



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

September 20, 2023 9:00 AM
Apopka City Hall Council Chambers

SPECIAL EVENTS

1. Reyes Fitness Professionals: Turkey Trot; November 18, 2023, 7:00 AM - 11:00am
2. Trader Maes: Trader Maes Fall Festival; September 30, 2023 - October 1, 2023, 9:00 AM - 6:00 PM

FUTURE LAND USE AMENDMENT

1. 1240 Ustler Road -Small Scale Future Land Use, 1st Submittal

REZONING

1. 1240 Ustler Road - Rezoning, 1st Submittal

SPECIAL EXCEPTION

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. Kelly Industrial Park - Major Development Plan (MDP), 3rd Submittal

CONSTRUCTION SITE PLAN

1. Hawthorne Business Center - Construction Site Plan (CSP), 2nd Submittal
2. Marshall Lake Business Center- Construction Site Plan (CSP), 1st Submittal
3. Crossroads at Kelly Park Phase 1A - Revision to Construction Site Plan (CSP), 1st Submittal
4. Apopka Business Center - Revision to Construction Site Plan (CSP), 1st Submittal

PLAT

DISCUSSION

1. Pre - Construction meeting for Crossroads at Kelly Park - Phase 1A

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.

- 11/18/23
5K Route/Race
- Completed Special Event Permit Application (Online Form or print form can be requested at events@apopka.net).
 - Event Description
 - A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
 - A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
 - A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
 - Letter from the property owner granting permission for use of their property. (if on private property)
 - If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
 - Copies of flyers and advertisements.
 - Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing

Applicant must be present for duration of event.

Organization Name Reyes Fitness Professionals

Name of Applicant Andrew Reyes

Mailing Address 1070 Montgomery Road #2286

City Altamonte Springs

State FL

Zip Code 32714

Cell Phone 3214415943

Email theoakcommunityinfo@gmail.com

Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?

No

State of Florida Tax ID Number 82-4767154

Name of the Event Turkey Trot

Date(s) of the Event 11/18/23

Hours of the Event 7AM-11AM

Location of the Event Northwest Recreation Complex- 5k Pavilion

Does the location of the event take place on Public or Private Property?

Yes

Anticipated attendance: 50

Briefly describe the event and all activities that will occur during the event: Fitness Event

Event Category • Other

Please specify Organized Fitness Event

Are there flyers or advertisements for this event?

No

Will there be admission fees to your event?

No

Will you be serving alcohol?

No

Is your event open to the public?

Yes

Does your event include food concession?

No

Do you intend to have food trucks at your event?

No

Will there be merchandising vending at your event?

No

Will they need electric?

No

Will you be hiring a private security company for the event?

No

Do you require overnight security?

No

Are there musical entertainment features related to your event?

No

Will amplified sound be used during the event?

Yes

Will any streets be closed or will the flow of traffic be affected by the event?

No

Does your event include the use of tents?

Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents? 10x10

Will inflatables be used at your event?

No

Will your event include any fireworks or pyrotechnics?

No

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 11/18/2023

Start Time 6:00 AM (EDT)

End Time 7:00 AM (EDT)

Event Dates

Date 11/18/2023

Start Time 7:00 AM (EDT)

End Time 10:00 AM (EDT)

Take Down/Load Out

Date 11/18/2023

Start Time 10:00 AM (EDT)

End Time 11:00 AM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature

A handwritten signature in black ink, appearing to be 'AJR' with a stylized flourish.

Name of Applicant Andrew J. Reyes

Title of Applicant Owner

Date Submitted 08/25/2023

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.

File(s) attached:



Insurance- City of Apopka.pdf

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in

such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.

- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant Andrew J. Reyes

Title of Applicant Owner

Sponsoring Organization Name The Oak



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/13/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Canopy PO Box 34833 North Chesterfield VA 23234		CONTACT NAME: Insurance Canopy Program Support PHONE (A/C, No, Ext): 844-520-8993 E-MAIL ADDRESS: info@insurancecanopy.com FAX (A/C, No): 801-763-1374	
INSURED Reyes Fitness Professionals, DBA The Oak 1070 Montgomery Road #2286 Altamonte Springs FL 32714		INSURER(S) AFFORDING COVERAGE INSURER A: Great American Alliance Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☒ CLAIMS-MADE ☐ OCCUR	☒	PLE835233-CPT105786	02/20/2023	02/20/2024	EACH OCCURRENCE \$ 2,000,000
		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000				
		MED EXP (Any one person) \$ 5,000				
		PERSONAL & ADV INJURY \$ INCLUDED				
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC					GENERAL AGGREGATE \$ 3,000,000
						PRODUCTS - COMP/OP AGG \$ 3,000,000
						ANIMAL BAILLEE \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS	☐				COMBINED SINGLE LIMIT (Ea accident) \$
	☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS	☐				BODILY INJURY (Per person) \$
		☐				BODILY INJURY (Per accident) \$
		☐				PROPERTY DAMAGE (Per accident) \$
		☐				\$
	UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$	☐				EACH OCCURRENCE \$
	☐ OCCUR ☐ CLAIMS-MADE	☐				AGGREGATE \$
		☐				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/ MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐				WC STATUTORY LIMITS OTHER
		☐				E L EACH ACCIDENT \$
		☐				E L DISEASE - EA EMPLOYEE \$
		☐				E L DISEASE - POLICY LIMIT \$
A	Professional Liability	☒	PLE835233-CPT105786	02/20/2023	02/20/2024	INCLUDED

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
It is understood and agreed that the Certificate Holder is named as Additional Insured per attached CG 20 26 - Additional Insured - Designated Person or Organization subject to all policy terms, conditions, and exclusions.

CERTIFICATE HOLDER City of Apopka 120 East Main Street Apopka FL 32712	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2014/01)
INS025 (201401)

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Schedule

Name of Additional Insured Person(s) or Organization(s):

City of Apopka

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. SECTION II - WHO IS AN INSURED is amended to include as an Additional Insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. in the performance of your ongoing operations; or
2. in connection with your premises owned by or rented to you.

However:

1. the insurance afforded to such additional insured only applies to the extent permitted by law; and
2. if coverage provided to the Additional Insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these Additional Insureds, the following is added to SECTION III – LIMITS OF INSURANCE:

If coverage provided to the Additional Insured is required by a contract or agreement, the most we will pay on behalf of the Additional Insured is the amount of insurance:

1. required by the contract or agreement; or
2. available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

- Trader
Maes
9/30-10/1
- Completed Special Event Permit Application (Online Form or print form can be requested at events@apopka.net).
 - Event Description
 - A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
 - A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
 - A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
 - Letter from the property owner granting permission for use of their property. (if on private property)
 - If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
 - Copies of flyers and advertisements.
 - Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing

Applicant must be present for duration of event.

Organization Name Trader Maes

Name of Applicant Anna Rita

Mailing Address 2001 N. Rock Springs Road

City Apopka

State FL

Zip Code 32712

Cell Phone 4076906504

Email Annmarierita@yahoo.com

Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?

No

State of Florida Tax ID Number 58-8016159869-6

Name of the Event Trader Maes Fall Festival

Date(s) of the Event September 30, 2023 - October 1, 2023

Hours of the Event 9:00am-6:00pm

Location of the Event 2001 N. Rock Springs Road, Apopka, Florida 32712

Does the location of the event take place on Public or Private Property?

No

Anticipated attendance: 200

Briefly describe the event and all activities that will occur during the event: Fall Festival with vendors offering fall crafts and decor.

Event Category • Festival/Celebration

Are there flyers or advertisements for this event?

No

Will there be admission fees to your event?

No

Will you be serving alcohol?

No

Is your event open to the public?

Yes

Does your event include food concession?

No

Do you intend to have food trucks at your event?

No

Will there be merchandising vending at your event?

Yes

How many vendors? 20

Will they need electric?

No

Will you be hiring a private security company for the event?

No

Do you require overnight security?

No

Are there musical entertainment features related to your event?

No

Will amplified sound be used during the event?

No

Will any streets be closed or will the flow of traffic be affected by the event?

No

Does your event include the use of tents?

No

Will inflatables be used at your event?

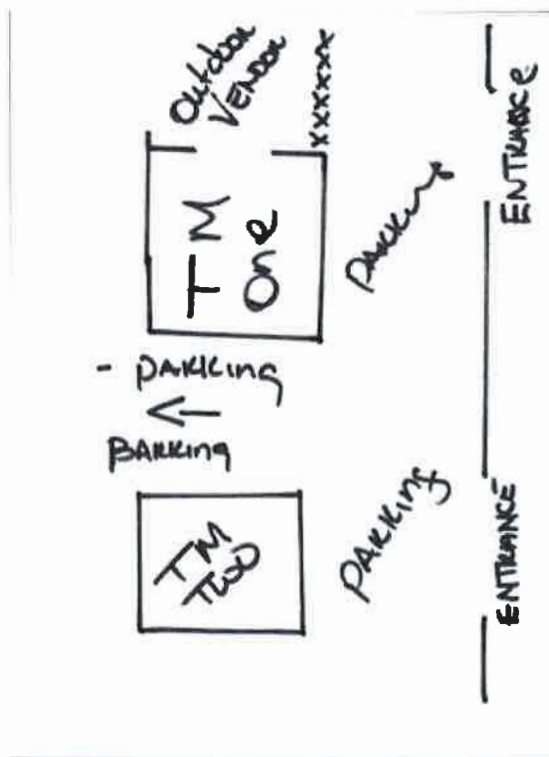
No

Will your event include any fireworks or pyrotechnics?

No

Layout map for event

File(s) attached:



Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date	09/29/2023
Start Time	7:00 AM (EDT)
End Time	9:00 AM (EDT)

Event Dates

Date	09/30/2023
Start Time	12:00 PM (EDT)
End Time	5:55 PM (EDT)

Take Down/Load Out

Date	10/01/2023
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Start Time 7:00 AM (EDT)

End Time 6:00 PM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant Anna Rita

Title of Applicant Owner

Date Submitted 09/09/2023

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.

File(s) attached:



2023 insurance for city of apopka.pdf



City of Apopka.html

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts,

along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event

Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant

A handwritten signature in black ink, appearing to read "Anna Rita", written over a dashed line.

Name of Applicant

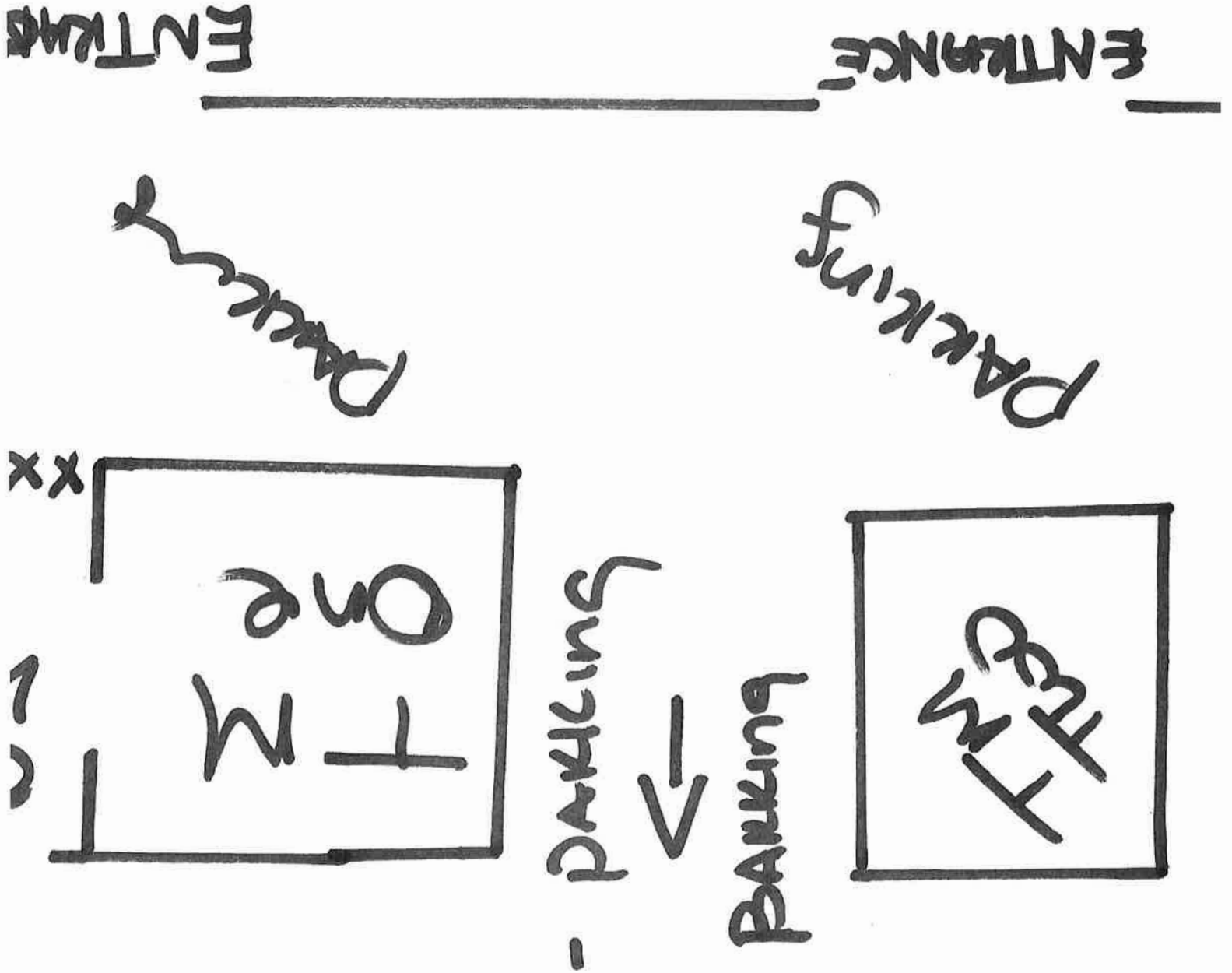
Anna Rita

Title of Applicant

Owner

Sponsoring Organization Name

Trader Maes





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/28/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

Little Star Orlando, LLC 375 N St Rd 434 Suite 2202 Altamonte Springs, FL 32714	CONTACT NAME: Steve Gensolin PHONE (A/C, No, Ext): (407) 434-1145 E-MAIL: info@littlestarins.com ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: BASS UNDERWRITERS, INC INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	FAX (A/C, No): (407) 641-9731 NAIC #
INSURED Trader Maes 2001 N. Rocksprings Rd Apopka FL 32712		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	Y	Y	01-C-PK-P20048157-1	03/28/2023	03/28/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A					PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Apopka - It's officers, Representatives, Employees, Agents, Instructors and Volunteers - are named as additional insured with respect to General Liability. Waiver of Subrogation in favor of the City of Apopka is added to the General Liability

CERTIFICATE HOLDER

CANCELLATION

City of Apopka 120 E Main St. Apopka, FL 32703	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

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*NO
FEE
Due*

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

-- FOR OFFICIAL USE ONLY--	
DATE SUBMITTED:	
FEE PAID: \$	
CHECK #:	
RECEIPT #:	

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

RECEIVED

AUG 21 2023

PLANNING & ZONING

PROJECT REFERENCE:
2021-097

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:	MARK GILMAN AND KAMOLTIP NORRASING				
Address:	497 WEKIVA PRESERVE DRIVE				
City:	APOPKA	State:	FL	Zip:	32712
Phone:	407.947.1355	E-Mail:	MARK@CHAMPIONSERVICES.COM		

Applicant:	ANDREW HAMILTON				
Address:	3700 GRANT BLVD				
City:	ORLANDO	State:	FL	Zip:	32804
Phone:	407.910.1020	E-Mail:	ANDREW@CANVASARCHITECTS.COM		

Subject Property Parcel I.D. #(s):	34-20-28-9550-00-200
Subject Property Address:	1240 USTLER ROAD APOPKA, 32712
Subject Property Size (acres):	5.07

ADJACENT PROPERTY:					
Direction	Jurisdiction Circle One		Future Land Use	Zoning	Present Use
North	X City	X County	RESIDENTIAL	T/RCE	RESIDENTIAL/AG
East	City	X County	RIGHT OF WAY		RIGHT OF WAY
South	X City	County	RESIDENTIAL	IP	RESIDENTIAL/AG
West	City	X County	C-C	C	VACANT

Application for Future Land Use and/or Zoning Amendments

Page 2

Existing Use:	Z.I.P.	Proposed Use:	RESIDENTIAL R1A		
FLU Amendment:	From:	T	To:	RLS	
Zoning Amendment:	From:	T	To:	RCE	
Number of Persons Residing on the Subject Property:		CURRENTLY 0			
Improvements Existing on Property:					
Additional Conditions Requested by Applicant:		APPLICANT IS REQUESTING APPROVAL FOR 1 SINGLE FAMILY RESIDENCE W/DETACHED GARAGE AND 1 FUTURE MODULAR OR SINGLE FAMILY HOME.			
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:			Yes		No
Water:		X	Yes		No
Sewer:			Yes		No
Street Lights:			Yes		No
Underwriter Approved Fire Hydrant:			Yes		No
Other:					

DOCUMENTS REQUIRED FOR SUBMITTAL

- 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)
MARK GILMAN
(Print Name)

By: [Signature]
Owner(s) of Record (Signature)
Kamoltip Norrasing
(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 7th day of August, 2023,
by Mark Gilman who is personally known to me or has produced
as identification and who did (circle one) take an
oath.

My Commission Expires: May 22, 2026

[Signature]
Notary Public (Signature)
Laura Perry
Notary Public (Print Name)



LAURA J. PERRY
Commission # HH 266646
Expires May 22, 2026



*NO
FEE
Due*

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

-- FOR OFFICIAL USE ONLY--	
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AUG 21 2023

PLANNING & ZONING

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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:					Yes		No
Water:				X	Yes		No
Sewer:					Yes		No
Street Lights:					Yes		No
Underwriter Approved Fire Hydrant:					Yes		No
Other:							

DOCUMENTS REQUIRED FOR SUBMITTAL

- 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;*
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 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)
MARK GILMAN
(Print Name)

By: [Signature]
Owner(s) of Record (Signature)
Kamoltip Norrasing
(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 7th day of August, 2023,
by Mark Gilman who is personally known to me or has produced
as identification and who did (circle one) take an
oath.

My Commission Expires: May 22, 2026

[Signature]
Notary Public (Signature)
Laura Perry
Notary Public (Print Name)



LAURA J. PERRY
Commission # HH 266646
Expires May 22, 2026

MAJOR DEVELOPMENT PLAN KELLY INDUSTRIAL PARK APOPKA, FLORIDA

A PORTION OF PARCEL I.D. No. 13-20-27-4300-02-000

OWNER: LIT CADENCE WEST LLC
KELLY PHASE I
617 VIRGINIA DRIVE
ORLANDO, FL 32803-1857

OWNER/ APPLICANT: TODD W. WATSON, MGR.
CADENCE PARTNERS, LLC
617 VIRGINIA DRIVE
ORLANDO, FL 32803-1857
PHONE: (407) 489-0042
EMAIL: todd@cadencepartnersllc.com

GEOTECHNICAL: ROBERT A. TROMPKE, P.E.
PROFESSIONAL SERVICE INDUSTRIES, INC.
1748 33RD STREET
ORLANDO, FL 32839
PHONE: (407) 304-5560
FAX: (407) 304-5561

SURVEYOR: JAMES L. RICKMAN, P.S.M.
ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA
PHONE: (407) 654-5355

UTILITY COMPANIES

ELECTRIC: (800) 778-9140
TELEPHONE: (877) 366-8344 X 3
CABLE: (407) 832-9626
GAS:

DUKE ENERGY
CENTURYLINK
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
LAKE APOPKA NATURAL GAS DISTRICT

SITE VICINITY MAP



NOT TO SCALE

PROJECT SCOPE NARRATIVE:

THE PROPOSED PROJECT CONSIST OF AN INDUSTRIAL PARK WITH SEVEN (7) PLANNED BUILDINGS TOTALING 1,505,646 S.F. TO BE CONSTRUCTED IN THREE PHASES. THE FIRST PHASE CONSISTS OF BUILDINGS 1 THROUGH 4 TOTALING 422,904 S.F. THE SECOND PHASE CONSISTS OF BUILDINGS 5 AND 6 TOTALING 545,048 S.F. AND THE THIRD PHASE CONSISTS OF BUILDING 7 TOTALING 537,694 S.F.



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 INDEX

- C-1 COVER SHEET
- C-2A ALTA/NSPS LAND TITLE BOUNDARY SURVEY (1 OF 2)
- C-2B ALTA/NSPS LAND TITLE BOUNDARY SURVEY (2 OF 2)
- C-3A SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN
- C-3B SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION NOTES
- C-4A OVERALL SITE AND OCCUPANCY PHASING PLAN
- C-4B PRELIMINARY SITE GEOMETRY NOTES
- C-4C PRELIMINARY SITE GEOMETRY PLAN (1 OF 3)
- C-4D PRELIMINARY SITE GEOMETRY PLAN (2 OF 3)
- C-4E PRELIMINARY SITE GEOMETRY PLAN (3 OF 3)
- C-5A PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE PLAN (1 OF 3)
- C-5B PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE PLAN (2 OF 3)
- C-5C PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE PLAN (3 OF 3)
- C-5D PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE NOTES
- C-6A PRELIMINARY SITE UTILITY PLAN (1 OF 3)
- C-6B PRELIMINARY SITE UTILITY PLAN (2 OF 3)
- C-6C PRELIMINARY SITE UTILITY PLAN (3 OF 3)
- C-6D PRELIMINARY SITE UTILITY NOTES
- C-7A SITE CROSS SECTIONS (1 OF 2)
- C-7B SITE CROSS SECTIONS (2 OF 2)
- C-8A FIRE TRUCK AND AUTOTURN PLAN (1 OF 2)
- C-8B FIRE TRUCK AND AUTOTURN PLAN (2 OF 2)
- L-1 PRELIMINARY SITE LANDSCAPE (1 OF 3)
- L-2 PRELIMINARY SITE LANDSCAPE (2 OF 3)
- L-3 PRELIMINARY SITE LANDSCAPE (3 OF 3)
- L-4 PRELIMINARY SITE LANDSCAPE NOTES

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI, P.E. ON NOVEMBER 30, 2022 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.

8/24/2023

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

LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE WEST 1/2 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°49'52" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, FOR A DISTANCE OF 1356.86 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°08'41" EAST, FOR A DISTANCE OF 2147.97 FEET; THENCE RUN NORTH 89°58'09" WEST, ALONG THE NORTH LINE OF THE SOUTH 800 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, FOR A DISTANCE OF 1321.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GOLDEN GEM ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 61, PAGE 315 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°17'29" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 544.78 FEET; THENCE RUN NORTH 01°08'04" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 2603.70 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN SOUTH 89°27'40" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13, FOR A DISTANCE OF 1324.32 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°34'14" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, FOR A DISTANCE OF 853.16 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°47'15" EAST, FOR A DISTANCE OF 160.19 FEET; THENCE RUN SOUTH 00°12'45" WEST, FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 89°47'15" EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, FOR A DISTANCE OF 476.16 FEET; THENCE RUN SOUTH 00°17'10" WEST, FOR A DISTANCE OF 395.99 FEET; THENCE RUN SOUTH 89°47'15" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, FOR A DISTANCE OF 668.51 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 13; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°00'00" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1042.54 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 90°00'00" WEST, FOR A DISTANCE OF 500.00 FEET; THENCE RUN SOUTH 00°00'00" EAST, FOR A DISTANCE OF 1776.11 FEET; THENCE RUN SOUTH 90°00'00" EAST, FOR A DISTANCE OF 500.00 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE WEST 1/2 OF SECTION 13; THENCE RUN SOUTH 00°00'00" EAST, FOR A DISTANCE OF 1185.59 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 10369, PAGE 190, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 13--20--27; THENCE RUN S 00°00'00" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 13 FOR A DISTANCE OF 1301.77 FEET TO A POINT ON THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S 00°00'00" W FOR A DISTANCE OF 324.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN N 89°52'05" W ALONG SAID SOUTH LINE FOR A DISTANCE OF 335.07 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN N 00°08'36" E ALONG SAID WEST LINE FOR A DISTANCE OF 325.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN S 89°47'15" E ALONG SAID NORTH LINE FOR A DISTANCE OF 334.25 FEET TO THE AFORESAID POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LOCATED IN ORANGE COUNTY, FLORIDA, LOCATED WEST OF THE RIGHT-OF-WAY LINE OF STATE ROAD 429 PER THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS 10803, PAGE 1152 AND AMENDED BY THE AMENDED STIPULATED FINAL JUDGMENT AS TO PARCELS 197/897, 230, 257 AND 267 AND AMENDMENT TO ORDER OF TAKING AS TO PARCEL 897 RECORDED OCTOBER 13, 2017 IN OFFICIAL RECORDS Doc# 20170562898, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

COMMENCE AT THE SOUTH ¼ CORNER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1185.59 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 500 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1776.11 FEET, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 500 FEET, THENCE SOUTH 1776.11 FEET MORE OR LESS TO THE POINT OF BEGINNING.

NOTE: LEGAL DESCRIPTION IS SUBJECT TO CHANGE UPON SUBMITTAL OF A MORE DEFINED AND ACCURATE LEGAL TO BE PREPARED BY A DULY LICENSED AND REGISTERED SURVEYOR.

SUBJECT PROPERTY (A PORTION OF THE ABOVE DESCRIBED PROPERTY)

LEGAL DESCRIPTION (AS PREPARED BY THIS FIRM)

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE RUN SOUTH 89°31'40" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13 FOR A DISTANCE OF 1356.86 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE RUN NORTH 00°29'47" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SAID SECTION 13 FOR A DISTANCE OF 2147.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 89°23'24" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1321.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLDEN GEM ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 61, PAGE 315 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°21'03" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 484.78 FEET TO A POINT ON A LINE 60.00 FEET SOUTH OF AND PARALLEL WHEN MEASURED PERPENDICULARLY TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE RUN NORTH 89°15'04" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 2914.44 FEET TO A POINT ON THE WEST LIMITED ACCESS RIGHT OF WAY LINE OF S.R. 429 (WEKIVA PARKWAY) ACCORDING TO FDOT RIGHT OF WAY MAP PROJECT NUMBER 429-203; THENCE RUN THE FOLLOWING COURSES ALONG SAID WEST LIMITED ACCESS RIGHT OF WAY LINE, SOUTH 00°21'30" EAST FOR A DISTANCE OF 84.61' FEET; THENCE RUN SOUTH 02°15'59" EAST FOR A DISTANCE OF 360.40' FEET; THENCE RUN SOUTH 00°22'19" EAST FOR A DISTANCE OF 845.51' FEET; THENCE RUN SOUTH 88°57'47" WEST FOR A DISTANCE OF 249.89' FEET; THENCE RUN SOUTH 00°38'29" EAST FOR A DISTANCE OF 1350.83' FEET TO THE POINT OF BEGINNING.

TOTAL AREA 104 ACRES, MORE OR LESS.

LEGEND:

- FOUND CONCRETE MONUMENT AS NOTED
- FOUND IRON ROD OR PIPE AS NOTED
- CABLE TELEVISION RISER
- GUY WIRE
- METAL LIGHT POLE
- ELECTRICAL VAULT
- ELECTRICAL PANEL
- WOODEN POWER POLE
- FIBER OPTIC VAULT
- FIBER OPTIC MARKER
- MAILBOX
- SINGLE STAND SIGN
- WELL
- NATURAL GAS MARKER
- RECLAIMED WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- PLAT BOOK
- PAGE(S)
- OVERHEAD ELECTRICAL LINE
- R/W RIGHT OF WAY
- CHANGE IN DIRECTION

EXCEPTIONS:

6. ANY PORTION OF THE INSURED LAND LYING WITHIN WEST KELLY PARK ROAD, AS DESCRIBED IN THE RIGHT OF WAY EASEMENT FOR PUBLIC ROAD PURPOSES IN FAVOR OF THE COUNTY OF ORANGE RECORDED IN DEED BOOK 398, PAGE 190, UNDER COUNTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10606, PAGE 8543. (AS TO PARCEL 1) **(DOES NOT AFFECT SUBJECT PROPERTY)**

7. RESERVATIONS CONTAINED IN THOSE DEEDS FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA RECORDED JANUARY 7, 1941 IN DEED BOOK 561, PAGE 84 AND RECORDED NOVEMBER 23, 1945 IN DEED BOOK 678, PAGE 39, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. NOTE: THE RIGHT OF ENTRY AND EXPLORATION RUNNING WITH THE ABOVE RESERVATION OF AN INTEREST IN PHOSPHATE, MINERALS, METALS, AND/OR PETROLEUM HAS BEEN RELEASED BY FLORIDA STATUTE 270.11(2) AS TO THE LANDS CONVEYED IN DEED BOOK 561, PAGE 84 ONLY. (AS TO PARCEL 1) **(DOES NOT AFFECT SUBJECT PROPERTY)**

8. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 585, PAGE 94. (AS TO PARCEL 1) **(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)**

9. EASEMENT FOR RIGHT OF WAY AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 21, 1955 IN OFFICIAL RECORDS BOOK 27, PAGE 700. (AS TO PARCEL 1) **(DOES NOT AFFECT SUBJECT PROPERTY)**

10. RIGHT OF WAY AGREEMENT IN FAVOR OF ORANGE COUNTY, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 61, PAGE 315. (AS TO PARCEL 1) **(AFFECTS SUBJECT PROPERTY SHOWN AS GOLDEN GEM ROAD)**

11. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED JULY 20, 1973 IN OFFICIAL RECORDS BOOK 2432, PAGE 537 AND AS AFFECTED BY THE SUBORDINATION OF EASEMENTS AGREEMENT RECORDED OCTOBER 10, 2014 IN OFFICIAL RECORDS BOOK 10818, PAGE 2082. (AS TO PARCEL 2) **(AFFECTS SUBJECT PROPERTY AS SHOWN)**

12. NOTICE OF FUTURE ASSESSMENT RECORDED JUNE 7, 1983 IN OFFICIAL RECORDS BOOK 3384, PAGE 579. (AS TO PARCEL 2) **(DOES NOT AFFECT SUBJECT PROPERTY)**

13. TERMS, CONDITIONS, RESERVATIONS, RIGHTS TO CONSTRUCT ROAD, USE OF THE PREMISES DESCRIBED THEREIN AS AN UNPAVED COUNTY ROAD KNOWN AS GOLDEN GEM ROAD, HELD BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA, AND ANY LIENS, TAXES AND/OR SPECIAL ASSESSMENTS IMPOSED UPON THE PREMISES DESCRIBED THEREIN, AS EVIDENCED BY NOTICE OF FUTURE ASSESSMENT, EXECUTED BY M. JAMES MCNEILL, DATED AUGUST 20, 1984 AND RECORDED AUGUST 20, 1984 IN BOOK 3544, PAGE 1226. (AS TO PARCELS 1 AND 3) **(AFFECTS SUBJECT PROPERTY AS SHOWN)**

14. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED SEPTEMBER 11, 1984 IN OFFICIAL RECORDS BOOK 3552, PAGE 2524. (AS TO PARCELS 1 AND 3) **(AFFECTS SUBJECT PROPERTY AS SHOWN)**

15. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED DECEMBER 10, 1984 IN OFFICIAL RECORDS BOOK 3584, PAGE 2376. (AS TO PARCELS 1 AND 3) **(AFFECTS SUBJECT PROPERTY AS SHOWN)**

16. TERMS AND CONDITIONS AS SET FORTH IN EASEMENT AGREEMENT, CONTAINING MAINTENANCE OBLIGATIONS, BY AND BETWEEN AVALON CITRUS ASSOCIATES, INC., A FLORIDA CORPORATION AND ROBERT E. SUTTON AND CATHERINE P. SUTTON, RECORDED SEPTEMBER 23, 1996 IN OFFICIAL RECORDS BOOK 5125, PAGE 4248. (AS TO PARCEL 1) **(BENEFITS SUBJECT PROPERTY)**

17. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED MAY 15, 2003 IN OFFICIAL RECORDS BOOK 6913, PAGE 3946. (AS TO PARCEL 1) **(AFFECTS SUBJECT PROPERTY AS SHOWN)**

18. TERMS AND CONDITIONS AS SET FORTH IN BENEFICIAL INGRESS AND EGRESS EASEMENT BETWEEN ROCHELLE HOLDINGS XIII, LLC, AS GRANTOR AND RICHARD J. RISSER AND SHIRLEY RISSER, HUSBAND AND WIFE, AS GRANTEE, DATED MARCH 28, 2007 AND RECORDED APRIL 2, 2007 IN BOOK 9192, PAGE 3519. (AS TO PARCELS 1 AND 3) **(AFFECTS SUBJECT PROPERTY AS SHOWN)**

19. TERMS AND CONDITIONS AS SET FORTH IN UTILITY EASEMENT MADE BY AND BETWEEN ROCHELLE HOLDINGS XIII, LLC, AS GRANTOR AND RICHARD J. RISSER AND SHIRLEY RISSER, HUSBAND AND WIFE, AS GRANTEE, DATED MARCH 7, 2007 AND RECORDED APRIL 2, 2007 IN BOOK 9192, PAGE 3524. (AS TO PARCELS 1 AND 3) **(AFFECTS SUBJECT PROPERTY AS SHOWN)**

20. MEMORANDUM OF UNDERSTANDING BY AND AMONG THE ORANGE COUNTY SCHOOL BOARD, A CORPORATE BODY EXISTING UNDER THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA, AND THE CITY OF APOPKA, A FLORIDA MUNICIPAL CORPORATION, RECORDED OCTOBER 1, 2010 IN OFFICIAL RECORDS BOOK 10113, PAGE 358. (AS TO PARCELS 2 AND 3) **(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)**

21. ORDINANCE NO. 2230 KELLY PARK CROSSING DEVELOPMENT OF REGIONAL IMPACT RECORDED IN OFFICIAL RECORDS BOOK 10320, PAGE 165, AMENDED UNDER ORDINANCE NO. 2602, AMENDING AND CORRECTING ORDINANCE NO. 2564 AND THE FIRST AMENDMENT TO THE DEVELOPMENT ORDER FOR THE KELLY PARK CROSSING DEVELOPMENT OF REGIONAL IMPACT ("DRI" OR "KELLY PARK CROSSING DRI") ADOPTED MAY 17, 2017, RECORDED IN OFFICIAL RECORDS DOC# 20170627271, AS AFFECTED BY NOTICE OF ASSIGNMENT OF RIGHTS AND DEVELOPER STATUS RECORDED IN OFFICIAL RECORDS DOC# 20190807646. (AS TO PARCELS 1, 2 AND 3) **(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)**

22. RIGHTS OF INGRESS AND EGRESS OF OTHER PARTIES OVER THE LANDS DESCRIBED HEREIN, DUE TO OTHER PARTIES' LANDS BEING LANDLOCKED BY THE LANDS DESCRIBED HEREIN, INCLUDING, BUT NOT LIMITED TO, RIGHTS CREATED UNDER CHAPTERS 704 AND 712, FLORIDA STATUTES. NOTE: PROPERTY CONVEYED BY WARRANTY DEED TO FREEPORT RAPIDS PARTNERS, G.P. RECORDED IN OFFICIAL RECORDS BOOK 10369, PAGE 190, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA WAS CONVEYED WITHOUT A BENEFITED EASEMENT FOR INGRESS AND EGRESS AND/OR OTHER MEANS OF ACCESS. (AS TO PARCEL 1) **(DOES NOT AFFECT SUBJECT PROPERTY)**

23. SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT APK-10-001 BY AND BETWEEN THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; LINCOLN CORN FARMS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PROJECT ORLANDO, LLC, A FLORIDA LIMITED LIABILITY COMPANY; ROCHELLE HOLDINGS XIII, LLC, A FLORIDA LIMITED LIABILITY COMPANY; RICHARD J. RISSER AND SHIRLEY R. RISSER, HUSBAND AND WIFE, AND ST II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JANUARY 28, 2013 IN OFFICIAL RECORDS BOOK 10512, PAGE 2705. (AS TO PARCELS 1, 2 AND 3) **(AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND THERE ARE NO PLOTTABLE EASEMENTS)**

24. PERPETUAL EASEMENT DESCRIBED AS PARCEL 897 IN STIPULATED ORDER OF TAKING RECORDED SEPTEMBER 11, 2014 IN OFFICIAL RECORDS BOOK 10803, PAGE 1152 **(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)** AND TOGETHER WITH AND AFFECTED BY THE NOTICE OF FILING TERMS RECORDED FEBRUARY 9, 2016 IN OFFICIAL RECORDS DOC# 20160689164 **(DOES NOT AFFECT SUBJECT PROPERTY)** AND AMENDED BY THE AMENDED STIPULATED FINAL JUDGMENT AS TO PARCELS 197/897, 230, 257 AND 267 AND AMENDMENT TO ORDER OF TAKING AS TO PARCEL 897 RECORDED OCTOBER 13, 2017 IN OFFICIAL RECORDS DOC# 20170562898. **(DOES NOT AFFECT SUBJECT PROPERTY)** (AS TO PARCEL 2)

25. TAKING OF ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW ALONG THE ABUTTING LINES OF PARCEL 197, AS TAKEN IN THAT CERTAIN STIPULATED ORDER OF TAKING RECORDED SEPTEMBER 11, 2014 IN OFFICIAL RECORDS BOOK 10803, PAGE 1152 AND AMENDED BY THE AMENDED STIPULATED FINAL JUDGMENT AS TO PARCELS 197/897, 230, 257 AND 267 AND AMENDMENT TO ORDER OF TAKING AS TO PARCEL 897 RECORDED OCTOBER 13, 2017 IN OFFICIAL RECORDS DOC# 20170562898. (AS TO PARCEL 2) **(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)**



VICINITY MAP NOT TO SCALE

SURVEYOR'S NOTES:

Bearings shown hereon are based on the South line of the SW 1/4 of Section 13--20--27 as being S89°31'40"W. (on assumed bearing for angular designation only)

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This survey was performed with the benefit of an insurance title commitment, prepared by Fidelity National Title Insurance Company, Commitment number 10483544, effective date May 17, 2022 at 5:00 PM. The subject property is a portion of the lands described therein. The legal description shown hereon was prepared by this firm at the clients instructions.

There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.

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

Adjoining parcel owner and recording information delineated hereon was obtained from the Orange County Property Appraiser's public access system.

This survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Underground utilities and improvements were not located, unless shown hereon.

Unless otherwise noted or shown hereon, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The disposition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.

Subject property shown hereon is in Zone X, area of minimal flood hazard, according to Flood Insurance Rate Maps panel numbers 12095C0050H and 12095C0125H, maps revised 9/24/2021. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

The surveyed lands shown hereon is a citrus grove. There a various maintenance roads that run through the property that were not located.

We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.

There is no observed evidence of cemeteries and burial grounds on the property.

There is no observable evidence of earth moving works, building construction, or additions within recent months.

There is no observed evidence of changes in street right-of-way lines either completed or proposed and recent street or sidewalk construction or repairs.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

CERTIFIED TO:
FIDELITY NATIONAL TITLE INSURANCE
CADENCE PARTNERS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 11, 13, 16, 17 & 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 3/29/2022.

SIGNATURE_____

JAMES L. RICKMAN, FLORIDA LICENSED SURVEYOR AND MAPPER #5633
FOR THE LICENSED FIRM OF ALLEN & COMPANY, LICENSED BUSINESS #6723



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723

ALTANSPS LAND TITLE BOUNDARY SURVEY
OF
KELLY PARK CADENCE
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

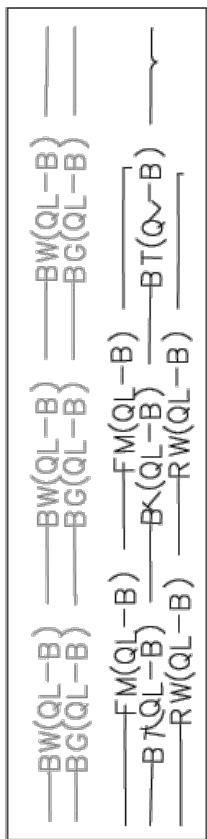
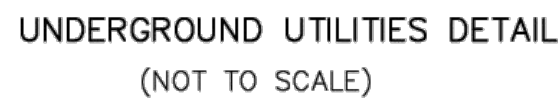
FOR:
CADENCE PARTNERS, LLC

F.E.G. PROJECT NO.	
22-032	
SHEET NO.	
C-2A	
SHEET 2 OF 26	

DATE	REVISIONS
5.8.22	TREES & CONTOURS
5.10.22	UPDATED TITLE

JOB #: 20220310
DATE: 3/29/2022
SCALE: 1" = 150'
CALC BY: JLR
FIELD BY: ADT/ACH
DRAWN BY: DY/RT
CHECKED BY: SEJ

SHEET 1 OF 2



POINT TABLE	
POINT NO.	DESCRIPTION
7985	OAK 22
7986	OAK 24
7987	OAK 19
7988	OAK 25
7989	OAK 14
7990	OAK 29
7991	OAK 14-12
7992	OAK 25
7993	OAK 25
7994	OAK 12
7995	OAK 12
7996	OAK 23
7998	OAK 23
7999	OAK 9-8
8000	OAK 11
8001	OAK 21
8002	OAK 32
8004	OAK 20
8005	OAK 8
8006	OAK 11-9

POINT TABLE	
POINT NO.	DESCRIPTION
8007	OAK 13-7
8008	OAK 7
8009	OAK 7
8010	OAK 9
8011	OAK 15
8012	OAK 15
8013	OAK 18
8014	OAK 7
8015	OAK 22
8016	OAK 10
8017	OAK 13
8018	OAK 16
8019	OAK 15
8020	OAK 21
8021	OAK 17
8022	OAK 15
8023	OAK 19
8024	OAK 15
8025	OAK 17
8026	OAK 16

POINT TABLE	
POINT NO.	DESCRIPTION
8027	OAK 19
8028	OAK 13
8029	OAK 19
8030	OAK 18
8031	OAK 18
8032	OAK 22
8033	OAK 17
8034	OAK 18
8035	OAK 18
8036	OAK 7
8037	OAK 18
8038	OAK 15
8039	OAK 21
8040	OAK 23
8041	OAK 15
8042	OAK 20
8043	OAK 11
8044	OAK 15
8045	OAK 15
8046	OAK 15

POINT TABLE	
POINT NO.	DESCRIPTION
8047	OAK 15
8048	OAK 23
8049	OAK 17
8050	OAK 13
8053	OAK 26
8054	OAK 9
8055	OAK 9
8056	OAK 19
8059	OAK 20
8060	OAK 15
8061	OAK 18
8062	OAK 7
8063	OAK 8



F.E.G. PROJECT NO.	
22-032	
SHEET NO.	
C-2B	
SHEET	3 OF 26



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ALTA/NSPS LAND TITLE BOUNDARY SURVEY

FO

SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:
CADENCE PARTNERS, LLC

[illegible]

JOB #: 20220310
DATE: 3/29/2022
SCALE: 1" = 150'
CALC BY: JLR
FIELD BY: ADT/ACH
DRAWN BY: DY/RT
CHECKED BY: SEJ

SHEET 2 OF 2



- # DEMOLITION KEYNOTES**
- D1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER.
 - D2. 25'x50' GRAVEL CONSTRUCTION ENTRANCE.
 - D3. REMOVE EXISTING FENCE.
 - D4. COMPLETELY REMOVE EXISTING BUILDING & ITS ASSOCIATED STRUCTURES FROM ALL IMPROVEMENT AREAS.
 - D5. REMOVE EXISTING CONCRETE, ASPHALT & SIDEWALK.
 - D6. REMOVE EXISTING POWER POLE, LIGHT POLE AND OVERHEAD LINE. COORDINATE NEW SERVICE WITH POWER COMPANY.
 - D7. REMOVE EXISTING WINDMILL.
 - D8. EXISTING TREE TO BE REMOVED.
 - D9. EXISTING FLORIDA POWER DISTRIBUTION EASEMENTS TO BE VACATED. OWNER TO COORDINATE WITH DUKE ENERGY/ FLORIDA POWER VACATION OF EASEMENTS & RECORDATION OS NEW EASEMENTS AS REQUIRED FOR THE PROPOSED DEVELOPMENT.

NOTE:
THIS SITE IS COVERED BY A MASS GRADING PLAN FOR KELLY PARK PREPARED BY KIMLEY-HORN. EXISTING CONDITIONS AT TIME OF DEVELOPMENT SHALL BE VERIFIED PRIOR TO CONSTRUCTION AS THEY MAY VARY FROM EXISTING SURVEY CONDITIONS. SPECIFICALLY, ALL EXISTING IMPROVEMENTS ARE ANTICIPATED TO BE REMOVED AND THE SITE MASS GRADED PRIOR TO DEVELOPMENT.



PLAN LEGEND	
	SAW CUT & REMOVE EXISTING ASPHALT & CONCRETE IN HATCHED AREAS.
	EXISTING TREE TO BE REMOVED.
	EXISTING TREE TO REMAIN.
	SILT FENCE EROSION CONTROL BARRIER

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)

SITE NOTE:
ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

01/31/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/02/2023	2 PHASING PLAN ADJUSTMENT	JT	SJS
08/02/2023	3 WEST PARCEL ADJUSTMENT	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

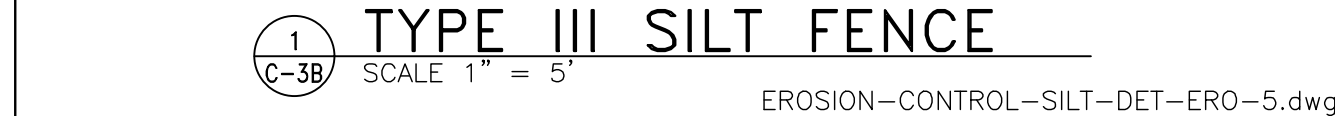
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE DOMLITION AND STORMWATER
POLLUTION PREVENTION PLAN

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 22-032	SCALE 1"=200'	DATE NOVEMBER 30, 2022	SHEET NO. C-3A
SHEET 4	OF 26		8/24/2023

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SERAFATY, P.E. ON NOVEMBER 30, 2022 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.



1. THE PROPOSED CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF PORTIONS OF THE 89.43± ACRE SITE AS NEEDED, FOR PHASED CONSTRUCTION OF BUILDINGS 1 THROUGH 4 IN PHASE I, BUILDINGS 5 AND 6 IN PHASE II, AND BUILDING 7 IN PHASE III ALONG WITH ASSOCIATED PARKING, DRAINAGE & UTILITIES.

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.

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

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 &

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,

2. ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, AND THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONTROLLED AT ANY GIVEN TIME.
3. A MOBILE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.

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 &

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.

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.

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.

A) WASTE DISPOSAL:

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

SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

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.

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.

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.

