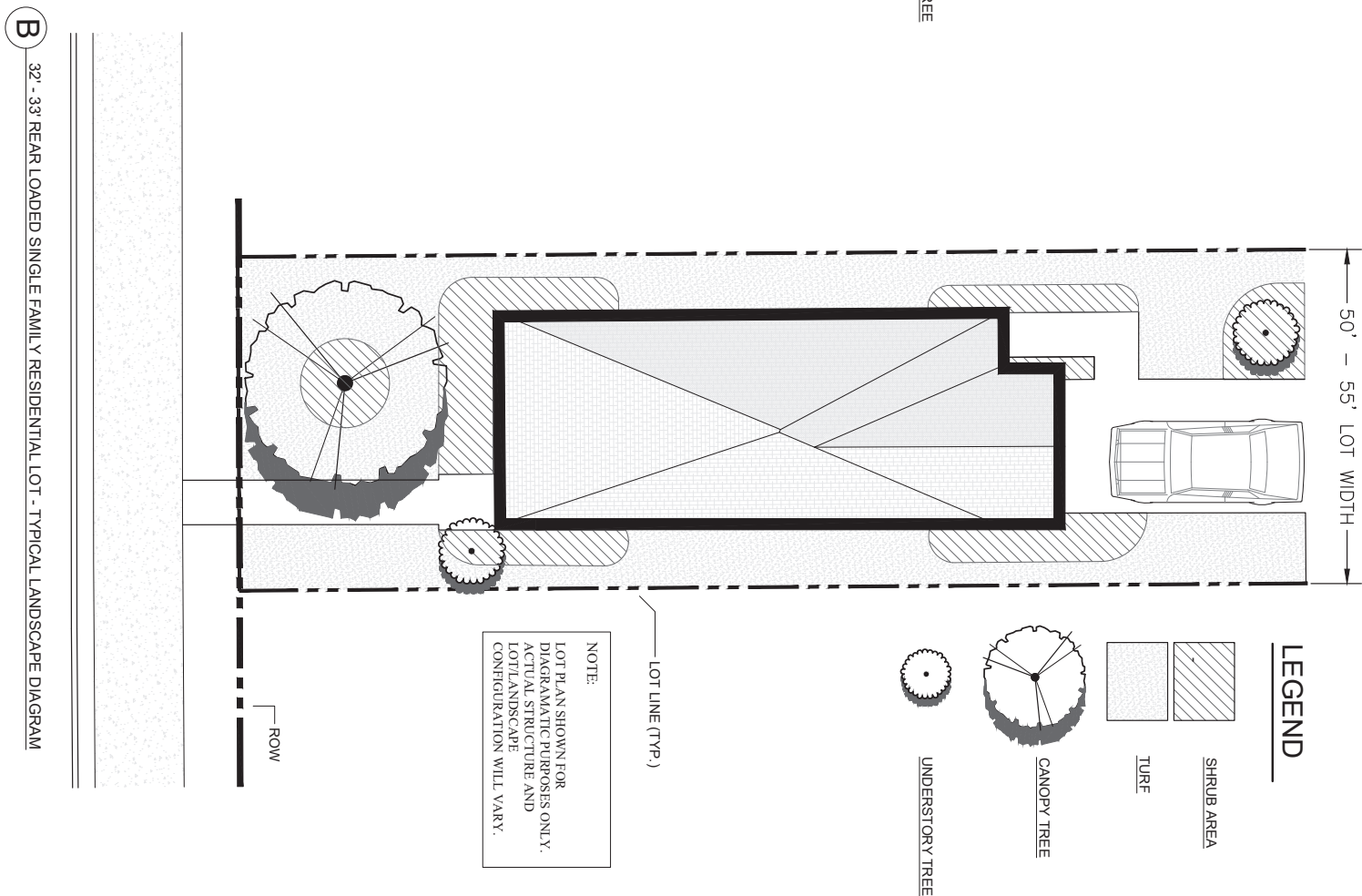
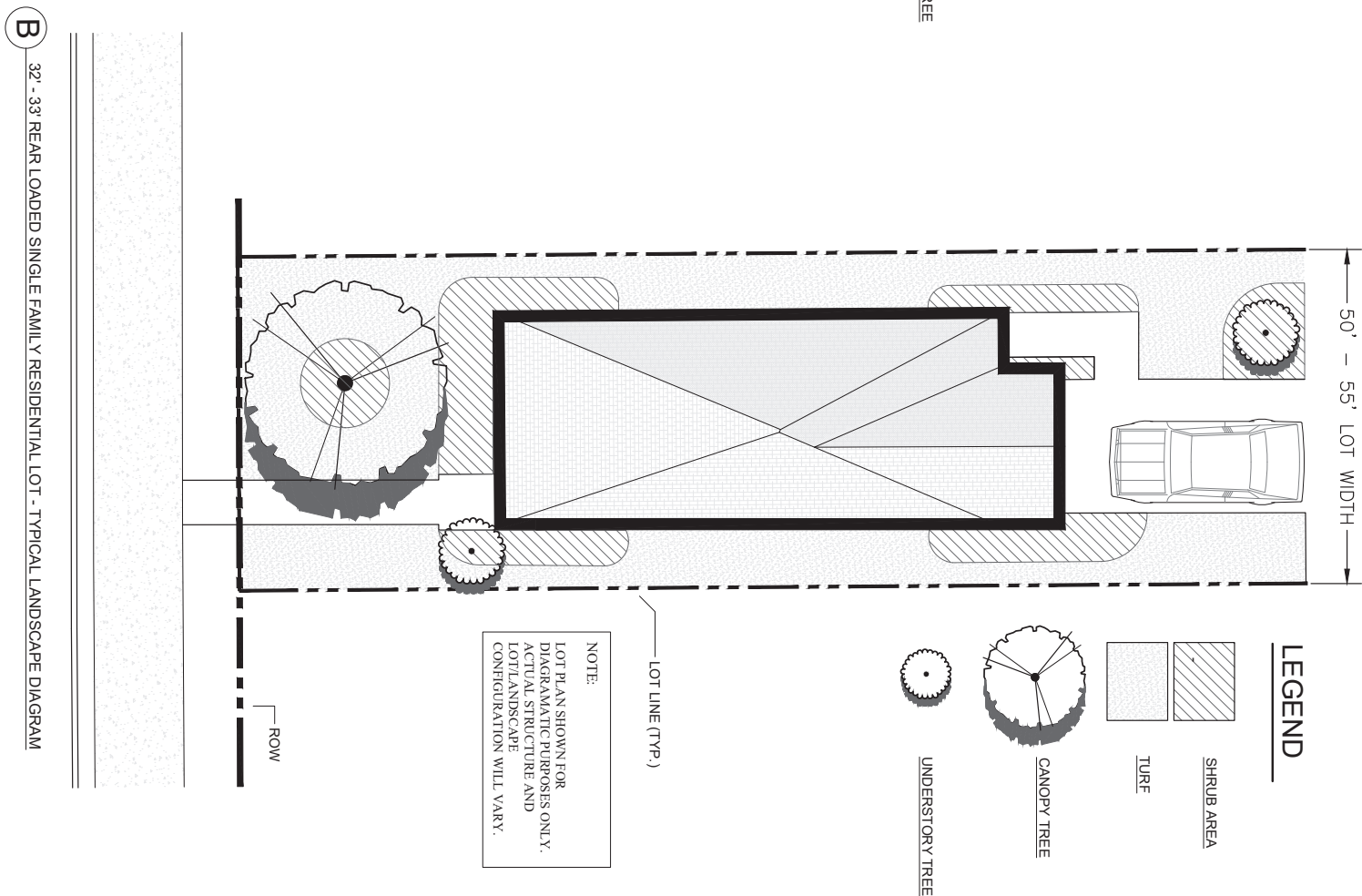
BARRIER SPECIFICATIONS FOR TREES:

FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2" X 2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1" X 4" LUMBER; OR UPRIGHT STAKES SPACED AT 5' INTERVALS OF NO LESS THAN 1" X 1" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY. SEE DIAGRAM TO LEFT.

2. NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.

BARRIER SPECIFICATIONS FOR NATURAL AREAS:

UPRIGHT STAKES OF NO LESS THAN 1" X 1" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5'-10'. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE.



1 SFR LO
1 1/2" = 1'-0"

 $1\frac{1}{2}'' = 1'-0''$

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3657 Marine Blvd., Suite 150, Orlando, Florida 32803
Phone | 407.960.4850, Fax | 407.960.4851
www.perry-becker.com L.A. Bus. No. LA 0001538

PROJECT NAME:
THE RIDGE PD -
PARCEL 9

PROJECT NAME:

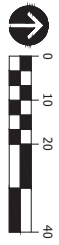
THE RIDGE PD - PARCEL 9

CITY OF APOPKA,
FLORIDA

SHEET TITLE:

LANDSCAPE DETAILS

SCALE IN FEET: 1" = 20'-0"



CONSULTANT:

JOB NO.: 1143.23.21

DESIGNED BY: AD

DRAWN BY: AD

CHECKED BY: DT

APPROVED BY: DP

DATE	SUBMISSION
7-17-23	MDP SUBMISSION

[illegible]

Doc Signed by: David Perry
SEAL: ALB7000070476

DAVID PERRY / RLA
L.A. NO. 0001538

DATE: 7-17-23

SHEET NO.:

LS-503

TREE TABLE	
POINT NO.	DESCRIPTION
12875	15" CHERRY
12876	8" SUGARBERRY
12877	5" CHERRY
12878	10" CHERRY
12879	9" CHERRY
12880	10" CHERRY
12881	5" CHERRY
12882	6" CHERRY
12883	6" CHERRY
12884	6" CHERRY
12885	6" CHERRY
12886	7" CHERRY
12887	7-5" CAMPHOR
12888	7" CHINA BERRY
12889	16-15" CHINA BERRY
12890	7" CAMPHOR
12891	6" CAMPHOR
12892	5" CAMPHOR
12893	5" CHERRY
12894	8" OAK
12895	9" CHERRY
12896	16" OAK
12897	15-13" OAK
12898	5" SUGARBERRY
12899	5-4" OAK
12904	28" OAK
12905	40" OAK
12906	18" OAK
12907	18" OAK
12908	15" CABPAGE
12909	24" OAK
12910	7" OAK
12911	4" OAK
12912	43" OAK
12913	20" CABPAGE
12914	7" OAK
12915	21" OAK
12916	6" CHERRY
12917	6" CHERRY
12918	8" SUGARBERRY
12919	19" CABPAGE
12920	16" CABPAGE
12921	16" OAK
12922	60" OAK
12923	4" CHERRY
12924	9" CHERRY
12925	5" CHERRY
12926	14" OAK
12927	6" CHERRY
12928	18" OAK
12929	12" CHINA BERRY
12930	8" OAK
12931	12" OAK
12932	7" OAK
12933	7" OAK
12934	16" SUGARBERRY
12935	36" OAK
12936	10" SUGARBERRY
12937	12" CABPAGE
12938	6" OAK
12939	4" OAK
12940	6" OAK
12941	4" OAK
12942	4" OAK
12943	15" OAK
12944	9" OAK
12945	8" OAK
12946	6" OAK
12947	6" OAK
12948	15" CABPAGE
12949	28" CHERRY
12950	5" OAK
12951	30" OAK
12952	18" CHINA BERRY
12953	18" OAK
12954	6" SUGARBERRY
12955	7" OAK
12956	28" OAK
12957	36" OAK
12958	18" CABPAGE
12959	20" CHINA BERRY

TREE TABLE	
POINT NO.	DESCRIPTION
12960	20" WILBERRY
12961	11-9" CAMPHOR
12962	10" OAK
12963	17" CHERRY
12964	5" CHINA BERRY
12965	12" OAK
12966	5" CHINA BERRY
12967	15" CHINA BERRY
12968	6" CHINA BERRY
12969	15" CHINA BERRY
12970	65" OAK
12971	20-20" CHINA BERRY
12972	10" OAK
12973	10" OAK
12974	50" OAK
12975	29" OAK
12976	20" OAK
12977	36-36-36" OAK
12978	16" OAK
12979	20" OAK
12980	26" OAK
12981	30" OAK
12982	12" CHERRY
12983	14" CHERRY
12984	28" OAK
12985	32-32" OAK
12986	20" OAK
12987	24" OAK
12988	8" OAK
12989	10" OAK
12990	10" CHERRY
12991	12" OAK
12992	12" OAK
12993	9" OAK
12994	10" CHERRY
12995	18" CAMPHOR
12996	14" CHERRY
12997	12" CHERRY
12998	18" CABPAGE
12999	18" OAK
13000	24-24" CHERRY
13001	40" OAK
13002	18" CABPAGE
13003	20" CABPAGE
13004	14" CHERRY
13005	12" CABPAGE
13006	4" OAK
13007	21" CABPAGE
13008	14" CHERRY
13009	13" SUGARBERRY
13010	48" OAK
13011	46" OAK
13012	12" CABPAGE
13013	7" SUGARBERRY
13014	14" CABPAGE
13015	14" CABPAGE
13016	14" CABPAGE
13017	12" SUGARBERRY
13018	14" CHERRY
13019	7" OAK
13020	12" CABPAGE
13021	18" OAK
13022	10" OAK
13023	13" CHERRY
13024	26" OAK
13025	9" OAK
13026	5" CAMPHOR
13027	5" SUGARBERRY
13028	5" CHERRY
13029	4" OAK
13030	5" OAK
13031	5" CHERRY
13032	4" OAK
13033	20" OAK
13034	11" CHERRY
13035	5-4" OAK
13036	6" OAK
13037	4" CAMPHOR
13038	12" PALM
13039	7" OAK
13040	7" CHERRY
13041	7" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
13042	7" CHERRY
13043	11-9" CAMPHOR
13044	13-7" CHINA BERRY
13045	6" CHINA BERRY
13046	6" CHINA BERRY
13047	4" OAK
13048	4" CHINA BERRY
13049	15" CHINA BERRY
13050	20" PALM
13051	10" CHERRY
13052	4" CHERRY
13053	5" OAK
13054	5" OAK
13055	6" OAK
13056	5" CHERRY
13057	6" OAK
13058	7" CHERRY
13059	6" OAK
13060	6" OAK
13061	5" OAK
13062	6" OAK
13063	7" OAK
13064	12" OAK
13065	8" OAK
13066	5" CHINA BERRY
13067	22-18" OAK
13068	12" PALM
13069	6" SUGARBERRY
13070	14-8" SUGARBERRY
13071	9" SUGARBERRY
13072	11" SUGARBERRY
13073	7-6-5" CHERRY
13074	8" CHERRY
13075	5" CHERRY
13076	13" OAK
13077	5-5" CHERRY
13078	9-6" OAK
13079	13" OAK
13080	5" OAK
13081	4" OAK
13082	4" OAK
13083	13" OAK
13084	40-6" OAK
13085	5-5" OAK
13086	4" OAK
13087	5" OAK
13088	28-13" OAK
13089	6" SUGARBERRY
13090	8" SUGARBERRY
13091	10-5" CAMPHOR
13092	15" OAK
13093	16" OAK
13094	24" OAK
13095	12" PALM
13096	12" PALM
13097	5" CHERRY
13098	4" CHERRY
13099	6" CHERRY
13100	7" OAK
13101	18" OAK
13102	5" CAMPHOR
13103	26-20-18-18" OAK
13104	18-16" OAK
13105	18-15" OAK
13106	28" OAK
13107	16-13" OAK
13108	10" OAK
13109	28" OAK
13110	6" CAMPHOR
13111	6" CAMPHOR
13112	7-6-4" CAMPHOR
13113	6" CAMPHOR
13114	5" OAK
13115	6" CAMPHOR
13116	7-5" OAK
13117	5" CAMPHOR
13118	12" OAK
13119	8" CAMPHOR
13120	20" OAK
13121	18-10" OAK
13122	13" OAK

TREE TABLE	
POINT NO.	DESCRIPTION
13123	4" OAK
13124	26" OAK
13125	19" OAK
13126	6" OAK
13127	4" OAK
13128	6" OAK
13129	22" OAK
13130	6" CHERRY
13131	9" OAK
13132	4" OAK
13133	9" OAK
13134	8" OAK
13135	16" OAK
13136	7" CHERRY
13137	6" CHINA BERRY
13138	6-6" CHINA BERRY
13139	4" CHINA BERRY
13140	4" CHINA BERRY
13141	5-4" CAMPHOR
13142	6" CHERRY
13143	21" CAMPHOR
13144	14" SUGARBERRY
13145	6" OAK
13146	17" PALM
13147	5" OAK
13148	5-3" OAK
13149	17" PALM
13150	19" OAK
13151	19" PALM
13152	6" OAK
13153	9" OAK
13154	5" OAK
13155	5" OAK
13156	11" CAMPHOR
13157	9" OAK
13158	15-12-12" OAK
13159	9-6" OAK
13160	22-18-8" OAK
13161	21" OAK
13162	9" CHINA BERRY
13163	5" CHINA BERRY
13164	8" CHINA BERRY
13165	8-7-3" CAMPHOR
13166	15" PALM
13167	21-20" OAK
13168	8-6" OAK
13169	8-6" OAK
13170	7" OAK
13171	5" OAK
13172	17" OAK
13173	24" OAK
13174	18" OAK
13175	10" CHINA BERRY
13176	21" OAK
13177	24" OAK
13178	17" OAK
13179	24" OAK
13180	11-9" CHINA BERRY
13181	6-4-2" CAMPHOR
13182	18" OAK
13183	19" OAK
13184	16" OAK
13185	28" OAK
13186	18-10" OAK
13187	18-10" OAK
13188	15" OAK
13189	24-17-16" OAK
13192	12" CHINA BERRY
13193	5" CHERRY
13194	7" CHINA BERRY
13195	7-6-4" CAMPHOR
13196	5" GUM
13197	9" GUM
13198	9" GUM
13199	6" OAK
13200	6" OAK
13201	6" GUM
13202	7" GUM
13203	7-3" OAK
13204	4" OAK
13205	9" GUM

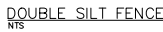
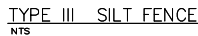
TREE TABLE	
POINT NO.	DESCRIPTION
13206	7" GUM
13207	5" GUM
13208	7" GUM
13209	6-6-5-5-3" CAMPHOR
13210	9-6-4" CAMPHOR
13211	8" GUM
13212	8" GUM
13213	5" GUM
13214	7" GUM
13215	7" GUM
13216	6" GUM
13217	5" GUM
13218	6" GUM
13219	6-6" GUM
13220	5-3" GUM
13221	8-7-6" GUM
13222	9" GUM
13223	4" GUM
13224	24-24" OAK
13225	5" CHERRY
13226	4" CHERRY
13227	15" OAK
13228	10" OAK
13229	28" OAK
13230	14-11-10" OAK
13231	20-8" OAK
13232	12" OAK
13233	4" CAMPHOR
13234	5" CAMPHOR
13235	15" CHINA BERRY
13236	13" PALM
13237	5" OAK
13238	5" OAK
13239	9" CAMPHOR
13240	12" CAMPHOR
13241	4" CAMPHOR
13242	6" CHINA BERRY
13243	4" GUM
13244	7" GUM
13245	5-4" GUM
13246	8" GUM
13247	6" GUM
13248	6" GUM
13249	6" GUM
13250	6" GUM
13251	6" GUM
13252	6" GUM
13253	9" GUM
13254	12" PALM
13255	14" CHINA BERRY
13256	13" PALM
13257	13" PALM
13258	6" GUM
13259	11" PALM
13260	14" PALM
13261	15" PALM
13262	8" GUM
13263	5" GUM
13264	15" PALM
13265	6" GUM
13266	9-9-4" CAMPHOR
13267	10" PALM
13268	6-5" GUM
13269	12" PALM
13270	11" PALM
13271	11" PALM
13272	42" OAK
13273	11" PALM
13274	13" PALM
13275	37" OAK
13276	5" CAMPHOR
13277	17" OAK
13278	16" OAK
13279	11-9" CAMPHOR
13280	7" CAMPHOR
13281	5-4-4" CAMPHOR
13282	4" CAMPHOR
13283	4" CAMPHOR
13284	4-3" CAMPHOR
13285	4-3" CAMPHOR
13286	6" CAMPHOR

TREE TABLE	
POINT NO.	DESCRIPTION
13287	7" CAMPHOR
13288	9-8" CAMPHOR
13289	6" CAMPHOR
13290	6" CAMPHOR
13291	7" CAMPHOR
13292	4" CAMPHOR
13293	6-3" CAMPHOR
13294	8" CHERRY
13295	5" CAMPHOR
13296	27" OAK
13297	5" OAK
13298	4" CAMPHOR
13299	6" CAMPHOR
13300	9" CAMPHOR
13301	9" OAK
13302	12" OAK
13303	5" CAMPHOR
13304	4" CAMPHOR
13305	5" CAMPHOR
13306	6" CAMPHOR
13307	5" CAMPHOR
13308	5" CAMPHOR
13309	6" CAMPHOR
13310	4" CAMPHOR
13311	6" CAMPHOR
13312	6" CAMPHOR
13313	15-9" OAK
13314	5" OAK
13315	11" PALM
13316	6" OAK
13317	20" CHERRY
13318	5" CHERRY
13319	11" CHERRY
13320	14" PALM
13321	7" CHINA BERRY
13322	4" OAK
13323	6" CHINA BERRY
13324	12" CHINA BERRY
13325	7" CHINA BERRY
13326	13" SWEET GUM
13327	13" SWEET GUM
13328	10" PALM
13329	8" SWEET GUM
13330	5" SWEET GUM
13331	5" SWEET GUM
13332	12" SWEET GUM
13333	15" SWEET GUM
13334	5" SWEET GUM
13335	5" SWEET GUM
13336	5" SWEET GUM
13337	5" SWEET GUM
13338	5" SWEET GUM
13339	5" SWEET GUM
13340	5" SWEET GUM
13341	5" SWEET GUM
13342	5" SWEET GUM
13343	5" SWEET GUM
13344	5" SWEET GUM
13345	5" SWEET GUM
13346	5" SWEET GUM
13347	5" SWEET GUM
13348	5" SWEET GUM
13349	5" SWEET GUM
13350	5" SWEET GUM
13351	5" SWEET GUM
13352	5" SWEET GUM
13353	5" SWEET GUM
13354	5" SWEET GUM
13355	5" SWEET GUM
13356	5" SWEET GUM
13357	5" SWEET GUM
13358	5" SWEET GUM
13359	5" SWEET GUM
13360	5" SWEET GUM
13361	5" SWEET GUM
13362	5" SWEET GUM
13363	5" SWEET GUM
13364	5" SWEET GUM
13365	5" SWEET GUM
13366	5" SWEET G

[illegible]

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Page 43 of 90



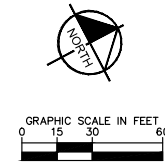
NTS



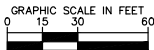
Last Revision 07/01/07	Sheet No. 1 of 1
Index No. 106	



NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BEYOND THE CURB OPENING ON EACH SIDE AND BE ANCHORED WITH GRAVEL BAGS, OR SIMILAR, ON EACH END. A SPACER MUST BE PROVIDED FOR BETWEEN THE INLET OPENING AND THE PIPE TO ALLOW FOR OVERFLOW, PREVENT FLOODING AND TO PREVENT THE PIPE FROM FALLING INTO THE INLET.



