



APOPKA DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

August 23, 2023 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

ANNEXATION

FUTURE LAND USE AMENDMENT

1. Leon Property- Small Scale Future Land Use, 1st Submittal
2. WMG Acquisitions- Small Scale Future Land Use, 2nd Submittal

REZONING

1. 2301 Coral Hills Road - Rezoning, 1st Submittal
2. Leon Property - Rezoning, 1st Submittal
3. WMG Acquisitions LLC- Rezoning, 2nd Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. Northstar Logistics Center PH II and Phasing - Construction Site Plan (CSP), 1st Submittal

MAJOR DEVELOPMENT PLAN

PLAT

1. Apopka Townhomes - Plat, 1st Submittal
2. Laurel Oaks- Plat, 1st Submittal
3. Kelly Park Village (AKA Wingspan)- Plat, 1st Submittal
4. Oakview – Plat, 1st Submittal

DISCUSSION

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.

DOCUMENTS REQUIRED FOR SUBMITTAL (Electronic Submission on 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;*

Please see the Future Land Use Map Amendment Justification Statement for a complete review of the Policies.

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

There are no LDC conflicts.

3. *Addresses a demonstrated community need;*

Housing is great demand in the City as seen by the adoption of the HDR-25 Ordinance.

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

To the west is the Beltway, to the north are apartments under construction, to the south is an industrial project and to the east is Occoee-Apopka Road. The application compatible.

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

This is an infill application with development occurring both north and south of the subject property.

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

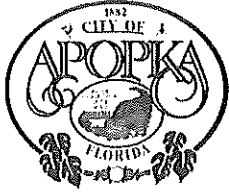
Property values will not be adversely impacted.

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

The south area of Apopka has been spurred toward development since the construction of the Hospital. Infrastructure is in place and the development will pay its fair share of the infrastructure through City development fees.

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*

Medicine Lake will be preserved and no adverse impacts are anticipated to the natural functioning 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:	7-28-23
FEE PAID: \$	3200 -
CHECK #:	CC
RECEIPT #:	360718

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

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:	Leon David F and Leon Michelle P				
Address:	Po Box 770252				
City:	Winter Garden	State:	FL	Zip:	34777
Phone:		E-Mail:			

Applicant:	Jim Hall				
Address:	HDSi 1302 Osprey Avenue				
City:	Orlando	State:	FL	Zip:	32803
Phone:	4072579235	E-Mail:	jimhall@halldsi.com		

Subject Property Parcel I.D. #(s):	19-21-28-0000-00-005
Subject Property Address:	2510 Ocoee Apopka Rd Apopka 32703
Subject Property Size (acres):	17.85 acres

ADJACENT PROPERTY:					
Direction	Jurisdiction Circle One		Future Land Use	Zoning	Present Use
North	City	County	RH	PD	vacant
East	City	County	OFFICE	O	vacant
South	City	County	INDUSTRIAL	I-L	industrial
West	City	County	NONE	NONE	Beltway

Application for Future Land Use and/or Zoning Amendments

Page 2

Existing Use:	vacant			Proposed Use:	multi-family		
FLU Amendment:	From:	RH		To:	HDR 25		
Zoning Amendment:	From:	ZIP		To:	PUD		
Number of Persons Residing on the Subject Property:				0			
Improvements Existing on Property:				none			
Additional Conditions Requested by Applicant:							
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:					Yes		No
Curb and Gutter:					Yes		No
Stormwater Drainage:					Yes		No
Water:					Yes		No
Sewer:					Yes		No
Street Lights:					Yes		No
Underwriter Approved Fire Hydrant:					Yes		No
Other:							

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- Signed & Sealed Boundary Survey
- Location Map/Aerial Photo
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 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;*
 3. *Addresses a demonstrated community need;*
 4. *Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*
 5. *Would result in a logical and orderly development pattern;*
 6. *Would not adversely affect the property values in the area;*
 7. *Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and*
 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*

CERTIFICATION AND SIGNATURE

By: [Signature]
Owner(s) of Record (Signature)
David Leon
(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 David Leon who is personally known to me or has produced
as Identification and who did not (circle one) take an
oath.

My Commission Expires:

9/27/2024

[Signature]
Notary Public (Signature)

Rebekka Jannelli
Notary Public (Print Name)



REBEKKA IANNELLI
Commission # HH 046557
Expires September 27, 2024
Bonded thru Budget Notary Services

Land Use Plan

Date Issued: 07/12/2021

Latest Issue: 06/14/2023

Applicant:
HalDSi
1302 Osprey Ave
Orlando, FL 32803
Contact: Jim Hall
Email: jimhall@halldsi.com
Phone: 407.257.9235

Client:
Leon David F

Po Box 770252
Winter Garden, FL
34777-0252

Sheet Index:

- Page 1: Cover
- Page 2: Aerial
- Page 3: Wetlands
- Page 4: Enviromental Conditions
- Page 5: Land Use Plan
- Page 6: Survey

Hall Development Services Inc.

1302 Osprey Avenue Orlando, FL 32803
Ph: (407) 257-9235
Planning, Real Estate, and Entitlement Strategies
www.halldsi.com

Leon Property

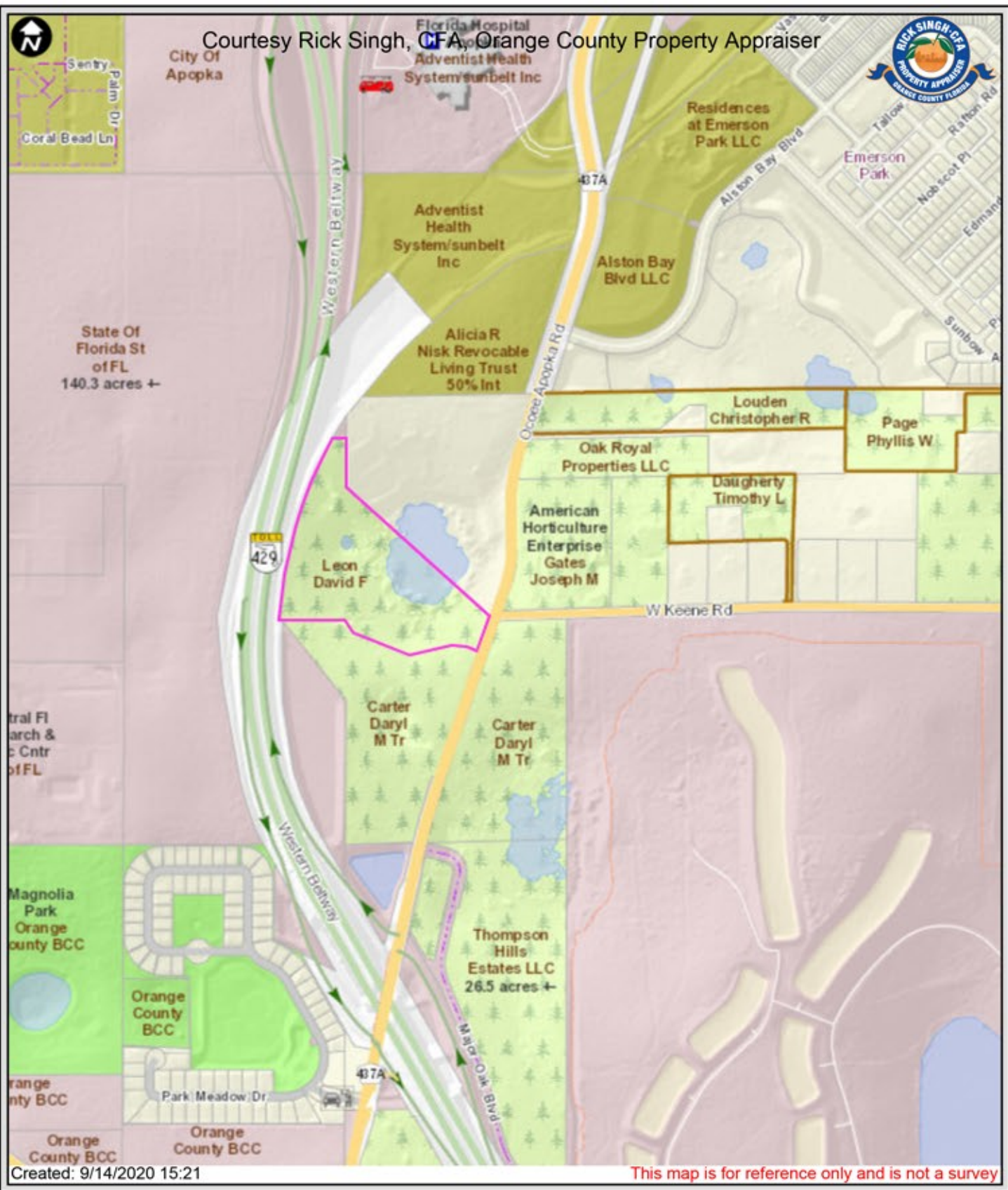
Apopka, FL

Parcel ID: 19-21-28-0000-00-005

Request: 300 residential units in midrise building

Legal Description:

PART OF SE1/4 SEC 19-21-28 & SW1/4 SEC 20-21-28 & NW1/4 SEC 29-21-28 DESC AS
BEG AE SE COR SEC 19 RUN S 28 DEG E 86.32 FT S 66 DEG E 361.46 FT N 78 DEG E
258.68 FT S 83 DEG E 96.67 FT S 69 DEG E 61.23 FT N 18 DEG E 219.46 FT N 46 DEG W
TO A PT LYING 238.63 FT S OF NW COR SW1/4 OF SW1/4 OF SEC 20 N 288 FT M/L TO
EXPWY W 83.97 FT SWLY 988.04 FT TH E 392.06 FT TO POBR



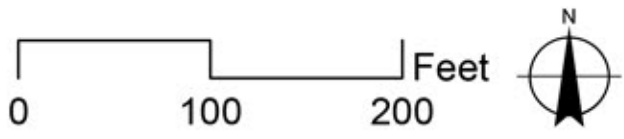
Prior Park House St. James, Barbados
Ph: (246) 421-6875
Geospatial Project Management, Application Development, Base Mapping
www.geoorbis.com



Title:
AERIAL

Project:
**LEON
PROPERTY**

Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

Aerial Photography Source: FDOT 2017
Path: G:\20021_Leon\MXD\SiteMap_Leon24x36L.mxd

SHEET NO.

02



Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

2510 Ocoee Apopka Road
Orange County, Florida
Figure
Wetland Map

180 Feet
Project #: 1215-296
Produced By: LPM
Date: 8/26/2021



Wetlands

Legend

- Subject Property
- Wetlands

Notes:



Topography & Floodplain

Legend

- Topography (5 ft.)
- Subject Property

Fema Flood Zones

- AE
- X

Source:
Topography - SFWMD 5 ft.

Boundary - Orange County Property Appraiser

Floodplain - Fema Flood Hazard Zone Lines
Dated June 1, 2018



Soils Map

Legend

- Subject Property

Map Unit Symbol - Map Unit Name

- 47 - Tavares-Millhopper fine sands, 0 to 5 percent slopes
- 6 - Candler-Apopka fine sands, 5 to 12 percent slopes
- 99 - Not Classified

Source:
Soil Survey of Orange County, Florida
National Cooperative Soil Survey,
Issued August 1989



Aerial & Existing Land Use

Legend

- Subject Property

Land Use Cover

- 213 - Woodland Pastures
- 330 - Mixed Upland Nonforested
- 420 - Upland Hardwood Forests
- 520 - Lakes
- 630 - Wetland Forested Mixed
- 641 - Freshwater Marshes
- 643 - Wet Prairies
- 814 - Roads and Highways

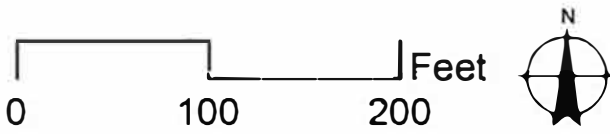
Source:
Aerial - FDOT - 2017 Orange County Orthophotos
FLUCFCS - Statewide Land Use Land Cover 2004-2017



Title:
ENVIROMENTAL
CONDITIONS

Project:
LEON
PROPERTY

Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

Aerial Photography Source: FDOT 2017
Path: G:\20021_Leon\X\SiteMap_Leon24x36.mxd

SHEET NO.

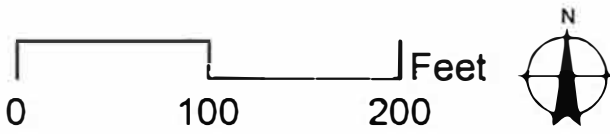
04



Title:
**LAND USE
PLAN**

Project:
**LEON
PROPERTY**

Location:
APOPKA, FL



ISSUED	
DATE:	FOR:

KEY PLAN

Aerial Photography Source: FDOT 2017

Path: G:\20021_Leon\XDI\SiteMap_Leon24x36.mxd

SHEET NO.

05

SITE DATUM	
Gross acreage:	17.85
Net acreage:	12.07
Current Use on the Property:	Vacant
Current Future Land Use Designation:	RH
Requested Future Land Use Designation:	HDR-25
Current Zoning:	T
Requested Zoning:	PUD
Proposed Use & Development Program:	300 residential units

DEVELOPMENT PROGRAM					
Land Use	ITE	Acres	Units	Trip Gen Rate	Trips
Apartments mid rise	221	12.07	300	4.64	1,392
ITE rate 221					

Permitted land uses Apartments

Residential density 25 du/acre

SCHOOL AGE POPULATION				
Land Use	Units	Elementary	Middle	High
Mid rise	300	42	20	24

Total School Children 86

DEVELOPMENT STANDARDS	
Perimeter building setback	10’
Ocoee-Apopka Road building setback	18’
Beltway building setback	25’
Perimeter paving setback	7.5’

RESIDENTIAL STANDARDS	
Min. living area	500 SF
Max. lot coverage	75%
Building separation	20’
Building Height	65’

Parking	
Vehicle Parking	1/studio and 1 bedroom for residents; 1.35 for all other units for residents; 0.1/resident space for visitors
Bicycle Parking	15 spaces

Landscaping	per 5.2.5. - Landscaping and Buffer Standards B.
Tree Protection	per Section 5.3. - Tree Protection Standards
Open Space	30%

ACCESS
Ocoee-Apopka Road will provide vehicle access.

SIGNAGE
Will comply with Section 5.10. - Signs of the LDC.
Billboards shall be prohibited

PHASING
Multi-phase; to be determined at PDP

STORMWATER
Will comply with City and Water Management District standards

SERVICE PROVIDERS	
Water Service	Apopka
Wastewater	Apopka

- NOTES**
- Ownership of storm water management facilities shall be determined at PDP.
 - Open space to be owned and maintained by the POA.

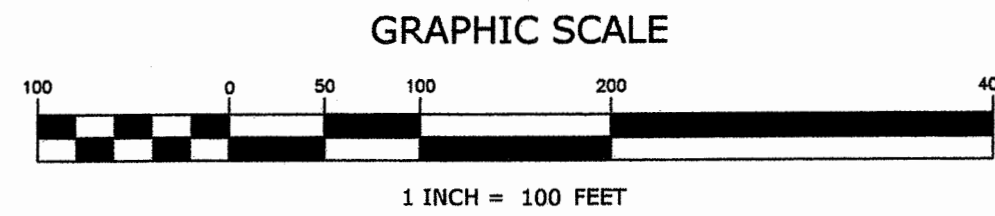
Legend

Subject Property

Orange County Parcels

ALTA / ACSM LAND TITLE SURVEY

HEIDRICH AND LEON PARCELS A PORTION OF SECTIONS 19, 20 AND 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA



LINE	LENGTH	BEARING
L1	84.15'(M) 84.04'(D)	N89°57'52"E(M) N89°59'13"E(D)
L2	61.20'(M) 61.23'(D)	N69°48'44"W(M) N69°52'09"W(D)
L3	96.64'(M) 96.67'(D)	N83°00'33"W(M) N83°01'06"W(D)
L4	86.19'(M) 86.32'(D)	N30°27'57"W(M) N30°33'34"W(D)

LAND AREA CALCULATIONS

21.55524 ACRES	HEIDRICH PARCEL
4.99648 ACRES	LEON PARCEL #1
12.92630 ACRES	LEON PARCEL #2
39.47800 ACRES	TOTAL AREA

SYMBOL LEGEND

- PINE TREE
- OAK TREE
- RAIN TREE
- PALM TREE
- PECAN TREE
- CAMPHOR TREE
- MAGNOLIA TREE
- WELL
- WOOD POWER POLE
- GUY ANCHOR
- IRON ROD AND CAP
- CONCRETE MONUMENT
- IRON PIPE
- BENCHMARK
- WETLANDS DELINEATION FLAG

ABBREVIATIONS

- CB CONCRETE BLOCK
- CONC CONCRETE
- (TYP) TYPICAL
- INV INVERT
- WLA WETLAND LOCATION FLAG
- EL ELEVATION
- OHV OVERHEAD WIRE
- TOL BURIED TELEPHONE LINE
- GAS BURIED GAS LINE
- RCP REINFORCED CONCRETE PIPE
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- (C) CALCULATED
- (M) FIELD MEASURED
- (D) PER LEGAL DESCRIPTION
- C.C.R. CERTIFIED CORNER RECORD
- IRC IRON ROD AND CAP
- FND FOUND
- PVMT PAVEMENT
- SEC SECTION
- TWP TOWNSHIP
- RNG RANGE
- ID IDENTIFICATION
- QM CONCRETE MONUMENT
- IP IRON PIPE
- S.R. STATE ROAD
- C.R. COUNTY ROAD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- W/W WITH

CURVE	DELTA	RADIUS	LENGTH	CH BRG
C 1	19°10'52"	1175.92'	393.66'	S08°11'43"W
C 2	20°22'18"	542.96'	193.05'	N08°40'08"E
C 3	9°18'13"(M) 9°18'24"(D)	2714.79'	440.82'(M) 440.97'(D)	N08°23'39"E(M) N08°24'59"E(D)
C 4	11°32'55"(M) 11°32'51"(D)	2714.79'	547.19'(M) 547.14'(D)	N18°51'36"E(M) N18°50'36"E(D)
C 5	3°04'34"(M) 3°04'45"(D)	2774.00'	148.93'(M) 149.08'(D)	N28°07'51"E(M) N28°11'21"E(D)

CFCs

CENTRAL FLORIDA CONSULTING SURVEYORS
629 Maitland Avenue - Altamonte Springs, FL 32701
Tel: (407) 767-0166 Fax: (407) 767-8558
email: cfc6771@cfl.rr.com
Certificate of Authorization No. LB6771



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

-- FOR OFFICIAL USE ONLY--	
DATE SUBMITTED:	10.2.23
FEE PAID: \$	4000 -
CHECK #:	204080
RECEIPT #:	300671

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

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

Owner of Record:	WMG Acquisitions LLC			
Address:	1200 Network Centre Drive Suite 2			
City:	Effingham	State:	IL	Zip: 62401
Phone:		E-Mail:		

Applicant:	Erika Hughes - VHB			
Address:	225 E. Robinson Street, Suite 300			
City:	Orlando	State:	FL	Zip: 32801
Phone:	407.893.4769	E-Mail:	ehughes@vhb.com	

Subject Property Parcel I.D. #(s):	12-20-27-0000-00-027; 12-20-27-0000-00-056; 12-20-27-0000-00-054
Subject Property Address:	3001 & 3013 W Kelly Park Rd; 5012 Plymouth Sorrento Rd
Subject Property Size (acres):	1.79

ADJACENT PROPERTY:

Direction	Jurisdiction Circle One		Future Land Use	Zoning	Present Use
North	City	County	Rural	A-1	Ag Facilities
East	City	County	Rural	A-1	Flower Nursery
South	City	County	Mixed-Use	MU-VC	Grocery Retail
West	City	County	FLU-IP	ZIP	Vacant Single Family Du

Application for Future Land Use and/or Zoning Amendments

Page 2

Existing Use:	Vacant single family residential		Proposed Use:	Mixed Use Retail	
FLU Amendment:	From:	Rural (In Progress)	To:	Mixed Use	
Zoning Amendment:	From:	ZIP 	To:	MU-VC	
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:				Yes	No
Water:			X	Yes	No
Sewer:			X	Yes	No
Street Lights:			X	Yes	No
Underwriter Approved Fire Hydrant:				Yes	No
Other:					

DOCUMENTS REQUIRED FOR SUBMITTAL (Electronic Submission on CD only)

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 2. *Is not in conflict with any portion of this LDC;*
 3. *Addresses a demonstrated community need;*
 4. *Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*
 5. *Would result in a logical and orderly development pattern;*
 6. *Would not adversely affect the property values in the area;*
 7. *Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and*
 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*

CERTIFICATION AND SIGNATURE

By:


Owner(s) of Record (Signature)
Craig E Kopko
(Print Name)

By:

Owner(s) of Record (Signature)

(Print Name)

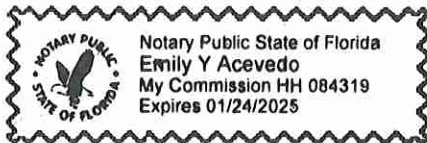
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 12th day of April, 2023,
by Craig E Kopko who is personally known to me or has produced

as Identification and who did / did not (circle one) take an
oath.

My Commission Expires:

01/24/25




Notary Public (Signature)

Emily Y. Acevedo
Notary Public (Print Name)



To: Jean Sanchez, Planning Manager
City of Apopka
120 East Main Street
Apopka, FL 32703

Date: April 20, 2023
Project #: 64298.00

Memorandum

From: Erika Hughes, VHB

Re: WMG Kelly Park KPI Rezoning Request

Zoning Review Standards

Listed below are responses to the zoning review standards listed on the FLU_Zoning Amendment Application.

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

Currently the subject property has a future land use (FLU) designation of FLU-IP (Future Land Use – In Progress), and is located within the Kelly Park Interchange Plan (a/k/a the Wekiva Parkway Interchange Vision Plan) area. As described in Policy 20.2 of the City's Comprehensive Plan, the Wekiva Parkway Interchange Plan area is generally comprised of a one-mile radius from the Wekiva Parkway and Kelly Park Road interchange. The Wekiva Parkway Interchange Plan was prepared by the City in 2009 as required by the Wekiva Parkway and Protection Act. Specifically, the plan was developed to accommodate new development that supports regional markets relying on the Wekiva Parkway for the movement of goods and people; is designed to complement the surrounding areas and protects water and wildlife resource. Policy 20.9 states that development within the Wekiva Parkway Interchange Plan area shall be assigned a Mixed-use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outlined in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan. Within the Wekiva Parkway Interchange Vision Plan, character districts are identified that are necessary to support the anticipated development program within the Vision Plan area. The subject property is within the Village Center character district. The primary intent of the Village Center is to create a safe, vibrant and pedestrian-oriented village center that can support a variety of residential, retail, commercial, office and entertainment uses.

Due to the subject property's location in the Wekiva Parkway Interchange Plan area, this Future Land Use (FLU) amendment seeks to change current designations from FLU-In Progress to Mixed Use Village Center (MU-VC) which is consistent with the City's Comprehensive Plan and LDC. Concurrently, a rezoning request is being submitted requesting a zoning change from T (Transitional, no zoning) to MU-KPI (Mixed Use Kelly Park Interchange).

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

Changing the subject property's FLU designation from FLU-IP to Mixed Use will not be in any conflict with the City's LDC. Per Appendix A of the City's LDC, properties located within one-mile of the Kelly Park and Wekiva Parkway interchange are required to adhere to the Kelly Park Interchange Mixed Use form based code. As shown on the Master Plan, the proposed development standards meet the requirements listed in Appendix A – Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code. Concurrently with the FLU amendment change request, a rezoning application is being submitted concurrently requesting a change from Transition to MU-KPI, with a Village

Center overlay. This request is consistent with Wekiva Parkway Interchange Vision Plan exhibit shown in Appendix A of the City's LDC.

3. ***Addresses a demonstrated community need;***

The proposed development is for a mixed-use non-residential development including a dental office and coffee shop. This use is consistent with the Village Center Overlay District in the Wekiva Parkway Interchange Plan. The proposed development will serve the numerous residential developments being approved and under construction in the surrounding area.

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

The surrounding land uses are shown below:

	Future Land Use	Zoning	Existing Use
North	Rural (Orange County)	A-1 (Orange County)	Vacant Mobile Home
East	Rural (Orange County)	A-1 (Orange County)	Landscape Nursery
South	Mixed Use	MU-VC	Grocery Store
West	FLU-IP	T	Vacant

The surrounding property is zoned mixed-use or transition and will be required to rezone to MU-KPI per the requirements of the Kelly Park Interchange Vision Plan. The proposed development is compatible with the surrounding area.

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

The proposed development adheres to the standards of the Kelly Park Interchange Vision Plan. Policy 20.19 requires development to provide direct bicycle and pedestrian connections between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks and schools. As shown on the site plan, access to the proposed development is provided from Plymouth Sorrento Road and Kelly Park Road. Pedestrian connections are provided along each roadway frontage with a plaza at the intersection of Kelly Park Road and Plymouth Sorrento Road. Connectivity to the surrounding property can be achieved via the internal east west road proposed on the site plan.

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

The proposed FLU amendment will not adversely affect the property values in the area. The proposed development is for non-residential permitted uses consistent with the Wekiva Parkway Interchange Form Based Code. Currently, the parcels show an assessed value of approximately \$65,000 on the Orange County Property Appraiser; the previous single family dwelling units have been demolished. When development is completed, the property value will more than double in worth and will also generate new tax revenues for the City.

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

The proposed development has frontage along Kelly Park Road and Plymouth Sorrento Road; public facilities are located within the right of way. A stormwater pond is planned on-site to serve the development.

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

The proposed FLU amendment would not result in significantly adverse impacts on the natural environment. The development parcels do not contain environmentally sensitive areas. Construction will adhere to all requisite rules and standards listed in the City's LDC.

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

GENERAL SITE DATA:

GENERAL:

DEVELOPMENT PLAN CHART			
PARCEL ID NUMBERS	12-20-27-0000-00-027; 12-20-27-0000-00-056; 12-20-27-0000-00-054		
CURRENT FUTURE LAND USE	FLU-IP		
PROPOSED FUTURE LAND USE	MIXED USE		
CURRENT ZONING	TRANSITION		
PROPOSED ZONING	MU-KPI (MIXED USE - KELLY PARK INTERCHANGE		
PROPOSED CHARACTER DISTRICT	VILLAGE CENTER		
ADJACENT FUTURE LAND USE	NORTH (COUNTY): RURAL EAST (COUNTY): RURAL SOUTH (CITY): MIXED-USE WEST (CITY): FUTURE LAND USE IN PROGRESS		
ADJACENT ZONING	NORTH (COUNTY): A-1 (AGRICULTURAL) EAST (COUNTY): A-1 (AGRICULTURAL) SOUTH (CITY): MU-V (MIXED USE VILLAGE CENTER) WEST (CITY): T (TRANSITIONAL)		
ACREAGE/SQUARE FOOTAGE	1.79 AC		
BUILDING HEIGHT	PROPOSED: 1 STORY	MAX: 5 STORIES	
NET FAR	PROPOSED: 0.15	MAX: 1.0	
BUILDING SETBACKS	PROPOSED: FRONT: 20' SIDE: 75' REAR: 30' REQUIRED: FRONT: 8' SIDE: 0' REAR: 10'		
OPEN SPACE	PROVIDED: 0.18 AC (10%) REQUIRED: 0.18 AC (10%)		
PARKING SPACES	PROVIDED: 66 REQUIRED: 32		
BICYCLE SPACES	PROVIDED: 4 REQUIRED: 4		
WAIVER REQUEST	YES:	NO: X	
VARIANCE REQUEST	YES:	NO: X	

PHASING:

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

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA

SIGNAGE:

SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION O. - SIGNS IN APPENDIX A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM BASED CODE OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

LIGHTING:

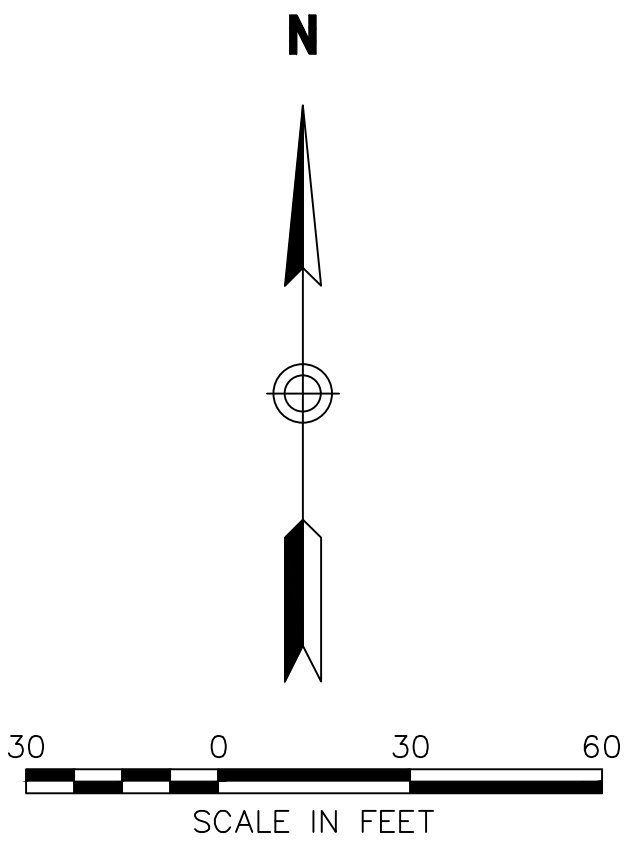
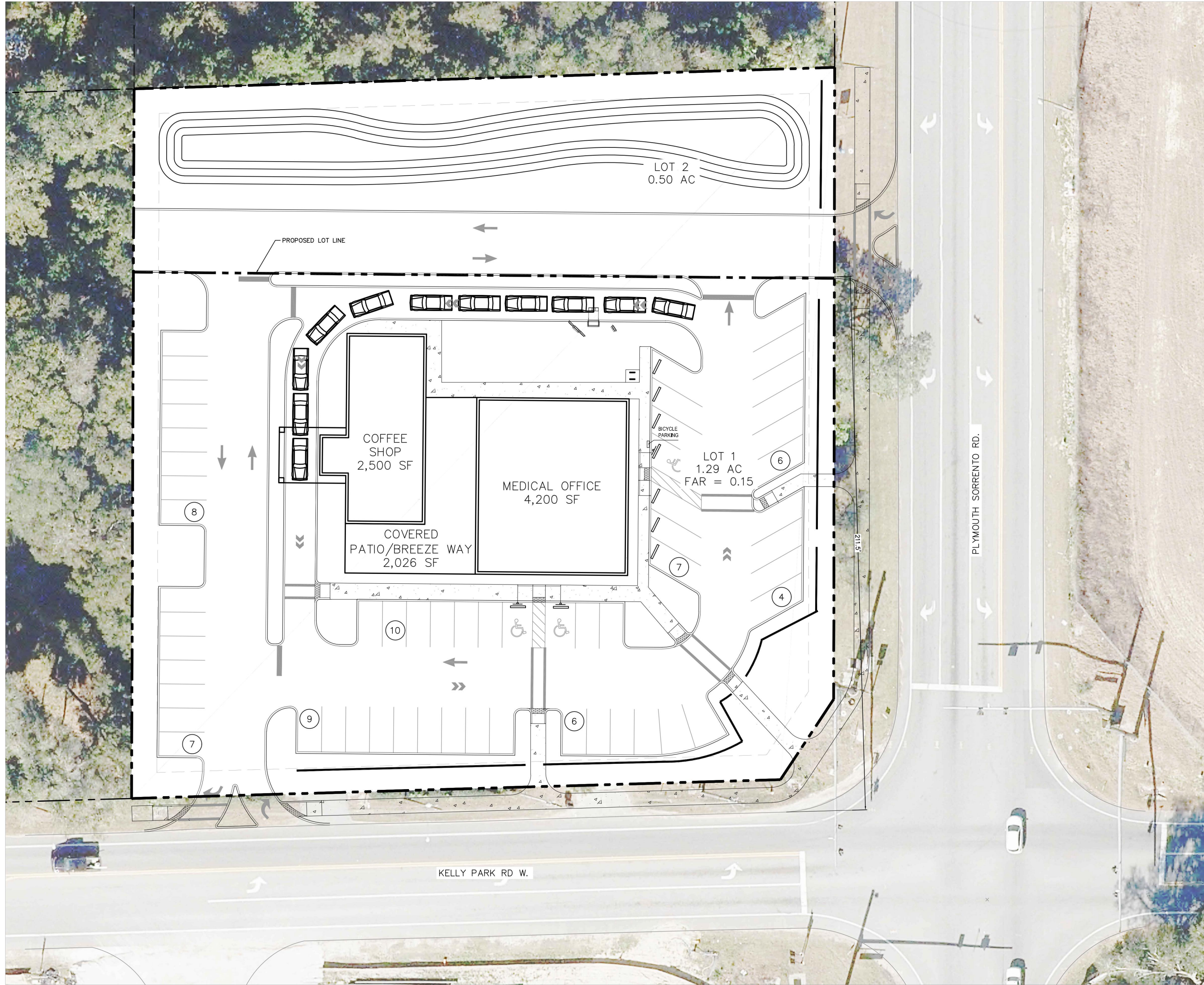
EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION M(2) - PARKING LOT LANDSCAPING AND LIGHTING IN APPENDIX A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM BASED CODE OF THE CITY OF APOKA LAND DEVELOPMENT CODE.

LANDSCAPE:

LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH SECTION M. - LANDSCAPE, BUFFERING AND SCREENING IN APPENDIX A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM BASED CODE OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

OWNERSHIP/MAINTENANCE:

STORMWATER TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE OWNER
DRAINAGE EASEMENTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE OWNER
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE OWNER
STORM SEWER SYSTEM	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE OWNER
OPEN SPACE/LANDSCAPE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE OWNER



Kelly Park Village Master Plan

Apopka, FL 32712

No.	Revision	Date	Appvd.
-----	----------	------	--------

Designed by	Checked by	Scale
		As Noted

Issued for _____	Date _____
------------------	------------

Master Plan Approval April 2023

Vertical Datum NAVD 88

Drawing Title

Master Plan

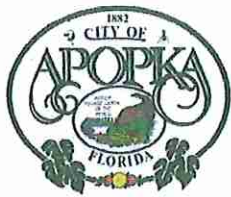
Drawing Number

C-100

Sheet _____ of _____

Project Number
64298.00

DATE: Aug. 03, 2023



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

-- FOR OFFICIAL USE ONLY--	
DATE SUBMITTED:	8-8-23
FEE PAID: \$	1200-
CHECK #:	CC
RECEIPT #:	360729

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

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

RECEIVED

AUG 08 2023

PLANNING & ZONING

Owner of Record:	HCH Development, LLC			
Address:	4275 Virginia Drive			
City:	Orlando	State:	FL	Zip: 328014
Phone:		E-Mail:		

Applicant:	Sarah Maier c/o Dewberry Engineers			
Address:	800 N. Magnolia Ave, Suite 1000			
City:	Orlando	State:	FL	Zip: 32803
Phone:	321.354.9653	E-Mail:	smaier@dewberry.com	

Subject Property Parcel I.D. #(s):	22-21-28-0000-00-068 and 22-21-28-0000-00-207
Subject Property Address:	2301 Coral Hills Road
Subject Property Size (acres):	6.36

ADJACENT PROPERTY:

Direction	Jurisdiction Circle One		Future Land Use	Zoning	Present Use
North	☒ City	County	N/A - SR 414	N/A	Limited Access Toll Road
East	☒ City	County	Commercial	C-C	Vacant
South	☒ City	County	Commercial	C-R	Convenience/Gas Station/Vacant
West	☒ City	County	Agriculture / Commercial	AG/C-C	Horse Farm/Vacant

Application for Future Land Use and/or Zoning Amendments

Page 2

Existing Use:	Vacant Commercial		Proposed Use:	Corporate headquarters and operations center for a landscape company	
FLU Amendment:	From:	N/A	To:	N/A	
Zoning Amendment:	From:	C-C	To:	C-R	
Number of Persons Residing on the Subject Property:			0		
Improvements Existing on Property:			None		
Additional Conditions Requested by Applicant:			Future Special Exception for outdoor storage		
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	X No
Stormwater Drainage:			X	Yes	No
Water:			X	Yes	No
Sewer:			X	Yes	No
Street Lights:				Yes	X No
Underwriter Approved Fire Hydrant:			X	Yes	No
Other:					

CERTIFICATION AND SIGNATURE

By: *Robert E. Cantu*
Owner(s) of Record (Signature)
ROBERT E. CANTU
(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 25th day of July, 2023,
by Robert E. Cantu who is personally known to me or has produced
_____ as Identification and who did / did not (circle one) take an
oath.

My Commission Expires: _____



Michael L. Chiorando
Notary Public (Signature)
Michael L. Chiorando
Notary Public (Print Name)

Zoning Review Standards

2301 Coral Hills Road

Rezoning Request from C-C to C-R

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

The proposed rezoning is consistent with the goals, objectives and policies of the comprehensive plan including meeting adopted levels of service for public facilities, being consistent with the future land use map and future land use designation, not contributing to urban sprawl, and protecting and/or mitigating natural resources located onsite.

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

Rezoning the subject property from C-C to C-R is not in conflict with the City's LDC. Rezonings are allowable when they are consistent with the City's goals, are compatible with surrounding uses and provide an orderly and a logical development pattern. This rezoning has demonstrated that it meets the City's review standards for a rezoning and will further the City's goals for development of under utilized and vacant land, employment opportunity and tax revenue.

3. Addresses a demonstrated community need.

The rezoning from C-C to C-R would permit lawn care maintenance as a use on the property. The Applicant desires to use this property to operate their lawn care maintenance business, bringing employee opportunities to City residents and tax revenue to the City.

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

The subject property is currently surrounded by mostly commercial land use and zoning districts. To the east and west across Clarcona Road and Coral Hills Road, respectively, are vacant properties with C-C zoning districts. South and adjacent to the subject property is C-R zoning, the same zoning designation requested for this property. The property to the south has a convenience store, gas station, and small retail shops; there is also some vacant commercial land and a stormwater pond. To the west across Coral Hills Road, there property with Agriculture land use and zoning, which is used for a horse ranch operation. On the north, the subject property is adjacent to SR 414. The proposed rezoning to C-R is compatible with the surrounding commercial zoning districts of C-R and C-C. The proposed use of lawn care maintenance is also compatible with the existing uses of convenience, gas and retail stores, as well as the horse ranch, as there are no

adverse impacts with noise, dust, air, and traffic to the existing horse ranch. Rezoning the subject property to C-R is appropriate and desirable.

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

Once rezoned, development of the subject property for use as a lawn care maintenance operation is compatible with the surrounding uses. Costa Farms (Exotic Angel Farms) has a large nursery operation at the opposite intersection of Keene Road and Clarcona Road. Sanctuary Florida has a large medicinal farming operation to the west. The convenience store and gas station are located adjacent to the subject site on the south property line. Just west of the subject property along Keene Road is the existing Waste Management landfill site, the former landfill site that is now the RCACF RC Flying Club. The northern perimeter of the subject site is adjacent to SR 414, and further north beyond SR 414 is a mix of commercial and industrial uses including self-storage and an outdoor used auto parts storage facility. The area has a mix of commercial, industrial and agriculture uses, with a large presence of outdoor storage or outdoor functions. Development of the subject site as a lawn care maintenance operation is logical and orderly with the existing development pattern and uses. While there are some vacant properties in the area, this development would not be considered leap-frog or sprawl as the area is firmly established with long term and ongoing business operations.

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

As discussed in the review standard above, the area is already established with a mix of commercial, industrial and agricultural uses with a large reliance of outdoor area for the function of the operations. The addition of a lawn care maintenance use to the area would not adversely affect the properties in the vicinity. Development of the vacant commercial property will generate employment opportunities for City residents and tax revenue for the City.

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

The subject site will be serviced by City water and wastewater, which has adequate capacity in the area. There are 2 existing paved roads that can provide access to the property. Stormwater management will be addressed on site. The proposed development will have no impact on schools or parks because it is a non-residential use. The property is located in the existing City service area for police, fire and emergency medical facilities. Any impacts to City services as a result of the proposed development will be addressed through the City's established concurrency management process.

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.

Rezoning the subject property to allow for a lawn care maintenance facility will not result in significantly adverse impacts on the natural environment. The property does not contain wetlands. Stormwater management will be retained onsite and meet all regulatory requirements. Impacts to trees and listed wildlife species will be permitted and mitigated according to the applicable required regulations including planting of replacement trees as required. There will be little impact to water, air and noise, as most of the services provided by the lawn maintenance facility are performed offsite at the customer's property. Development under the existing zoning district of Community Commercial would also be required to mitigate any impacts to the natural environment and would be subject to the same requirements as the development under the proposed rezoning.

DOCUMENTS REQUIRED FOR SUBMITTAL (Electronic Submission on 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;*

Please see the Future Land Use Map Amendment Justification Statement for a complete review of the Policies.

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

There are no LDC conflicts.

3. *Addresses a demonstrated community need;*

Housing is great demand in the City as seen by the adoption of the HDR-25 Ordinance.

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

To the west is the Beltway, to the north are apartments under construction, to the south is an industrial project and to the east is Occoee-Apopka Road. The application compatible.

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

This is an infill application with development occurring both north and south of the subject property.

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

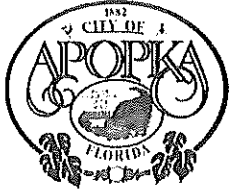
Property values will not be adversely impacted.

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

The south area of Apopka has been spurred toward development since the construction of the Hospital. Infrastructure is in place and the development will pay its fair share of the infrastructure through City development fees.

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*

Medicine Lake will be preserved and no adverse impacts are anticipated to the natural functioning 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:	7-28-23
FEE PAID: \$	3200 -
CHECK #:	CC
RECEIPT #:	360718

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

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:	Leon David F and Leon Michelle P				
Address:	Po Box 770252				
City:	Winter Garden	State:	FL	Zip:	34777
Phone:		E-Mail:			

Applicant:	Jim Hall				
Address:	HDSi 1302 Osprey Avenue				
City:	Orlando	State:	FL	Zip:	32803
Phone:	4072579235	E-Mail:	jimhall@halldsi.com		

Subject Property Parcel I.D. #(s):	19-21-28-0000-00-005
Subject Property Address:	2510 Ocoee Apopka Rd Apopka 32703
Subject Property Size (acres):	17.85 acres

ADJACENT PROPERTY:					
Direction	Jurisdiction Circle One		Future Land Use	Zoning	Present Use
North	City	County	RH	PD	vacant
East	City	County	OFFICE	O	vacant
South	City	County	INDUSTRIAL	I-L	industrial
West	City	County	NONE	NONE	Beltway

Application for Future Land Use and/or Zoning Amendments

Page 2

Existing Use:	vacant			Proposed Use:	multi-family		
FLU Amendment:	From:	RH		To:	HDR 25		
Zoning Amendment:	From:	ZIP		To:	PUD		
Number of Persons Residing on the Subject Property:				0			
Improvements Existing on Property:				none			
Additional Conditions Requested by Applicant:							
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:					Yes		No
Curb and Gutter:					Yes		No
Stormwater Drainage:					Yes		No
Water:					Yes		No
Sewer:					Yes		No
Street Lights:					Yes		No
Underwriter Approved Fire Hydrant:					Yes		No
Other:							

DOCUMENTS REQUIRED FOR SUBMITTAL (Electronic Submission on 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;*
 3. *Addresses a demonstrated community need;*
 4. *Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*
 5. *Would result in a logical and orderly development pattern;*
 6. *Would not adversely affect the property values in the area;*
 7. *Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and*
 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*

CERTIFICATION AND SIGNATURE

By: [Signature]
Owner(s) of Record (Signature)
David Leon
(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 David Leon who is personally known to me or has produced
as Identification and who did not (circle one) take an
oath.

My Commission Expires:

9/27/2024

[Signature]
Notary Public (Signature)

Rebekka Jannelli
Notary Public (Print Name)



REBEKKA IANNELLI
Commission # HH 046557
Expires September 27, 2024
Bonded thru Budget Notary Services

Land Use Plan

Date Issued: 07/12/2021

Latest Issue: 06/14/2023

Applicant:
HalDSi
1302 Osprey Ave
Orlando, FL 32803
Contact: Jim Hall
Email: jimhall@halldsi.com
Phone: 407.257.9235

Client:
Leon David F

Po Box 770252
Winter Garden, FL
34777-0252

Sheet Index:

- Page 1: Cover
- Page 2: Aerial
- Page 3: Wetlands
- Page 4: Enviromental Conditions
- Page 5: Land Use Plan
- Page 6: Survey

Hall Development Services Inc.

1302 Osprey Avenue Orlando, FL 32803
Ph: (407) 257-9235
Planning, Real Estate, and Entitlement Strategies
www.halldsi.com

Leon Property

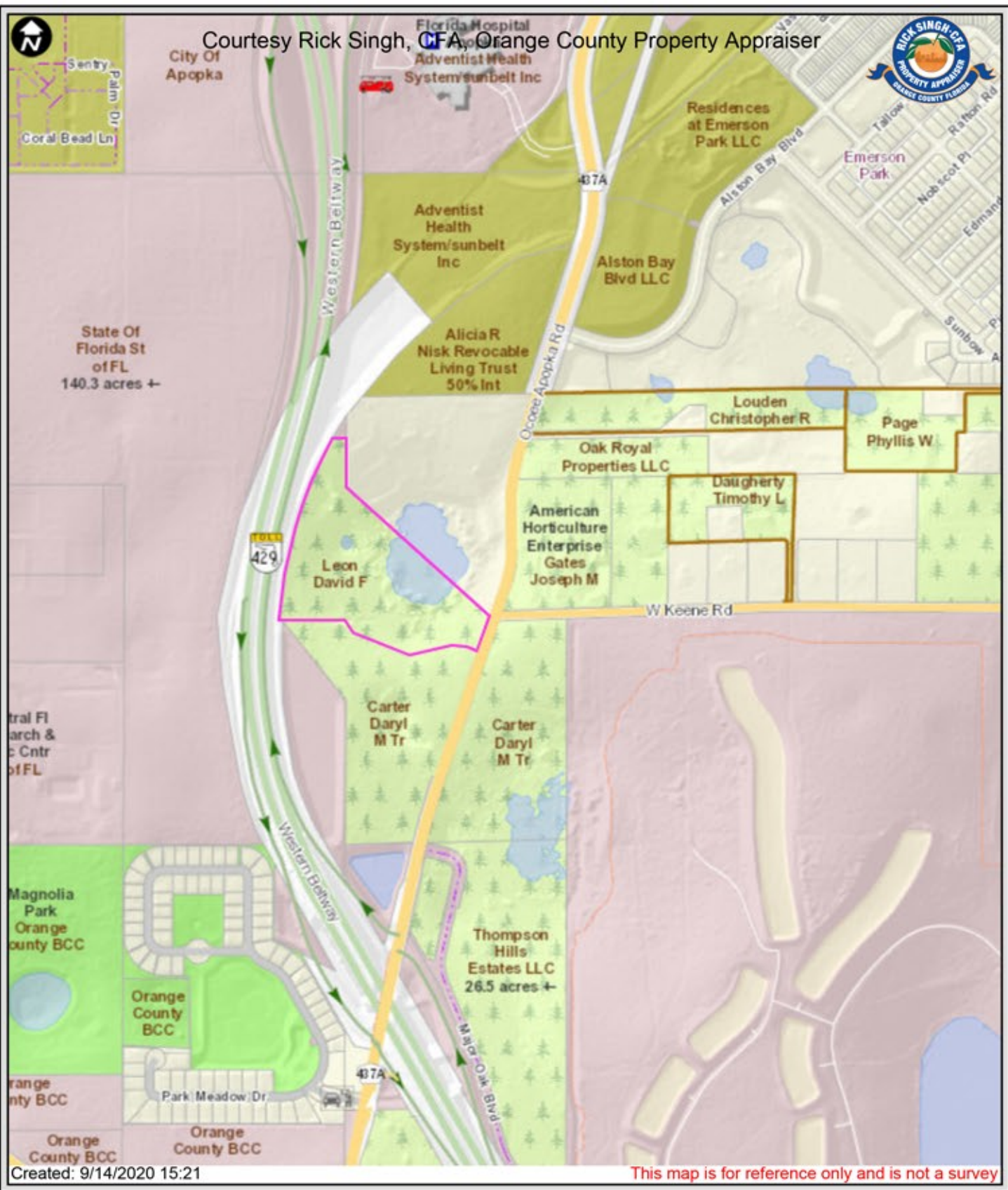
Apopka, FL

Parcel ID: 19-21-28-0000-00-005

Request: 300 residential units in midrise building

Legal Description:

PART OF SE1/4 SEC 19-21-28 & SW1/4 SEC 20-21-28 & NW1/4 SEC 29-21-28 DESC AS
BEG AE SE COR SEC 19 RUN S 28 DEG E 86.32 FT S 66 DEG E 361.46 FT N 78 DEG E
258.68 FT S 83 DEG E 96.67 FT S 69 DEG E 61.23 FT N 18 DEG E 219.46 FT N 46 DEG W
TO A PT LYING 238.63 FT S OF NW COR SW1/4 OF SW1/4 OF SEC 20 N 288 FT M/L TO
EXPWY W 83.97 FT SWLY 988.04 FT TH E 392.06 FT TO POBR



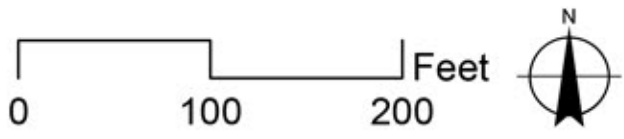
Prior Park House St. James, Barbados
Ph: (246) 421-6875
Geospatial Project Management, Application Development, Base Mapping
www.georbis.com



Title:
AERIAL

Project:
**LEON
PROPERTY**

Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

Aerial Photography Source: FDOT 2017
Path: G:\20021_Leon\MXD\SiteMap_Leon24x36L.mxd

SHEET NO.

02



Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

2510 Ocoee Apopka Road
Orange County, Florida
Figure
Wetland Map

180 Feet
Project #: 1215-296
Produced By: LPM
Date: 8/26/2021



Wetlands

Legend

- Subject Property
- Wetlands

Notes:



Topography & Floodplain

Legend

- Topography (5 ft.)
- Subject Property

Fema Flood Zones

- AE
- X

Source:
Topography - SFWMD 5 ft.
Boundary - Orange County Property Appraiser
Floodplain - Fema Flood Hazard Zone Lines
Dated June 1, 2018



Soils Map

Legend

- Subject Property
- Map Unit Symbol - Map Unit Name
- 47 - Tavares-Millhopper fine sands, 0 to 5 percent slopes
- 6 - Candler-Apopka fine sands, 5 to 12 percent slopes
- 99 - Not Classified

Source:
Soil Survey of Orange County, Florida
National Cooperative Soil Survey,
Issued August 1989



Aerial & Existing Land Use

Legend

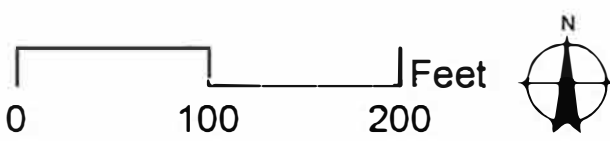
- Subject Property
- Land Use Cover
- 520 - Lakes
- 630 - Wetland Forested Mixed
- 641 - Freshwater Marshes
- 643 - Wet Prairies
- 814 - Roads and Highways

Source:
Aerial - FDOT - 2017 Orange County Orthophotos
FLUCFCS - Statewide Land Use Land Cover 2004-2017

Title:
ENVIROMENTAL
CONDITIONS

Project:
LEON
PROPERTY

Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

Aerial Photography Source: FDOT 2017
Path: G:\20021_Leon\X\SiteMap_Leon24x36.mxd

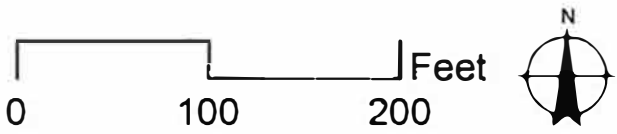
SHEET NO.



Title:
**LAND USE
PLAN**

Project:
**LEON
PROPERTY**

Location:
APOPKA, FL



ISSUED	
DATE:	FOR:

KEY PLAN

Aerial Photography Source: FDOT 2017

Path: G:\20021_Leon\XDI\SiteMap_Leon24x36.mxd

SHEET NO.

05

SITE DATUM	
Gross acreage:	17.85
Net acreage:	12.07
Current Use on the Property:	Vacant
Current Future Land Use Designation:	RH
Requested Future Land Use Designation:	HDR-25
Current Zoning:	T
Requested Zoning:	PUD
Proposed Use & Development Program:	300 residential units

DEVELOPMENT PROGRAM					
Land Use	ITE	Acres	Units	Trip Gen Rate	Trips
Apartments mid rise	221	12.07	300	4.64	1,392
ITE rate 221					

Permitted land uses Apartments

Residential density 25 du/acre

SCHOOL AGE POPULATION				
Land Use	Units	Elementary	Middle	High
Mid rise	300	42	20	24

Total School Children 86

DEVELOPMENT STANDARDS	
Perimeter building setback	10’
Ocoee-Apopka Road building setback	18’
Beltway building setback	25’
Perimeter paving setback	7.5’

RESIDENTIAL STANDARDS	
Min. living area	500 SF
Max. lot coverage	75%
Building separation	20’
Building Height	65’

Parking	
Vehicle Parking	1/studio and 1 bedroom for residents; 1.35 for all other units for residents; 0.1/resident space for visitors
Bicycle Parking	15 spaces

Landscaping	per 5.2.5. - Landscaping and Buffer Standards B.
Tree Protection	per Section 5.3. - Tree Protection Standards
Open Space	30%

ACCESS	
Ocoee-Apopka Road will provide vehicle access.	

SIGNAGE	
Will comply with Section 5.10. - Signs of the LDC.	
Billboards shall be prohibited	

PHASING	
Multi-phase; to be determined at PDP	

STORMWATER	
Will comply with City and Water Management District standards	

SERVICE PROVIDERS	
Water Service	Apopka
Wastewater	Apopka

NOTES	
1.	Ownership of storm water management facilities shall be determined at PDP.
2.	Open space to be owned and maintained by the POA.

Legend

-  Subject Property
-  Orange County Parcels

ALTA / ACSM LAND TITLE SURVEY

HEIDRICH AND LEON PARCELS

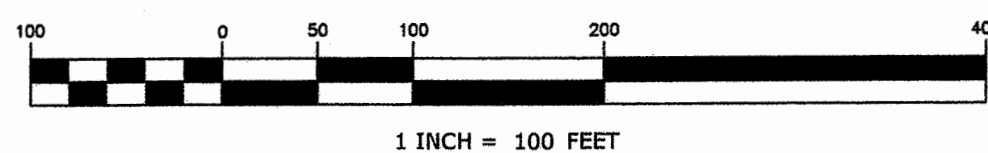
A PORTION OF SECTIONS 19, 20 AND 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST

ORANGE COUNTY, FLORIDA

PAGE 2 OF 4



GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	84.15'(M)	N89°57'52"E(M)
	84.04'(D)	N89°59'13"E(D)
L2	61.20'(M)	N69°48'44"W(M)
	61.23'(D)	N69°52'09"W(D)
L3	96.64'(M)	N83°00'33"W(M)
	96.67'(D)	N83°01'06"W(D)
L4	86.19'(M)	N30°27'57"W(M)
	86.32'(D)	N30°33'34"W(D)

LAND AREA CALCULATIONS

21.55524 ACRES	HEIDRICH PARCEL
4.99648 ACRES	LEON PARCEL #1
12.92630 ACRES	LEON PARCEL #2
39.47800 ACRES	TOTAL AREA

SYMBOL LEGEND

- PINE TREE
- OAK TREE
- RAIN TREE
- PALM TREE
- PECAN TREE
- CAMPHOR TREE
- MAGNOLIA TREE
- WELL
- WOOD POWER POLE
- GUY ANCHOR
- IRON ROD AND CAP
- CONCRETE MONUMENT
- IRON PIPE
- BENCHMARK
- WETLANDS DELINEATION FLAG

ABBREVIATIONS

- CB CONCRETE BLOCK
- CONC CONCRETE
- (TYP) TYPICAL
- INV INVERT
- WLA WETLAND LOCATION FLAG
- EL ELEVATION
- OHV OVERHEAD WIRE
- TOL BURIED TELEPHONE LINE
- GAS BURIED GAS LINE
- RCP REINFORCED CONCRETE PIPE
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- (C) CALCULATED
- (M) FIELD MEASURED
- (D) PER LEGAL DESCRIPTION
- C.C.R. CERTIFIED CORNER RECORD
- IRC IRON ROD AND CAP
- FND FOUND
- PVMT PAVEMENT
- SEC SECTION
- TWP TOWNSHIP
- RNG RANGE
- ID IDENTIFICATION
- QM CONCRETE MONUMENT
- IP IRON PIPE
- S.R. STATE ROAD
- C.R. COUNTY ROAD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- W/W WITH

CURVE	DELTA	RADIUS	LENGTH	CH BRG
C 1	19°10'52"	1175.92'	393.66'	S08°11'43"W
C 2	20°22'18"	542.96'	193.05'	N08°40'08"E
C 3	9°18'13"	2714.79'	440.82'(M)	N08°23'39"E(M)
			440.97'(D)	N08°24'59"E(D)
C 4	11°32'55"	2714.79'	547.19'(M)	N18°51'36"E(M)
			547.14'(D)	N18°50'36"E(D)
C 5	3°04'34"	2774.00'	148.93'(M)	N28°07'51"E(M)
			149.08'(D)	N28°11'21"E(D)

CFCs

CENTRAL FLORIDA CONSULTING SURVEYORS

629 Maitland Avenue - Altamonte Springs, FL 32701

Tel: (407) 767-0166 Fax: (407) 767-8558

email: cfc6771@cfl.rr.com
Certificate of Authorization No. LB6771



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

-- FOR OFFICIAL USE ONLY--	
DATE SUBMITTED:	10.2.23
FEE PAID: \$	4000 -
CHECK #:	204080
RECEIPT #:	300671

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

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

Owner of Record:	WMG Acquisitions LLC			
Address:	1200 Network Centre Drive Suite 2			
City:	Effingham	State:	IL	Zip: 62401
Phone:		E-Mail:		

Applicant:	Erika Hughes - VHB			
Address:	225 E. Robinson Street, Suite 300			
City:	Orlando	State:	FL	Zip: 32801
Phone:	407.893.4769	E-Mail:	ehughes@vhb.com	

Subject Property Parcel I.D. #(s):	12-20-27-0000-00-027; 12-20-27-0000-00-056; 12-20-27-0000-00-054
Subject Property Address:	3001 & 3013 W Kelly Park Rd; 5012 Plymouth Sorrento Rd
Subject Property Size (acres):	1.79

ADJACENT PROPERTY:

Direction	Jurisdiction Circle One		Future Land Use	Zoning	Present Use
North	City	County	Rural	A-1	Ag Facilities
East	City	County	Rural	A-1	Flower Nursery
South	City	County	Mixed-Use	MU-VC	Grocery Retail
West	City	County	FLU-IP	ZIP	Vacant Single Family Du

Application for Future Land Use and/or Zoning Amendments

Page 2

Existing Use:	Vacant single family residential		Proposed Use:	Mixed Use Retail	
FLU Amendment:	From:	Rural (In Progress)	To:	Mixed Use	
Zoning Amendment:	From:	ZIP 	To:	MU-VC	
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:				Yes	No
Water:			X	Yes	No
Sewer:			X	Yes	No
Street Lights:			X	Yes	No
Underwriter Approved Fire Hydrant:				Yes	No
Other:					

DOCUMENTS REQUIRED FOR SUBMITTAL (Electronic Submission on 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;*
 3. *Addresses a demonstrated community need;*
 4. *Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*
 5. *Would result in a logical and orderly development pattern;*
 6. *Would not adversely affect the property values in the area;*
 7. *Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and*
 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*

CERTIFICATION AND SIGNATURE

By:


Owner(s) of Record (Signature)
Craig E Kopko
(Print Name)

By:

Owner(s) of Record (Signature)

(Print Name)

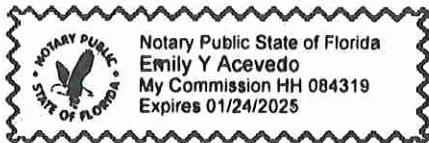
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 12th day of April, 2023,
by Craig E Kopko who is personally known to me or has produced

as Identification and who did / did not (circle one) take an
oath.

My Commission Expires:

01/24/25




Notary Public (Signature)

Emily Y. Acevedo
Notary Public (Print Name)



To: Jean Sanchez, Planning Manager
City of Apopka
120 East Main Street
Apopka, FL 32703

Date: April 20, 2023
Project #: 64298.00

Memorandum

From: Erika Hughes, VHB

Re: WMG Kelly Park KPI Rezoning Request

Zoning Review Standards

Listed below are responses to the zoning review standards listed on the FLU_Zoning Amendment Application.

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

Currently the subject property has a future land use (FLU) designation of FLU-IP (Future Land Use – In Progress), and is located within the Kelly Park Interchange Plan (a/k/a the Wekiva Parkway Interchange Vision Plan) area. As described in Policy 20.2 of the City's Comprehensive Plan, the Wekiva Parkway Interchange Plan area is generally comprised of a one-mile radius from the Wekiva Parkway and Kelly Park Road interchange. The Wekiva Parkway Interchange Plan was prepared by the City in 2009 as required by the Wekiva Parkway and Protection Act. Specifically, the plan was developed to accommodate new development that supports regional markets relying on the Wekiva Parkway for the movement of goods and people; is designed to complement the surrounding areas and protects water and wildlife resource. Policy 20.9 states that development within the Wekiva Parkway Interchange Plan area shall be assigned a Mixed-use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outlined in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan. Within the Wekiva Parkway Interchange Vision Plan, character districts are identified that are necessary to support the anticipated development program within the Vision Plan area. The subject property is within the Village Center character district. The primary intent of the Village Center is to create a safe, vibrant and pedestrian-oriented village center that can support a variety of residential, retail, commercial, office and entertainment uses.

Due to the subject property's location in the Wekiva Parkway Interchange Plan area, this Future Land Use (FLU) amendment seeks to change current designations from FLU-In Progress to Mixed Use Village Center (MU-VC) which is consistent with the City's Comprehensive Plan and LDC. Concurrently, a rezoning request is being submitted requesting a zoning change from T (Transitional, no zoning) to MU-KPI (Mixed Use Kelly Park Interchange).

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

Changing the subject property's FLU designation from FLU-IP to Mixed Use will not be in any conflict with the City's LDC. Per Appendix A of the City's LDC, properties located within one-mile of the Kelly Park and Wekiva Parkway interchange are required to adhere to the Kelly Park Interchange Mixed Use form based code. As shown on the Master Plan, the proposed development standards meet the requirements listed in Appendix A – Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code. Concurrently with the FLU amendment change request, a rezoning application is being submitted concurrently requesting a change from Transition to MU-KPI, with a Village

Center overlay. This request is consistent with Wekiva Parkway Interchange Vision Plan exhibit shown in Appendix A of the City's LDC.

3. ***Addresses a demonstrated community need;***

The proposed development is for a mixed-use non-residential development including a dental office and coffee shop. This use is consistent with the Village Center Overlay District in the Wekiva Parkway Interchange Plan. The proposed development will serve the numerous residential developments being approved and under construction in the surrounding area.

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

The surrounding land uses are shown below:

	Future Land Use	Zoning	Existing Use
North	Rural (Orange County)	A-1 (Orange County)	Vacant Mobile Home
East	Rural (Orange County)	A-1 (Orange County)	Landscape Nursery
South	Mixed Use	MU-VC	Grocery Store
West	FLU-IP	T	Vacant

The surrounding property is zoned mixed-use or transition and will be required to rezone to MU-KPI per the requirements of the Kelly Park Interchange Vision Plan. The proposed development is compatible with the surrounding area.

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

The proposed development adheres to the standards of the Kelly Park Interchange Vision Plan. Policy 20.19 requires development to provide direct bicycle and pedestrian connections between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks and schools. As shown on the site plan, access to the proposed development is provided from Plymouth Sorrento Road and Kelly Park Road. Pedestrian connections are provided along each roadway frontage with a plaza at the intersection of Kelly Park Road and Plymouth Sorrento Road. Connectivity to the surrounding property can be achieved via the internal east west road proposed on the site plan.

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

The proposed FLU amendment will not adversely affect the property values in the area. The proposed development is for non-residential permitted uses consistent with the Wekiva Parkway Interchange Form Based Code. Currently, the parcels show an assessed value of approximately \$65,000 on the Orange County Property Appraiser; the previous single family dwelling units have been demolished. When development is completed, the property value will more than double in worth and will also generate new tax revenues for the City.

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

The proposed development has frontage along Kelly Park Road and Plymouth Sorrento Road; public facilities are located within the right of way. A stormwater pond is planned on-site to serve the development.

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

The proposed FLU amendment would not result in significantly adverse impacts on the natural environment. The development parcels do not contain environmentally sensitive areas. Construction will adhere to all requisite rules and standards listed in the City's LDC.