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

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.

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

	01/31/2023	△ PER CITY COMMENTS DATED 01/09/2023	JT	SJS
	05/02/2023	△ PHASING PLAN ADJUSTMENT	JT	SJS
	08/02/2023	△ WEST PARCEL ADJUSTMENT	JT	SJS
	DATE	REVISIONS	BY	CHECKED

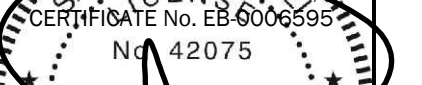
MAJOR DEVELOPMENT PLAN KELLY INDUSTRIAL PARK APOPKA, FLORIDA

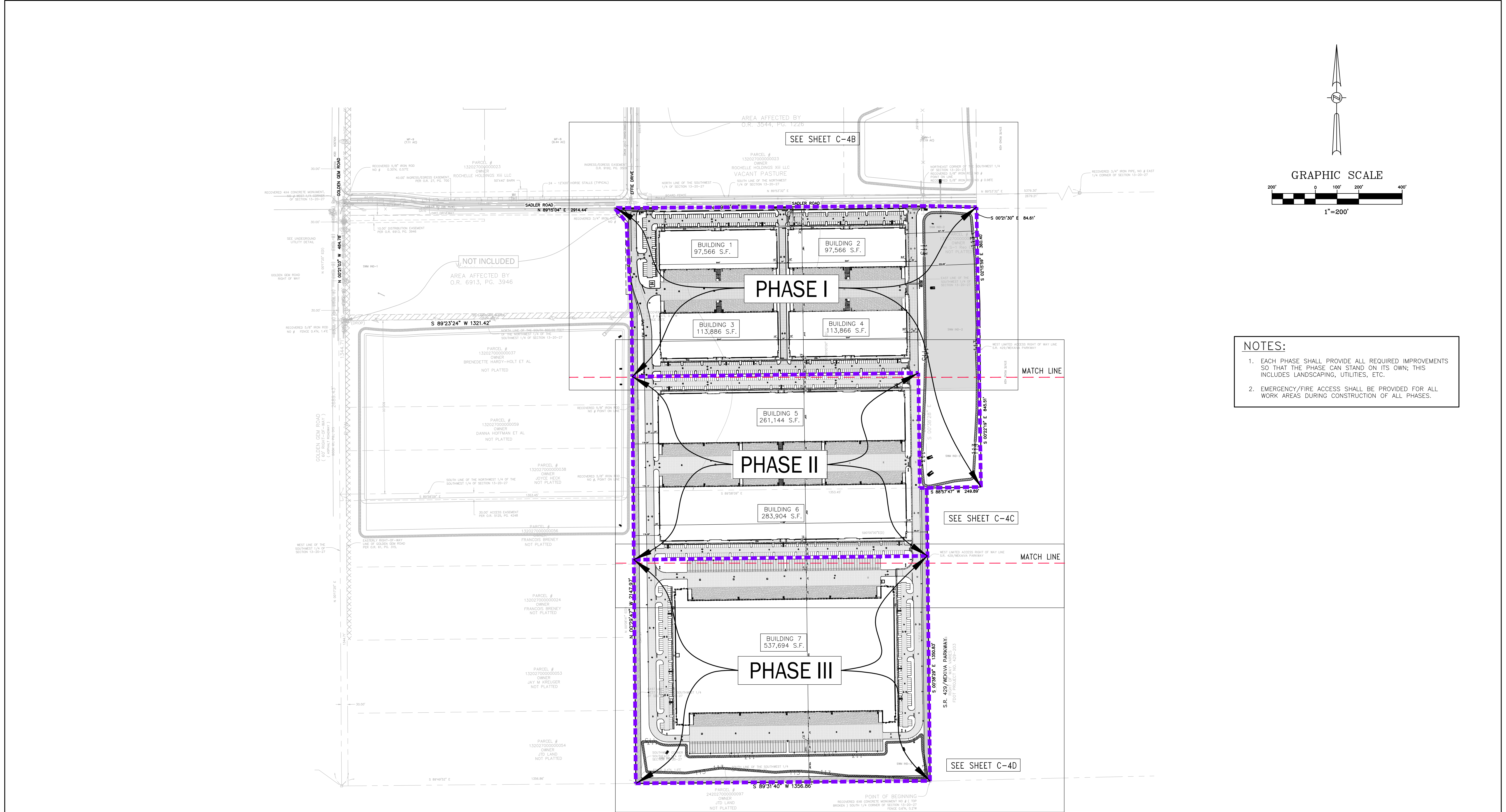


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

SITE DOMLITION AND STORMWATER POLLUTION PREVENTION NOTES

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO.	22-032	FLOOR PLAN, ELEVATIONS, SECTION, AND CERTIFICATE NO. EB-000595		THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEGALLI, PE, ON NOVEMBER 30, 2022 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	N 42075		
DATE	NOVEMBER 30, 2022			
SHEET NO.	C-3B			
SHEET 5	OF 26			



- NOTES:**
- EACH PHASE SHALL PROVIDE ALL REQUIRED IMPROVEMENTS SO THAT THE PHASE CAN STAND ON ITS OWN; THIS INCLUDES LANDSCAPING, UTILITIES, ETC.
 - EMERGENCY/FIRE ACCESS SHALL BE PROVIDED FOR ALL WORK AREAS DURING CONSTRUCTION OF ALL PHASES.

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

01/31/2023	PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/02/2023	PHASING PLAN ADJUSTMENT	JT	SJS
08/02/2023	WEST PARCEL ADJUSTMENT	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA

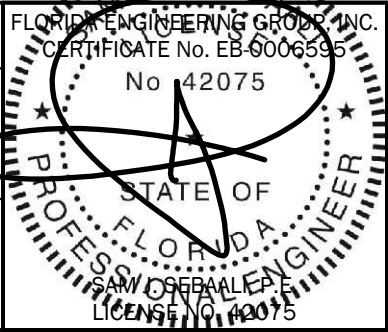


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OVERALL SITE AND OCCUPANCY
PHASING PLAN

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 22-032	SCALE NOTED	DATE NOVEMBER 30, 2022	SHEET NO. C-4A
			OF 26



8/24/2023

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PARKING

PARKING REQUIRED PHASE I			
BUILDING 1			
WAREHOUSE	97,566 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	
BUILDING 2			
WAREHOUSE	97,566 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	
BUILDING 3			
WAREHOUSE	113,886 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.)	42 SPACES	
TOTAL PARKING REQUIRED		42 SPACES	
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES	
BUILDING 4			
WAREHOUSE	113,886 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.)	42 SPACES	
TOTAL PARKING REQUIRED		42 SPACES	
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES	
TOTAL PARKING REQUIRED FOR PHASE I:		158 SPACES	

PARKING REQUIRED PHASE II			
BUILDING 5			
WAREHOUSE	261,144 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.)	91 SPACES	
TOTAL PARKING REQUIRED		91 SPACES	
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		4 SPACES	
BUILDING 6			
WAREHOUSE	283,904 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.)	99 SPACES	
TOTAL PARKING REQUIRED		99 SPACES	
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		4 SPACES	
TOTAL PARKING REQUIRED FOR PHASE II:		190 SPACES	

PARKING REQUIRED PHASE III			
BUILDING 7			
WAREHOUSE	537,694 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.)	184 SPACES	
TOTAL PARKING REQUIRED		184 SPACES	
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		6 SPACES	
TOTAL PARKING REQUIRED FOR PHASE III:		184 SPACES	

PARKING PROVIDED PHASE I			
BUILDING 1			
STANDARD PARKING SPACES		142 SPACES	
ACCESSIBLE PARKING		4 SPACES	
VAN ACCESSIBLE PARKING		1 SPACES	
TOTAL PARKING PROVIDED		147 SPACES	
BUILDING 2			
STANDARD PARKING SPACES		97 SPACES	
ACCESSIBLE PARKING		3 SPACES	
VAN ACCESSIBLE PARKING		1 SPACES	
TOTAL PARKING PROVIDED		101 SPACES	
BUILDING 3			
STANDARD PARKING SPACES		99 SPACES	
ACCESSIBLE PARKING		4 SPACES	
VAN ACCESSIBLE PARKING		1 SPACES	
TOTAL PARKING PROVIDED		104 SPACES	
BUILDING 4			
STANDARD PARKING SPACES		99 SPACES	
ACCESSIBLE PARKING		4 SPACES	
VAN ACCESSIBLE PARKING		1 SPACES	
TOTAL PARKING PROVIDED		104 SPACES	
TOTAL PARKING PROVIDED FOR PHASE I		456 SPACES	
MIN. 20% OR A MIN. OF 92 PARKING SPACES SHALL BE PERVIOUS CONCRETE PAVEMENT.			
PARKING PROVIDED PHASE II			
BUILDING 5			
STANDARD PARKING SPACES		211 SPACES	
ACCESSIBLE PARKING		5 SPACES	
VAN ACCESSIBLE PARKING		1 SPACES	
TOTAL PARKING PROVIDED		217 SPACES	
BUILDING 6			
STANDARD PARKING SPACES		211 SPACES	
ACCESSIBLE PARKING		5 SPACES	
VAN ACCESSIBLE PARKING		1 SPACES	
TOTAL PARKING PROVIDED		217 SPACES	
TOTAL PARKING PROVIDED FOR PHASE II		434 SPACES	
MIN. 20% OR A MIN. OF 87 PARKING SPACES SHALL BE PERVIOUS CONCRETE PAVEMENT.			
PARKING PROVIDED PHASE III			
BUILDING 7			
STANDARD PARKING SPACES		204 SPACES	
ACCESSIBLE PARKING		8 SPACES	
VAN ACCESSIBLE PARKING		2 SPACES	
TOTAL PARKING PROVIDED		214 SPACES	
TRAILER PARKING PROVIDED		146 SPACES	
TOTAL PARKING PROVIDED FOR PHASE III		214 SPACES	
MIN. 20% OR A MIN. OF 43 PARKING SPACES SHALL BE PERVIOUS CONCRETE PAVEMENT.			

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 THE BUILDINGS – 1.50 POINTS
 - PROVIDE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED – 0.50 POINT.
 - PROVIDE STORM WATER INFILTRATION SYSTEM(S)/PONDS THAT CAPTURES A MINIMUM OF 25% OF SITE STORMWATER RUNOFF – 1.00 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 – 1.5 POINTS

SITE NOTE:

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SITE DATA

PROPERTY LOCATION: S. OF SADLER ROAD AND EAST OF GOLDEN GEM ROAD

PROPERTY FUTURE LAND USE DESIGNATION: MU–KPI
PROPERTY ZONING: KELLY PARK INTERCHANGE MIXED–USE–EMPLOYMENT DISTRICT

EXISTING USE: VACANT / RESIDENTIAL
PROPOSED USE: INDUSTRIAL WAREHOUSING
PROJECT AREA: 89.43

PROPOSED GROSS FLOOR AREA:	
BUILDING 1	97,566 S.F.
BUILDING 2	97,566 S.F.
BUILDING 3	113,886 S.F.
BUILDING 4	113,886 S.F.
BUILDING 5	261,144 S.F.
BUILDING 6	283,904 S.F.
BUILDING 7	537,694 S.F.
TOTAL	1,505,646 S.F.

ALLOWABLE FLOOR AREA: MIN. 0.1; MAX. 0.5
PROPOSED FLOOR AREA: 0.39

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT	(NORTH) 10' (MIN.) 20' (MAX.)*	FRONT (NORTH)	89'
SIDE	(WEST) 20' (MIN.)	SIDE (EAST)	95'
SIDE	(EAST) 10' (MIN.)	SIDE (WEST)	116'
REAR	(SOUTH) 20'	REAR (SOUTH)	265'

*A VARIANCE TO THE MAXIMUM BUILDING SETBACKS HAS BEEN GRANTED BY CITY COUNCIL ON APRIL 11, 2023 TO ALLOW MAXIMUM SETBACK OF 93 FT. ON SADLER ROAD.

MAXIMUM ALLOWABLE BUILDING HEIGHT 6 STORIES
BUILDING HEIGHT PROPOSED 1 STORY – 75FT.

BUILDING CONSTRUCTION TYPE
II B, SPRINKLERED

BUFFER YARDS

PROPOSED USE	ABUTTING USE	REQUIRED BUFFER TYPE
INDUSTRIAL	FRONT (NORTH)	STREET*
INDUSTRIAL	SIDE (EAST)	STREET
INDUSTRIAL	SIDE (WEST)	STREET
INDUSTRIAL	REAR (SOUTH)	MU–N

*MIN. 3FT., MAX. 5FT. TALL URBAN SOUTH STREET WALL REQUIRED PER SECTION M.3 OF THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM–BASED CODE. 3FT. TALL WALL PROPOSED.

SITE AREA CALCULATIONS

BUILDING FOOTPRINT	1,505,646 S.F.		
SIDEWALK	41,859 S.F.		
PAVING	1,358,116 S.F.		
IMPERVIOUS AREA	2,905,621 S.F.	66.70 AC.	74.58 %
PERVIOUS AREA	989,944 S.F.	22.73 AC.	25.42 %
TOTAL SITE AREA	3,895,565 S.F.	89.43 AC.	100.00 %

MINIMUM OPEN SPACE REQUIRED	20 %
OPEN SPACE PROVIDED (GREEN AREAS INCLUDES ALL SODDED AREAS & ONLY 46.2% OF AMENITIZED DRY RETENTION POND AREAS)	13.74 AC.
SODDED AREAS	598,640 S.F.
DRY RETENTION POND AREAS	391,304 S.F.
46.2% OF AMENITIZED DRY RETENTION POND AREA (NORTH PORTION OF POND 3 COUNTED TOWARD OPEN SPACE)	180,776 S.F.

OPEN SPACE PROVIDED (13.74 AC. + 4.15 AC.) 779,416 S.F. 17.89 AC. 20 %

FLOOD_ZONE

FLOOD_ZONE "X" PER FEMA F.I.R.M. PANEL 12095C0125H DATED: SEPTEMBER 24, 2021

SOILS

4–CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES; 5–CANDLER FINE SAND 5 TO 12 PERCENT SLOPES.

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.

NON-RESIDENTIAL GLAZING REQUIREMENTS

THE BUILDINGS THAT FRONT THE NEW SADLER ROAD, THE AREA OF GLASS BETWEEN 3 FEET AND 8 FEET ABOVE GRADE DIVIDED BY THE AREA OF THE BUILDING FAÇADE ALSO BETWEEN 3 FEET AND 8 FEET ABOVE GRADE SHALL BE NO LESS THAN 30%. (KPI-FBC SECTION K-7.(b)(i)). THE OTHER BUILDINGS IN THE INDUSTRIAL PARK WILL NOT BE REQUIRED TO MEET THIS MINIMUM GLASS REQUIREMENT BUT SHALL PROVIDE GLASS AT THE CORNERS OF THE BUILDINGS FOR ARCHITECTURAL INTEREST.

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 O OF THE CITY OF APOPKA KPI–FBC.

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.
- LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.

01/31/2023	Δ PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/02/2023	Δ PHASING PLAN ADJUSTMENT	JT	SJS
08/02/2023	Δ WEST PARCEL ADJUSTMENT	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA



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Fax: 407-895-0325

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PRELIMINARY SITE GEOMETRY NOTES

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

PROJECT NO.	22-032		THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E. ON NOVEMBER 30, 2022 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	NOVEMBER 30, 2022		
SHEET NO.	C-4B		
SHEET 7	OF 26		8/24/2023

◆ SITE STRIPING & SIGNAGE KEYNOTES

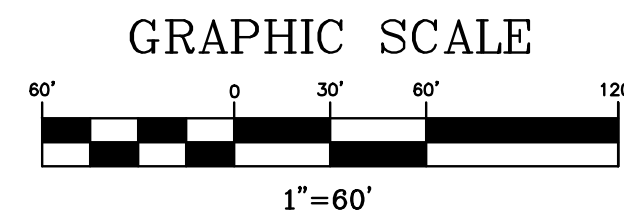
- S1. PROPERTY BOUNDARY.
S2. HANDICAP PARKING STALL, TYPICAL.
S3. HANDICAP SIGN.
S4. 24" THERMOPLASTIC STOP BAR.
S5. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
S6. DIRECTIONAL ARROWS PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
S7. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS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

● 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. 3' VALLEY GUTTER PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
C2A. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
C2B. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
C3. CONCRETE PAVEMENT.
C3A. STAMPED ASPHALT OR CONCRETE PAVEMENT WITH CONTRASTING COLOR & CROSSWALK.
C4. CONCRETE SIDEWALK, TYPICAL.
C5. MONOLITHIC CURB & SIDEWALK, TYPICAL.
C6. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
C7. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
C8. 12'x10' DUMPSTER W/ 6' CONCRETE PAD & 6' HIGH BLOCK WALL ENCLOSURE ON 3 SIDES.
C9. WHEELSTOP PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
C10. 3FT. TALL MASONRY WALL; FINISH TO BE COORDINATED WITH BUILDINGS.
C11. MONUMENT SIGN.
C12. 6'x12' CONCRETE PAD FOR BICYCLE PARKING (6 SPACES EACH).

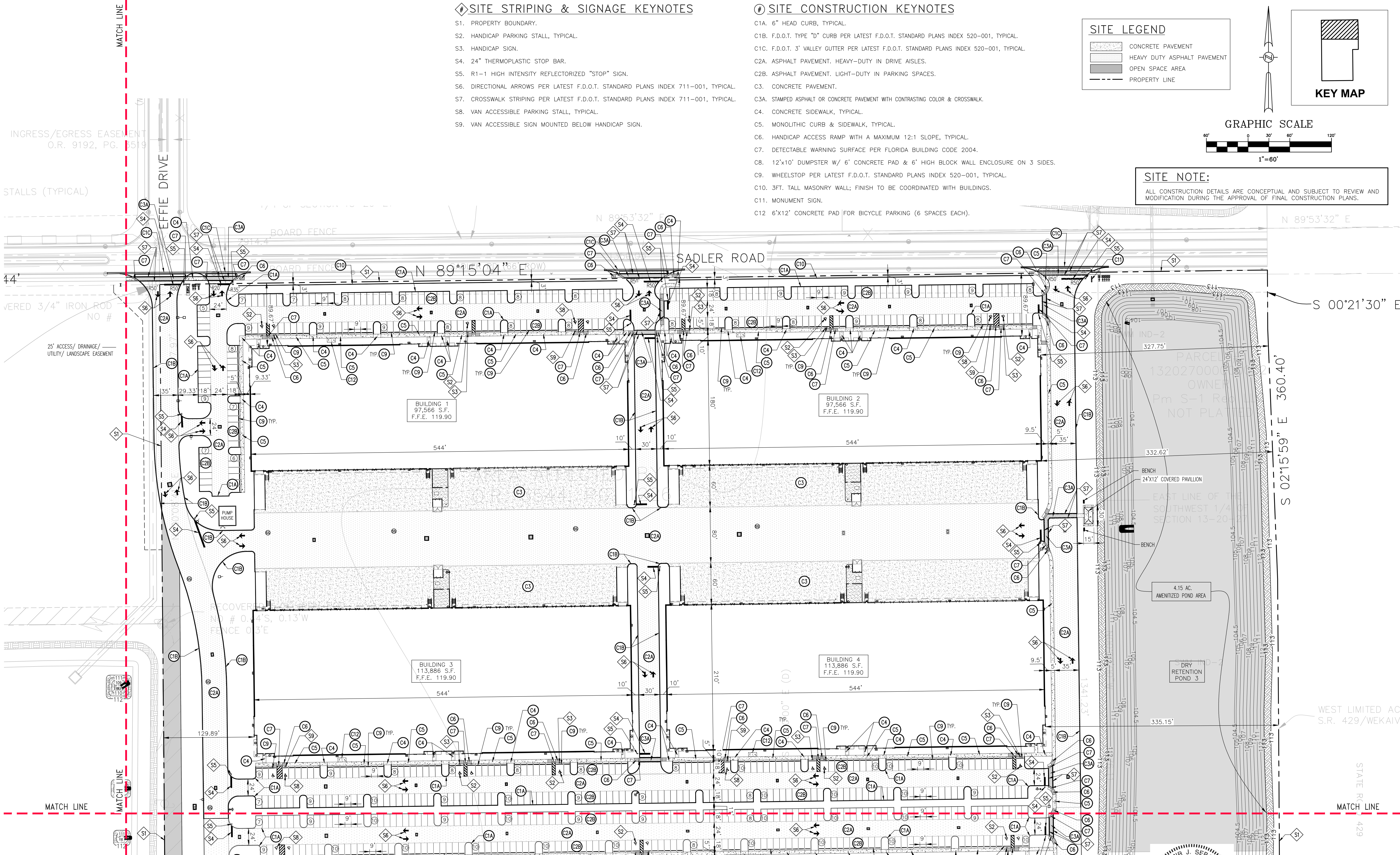
SITE LEGEND

- CONCRETE PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
OPEN SPACE AREA
PROPERTY LINE



SITE NOTE:

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MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA

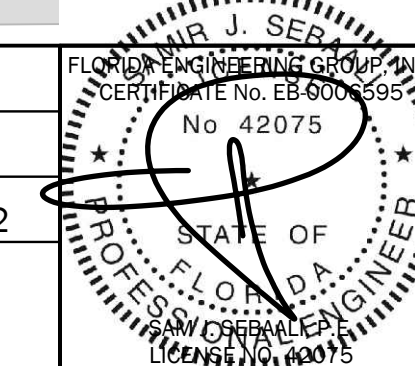


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PRELIMINARY SITE GEOMETRY PLAN
(1 OF 3)

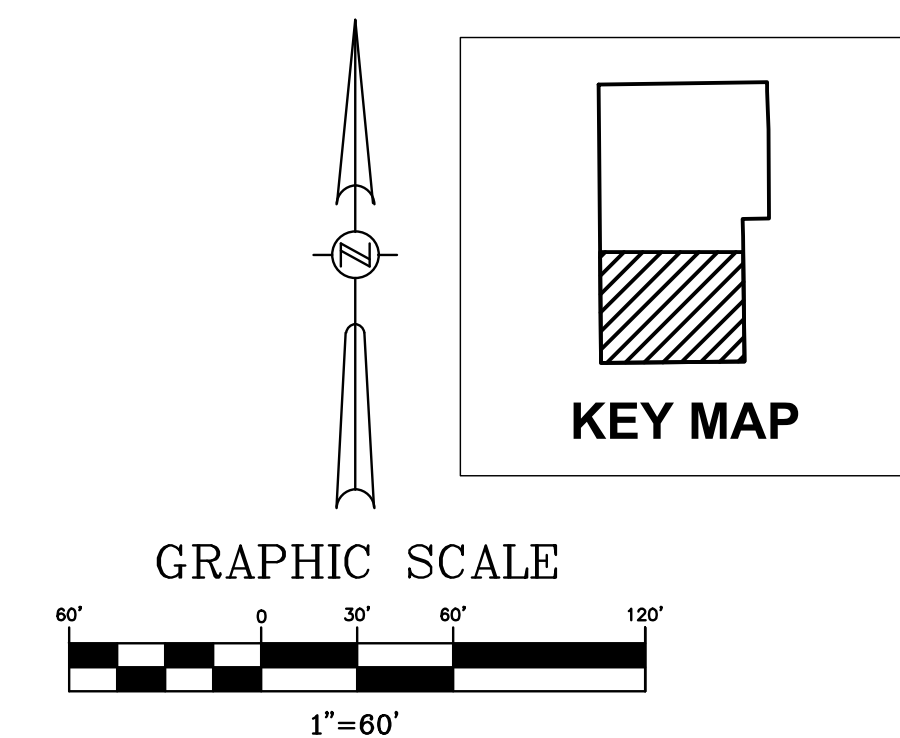
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. C-4C
SHEET 8 OF 26



8/24/2023

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MATCH LINE

◆ SITE DRAINAGE KEYNOTES

- D1. F.D.O.T. DRAINAGE INLET, TYPICAL.
- D2. F.D.O.T. MITERED END SECTION PER LATEST F.D.O.T. STANDARD PLANS INDEX 430-021, TYPICAL.
- D3. F.D.O.T. STORM DRAINAGE MANHOLE PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-001, TYPICAL.
- D4. STORM CLEAN OUT.
- D5. OUTFALL STRUCTURE.

◆ GRADING KEYNOTES

- G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.
- G2. MATCH EXISTING PAVEMENT GRADE.

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.

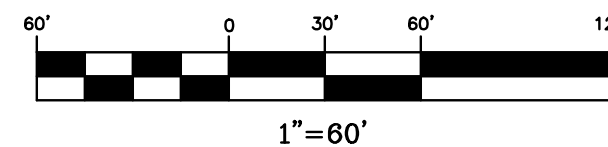
ACCESSIBILITY NOTE:

ACCESSIBLE RAMPS WITH DETECTABLE WARNING SHALL BE PROVIDED AT ALL SIDEWALKS CROSSING ROADWAYS OR DRIVEWAYS. A MINIMUM OF 1% AND A MAXIMUM OF 2% CROSS SLOPE SHALL BE PROVIDED FOR ALL CROSSWALKS.

PLAN LEGEND

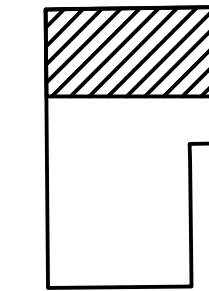
- SYNTHETIC EROSION CONTROL BARRIER
- SILT FENCE EROSION CONTROL BARRIER

GRAPHIC SCALE

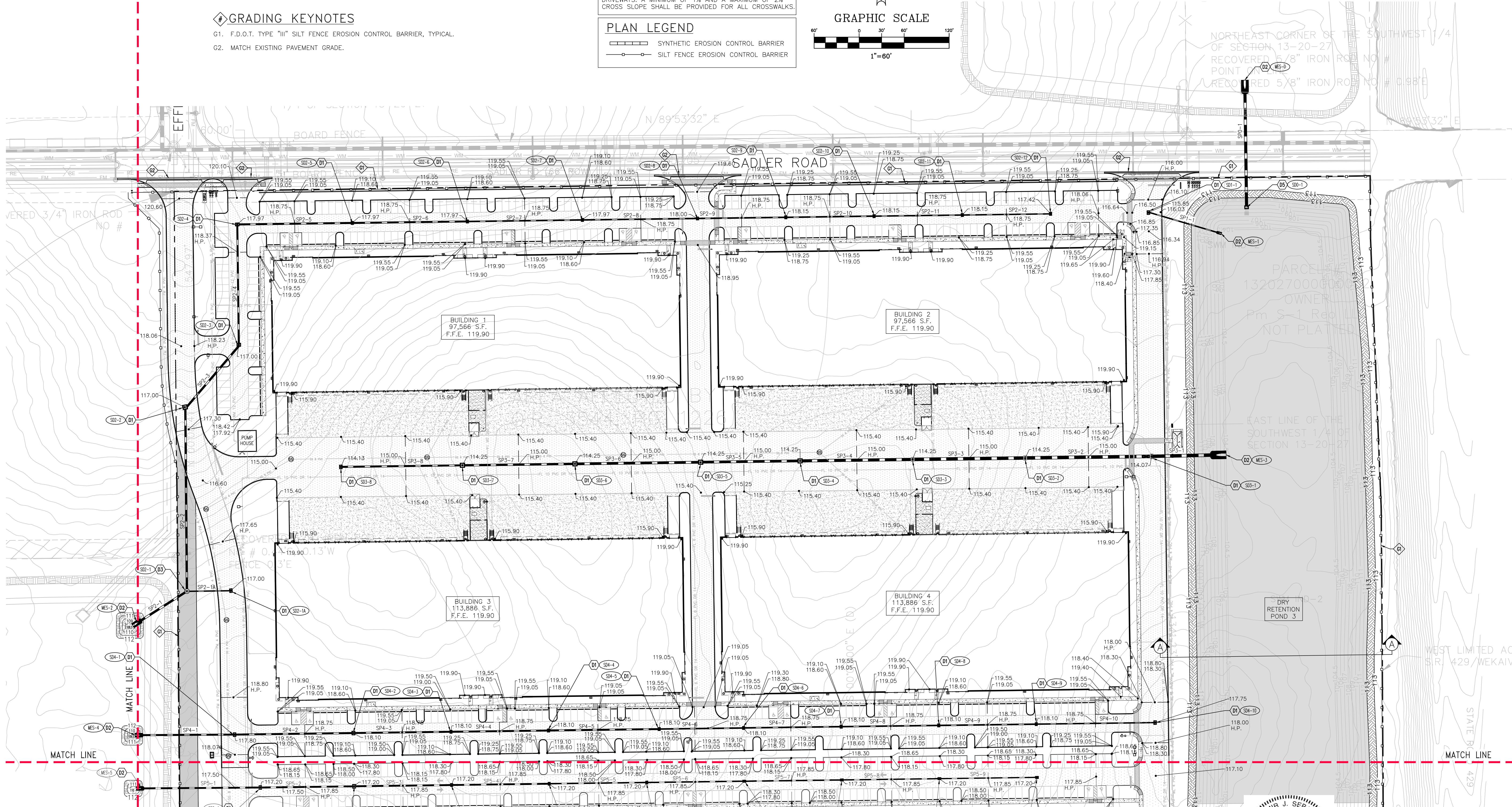


SITE NOTE:

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KEY MAP



01/31/2023	PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/02/2023	PHASING PLAN ADJUSTMENT	JT	SJS
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MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA

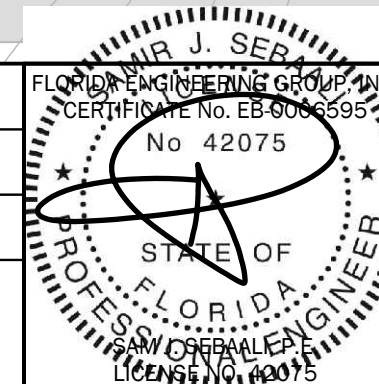


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PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE PLAN (1 OF 3)

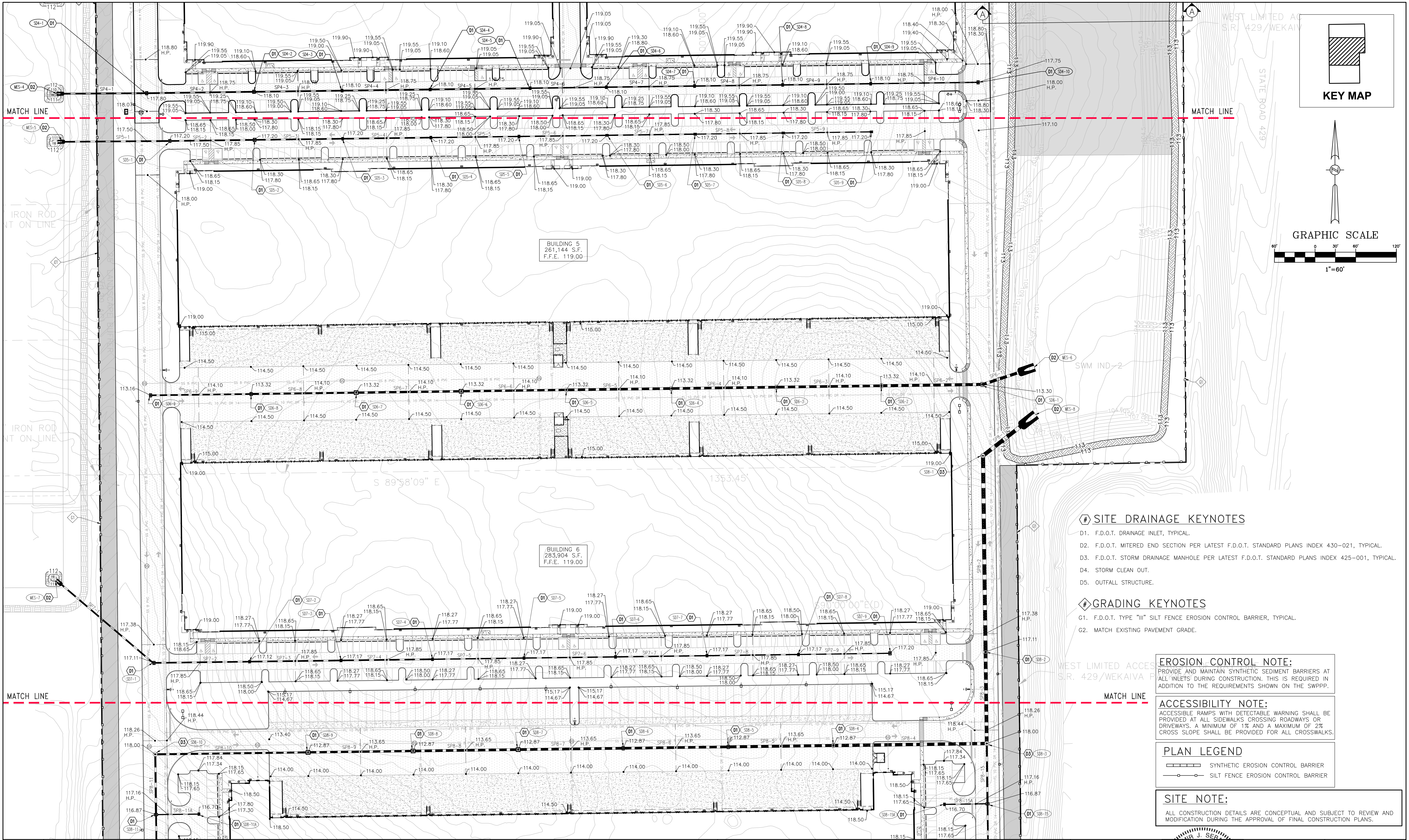
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. C-5A
SHEET 11 OF 26



8/24/2023

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SITE DRAINAGE KEYNOTES

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- D3. F.D.O.T. STORM DRAINAGE MANHOLE PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-001, TYPICAL.
- D4. STORM CLEAN OUT.
- D5. OUTFALL STRUCTURE.

GRADING KEYNOTES

- G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.
- G2. MATCH EXISTING PAVEMENT GRADE.

EROSION CONTROL NOTE:

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ACCESSIBLE RAMPS WITH DETECTABLE WARNING SHALL BE PROVIDED AT ALL SIDEWALKS CROSSING ROADWAYS OR DRIVEWAYS. A MINIMUM OF 1% AND A MAXIMUM OF 2% CROSS SLOPE SHALL BE PROVIDED FOR ALL CROSSWALKS.

PLAN LEGEND

- SYNTHETIC EROSION CONTROL BARRIER
- SILT FENCE EROSION CONTROL BARRIER

SITE NOTE:

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MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA

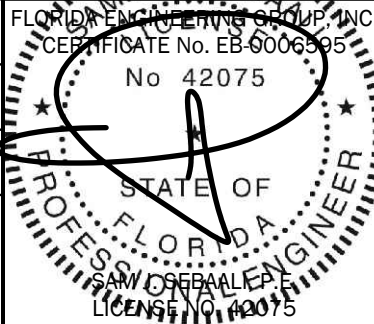


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PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE PLAN (2 OF 3)

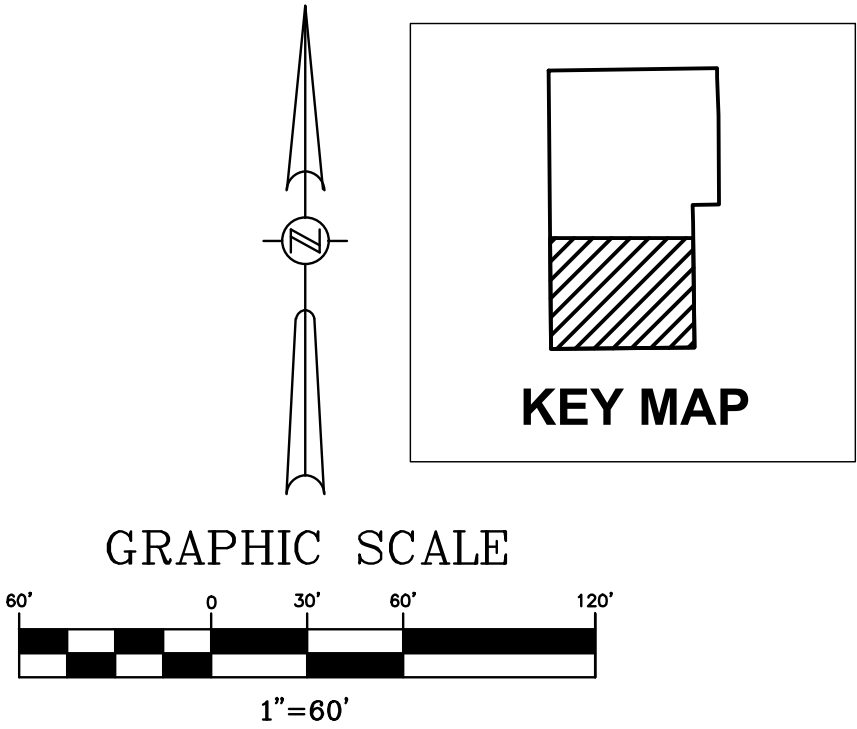
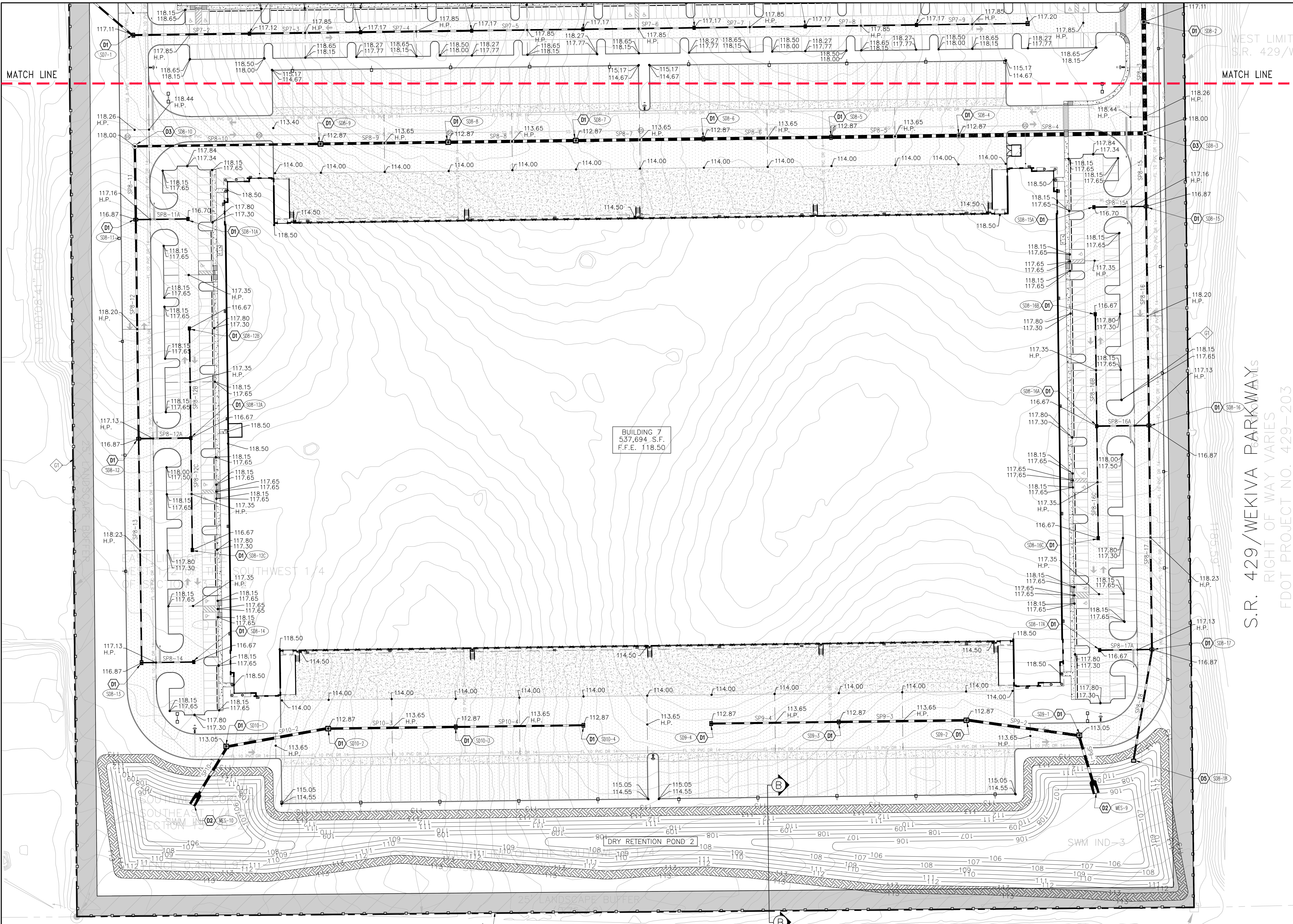
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 22-032	SCALE 1"=60'
DATE NOVEMBER 30, 2022	SHEET NO. C-5B
SHEET 12	OF 26



8/24/2023

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SITE DRAINAGE KEYNOTES

- D1. F.D.O.T. DRAINAGE INLET, TYPICAL.
- D2. F.D.O.T. MITERED END SECTION PER LATEST F.D.O.T. STANDARD PLANS INDEX 430-021, TYPICAL.
- D3. F.D.O.T. STORM DRAINAGE MANHOLE PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-001, TYPICAL.
- D4. STORM CLEAN OUT.
- D5. OUTFALL STRUCTURE.

GRADING KEYNOTES

- G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.
- G2. MATCH EXISTING PAVEMENT GRADE.

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.

ACCESSIBILITY NOTE:

ACCESSIBLE RAMPS WITH DETECTABLE WARNING SHALL BE PROVIDED AT ALL SIDEWALKS CROSSING ROADWAYS OR DRIVEWAYS. A MINIMUM OF 1% AND A MAXIMUM OF 2% CROSS SLOPE SHALL BE PROVIDED FOR ALL CROSSWALKS.

PLAN LEGEND

- SYNTHETIC EROSION CONTROL BARRIER
- SILT FENCE EROSION CONTROL BARRIER

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

PARCEL #
242027000000097
OWNER
JTD LAND
NOT PLATTED

POINT OF BEGINNING
RECOVERED 6X6 CONCRETE MONUMENT NO # (TOP
BROKEN) SOUTH 1/4 CORNER OF SECTION 13-20-27
FENCE 0.6'N, 0.2'W

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA



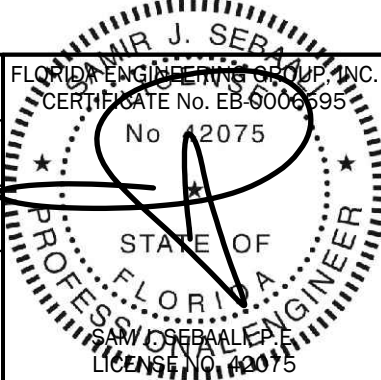
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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PRELIMINARY SITE PAVING, GRADING,
AND DRAINAGE PLAN (3 OF 3)

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

PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. C-5C
SHEET 13 OF 26



8/24/2023

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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 USE. JOINTS SHALL BE PREPARED BY FOLLOWING MANUFACTURER'S RECOMMENDATIONS PRIOR TO SEALING.