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2500 WINDY RIDGE
PARKWAY, SE
ATLANTA, GA 30339

SBLM Architects **AA-0003434**
53 Walt Whitman Road, Suite 300A
Huntington Station, NY 11746
Telephone 631 683 5588
Fax 631 683 5591



CODE CONSULTANTS, INC.
643 WOODLAND PKWY, SUITE 300
ST. LOUIS, MISSOURI 63146-4255
14-891-2633

2023 KIMLEY-HORN AND ASSOCIATES, INC.
9 S. ORANGE AVE., SUITE 1000
LANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM

-PROJECT-

APOPKA, FL

BD SWC ORANGE BLOSSOM TRAIL &

ISSUE DATE: 04/25/2023
STORE NUMBER: T.B.D.
GROSS BLDG AREA : 77,901 SF
JOB NUMBER: 022172
PROTOTYPE: 2022 Q4

-ISSUE-

-SEAL-

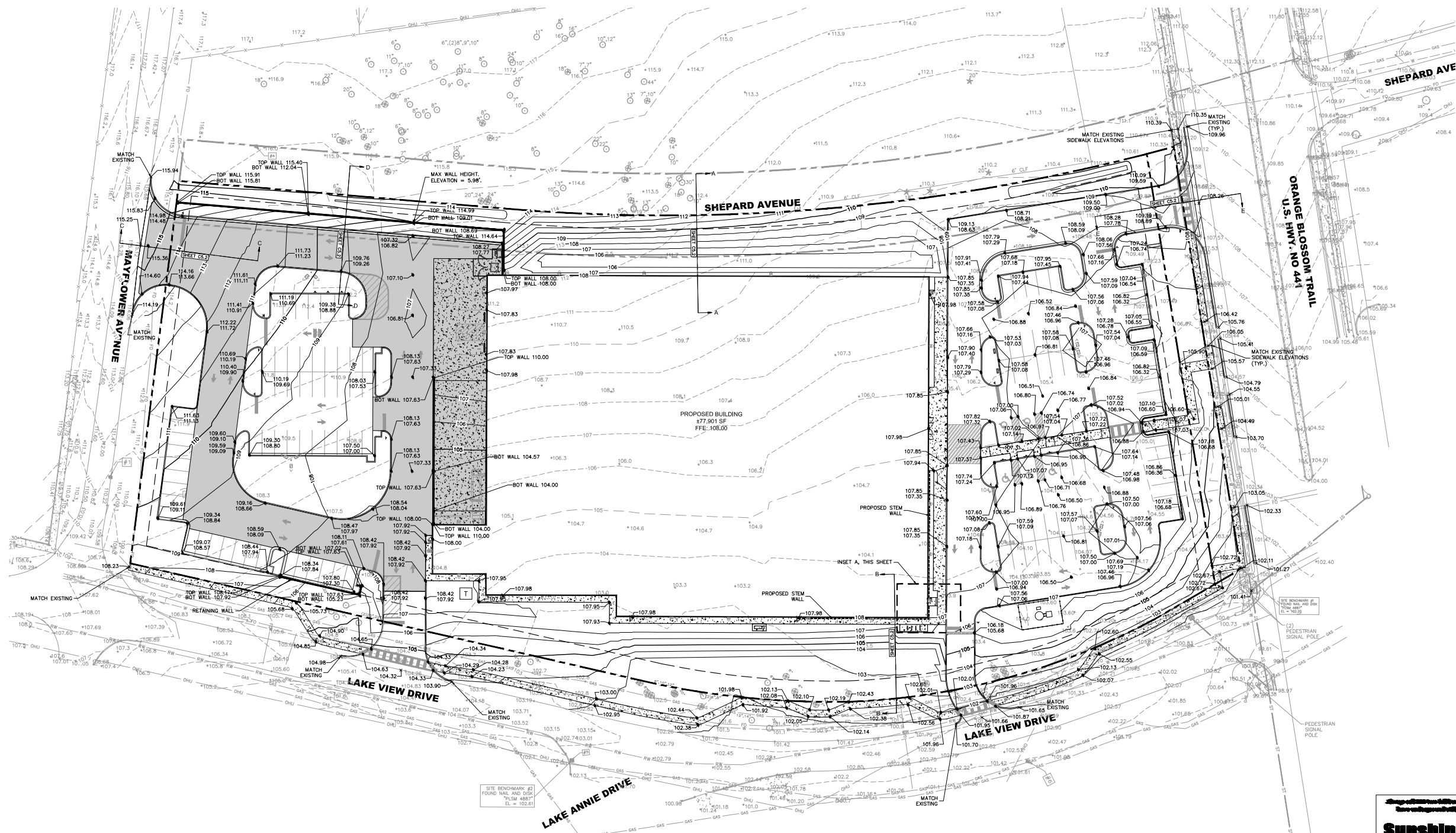


SHEET _____

PAVING AND
GRADING PLAN

DRAWN: BJW
CHECKED: BSA

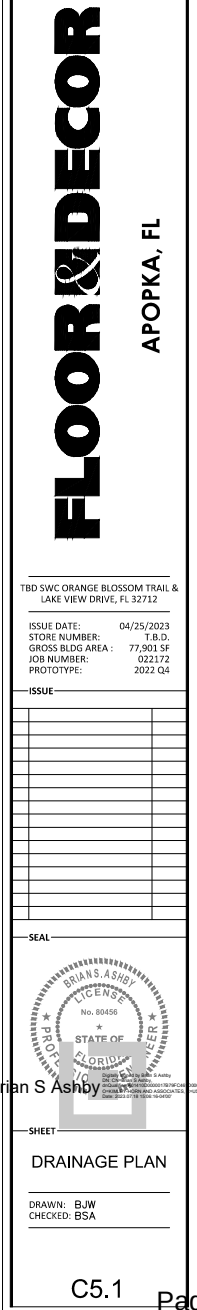
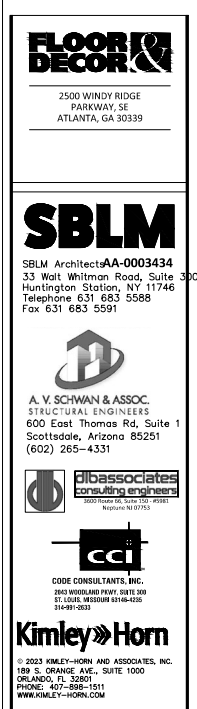
Page 48 of 90

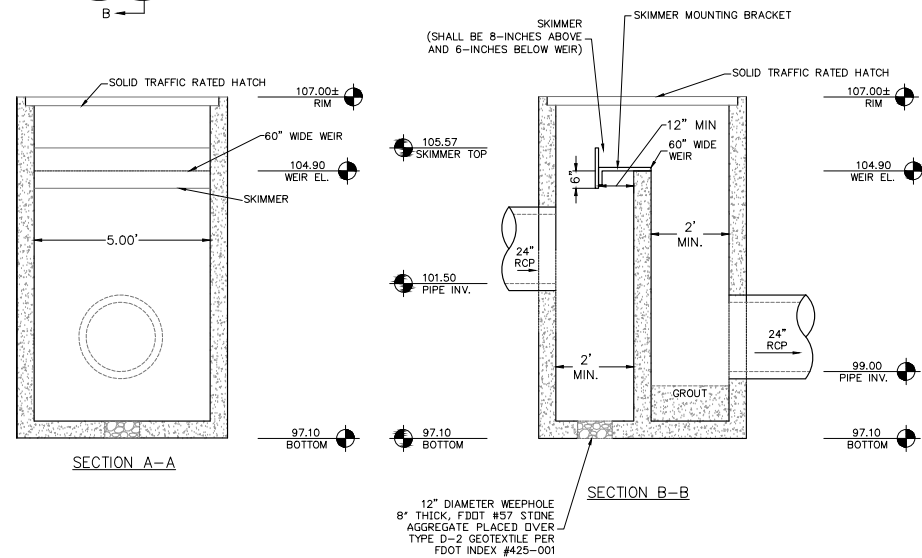
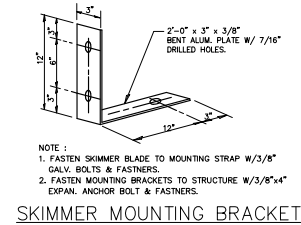
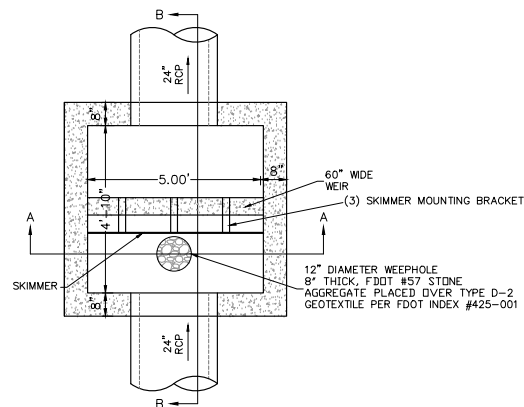
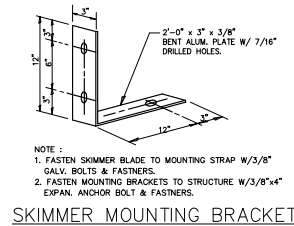
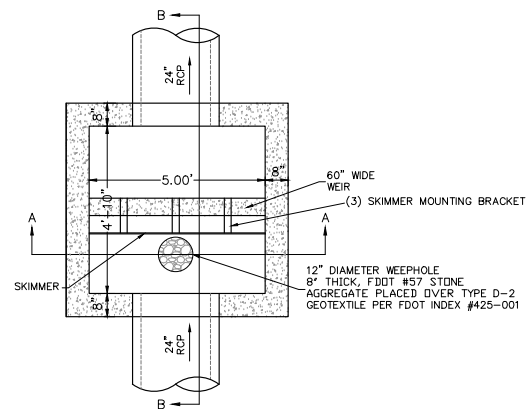
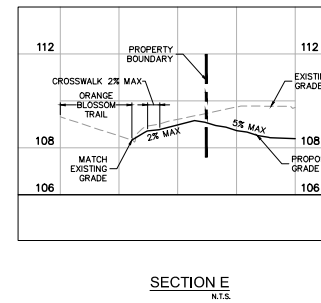
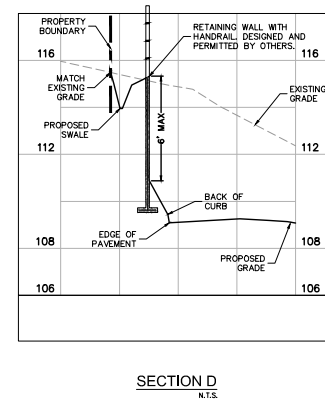
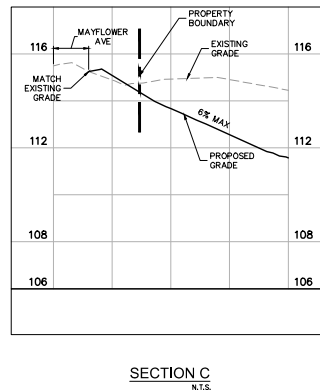
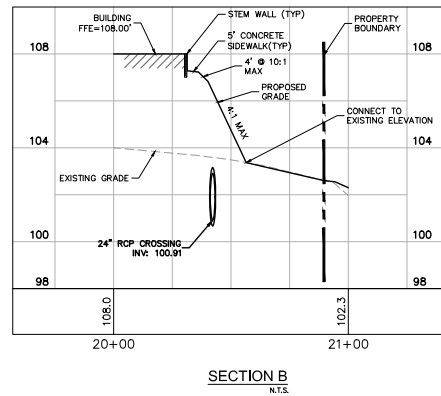
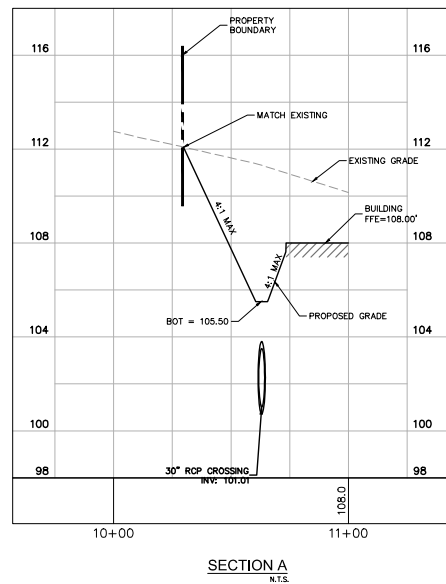


Plotted By:McKisson, Scott Sheet Set:FLOOR AND DECOR APOPKA Layout:C5.0 PAVING AND GRADING July 18, 2023 12:04:04pm K:\ORL_Civil\249257001-Floor & Decor Apopka\CADD\CONST\PlanSheets\C5.0 PAVING AND GRADING PLAN.dwg

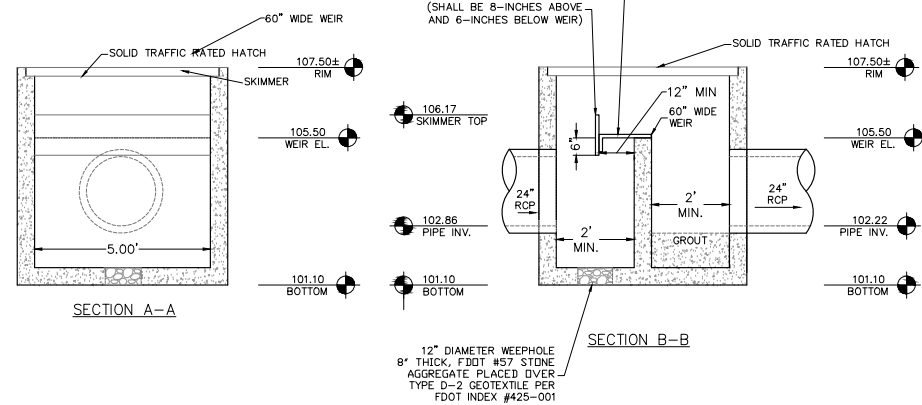
GENERAL NOTES:

1. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. SEE SPECIFICATIONS.
2. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
3. ALL EXISTING DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (400) LOADING AND BE INSTALLED ACCORDINGLY.
4. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING STAKE.
5. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED AND APPROVED BY LOCAL AGENCIES.
6. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR PER JURISDICTIONAL REQUIREMENTS.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES SHALL BE TO BE CLEANED OUT 1 YEAR PRIOR TO SLOPE GRADING.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THEM.
9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AND STRUCTURE IS WATER TIGHT.
10. ALL EXISTING DRAINAGE STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AND SHALL BE SUBJECT TO FREEZING, ROOF DRAINS CAN SPALL ON GRADE AND BE COLLECTED IN INLETS OR TREATED AS SURFACE RUNOFF.
11. CONTRACTOR IS TO ABANDON AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
12. CONTRACTOR SHALL PROVIDE SLOPE GRADING AND DRAINAGE PAVING FOR ALL AREAS GRASSED AND PAVED.
13. TOPOGRAPHIC INFORMATION TAKEN FROM: LEADING EDGE SERVICES, INC. DATED JANUARY 31, 2023.
14. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM ALL APPLICABLE LOCAL GOVERNMENT AGENCIES AT THE SAME.
15. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS, MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING.
16. CONTRACTOR SHALL PROVIDE POND FLOW DEVICES SHALL BE DESIGNATED TO LIMIT FLOWS TO CAPACITY LEVELS OF DOWNSTREAM DRAINAGE STRUCTURES.
17. CONTRACTOR, FROM RECOMMENDED PARKING LOT SLOPES SHALL BE APPROVED BY FLOOR & DECOR CONSTRUCTION AND DESIGN.
18. CONTRACTOR TO PROVIDE FLOOR & DECOR CONSTRUCTION AND DESIGN, AND LOCAL AUTHORITY WITH AS-BUILT DRAWINGS, SEE REQUIREMENTS IN THIS SHEET.
19. CONTRACTOR SHALL COMPLY WITH A.D.C. COMPLIANCE PRIOR TO POURING CONCRETE. FOR ANY QUESTIONS, CONTACT CIVIL ENGINEER IMMEDIATELY.
20. ALL ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.C. AND T.A.C. STANDARDS: MAXIMUM RUNNING SLOPE FOR ALL PATHS IS .5%, MAX CROSS SLOPE FOR ALL PATHS IS 2%, FOR THE FIRST FIVE FEET FROM THE CURB, A 2% SLOPE IN ALL DIRECTIONS MAX SHALL BE MAINTAINED.
21. FROM THE CURB, A 2% SLOPE IN ALL DIRECTIONS MAX SHALL NOT EXCEED FOR THE MAXIMUM SLOPE SHALL NOT BE INFERIOR THAN 1.5% AND THE PREFERRED SLOPE SHALL BE 2.5%.
22. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE/HARDSCAPE DETAILS.
23. CONTRACTOR TO VERIFY ENGINEERING PLANS MATCH ARCHITECTURAL/STRUCTURAL PLANS PRIOR TO CONSTRUCTION STAKING.
24. LANDSCAPE AREAS ADJACENT TO BUILDING TO DRAIN AWAY FROM BUILDING AT A MINIMUM OF 2% SLOPE.
25. FROM THE CURB, A 2% SLOPE IN ALL DIRECTIONS MAX SHALL BE MAINTAINED. CONTRACTOR SHALL MAINTAIN AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING, ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM WATER TO THE CONTRACTOR'S DESIGNATED DRAINAGE STRUCTURE.
26. CONCRETE VALLEY GUTTER SHALL BE CONSTRUCTED IF ASPHALT PAVEMENT IS USED, REFER TO CONSTRUCTION DETAILS 27 FOR STORM SEWER DETAIL.
27. FOR STORM SEWER DETAIL, SEE PAVING DETAIL ON SHEET C7.0 FOR MORE INFORMATION.
28. SEE PAVEMENT PROFILES SHEET FOR INVERT ELEVATIONS (TYPICAL).
29. SEE SHEET C3.0 FOR APPROXIMATE LOCATION OF EXISTING UTILITIES.
30. CONTRACTOR SHALL SUBMIT ALL CONSTRUCTION AND PAVING PLANS TO CONTRACTOR TO SUBTRACT PAVEMENT THICKNESS AND FLOOR SLAB THICKNESS FOR SUBGRADE ELEVATIONS.
31. CONTRACTOR SHALL SUBMIT ALL ARCHITECTURAL AND PLUMBING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES/ENTRIES, SIDEWALKS, EXIST PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
32. TEMP. SPRAY IF NEEDED IS TO BE PROVIDED FOR FOUNDATION BY FOUNDATION CONTRACTOR.
33. SITE PREPARATION TO BE PROVIDED BY CONTRACTOR TO INCLUDE:
 - a. PROTECTING EXISTING VEGETATION TO REMAIN.
 - b. REMOVING EXISTING VEGETATION.
 - c. CLEARING AND GRUBBING.
 - d. STRIPPING AND STRIPPING TOSSEL.
 - e. REMOVING ABOVE-AND-BELOW-GRADE SITE IMPROVEMENTS.
 - f. DISCONNECTING, CAPPING OR SEALING SITE UTILITIES.
 - g. TEMPORARY EROSION AND SEDIMENTATION CONTROL.





DS-1 CONTROL STRUCTURE DETAIL
USE (MOD.) TYPE "G" DITCH BOTTOM INLET N.T.S.
F.D.O.T. INDEX NO. 425-053



DS-2 CONTROL STRUCTURE DETAIL
USE (MOD.) TYPE "G" DITCH BOTTOM INLET
F.D.O.T. INDEX NO. 425-053



2500 WINDY RIDGE
PARKWAY, SE
ATLANTA, GA 30339

SBLM

SBLM Architects **AA-0003434**
33 Walt Whitman Road, Suite 300A
Huntington Station, NY 11746
Telephone 631 683 5588
Fax 631 683 5591



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Kimley»Horn

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189 S. ORANGE AVE., SUITE 1000
ORLANDO, FL 32801
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WWW.KIMLEY-HORN.COM

PROJECT—

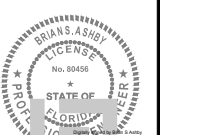
FLOOR&DECOR
APOKA, FL

TBD SWC ORANGE BLOSSOM TRAIL &
LAKE VIEW DRIVE, FL 32712

ISSUE DATE: 04/25/2023
STORE NUMBER: T.B.D.
GROSS BLDG AREA : 77,901 SF
JOB NUMBER: 022172
PROTOTYPE: 2022 Q4

ISSUE—

SEAL—



Brian S Ashby

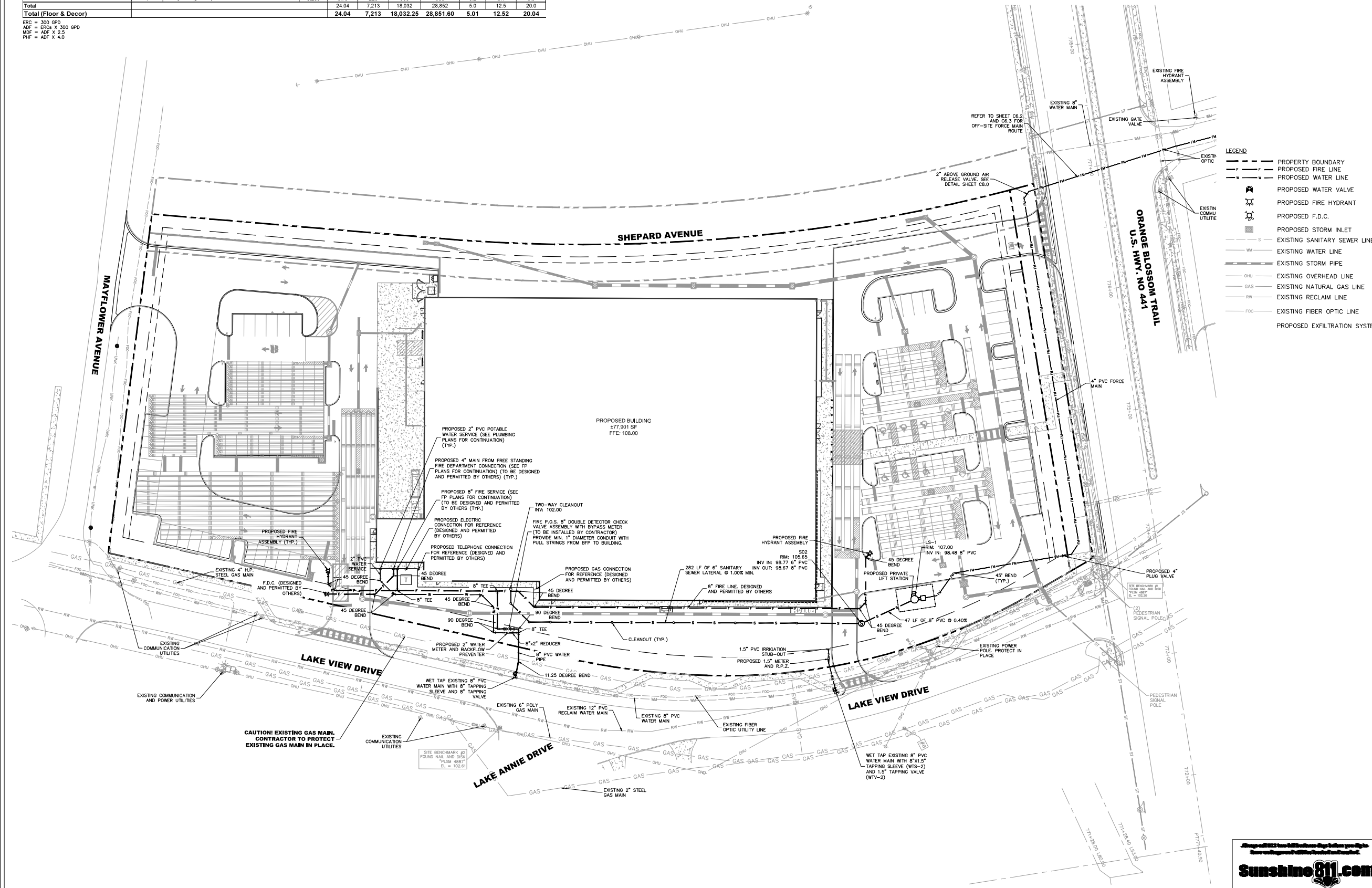
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GRADING AND
DRAINAGE DETAILS