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

GENERAL SITE DATA:

GENERAL:

DEVELOPMENT PLAN CHART		
PARCEL ID NUMBERS	12-20-27-0000-00-027; 12-20-27-0000-00-056; 12-20-27-0000-00-054	
CURRENT FUTURE LAND USE	FLU-IP	
PROPOSED FUTURE LAND USE	MIXED USE	
CURRENT ZONING	TRANSITION	
PROPOSED ZONING	MU-KPI (MIXED USE - KELLY PARK INTERCHANGE)	
PROPOSED CHARACTER DISTRICT	VILLAGE CENTER	
ADJACENT FUTURE LAND USE	NORTH (COUNTY): RURAL	
	EAST (COUNTY): RURAL	
	SOUTH (CITY): MIXED-USE	
ADJACENT ZONING	WEST (CITY): FUTURE LAND USE IN PROGRESS	
	NORTH (COUNTY): A-1 (AGRICULTURAL)	
	EAST (COUNTY): A-1 (AGRICULTURAL)	
ADJACENT ZONING	SOUTH (CITY): MU-VC (MIXED USE VILLAGE CENTER)	
	WEST (CITY): T (TRANSITIONAL)	
ACREAGE/SQUARE FOOTAGE	1.79 AC	
BUILDING HEIGHT	PROPOSED: 1 STORY	MAX: 5 STORIES
NET FAR	PROPOSED: 0.15	MAX: 1.0
BUILDING SETBACKS	PROPOSED: FRONT: 20' SIDE: 75' REAR: 30'	
	REQUIRED: FRONT: 8' SIDE: 0' REAR: 10'	
OPEN SPACE	PROVIDED: 0.18 AC (10%)	
	REQUIRED: 0.18 AC (10%)	
PARKING SPACES	PROVIDED: 66	
	REQUIRED: 32	
BICYCLE SPACES	PROVIDED: 4	
	REQUIRED: 4	
WAIVER REQUEST	YES:	NO: X
VARIANCE REQUEST	YES:	NO: X

PHASING:

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

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA

SIGNAGE:

SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION O. - SIGNS IN APPENDIX A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM BASED CODE OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

LIGHTING:

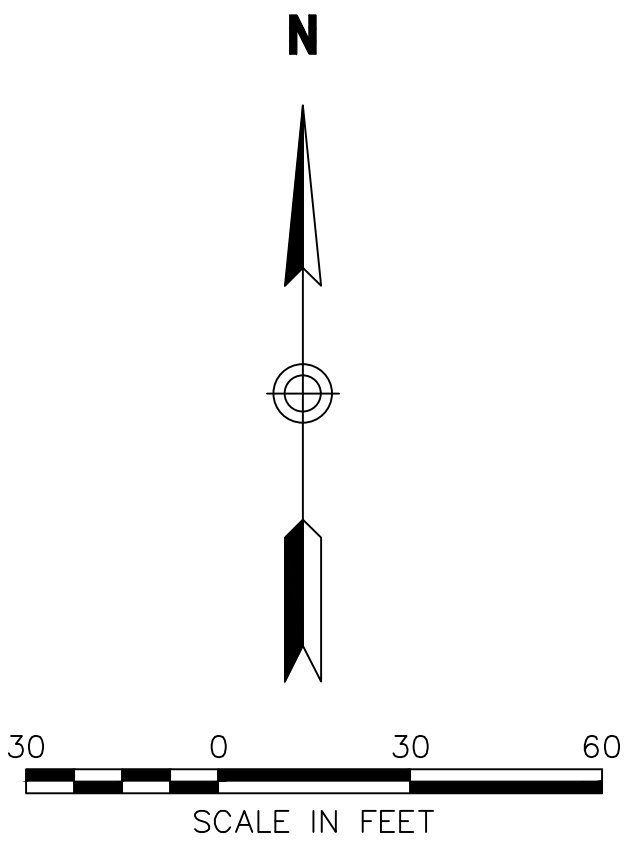
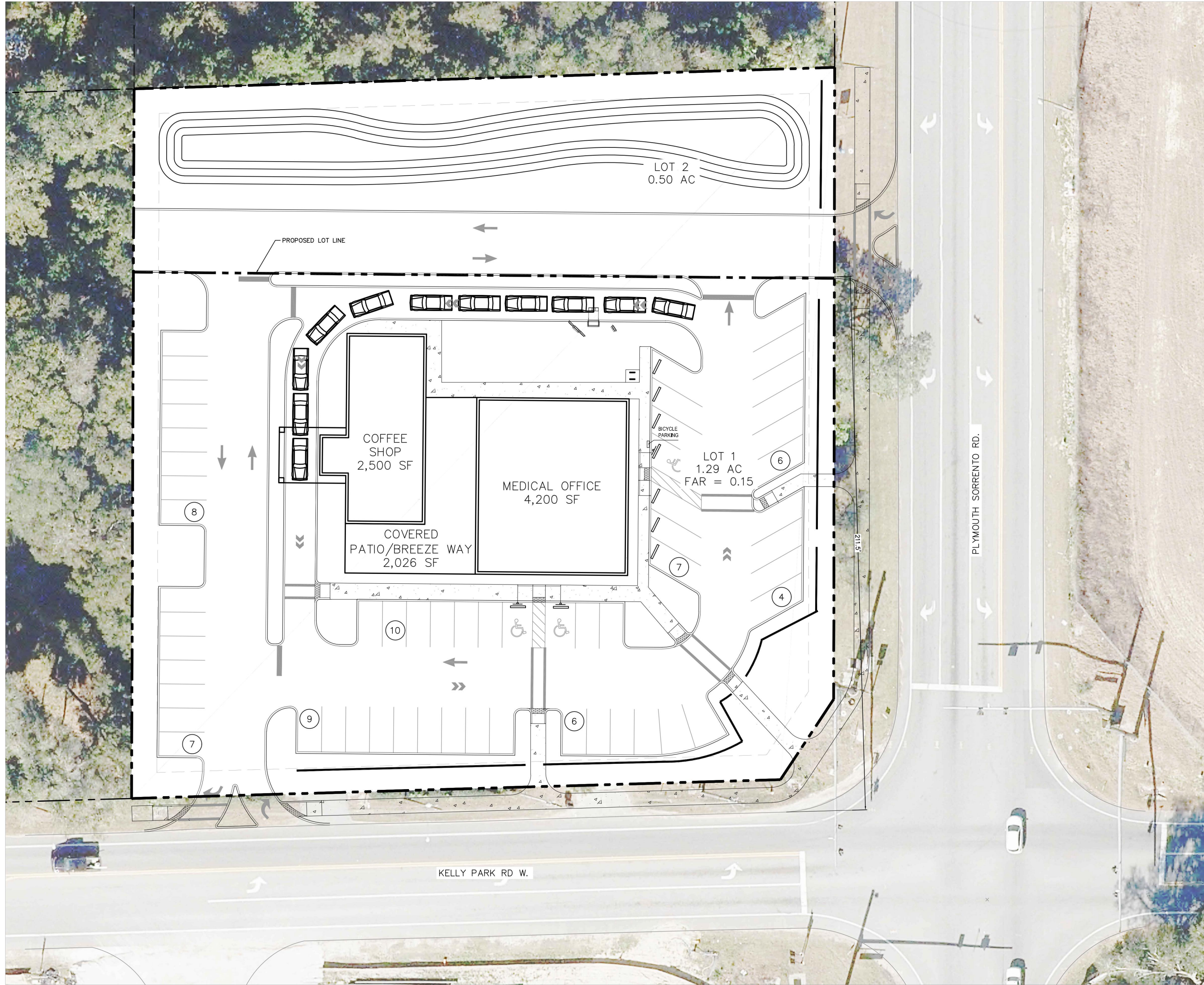
EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION M(2) - PARKING LOT LANDSCAPING AND LIGHTING IN APPENDIX A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM BASED CODE OF THE CITY OF APOKA LAND DEVELOPMENT CODE.

LANDSCAPE:

LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH SECTION M. - LANDSCAPE, BUFFERING AND SCREENING IN APPENDIX A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM BASED CODE OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

OWNERSHIP/MAINTENANCE:

STORMWATER TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE OWNER
DRAINAGE EASEMENTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE OWNER
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE OWNER
STORM SEWER SYSTEM	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE OWNER
OPEN SPACE/LANDSCAPE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE OWNER



Kelly Park Village Master Plan

Apopka, FL 32712

No.	Revision	Date	Appvd.
-----	----------	------	--------

Designed by	Checked by	Scale
		As Noted

Issued for _____	Date _____
------------------	------------

Master Plan Approval

April 2023

Vertical Datum NAVD 88

Drawing Title

Master Plan

Drawing Number

C-100

Sheet _____ of _____

Project Number
64298.00

DATE: Aug. 03, 2023

CONSTRUCTION PLANS - PHASE II AND OVERALL PROJECT PHASING/ SEQUENCING PLANS NORTHSTAR LOGISTICS CENTER 1220 OCOEE APOPKA RD., APOPKA, FLORIDA

PARCEL I.D. No.
16-21-28-0000-00-004

SITE VICINITY MAP

OWNER/APPLICANT: CLPF CADENCE NORTHSTAR LLC
301 E. PINE STREET, SUITE 750
ORLANDO, FL 32801
PHONE: (407) 489-0042
EMAIL: TODD@CADENCEPARTNERSLLC.COM

ARCHITECT: C4 ARCHITECTURE
135 WEST CENTRAL BOULEVARD SUITE 400
ORLANDO, FL 32801
PHONE: (407) 363-6136 EXT. 203
EMAIL: DREYES@C4ARCHTECTURE.COM

GEOTECHNICAL: PROFESSIONAL SERVICE INDUSTRIES, INC
1748 33RD STREET
ORLANDO, FL 32839
PHONE: (407) 304-5560
FAX: (407) 304-5561

SURVEYOR: ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FL 32708
PHONE: (407) 677-0200



NOT TO SCALE

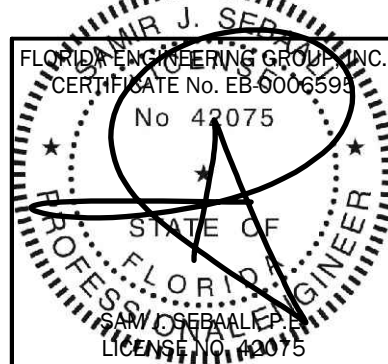
UTILITY COMPANIES

WATER:	(407) 703-1731	CITY OF APOPKA
SEWER:	(407) 703-1731	CITY OF APOPKA
ELECTRIC:	(800) 778-9140	DUKE ENERGY
TELEPHONE:	(855) 742-6062	CENTURYLINK
CABLE:	(407) 832-9626	CENTRAL FLORIDA EXPRESSWAY AUTHORITY
CABLE:	(800) 624-9675	MCI
GAS:		LAKE APOPKA NATURAL GAS DISTRICT



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us



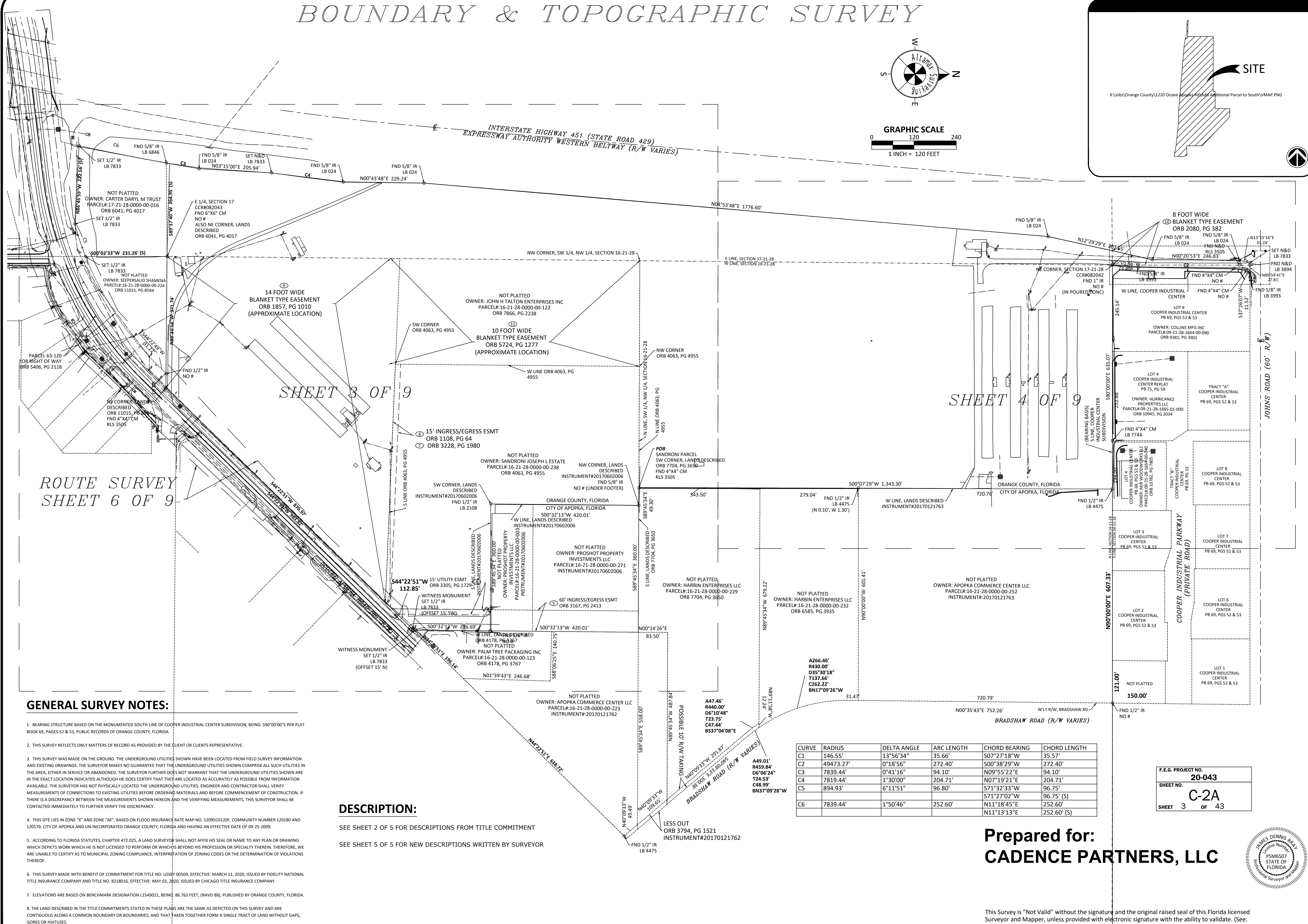
THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY SAM J. SEBAALI, P.E. ON JULY 21,
2023 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

7/26/2023

SAM J. SEBAALI, P.E.
LICENSE NO. 42075

					PLAN SHEET INDEX																		
					CIVIL DRAWINGS C-1A COVER SHEET C-1B PLAN SHEET INDEX C-2A BOUNDARY & TOPOGRAPHIC SURVEY (1 OF 9) C-2B BOUNDARY & TOPOGRAPHIC SURVEY (2 OF 9) C-2C BOUNDARY & TOPOGRAPHIC SURVEY (3 OF 9) C-2D BOUNDARY & TOPOGRAPHIC SURVEY (4 OF 9) C-2E BOUNDARY & TOPOGRAPHIC SURVEY (5 OF 9) C-2F BOUNDARY & TOPOGRAPHIC SURVEY (6 OF 9) C-2G BOUNDARY & TOPOGRAPHIC SURVEY (7 OF 9) C-2H BOUNDARY & TOPOGRAPHIC SURVEY (8 OF 9) C-2I BOUNDARY & TOPOGRAPHIC SURVEY (9 OF 9) C-3 LEGEND, NOTES, AND SPECIFICATIONS C-4A SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN C-4B SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION NOTES C-4C TREE REMOVAL AND TREE PRESERVATION CHART C-5A OVERALL PHASING PLAN C-5B PHASE IA - OVERALL SITE PLAN C-5C PHASE IIA - OVERALL SITE PLAN C-5D PHASE IIB - OVERALL SITE PLAN C-5E PHASE IB - OVERALL SITE PLAN C-5F SITE DATA AND GEOMETRY NOTES C-5G PHASE IIA - SITE GEOMETRY PLAN C-5H PHASE IIB - SITE GEOMETRY PLAN C-6A PHASE IIA - SITE PAVING, GRADING, AND DRAINAGE PLAN C-6B PHASE IIB - SITE PAVING, GRADING, AND DRAINAGE PLAN C-6C SITE PAVING, GRADING, AND DRAINAGE NOTES C-7A PHASE IIA - SITE UTILITY PLAN C-7B PHASE IIB - SITE UTILITY PLAN C-7C SITE UTILITY NOTES C-7D SITE UTILITY CONFLICTS C-8 SITE CONSTRUCTION DETAILS C-9A CITY OF APOPKA WATER AND SEWER DETAILS (1 OF 2) C-9B CITY OF APOPKA WATER AND SEWER DETAILS (2 OF 2) C-10A SITE CROSS SECTIONS (1 OF 3) C-10B SITE CROSS SECTIONS (2 OF 3) C-10C SITE CROSS SECTIONS (3 OF 3) C-11A FIRE AUTOTURN PLAN (1 OF 2) C-11B WB-55 AUTOTURN PLAN (2 OF 2)					LANDSCAPE DRAWINGS L-1 PHASE IIA - SITE LANDSCAPE AND SIGHT DISTANCE PLAN L-2 PHASE IIB - SITE LANDSCAPE AND SIGHT DISTANCE PLAN L-3 SITE LANDSCAPE AND IRRIGATION NOTES L-4 PHASE IIA - SITE IRRIGATION PLAN L-5 PHASE IIB - SITE IRRIGATION PLAN													
					CONSTRUCTION PLANS - PHASE II AND OVERALL PROJECT PHASING/ SEQUENCING PLANS NORTHSTAR LOGISTICS CENTER 1220 OCOEE APOPKA RD., APOPKA, FLORIDA					FEG FLORIDA ENGINEERING GROUP Engineering the Future		5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 www.feg-inc.us		PLAN SHEET INDEX		PROJECT NO. 20-043	SCALE NOTED	DATE JULY 21, 2023	SHEET NO. C-1B	SHEET 2 OF 43	FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. EB-6006599 No. 42075 STATE OF FLORIDA PROFESSIONAL ENGINEER 7/26/2023	THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALKI, P.E. ON JULY 21, 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.	

BOUNDARY & TOPOGRAPHIC SURVEY



BB - BOTTOM OF BANK
BC - BACK OF CURB
BFL - BACKFLOW PREVENTER
BHM - BUILDING HEIGHT MEASUREMENT
BM - BENCHMARK
B - BOLLARD
-E - BURIED ELECTRIC
A - CENTRAL ANGLE
CBW - CONCRETE BLOCK WALL
CC - COVERED CONCRETE
CF - CONCRETE FUME
CHW - CONCRETE HEADWALL
CJ - CHAIN LINK FENCE
CL - CENTERLINE
CM - CONCRETE MONUMENT
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
COP - CONCRETE
COVD - CONCRETE
CP - CONCRETE PAD
CW - CONCRETE WALL
(D) - DESCRIBED
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DOT - DOT INLET
DP - DUMPSTER PAD
DW - DRIVEWAY
EM - ELECTRIC METER
EB - ELECTRIC BOX
ESMT - EASEMENT
EP - EDGE OF PAVEMENT
FIRM - FLOOD INSURANCE RATE MAP
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FL - FLOW LINE
FND - FOUND
FOC - FIBER OPTIC CABLE BOX
F - FIBER OPTIC CABLE LINE
G - GAS LINE
GM - GAS METER
GV - GAS VALVE
GUY - GUY WIRE ANCHOR
HP - HANDICAP PARKING
HR - HANDICAP RAMP
INV - INVERT ELEVATION
IP - IRON PIPE
IR - IRON ROD
JB - JUNCTION BOX
L - LIGHT POLE
LMA - LANDSCAPED AREA
(M) - MEASURED
MF - METAL FENCE
ML - METAL LID
MS - METAL SHED
MTER - MITERED END SECTION
MON - MONITORING WELL
N&D - NAIL AND DISK
NAVD - NORTH AMERICAN VERTICAL DATUM
NGVD - NATIONAL GEODETIC VERTICAL DATUM
NTS - NOT TO SCALE
OL - ON LINE
ORB - OFFICIAL RECORDS BOOK
OW - OVERHEAD WIRE
OWK - OVERHEAD WALKWAY
PI - PLAT
PB - PLAT BOOK
PC - POINT OF CURVATURE
PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP
PE - PER ENGINEERING PLANS
PG - PAGE
PI - POINT OF INTERSECTION
POR - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
RPS - PARKING SPACES
PT - POINT OF TANGENCY
PVC - PLASTIC PIPE
R - RADIUS
RP - RAMP
RCP - REINFORCED CONCRETE PIPE
RW - REUSE WATER METER
RW - REUSE WATER VALVE
R/W - RIGHT OF WAY
R/W - SANITARY MANHOLE
(S) - SANITARY LINE
SDO - AS SURVEYED
SN - SHOWN FOR DIRECTION ONLY
SN - SIGN
SWF - STOCK WIRE FENCE
00.00 - SPOT ELEVATION
DI - STORM/RAIN LINE
DI - STORM INLET
DI - STORM MANHOLE
DI - TELEPHONE LINE
DI - TELEPHONE POLE
DI - TRAFFIC SIGN
DI - TRANSFORMER/JUNCTION BOX
DI - TRAFFIC POLE
DI - TRAFFIC SIGNAL
DI - TRAFFIC SIGNAL WIRE
DI - CABLE TV RISER
DI - TYPICAL
DI - UTILITY EASEMENT
DI - UTILITY POLE
DI - WATER LINE
DI - W - WATER LINE
DI - WOOD FENCE
DI - WOOD SHED
DI - WATER METER
DI - WATER VALVE
DI - NUMBER
DI - EASEMENT NUMBER

ADDRESS:
1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

JOB NO. 903475
CF NO. ORG-16-21-28-ADD PARCEL-ADD RW2
FIELD DATE: 05-28-2020
SCALE: VARIES
DRAWN BY: PJT

Date:	Description	By:
12-15-2020	Addition Legal Descriptions	PJT
12-16-2020	Add Parcel 17-21-28-0000-00-016	PJT
02-25-2021	Add Additional Title & Address Comments	PJT
03-23-2021	Add Tree Survey & Route Survey	PJT
04-02-2021	Add Traffic Stripes	PJT
7/23/2021	Route Survey of Marden Road	PJT
10/7/2021	Add underground utilities Marden Road	PJT
10/25/2021	Add Wetlands	PJT

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
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www.altamaxsurveying.com

James D. Bray, PSM 6507

SHEET 1 OF 9

GENERAL SURVEY NOTES:

- BEARING STRUCTURE BASED ON THE MONUMENTED SOUTH LINE OF COOPER INDUSTRIAL CENTER SUBDIVISION; BEING: S90°00'00"E PER PLAT BOOK 69, PAGES 52 & 53, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONE "X" AND ZONE "AE", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0120F, COMMUNITY NUMBER 120180 AND 120175, CITY OF APOPKA AND UNINCORPORATED ORANGE COUNTY, FLORIDA AND HAVING AN EFFECTIVE DATE OF 09-25-2009.
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. LOSKY 00509, EFFECTIVE: MARCH 11, 2020, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND TITLE NO. 8218016, EFFECTIVE: MAY 03, 2020, ISSUED BY CHICAGO TITLE INSURANCE COMPANY.
- ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION L1549021, BEING: 86.762 FEET, (NAVD 88), PUBLISHED BY ORANGE COUNTY, FLORIDA.
- THE LAND DESCRIBED IN THE TITLE COMMITMENTS STATED IN THESE PLANS ARE THE SAME AS DEPICTED ON THIS SURVEY AND ARE CONTIGUOUS ALONG A COMMON BOUNDARY OR BOUNDARIES, AND THAT TAKEN TOGETHER FORM A SINGLE TRACT OF LAND WITHOUT GAPS, GORES OR HIATUSES.

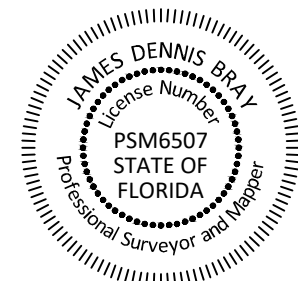
DESCRIPTION:

SEE SHEET 2 OF 5 FOR DESCRIPTIONS FROM TITLE COMMITMENT
SEE SHEET 5 OF 5 FOR NEW DESCRIPTIONS WRITTEN BY SURVEYOR

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	146.55'	13°56'34"	35.66'	S07°27'18"W	35.57'
C2	49473.27'	0°18'56"	272.40'	S00°38'29"W	272.40'
C3	7839.44'	0°41'16"	94.10'	N09°55'22"E	94.10'
C4	7819.44'	1°30'00"	204.71'	N07°19'21"E	204.71'
C5	894.93'	6°11'51"	96.80'	S71°32'33"W	96.75' (S)
C6	7839.44'	1°50'46"	252.60'	N11°18'45"E	252.60'
				N11°13'13"E	252.60' (S)

Prepared for:
CADENCE PARTNERS, LLC

F.E.G. PROJECT NO.
20-043
SHEET NO.
C-2A
SHEET 3 OF 43



This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions of signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

BOUNDARY & TOPOGRAPHIC SURVEY

DESCRIPTION:

Fidelity National Title Insurance Company's Commitment Number: Losey 00509

PARCEL 1:

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, less the North 681 feet measured along the West line of Section nine, lying West of State Road 437, in Section 16, Township 21 South, Range 28 East;

that part of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 lying South of Clay road and East of the expressway, in Section 8, Township 21 South, Range 28 East;

that part of the Northeast 1/4 of Section 17, Township 21 South, Range 28 East lying East of the expressway;

That part of the South 420 feet of Block C, Bradshaw and Thompsons Addition to Apopka City, according to the plat thereof, as recorded in Plat Book B, Page 25, of the Public Records of Orange County, Florida, described as:

Begin at 6" concrete monument at the Southwest corner of Section 9, Township 21 South, Range 28 East, Orange County, Florida, being the Southwest corner of land conveyed by Official Records Book 6807, Page 4653, to Michael R. and Sharon L. Cooper; Thence run N.000°13'32" E. along the West line of said Section 9 for a distance of 390.00 feet; thence run S.89°52'46" E., along Johns Road and the North line of the aforementioned lands of Michael R. and Sharon L. Cooper, for a distance of 20.85 feet; thence run S.37°33'40" W. for a distance of 11.52 feet to the point of curvature of a curve concave Easterly, having a radius of 146.55 feet; Thence run Southerly, from a radial bearing of 5.75° 26'52" E., along the arc of said curve, through a central angle of 13° 56'34", for an arc length of 36.06 feet to the point of reverse curvature of a curve concave Westerly, having a radius of 49,473.27 feet; Thence run Southerly along the arc of said curve through a central angle of 00° 18'56" for an arc length of 272.40 feet; thence run S. 05°13'19" W. for a distance of 73.49 feet to the Point of Beginning.

LESS AND EXCEPT any portion taken in that certain Order of Taking recorded in Official Records Book 5487, Page 1547, Public Records of Orange County, Florida .

PARCEL 2:

Begin at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 28 East, Orange County, Florida; run thence North 89°42'13" East, 300 feet, along the North line of the Southwest 1/4 of the Northwest 1/4, thence South 692.30 feet; thence North 88°08'19" West, 300.16 feet, to a point on the West line of said Southwest 1/4 of the Northwest 1/4, thence North 681 feet to the Point of Beginning.

NOTE: A legal description is not available on the public records for Parcel 1. Most of the legal description for Parcel 1 was taken from the Property Appraisers' description of the subject property, which is not a valid source. The description shown herein CANNOT be used in the preparation of the document to be insured. A description that correctly and fully describes the Exhibit A property taken from a properly prepared survey should be used.

SCHEDULE B-II:

Fidelity National Title Insurance Company's Commitment Number Losey 00509

7. Resolution Number 653 of South Florida Water Management District Realigning the Boundaries of the Oklawaha River Basin, Resolution No. 653, recorded in Official Records Book 2735, Page 539, Public Records of Orange County I Florida.

(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

8. Easement recorded in Official Records Book 1108, Page 64, Public Records of Orange County, Florida.

(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

9. Easement in favor of Florida Power Corporation recorded in Official Records Book 1857, Page 1010, Public Records of Orange County, Florida .

(AFFECTS SUBJECT PROPERTY AS A 14.00 FOOT WIDE BLANKET TYPE DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION, LYING 7.00 FEET ON EITHER SIDE OF THEIR FACILITIES - ANY ABOVE GROUND INDICATION OF GRANTEES FACILITIES ARE SHOWN HEREON)

10. Easement in favor of Florida Power Corporation recorded in Official Records Book 2080, Page 382, Public Records of Orange County, Florida.

(AFFECTS SUBJECT PROPERTY AS A 8.00 FOOT WIDE BLANKET TYPE DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION, LYING 4.00 FEET ON EITHER SIDE OF THEIR FACILITIES - ANY ABOVE GROUND INDICATION OF GRANTEES FACILITIES ARE SHOWN HEREON)

11. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 5724, Page 1277, Public Records of Orange County, Florida.

(AFFECTS SUBJECT PROPERTY AS A 10.00 FOOT WIDE BLANKET TYPE DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION, LYING 5.00 FEET ON EITHER SIDE OF THEIR FACILITIES - ANY ABOVE GROUND INDICATION OF GRANTEES FACILITIES ARE SHOWN HEREON)

DESCRIPTION:

Chicago Title Insurance Company's Commitment Number 8218016

From the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 28 East, Public Records of Orange County, Florida, run North 89°42'13" East, 300 feet along the North line of said Southwest 1/4 of the Northwest 1/4 for the Point of Beginning; thence run North 89°42'13" East, 753.90 feet along said North line of the Southwest 1/4 of the Northwest 1/4, thence South 636.76 feet to a point on the Northwestern right of way line of State Road No. 437, thence South 43°50'03" West 112.85 feet along said right of way line of State Road No. 437, thence North 88°08'19" West 676.09 feet, thence North 692.30 feet to the Point of Beginning.

Less: The South 320 feet of North 420 feet of East 360 feet of West 1053.19 feet of Southwest 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 28 East, Public Records of Orange County, Florida.

And Less: North 100 feet of North 420 feet of East 360 feet of West 1053.19 feet of Southwest 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 28 East, Public Records of Orange County, Florida.

SCHEDULE B-II:

Chicago Title Insurance Company's Commitment Number 8218016

5. Easement for ingress and egress over the East 60 feet as contained in Warranty Deed recorded January 26, 1981 in Official Records Book 3167, Page 2413.

(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

6. Consent to Annexation to the City of Apopka recorded October 2, 1981 in Official Records Book 3228, Page 1980.

(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

7. Easement for ingress and egress over the South 15 feet of property as contained in Consent to Annexation to the City of Apopka recorded October 2, 1981 in Official Records Book 3228, Page 1980.

(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

8. Utility Easement to the City of Apopka recorded August 25, 1982 in Official Records Book 3305, Page 1729.

(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

DESCRIPTION:

First American Title Insurance Company's Commitment Number 2037-5059418

A parcel of land located in the SE 1/4 of Section 17, T21S, R28E, Orange County, Florida, being more particularly described as follows:

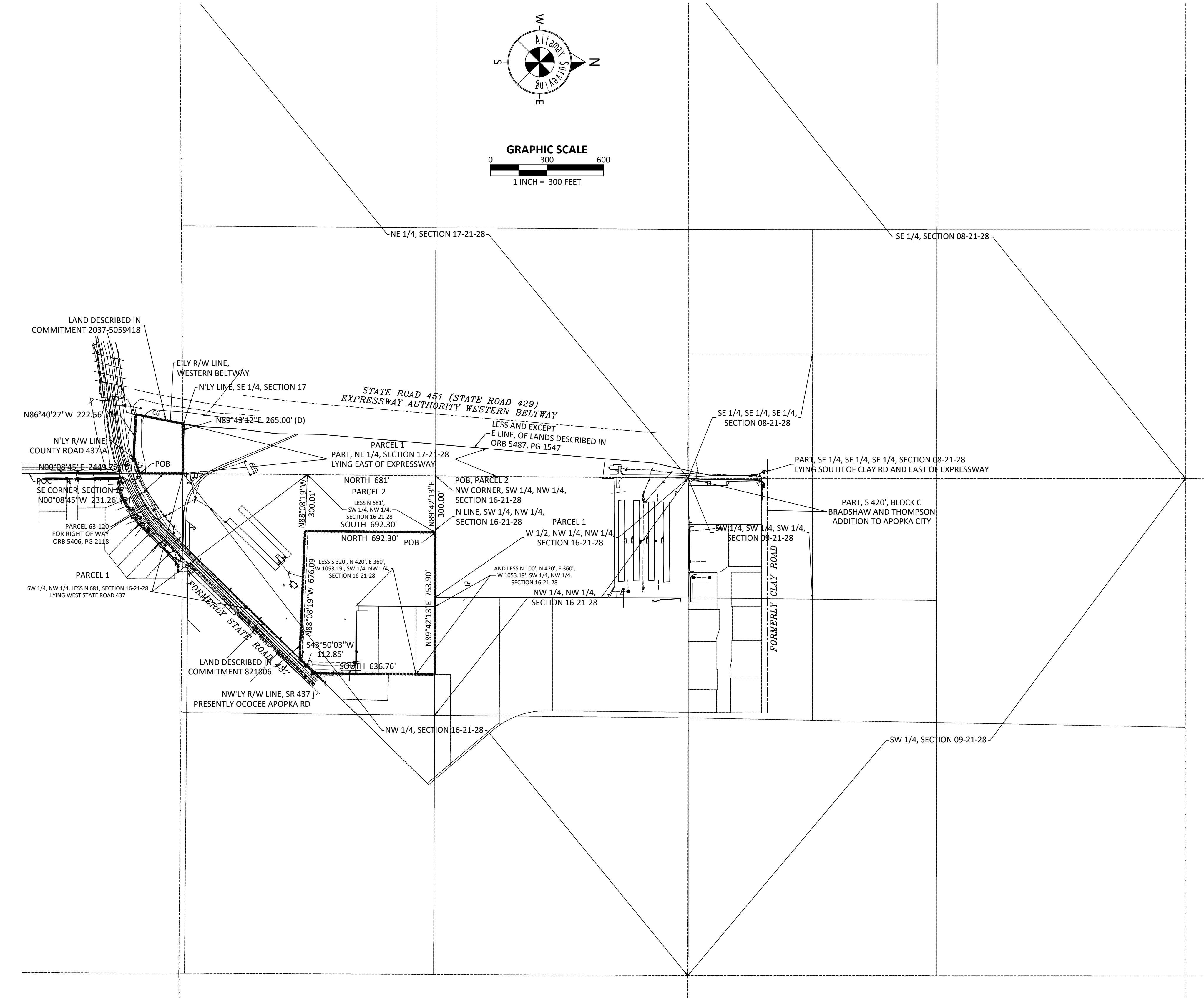
Commencing at the Southeast corner of said Section 17; thence Noo08'45"E a distance of 2449.75 feet to a point on the Northerly right-of-way line of County Road 437-A as shown on the Western Beltway right-of-way maps by the Orlando-Orange County Expressway Authority, Project Number 75320-6460-604 dated February, 1997, said point being the point of beginning;

Thence Southwesterly along a curve to the right, being also along the Northerly right-of-way line of said County Road 437-A, an arc distance of 96.80 feet (said curve having a radius of 894.93', a delta angle of 6°11'51" and a chord bearing and distance of S71°32'33"W, 96.75 feet) to a point; thence continuing along the Northerly right-of-way line of said County Road 437-A, N86°40'27"W a distance of 222.56 feet to its intersection with the Easterly right-of-way line of said Western Beltway; thence leaving the Northerly right-of-way line of said County Road 437-A, Northeasterly along a curve to the left, being also along the Easterly right-of-way line of said Western Beltway, an arc distance of 252.61 feet (said curve having a radius of 7839.44 feet, a delta angle of 1°50'46" and a chord bearing and distance of N11°18'45"E, 252.60 feet) to a point on the North line of said SE 1/4; thence leaving the Easterly right-of-way line of said Western Beltway, N89°43'12"E along the Northerly line of said SE 1/4, a distance of 265.00 feet to the Northeast corner of said SE 1/4; thence leaving the Northerly line of said SE 1/4, S0o08'45"W along the Easterly line of said SE 1/4, a distance of 231.26 feet to the point of beginning.

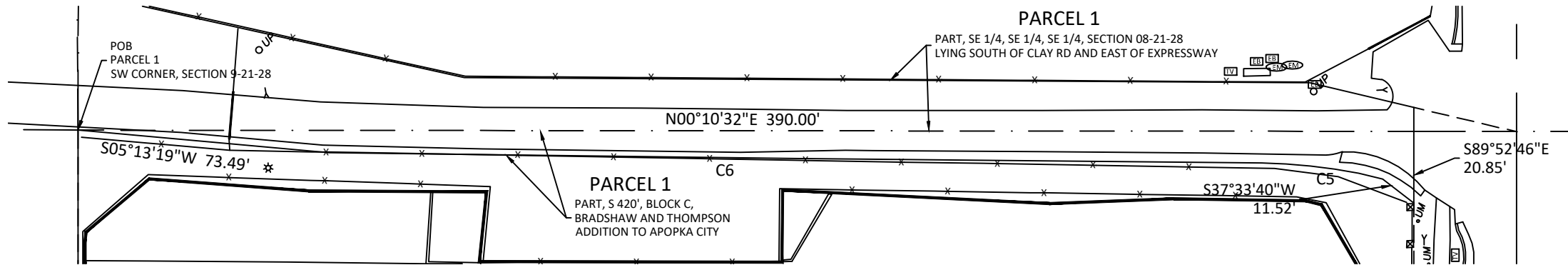
SCHEDULE B-II:

First American Title Insurance Company's Commitment Number 2037-5059418

NONE LISTED



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	894.93'	6°11'51"	96.80'	N71°32'33"E 96.75' (D) N71°27'02"E 96.75' (S)	96.75' (D) 96.75' (S)
C6	7839.44'	1°50'46"	252.60'	N11°18'45"E 252.60' (D) N11°13'13"E 252.60' (S)	252.60' (D) 252.60' (S)



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C5	146.55'	13°56'34"	36.06'
C6	49473.27'	0°18'56"	272.40'

- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- BFL - BACKFLOW PREVENTER
- BHM - BUILDING HEIGHT MEASUREMENT
- BM - BENCHMARK
- BO - BOLLARD
- E - BURIED ELECTRIC
- A - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CF - CONCRETE FULCRUM
- CHW - CONCRETE HEADWALL
- CJ - CHAIN LINK FENCE
- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CORC - CONCRETE
- COVD - COVD
- CP - CONCRETE PAD
- CW - CONCRETE WALK
- (D) - DESCRIBED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EM - ELECTRIC METER
- EB - ELECTRIC BOX
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FL - FLOW LINE
- FND - FOUND
- FOC - FIBER OPTIC CABLE BOX
- FO - FIBER OPTIC CABLE LINE
- G - GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GA - GUY WIRE ANCHOR
- HP - HANDICAP PARKING
- HR - HANDICAP RAMP
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- JB - STORM JUNCTION BOX
- I - ARC LENGTH
- ★ - LIGHT POLE
- LSA - LANDSCAPED AREA
- (M) - MEASURED
- MF - METAL FENCE
- ML - METAL LID
- MS - METAL SHED
- MS - MITERED END SECTION
- MON - MONITORING WELL
- N&D - N&D
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- OL - ON LINE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- OWK - OVERHEAD WALKWAY
- (PI) - PLAT
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP
- REP - PER ENGINEERING PLANS
- PG - PAGE
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- RPS - PARKING SPACES
- PT - POINT OF TANGENCY
- PVC - PLASTIC PIPE
- R - CURVE RADIUS
- RP - RAMP
- RCP - REINFORCED CONCRETE PIPE
- RW - REUSE WATER VALVE
- RUL - REUSE WATER LINE
- R/W - RIGHT OF WAY
- S - SANITARY MANHOLE
- SAN - SANITARY LINE
- (S) - AS SURVEYED
- SOD - STOCK FOR DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
- 00.00 - SPOT ELEVATION
- (D) - STORM/RAIN LINE
- (D) - STORM INLET
- (D) - STORM MANHOLE
- TEL - TELEPHONE RISE
- TS - TELEPHONE POLE
- TS - TRAFFIC SIGN
- TR - TRANSFORMER/JUNCTION BOX
| TSB | TRAFFIC SIGNAL BOX |
| TSM | TRAFFIC SIGNAL WIRE |
| TV | CABLE TV RISER |
| TYP | TYPICAL |
| UE | UTILITY EASEMENT |
| UP | UTILITY POLE |
| W | WATER LINE |
| WF | WOOD FENCE |
| WD | WOOD DECK |
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| # | EASEMENT NUMBER |

ADDRESS:

1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

JOB NO. 903475

CF NO. ORG-16-21-28-ADD PARCEL-ADD RW2

FIELD DATE: 05-28-2020

SCALE: VARIES

DRAWN BY: PJT

F.E.G. PROJECT NO.

20-043

SHEET NO.

C-2B

SHEET 4 OF 43

Altamax Surveying

910 Belle Avenue, Suite 1100
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Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

X:\Documents\QSR Code.dwg

SHEET 2 OF 9

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	146.55'	13°56'34"	35.66'	S07°27'18"W	35.57'
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C3	7839.44'	0°41'16"	94.10'	N09°55'22"E	94.10'
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				S71°27'02"W	96.75'
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C6	7839.44'	1°50'46"	252.60'	N11°13'13"E	252.60' (S)

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BB BOTTOM OF BANK
BC BACK OF CURB
BCL BACKSLOP PREVENTER
BFL BACKSLOP PREVENTER
BHM BUILDING HEIGHT MEASUREMENT
BM BURIED MANHOLE
BOL BOLLARD
BUB BURIED ELECTRIC WIRE
Δ CENTRAL ANGLE
C COVERED CONCRETE
CF COVERED CONCRETE
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CJ CHAIN LINK FENCE
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EP EDGE OF PAVEMENT
F FLOOD INSURANCE RATE MAP
FF FINISHED FLOOR ELEVATION
FH FIRE HYDRANT
FL FLOW LINE
FAD FAD
FOC FIBER OPTIC CABLE BOX
F FIBER OPTIC CABLE
G GAS LINE
G GAS METER
G GAS VALVE
G GUY WIRE ANCHOR
H HANDICAP PARKING
H HANDICAP RAMP
INV INVERT ELEVATION
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(P) PLAT
PB PLAT BOOK
P CURVE OF CURVATURE
P PER PARTITION OF TRANSPORTATION
P PARTITIONING PLANS
PG PAGE
PO POINT OF INTERSECTION
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
P PARKING SPACES
PT POINT OF TANGENCY
P PLASTIC PIPE
R RADIUS
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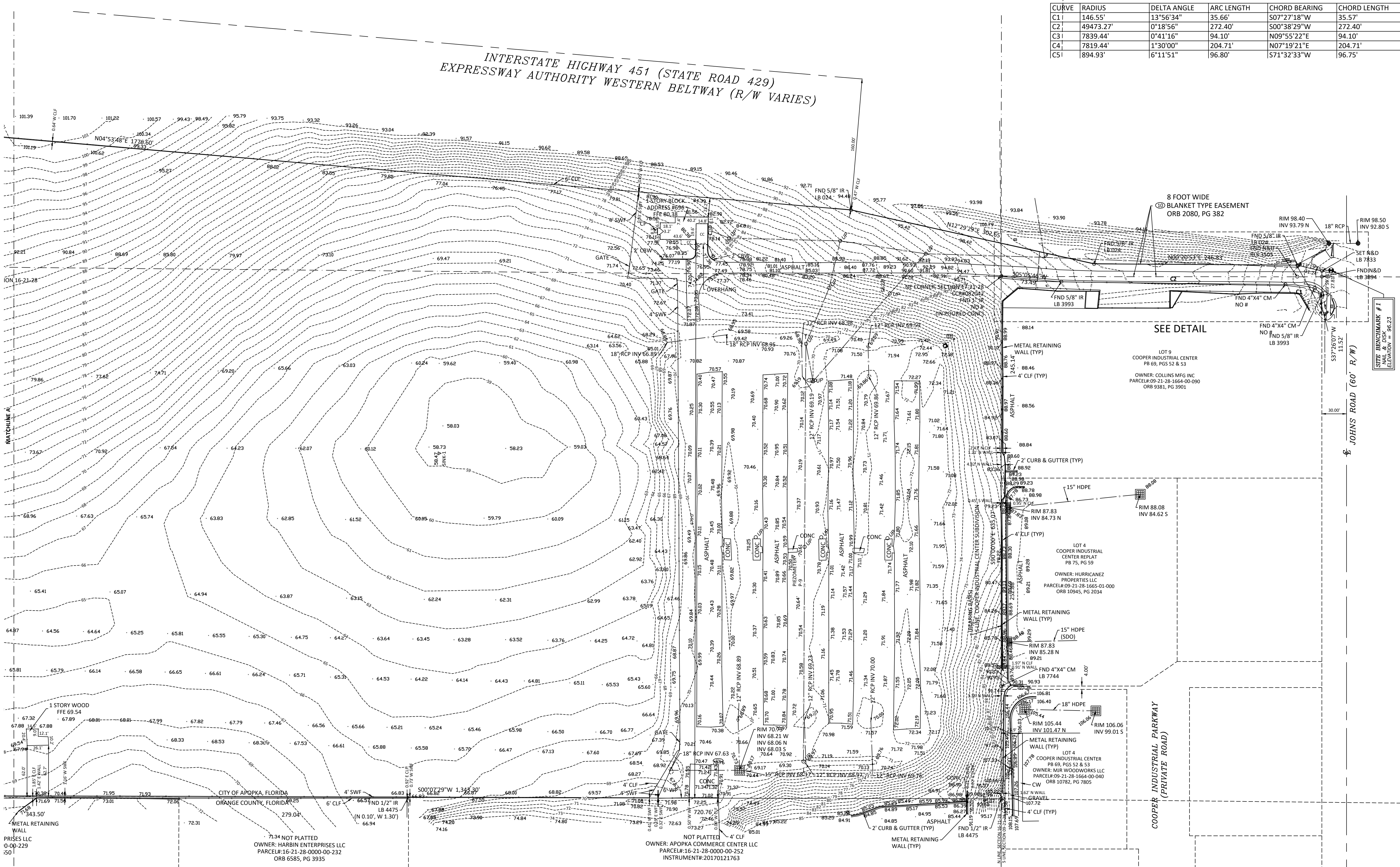
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F.E.G. PROJECT NO.	20-043
SHEET NO.	C-2C
SHEET 5	OF 4

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SHEET 3 OF 9

BOUNDARY & TOPOGRAPHIC SURVEY



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C4	7819.44'	1°30'00"	204.71'	N07°19'21"E	204.71'
C5	894.93'	6°11'51"	96.80'	S71°32'33"W	96.75'

- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- BFL - BACKFLOW PREVENTER
- BHM - BUILDING HEIGHT MEASUREMENT
- BM - BENCHMARK
- BL - BOLLARD
- E - BURIED ELECTRIC
- CE - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CF - CONCRETE FUME
- CHW - CONCRETE HEADWALL
- CL - CHAIN LINK FENCE
- CLF - CENTERLINE
- CMP - CONCRETE MONUMENT
- CONC - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVD
- CP - CONCRETE PAD
- CW - CONCRETE WALL
- D - DESCRIBED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EM - ELECTRIC METER
- EB - ELECTRIC BOX
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FI - FIRE HYDRANT
- FL - FLOW LINE
- FND - FOUND
- FOC - FIBER OPTIC CABLE BOX
- F - FIBER OPTIC CABLE LINE
- G - GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GWA - GUY WIRE ANCHOR
- HP - HANDICAP PARKING
- HR - HANDICAP RAMP
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
 JB - JUNCTION BOX | LA - LANDSCAPED AREA | LSA - LANDSCAPED AREA | LS - LANDSCAPED | MA - MEASURED | MF - METAL FENCE | ML - METAL LID | MS - METAL SHED | MFS - METERED END SECTION | MW - MONITORING WELL | N&D - NAL AND DISK | NAVD - NORTH AMERICAN VERTICAL DATUM | NGVD - NATIONAL GEODETIC VERTICAL DATUM | NTS - NOT TO SCALE | OL - ON LINE ORR - OFFICIAL RECORDS BOOK OW - OVERHEAD WIRE OWK - OVERHEAD WALKWAY PI - PLAT PB - PLAT BOOK PC - POINT OF CURVATURE PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP PE - PER ENGINEERING PLANS PG - PAGE PI - POINT OF INTERSECTION POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT RPS - PARKING SPACES PT - POINT OF TANGENCY PVC - PLASTIC PIPE R - CURVE RADIUS RP - RAMP RCP - REINFORCED CONCRETE PIPE RW - REUSE WATER METER RUL - REUSE WATER VALVE RW - REUSE WATER LINE R/W - RIGHT OF WAY S - SANITARY MANHOLE SAN - SANITARY LINE SDO - AS SURVEYED SDO - SHOWN FOR DIRECTION ONLY SN - SIGN SWF - STOCK WIRE FENCE SP - SPOT ELEVATION ST - STORM DRAIN LINE ST - STORM INLET ST - STORM MANHOLE TEL - TELEPHONE LINE- TL - TOP OF BANK - TR - TRAFFIC POLE - TR - TRAFFIC SIGN - TR - TRANSFORMER/JUNCTION BOX - TR - TELEPHONE RISE - TSE - TRAFFIC SIGNAL BOX - TSW - TRAFFIC SIGNAL WIRE - TV - CABLE TV RISER - TYP - TYPICAL - UE - UTILITY EASEMENT - UP - UTILITY POLE - WL - WATER LINE - WF - WOOD FENCE - WD - WOOD DECK - WS - WOOD SHED - WM - WATER METER - WV - WATER VALVE - # - NUMBER - Ⓢ - EASEMENT NUMBER |

ADDRESS:
1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

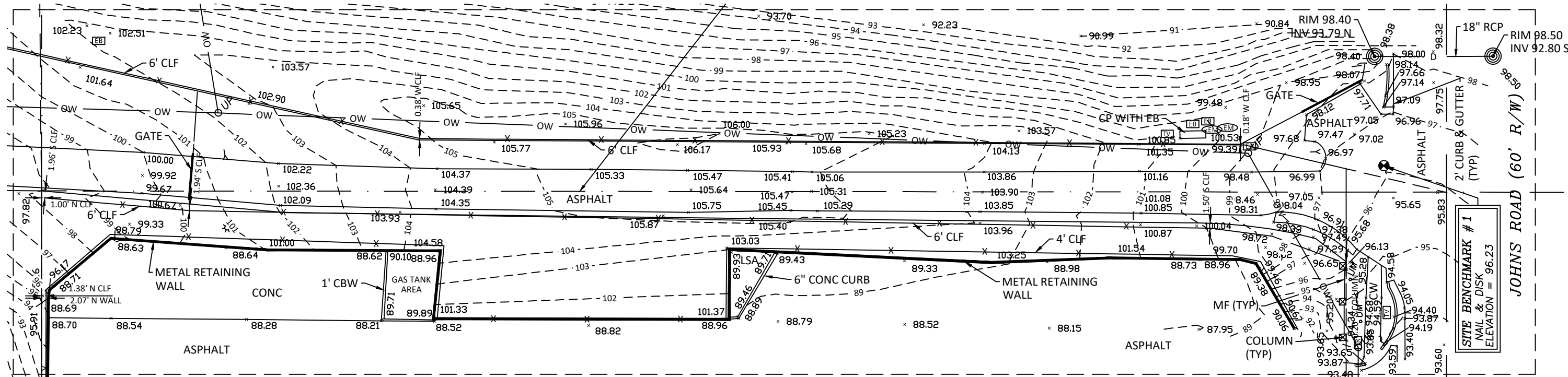
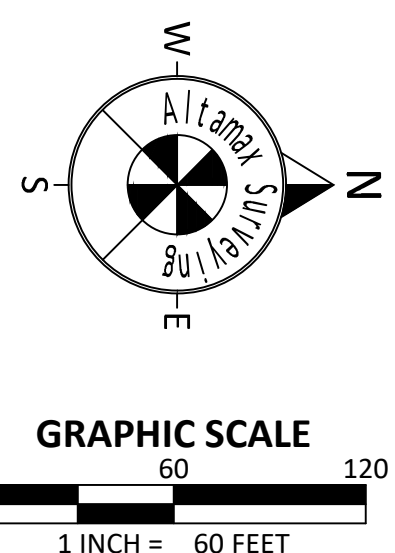
JOB NO. 903475
CF NO. ORG-16-21-28-ADD PARCEL-ADD RW2
FIELD DATE: 05-28-2020
SCALE: VARIES
DRAWN BY: PJT

F.E.G. PROJECT NO.
20-043

SHEET NO.
C-2D
SHEET 6 OF 43

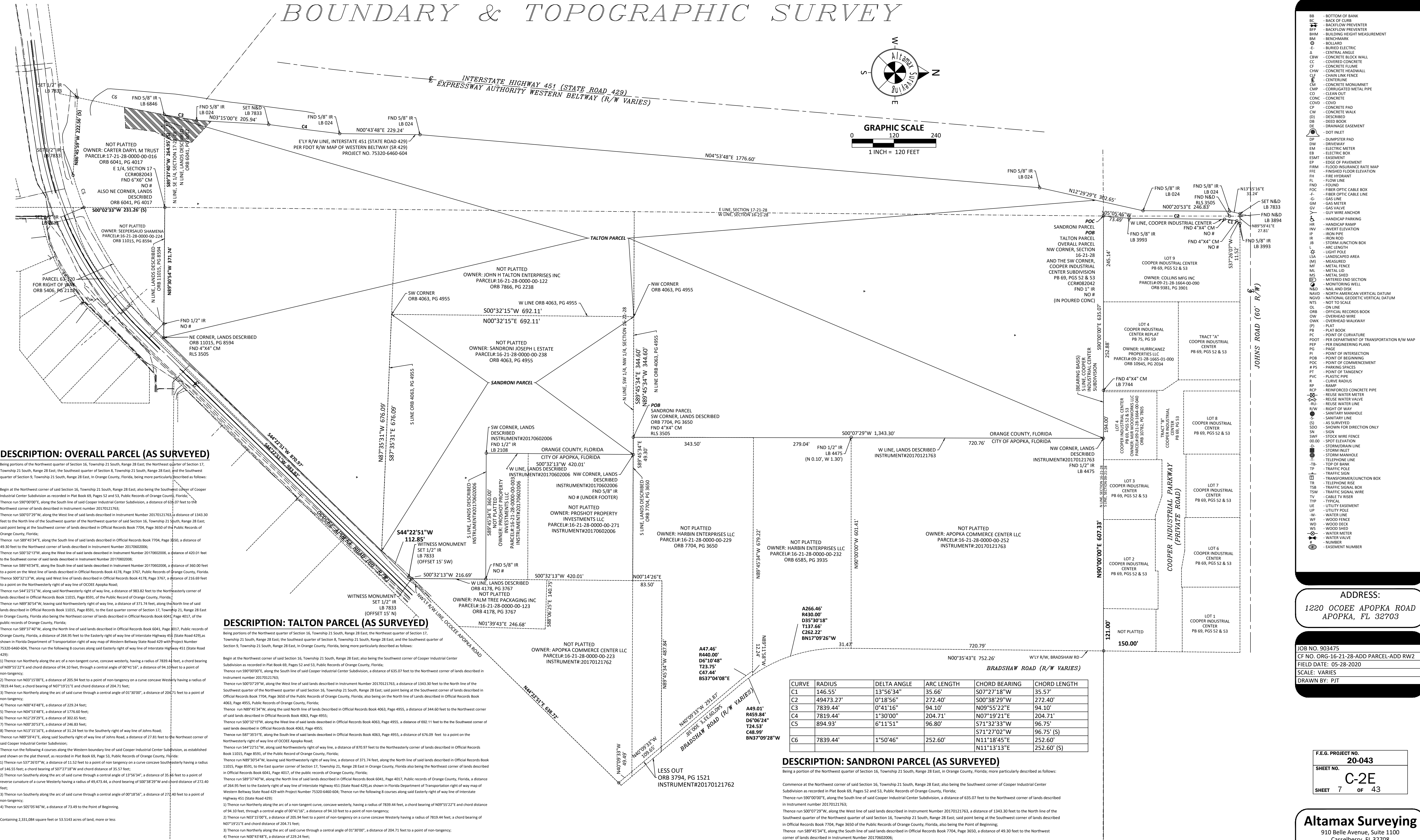
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SHEET 4 OF 9



DETAIL
(SCALE 1" = 30')

BOUNDARY & TOPOGRAPHIC SURVEY



- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- BL - BACKFLOW PREVENTER
- BPM - BUILDING HEIGHT MEASUREMENT
- BM - BENCHMARK
- OL - ROLLAR
- E - BURIED ELECTRIC
- A - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CF - CONCRETE FLUME
- CHW - CONCRETE HEADWALL
- CH - CHAIN LINK FENCE
- CL - CENTERLINE
- CMP - CONCRETE MONUMENT
- CO - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CORC - CONCRETE
- COVD - COVD
- CP - CONCRETE PAD
- CW - CONCRETE WALK
- (D) - DESCRIBED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DOT - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EM - ELECTRIC METER
- EB - ELECTRIC BOX
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FI - FIRE HYDRANT
- FL - FLOW LINE
- FND - FOUND
- FOC - FIBER OPTIC CABLE BOX
- F- - FIBER OPTIC CABLE LINE
- G- - GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- Y - GUY WIRE ANCHOR
- H - HANDICAP PARKING
- HP - HANDICAP RAMP
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- JB - STORM JUNCTION BOX
- R - ARC LENGTH
- L - LIGHT POLE
- LSA - LANDSCAPED AREA
- (M) - MEASURED
- MF - METAL FENCE
- ML - METAL LID
- MS - METAL SHED
- M - METERED FND SECTION
- MON - MONITORING WELL
- N&D - N&D
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- OL - ON LINE
- ORR - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- OWK - OVERHEAD WALKWAY
- PL - PLAT
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP
- PEP - PER ENGINEERING PLANS
- PAGE - PAGE
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PPS - PARKING SPACES
- PT - POINT OF BEGINNING
- PVC - PLASTIC PIPE
- R - RADIUS
- RP - RAMP
- R - REINFORCED CONCRETE PIPE
- R - REUSE WATER METER
- R - REUSE WATER VALVE
- R - REUSE WATER LINE
- R/W - RIGHT OF WAY
- S - SANITARY MANHOLE
- S - SANITARY LINE
- (S) - AS SURVEYED
- SN - SIGN
- SWF - SHOW FOR DIRECTION ONLY
- 00.00 - SPOT ELEVATION
- D - STORM/RAIN LINE
- ST - STORM LINE
- STB - STORM MANHOLE
- TE - TELEPHONE LINE
- TB - TOP OF BANK
- TP - TRAFFIC POLE
- TS - TRAFFIC SIGN
- TSB - TRANSFORMER/JUNCTION BOX
- TSW - TRAFFIC SIGNAL BOX
- TV - CABLE TV RISER
- TVP - TYPICAL
- UE - UTILITY EASEMENT
- UL - UTILITY POLE
- UF - WATER FENCE
- WF - WOOD FENCE
- WS - WOOD SHED
- W - WATER METER
- W - WATER VALVE
- NUMBER - NUMBER
- E - EASEMENT NUMBER

ADDRESS:
1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

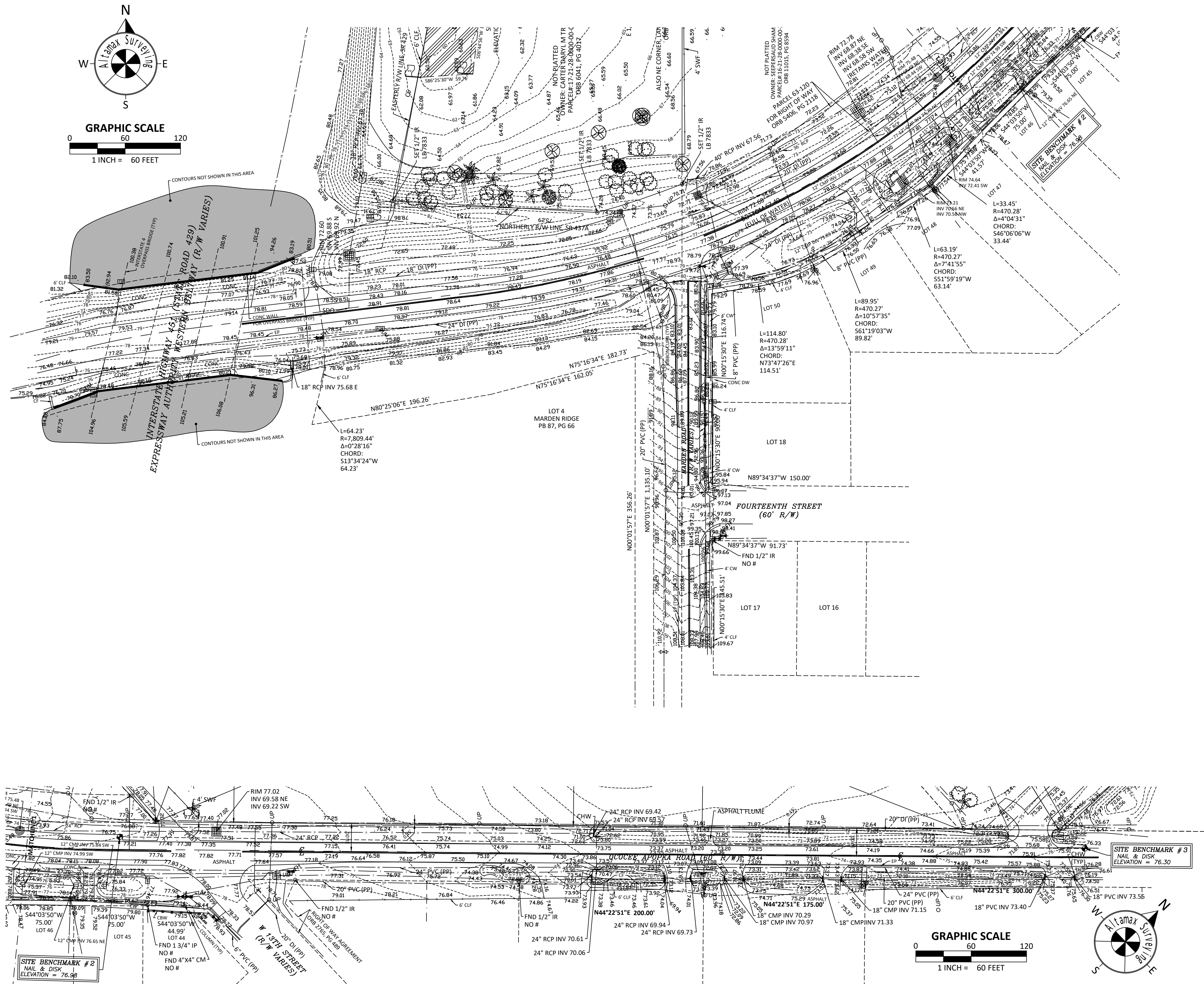
JOB NO. 930475
CF NO. ORG-16-21-28-ADD PARCEL-ADD RW2
FIELD DATE: 05-28-2020
SCALE: VARIES
DRAWN BY: PJT

F.E.G. PROJECT NO.
20-043
SHEET NO.
C-2E
SHEET 7 OF 43

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SHEET 5 OF 9

TOPOGRAPHIC ROUTE SURVEY



BB	- BOTTOM OF BANK
BC	- BACK OF CURB
BP	- BACKSLOPE PREVENTER
BPM	- BUILDING HEIGHT MEASUREMENT
BM	- BENCHMARK
B	- BOLLARD
E	- BURIED ELECTRIC
A	- CENTRAL ANGLE
CBW	- CONCRETE BLOCK WALL
CC	- COVERED CONCRETE
CF	- CONCRETE FLUME
CHW	- CONCRETE HEADWALL
CL	- CHAIN LINK FENCE
CL	- CENTERLINE
CM	- CONCRETE MONUMENT
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONE	- CONCRETE
COVD	- COVD
CP	- CONCRETE PAD
CW	- CONCRETE WALK
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DI	- DOT INLET
DP	- DUMPSTER PAD
DW	- DRIVEWAY
EM	- ELECTRIC METER
EB	- ELECTRIC BOX
ESMT	- EASEMENT
EP	- EDGE OF PAVEMENT
FIRM	- FLOOD INSURANCE RATE MAP
FFE	- FINISHED FLOOR ELEVATION
FI	- FIRE HYDRANT
FL	- FLOW LINE
FND	- FOUND
FOC	- FIBER OPTIC CABLE BOX
F-	- FIBER OPTIC CABLE LINE
G	- GAS LINE
GM	- GAS METER
GV	- GAS VALVE
GWA	- GUY WIRE ANCHOR
HP	- HANDICAP PARKING
HR	- HANDICAP RAMP
INV	- INVERT ELEVATION
IP	- IRON PIPE
IR	- IRON ROD
JB	- JUNCTION BOX
L	- LIGHT POLE
LSA	- LANDSCAPED AREA
(M)	- MEASURED
MF	- METAL FENCE
ML	- METAL LID
MS	- METAL SHED
MFS	- MITERED END SECTION
MON	- MONITORING WELL
N&D	- NAIL AND DISK
NAVD	- NORTH AMERICAN VERTICAL DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NTS	- NOT TO SCALE
OL	- ON LINE
ORR	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
OWK	- OVERHEAD WALKWAY
PL	- PLAT
PLB	- PLAT BOOK
PC	- POINT OF CURVATURE
PDOT	- PER DEPARTMENT OF TRANSPORTATION R/W MAP
PEP	- PER ENGINEERING PLANS
PG	- PAGE
PI	- POINT OF INTERSECTION
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PPS	- PARKING SPACES
PT	- POINT OF TANGENCY
PVC	- PLASTIC PIPE
R	- CURVE RADIUS
RP	- RAMP
RCP	- REINFORCED CONCRETE PIPE
RW	- REUSE WATER METER
RW	- REUSE WATER VALVE
RW	- REUSE WATER LINE
RW	- RIGHT OF WAY
RW	- SANITARY MANHOLE
RW	- SANITARY LINE
(S)	- AS SURVEYED
SDO	- SHOWN FOR DIRECTION ONLY
SN	- SIGN
SWF	- STOCK WIRE FENCE
00.00	- SPOT ELEVATION
-D-	- STORM/RAIN LINE
-D-	- STORM INLET
-D-	- STORM MANHOLE
-D-	- TELEPHONE LINE
-D-	- TOP OF BANK
-D-	- TRAFFIC POLE
-D-	- TRAFFIC SIGN
-D-	- TRANSFORMER/JUNCTION BOX
-D-	- TELEPHONE RISE
-D-	- TRAFFIC SIGNAL BOX
-D-	- TRAFFIC SIGNAL WIRE
-D-	- CABLE TV RISER
-D-	- TYPICAL
-D-	- UTILITY EASEMENT
-D-	- UTILITY POLE
-D-	- WATER LINE
-D-	- WOOD FENCE
-D-	- WOOD DECK
-D-	- WOOD SHED
-D-	- WATER VALVE
-D-	- WATER METER
-D-	- NUMBER
-D-	- EASEMENT NUMBER

ADDRESS:

1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

JOB NO. 903475

CF NO. ORG-16-21-18-ADD PARCEL-ADD RW2

FIELD DATE: 05-28-2020

SCALE: VARIES

DRAWN BY: PJT

F.E.G. PROJECT NO.

20-043

SHEET NO.