STORM DRAINAGE PIPE CHART				
DESIGNATION	PIPE		FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
	LENGTH (LINEAR FEET)	SIZE & TYPE*		
SP0-1	168	42" R.C.P.	MES-0	SD0-1

SP1-1	100	15" R.C.P.	MES-1	SD1-1
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SP2-1	83	30" R.C.P.	MES-2	SD2-1
SP2-1A	54	15" R.C.P.	SD2-1	SD2-1A
SP2-2	240	30" R.C.P.	SD2-1	SD2-2
SP2-3	107	30" R.C.P.	SD2-2	SD2-3
SP2-4	158	24" R.C.P.	SD2-3	SD2-4
SP2-5	151	24" R.C.P.	SD2-4	SD2-5
SP2-6	152	24" R.C.P.	SD2-5	SD2-6
SP2-7	152	18" R.C.P.	SD2-6	SD2-7
SP2-8	152	18" R.C.P.	SD2-7	SD2-8
SP2-9	116	18" R.C.P.	SD2-8	SD2-9
SP2-10	116	18" R.C.P.	SD2-9	SD2-10
SP2-11	116	15" R.C.P.	SD2-10	SD2-11
SP2-12	116	15" R.C.P.	SD2-11	SD2-12

SP3-1	98	48" R.C.P.	MES-3	SD3-1
SP3-2	166	48" R.C.P.	SD3-1	SD3-2
SP3-3	147	48" R.C.P.	SD3-2	SD3-3
SP3-4	146	42" R.C.P.	SD3-3	SD3-4
SP3-5	128	36" R.C.P.	SD3-4	SD3-5
SP3-6	163	36" R.C.P.	SD3-5	SD3-6
SP3-7	145	30" R.C.P.	SD3-6	SD3-7
SP3-8	158	24" R.C.P.	SD3-7	SD3-8

SP4-1	131	24" R.C.P.	MES-4	SD4-1
SP4-2	156	24" R.C.P.	SD4-1	SD4-2
SP4-3	128	24" R.C.P.	SD4-2	SD4-3
SP4-4	128	24" R.C.P.	SD4-3	SD4-4
SP4-5	146	24" R.C.P.	SD4-4	SD4-5
SP4-6	111	18" R.C.P.	SD4-5	SD4-6
SP4-7	128	18" R.C.P.	SD4-6	SD4-7
SP4-8	128	18" R.C.P.	SD4-7	SD4-8
SP4-9	128	18" R.C.P.	SD4-8	SD4-9
SP4-10	156	15" R.C.P.	SD4-9	SD4-10

SP5-1	164	24" R.C.P.	MES-5	SD5-1
SP5-2	122	24" R.C.P.	SD5-1	SD5-2
SP5-3	127	24" R.C.P.	SD5-2	SD5-3
SP5-4	128	24" R.C.P.	SD5-3	SD5-4
SP5-5	128	18" R.C.P.	SD5-4	SD5-5
SP5-6	127	18" R.C.P.	SD5-5	SD5-6
SP5-7	127	18" R.C.P.	SD5-6	SD5-7
SP5-8	127	15" R.C.P.	SD5-7	SD5-8
SP5-9	127	15" R.C.P.	SD5-8	SD5-9

SP6-1	81	48" R.C.P.	MES-6	SD6-1
SP6-2	146	48" R.C.P.	SD6-1	SD6-2
SP6-3	152	42" R.C.P.	SD6-2	SD6-3
SP6-4	152	42" R.C.P.	SD6-3	SD6-4
SP6-5	152	42" R.C.P.	SD6-4	SD6-5
SP6-6	151	36" R.C.P.	SD6-5	SD6-6
SP6-7	150	36" R.C.P.	SD6-6	SD6-7
SP6-8	151	30" R.C.P.	SD6-7	SD6-8
SP6-9	146	24" R.C.P.	SD6-8	SD6-9

STORM DRAINAGE PIPE CHART				
DESIGNATION	PIPE		FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
	LENGTH (LINEAR FEET)	SIZE & TYPE*		
SP7-1	188	24" R.C.P.	MES-7	SD7-1
SP7-2	139	24" R.C.P.	SD7-1	SD7-2
SP7-3	133	24" R.C.P.	SD7-2	SD7-3
SP7-4	133	24" R.C.P.	SD7-3	SD7-4
SP7-5	133	18" R.C.P.	SD7-4	SD7-5
SP7-6	133	18" R.C.P.	SD7-5	SD7-6
SP7-7	133	18" R.C.P.	SD7-6	SD7-7
SP7-8	133	18" R.C.P.	SD7-7	SD7-8
SP7-9	133	15" R.C.P.	SD7-8	SD7-9

SP8-1	96	66" R.C.P.	MES-8	SD8-1
SP8-2	287	66" R.C.P.	SD8-1	SD8-2
SP8-3	130	60" R.C.P.	SD8-2	SD8-3
SP8-4	222	54" R.C.P.	SD8-3	SD8-4
SP8-5	152	48" R.C.P.	SD8-4	SD8-5
SP8-6	152	42" R.C.P.	SD8-5	SD8-6
SP8-7	151	42" R.C.P.	SD8-6	SD8-7
SP8-8	150	42" R.C.P.	SD8-7	SD8-8
SP8-9	150	36" R.C.P.	SD8-8	SD8-9
SP8-10	220	30" R.C.P.	SD8-9	SD8-10
SP8-11	85	30" R.C.P.	SD8-10	SD8-11
SP8-11A	61	15" R.C.P.	SD8-11	SD8-11A
SP8-12	263	24" R.C.P.	SD7-11	SD8-12
SP8-12A	61	18" R.C.P.	SD8-12	SD8-12A
SP8-12B	130	15" R.C.P.	SD8-12A	SD8-12B
SP8-12C	133	15" R.C.P.	SD8-12A	SD8-12C
SP8-13	269	18" R.C.P.	SD8-12	SD8-13
SP8-14	61	15" R.C.P.	SD8-13	SD8-14
SP8-15	85	30" R.C.P.	SD8-3	SD8-15
SP8-15A	61	15" R.C.P.	SD8-15	SD8-15A
SP8-16	264	24" R.C.P.	SD8-15	SD8-16
SP8-16A	61	18" R.C.P.	SD8-16	SD8-16A
SP8-16B	133	15" R.C.P.	SD8-16A	SD8-16B
SP8-16C	133	15" R.C.P.	SD8-16A	SD8-16C
SP8-17	269	24" R.C.P.	SD8-16	SD8-17
SP8-17A	61	15" R.C.P.	SD8-17	SD8-17A
SP8-18	134	24" R.C.P.	SD8-17	SD8-18

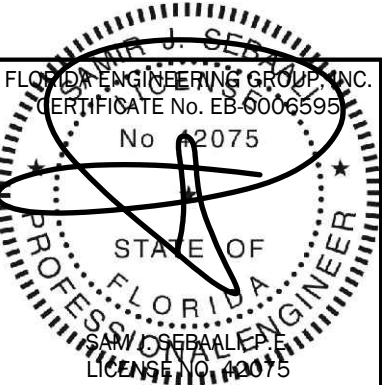
SP9-1	71	36" R.C.P.	MES-9	SD9-1
SP9-2	133	36" R.C.P.	SD9-1	SD9-2
SP9-3	151	30" R.C.P.	SD9-2	SD9-3
SP9-4	152	24" R.C.P.	SD9-3	SD9-4

SP10-1	80	36" R.C.P.	MES-10	SD10-1
SP10-2	120	36" R.C.P.	SD10-1	SD10-2
SP10-3	151	30" R.C.P.	SD10-2	SD10-3
SP10-4	152	24" R.C.P.	SD10-3	SD10-4

*NOTE: HP PIPES MAY BE USED IN LIEU OF RCP ON ALTERNATE SUBJECT TO AN ALTERNATE BID AND APPROVAL IF USE BY OWNER AND ENGINEER.

SITE NOTE:

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8/24/2023

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01/31/2023	PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/02/2023	PHASING PLAN ADJUSTMENT	JT	SJS
08/02/2023	WEST PARCEL ADJUSTMENT	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA



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PRELIMINARY SITE PAVING, GRADING,
AND DRAINAGE NOTES

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 22-032	SCALE NOTED
DATE NOVEMBER 30, 2022	SHEET NO. C-5D
SHEET 14	OF 26

WATER UTILITY KEYNOTES

- W1. CONNECT TO EXISTING WATER STUBOUT.
W2A. REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) WITH CHECK VALVE AND MONITORING METER FOR FIRE SERVICE. RPDA SHALL BE MONITORED IN ACCORDANCE WITH NFPA 72.
W2B. DOMESTIC WATER METER.
W2C. DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER.
W3A. FIRE DISTRIBUTION MAIN. SEE PLAN FOR LENGTH.
W3B. WATER LINE. SEE PLAN FOR LENGTH.
W3C. PUMPED FIRE LINE. SEE PLAN FOR LENGTH.
W4. BEND WITH RESTRAINED JOINTS TYPICAL, SEE PLAN FOR ANGLE.
W5. TEE, TYPICAL. SEE PLAN FOR SIZE.
W5A. DOUBLE TEE, TYPICAL. SEE PLAN FOR SIZE.
W6. REDUCER.
W7. CHECK VALVE.
W8. PUMP ROOM.
W9. FIRE DEPARTMENT CONNECTION (FDC).
W10. FIRE HYDRANT ASSEMBLY.
W11. IRRIGATION METER.
W12. IRRIGATION SERVICE REDUCED PRESSURE BACKFLOW PREVENTER.

◆ SANITARY SEWER UTILITY KEYNOTES

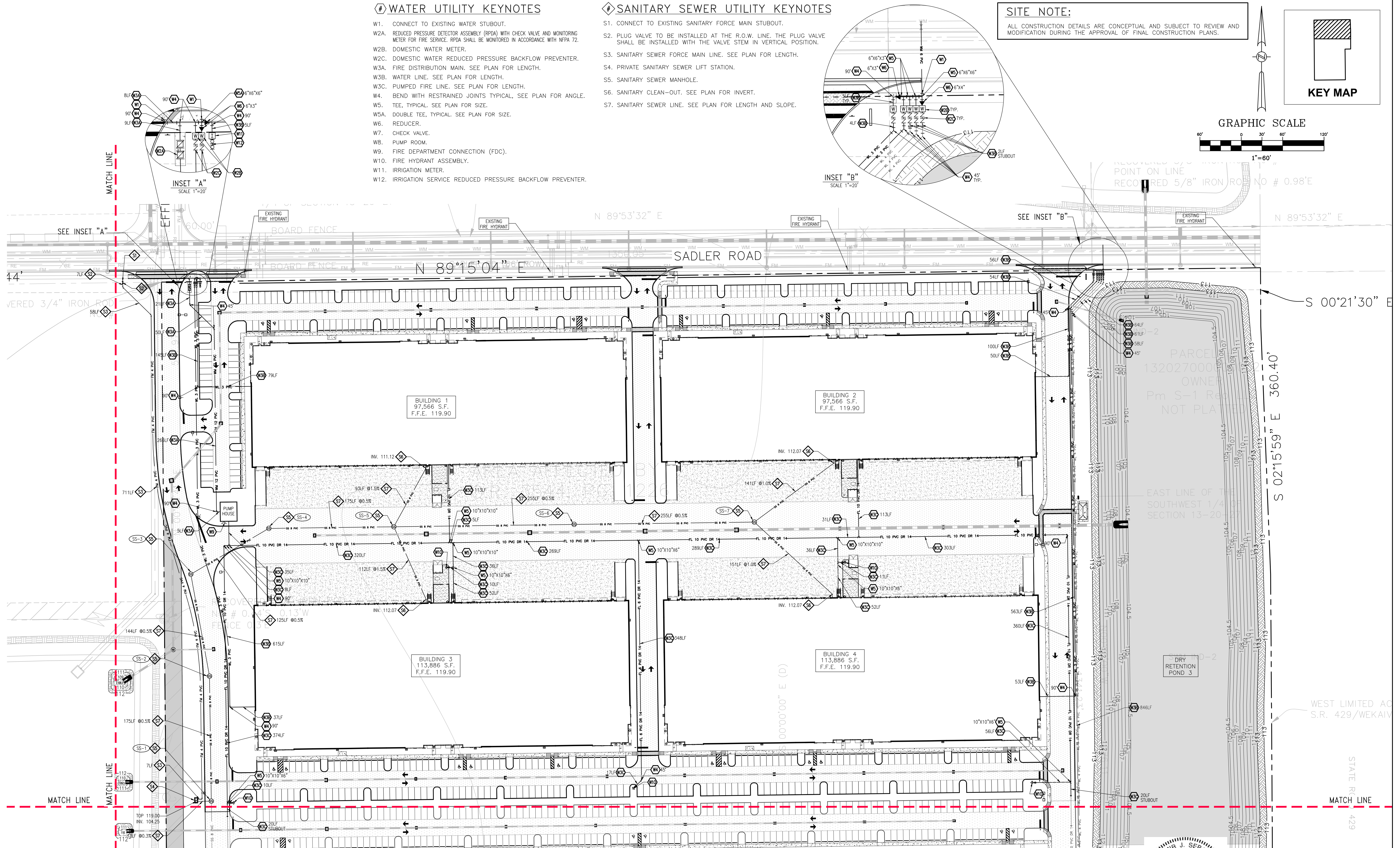
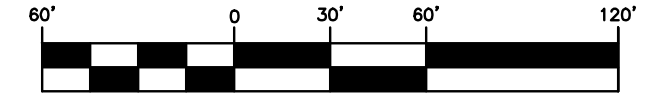
- S1. CONNECT TO EXISTING SANITARY FORCE MAIN STUBOUT.
S2. PLUG VALVE TO BE INSTALLED AT THE R.O.W. LINE. THE PLUG VALVE SHALL BE INSTALLED WITH THE VALVE STEM IN VERTICAL POSITION.
S3. SANITARY SEWER FORCE MAIN LINE. SEE PLAN FOR LENGTH.
S4. PRIVATE SANITARY SEWER LIFT STATION.
S5. SANITARY SEWER MANHOLE.
S6. SANITARY CLEAN-OUT. SEE PLAN FOR INVERT.
S7. SANITARY SEWER LINE. SEE PLAN FOR LENGTH AND SLOPE.

SITE NOTE:

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KEY MAP

GRAPHIC SCALE



01/31/2023	PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/02/2023	PHASING PLAN ADJUSTMENT	JT	SJS
08/02/2023	WEST PARCEL ADJUSTMENT	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA

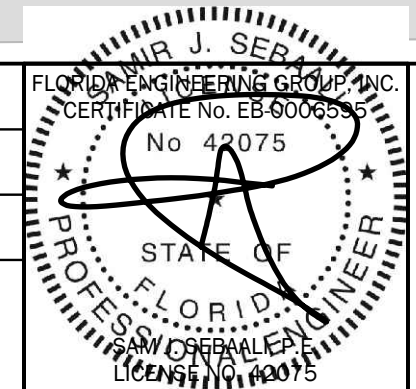


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PRELIMINARY SITE UTILITY PLAN (1 OF 3)

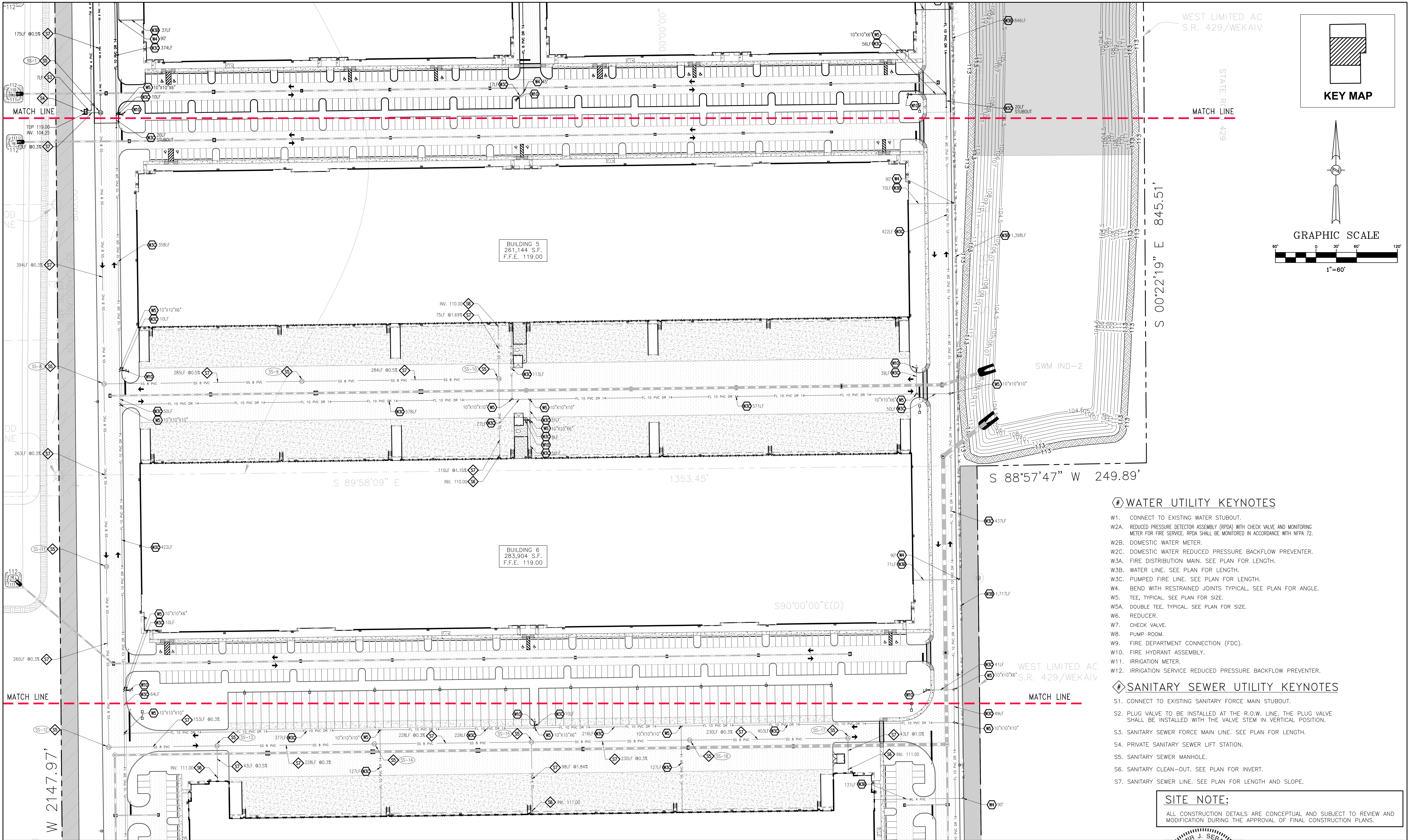
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SJS	JT	SJS	SJS

PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. C-6A
SHEET 15 OF 26



8/24/2023

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MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA



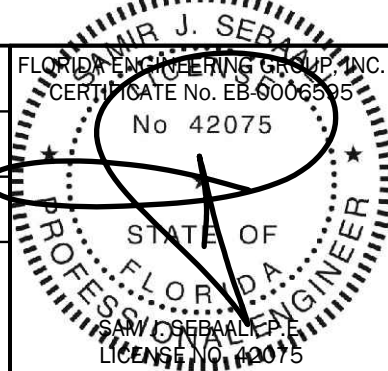
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PRELIMINARY SITE UTILITY PLAN (2 OF 3)

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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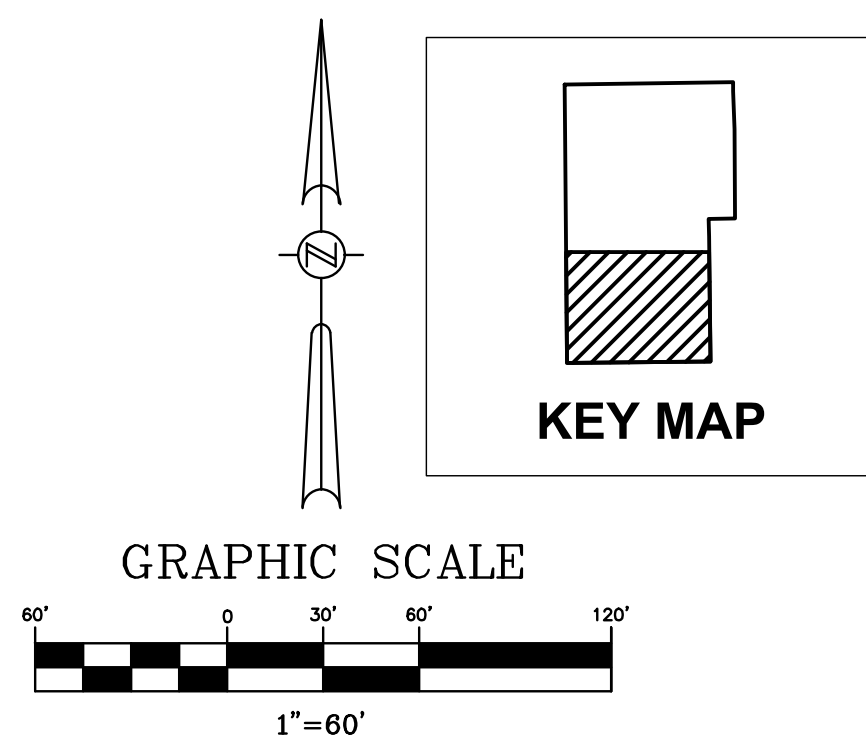
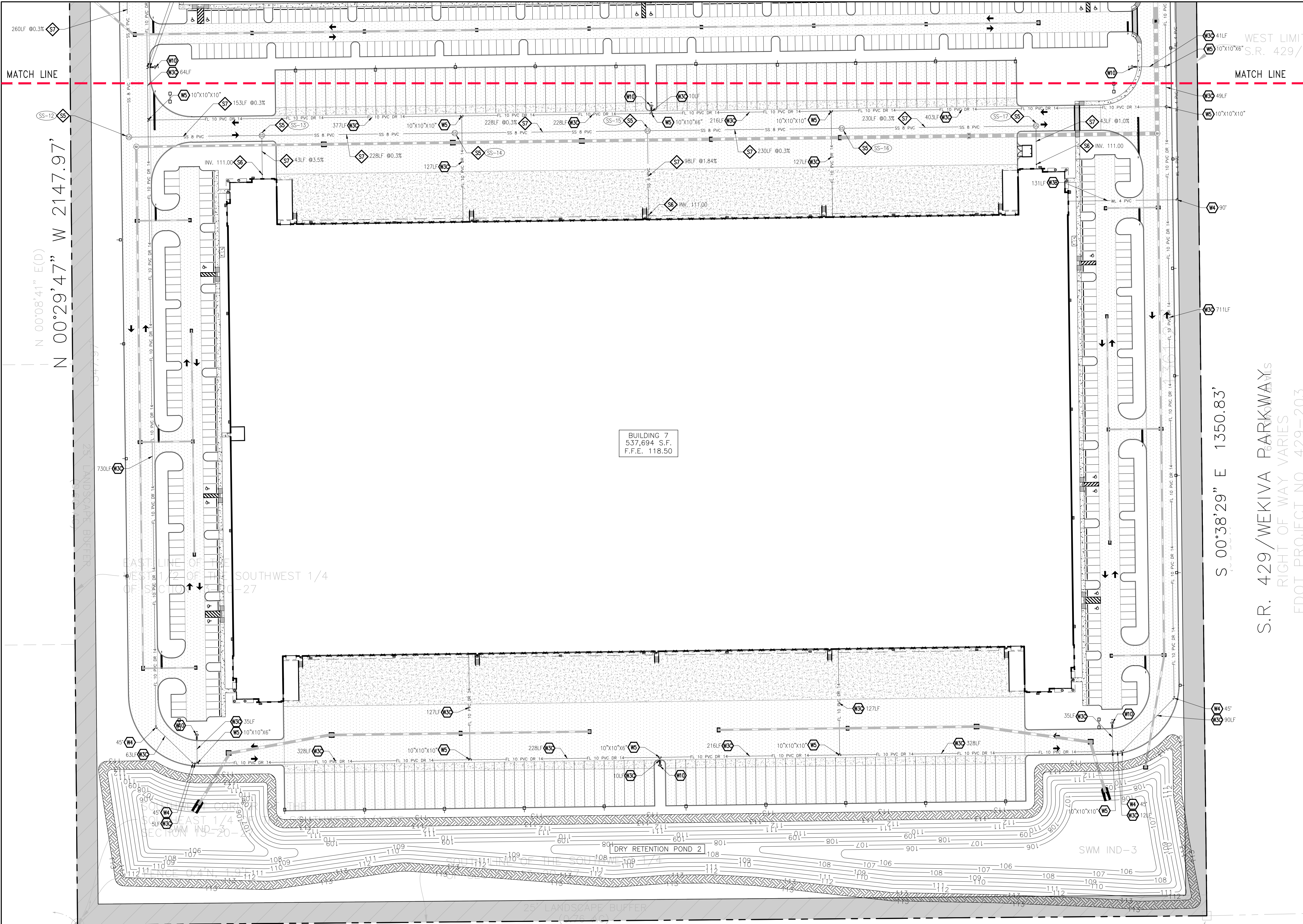
PROJECT NO. 22-032	SCALE 1"=60'
DATE NOVEMBER 30, 2022	SHEET NO. C-6B
	SHEET 16 OF 26

SITE NOTE:
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8/24/2023

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- WATER UTILITY KEYNOTES**
- W1. CONNECT TO EXISTING WATER STUBOUT.
 - W2A. REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) WITH CHECK VALVE AND MONITORING METER FOR FIRE SERVICE. RPDA SHALL BE MONITORED IN ACCORDANCE WITH NFPA 72.
 - W2B. DOMESTIC WATER METER.
 - W2C. DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER.
 - W3A. FIRE DISTRIBUTION MAIN. SEE PLAN FOR LENGTH.
 - W3B. WATER LINE. SEE PLAN FOR LENGTH.
 - W3C. PUMPED FIRE LINE. SEE PLAN FOR LENGTH.
 - W4. BEND WITH RESTRAINED JOINTS TYPICAL, SEE PLAN FOR ANGLE.
 - W5. TEE, TYPICAL. SEE PLAN FOR SIZE.
 - W5A. DOUBLE TEE, TYPICAL. SEE PLAN FOR SIZE.
 - W6. REDUCER.
 - W7. CHECK VALVE.
 - W8. PUMP ROOM.
 - W9. FIRE DEPARTMENT CONNECTION (FDC).
 - W10. FIRE HYDRANT ASSEMBLY.
 - W11. IRRIGATION METER.
 - W12. IRRIGATION SERVICE REDUCED PRESSURE BACKFLOW PREVENTER.
- SANITARY SEWER UTILITY KEYNOTES**
- S1. CONNECT TO EXISTING SANITARY FORCE MAIN STUBOUT.
 - S2. PLUG VALVE TO BE INSTALLED AT THE R.O.W. LINE. THE PLUG VALVE SHALL BE INSTALLED WITH THE VALVE STEM IN VERTICAL POSITION.
 - S3. SANITARY SEWER FORCE MAIN LINE. SEE PLAN FOR LENGTH.
 - S4. PRIVATE SANITARY SEWER LIFT STATION.
 - S5. SANITARY SEWER MANHOLE.
 - S6. SANITARY CLEAN-OUT. SEE PLAN FOR INVERT.
 - S7. SANITARY SEWER LINE. SEE PLAN FOR LENGTH AND SLOPE.

PARCEL # 2420270000000097
OWNER JTD LAND
NOT PLATTED

S 89°31'40" W 1356.86'

POINT OF BEGINNING
RECOVERED 6X6 CONCRETE MONUMENT NO # (TOP
BROKEN) SOUTH 1/4 CORNER OF SECTION 13-20-27
FENCE 0.6'N, 0.2'W

01/31/2023	PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/02/2023	PHASING PLAN ADJUSTMENT	JT	SJS
08/02/2023	WEST PARCEL ADJUSTMENT	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA



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

PRELIMINARY SITE UTILITY PLAN (3 OF 3)			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO.	22-032
SCALE	1"=60'
DATE	NOVEMBER 30, 2022
SHEET NO.	C-6C
SHEET 17	OF 26

SITE NOTE:

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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 OF ALL EXISTING UTILITIES @ CONNECTION POINTS AND IDENTIFY ANY CONFLICTS PRIOR TO 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 WATER SANITARY SEWER SERVICE SYSTEM SHALL MEET CITY OF APOPKA & FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

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.

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.

SANITARY SEWER STRUCTURE LEGEND

SS-1 SANITARY MANHOLE TOP ELEV. = 118.10 INV. ELEV. = 104.41 S INV. ELEV. = 104.39 N INV. ELEV. = 104.29 W	SS-2 SANITARY MANHOLE TOP ELEV. = 117.75 INV. ELEV. = 105.36 NW INV. ELEV. = 105.26 S	SS-3 SANITARY MANHOLE TOP ELEV. = 116.10 INV. ELEV. = 106.18 NE INV. ELEV. = 106.08 SE
SS-4 SANITARY MANHOLE TOP ELEV. = 114.80 INV. ELEV. = 106.90 E INV. ELEV. = 106.80 SW	SS-5 SANITARY MANHOLE TOP ELEV. = 114.50 INV. ELEV. = 110.39 SE INV. ELEV. = 109.72 NE INV. ELEV. = 107.87 E INV. ELEV. = 107.77 W	SS-6 SANITARY MANHOLE TOP ELEV. = 115.20 INV. ELEV. = 109.25 E INV. ELEV. = 109.15 W
SS-7 SANITARY MANHOLE TOP ELEV. = 114.70 INV. ELEV. = 110.66 NE INV. ELEV. = 110.62 SE INV. ELEV. = 110.52 W	SS-8 SANITARY MANHOLE TOP ELEV. = 113.40 INV. ELEV. = 105.69 E INV. ELEV. = 105.59 S INV. ELEV. = 105.59 N	SS-9 SANITARY MANHOLE TOP ELEV. = 113.70 INV. ELEV. = 107.21 E INV. ELEV. = 107.11 W
SS-10 SANITARY MANHOLE TOP ELEV. = 113.90 INV. ELEV. = 108.73 N INV. ELEV. = 108.73 S INV. ELEV. = 108.63 W	SS-11 SANITARY MANHOLE TOP ELEV. = 118.65 INV. ELEV. = 106.38 S INV. ELEV. = 106.38 N	SS-12 SANITARY MANHOLE TOP ELEV. = 118.20 INV. ELEV. = 107.26 E INV. ELEV. = 107.16 N
SS-13 SANITARY MANHOLE TOP ELEV. = 113.65 INV. ELEV. = 109.50 S INV. ELEV. = 107.72 E INV. ELEV. = 107.72 W	SS-14 SANITARY MANHOLE TOP ELEV. = 113.00 INV. ELEV. = 108.40 E INV. ELEV. = 108.40 W	SS-15 SANITARY MANHOLE TOP ELEV. = 113.75 INV. ELEV. = 109.20 S INV. ELEV. = 109.09 E INV. ELEV. = 109.09 W
SS-16 SANITARY MANHOLE TOP ELEV. = 113.00 INV. ELEV. = 109.78 E INV. ELEV. = 109.78 W	SS-17 SANITARY MANHOLE TOP ELEV. = 113.70 INV. ELEV. = 110.57 S INV. ELEV. = 110.47 W	

FIRE FLOW CALCULATIONS:

FIRE AREA CONSIDERED: WAREHOUSE
TYPE OF CONSTRUCTION: II-B
AUTOMATIC SPRINKLERS BUILDING: YES
TOTAL LARGEST FLOOR AREA: 537,694 S.F.
NUMBER OF STORIES: 1

FIRE FLOW REQUIRED: (NFPA ANNEX H) 8,000 G.P.M. (BUILDING WITHOUT FIRE SPRINKLER PROTECTION)
AUTOMATIC FIRE SPRINKLER CREDIT: 6,000 G.P.M. (75%)
FIRE FLOW NEEDED 2,000 G.P.M. (MINIMUM 2,000 G.P.M. FOR AN INDUSTRIAL PROJECT)

FIRE HYDRANTS REQUIRED: TWO (2) HYDRANTS (PER ANNEX I-TABLE I.3)
FIRE HYDRANTS PROVIDED: MORE THAN TWO (2) HYDRANTS ARE PROVIDED WITHIN 450 FT TRAVEL DISTANCE FROM ALL BUILDINGS.

FIRE NOTES

1. ROADWAYS ACCEPTABLE TO THE FIRE OFFICIAL AND ADEQUATE FIRE WATER SUPPLY SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. THE NUMBER AND PLACEMENT OF REQUIRED FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF NFPA (FFPC)
3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
4. PROJECT SHALL MEET CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.
5. BUILDINGS WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
6. BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.
7. WE WILL REQUIRE A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM, LESS THAN 20 FEET FROM A HYDRANT.
8. PROVIDE FIRE LANES AT EACH FDC LOCATION AND HYDRANT.
9. MUST PROVIDE A LOCK BOX NEAR THE FRONT DOOR AFD WILL PROVIDE THE INFORMATION.
10. MAY REQUIRE A FIRE PUMP DEPENDING ON CALCULATIONS.

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01/31/2023	1 PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/02/2023	2 PHASING PLAN ADJUSTMENT	JT	SJS
08/02/2023	3 WEST PARCEL ADJUSTMENT	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA



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PRELIMINARY SITE UTILITY NOTES

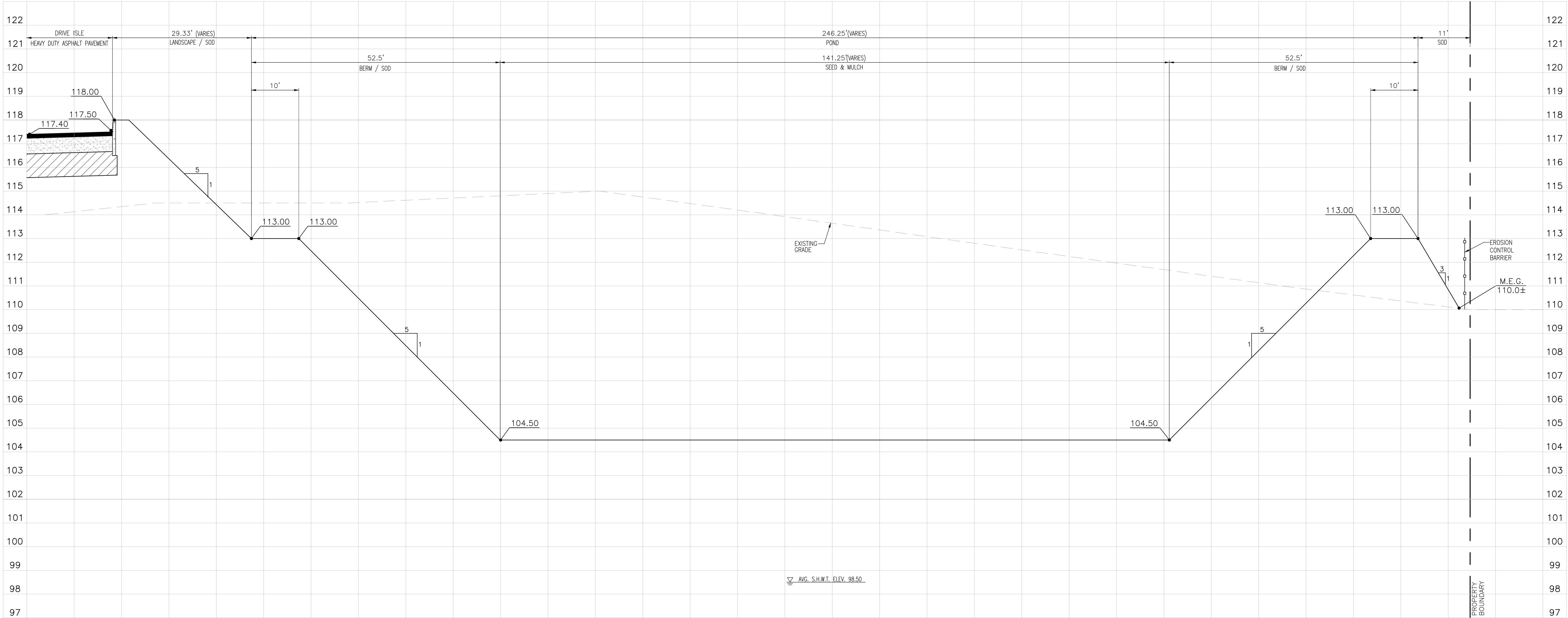
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. C-6D
SHEET 18 OF 26



8/24/2023

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SECTION A-A - POND 3

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05/02/2023	PHASING PLAN ADJUSTMENT	JT	SJS
08/02/2023	WEST PARCEL ADJUSTMENT	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA

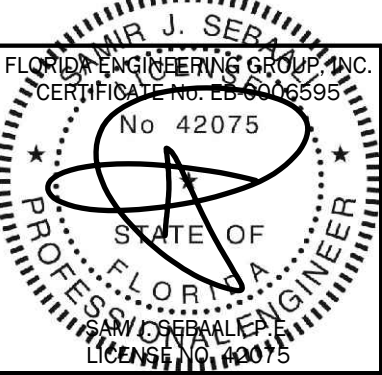


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CROSS SECTIONS (1 OF 2)

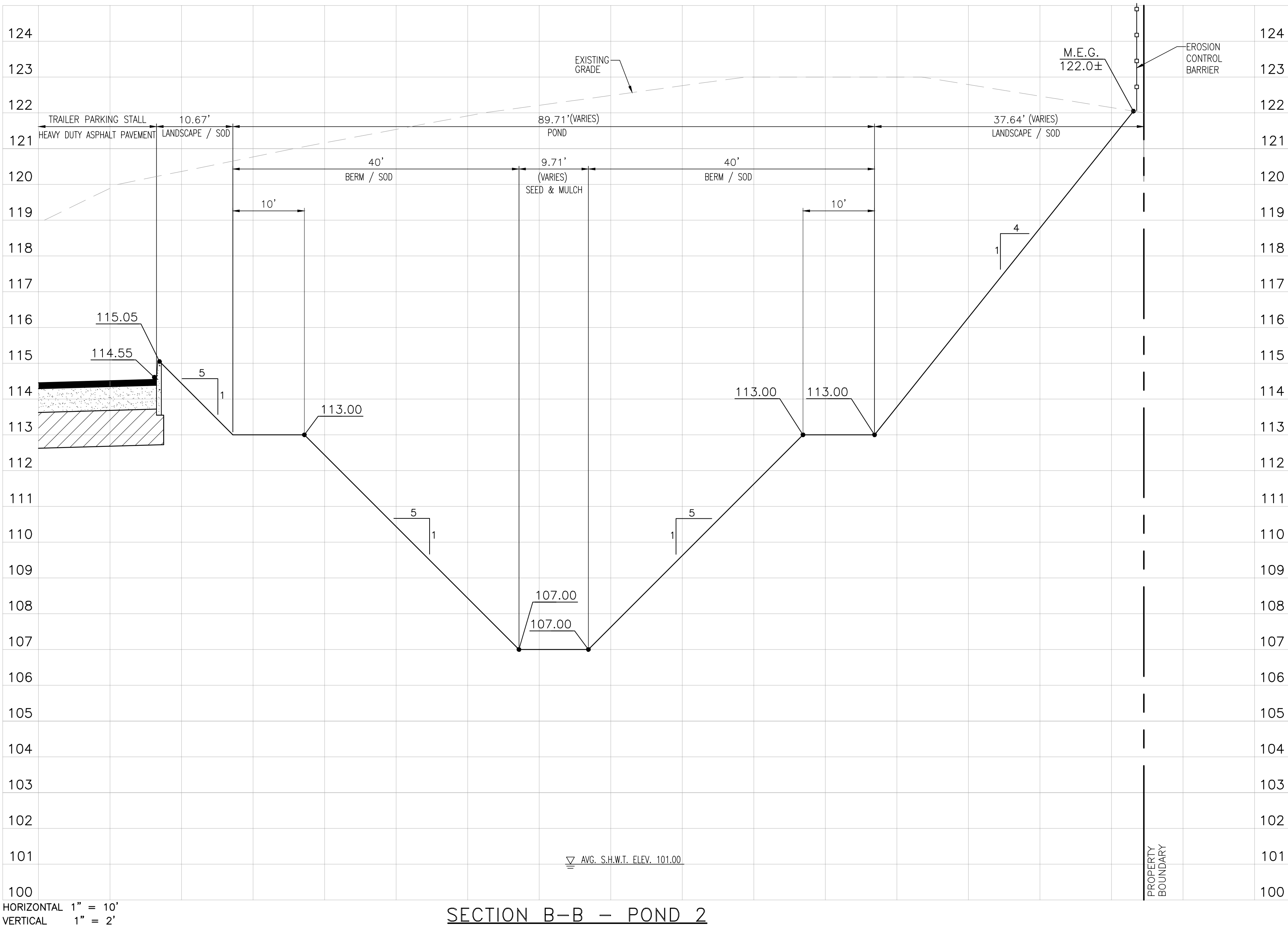
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. C-7A
SHEET 19 OF 26



8/24/2023

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08/02/2023	3 WEST PARCEL ADJUSTMENT	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA

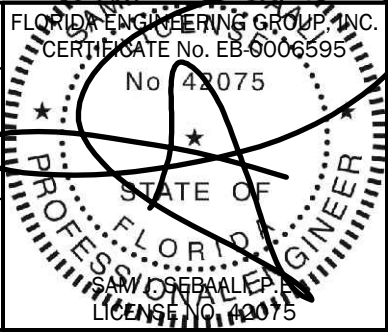


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CROSS SECTIONS (2 OF 2)

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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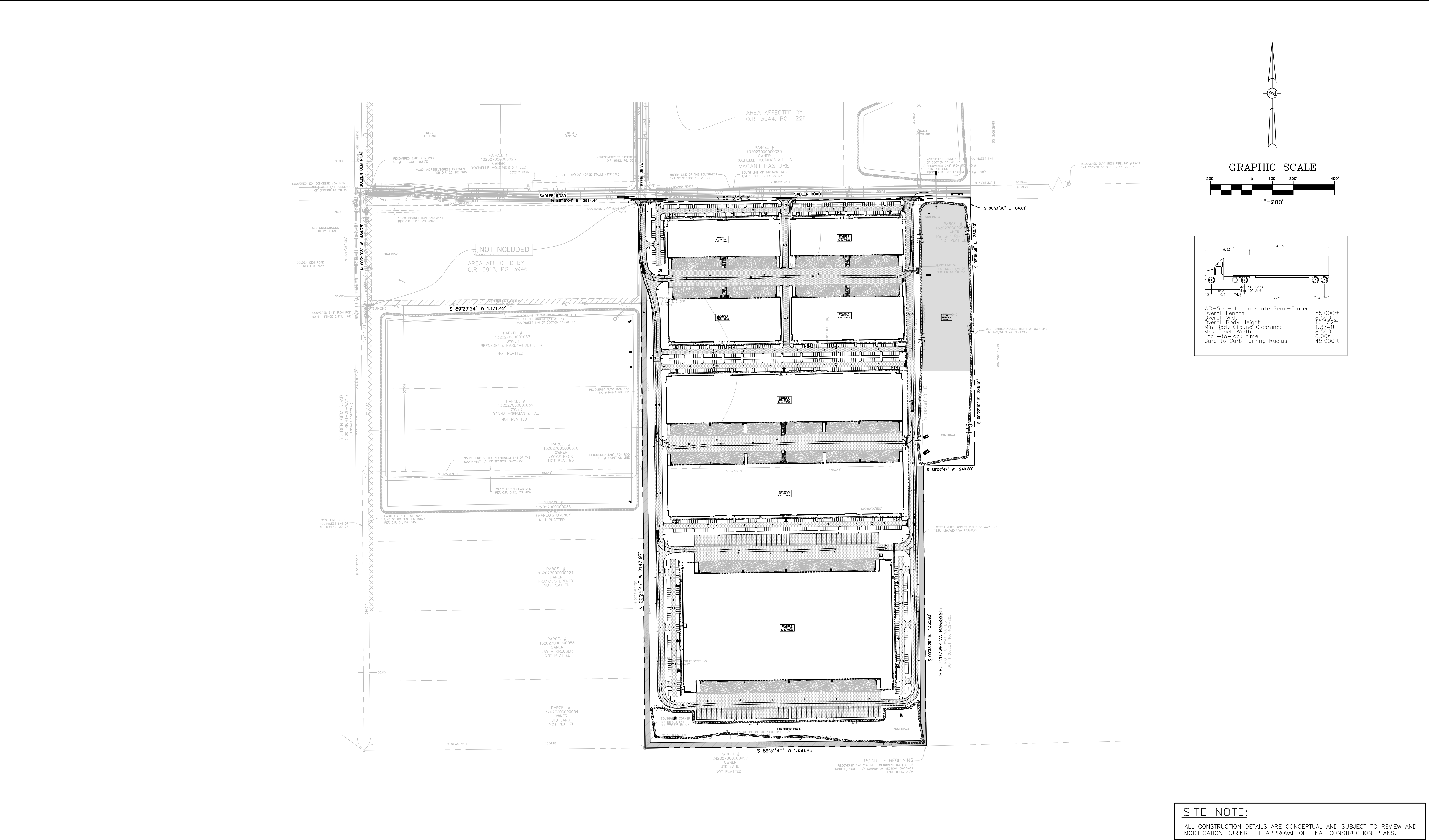
PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. C-7B
SHEET 20 OF 26



8/24/2023

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01/31/2023	PER CITY COMMENTS DATED 01/09/2023	JT	SJS
05/02/2023	PHASING PLAN ADJUSTMENT	JT	SJS
08/02/2023	WEST PARCEL ADJUSTMENT	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
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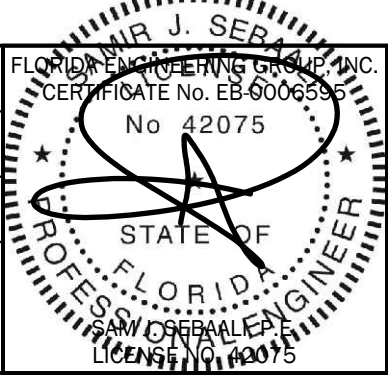
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FIRE TRUCK AND AUTOTURN PLAN
(2 OF 2)

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

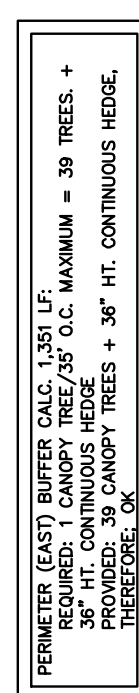
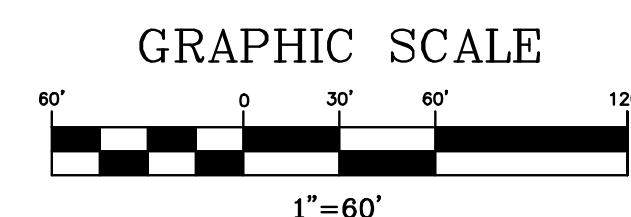
PROJECT NO.	22-032
SCALE	1"=200'
DATE	NOVEMBER 30, 2022
SHEET NO.	C-8B
SHEET 22	OF 26

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PROJECT NO.	22-032
SCALE	1"=60'
DATE	NOVEMBER 30, 2022
SHEET NO.	L-3
SHEET 24	OF 26

LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 DESIGNED HIGH WATER LINE.
6. 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.
7. GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
8. ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
9. 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.
10. 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.
11. IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE.