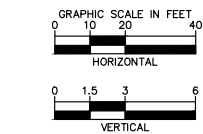
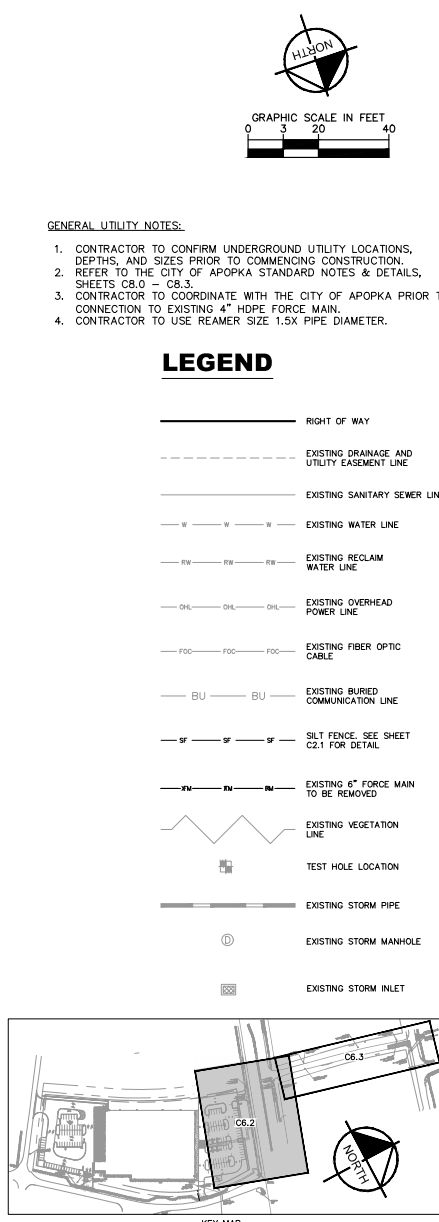
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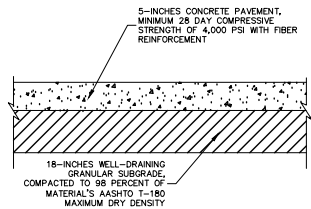
Building	QTY	Fixture Units	LEVEL OF SERVICE UNIT	ERC PER UNIT	TOTAL ERCS	GPD			GPM		
						ADF	MDF	PHF	ADF	MDF	PHF
Floor & Decor - Wastewater Demand											
Retail/Warehouse	5	6	per water closet	0.500	15.00	4,500	11,250	18000	3.1	7.8	12.5
	1	4	per urinal	0.333	1.33	400	999	1598	0.3	0.7	1.1
	1	4	per lavatory	0.083	0.58	174	438	697	0.1	0.3	0.5
	2	0.5	per drinking fountain	0.042	0.04	13	32	50	0.0	0.0	0.0
	3	5	per floor drain	0.417	6.26	1,877	4,691	7506	1.3	3.3	5.2
	1	1	per condensate drain	0.083	0.08	25	62	100	0.0	0.0	0.1
	1	3	per mop sink	0.250	0.75	225	563	909	0.2	0.4	0.6
					24.04	7,213	18,032	28,852	5.0	12.5	20.0
Total (Floor & Decor)					24.04	7,213	18,032.25	28,851.60	5.01	12.52	20.04



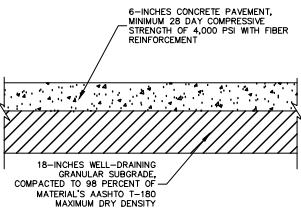
Sunshine811.com



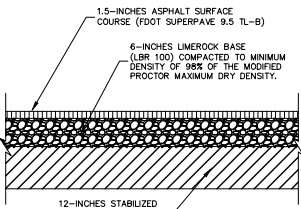
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TYPICAL CONCRETE PAVEMENT DETAIL
NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED FEBRUARY 1, 2023.

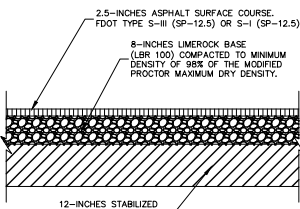


TYPICAL HEAVY-DUTY CONCRETE PAVEMENT DETAIL
NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED FEBRUARY 1, 2023.



TYPICAL ASPHALT PAVEMENT DETAIL
USED FOR PARKING AREAS ONLY

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED FEBRUARY 1, 2023.



TYPICAL "HEAVY DUTY" ASPHALT PAVEMENT DETAIL
NTS

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED FEBRUARY 1, 2023.

Parking Stops - 6', Rubber, Black/Yellow



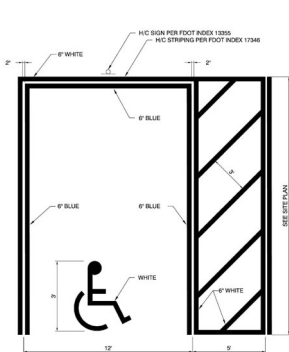
Enlarge

End concrete crumbling and chipping forever.

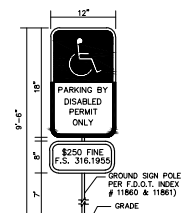
- 100% recycled material.
- Maintenance free. No painting.
- Weather resistant. Impervious to sunlight or road salt.
- Conforms to uneven surfaces. Reflective stripes.
- H-2397 Concrete or H-2396 Asphalt Installation Hardware available.

MODEL NO.	DESCRIPTION	DIMENSIONS L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	5+	
H-4608B/Y	6' Rubber	72 x 6 x 4"	34	\$70	\$65	☐ ADD

PARKING STOPS DETAIL
NTS

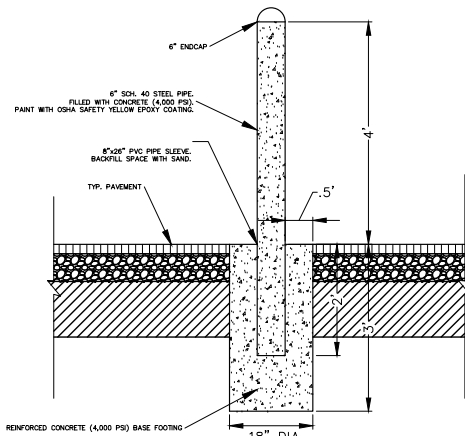


HANDICAP PARKING PAVEMENT MARKING
NTS

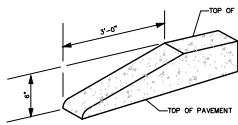


- NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
 2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPaque LEGEND AND BORDER.
 4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPaque LEGEND AND BORDER.
 5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
 6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HANDICAP SIGN DETAIL
NTS



TYP. BOLLARD DETAIL
NTS

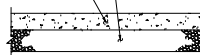


CURB TERMINUS TRANSITION DETAIL
NTS

NOTE: ALL CURBS TO HAVE STANDARD 3" TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITION THROUGHOUT THE PROJECT.

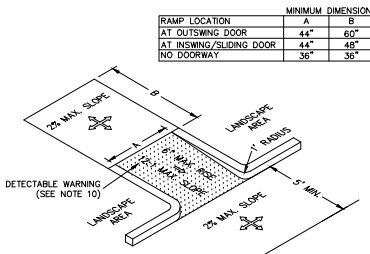
18" SUBGRADE COMPACTED TO MIN 98% OF MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY VALUE.

4" CONCRETE PAVEMENT, 28 DAY MIN COMPRESSION STRENGTH OF 4000 PSI (ASTM C-39) WITH JOINT SPACING PER AGI 330R (8.5' MAX)

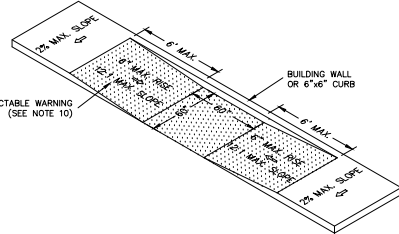
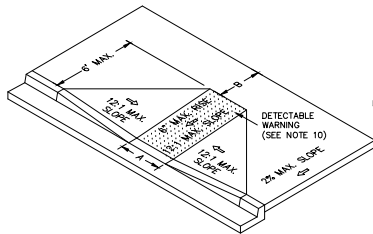


CONCRETE SIDEWALK DETAIL
NTS

NOTE: CONCRETE SIDEWALK SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED FEBRUARY 1, 2023.



RAMP LOCATION	MINIMUM DIMENSION	
	A	B
AT OUTSWING DOOR	44"	60"
AT INSWING/SLIDING DOOR	44"	48"
NO DOORWAY	36"	36"



NOTES:

1. ALL CURB CUT ACCESSIBLE RAMPS AND DETECTABLE WARNING SURFACES SHALL BE INSTALLED BY THE SITE CONTRACTOR.
2. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW. ANY TYPE OF ADHESIVE OR GLUE DOWN MATS, STAMPED CONCRETE OR ANY VARIATION OTHER THAN WHAT IS SPECIFIED ABOVE WILL NOT BE ACCEPTED BY ORANGE COUNTY. ORANGE COUNTY WILL CONSIDER ALTERNATIVES THAT ARE EQUAL TO THE PRODUCT SPECIFIED ABOVE. COUNTY ENGINEER AND THE CHIEF ENGINEER FOR DEVELOPMENT SERVICES WILL HAVE THE SOLE RESPONSIBILITY FOR DETERMINING THE PRODUCT ACCEPTABILITY.
3. ALL DETECTABLE WARNING SURFACES FOR SIDEWALKS AT CURB CUT HANDICAP RAMP SHALL BE A COUNTY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW", ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FDOT STANDARD INDEX 204, CODE OF FEDERAL REGULATIONS PART 36, AND SJC REQUIREMENTS.

ACCESSIBLE RAMPS
NTS



2500 WINDY RIDGE
PARKWAY, SE
ATLANTA, GA 30339



SBLM Architects AA-0003434
33 Walt Whitman Road, Suite 300A
Huntington Station, NY 11746
Telephone: 631 683 5588
Fax: 631 683 5591



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PROJECT

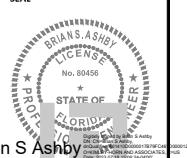
FLOOR & DECOR
APOPKA, FL

780 SWC ORANGE BLOSSOM TRAIL & LAKE VIEW DRIVE, FL 32712

ISSUE DATE: 04/25/2023
STORE NUMBER: T.B.D.
GROSS BLDG AREA: 77,901 SF
JOB NUMBER: 022172
PROTOTYPE: 2022 Q4

ISSUE

SEAL



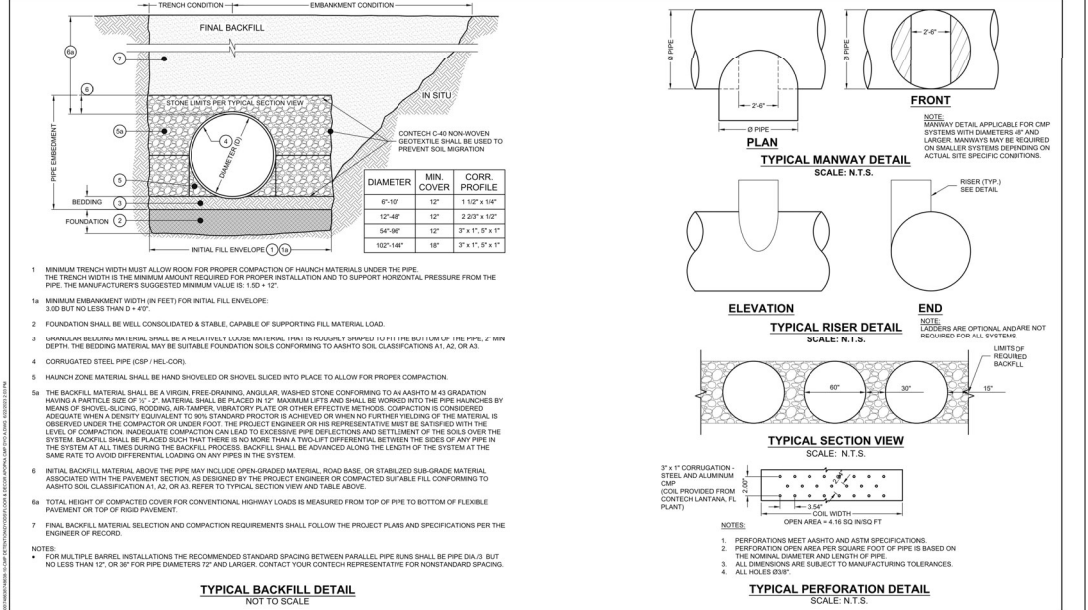
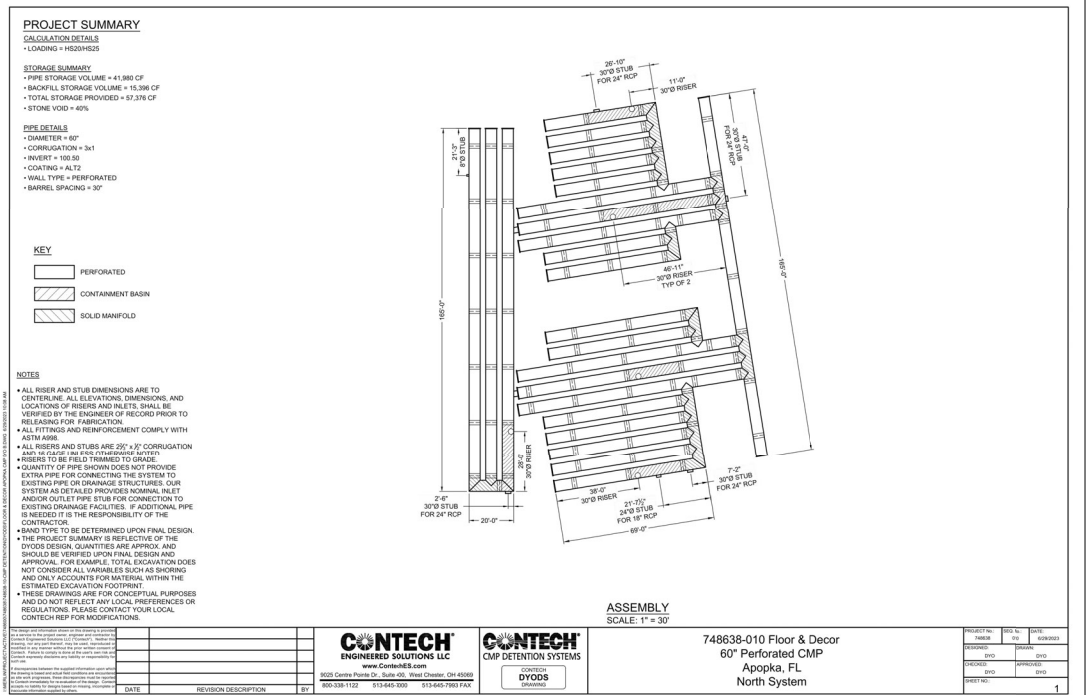
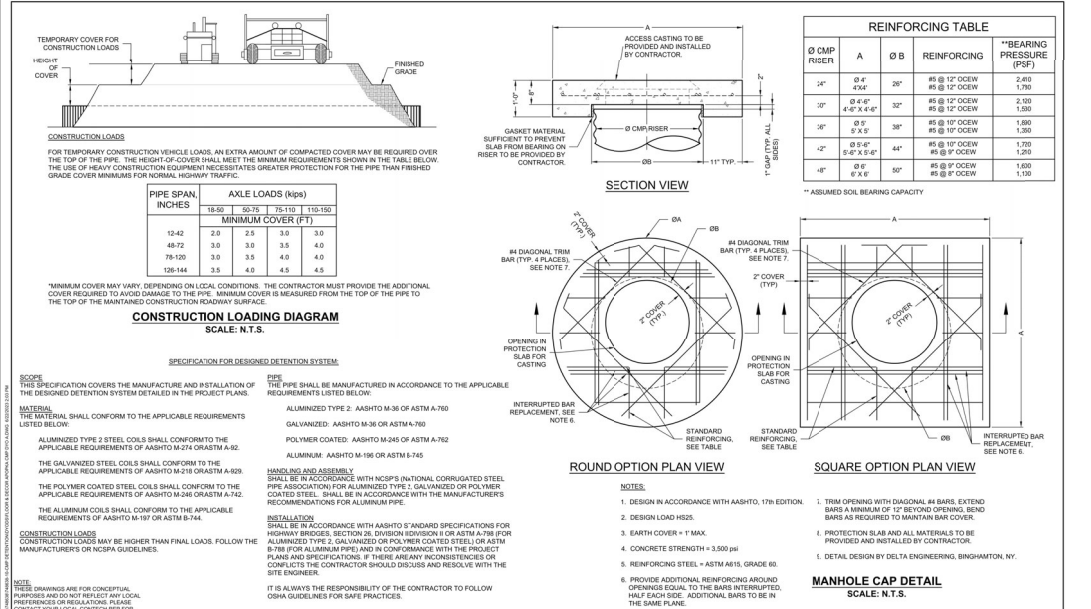
Brian S. Ashby

JULY 18, 20

GENERAL
CONSTRUCTION
DETAILS

DRAWN: BJW
CHECKED: BSA





GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE STANDARD SPECIFICATIONS AND BECOME FAMILIAR WITH THE CONTENTS THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE STANDARD SPECIFICATIONS AND BECOME FAMILIAR WITH THE CONTENTS THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE STANDARD SPECIFICATIONS AND BECOME FAMILIAR WITH THE CONTENTS THEREOF.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED. REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, INCLUDING THE EXISTING PAVEMENT, EXISTING CURBS, EXISTING SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

DEMOLITION NOTES

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, INCLUDING THE EXISTING PAVEMENT, EXISTING CURBS, EXISTING SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
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PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL FOOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE JURISDICTIONAL AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DOWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- STRIP TOPSOIL AND ORGANIC MATTER FROM SMALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR REPLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FOOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER THE TYPICAL PAVEMENT SECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF RECEIVING WATER BODY EXISTING DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
- SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENT IS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL DEMOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE SEED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER, CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE AND BE AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEED COINHERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PROJECT SITE. MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE TO A DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION AREAS BEING MAINTAINED TO MAINTAIN THE STABILIZATION OF THE SITE, THEN THE TRUCKS MUST BE WASHED BEFORE LEAVING THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WASH BAYS AND WASH TRUCKS. WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE FORM OF EROSION CONTROL MEASURES IN CONJUNCTION WITH THE STABILIZATION OF THE SITE. SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS SHALL BE DONE BY SEEDING, MULCHING, OR COVERING THE EXPOSED SOIL WITH A LAYER OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

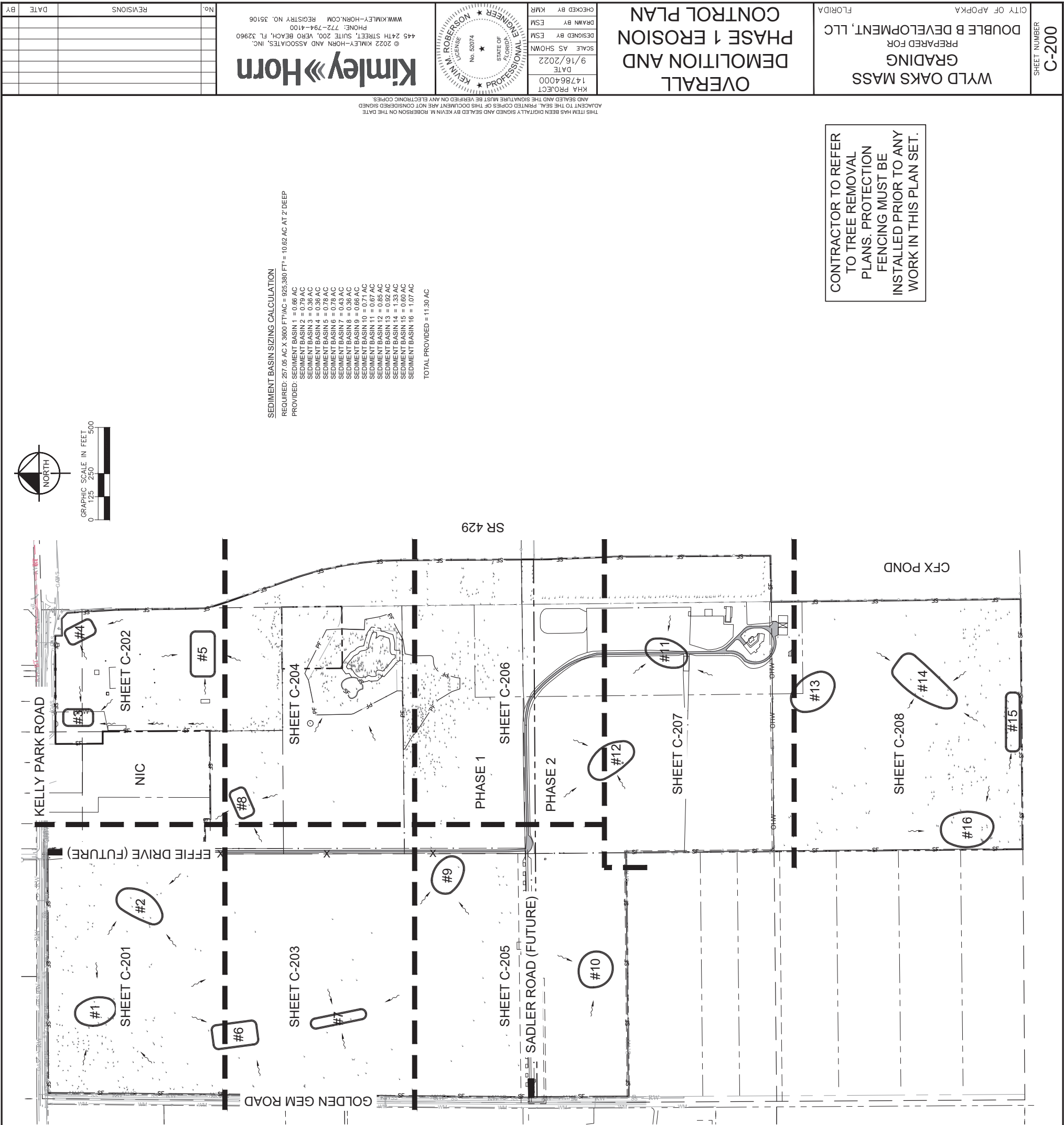
MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE FUNCTIONAL WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 - THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 - OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 55 CUBIC YARDS / ACRE.
 - ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