C-2F

SHEET 8 OF 43

Altamax Surveying

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Casselberry, FL 32708

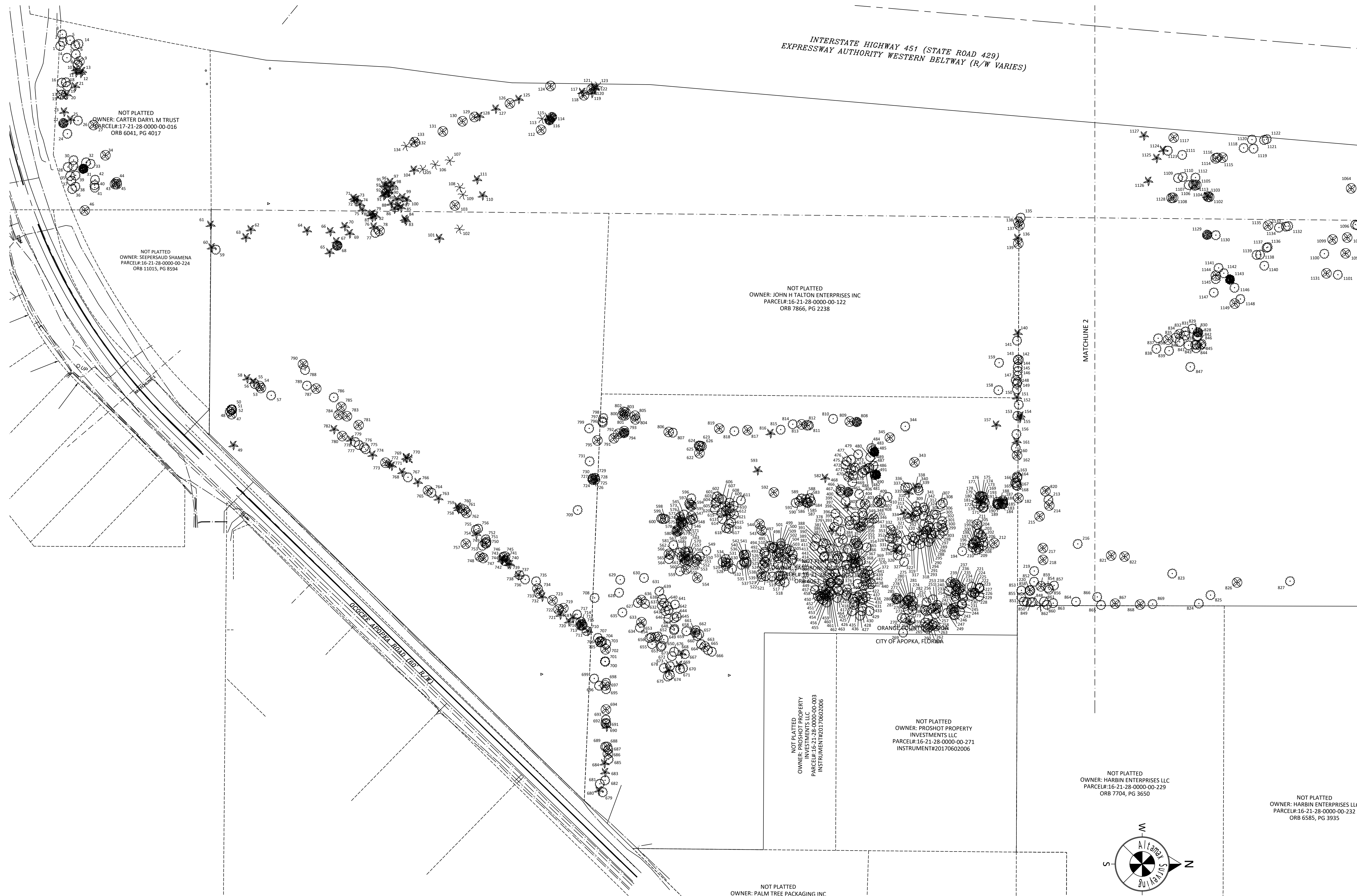
Phone: 407-677-0200

Licensed Business No. 7833

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SHEET 6 OF 9

TREE SURVEY



BB	- BOTTOM OF BANK
BC	- BACK OF CURB
BFP	- BACKFLOW PREVENTER
BHM	- BUILDING HEIGHT MEASUREMENT
BM	- BENCHMARK
BOLLARD	- BOLLARD
BURIED ELECTRIC	- BURIED ELECTRIC
CENTRAL ANGLE	- CENTRAL ANGLE
CONCRETE BLOCK WALL	- CONCRETE BLOCK WALL
COVERED CONCRETE	- COVERED CONCRETE
CONCRETE FLUME	- CONCRETE FLUME
CONCRETE HEADWALL	- CONCRETE HEADWALL
CHAIN LINK FENCE	- CHAIN LINK FENCE
CENTERLINE	- CENTERLINE
CONCRETE MONUMENT	- CONCRETE MONUMENT
CORRUGATED METAL PIPE	- CORRUGATED METAL PIPE
CLEAN OUT	- CLEAN OUT
CONCRETE	- CONCRETE
COVD	- COVD
CONCRETE PAD	- CONCRETE PAD
CONCRETE WALK	- CONCRETE WALK
DESCRIBED	- DESCRIBED
DEED BOOK	- DEED BOOK
DRAINAGE EASEMENT	- DRAINAGE EASEMENT
DOT INLET	- DOT INLET
DUMPSTER PAD	- DUMPSTER PAD
DRIVEWAY	- DRIVEWAY
ELECTRIC METER	- ELECTRIC METER
ELECTRIC BOX	- ELECTRIC BOX
EASEMENT	- EASEMENT
EDGE OF PAVEMENT	- EDGE OF PAVEMENT
FLOOD INSURANCE RATE MAP	- FLOOD INSURANCE RATE MAP
FINISHED FLOOR ELEVATION	- FINISHED FLOOR ELEVATION
FIRE HYDRANT	- FIRE HYDRANT
FLOW LINE	- FLOW LINE
FOUND	- FOUND
FIBER OPTIC CABLE BOX	- FIBER OPTIC CABLE BOX
FIBER OPTIC CABLE LINE	- FIBER OPTIC CABLE LINE
GAS LINE	- GAS LINE
GAS METER	- GAS METER
GAS VALVE	- GAS VALVE
GUY WIRE ANCHOR	- GUY WIRE ANCHOR
HANDICAP PARKING	- HANDICAP PARKING
HANDICAP RAMP	- HANDICAP RAMP
INVERT ELEVATION	- INVERT ELEVATION
IRON PIPE	- IRON PIPE
IRON ROD	- IRON ROD
STORM JUNCTION BOX	- STORM JUNCTION BOX
ARC LENGTH	- ARC LENGTH
LIGHT POLE	- LIGHT POLE
LANDSCAPED AREA	- LANDSCAPED AREA
MEASURED	- MEASURED
METAL FENCE	- METAL FENCE
METAL LID	- METAL LID
METAL SHED	- METAL SHED
MITERED END SECTION	- MITERED END SECTION
MONITORING WELL	- MONITORING WELL
NAL AND DISK	- NAL AND DISK
NORTH AMERICAN VERTICAL DATUM	- NORTH AMERICAN VERTICAL DATUM
NATIONAL GEODETIC VERTICAL DATUM	- NATIONAL GEODETIC VERTICAL DATUM
NOT TO SCALE	- NOT TO SCALE
ON LINE	- ON LINE
OFFICIAL RECORDS BOOK	- OFFICIAL RECORDS BOOK
OVERHEAD WIRE	- OVERHEAD WIRE
OVERHEAD WALKWAY	- OVERHEAD WALKWAY
PLAT	- PLAT
PLAT BOOK	- PLAT BOOK
POINT OF CURVATURE	- POINT OF CURVATURE
PER DEPARTMENT OF TRANSPORTATION R/W MAP	- PER DEPARTMENT OF TRANSPORTATION R/W MAP
PER ENGINEERING PLANS	- PER ENGINEERING PLANS
PAGE	- PAGE
POINT OF INTERSECTION	- POINT OF INTERSECTION
POINT OF BEGINNING	- POINT OF BEGINNING
POINT OF COMMENCEMENT	- POINT OF COMMENCEMENT
PARKING SPACES	- PARKING SPACES
POINT OF TANGENCY	- POINT OF TANGENCY
PLASTIC PIPE	- PLASTIC PIPE
CURVE RADIUS	- CURVE RADIUS
RAMP	- RAMP
REINFORCED CONCRETE PIPE	- REINFORCED CONCRETE PIPE
REUSE WATER METER	- REUSE WATER METER
REUSE WATER VALVE	- REUSE WATER VALVE
REUSE WATER LINE	- REUSE WATER LINE
RIGHT OF WAY	- RIGHT OF WAY
SANITARY MANHOLE	- SANITARY MANHOLE
SANITARY LINE	- SANITARY LINE
AS SURVEYED	- AS SURVEYED
SHOWN FOR DIRECTION ONLY	- SHOWN FOR DIRECTION ONLY
SIGN	- SIGN
STOCK WIRE FENCE	- STOCK WIRE FENCE
SPOT ELEVATION	- SPOT ELEVATION
STORM DRAIN LINE	- STORM DRAIN LINE
STORM INLET	- STORM INLET
STORM MANHOLE	- STORM MANHOLE
TELEPHONE LINE	- TELEPHONE LINE
TOP OF BANK	- TOP OF BANK
TRAFFIC POLE	- TRAFFIC POLE
TRAFFIC SIGN	- TRAFFIC SIGN
TRANSFORMER/JUNCTION BOX	- TRANSFORMER/JUNCTION BOX
TELEPHONE RISE	- TELEPHONE RISE
TRAFFIC SIGNAL BOX	- TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL WIRE	- TRAFFIC SIGNAL WIRE
CABLE TV RISER	- CABLE TV RISER
TYPICAL	- TYPICAL
UTILITY EASEMENT	- UTILITY EASEMENT
UTILITY POLE	- UTILITY POLE
WATER LINE	- WATER LINE
WOOD FENCE	- WOOD FENCE
WOOD DECK	- WOOD DECK
WOOD SHED	- WOOD SHED
WATER METER	- WATER METER
WATER VALVE	- WATER VALVE
NUMBER	- NUMBER
EASEMENT NUMBER	- EASEMENT NUMBER

ADDRESS:
1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

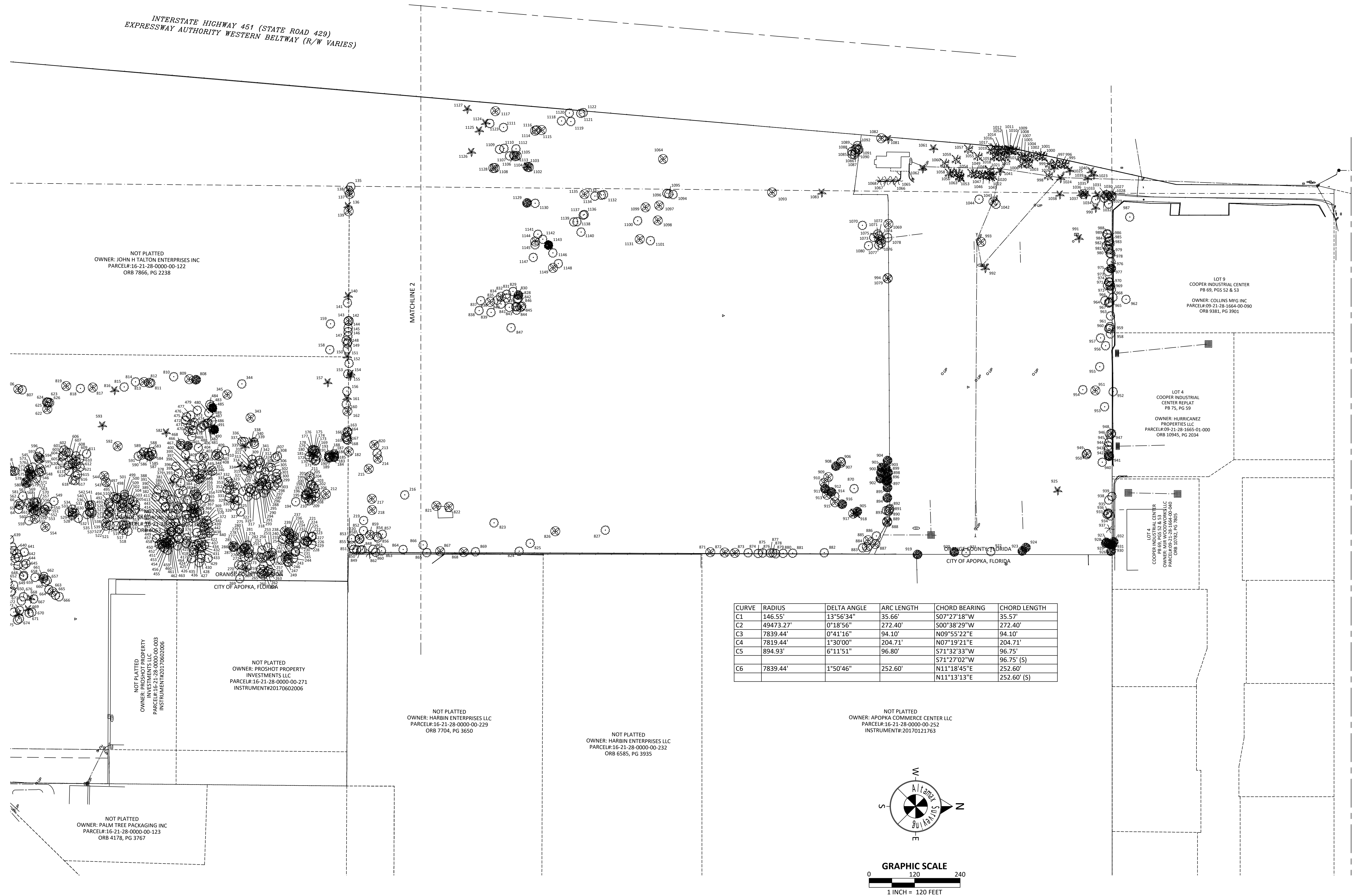
JOB NO. 903475
CF NO. ORG-16-21-28-ADD PARCEL-ADD RW
FIELD DATE: 05-28-2020
SCALE: VARIES
DRAWN BY: PJT

F.E.G. PROJECT NO.
20-043
SHEET NO.
C-2G
SHEET 9 OF 43

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SHEET 7 OF 9

TREE SURVEY



- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- BL - BACKFLOW PREVENTER
- BPM - BUILDING HEIGHT MEASUREMENT
- BM - BENCHMARK
- BO - BOLLARD
- E - BURIED ELECTRIC
- EA - CENTRAL ANGLE
- EW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CF - CONCRETE FLUME
- CHW - CONCRETE HEADWALL
- CL - CHAIN LINK FENCE
- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONE - CONCRETE
- COVD - COVD
- CP - CONCRETE PAD
- CW - CONCRETE WALL
- (D) - DESCRIBED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EM - ELECTRIC METER
- EB - ELECTRIC BOX
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FI - FIRE HYDRANT
- FL - FLOW LINE
- FND - FOUND
- FOC - FIBER OPTIC CABLE BOX
- FO - FIBER OPTIC CABLE LINE
- G - GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GWA - GUY WIRE ANCHOR
- HP - HANDICAP PARKING
- HR - HANDICAP RAMP
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- JB - STORM JUNCTION BOX
- L - LIGHT POLE
- LCA - LANDSCAPED AREA
- (M) - MEASURED
- MF - METAL FENCE
- ML - METAL LID
- MS - METAL SHED
- MS - MITERED END SECTION
- MON - MONITORING WELL
- N&D - N&D
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- OL - ON LINE
- ORR - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- OWK - OVERHEAD WALKWAY
- PI - PLAT
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP
- PEP - PER ENGINEERING PLANS
- PG - PAGE
- PI - POINT OF INTERSECTION
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PPS | PARKING SPACES |
| PT | POINT OF TANGENCY |
| PVC | PLASTIC PIPE |
| R | CURVE RADIUS |
| RP | RAMP |
| RCP | REINFORCED CONCRETE PIPE |
| RW | REUSE WATER METER |
| RW | REUSE WATER VALVE |
| RW | REUSE WATER LINE |
| R/W | RIGHT OF WAY |
| S | SANITARY MANHOLE |
| SAN | SANITARY LINE |
| S&S | SHOW FOR DIRECTION ONLY |
| SN | SIGN |
| SWF | STOCK WIRE FENCE |
| 00.00 | SPOT ELEVATION |
| DI | STORM/RAIN LINE |
| DI | STORM INLET |
| DI | STORM MANHOLE |
| TE | TELEPHONE LINE |
| TE | TELEPHONE POLE |
| TE | TELEPHONE RISE |
| TE | TELEPHONE SIGN |
| TE | TELEPHONE RISE/JUNCTION BOX |
| TE | TELEPHONE RISE |
| TSE | TRAFFIC SIGNAL BOX |
| TSM | TRAFFIC SIGNAL WIRE |
| TV | CABLE TV RISER |
| TYP | TYPICAL |
| UE | UTILITY EASEMENT |
| UP | UTILITY POLE |
| W | WATER LINE |
| WF | WOOD FENCE |
| WD | WOOD DECK |
| WS | WOOD SHED |
| WM | WATER METER |
| WV | WATER VALVE |
| # | NUMBER |
| # | EASEMENT NUMBER |

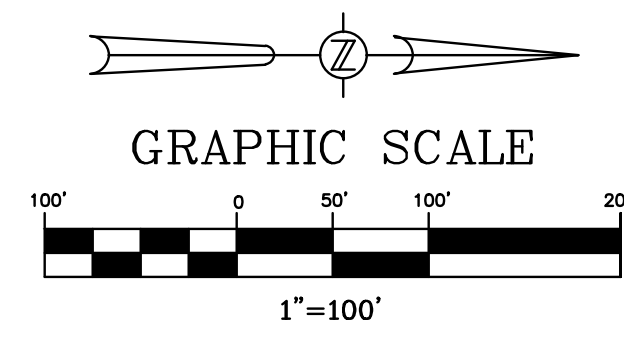
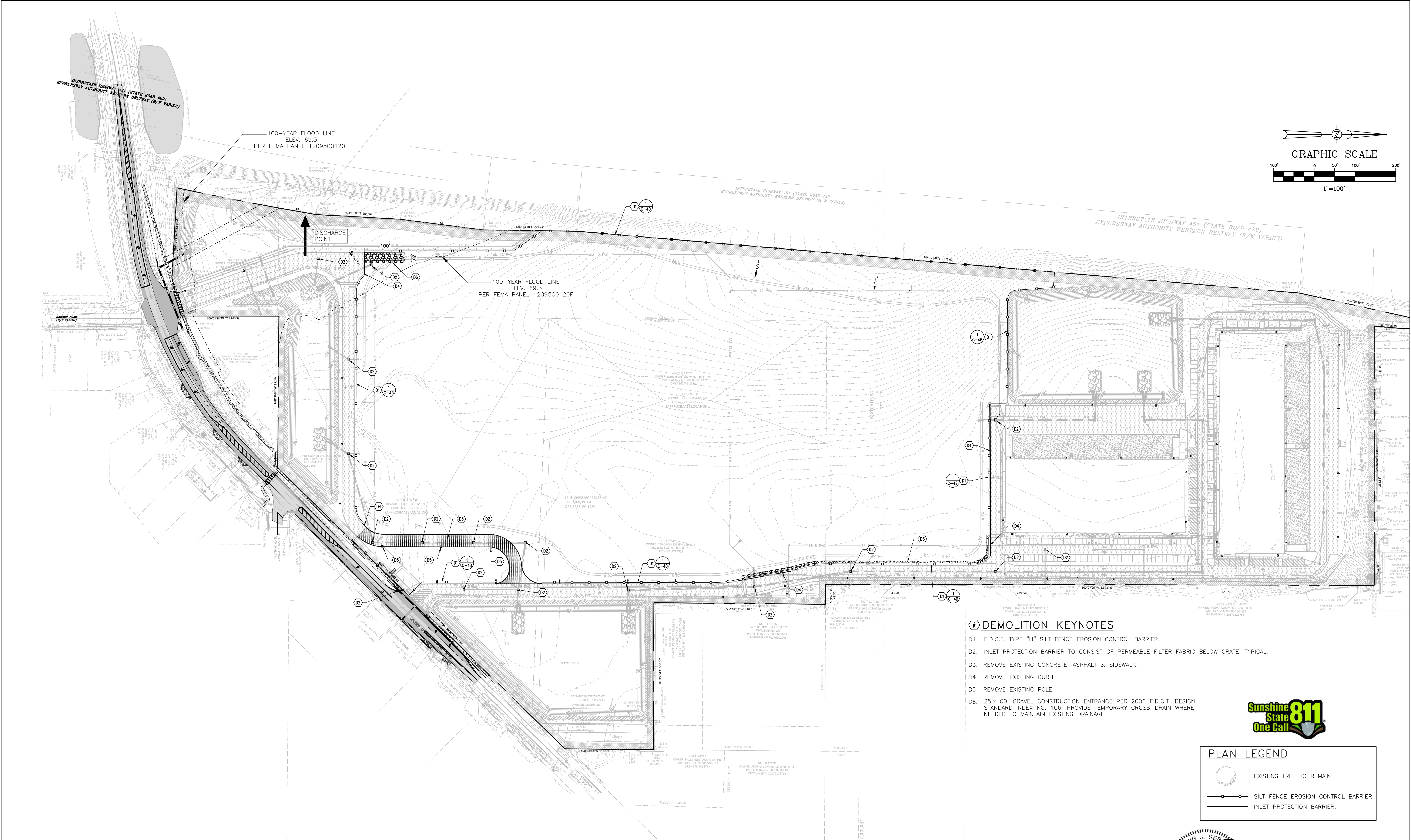
ADDRESS:
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APOPKA, FL 32703

JOB NO. 903475
CF NO. ORG-16-21-28-ADD PARCEL-ADD RW
FIELD DATE: 05-28-2020
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F.E.G. PROJECT NO.
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SHEET NO.
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SHEET 10 OF 43

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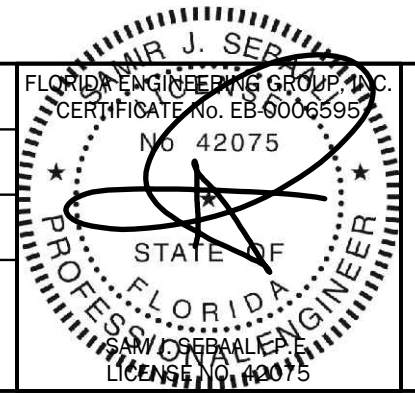


DEMOLITION KEYNOTES

- D1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER.
- D2. INLET PROTECTION BARRIER TO CONSIST OF PERMEABLE FILTER FABRIC BELOW GRATE, TYPICAL.
- D3. REMOVE EXISTING CONCRETE, ASPHALT & SIDEWALK.
- D4. REMOVE EXISTING CURB.
- D5. REMOVE EXISTING POLE.
- D6. 25'x100' GRAVEL CONSTRUCTION ENTRANCE PER 2006 F.D.O.T. DESIGN STANDARD INDEX NO. 106. PROVIDE TEMPORARY CROSS-DRAIN WHERE NEEDED TO MAINTAIN EXISTING DRAINAGE.

PLAN LEGEND

- EXISTING TREE TO REMAIN.
- SILT FENCE EROSION CONTROL BARRIER.
- INLET PROTECTION BARRIER.



7/26/2023

DATE	REVISIONS	BY	CHECKED

CONSTRUCTION PLANS - PHASE II
AND OVERALL PROJECT PHASING/ SEQUENCING PLANS
NORTHSTAR LOGISTICS CENTER
1220 OCOEE APOPKA RD., APOPKA, FLORIDA



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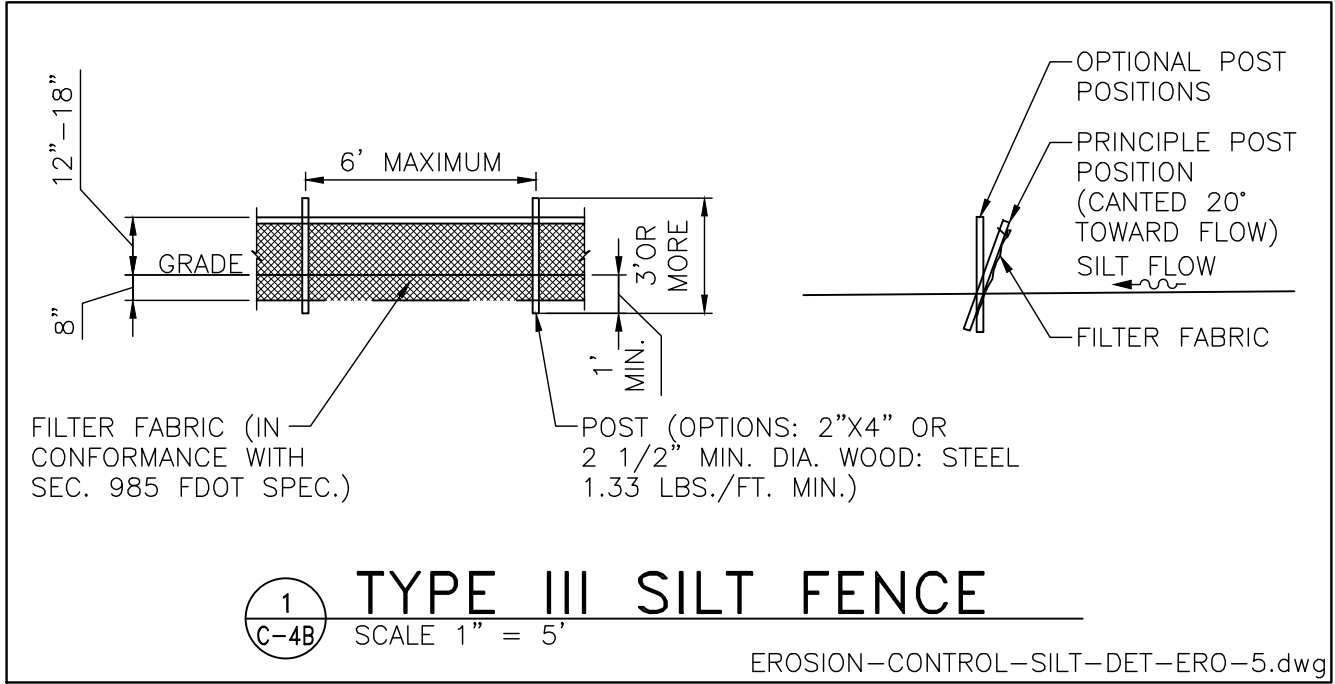
SITE DEMOLITION AND STORMWATER
POLLUTION PREVENTION PLAN

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO.	20-043
SCALE	NOTED
DATE	JULY 21, 2023
SHEET NO.	C-4A
SHEET 13	OF 43

THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
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2023 USING A DIGITAL SIGNATURE.

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EROSION CONTROL SITE DESCRIPTION NOTES:

1. THE PROPOSED CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF AN APPROXIMATELY 55.19 ACRE SITE LOCATED AT 1200 OCOEE APOPKA ROAD, APOPKA, FLORIDA FOR CONSTRUCTION OF FIVE WAREHOUSE BUILDINGS WITH ASSOCIATED PARKING, DRAINAGE & UTILITIES.
 2. THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:
 - A. INSTALL SILT FENCE AS SHOWN ON THE PLANS & PROVIDE TREE PROTECTION ON SITE, IF APPLICABLE.
 - B. ROUGH GRADE PROPOSED POND AREA(S) OR TEMPORARY SEDIMENTATION BASIN(S).
 - C. CLEAR & GRUB THE AREA TO BE DISTURBED. ENSURE THAT DRAINAGE FROM SITE DURING CONSTRUCTION IS CONVEYED TO THE POND(S) OR TEMPORARY SEDIMENTATION BASIN(S).
 - D. PLACE FILL ON-SITE TO BRING THE SITE UP TO THE PROPOSED GRADES.
 - E. BEGIN COMPACTION / STABILIZATION PROCESS.
 3. THE TOTAL SITE AREA IS 55.19 ACRES & THE AREA TO BE DISTURBED IS 55.19 ACRES.
 4. THE EXISTING SOIL CONSIST OF 3-- BASINGER FINE SAND; 4&5-- CANDLER FINE SAND; 17-- FLORIDANA MUCKY FINE SAND; 47-- TAVARES--MILLHOPPER COMPLEX. THE QUALITY OF THE STORMWATER DISCHARGE IS CONSISTENT W/ THE RUNOFF GENERATED BY A COMMERCIAL SITE.
 5. THE TOTAL DRAINAGE AREA FOR THE PROJECT IS APPROXIMATELY 55.19 ACRES.
 6. THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINT IS LAT: 28°39'42.71"N LONG: 81°31'35.61"W. THE ON-SITE RETENTION PONDS ARE DESIGNED TO RECEIVE RUNOFF FROM THE PROJECT & DISCHARGE TO THE RECEIVING SYSTEM CONSISTING OF LAKE FULLER.
 7. WASTE DISPOSAL SHALL BE IMPLEMENTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL TRUCKS EXITING THE SITE WILL BE HOSED, ITS LOAD COVERED and THE COVER PROPERLY SECURED. THE STORAGE, APPLICATION, GENERATION & MIGRATION OF ALL FERTILIZERS, HERBICIDES, PESTICIDES & TOXIC MATERIAL SHALL BE IN ACCORDANCE W/ LOCAL, STATE & FEDERAL REGULATIONS.
 8. CONTRACTOR SHALL IDENTIFY THE INDIVIDUAL(S) RESPONSIBLE FOR THE WEEKLY & REQUIRED INSPECTIONS. A REPORTING SYSTEM ENTAILING THE ITEMS TO BE INSPECTED & THEIR CONDITION SHOULD BE DOCUMENTED & PLACED IN A DEDICATED FILING SYSTEM THAT WILL REMAIN ON THE PROJECT SITE, ACCESSIBLE TO THE CONSTRUCTION TEAM & TO THE F.D.E.P. INSPECTORS.
 9. INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER AFTER EACH RAINFALL GREATER THAN 0.5 INCH. A RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNT. THE CONTRACTOR SHALL DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
- EROSION CONTROL NOTES:
1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES NEEDED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO CITY OF APOPKA, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
 2. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTATION OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.
 3. THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEVELOPMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.
 4. THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
 5. ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES & IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:
 - A. STOCKPIILING OF MATERIAL
NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
 - B. EXPOSED AREA LIMITATION & PROTECTION
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF OFF-SITE SEDIMENT TRANSPORT. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING EFFECTIVE EROSION & SEDIMENT CONTROL MEASURES SUCH AS SILT SCREENS, SYNTHETIC BALES, TURBIDITY BARRIERS, SWALES, OR A COMBINATION OF THESE & OTHER MEASURES AS WARRANTED.
 - C. INLET PROTECTION
INLETS & CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LADEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT.
 - D. TEMPORARY GRASSING
AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED AS TO NOT ALTER OR COMPLETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES. THE SEEDED OR SEEDED & MULCHED AREAS SHALL BE ROLLED & WATERED AS NEEDED TO ENSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% OF GOOD GRASS COVER, THE AREAS WILL BE REWORKED & ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER. REWORKED & ADDITIONAL SEED APPLIED.
 - E. MAINTENANCE
EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION & CONTROL MEASURES ON A DAILY BASIS & 24 HOURS FOLLOWING RAINFALL EVENTS (0.5" OR GREATER) & IMMEDIATELY REPAIR ANY OBSERVED DAMAGED CONTROLS. ALL EROSION & SEDIMENT CONTROLS SHALL BE MAINTAINED AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
 6. AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THIS PLAN.
 7. ALL DISTURBED PERVIOUS AREAS WILL BE SOODED, UNLESS OTHERWISE NOTED.

DUST CONTROL & PREVENTION:

- THE SURFACE AREA OF OPEN, RAW ERODIBLE SOILS EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF DUST PRODUCTION. IN ADDITION,
1. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING DUST CONTROL CONTROL MEASURES SUCH AS STABILIZING EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE, WET SUPPRESSION (WATERING) AND STONE/GRAVEL LAYERING AS APPLICABLE FOR THE PROJECT AND DEEMED NECESSARY BY THE CONTRACTOR TO CONTROL DUST.
 2. ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, AND THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONROLLED AT ANY GIVEN TIME.
 3. A MOBLE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.
 4. COVERS SHALL BE PROVIDED FOR ALL HAUL TRUCKS TRASPORTING MATERIALS THAT CONTRIBUTURE TO DUST.
 5. IF CHEMICAL STABILIZATION METHOD IS USED, THE CHEMICALS SHOULD BE APPROVED FOR USE BY THE APPROPRIATE REGULATORY AGENCIES AND SHALL NOT CREATE ANY ADVERSE IMPACTS TO STORMWATER, PLANT LIFE, WATER BODIES, GROUNDWATER, OR FISH AND WILDLIFE.

DEMOLITION NOTES

1. THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
3. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
4. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
5. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180). REFER TO GEOTECHNICAL REPORT FOR SPECIFIC COMPACTION REQUIREMENTS UNDER BUILDING & OTHER STRUCTURES.
6. ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
7. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17--153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
8. CONTRACTOR TO PROVIDE TREE PROTECTION AROUND TREES TO REMAIN AS REQUIRED BY THE LOCAL JURISDICTION.
9. EXISTING WELLS OR SEPTIC SYSTEMS IF ANY, SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

SOIL TRACKING PREVENTION

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT THE LOCATION SHOWN ON THE PLANS. TRAFFIC FROM UNSTABILIZED AREAS OF CONSTRUCTION SHALL BE DIRECTED THRU THE STPD BARRIER. FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT & DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED & APPROVED BY THE ENGINEER &/OR CITY OF APOPKA PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE & CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER &/OR CITY OF APOPKA.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901--2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT & ARE UNSUITABLE.
5. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.

EROSION CONTROLS FOR NON STORMWATER DISCHARGES:

A) WASTE DISPOSAL:

WASTE MATERIAL:
ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A METAL DUMPSTER WHICH WILL BE MAINTAINED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY IN CITY OF APOPKA. THE DUMPSTER WILL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS OFTEN AS NECESSARY TO NOT CAUSE ON-SITE DISPOSAL OF WASTE. THE TRASH WILL BE HAULED TO AN APPROVED CITY OF APOPKA LANDFILL. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR HAZARDOUS WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY LOCAL REGULATION.

B) OFFSITE VEHICLE TRACKING:

A GRAVEL CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

NOTES:

1. ALL DEBRIS AND ANY EXCESS FILL MATERIAL SHALL BE HAULED OFFSITE.
2. SEDIMENTATION CONTROLS AND BMPs SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 29 NTUS FROM LEAVING THE CONSTRUCTION SITE.

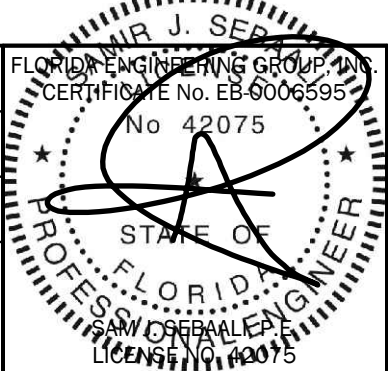
NPDES NOTE

A NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) IS REQUIRED FOR THE PROJECT, UNLESS OBTAINED BY THE OWNER, THE CONTRACTOR SHALL APPLY AND OBTAIN A NOI NPDES PRIOR TO START OF CONSTRUCTION ACTIVITIES.



CONTRACTOR ACKNOWLEDGEMENT:
THIS PLAN HAS BEEN PREPARED UNDER _____ DIRECTION AND KNOWLEDGE. I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DATE: _____
(NOTE: CONTRACTOR IS REQUIRED TO REVIEW & SIGN THIS PLAN PRIOR TO START CONSTRUCTION)



7/26/2023

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DATE	REVISIONS	BY	CHECKED		

CONSTRUCTION PLANS - PHASE II
AND OVERALL PROJECT PHASING/ SEQUENCING PLANS
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SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION NOTES

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 20-043
SCALE NOTED
DATE JULY 21, 2023
SHEET NO. C-4B
SHEET 14 OF 43

TREES TO REMAIN

TREE CHART			TREE CHART		
Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type
1	6"	LAUREL	985	8"	OAK
2	6"	LAUREL	986	8"	OAK
3	16"	LAUREL	987	4"	OAK
4	7"	LAUREL	988	6"	OAK
5	15"	LAUREL	989	5"	OAK
6	6"	LAUREL	1027	8"	CHERRY
14	4"	LAUREL	1028	10"	CHERRY
16	10"	LAUREL	1029	15"	OAK
266	11"	OAK	1030	8"	CHERRY
259	7"	OAK	1031	6"	CHERRY
260	9"	OAK	1032	6"	OAK
261	9"	OAK	1037	12"	PALM
262	7"	OAK	1038	8"	PALM
263	4"	OAK	1082	8"	CHERRY
264	5"	OAK	1081	18"	PALM
265	6"	OAK	1120	12"	LAUREL
286	8"	OAK	1121	10"	LAUREL
822	8"	CHERRY	1122	7"	LAUREL
824	15"	OAK			
846	6"	OAK			
848	6"	OAK			
850	6"	OAK			
850	10"	OAK			
864	10"	OAK			
865	20"	OAK			
867	10"	CHERRY			
868	10"	CHERRY			
869	12"	LAUREL			
870	12"	OAK			
880	10"	OAK			
880	8"	OAK			
882	6"	UNIDENTIFIED			
883	4"	OAK			
871	8"	CHERRY			
872	5"	CHERRY			
873	6"	CHERRY			
875	5"	OAK			
876	5"	OAK			
877	8"	OAK			
878	6"	OAK			
879	6"	OAK			
881	8"	OAK			
882	4"	OAK			
928	12"	CAMPHOR			
927	5"	CAMPHOR			
928	4"	OAK			
929	10"	CAMPHOR			
930	11"	CAMPHOR			
931	13"	CAMPHOR			
932	8"	CAMPHOR			
933	11"	OAK			
934	8"	OAK			
935	20"	OAK			
936	20"	OAK			
937	11"	UNIDENTIFIED			
938	11"	OAK			
939	15"	OAK			
940	8"	OAK			
941	12"	CAMPHOR			
942	14"	OAK			
943	16"	OAK			
944	12"	OAK			
945	4"	OAK			
946	17"	OAK			
947	8"	CHERRY			
948	12"	OAK			
949	11"	OAK			
950	8"	CHERRY			
951	11"	CHERRY			
952	10"	OAK			
953	8"	LAUREL			
954	8"	LAUREL			
955	8"	LAUREL			
956	19"	OAK			
957	18"	OAK			
958	22"	OAK			
959	10"	OAK			
960	10"	OAK			
961	14"	OAK			
962	9"	OAK			
963	9"	OAK			
964	8"	OAK			
965	6"	OAK			
966	8"	OAK			
967	11"	OAK			
968	4"	OAK			
969	7"	OAK			
970	8"	LAUREL			
971	9"	OAK			
972	12"	CHERRY			
973	8"	OAK			
974	7"	LAUREL			
975	11"	OAK			
976	11"	OAK			
977	9"	CAMPHOR			
978	6"	OAK			
979	7"	OAK			
980	8"	OAK			
981	4"	OAK			
982	6"	OAK			
983	8"	OAK			
984	10"	OAK			
			TOTAL INCHES	1,238"	
			TOTAL TREES	116	

TREES TO BE REMOVED

TREE CHART			TREE CHART		
Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type
27	8"	CHERRY	1065	8"	UNIDENTIFIED
52	8"	CHERRY	1066	8"	UNIDENTIFIED
107	8"	UNIDENTIFIED	1067	8"	UNIDENTIFIED
126	8"	CHERRY	1068	8"	UNIDENTIFIED
135	8"	OAK	1069	8"	CHERRY
137	8"	CHERRY	1078	8"	OAK
139	8"	CHERRY	1135	8"	CHERRY
153	8"	OAK	225	9"	CHERRY
176	8"	OAK	93	9"	CHERRY
182	8"	CHERRY	102	9"	UNIDENTIFIED
199	8"	OAK	103	9"	CHERRY
214	8"	CHERRY	105	9"	UNIDENTIFIED
215	8"	CHERRY	106	9"	UNIDENTIFIED
256	8"	OAK	108	9"	UNIDENTIFIED
270	8"	OAK	113	9"	UNIDENTIFIED
274	8"	CHERRY	147	9"	OAK
275	8"	OAK	165	9"	LAUREL
276	8"	OAK	168	9"	LAUREL
284	8"	CHERRY	167	9"	LAUREL
285	8"	CHERRY	175	9"	OAK
286	8"	CHERRY	181	9"	OAK
287	8"	OAK	189	9"	OAK
291	8"	CHERRY	195	9"	OAK
308	8"	OAK	209	9"	OAK
311	8"	OAK	347	9"	OAK
324	8"	OAK	246	9"	OAK
325	8"	OAK	250	9"	CHERRY
230	8"	OAK	257	9"	OAK
231	8"	OAK	357	9"	OAK
232	8"	OAK	368	9"	OAK
240	8"	OAK	402	9"	OAK
503	8"	OAK	403	9"	CHERRY
506	8"	OAK	472	9"	OAK
515	8"	OAK	475	9"	OAK
353	8"	OAK	498	9"	OAK
360	8"	OAK	508	9"	CHERRY
361	8"	OAK	512	9"	OAK
378	8"	OAK	523	9"	CHERRY
600	8"	OAK	527	9"	CHERRY
602	8"	OAK	682	9"	OAK
604	8"	OAK	705	9"	CHERRY
606	8"	OAK	719	9"	CHERRY
613	9"	PALM	749	9"	CHERRY
622	8"	CHERRY	787	9"	CHERRY
629	8"	OAK	804	9"	CHERRY
630	8"	OAK	811	9"	OAK
634	8"	OAK	1034	9"	OAK
635	8"	OAK	1036	10"	CHERRY
643	8"	OAK	1076	9"	OAK
646	8"	OAK	1080	9"	OAK
648	8"	OAK	1092	6"	SHINABERRY
649	8"	OAK	1117	8"	CHERRY
650	8"	OAK			
852	8"	OAK			
853	8"	OAK			
854	8"	OAK			
856	8"	OAK			
857	8"	OAK			
858	8"	CHERRY			
836	8"	CHERRY			
885	8"	CHERRY			
878	8"	OAK			
528	8"	OAK			
530	8"	OAK			
420	8"	OAK			
425	8"	OAK			
426	8"	OAK			
429	8"	OAK			
449	8"	OAK			
451	8"	OAK			
454	8"	OAK			
455	8"	OAK			
474	8"	OAK			
537	8"	OAK			
540	8"	CHERRY			
559	8"	OAK			
560	8"	CHERRY			
561	8"	CHERRY			
564	8"	OAK			
572	8"	OAK			
573	8"	OAK			
574	8"	CHERRY			
575	8"	CHERRY			
589	8"	OAK			
594	8"	CHERRY			
595	8"	CHERRY			
599	8"	CHERRY			
689	8"	OAK			
693	8"	OAK			
704	8"	OAK			
707	8"	OAK			
712	8"	CHERRY			
714	8"	CHERRY			
729	8"	OAK			
730	8"	OAK			
733	8"	CHERRY			
785	8"	CHERRY			
790	8"	CHERRY			
817	8"	CHERRY			
819	8"	CHERRY			
826	8"	CHERRY			
889	8"	CHERRY			
892	8"	OAK			
			TOTAL INCHES	1,279	
			TOTAL TREES	152	

SPECIMEN TREES
TO BE REMOVED
24" & LARGER

Tree ID#	DBH Size	Tree Type
26	OAK	34"
33	OAK	25"
59	OAK	36"
315	OAK	31"
345	CHERRY	26"
386	OAK	24"
632	OAK	34"
653	CHERRY	25"
663	CHERRY	24"
735	OAK	29"
796	OAK	42"
798	OAK	36"
823	OAK	32"
870	OAK	52"
709	OAK	37"
1044	OAK	26"
1070	OAK	32"
1095	OAK	29"
1096	OAK	25"
1100	OAK	27"
1101	OAK	20"
1123	OAK	25"
1141	OAK	44"
1147	OAK	40"
TOTAL INCHES		755"
TOTAL TREES		24

TREE MITIGATION:

TOTAL TREE REMOVAL: 176 TREES

PROPOSED TREE MITIGATION: 176 TREES
(770 CANOPY TREES TO BE PLANTED AS
SHOWN ON LANDSCAPE PLAN AND 116
TREES TO REMAIN). FOR A NET TOTAL
OF 886 TREES.

TOTAL PROPOSED PLANTED TREE INCHES = 1,172.5"

DATE	REVISIONS	BY	CHECKED		

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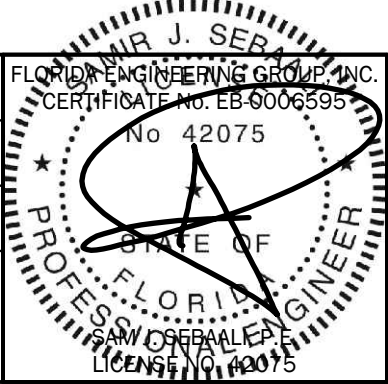


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TREE REMOVAL AND TREE
PRESERVATION CHART

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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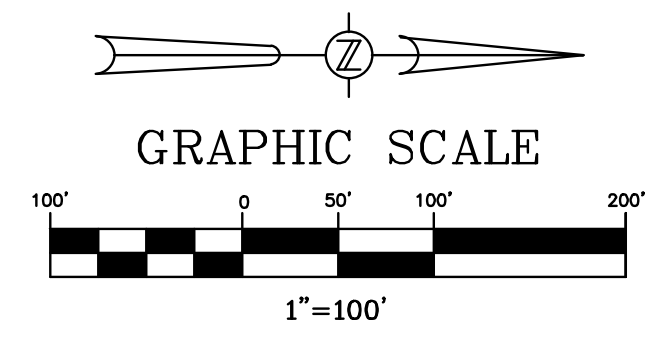
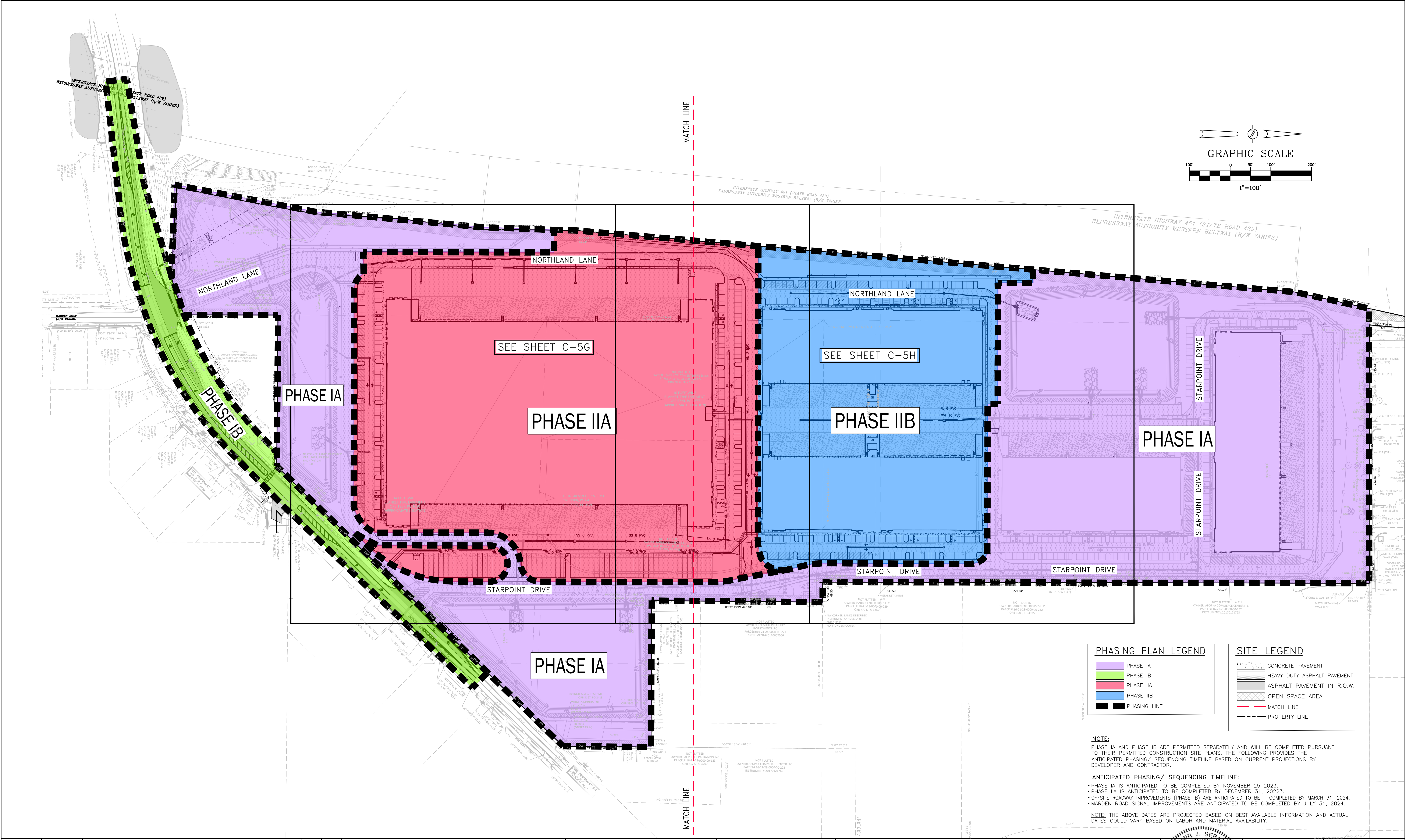
PROJECT NO. 20-043
SCALE NOTED
DATE JULY 21, 2023
SHEET NO. C-4C
SHEET 15 OF 43



7/26/2023

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PHASING PLAN LEGEND

- PHASE IA
- PHASE IB
- PHASE IIA
- PHASE IIB
- PHASING LINE

SITE LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT IN R.O.W.
- OPEN SPACE AREA
- MATCH LINE
- PROPERTY LINE

NOTE:
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DATE	REVISIONS	BY	CHECKED

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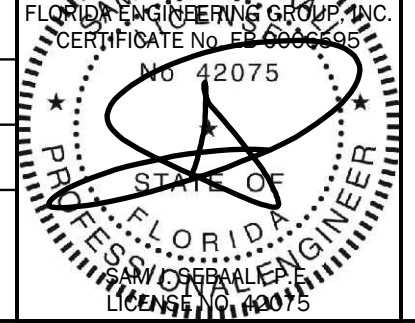
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OVERALL PHASING PLAN

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 20-043
SCALE 1"=100'
DATE JULY 21, 2023
SHEET NO. C-5A
SHEET 16 OF 43

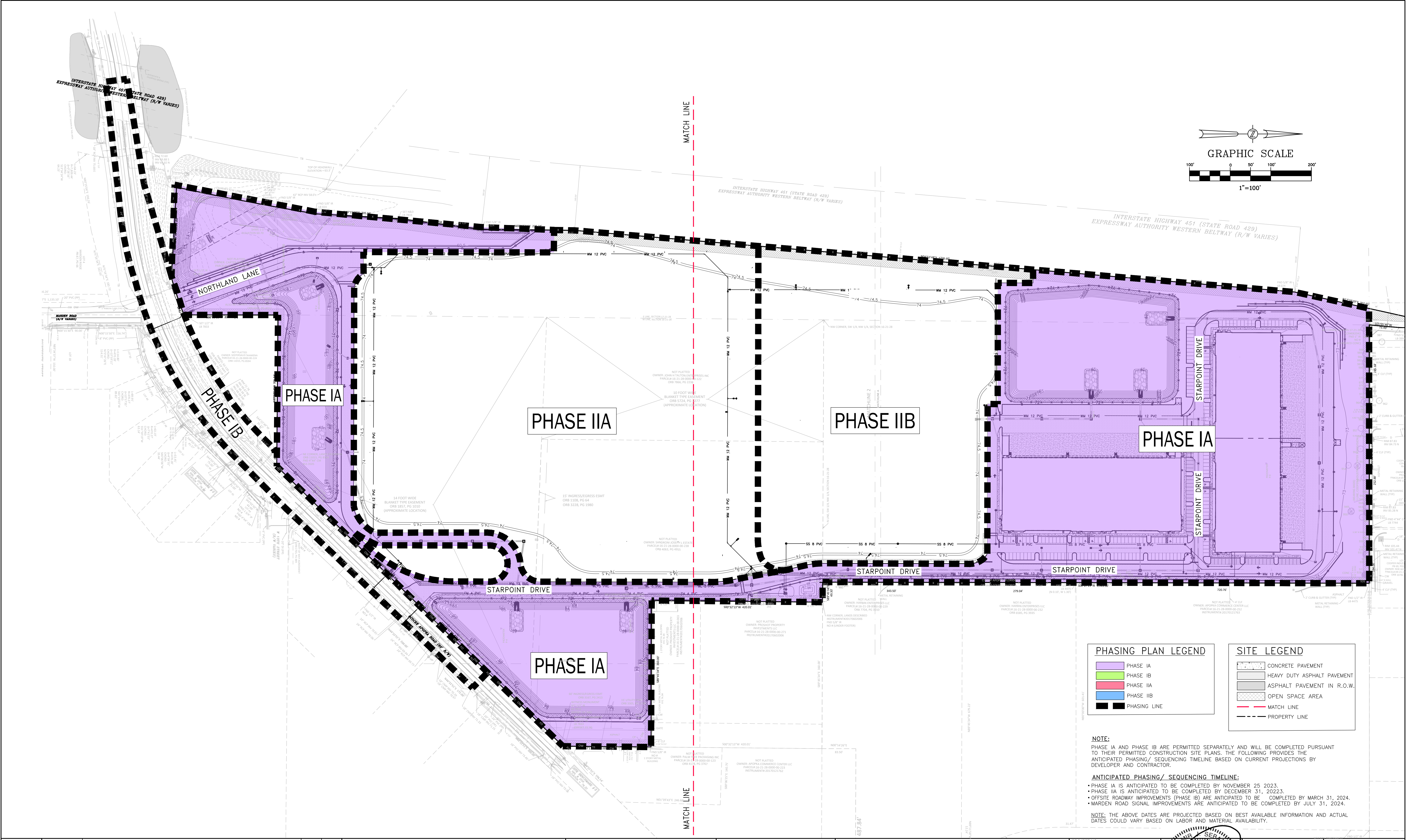


J. SEDALL
No. 42075
FLORIDA
Professional Engineer

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PHASE IA - OVERALL SITE PLAN

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SJS	JT	SJS	SJS

PROJECT NO. 20-043
SCALE 1"=100'
DATE JULY 21, 2023
SHEET NO. C-5B
SHEET 17 OF 43

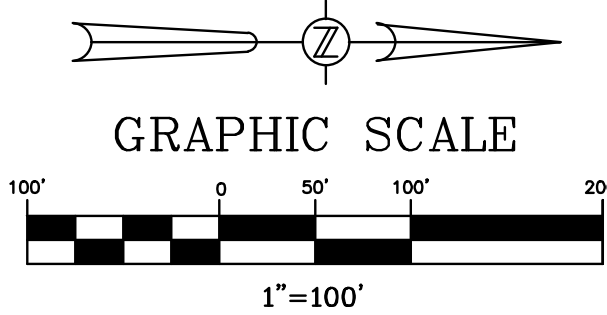
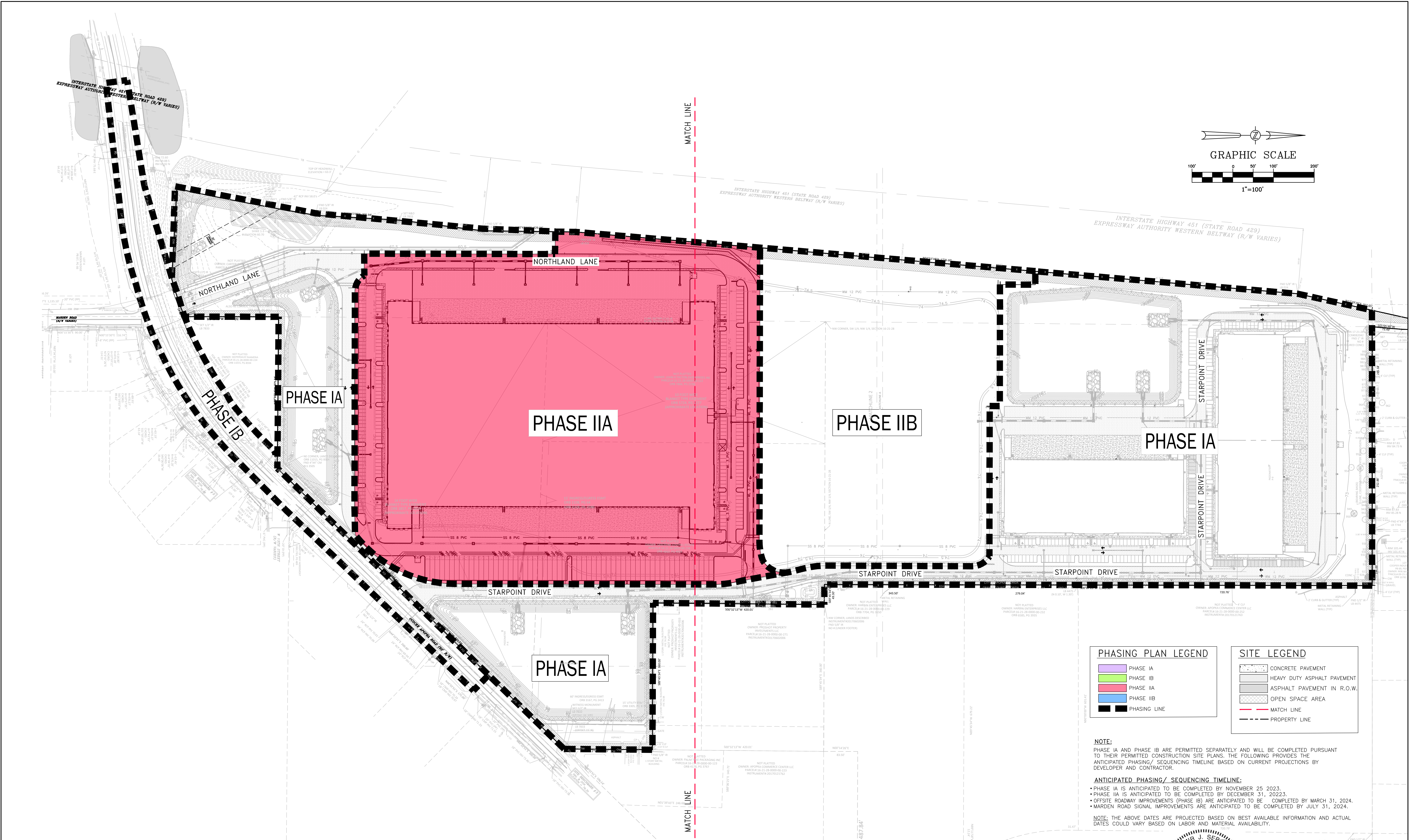
FLORIDA ENGINEERING GROUP
CERTIFICATE No. EB 0006595
No 142075

STATE OF
FLORIDA
Professional Engineer
License No. 142075

7/26/2023

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PHASING PLAN LEGEND

- PHASE IA
- PHASE IB
- PHASE IIA
- PHASE IIB
- PHASING LINE

SITE LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT IN R.O.W.
- OPEN SPACE AREA
- MATCH LINE
- PROPERTY LINE

NOTE:
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DATE	REVISIONS	BY	CHECKED

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PHASE IIA - OVERALL SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

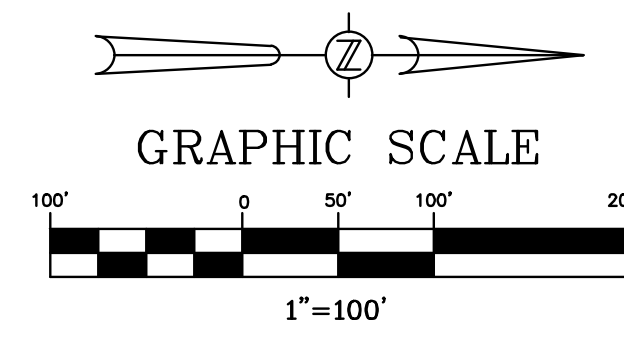
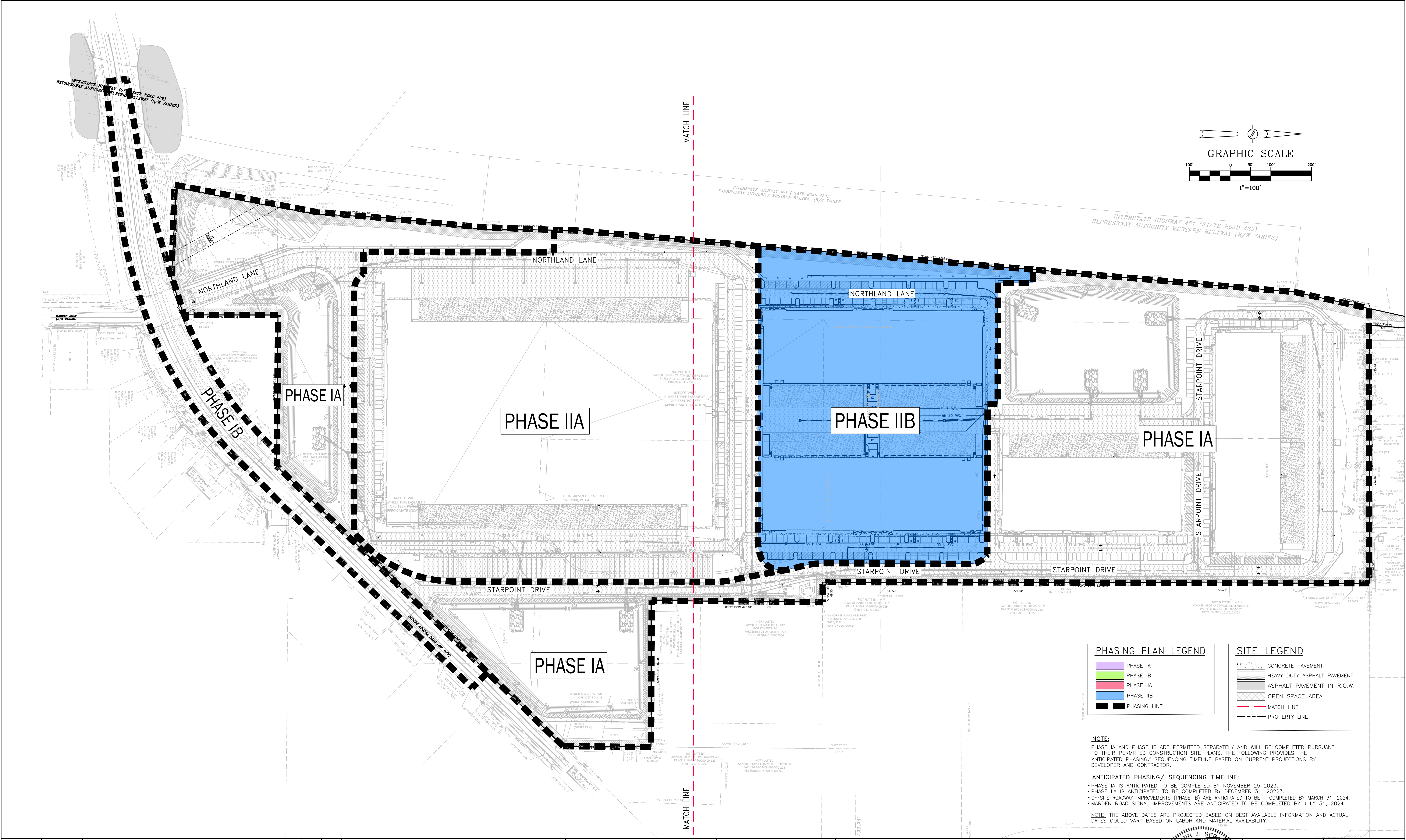
PROJECT NO. 20-043
SCALE 1"=100'
DATE JULY 21, 2023
SHEET NO. C-5C
SHEET 18 OF 43



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PHASING PLAN LEGEND

- PHASE IA
- PHASE IB
- PHASE IIA
- PHASE IIB
- PHASING LINE

SITE LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT IN R.O.W.
- OPEN SPACE AREA
- MATCH LINE
- PROPERTY LINE

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DATE	REVISIONS	BY	CHECKED

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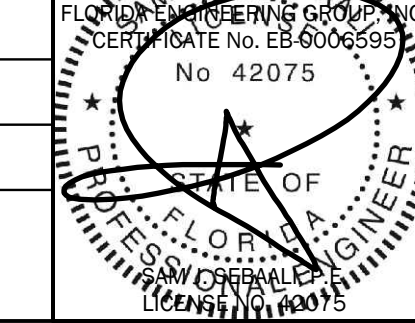
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PHASE IIB - OVERALL SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 20-043
SCALE 1"=100'
DATE JULY 21, 2023
SHEET NO. C-5D
SHEET 19 OF 43

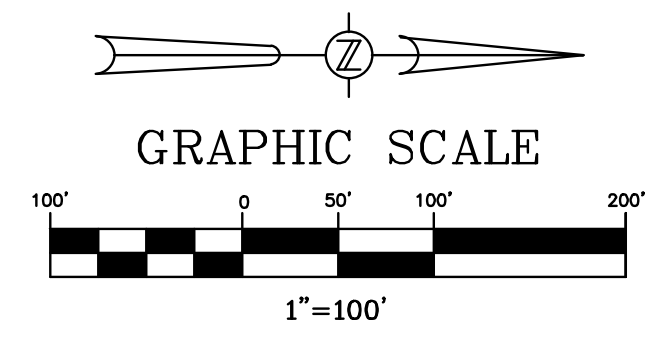
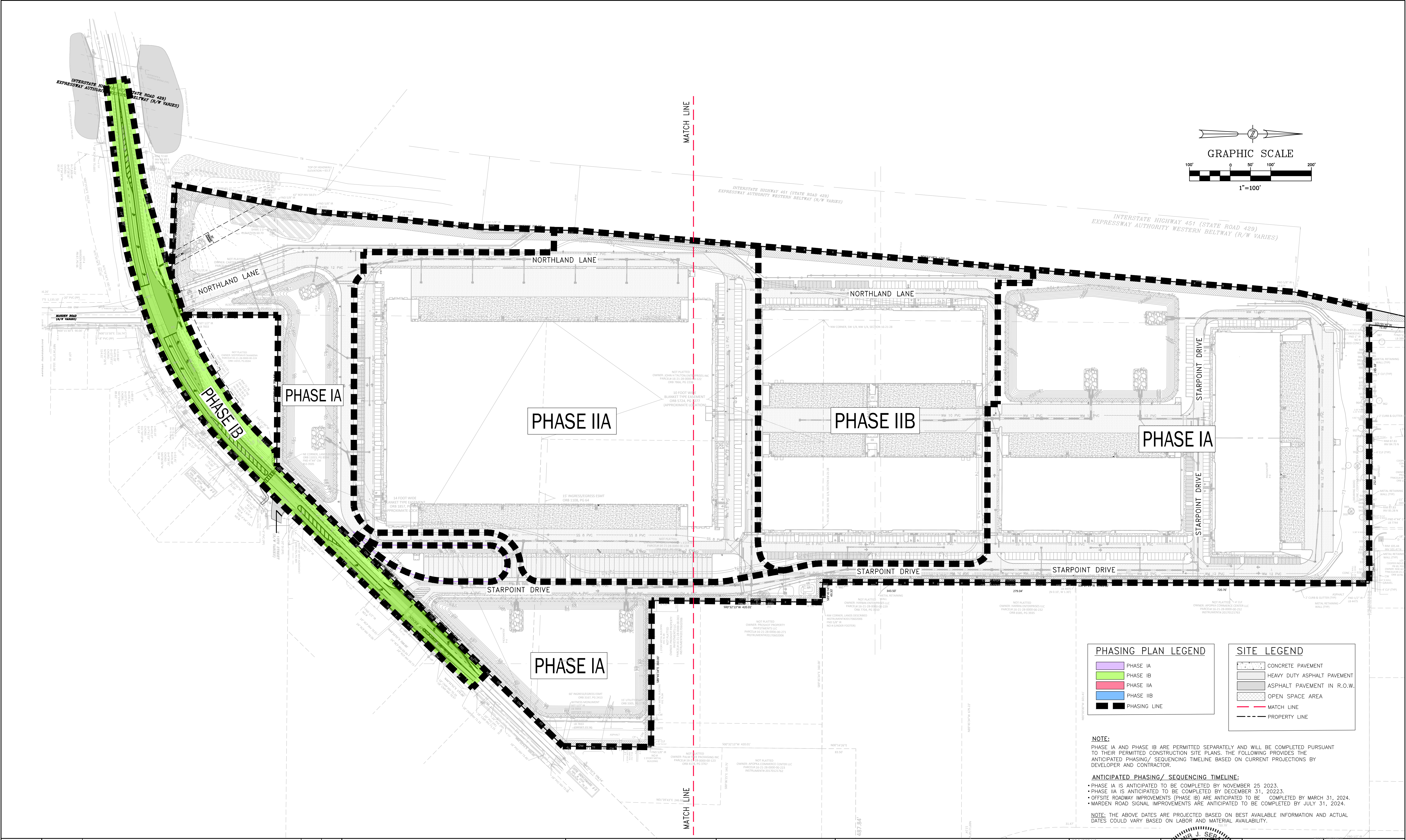


J. Seaball
No. 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER

7/26/2023

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PHASING PLAN LEGEND

- PHASE I A
- PHASE I B
- PHASE II A
- PHASE II B
- PHASING LINE

SITE LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT IN R.O.W.
- OPEN SPACE AREA
- MATCH LINE
- PROPERTY LINE

NOTE:
PHASE I A AND PHASE I B ARE PERMITTED SEPARATELY AND WILL BE COMPLETED PURSUANT TO THEIR PERMITTED CONSTRUCTION SITE PLANS. THE FOLLOWING PROVIDES THE ANTICIPATED PHASING/ SEQUENCING TIMELINE BASED ON CURRENT PROJECTIONS BY DEVELOPER AND CONTRACTOR.