TREES TO BE REMOVED

POINT TABLE	
POINT NO.	DESCRIPTION
7985	OAK 22
7986	OAK 24
7987	OAK 19
7988	OAK 25
7989	OAK 14
7990	OAK 29
7991	OAK 14–12
7992	OAK 25
7993	OAK 25
7994	OAK 12
7995	OAK 12
7996	OAK 23
7998	OAK 23
7999	OAK 9–8
8000	OAK 11
8001	OAK 21
8002	OAK 32
8004	OAK 20

POINT TABLE	
POINT NO.	DESCRIPTION
8005	OAK 8
8006	OAK 11–9
8007	OAK 13–7
8008	OAK 7
8009	OAK 7
8010	OAK 9
8011	OAK 15
8012	OAK 15
8013	OAK 18
8014	OAK 7
8015	OAK 22
8016	OAK 10
8017	OAK 13
8018	OAK 16
8019	OAK 15
8020	OAK 21
8021	OAK 17
8022	OAK 15
8023	OAK 19
8024	OAK 15

POINT TABLE	
POINT NO.	DESCRIPTION
8025	OAK 17
8026	OAK 16
8027	OAK 19
8028	OAK 13
8029	OAK 19
8030	OAK 18
8031	OAK 18
8032	OAK 22
8033	OAK 17
8034	OAK 18
8035	OAK 18
8036	OAK 7
8037	OAK 18
8038	OAK 15
8039	OAK 21
8040	OAK 23
8041	OAK 15
8042	OAK 20
8043	OAK 11
8044	OAK 15

POINT TABLE	
POINT NO.	DESCRIPTION
8045	OAK 15
8046	OAK 15
8047	OAK 15
8048	OAK 23
8049	OAK 17
8050	OAK 13
8053	OAK 26
8054	OAK 9
8055	OAK 9
8059	OAK 20
8060	OAK 15
8061	OAK 18
8063	OAK 8

TOTAL TREES ON-SITE: 75

TREE MITIGATION TOTALS

SITE CLEARING AREA: 104.18 AC. (4,537,961 SF)

TOTAL TREES ON-SITE: 75
TOTAL TREES REMOVED: 75
TOTAL TREES RETAINED: 0

TOTAL INCHES ON-SITE: 1,212

TOTAL INCHES REMOVED: 1,212 (INCLUDES SPECIMEN TREES)
TOTAL INCHES RETAINED: 0
TOTAL SPECIMEN TREES REMOVED: 7 TREES (186 INCHES)
TOTAL SPECIMEN INCHES RETAINED: 0"

TOTAL INCHES REQUIRED: 225" (75 TREES AT 3" CALIPER)
TOTAL TREE INCHES TO BE PROVIDED: 541 CANOPY @ 3" +
125 U/S @ 2" = 1,871"
TREE INCHES TO BE MITIGATED THROUGH TREE FUND: 0"

PROPOSED TREE TOTALS

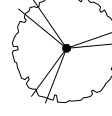
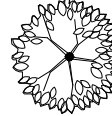
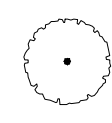
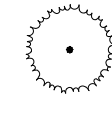
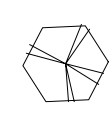
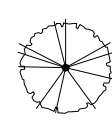
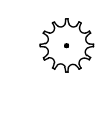
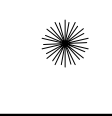
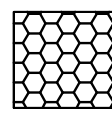
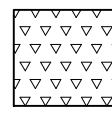
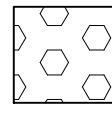
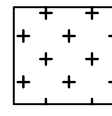
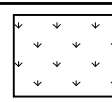
TOTAL TREES PROPOSED = 665

TOTAL TREES AT 3" CALIPER PROPOSED
541 = 1,623"

TOTAL TREES AT 2" CALIPER PROPOSED
124 = 248"

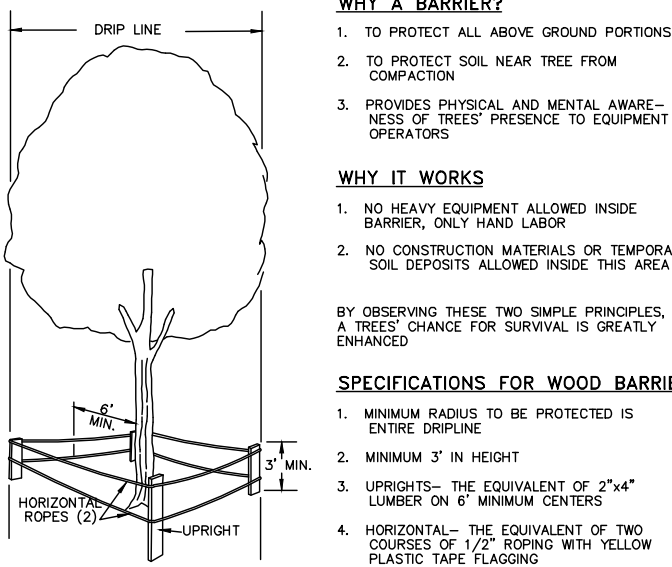
TOTAL CALIPER PROPOSED = 1,871"

FLORIDA NATIVE LANDSCAPE SCHEDULE

CANOPY TREES							
SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS	NATIVE
	QV	QUERCUS VIRGINIA 'HIGH RISE'	HIGH RISE LIVE OAK	8'-10' HT. 3" CAL.	221	SPECIMEN	Y
	QS	QUERCUS SHUMARDII	SHUMARD OAK	8'-10' HT. 3" CAL.	111	SPECIMEN	Y
	UA	ULMUS ALATA	WINGED ELM	8'-10' HT. 3" CAL.	79	SINGLE STRAIGHT TRUNK	Y
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8'-10' HT. 3" CAL.	54	SINGLE STRAIGHT TRUNK	Y
	MV	MAGNOLIA VIRGINIANA	BAY MAGNOLIA	8'-10' HT. 3" CAL.	34	SINGLE STRAIGHT TRUNK	Y
	AR	ACER RUBRUM	RED MAPLE	8'-10' HT. 3" CAL. 15 GAL.	42	SINGLE STRAIGHT TRUNK	Y
TOTAL CANOPY TREES					541		
UNDERSTORY TREES							
	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	10'- HT. 2" CAL. 15 GAL.	40	MULTI TRUNK 3-5 TRUNKS MIN.	Y
	IA	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	7' HT. 2" CAL. 15 GAL.	84	SINGLE STRAIGHT TRUNK	
TOTAL UNDERSTORY TREES					124		
SHRUBS							
	VB	VIBURNUM ODORATISSIMUM	VIBURNUM	30" HT. 36" O.C.	2,646		Y
	HP	HAMELIA PATENS	FIREBUSH	3 GAL., 24"-30" 36" O.C.	X		Y
	MU	MUHLENBERGIA	RED MUHLY GRASS	3 GAL., 24"-30" 36" O.C.	X		Y
	PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 24"-30" 36" O.C.	X		Y
GROUND COVER							
	RI	RAPHIOLEPIS INDICA ALBA	INDIAN HAWTHORN	3 GAL. 18"x18" 30" O.C.	X		Y
	ZP	ZAMIA PUMILA	COONTIE	3 GAL. 18" O.C.	X		Y
	IV	ILEX VOMITORIA	SHELLINGS DWARF	3 GAL. 12"x15" 24" O.C.	X		Y
	HE	HEMEROCALLIS SPP.	DAYLILY	1 GAL. 12" O.C.	X		
SOD/MISC.							
	SOD	BAHIA HYBRID	*NO MORE THAN 60% OF ALL LANDSCAPE AREA CAN BE SOD. QTY. BY CONTRACTOR				

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.



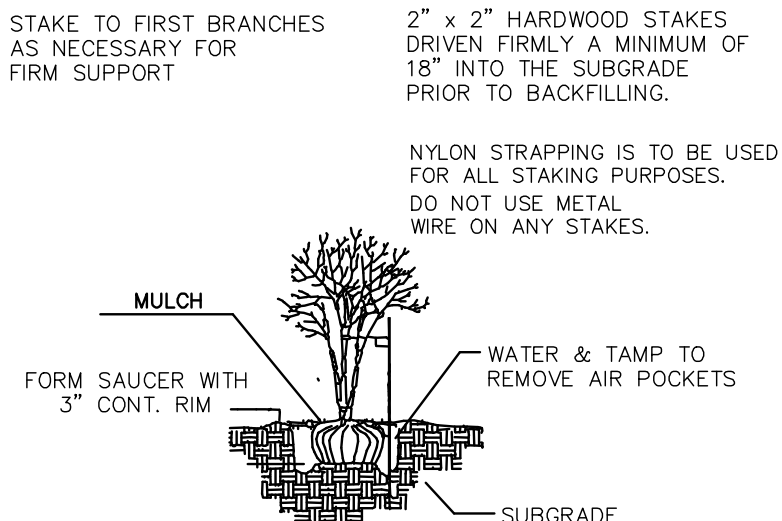
NOTE:
BARRIER MUST BE ERRECTED PRIOR TO CONSTRUCTION

TREE PROTECTION MEASURES



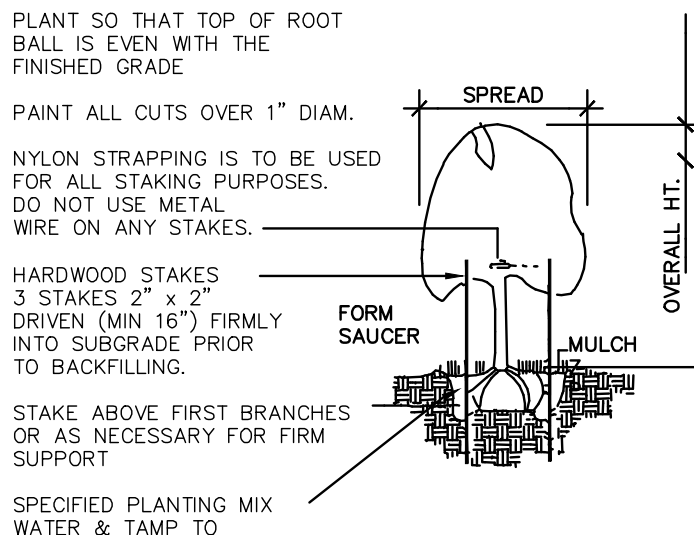
SPECIFIED PLANTING MIX
WATER & TAMP TO REMOVE AIR POCKETS

SHRUB PLANTING



SEE GENERAL NOTES ON SOIL PREPARATION

MULTI-TRUNK TREE STAKES



TREE PLANTING VERTICAL STAKES

MAJOR DEVELOPMENT PLAN
KELLY INDUSTRIAL PARK
APOPKA, FLORIDA



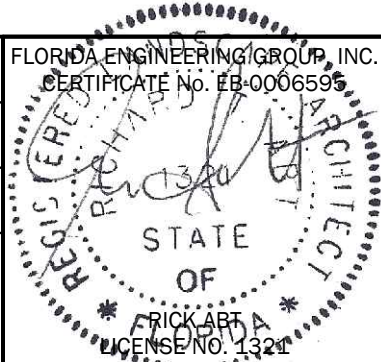
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

LANDSCAPE NOTES

DESIGNED BY RTA	DRAWN BY SMH	CHECKED BY RTA	APPROVED BY RTA
--------------------	-----------------	-------------------	--------------------

PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. L-5
SHEET 26 OF 26



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY FEG AIT ON NOVEMBER 30, 2022 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.

PROPERTY BOUNDARY INFORMATION

PROPERTY BOUNDARY:	BEARING:	LENGTH:
PB1	S 89°28'44" E	104.91'
PB2	S 89°51'34" E	145.62'
PB3	S 00°22'15" W	399.86'
PB4	N 89°44'52" W	259.33'
PB5	N 01°37'55" E	400.20'

CONSTRUCTION PHASING

SINGLE PHASE

DRAINAGE OPENINGS IN RETAINING WALL

NUMBER:	TYPE OF OPENING:	INVERT:	HEIGHT:	LENGTH:
DO-1	RECTANGLE	148.00'	3.00'	12.00'
DO-2	RECTANGLE	148.00'	2.00'	6.00'

DRAINAGE AND GENERAL NOTES

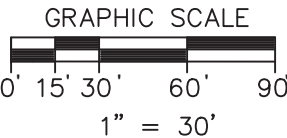
- ALL PIPING IS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS.
- ALL CONCRETE STRUCTURES MANUFACTURED BY MACK CONCRETE.
- VEHICLE PARKING IS PROHIBITED ON THE SPINE ROADS (SOUTH HAWTHORNE AVE & 4TH STREET).
- CONTRACTOR TO GRADE SOILS SO THAT THE ELEVATIONS ARE 0.10' BELOW IMMEDIATE ADJACENT SIDEWALK.
- ALL CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AT 2.00% MAXIMUM SLOPE PER THE ADA.
- THE BUILDING AND ALL PROPOSED INFRASTRUCTURES, E.G., PAVEMENT, DRAINAGE, SIDEWALKS, SANITARY COLLECTION, POTABLE WATER AND FIRE PROTECTION, ETC. WILL BE CONSTRUCTED IN SINGLE PHASE.
- NO OUTSIDE STORAGE OR MAINTENANCE.
- INTENDED USE: MIXED USE DEVELOPMENT.
- DIRECTIONAL ARROWS PER FDOT STANDARD INDEX 17346 (LATEST EDITION).

SURVEY NOTES:

- THIS PLAN INDICATES THE LOCATION OF THE PROPERTY BOUNDARY, AS PROVIDED BY NIETO WHITTAKER, LLC, A FLORIDA LICENSED LAND SURVEYING COMPANY.
- THE ENGINEER OF RECORD DOES NOT CERTIFY TO THE CORRECTNESS OF THE BOUNDARY, WHICH HAS BEEN PROVIDED FOR INFORMATIONAL AND CIVIL ENGINEERING DESIGN PURPOSES ONLY.

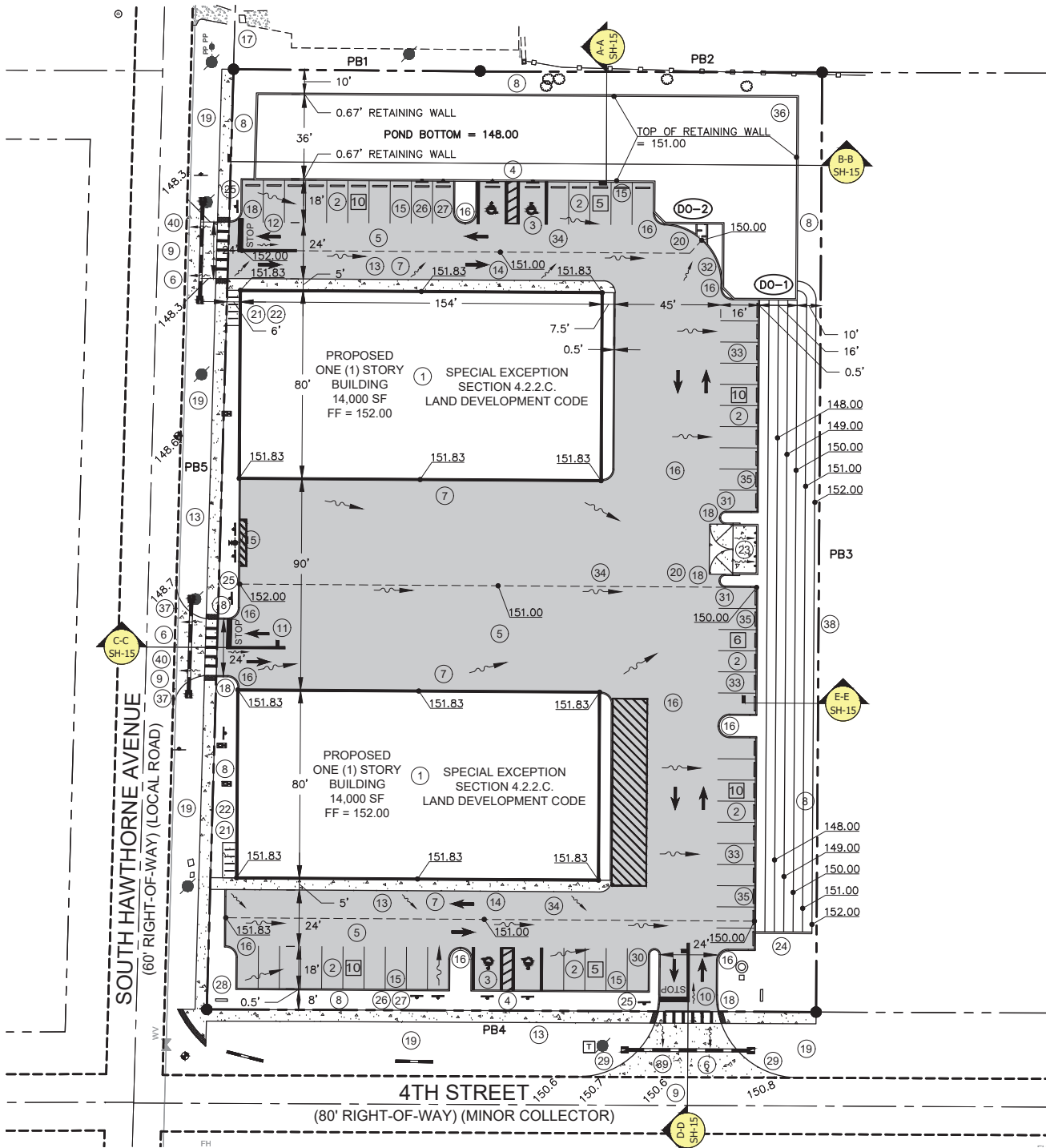
SITE DATA TABLE

CURRENT ZONING:	MU-D	FLOOR AREA RATIO ALLOWED:	= 0.25	PARKING REQUIREMENTS:	2 SPACES PER 1,000 SF OF WAREHOUSE AREA 1 SPACE PER 250 SF OFFICE AREA
FUTURE LAND USE:	COM (SPECIAL EXCEPTION) (LDC SECTION 4.2.2.C)	FLOOR AREA RATIO PROVIDED:	= 0.23		
BUILDING SETBACK:	FRONT = N/A (FACING SOUTH HAWTHORNE AVE.) N SIDE = N/A S SIDE = N/A (FACING 4TH STREET) REAR = N/A	INDIVIDUAL BUILDING INFORMATION:	TOTAL SQUARE FOOTAGE = 12,320 SF MAX. BUILDING HEIGHT = 75 FT ACTUAL BUILDING HEIGHT = 36 FT	PARKING PROVIDED:	2 SPACES X (24,640 SF/1,000 SF) = 50 SPACES 1 SPACE X (0,000 SF/250 SF) = 00 SPACES TOTAL SPACES REQUIRED = 50
LANDSCAPE BUFFER:	FRONT = N/A (FACING SOUTH HAWTHORNE AVE.) N SIDE = N/A S SIDE = N/A (FACING 4TH STREET) REAR = N/A	PROPOSED CONDITIONS:	IMPERVIOUS (BUILDINGS) = 24,640 SF = 0.566 AC (23.28%) IMPERVIOUS (DRIVEWAYS) = 47,424 SF = 1.089 AC (44.80%) PERVIOUS = 33,787 SF = 0.775 AC (31.92%) TOTAL = 105,851 SF = 2.430 AC (100.00%)	PARCEL ID NUMBERS:	09-21-28-0196-10-250



CONSTRUCTION NOTES:

- CONSTRUCT ONE (1) STORY BUILDING. SEE ARCHITECTURAL PLANS FOR DOOR AND WINDOW LOCATIONS PLUS DIMENSIONS.
- STRIPE THE PROPOSED REGULAR PARKING SPACES PER THE MANUAL ENTITLED "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- STRIPE AND SIGN THE PROPOSED HANDICAPPED PARKING SPACES PER THE DOCUMENTS ENTITLED "AMERICANS WITH DISABILITIES ACT" (A.D.A. & THE MUTCD).
- INSTALL FTP-25 STANDARD HANDICAPPED PARKING SIGNS PER FDOT STANDARD INDEX (LATEST EDITION). PROVIDE A SIGN THAT SAYS SPACE IS "VAN ACCESSIBLE" PER LDC SEC. 5.1.5.
- CONSTRUCT 1 1/2" ASPHALTIC CONCRETE SURFACE (TYPE S-III), 6" LIMEROCK AND 12" STABILIZED SUBBASE.
- RIGHT-OF-WAY: CONSTRUCT 6" REINFORCED CONCRETE WITH 6" X 6", 10X10 WWF OR FIBERMESH, 12" STABILIZED SUBBASE. (REFER TO PLAN SHEETS 13 FOR CONSTRUCTION DETAILS.)
- INSTALL DOWNSPOUT TO BE TIED INTO STORMWATER DRAINAGE SYSTEM (SEE PLAN SHEET 13).
- ALL GREEN AREAS TO BE SODDED AND/OR LANDSCAPED.
- MATCH EDGE OF EXISTING PAVEMENT WITH SAW CUT.
- CONSTRUCT 12.50 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 16.85 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 13.84 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 5' WIDE CONCRETE SIDEWALK AT 2.00% MAXIMUM GRADE. (SEE PLAN SHEET 12) (DRAIN AWAY FROM BUILDING).
- SIDEWALK ELEVATION FLUSH WITH PAVEMENT.
- CONSTRUCT STANDARD FDOT TYPE "D" CURB PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 300, LATEST EDITION.
- ALL CURB RADII ARE 4'-6" AS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING DRAINAGE STRUCTURE. CONTRACTOR TO VERIFY RIM ELEVATION.
- 3' CONCRETE CURB TAPER.
- REPLACE EXISTING SOD EQUAL TO OR BETTER THAN ORIGINAL CONDITION.
- CONTRACTOR TO ENSURE POSITIVE FLOW TO FLUME.
- CONCRETE BIKE RACK PAD ELEVATION FLUSH WITH SIDEWALK.
- CONSTRUCT 6' WIDE CONCRETE BIKE RACK PAD WITH FOUR (4) BIKE RACKS (DRAIN AWAY FROM BUILDING).
- DUMPSTER ENCLOSURE (SEE PLAN SHEET 8). 21'-4" X 10'-0" X 6" THICK CONCRETE PAD (SEE PLAN SHEET 13).
- CONSTRUCT DRAINAGE CONTROL STRUCTURE (SEE PLAN SHEET 13).
- CONTRACTOR TO INSTALL STOP SIGN.
- TWO (2) ELECTRIC CAR PARKING ONLY SIGNS.
- TWO (2) ELECTRIC CAR CHARGING STATIONS.
- MONUMENT SIGN: 5'-0" X 3'-0" (SEE PLAN SHEET 13).
- CONSTRUCT 35' RADIUS.
- CONSTRUCT 2' RADIUS MEASURED FROM INSIDE FACE OF CURB.
- CONSTRUCT 2'-3" RADIUS MEASURED FROM INSIDE FACE OF CURB.
- CONSTRUCT 25' RADIUS MEASURED FROM INSIDE FACE OF CURB.
- CONTRACTOR TO ENSURE POSITIVE FLOW TO SWALE.
- DRAINAGE VALLEY
- CONSTRUCT FLUSH CURB (SEE PLAN SHEET 13).
- 4' HIGH RETAINING WALL (TRINITY SYSTEM) WITH 4' HIGH BLACK CHAIN LINK FENCE.
- CONSTRUCT 15' RADIUS.
- CONSTRUCT 2' WIDE BERM.
- CONSTRUCT 57 LF OF 18" HDPE DRAINAGE PIPE WITH MITERED END SECTIONS AT FINISHED GRADE.
- CONSTRUCT 45 LF OF 18" HDPE DRAINAGE PIPE WITH MITERED END SECTIONS AT FINISHED GRADE.



SITE DEVELOPMENT PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 08/18/23

NO.	REVISION/ISSUE	DATE

SITE DEVELOPMENT PLAN

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703



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Date: 2023.08.23 17:30:14 -04'00'
Adobe Acrobat version: 2023.003.20269

ENGINEER OF RECORD

KEN EHLERS, P.E.

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

PROJECT NAME

MICHAEL R. COOPER
CONSTRUCTION
COMPANY, INC.

BUSINESS CENTER

DWG
SHEETS 1-18
DATE
MARCH 31, 2023
SCALE
AS SHOWN

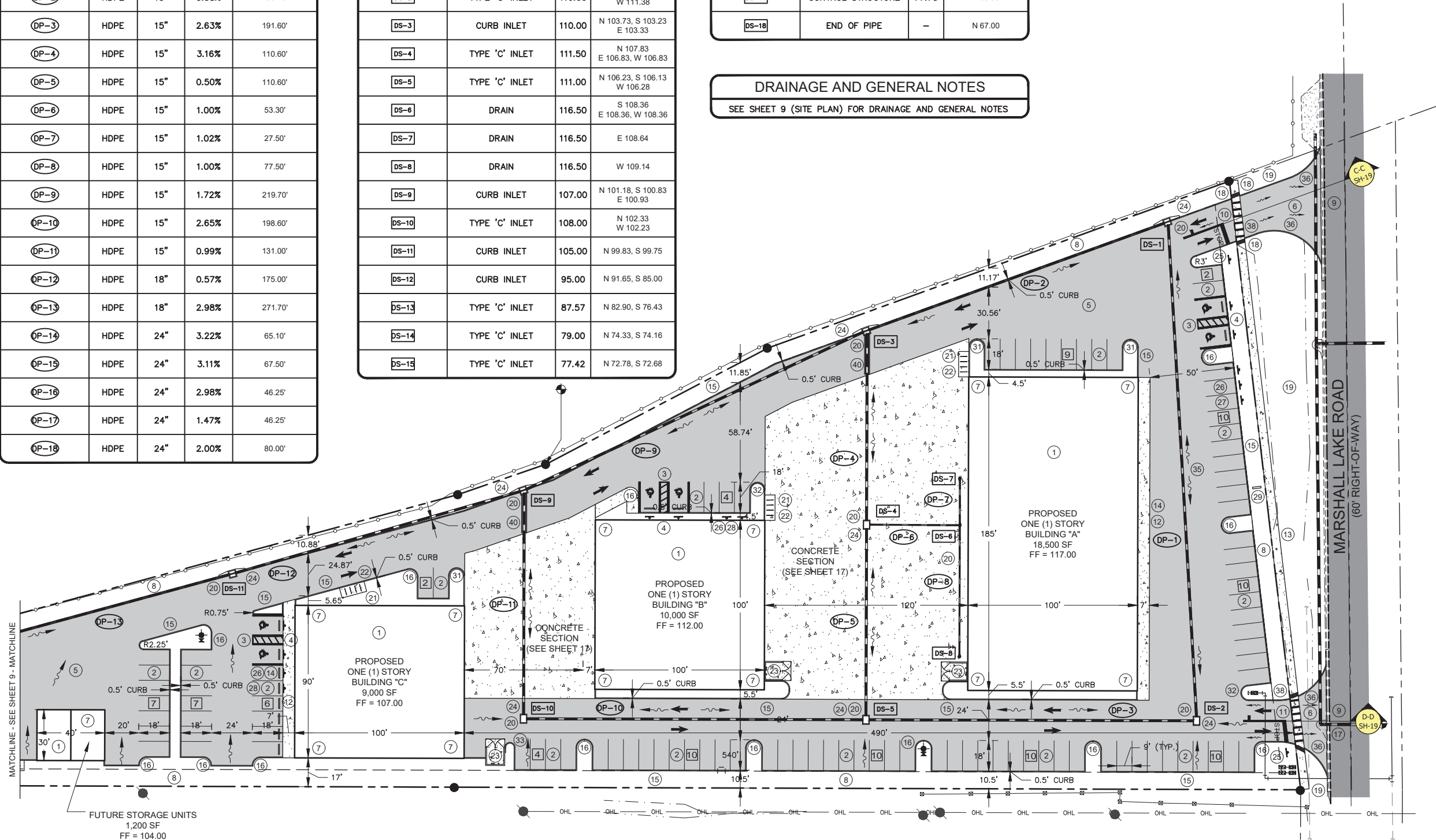
SHEET
6

DRAINAGE PIPE TABLE				
NUMBER:	TYPE:	SIZE: (ADS)	GRADE:	LENGTH:
DP-1	HDPE	15"	0.44%	291.00'
DP-2	HDPE	15"	3.38%	185.40'
DP-3	HDPE	15"	2.63%	191.60'
DP-4	HDPE	15"	3.16%	110.60'
DP-5	HDPE	15"	0.50%	110.60'
DP-6	HDPE	15"	1.00%	53.30'
DP-7	HDPE	15"	1.02%	27.50'
DP-8	HDPE	15"	1.00%	77.50'
DP-9	HDPE	15"	1.72%	219.70'
DP-10	HDPE	15"	2.65%	198.60'
DP-11	HDPE	15"	0.99%	131.00'
DP-12	HDPE	18"	0.57%	175.00'
DP-13	HDPE	18"	2.98%	271.70'
DP-14	HDPE	24"	3.22%	65.10'
DP-15	HDPE	24"	3.11%	67.50'
DP-16	HDPE	24"	2.98%	46.25'
DP-17	HDPE	24"	1.47%	46.25'
DP-18	HDPE	24"	2.00%	80.00'

DRAINAGE STRUCTURE TABLE			
NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-1	CURB INLET	114.50	S 110.00 E 110.10
DS-2	TYPE 'C' INLET	116.00	S 111.28 W 111.38
DS-3	CURB INLET	110.00	N 103.73, S 103.23 E 103.33
DS-4	TYPE 'C' INLET	111.50	N 107.83 E 106.83, W 106.83
DS-5	TYPE 'C' INLET	111.00	N 106.23, S 106.13 W 106.28
DS-6	DRAIN	116.50	S 108.36 E 108.36, W 108.36
DS-7	DRAIN	116.50	E 108.64
DS-8	DRAIN	116.50	W 109.14
DS-9	CURB INLET	107.00	N 101.18, S 100.83 E 100.93
DS-10	TYPE 'C' INLET	108.00	N 102.33 W 102.23
DS-11	CURB INLET	105.00	N 99.83, S 99.75
DS-12	CURB INLET	95.00	N 91.65, S 85.00
DS-13	TYPE 'C' INLET	87.57	N 82.90, S 76.43
DS-14	TYPE 'C' INLET	79.00	N 74.33, S 74.16
DS-15	TYPE 'C' INLET	77.42	N 72.78, S 72.68

DRAINAGE STRUCTURE TABLE CONT.			
NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-16	MITERED END SECTION	-	N72.00
DS-17	CONTROL STRUCTURE	77.75	S 68.60
DS-18	END OF PIPE	-	N 67.00

DRAINAGE AND GENERAL NOTES
SEE SHEET 9 (SITE PLAN) FOR DRAINAGE AND GENERAL NOTES



PROPERTY BOUNDARY INFORMATION
SEE SHEET 4 (KEY SHEET) FOR BOUNDARY INFORMATION

SITE DATA TABLE
SEE SHEET 9 (SITE PLAN) FOR SITE DATE INFORMATION

CONSTRUCTION NOTES
SEE SHEET 9 (SITE PLAN) FOR COSTRUCTION NOTES

- SURVEY NOTES:
- THIS PLAN INDICATES THE LOCATION OF THE PROPERTY BOUNDARY, AS PROVIDED BY NIETO WHITTAKER, LLC, A FLORIDA LICENSED LAND SURVEYING COMPANY.
 - THE ENGINEER OF RECORD DOES NOT CERTIFY TO THE CORRECTNESS OF THE BOUNDARY, WHICH HAS BEEN PROVIDED FOR INFORMATIONAL AND CIVIL ENGINEERING DESIGN PURPOSES ONLY.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE

SITE DEVELOPMENT PLAN
MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

Reason: Kenneth H Ehlers PE18243 This item has been electronically signed and sealed 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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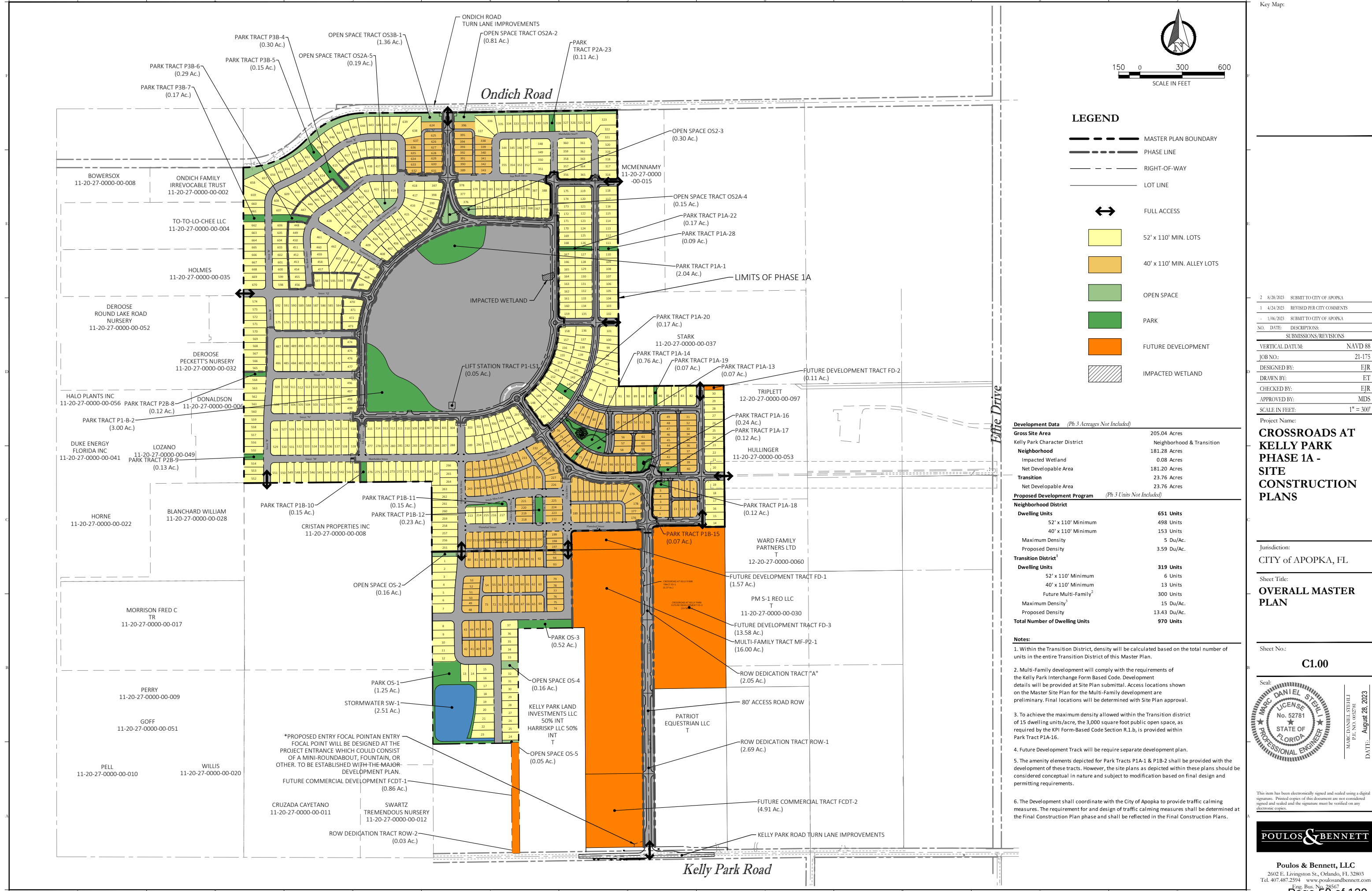
ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

DWG SHEETS 1-25	SHEET
DATE APRIL 05, 2023	10
SCALE AS SHOWN	

SITE DEVELOPMENT PLAN

SCALE: 1" = 30'



LEGEND

--- MASTER PLAN BOUNDARY
--- PHASE LINE
--- RIGHT-OF-WAY
--- LOT LINE

↔ FULL ACCESS

52' x 110' MIN. LOTS

40' x 110' MIN. ALLEY LOTS

OPEN SPACE

PARK

FUTURE DEVELOPMENT

IMPACTED WETLAND

Development Data (Ph 3 Acreages Not Included)

Gross Site Area	205.04 Acres
Kelly Park Character District	Neighborhood & Transition
Neighborhood	181.28 Acres
Impacted Wetland	0.08 Acres
Net Developable Area	181.20 Acres
Transition	23.76 Acres
Net Developable Area	23.76 Acres

Proposed Development Program (Ph 3 Units Not Included)

Neighborhood District	
Dwelling Units	651 Units
52' x 110' Minimum	498 Units
40' x 110' Minimum	153 Units
Maximum Density	5 Du/Ac.
Proposed Density	3.59 Du/Ac.
Transition District ¹	
Dwelling Units	319 Units
52' x 110' Minimum	6 Units
40' x 110' Minimum	13 Units
Future Multi-Family ²	300 Units
Maximum Density ³	15 Du/Ac.
Proposed Density	13.43 Du/Ac.
Total Number of Dwelling Units	970 Units

Notes:

1. Within the Transition District, density will be calculated based on the total number of units in the entire Transition District of this Master Plan.
2. Multi-Family development will comply with the requirements of the Kelly Park Interchange Form Based Code. Development details will be provided at Site Plan submittal. Access locations shown on the Master Site Plan for the Multi-Family development are preliminary. Final locations will be determined with Site Plan approval.
3. To achieve the maximum density allowed within the Transition district of 15 dwelling units/acre, the 3,000 square foot public open space, as required by the KPI Form-Based Code Section R.1.b, is provided within Park Tract P1A-16.
4. Future Development Tract will be require separate development plan.
5. The amenity elements depicted for Park Tracts P1A-1 & P1B-2 shall be provided with the development of these tracts. However, the site plans as depicted within these plans should be considered conceptual in nature and subject to modification based on final design and permitting requirements.
6. The Development shall coordinate with the City of Apopka to provide traffic calming measures. The requirement for and design of traffic calming measures shall be determined at the Final Construction Plan phase and shall be reflected in the Final Construction Plans.



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POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\C-D\FINAL\CITY\PHASE 1 - 1A\21-027--PHASE 1 - 1A--S01

OWNERSHIP / MAINTENANCE

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
ALLEYS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
DRAINAGE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA WITH EASEMENT TO CITY OF APOPKA
DRAINAGE EASEMENTS (D.E.)	PUBLIC	TO BE DEDICATED TO CDD OR HOA . DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY CITY OF APOPKA.
PRIVATE DRAINAGE EASEMENTS (P.D.E.)	PRIVATE	TO BE DEDICATED TO THE CDD OR HOA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CDD OR HOA.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO CITY OF APOPKA. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY APOPKA UTILITIES.
WATER, RECLAIMED WATER AND SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA UP TO METERS/CLEAN-OUTS
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
PARK/OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
SIDEWALKS IN PUBLIC RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STORMWATER & STREET LIGHTING	PUBLIC	AN MSBU WILL BE ESTABLISHED FOR ROUTINE MAINTENANCE OF STORMWATER SYSTEM FUNCTIONALITY AND STANDARD OPERATION MAINTENANCE OF STREET LIGHTING
SIDEWALK EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STREET TREES IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
PARKING SPACE STRIPING IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA

MISCELLANEOUS

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

ALLEY TRACTS

PHASE-1A	A1A-6	0.21
	A1A-7	0.19
	A1A-8	0.53
	A1A-9	0.14
PHASE-1A ALLEY TRACT		1.07
PHASE-1B	A1B-1	0.32
	A1B-2	0.08
	A1B-3	0.08
	A1B-4	0.39
	A1B-5	0.23
PHASE-1B ALLEY TRACT		1.10
PHASE-2A	A2A-12	0.20
PHASE-2A ALLEY TRACT		0.20
PHASE-3B	A3B-11	0.20
PHASE-3B ALLEY TRACT		0.20
TOTAL:		2.58

DRAINAGE TRACTS

PHASE 1	SW1-1	28.91
PHASE-1 SUBTOTAL:		28.91
TOTAL:		28.91

OPEN SPACE TRACTS

PHASE	TRACT ID	ACREAGE
PHASE-2	OS2-3	0.30
PHASE-2 SUBTOTAL:		0.30
PHASE-2A	OS2A-2	0.81
	OS2A-4	0.15
	OS2A-5	0.19
PHASE-2A SUBTOTAL:		1.15
PHASE-3B	OS3B-1	1.36
PHASE-3B SUBTOTAL:		1.36
TOTAL:		2.81

DEVELOPMENT STANDARDS

	Character District	
	Neighborhood	Transition
Living Area		
Min. Living Area	1,200 sf	1,200 sf
Building and Floor Height		
Min. Building Height	NA	NA
Max. Building Height	Principal Building - 2 Stories	Principal Building - 3 Stories*
Min. Additional Floor Height	Accessory Building - 1 Story	Accessory Building - NA
Building Setbacks		
Min. Front/Street Side	15 ft	10 ft
Max. Front/Street Side	30 ft	20 ft
Min. Side	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft
Max. Side	NA	50% Frontage Arterial & Primary Street
Min. Building Separation	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft
Min. Rear (Alley)	5 ft	5 ft
Min. Rear (No Alley)	20 ft	20 ft
Density		
Min. Density	1 du/ac	5 du/ac
Max. Density	5 du/ac	10 (15 with bonus) du/ac
Open Space		
Min. Open Space	20%	15%

*One (1) additional floor above the permitted base height may be permitted for every 1,500 square feet of public open space provided per KPI Form-Based Code Section R.1.b.

PHASING

1. THE OVERALL KELLY PARK PROPERTY WILL BE CONSTRUCTED IN MULTIPLE PHASES. DEVELOPMENT MAY NOT BE SEQUENTIAL. THE NEEDED INFRASTRUCTURE SHALL BE INCLUDED SUCH THAT EACH PHASE MAY STAND ALONE.

SIGNAGE

1. ONSITE SIGNAGE WILL BE IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

LANDSCAPE

1. LANDSCAPE MATERIALS WILL BE CHOSEN FROM THE FLORIDA FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION).
2. A TWENTY-FIVE (25) FOOT BUFFER IS PROVIDED ADJACENT TO ONDICH ROAD. IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE SEC. 5.2.5 - LANDSCAPING AND BUFFER STANDARDS, BUFFER TYPE C WILL BE PROVIDED BETWEEN THE FUTURE MULTI-FAMILY PARCEL AND EXISTING SINGLE-FAMILY DETACHED DWELLING ABUTTING LAND. NO OTHER PERIMETER BUFFERS ARE REQUIRED.

GARBAGE PICKUP

1. FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT RIGHT OF WAY. REAR LOADED UNITS TO BE PICKED UP AT REAR ALLEY.

PARKING REQUIREMENTS

1. OFF-STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

STREET LIGHTING

LIGHTING PHOTOMETRIC PLAN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. LIGHTING REQUIREMENTS SHALL MEET ALL APPLICABLE CITY OF APOPKA AND ELECTRIC PROVIDERS REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS

SUSTAINABILITY		
Per LDC section 5.11.4.A.1.B, residential developments of 30 or more dwelling units shall obtain a minimum of 4 points from the green building point system, Table 5.11.4.B. this development shall satisfy this requirements as follows		
GREEN BUILDING STANDARD	POINTS EARNED	NOTES
Development as a traditional neighborhood planned development (TN-PD) district	0.75	Development is proposed as a block pattern traditional neighborhood
Use central air conditioners that are energy star qualified	0.50	All HVAC's installed on site will be energy star qualified
Use vegetation or vegetated structures to shade HVAC units	0.25	2 shrubs per A/C unit will be shown on the final landscape plans
Orient a minimum of 25 percent of residential dwelling units or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	1.00	270 lots (30%) are oriented east west lots
Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.50	The entire site is designed to drain to an on-site retention pond that will fully recover thought infiltration
Preserve large, non-exotic trees on site (large tree defined as 20 feet or greater in height and 24 inches or greater DBH)	1.00	A minimum of Large trees are being preserved. Please see landscape plans for the tree locations.
Install operable windows to allow for natural ventilation in the event of power failures	0.25	All windows will be operable
TOTAL	4.25	

OPEN SPACE & PARK REQUIREMENT TABLE

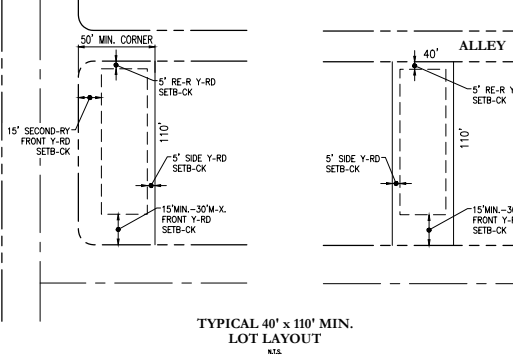
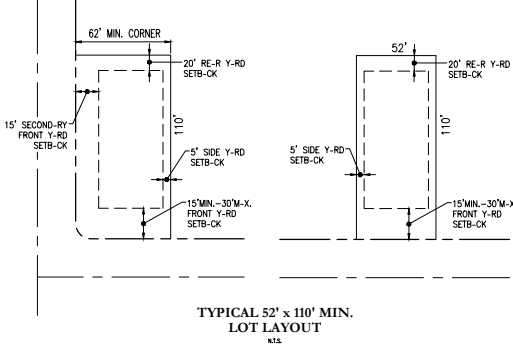
	PHASE-1	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE-3B	Grand Total
Neighborhood Acreage	67.72	28.11	25.57	1.84	27.92	14.79	19.80	185.75
REQUIRED	13.54	5.62	5.11	0.37	5.58	2.96	3.96	37.15
PROPOSED	29.21	3.79	3.67	0.30	1.26	0.24	2.27	40.74
Transition Acreage	0.00	3.07	0.07	0.00	0.00	0.00	0.00	3.15
REQUIRED	0.00	0.46	0.01	0.00	0.00	0.00	0.00	0.47
PROPOSED	0.00	0.47	0.07	0.00	0.00	0.00	0.00	0.54
Total Net Acreages	67.72	31.18	25.65	1.84	27.92	14.79	19.80	188.90

- Open Space Requirements
Neighborhood District = 20%
Transition District = 15%
- Open Space and park tracts count towards open space requirements
- Open Space requirements shall be met project wide. Surplus Acreage may carry over and meet future phase requirements.

SITE DATA

Site Information

Parcel I.D. #	11-20-27-0000-00-003 11-20-27-0000-00-013 11-20-27-0000-00-036 11-20-27-0000-00-070
Current Zoning	T - Transition
Current FLU	Mixed Use
Proposed Zoning	Kelly Park Interchange - Mixed Use
Proposed Character District	Neighborhood & Transition
Land Summary (Acres)	
Gross Land Area	205.04 Acres
Neighborhood District	181.28 Acres
Transition District	23.76 Acres
Wetlands (Proposed for Impact)	0.08 Acres
Single-Family	670 Units
Multi-Family	300 Units
Proposed Units	970 Units



TYPICAL LOTS
N.T.S.

STUDENT GENERATION TABLE

KPI District	Units	Type	Generation Rate				Total
			ES	MS	HS		
Neighborhood	651	Single Family	0.178	0.094	0.133		264
Transition	19	Single Family	0.178	0.094	0.133		8
Transition	300	Multi-Family(Non High Rise)	0.141	0.065	0.08		86
Project Total							357

SOURCE: ORANGE COUNTY PUBLIC SCHOOLS STUDENT GENERATION RATES EFFECTIVE JUNE 22, 2021.

NOTES

- LOT AREAS, EASEMENT LINES AND TRACT AREAS ON THE FINAL PLAT MAY VARY FROM THAT SHOWN DUE TO FINAL ENGINEERING DESIGN CRITERIA AND CONSTRAINTS.
- THIS COMMUNITY IS NOT PROPOSED TO BE GATED. ALL RIGHTS OF WAY SHALL BE PUBLIC.
- SINGLE-FAMILY RESIDENTIAL ARCHITECTURE SHALL MEET THE INTENT OF KELLY PARK INTERCHANGE FORM-BASED CODE DEVELOPMENT DESIGN GUIDELINES.
- PARKS SHALL HAVE ADEQUATE LIGHTING ON AUTOMATIC TIMERS WITHOUT PROJECTING A GLARE ONTO ADJACENT PROPERTIES.
- THE PROJECT IS GOVERNED BY CAPACITY ENHANCEMENT AGREEMENT # APK-10-001. ANTICIPATED STUDENT GENERATION IS FOR THE PROPOSED DEVELOPMENT PROGRAM IS PROVIDED IN THE STUDENT GENERATION TABLE BELOW. AN ORANGE COUNTY PUBLIC SCHOOLS (OCPS) FORMAL DETERMINATION OF SCHOOL CAPACITY (APPLICATION ID: CMA-APK-22-002) HAS BEEN SUBMITTED AND IS CURRENTLY UNDER REVIEW.

Key Map:

2 8/28/2023 SUBMIT TO CITY OF APOPKA

1 4/24/2023 REVISED PER CITY COMMENTS

1/06/2023 SUBMIT TO CITY OF APOPKA

NO. DATE: DESCRIPTIONS:

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 21-175

DESIGNED BY: EJR

DRAWN BY: ET

CHECKED BY: EJR

APPROVED BY: MDS

SCALE IN FEET: N.T.S.