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GENERAL NOTES		
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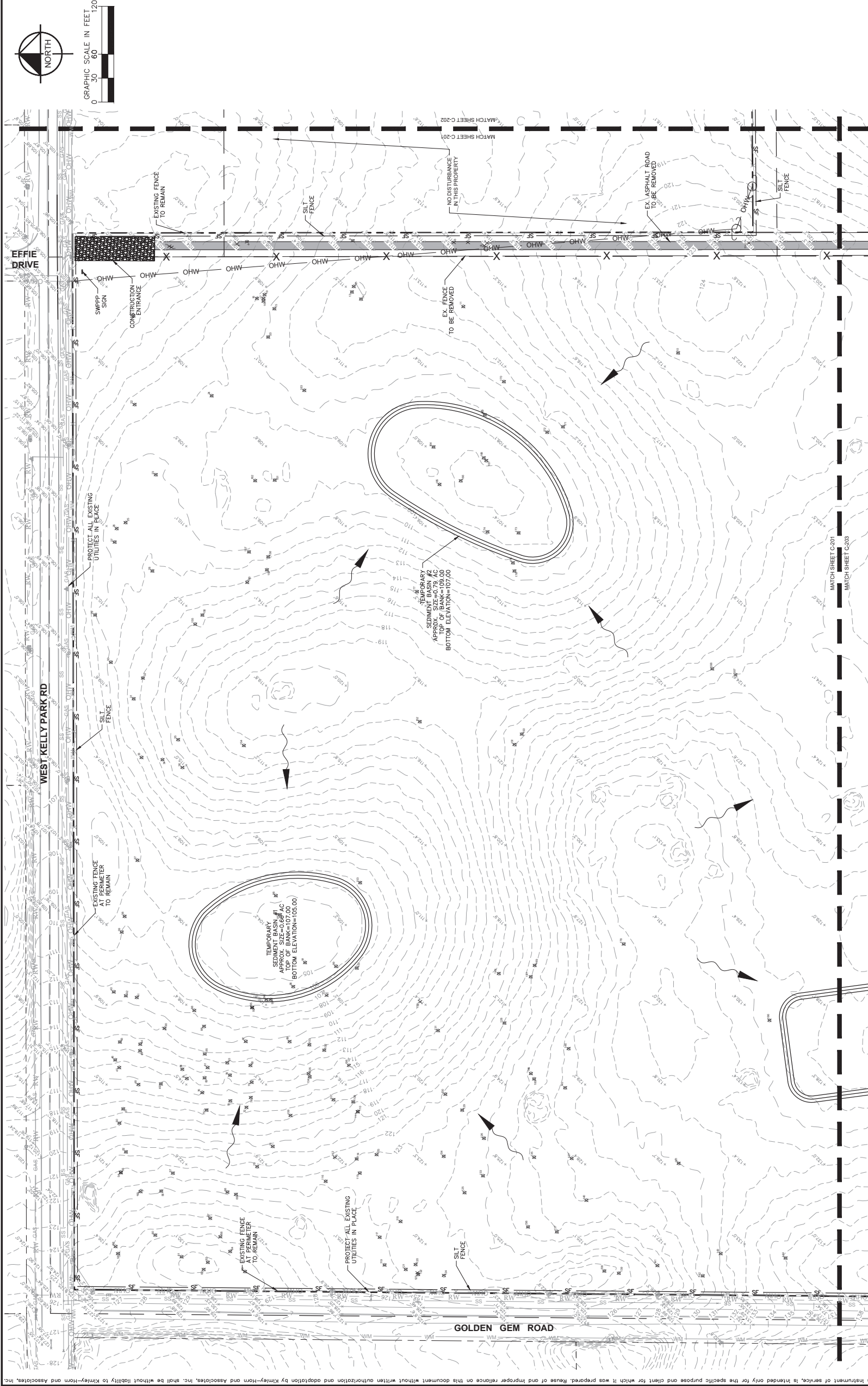
DEMOLITION AND
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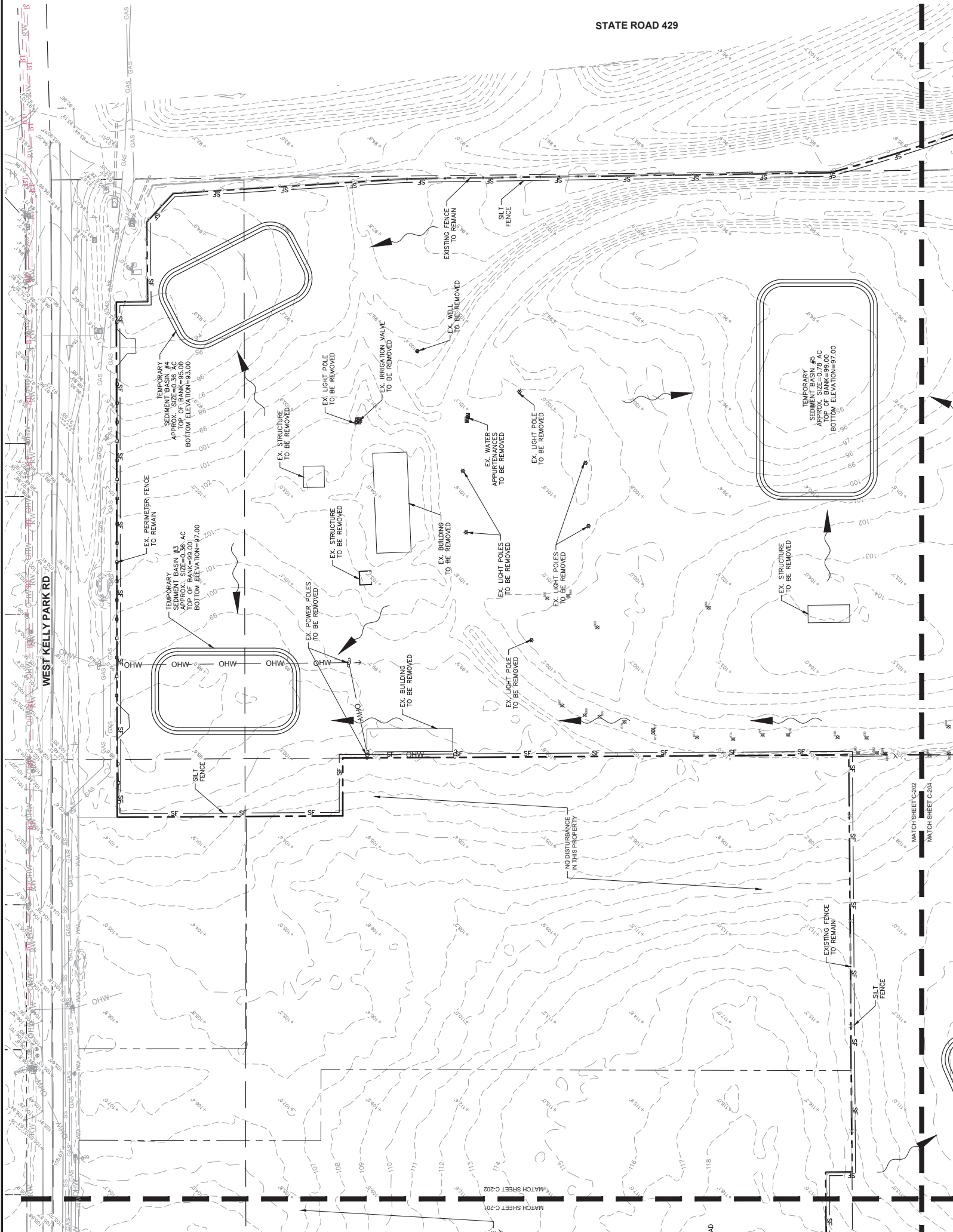
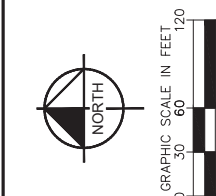
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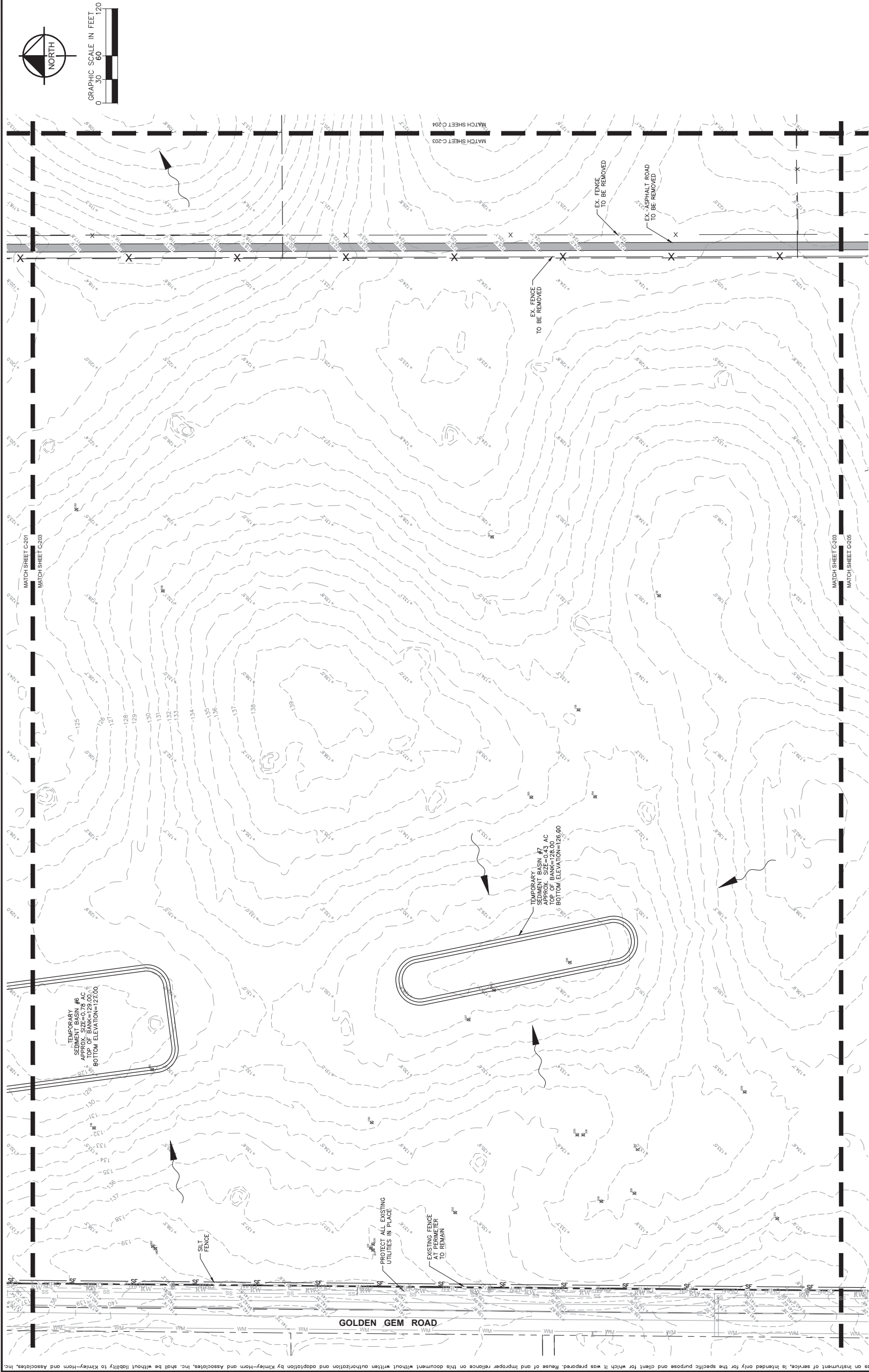
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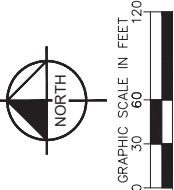
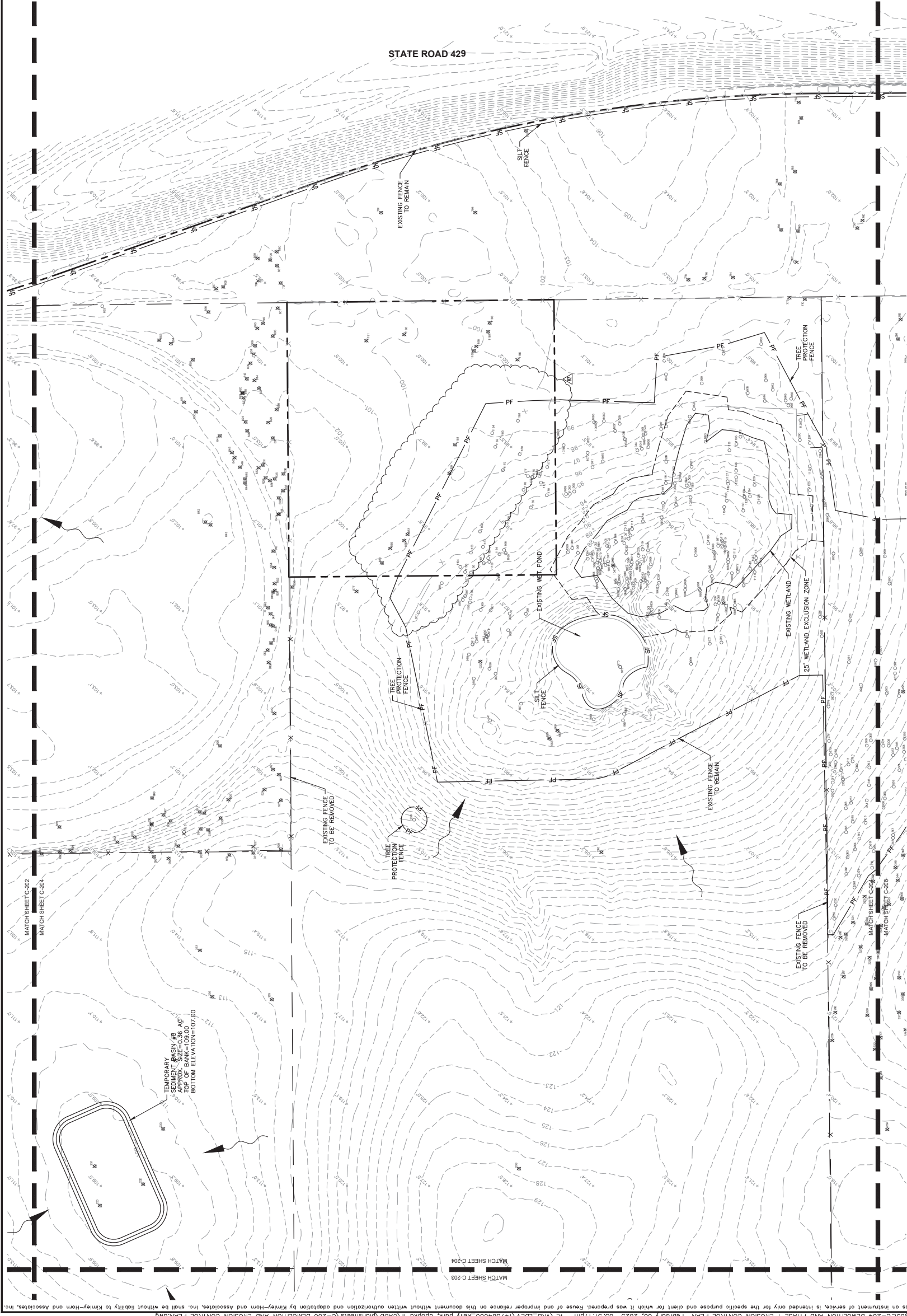
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DEMOLITION AND
PHASE 1 EROSION
CONTROL PLAN

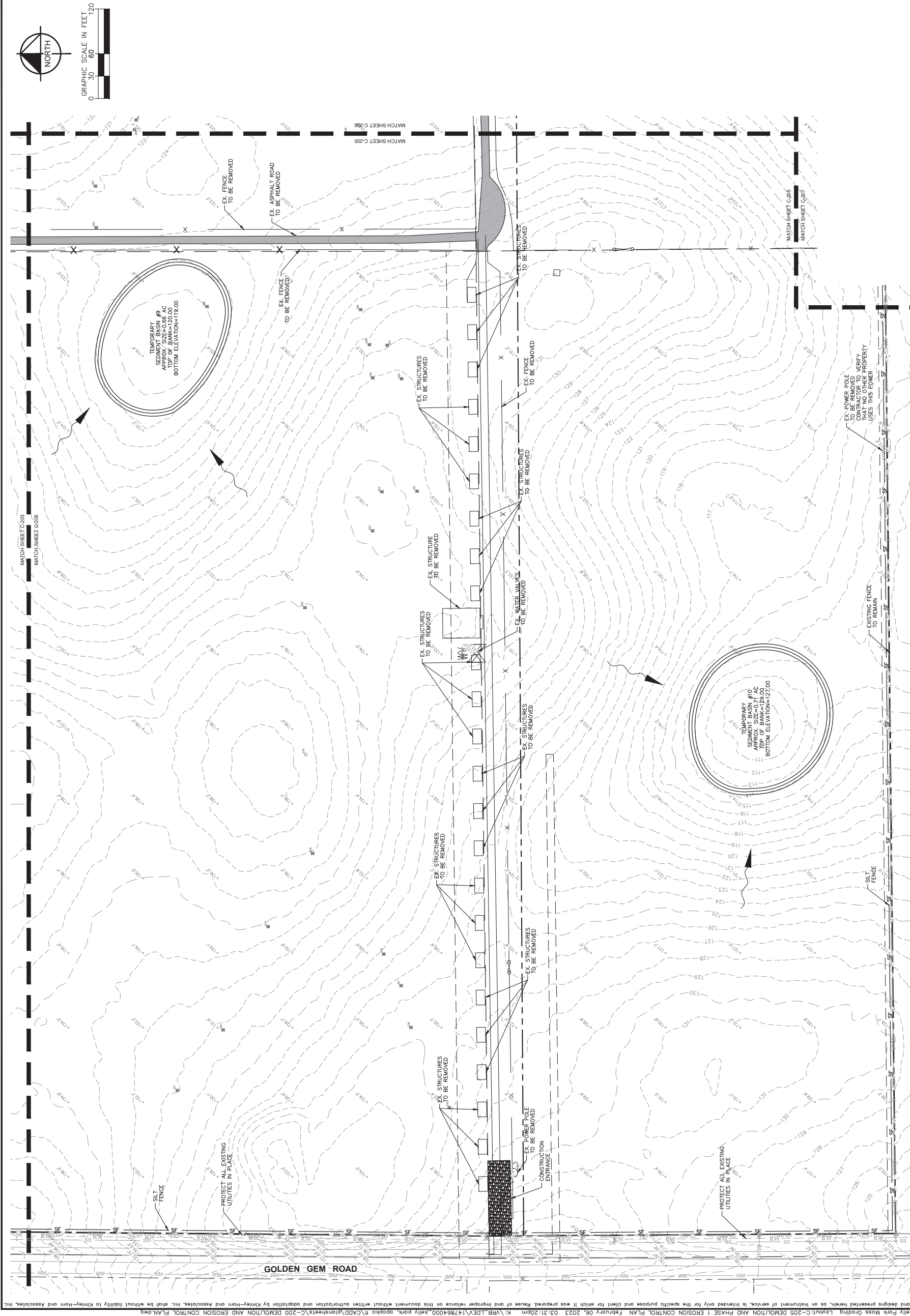
KHA PROJECT
147864000
DATE
9/16/2022
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR



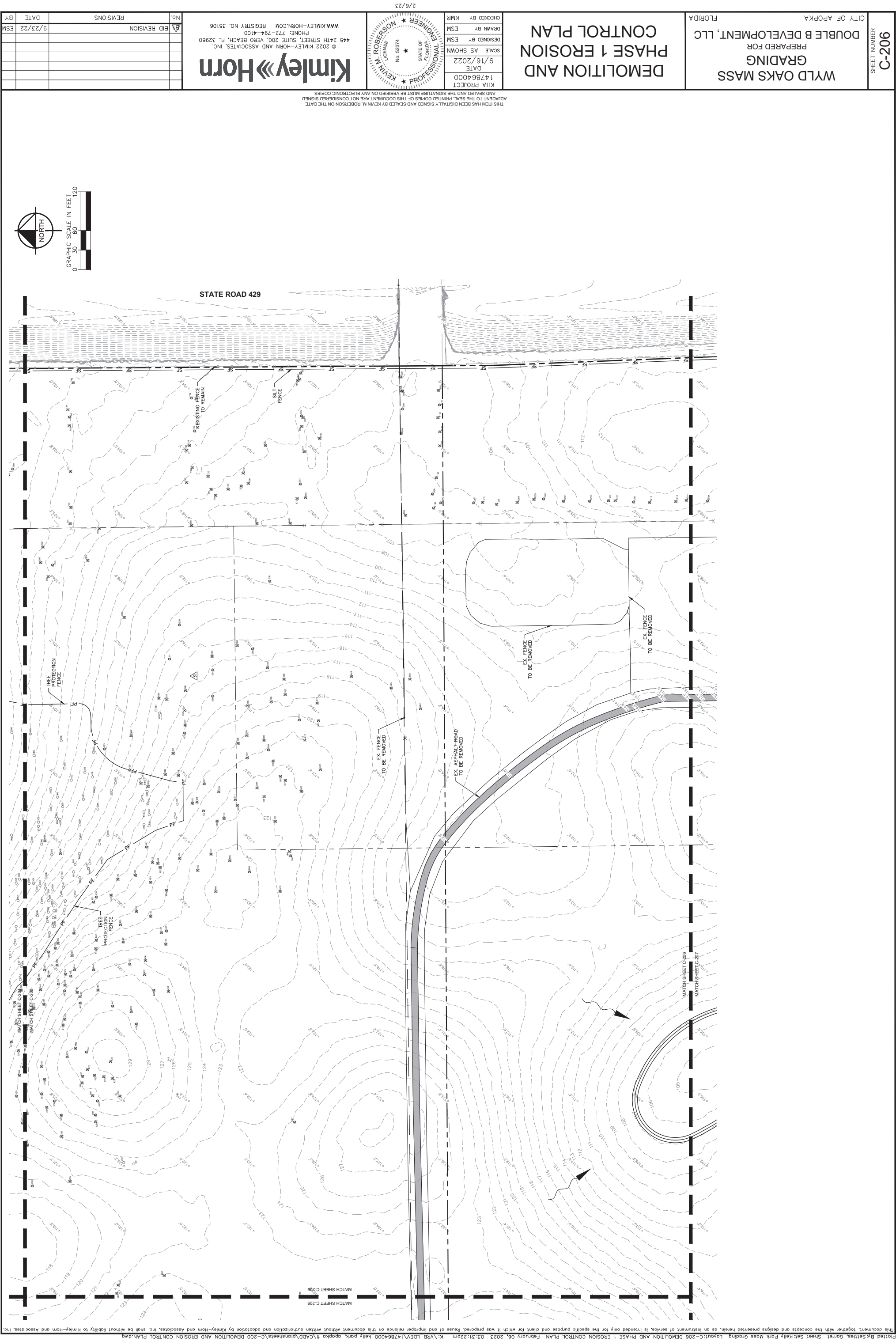
Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

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WYLD OAKS MASS
GRADING
PREPARED FOR
DOUBLE B DEVELOPMENT, LLC
FLORIDA

CITY OF APOPKA

DEMOLITION AND
PHASE 1 EROSION
CONTROL PLAN

CHECKED BY KMR
DRAWN BY ESM
DESIGNED BY ESM
SCALE AS SHOWN
DATE 9/16/2022
KHA PROJECT 147864000

2/6/23

PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 52074
KEVIN M. ROBERSON
LICENSE

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PHONE: 772-794-4100

NO.