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DATE	REVISIONS	BY	CHECKED

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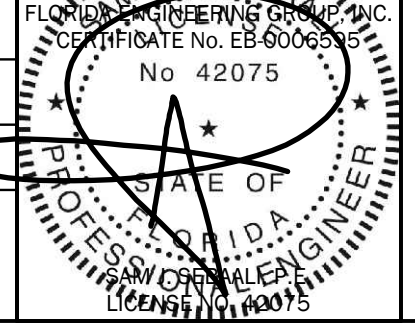
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PHASE I B - OVERALL SITE PLAN

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PROJECT NO. 20-043
SCALE 1"=100'
DATE JULY 21, 2023
SHEET NO. C-5E
SHEET 20 OF 43



7/26/2023

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FLOOD_ZONE

FLOOD_ZONE "X" AND PORTIONS OF_ZONE "AE" PER FEMA F.I.R.M. PANEL 12095C0120F DATED: 09/25/2009.

SOILS

3- BASINGER FINE SAND; 4&5- CANDLER FINE SAND; 17- FLORIDANA MUCKY FINE SAND 47- TAVARES-MILLHOPPER COMPLEX

WETLAND STATEMENT

THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.

HAZARDOUS MATERIALS STATEMENT

DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

LIGHTING NOTE

LIGHTING SHALL COMPLY WITH CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 5.6.

INDUSTRIAL DESIGN STANDARDS NOTE

THE PROJECT SHALL COMPLY WITH THE INDUSTRIAL DESIGN STANDARDS SET FORTH IN APPENDIX D SECTION 5 AND ARTICLE 5 OF THE CITY APOPKA LAND DEVELOPMENT CODE.

DUMPSTER NOTE

THE DUMPSTER SHALL HAVE OPAQUE GATING AND THE WALL SHALL HAVE A DECORATIVE CONCRETE CAP. WALL SHALL BE ARCHITECTURALLY COMPATIBLE MATERIAL TO THE PRINCIPLE BUILDING.

SIGNAGE NOTE

SIGNAGE SHALL COMPLY WITH SECTION 5.10 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

SITE NOTES

- ALL CURB RADII ARE TO BE 5.0', TYPICAL. UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
- LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.

ACCESS NOTE

A SIGNAL WILL BE INSTALLED AT THE MAIN ENTRANCE ON OCOEE APOPKA ROAD AND MARDEN ROAD.

SIGNAL NOTE

A SIGNAL WILL BE INSTALLED AT THE MAIN ENTRANCE ON OCOEE APOPKA ROAD AND MARDEN ROAD BASED ON A DEVELOPER'S AGREEMENT BETWEEN DEVELOPER AND THE CITY OF APOPKA.

SIDEWALK NOTE:

ALL SIDEWALK SHALL COMPLY WITH SECTION 5.13.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. ADA ACCESSIBLE CURB CUT RAMPS SHALL BE PROVIDED AT ALL STREET AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL AND FDOT SPECIFICATIONS.

GREEN BUILDING STANDARDS

THE FOLLOWING ELEMENTS ARE TO BE PROVIDED WITH THE FINAL DESIGN TO MEET THE MIN. 4.0 POINTS REQUIRED FOR THE GREEN BUILDING STANDARDS PER LDC SECTION 5.11.4:

- PROVIDE COOL ROOFS ON AT LEAST 3 OF THE BUILDINGS - 1.50 POINTS
- PROVIDE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED - 0.50 POINT, THE DEV
- PROVIDE STORM WATER INFILTRATION SYSTEM(S)/PONDS THAT CAPTURES A MINIMUM OF 25% OF SITE STORMWATER RUNOFF - 1.00 POINT
- TURF GRASS TO BE LIMITED TO 40% OF THE LANDSCAPED AREA. 0.50 POINT
- PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1 - 7.5 POINTS

SITE DATA

PROPERTY LOCATION: 1220 OCOEE APOPKA ROAD, APOPKA, FL 32703

PROPERTY FUTURE LAND USE DESIGNATION: IND-INDUSTRIAL
PROPERTY ZONING: I-L - LIGHT INDUSTRIAL

EXISTING USE: VACANT/WAREHOUSING
PROPOSED USE: WAREHOUSING
PROJECT AREA: 55.19 ACRES

PROPOSED GROSS FLOOR AREA: PHASE I: 166,648 S.F.
PHASE II: 569,163 S.F.
TOTAL: 735,811 S.F.

ALLOWABLE FLOOR AREA RATIO: 0.40
PROPOSED FLOOR AREA RATIO: 0.31

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (EAST)	10'	FRONT (EAST)	74' (BLDG. 1)
SIDE (NORTH)	10'	SIDE (NORTH)	217' (BLDG. 1)
SIDE (SOUTH)	10'	SIDE (SOUTH)	118' (BLDG. 5)
REAR (WEST)	10'	REAR (WEST)	110' (BLDG. 4)

MAXIMUM ALLOWABLE BUILDING HEIGHT	BUILDING HEIGHT PROPOSED
45'	43'

BUILDING CONSTRUCTION TYPE
II-B

BUFFER YARDS

PROPOSED USE	INTENSITY	REQUIRED BUFFER	PROPOSED BUFFER
INDUSTRIAL	FRONT (EAST)	INDUSTRIAL	N/A
INDUSTRIAL	SIDE (NORTH)	INDUSTRIAL	N/A
INDUSTRIAL	SIDE (SOUTH)	INDUSTRIAL	D-25'
INDUSTRIAL	REAR (WEST)	RESIDENTIAL	D-25'

PARKING

PARKING REQUIRED PHASE I
BUILDING 1
WAREHOUSING 86,924 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) 33 SPACES
TOTAL PARKING REQUIRED 33 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP 2 SPACES
BICYCLE PARKING 6 SPACES

BUILDING 2
WAREHOUSING 79,724 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) 31 SPACES
TOTAL PARKING REQUIRED 31 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP 2 SPACES
BICYCLE PARKING 6 SPACES

PARKING PROVIDED PHASE I
BUILDING 1
STANDARD PARKING SPACES 104 SPACES
HANDICAP PARKING 6 SPACES
TOTAL PARKING PROVIDED 110 SPACES
LOADING BERTHS: 35

BUILDING 2
STANDARD PARKING SPACES 102 SPACES
HANDICAP PARKING 5 SPACES
TOTAL PARKING PROVIDED 107 SPACES
LOADING BERTHS: 27

PERVIOUS PARKING PHASE I
46 PARKING SPACES OR 20.3% OF TOTAL PARKING IS PROPOSED TO BE PERVIOUS CONCRETE PAVEMENT.

PARKING REQUIRED PHASE II
BUILDING 3
WAREHOUSING 97,625 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) 37 SPACES
TOTAL PARKING REQUIRED 37 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP 2 SPACES
BICYCLE PARKING 6 SPACES

BUILDING 4
WAREHOUSING 97,625 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) 37 SPACES
TOTAL PARKING REQUIRED 37 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP 2 SPACES
BICYCLE PARKING 6 SPACES

BUILDING 5
WAREHOUSING 373,805 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) 129 SPACES
TOTAL PARKING REQUIRED 129 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP 5 SPACES
BICYCLE PARKING 12 SPACES

PARKING PROVIDED PHASE II
BUILDING 3
STANDARD PARKING SPACES 95 SPACES
HANDICAP PARKING 5 SPACES
TOTAL PARKING PROVIDED 100 SPACES
LOADING BERTHS: 34

BUILDING 4
STANDARD PARKING SPACES 96 SPACES
HANDICAP PARKING 5 SPACES
TOTAL PARKING PROVIDED 101 SPACES
LOADING BERTHS: 34

BUILDING 5
STANDARD PARKING SPACES 216 SPACES
HANDICAP PARKING 8 SPACES
TOTAL PARKING PROVIDED 224 SPACES
TRAILER PARKING PROVIDED 58 SPACES
LOADING BERTHS: 92

PERVIOUS PARKING PHASE I
97 PARKING SPACES OR 23% OF TOTAL PARKING IS PROPOSED TO BE PERVIOUS CONCRETE PAVEMENT.

SITE AREA CALCULATIONS

BUILDING 1 FOOTPRINT	86,924 S.F.		
BUILDING 2 FOOTPRINT	79,724 S.F.		
BUILDING 3 FOOTPRINT	97,679 S.F.		
BUILDING 4 FOOTPRINT	97,679 S.F.		
BUILDING 5 FOOTPRINT	373,805 S.F.		
PAVING	854,365 S.F.		
SIDEWALK	27,781 S.F.		
IMPERVIOUS AREA	1,617,957 S.F.	37.14 AC.	67.30 %
PERVIOUS AREA	786,111 S.F.	18.05 AC.	32.70 %
TOTAL SITE AREA	2,404,068 S.F.	55.19 AC.	100.00 %

OPEN SPACE AREA REQUIRED PER LDC 5.4.4 (ONLY PERIMETER BUFFERS COUNTED) 5.0 %
OPEN SPACE AREA PROVIDED PER LDC 5.4.4 (ONLY PERIMETER BUFFERS COUNTED) 3.47 AC. 6.2 %

DATE	REVISIONS	BY	CHECKED		

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AND OVERALL PROJECT PHASING/ SEQUENCING PLANS
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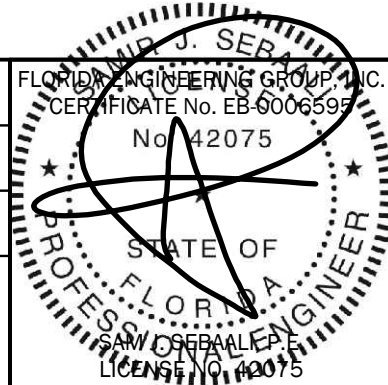
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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SITE DATA AND GEOMETRY NOTES

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

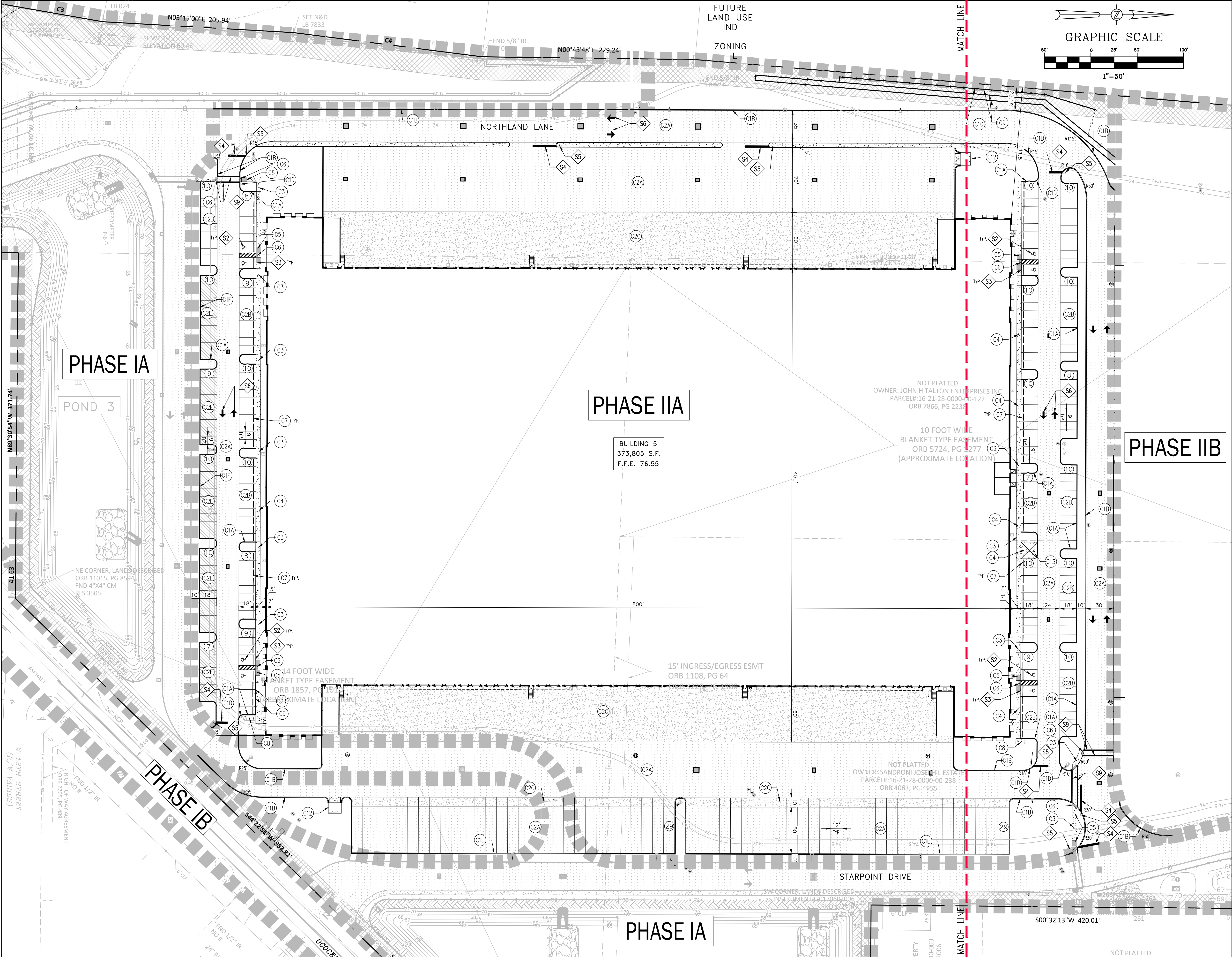
PROJECT NO. 20-043
SCALE NOTED
DATE JULY 21, 2023
SHEET NO. C-5F
SHEET 21 OF 43



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7/26/2023



◆ SITE STRIPING & SIGNAGE KEYNOTES

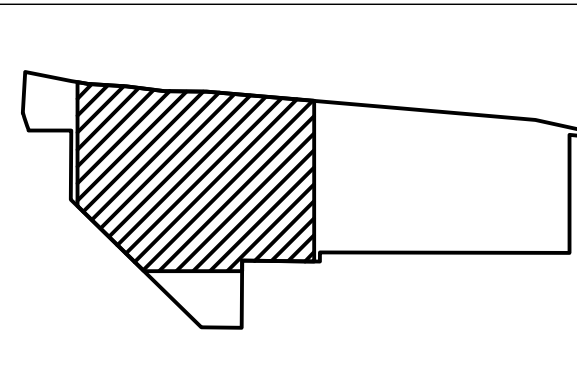
- S1. PROPERTY BOUNDARY.
- S2. HANDICAP PARKING STALL, TYPICAL.
- S3. HANDICAP SIGN.
- S4. 24" THERMOPLASTIC STOP BAR.
- S5. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S6. DIRECTIONAL ARROWS PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S7. 6" WHITE LINE.
- S8. 18" WHITE LINE.
- S9. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S10. HIGH EMPHASIS CROSSWALK STRIPING PER 2018 F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.

SITE CONSTRUCTION KEYNOTES

- C1A. 6" HEAD CURB, TYPICAL.
- C1B. F.D.O.T. TYPE "D" CURB PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- C1C. F.D.O.T. TYPE "T" CURB & GUTTER PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- C1D. 3' TRANSITION CURB.
- C1E. 8"x8" RIBBON CURB.
- C1F. F.D.O.T. TYPE "D" CURB PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL. 24" DEEP.
- C2A. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
- C2B. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
- C2C. CONCRETE PAVEMENT.
- C2D. ASPHALT PAVEMENT IN R.O.W.
- C2E. PERVIOUS CONCRETE PAVEMENT.
- C3. CONCRETE SIDEWALK, TYPICAL.
- C4. MONOLITHIC CURB & SIDEWALK, TYPICAL.
- C5. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
- C6. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
- C7. WHEELSTOP PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- C8. 5" THICK, 6' X 12' CONCRETE BICYCLE PAD AND RACKS (6 SPACES).
- C9. PRE-ENGINEERED SEGMENTAL BLOCK RETAINING WALL, OR WALL TO BE DESIGNED BY OTHERS. COORDINATE WALL LIMITS WITH GRADING PLANS & STRUCTURAL DESIGN PLANS.
- C10. 5' TALL BLACK VINYL COATED CHAIN LINK FENCE.
- C11. RAILING.
- C12. DUMPSTER.
- C13. GENERATOR.

SITE LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT IN R.O.W.
- OPEN SPACE AREA
- MATCH LINE
- PROPERTY LINE
- PHASING LINE



DATE	REVISIONS	BY	CHECKED

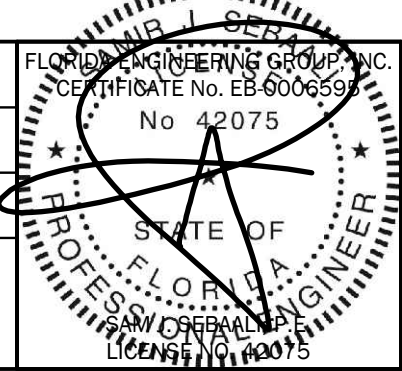
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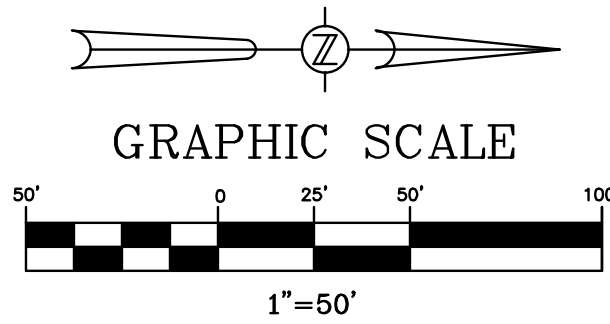
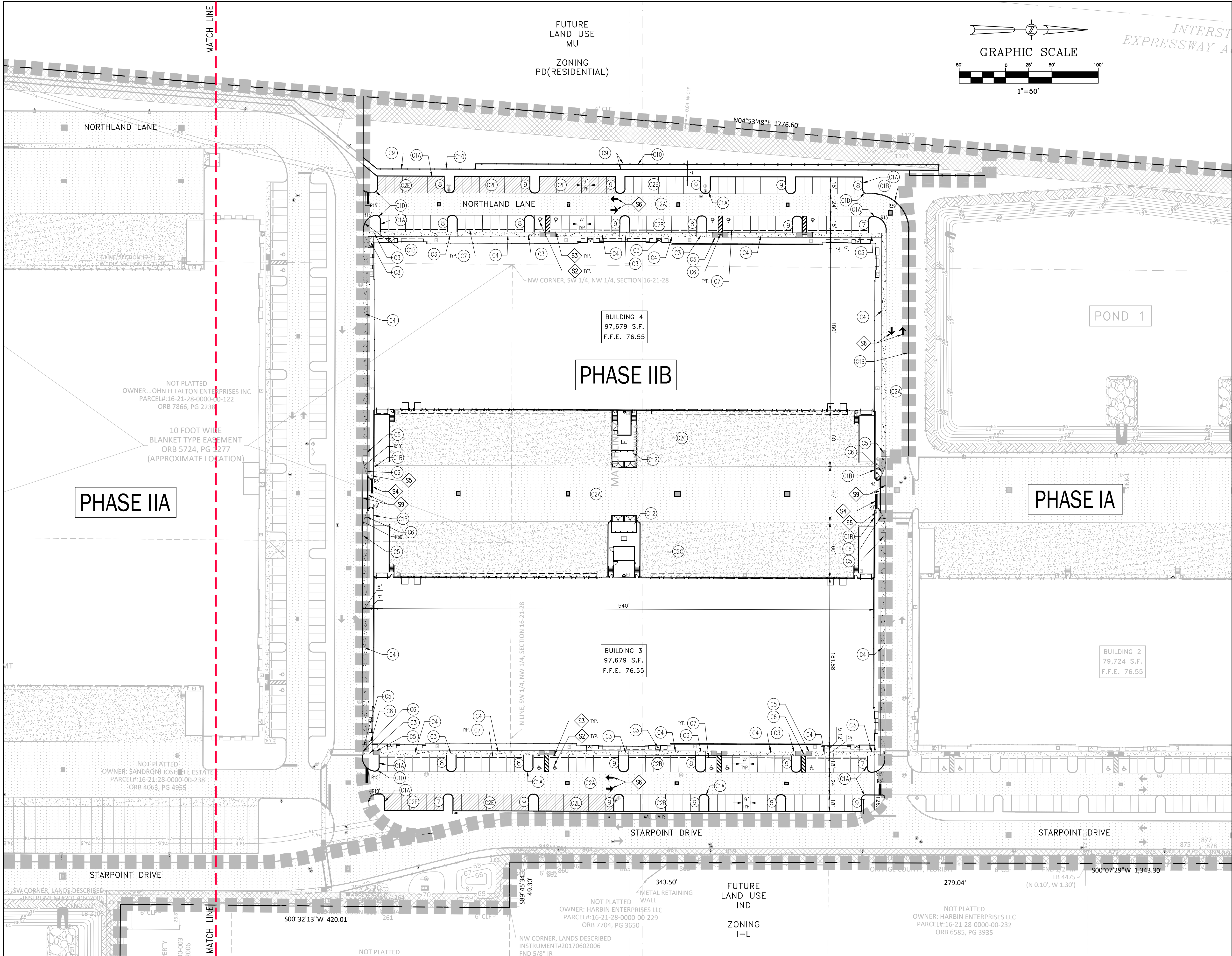
PHASE IIA - SITE GEOMETRY PLAN			
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS

PROJECT NO. 20-043
SCALE 1"=50'
DATE JULY 21, 2023
SHEET NO. C-5G
SHEET 22 OF 43



7/26/2023

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◆ SITE STRIPING & SIGNAGE KEYNOTES

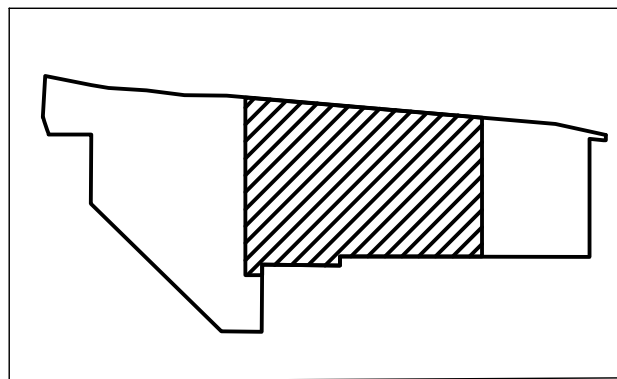
- S1. PROPERTY BOUNDARY.
- S2. HANDICAP PARKING STALL, TYPICAL.
- S3. HANDICAP SIGN.
- S4. 24" THERMOPLASTIC STOP BAR.
- S5. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S6. DIRECTIONAL ARROWS PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S7. 6" WHITE LINE.
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SITE CONSTRUCTION KEYNOTES

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- C1D. 3' TRANSITION CURB.
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- C2B. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
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- C10. 5' TALL BLACK VINYL COATED CHAIN LINK FENCE.
- C11. RAILING.
- C12. DUMPSTER.
- C13. GENERATOR.

SITE LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT IN R.O.W.
- OPEN SPACE AREA
- MATCH LINE
- PROPERTY LINE
- PHASING LINE



CONSTRUCTION PLANS - PHASE II
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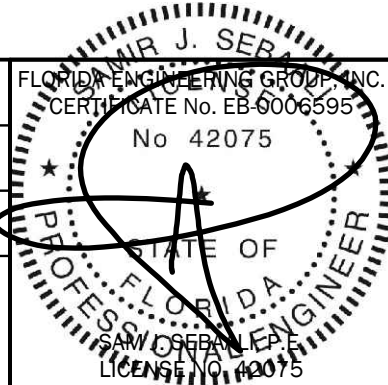


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PHASE IIB - SITE GEOMETRY PLAN

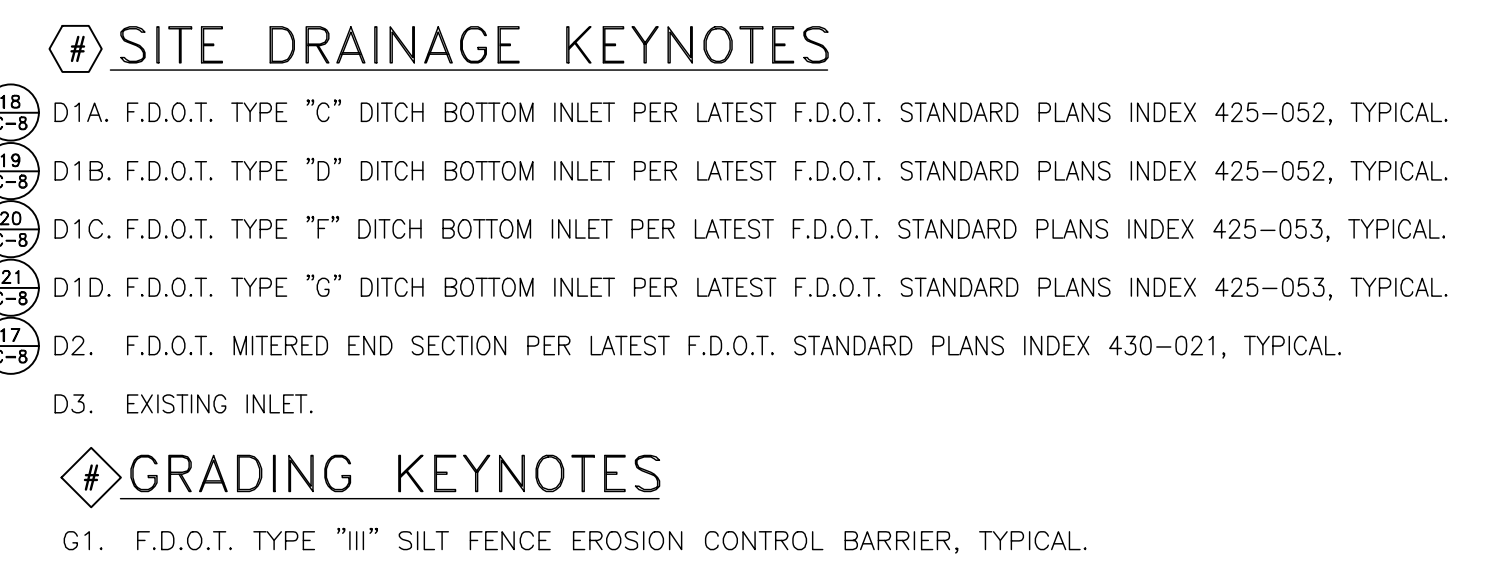
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 20-043
SCALE 1"=50'
DATE JULY 21, 2023
SHEET NO. C-5H
SHEET 23 OF 43



7/26/2023

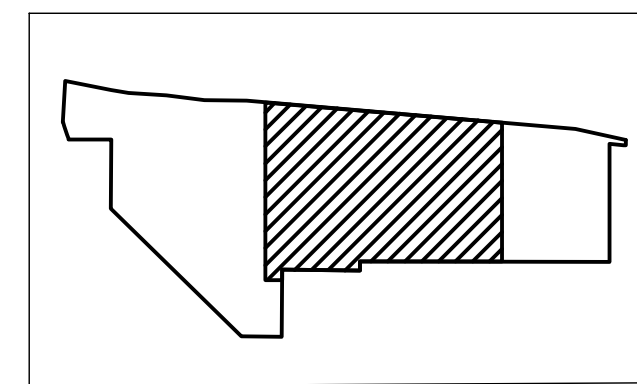
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EROSION CONTROL NOTE:
 PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL
 INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO
 THE REQUIREMENTS SHOWN ON THE SWPPP.

PLAN LEGEND

	SYNTHETIC EROSION CONTROL BARRIER
	SILT FENCE EROSION CONTROL BARRIER
B.O.W.*	ELEVATION AT BOTTOM OF EXPOSED WALL
T.O.W.	TOP OF WALL ELEVATION

[illegible]

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PHASE IIB - SITE PAVING GRADING AND DRAINAGE PLAN

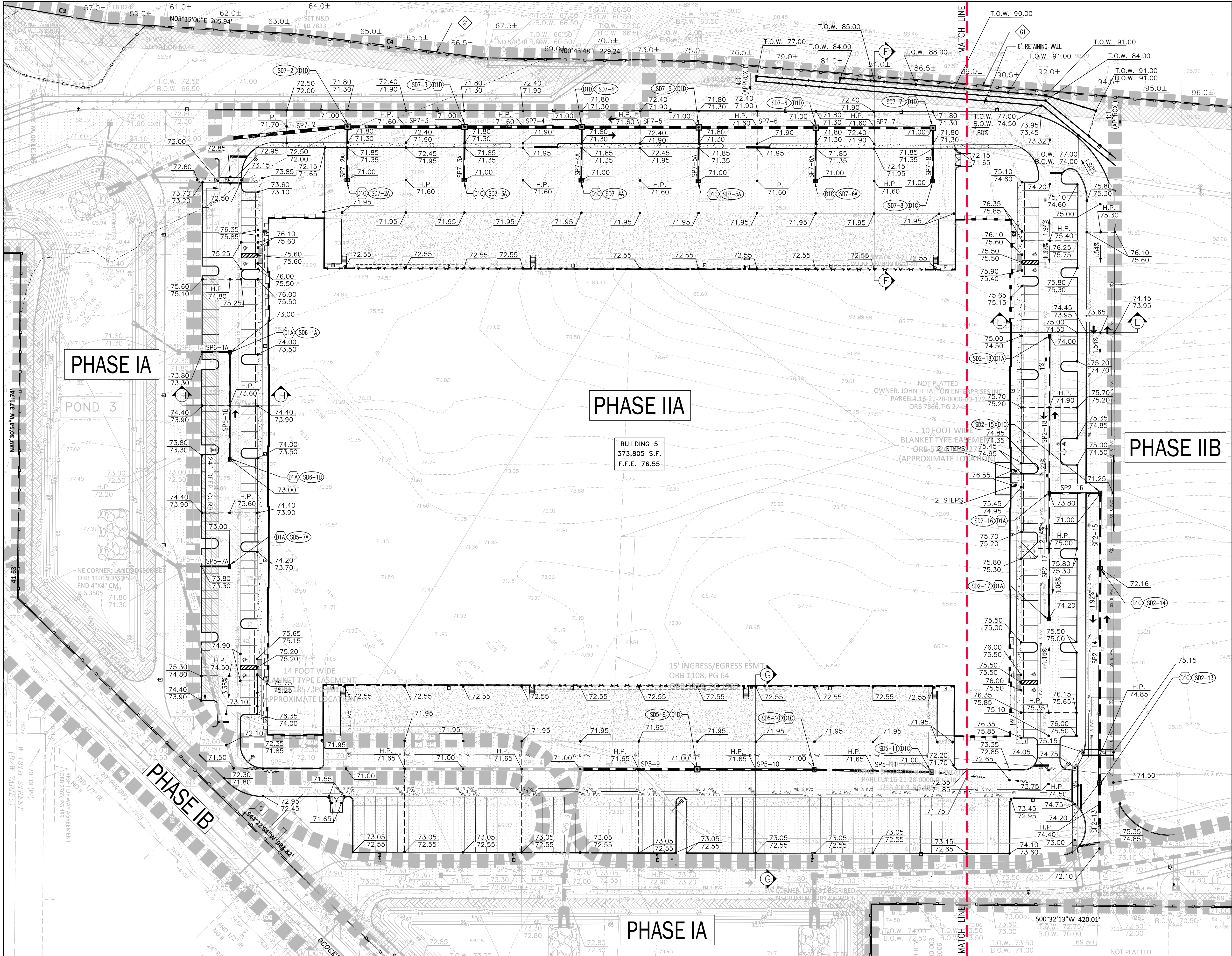
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO.	20-043	FLOOD PROTECTION ENGINEERING GROUP
SCALE	1"=50'	CERTIFICATE NO. EB-6006995
DATE	JULY 21, 2023	No. 42075
SHEET NO.	C-6A	STATE OF
SHEET 24	OF 43	FLOOD PROTECTION ENGINEER

7/26/2023

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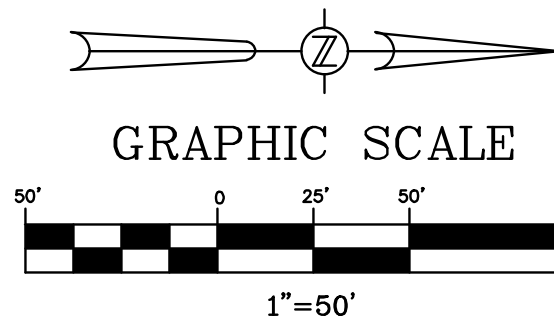


SITE DRAINAGE KEYNOTES

- D1A. F.D.O.T. TYPE "C" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL.
D1B. F.D.O.T. TYPE "D" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL.
D1C. F.D.O.T. TYPE "F" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL.
D1D. F.D.O.T. TYPE "G" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL.
D2. F.D.O.T. MITERED END SECTION PER LATEST F.D.O.T. STANDARD PLANS INDEX 430-021, TYPICAL.
D3. EXISTING INLET.

GRADING KEYNOTES

- G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.

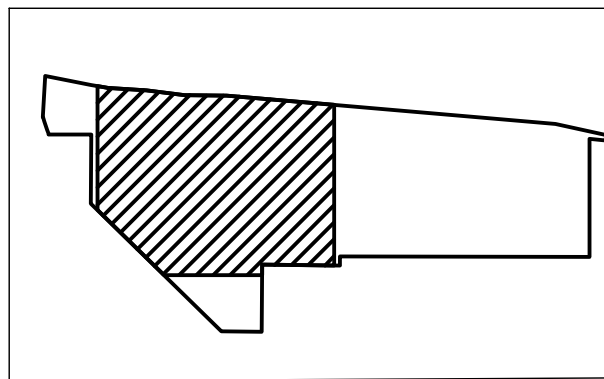


EROSION CONTROL NOTE:

PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP.

PLAN LEGEND

- SYNTHETIC EROSION CONTROL BARRIER
SILT FENCE EROSION CONTROL BARRIER
B.O.W. ELEVATION AT EXPOSED BOTTOM OF WALL
T.O.W. TOP OF WALL ELEVATION



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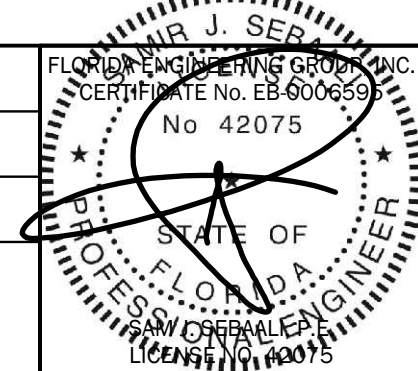


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Fax: 407-895-0325
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PHASE IIA - SITE PAVING GRADING AND DRAINAGE PLAN

DESIGNED BY SJS
DRAWN BY JT
CHECKED BY SJS
APPROVED BY SJS

PROJECT NO. 20-043
SCALE 1"=50'
DATE JULY 21, 2023
SHEET NO. C-6B
SHEET 25 OF 43



7/26/2023

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DRAINAGE STRUCTURE LEGEND

SD2-9A * TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 74.70 INV. ELEV. 67.76 E INV. ELEV. 67.76 N		SD2-9B * TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 74.70 INV. ELEV. 68.91 S INV. ELEV. 68.91 N		SD2-9C * TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 74.70 INV. ELEV. 70.06 S		*THE EXISTING STUB-OUT INVERT FOR PIPE SP2-9A MUST BE SURVEYED AND VERIFIED TO BE AT ELEVATION 67.62 FT. PRIOR TO APPROVAL OF THE SHOP DRAWINGS FOR THESE SHEETS.																			
SD2-13 * TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 74.20 INV. ELEV. 65.15 E INV. ELEV. 65.15 W		SD2-14 * TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 72.16 INV. ELEV. 65.83 E INV. ELEV. 65.83 W		SD2-15 * TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.06 E INV. ELEV. 66.06 S		SD2-16 * TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 73.80 INV. ELEV. 66.22 N INV. ELEV. 69.22 E INV. ELEV. 69.22 W		SD2-17 * TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 74.20 INV. ELEV. 69.62 W		SD2-18 * TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 74.00 INV. ELEV. 69.72 E		*THE EXISTING STUB-OUT INVERT FOR PIPE SP2-13 MUST BE SURVEYED AND VERIFIED TO BE AT ELEVATION 65.02 FT. PRIOR TO APPROVAL OF THE SHOP DRAWINGS FOR THESE SHEETS.													
SD3-4 * TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 64.83 N INV. ELEV. 64.83 S		SD3-5 * TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 65.17 N INV. ELEV. 65.17 S		SD3-6 * TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 65.75 N INV. ELEV. 65.75 S		SD3-7 * TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.33 N		*THE EXISTING STUB-OUT INVERT FOR PIPE SP3-4 MUST BE SURVEYED AND VERIFIED TO BE AT ELEVATION 64.68 FT. PRIOR TO APPROVAL OF THE SHOP DRAWINGS FOR THESE SHEETS.																	
MES-4 4:1 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 64.00		SD4-1 TYPE "D" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 74.90 INV. ELEV. 64.18 NE INV. ELEV. 69.50 SW		SD4-2 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 74.70 INV. ELEV. 69.82 NE INV. ELEV. 69.82 S		SD4-3 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 74.70 INV. ELEV. 70.17 N INV. ELEV. 70.17 S		SD4-4 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 74.70 INV. ELEV. 70.51 N INV. ELEV. 70.51 S		SD4-5 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 74.70 INV. ELEV. 70.92 N															
SD5-7A * TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 73.00 INV. ELEV. 67.76 S		*THE EXISTING STUB-OUT INVERT FOR PIPE SP5-7A MUST BE SURVEYED AND VERIFIED TO BE AT ELEVATION 67.62 FT. PRIOR TO APPROVAL OF THE SHOP DRAWINGS FOR THESE SHEETS.																							
SD5-9 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 64.93 S INV. ELEV. 64.93 N		SD5-10 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 65.55 S INV. ELEV. 65.55 N		SD5-11 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.17 S																					
SD6-1A * TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 73.00 INV. ELEV. 67.77 S INV. ELEV. 67.77 E		SD6-1B * TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 73.00 INV. ELEV. 68.33 W		*THE EXISTING STUB-OUT INVERT FOR PIPE SP6-1A MUST BE SURVEYED AND VERIFIED TO BE AT ELEVATION 67.62 FT. PRIOR TO APPROVAL OF THE SHOP DRAWINGS FOR THESE SHEETS.																					
SD7-2 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 64.61 SE INV. ELEV. 64.61 N INV. ELEV. 66.06 E		SD7-2A TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.60 W		SD7-3 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 64.97 S INV. ELEV. 64.97 N INV. ELEV. 66.06 E		SD7-3A TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.60 W		SD7-4 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 65.33 S INV. ELEV. 65.33 N INV. ELEV. 66.06 E		SD7-4A TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.60 W		SD7-5 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 65.69 S INV. ELEV. 65.69 N INV. ELEV. 66.06 E													
SD7-5A TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.60 W		SD7-6 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.06 S INV. ELEV. 66.06 N INV. ELEV. 66.06 E		SD7-6A TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.60 W		SD7-7 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.45 S INV. ELEV. 66.45 E		SD7-8 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 71.00 INV. ELEV. 66.60 W																	

STORM DRAINAGE PIPE CHART

DESIGNATION	PIPE			FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
	LENGTH (LINEAR FEET)	SIZE & TYPE	SLOPE		
SP2-9A	28	18" R.C.P.	0.5%	CAP	SD2-9A
SP2-9B	115	18" R.C.P.	1.0%	SD2-9A	SD2-9B
SP2-9C	115	15" R.C.P.	1.0%	SD2-9B	SD2-9C

SP2-13	49	36" R.C.P.	0.3%	CAP	SD2-13
SP2-14	229	30" R.C.P.	0.3%	SD2-13	SD2-14
SP2-15	78	24" R.C.P.	0.3%	SD2-14	SD2-15
SP2-16	53	18" R.C.P.	0.3%	SD2-15	SD2-16
SP2-17	133	15" R.C.P.	0.3%	SD2-16	SD2-17
SP2-18	167	15" R.C.P.	0.3%	SD2-16	SD2-18

SP3-4	73	48" R.C.P.	0.2%	CAP	SD3-4
SP3-5	113	36" R.C.P.	0.3%	SD3-4	SD3-5
SP3-6	114	30" R.C.P.	0.5%	SD3-5	SD3-6
SP3-7	115	24" R.C.P.	0.5%	SD3-6	SD3-7

SP4-1	60	24" R.C.P.	0.3%	MES-4	SD4-1
SP4-2	108	18" R.C.P.	0.3%	SD4-1	SD4-2
SP4-3	115	18" R.C.P.	0.3%	SD4-2	SD4-3
SP4-4	115	18" R.C.P.	0.3%	SD4-3	SD4-4
SP4-5	137	15" R.C.P.	0.3%	SD4-4	SD4-5

SP5-7A	27	18" R.C.P.	0.5%	CAP	SD5-7A
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SP5-9	122	36" R.C.P.	0.5%	CAP	SD5-9
SP5-10	123	24" R.C.P.	0.5%	SD5-9	SD5-10
SP5-11	123	24" R.C.P.	0.5%	SD5-10	SD5-11

SP6-1A	29	18" R.C.P.	0.5%	CAP	SD6-1A
SP6-1B	113	15" R.C.P.	0.5%	SD6-1A	SD6-1B

SP7-2	122	42" R.C.P.	0.3%	CAP	SD7-2
SP7-2A	54	18" R.C.P.	1.0%	SD7-2	SD7-2A
SP7-3	121	42" R.C.P.	0.3%	SD7-2	SD7-3
SP7-3A	54	18" R.C.P.	1.0%	SD7-3	SD7-3A
SP7-4	121	42 R.C.P.	0.3%	SD7-3	SD7-4
SP7-4A	54	18" R.C.P.	1.0%	SD7-4	SD7-4A
SP7-5	121	36" R.C.P.	0.3%	SD7-4	SD7-5
SP7-5A	54	18" R.C.P.	1.0%	SD7-5	SD7-5A
SP7-6	121	36" R.C.P.	0.3%	SD7-5	SD7-6
SP7-6A	54	24" R.C.P.	1.0%	SD7-6	SD7-6A
SP7-7	121	30" R.C.P.	0.3%	SD7-6	SD7-7
SP7-8	54	24" R.C.P.	0.3%	SD7-7	SD7-8

CONCRETE CONSTRUCTION NOTES

1. CONCRETE PRE-CONSTRUCTION MEETING
- A. THE CONCRETE CONTRACTOR ALONG WITH THE CONCRETE PRODUCER MAY REQUEST THROUGH THE GENERAL CONTRACTOR FOR A PRE-CONSTRUCTION MEETING PRIOR TO CONCRETE PLACEMENT.
- B. ATTENDEE: CONCRETE CONTRACTOR, CONCRETE PRODUCER, GENERAL CONTRACTOR, OWNER OR OWNER'S REPRESENTATIVE(S), ENGINEER OF RECORD, ARCHITECT, SITE CONTRACTOR, GEOTECHNICAL REPRESENTATIVE(S), ETC.
- C. AGENDA: INCLUDE BUT NOT LIMITED TO THE FOLLOWINGS: (CONTRACTOR MAY CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION FOR PRE-CONSTRUCTION MEETING CHECK LISTS)
- i. MIXTURE(S) APPROVAL
- ii. CONCRETE TESTING: TYPE, LOCATION OF SAMPLINGS, ETC.
- iii. CONCRETE DELIVERY: QUANTITY/HR, PUMP, CONVEYOR, ETC.
- iv. PLACEMENT: METHOD, QUANTITY/DAY, STAGING & CLEAN OUT LOCATION, ETC.
- v. FINISHING: CURING, JOINTING, ETC.
2. JOINTS FOR CONCRETE SLABS
- A. GENERAL – A JOINTING PLAN FOR THE ENTIRE PAVING AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE ENGINEER OF RECORD (EOR) 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. THE CONTRACTOR MAY ALSO CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION (FC&PA) FOR TECHNICAL RESOURCES AND ASSISTANT.
- i. A SQUARE JOINTING PATTERN IS REQUIRED WHERE POSSIBLE. IF NECESSARY, RECTANGULAR PANELS CAN BE USED IF THE LONG DIMENSION IS NO MORE THAN 1.5 TIMES THE SHORT (e.g. 8' x 12'). JOINT SPACING SHALL NOT EXCEED THE FOLLOWING: 10 FEET IN A 4" THICK SLAB, 12 FEET IN A 5" THICK SLAB OR 15 FEET IN SLAB WITH THICKNESS OF 6" OR GREATER.
- ii. BOX OUT AREA AROUND MANHOLES, CATCH BASINS, DRAINAGE STRUCTURES & OTHER BUILT-IN STRUCTURES WITHIN THE PAVING AREA SHALL BE CIRCULAR WHERE POSSIBLE. A MINIMUM OFFSET OF 12" FROM ANY EDGE OF THE STRUCTURE. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE. CONSTRUCTION & CONTROL JOINTS SHALL BE CONTINUOUS THROUGH ADJACENT LANES & EXTEND THROUGH INTEGRAL CURB. JOINTS CAN BE TERMINATED & OFFSET AT ISOLATION JOINTS. WHERE JOINTS INTERFACE ANY RADIUS OR CURVATURE, OFFSET A MINIMUM OF 12" FROM EDGE OF PAVEMENT AND FORM JOINT 90 DEGREE TO EDGE OF PAVEMENT TO AVOID ACUTE ANGLE OR SMALL WEDGES OF CONCRETE AT CURVATURES. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE.
- B. CONSTRUCTION JOINTS – A CONSTRUCTION JOINT SEPARATES ONE DAY PLACEMENT TO THE NEXT DAY PLACEMENT. A CONSTRUCTION JOINT SHALL BE A MINIMUM OF 5 FEET FROM ANY ADJACENT CONTROL JOINT. NEXT DAY PLACEMENT SHALL BUTT UP TO THE EXISTING PAVEMENT AS A COLD JOINT. THE CONSTRUCTION JOINT MAY BE HAND-TOOLED WITH MAXIMUM 0.25" RADIUS AT THE EDGE OF THE JOINT. CONTROL JOINTS FROM BOTH PLACEMENT AREAS SHALL MATCH AND BE CONTINUOUS ACROSS THE CONSTRUCTION JOINT.
- C. CONTROL/CONTRACTION JOINTS – CONTROL JOINTS ARE JOINTS WITHIN THE PAVING AREA FORMED THROUGH TOOLING OR SAW CUTTING. CONTROL JOINTS ESTABLISH WEAK PLANES TO RELIEVE STRESSES DUE TO SHRINKAGE OR TEMPERATURE CHANGE. INSTALL CONTROL JOINTS WITHIN 12 HRS FROM THE TIME THE CONCRETE HITS THE GROUND OR OBTAIN IN WRITING APPROVAL FROM THE EOR BEYOND THE 12-HR TIME LIMIT.
- i. EARLY-ENTRY SAW CUTTING METHOD: CUT JOINT TO A MINIMUM OF 1" DEEP FOR PAVEMENT THICKNESS UP TO 8". CUTTING OF JOINT SHALL NOT CAUSE RAVELING TO THE EDGES OR DEFORMATION OF THE SURFACE DUE TO EQUIPMENT OR WORKER.
- ii. OTHER METHODS: INSTALL JOINT TO A MINIMUM OF 1/3 OF PAVEMENT DEPTH. FINISH EDGES WITH 0.25" RADIUS. OPERATION SHALL NOT CAUSE ANY DEFORMATION OF THE SURFACE.
- D. ISOLATION JOINTS – THESE JOINTS USE ISOLATION MATERIALS TO PREVENT FRESH CONCRETE FROM BONDING TO HARDENED CONCRETE, SUCH AS, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, SIDEWALKS, DRAINAGE STRUCTURES, LIGHTING & SIGNAGE BASES, RETAINING WALLS, CURBS, ETC. THE ISOLATION MATERIAL SHALL EXTEND THE FULL-DEPTH OF THE FRESH CONCRETE THICKNESS. FROM ONE DAY PLACEMENT TO THE NEXT, WHERE JOINTS ARE MATCHED, ISOLATION MATERIAL IS NOT NECESSARY. (E.G. ONE LANE PAVING TO THE NEXT, INTEGRAL CURBS)
- E. ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLER WITH HYDROCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
- F. A SATISFACTORY ISOLATION JOINT CAN BE FORMED AT METAL BUILDING CURBS BY PLACING A STRIP OF CURING PAPER AGAINST THE METAL FORM & THEN PLACING THE FRESH CONCRETE AGAINST THE PAPER. THE EDGES OF THE SLAB SHALL BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
3. JOINTS SEALANT – A JOINT SEALING PLAN FOR THE AFFECTED AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE EOR, ALONG WITH THE JOINTING PLAN, 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. NOT ALL JOINT WILL BE REQUIRED SEALING, THE CONCRETE CONTRACTOR IS TO RECOMMEND THE NECESSARY LOCATION AND TO PROVIDE SUPPORTING DOCUMENTATION FOR NON-SEALING AREAS. USE A POLYURETHANE SEALANT (TREMCO THC-900/THC-901 MULTI-COMPOUND) COMPOUND OR EQUIVALENT. THE CONCRETE CONTRACTOR IS TO SUBMIT SEALANT TYPE AND MANUFACTURER INFORMATION TO THE EOR FOR APPROVAL WHEN "EQUIVALENT" IS USED. JOINTS SHALL BE PREPARED BY FOLLOWING MANUFACTURER'S RECOMMENDATIONS PRIOR TO SEALING.

EROSION CONTROL NOTE:

PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP.

CONSTRUCTION PLANS - PHASE II
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1220 OCOEE APOPKA RD., APOPKA, FLORIDA



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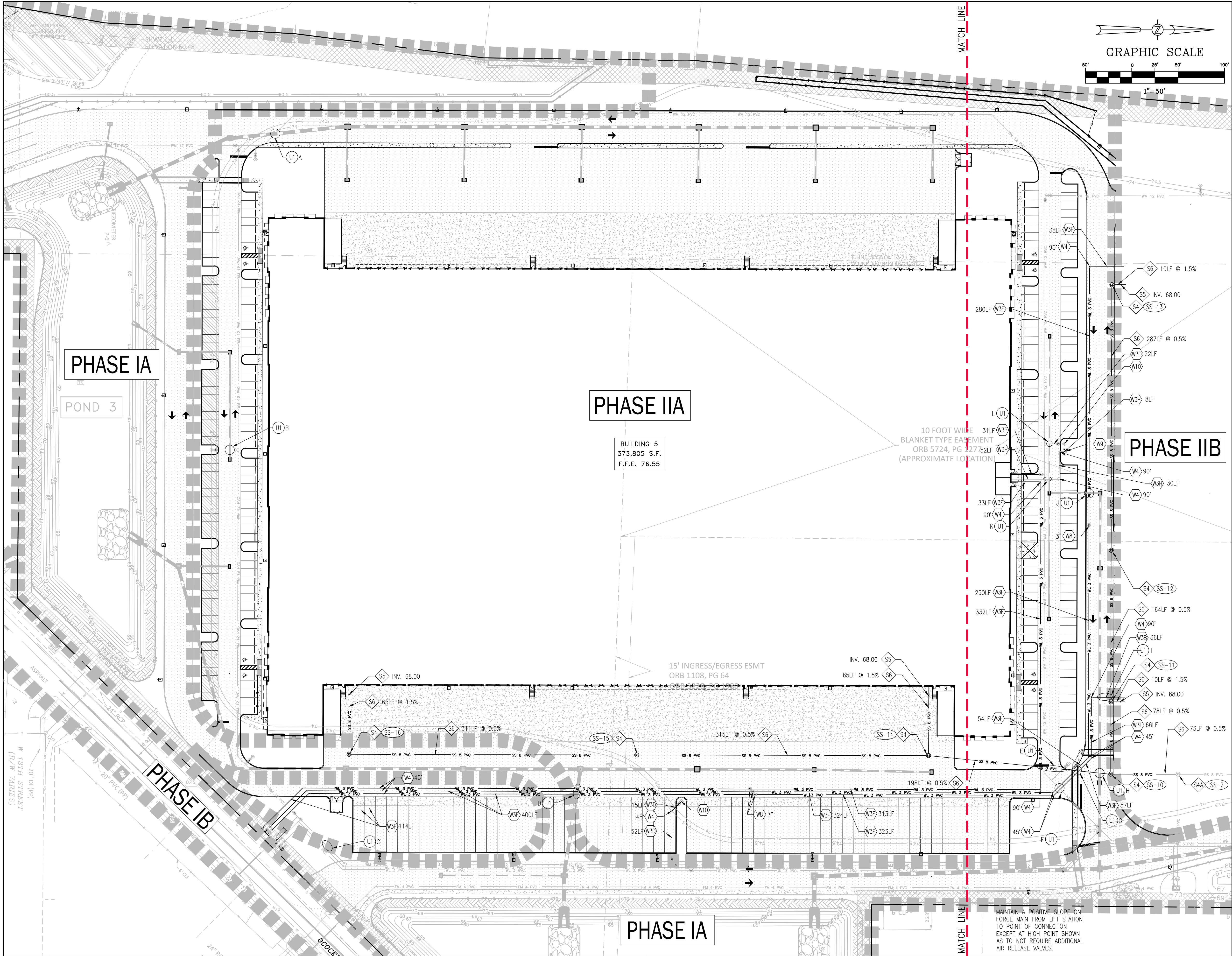
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SITE PAVING GRADING AND DRAINAGE
NOTES

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 20-043		THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEABALL, P.E. ON JULY 21, 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.
SCALE NOTED		
DATE JULY 21, 2023		
SHEET NO. C-6C SHEET 26 OF 43		

7/26/2023



WATER UTILITY KEYNOTES

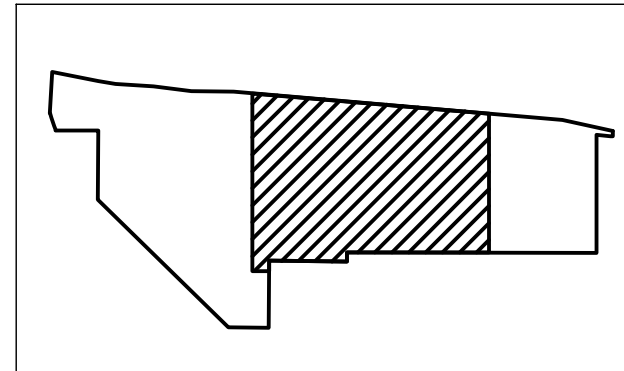
- W1. CONNECT TO EXISTING 24" PUBLIC WATER MAIN WITH A 24"x12" TAPPING VALVE & SLEEVE.
- W2A. 12" REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) WITH CHECK VALVE AND MONITORING METER FOR FIRE SERVICE PER CITY OF APOPKA UTILITY REQUIREMENTS. RPDA SHALL BE MONITORED IN ACCORDANCE WITH NFPA 72.
- W2B. 2" DOMESTIC WATER METER.
- W2C. 2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER. TO BE INSTALLED BY DEVELOPER'S CONTRACTOR IN ACCORDANCE WITH CITY OF APOPKA REQUIREMENTS.
- W3A. 12" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.
- W3B. 10" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.
- W3C. 8" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.
- W3D. 6" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.
- W3E. 4" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.
- W3F. 3" CLASS 200 SDR 21 PVC WATER LINE. SEE PLAN FOR LENGTH.
- W3G. 10" PVC C-900 DR-14 FIRE LINE. SEE PLAN FOR LENGTH. SEE FIRE SERVICE NOTE 14.
- W3H. 6" PVC C-900 DR-14 FIRE LINE. SEE PLAN FOR LENGTH. SEE FIRE SERVICE NOTE 14.
- W3I. 4" PVC C-900 DR-14 FIRE LINE. SEE PLAN FOR LENGTH. SEE FIRE SERVICE NOTE 14.
- W4. BEND WITH RESTRAINED JOINTS TYPICAL, SEE PLAN FOR ANGLE.
- W5. TEE, TYPICAL. SEE PLAN FOR SIZE.
- W6. REDUCER. SEE PLAN FOR SIZE.
- W6A. INCREASER. SEE PLAN FOR SIZE.
- W7. POST INDICATOR VALVE. POINT OF SERVICE (P.O.S.).
- W8. GATE VALVE. SEE PLAN FOR SIZE.
- W8A. CHECK VALVE. SEE PLAN FOR SIZE.
- W9. FIRE DEPARTMENT CONNECTION (FDC).
- W10. FIRE HYDRANT ASSEMBLY.
- W11. 2" RECLAIMED IRRIGATION METER.
- W12. 2" RECLAIMED IRRIGATION SERVICE REDUCED PRESSURE BACKFLOW PREVENTER.
- W13. CONNECT TO EXISTING 18" DI RECLAIMED WATER MAIN. WITH A 18"x4" TAPPING VALVE & SLEEVE.
- W14. 3" PVC C-900 DR-18 RECLAIMED IRRIGATION LINE, PURPLE IN COLOR, SEE PLAN FOR LENGTH.
- W15. PIPE CAP.

SANITARY SEWER UTILITY KEYNOTES

- S1A. CONNECT TO EXISTING 20" PVC PUBLIC SANITARY FORCE MAIN WITH A 20"x4" TAPPING VALVE & SLEEVE.
- S1B. PLUG VALVE TO BE INSTALLED AT THE R.O.W. LINE. THE PLUG VALVE SHALL BE INSTALLED WITH THE VALVE STEM IN VERTICAL POSITION.
- S2. 4" PVC SDR 18 FORCE MAIN, CLASS 150, GREEN IN COLOR, MINIMUM 3 FT. OF COVER.
- S3. PRIVATE SANITARY SEWER LIFT STATION, SEE SHEET C-7F FOR DETAIL.
- S4. SANITARY SEWER MANHOLE.
- S5. SANITARY SEWER CLEAN-OUT. SEE PLAN FOR INVERT.
- S6. 8" SDR 26 PVC SANITARY SEWER LINE. SEE PLAN FOR LENGTH AND SLOPE.
- S7. NOT USED.
- S8. BEND. SEE PLAN FOR ANGLE.
- S9. TEE. SEE PLAN FOR SIZE.
- S10. AIR RELEASE VALVE.

SANITARY SEWER STRUCTURE LEGEND

SS-2 PHASE I SANITARY MANHOLE TOP ELEV. = 74.80 INV. ELEV. = 56.70 N INV. ELEV. = 56.70 S INV. ELEV. = 56.60 E	SS-10 SANITARY MANHOLE TOP ELEV. = 74.50 INV. ELEV. = 57.07 N INV. ELEV. = 57.17 SW INV. ELEV. = 57.17 W * PROVIDE A DROP CONNECTION	SS-11 SANITARY MANHOLE TOP ELEV. = 74.10 INV. ELEV. = 57.56 E INV. ELEV. = 57.66 W INV. ELEV. = 67.85* N * PROVIDE A DROP CONNECTION	SS-12 SANITARY MANHOLE TOP ELEV. = 72.75 INV. ELEV. = 58.48 E INV. ELEV. = 58.58 W
SS-13 SANITARY MANHOLE TOP ELEV. = 74.70 INV. ELEV. = 60.02 E INV. ELEV. = 67.85* N * PROVIDE A DROP CONNECTION	SS-14 SANITARY MANHOLE TOP ELEV. = 71.55 INV. ELEV. = 58.16 NE INV. ELEV. = 58.26 S INV. ELEV. = 67.02* W * PROVIDE A DROP CONNECTION	SS-15 SANITARY MANHOLE TOP ELEV. = 71.80 INV. ELEV. = 59.84 N INV. ELEV. = 59.94 S	SS-16 SANITARY MANHOLE TOP ELEV. = 71.55 INV. ELEV. = 61.50 N INV. ELEV. = 67.02* W * PROVIDE A DROP CONNECTION



DATE	REVISIONS	BY	CHECKED

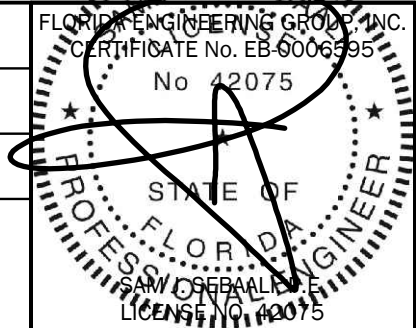
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1220 OCOEE APOPKA RD., APOPKA, FLORIDA



5127 S. Orange Avenue, Suite 200
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PHASE IIA - SITE UTILITY PLAN			
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS

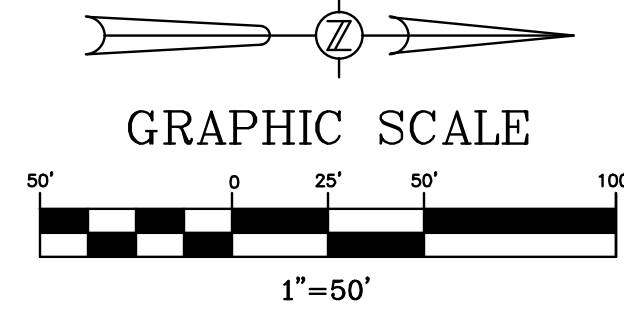
PROJECT NO. 20-043
SCALE 1"=50'
DATE JULY 21, 2023
SHEET NO. C-7A
SHEET 27 OF 43



7/26/2023

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W1. CONNECT TO EXISTING 24" PUBLIC WATER MAIN WITH A 24"x12" TAPPING VALVE & SLEEVE.

W2A. 12" REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) WITH CHECK VALVE AND MONITORING METER FOR FIRE SERVICE PER CITY OF APOPKA UTILITY REQUIREMENTS. RPDA SHALL BE MONITORED IN ACCORDANCE WITH NFPA 72.

W2B. 2" DOMESTIC WATER METER.

W2C. 2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER. TO BE INSTALLED BY DEVELOPER'S CONTRACTOR IN ACCORDANCE WITH CITY OF APOPKA REQUIREMENTS.

W3A. 12" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.

W3B. 10" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.

W3C. 8" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.

W3D. 6" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.

W3E. 4" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.

W3F. 3" CLASS 200 SDR 21 PVC WATER LINE. SEE PLAN FOR LENGTH.

W3G. 10" PVC C-900 DR-14 FIRE LINE. SEE PLAN FOR LENGTH. SEE FIRE SERVICE NOTE 14.

W3H. 6" PVC C-900 DR-14 FIRE LINE. SEE PLAN FOR LENGTH. SEE FIRE SERVICE NOTE 14.

W3I. 4" PVC C-900 DR-14 FIRE LINE. SEE PLAN FOR LENGTH. SEE FIRE SERVICE NOTE 14.

W4. BEND WITH RESTRAINED JOINTS TYPICAL, SEE PLAN FOR ANGLE.

W5. TEE, TYPICAL. SEE PLAN FOR SIZE.

W6. REDUCER. SEE PLAN FOR SIZE.

W6A. INCREASER. SEE PLAN FOR SIZE.

W7. POST INDICATOR VALVE, POINT OF SERVICE (P.O.S.)

W8. GATE VALVE. SEE PLAN FOR SIZE.

W8A. CHECK VALVE. SEE PLAN FOR SIZE.

W9. FIRE DEPARTMENT CONNECTION (FDC).

W10. FIRE HYDRANT ASSEMBLY.

W11. 2" RECLAIMED IRRIGATION METER.

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W13. CONNECT TO EXISTING 18" DI RECLAIMED WATER MAIN. WITH A 18"x4" TAPPING VALVE & SLEEVE.

W14. 3" PVC C-900 DR-18 RECLAIMED IRRIGATION LINE, PURPLE IN COLOR, SEE PLAN FOR LENGTH.

W15. PIPE CAP.