Project Name:

CROSSROADS AT
KELLY PARK
PHASE 1A -
SITE
CONSTRUCTION
PLANS

Jurisdiction:

CITY of APOPKA, FL

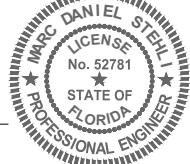
Sheet Title:

SITE DATA TABLES

Sheet No.:

C1.01

Seal:

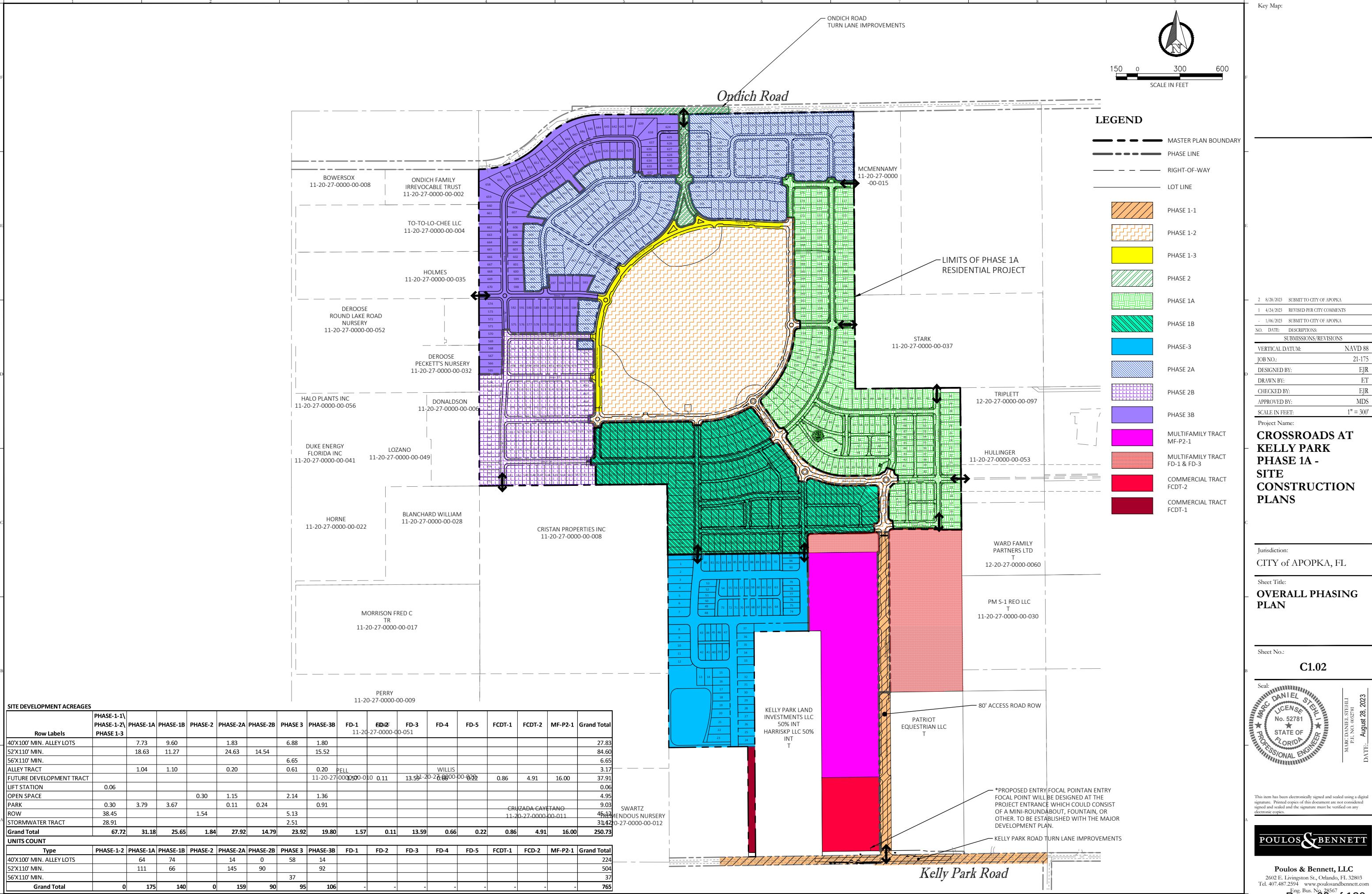


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POULOS & BENNETT

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Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CD\FINAL\CITY\PHASE 1-1A\21-027-PHASE 1-1A-OPP



SITE DEVELOPMENT ACREAGES																	
	PHASE 1-1\ PHASE 1-2\ PHASE 1-3	PHASE 1A	PHASE 1B	PHASE 2	PHASE 2A	PHASE 2B	PHASE 3	PHASE 3B	FD-1	FD-2	FD-3	FD-4	FD-5	FCDT-1	FCDT-2	MF-P2-1	Grand Total
Row Labels																	
40'X100' MIN. ALLEY LOTS		7.73	9.60		1.83		6.88	1.80									27.83
52'X110' MIN.		18.63	11.27		24.63	14.54		15.52									84.60
56'X110' MIN.							6.65										6.65
ALLEY TRACT		1.04	1.10		0.20		0.61	0.20									3.17
FUTURE DEVELOPMENT TRACT								11-20-27-0000-00-010	0.11		13.59	11-20-27-0000-00-011	0.86	4.91	16.00		37.91
LIFT STATION	0.06																0.06
OPEN SPACE				0.30	1.15		2.14	1.36									4.95
PARK ROW	0.30	3.79	3.67		0.11	0.24		0.91									9.03
STORMWATER TRACT	28.91			1.54			5.13	2.51									31.42
Grand Total	67.72	31.18	25.65	1.84	27.92	14.79	23.92	19.80	1.57	0.11	13.59	0.66	0.22	0.86	4.91	16.00	250.73
UNITS COUNT																	
Type	PHASE 1-2	PHASE 1A	PHASE 1B	PHASE 2	PHASE 2A	PHASE 2B	PHASE 3	PHASE 3B	FD-1	FD-2	FD-3	FD-4	FD-5	FCDT-1	FCDT-2	MF-P2-1	Grand Total
40'X100' MIN. ALLEY LOTS		64	74		14	0	58	14									224
52'X110' MIN.		111	66		145	90		92									504
56'X110' MIN.							37										37
Grand Total	0	175	140	0	159	90	95	106	-	-	-	-	-	-	-	-	765

Key Map:

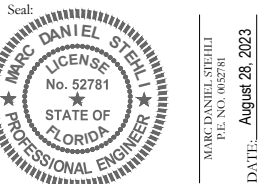
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DESIGNED BY:		EJR
DRAWN BY:		ET
CHECKED BY:		EJR
APPROVED BY:		MDS
SCALE IN FEET:		1" = 300'

CROSSROADS AT KELLY PARK PHASE 1A - SITE CONSTRUCTION PLANS

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
OVERALL PHASING PLAN

Sheet No.:
C1.02

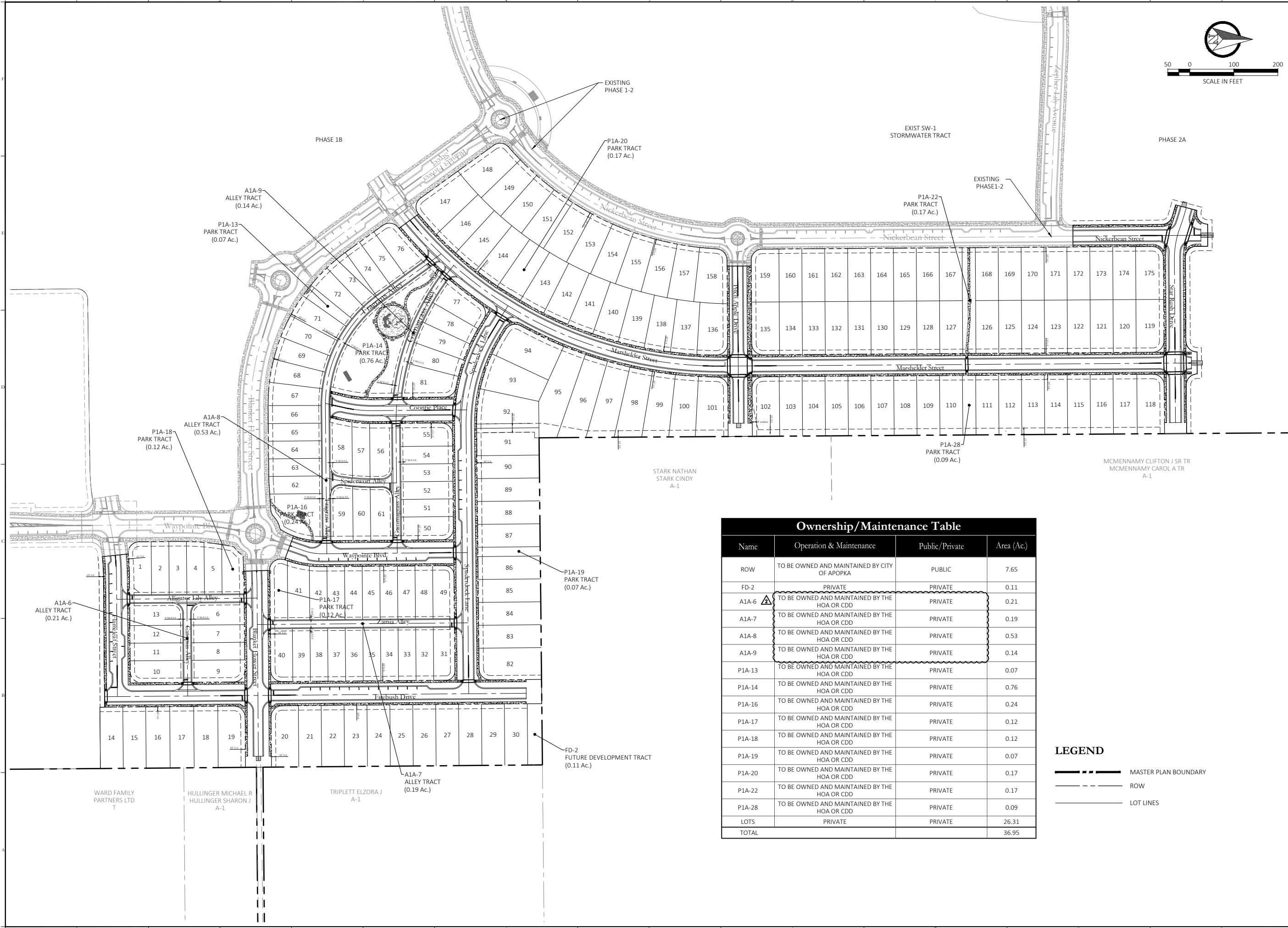


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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CD\FINAL\CITY\PHASE 1-1A\21-027-PHASE 1-1A-MSP

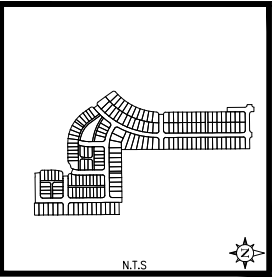


Ownership/Maintenance Table			
Name	Operation & Maintenance	Public/Private	Area (Ac.)
ROW	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA	PUBLIC	7.65
FD-2	PRIVATE	PRIVATE	0.11
A1A-6	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.21
A1A-7	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.19
A1A-8	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.53
A1A-9	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.14
P1A-13	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.07
P1A-14	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.76
P1A-16	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.24
P1A-17	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.12
P1A-18	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.12
P1A-19	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.07
P1A-20	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.17
P1A-22	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.17
P1A-28	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.09
LOTS	PRIVATE	PRIVATE	26.31
TOTAL			36.95

LEGEND

- MASTER PLAN BOUNDARY
- ROW
- LOT LINES

Key Map:



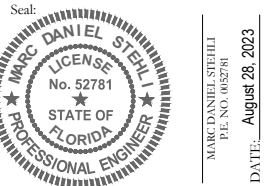
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CROSSROADS AT
KELLY PARK
PHASE 1A -
SITE
CONSTRUCTION
PLANS

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
SITE PLAN

Sheet No.:
C2.00



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APOPKA BUSINESS CENTER
CONSTRUCTION SITE PLAN
444 HERMIT SMITH ROAD, APOPKA, FLORIDA 32703
PART OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 27 EAST
ORANGE COUNTY PARCEL ID: 01-21-27-0000-00-024

PROPERTY OWNER

NANCY MANN TRUST
914 ELYSIUM BOULEVARD
MOUNT DORA, FLORIDA 32757
CONTACT: WILLIAM BLAINE
PHONE: (321) 228-7112
EMAIL: WBLAINE67@GMAIL.COM

APPLICANT

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EMAIL: BDEDEKIND@TRAMMELLCROW.COM

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PHONE: (407) 974-2900
EMAIL: JYANNUCCI@LANGAN.COM

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C4 ARCHITECTURE
135 WEST CENTRAL BOULEVARD, SUITE 400
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EMAIL: JLB@ECSLIMITED.COM



LOCATION MAP

SCALE: 1" = 1,000'

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION THAT FOLLOWS WAS PROVIDED IN TITLE COMMITTMENT DOCUMENTS FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THE NORTH 1/2 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

C-01	COVER SHEET
C-02	ENGINEERING NOTES
C-03	EXISTING CONDITIONS
C-04	AERIAL PLAN
C-05	OVERALL SITE PLAN
C-06-09	PARTIAL SITE PLAN
C-10	VEHICULAR PAVEMENT PLAN
C-11	TURNING MOVEMENT PLAN - FIRE ACCESS
C-12	TURNING MOVEMENT PLAN - TRUCK
C-13	OVERALL GRADING AND DRAINAGE PLAN
C-14-17	PARTIAL GRADING AND DRAINAGE PLAN
C-17A-J	STORMWATER PROFILES
C-18-18A	SECTIONS
C-18B	POND SECTIONS
C-19	SOIL EROSION & SEDIMENT CONTROL PLAN
C-20	OVERALL UTILITY PLAN
C-21-24	PARTIAL UTILITY PLAN
C-24A-C	POTABLE WATER PROFILES
C-24D-H	FIRE WATER PROFILES
C-24I-K	SANITARY PROFILES
C-24L-M	FORCE MAIN PROFILES
C-25	EXISTING TREE INVENTORY AND SPECIMEN TREE SURVEY
C-26	SITE DETAILS
C-27-28A	GRADING AND DRAINAGE DETAILS
C-29-32B	UTILITY DETAILS
L-01	OVERALL LANDSCAPE PLAN
L-02-05	PARTIAL LANDSCAPE PLAN
L-06	LANDSCAPE NOTES & DETAILS

THE PROPOSED PROJECT DEVELOPMENT PLAN INCLUDES THREE INDUSTRIAL WAREHOUSES WITHIN PARCEL 01-21-27-0000-00-024. SITE IMPROVEMENTS WILL INCLUDE AN ACCESS DRIVE, SURFACE PARKING, TRUCK LOADING AREAS, DRAINAGE AND UTILITY INFRASTRUCTURE, SITE LIGHTING, AND LANDSCAPING. THE PARCEL WILL BE SPLIT INTO TWO LOTS. PHASE 1 WILL BE THE EAST PARCEL AND WILL CONTAIN WAREHOUSE 300, WAREHOUSE 400, AND DRY POND E. PHASE 2 WILL BE THE WEST PARCEL AND WILL CONTAIN WAREHOUSE 500, DRY POND W AND WET POND W.

08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/09/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	BID ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SURVMD COMMENTS	6
10/11/2022	REVISED PER SURVMD COMMENTS	5
09/09/2022	CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	4
07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
Date	Description	No.
Revisions		

JOSEPH J. YANNUCCI
No. 65969
STATE OF FLORIDA
PROFESSIONAL ENGINEER

08/22/2023

SIGNATURE JOSEPH J. YANNUCCI, JR. DATE SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 65969

LANGAN

LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.

13485 Veterans Way, Suite 120
Orlando, FL 32827

T: 407.974.2900 F: 407.974.2901 www.langan.com
FL Certificate of Authorization No. 00006601/LB8172/LB8198

APOPKA BUSINESS CENTER

CITY OF APOPKA

ORANGE COUNTY FLORIDA

Drawing Title

COVER SHEET

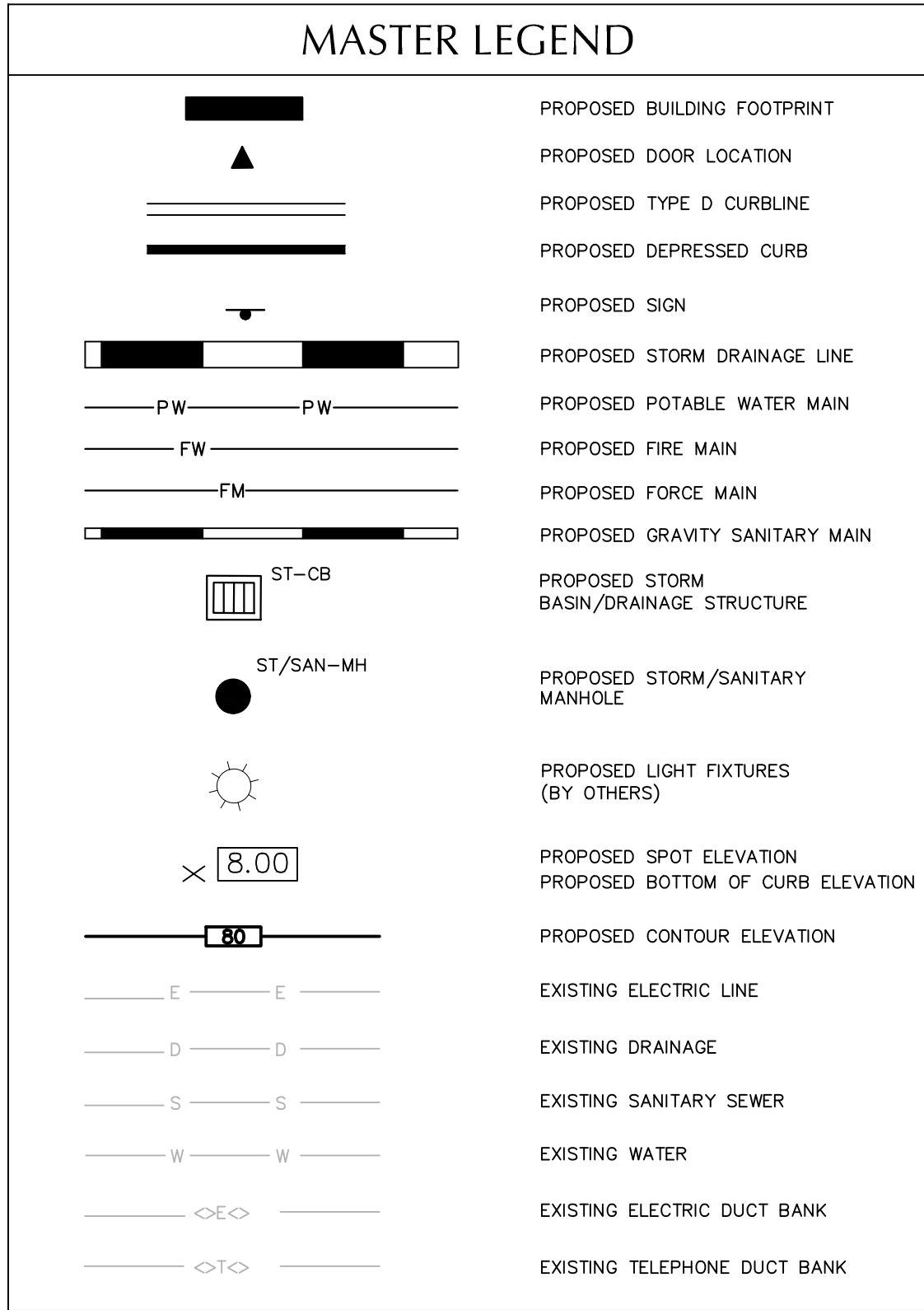
Project No.
342010601

Date
29 APRIL 2022

Drawn By
CRB

Checked By
JJY

C-01



SUSTAINABILITY SUMMARY		
OPTION	POINTS ACHIEVED	
PROVIDE RAIN GARDENS, STREET-SIDE SWALES, OR OTHER APPROPRIATE STORM WATER INFILTRATION SYSTEM(S) THAT CAPTURES A MINIMUM OF 25 PERCENT OF SITE STORMWATER RUNOFF	1.0	
PRESERVE LARGE, NON-EXOTIC TREES ON SITE (LARGE TREE DEFINED AS 20 FEET OR GREATER IN HEIGHT AND 24 INCHES OR GREATER DBH)	1.0 (5+ TREES PRESERVED)	
ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE) 0.5 PER FOOT ABOVE BFE	3.0 (BUILDING 300 IS 8.5FT ABOVE POND TOP OF BANK)**	
TOTAL	5	

*PER SECTION 5.11.4.A.2.B THE MINIMUM AMOUNT OF POINTS REQUIRED FOR A BUILDING WITH MORE THAN 25,000 SF IS 4.0 POINTS.

**POND TOP OF BANK = 102.0 FT (WAREHOUSE 300 AND 400) AND 96.5 (WAREHOUSE 500)

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GENERAL CONTRACTOR NOTES:

- THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE THOROUGH SITE INSPECTIONS IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS IF HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INTERPRETATION (RFIs) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIs SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS AGENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE AND UTILITY STRUCTURES AND MANUFACTURED PRODUCTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR AND APPROVAL PRIOR TO CONSTRUCTION. ALL MATERIALS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC MEASURES (INCLUDING DESIGN AND PERMITTING) AS REQUIRED BY THE LOCAL, COUNTY, OR STATE AGENCY HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE COMPLETED AS-BUILT SURVEY / RECORD DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR TO THE ENGINEER OF RECORD OF ALL COMPLETED SITEWORK IMPROVEMENTS. THE AS-BUILT SURVEY SHALL INCLUDE ALL CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING SHALL BE INCLUDED WITH CROSS-CUTS OF DESIGN DATA FOR COMPARISON. WHERE APPROPRIATE, ELECTRONIC FILES IN DWG FORMAT SHALL BE SUPPLIED TO THE ENGINEER OF RECORD IN ADDITION TO SIGNED AND SEALED HARD COPIES. SPECIFICALLY, ALL UTILITIES (DRAINAGE, WATER, SANITARY, GAS, ELECTRIC, COMMUNICATIONS PIPING, CONDUIT OR APPURTENANCES AND ACCESSORIES AND ALL ABOVE GROUND FEATURES INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS, WATER VALVES, DRAINAGE AND SEWER MANHOLES, LIGHT FIXTURES, ETC.) SHALL BE RECORDED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE THAT THE WORK IS PERFORMED. ELEVATIONS OF TOP OF WATER PIPING SHALL BE RECORDED AT ALL BENDS, TEES, AND AT ALL STORM DRAINAGE AND SANITARY SEWER CROSSINGS. SANITARY SEWER TOP OR BOTTOM OF PIPE ELEVATIONS SHALL BE RECORDED AT ALL CROSSINGS WITH WATER AND STORM DRAINAGE PIPING. FINISHED GRADE ELEVATIONS AT ALL WATER VALVES, FIRE HYDRANTS, SANITARY MANHOLES, DRAINAGE STRUCTURES AND CLEANOUT LOCATIONS WILL BE RECORDED. CURB AND PAVEMENT FINISHED GRADE ELEVATIONS AT ALL HIGH AND LOW POINTS, ALONG SWALES, CENTERLINES OF ROADS OR DRIVE AISLES, AND IN PARKING AREAS, SHALL BE RECORDED.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL, HORIZONTAL AND VERTICAL, UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
- CONTRACTOR SHALL COORDINATE WITH AND NOTIFY ALL UTILITY COMPANIES/AGENCIES HAVING JURISDICTION PRIOR TO CONSTRUCTION COMMENCEMENT AND REQUEST PRE-CONSTRUCTION MEETINGS FOR THEIR REQUIREMENTS. THE ENGINEER OF RECORD SHALL BE INVITED TO THE PRE-CONSTRUCTION MEETINGS.
- ALL DEBRIS AND WASTE SHALL BE RECYCLED OR DISPOSED OF OFFSITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE RECYCLING AND DISPOSAL LAWS.
- CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION AND REPAIR AT HIS COST ANY MONUMENTATION THAT IS DAMAGED BY HIS WORK.

GENERAL SURVEY NOTES:

- BOUNDARY SURVEY REFERENCED FROM DRAWING ENTITLED "ALTA / NSPS LAND TITLE SURVEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED 14 JANUARY 2022.
- TOPOGRAPHIC SURVEY REFERENCED FROM DRAWING ENTITLED "HERMIT SMITH ROAD INDUSTRIAL - TOPOGRAPHIC SURVEY" - PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED 11 APRIL 2022.
- ELEVATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL DEVICES SHALL FOLLOW STANDARDS AND DETAILS IN THE CURRENT FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL MANUAL.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE AROUND THE PERIMETER OF ALL EARTH DISTURBANCES. SILT FENCES SHALL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION OF DISTURBED AREAS IS COMPLETED.
- THE CONTRACTOR SHALL PROVIDE SILTATION REDUCTION DEVICES FOR THE DISCHARGE FROM ANY DEWATERING PROCESS SO THAT DIRECT DISCHARGE DOES NOT OCCUR. ALL DEWATERING ACTIVITIES ON SITE WITH RESPECT TO TREES SHALL BE SUPERVISED BY AN ARBORIST AND UNAFFECTED TREES WILL BE PLACED ON A SCHEDULE FOR WATER AND MONITORED BY THE ARBORIST.
- THE CONTRACTOR SHALL CHECK ALL EROSION AND SILTATION CONTROL DEVICES AFTER EACH RAINFALL AND REPAIR OR REPLACE THEM AS REQUIRED. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES AND DEVICES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND / OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKDAY.
- THE CONTRACTOR SHALL CONTROL ALL DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS APPROVED BY THE OWNER.
- ALL PRACTICABLE AND NECESSARY EFFORT, INCLUDING BUT NOT LIMITED TO THE USE OF STAKED SYNTHETIC BALES OR STAKED SILT SCREEN BARRIERS, SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIALS TO SURFACE WATER CONVEYANCE DITCHES, INLETS, SURFACE DRAINS, WETLANDS AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED TO MITIGATE EROSION OR SEDIMENTATION EFFECTS OCCURRING DURING HIS WORK.
- THE CONTRACTOR MUST SUBMIT A NPDES NOTICE OF TERMINATION FORM TO THE FDOT UPON COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PERMANENTLY STABILIZE ALL GROUND AREAS THAT ARE DISTURBED BY THE WORK. PERMANENT STABILIZATION SHALL INCLUDE SOO, PAVEMENTS AND HANDCAPES, OR OTHER METHODS PROPOSED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER OF RECORD, OWNER AND APPROPRIATE REGULATORY AUTHORITIES.
- THE CONTRACTOR SHALL SEED AND MULCH OR SOO SWALES, PONDS, AND/OR GREEN AREAS IMMEDIATELY AFTER CONSTRUCTION OF THESE AREAS ARE COMPLETED.
- THE CONTRACTOR SHALL PROVIDE SILTATION REDUCTION DEVICES FOR THE DISCHARGE FROM ANY DEWATERING PROCESS.
- THE CONTRACTOR SHALL MARK OUT THE LANDWARD SIDE OF WETLAND / BUFFERS TO PREVENT UNINTENTIONAL WETLAND BUFFER IMPACTS DURING CONSTRUCTION.
- CONTRACTOR SHALL IMPLEMENT THE CONSTRUCTION ENTRANCE POLLUTION PREVENTION FEATURES WHEREVER AN ENTRANCE TO THE SITE IS UTILIZED FOR CONSTRUCTION.
- CONTRACTOR SHALL AVOID PLACING OR USING HEAVY EQUIPMENT IN THE PROPOSED SWALES AND FLOOD RETENTION AREAS. BOTTOM OF SWALES SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FINAL STABILIZATION. SOO SHALL NOT LIMIT THE DRY RETENTION AREAS OR SWALES ABILITY TO PERCOLATE STORMWATER RUNOFF.
- SEDIMENTATION CONTROLS / BMPs SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 29 NTUS FROM LEAVING THE CONSTRUCTION SITE.
- NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING STAKED TURBIDITY BARRIERS AROUND WETLAND AREAS ADJACENT TO THE SITE BOUNDARY TO PREVENT FINE SEDIMENT PARTICLES FROM ENTERING WETLAND AREAS.
- CONTRACTOR SHALL HAUL ALL EXCESS FILL MATERIAL OFFSITE.
- THE REQUIREMENTS LISTED ABOVE SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS HE DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT, AND APPROVED BY THE AUTHORITIES HAVING JURISDICTION.

GENERAL SITE NOTES:

- ALL SIGNAGE, PAVEMENT MARKINGS, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF FHWA MUTCD.
- UNLESS OTHERWISE NOTED ON THE PLANS, ALL CONCRETE COMPONENTS SHALL BE A MINIMUM 3,000 PSI.
- ALL OFFSITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS.

EARTHWORK AND GRADING NOTES:

- ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY ECS FLORIDA, LLC, DATED 03 FEBRUARY 2022, UPDATED 09 SEPTEMBER 2022.
- EARTHWORK OPERATIONS SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- UNSATURABLE SOILS FOUND DURING ANY EARTHWORK OPERATIONS SHALL BE REMOVED AND NOT REUSED WITHOUT SPECIFIC APPROVAL BY THE GEOTECHNICAL ENGINEER, ENGINEER OF RECORD, AND OWNER.
- PRIOR TO EARTHWORK OPERATIONS WITHIN THE DESIGNATED AREAS OF CONSTRUCTION, THE SITE SHALL BE CLEARED, STRIPPED, AND GRUBBED OF ALL SURFACE AND SUBSURFACE VEGETATION (TOP SOIL, ROOTS AND OTHER DELETERIOUS MATERIALS). THE OWNERS GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE AREAS PRIOR TO FILL PLACEMENT.
- ALL MUCK DEPOSITS SHALL BE REMOVED AND REPLACED WITH ENGINEERED FILL.
- ALL IMPORTED MATERIALS SHALL COME FROM A KNOWN APPROVED SOURCE AND SHALL BE CERTIFIED AS FREE OF CONTAMINATION.
- UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER, ENGINEERED FILL SHALL BE ON-SITE OR IMPORTED MATERIAL HAVING LESS THAN 15% PASSING THE NO. 200 SIEVE AND A MAXIMUM PARTICLE SIZE OF 3 INCHES, AND BE FREE OF ORGANIC MATERIALS AND DEBRIS.
- ENGINEERED FILL SHALL BE PLACED IN MAXIMUM 12-INCH THICK LIFTS WHEN COMPACTING WITH VIBRATORY ROLLERS. WHEN COMPACTING FILL WITH SMALLER PLATE COMPACTORS, THE THICKNESS OF THE LIFT SHALL BE REDUCED TO A MAXIMUM OF 6 INCHES. EACH LIFT SHALL BE COMPACTED TO NOT LESS THAN 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTIVITY TEST (ASTM D 1557). COMPACTATION SHOULD BE VERIFIED BY PERFORMING FIELD DENSITY TESTS IN ACCORDANCE WITH ASTM D 2922. A MINIMUM OF ONE FIELD DENSITY TEST SHALL BE TAKEN FOR EACH 2,500 SF FOR EACH LIFT OF COMPACTED FILL PLACED. TRENCH BACKFILL SHALL INCLUDE A MINIMUM OF ONE FIELD DENSITY TEST FOR EVERY 100 LF FOR EACH LIFT OF COMPACTED BACKFILL PLACED. EACH COMPACTED FILL LIFT SHALL BE TESTED AND APPROVED BEFORE PLACING SUBSEQUENT LIFT FILLS. DEVIATIONS FROM ABOVE REQUIRE APPROVAL FROM THE GEOTECHNICAL ENGINEER, ENGINEER OF RECORD, AND OWNER.
- SHEETING AND BRACING FOR OPEN CUTS SHALL BE IN ACCORDANCE WITH OSHA AND THE FLORIDA TRENCH SAFETY ACT.
- ALL IMPERVIOUS SURFACES SHALL BE CONSTRUCTED TO DRAIN STORMWATER RUNOFF POSITIVELY TO A LANDSCAPE AREA OR DRAINAGE CATCHMENT DEUCE. PAVED AREAS SHALL NOT CONTAIN "BIRD BATHS". CONTRACTOR SHALL REQUEST CLARIFICATION IF THE DESIGN DOCUMENTS ILLUSTRATE AN IMPERVIOUS AREA TO NOT HAVE POSITIVE DRAINAGE PRIOR TO FINAL SURFACE PAVEMENT INSTALLATION.

DRAINAGE NOTES:

- UNLESS OTHERWISE NOTED ON THE PLANS, ALL DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- DRAINAGE PIPE LENGTHS ARE BASED ON CENTER OF STRUCTURE TO CENTER OF STRUCTURE (ACTUAL INSTALLED PIPE LENGTH WILL TYPICALLY BE LESS THAN THE ANNOTATED LENGTH).
- CONTRACTOR SHALL REVIEW ALL DRAINAGE CONNECTIONS TO MANHOLES AND CATCH BASINS FOR CONSTRUCTION FEASIBILITY AND SHALL PROVIDE RFTS TO THE ENGINEER OF RECORD PRIOR TO SHOP DRAWING ISSUANCE.
- ALL DRAINAGE STRUCTURES SHALL MEET HS-20 TRAFFIC LOADING.
- THE CONTRACTOR SHALL REMOVE ALL SEDIMENT AND DEBRIS FROM THE DRAINAGE PIPES UPON COMPLETION AND SHALL PROVIDE THE MANIFEST DOCUMENTING THE COMPLETION OF THE DRAINAGE SYSTEM CLEANING.
- THE CONTRACTOR SHALL CCTV AND LASER PROFILED THE DRAINAGE PIPES UPON COMPLETION AND PROVIDE THE RESULTS TO THE ENGINEER OF RECORD FOR USE IN FINAL COMPLETION CERTIFICATIONS WITH THE AUTHORITY HAVING JURISDICTION.

SANITARY SEWER NOTES

- UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE GREEN SDR-26 PVC, OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- THE SANITARY SEWER PIPE AND FITTINGS SHALL BE DP CLASS 350 IF THE PIPE IS GREATER THAN 15 FEET DEEP.
- THE SANITARY FORCE MAIN PIPE AND FITTINGS SHALL BE HDPE (DR-9 OR DR-11) WITH GREEN STRIPPING AND HAVE A PRESSURE RATING OF NOT LESS THAN 90 PSI.
- GRANITY SANITARY SEWER PIPE LENGTHS ARE BASED ON CENTER OF STRUCTURE TO CENTER OF STRUCTURE (ACTUAL INSTALLED PIPE LENGTH WILL TYPICALLY BE LESS THAN THE ANNOTATED LENGTH).
- CONTRACTOR SHALL REVIEW ALL SANITARY SEWER CONNECTIONS TO MANHOLES FOR CONSTRUCTION FEASIBILITY AND SHALL PROVIDE RFTS TO THE ENGINEER OF RECORD PRIOR TO SHOP DRAWING ISSUANCE.
- SANITARY DROP MANHOLES SHALL BE PROVIDED FOR DROPS GREATER THAN TWO FEET.
- ALL SANITARY SEWER STRUCTURES SHALL MEET HS-20 TRAFFIC LOADING.
- ALL SANITARY STRUCTURES SHALL BE PRE-CAST WITH BITUMASTIC COATINGS ON THE INSIDE AND OUTSIDE.
- THE CONTRACTOR SHALL REMOVE ALL SEDIMENT AND DEBRIS FROM THE SANITARY SEWER PIPES UPON COMPLETION AND SHALL PROVIDE THE MANIFEST DOCUMENTING THE COMPLETION OF THE SANITARY SEWER SYSTEM CLEANING.
- THE CONTRACTOR SHALL CCTV AND LASER PROFILE THE SANITARY SEWER PIPES UPON COMPLETION AND PROVIDE THE RESULTS TO THE ENGINEER OF RECORD FOR USE IN FINAL COMPLETION CERTIFICATIONS WITH THE AUTHORITY HAVING JURISDICTION. IF DEFORMITIES IN THE SHAPE OF THE PIPE ARE IDENTIFIED FROM CCTV INSPECTION, THEN MANHOLE TESTING WILL BE REQUIRED. IF THE MANHOLE TEST FAILS, THEN THE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AND REPEAT THE TESTING.
- SANITARY SEWER PIPE SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ASTM F1417-11A.
- NO DETECTABLE LEVEL OF INFILTRATION / EXFILTRATION IS ALLOWED AT THE TIME OF INSPECTION. ANY EVIDENCE OF LEAKAGE MUST BE CORRECTED PRIOR TO ACCEPTANCE.

POTABLE WATER NOTES

- UNLESS OTHERWISE NOTED ON THE PLANS, POTABLE WATER PIPE AND FITTINGS SHALL BE AS FOLLOWS:
 - 3/4" - 2" BLUE C901 PE AND HAVE A PRESSURE RATING NO LESS THAN 200 PSI.
 - 4" AND LARGER: BLUE C900 PVC DR-14 OR DR-18 AND HAVE A PRESSURE RATING NO LESS THAN 200 PSI.
- POTABLE WATER PIPE SHALL HAVE A MINIMUM COVER OF 3 FEET.
- POTABLE WATER MAINS SHALL BE RESTRAINED IN ACCORDANCE WITH THE PIPE MANUFACTURERS SPECIFICATIONS.
- FIRE MAINS SHALL BE INSTALLED PER NFPA 24.
- ALL NEW WATER LINES (DOMESTIC AND FIRE) SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA 651. BACTERIOLOGICAL SAMPLES SHALL BE TAKEN AND TESTED IN ACCORDANCE WITH AWWA C601-81.
- POTABLE WATER PIPE SHALL HAVE HYDROSTATIC TESTING PERFORMED IN ACCORDANCE WITH AWWA C605.

RECLAIMED WATER NOTES

- UNLESS OTHERWISE NOTED ON THE PLANS, RECLAIMED WATER PIPE AND FITTINGS SHALL BE AS FOLLOWS:
 - 4" AND LARGER: PURPLE C900 PVC DR-14 OR DR-18 AND HAVE A PRESSURE RATING NO LESS THAN 200 PSI.
- ALL RECLAIMED WATER PIPE SHALL HAVE A MINIMUM COVER OF 3 FEET.
- ALL RECLAIMED WATER MAINS SHALL BE RESTRAINED IN ACCORDANCE WITH THE PIPE MANUFACTURERS SPECIFICATIONS.
- RECLAIMED PIPE SHALL HAVE HYDROSTATIC TESTING PERFORMED IN ACCORDANCE WITH AWWA C605.

FIRE DEPARTMENT NOTES

- ALL ROADWAYS AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
- FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.

SITE DATA	
PROJECT SUMMARY	
THE PROPOSED PROJECT DEVELOPMENT PLAN INCLUDES THREE INDUSTRIAL WAREHOUSES WITHIN PARCELS 01-21-07-000-00-00-00. SITE IMPROVEMENTS WILL INCLUDE AN ACCESS DRIVE, SURFACE PARKING, TRUCK LOADING AREAS, DRAINAGE AND UTILITY INFRASTRUCTURE, SITE LIGHTING, AND LANDSCAPING. THE PARCEL WILL BE SPLIT INTO TWO LOTS. PHASE 1 WILL BE THE EAST PARCEL AND WILL CONTAIN WAREHOUSE 300, WAREHOUSE 400, AND DRY POND E. PHASE 2 WILL BE THE WEST PARCEL AND WILL CONTAIN WAREHOUSE 500, DRY POND W AND WET POND W.	
TOTAL PROJECT AREA	
3,477.47 SF ± OR 79.93 ACRES ±	
PHASE 1 - PROJECT AREA	
PHASE 1 PROJECT AREA ± 1,418,912 SF OR 32.57 ACRES ± (100%) EXISTING HERMIT SMITH ROAD CITY PUBLIC ACCESS EASEMENT ± 38,515 SF ± OR 0.88 ACRES ± (2.7%) WETLANDS ± 91,849 SF ± OR 2.11 ACRES ± (6.5%) WETLANDS BUFFER ± 53,289 SF ± OR 1.22 ACRES (3.7%) EXISTING WATER SURFACES ± 286,024 SF ± OR 6.57 ACRES (20.2%) DEVELOPABLE AREA ± 949,349 SF ± OR 21.79 ACRES (68.9%)	
PHASE 1 - DEVELOPABLE AREA BREAKDOWN (21.79 ACRES ± 87%)	
OPEN SPACE / PERVIOUS AREAS ± 209,958 SF ± OR 4.82 ACRES ± (14.8%) BUILDING (FOOTPRINT) ± 286,967 SF ± OR 6.13 ACRES ± (18.6%) VEHICULAR AREAS ± 349,902 SF ± OR 8.03 ACRES ± (24.7%) OTHER IMPERVIOUS AREAS ± 25,103 SF ± OR 0.58 ACRES ± (1.8%) STORMWATER MANAGEMENT AREAS ± 97,379 SF ± OR 2.24 ACRES ± (9.9%)	
PHASE 2 - PROJECT AREA	
PHASE 2 PROJECT AREA ± 2,058,564 SF ± OR 47.26 ACRES ± (100%) PROPOSED CONRAD ROAD CITY PUBLIC ACCESS EASEMENT ± 91,210 SF ± OR 1.18 ACRES ± (2.5%) WETLANDS ± 117,188 SF ± OR 2.69 ACRES ± (5.7%) WETLANDS BUFFER ± 71,214 SF ± OR 1.63 ACRES (3.4%) EXISTING WATER SURFACES ± 343,465 SF ± OR 7.88 ACRES (16.7%) DEVELOPABLE AREA ± 1,475,846 SF ± OR 33.88 ACRES (71.7%)	
PHASE 2 - DEVELOPABLE AREA BREAKDOWN (33.88 ACRES ± 72%)	
OPEN SPACE / PERVIOUS AREAS ± 286,767 SF ± OR 6.58 ACRES ± (13.9%) BUILDING (FOOTPRINT) ± 443,106 SF ± OR 10.17 ACRES ± (21.5%) VEHICULAR AREAS ± 469,582 SF ± OR 11.33 ACRES ± (34.0%) OTHER IMPERVIOUS AREAS ± 23,894 SF ± OR 0.55 ACRES ± (1.2%) STORMWATER MANAGEMENT AREAS ± 228,417 SF ± OR 5.24 ACRES ± (11.2%)	
PROJECT ADDRESS	
444 HERMIT SMITH ROAD, APOPKA, FL 32703 ORANGE COUNTY PARCEL 01-21-07-000-00-00-024	
EXISTING ZONING	
IL (LIGHT INDUSTRIAL DISTRICT)	
FUTURE LAND USE (FLU) DESIGNATION	
IND (INDUSTRIAL)	
SURROUNDING ZONING	
NORTH: IL (LIGHT INDUSTRIAL DISTRICT) EAST: PD (PLANNED DEVELOPMENT DISTRICT) WEST: T (TRANSITION DISTRICT) SOUTH (DEVELOPMENT): A-1 (CITRUS RURAL DISTRICT - UNINCORPORATED ORANGE COUNTY) SOUTH (HERMIT LAKE): RSP-1A (RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT)	
SURROUNDING FUTURE LAND USE (FLU) DESIGNATION	
NORTH: IND (INDUSTRIAL) EAST: IND (INDUSTRIAL) WEST: IND (INDUSTRIAL) SOUTH (DEVELOPMENT): R (RURAL - UNINCORPORATED ORANGE COUNTY) SOUTH (HERMIT LAKE): IND (INDUSTRIAL)	
MINIMUM REQUIRED SETBACKS	
PER ARTICLE 3 - ZONING DISTRICTS: 3.53 - IL, LIGHT INDUSTRIAL DISTRICT NORTH - SIDE - 10 FT EAST - FRONT - 10 FT WEST - REAR - 10 FT SOUTH - 10 FT SOUTH (RESIDENTIAL) - 30 FT	
LANDSCAPE BUFFER YARDS	
PER ARTICLE 3 - ZONING DISTRICTS: 3.53 - IL, LIGHT INDUSTRIAL DISTRICT NORTH - NA EAST - NA WEST - NA SOUTH - TYPE D BUFFER SOUTH - TYPE D BUFFER	
BUILDING SUMMARY	
WAREHOUSE 300: 120,192 SF WAREHOUSE 400: 146,775 SF TOTAL PHASE 1 BUILDING AREA: 266,967 SF WAREHOUSE 500: 443,106 SF TOTAL PHASE 2 BUILDING AREA: 443,106 SF TOTAL PHASE 1&2 BUILDING AREA: 710,073 SF	
FLOOR AREA RATIO (FAR)	
PER ARTICLE 3 - ZONING DISTRICTS: 3.53 - IL, LIGHT INDUSTRIAL DISTRICT ALLOWABLE: 0.40 PHASE 1 PROVIDED: 0.19 (266,967 SF / 1,418,912 SF) PHASE 2 PROVIDED: 0.22 (443,106 SF / 2,058,564 SF)	
BUILDING HEIGHT	
PER ARTICLE 3 - ZONING DISTRICTS: 3.53 - IL, LIGHT INDUSTRIAL DISTRICT ALLOWABLE: 45' WAREHOUSE 300: 32' WAREHOUSE 400: 32' WAREHOUSE 500: 36'	
VEHICULAR PARKING	
PER SECTION 5.1 AND TABLE 5.1.6.A	
MINIMUM REQUIRED	
WAREHOUSE 300: (12,019.2 SF DISTRIBUTION WAREHOUSE OFFICE) * (2 SPACE / 1,000 SF) = 25 WAREHOUSE 400: (14,677.5 SF DISTRIBUTION WAREHOUSE OFFICE) * (2 SPACE / 1,000 SF) = 30 TOTAL PHASE 1 REQUIRED VEHICLE PARKING = 55 SPACES WAREHOUSE 500: (44,310.6 SF DISTRIBUTION WAREHOUSE OFFICE) * (2 SPACE / 1,000 SF) = 89 TOTAL PHASE 2 REQUIRED VEHICLE PARKING = 89 SPACES	
PROVIDED	
WAREHOUSE 300: STANDARD PARKING = 116 WAREHOUSE 400: STANDARD PARKING = 138 TOTAL PHASE 1 PROVIDED VEHICLE PARKING = 254 SPACES WAREHOUSE 500: STANDARD PARKING = 266 TOTAL PHASE 2 PROVIDED VEHICLE PARKING = 266 SPACES	
TRUCK LOADING BERTHS	
PER SECTION 5.1.1.2 AND TABLE 5.1.12.A	
MINIMUM REQUIRED	
WAREHOUSE 300: (1 BERTH / 10,000 SF BUILDING) * 120,192 SF = 13 WAREHOUSE 400: (1 BERTH / 10,000 SF BUILDING) * 146,775 SF = 15 TOTAL PHASE 1 REQUIRED LOADING BERTHS = 28 BERTHS WAREHOUSE 500: (1 BERTH / 10,000 SF BUILDING) * 443,106 SF = 45 TOTAL PHASE 2 REQUIRED LOADING BERTHS = 45 BERTHS	
PROVIDED	
WAREHOUSE 300: 41 WAREHOUSE 400: 41 TOTAL PHASE 1 PROVIDED LOADING BERTHS = 82 BERTHS WAREHOUSE 500: 106 TOTAL PHASE 2 PROVIDED LOADING BERTHS = 106 BERTHS	
BICYCLE PARKING	
PER SECTION 5.1.11.A	
REQUIRED	
WAREHOUSE 300: (1 LONG TERM BICYCLE PARKING / 40,000 GSF) * 120,192 SF = 4 WAREHOUSE 400: (1 LONG TERM BICYCLE PARKING / 40,000 GSF) * 146,775 SF = 4 TOTAL PHASE 1 REQUIRED BICYCLE PARKING = 8 BERTHS WAREHOUSE 500: (1 LONG TERM BICYCLE PARKING / 40,000 GSF) * 443,106 SF = 12 TOTAL PHASE 2 REQUIRED BICYCLE PARKING = 12 BERTHS	
PROPOSED	
WAREHOUSE 300: 4 WAREHOUSE 400: 4 TOTAL PHASE 1 PROPOSED BICYCLE PARKING = 8 WAREHOUSE 500: 12 TOTAL PHASE 2 PROPOSED BICYCLE PARKING = 12	
AMENITIZED OPEN SPACE	
PER SECTION 5.4.4, IS A MINIMUM OF 5% LAND AREA:	
MINIMUM REQUIRED	
PHASE 1 MINIMUM OPEN SPACE: 1,418,912 SF * 5% = 70,946 SF PHASE 2 MINIMUM OPEN SPACE: 2,058,564 SF * 5% = 102,928 SF	
PROVIDED	
PHASE 1 MCKAY LAKE: 7,865 SF PHASE 1 HERMIT LAKE: 276,159 SF PHASE 1 75% OF STORMWATER MANAGEMENT: 73,034 SF PHASE 1 AMENITY 102: 274 SF TOTAL PHASE 1 PROVIDED OPEN SPACE: 359,331 SF PHASE 2 MCKAY LAKE: 326,133 SF PHASE 2 75% OF STORMWATER MANAGEMENT: 171,312 SF PHASE 2 AMENITY 103A: 526 SF TOTAL PHASE 2 PROVIDED OPEN SPACE: 497,972 SF	