BID REVISION

REVISIONS

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BY

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GRADING
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DOUBLE B DEVELOPMENT, LLC
FLORIDA

DEMOLITION AND
PHASE 1 EROSION
CONTROL PLAN

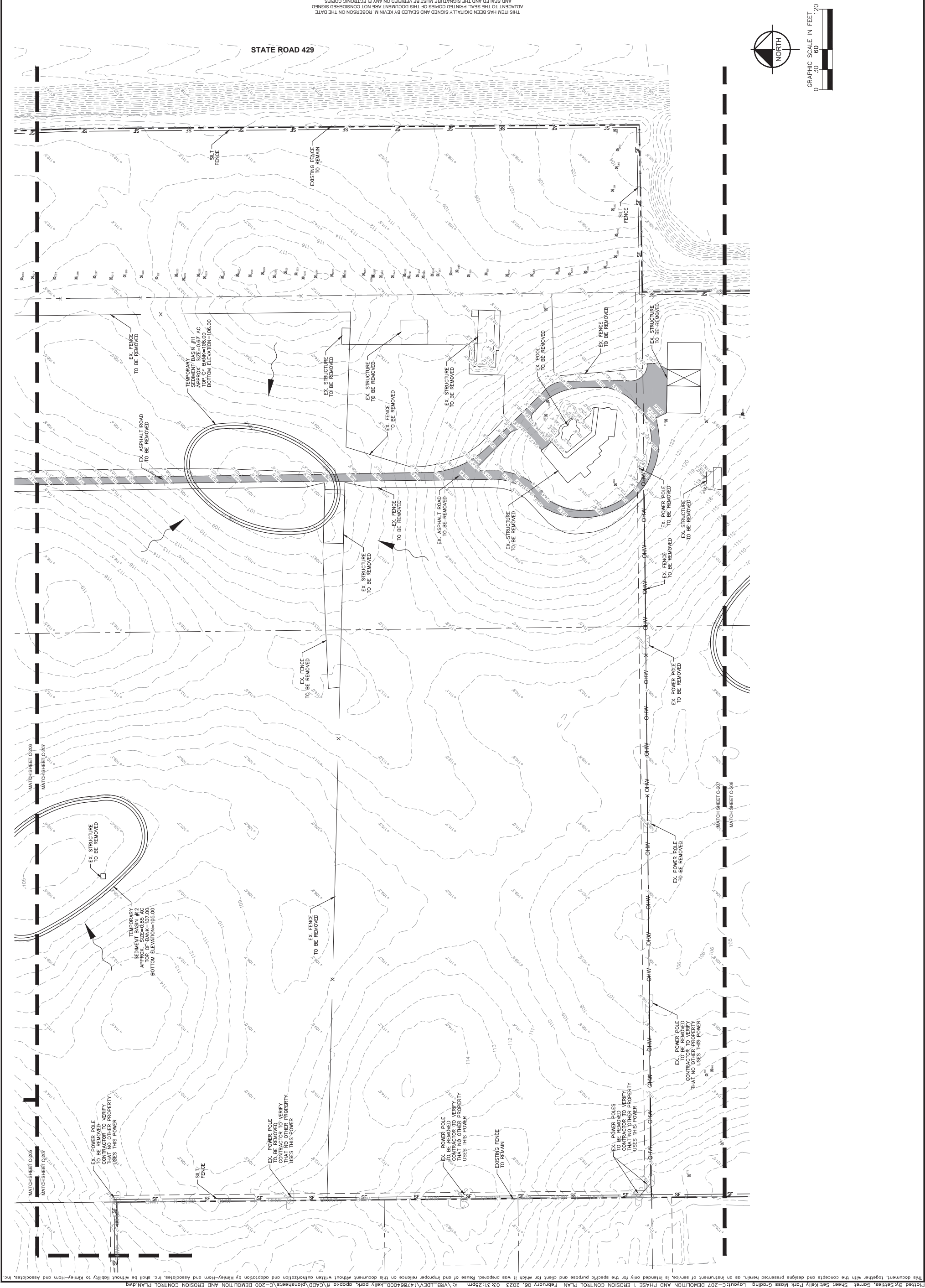
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No	REVISIONS	DATE	BY

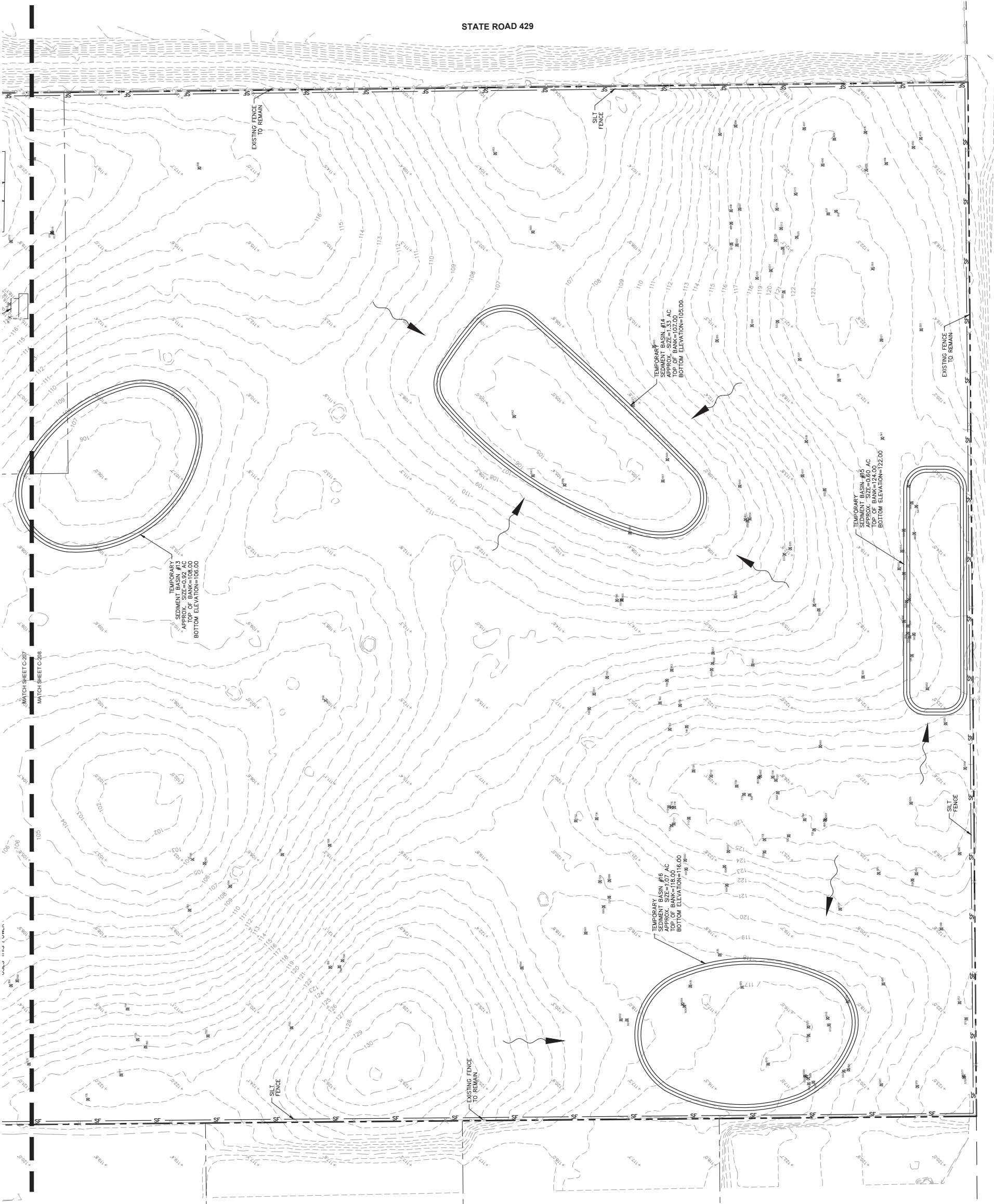
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DEMOLITION AND
PHASE 1 EROSION
CONTROL PLAN

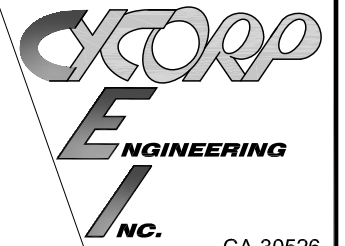
147864000
9/1
LIC PROF 1
FLORIDA LICENSE NUMBER
LIC PROF 1 #



CONSTRUCTION PLANS

FOR

NATURA VISTA



CIVIL ENGINEERS
LAND PLANNERS

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

NATURA VISTA
DEVELOPMENT

WILKINS/OBT
APOPKA, FL

REVISIONS

Description	Date	By
1. CITY COMMENTS	7/15/22	KF
2. ADD SWPPP	11/15/22	KF
3. ADD SCOPE	6/21/23	KF

COVER SHEET

Date:

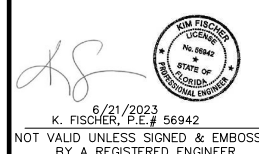
MARCH 2022

Scale:

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NOT VALID UNLESS SIGNED & EMBOSSED
BY A REGISTERED ENGINEER

Sheet Number:

1

PROJECT CONTACTS

OWNER / APPLICANT:

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JOE SILVANO
1101 N LAKE DESTINY ROAD SUITE 250
MAITLAND, FL 32751

INFO@USA-IMMIGRATIONATTORNEY.COM

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WPLATTS@SLOCUMPLATTS.COM

UTILITY CONTACTS

WATER:

CITY OF APOPKA
407-703-1731

SEWER

CITY OF APOPKA
407-703-1731

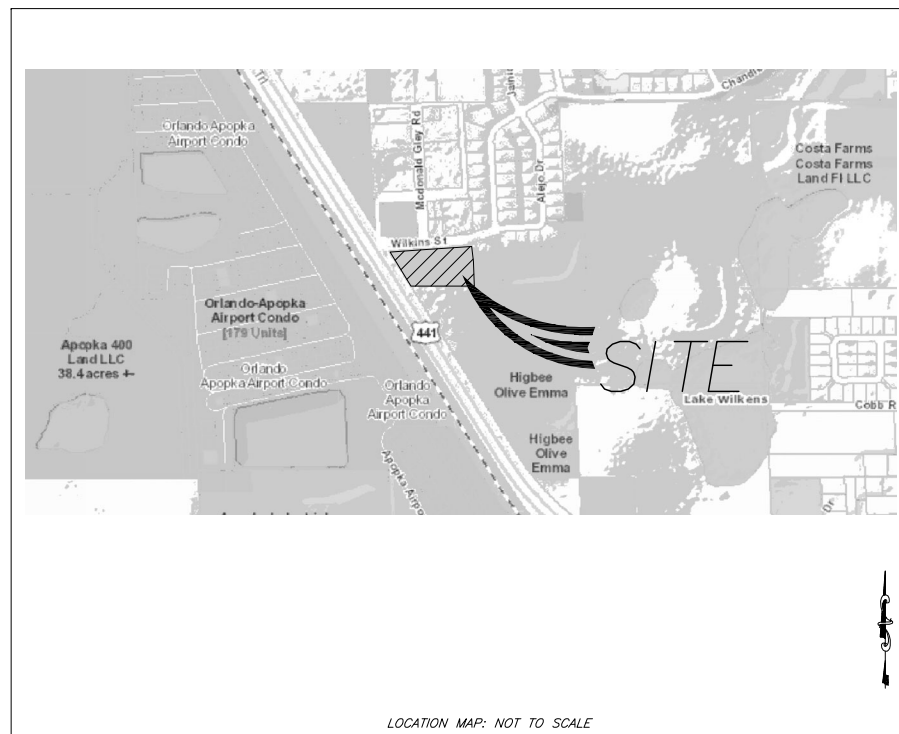
CABLE

BRIGHT HOUSE NETWORKS
47-532-8509

ELECTRIC

DUKE ENERGY
407-905-3321

CITY OF APOPKA



LOCATION MAP: NOT TO SCALE

PARCELS:
35-20-27-0000-00-038
35-20-27-0000-00-046

PROJECT SCOPE

TO CONSTRUCT 46 UNIT APARTMENTS WITH
APPLICABLE INFRASTRUCTURE

DESCRIPTION:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 20 South, Range 27 East, run thence South 87 degrees 22 minutes 33 seconds West 660.57 feet along the 1/4 section line to the Southwest corner of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 35; thence North 05 degrees 38 minutes 48 seconds East 40 feet along the West line of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 35 to the Point of Beginning; thence run South 87 degrees 22 minutes 33 seconds West 440.33 feet on a line parallel to aforementioned 1/4 Section line to a point on the Easterly Right-of-Way line of State Road #500 (U.S. #441); thence North 34 degrees 33 minutes 29 seconds West 280.09 feet along said Right-of-Way line; thence departing said Right-of-Way line run North 84 degrees 16 minutes 34 seconds East 70.05 feet; thence North 05 degrees 43 minutes 26 seconds West 10.00 feet to a point on the North line of Block C and H of McDONALD & WILKINS SUBDIVISION as recorded in Plat Book A, Page 92 of the Public Records of Orange County, Florida; thence North 84 degrees 16 minutes 34 seconds East 505.09 feet along said line to a point on the West line of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 35; thence South 05 degrees 38 minutes 48 seconds East 279.17 feet along said West line to the Point of Beginning

SHEET INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SITE PLAN
- 3A FDOT TURN/TAPER
- 3B FIRE TRUCK TURNING
- 4 GRADING PLAN
- 5 UTILITY PLAN
- 6 SITE DETAILS
- 7 UTILITY DETAILS
- 8 UTILITY DETAILS
- 9 UTILITY DETAILS
- 10 LIFT STATION DETAIL
- 11 SWPPP

SEPARATE SHEETS

L1-L5 LANDSCAPING/IRRIGATION
S1 SURVEY
E1-E3 PHOTOMETRIC PLAN
A6.1-6.2 BUILDING ELEVATIONS
A6.5-6.6 GARAGE ELEVATIONS



LEGAL DESCRIPTION:

NOTE: DO NOT SCALE FROM DRAWINGS. CONTACT CYCORP ENGINEERING IF ADDITIONAL INFORMATION IS REQUIRED.
THESE DRAWINGS ARE THE PROPERTY OF CYCORP ENGINEERING AND MAY NOT BE USED WITHOUT WRITTEN PERMISSION

MAY 2022

- 1) ALL CONSTRUCTION SHALL CONFORM TO CITY/COUNTY STANDARDS & SPECIFICATIONS
- 2) IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING TIE-IN LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE FIELD CONDITIONS.
- 4) LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY.
- 5) THE CONTRACTOR MUST NOTIFY CITY/COUNTY PRIOR TO COMMENCEMENT.

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- PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNERS. ANY DELAY OR INCONVENIENCE CAUSED BY THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- ALL SITE WORK AND BUILDING CONTRACTORS AND SUB-CONTRACTORS WORKING ON THIS PROJECT MUST CARRY PART & COMPLETE WORKLIABILITY INSURANCE AND GENERAL LIABILITY INSURANCE WITH A MINIMUM OF \$500,000.00.
- CONTRACTOR IS RESPONSIBLE FOR CALLING "SUNSHINE" AT 1-800-432-4770. AND ALSO FOR CONTACTING ALL UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION IN ORDER TO PERMIT FIELD LOCATING OF THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL EXERCISE DILIGENT CAUTION IN AREAS OF BURIED UTILITIES INCLUDING THOSE NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL FOR ALL MATERIALS SPECIFIED IN THE CIVIL DRAWINGS. FAILURE OF THE CONTRACTOR TO OBTAIN APPROVED SHOP DRAWINGS FROM ENGINEER OF RECORD PRIOR TO PROCUREMENT OF SAME COULD RESULT IN THE REMOVAL AND REPLACEMENT OF SAID ITEMS AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING ENGINEER OF RECORD, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- CHAPTER 77-153 OF THE FL STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. SERVICE LINES MUST BE LOCATED BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL.
- ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS ARE INCIDENTAL TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDEN, ARE TO BE SEEDED AND MULCHED TO FDOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO COUNTY/CITY AND ENGINEER OF RECORD HAVE BEEN OBTAINED. ANY WASHOUTS, REGRAVING, AND EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS APPROVED
- RECLAIMED IRRIGATION PIPING SHALL BE LAVENDER IN COLOR
- THE CONTRACTOR SHALL MAINTAIN A COPY OF SITE PERMITS AND APPROVED PLANS ONSITE.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPED AREAS DURING CONSTRUCTION UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE UTILIZED WITH THE NEW FACILITIES.
CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNER & ENGINEER OF RECORD REGARDING ANY DEMOLITION CLARIFICATIONS PRIOR TO DEMOLITION.

1) ALL PIPE, PIPE FITTINGS, JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.

2) ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR WATER MAINS AND ACCESSORIES, AWWA C900-2005, 33RD EDITION, F.A.C. OR THAT MAY BE ADDED TO IT BY THE CITY OF CHICAGO IN CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT'S DESIGN MANUALS AND OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH C6-255.3(2)(3)(B), F.A.C.

3) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2 % LEAD.

4) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH C6-255.3(2)(3)(C), F.A.C. AND HAVE A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLE-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND STEEL OR COMPOSITE PIPE WILL HAVE BLACK STRIPES APPLIED TO THE PIPE WALL. PIPE TESTED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPS THAT MARK THE TOP OF THE PIPE. NEWLY INSTALLED PIPE SHALL HAVE DISCRETE STRIPS AT TWO-FOOT INTERVALS ALONG THE PIPE AND THAT WILL REMAIN INTACT SURFACES AFTER INSTALLATION OF THE PIPE. IF PIPE OR PAINT IS USED TO IDENTIFY THE LOCATION OF THE PIPE, THE IDENTIFICATION METHOD MUST BE PERMANENT, UNDESTRUCTIVE, AND TRUNGS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT APPLICATIONS ARE ALLOWED. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR LESS, AS WELL AS ALONG THE TOP OF THE PIPE, ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

5) NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.

6) A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED PROCEDURES) WILL NOT BE USED IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

7) ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.

8) NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605 OR C606, RESPECTIVELY, AND INCORPORATED INTO RULE C6-255.3(2)(3)(D), F.A.C. AND ALL OTHER TESTING REQUIRED FOR THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE C6-255.3(3).

9) NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, EXCEPT WHERE SUCH DISTANCES ARE OTHERWISE SPECIFIED IN THIS PROJECT. THE MINIMUM HORIZONTAL DISTANCE OF AT LEAST THREE FEET, A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED POTABLE WATER MAIN, SHALL APPLY TO BOTH SIDES OF THE WATER MAIN. THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED POTABLE WATER MAIN SHALL ALSO APPLY TO BOTH SIDES OF THE WATER MAIN. THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST SIX INCHES ABOVE THE TOP OF THE POTABLE WATER MAIN. THE MINIMUM HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

10) NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED POTABLE WATER MAIN, EXCEPT WHERE SUCH DISTANCES ARE OTHERWISE SPECIFIED IN THIS PROJECT, SHALL BE LAID SO THAT THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER MAIN, EXCEPT WHERE SUCH DISTANCES ARE OTHERWISE SPECIFIED IN THIS PROJECT, SHALL BE LAID SO THAT THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

11) AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THAT THE WATER MAIN JOINTS WILL BE AS FAR POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS WILL BE AT LEAST SIX FEET FROM THE OTHER PIPELINE OR THE PIPES. THE MINIMUM HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED POTABLE WATER MAIN, SHALL APPLY TO BOTH SIDES OF THE WATER MAIN. THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED POTABLE WATER MAIN SHALL ALSO APPLY TO BOTH SIDES OF THE WATER MAIN. THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST SIX INCHES ABOVE THE TOP OF THE POTABLE WATER MAIN. THE MINIMUM HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

12) NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER CHAPTER 62-610, F.A.C.

HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS AS SET FORTH IN SECTION 13, AWWA STANDARD C600 FOR DUCTILE IRON PIPE, M23 FOR PVC PIPE, AND ALL LOCAL CODES.

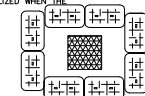
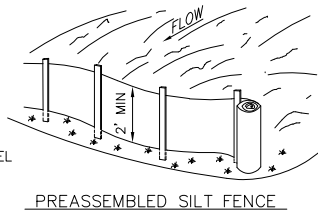
FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM. DISINFECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA

EROSION CONTROL PLAN

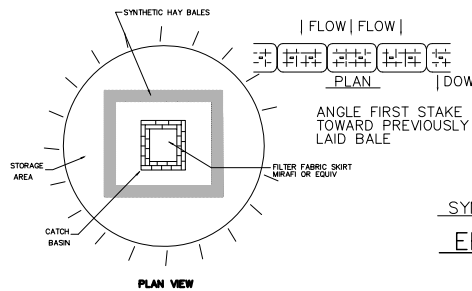
1. SET UP ON-SITE PRE-CONSTRUCTION CONFERENCE WITH CITY/COUNTY & ENGINEER OF RECORD.
2. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
3. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES. CONTACT ENGINEER OF RECORD IF ADDITIONAL MEASURES ARE REQUIRED DUE TO SITE SPECIFIC CONDITIONS.
4. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY/COUNTY AND THE WATER MANAGEMENT DISTRICT, AND NPDES CRITERIA.

1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH STORM EVENT BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AND REPAIRS MADE AS NECESSARY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED.

GEOTEXTILE CRITERIA
GRAB TENSILE STRENGTH 90 LBS
TRAPEZOIDAL TEAR 35 LBS
MULLEN BURST 180 PSI
SEE FDOT INDEX NO 199



STORMWATER INLET



DOWNSLOPE



ELEVATION _____

E. RESPONSIBILITY

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.

- 1) THE CONTRACTOR IS RESPONSIBLE FOR PROCURING AND REVIEWING THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
- 2) CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE GEOTECHNICAL ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
- 3) PIPE TRENCH BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
- 4) SOILS BENEATH THE BUILDING AND PAVEMENT AREAS SHALL BE BACKFILLED AND TESTED PER THE PROJECT GEOTECHNICAL REPORT.
- 5) THE PROJECT GEOTECHNICAL ENGINEER SHALL SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION CONCRETE TESTS, AND ASPHALT (IF APPLICABLE) RESULTS, THE GEOTECHNICAL ENGINEER SHALL CERTIFY TO ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
- 6) GENERAL BACKFILL MATERIAL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAX DENSITY PER T-180, AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
- 7) MAXIMUM SIDELOPES SHALL NOT EXCEED 3:1 EXCEPT AS NOTED ON CONSTRUCTION DRAWINGS.
- 8) REFER TO GEOTECHNICAL REPORT FOR BUILDING PAD COMPACTION REQUIREMENTS.



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Winter Springs, Florida 32708
Tel: (407) 405-7819

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APOPKA, FL

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Date _____

MARCH 2022

Scale

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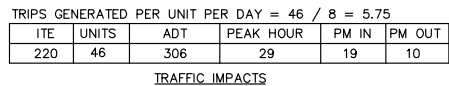
Sheet Number:

ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB,
UNLESS OTHERWISE NOTED.

CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO
F.D.O.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER
IS MORE RESTRICTIVE.

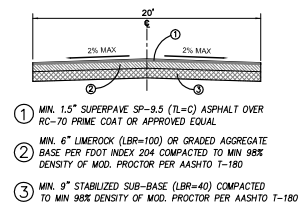
ALL STRUCTURES, INCLUDING BUFFER FENCES, DUMPSTERS,
SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE THERMOPLASTIC STRIPE.
2. HANDICAP PARKING TO COMPLY WITH ADA.
3. TYPICAL STOP BAR SHALL BE 24" WIDE WHITE THERMOPLASTIC STRIPE.

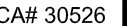


	CONCRETE
TYP	TYPICAL
HC	HANDICAP
	10 PARKING SPACE
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
BE	BURIED ELECTRIC

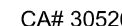
NO	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1L	ONE WAY - LEFT	36"x12"
R6-1R	ONE WAY - RIGHT	36"x12"
ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.		