S1A. CONNECT TO EXISTING 20" PVC PUBLIC SANITARY FORCE MAIN WITH A 20"x4" TAPPING VALVE & SLEEVE.

S1B. PLUG VALVE TO BE INSTALLED AT THE R.O.W. LINE. THE PLUG VALVE SHALL BE INSTALLED WITH THE VALVE STEM IN VERTICAL POSITION.

S2. 4" PVC SDR 18 FORCE MAIN, CLASS 150, GREEN IN COLOR, MINIMUM 3 FT. OF COVER.

S3. PRIVATE SANITARY SEWER LIFT STATION, SEE SHEET C-7F FOR DETAIL.

S4. SANITARY SEWER MANHOLE.

S5. SANITARY SEWER CLEAN-OUT. SEE PLAN FOR INVERT.

S6. 8" SDR 26 PVC SANITARY SEWER LINE. SEE PLAN FOR LENGTH AND SLOPE.

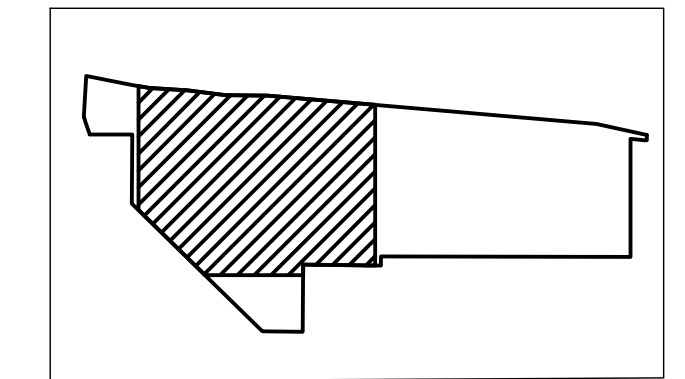
S7. NOT USED.

S8. BEND. SEE PLAN FOR ANGLE.

S9. TEE. SEE PLAN FOR SIZE.

S10. AIR RELEASE VALVE.

SS-2 PHASE 1: SANITARY MANHOLE TOP ELEV. = 74.80 INV. ELEV. = 56.70 N INV. ELEV. = 56.70 E INV. ELEV. = 56.60 S	SS-10 SANITARY MANHOLE TOP ELEV. = 74.50 INV. ELEV. = 57.07 N INV. ELEV. = 57.17 SW INV. ELEV. = 57.17 W	SS-11 SANITARY MANHOLE TOP ELEV. = 74.10 INV. ELEV. = 57.56 E INV. ELEV. = 57.65 W INV. ELEV. = 67.85* N * PROVIDE A DROP CONNECTION	SS-12 SANITARY MANHOLE TOP ELEV. = 72.75 INV. ELEV. = 58.48 E INV. ELEV. = 58.58 W
SS-13 SANITARY MANHOLE TOP ELEV. = 74.70 INV. ELEV. = 60.02 E INV. ELEV. = 67.85* N * PROVIDE A DROP CONNECTION	SS-14 SANITARY MANHOLE TOP ELEV. = 71.55 INV. ELEV. = 58.16 NE INV. ELEV. = 58.26 S INV. ELEV. = 67.02* W * PROVIDE A DROP CONNECTION	SS-15 SANITARY MANHOLE TOP ELEV. = 71.80 INV. ELEV. = 59.84 N INV. ELEV. = 59.94 S	SS-16 SANITARY MANHOLE TOP ELEV. = 71.55 INV. ELEV. = 61.50 N INV. ELEV. = 67.02* W * PROVIDE A DROP CONNECTION



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DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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 CERTIFICATE No. EB-006595
 No 44075
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 SAM OSEBALLE
 LICENSE NO. 44075

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FIRE SERVICE NOTES

1. UNLESS OTHERWISE APPROVED BY THE CITY'S FIRE OFFICIAL, ALL ROADWAYS AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
3. PROJECT SHALL MEET CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.
4. BUILDINGS WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
5. BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.
6. CONTRACTOR TO PROVIDE A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM, LESS THAN 20 FEET FROM A HYDRANT.
7. PROVIDE FIRE LANES AT EACH FDC LOCATION AND HYDRANT PURSUANT TO CITY OF APOPKA REQUIREMENTS.
8. CONTRACTOR TO PROVIDE A LOCK BOX NEAR THE FRONT DOOR. AFD WILL PROVIDE THE INFORMATION.
9. INSTALLATION & TESTING MUST BE IN ACCORDANCE WITH N.F.P.A. 24.
10. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH N.F.P.A. CODES & STANDARDS.
11. THE PRIVATE DEDICATED UNDERGROUND FIRE MAINS AND FIRE HYDRANTS MUST BE INSTALLED BY A LICENSED FIRE CONTRACTOR CLASS I, II, OR V. COMBINATION FIRE MAINS (SHARED DOMESTIC AND FIRE PROTECTION SERVICE) AND FIRE HYDRANTS UP TO THE DEDICATED FIRE PROTECTION SYSTEM "POINT OF SERVICE" CAN BE INSTALLED BY A LICENSE UNDERGROUND UTILITY/ EXCAVATION CONTRACTOR, GENERAL CONTRACTOR, OR PLUMBING CONTRACTOR. FLORIDA STATUTES 633.021, 633.539, 489.105.
12. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT UNTO THE SITE IN SUFFICIENT QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE MARSHAL, ACCESS ROADS & A SUITABLE SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.
13. FIRE SERVICE POINTS OF CONNECTION, CHECK VALVES AND OTHER FIRE APPURTENANCE ARE TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
14. FIRE PROTECTION SYSTEM TO BE CONFIRMED BY FIRE PROTECTION CONSULTANT/ CONTRACTOR PRIOR TO BIDDING, SHOP DRAWING APPROVAL OR CONSTRUCTION.

UTILITY NOTES

1. REFER TO CITY OF APOPKA STANDARD DETAILS FOR ALL UTILITY DESIGN INFORMATION. ALL WATER & SANITARY SEWER UTILITY CONSTRUCTION TO BE PER CITY OF APOPKA REQUIREMENTS.
2. CONTRACTOR TO FIELD VERIFY THE LOCATION AND SIZES OF ALL EXISTING UTILITIES @ CONNECTION POINTS AND IDENTIFY ANY CONFLICTS OR DISCREPANCIES PRIOR TO ORDERING MATERIAL OR START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD. THE ENGINEER SHALL COORDINATE ANY DESIGN CHANGES W/ CITY OF APOPKA.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3' COVER OVER ALL PROPOSED UTILITIES, UNLESS SHOWN OTHERWISE ON PLANS.
4. CONTRACTOR SHALL NOTIFY THE CITY OF APOPKA PUBLIC UTILITIES CONSTRUCTION DEPARTMENT 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION PH. # 407-703-1731.
5. THE CONSTRUCTION OF ALL UTILITIES PROPOSED FOR CONNECTION TO THE UTILITY SYSTEM SHALL BE IN CONFORMANCE WITH THE CITY OF APOPKA STANDARDS & CONSTRUCTION SPECIFICATIONS.

SANITARY SEWER SERVICE NOTES

1. CONSTRUCTION OF THE SANITARY SEWER SERVICE SYSTEM SHALL MEET CITY OF APOPKA & FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
2. ALL PLUMBING WORK SHALL EXTEND TO CLEAN-OUT LOCATION ADJACENT TO BUILDING AND IS TO BE COORDINATED BETWEEN SITE AND BUILDING/ PLUMBING CONTRACTOR AS TO SIZE, LOCATION, AND ELEVATION PRIOR TO ANY SEWER SYSTEM OR MAJOR INFRASTRUCTURE WORK.

CLEAN-OUT NOTE

CLEAN-OUT TOPS SHALL MATCH SIDEWALK FINISHED GRADES OR DIRT GRADES AS APPLICABLE. ALL CLEAN-OUTS IN PAVED OR WALKWAY AREAS SHALL HAVE BRASS RING & PLUG TOPS. REFER TO CITY OF APOPKA DETAILS FOR CLEAN-OUTS IN TRAFFIC BEARING AREAS. ALL SANITARY CLEAN-OUT TOPS SHALL HAVE COVERS WHICH ARE IDENTIFIED AS "SANITARY".

WATER SERVICE NOTES

1. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM SHALL MEET CITY OF APOPKA & FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

FIRE FLOW CALCULATIONS:

FIRE AREA CONSIDERED: OFFICE/WAREHOUSE
TYPE OF CONSTRUCTION: TYPE II-B, SPRINKLERED
AUTOMATIC SPRINKLERS BUILDING: YES
TOTAL LARGEST FLOOR AREA: 373,805 S.F.
NUMBER OF STORIES: 1

FIRE FLOW REQUIRED: 8,000 GPM*

*FIRE FLOW IS BASED ON FLORIDA PREVENTION CODE (CHAPTER 18NFPA1 - 2012 EDITION) - TABLE 18.4.5.1.2 (MINIMUM REQUIRED FIRE FLOW DURATION FOR BUILDING)

AUTOMATED SPRINKLER CREDIT:
8,000 GPM X 75% DEDUCTION CREDIT = 6,000 GPM (FIRE FLOW CREDIT-SPRINKLERED BUILDING)

REQUIRED FIRE FLOW:
8,000 GPM - 6,000 GPM (FIRE FLOW CREDIT APPLIED) = 2,000 GPM FIRE FLOW REQUIRED
REQUIRED FIRE FLOW = 2,000 GPM

FIRE HYDRANT CREDIT:
FIRE HYDRANT(S) REQUIRED: TWO (2) (PER ANNEX I - TABLE E.3)
FOUR HYDRANT(S) PROVIDED: FIVE (5) FIRE HYDRANTS ARE PROPOSED WITHIN 450 - FOOT TRAVEL DISTANCE FROM BUILDINGS.

SEE SHEETS C-7A & C-7B FOR LOCATION OF THE EXISTING PROPOSED FIRE HYDRANTS.

FIRE HYDRANT CREDIT MEETS FIRE FLOW REQUIRED - O.K.

CITY OF APOPKA (C.O.A.) UTILITY NOTES:

1. THE DEVELOPER'S CONTRACTOR SHALL ACCOMPLISH ALL WATER MAIN & SERVICE WORK THROUGH THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & WATER METERS. C.O.A. WILL OWN & OPERATE UP TO & INCLUDING THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & METERS ONLY. THE REQUIRED WORK SHALL BE PERFORMED PER CURRENT C.O.A. MATERIAL SPECIFICATION & WATER DETAIL SHEET UNDER C.O.A. INSPECTION. TO SCHEDULE C.O.A. INSPECTION, CALL 407-703-1718.
2. THE DEVELOPER/CONTRACTOR SHALL FIELD VERIFY THE VERTICAL & HORIZONTAL LOCATION OF EXISTING C.O.A. WATER FACILITIES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. THE DEVELOPER/CUSTOMER IS RESPONSIBLE FOR ALL REQUIRED PERMITS.

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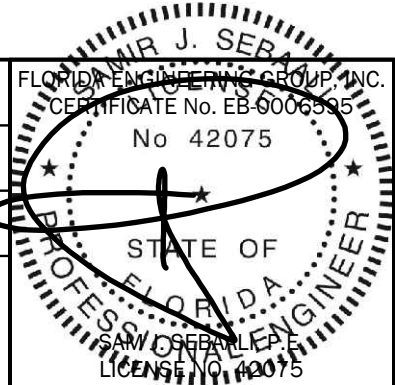
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SITE UTILITY NOTES

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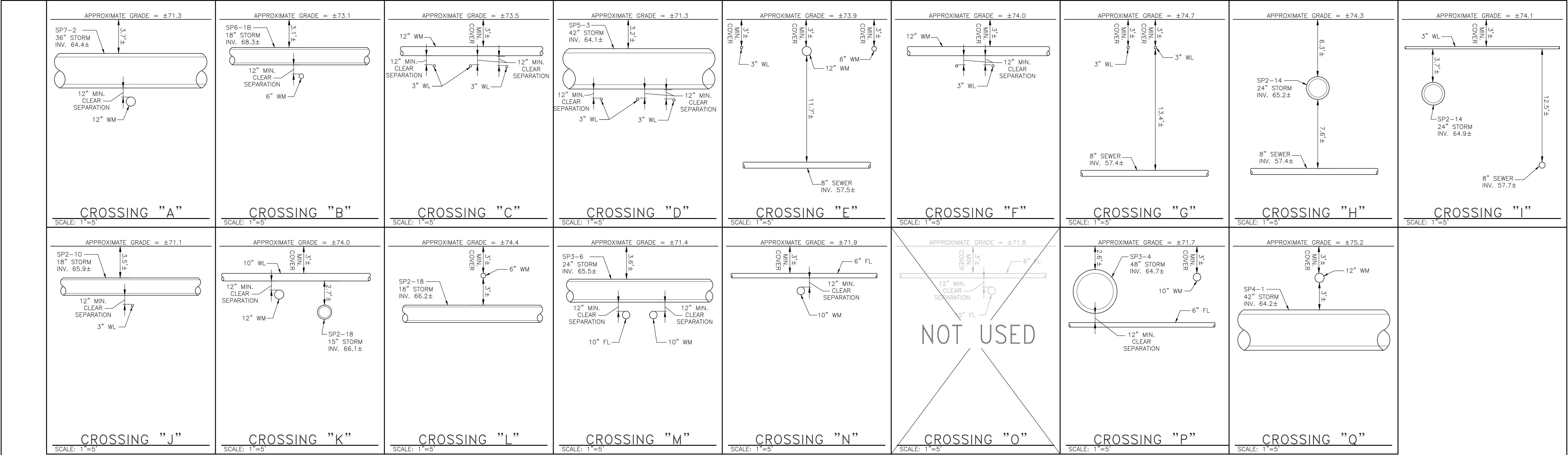
PROJECT NO. 20-043	SCALE NOTED	DATE JULY 21, 2023	SHEET NO. C-7C	SHEET 29 OF 43
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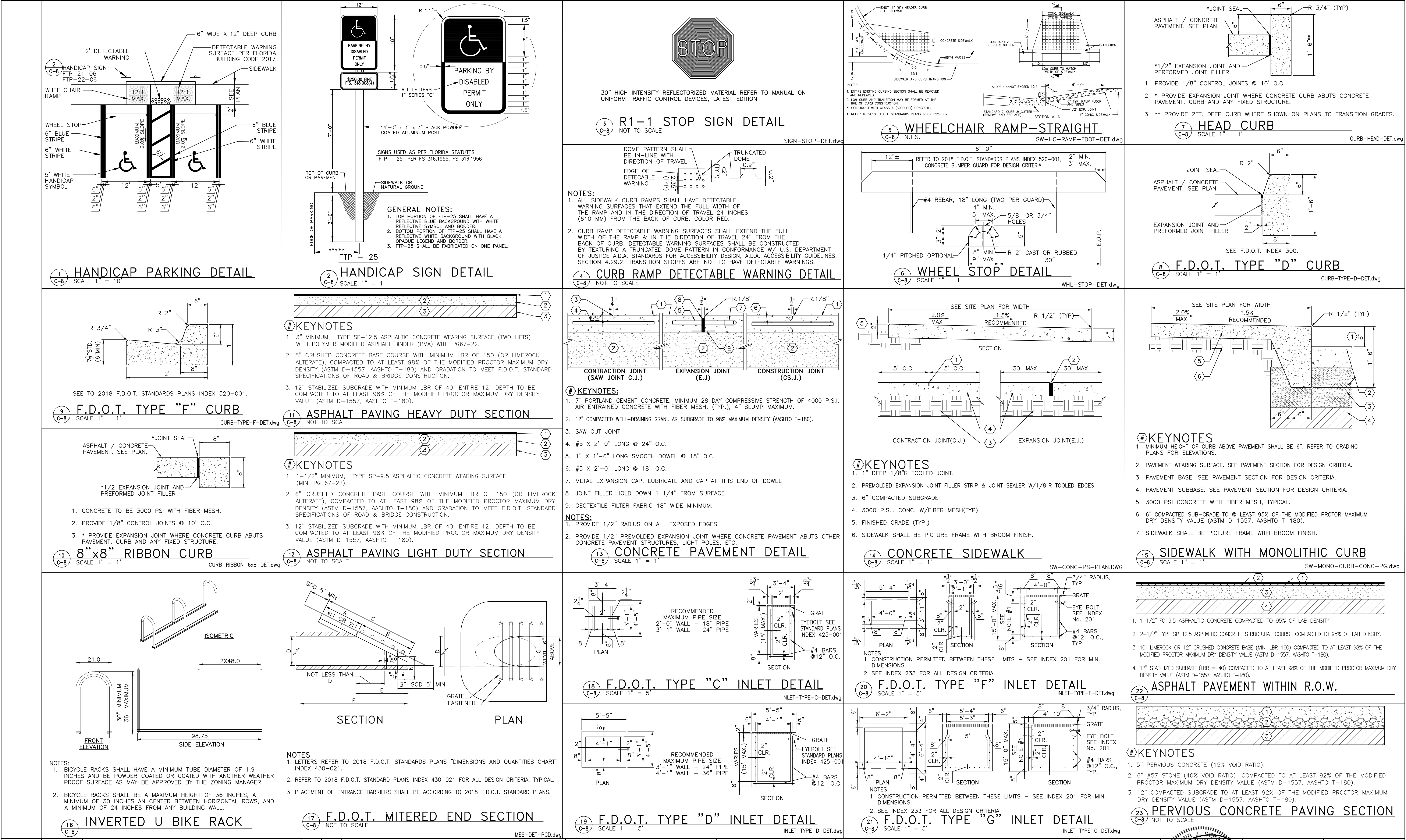
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NOTE:
ALL FITTINGS REQUIRED TO DEFLECT WATER, FIRE, AND FORCE
MAINS BELOW STORM OR SEWER UTILITIES SHALL BE INCLUDED
BY THE CONTRACTOR IN THEIR BASE BID FOR THE PROJECT.

				CONSTRUCTION PLANS - PHASE II AND OVERALL PROJECT PHASING/ SEQUENCING PLANS NORTHSTAR LOGISTICS CENTER 1220 OCOEE APOPKA RD., APOPKA, FLORIDA		FEG FLORIDA ENGINEERING GROUP Engineering the Future		5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 www.feg-inc.us		SITE UTILITY CONFLICTS				PROJECT NO. 20-043 SCALE NOTED DATE JULY 21, 2023 SHEET NO. C-7D SHEET 30 OF 43		FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. EB 600659 No. 42075 STATE OF FLORIDA Professional Engineer 7/26/2023		THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALK, P.E. ON JULY 21, 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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SITE CONSTRUCTION DETAILS

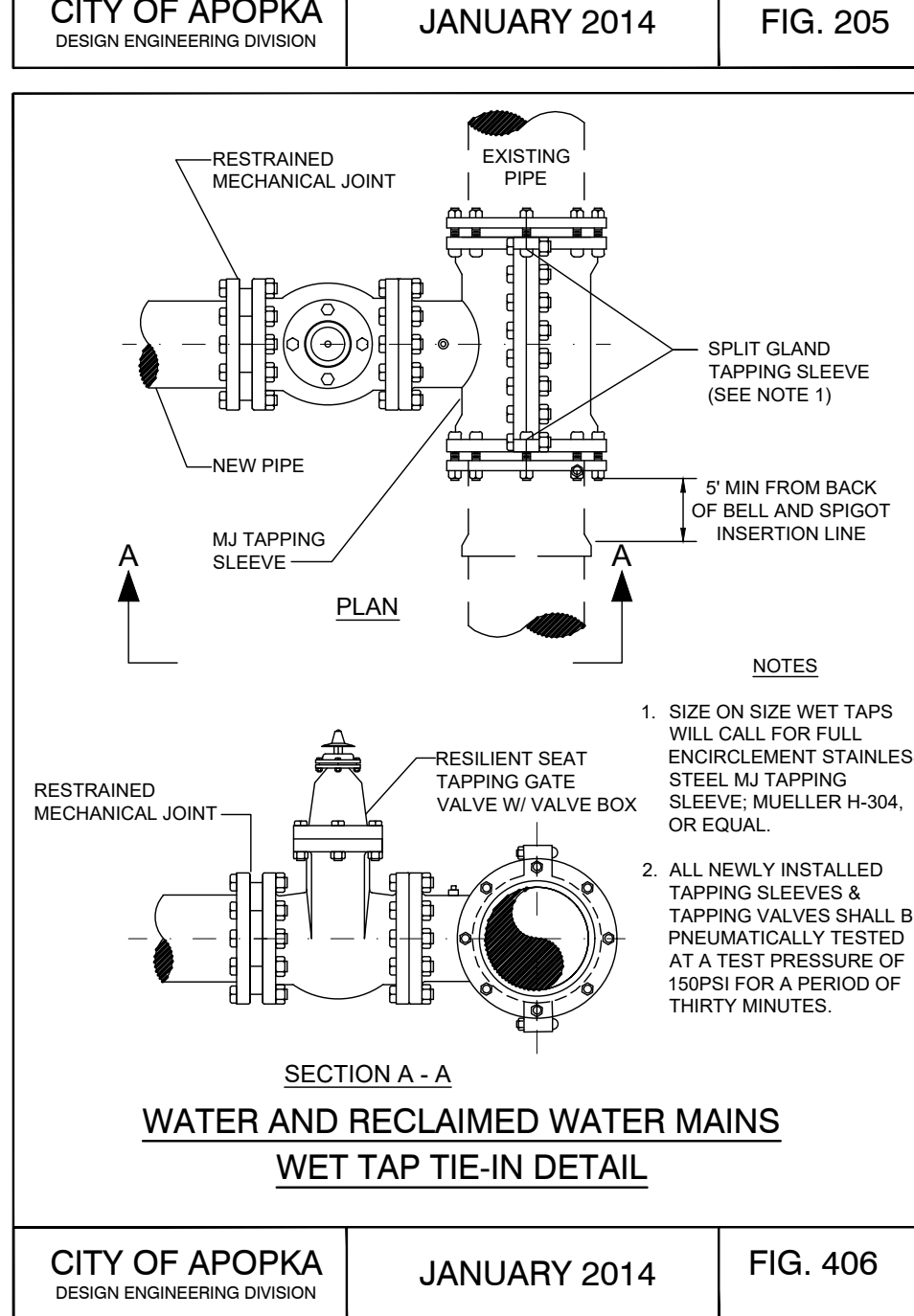
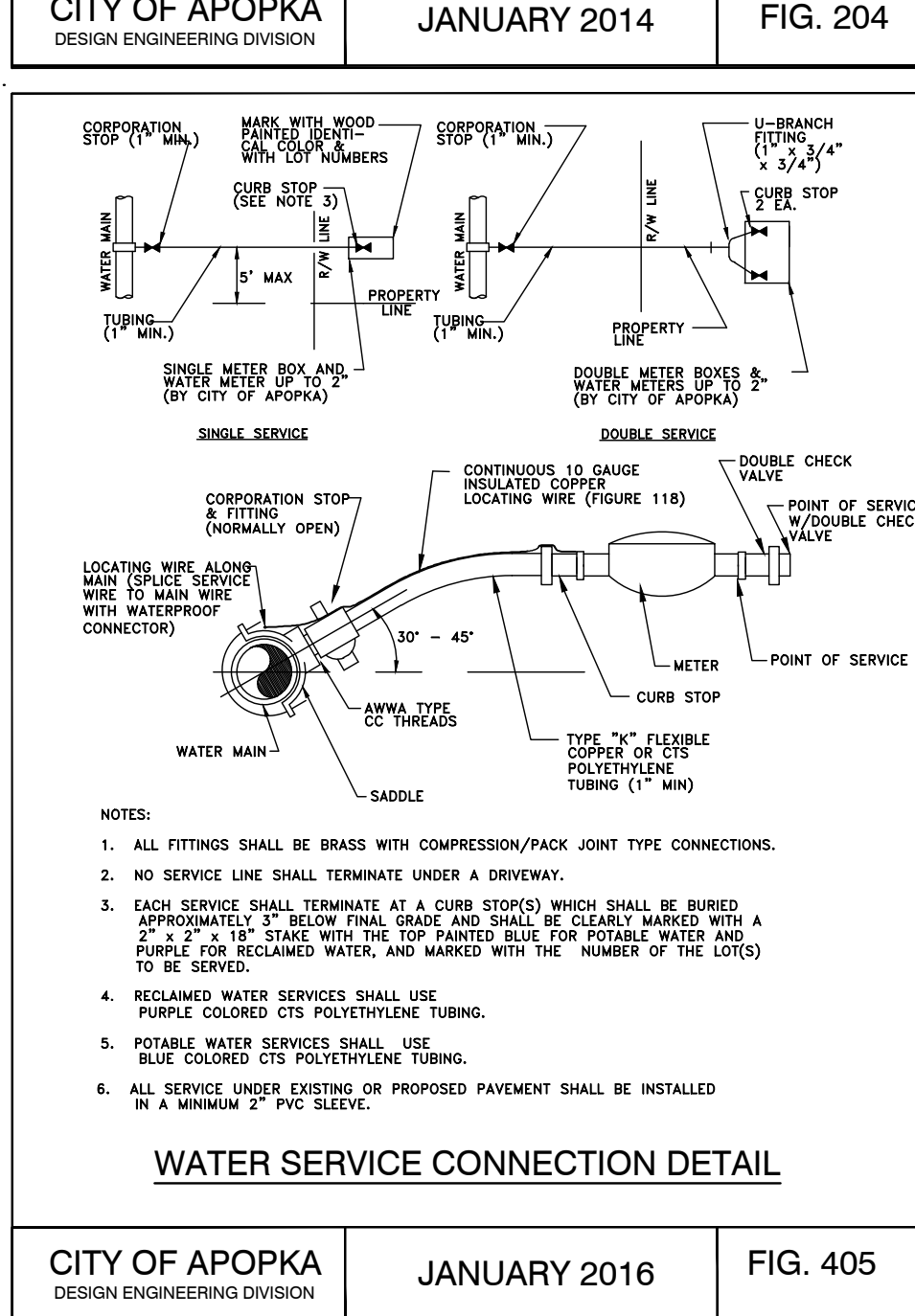
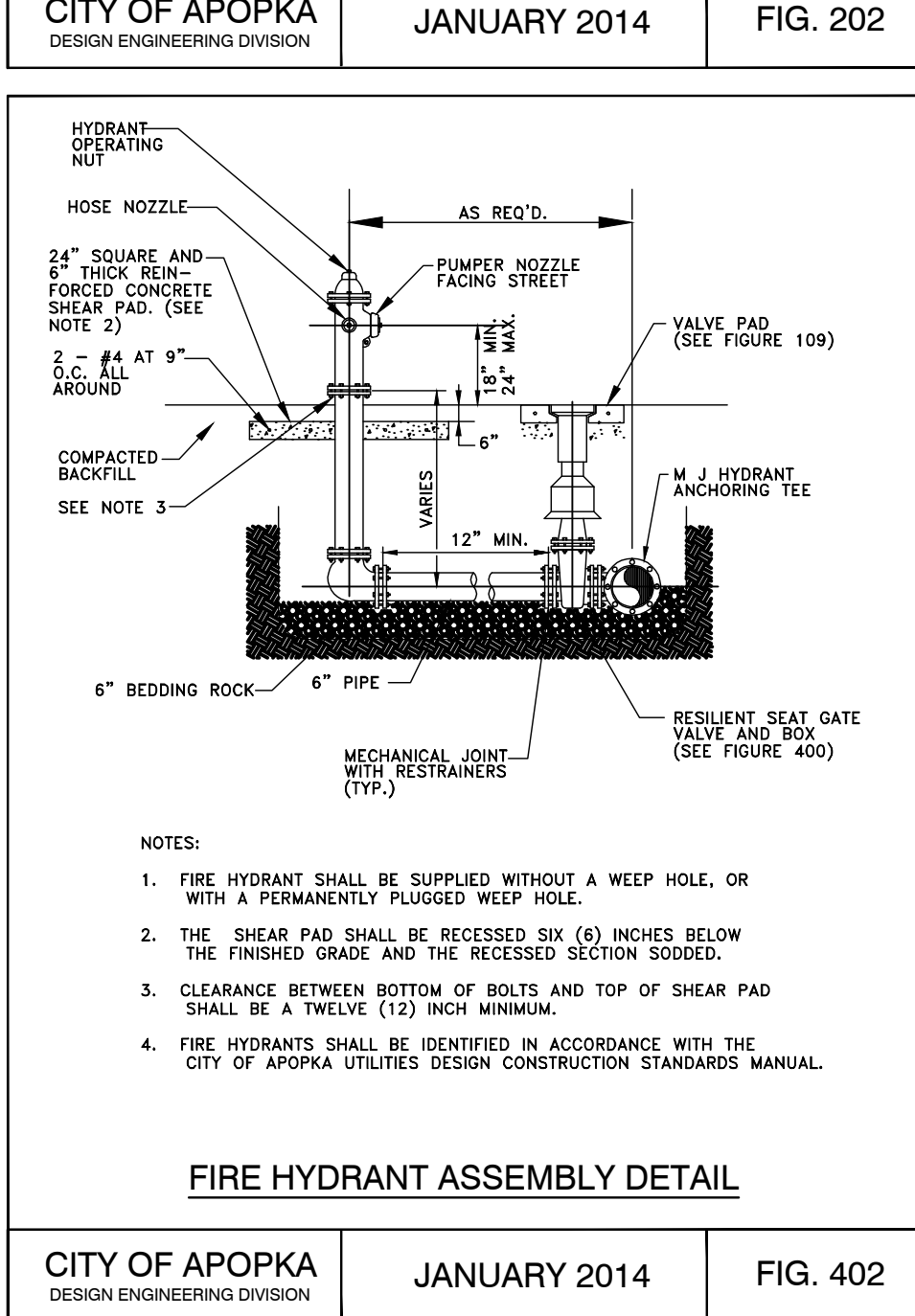
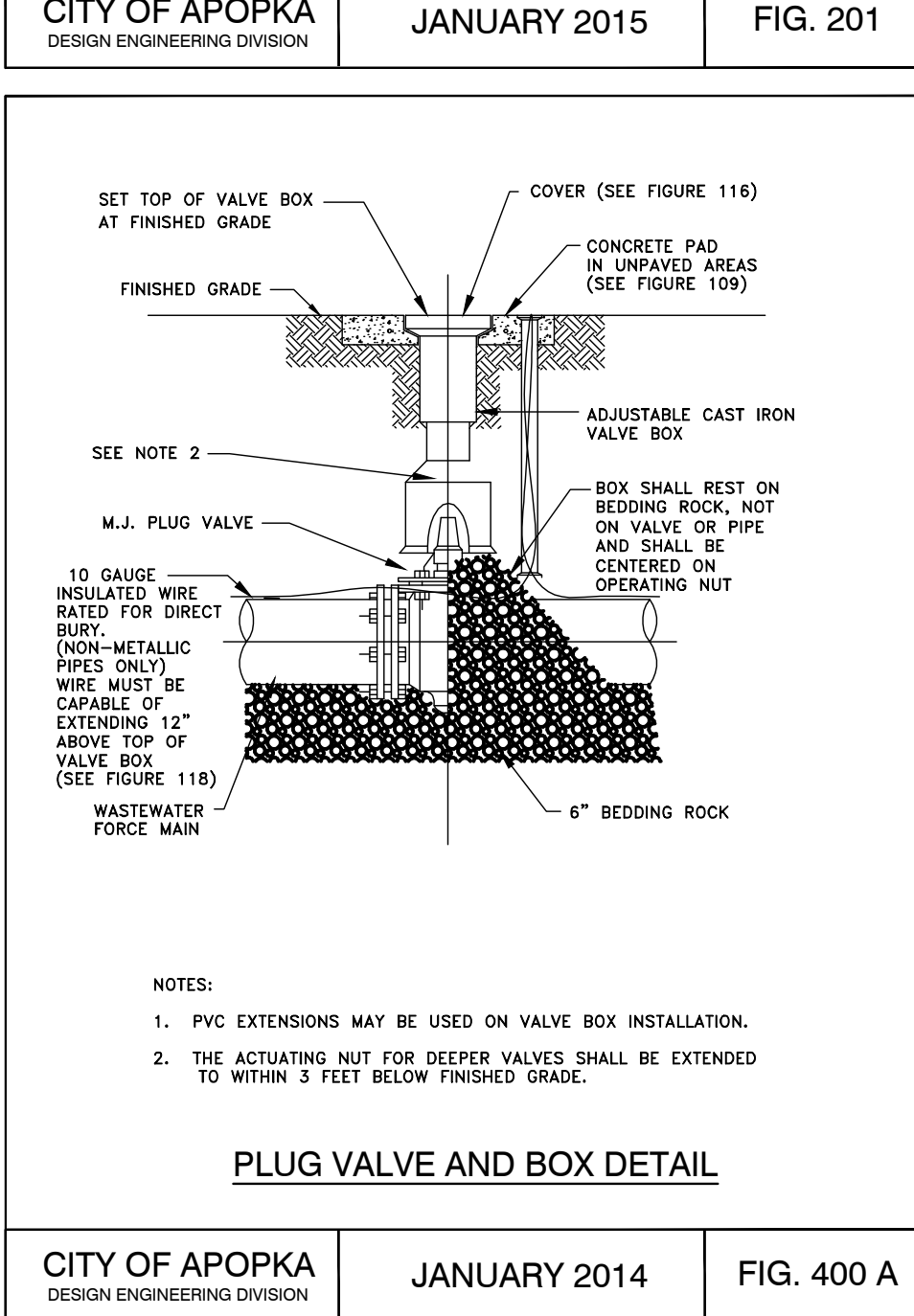
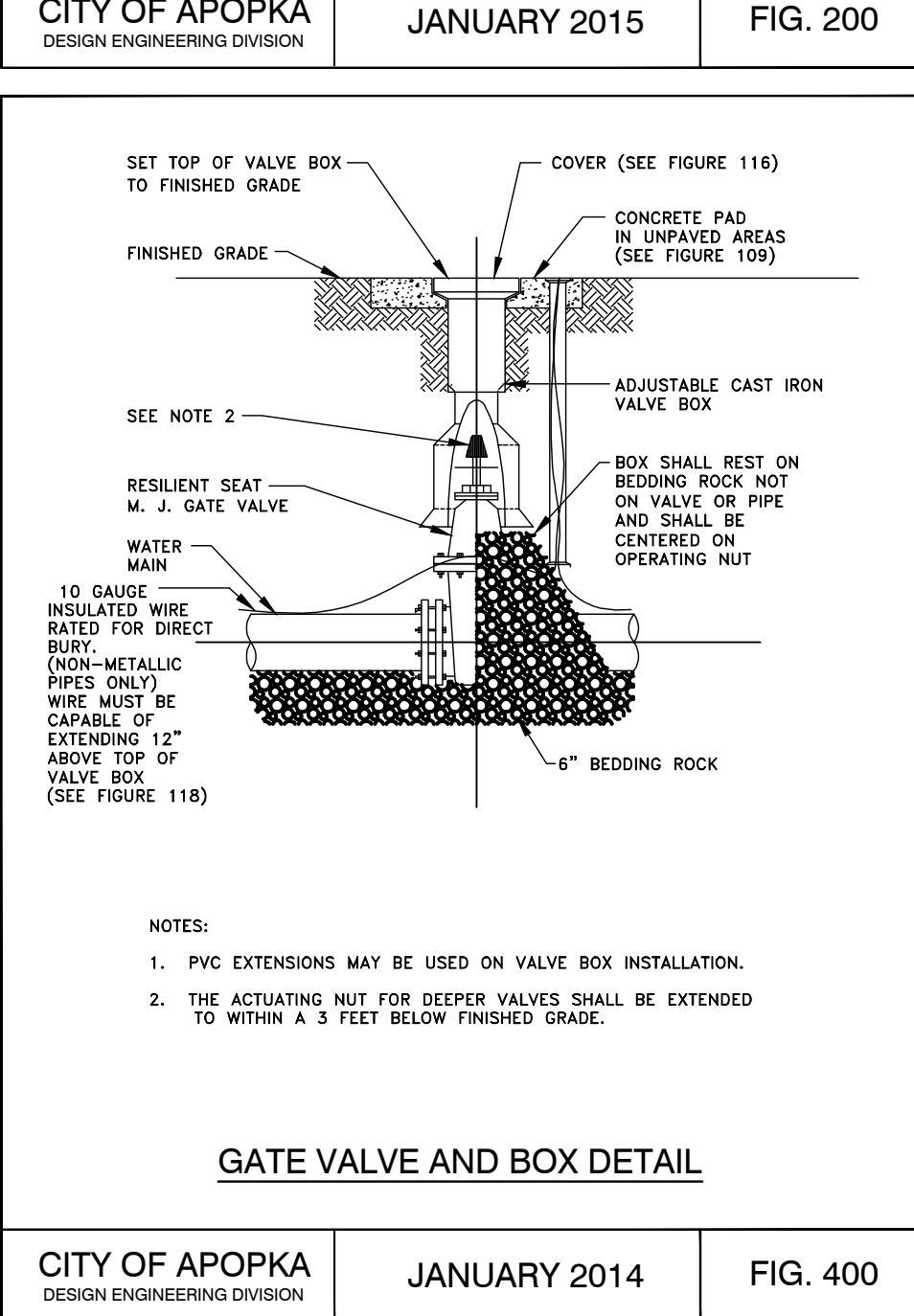
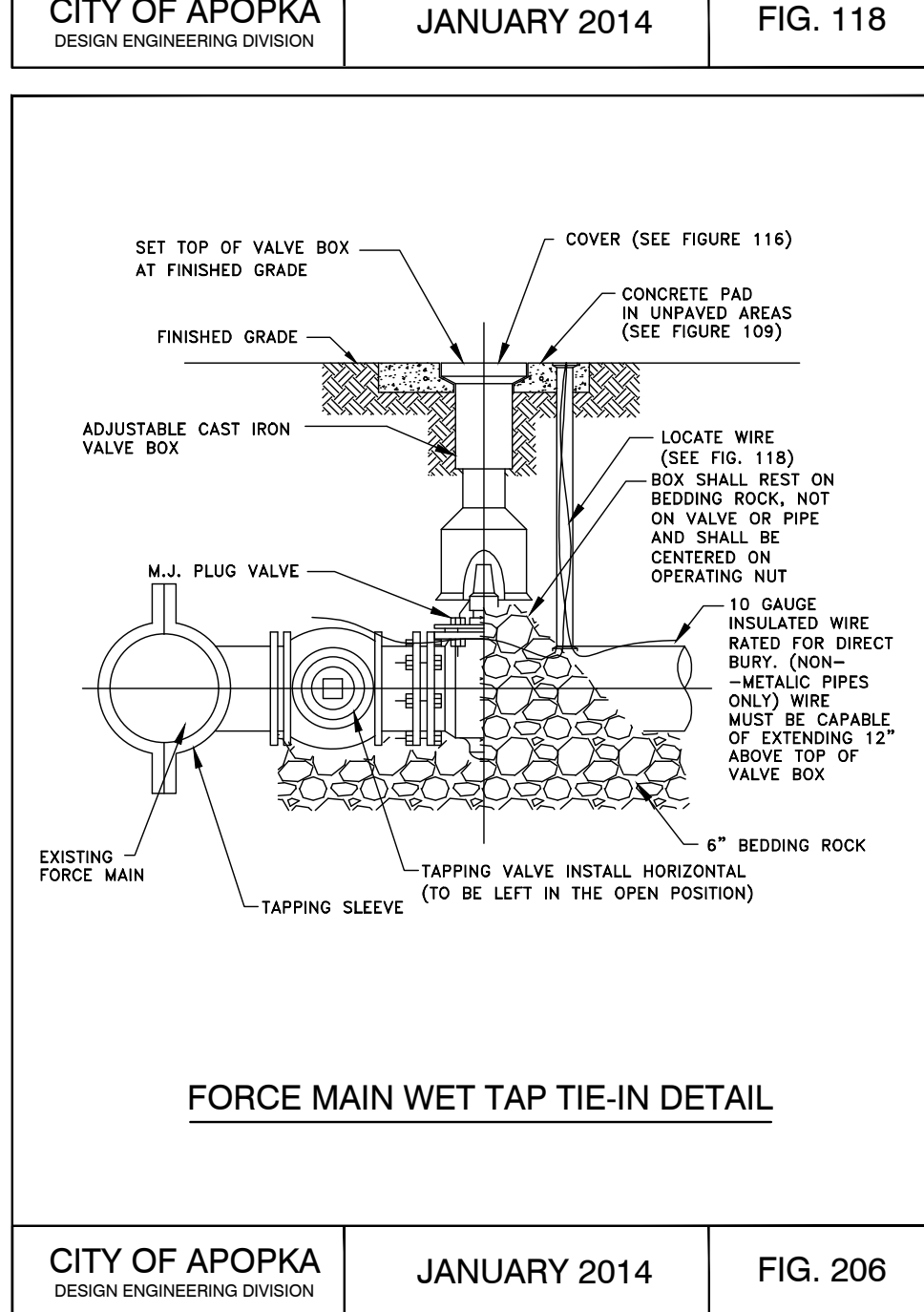
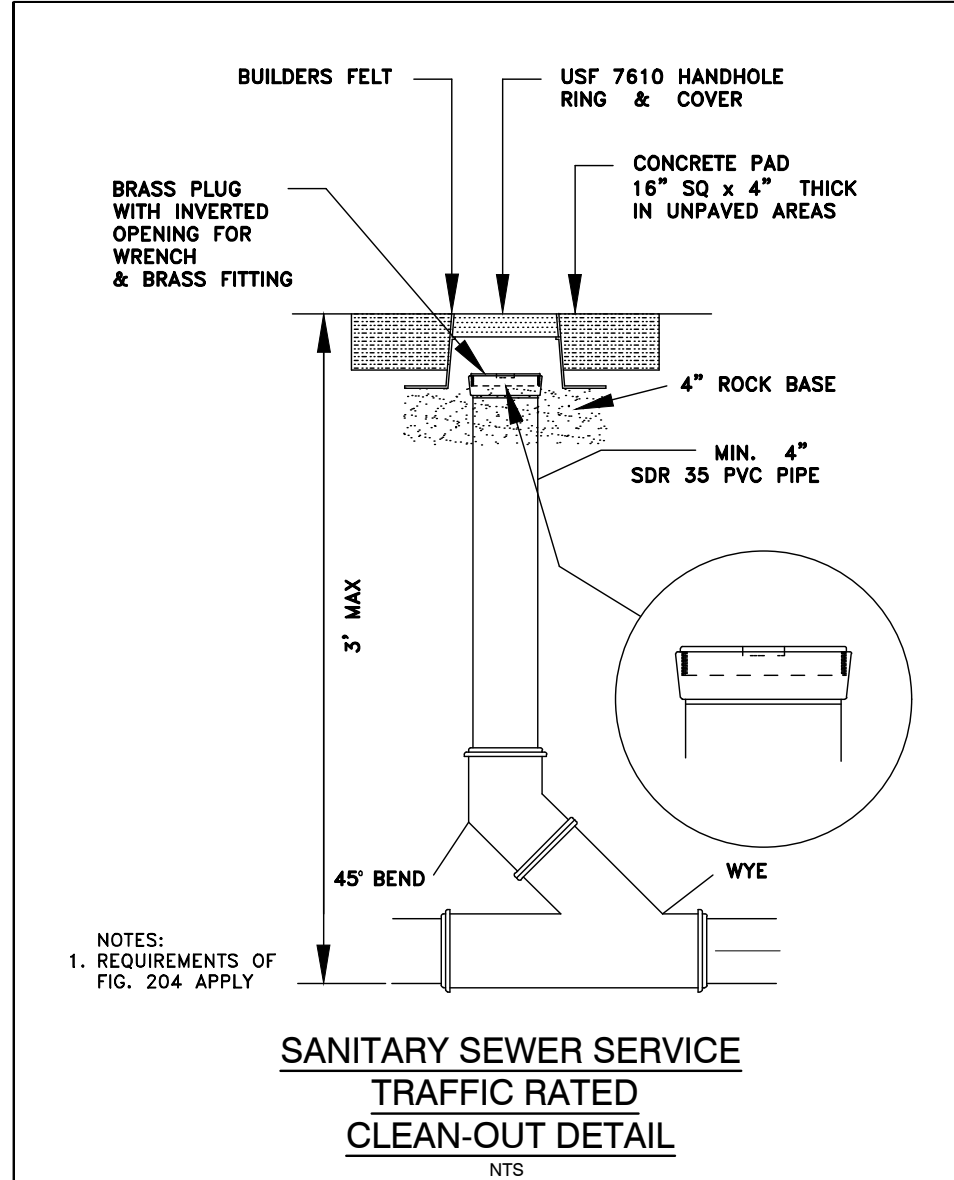
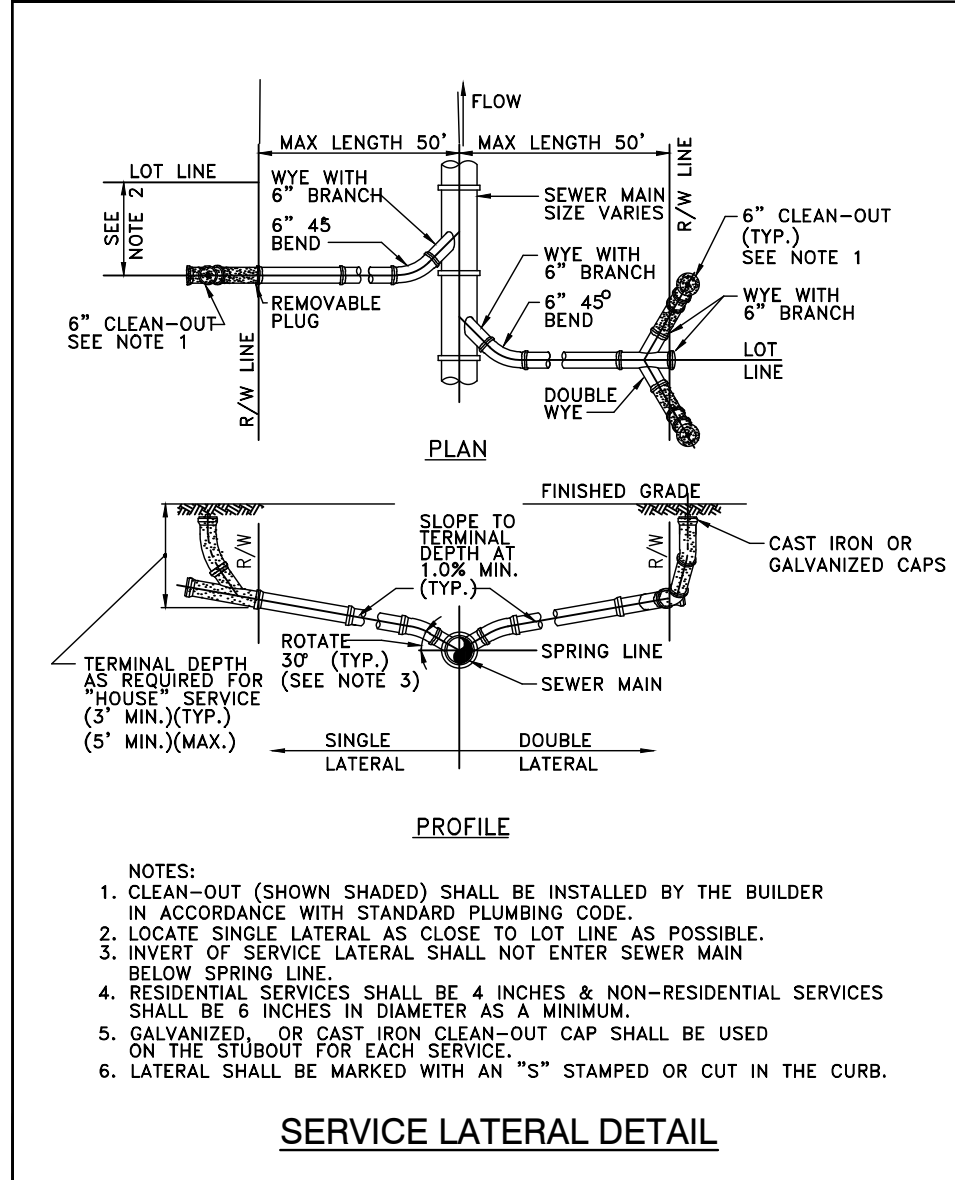
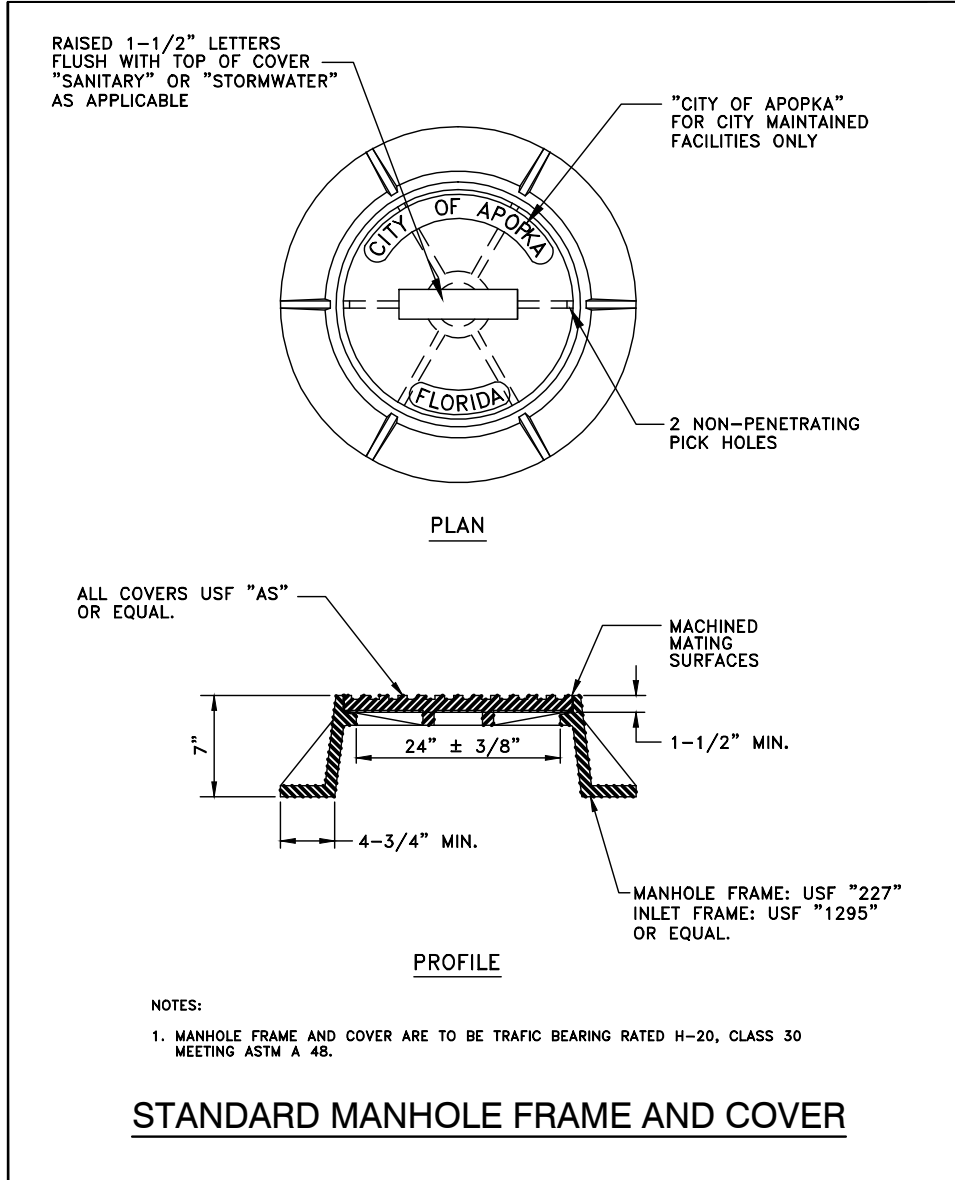
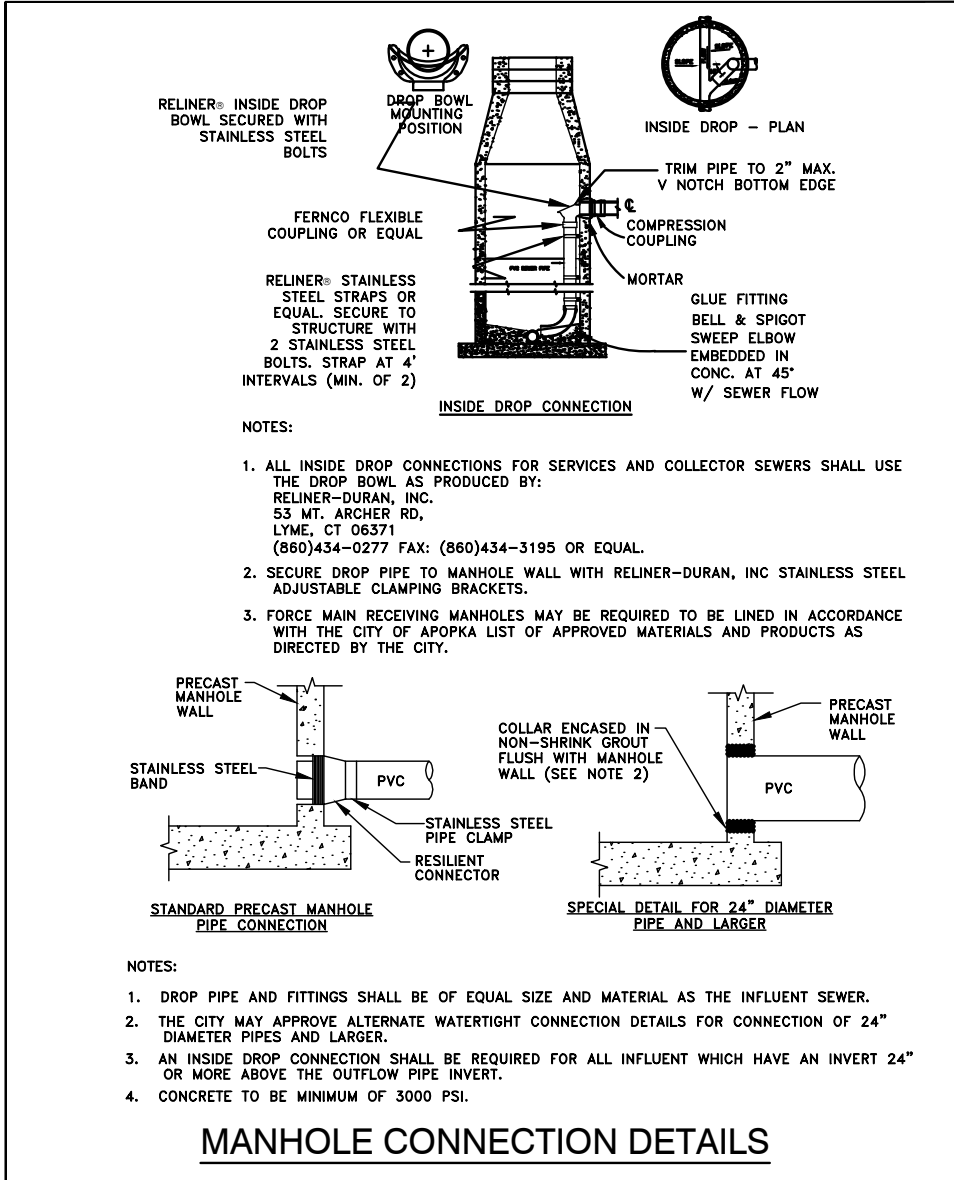
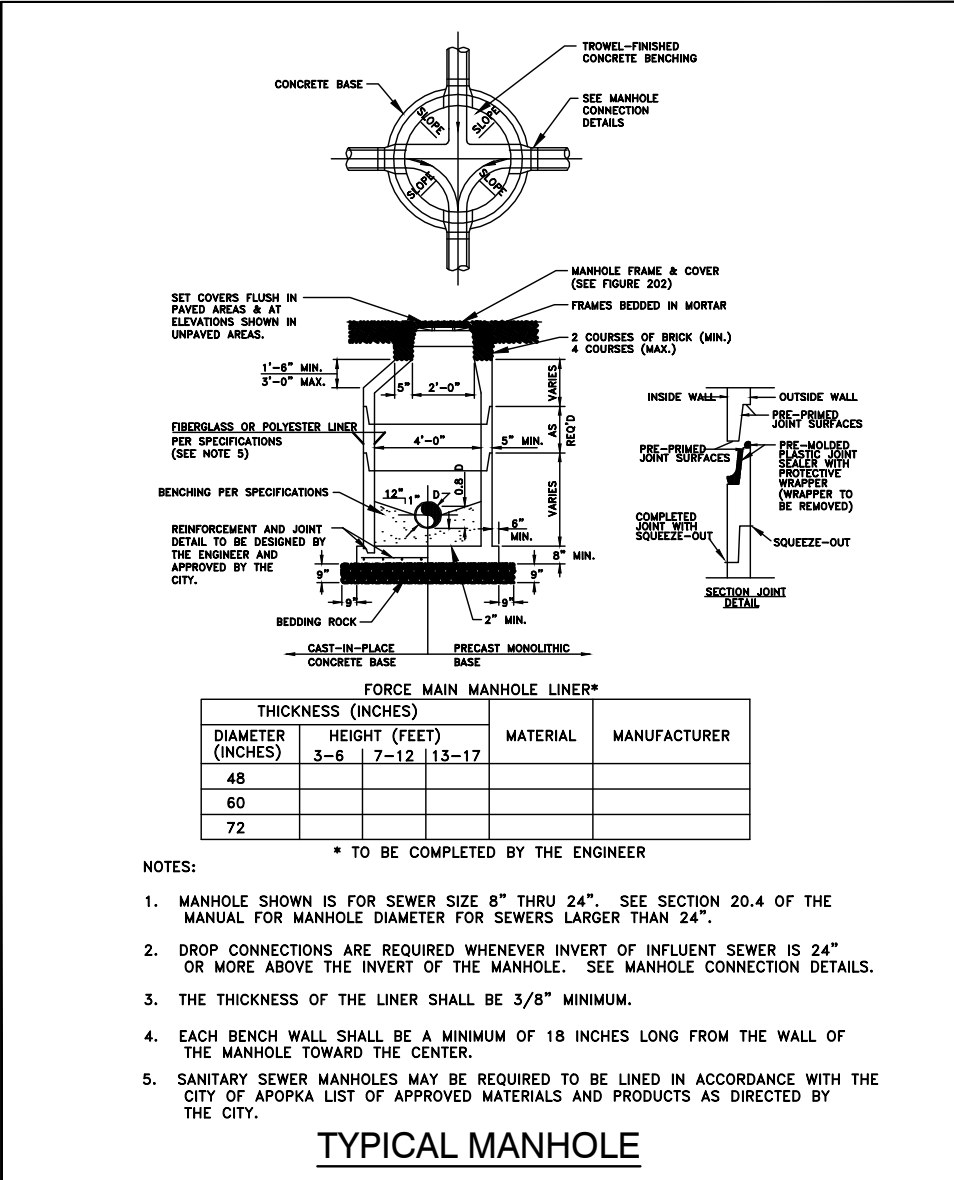
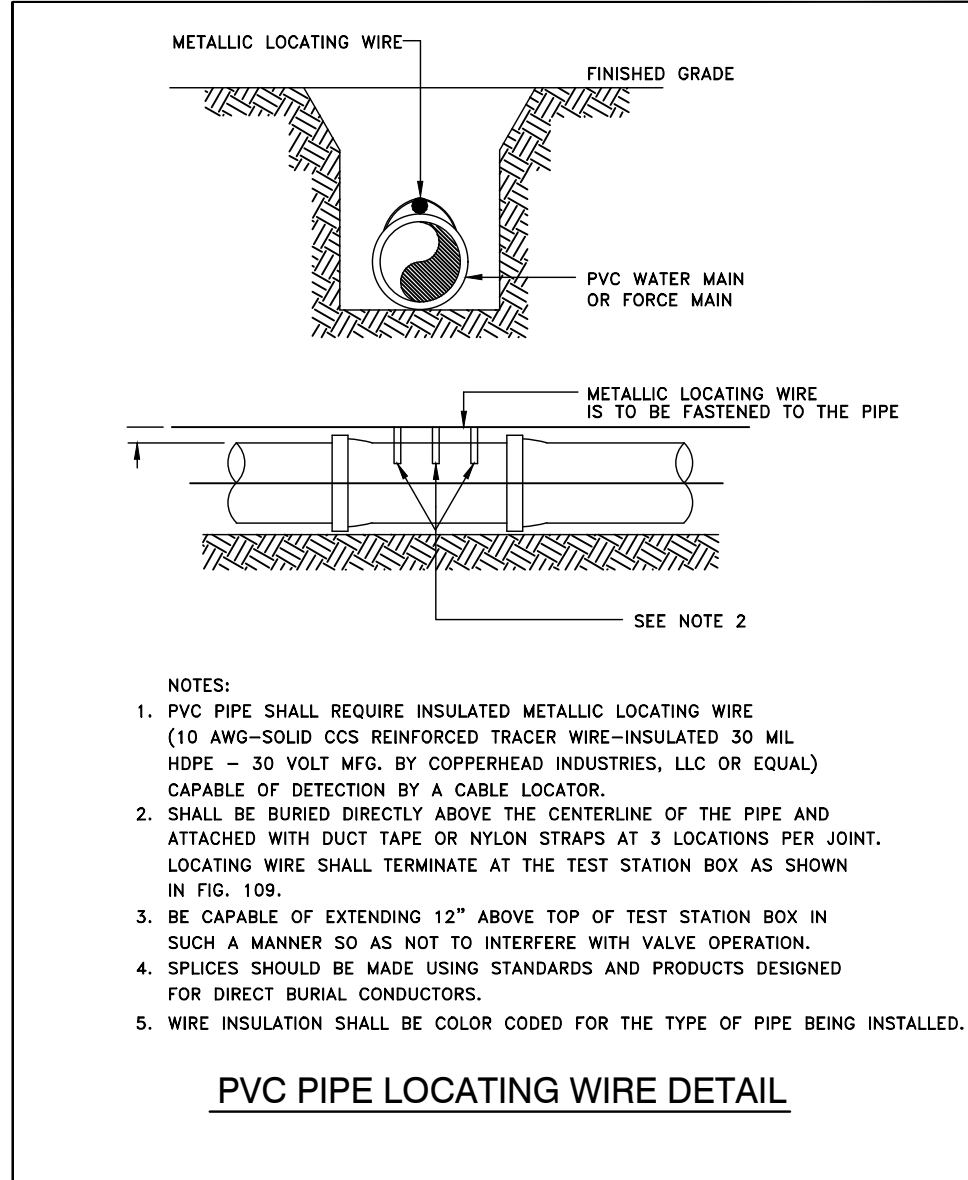
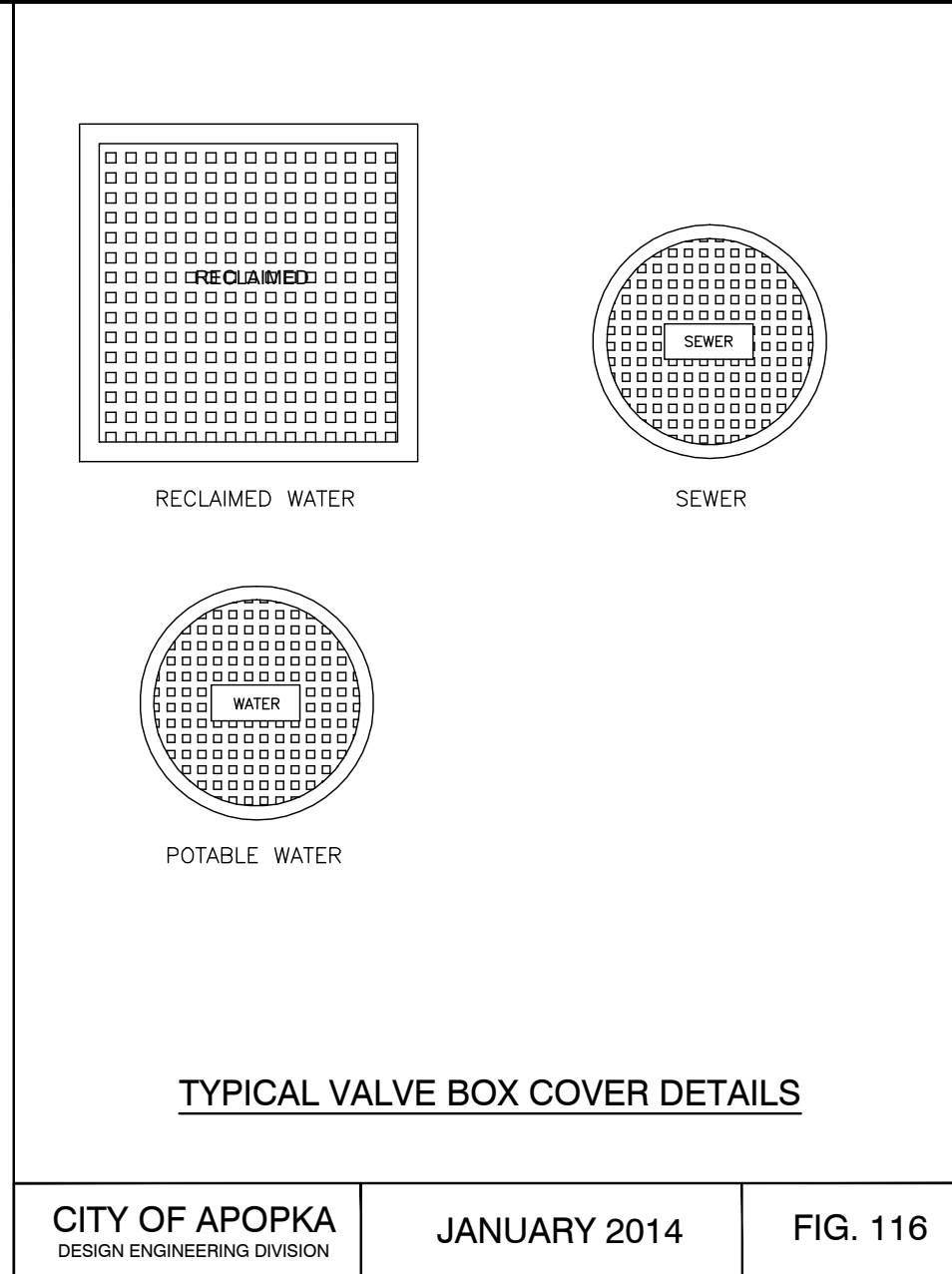
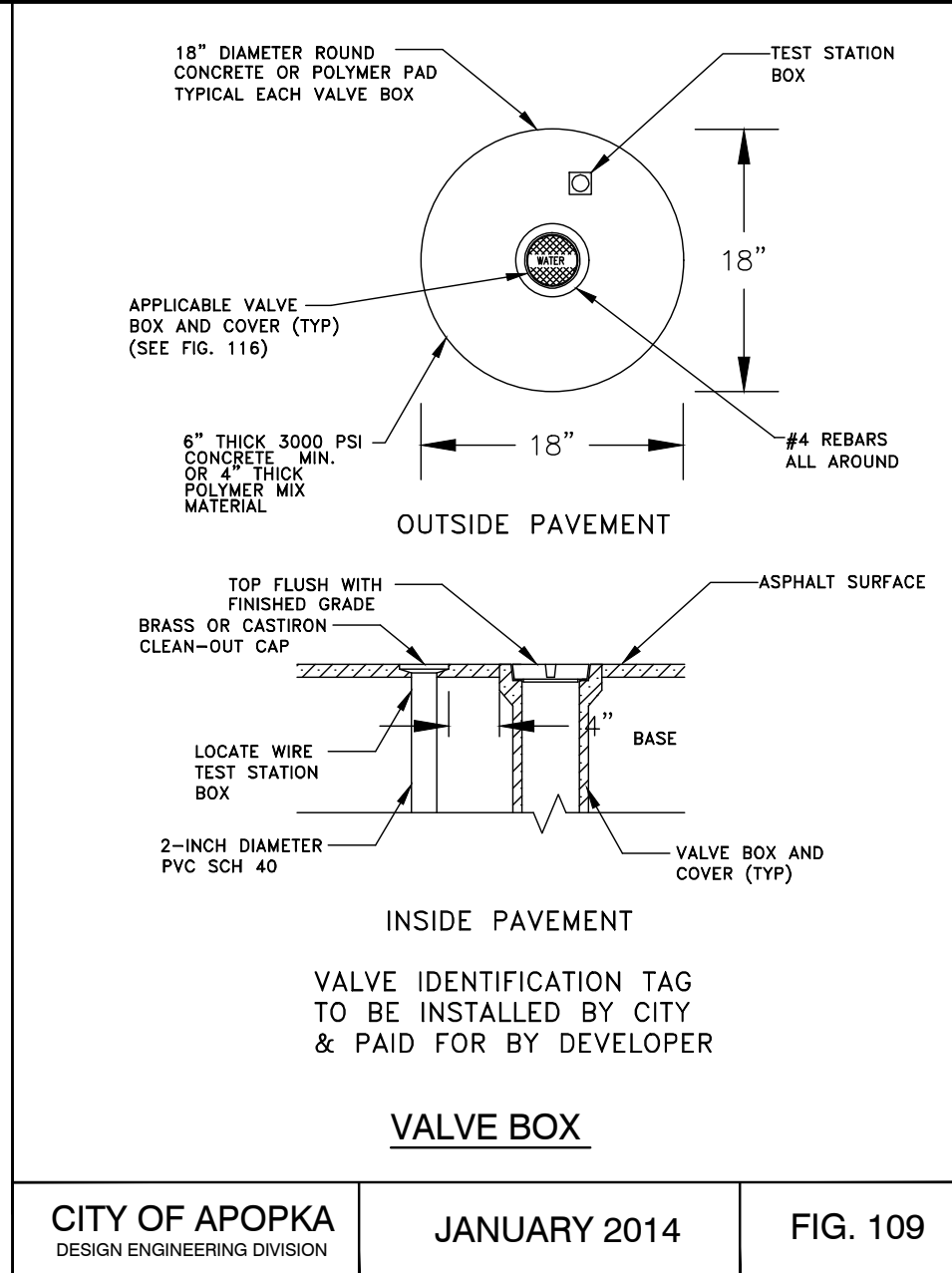
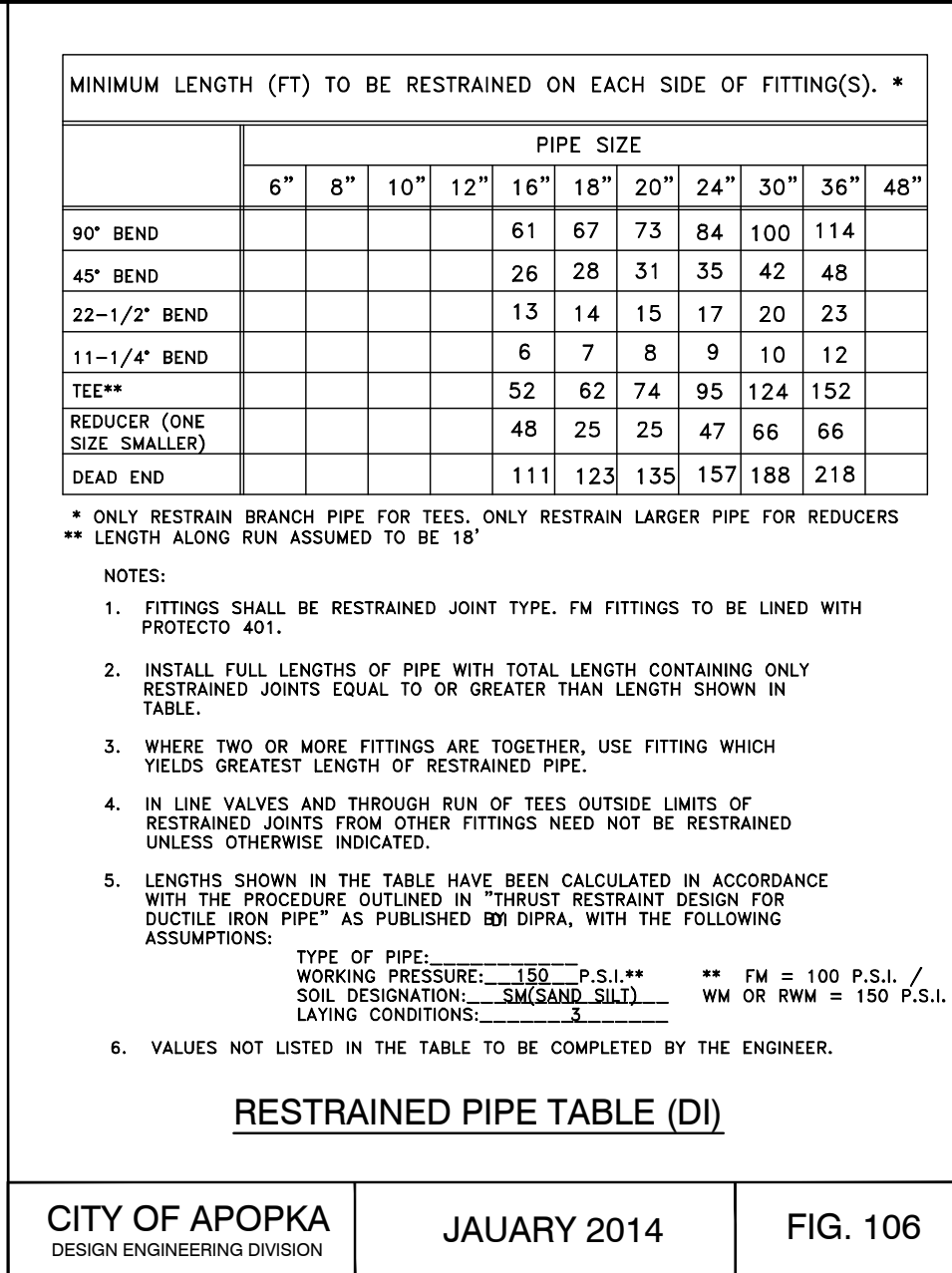
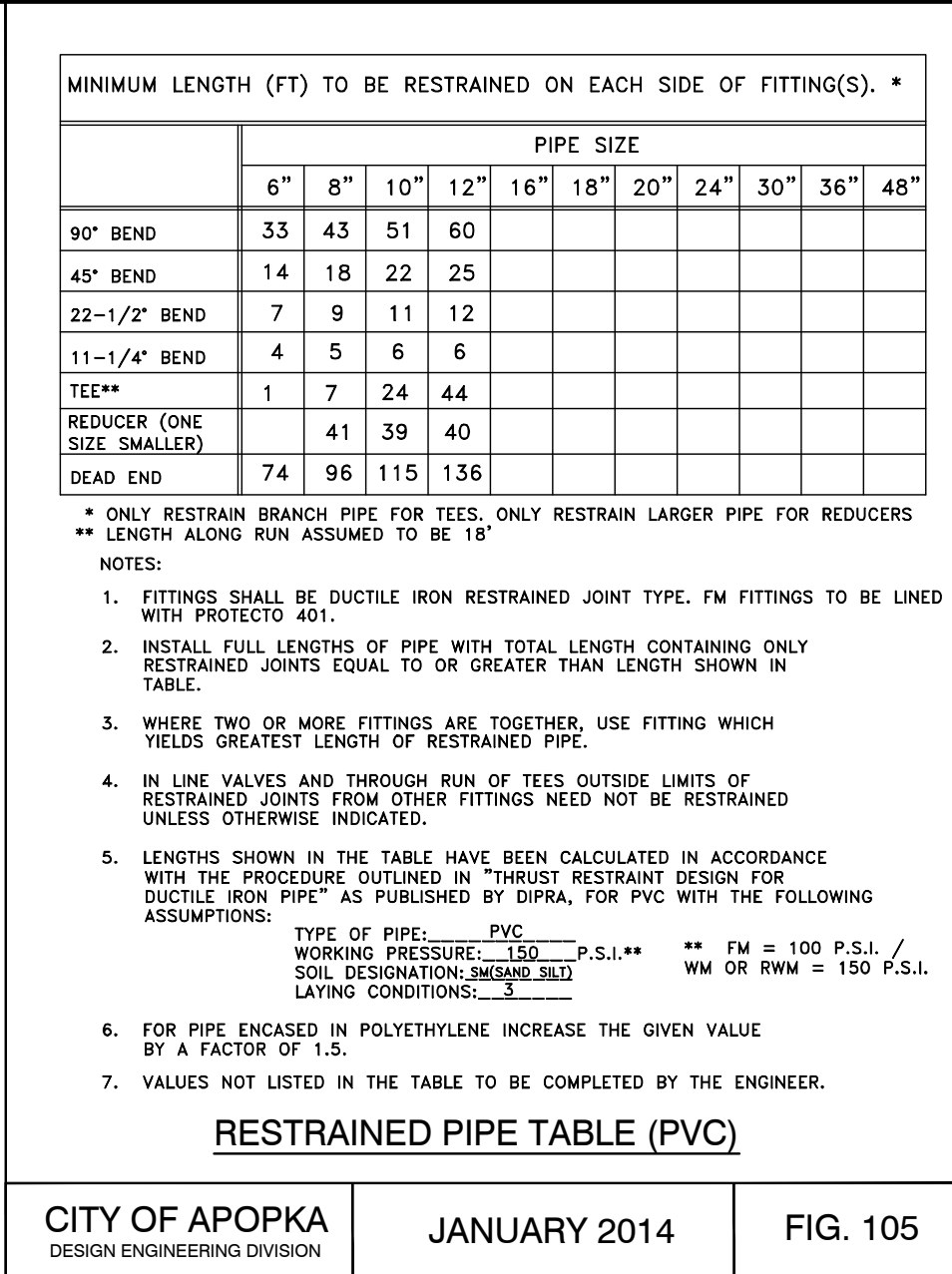
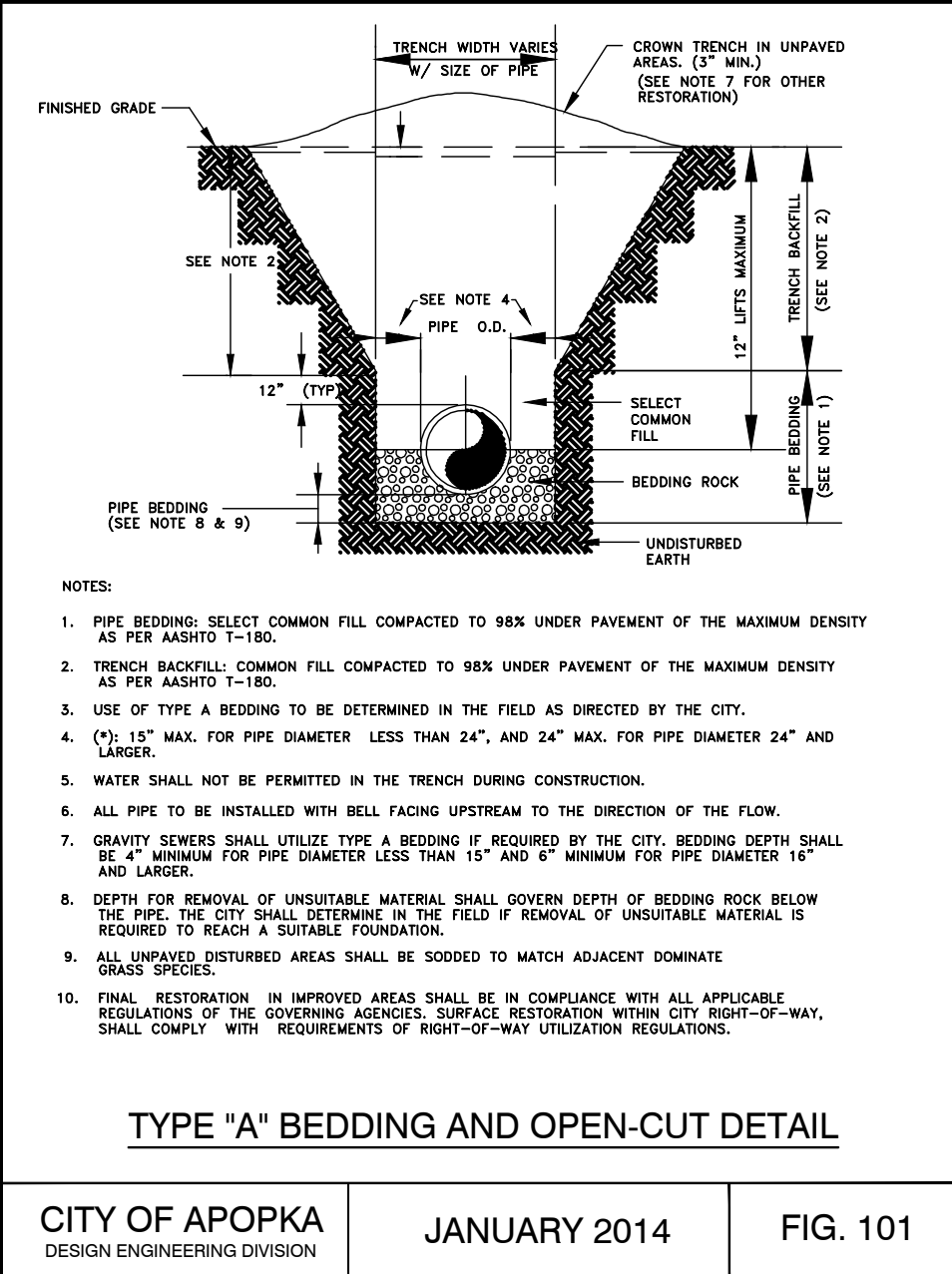
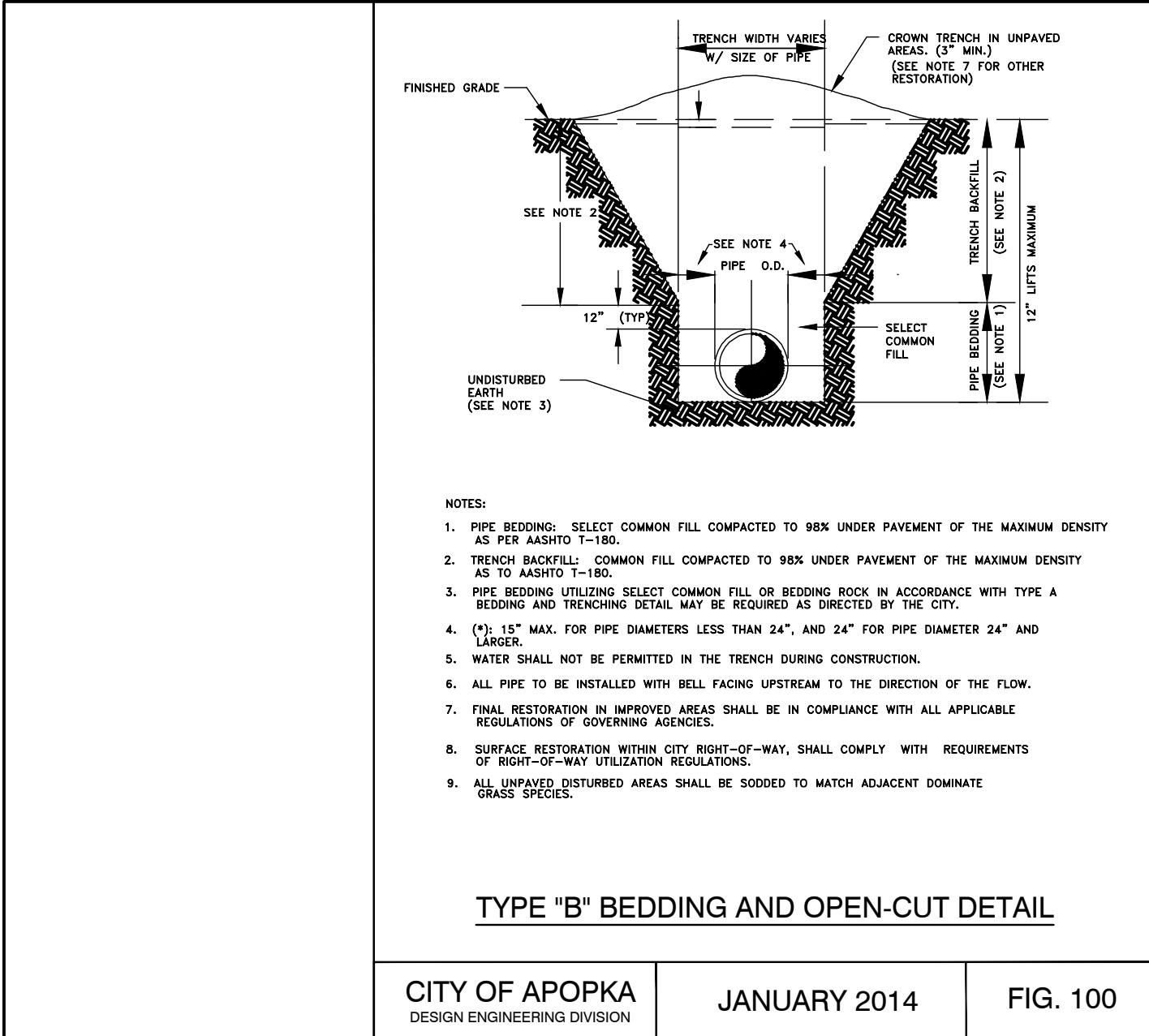
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PROJECT NO. 20-043	SCALE NOTED
DATE JULY 21, 2023	SHEET NO. C-8
SHEET 31 OF 43	