08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/09/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/05/2022	IBD ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SURJMD COMMENTS	6
10/11/2022	REVISED PER SURJMD COMMENTS	5
09/09/2022	CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	4
07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURJMD COMMENTS	1
Date	Description	No.
Revisions		

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LANGAN
Langan Engineering and Environmental Services, Inc.
13485 Veterans Way, Suite 120
Orlando, FL 32827

08/22/2023

SIGNATURE JOSEPH J. YANNUCCI, JR., DATE SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 65969

FLORIDA
STATE OF
PROFESSIONAL ENGINEER
JOSEPH J. YANNUCCI, JR.
NO. 65969

08/22/2023

T: 407.974.2900 F: 407.974.2901 www.langan.com
FL Certificate of Authorization No. 00006601LB8172LB8198

Project

Drawing Title

APOPKA BUSINESS CENTER
CITY OF APOPKA

ORANGE COUNTY **FLORIDA**

Drawing Title

ENGINEERING NOTES

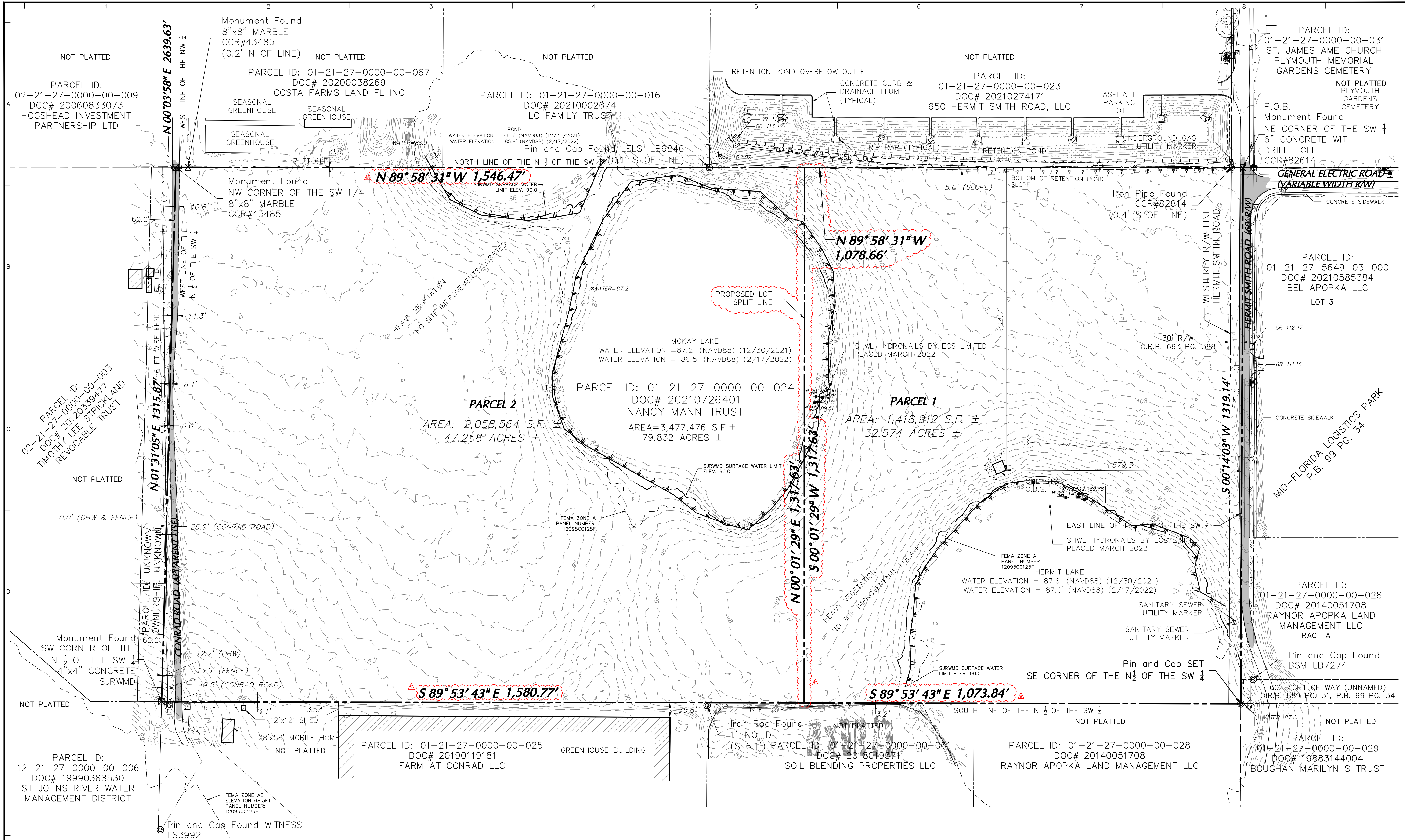
Project No. **342010601**

Date **29 APRIL 2022**

Drawn By **CRB**

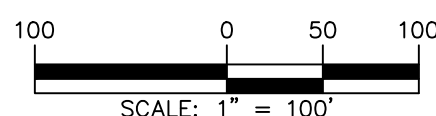
Checked By **JY**

Drawing No. **C-02**



NOTES:

- BOUNDARY SURVEY REFERENCED FROM DRAWING ENTITLED "ALTA / NSPS LAND TITLE SURVEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED 14 JANUARY 2022.
- TOPOGRAPHIC SURVEY REFERENCED FROM DRAWING ENTITLED "HERMIT SMITH ROAD INDUSTRIAL - TOPOGRAPHIC SURVEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED 11 APRIL 2022.
- ELEVATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- WETLANDS REFERENCED FROM DRAWING ENTITLED "ECOLOGICAL DUE DILIGENCE" PREPARED BY ECS FLORIDA, LLC DATED 1 JANUARY 2022.



08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/08/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	BID ADDENDUM #2	7
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07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
Date	Description	No.

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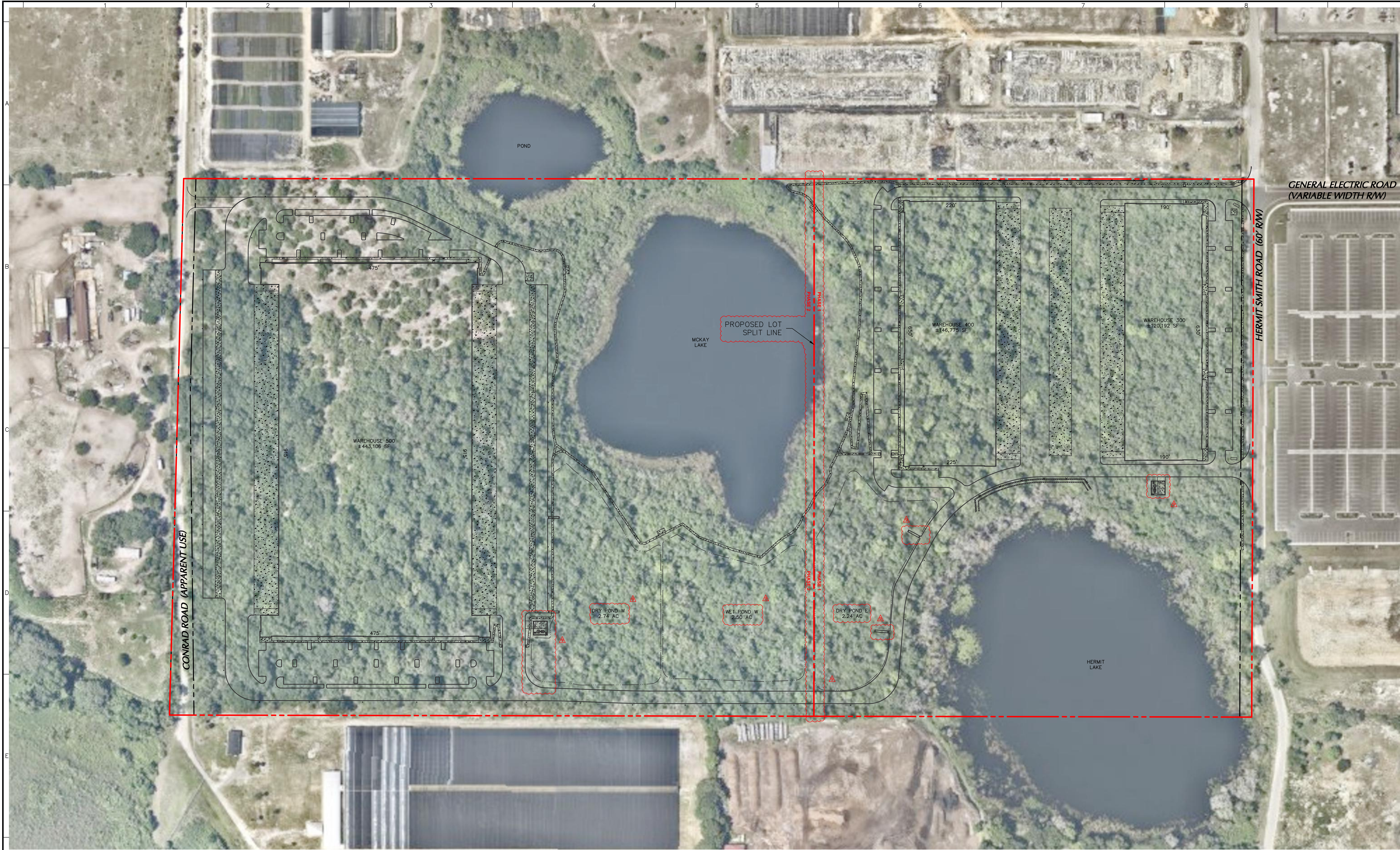
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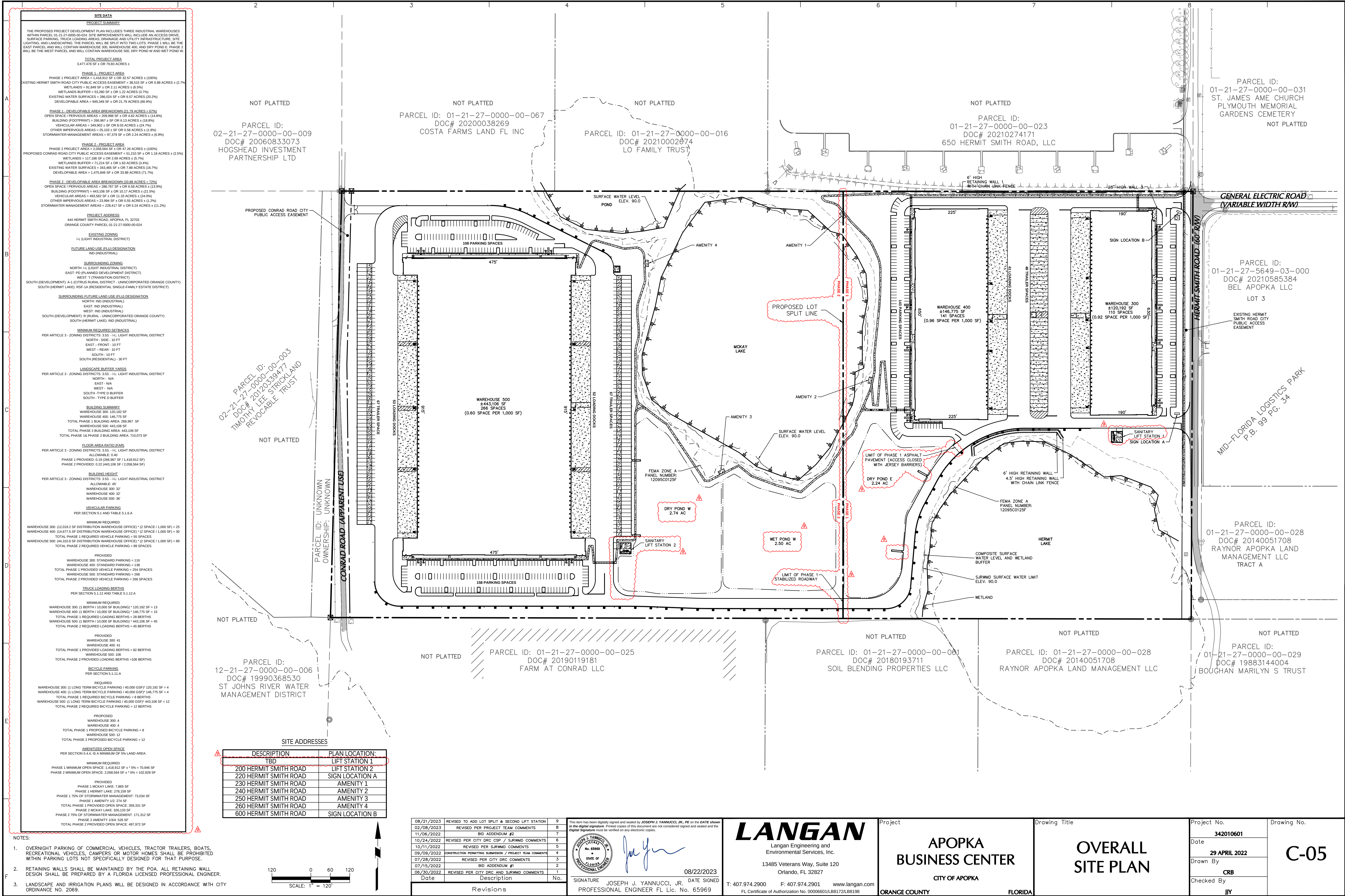
Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

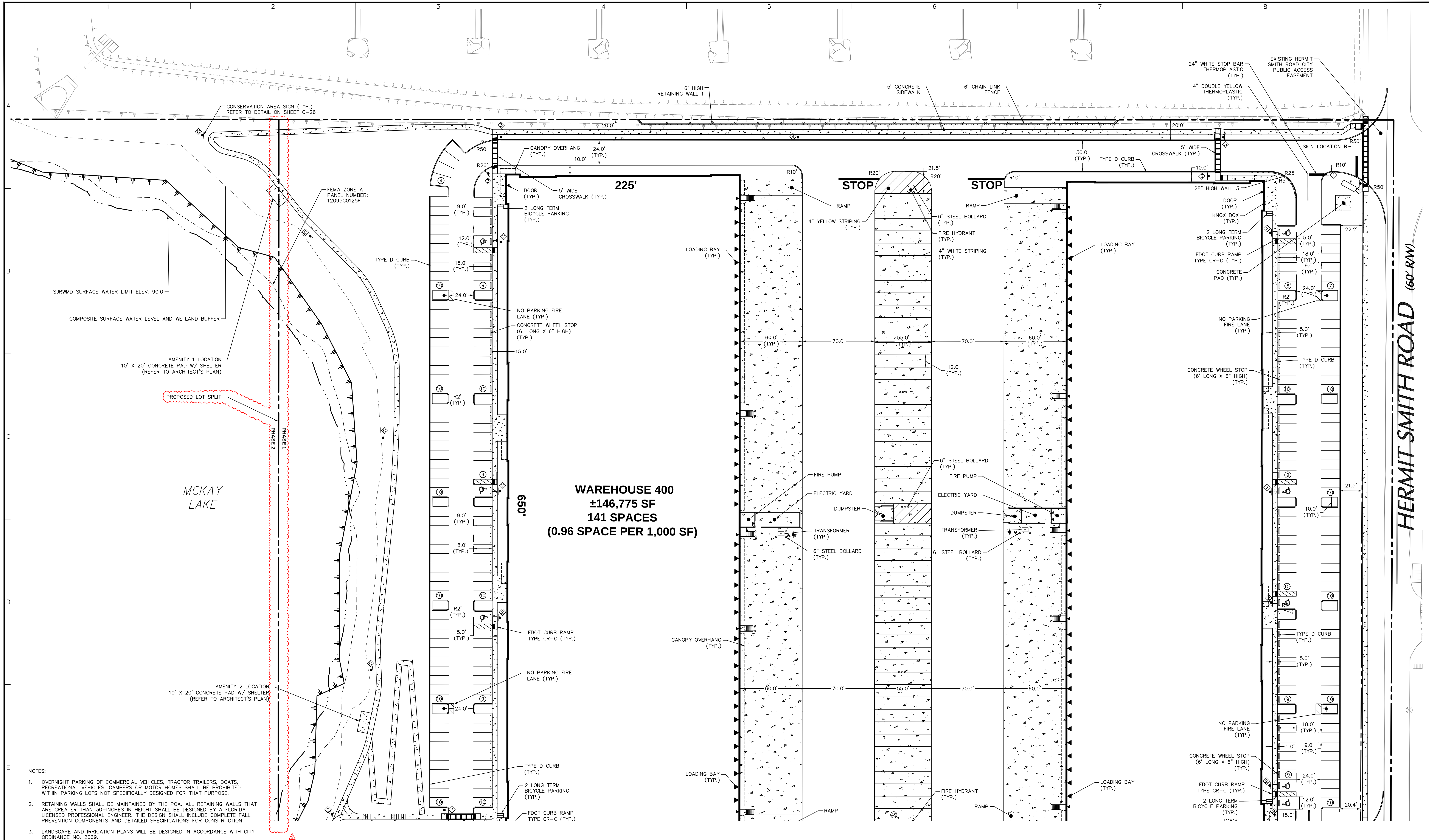
Drawing Title
EXISTING CONDITIONS

Project No. 342010601	Drawing No. C-03
Date 29 APRIL 2022	
Drawn By CRB	
Checked By JY	

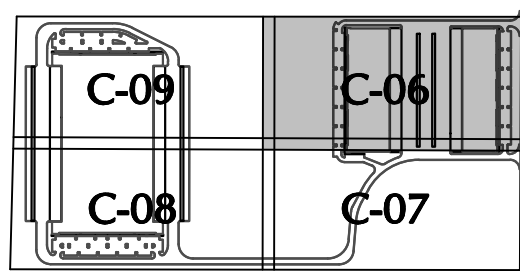


 SCALE: 1" = 100'	<table border="1"><tr><th>Date</th><th>Description</th><th>No.</th></tr><tr><td>08/21/2023</td><td>REVISED TO ADD LOT SPLIT & SECOND LIFT STATION</td><td>9</td></tr><tr><td>02/09/2023</td><td>REVISED PER PROJECT TEAM COMMENTS</td><td>8</td></tr><tr><td>11/06/2022</td><td>BID ADDENDUM #2</td><td>7</td></tr><tr><td>10/24/2022</td><td>REVISED PER CITY DRC CSP / SURVMD COMMENTS</td><td>6</td></tr><tr><td>10/11/2022</td><td>REVISED PER SURVMD COMMENTS</td><td>5</td></tr><tr><td>09/09/2022</td><td>CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS</td><td>4</td></tr><tr><td>07/28/2022</td><td>REVISED PER CITY DRC COMMENTS</td><td>3</td></tr><tr><td>07/15/2022</td><td>BID ADDENDUM #1</td><td>2</td></tr><tr><td>06/30/2022</td><td>REVISED PER CITY DRC AND SURVMD COMMENTS</td><td>1</td></tr></table>	Date	Description	No.	08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9	02/09/2023	REVISED PER PROJECT TEAM COMMENTS	8	11/06/2022	BID ADDENDUM #2	7	10/24/2022	REVISED PER CITY DRC CSP / SURVMD COMMENTS	6	10/11/2022	REVISED PER SURVMD COMMENTS	5	09/09/2022	CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	4	07/28/2022	REVISED PER CITY DRC COMMENTS	3	07/15/2022	BID ADDENDUM #1	2	06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1	<table border="1"><tr><td></td><td></td><td>08/22/2023</td></tr><tr><td colspan="2">SIGNATURE JOSEPH J. YANNUCCI, JR.</td><td>DATE SIGNED</td></tr><tr><td colspan="2">PROFESSIONAL ENGINEER FL Lic. No. 65969</td><td></td></tr></table>			08/22/2023	SIGNATURE JOSEPH J. YANNUCCI, JR.		DATE SIGNED	PROFESSIONAL ENGINEER FL Lic. No. 65969			LANGAN Langan Engineering and Environmental Services, Inc. 13485 Veterans Way, Suite 120 Orlando, FL 32827 T: 407.974.2900 F: 407.974.2901 www.langan.com FL Certificate of Authorization No. 00006601/LB8172/LB8198	Project APOPKA BUSINESS CENTER CITY OF APOPKA ORANGE COUNTY FLORIDA	Drawing Title AERIAL PLAN	<table border="1"><tr><td>Project No. 342010601</td><td>Drawing No. C-04</td></tr><tr><td>Date 29 APRIL 2022</td><td></td></tr><tr><td>Drawn By CRB</td><td></td></tr><tr><td>Checked By JY</td><td></td></tr></table>	Project No. 342010601	Drawing No. C-04	Date 29 APRIL 2022		Drawn By CRB		Checked By JY	
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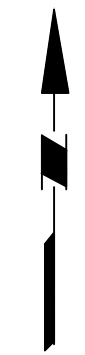


- NOTES:
- OVERNIGHT PARKING OF COMMERCIAL VEHICLES, TRACTOR TRAILERS, BOATS, RECREATIONAL VEHICLES, CAMPER OR MOTOR HOMES SHALL BE PROHIBITED WITHIN PARKING LOTS NOT SPECIFICALLY DESIGNED FOR THAT PURPOSE.
 - RETAINING WALLS SHALL BE MAINTAINED BY THE POA. ALL RETAINING WALLS THAT ARE GREATER THAN 30-INCHES IN HEIGHT SHALL BE DESIGNED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DESIGN SHALL INCLUDE COMPLETE FALL PREVENTION COMPONENTS AND DETAILED SPECIFICATIONS FOR CONSTRUCTION.
 - LANDSCAPE AND IRRIGATION PLANS WILL BE DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2069.



SCALE: 1" = 1000'

SIGN LEGEND	
	STOP SIGN (R1-1)
	ACCESSIBLE PARKING SIGN
	YIELD TO PEDESTRIANS
	NO TRUCKS ALLOWED



Date	Description	No.
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07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1

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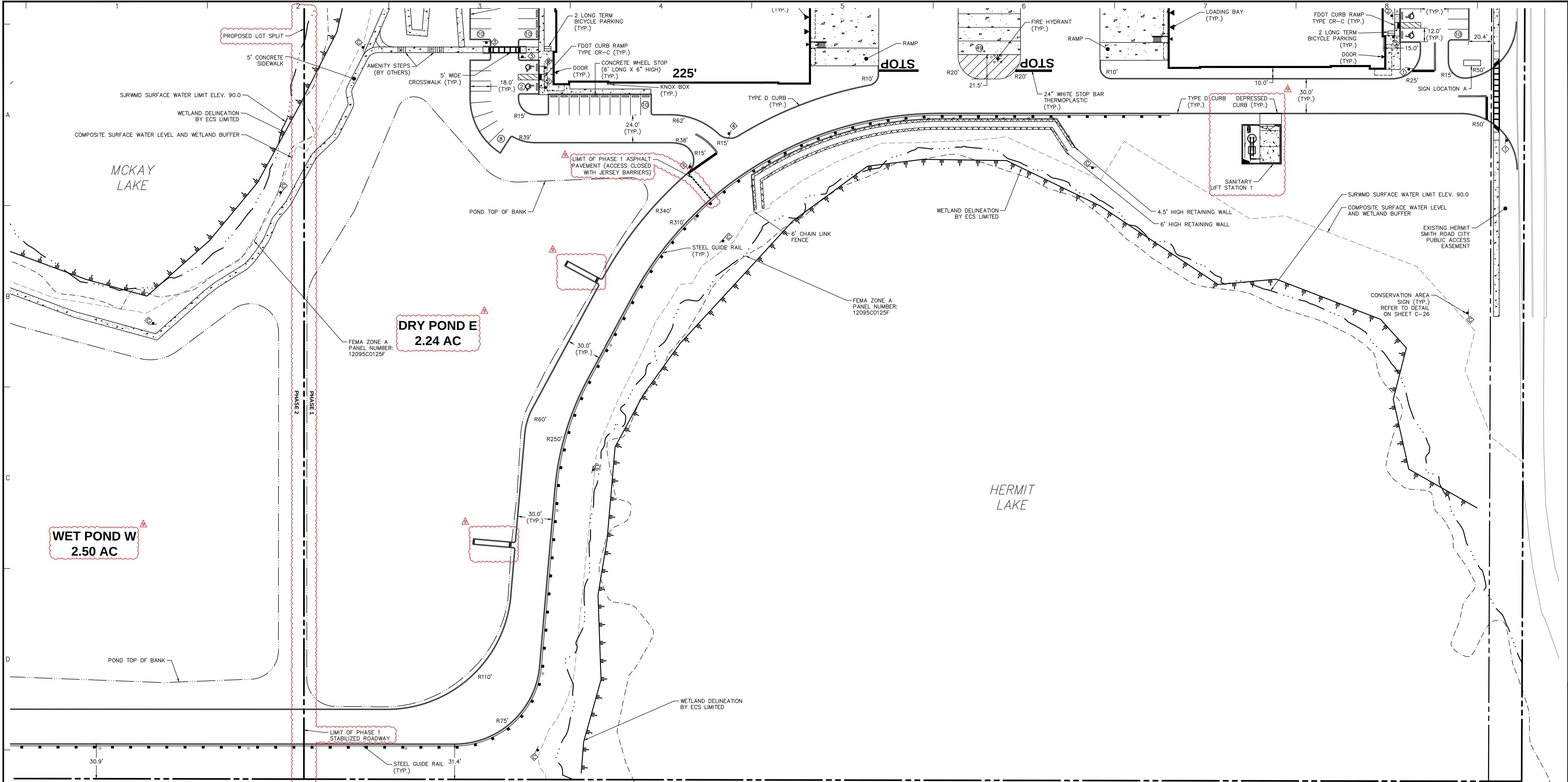
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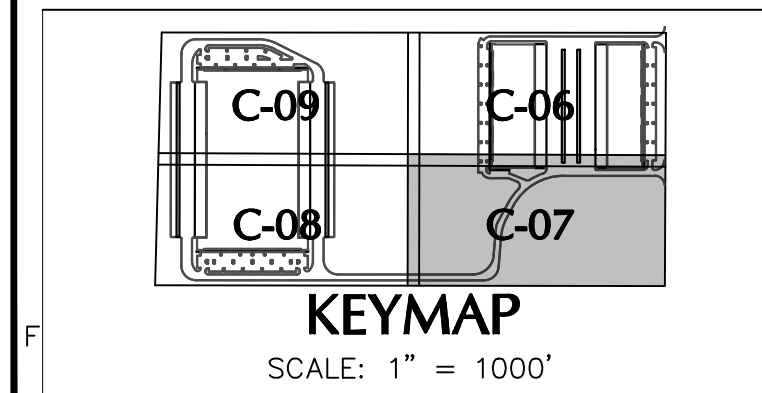
Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
PARTIAL SITE PLAN

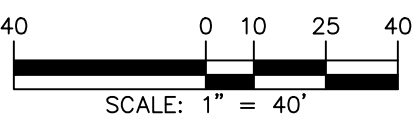
Project No. 342010601	Drawing No. C-06
Date 29 APRIL 2022	
Drawn By CRB	
Checked By JY	



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SIGN LEGEND	
	STOP SIGN (R1-1)
	ACCESSIBLE PARKING SIGN
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	NO TRUCKS ALLOWED



Revisions	Date	Description	No.
REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	08/21/2023		9
REVISED PER PROJECT TEAM COMMENTS	02/08/2023		8
BID ADDENDUM #2	11/06/2022		7
REVISED PER CITY DRC CSP / SURWMD COMMENTS	10/24/2022		6
REVISED PER SURWMD COMMENTS	10/11/2022		5
CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	09/09/2022		4
REVISED PER CITY DRC COMMENTS	07/28/2022		3
BID ADDENDUM #1	07/15/2022		2
REVISED PER CITY DRC AND SURWMD COMMENTS	06/30/2022		1

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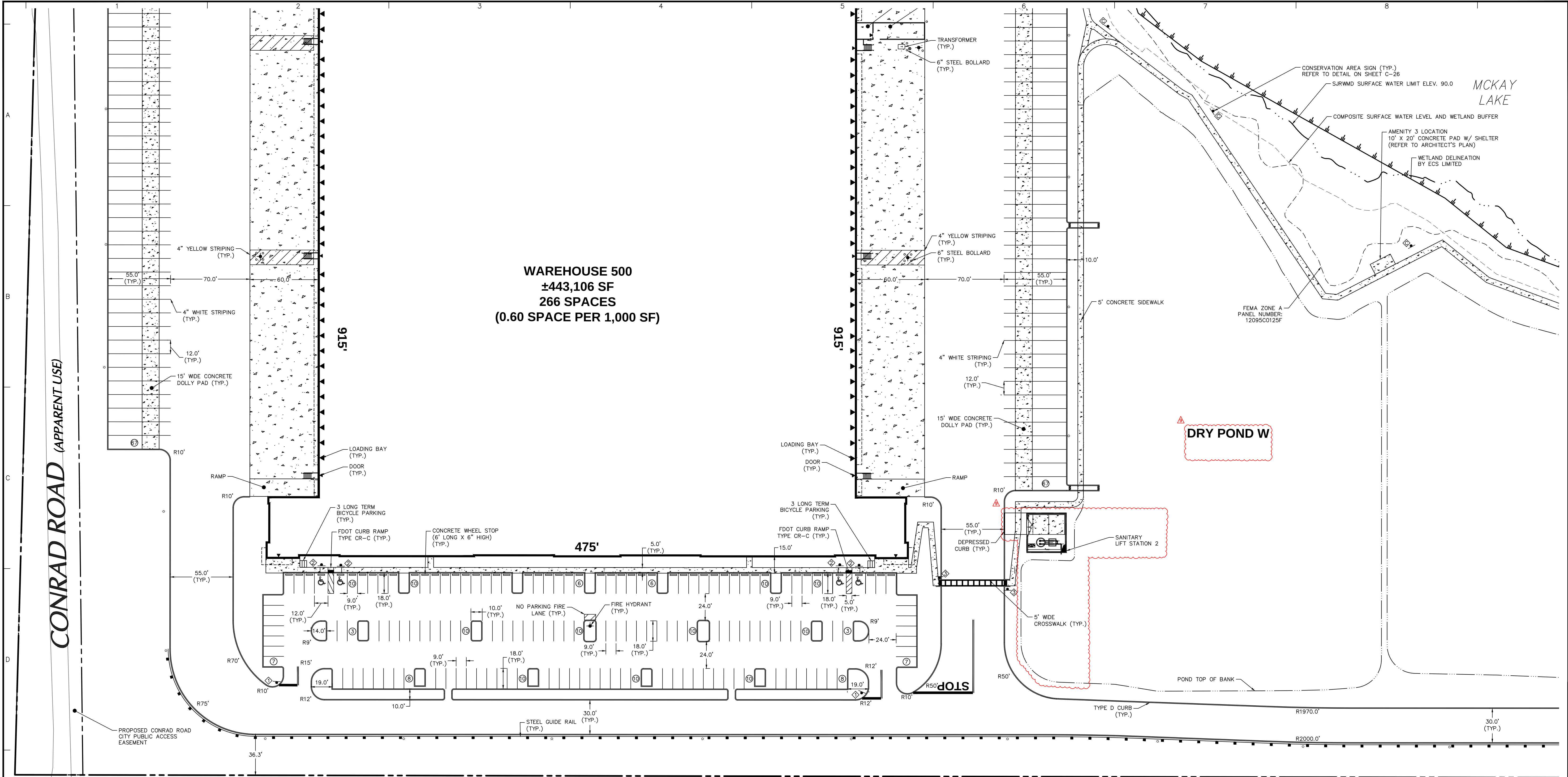
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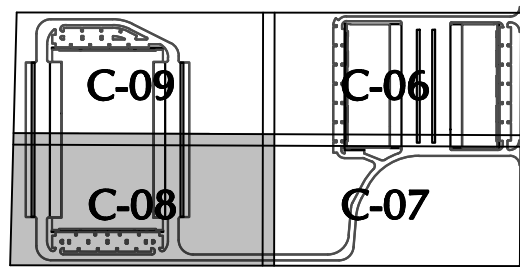
Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
PARTIAL SITE PLAN

Project No. 342010601	Drawing No. C-07
Date 29 APRIL 2022	
Drawn By CRB	
Checked By JY	

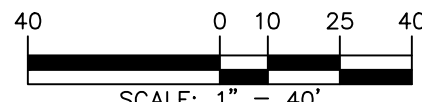


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SCALE: 1" = 1000'

SIGN LEGEND	
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	YIELD TO PEDESTRIANS
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Date	Description	No.
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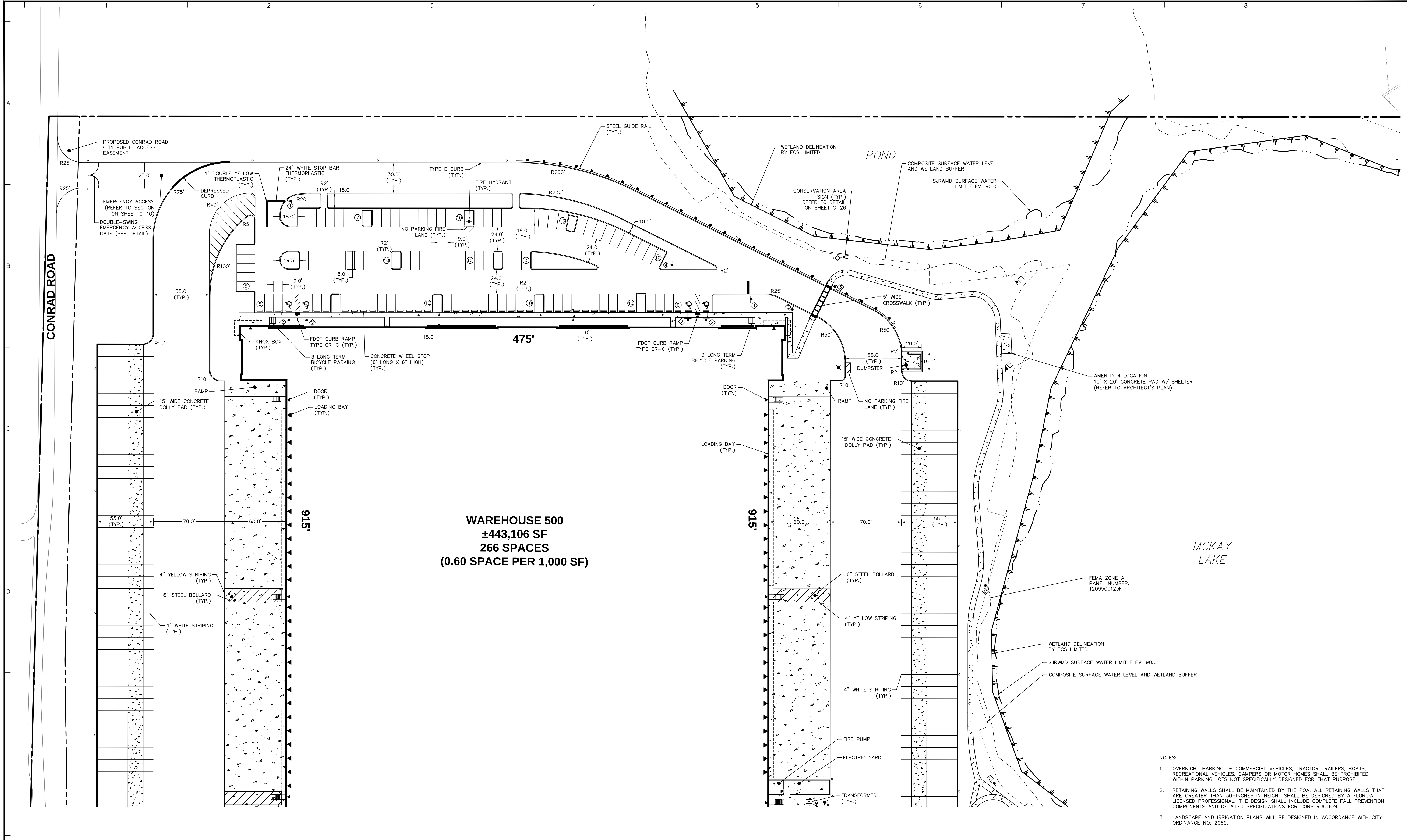
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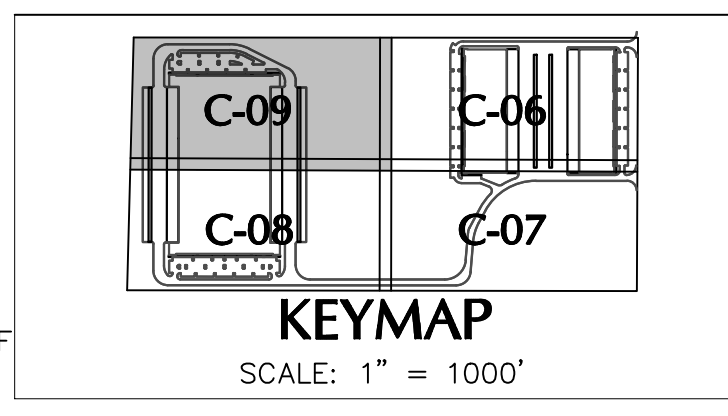
Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title PARTIAL SITE PLAN	Project No. 342010601	Drawing No. C-08
	Date 29 APRIL 2022	
	Drawn By CRB	
	Checked By JY	

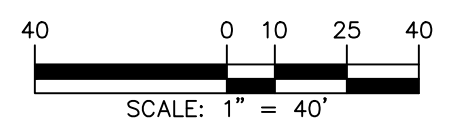


WAREHOUSE 500
±443,106 SF
266 SPACES
(0.60 SPACE PER 1,000 SF)

- NOTES:
- OVERNIGHT PARKING OF COMMERCIAL VEHICLES, TRACTOR TRAILERS, BOATS, RECREATIONAL VEHICLES, CAMPERS OR MOTOR HOMES SHALL BE PROHIBITED WITHIN PARKING LOTS NOT SPECIFICALLY DESIGNED FOR THAT PURPOSE.
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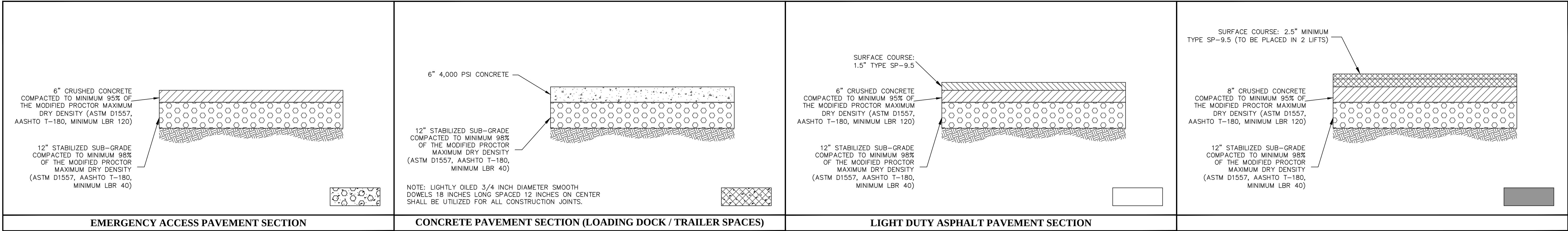
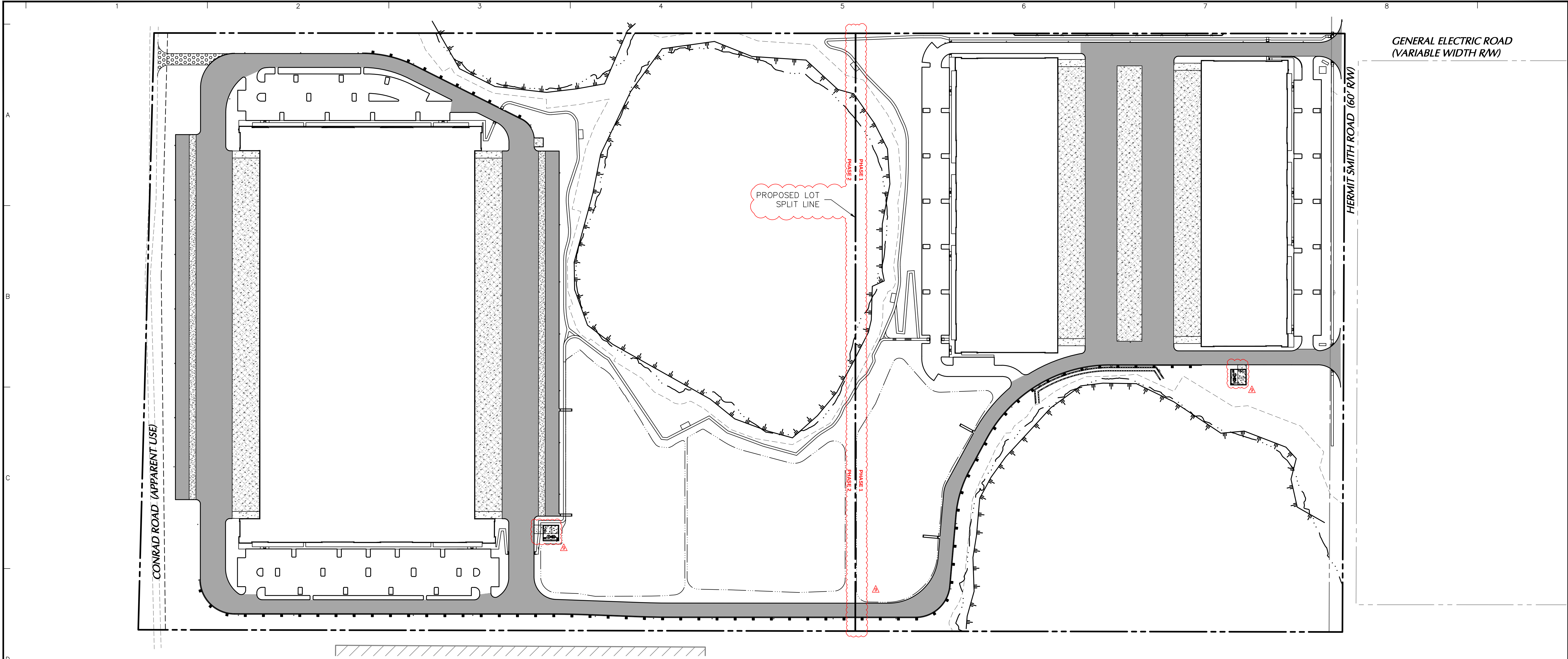
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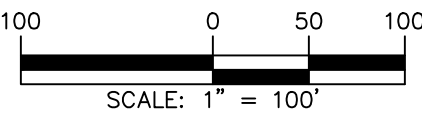
Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
PARTIAL SITE PLAN

Project No. 342010601	Drawing No. C-09
Date 29 APRIL 2022	
Drawn By CRB	
Checked By JY	



- NOTES:
1. PAVEMENT SECTION STANDARDS REFERENCED FROM REPORT ENTITLED "PRELIMINARY SUBSURFACE EXPLORATION GEOTECHNICAL ENGINEERING REPORT HERMIT SMITH INDUSTRIAL DEVELOPMENT" - PREPARED BY ECS FLORIDA, LLC. DATED 03 FEBRUARY 2022 UPDATED 09 SEPTEMBER 2022. PAVEMENT SECTIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
 2. CRUSHED CONCRETE SHOULD FOLLOW FDOT SPECIFICATION FOR MATERIAL QUALIFICATIONS AND PLACEMENT.
 3. COMPLIANCE TESTING SHALL BE A FREQUENCY OF ONE TEST PER 5,000 SF UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
 4. UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER, STABILIZED SUBGRADE SHALL HAVE LESS THAN 15% PASSING THE NO. 200 SIEVE AND A MAXIMUM PARTICLE SIZE OF 3 INCHES, FREE OF ORGANIC MATERIALS AND DEBRIS, WITH A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40.