1. Development of MU-ES district (our zoning)	1.0 Pts
2. Use of Energy Star Central A/C's	0.5 pts
3. Preserve 1 to 5 large trees (20ft & 24" caliper)	0.5 pts
4. Provide 5% of required spaces reserved for hybrid/electric vehicles	0.25 pts
5. Provide more bicycle parking than required by sec. 5.1.11	0.5 pts
6. Elevate new structures more than 3 Ft (6ft) above BFE	1.0 pts
7. Install operable windows for natural ventilation	0.25 pts
8. Development of previously used land that is not contaminated	0.5 pts
9. Use vegetation to shade HVAC units	0.25
GRAND TOTAL	4.75 pts



Sheet Number:



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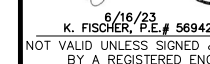
FIRE TRUCK
CIRCULATION

APRIL 2022

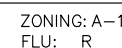
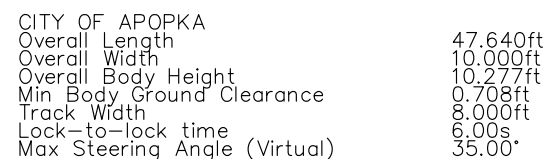
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3E



ZONING T
FLU: MIXED USE

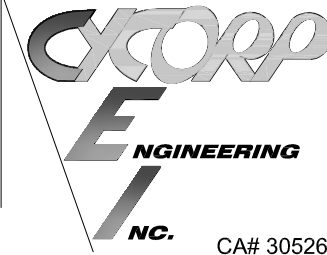
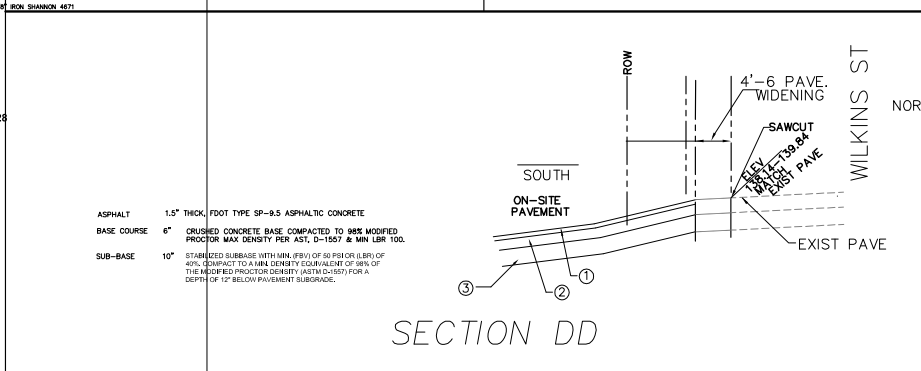
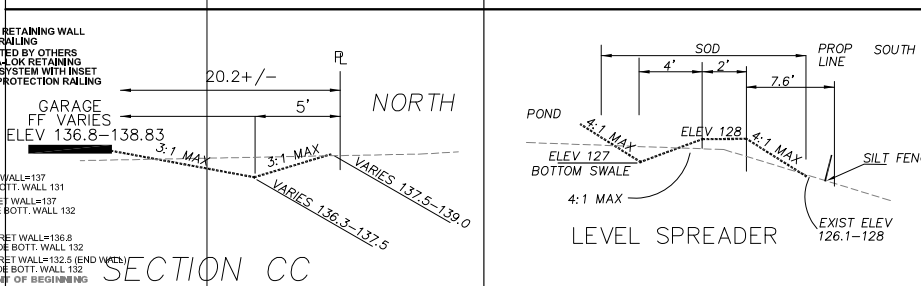
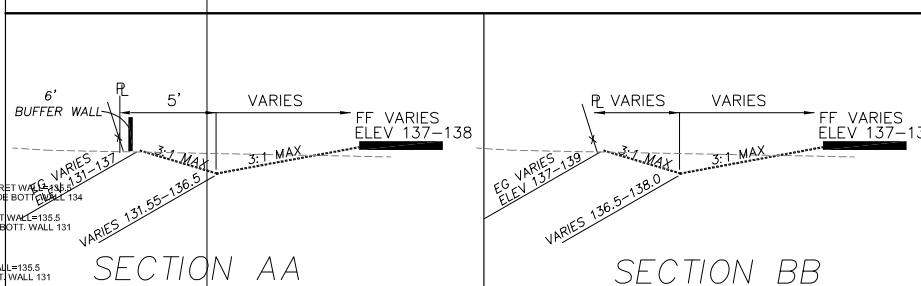
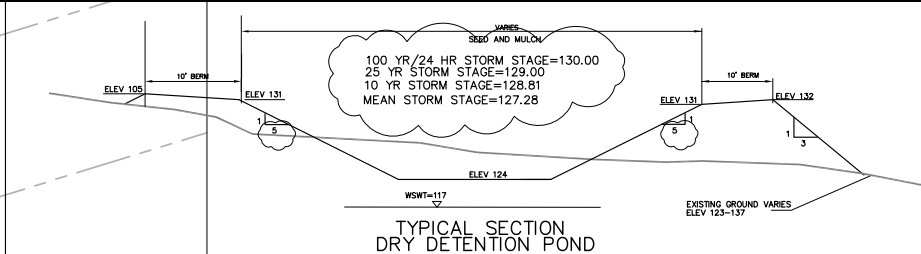
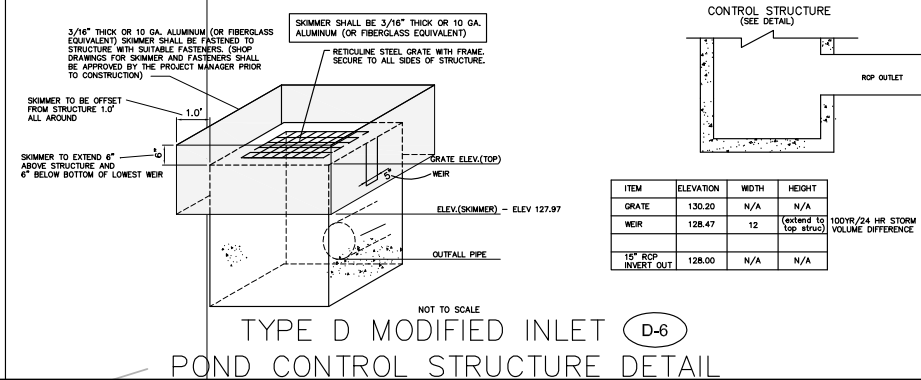
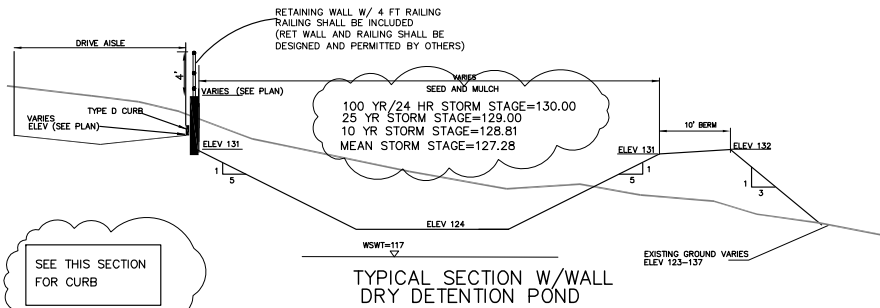
ZONING: A-1
FLU: R

ZONING: PUD
FLU: COMMERCIAL

SOUTHWEST CORNER OF THE EAST 1/4
OF THE SOUTHEAST 1/4 OF T
NORTHEAST 1/4 OF SECTION 35-20-

DRAINAGE STRUCTURES

- D-1 FDOT TYPE "C" INLET
GRATE EL.=105.68
INV IN/OUT =133.92
- D-2 FDOT TYPE "C" INLET
GRATE EL.=135.60
INV IN/OUT =132.10
- D-3 FDOT TYPE "C" INLET
GRATE EL.=134.78
INV/OUT=130.78
- D-4 FDOT TYPE "C" INLET
GRATE EL.=134.71
INV/OUT=129.76
- D-5 FDOT TYPE "C" INLET
GRATE EL.=134.96
INV IN S=129.64
INV IN N=130.64
INV OUT=126.19
- D-6 FDOT TYPE "D" INLET
(MODIFIED-CONTROL STRUC)
CONC MES
INV 127.00
- D-7 CONC MES
INV 124.00
- D-8 FDOT TYPE "C" INLET
GRATE EL.=135.80
INV IN/OUT =132.20
- D-9 CONC MES
INV 124.00
- YD-1 12" HDPE YARD INLET
GRATE EL.=131.50
INV/OUT=131.96
- YD-2 12" HDPE YARD INLET
GRATE EL.=136.0
INV/OUT=132.30
- YD-3 12" HDPE YARD INLET
GRATE EL.=137.00
INV/OUT=134.00



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**NATURA VISTA
DEVELOPMENT**

WILKINS/OBT
APOPKA, FL

REVISIONS		
Description	Date	By
1 CITY COMMENTS	7/15/22	KF
2 SPRINKLER NOTES	4/1/2023	
3		
4		

**GRADING
& DRAINAGE
PLAN**

Date: APRIL 2022

Scale: 1" = 40'

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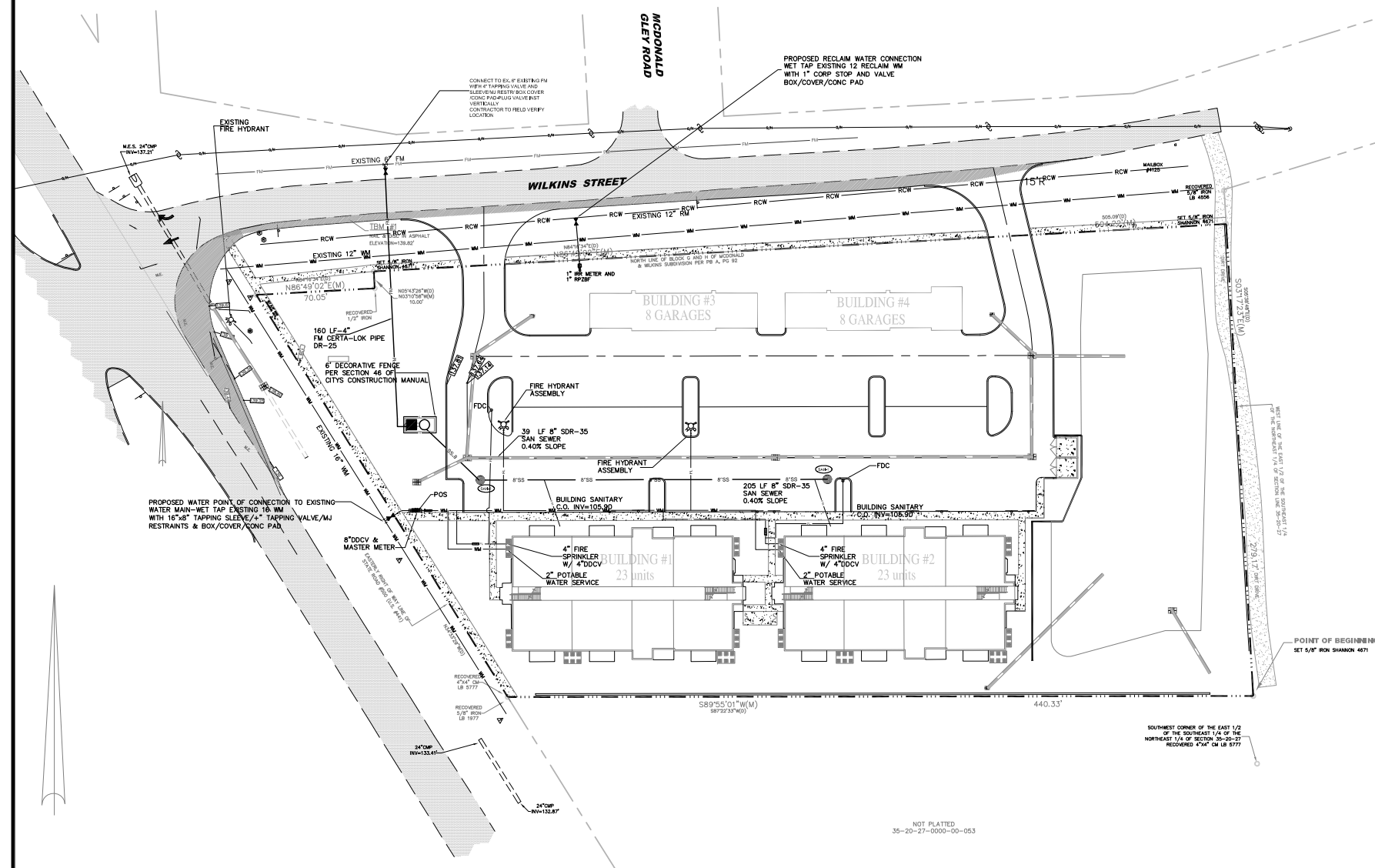
4/1/2023
K. FISCHER, P.E. # 56942
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SAN-1 SANITARY MH # 1
RIM ELEV=135.37
INV OUT=131.57

SAN-2 SANITARY MH # 2
RIM ELEV=136.24
INV IN =130.75
INV OUT =130.65

SAN-3 LIFT STATION
RIM ELEV=137.20
INV IN =130.49

CONTRACTOR IS RESPONSIBLE FOR OBTAINING FIELD LOCATES FOR ALL EXISTING UTILITIES ALONG THE FORCEMAIN INSTALLATION ROUTE.



	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	RIGHT-OF-WAY

TYP	TYPICAL
HC	HANDICAP
10	10 PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
BE	BURIED ELECTRIC

1. ALL ROADWAYS WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN
2. FIRE HYDRANTS MUST BE LOCATED WITH 250 FEET OF ALL APARTMENT BUILDINGS. HYDRANTS SHALL BE IDENTIFIED BY A SIGN FACTOR
3. FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE LIFE SAFETY
4. A DIRECTED CALL AMPLIFIER (BDA/DAS) SYSTEM WILL BE REQUIRED UPON CONSTRUCTION
5. FDC'S MUST BE REMOTE
6. FIRE SPRINKLER WILL BE REQUIRED WITH A MONITORED FIRE ALARM SYSTEM

APARTMENTS/CLUBHOUSE 3 STORIES = 64,140 SF = 7,000 GPM
TYPE V CONSTRUCTION
75% FOR FIRE SPRINKLER= 1,750 GPM REQUIRED

2,000 GPM REQUIRED 2,500 GPM PROVIDED

1. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291. RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS (NFPA 1, 18.3). A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED; DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH.
2. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000 SF SHALL BE 1,000 GPM (SECTION 18.4.5, NFPA 1, 2015 EDITION)
3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.
4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.7.
5. FIRE LANES SHALL BE MARKED WITH 12" X 18" FREESTANDING SIGNS WITH A WHITE BACKGROUND AND RED LETTERS. WORDING SHALL READ "NO PARKIN FIRE LANE BY ORDER OF THE FIRE DEPARTMENT". SIGN SHALL BE WITHIN SIGHT OF TRAFFIC FLOW AND BE SPACED NO GREATER THAN 60' APART.
6. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.1.4)
7. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1)
8. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
9. FIRE DEPT ACCESS RD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'
10. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 39 TONS FOR THE FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.
11. A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60' SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVE A DIAMETER GREATER THAN 2.5". (NFPA 1, 18.5.7)

CA# 30526

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UTILITY PLAN

APRIL 2022

$$1'' = 40'$$

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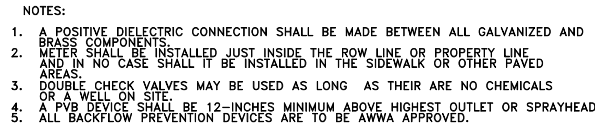



4/1/2023
 K. FISCHER, P.E.# 56942

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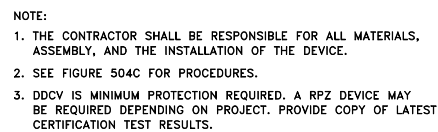
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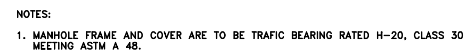
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502
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1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B are to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter. The minimum 20 psi of water pressure and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing and adequate disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new main until the disinfection and until the FDEP clearance letter obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe anchors shall be used for connecting the new pipe to the existing pipe shall be directed prior to installation in accordance with AWWA C651, 2005 edition. The tapping device and the exterior of the main to be tapped shall be disinfected by spraying or autoclaving for section of AWWA C651.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
 - A. The tie-in valves shall be operated and pressure tested in the presence of the City Engineer or his designee prior to use. The tie-in valves shall be tested and the tie-in flange shall be replaced with a new valve installed immediately adjacent to the leaking valve.
 - B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit of the City.
 - C. Flushing shall not be attempted during peak demand hours of the existing water mains.
 - D. All downstream valves in the system must be open prior to opening the tie-in valve.
 - E. Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
 - F. The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
 - G. The tie-in valve shall be locked closed by the City personnel until flushing begins.
4. The tie-in valve shall be opened only for flushing of the new main. The procedure for closing the tie-in valve shall be as follows:
 - A. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personnel.
5. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
6. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
7. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch bronze plug.
8. All installation and maintenance of the temporary jumper connection and associated backflow prevention, fitting, valves, pipe and the responsibility of the contractor.

CITY OF APOPKA JANUARY 2014 FIG. 504 C



CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202
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APOPKA, FL

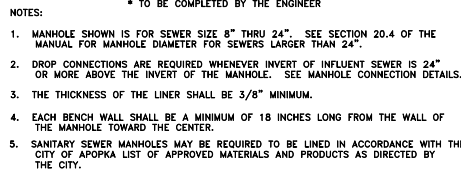
UTILITY DETAILS

Scale:
NTS

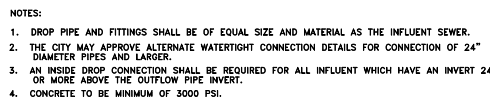
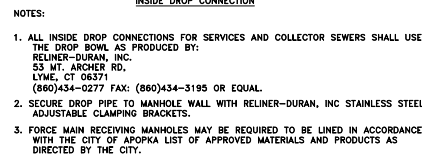
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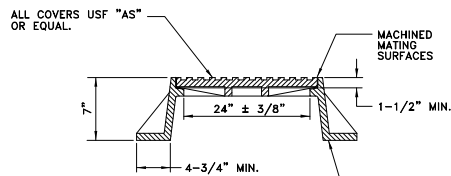
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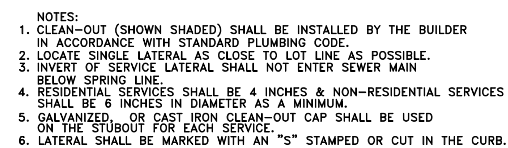
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200
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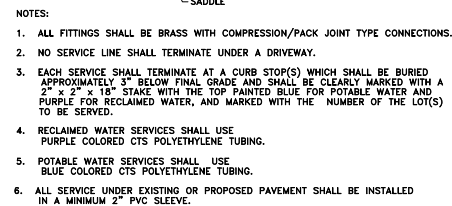
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201
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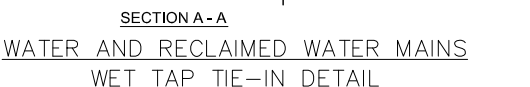
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202
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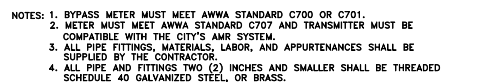
CITY OF APOPKA JANUARY 2014 FIG. 204
DESIGN ENGINEERING DIVISION



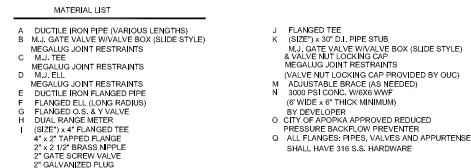
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2016	FIG. 405
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406
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CITY OF APOPKA JANUARY 2014 FIG. 500
DESIGN ENGINEERING DIVISION



CITY OF APOPKA JANUARY 2014 FIG. 500

**CIVIL ENGINEERS
LAND PLANNERS**

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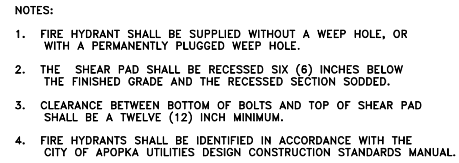
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APOPKA, FL

UTILITY DETAILS

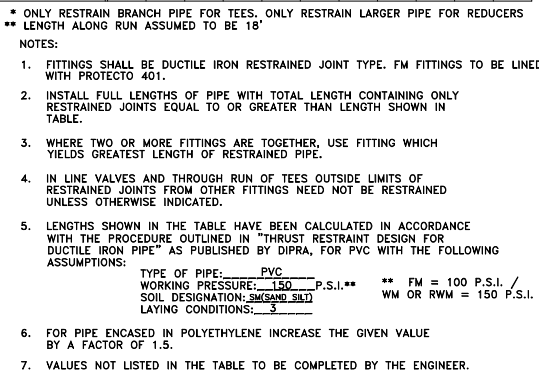
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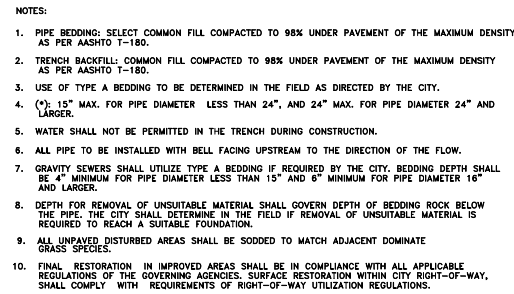
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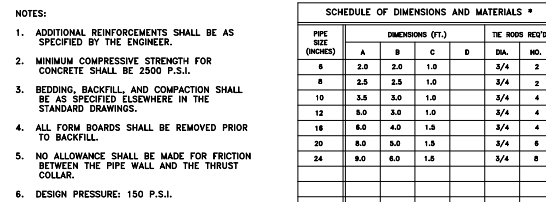
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402
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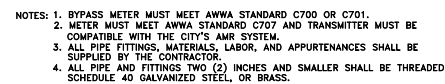
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101
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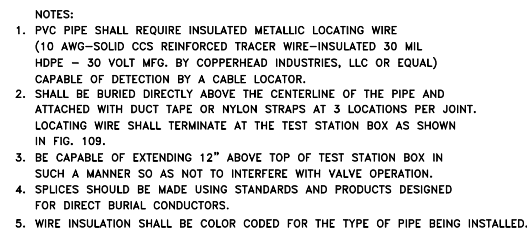
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107
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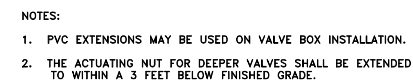
CITY OF APOPKA JANUARY 2014 FIG. 500



CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400
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NATURA VISTA
DEVELOPMENT

REVISIONS

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UTILITY DETAILS

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MARCH 2022

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5/1/2022
 K. FISCHER, P.E. # 56942

NOT VALID UNLESS SIGNED & EMBOSSED
 BY A REGISTERED ENGINEER

Sheet Number:

9

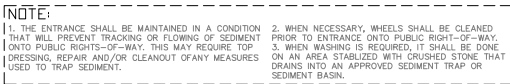


* ELECTRICIAN NOTE

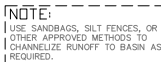
DURING ALL PHASES OF CONSTRUCTION THE SITE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL EXERCISE MEASURES TO PREVENT THE EROSION OF SOILS DUE TO THE ACTION OF THE WATER AND WIND. THE CONTRACTS SHALL USE THE FOLLOWING MEASURES TO ACCOMPLISH THIS OBJECTIVE:

- A. SURFACE PROTECTION**
1. CLEARING SHALL BE LIMITED SO AS TO EXPOSE THE SMALLEST POSSIBLE AREA OF LAND FOR THE SHORTEST POSSIBLE TIME.
 2. EXPOSED AREAS SHALL BE IMMEDIATELY GRADED AND PROTECTED WITH TEMPORARY OR PERMANENT COVER, SUCH AS SOD, SEED AND MULCH, CROWNETH, LESPEDEZA OR CREEPER. NEWLY GRADED CHANNELS OR STEEP SLOPES WILL REQUIRE THE USE OF FIBROUS MATTING, NETTING OF SEEDED AND MULCHED AREAS, OR THE STAKING OR SHINGLING OF SOD WHILE VEGETATION IS BECOMING ESTABLISHED.
- B. RUN-OFF CONTROL**
1. LONG AND/OR STEEP SLOPES WILL REQUIRE CONTOUR BENCHING AND FURROWING, OR BERMS TO REDUCE RUN-OFF VELOCITIES.
- C. SEDIMENT TRAPPING**
1. THE TRAPPING OF ERODED PARTICLES WILL BE ACCOMPLISHED BY THE DIVERSION OF RUN-OFF TO SEDIMENT BASINS, EXCAVATION TRAPS, BERMS, STAKED SYNTHETIC HAY BALES, OR FLOATING SILT CURTAINS.
 2. THE PROPOSED RETENTION AND/OR DETENTION POND(S) ALONG WITH ANY ENVIRONMENTAL BERM(S) REAR YARD SWAG(S) SHALL BE CONSTRUCTED FIRST. THE POND(S) AND OUTFALL STRUCTURE(S) MUST BE COMPLETE AND OPERATIONAL PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACE.
 3. TRAPPING DEVICES SHALL BE PERIODICALLY INSPECTED DURING DRY PERIODS AND AFTER EACH RAINFALL EVENT BY THE SITE CONTRACTOR. TRAPPING DEVICES SHALL BE REPLACED IF DETERMINED TO BE INCAPABLE OF PERFORMING INTENDED FUNCTION OF SEDIMENT TRAPPING.
 4. TRAPPING DEVICES SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS ESTABLISHED SUFFICIENTLY TO STABILIZE THE SOILS AND PREVENT EROSION.
- D. SOIL MOISTURE**
1. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE CONSTRUCTION SITE A WATER SOURCE CAPABLE OF APPLYING WATER TO DRY EXPOSED SOIL IN ORDER TO PREVENT WIND EROSION. THE APPLICATION RATE AND MANNER SHALL BE SUCH THAT SOIL MOISTURE IS ATTAINED AND NO SURFACE RUN-OFF IS CREATED.
- E. RESPONSIBILITY**
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED, AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.