FLORIDA PROFESSIONAL ENGINEERING CERTIFICATE No. EB 6006595
No. 42075
STATE OF FLORIDA
Professional Engineer
License No. 12345

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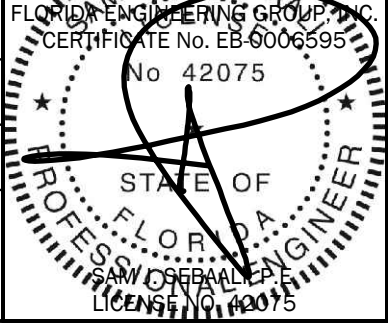


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CITY OF APOPKA WATER AND SEWER
DETAILS (1 OF 2)

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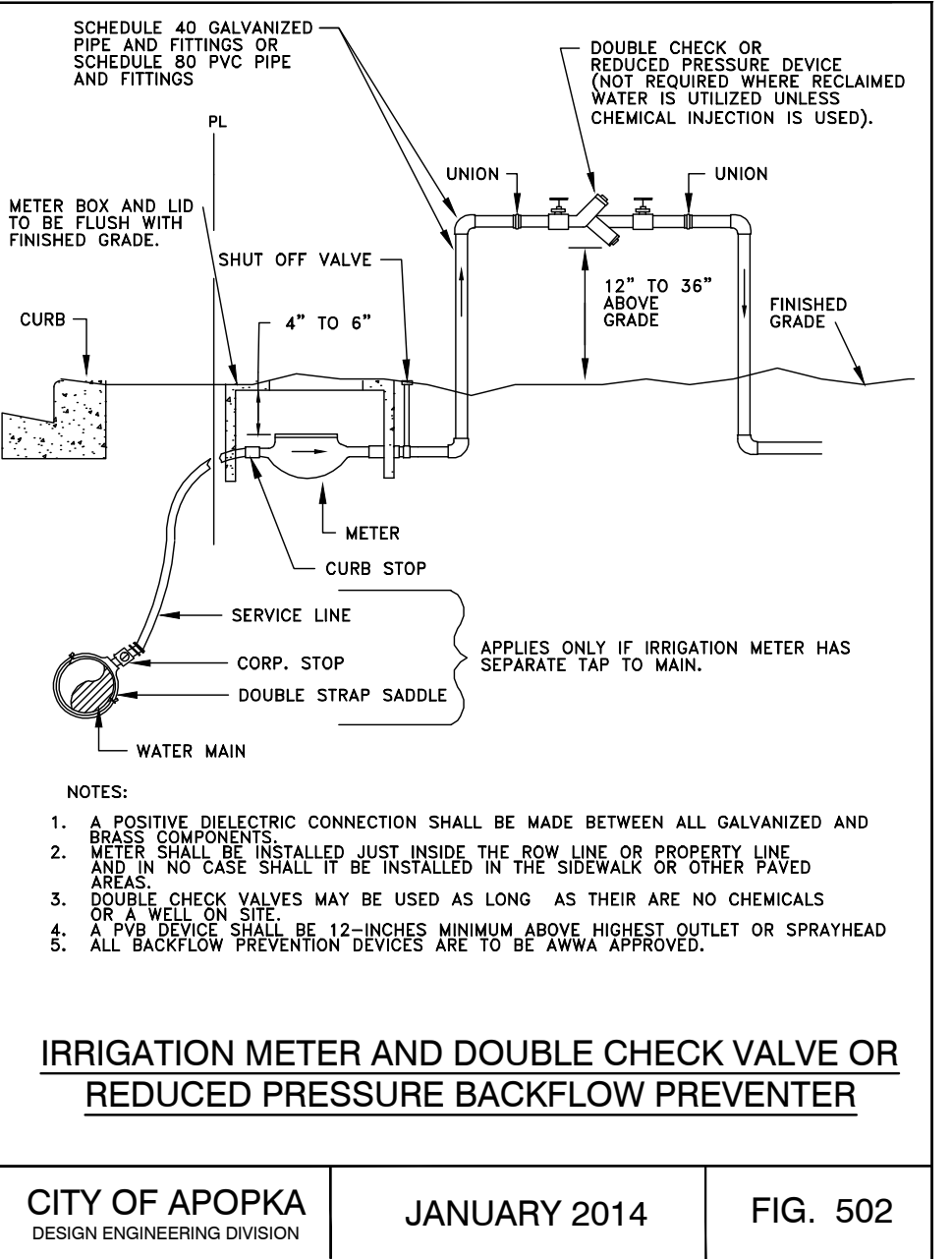
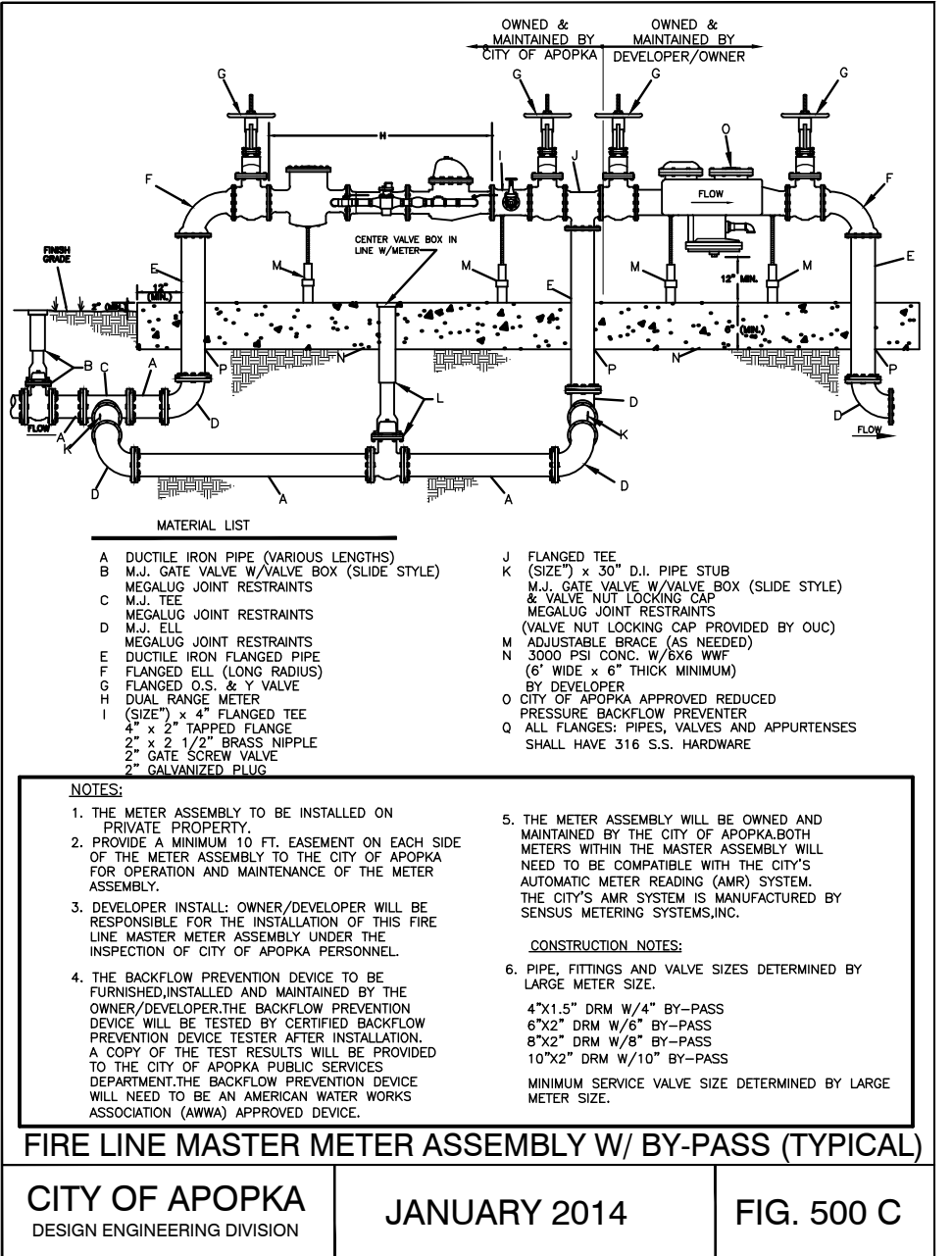
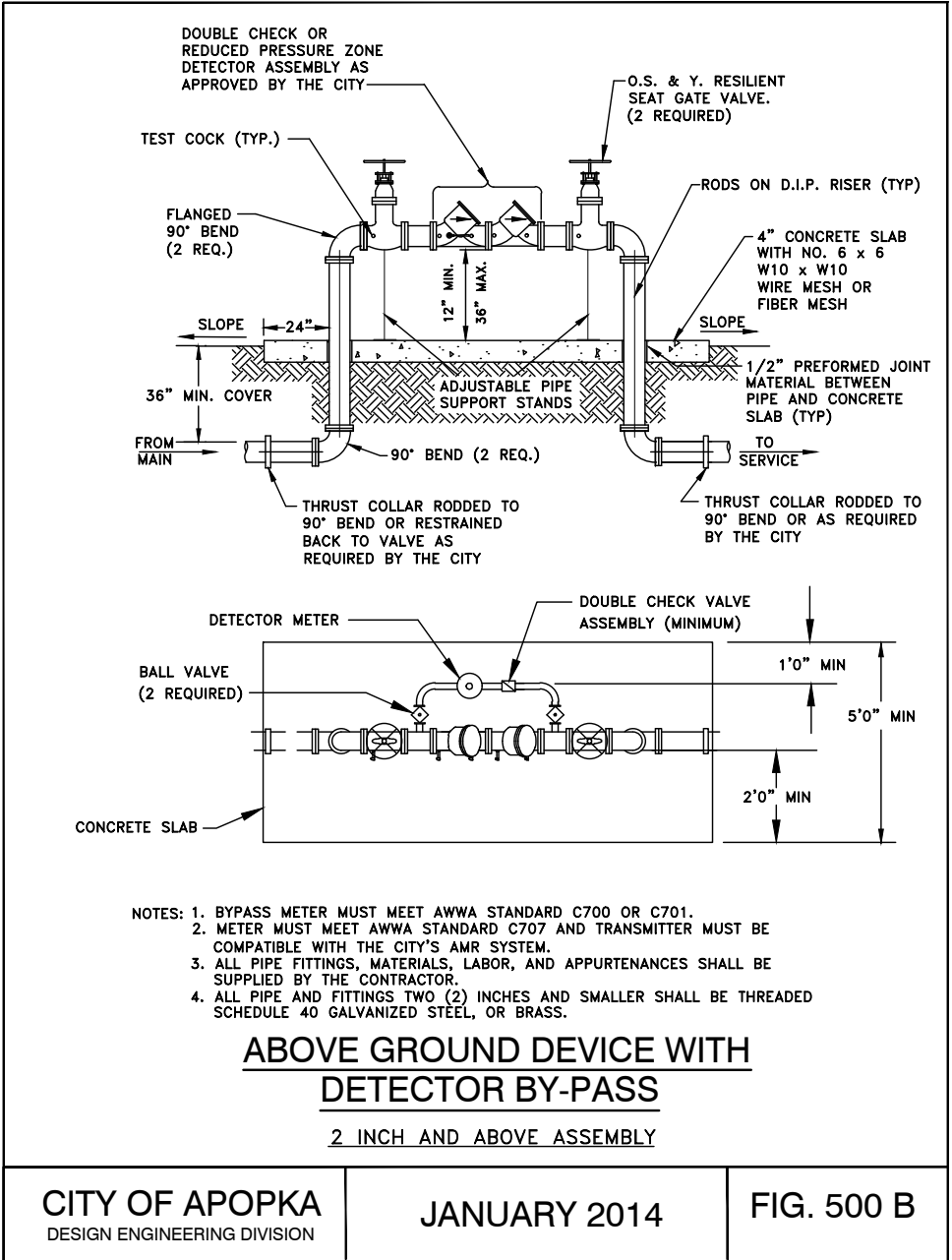
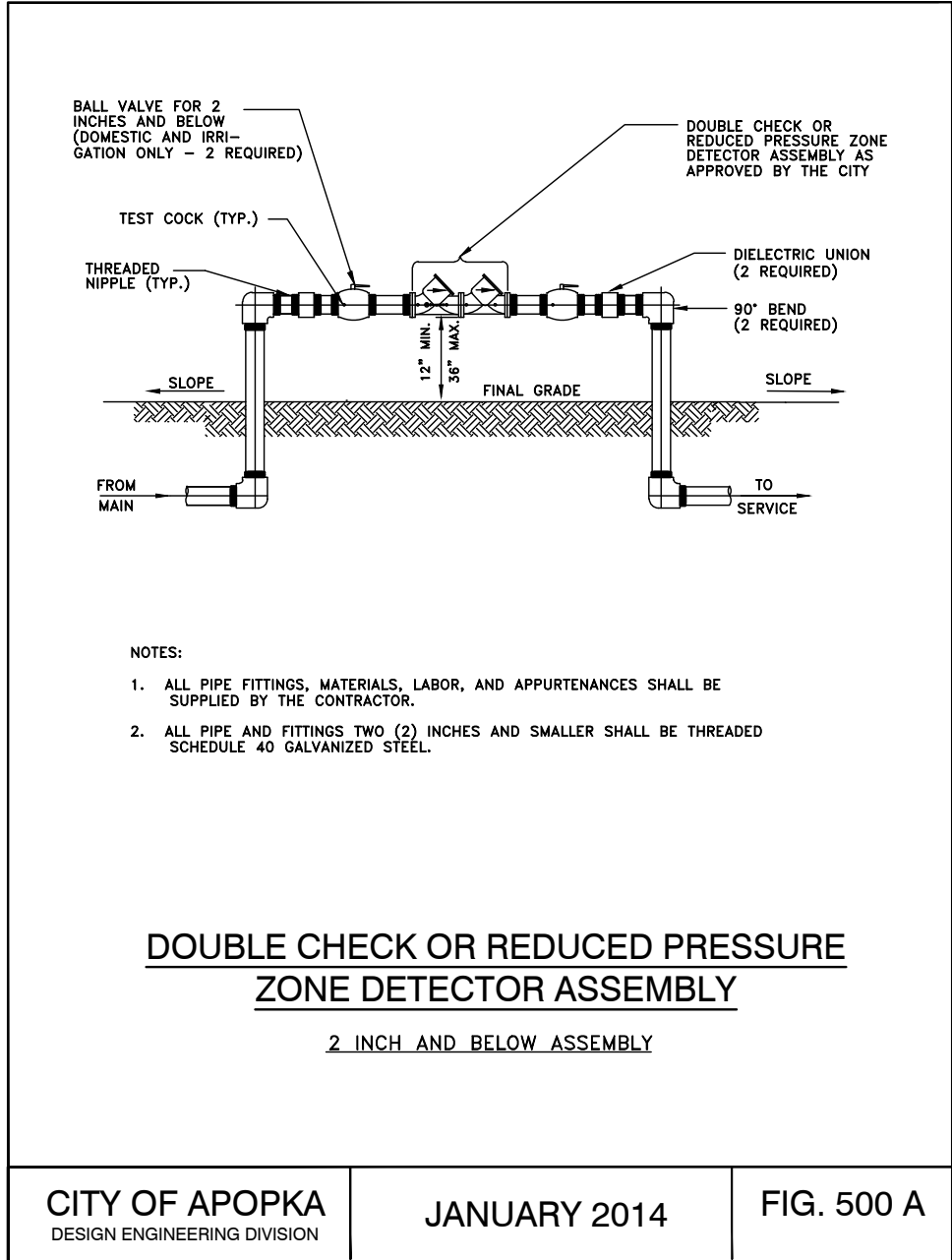
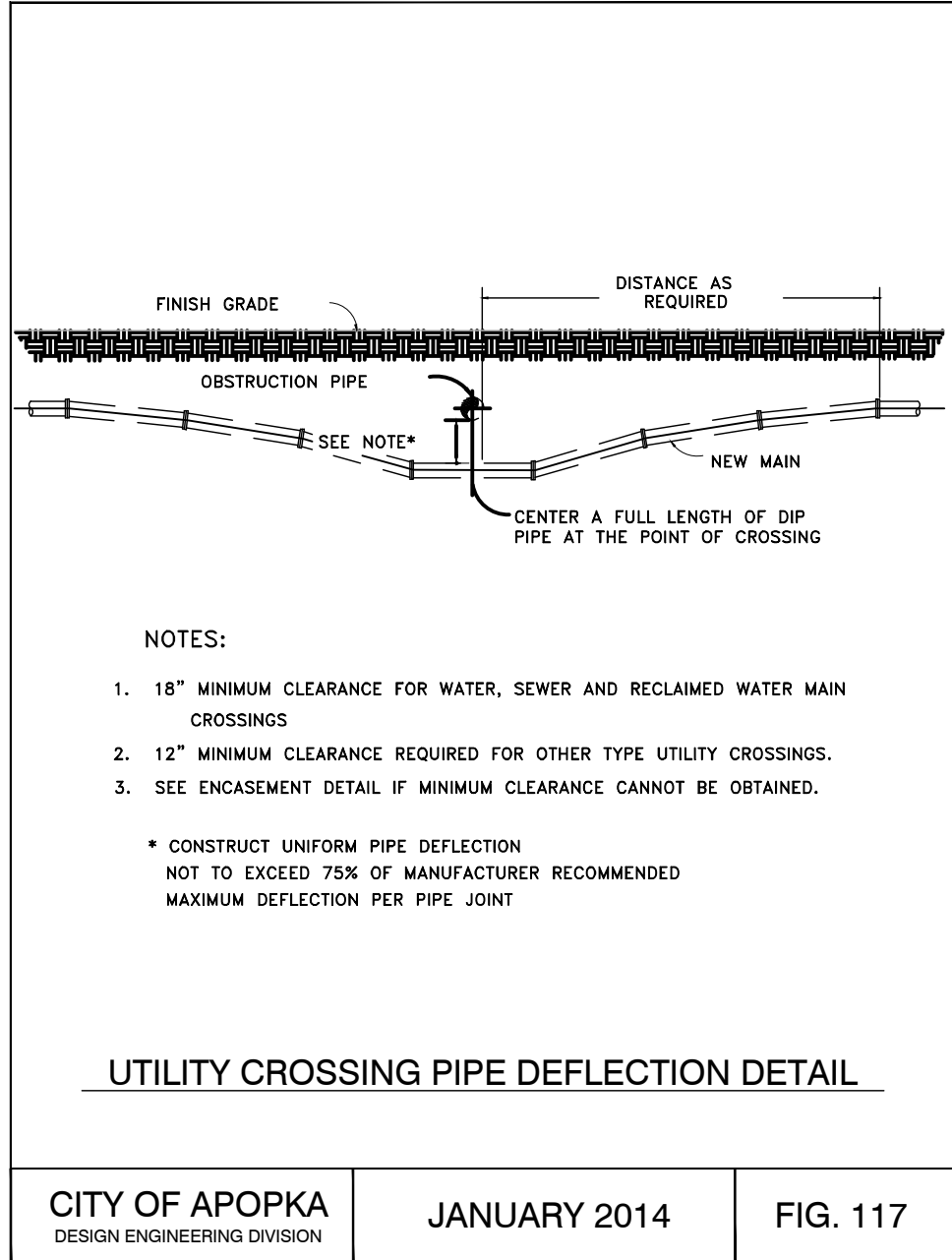
PROJECT NO.	20-043
SCALE	NOTED
DATE	JULY 21, 2023
SHEET NO.	C-9A
SHEET 32	OF 39



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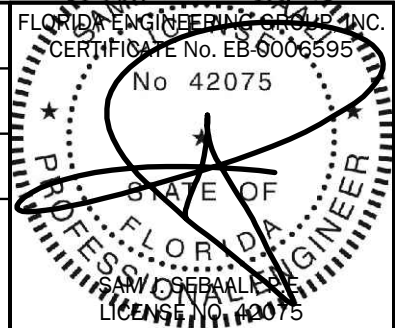
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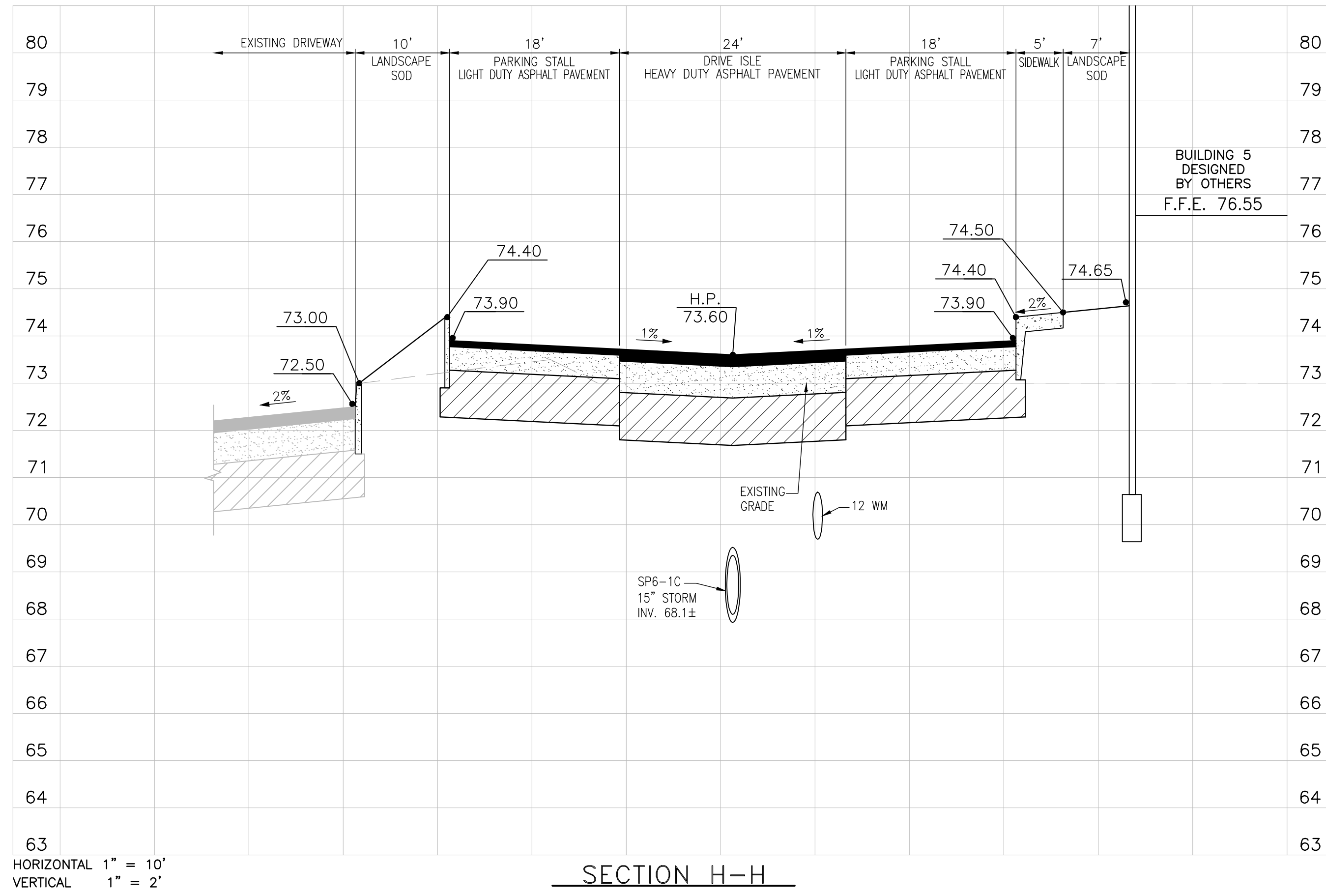
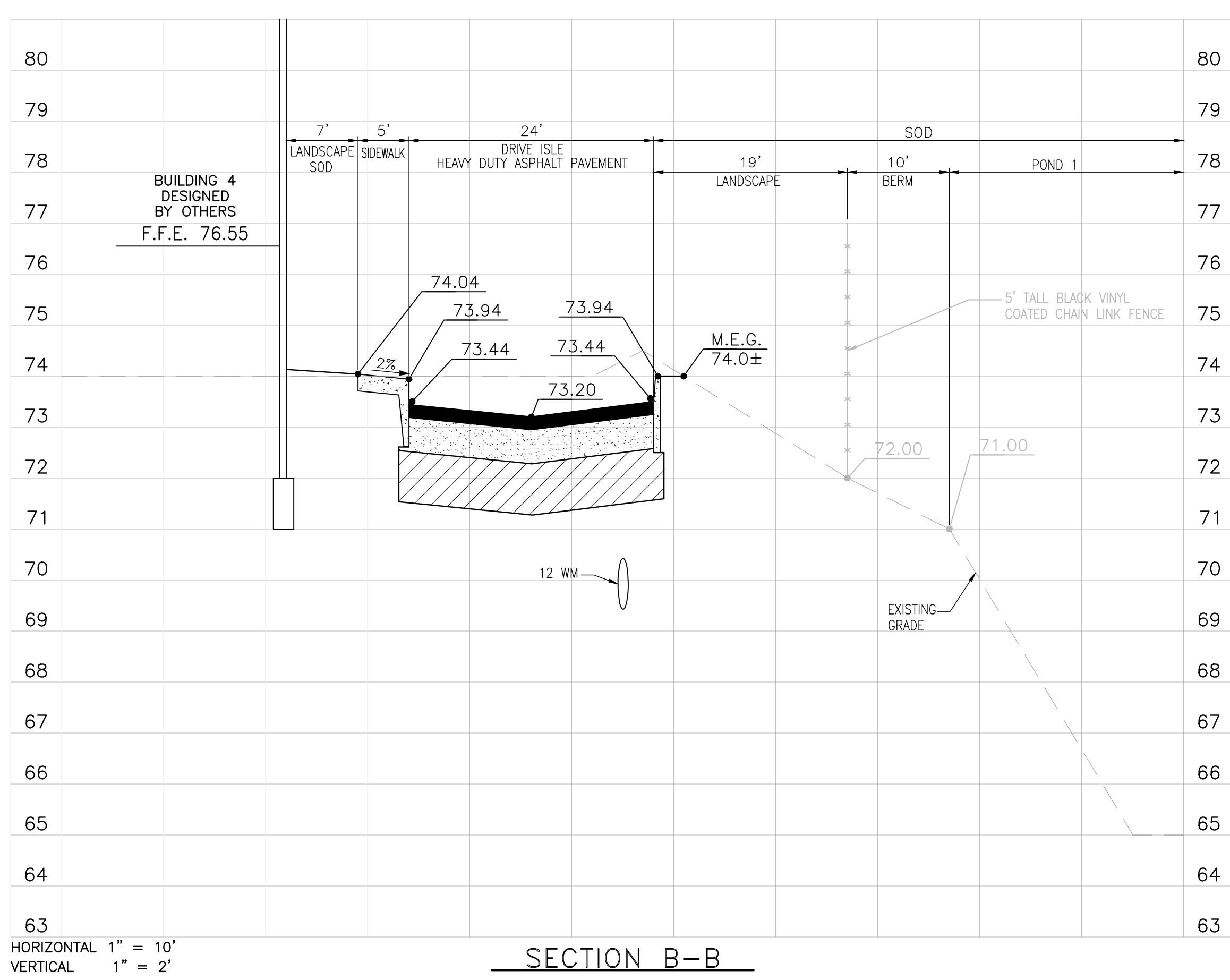
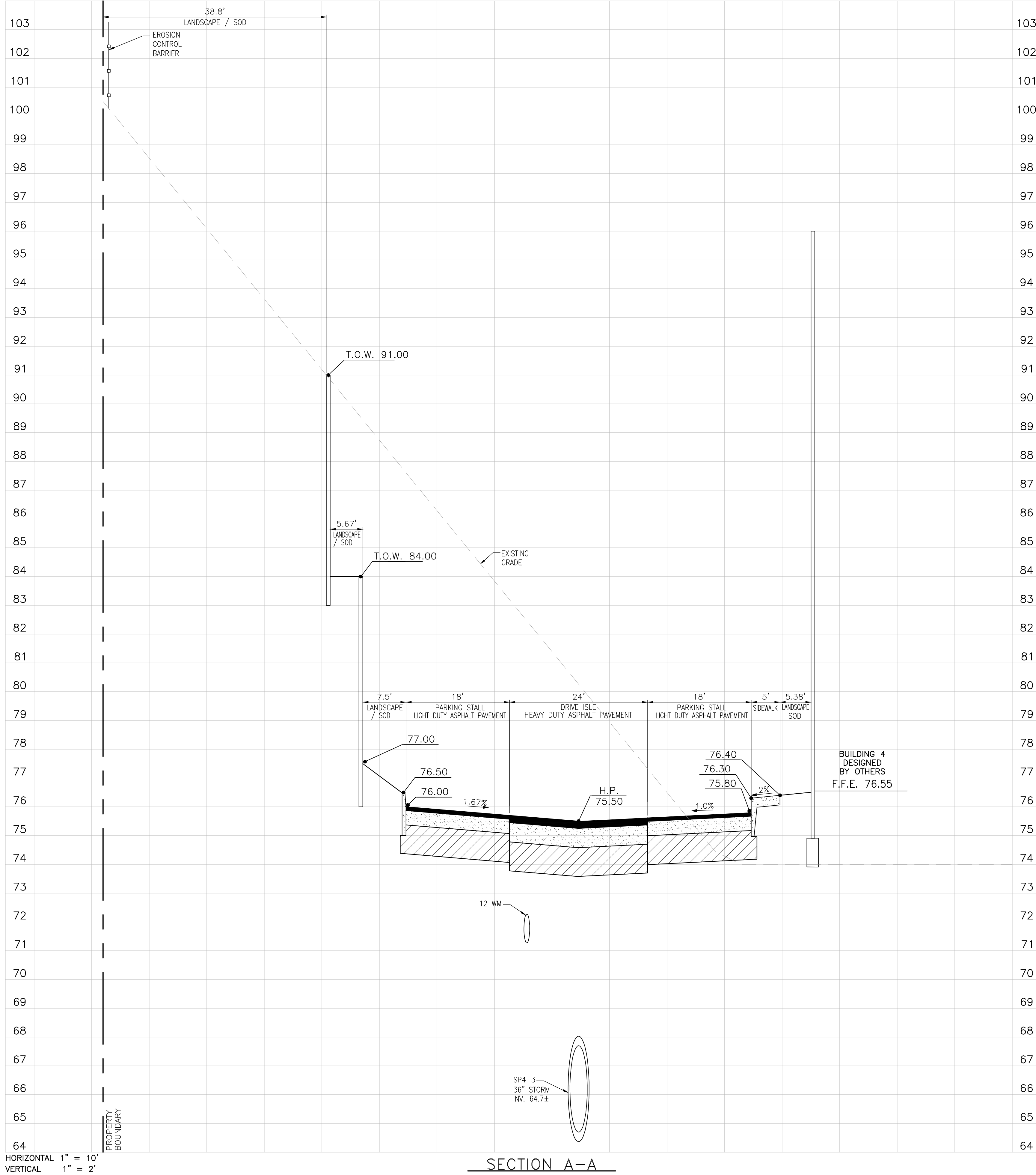
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DATE JULY 21, 2023	SHEET NO. C-9B
	SHEET 29 OF 39

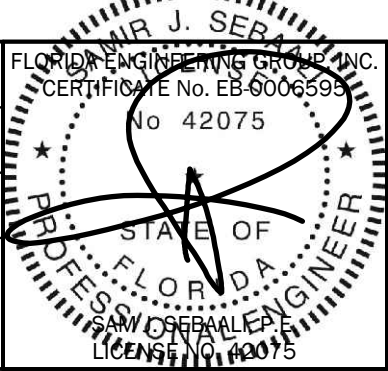


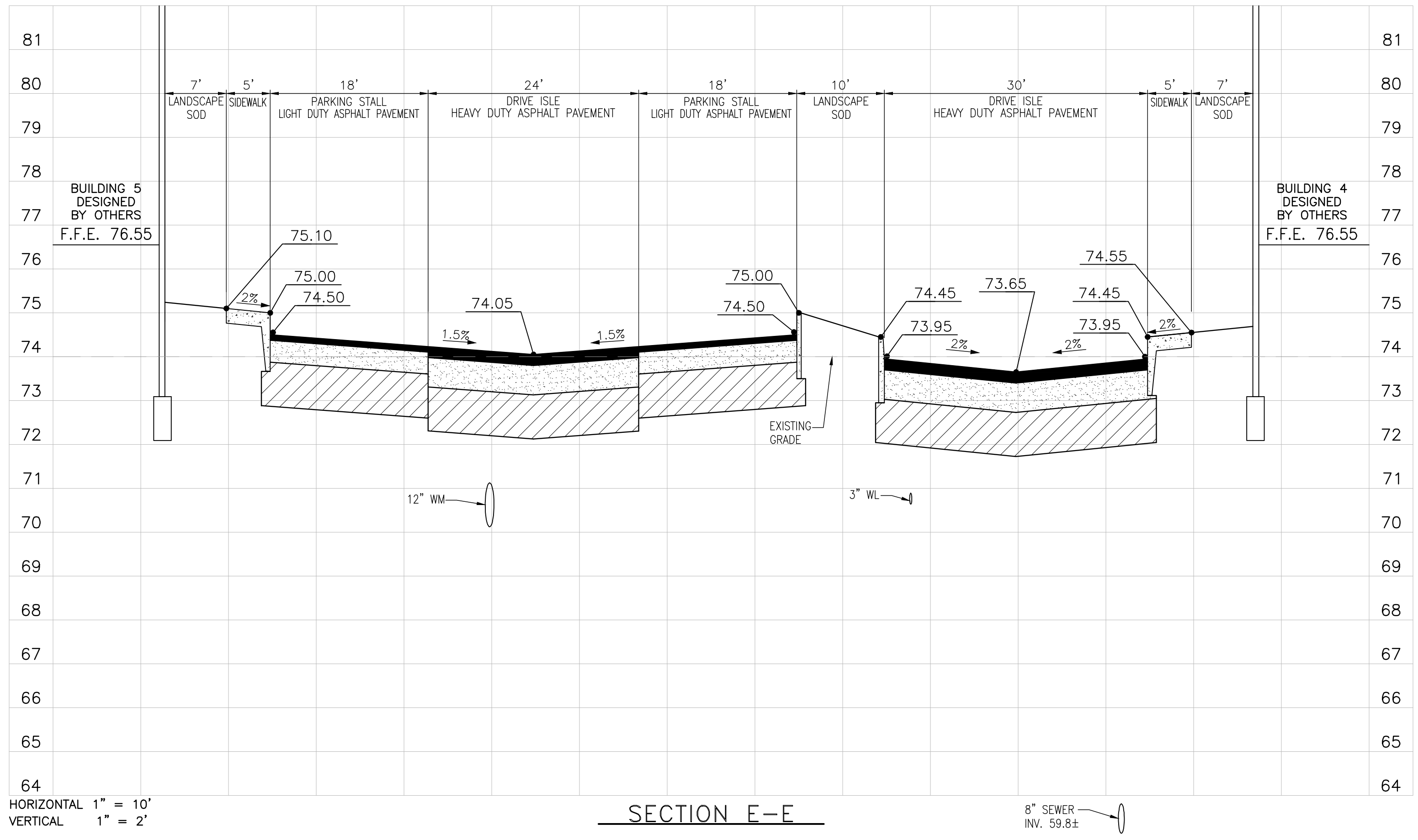
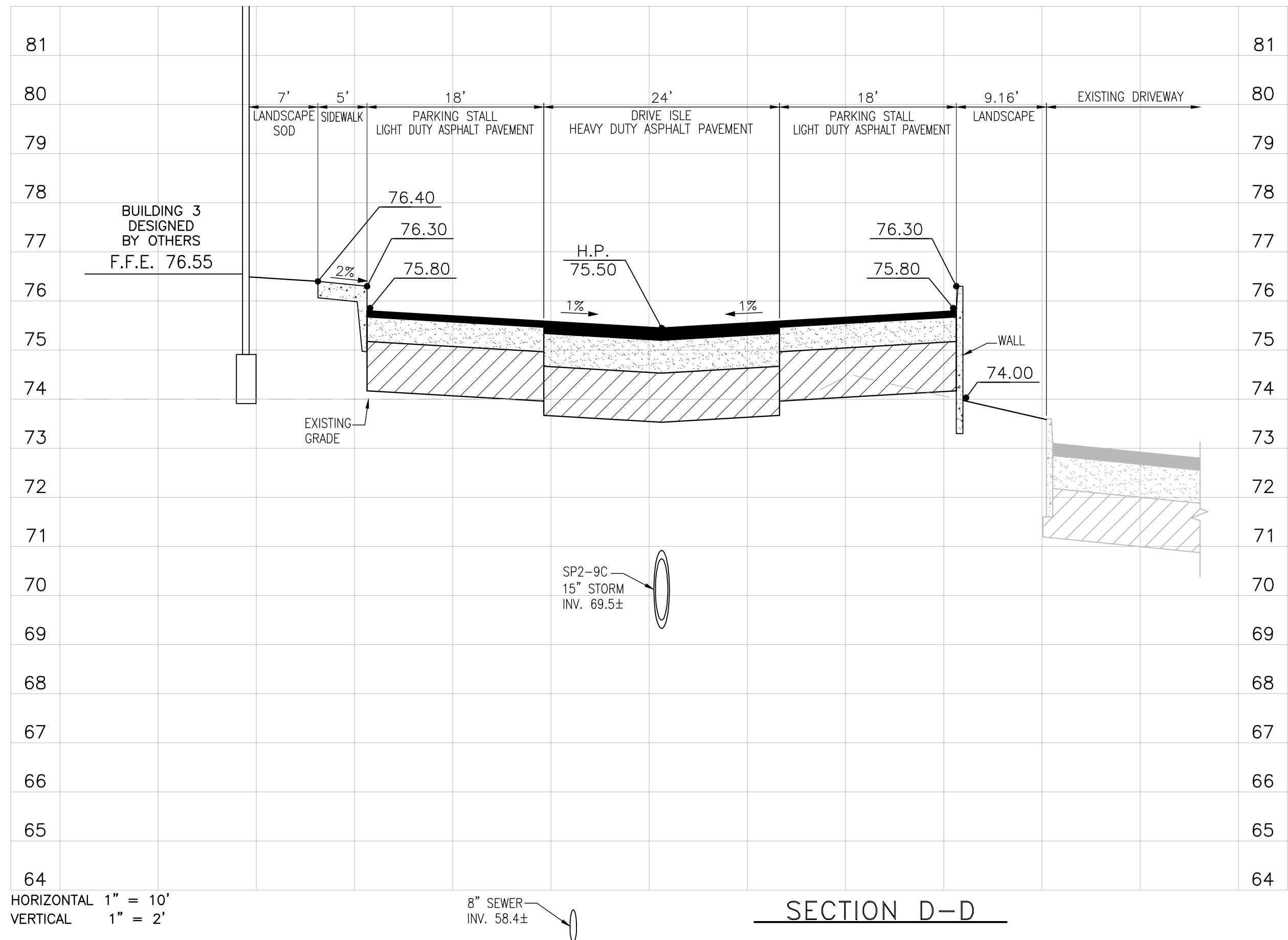
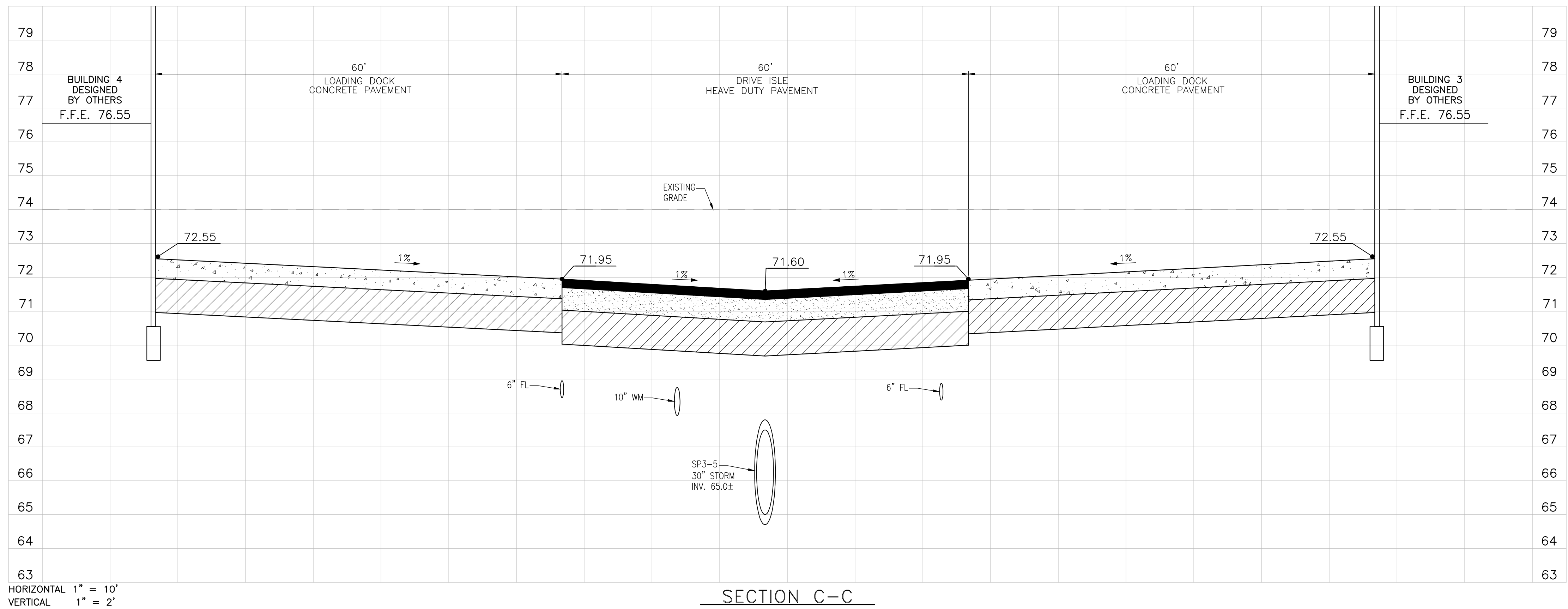
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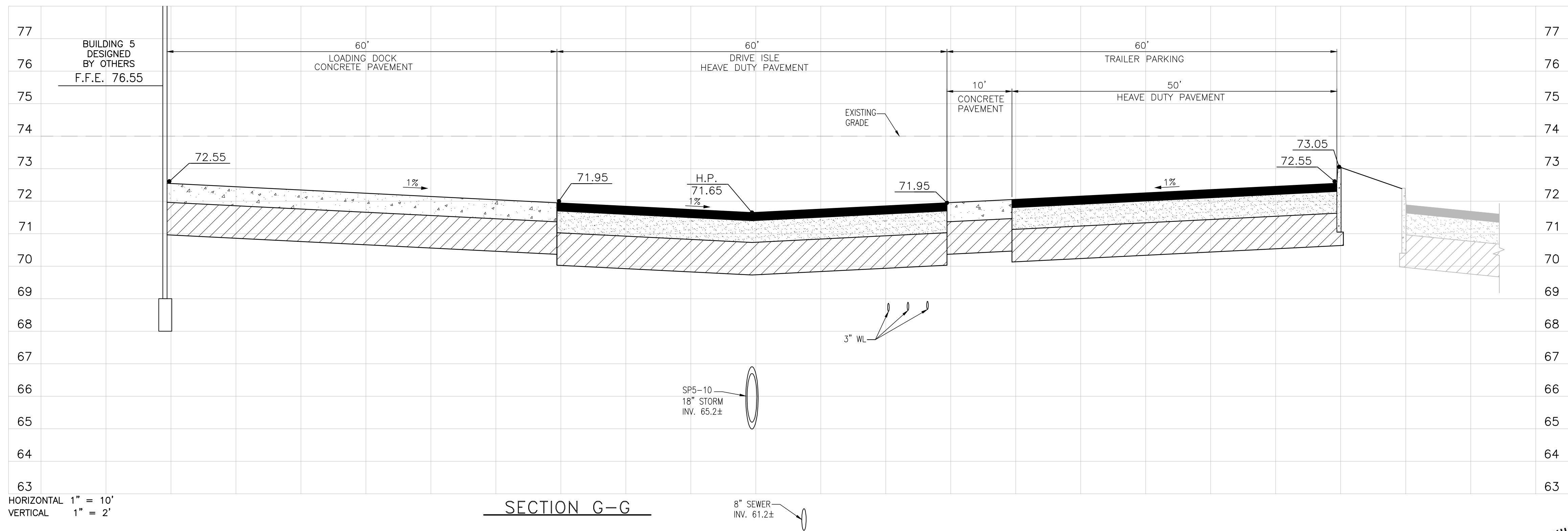
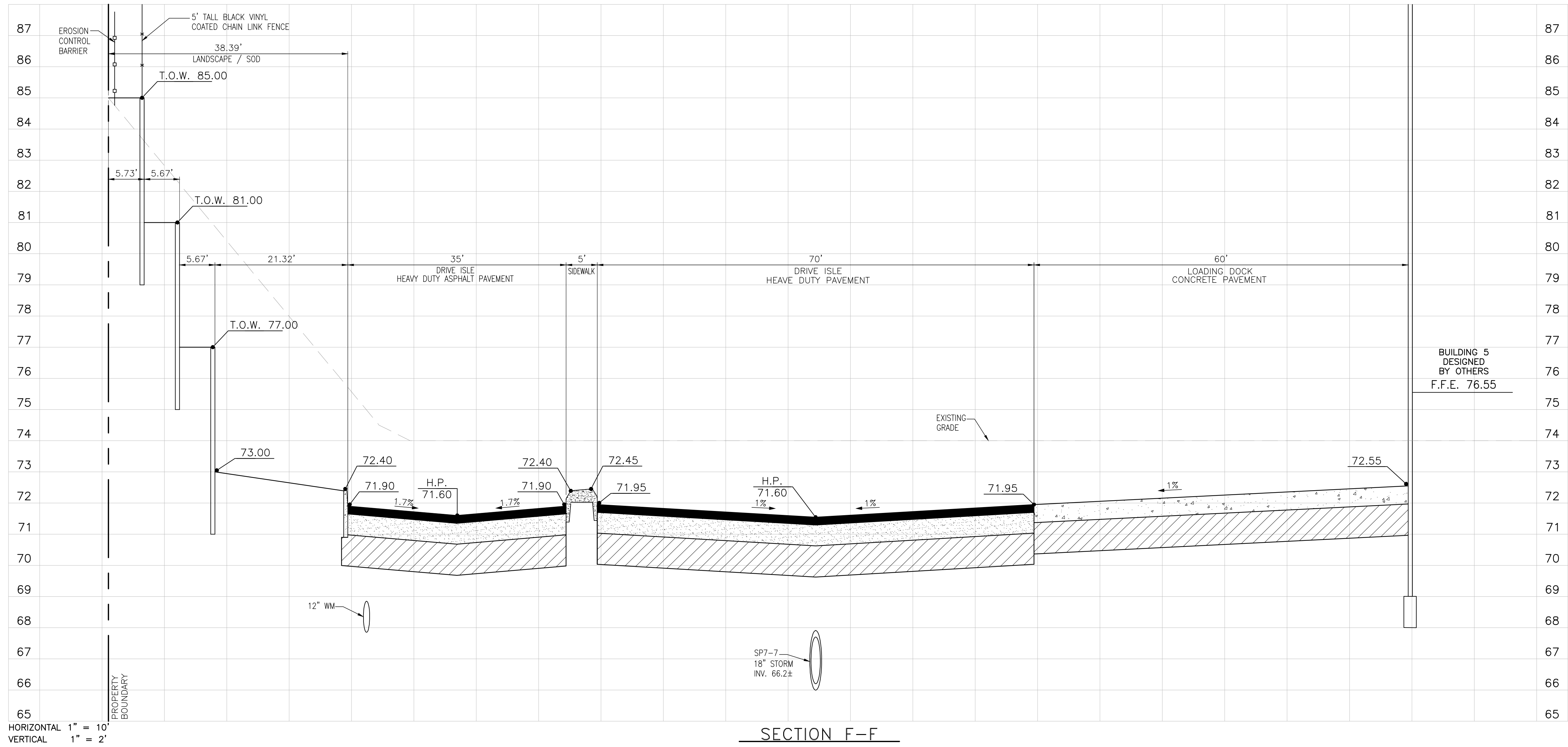
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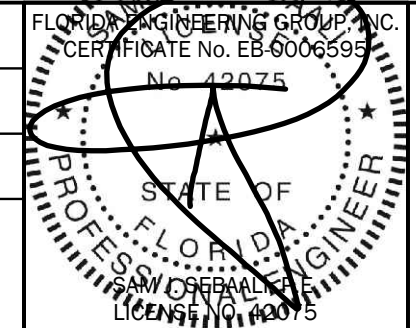
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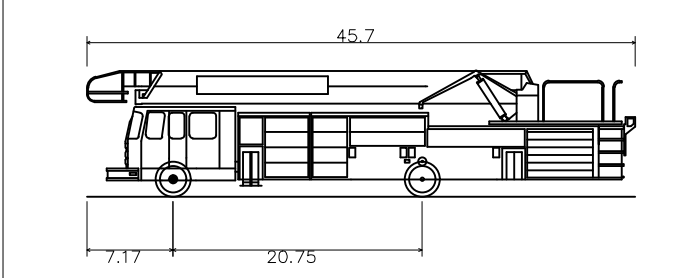
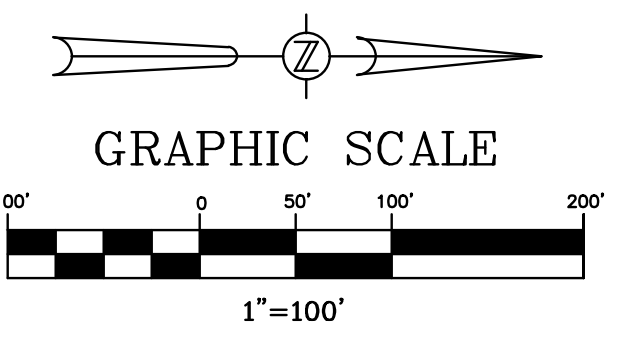
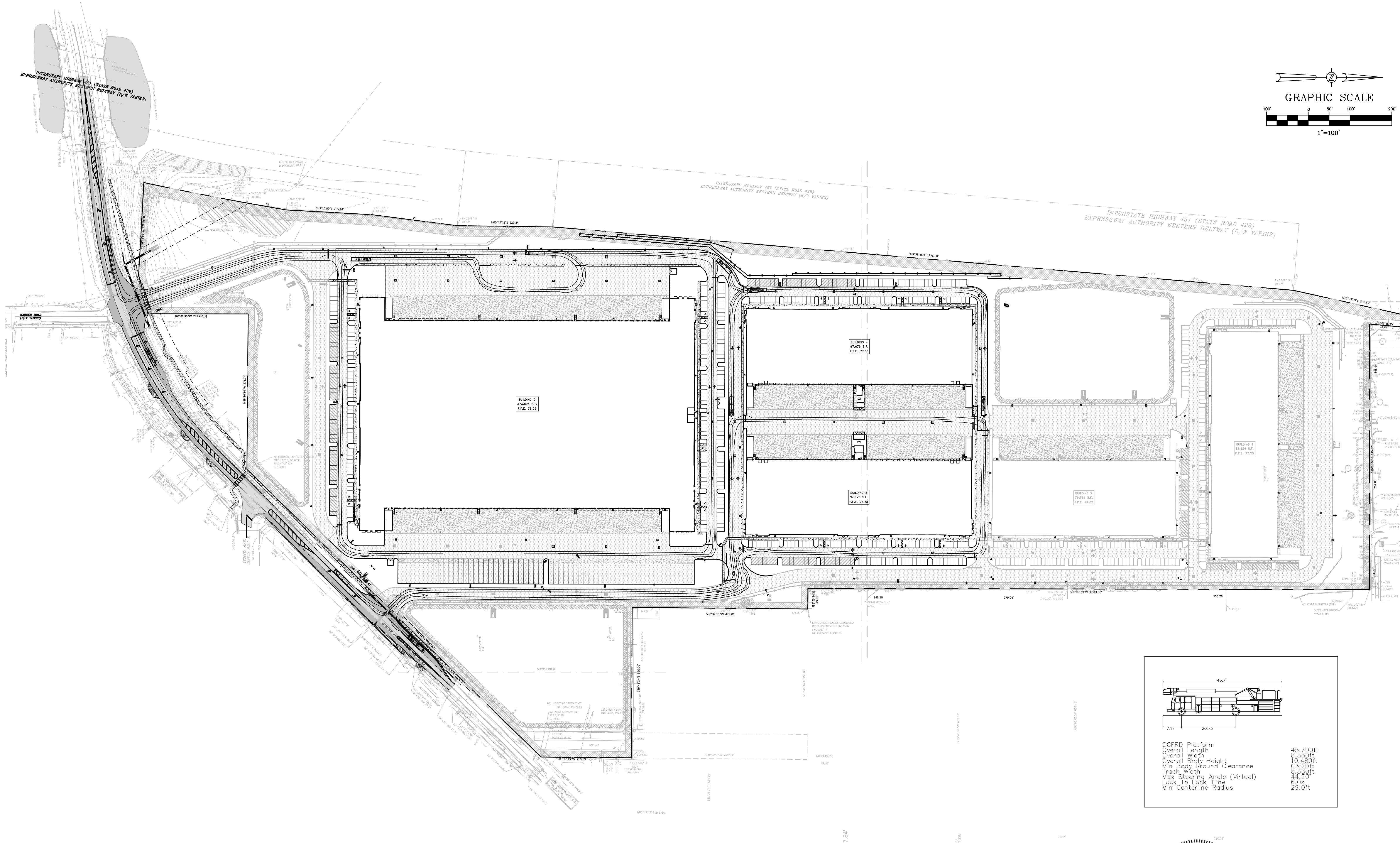
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SCALE NOTED
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SHEET NO. C-10C
SHEET 32 OF 39