08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/09/2023	REVISED PER PROJECT TEAM COMMENTS	8
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06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
Date	Description	No.
Revisions		

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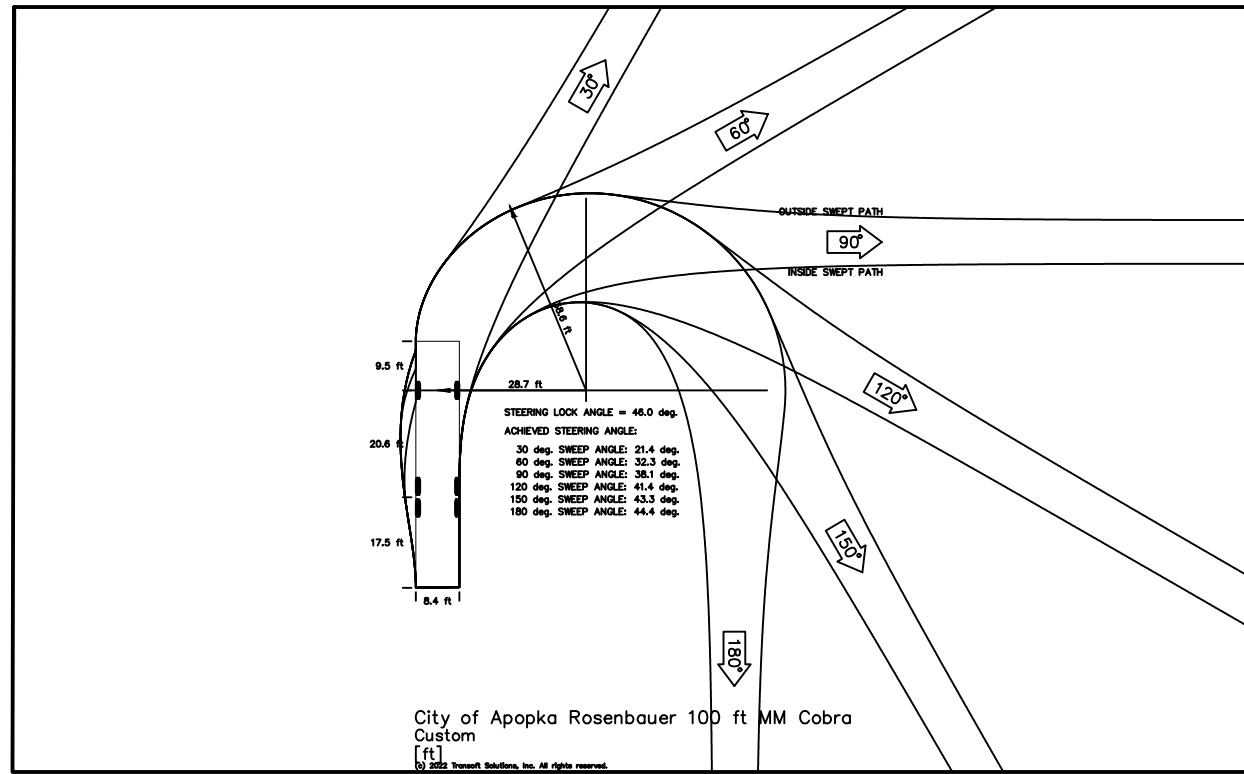
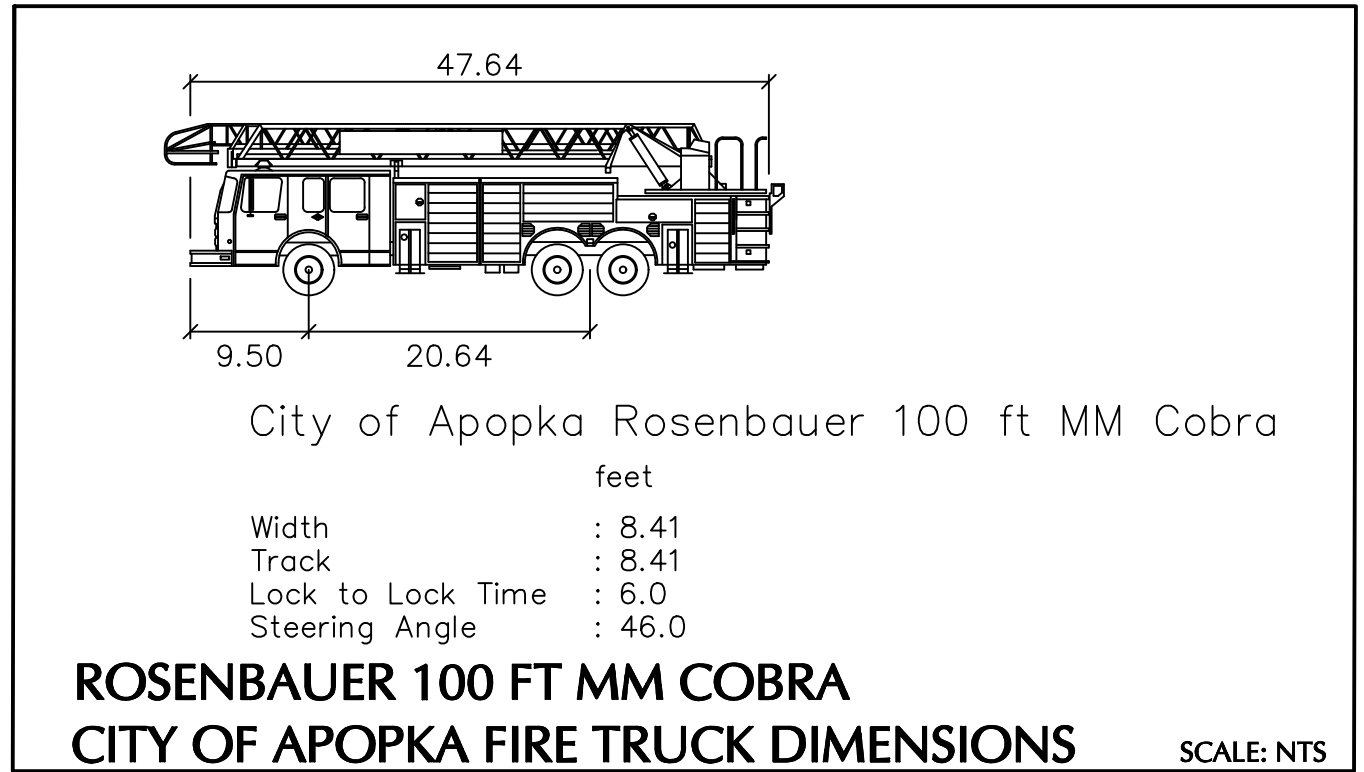
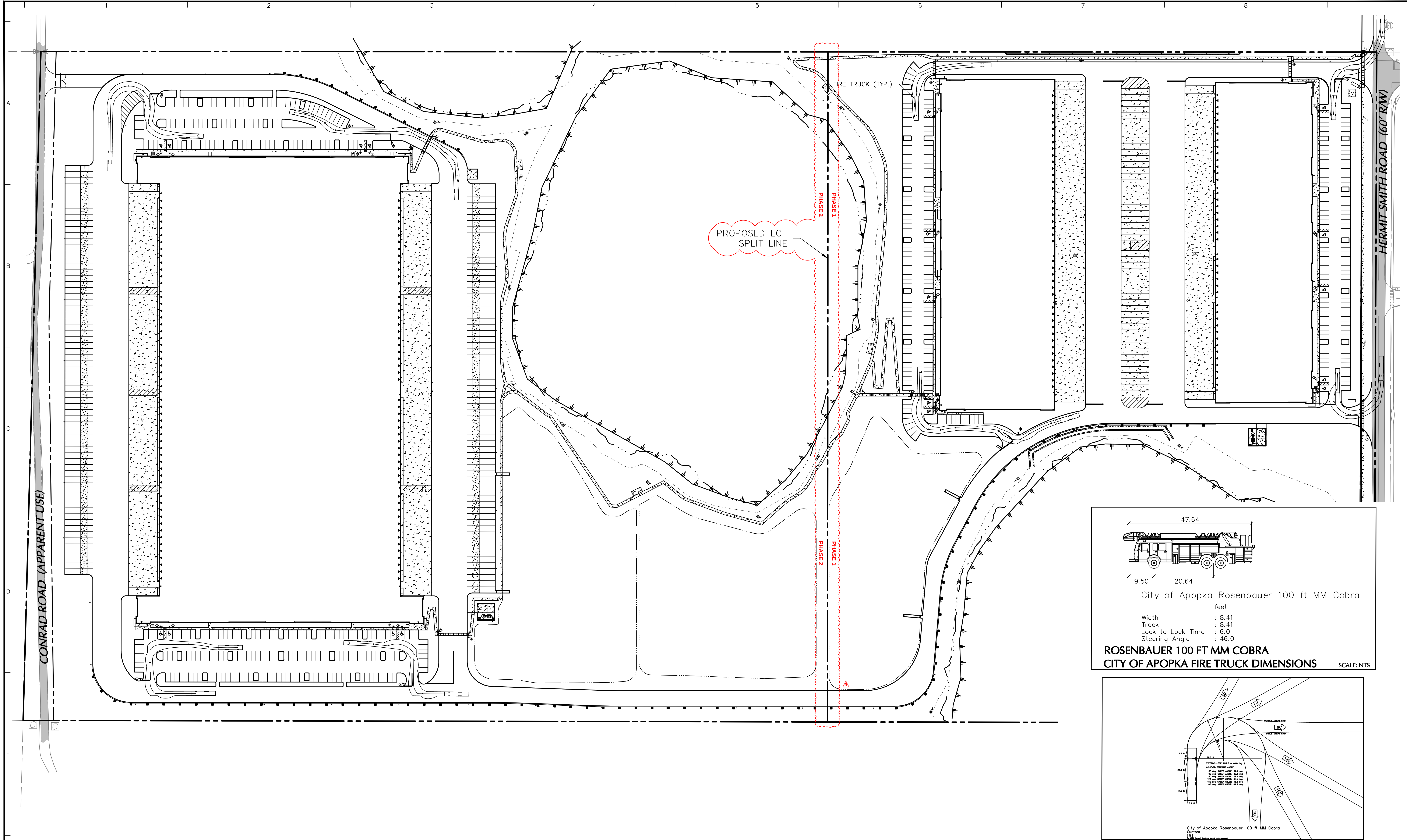
SIGNATURE: JOSEPH J. YANNUCCI, JR. DATE SIGNED: 08/22/2023
PROFESSIONAL ENGINEER FL Lic. No. 65969

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Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY
FLORIDA

Drawing Title
VEHICULAR PAVEMENT PLAN

Project No. 342010601	Drawing No. C-10
Date 29 APRIL 2022	
Drawn By CRB	
Checked By JY	



80 0 20 50 80

SCALE: 1" = 80'

08/21/2023

REVISED TO ADD LOT SPLIT & SECOND LIFT STATION

9

02/08/2023

REVISED PER PROJECT TEAM COMMENTS

8

11/06/2022

BID ADDENDUM #2

7

10/24/2022

REVISED PER CITY DRC CSP / SURVMD COMMENTS

6

10/11/2022

REVISED PER SURVMD COMMENTS

5

09/09/2022

CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS

4

07/28/2022

REVISED PER CITY DRC COMMENTS

3

07/15/2022

BID ADDENDUM #1

2

06/30/2022

REVISED PER CITY DRC AND SURVMD COMMENTS

1

Date

Description

No.

Revisions

JOSEPH J. YANNUCCI, JR.

No. 65969

STATE OF FLORIDA

PROFESSIONAL ENGINEER

JOSEPH J. YANNUCCI, JR.

08/22/2023

DATE SIGNED

SIGNATURE

JOSEPH J. YANNUCCI, JR.

DATE SIGNED

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Project

APOPKA BUSINESS CENTER

CITY OF APOPKA

ORANGE COUNTY

FLORIDA

Drawing Title

TURNING MOVEMENT PLAN - FIRE ACCESS

Project No.

342010601

Date

29 APRIL 2022

Drawn By

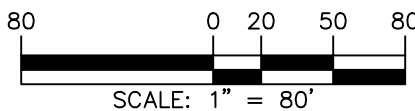
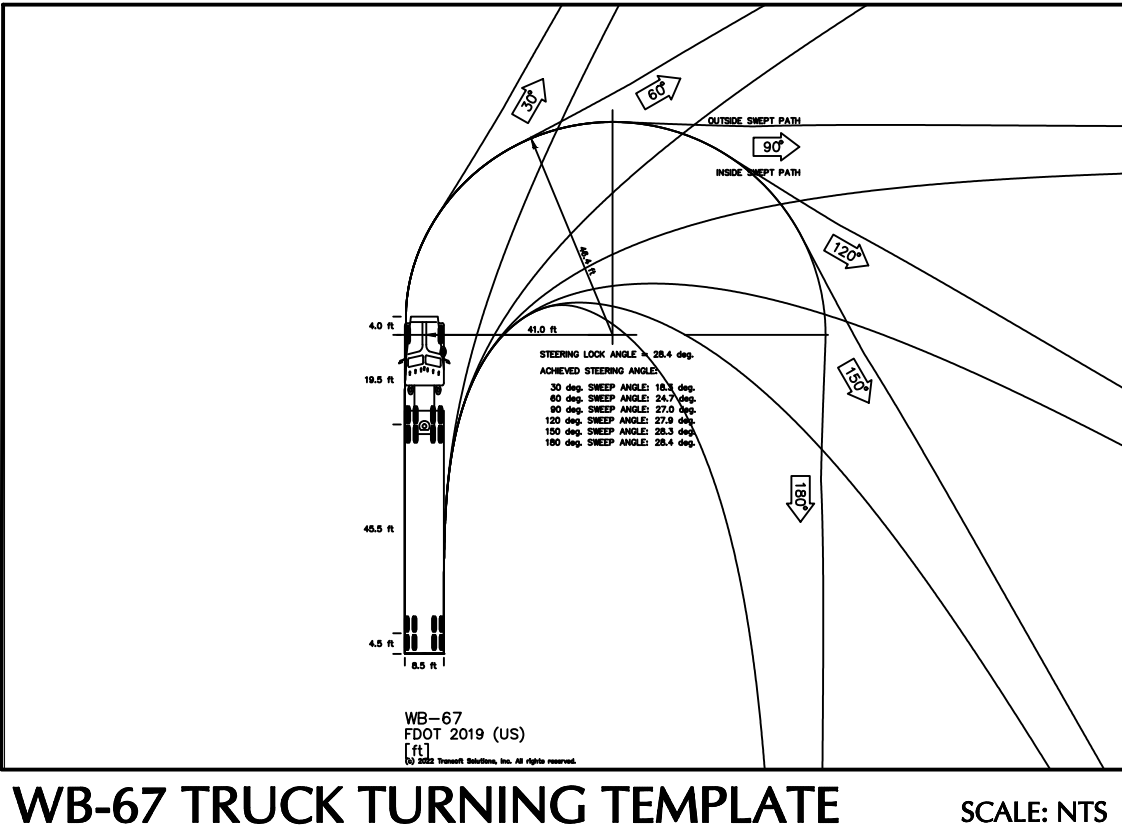
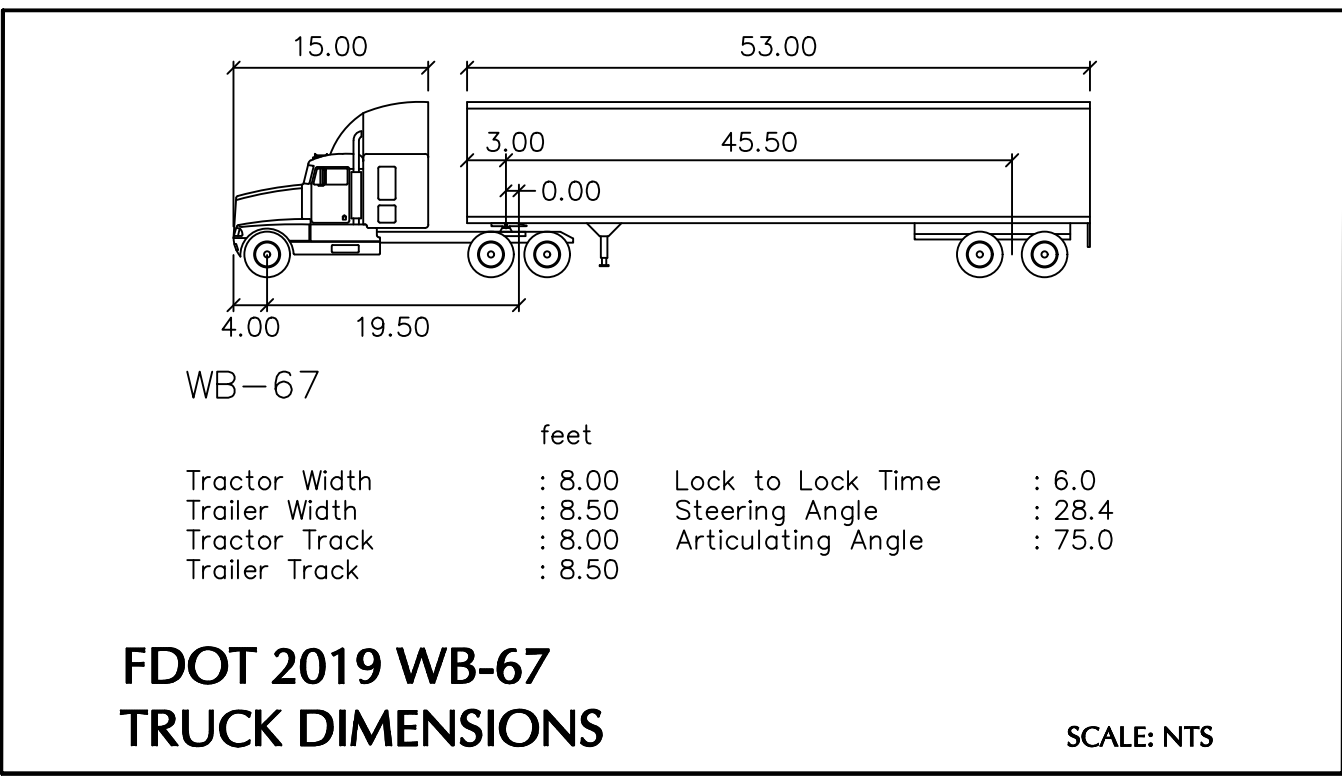
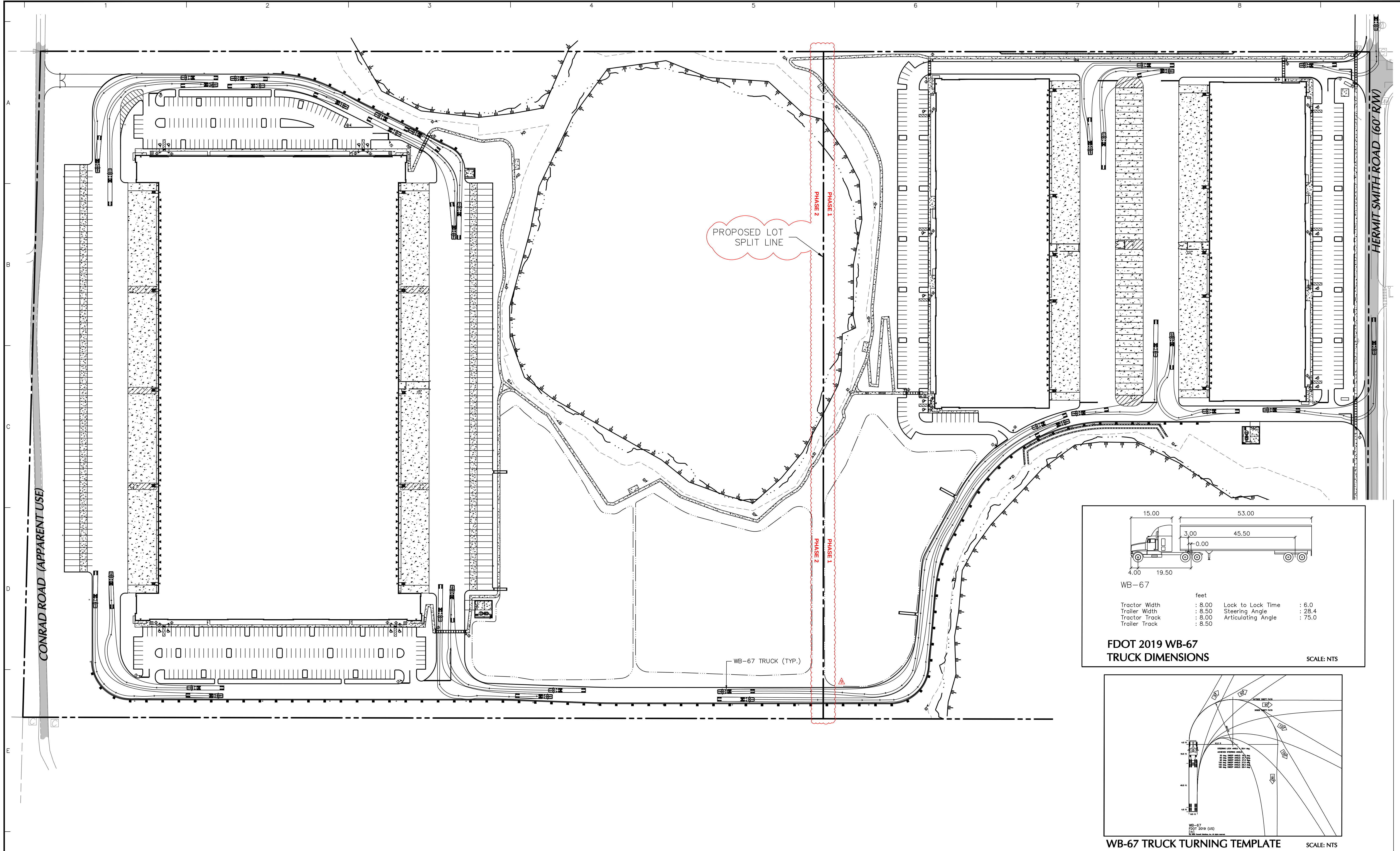
CRB

Checked By

JY

Drawing No.

C-11



08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/09/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/05/2022	BID ADDENDUM #2	7
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06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
	Date	Description

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APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY
FLORIDA

TURNING MOVEMENT PLAN - TRUCK

Project No.	342010601
Date	29 APRIL 2022
Drawn By	CRB
Checked By	JY

C-12

STRUCTURE TABLE		
STRUCTURE NAME:	STRUCTURE TYPE	DETAILS:
OCS-01	MODIFIED TYPE E	RM = 101.50 INV IN = 94.50 INV OUT = 94.50
OCS-02	MODIFIED TYPE E	RM = 101.50 INV IN = 94.50 INV OUT = 94.50
OCS-03	MODIFIED TYPE E	RM = 96.71 INV IN = 91.30 INV OUT = 91.30
ST-CB-101	FDOT TYPE H - DOUBLE INLET	RM = 96.65 INV IN = 91.30 INV OUT = 91.30
ST-CB-102	FDOT TYPE H - DOUBLE INLET	RM = 96.65 INV IN = 91.30 INV OUT = 91.30
ST-CB-103	FDOT TYPE 6	RM = 98.78 INV IN = 91.30 INV OUT = 91.35
ST-CB-104	FDOT TYPE H	RM = 99.15 INV IN = 90.78 INV OUT = 90.78
ST-CB-105	FDOT TYPE H	RM = 99.26 INV IN = 90.21 INV OUT = 90.21
ST-CB-106	FDOT TYPE 6	RM = 98.04 INV IN = 90.34 INV OUT = 90.34
ST-CB-107	FDOT TYPE 6	RM = 96.14 INV IN = 88.69 INV OUT = 88.69

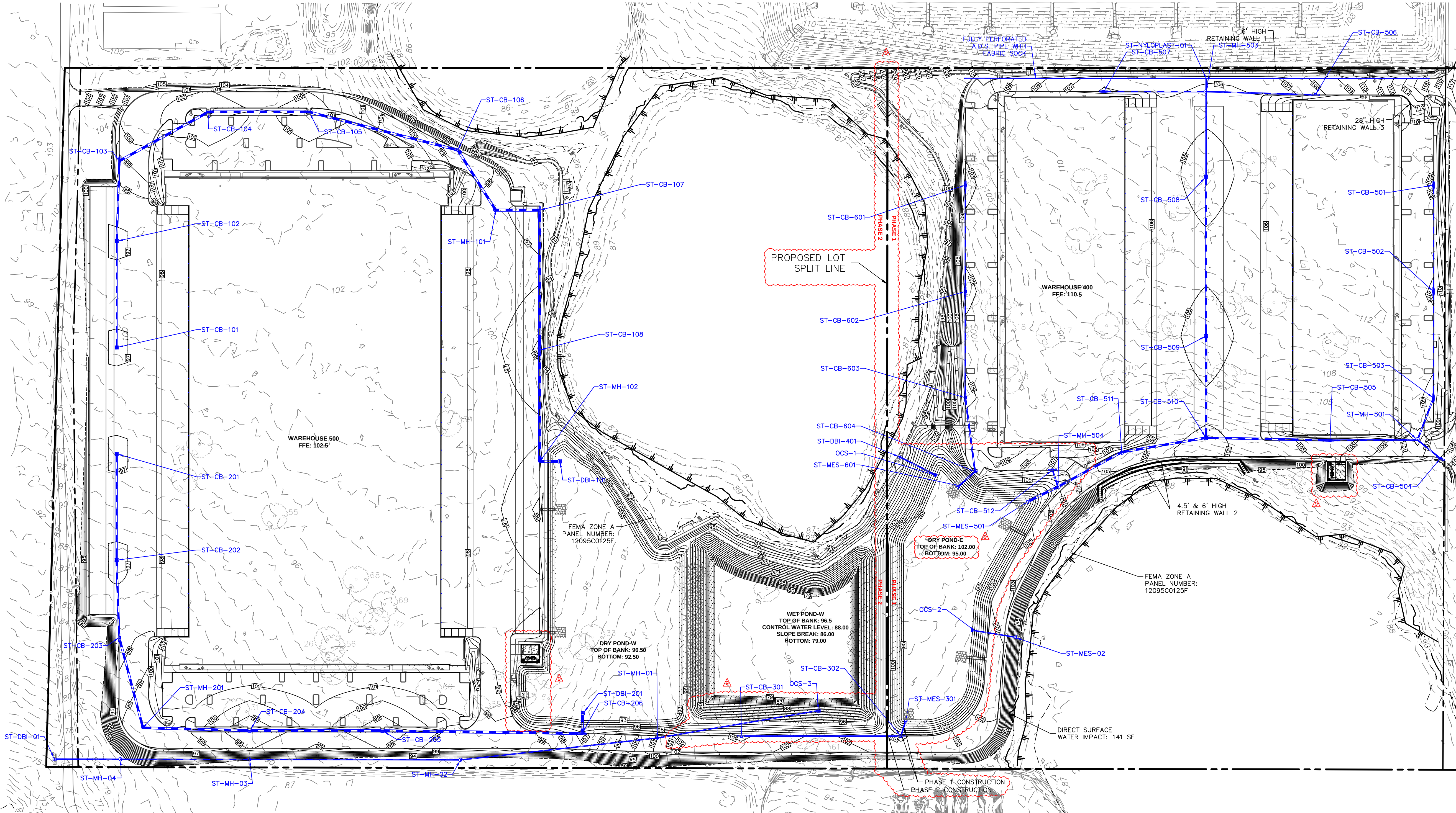
STRUCTURE TABLE		
STRUCTURE NAME:	STRUCTURE TYPE	DETAILS:
ST-CB-108	FDOT TYPE 6	RM = 95.77 INV IN = 87.90 INV OUT = 87.90
ST-CB-201	FDOT TYPE H - DOUBLE INLET	RM = 96.65 INV IN = 91.30 INV OUT = 91.30
ST-CB-202	FDOT TYPE H - DOUBLE INLET	RM = 96.65 INV IN = 91.30 INV OUT = 91.30
ST-CB-203	FDOT TYPE 6	RM = 97.39 INV IN = 90.86 INV OUT = 90.86
ST-CB-204	FDOT TYPE H	RM = 97.25 INV IN = 89.73 INV OUT = 89.73
ST-CB-205	FDOT TYPE H	RM = 97.25 INV IN = 88.98 INV OUT = 88.98
ST-CB-206	FDOT TYPE 6	RM = 96.60 INV IN = 87.85 INV OUT = 87.85
ST-CB-301	FDOT TYPE 6	RM = 100.80 INV IN = 95.07 INV OUT = 95.07
ST-CB-302	FDOT TYPE 6	RM = 100.80 INV IN = 95.07 INV OUT = 95.07
ST-CB-501	FDOT TYPE 6	RM = 108.80 INV IN = 104.90 INV OUT = 104.90

STRUCTURE TABLE		
STRUCTURE NAME:	STRUCTURE TYPE	DETAILS:
ST-CB-502	FDOT TYPE 6	RM = 108.80 INV IN = 104.30 INV OUT = 104.30
ST-CB-503	FDOT TYPE 6	RM = 108.55 INV IN = 103.70 INV OUT = 103.70
ST-CB-504	FDOT TYPE 6	RM = 106.00 INV IN = 101.40 INV OUT = 101.40
ST-CB-505	FDOT TYPE H	RM = 104.06 INV IN = 97.90 INV OUT = 97.90
ST-CB-506	FDOT TYPE 6	RM = 107.72 INV IN = 101.99 INV OUT = 101.99
ST-CB-507	FDOT TYPE 6	RM = 105.84 INV IN = 101.95 INV OUT = 101.95
ST-CB-508	FDOT TYPE H - DOUBLE INLET	RM = 104.06 INV IN = 99.20 INV OUT = 99.20
ST-CB-509	FDOT TYPE H - DOUBLE INLET	RM = 104.06 INV IN = 98.30 INV OUT = 98.30
ST-CB-510	FDOT TYPE H - DOUBLE INLET	RM = 104.15 INV IN = 97.73 INV OUT = 97.73
ST-CB-511	FDOT TYPE 6	RM = 104.17 INV IN = 96.72 INV OUT = 96.72

STRUCTURE TABLE		
STRUCTURE NAME:	STRUCTURE TYPE	DETAILS:
ST-CB-512	FDOT TYPE 6	RM = 106.73 INV IN = 100.50 INV OUT = 100.50
ST-CB-601	FDOT TYPE 6	RM = 106.55 INV IN = 104.37 INV OUT = 104.37
ST-CB-602	FDOT TYPE 6	RM = 108.55 INV IN = 103.77 INV OUT = 103.77
ST-CB-603	FDOT TYPE 6	RM = 108.55 INV IN = 103.17 INV OUT = 103.17
ST-CB-604	FDOT TYPE 6	RM = 107.88 INV IN = 99.50 INV OUT = 99.59
ST-DBI-01	FDOT TYPE H	RM = 76.45 INV IN = 71.50 INV OUT = 71.50
ST-DBI-101	FDOT TYPE H	RM = 92.50 INV IN = 87.16 INV OUT = 87.16
ST-DBI-201	FDOT TYPE H	RM = 92.50 INV IN = 86.71 INV OUT = 86.71
ST-DBI-401	FDOT TYPE H	RM = 93.35 INV IN = 90.62 INV OUT = 90.62
ST-MES-02	18IN MITERED END SECTION	RM = 95.59 INV IN = 94.13 INV OUT = 94.13

STRUCTURE TABLE		
STRUCTURE NAME:	STRUCTURE TYPE	DETAILS:
ST-MES-301	36 IN MITERED END SECTION	RM = 96.75 INV IN = 90.70 INV OUT = 90.70
ST-MES-501	48 IN MITERED END SECTION	RM = 98.83 INV IN = 95.00 INV OUT = 95.00
ST-MES-601	24 IN MITERED END SECTION	RM = 97.25 INV IN = 95.00 INV OUT = 95.00
ST-MH-01	FDOT TYPE P/J	RM = 101.13 INV IN = 84.58 INV OUT = 84.58
ST-MH-02	FDOT TYPE P/J	RM = 98.90 INV IN = 83.46 INV OUT = 83.46
ST-MH-03	FDOT TYPE P/J	RM = 82.27 INV IN = 82.27 INV OUT = 82.27
ST-MH-04	FDOT TYPE P/J	RM = 82.40 INV IN = 77.43 INV OUT = 72.75
ST-MH-101	FDOT TYPE P/J	RM = 97.30 INV IN = 88.94 INV OUT = 88.94
ST-MH-102	FDOT TYPE P/J	RM = 97.00 INV IN = 87.27 INV OUT = 87.27
ST-MH-201	FDOT TYPE P/J	RM = 99.68 INV IN = 90.33 INV OUT = 90.33

STRUCTURE TABLE		
STRUCTURE NAME:	STRUCTURE TYPE	DETAILS:
ST-MH-501	FDOT TYPE P/J	RM = 108.40 INV IN = 103.45 INV OUT = 103.23
ST-MH-503	FDOT TYPE P/J	RM = 105.77 INV IN = 101.37 INV IN = 101.37 INV IN = 101.37 INV OUT = 101.37
ST-MH-504	FDOT TYPE P/J	RM = 104.16 INV IN = 98.51 INV IN = 100.40 INV OUT = 96.21
ST-NYOPLAST-01	NYOPLAST STRUCTURE	RM = 106.99 INV IN = 101.45 INV IN = 101.45 INV OUT = 101.45



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PROFESSIONAL ENGINEER FL Lic. No. 65969

Project

**APOPKA
BUSINESS CENTER**

CITY OF APOPKA

ORANGE COUNTY FLORIDA

Drawing Title

**OVERALL GRADING
AND DRAINAGE PLAN**

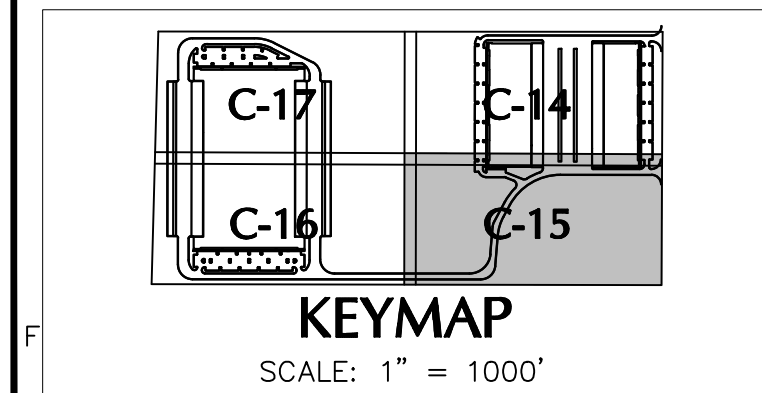
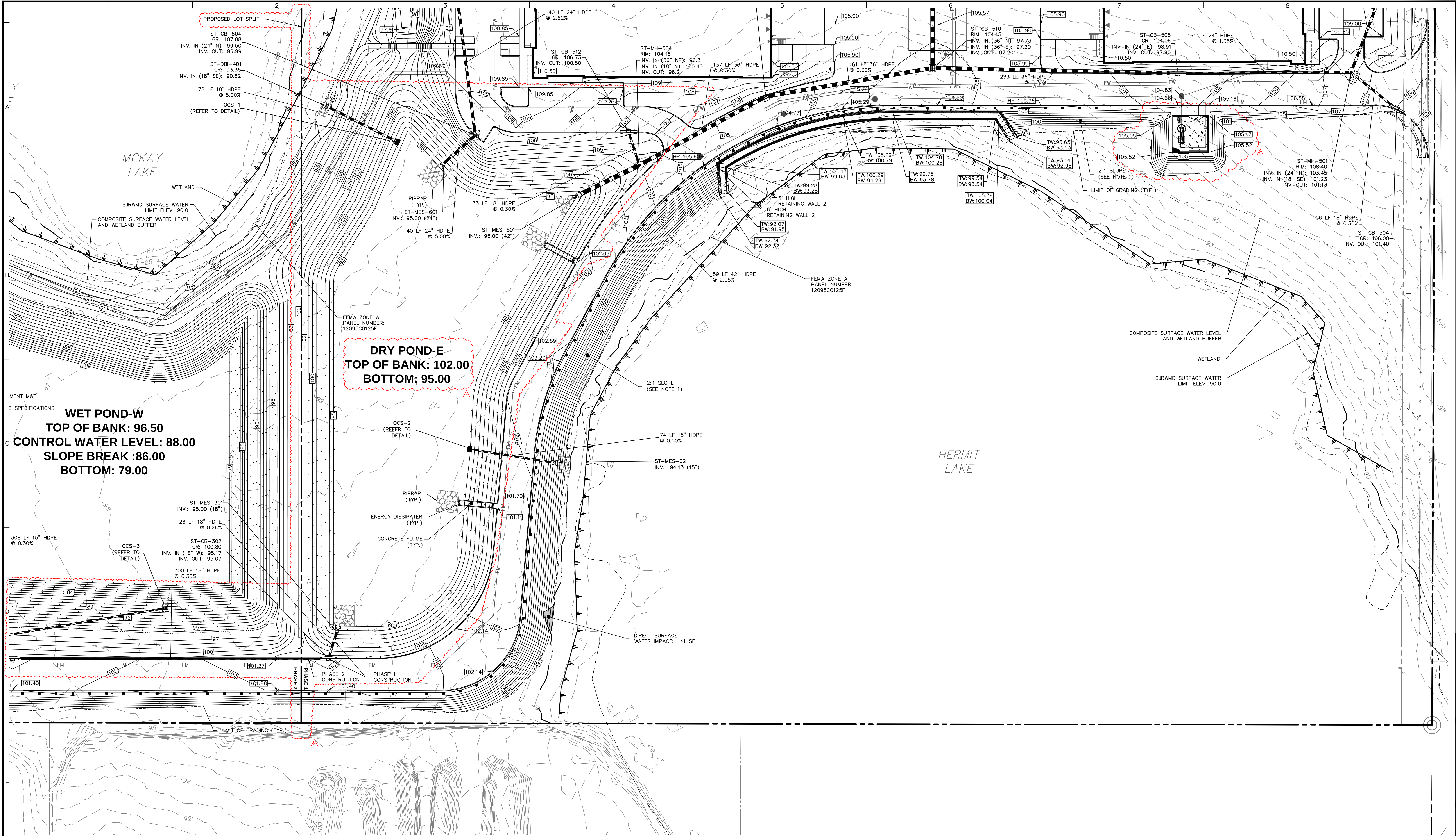
Project No.
342010601

Date
29 APRIL 2022

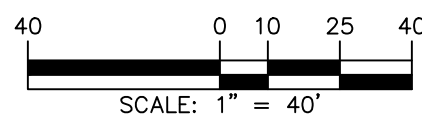
Drawn By
CRB

Checked By
JY

Drawing No.
C-13

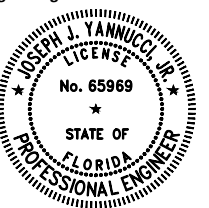


- NOTES:
- CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER REGARDING EMBANKMENT SLOPE STABILIZATION.



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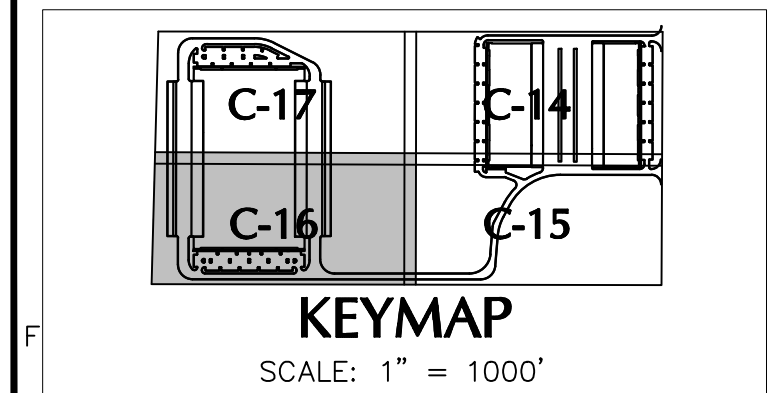
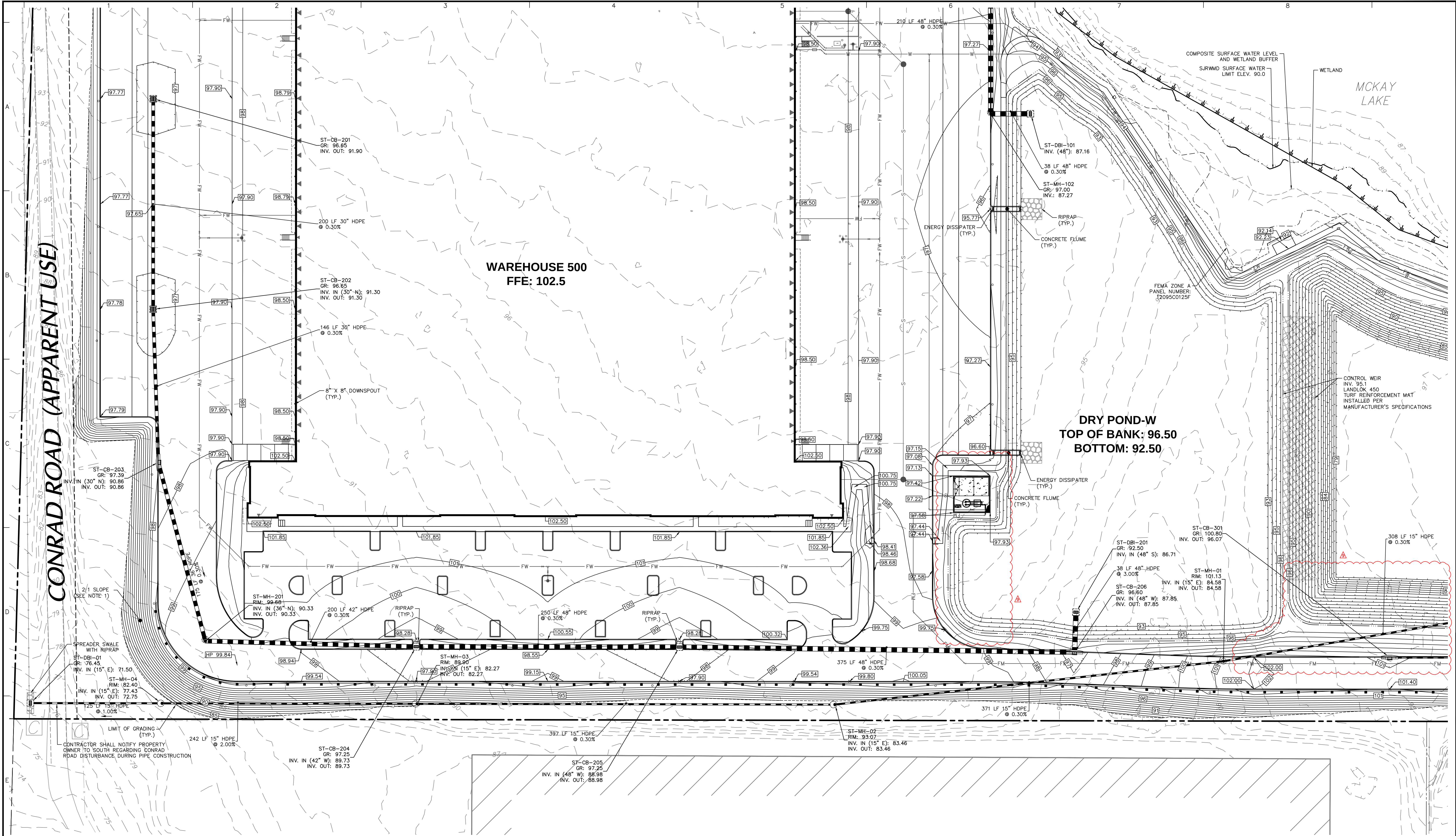

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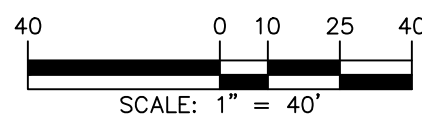
Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
PARTIAL GRADING AND DRAINAGE PLAN

Project No. 342010601	Drawing No. C-15
Date 29 APRIL 2022	
Drawn By CRB	
Checked By JY	

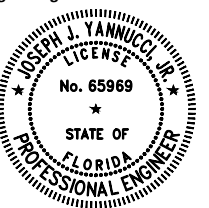


- NOTES:
- CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER REGARDING EMBANKMENT SLOPE STABILIZATION.



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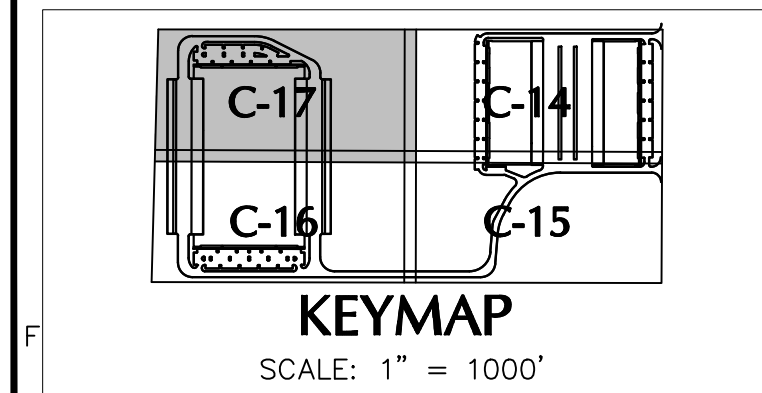
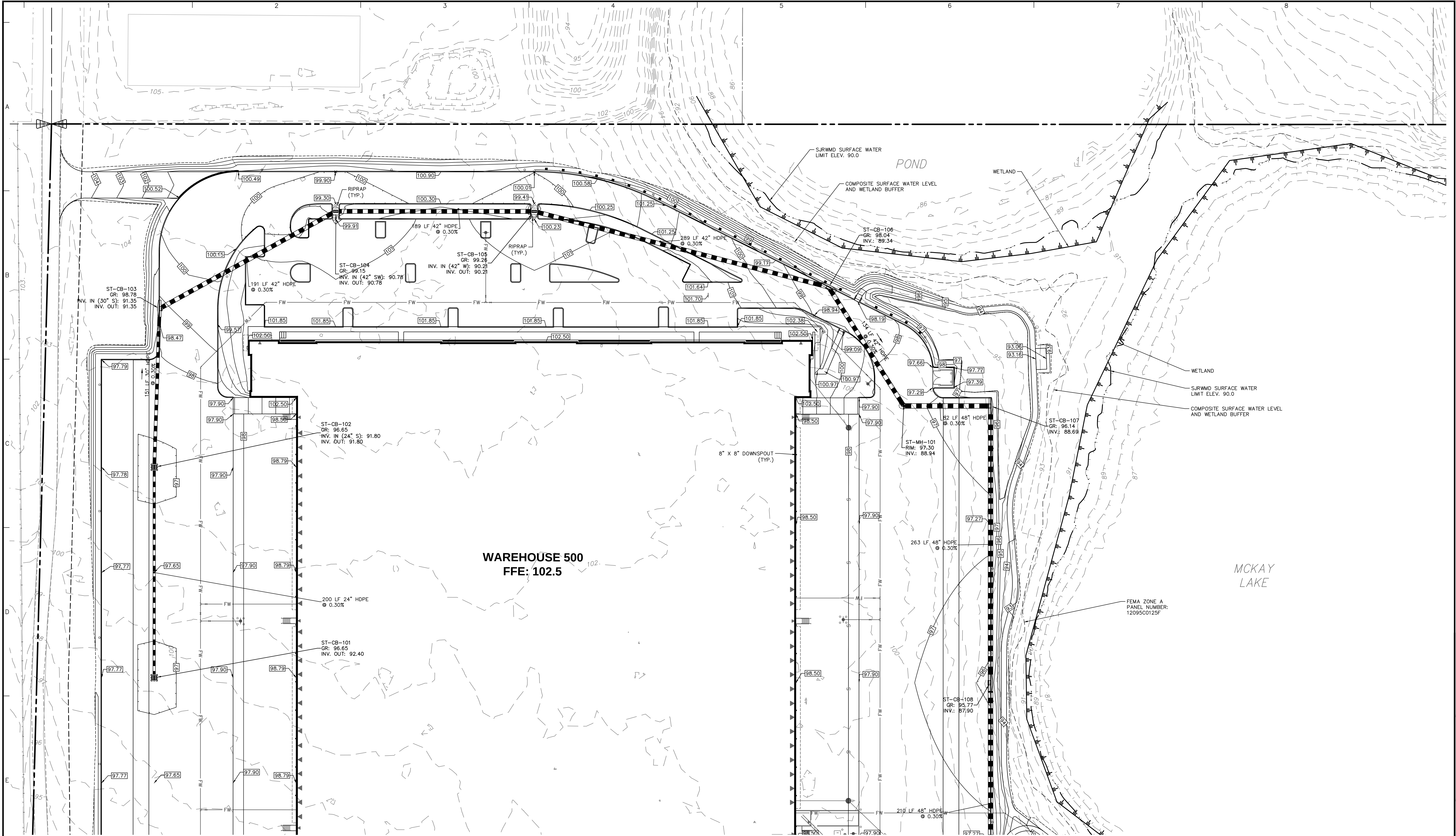

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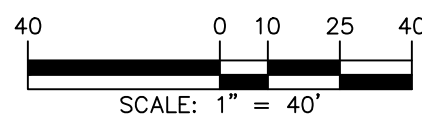
Project
**APOPKA
BUSINESS CENTER**
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
**PARTIAL
GRADING AND
DRAINAGE PLAN**

Project No. 342010601	Drawing No. C-16
Date 29 APRIL 2022	
Drawn By CRB	
Checked By JY	

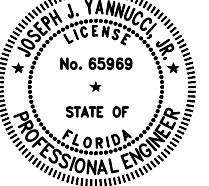


- NOTES:
1. CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER REGARDING EMBANKMENT SLOPE STABILIZATION.