1. SET UP ON-SITE PRE-CONSTRUCTION CONFERENCE WITH CITY/COUNTY & ENGINEER .
2. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
3. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES. CONTACT CYCORP ENGINEERING IF ADDITIONAL MEASURES ARE REQUIRED DUE TO SITE SPECIFIC CONDITIONS.
4. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY/COUNTY AND THE WATER MANAGEMENT DISTRICT, AND NPDES CRITERIA.



1. TEMPORARY ROADS SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED TO 10 PERCENT.
2. TEMPORARY PARKING AREAS SHOULD BE LOCATED ON NATURALLY FLAT AREAS TO MINIMIZE GRADING. GRADES SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT SHOULD NOT EXCEED A 4 PERCENT.
3. ROADS/DRS SHALL BE AT LEAST 14' (5.5 m) WIDE FOR ONE-WAY TRAFFIC AND 20' TO 22' (6.1 TO 6.7 m) WIDE FOR TWO-WAY TRAFFIC.
4. ALL CUTS AND FILLS SHALL HAVE SOFT SLOPES THAT ARE STABLE FOR PARTICULAR SLOPES OF 2:1 OR FLATTER ARE RECOMMENDED FOR COARSE SOILS, AND SLOPES OF 3:1 OR FLATTER ARE RECOMMENDED FOR SANDY SOILS.
5. STORMWATER SYSTEMS SHALL BE PROVIDED AS NEEDED AND SHALL BE DESIGNED AND CONSTRUCTED ACCORDING TO APPLICABLE REGULATIONS.
6. THE ROADBED OR PARKING SURFACE SHALL BE CLEARED OF ALL VEGETATION, AND OTHER OBSCURABLE MATERIAL.
7. A 6 INCH (15 cm) COURSE OF FDOT NO. 1 AGGREGATE SHALL BE APPLIED IMMEDIATELY AFTER THE COMPLETION OF CONSTRUCTION OF UTILITY INSTALLATIONS WITH THE RIGHT-OF-WAY. FILTER FABRIC MAY BE APPLIED TO THE RIGHT-OF-WAY RESTRICTION ZONE IMMEDIATELY ACCORDING TO THE FABRIC MANUFACTURER'S SPECIFICATIONS.

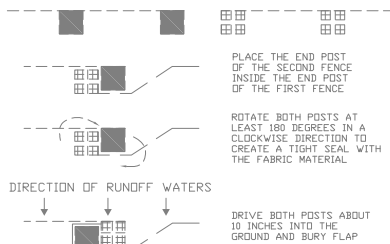


①
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

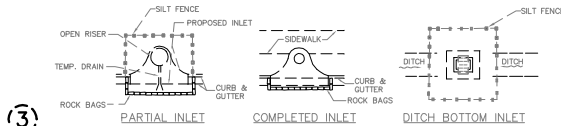


1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH STORM EVENT BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AND REPAIRS MADE AS NECESSARY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED,

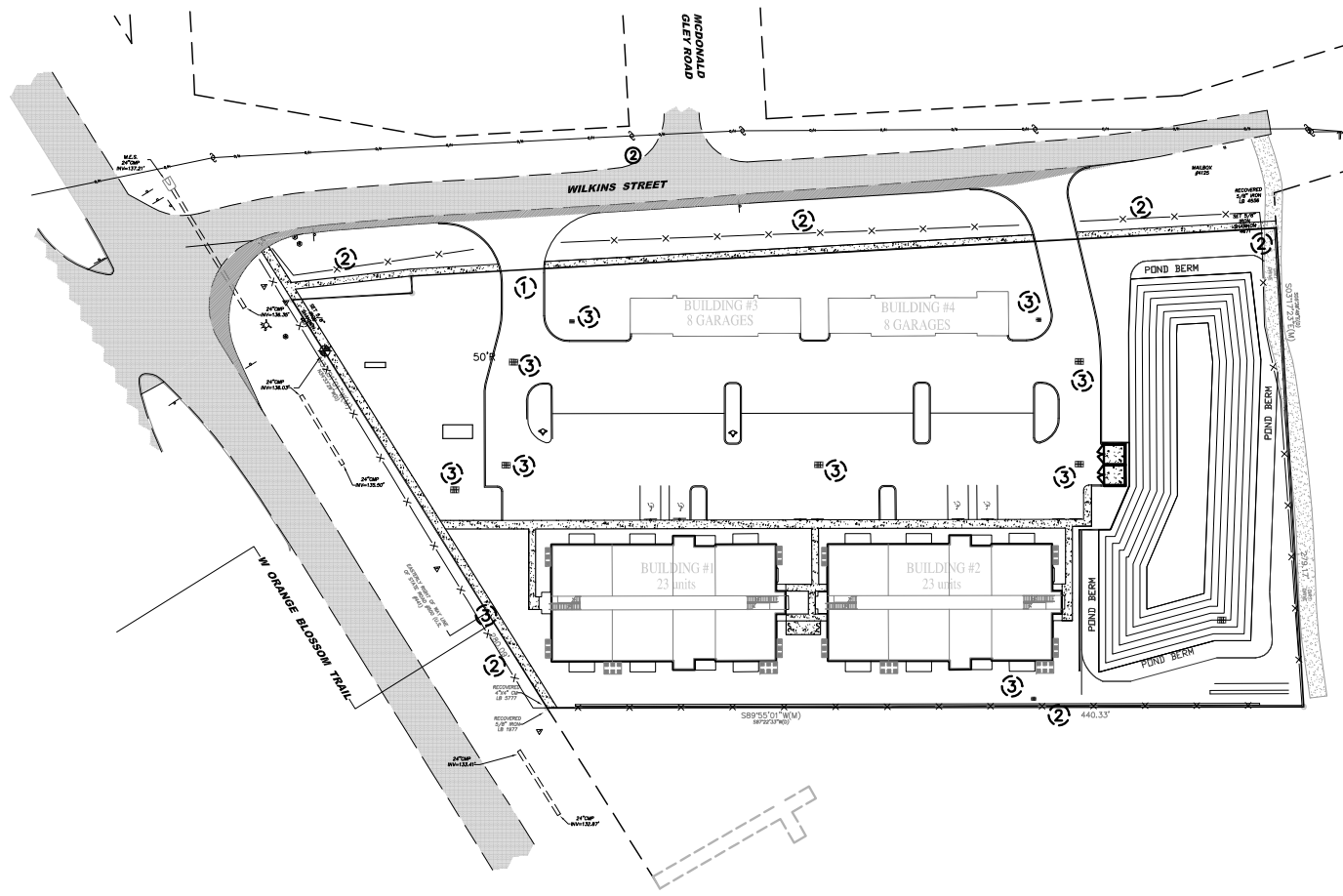
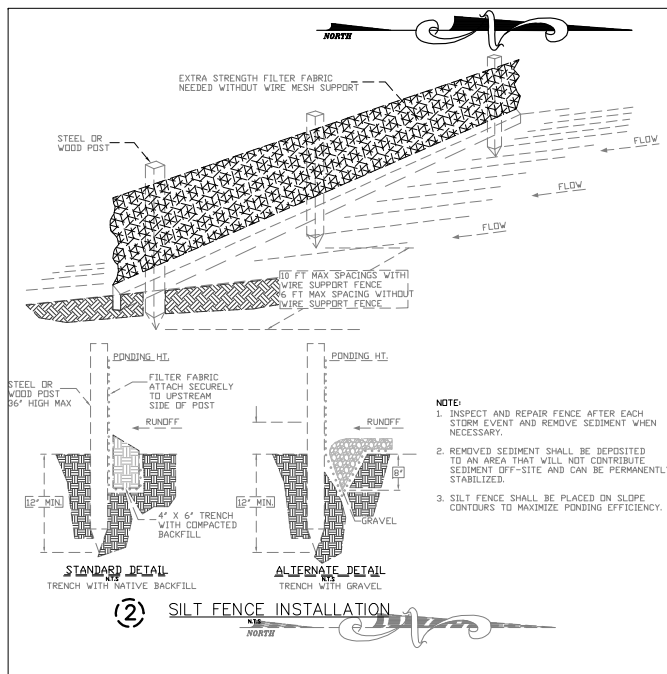
SYNTHETIC HAY BALE ELEVATION VIEW *



SILT FENCE ATTACHMENT DETAIL



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



CYCORP
E **ENGINEERING**
INC.

CA 30526

**CIVIL ENGINEERS
LAND PLANNERS**

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

NATURA VISTA DEVELOPMENT

WILKINS/OBT
APOPKA, FL

[illegible]

SWPPP

Date:

APRIL 2022

Scale

$$1'' = 40'$$

THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED AND SEALED
BY KIM FISCHER, PE ON THE DATE
AND/OR TIME STAMP SHOWN USING
A DIGITAL SIGNATURE.

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 11/15/2022
 K. FISCHER, P.E. # 56942
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 BY A REGISTERED ENGINEER

Sheet Numbers:

BOUNDARY & TOPOGRAPHIC SURVEY

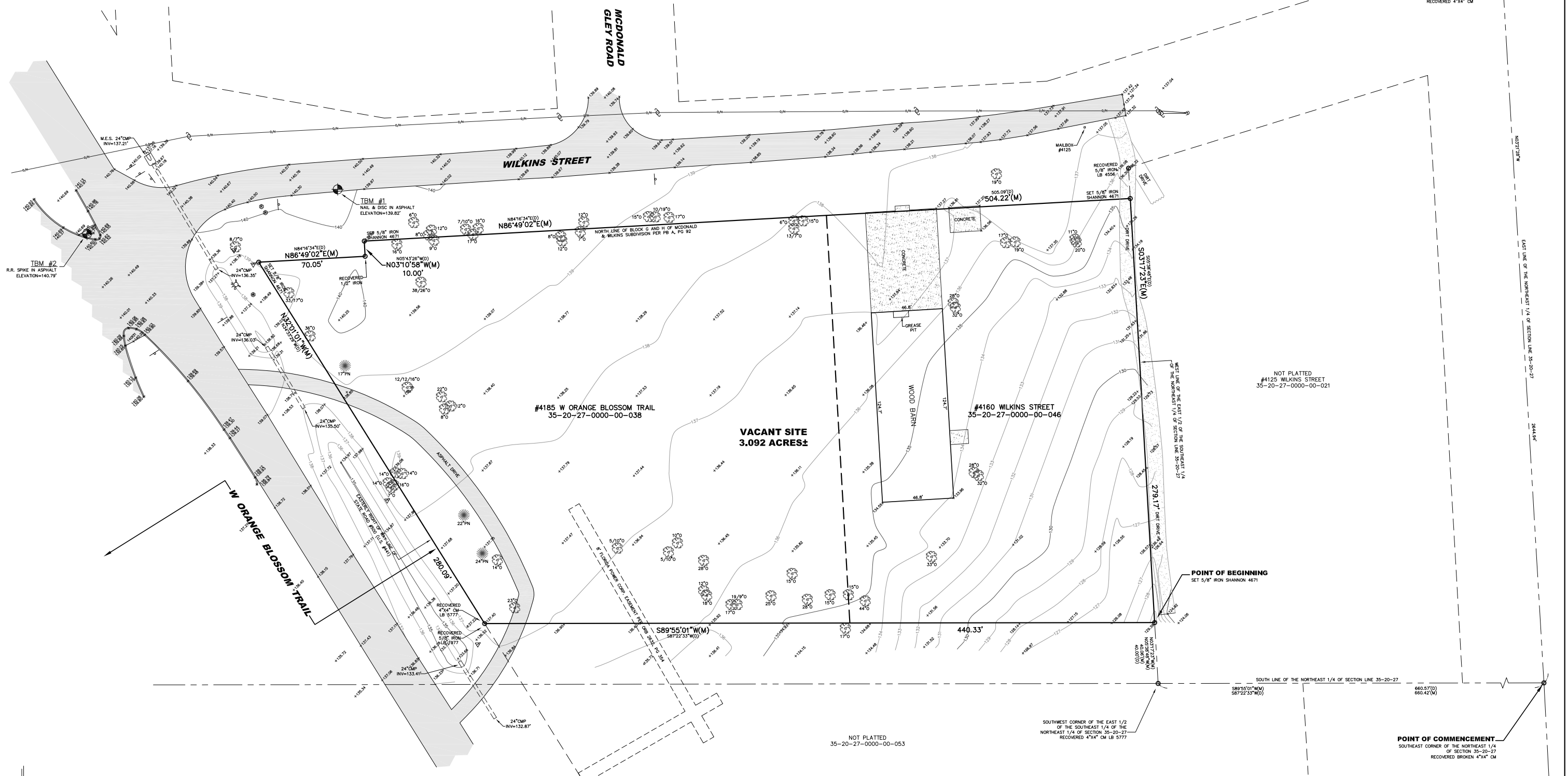
DESCRIPTION:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 20 South, Range 27 East, run thence South 87 degrees 22 minutes 33 seconds West 660.57 feet along the 1/4 section line to the Southwest corner of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 35; thence North 05 degrees 38 minutes 48 seconds East 40 feet along the West line of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 35 to the Point of Beginning; thence run South 87 degrees 22 minutes 33 seconds West 440.33 feet on a line parallel to aforementioned 1/4 Section line to a point on the Easterly Right-of-Way line of State Road #500 (U.S. #441); thence North 34 degrees 33 minutes 29 seconds West 280.09 feet along said Right-of-Way line; thence departing said Right-of-Way line run North 84 degrees 16 minutes 34 seconds East 70.05 feet; thence North 05 degrees 43 minutes 26 seconds West 10.00 feet to a point on the North line of Block G and H of McDONALD & WILKINS SUBDIVISION as recorded in Plat Book A, Page 92 of the Public Records of Orange County, Florida; thence North 84 degrees 16 minutes 34 seconds East 505.09 feet along said line to a point on the West line of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 35; thence South 05 degrees 38 minutes 48 seconds East 279.17 feet along said West line to the Point of Beginning

NOTES:

- BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION LINE 35-20-27 AS BEING N03°21'28"W.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK NUMBER 1011018. A PAINTED SQUARE CUT ON THE NORTHWEST CORNER OF DRAINAGE STRUCTURE EAST OF ORLANDO NORTH AIRPORT, EAST OF 441, NORTHWEST 60 FEET OF WATER TOWER. ELEVATION=129.276', NAVD 1988 DATUM.

- LEGEND
- FIRE HYDRANT
 - FIBER OPTIC CABLE MARKER
 - GUY ANCHOR
 - IRON
 - TELEPHONE BOX
 - WOOD UTILITY POLE
 - WATER METER
 - OVERHEAD UTILITY LINE
 - DESCRIPTION
 - MEASURED



Old Republic National Title Insurance Company's Title Commitment No. 4211086, with a Commitment Effective Date of June 27, 2021 at 5:00 PM, Schedule B-Section II Exceptions: Items 1 through 6 are standard and/or not survey related items.

- Easement to Florida Power Corporation recorded in O.R. Book 2632, Page 354, Public Records of Orange County, Florida. *PLOTTED.*
- Notice of Future Assessment recorded in O.R. Book 3478, Page 868, Public Records of Orange County, Florida. *SUBJECT TO, NOT A PLOTTABLE ITEM.*
- Covenants, conditions and other matters contained in Memorandum of Understanding recorded in O.R. Book 10113, Page 359, Public Records of Orange County, Florida. *SUBJECT TO, NOT A PLOTTABLE ITEM.*
- Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. *SUBJECT TO, NOT A PLOTTABLE ITEM.*

Certified to:
Natura Vista, LLC
Watson Title Services, Inc.
Old Republic National Title Insurance Company

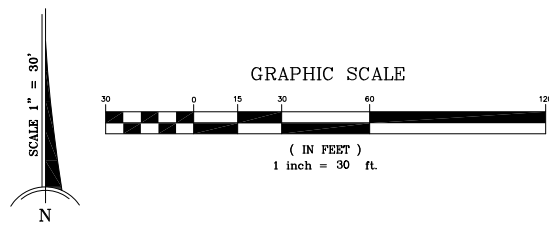
James R Shannon
Digitally signed by James R Shannon
Date: 2021.12.21 09:10:10 -05'00'

JAMES R. SHANNON, JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISED 12/03/2021 ADD TOPO

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALFAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

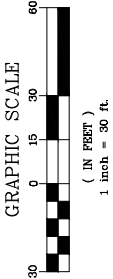
DATE OF SURVEY: 08/03/2021
FIELD BY: JRS SCALE: 1" = 30'
FILE NUMBER: 35-20-27-4185-08T



EXISTING TREE TO REMAIN (TYP.)

EXISTING TREE TO REMOVE (TYP.)

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Landscapes Architect:
Jason Bridgewater, RLA
Florida Water Star AP
Office: 407 310-5567
Deland, FL 32724
@ Caddscapes, Inc. 2022
jasonbridgewater@gmail.com



NATURA VISTA APARTMENTS APOPKA
Wilkins Street + W. Orange Blossom Trail
APOPKA, FLORIDA

REVISIONS:		
No.	Date	Item
1	08/08/22	City Comments
2	07/11/23	City Comments

Seal:
DATE: 2023-05-13
JASON P. BRIDGEWATER
LANDSCAPE ARCHITECT
FLORIDA
REGISTERED LANDSCAPE ARCHITECT
FL Registration LA 6667308

05/13/2022
JB
JB
1:30

DATE: 05/13/2022
DRAWN BY: JB
CHECKED BY: JB
SCALE: 1:30

811

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
OWNERS OF UNDERGROUND
UTILITIES TO CALL 811
BEFORE ANY EXCAVATION
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

MCDONALD
GLEY ROAD

WILKINS STREET

W ORANGE BLOSSOM TRAIL
FL-500

EXISTING TREE CANOPY = 40%
3.09 X 40% = 134,671 SF
134,671 SF X 40% = 53,868 SF
RETAIN 6%
53,868 X 6% = 3,232 SF TO BE RETAINED

• Total inches on-site: 1,081" DBH
• Total number of specimen trees: 13 Specimen Trees
• Total inches removed: 1,017"
• Total inches retained: 0"
• Total specimen inches retained: 64"
• Total inches required: 450.38"
• Total inches replaced: 235"
• Maximum tree stock formula and calculations:
• Site clearing area in square feet and acres: 134,687 (3.092 acres).

134,687 - 6,000 = 128,687 / 1000 = 128.68
128.68 * 3.5 = 450.38

Existing Specimen Trees to Remove		
Count	Size	DBH TYPE
1	25"	25 Oak
1	44"	44 Oak
1	19", 9"	18" Oak
1	28"	28 Oak
3	28"	28 Oak
2	32"	32 Oak
1	33"	33 Oak
1	36"	36 Oak
1	33", 17"	50 Oak
1	24"	24 Pine
12		388

Existing Specimen Trees to Remain		
Count	Size	DBH TYPE
1	38", 26"	64 Oak
1		64

Existing Trees to Remove		
Count	Size	DBH TYPE
2	10"	20 Oak
1	19", 9"	18" Oak
1	18"	18 Oak
1	23"	23 Oak
1	20"	20 Oak
1	11"	11 Oak
1	19"	19 Oak
1	5", 10"	15 Oak
1	5", 10"	15 Oak
3	8"	24 Oak
2	7"	14 Oak
3	17"	17 Oak
4	12"	48 Oak
2	13", 7"	20 Oak
2	6"	12 Oak
4	15"	60 Oak
1	9"	9 Oak
1	22"	22 Oak
4	12", 12", 16"	40 Oak
4	14"	56 Oak
3	16"	48 Oak
1	22"	22 Pine
1	17"	17 Pine
42		629

Seal:  DATE: 2023-11-13

Jason P. Brindley
Registered Landscaper/Architect
P.E. Registration - LA 0687338

05/13/2024 02:20:21 PM
JP
13:00

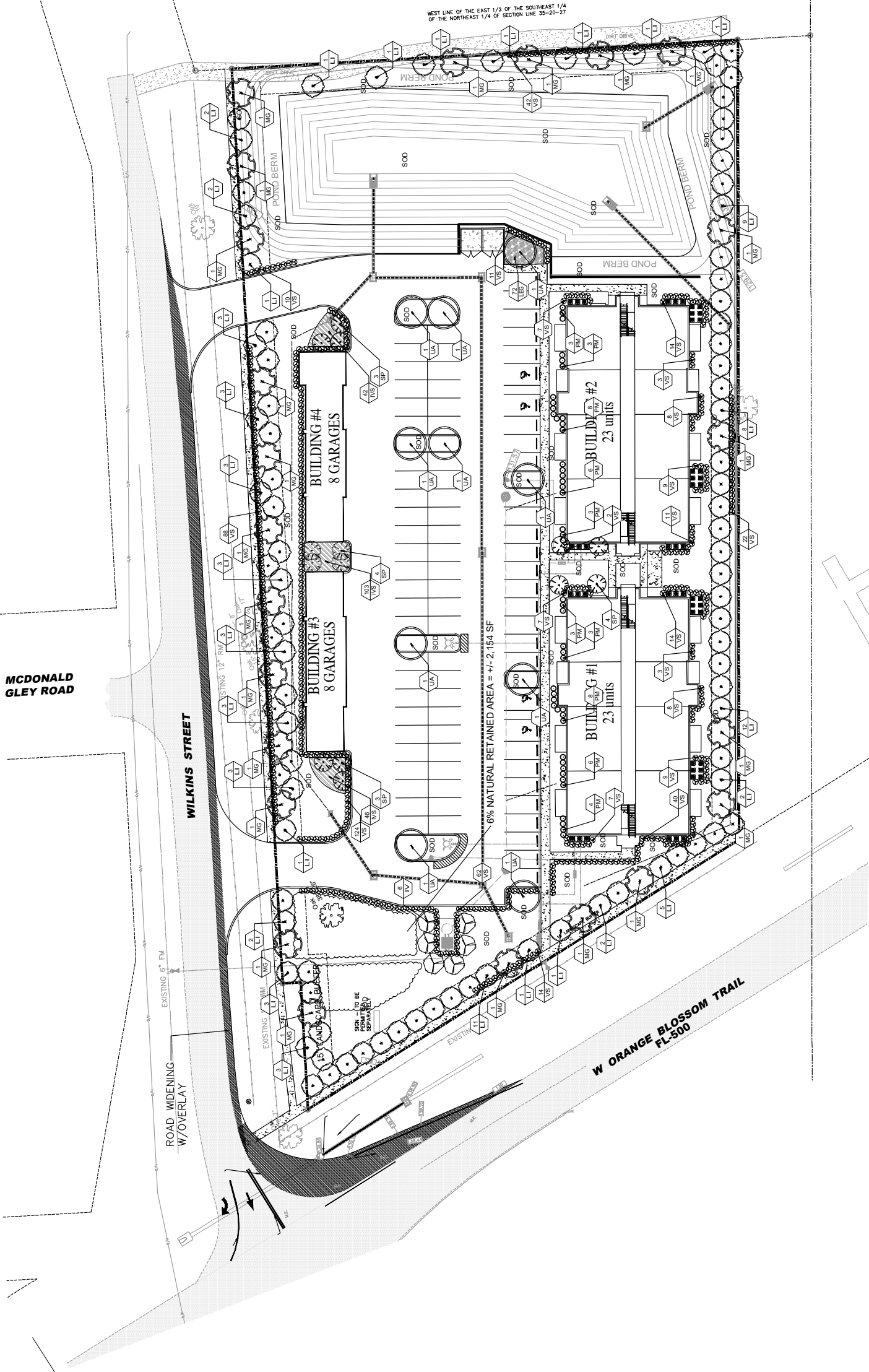
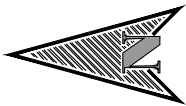
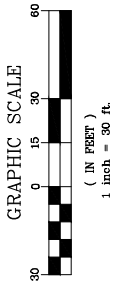
DATE: 05/13/2024
CHECKED BY: JP
SCALE: 1/32

REVISIONS:	
No.	Date Item
1	08/08/22 City Comments
2	07/11/23 City Comments

NATURA VISTA APARTMENTS APOKA
Wilkins Street + W. Orange Blossom Trail

APOPKA, FLORIDA

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com
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- LANDSCAPE PLANTING NOTES:
1.

ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2.

ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3.

ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4.

ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5.

ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6.

ALL PLUGH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7.

ALL PLANTS SHALL BE FREE OF HEAVY WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
8.

ANY TREES SHALL BE FREE OF DEAD WOOD AND WIRE BASTES MUST BE FULLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL.
9.

IF NATURAL BURIED BURL IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
10.

CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

- LANDSCAPE CONTRACTOR NOTES:
1.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3.

THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5.

THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.

SYMBOL	QUANTITY	BOTANICAL NAME	DESCRIPTION	REMARKS
TREES				
IV	6	ILEX VOMITORIA	YAUPOIN HOLLY	6 FT MINIMUM WITH 2.5" CALIPER MINIMUM CUMULATIVE GUY
LI	93	LAGERSTROEMIA INDICA	GRAPE MYRTLE	SPACE AS SHOWN GUY
MG	23	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12'-14" HT. x 5" SPR. / 3" CAL
SP	14	SABAL PALMETTO	CABBAGE PALM	5" CLEAR TRUNK, HURRICANE CUT
UA	10	ULMUS ALATA	WINGED ELM	12'-14" HT. x 5" SPR. / 3" CAL
SHRUBS				
IVS	191	ILEX VOMITORIA 'SCHLINGENS'	DWARF SCHILLINGS YAUPOIN HOLLY	24" HT. x 24" SP RD. / FULL / 7/6
PM	47	PODOCARPUS MACROPHYLLUS	PODOCARPUS HEDGE	24" HT. x 24" SP RD. / FULL / 7/6
VS	515	VIBURNUM SUPERSUM	SANDANKWA VIBURNUM	36" HT. x 30" SP RD. / FULL / 7/6
GROUNDCOVERS				
LEG	72	LIROPE ALUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIROPE	3.4 PPP 3 GAL CAN FULL
SOD				
	SEE PLANS	PASPALUM NOTATUM	ARGENTINE ABHIA SOD	SOLID, FREE OF PESTS AND DISEASES
MULCH				
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS
				FIELD VERIFY QTY.

LANDSCAPE CITY NOTES:

NORTH 585' LINEAR FEET DIVIDED 100' = 5.85 X 2 = 11.7 = 12 CANOPY TREES REQUIRED
5.85 X 0 = 35.1 = 35 UNDERSTORY TREES REQUIRED
5.85 X 15 = 87.75 = 88 SHRUBS REQUIRED
PROVIDED = 12 CANOPY TREES, 35 UNDERSTORY TREES, AND 88 SHRUBS
EAST 279' LINEAR FEET DIVIDED 100' = 2.79 X 2 = 5.58 = 6 CANOPY TREES REQUIRED
2.79 X 0 = 16.74 = 17 UNDERSTORY TREES REQUIRED
2.79 X 15 = 41.85 = 42 SHRUBS REQUIRED
PROVIDED = 6 CANOPY TREES, 17 UNDERSTORY TREES, AND 42 SHRUBS
SOUTH 440' LINEAR FEET DIVIDED 100' = 4.4 X 1 = 4.4 = 4 CANOPY TREES REQUIRED
4.4 X 0 = 30.8 = 31 UNDERSTORY TREES REQUIRED
4.4 X 15 = 66.6 = 67 UNDERSTORY TREES REQUIRED
PROVIDED = 4 CANOPY TREES, 31 UNDERSTORY TREES, AND 22 SHRUBS
WEST 280' LINEAR FEET DIVIDED 100' = 2.8 X 1 = 2.8 = 3 CANOPY TREES REQUIRED
2.8 X 0 = 19.6 = 20 UNDERSTORY TREES REQUIRED
2.8 X 15 = 42 = 42 SHRUBS
PROVIDED = 3 CANOPY TREES, 20 UNDERSTORY TREES, AND 14 SHRUBS

PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL / 7 TABLETS, 1 GAL / 1 TABLET.

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

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

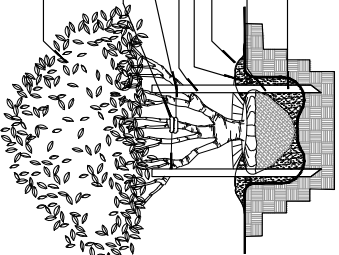
SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

1/2" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

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

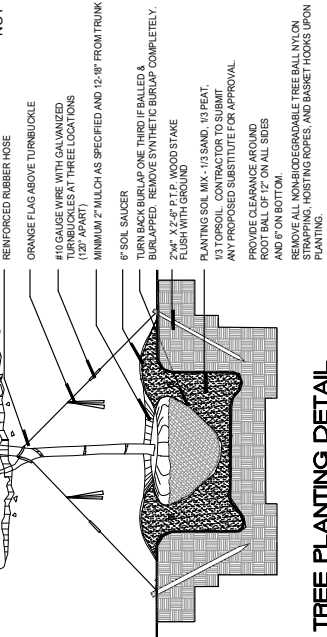
SHRUB AND GROUND-COVER PLANTING DETAIL

NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
15 GAL / 5 TABLETS, 3 GAL / 1 TABLET. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.

HURRICANE CUT

TWO LAYERS OF BURLAP TO PROTECT PALM TRUNK

FIVE 2" x 8' x 8' P.T. WOOD BATTENS WITH TWO STEEL BANDS TO SECURE BATTENS

THREE 2" x 4' x 8' P.T. WOOD BRACES TO NAIL TO BATTENS. DRIVE BRACES TO UNDISTURBED EARTH.

MINIMUM 2" MULCH

6" SOIL BERM

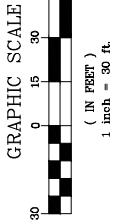
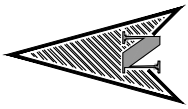
REMOVE ALL NON-Biodegradable TREE BALL W/ COT STRAPPING, HOISTING ROPES, AND BASKET HOOPS UPON PLANTING.

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

PROVIDE CLEARANCE AROUND ROOTBALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.

PALM PLANTING DETAIL

NOT TO SCALE

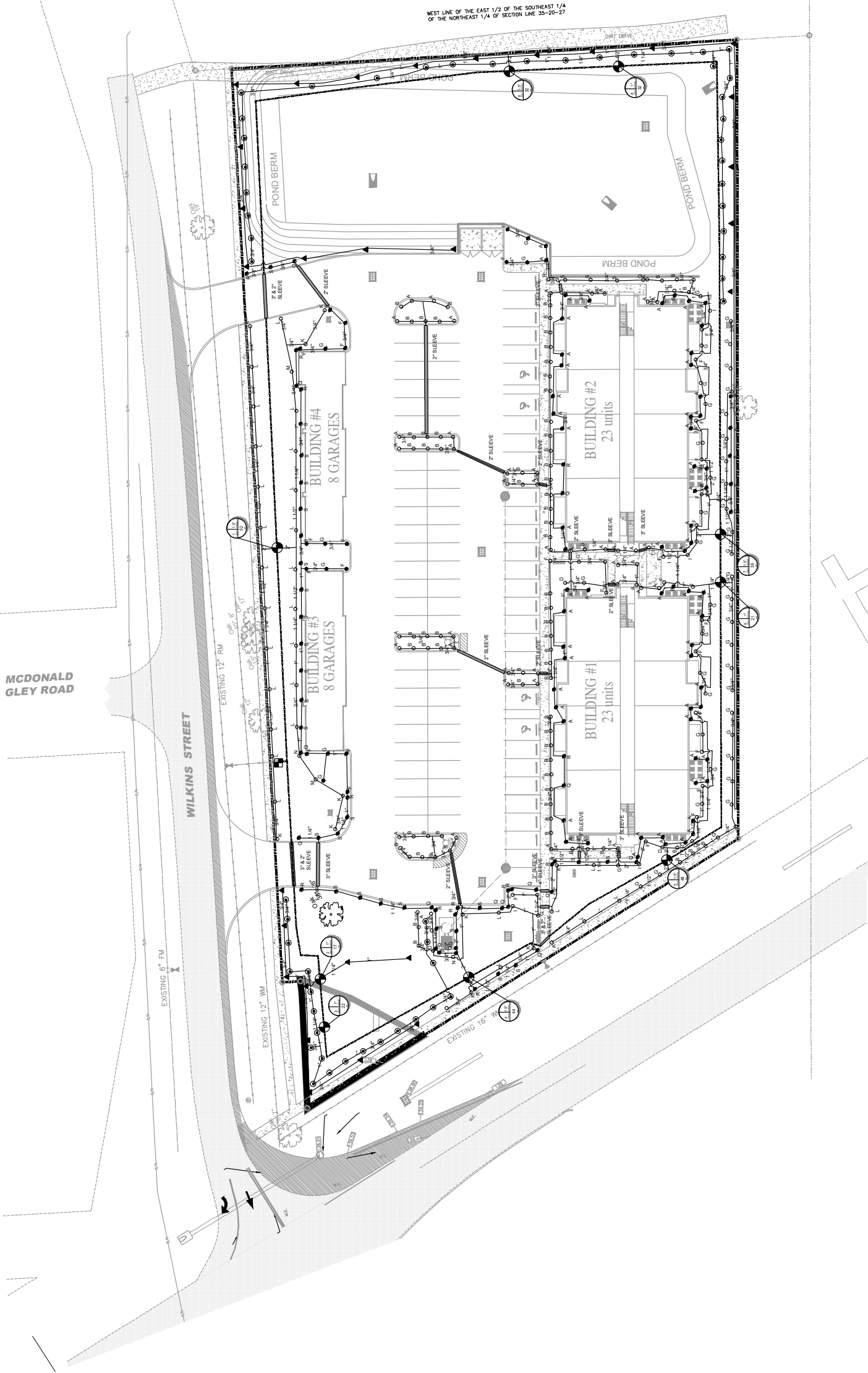


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Landscapes Architect:
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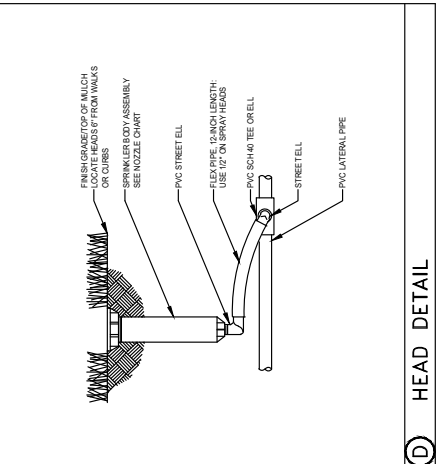
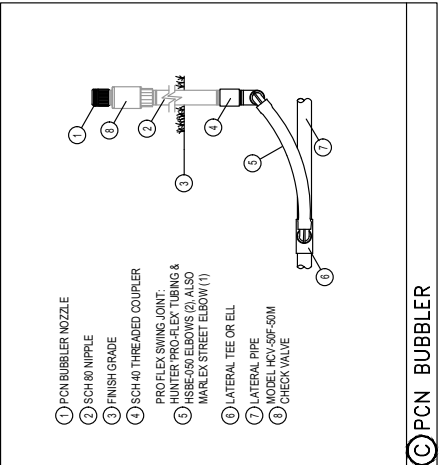
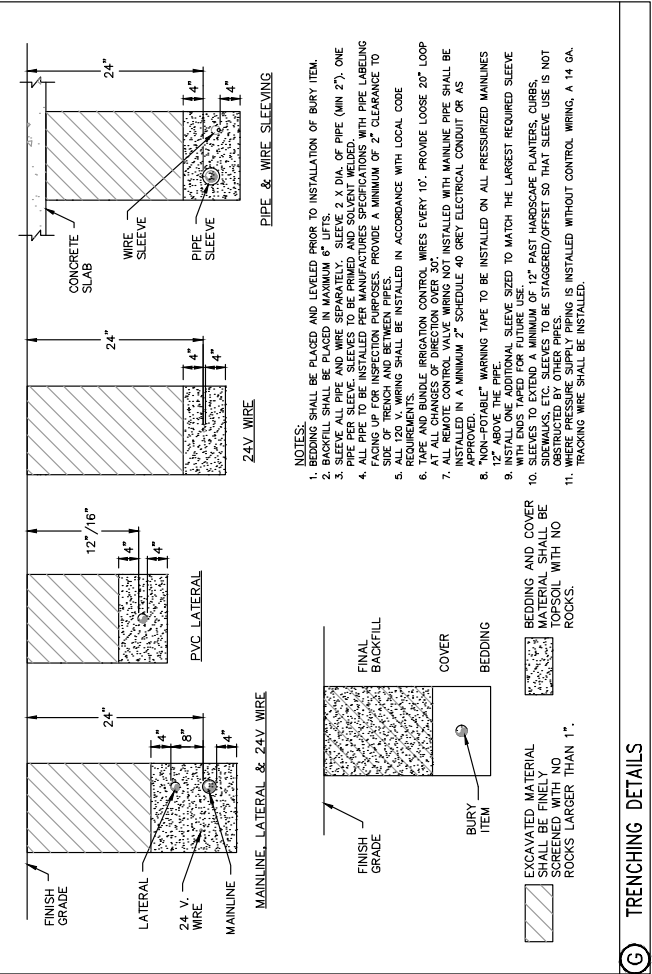
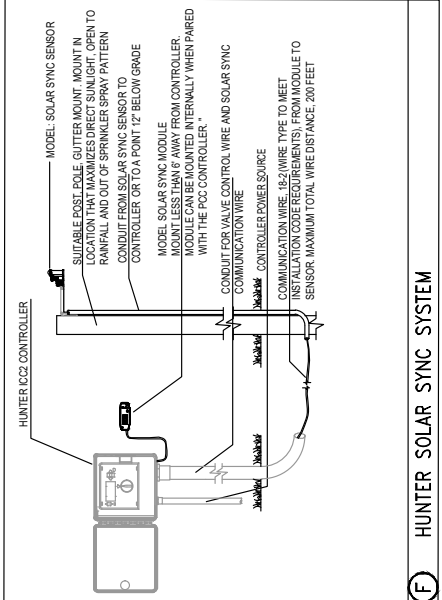
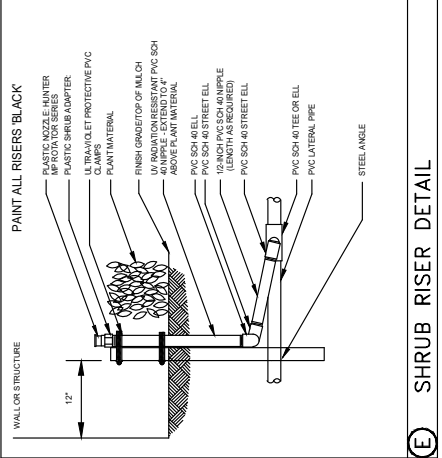
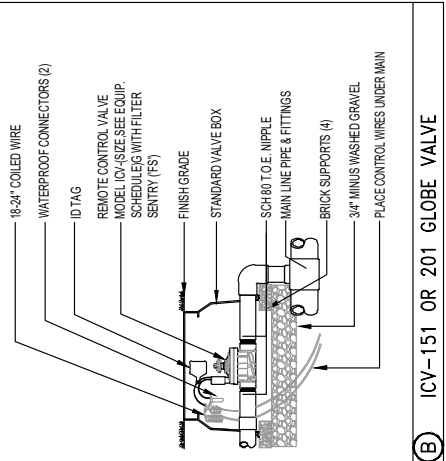
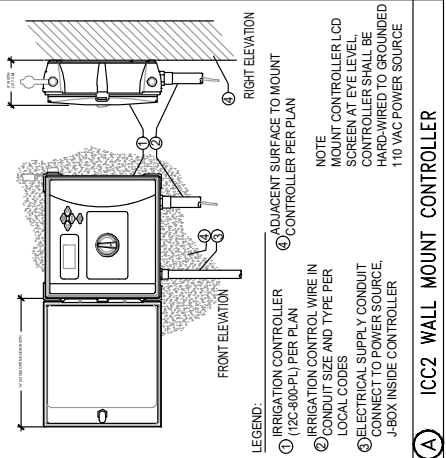
APOPKA, FLORIDA

NATURA VISTA APARTMENTS APOPKA

Wilkins Street + W. Orange Blossom Trail



IRRIGATION DETAILS



IRRIGATION NOTES

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCING TO AVOID TREES AND SHRUBS.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- 4) ALL ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) ALL RISERS SHALL BE PAINTED BLACK.
- 7) ALL RISERS SHALL BE STAYED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- 8) ALL CONTRACTOR SP LICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- 9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEMA OR INLAR) SHOWING ALL INSTALLED IRRIGATION. ANY AOR OR SEPA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 10) ALL VALVE GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 11) ANY SPRING GROUND OUTSIDE THE PROPERTY (USE OR BOUNDARY OUTSIDE A LANDSCAPE AREA) IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 12) ALL RISERS SHALL BE INSTALLED 12" FROM THAT WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- 13) THE EXIST HEIGHT OF ANY "POP-UP" THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- 14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- 17) CONCRETE THRUFAST BUSHES ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- 18) ALL IRRIGATION SLOW ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
	0.50 GPM BUBBLER (2 PER TREE)	108
	6" POP-UP SPRAY - HUNTER INDUSTRIES MP840 WMP2000 NOZZELS	243
	12" POP-UP SPRAY - HUNTER INDUSTRIES MP840 WMP2000 NOZZELS	9
	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CL-IMP2000	29
	HUNTER INDUSTRIES - 4" POP-UP POP ROTATORS- PART RADIUS	0
	HUNTER INDUSTRIES - 4" POP-UP POP ROTATORS- FULL RADIUS	0
	HUNTER INDUSTRIES - 140 ROTORS - PART 80 RADIUS	0
	HUNTER 10VY SERIES ELECTRIC VALVE WITH ACQU-SET PRESSURE REGULATOR	1*
	HUNTER 10VY SERIES ELECTRIC VALVE WITH ACQU-SET PRESSURE REGULATOR	1 1/2"
	HUNTER ICC2 12 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC WITH ENVOI TRANSPIRATION SENSOR AND FAN SENSOR AND 8 PASS BOX)	1
	1.5" RECLAIMED IRRIGATION METER TO PROVIDE 55 GPM AT 40 PSI	1
	LATERAL LINE SIZE PER PLAN	
	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	
	SLEEPING - SCH. 40 P.V.C. MIN. DEPTH OF 24"	

SEE PLAN

IRRIGATION TO CONNECT TO RE-USE, ALL PIPING AND COMPONENTS TO USE PURPLE

SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8-15 radius	A	MARCON	90° ADJUSTABLE ARC	.19
	B	MARCON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13-21 radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22-30 radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURCOUISE	45°-165° ADJUSTABLE ARC	.48
	Q	IVORY	5x15° LEFT STRIP	.22
	R	COPPER	5x15° RIGHT STRIP	.22
BUBBLERS MICRO- MIST SPRAYS	S	BROWN	5x30° SIDE STRIP	.44
	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2 RADIUS	.11
	W	5R-2H	160° 2 RADIUS	.50
	X	MS-F	360° 5 RADIUS	.16

NOTES:

1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. SLEEVES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
3. SLEEVES ALL PIPE AND WIRE SEPARATELY. SLEEVE 2" DIA. OF PIPE (WN 2"). ONE SLEEVE PER PIPE.
4. ALL PIPES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS WITH PIPE LABELING.
5. ALL PIPE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS WITH PIPE LABELING.
6. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
7. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
8. ALL LOW VOLTAGE DIRECTION CONTROL WIRES EVERY 10' PROVIDE LOOSE 20' LOOP AT ALL CHANGES OF DIRECTION OVER 30°.
9. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS SPECIFIED.
10. "NON-POURABLE" TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES.
11. ABOVE THE PIPE.
12. USE ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE SIZE.
13. SLEEVES TO EXTEND MINIMUM OF 10' PAST HARDSCAPE PLANTERS, CURBS, DRIVEWAYS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
14. ALL SLEEVES AND PIPES BEING INSTALLED SHALL BE INSTALLED WITHOUT CONTROL WIRING, A 14 GA. OR SMALLER WIRE BEING USED.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
 FLORIDA LAW REQUIRES
 EXCAVATORS TO NOTIFY
 OWNERS OF UNDERGROUND
 FACILITIES NO LESS THAN TWO
 (2) DAYS PRIOR TO EXCAVATION

APOPKA, FLORIDA

NATURA VISTA APARTMENTS APOKA
Wilkins Street + W. Orange Blossom Trail

St:

No.	Date	Item
1	08/08/22	City Comments
2	07/11/23	City Comments

Seal:
DATE: 2023-07-14 15:55



Jason P. Bridges WaterFlor
Registered Landscape Architect
FL. Registration -LA 6667308

DATE: 05/13/2022

DRAWN BY: JB

SCALE: 1:30

05/13/2022

JB

1:30

SCALE: 1:30

SHEET 5 OF 5