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OCFRD Platform	45.700ft
Overall Length	8.350ft
Overall Width	10.489ft
Overall Body Height	0.920ft
Min Body Ground Clearance	8.330ft
Track Width	44.20'
Max Steering Angle (Virtual)	6.0s
Lock To Lock Time	29.0ft
Min Centerline Radius	

DATE	REVISIONS	BY	CHECKED

CONSTRUCTION PLANS - PHASE II
AND OVERALL PROJECT PHASING/ SEQUENCING PLANS
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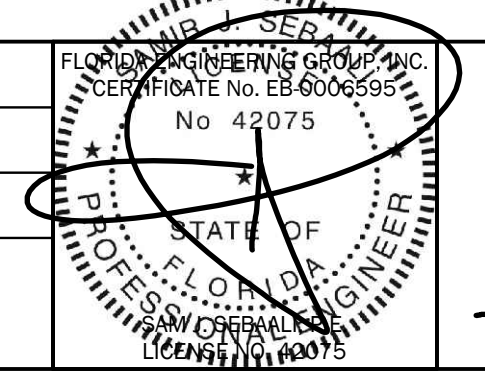
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FIRE AUTOTURN PLAN (1 OF 2)			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

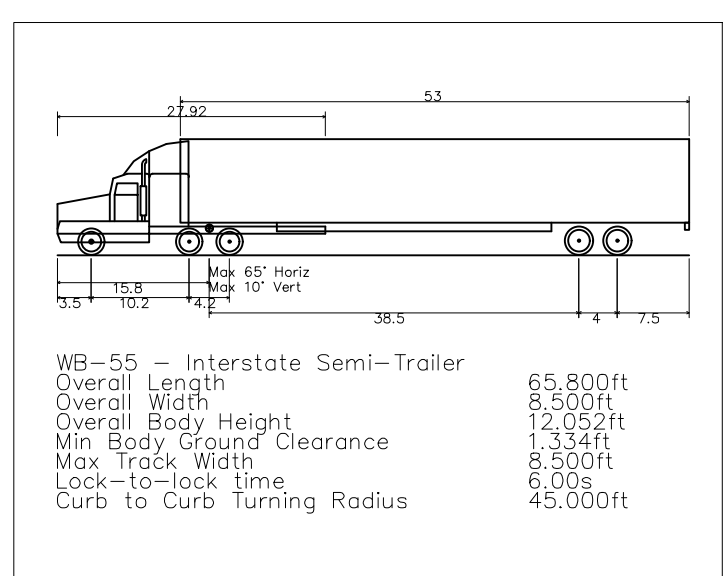
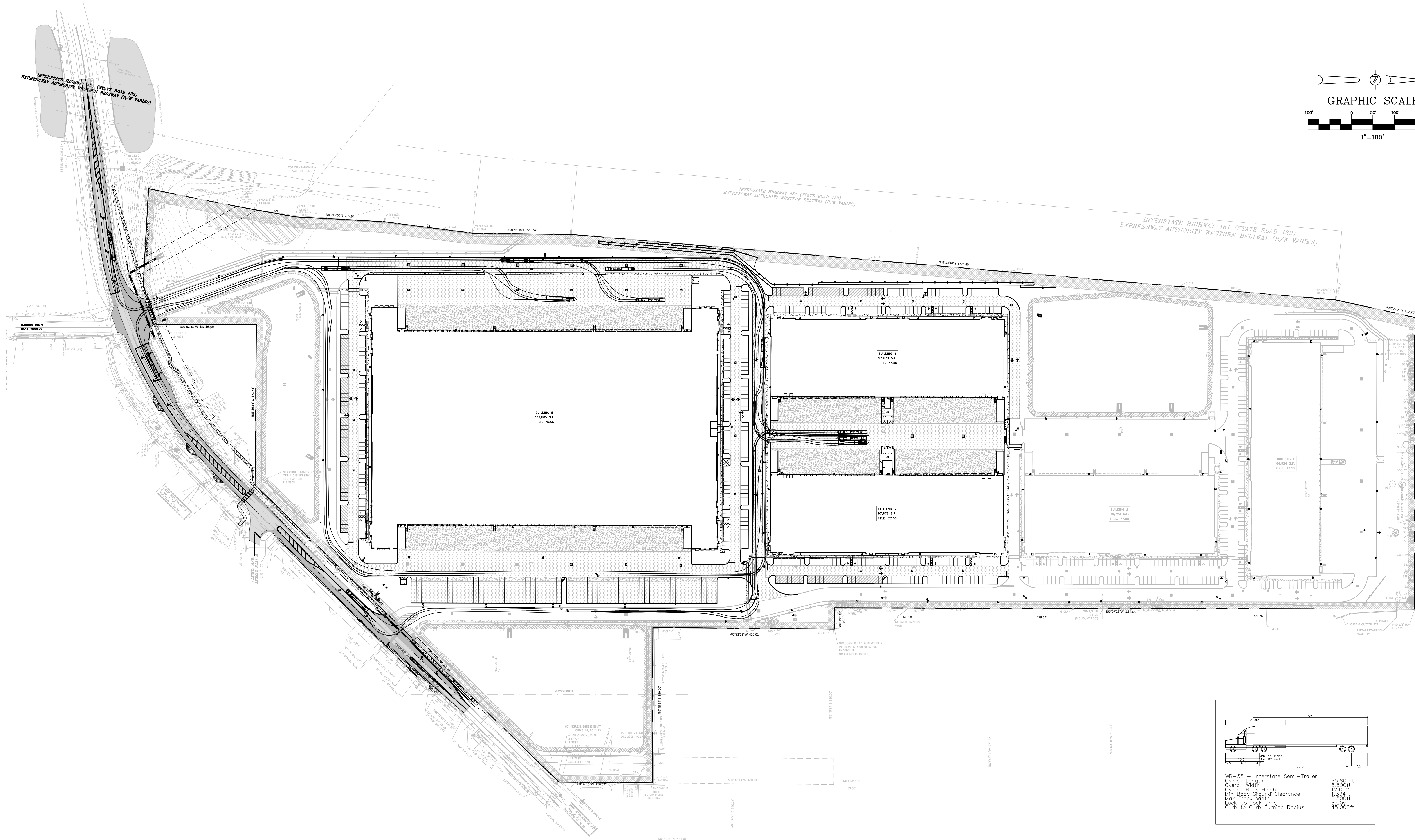
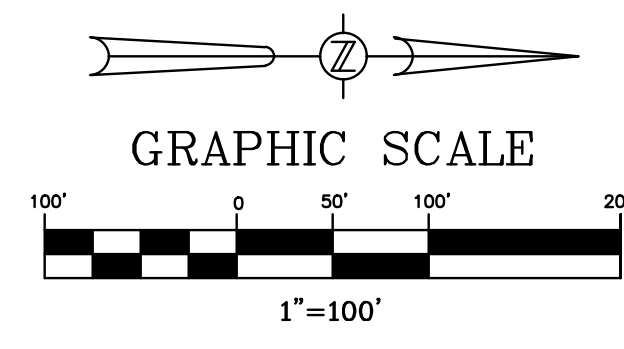
PROJECT NO.	20-043
SCALE	1"=100'
DATE	JULY 21, 2023
SHEET NO.	C-11A
SHEET 37	OF 39



7/26/2023

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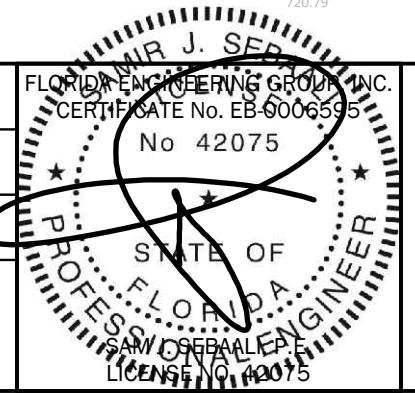
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WB-55 AUTOTURN PLAN (2 OF 2)			
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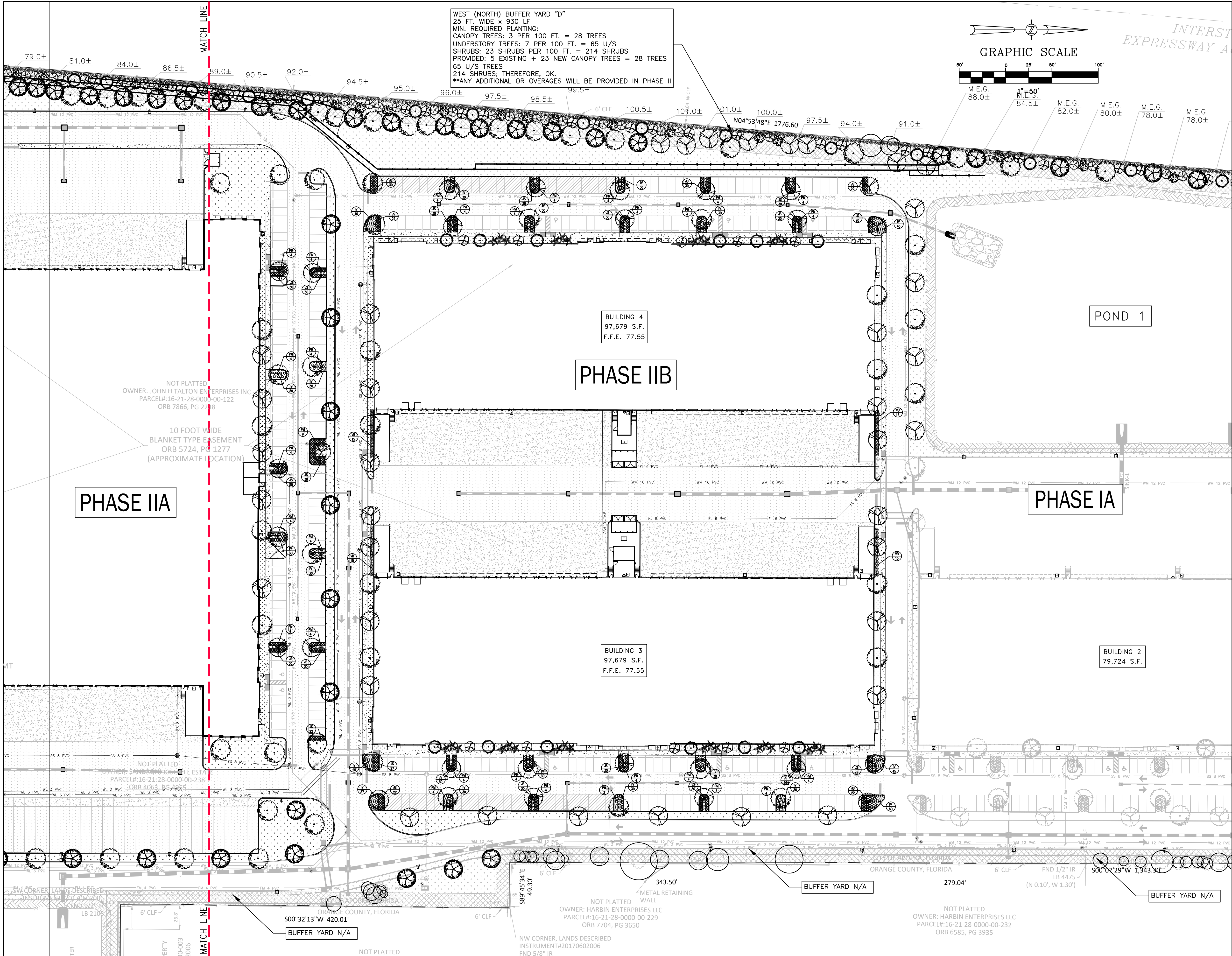
PROJECT NO.	20-043
SCALE	1"=100'
DATE	JULY 21, 2023
SHEET NO.	C-11B
SHEET 34	OF 39



7/26/2023

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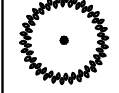
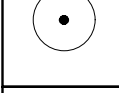
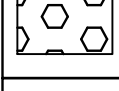
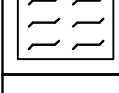
PHASE IIB - SITE LANDSCAPE PLAN

DESIGNED BY RTA	DRAWN BY RTA	CHECKED BY RTA	APPROVED BY RTA
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PROJECT NO. 20-043
SCALE 1"=50'
DATE JULY 21, 2023
SHEET NO. L-2
SHEET 40 OF 43



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FLORIDA FRIENDLY						
LANDSCAPE SCHEDULE						
TREES						
SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS
	QV	QUERCUS VIRGINIA 'HIGH RISE'	HIGH RISE LIVE OAK	12' HT. 3" CAL.	98	SINGLE STRAIGHT TRUNK
	QL	QUERCUS LAURIFOLIA	LAUREL OAK	10'-12' HT. 3" CAL.	70	SINGLE STRAIGHT TRUNK
	UA	ULMUS ALATA	WINGED ELM	10' HT. 3" CAL.	67	SINGLE STRAIGHT TRUNK
	MG	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	10' HT. 3" CAL.	7	SINGLE STRAIGHT TRUNK
	LL	LIGUSTRUM LUCIDUM	TREE LIGUSTRUM	10'- HT. 3" CAL.	12	SPECIMEN MULTI TRUNK
	IC	ILEX CASSINE	DAHOON HOLLY	10' HT. 3" CAL.	76	SINGLE STRAIGHT TRUNK
	SP	SABAL PALMETTO	CABBAGE PALM	15'-18' HT. C.T.	30	SPECIMEN
	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	10' HT 3" CAL.	38	MULTI TRUNK 3-5 TRUNKS MIN.
	VB	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	36" HT. 30" O.C.	130	FULL
	PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL. 36" HT. 30" O.C.	161	FULL
	JS	PARSONS JUNIPER	JUNIPERUS CHINENSIS	3 GAL. 24" O.C.	1,205	FULL
	IV	SCHELLINGS DWARF	ILEX VOMITORIA	3 GAL 12"x15" 24" O.C.	1,023	
	AA	AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE	1 GAL. 12" O.C.	642	
	SOD	BAHIA SOD	SOD QUANTITY BY CONTRATOR			

FLORIDA NATIVE PLANTS
PLANT LIST EXCEEDS 80% NATIVE PLANT MATERIALS IN QUANTITIES AND COVERAGE.

TOTAL TREES PROVIDED
TOTAL NEW TREES TO BE PROVIDED: 498 @ 3" DBH = 1,494 INCHES DBH

WHY A BARRIER?

- TO PROTECT ALL ABOVE GROUND PORTIONS
- TO PROTECT SOIL NEAR TREE FROM COMPACTION
- PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREE'S PRESENCE TO EQUIPMENT OPERATORS

WHY IT WORKS

- NO HEAVY EQUIPMENT ALLOWED INSIDE BARRIERS ONLY VEHICLE LARGES
- NO CONSTRUCTION MATERIALS OR TEMPORARY SOIL DEPOSITS ALLOWED INSIDE THIS AREA

SPECIFICATIONS FOR WOOD BARRIER

- MINIMUM RADIUS TO BE PROTECTED IS EXISTING CROWN
- MINIMUM 3' IN HEIGHT
- UPRIGHTS- THE EQUIVALENT OF 2"x4" LAMBS OR 4" UP BENDING WITH YELLOW PLASTIC TAPE FLAGGING
- HORIZONTAL- THE EQUIVALENT OF TWO CORNERS OF 1" UP BENDING WITH YELLOW PLASTIC TAPE FLAGGING
- BARRIERS TO BE CHECKED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR MAINT. TREES ARE REMOVED
- BARRIERS TO REMAIN IN PLACE UNTIL ALL PLANTING CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

NOTE:
BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

TREE PROTECTION MEASURES

FORM SAUCER WITH 3" CONT. RIM

MULCH

SPECIFIED PLANTING MIX

WATER & TAMP TO REMOVE AIR POCKETS

SHRUB PLANTING

STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT

2" x 2" HARDWOOD STAKES DRIVEN FIRMLY A MINIMUM OF 18" INTO THE SUBGRADE PRIOR TO BACKFILLING.

NYLON STRAPPING IS TO BE USED FOR ALL STAKING PURPOSES. DO NOT USE METAL WIRE ON ANY STAKES.

MULCH

FORM SAUCER WITH 3" CONT. RIM

WATER & TAMP TO REMOVE AIR POCKETS

SUBGRADE

SEE GENERAL NOTES ON SOIL PREPARATION

MULTI-TRUNK TREE STAKES

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

PAINT ALL CUTS OVER 1" DIAM.

NYLON STRAPPING IS TO BE USED FOR ALL STAKING PURPOSES. DO NOT USE METAL WIRE ON ANY STAKES.

HARDWOOD STAKES 3 STAKES 2" x 2" DRIVEN (MIN 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING.

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

SPECIFIED PLANTING MIX

WATER & TAMP TO REMOVE AIR POCKETS

TREE PLANTING VERTICAL STAKES

FINISH GRADE

VALVE BOX

PEN-TITE CONNECTORS

EXPANSION SURGE CABLE

VALVE

ANGLE TO MAIN W/ 45 DEG. ELBOWS

MAINLINE

PLACE CONTROL WIRES UNDER MAIN.

ELECTRIC VALVE DETAIL

1 L-7 NOT TO SCALE

IRRIGATION MAIN

TWO (2) EMITTER BIB HOSE

DRIP EMITTER DETAIL

2 L-7 NOT TO SCALE

IRRIGATION LEGEND

- 12" POP-UP SPRAY HEAD
- 6" POP-UP STREAM ROTOR
- DRIFLINE ZONE GROUPING
- DRIP EMITTER - 2 PER TREE
- TORO PLASTIC VALVE
- DRIFLINE ZONE VALVE
- DRIFLINE ZONE 12" ON CENTER
- CONTROLLER
- RAIN SENSOR
- PVC SLEEVE-2 SIZES LARGER
- VALVE ZONE NO.
- VALVE SIZE
- VALVE GPM

LANDSCAPE NOTES

- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FEG OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
- ALL NEW PLANTINGS MUST COMPLY WITH THE SIZES AND QUANTITIES SHOWN IN THE PLANT LIST. ALL PLANTS MUST COMPLY WITH THE APPLICABLE JURISDICTIONAL CODE. PER THE FLORIDA GUIDES AND STANDARDS MANUAL, ALL NEW TREES SHALL HAVE THEIR CALIPER MEASURED AT 6" ABOVE GRADE. FOR ALL TREES UP TO AND INCLUDING 4" CALIPER TREES AND 12" ABOVE GRADE FOR ALL LARGER TREES.
- ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE MULCH RINGS OR TERRACED IN LONGER BEDS DESIGNED TO CAPTURE WATER AND REDUCE EROSION. TOPS OF MULCH RINGS OR TERRACES ARE TO BE LEVEL WITH RESPECT TO GRADE AND MULCH ON THE HIGH SIDE OF THE PLANTS.
- A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY OR ACCEPTANCE BY THE OWNER. WARRANTY CAN EXCLUDE PLANTS LOST DUE TO ACTS OF GOD OR VANDALISM. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDED AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOD ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDED AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SODDED DOWN TO THE BOTTOM OF DESIGNED 5:1 OR 4:1 SIDE SLOPES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
- GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
- ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES. GENERAL CONTRACTOR TO CONFIRM WITH THE LANDSCAPE INSTALLER THAT NO INVASIVE OR EXOTIC PLANT MATERIALS EXIST ON SITE. INFORM LANDSCAPE ARCHITECT IF ANY OF THESE PLANTS EXIST.
- ANY PRUNING OF EXISTING TREES OR VEGETATION TO REMAIN AS A LANDSCAPE ELEMENT MUST BE CONDUCTED BY A CERTIFIED ARBORIST HOLDING A CURRENT CREDENTIAL WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL CONFORMING TO THE ANSI A300 STANDARDS, PART 1; PRUNING. THE SPECIFICATIONS FOR PRUNING SHALL BE DETERMINED BY THE CERTIFIED ARBORIST OR A PERSON QUALIFIED TO CREATE PRUNING SPECIFICATIONS ACCORDING TO THE ANSI STANDARD. THE GREATEST EMPHASIS IN PRUNING SHALL BE THE SAFETY, HEALTH AND WELFARE OF THE TRAVELING OR PEDESTRIAN TRAFFIC ESPECIALLY AS IT RELATES TO PEOPLE, OR PROPERTY WITHIN THE FAILURE FOOTPRINT OF THE TREE OR VEGETATION TO BE PRUNED. WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.
- IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE. SEE SHEET L-2, IRRIGATION PLAN FOR SPECIFICS.

IRRIGATION NOTES:

- CONTRACTOR SHALL INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANTED AREAS PROVIDE ALL PIPING, VALVES, VALVE BOXES, & WIRING AS REQUIRED FOR A COMPLETE & OPERATIONAL IRRIGATION SYSTEM.
- ALL IRRIGATION PIPING WHICH IS LOCATED UNDER PAVEMENT SHALL BE ENCASED IN A SLEEVE TWO SIZES LARGER THAN THE IRRIGATION LINE.
- CONTRACTOR TO PROVIDE A DOUBLE DETECTOR CHECK VALVE AT THE POINT OF WATER SERVICE IN ADDITION TO AN IRRIGATION METER. COORDINATE LOCATION WITH OTHER UTILITIES & GENERAL CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY & ALL PERMITS REQUIRED FOR THE INSTALLATION OR CONSTRUCTION OF THE WORK INCLUDED IN THIS CONTRACT.
- COORDINATE LOCATION OF IRRIGATION CONTROLLER WITH OWNER & GENERAL CONTRACTOR.
- PROVIDE A RAIN SWITCH EQUIVALENT TO TORO RAIN SWITCH #850-74. MOUNT ON BUILDING IN AN INCONSPICUOUS LOCATION EXPOSED TO NORMAL RAINFALL & PER MFRS. SUGGESTIONS.
- OBTAIN INSPECTION & APPROVAL OF ALL BURIED PIPING PRIOR TO BACKFILLING.
- ADJUST DESIGN OF SYSTEM WHERE NECESSARY TO AVOID CONFLICTS IN THE FIELD WITH LANDSCAPING OR UTILITY LINES.
- IRRIGATION CONTROLLER IS HUNTER IRRIGATION CONTROLLER SIZED APPROPRIATELY TO SUPPORT THE SYSTEM DESIGN. GET APPROVAL FROM OWNER PRIOR TO IMNSTALLATION. COORDINATE WITH CONTRACTOR FOR POWER REQUIREMENTS AND CONFIRM LOCATION WITH OWNER.
- PROGRAM IRRIGATION CONTROLLER TO PROVIDE 0.5 INCH OF WATER PER WEEK. SCHEDULE HEADS TO OPERATE DURING MORNING HOURS.
- 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.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS & SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATIONS. THE DRAWING SHALL LOCATE ALL VALVES & MAINLINES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES OR STRUCTURES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A IRRIGATION AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY & INSIDE THE IRRIGATION AREAS.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT & WORKMANSHIP.
- ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION BY OTHERS.
- ALL IRRIGATION SLEEVES ARE TO HAVE BEEN INSTALLED BY GENERAL CONTRACTOR AT TIME OF UTILITY CONSTRUCTION.

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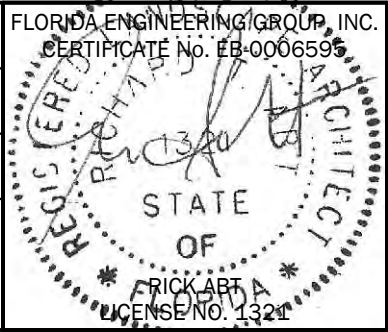
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SITE LANDSCAPE NOTES

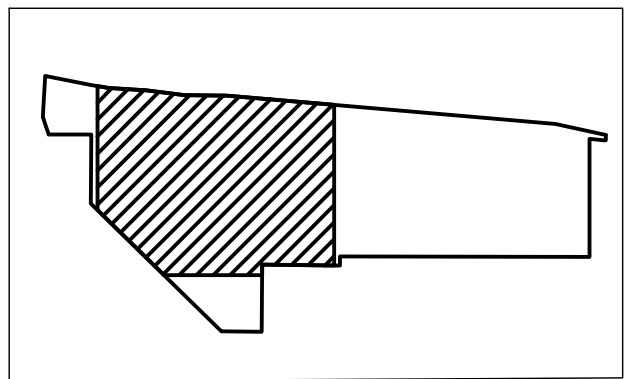
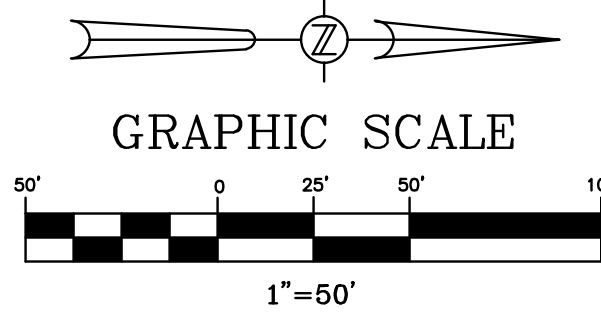
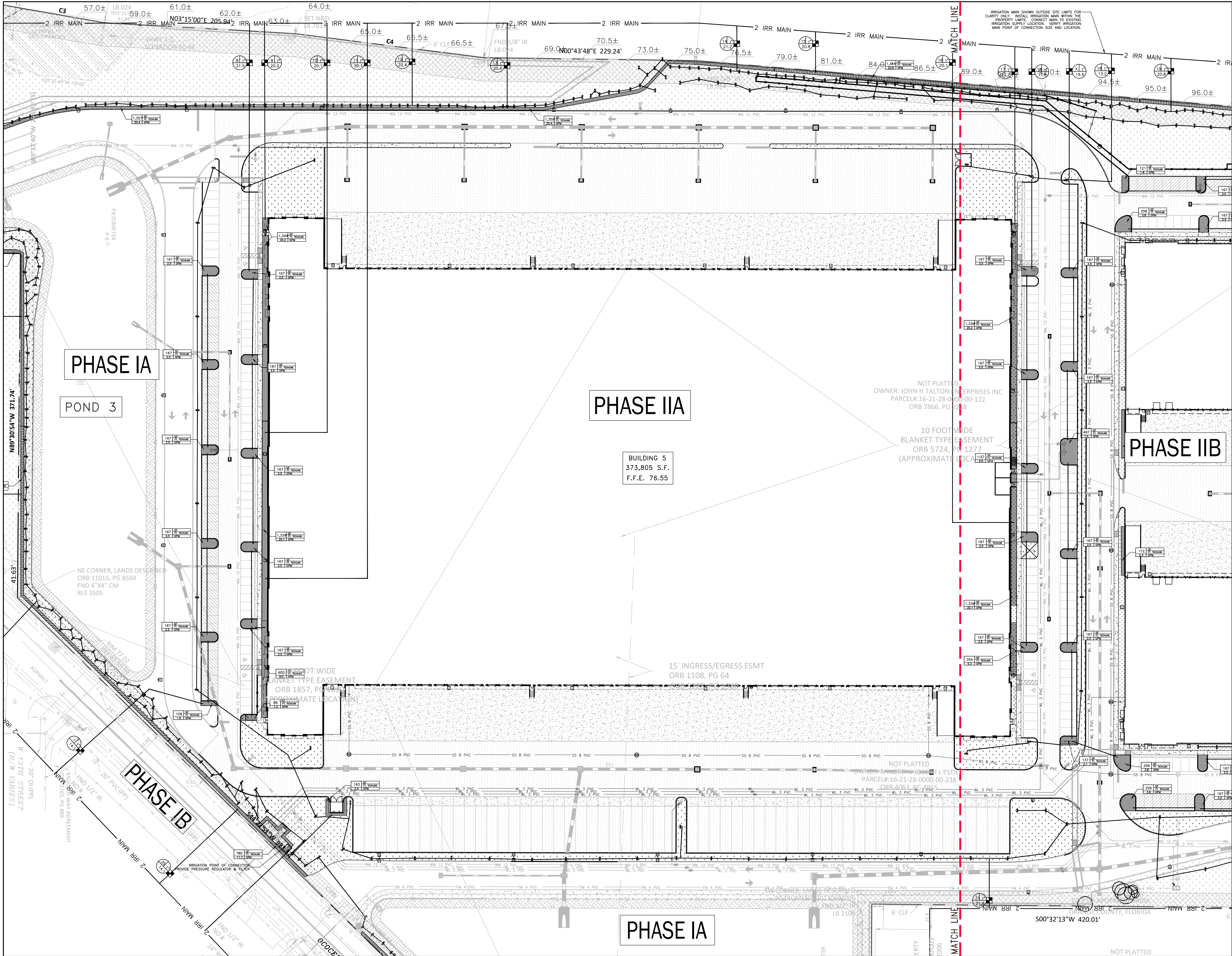
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PROJECT NO. 20-043	SCALE NOTED
DATE JULY 21, 2023	SHEET NO. L-3
	OF 43



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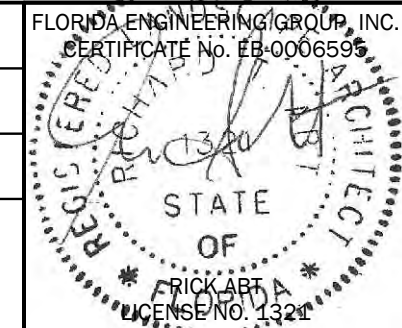
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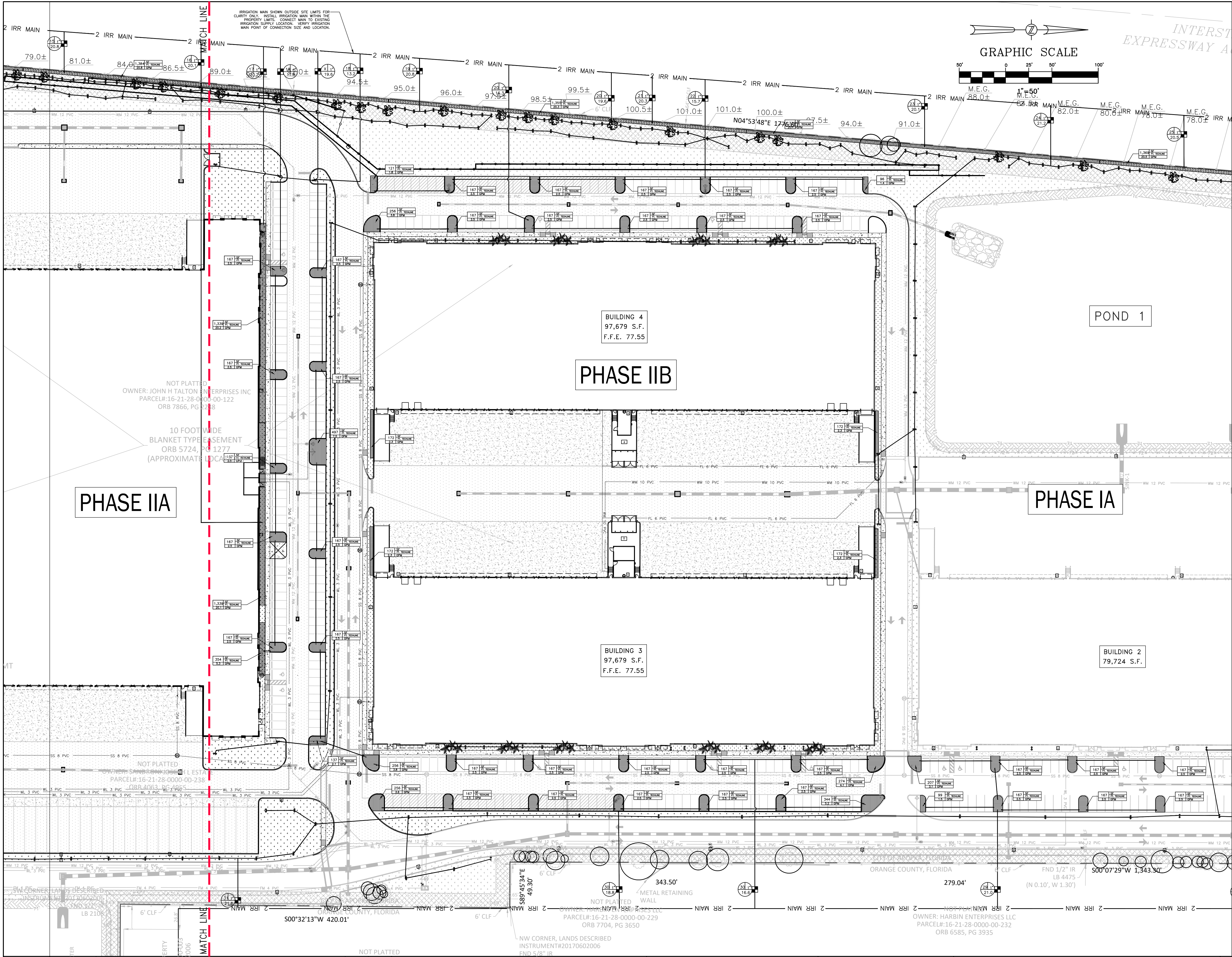
PHASE IIA - SITE IRRIGATION PLAN			
DESIGNED BY RTA	DRAWN BY RTA	CHECKED BY RTA	APPROVED BY RTA

PROJECT NO. 20-043
SCALE 1"=50'
DATE JULY 21, 2023
SHEET NO. L-4
SHEET 42 OF 43



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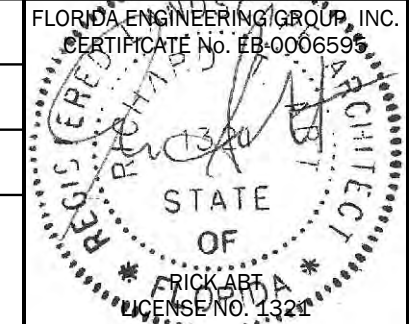
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PHASE IIB - SITE IRRIGATION PLAN			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
RTA	RTA	RTA	RTA

PROJECT NO.	20-043
SCALE	1"=50'
DATE	JULY 21, 2023
SHEET NO.	L-5
SHEET 43	OF 43



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HANNIBAL SQUARE APOPKA

SHEET 1 OF 2
(66898003)

REPLAT OF A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 18, 19, 20, 21, 22, 23 AND 24, AND A PORTION OF THE VACATED ALLEY PER OFFICIAL RECORDS BOOK 3453, PAGE 2525, H.B. LINDLEY'S ADDITION TO APOPKA, IN PLAT BOOK B, PAGE 22, LYING IN SECTION 10, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

DESCRIPTION

A portion of Lots 1, 2, 3, 4, 5, 6, 18, 19, 20, 21, 22, 23 and 24, and a portion of the vacated Alley per Official Records Book 3453, Page 2525, H. B. Lindley's Addition to Apopka, according to the plat thereof recorded in Plat Book B, Page 22, Public Records of Orange County, Florida, being more particularly described as follows:

A portion of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 21 South, Range 28 East, lying in Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 10, Township 21 South, Range 28 East, lying in Orange County, Florida; thence run South 89 degrees 28 minutes 18 seconds East, a distance of 1683.23 feet along the South line of the Southwest 1/4 of said Section 10; thence departing said South line run North 01 degrees 02 minutes 38 seconds East, a distance of 25.00 feet to the North right of way line of the East Seventh Street, a 55.00 foot right of way, per H. B. Lindley's Addition to Apopka, according to the plat thereof as recorded in Plat Book B, Page 22, of the Public Records of Orange County, Florida, and the Point of Beginning; thence departing said North right of way line the following four (4) courses and distances, North 01 degrees 02 minutes 38 seconds East, a distance of 25.00 feet; thence North 74 degrees 25 minutes 43 seconds East, a distance of 67.99 feet; thence North 06 degrees 59 minutes 53 seconds West, a distance of 67.26 feet; thence North 00 degrees 30 minutes 42 seconds East, a distance of 295.44 feet to the South right of way line of East Six Street of said H. B. Lindley's Addition to Apopka; thence North 89 degrees 46 minutes 37 seconds East, a distance of 266.11 feet along said right of way line; thence departing said South right of way line run South 00 degrees 21 minutes 54 seconds West, a distance of 409.47 feet to the aforesaid North right of way line of East Seventh Street; thence North 89 degrees 28 minutes 18 seconds West, a distance of 323.91 feet along said North right of way line to the Point of Beginning.

Containing 110,278 square feet or 2.53 acres, more or less.

HANNIBAL SQUARE APOPKA, GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF H.B. LINDLEY'S ADDITION TO APOPKA, PLAT BOOK B, PAGE 22, ORANGE COUNTY, FLORIDA BEING SOUTH 00°21'54" WEST.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- PURSUANT TO CHAPTER 177.101(2), FLORIDA STATUTES, THE RECORDATION OF THIS PLAT, SHALL AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF SAID PRIOR PLATS ENCOMPASSED BY THIS REPLAT, EXCEPT FOR PLATTED EASEMENTS AS SHOWN HEREON.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS EXCEPT WITH THE PRIOR WRITTEN CONSENT OF ALL UTILITY SERVICE PROVIDERS.
- THERE SHALL BE NO BUILDINGS PLACED ON DRAINAGE EASEMENTS EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE CITY OF APOPKA.
- 10.00 FOOT DISTRIBUTION EASEMENT TO FLORIDA POWER CORP. 5.00 FEET ON EACH SIDE OF FACILITIES PER OFFICIAL RECORDS BOOK 3584, PAGE 2336.
- CABLE TELEVISION INSTALLATION AGREEMENT PER OFFICIAL RECORDS BOOK 3438, PAGE 2461, AFFECTS PROPERTY, NOT PLOTTABLE.

JOINDER AND CONSENT OF MORTGAGEES

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED AS DOCUMENT #20190229186 IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, we have caused these presents to be signed by _____,
its _____, on behalf of said corporation, this _____ day of _____, 2023.

Florida Housing Finance Corporation, a Florida corporation

By: _____

Name: _____ Witness Signature _____ Print Name _____

Title: _____

Witness Signature _____ Print Name _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED AS DOCUMENT #20210608434 IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, we have caused these presents to be signed by _____,
its _____, on behalf of said limited liability company, this _____ day of _____, 2023.

Black Economic Development Fund, LLC, a Delaware limited liability company

By: _____

Name: _____ Witness Signature _____ Print Name _____

Title: _____

Witness Signature _____ Print Name _____

FIDELITY NATIONAL TITLE INSURANCE COMPANY, A DULY LICENSED FLORIDA TITLE INSURER, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO SAID PROPERTY IS VESTED IN HANNIBAL SQUARE COMMUNITY LAND TRUST, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT REAL ESTATE TAXES HAVE BEEN PAID THROUGH AND INCLUDING THE YEAR 2022; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

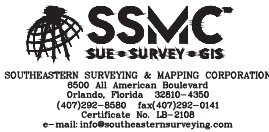
DATE: _____, 2023

FIDELITY NATIONAL TITLE INSURANCE COMPANY

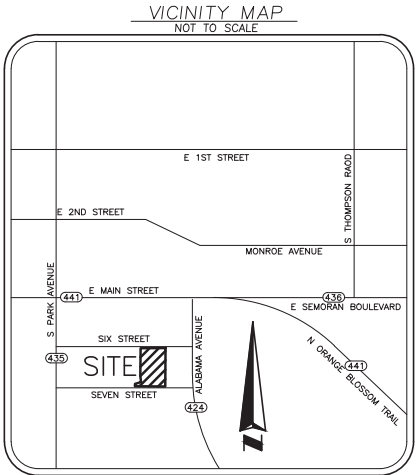
BY: _____

NAME: _____

TITLE: _____



LEGEND & ABBREVIATIONS	
(NR) = NON RADIAL	U.E. = UTILITY EASEMENT
C1 = CURVE NUMBER	ORB = OFFICIAL RECORDS BOOK
L1 = LINE NUMBER	CL = CENTERLINE
R = RADIUS	TB = TANGENT BEARING
L = LENGTH	PCP = PERMANENT CONTROL POINT
Δ = CENTRAL ANGLE	PRM = PERMANENT REFERENCE MONUMENT
CB = CHORD BEARING	E.S.E. = ENVIRONMENTAL SWALE EASEMENT
CH = CHORD DISTANCE	W.E. = WALL EASEMENT
NT = NON-TANGENT	SFWM = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PC = POINT OF CURVATURE	SSMC = SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
PI = POINT OF INTERSECTION	DOC# = OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
PRC = POINT OF REVERSE CURVATURE	NAVD = NORTH AMERICAN VERTICAL DATUM
PT = POINT OF TANGENCY	RP = RADIUS POINT
PCC = POINT OF COMPOUND CURVATURE	□ = FOUND 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108" UNLESS OTHERWISE NOTED
LB = LICENSED BUSINESS	■ = SET 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108," UNLESS OTHERWISE STATED.
D.E. = DRAINAGE EASEMENT	⊙ = SET NAIL & DISK STAMPED "PCP LB 2108" UNLESS OTHERWISE NOTED
CM = CONCRETE MONUMENT	● = SET 5/8" IRON ROD AND CAP STAMPED "LB 2108" UNLESS OTHERWISE NOTED
R/W = RIGHT OF WAY	POC = POINT OF COMMENCEMENT
(OA) = OVERALL	POB = POINT OF BEGINNING
CL = CENTERLINE	
CCR = CERTIFIED CORNER RECORD	
POL = POINT ON LINE	
TB = TANGENT BEARING	
TYP. = TYPICAL	
└─ = NO CORNER SET, CHANGE IN DIRECTION	



SHEET INDEX

SHEET 1 COVER SHEET AND GENERAL NOTES
SHEET 2 BOUNDARY AND TOWNHOME LOTS

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and Registered Land Surveyor & Mapper, does hereby certify that I completed the survey of the lands therein described and this Plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon and this plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

Signature _____ Dated _____

Andrew Perry, PSM

Southeastern Surveying & Mapping Corporation

6500 All American Boulevard

Orlando, Florida 32810-4350

Certificate No. LB 2108

Registration No. 6124

Digitally signed by Andrew Perry
DN: cn=Andrew Perry, o=ou,
email=aperry@southesternsurveying.com, c=US
Date: 2023.07.13 10:43:34 -04'00'

PLAT
BOOK

PAGE

Hannibal Square Apopka
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Hannibal Square Community Land Trust Inc., a Florida not-for-profit corporation, as the fee simple title owner of the lands legally described on this plat and identified as "Hannibal Square Apopka," hereby dedicates said lands and this plat for the uses and purposes specified below: 1) Lots 1 through 24, both inclusive, as shown hereon, are hereby reserved to Hannibal Square Community Land Trust, Inc., a Florida not-for-profit corporation, for private purposes, to be used as a residential townhome development, as permitted by Orange County's land development regulations. 2) All Utility Easements created by this plat are hereby granted to the City of Apopka for utility purposes, and shall be the perpetual maintenance obligation of the City of Apopka. 3) All Drainage Easements created by this plat are hereby granted to the City of Apopka for drainage purposes, and shall be the perpetual maintenance obligation of the City of Apopka. 4) All Sidewalk Easements created by this plat are hereby granted to The Townhomes at East Sixth Homeowners Association, Inc., a Florida not-for-profit corporation, for pedestrian ingress and egress purposes, and shall be the perpetual maintenance obligation of said homeowners' association. 5) All Landscape Tracts (L-1 and L-2) are hereby dedicated to The Townhomes at East Sixth Homeowners Association, Inc., a Florida not-for-profit corporation, as common areas and shall be used for landscape and open space, and shall be the perpetual maintenance obligation of said homeowners' association. 6) Roadway Tract (R-1) is hereby dedicated to The Townhomes at East Sixth Homeowners Association, Inc., a Florida not-for-profit corporation, as common area, and shall be used for vehicular ingress and egress purposes, and shall be the perpetual maintenance obligation of said homeowners' association. 7) The Drainage Tract is hereby dedicated to the City of Apopka for drainage purposes, and shall be the perpetual maintenance obligation of the City of Apopka.

IN WITNESS THEREOF, Hannibal Square Community Land Trust, Inc. a Florida not-for-profit corporation, has caused these presents to be signed by its President, this _____ day of _____, 2023.

Hannibal Square Community Land Trust, Inc., a Florida not-for-profit corporation.

By: _____

Name: Juan Hollingsworth

Title: President

Signed and sealed in the presence of:

witness signature: _____ Print Name: _____

witness signature: _____ Print Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of () physical presence or () online notarization, on this _____ day of _____, 2023, by Juan Hollingsworth, as President, on behalf of the corporation executed the foregoing dedication and acknowledges the execution thereof to be his free act and deed for the uses and purposes therein expressed, and is personally known to me or has produced _____ as identification.

Notary Public

Printed Name, Notary Public State of Florida

My Commission Expires

Commission Number

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

Pursuant to Section 177.081 Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however that my review does not include field verification of any of the coordinates or points of measurements shown on this plat.

Surveyor's Signature _____ Date _____

Surveyor's Name _____ Registration No. _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

This is to certify that on _____, the foregoing plat was examined and approved by _____

City Engineer _____ Date _____

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

This is to certify that on _____, the foregoing plat was examined by the Apopka Planning Commission of the City of Apopka

Chairman _____ Date _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

This is to certify that on _____, the City Council of the City of Apopka approved the foregoing plat.

Bryan Nelson, Mayor _____ Date _____

CERTIFICATE OF COUNTY COMPTROLLER

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

on _____ as DOC# _____

County Comptroller in and for Orange County, Florida

BY _____

HANNIBAL SQUARE APOPKA

SHEET 2 OF 2
(66898003)

PLAT
BOOK

PAGE

REPLAT OF A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 18, 19, 20, 21, 22, 23 AND 24, AND
A PORTION OF THE VACATED ALLEY PER OFFICIAL RECORDS BOOK 3453, PAGE 2525,
H.B. LINDLEY'S ADDITION TO APOPKA, IN PLAT BOOK B, PAGE 22,
LYING IN SECTION 10, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

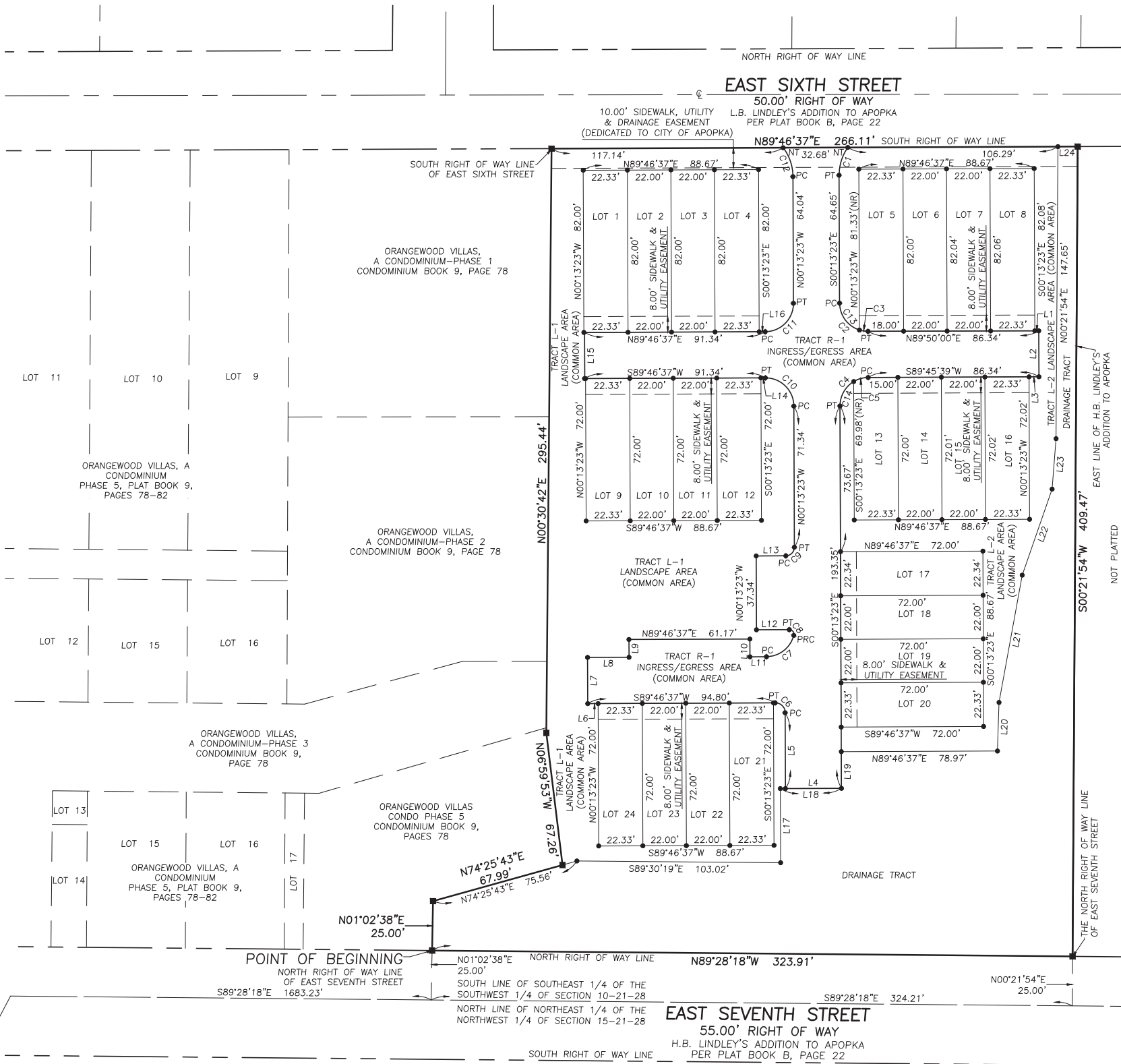
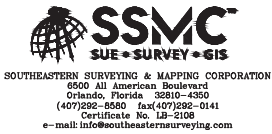


CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	24.33'	35°11'37"	14.94'	S17°22'26"W	14.71'
C2	14.33'	90°00'00"	22.51'	S45°13'23"E	20.27'
C3	14.33'	17°35'15"	4.40'	N81°25'45"W	4.38'
C4	14.33'	90°00'00"	22.51'	S44°46'37"W	20.27'
C5	14.33'	30°45'53"	7.69'	S74°23'41"W	7.60'
C6	5.00'	90°00'00"	7.85'	N45°13'23"W	7.07'
C7	14.34'	75°23'06"	18.87'	N52°02'26"E	17.54'
C8	2.33'	104°32'00"	4.25'	N37°57'34"W	3.69'
C9	4.33'	90°00'00"	6.80'	N44°46'37"E	6.12'
C10	14.33'	90°00'00"	22.51'	N45°13'23"W	20.27'
C11	14.33'	90°00'00"	22.51'	N44°46'37"E	20.27'
C12	24.33'	36°57'49"	15.70'	N18°42'17"W	15.43'
C13	14.33'	72°24'45"	18.11'	S36°25'45"E	16.93'
C14	14.33'	59°14'07"	14.82'	S29°23'41"W	14.16'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°50'00"E	2.00'
L2	S00°14'21"E	23.23'
L3	S89°45'39"W	5.01'
L4	S89°46'37"W	28.34'
L5	N00°13'23"W	38.35'
L6	S89°46'37"W	5.26'
L7	N00°13'23"W	23.34'
L8	N89°46'37"E	20.97'
L9	N00°13'23"W	9.00'
L10	S00°13'23"E	9.00'
L11	N89°46'37"E	8.33'
L12	S89°46'37"W	16.62'

LINE TABLE		
LINE #	BEARING	LENGTH
L13	N89°46'37"E	15.00'
L14	S89°46'37"W	2.26'
L15	N00°13'23"W	23.34'
L16	S89°46'37"W	3.03'
L17	N00°13'23"W	37.48'
L18	N89°46'37"E	30.91'
L19	N00°13'23"W	18.56'
L20	N01°50'40"E	24.59'
L21	N10°19'34"E	65.41'
L22	N19°09'08"E	46.07'
L23	N04°30'52"E	25.56'
L24	N89°46'37"E	10.00'

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF
SECTION 10-21-28
FOUND PK NAIL AND DISK
"PBS&J LB 024"
CERTIFIED CORNER RECORD
9 10 #082036



LAUREL OAKS

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 6

PLAT BOOK _____ PAGE _____

SURVEYOR'S NOTES:

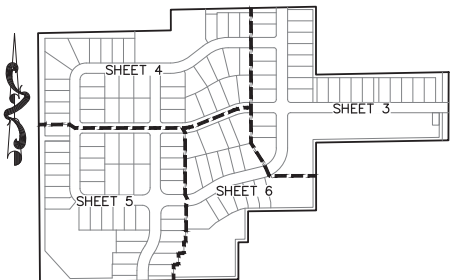
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PLYMOUTH SORRENTO ROAD AS BEING SOUTH 00°09'08" WEST. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
4. TRACT REC-1 (AMENITY) SHALL BE OWNED AND MAINTAINED BY THE LAUREL OAKS HOMEOWNERS ASSOCIATION OF ORANGE COUNTY, INC. ("THE ASSOCIATION").
5. TRACTS OS-1, OS-2, AND OS-3 (OPEN SPACE/LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY "THE ASSOCIATION".
6. TRACTS SW-A, SW-B, SW-C, AND SW-D (STORMWATER/LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY "THE ASSOCIATION".
7. TRACTS LB-1, LB-2, LB-3, AND LB-4 (LANDSCAPE BUFFER) SHALL BE OWNED AND MAINTAINED BY THE "THE ASSOCIATION".
8. TRACT LS-1 (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA, FLORIDA.
9. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE STREETS AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAUREL OAKS ("THE DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY SUPPLEMENTS AND/OR AMENDMENTS THEREUNTO.

LEGAL DESCRIPTION:

A PARCEL OF LANDS BEING A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

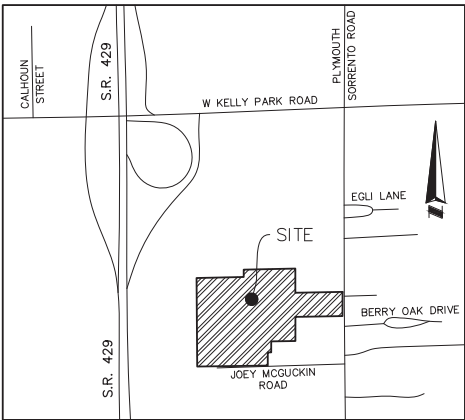
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE RUN SOUTH 00°09'08" WEST ALONG THE EAST LINE OF SAID SECTION 13 FOR A DISTANCE OF 1654.26 FEET TO A POINT ON THE THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE RUN SOUTH 88°58'45" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 30.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD ACCORDING TO DEED BOOK 402, PAGE 68 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE THENCE RUN SOUTH 00°09'08" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 330.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SAID SECTION 13; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89°01'33" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 642.08 FEET TO A POINT ON THE EAST LINE OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°02'34" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 328.86 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF SAID EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°15'05" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 330.03 FEET TO A POINT ON THE WEST LINE OF THE NORTH 320 FEET OF THE SOUTH 500 FEET OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE RUN SOUTH 00°02'34" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 150.01 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 320 FEET OF THE SOUTH 500 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°15'05" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 47.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°02'34" EAST PARALLEL WITH AND 47.00' WEST OF (PERPENDICULAR MEASURE) THE WEST LINE OF THE EAST 330 FEET OF THE SOUTH 500 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13 FOR A DISTANCE OF 180.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE RUN SOUTH 89°15'05" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 962.58 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°26'15" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1207.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID WEST LINE RUN NORTH 88°47'53" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 644.04 FEET TO A POINT ON THE WEST LINE OF THE EAST 30 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°14'22" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 100.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID WEST LINE RUN NORTH 88°47'53" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 704.40 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°02'34" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 329.50 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13; THENCE RUN NORTH 88°54'42" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 643.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,794,523 SQUARE FEET OR 41.20 ACRES MORE OR LESS.



KEY MAP
NOT TO SCALE

VICINITY (not to scale)



SHEET INDEX

SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATION,
SURVEYOR'S NOTES & LEGEND

SHEET 2 OF 6 - BOUNDARY INFORMATION

SHEETS 3 THROUGH 6 OF 6 - LOT AND TRACT GEOMETRY

LEGEND:

- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
LB LICENSED BUSINESS
LLC LIMITED LIABILITY COMPANY
C CENTERLINE
CCR# CERTIFIED CORNER RECORD NUMBER
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT

- SET 4" X 4" CONCRETE MONUMENT LB 6723
PERMANENT REFERENCE MONUMENT (P.R.M.)
□ FOUND 4" X 4" CONCRETE
MONUMENT AS NOTED
● SET NAIL & DISK LB 6723
PERMANENT CONTROL POINT (P.C.P.)
○ FOUND IRON ROD, IRON PIPE OR
NAIL WITH DISK AS SHOWN

- R/W RIGHT OF WAY
P.I. POINT OF INTERSECTION
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
N.R. NON-RADIAL
S.R. STATE ROAD
I.D. IDENTIFICATION
ORB. OFFICIAL RECORDS BOOK
(O.A.) OVERALL
PB. PLAT BOOK
RB. ROAD BOOK
PG.(S) PAGES
DB. DEED BOOK
P.E. PROFESSIONAL ENGINEER
RLS REGISTERED LAND SURVEYOR
R.O.W. RIGHT OF WAY
-#-#-#- LIMITED ACCESS RIGHT OF WAY

- CHANGE IN DIRECTION

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on May 3, 2023 completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and plotted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

LAUREL OAKS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That KB Home Orlando LLC, a Delaware Limited Liability Company being the owners in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates TRACT ROW-1 (ADDITIONAL RIGHT-OF-WAY), drainage easements and utility easements to the perpetual use of the public. The streets are hereby dedicated to the City of Apopka without any restrictions whatsoever.

Tract LS-1 (Lift Station) is hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of this Tract and any improvements thereon vests upon approval of this Plat by the City Council of Apopka. Recording of this Plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title in the City as aforementioned.

In witness whereof, the undersigned, KB Home Orlando LLC, a Delaware Limited Liability Company has caused these presents to be executed and acknowledged by its undersigned thereunto duly authorized on this _____ day of _____, 2023.

WITNESSES:

KB Home Orlando LLC, a Delaware
Limited Liability Company

Print Name: _____

By: _____

Print Name: _____

Stephen McConn
Vice President of
Land Development

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Stephen McConn, Vice president of Land Development of KB HOME ORLANDO LLC, A Delaware Limited Liability Company such person [] is personally known to me or [] has produced _____ as identification.

Signature of person taking acknowledgment

Printed Name: _____

Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL

BY APOPKA PLANNING COMMISSION

Examined
and
Approved

Chairman _____ Date _____

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____ Date _____

Printed Name: Andrew Perry, P.S.M.
Registration Number 6124

CERTIFICATE OF APPROVAL

BY CITY ENGINEER

Examined
and
Approved

Richard Earp, P.E. _____ Date _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the
foregoing plat was approved by the Municipality

Mayor _____

Attest: _____

City Clerk _____

CERTIFICATE OF COUNTY COMPTROLLER

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

on _____ as Document# _____

County Comptroller in and for Orange County, Florida.

By _____



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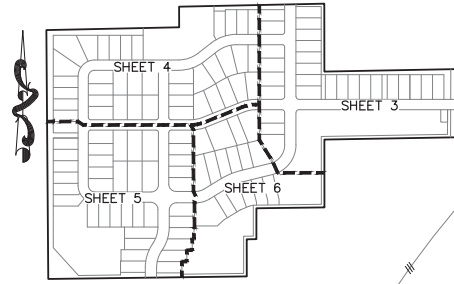
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(407) 654-5355 LB #6723

LAUREL OAKS

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 6

PLAT BOOK ____ PAGE ____



KEY MAP
NOT TO SCALE

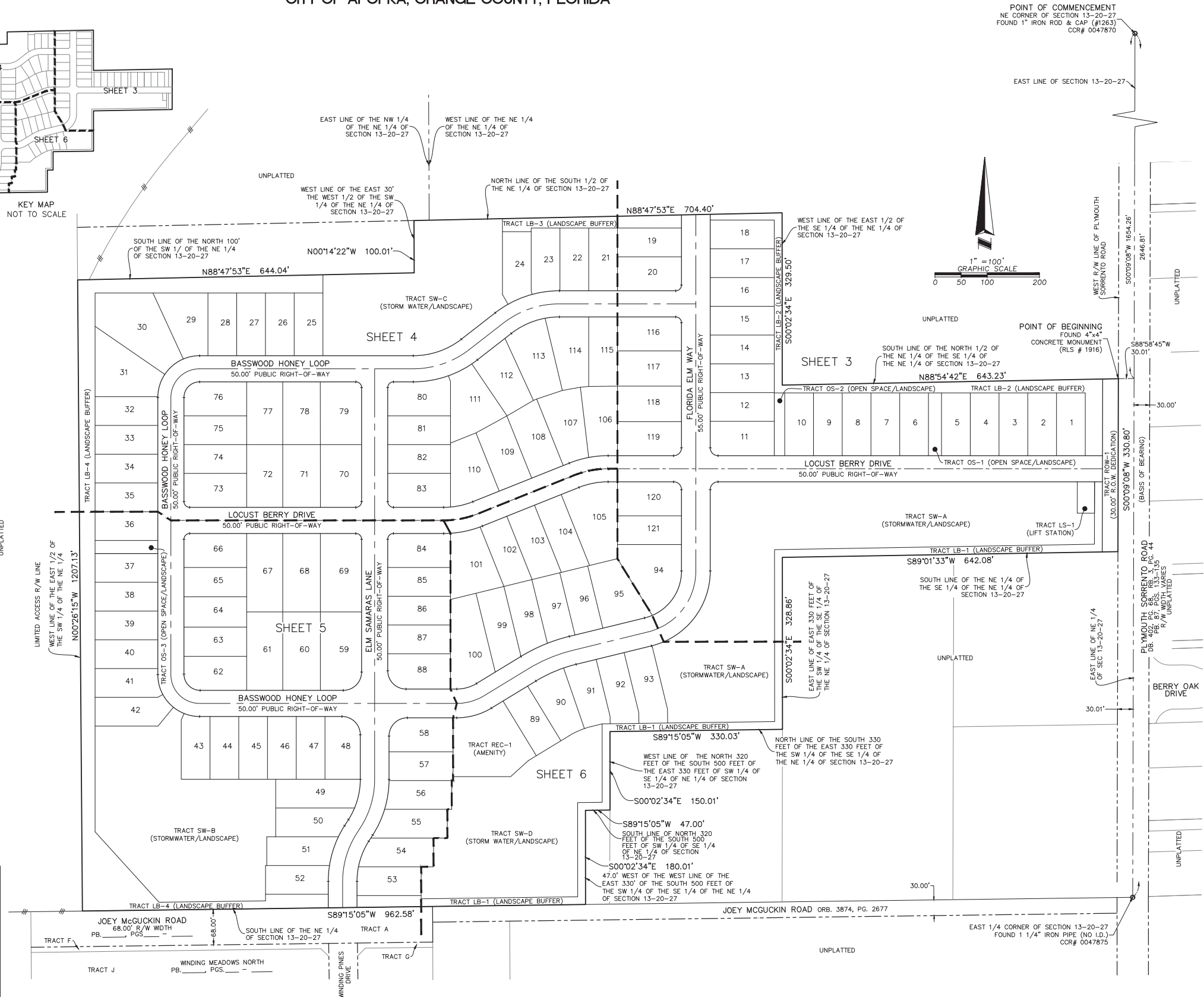
WEKIVA PARKWAY (STATE ROAD 429)
PARCELS 152/253
ORB. 10803, PG. 1152
UNPLATTED

LIMITED ACCESS R/W LINE
WEST LINE OF THE EAST 1/2 OF
THE SW 1/4 OF THE NE 1/4
N00°26'15"W 1207.13'

SHEET INDEX
SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATION,
SURVEYOR'S NOTES & LEGEND
SHEET 2 OF 6 - BOUNDARY INFORMATION
SHEETS 3 THROUGH 6 OF 6 - LOT AND TRACT GEOMETRY



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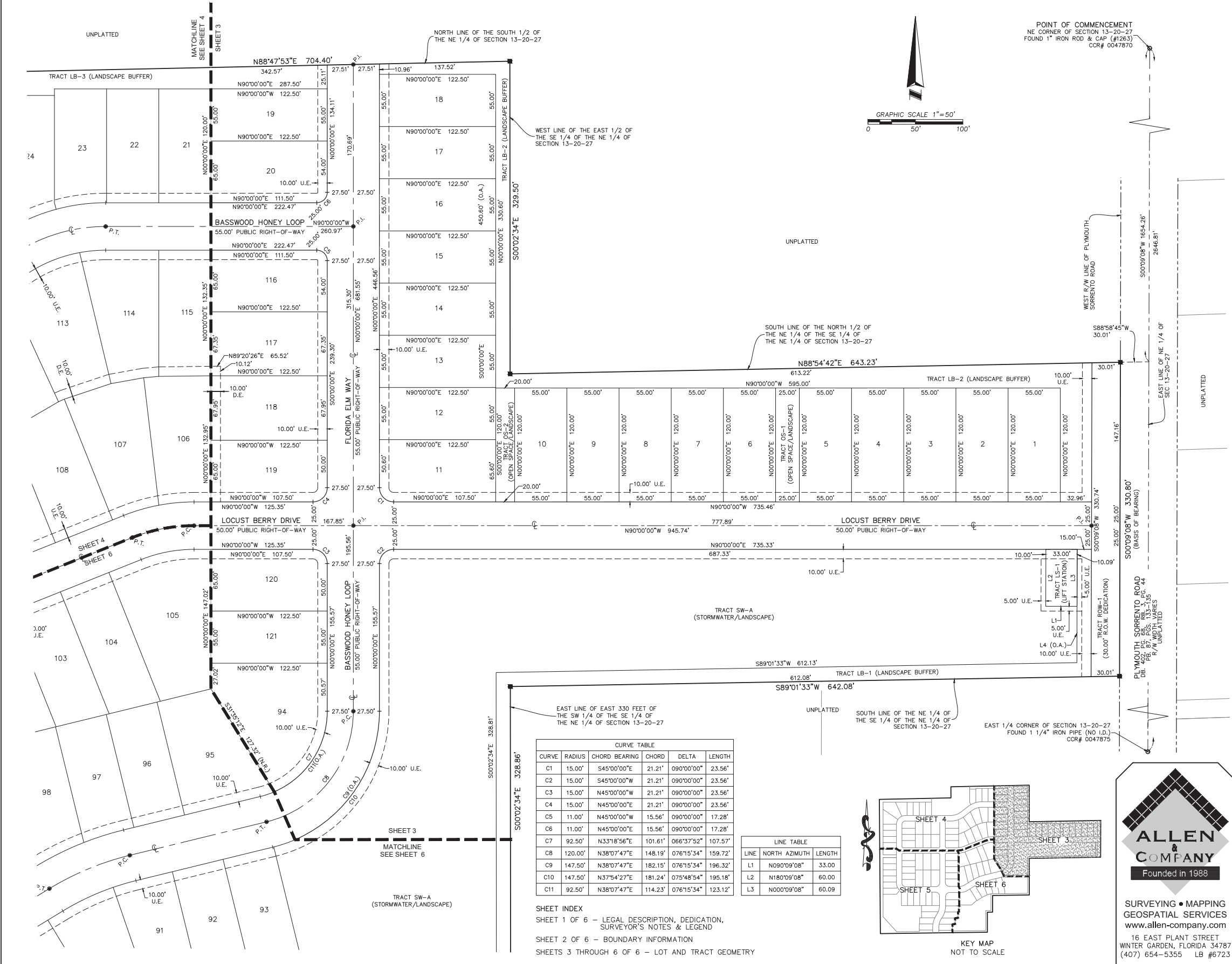


LAUREL OAKS

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 6

PLAT BOOK _____ PAGE _____

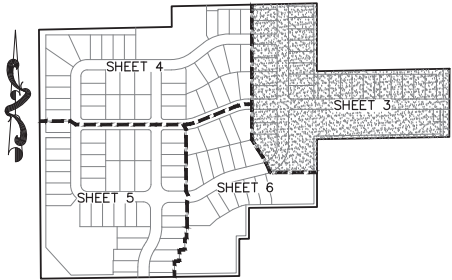


EAST LINE OF EAST 330 FEET OF THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13-20-27

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C1	15.00'	S45°00'00"E	21.21'	090°00'00"
C2	15.00'	S45°00'00"W	21.21'	090°00'00"
C3	15.00'	N45°00'00"W	21.21'	090°00'00"
C4	15.00'	N45°00'00"E	21.21'	090°00'00"
C5	11.00'	N45°00'00"W	15.56'	090°00'00"
C6	11.00'	N45°00'00"E	15.56'	090°00'00"
C7	92.50'	N33°18'56"E	101.61'	066°37'52"
C8	120.00'	N38°07'47"E	148.19'	076°15'34"
C9	147.50'	N38°07'47"E	182.15'	076°15'34"
C10	147.50'	N37°54'27"E	181.24'	075°48'54"
C11	92.50'	N38°07'47"E	114.23'	076°15'34"

EAST 1/4 CORNER OF SECTION 13-20-27 FOUND 1 1/4" IRON PIPE (NO I.D.) CCR# 0047875

LINE TABLE		
LINE	NORTH AZIMUTH	LENGTH
L1	N090°09'08"	33.00'
L2	N180°09'08"	60.00'
L3	N000°09'08"	60.09'

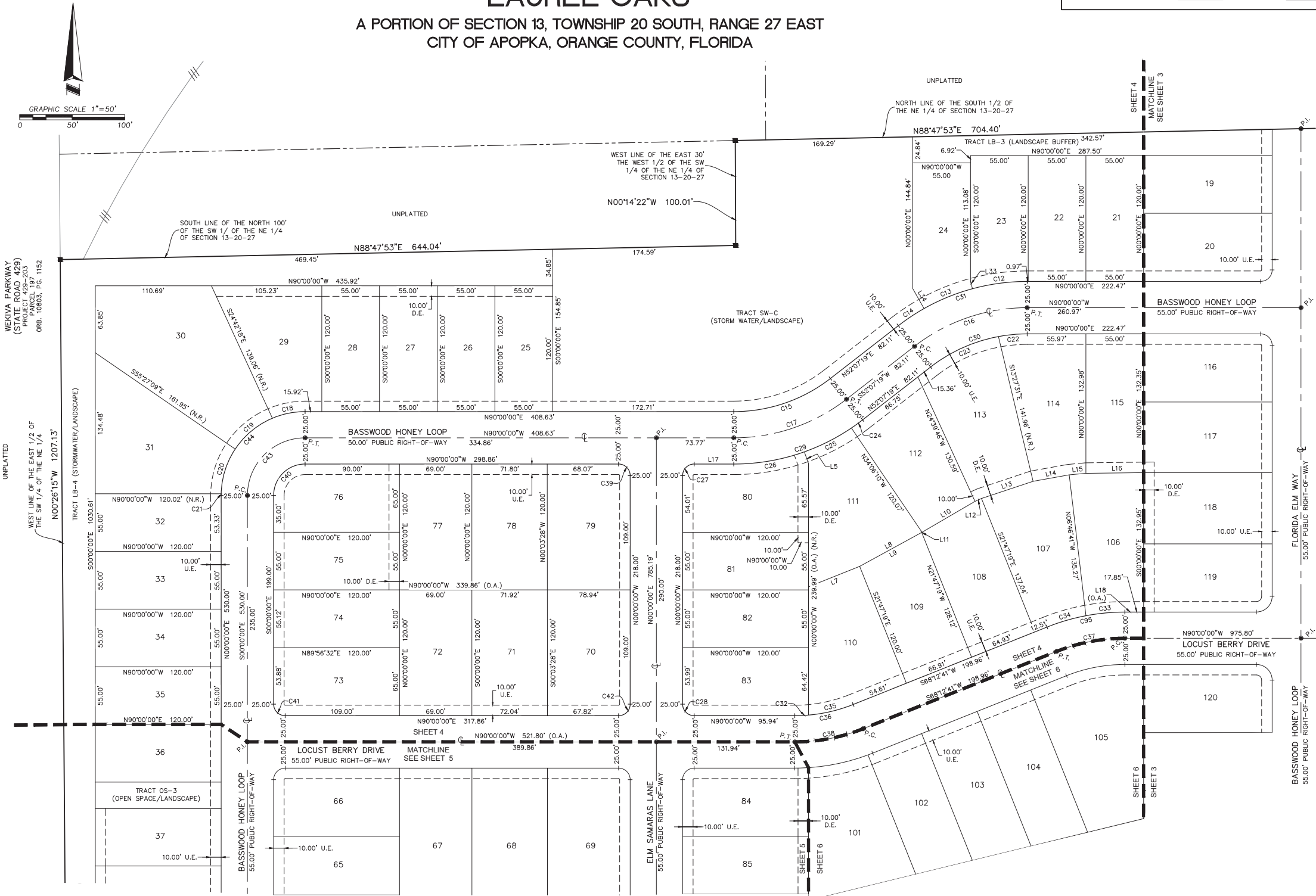


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A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 4 OF 6 PLAT BOOK ____ PAGE ____



CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C12	200.00'	S82°26'30\"W	52.61'	015°07'00\"
C13	200.00'	S67°42'56\"W	49.91'	014°20'08\"
C14	200.00'	S56°20'06\"W	29.39'	008°25'34\"
C15	150.00'	N71°03'39\"E	97.37'	037°52'41\"
C16	175.00'	S71°03'39\"W	113.60'	037°52'41\"
C17	175.00'	N71°03'39\"E	113.60'	037°52'41\"
C18	80.00'	S78°31'33\"W	31.83'	022°56'54\"
C19	80.00'	S50°20'25\"W	46.01'	033°25'22\"
C20	80.00'	S17°24'41\"W	44.69'	032°26'05\"
C21	80.00'	S00°35'50\"W	1.67'	001°11'39\"
C22	150.00'	S84°44'07\"W	27.53'	010°31'47\"
C23	150.00'	S65°47'46\"W	70.92'	027°20'55\"

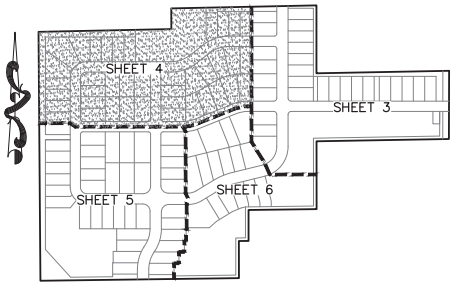
CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C24	200.00'	N54°00'34\"E	13.18'	003°46'31\"
C25	200.00'	N63°07'16\"E	50.30'	014°26'52\"
C26	200.00'	N80°10'21\"E	68.27'	019°39'18\"
C27	11.00'	S44°59'59\"W	15.56'	090°00'00\"
C28	11.00'	S45°00'00\"E	15.56'	090°00'00\"
C29	200.00'	N71°03'39\"E	129.82'	037°52'41\"
C30	150.00'	S71°03'39\"W	97.37'	037°52'41\"
C31	200.00'	S71°03'39\"W	129.82'	037°52'41\"
C32	150.00'	N87°30'06\"E	13.08'	004°59'47\"
C33	200.00'	S84°39'08\"W	37.28'	010°41'43\"
C34	200.00'	S73°45'29\"W	38.66'	011°05'35\"
C35	150.00'	N76°36'27\"E	43.80'	016°47'31\"

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C36	150.00'	N79°06'21\"E	56.70'	021°47'19\"
C37	175.00'	S79°06'21\"W	66.15'	021°47'19\"
C38	175.00'	N79°06'21\"E	66.15'	021°47'19\"
C39	11.00'	N45°00'01\"W	15.56'	090°00'00\"
C40	30.00'	S45°00'00\"W	42.43'	090°00'00\"
C41	11.00'	S45°00'00\"E	15.56'	090°00'00\"
C42	11.00'	N45°00'00\"E	15.56'	090°00'00\"
C43	55.00'	S45°00'00\"W	77.78'	090°00'00\"
C44	80.00'	S45°00'00\"W	113.14'	090°00'00\"
C45	200.00'	S79°06'21\"W	75.60'	021°47'19\"

LINE TABLE		
LINE	BEARING	LENGTH
L5	N19°39'18\"W	11.78'
L7	S68°12'41\"W	52.54'
L8	N61°17'25\"E	67.77'
L9	S61°17'25\"W	67.40'
L10	N59°44'37\"E	58.49'
L11	S61°17'25\"W	0.37'
L12	N65°58'45\"E	6.72'
L13	N71°34'52\"E	51.88'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N79°52'54\"E	34.96'
L15	N84°44'59\"E	16.00'
L16	N89°20'26\"E	55.00'
L17	N90°00'00\"E	37.76'
L18	N90°00'00\"W	125.35'
L33	S15°07'00\"E	7.17'
L34	S29°27'08\"E	21.73'

SHEET INDEX
SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATION, SURVEYOR'S NOTES & LEGEND
SHEET 2 OF 6 - BOUNDARY INFORMATION
SHEETS 3 THROUGH 6 OF 6 - LOT AND TRACT GEOMETRY



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LAUREL OAKS

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

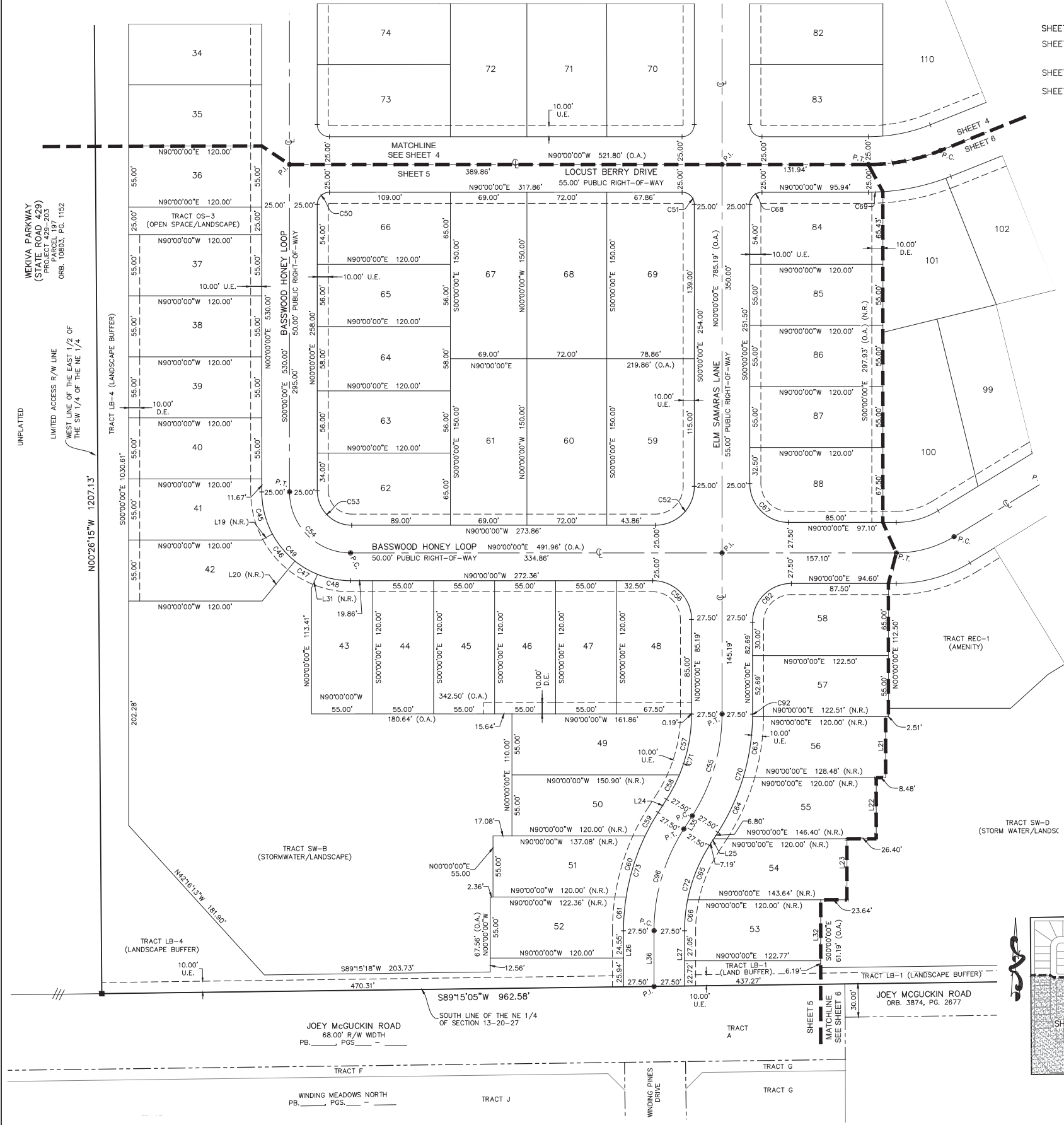
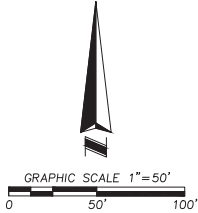
SHEET 5 OF 6 PLAT BOOK _____ PAGE _____

SHEET INDEX

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SURVEYOR'S NOTES & LEGEND

SHEET 2 OF 6 - BOUNDARY INFORMATION

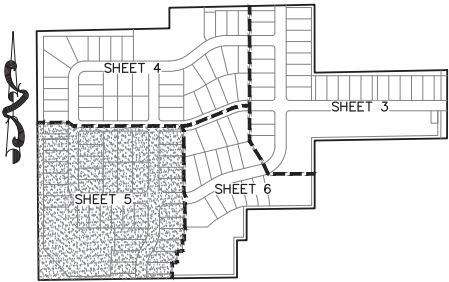
SHEETS 3 THROUGH 6 OF 6 - LOT AND TRACT GEOMETRY



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C45	80.00'	S14°08'25"E	39.09'	028°16'50"	39.49'
C46	80.00'	S39°44'28"E	31.79'	022°55'17"	32.00'
C47	80.00'	S59°41'26"E	23.62'	016°58'39"	23.71'
C48	80.00'	S79°05'23"E	30.28'	021°49'14"	30.47'
C49	80.00'	S45°00'00"E	113.14'	090°00'00"	125.66'
C50	11.00'	S45°00'00"W	15.56'	090°00'00"	17.28'
C51	11.00'	N45°00'00"W	15.56'	090°00'00"	17.28'
C52	35.00'	N45°00'00"E	49.50'	090°00'00"	54.98'
C53	31.00'	S45°00'00"E	43.84'	090°00'00"	48.69'
C54	55.00'	S45°00'00"E	77.78'	090°00'00"	86.39'
C55	170.00'	N16°19'45"E	95.59'	032°39'30"	96.90'
C56	35.00'	N45°00'00"W	49.50'	090°00'00"	54.98'
C57	142.50'	N11°18'34"E	55.89'	022°37'08"	56.26'
C58	142.50'	N27°38'19"E	24.94'	010°02'22"	24.97'
C59	197.50'	S29°08'52"W	24.19'	007°01'16"	24.20'
C60	197.50'	S17°15'13"W	57.59'	016°46'03"	57.80'
C61	197.50'	S04°26'06"W	30.54'	008°52'12"	30.57'
C62	35.00'	S45°00'00"W	49.50'	090°00'00"	54.98'
C63	197.50'	N08°46'05"E	55.65'	016°11'54"	55.84'
C64	197.50'	N24°45'46"E	54.26'	015°47'28"	54.43'
C65	142.50'	S21°59'07"W	52.78'	021°20'45"	53.09'
C66	142.50'	S05°39'22"W	28.09'	011°18'45"	28.14'
C67	35.00'	S45°00'00"E	49.50'	090°00'00"	54.98'
C68	11.00'	S45°00'00"W	15.56'	090°00'00"	17.28'
C69	200.00'	N88°07'39"E	13.07'	003°44'43"	13.07'
C70	197.50'	N16°19'45"E	111.06'	032°39'30"	112.57'
C71	142.50'	N16°19'45"E	80.13'	032°39'30"	81.22'
C72	142.50'	S16°19'45"W	80.13'	032°39'30"	81.22'
C73	197.50'	S16°19'45"W	111.06'	032°39'30"	112.57'
C96	170.00'	S16°19'45"W	95.59'	032°39'30"	96.90'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N60°22'36"E	10.98'
L20	S39°18'04"W	46.50'
L21	S00°00'00"E	55.00'
L22	S00°00'00"E	55.00'
L23	S00°00'00"E	55.00'
L24	N32°39'30"E	14.00'
L25	N32°39'30"E	14.00'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N00°00'03"E	50.49'
L27	N00°00'00"E	49.77'
L31	N23°39'49"E	13.45'
L32	S00°00'00"E	55.00'
L35	N32°39'30"E	14.00'
L36	N00°00'00"E	50.13'



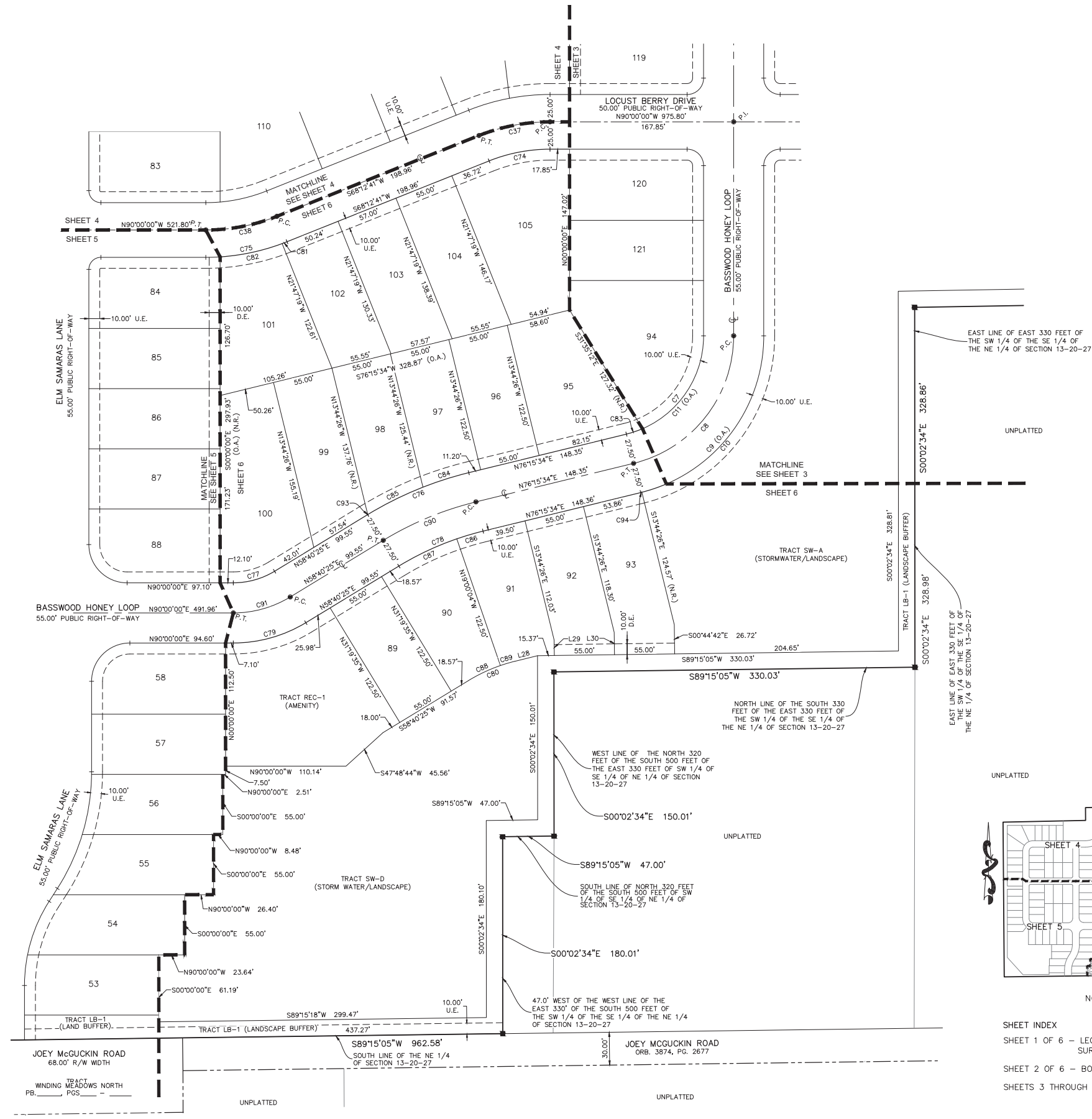
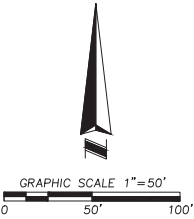
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LAUREL OAKS

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

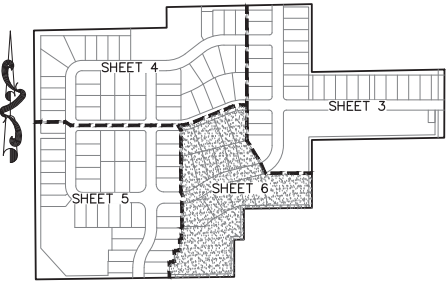
SHEET 6 OF 6

PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C7	92.50'	N33°18'56"E	101.61'	066°37'52"	107.57'
C8	120.00'	N38°07'47"E	148.19'	076°15'34"	159.72'
C9	147.50'	N38°07'47"E	182.15'	076°15'34"	196.32'
C10	147.50'	N37°54'27"E	181.24'	075°48'54"	195.18'
C11	92.50'	N38°07'47"E	114.23'	076°15'34"	123.12'
C37	175.00'	S79°06'21"W	66.15'	021°47'19"	66.55'
C38	175.00'	N79°06'21"E	66.15'	021°47'19"	66.55'
C74	150.00'	S79°06'21"W	56.70'	021°47'19"	57.04'
C75	200.00'	N79°06'21"E	75.60'	021°47'19"	76.06'
C76	327.50'	S67°27'59"W	100.13'	017°35'09"	100.52'
C77	72.50'	N74°20'12"E	39.15'	031°19'35"	39.64'
C78	272.50'	S67°27'59"W	83.31'	017°35'09"	83.64'
C79	127.50'	N74°20'12"E	68.85'	031°19'35"	69.71'
C80	150.00'	S67°27'59"W	45.86'	017°35'09"	46.04'
C81	200.00'	N68°53'34"E	4.76'	001°21'46"	4.76'
C82	200.00'	N77°54'52"E	58.02'	016°40'50"	58.23'
C83	92.50'	N71°26'43"E	15.53'	009°37'42"	15.54'
C84	327.50'	S72°25'00"W	43.90'	007°41'07"	43.93'
C85	327.50'	S63°38'16"W	56.36'	009°52'22"	56.43'
C86	272.50'	S73°37'45"W	25.01'	005°15'38"	25.02'
C87	272.50'	S64°50'10"W	58.51'	012°19'31"	58.62'
C88	150.00'	S64°50'10"W	32.21'	012°19'31"	32.27'
C89	150.00'	S73°37'45"W	13.77'	005°15'38"	13.77'
C90	300.00'	S67°27'59"W	91.72'	017°35'09"	92.08'
C91	100.00'	N74°20'12"E	54.00'	031°19'35"	54.68'
C93	327.50'	S58°41'15"W	0.16'	000°01'41"	0.16'
C94	147.50'	N76°02'14"E	1.14'	000°26'39"	1.14'

LINE TABLE		
LINE	BEARING	LENGTH
L28	S76°00'53"W	21.33'
L29	S00°44'42"E	14.20'
L30	S00°44'42"E	20.46'



KEY MAP
NOT TO SCALE

- SHEET INDEX
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KELLY PARK VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

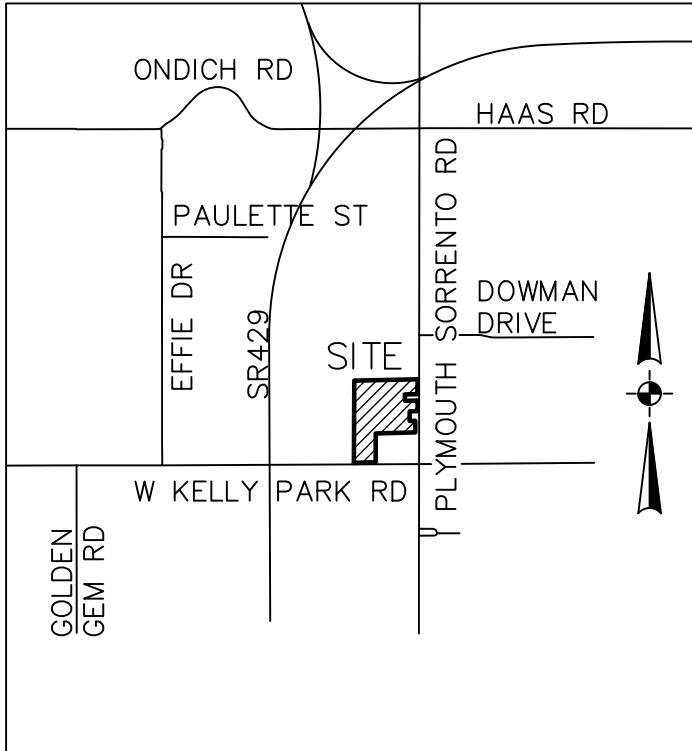
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'58" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 497.07 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 88°30'29" WEST ALONG SAID SOUTH LINE, 61.64 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH--SORRENTO ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 10803, PAGE 1152, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE CONTINUE SOUTH 88°30'29" WEST ALONG SAID SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 616.89 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°13'00" WEST ALONG SAID EAST LINE, 448.98 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF W. KELLY PARK ROAD AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 49; THENCE SOUTH 88°20'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 126.63 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 87°44'27" WEST, 212.95 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00°14'30" EAST ALONG SAID WEST LINE, 1285.47 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH 88°46'42" EAST ALONG SAID NORTH LINE, 990.06 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH--SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62; THENCE SOUTH 00°06'04" WEST ALONG SAID WEST RIGHT OF WAY LINE, 120.03 FEET; THENCE SOUTH 88°46'42" WEST, 3.64 FEET TO THE WEST RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10379, PAGE 2197, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°09'58" WEST ALONG SAID WEST RIGHT OF WAY LINE, 111.37 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN SOUTH 88°40'12" WEST, 195.07 FEET TO A POINT LYING 225.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°09'58" WEST PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 100.03 FEET TO THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH 88°40'12" EAST, 198.94 FEET TO AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH--SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62; THENCE SOUTH 00°06'04" WEST ALONG SAID WEST RIGHT OF WAY LINE, 165.71 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN SOUTH 88°36'58" WEST ALONG SAID NORTH LINE, 124.11 FEET TO A POINT LYING 150.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°09'58" WEST PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 150.05 FEET; THENCE NORTH 88°36'58" EAST, 88.19 FEET TO THE WEST RIGHT OF WAY LINE COUNTY ROAD 437 (PLYMOUTH--SORRENTO ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 10803, PAGE 1152, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°05'41" WEST ALONG SAID WEST RIGHT OF WAY LINE, 181.44 FEET TO THE POINT OF BEGINNING. CONTAINING 21.361 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS BEING N 00°09'58" E, A GRID BEARING BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83--2011 ADJUSTMENT), EAST ZONE'.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON--RADIAL.
- PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY COMMUNITY PANEL NUMBER 121095C0050 F, EFFECTIVE DATE OF 9/25/2009. THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 (NAD 83--2011 ADJUSTMENT), EAST ZONE. (COORDINATES SHOWN AS NORTING= N:1431064.72, EASTING= E: 762080.25).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KELLY PARK VILLAGE (HEREAFTER REFERRED TO AS 'DECLARATION') RECORDED IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO.
- TRACTS C-1, C-2, C-3 AND C-4 (FUTURE COMMERCIAL DEVELOPMENT) SHALL BE OWNED AND MAINTAINED BY KPI RETAIL, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

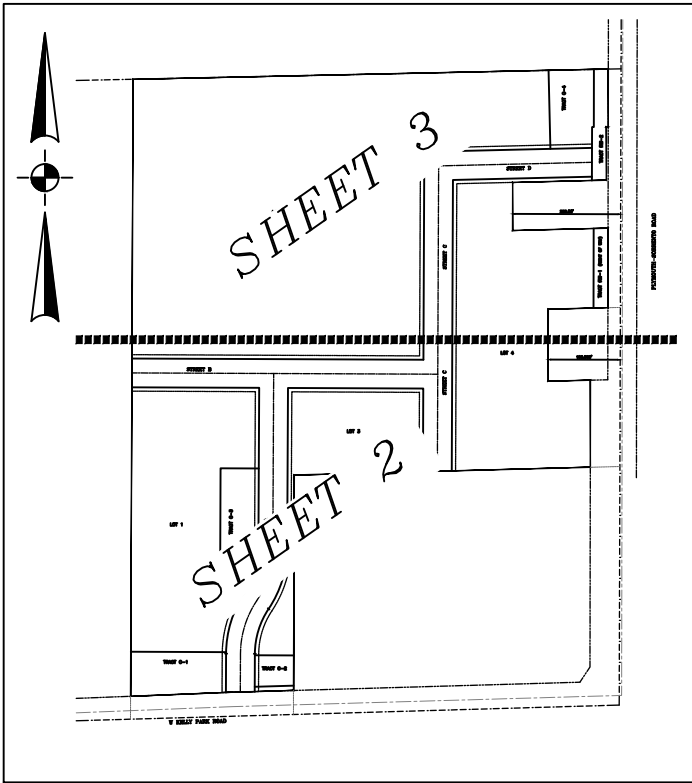
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060



VICINITY MAP

SCALE: 1" = 3000'



KEY MAP

SCALE: 1" = 400'

SHEET INDEX:

- | | |
|-------------|---|
| SHEET 1: | LEGAL DESCRIPTION,
DEDICATION, NOTES |
| SHEETS 2-3: | GEOMETRY--PLAT DETAIL |

LEGEND AND ABBREVIATIONS:

- SET 4"x4" CONCRETE MONUMENT, PRM LB #8060 PERMANENT REFERENCE MONUMENT
- SET NAIL AND DISC, PRM LB #8060 PERMANENT REFERENCE MONUMENT
- ⊙ SET NAIL AND DISK, PCP LB #8060 PERMANENT CONTROL POINT
- ⌒ CENTERLINE
- C.C.R. CERTIFIED CORNER RECORD
- ↔ CHANGE IN DIRECTION
- C# CURVE NUMBER
- (N) NON--RADIAL
- NO. NUMBER
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE OR PAGES
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- R/W RIGHT OF WAY
- R.B.M. ROAD BOND MAP
- U.E. UTILITY EASEMENT

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

EXAMINED
AND
APPROVED

CHAIRMAN

DATE

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED
AND
APPROVED

CITY ENGINEER

DATE

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON
THE FOREGOING PLAT WAS APPROVED BY THE MUNCIPALITY

MAYOR

ATTEST:
CITY CLERK

PLAT BOOK

PAGE

SHEET 1 OF 3

KELLY PARK VILLAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT KPI PARTNERSHIP, LLC A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE DRAINAGE AND UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

TRACT A (ALL INTERNAL ROADWAYS) IS DEDICATED TO THE CITY OF APOPKA, FOR THE PERPETUAL USE OF THE PUBLIC.

TRACTS RW-1, RW-2 AND RW-3 (RIGHT-OF-WAY) ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR ADDITIONAL RIGHT-OF-WAY.

TRACTS C-1, C-2, C-3 AND C-4 (FUTURE COMMERCIAL DEVELOPMENT) ARE DEDICATED TO KPI RETAIL, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, THE UNDERSIGNED, KPI PARTNERSHIP, LLC A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED MANAGER THEREUNTO DULY AUTHORIZED ON THIS ____ DAY OF _____, 2023.

KPI PARTNERSHIP, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME:
TITLE:
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, IL 60056

WITNESS

WITNESS

PRINTED NAME

PRINTED NAME

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2023, BY _____ MANAGER, KPI PARTNERSHIP, LLC A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

STEVEN E. BLANKENSHIP, P.S.M.
REGISTRATION NO. 5361
ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
LICENSED BUSINESS #8060

DATE

CERTIFICATE OF SURVEYOR REVIEW

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

NAME:

DATE

REGISTRATION NO.

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____,
AS DOCUMENT NUMBER _____,

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA.

BY: _____

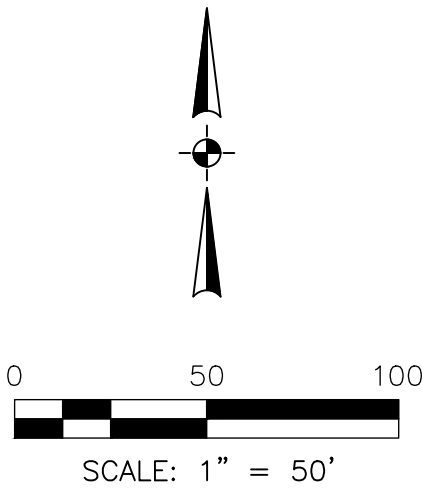
KELLY PARK VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

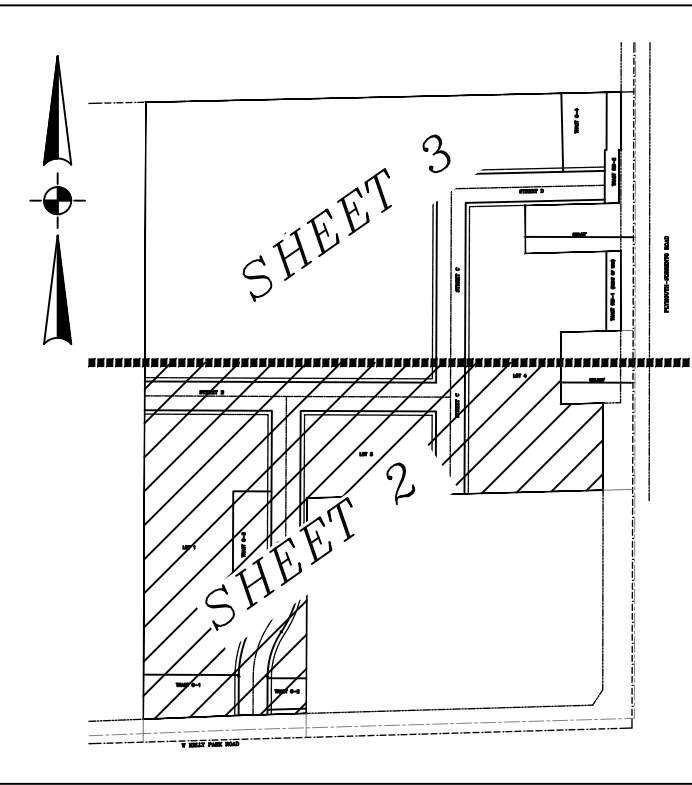
PLAT BOOK

PAGE

SHEET 2 OF 3



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	116.79'	115.13'	N 17°00'43" E	33°27'23"
C2	200.00'	116.79'	115.13'	N 17°00'43" E	33°27'23"
C3	170.00'	99.27'	97.86'	N 17°00'43" E	33°27'23"
C4	230.00'	134.30'	132.40'	N 17°00'43" E	33°27'23"
C5	230.00'	134.30'	132.40'	N 17°00'43" E	33°27'23"
C6	170.00'	99.27'	97.86'	N 17°00'43" E	33°27'23"
C7	230.00'	3.14'	3.14'	N 00°40'30" E	00°46'58"
C8	230.00'	131.16'	129.39'	N 17°24'12" E	32°40'26"
C9	170.00'	17.46'	17.45'	N 30°47'54" E	05°53'01"
C10	170.00'	81.81'	81.02'	N 14°04'12" E	27°34'23"
C11	50.00'	15.92'	15.85'	N 65°03'07" W	18°14'32"



KEY MAP

SCALE: 1" = 400'

ATLANTIC SURVEYING, LLC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

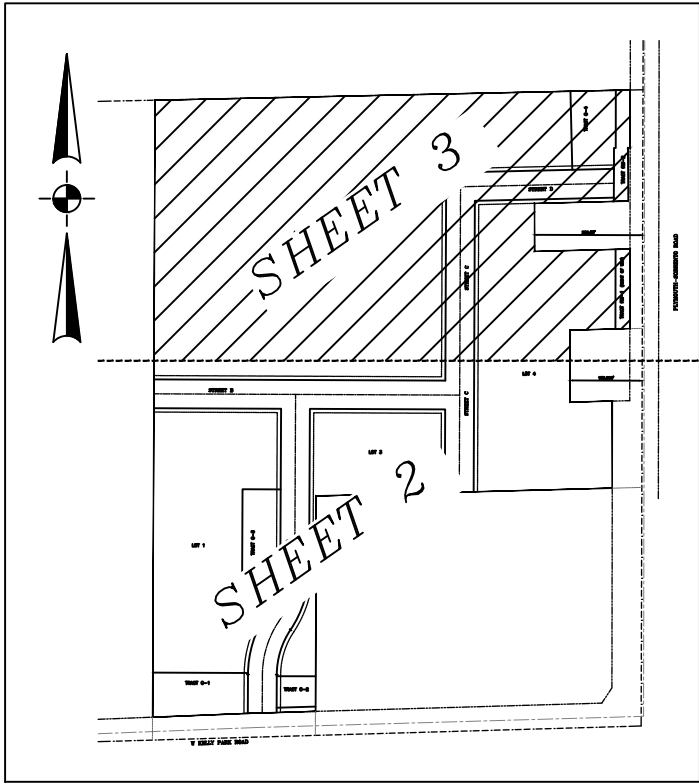
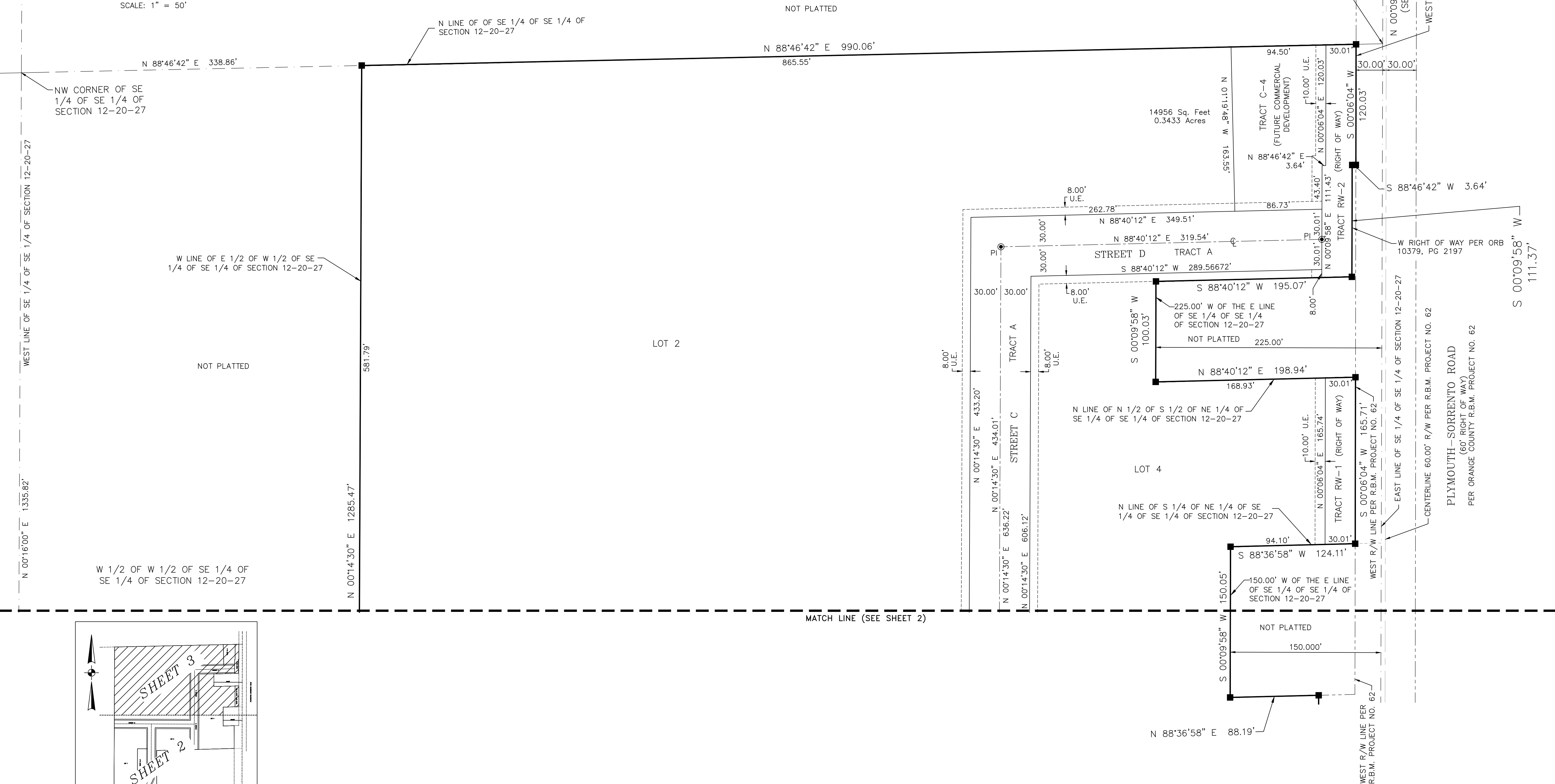
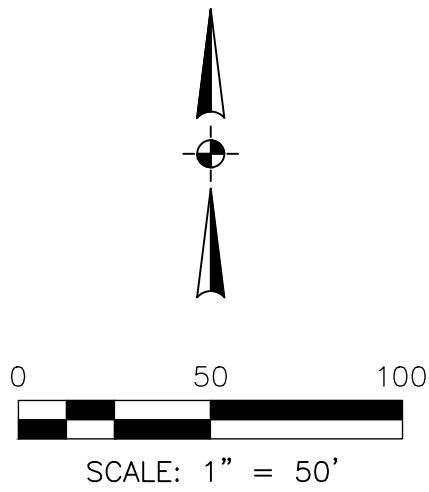
KELLY PARK VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK

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SHEET 3 OF 3

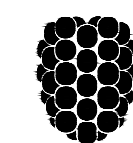


KEY MAP

SCALE: 1" = 400'

ATLANTIC SURVEYING, LLC.
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WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
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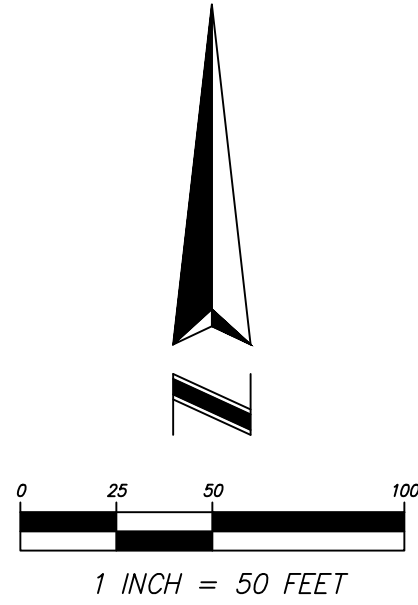
PLAT	
BOOK :	PAGE:



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

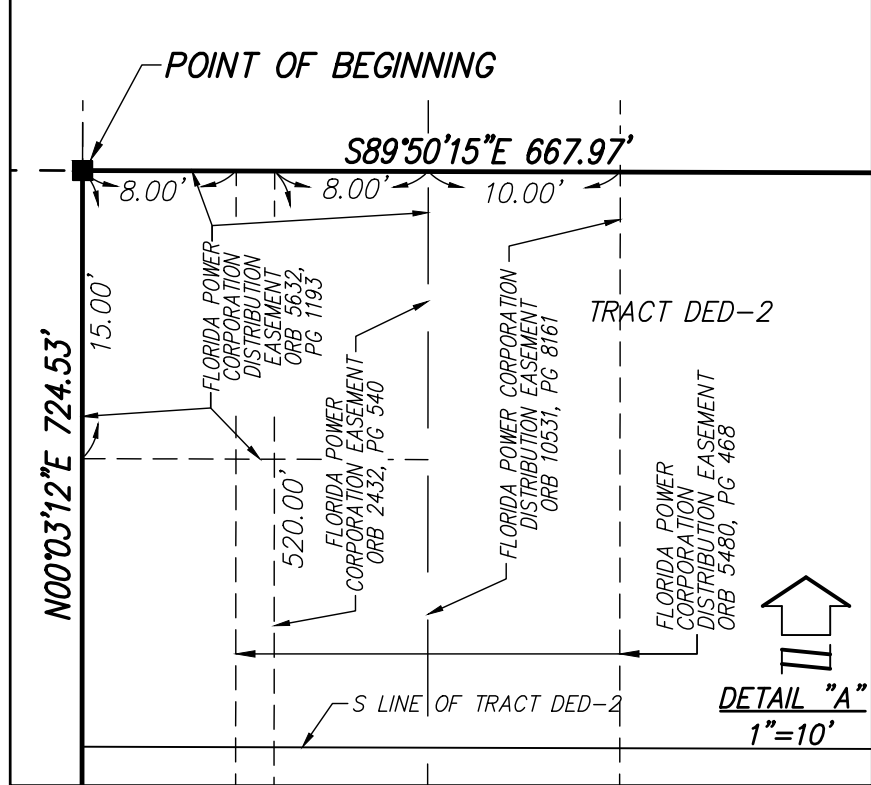
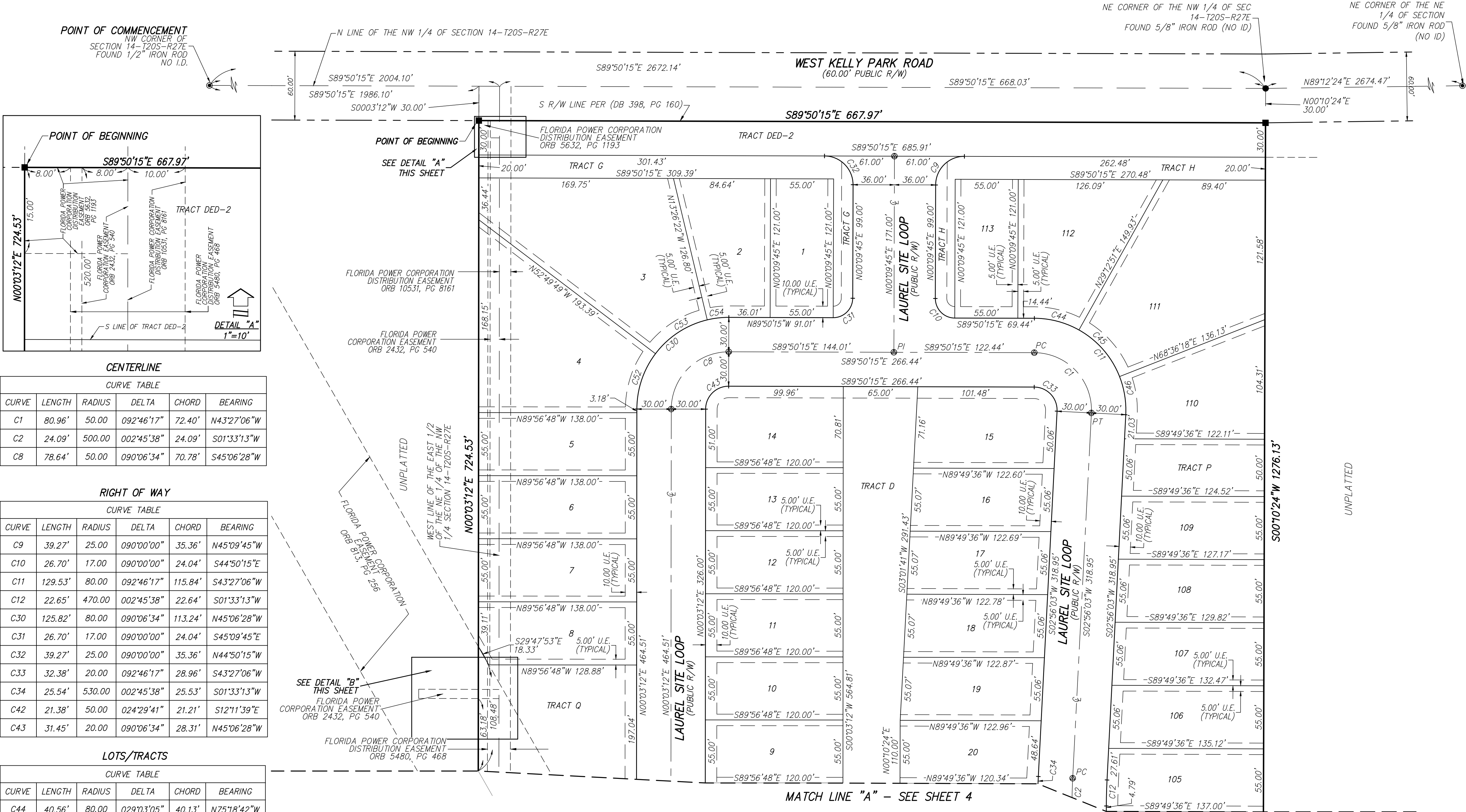
SHEET 1: COVER SHEET/DESCRIPTION/NOTES/LEGEND
SHEET 2: KEY SHEET/OVERALL PLAT BOUNDARY
SHEETS 3-5: PLAT DETAIL SHEETS





OAKVIEW
SITUATED IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

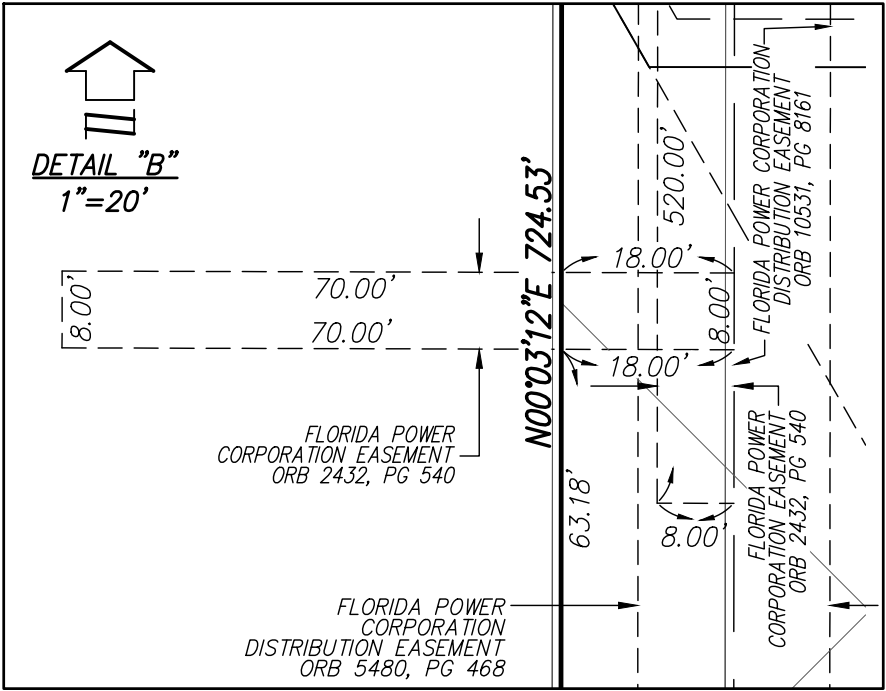
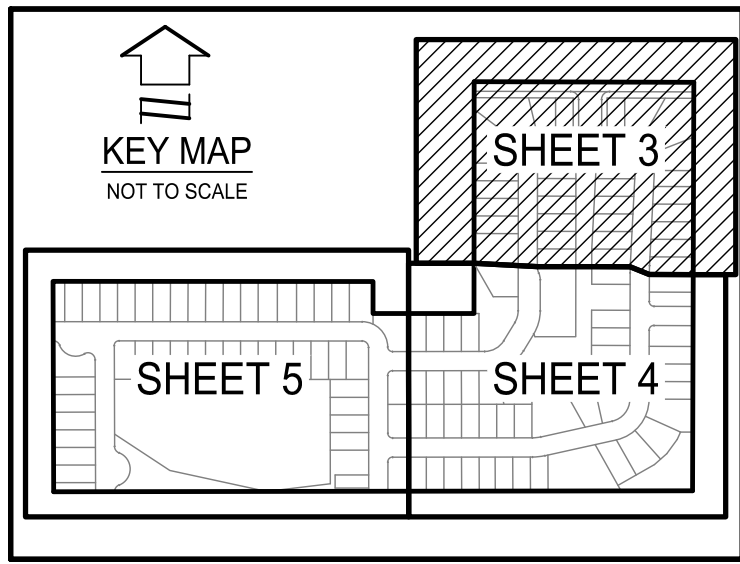
PLAT
BOOK : PAGE:



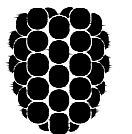
CENTERLINE					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	80.96'	50.00'	092°46'17"	72.40'	N43°27'06"W
C2	24.09'	500.00'	002°45'38"	24.09'	S01°33'13"W
C8	78.64'	50.00'	090°06'34"	70.78'	S45°06'28"W

RIGHT OF WAY					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	39.27'	25.00'	090°00'00"	35.36'	N45°09'45"W
C10	26.70'	17.00'	090°00'00"	24.04'	S44°30'15"E
C11	129.53'	80.00'	092°46'17"	115.84'	S43°27'06"W
C12	22.65'	470.00'	002°45'38"	22.64'	S01°33'13"W
C30	125.82'	80.00'	090°06'34"	113.24'	N45°06'28"W
C31	26.70'	17.00'	090°00'00"	24.04'	S45°09'45"E
C32	39.27'	25.00'	090°00'00"	35.36'	N44°50'15"W
C33	32.38'	20.00'	092°46'17"	28.96'	S43°27'06"W
C34	25.54'	530.00'	002°45'38"	25.53'	S01°33'13"W
C42	21.38'	50.00'	024°29'41"	21.21'	S12°11'39"E
C43	31.45'	20.00'	090°06'34"	28.31'	N45°06'28"W

LOTS/TRACTS					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C44	40.56'	80.00'	029°03'05"	40.13'	N75°18'42"W
C45	55.00'	80.00'	039°23'27"	53.92'	N41°05'26"W
C46	33.97'	80.00'	024°19'45"	33.72'	N09°13'50"W
C52	51.82'	80.00'	037°07'00"	50.92'	S18°36'42"W
C53	55.00'	80.00'	039°23'27"	53.92'	S56°51'55"W
C54	18.99'	80.00'	013°36'07"	18.95'	S83°21'42"W

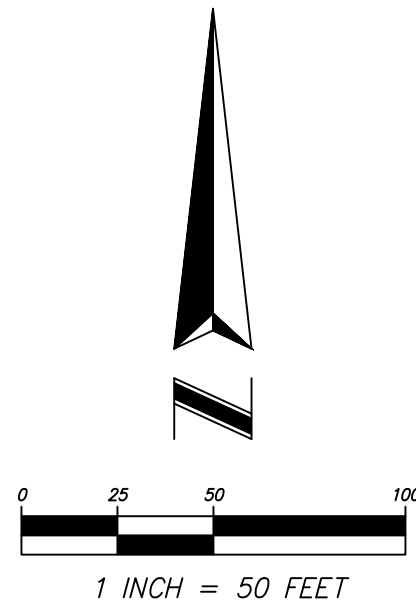


SHEET INDEX	
SHEET 1:	COVER SHEET/DESCRIPTION/NOTES/LEGEND
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Dewberry

131 WEST KALEY STREET
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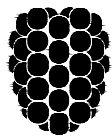
OAKVIEW
SITUATED IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT
BOOK : PAGE:

CENTERLINE					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C2	24.09'	500.00	002°45'38"	24.09'	S01°33'13"W
C3	135.06'	100.00	077°23'00"	125.03'	N38°51'54"E
C4	32.36'	150.00	012°21'37"	32.30'	N83°44'12"E
C6	102.27'	100.00	058°35'41"	97.87'	N60°37'10"E
C7	54.57'	100.00	031°16'08"	53.90'	N15°41'16"E

RIGHT OF WAY					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	23.56'	15.00	090°00'00"	21.21'	S44°49'36"E
C14	23.56'	15.00	090°00'00"	21.21'	S45°10'24"W
C15	175.58'	130.00	077°23'00"	162.53'	N38°51'54"E
C16	38.83'	180.00	012°21'37"	38.76'	N83°44'12"E
C28	71.59'	70.00	058°35'41"	68.51'	N60°37'10"E
C29	38.20'	70.00	031°16'08"	37.73'	N15°41'16"E
C34	25.54'	530.00	002°45'38"	25.53'	S01°33'13"W
C35	94.54'	70.00	077°23'00"	87.52'	N38°51'54"E
C36	25.89'	120.00	012°21'37"	25.84'	N83°44'12"E
C39	132.95'	130.00	058°35'41"	127.23'	N60°37'10"E
C40	75.86'	139.00	031°16'08"	74.92'	N15°41'16"E
C41	21.38'	50.00	024°29'41"	21.21'	S12°11'39"W
C42	21.38'	50.00	024°29'41"	21.21'	S12°11'39"E

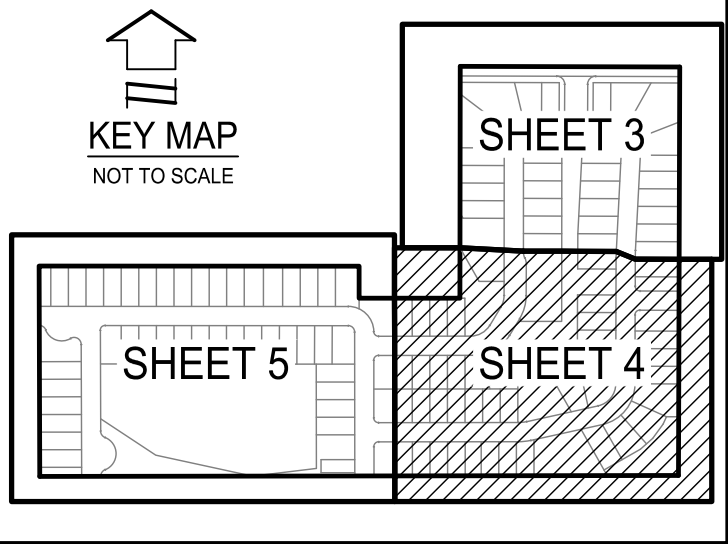
LOTS/TRACTS					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C47	54.30'	130.00	023°55'53"	53.90'	N12°08'21"E
C48	55.00'	130.00	024°14'26"	54.59'	N36°13'30"E
C49	66.28'	130.00	029°12'41"	65.56'	N62°57'04"E
C55	26.85'	130.00	011°49'55"	26.80'	N84°00'03"E
C56	55.41'	130.00	024°25'17"	54.99'	N65°52'28"E
C59	50.69'	130.00	022°20'29"	50.37'	N42°29'35"E



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

KEY MAP
NOT TO SCALE



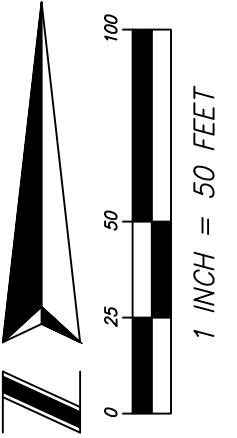
SHEET INDEX

SHEET 1: COVER SHEET/DESCRIPTION/NOTES/LEGEND
SHEET 2: KEY SHEET/OVERALL PLAT BOUNDARY
SHEETS 3-5: PLAT DETAIL SHEETS

SHEET 4 OF 5

Drawing name: C:\Users\jwarr@del\appdata\local\temp\AcPublish_219800\Oakview-supp1.dwg Sheet 4 Jul 24, 2023 11:50am by jwarr@del

PLAT	
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