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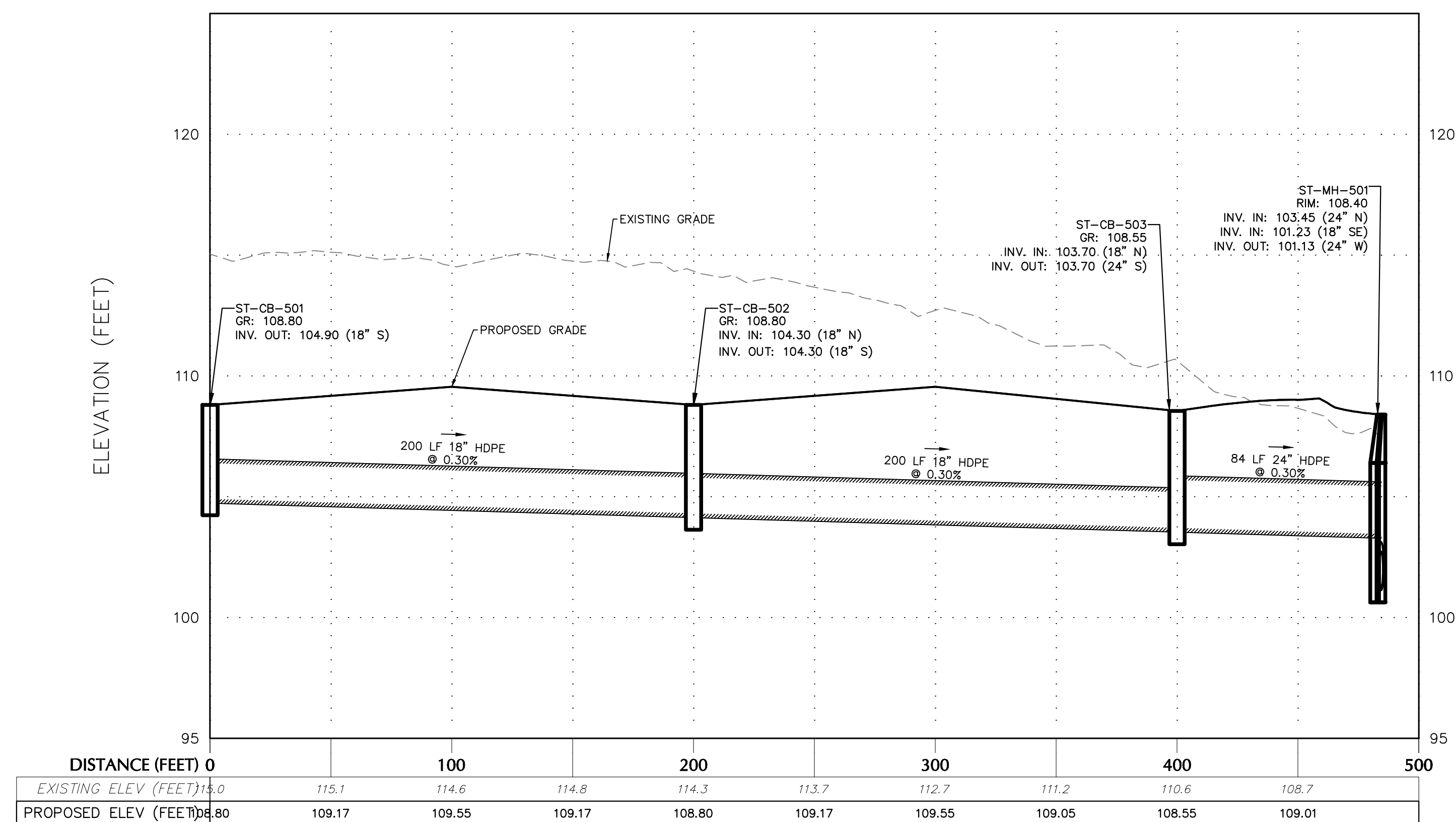
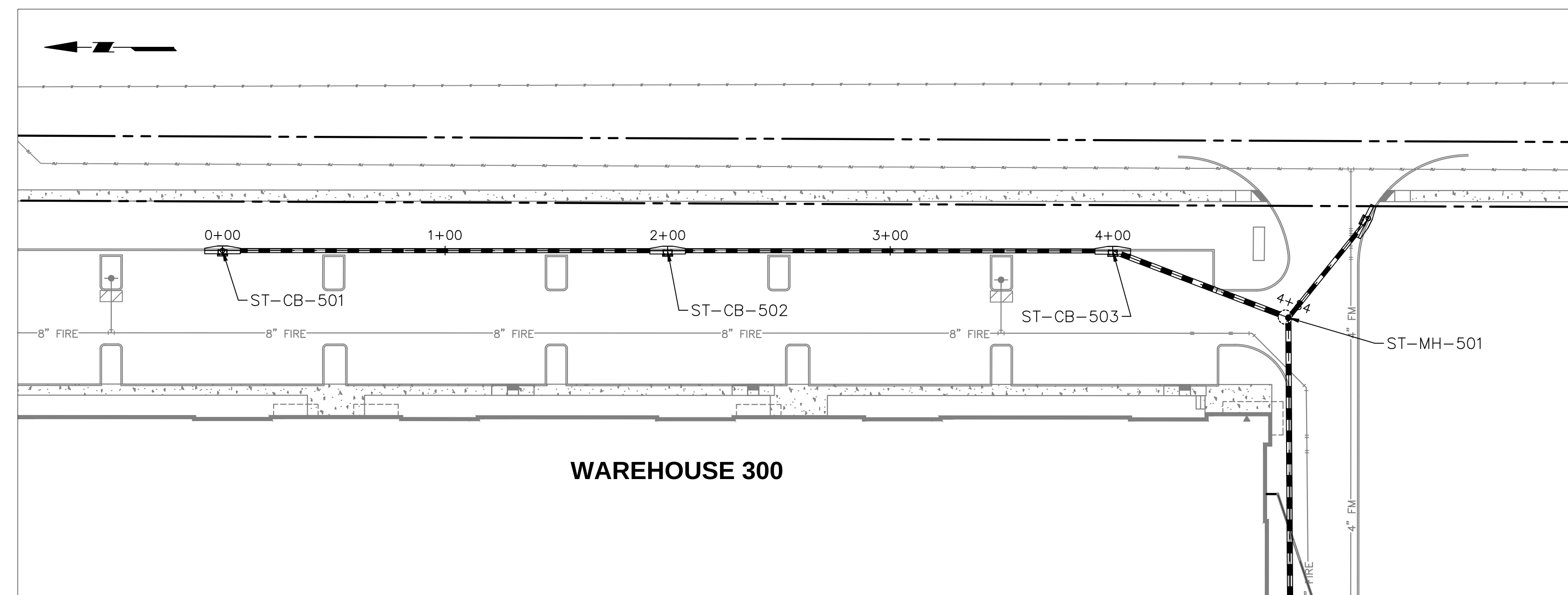
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Project
**APOPKA
BUSINESS CENTER**
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
**PARTIAL
GRADING AND
DRAINAGE PLAN**

Project No. 342010601	Drawing No. C-17
Date 15 APRIL 2022	
Drawn By JMW	
Checked By JY	



ST-CB-508 TO ST-CB-507 PROFILE

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Project

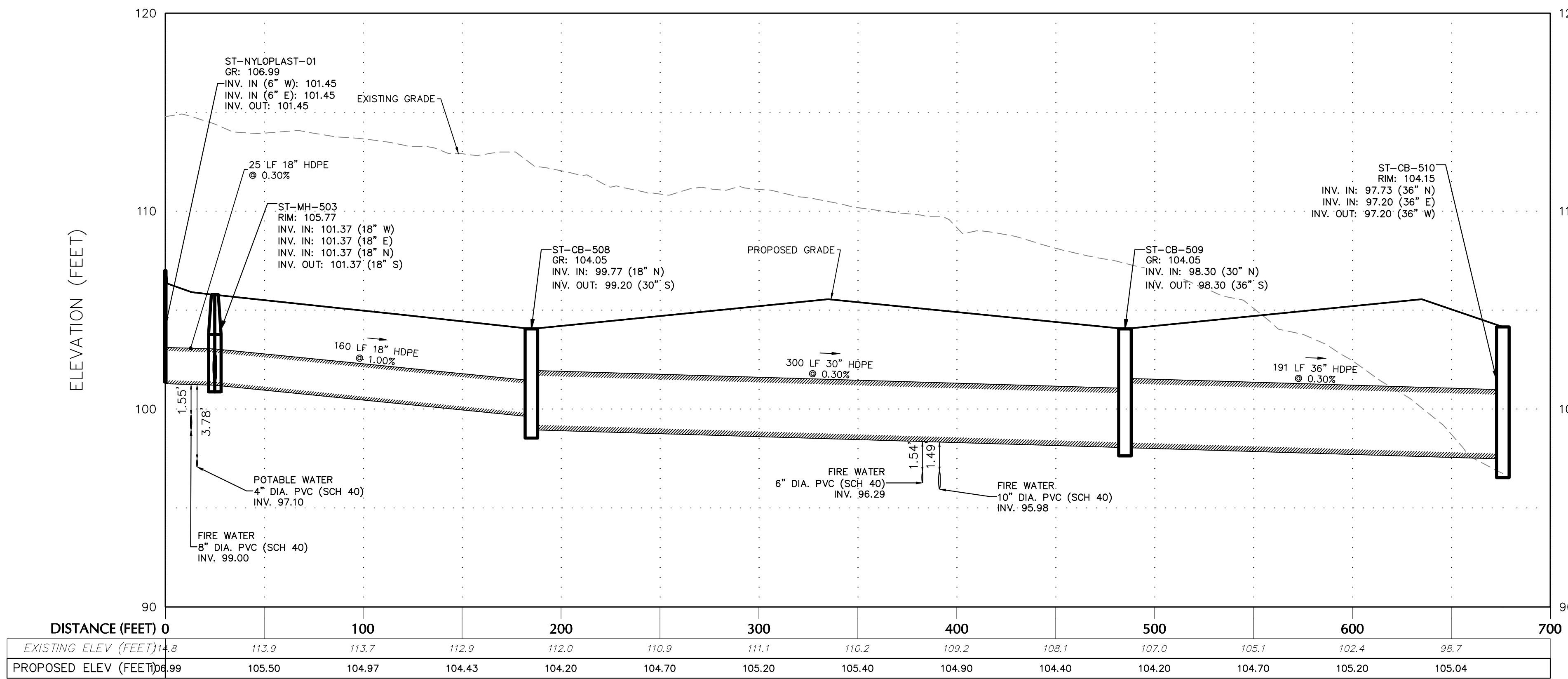
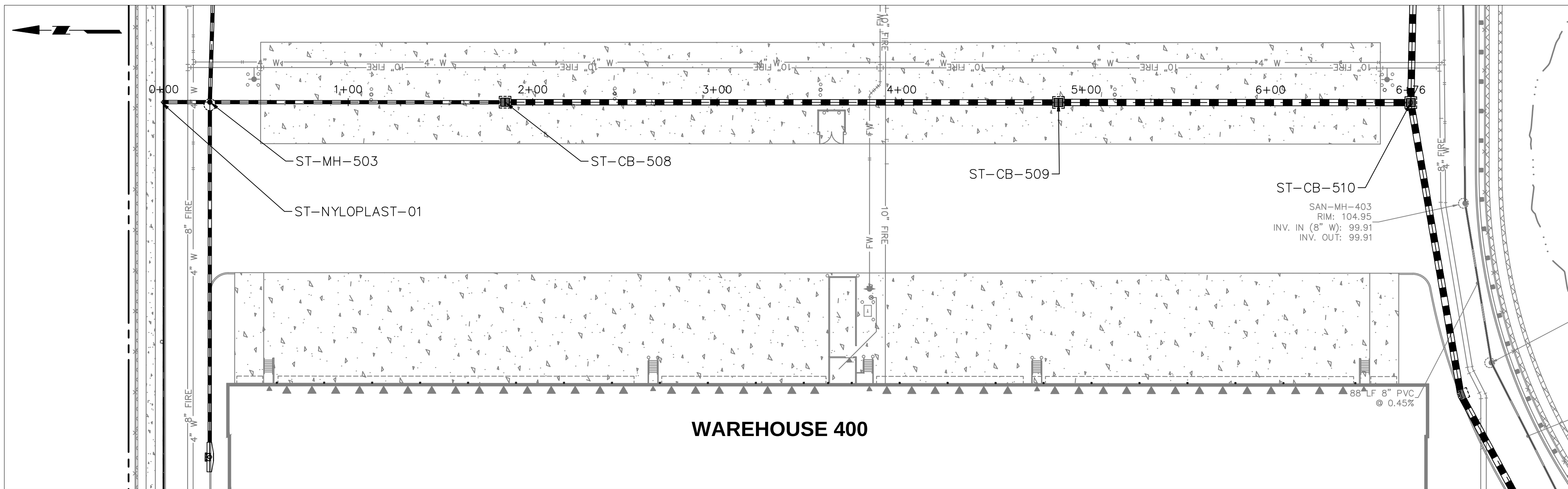
**APOPKA
BUSINESS CENTER**

CITY OF APOPKA

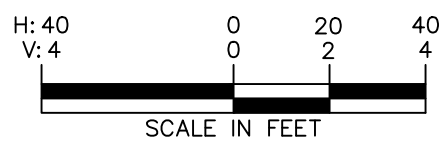
ORANGE COUNTY FLORIDA

Project No.	342010601
Date	1 SEPTEMBER 2022
Drawn By	BML
Checked By	JJY

Drawing No.

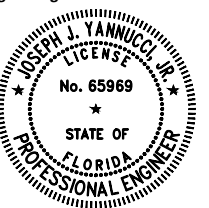


ST-NYLOPLAST-01 TO ST-CB-513 PROFILE



Date	Description	No.
08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/08/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	BID ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SURVMD COMMENTS	6
10/11/2022	REVISED PER SURVMD COMMENTS	5
09/09/2022	CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	4
07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1

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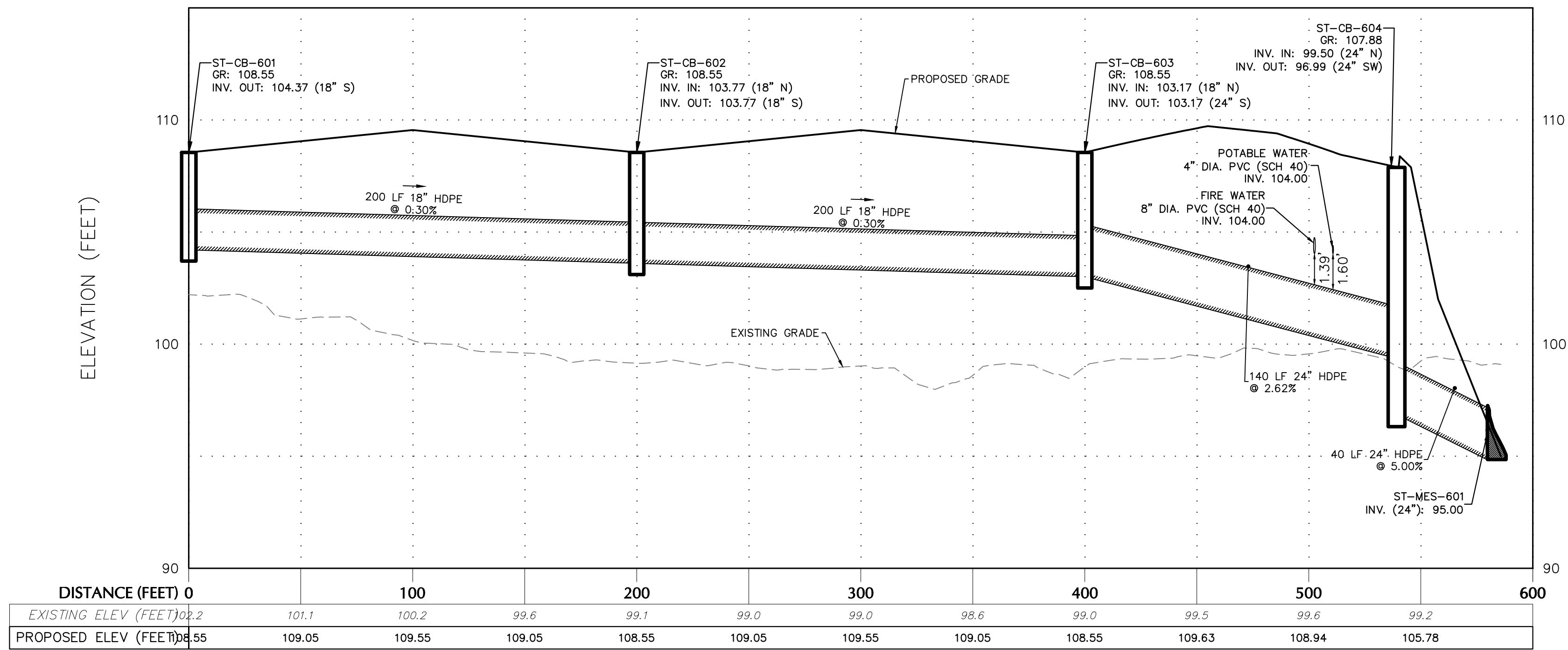
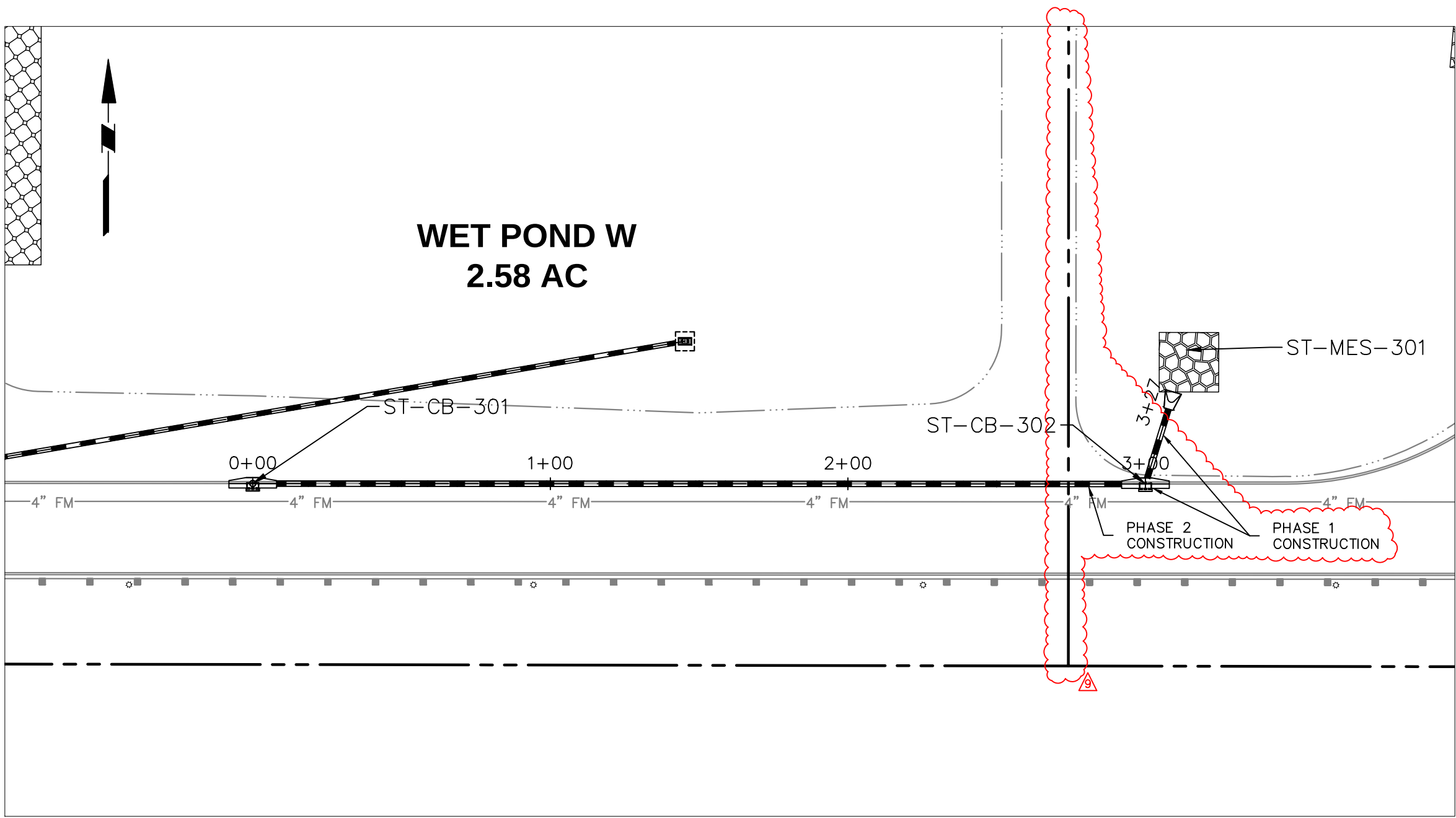
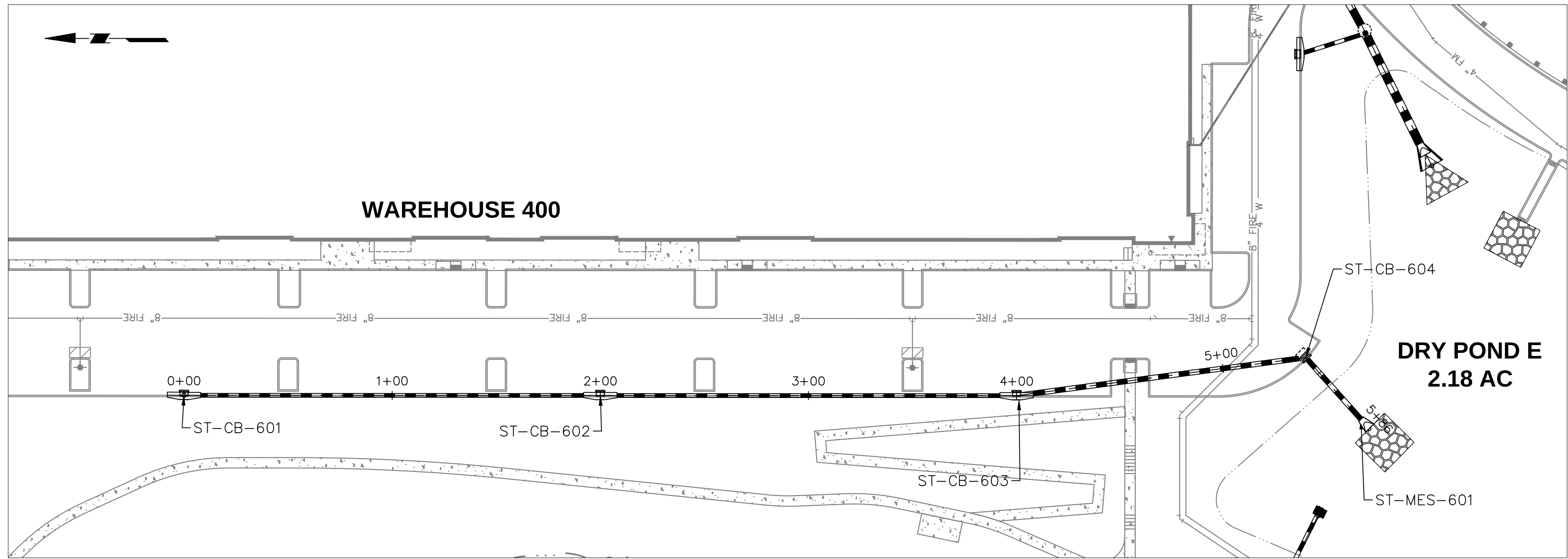

SIGNATURE JOSEPH J. YANNUCCI, JR. DATE SIGNED 08/22/2023
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Orlando, FL 32827
T: 407.974.2900 F: 407.974.2901 www.langan.com
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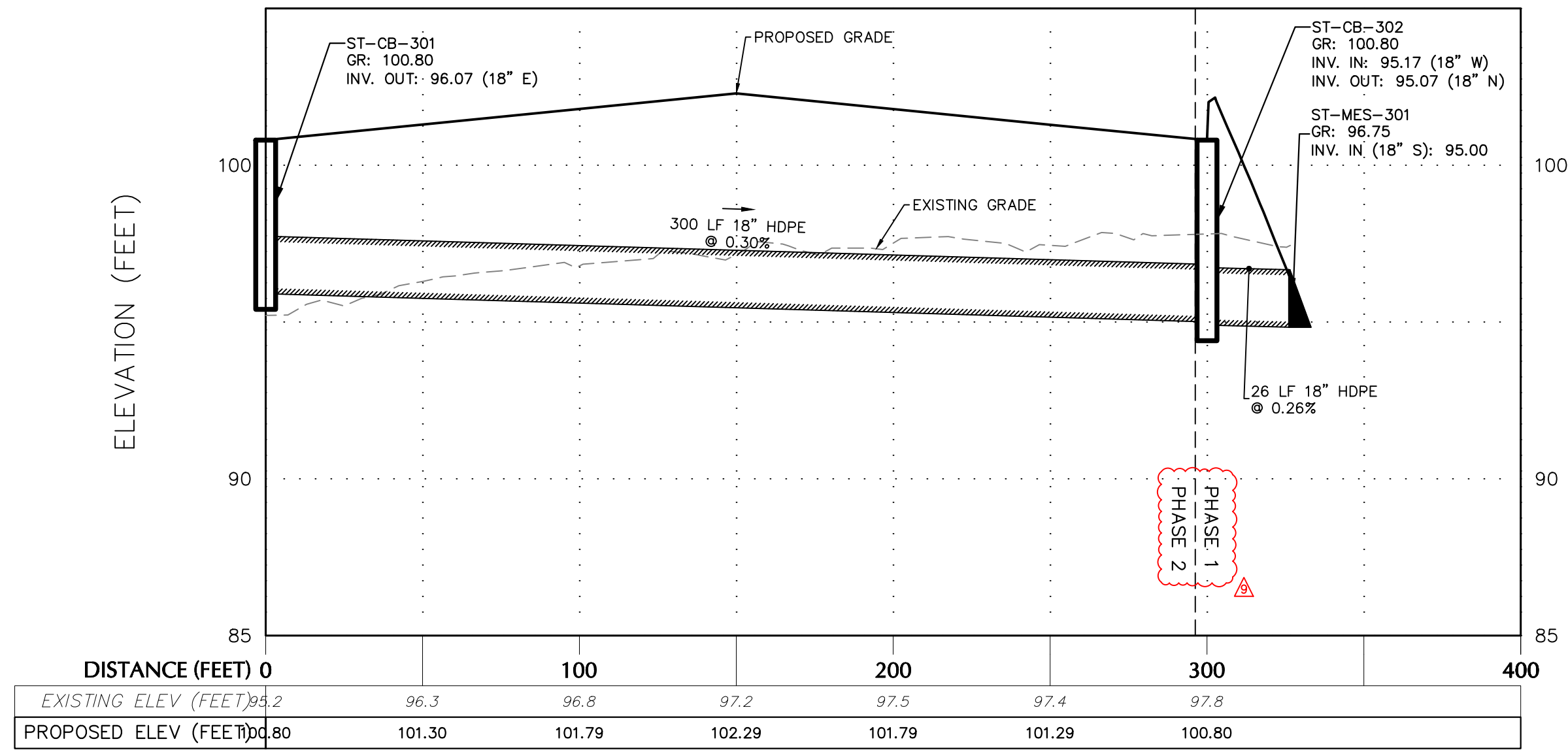
Project
**APOPKA
BUSINESS CENTER**
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
**STORMWATER
PROFILES**

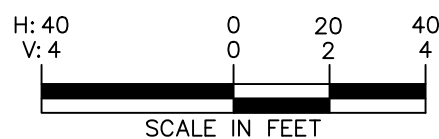
Project No. 342010601	Drawing No. C-17B
Date 1 SEPTEMBER 2022	
Drawn By BML	
Checked By JY	



ST-CB-601 TO ST-MES-601 PROFILE

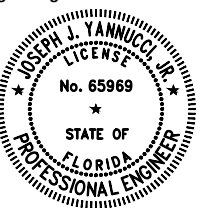
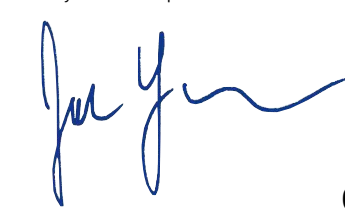


ST-CB-301 TO ST-MES-301 PROFILE



08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/08/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	BID ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SURVMD COMMENTS	6
10/11/2022	REVISED PER SURVMD COMMENTS	5
09/09/2022	CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	4
07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
Date	Description	No.

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Project
**APOPKA
BUSINESS CENTER**
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
**STORMWATER
PROFILES**

Project No. 342010601	Drawing No. C-17C
Date 1 SEPTEMBER 2022	
Drawn By BML	
Checked By JY	



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SCALE IN FEET

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Project

**APOPKA
BUSINESS CENTER**

CITY OF APOPKA

ORANGE COUNTY

FLORIDA

Drawing Title

STORMWATER PROFILES

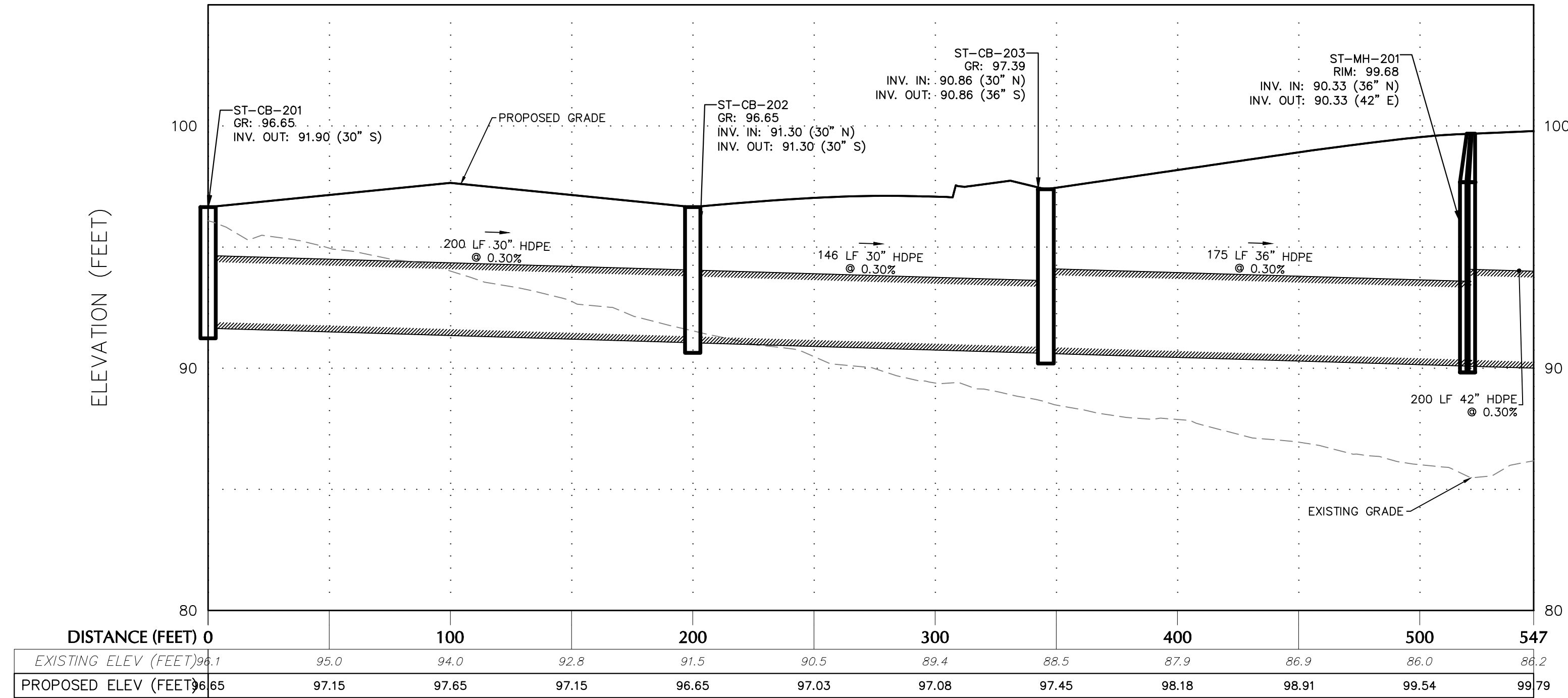
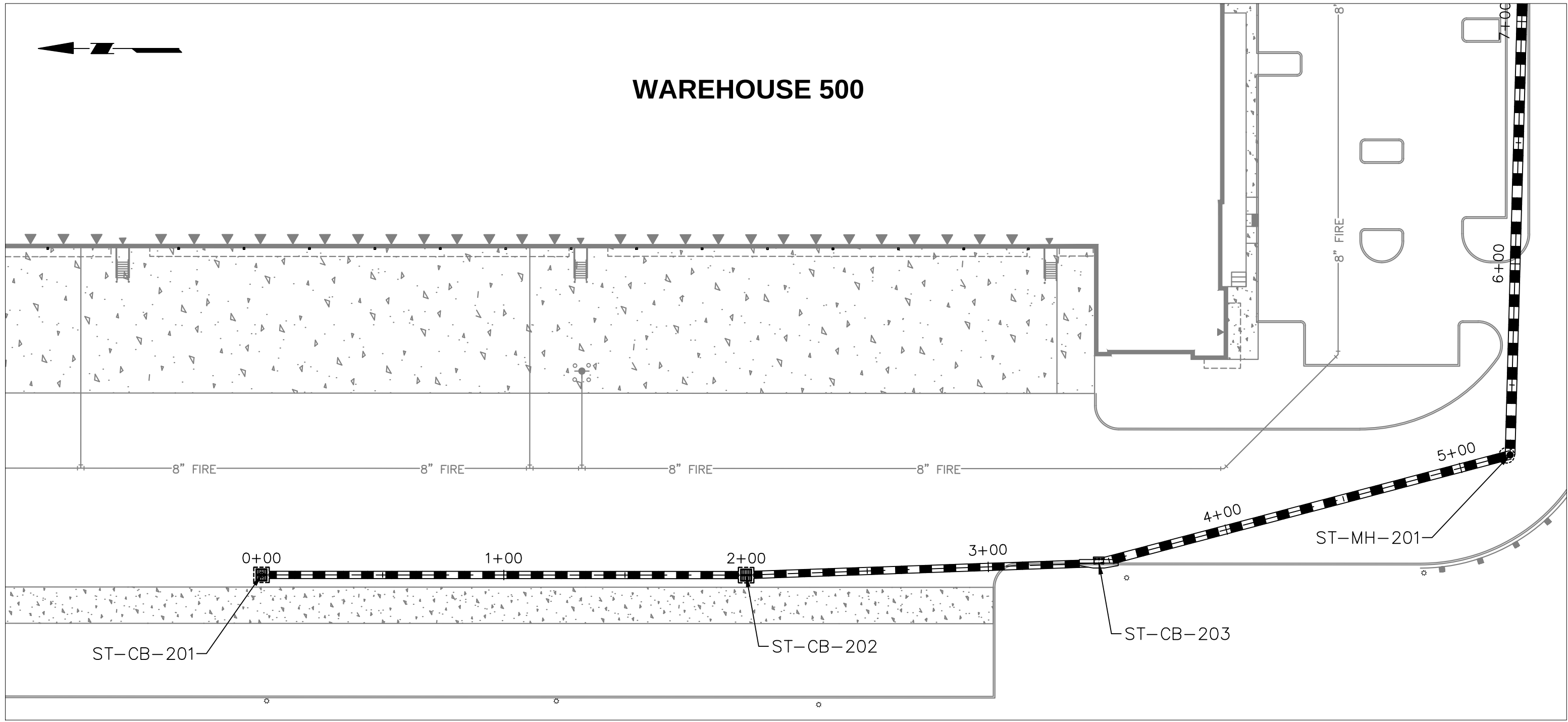
Project No.	342010601
Date	1 SEPTEMBER 2022
Drawn By	BML
Checked By	JJY

Drawing No.

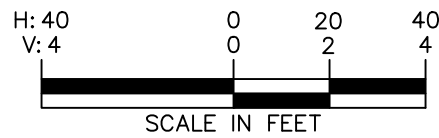
 **C-17D**

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LANEAN
Project No. 342010601



ST-CB-201 TO ST-MH-201 PROFILE



08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/08/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	BID ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SURVMD COMMENTS	6
10/11/2022	REVISED PER SURVMD COMMENTS	5
09/09/2022	CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	4
07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
Date	Description	No.
Revisions		

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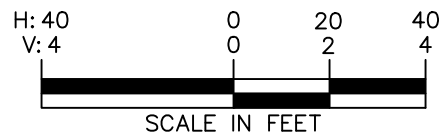
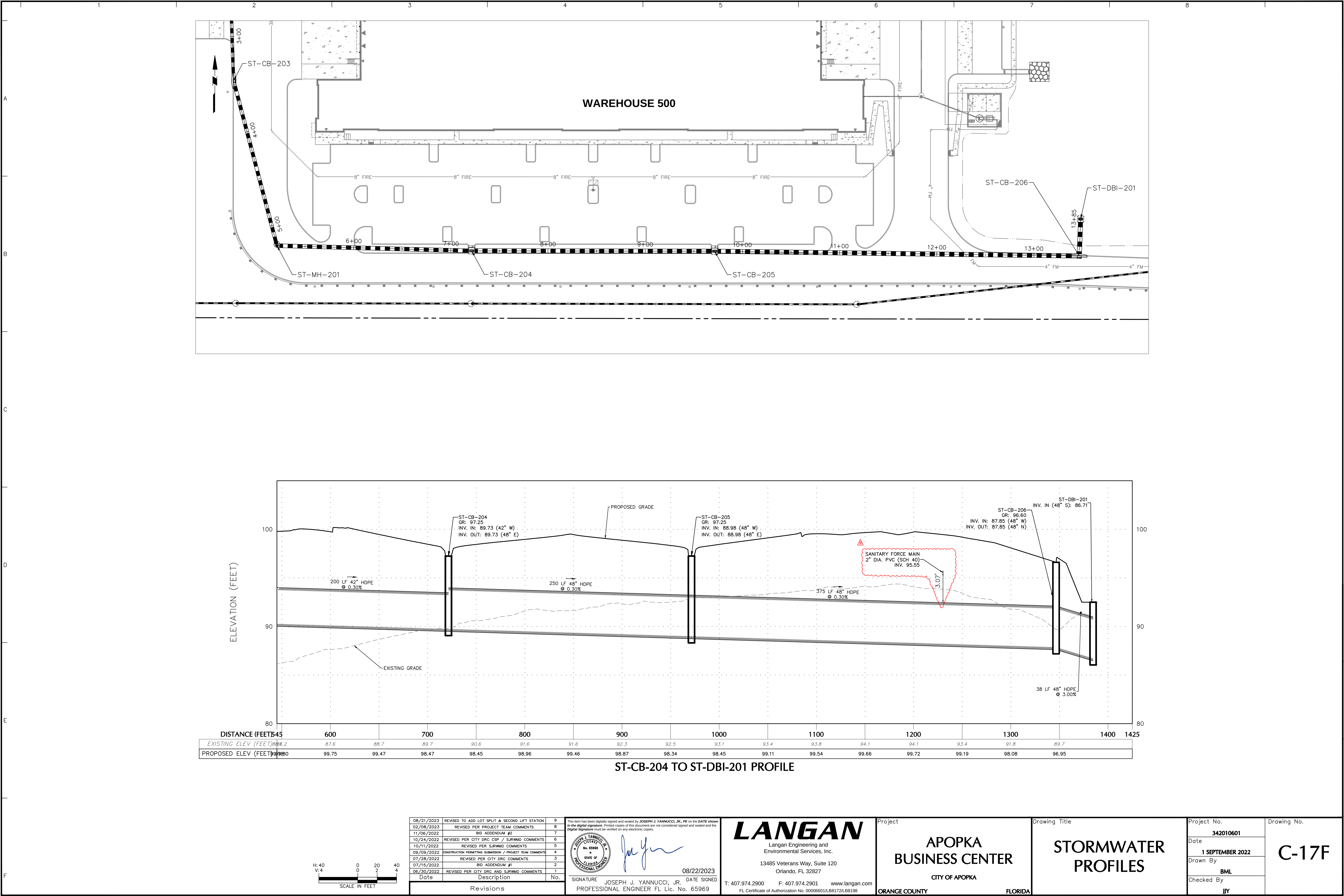
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FL Certificate of Authorization No. 00006601/LB8172/LB8198

SIGNATURE: JOSEPH J. YANNUCCI, JR. DATE SIGNED: 08/22/2023
PROFESSIONAL ENGINEER FL Lic. No. 65969

Project: APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title: STORMWATER PROFILES

Project No. 342010601
Date: 1 SEPTEMBER 2022
Drawn By: BML
Checked By: JJY
Drawing No. C-17E



08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/08/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	BID ADDENDUM #2	7
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07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
Date	Description	No.
Revisions		

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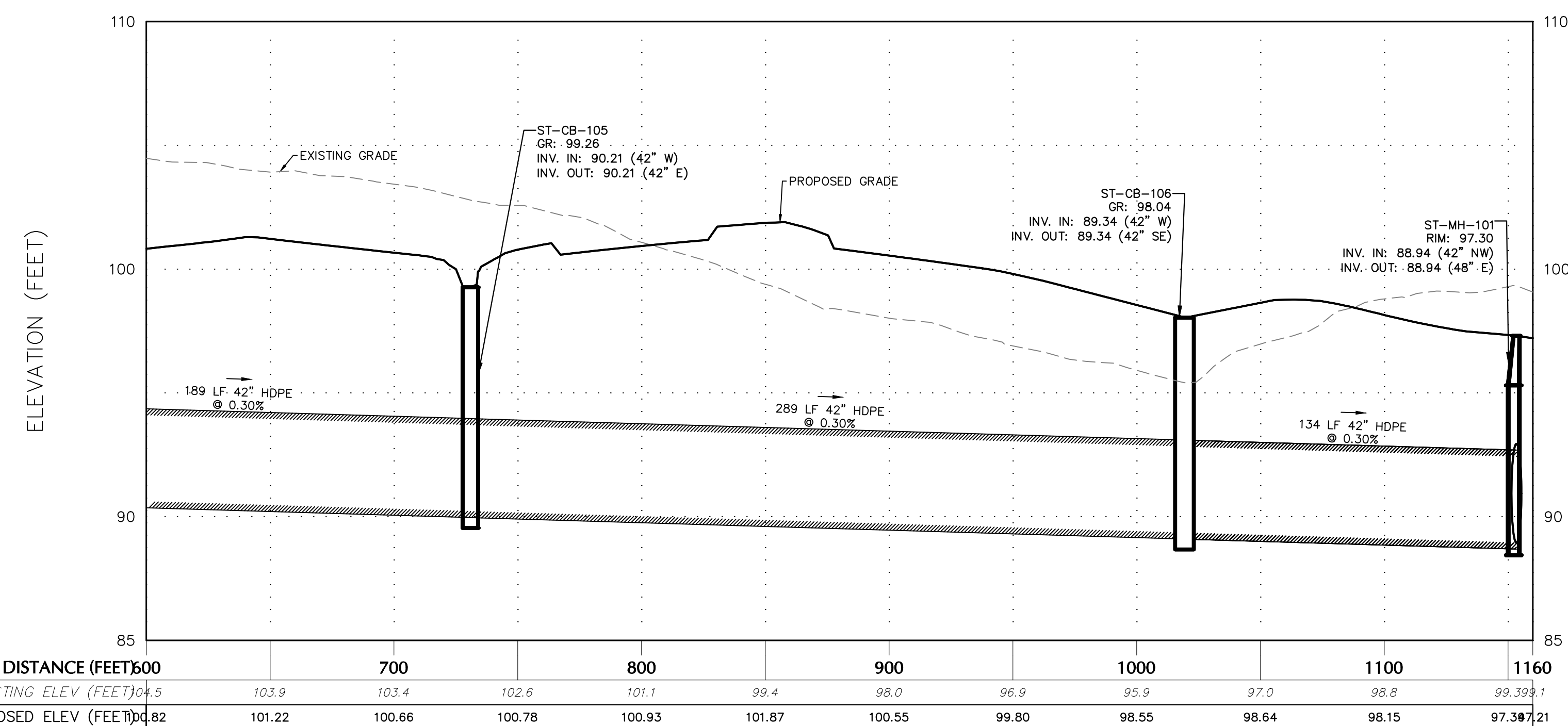
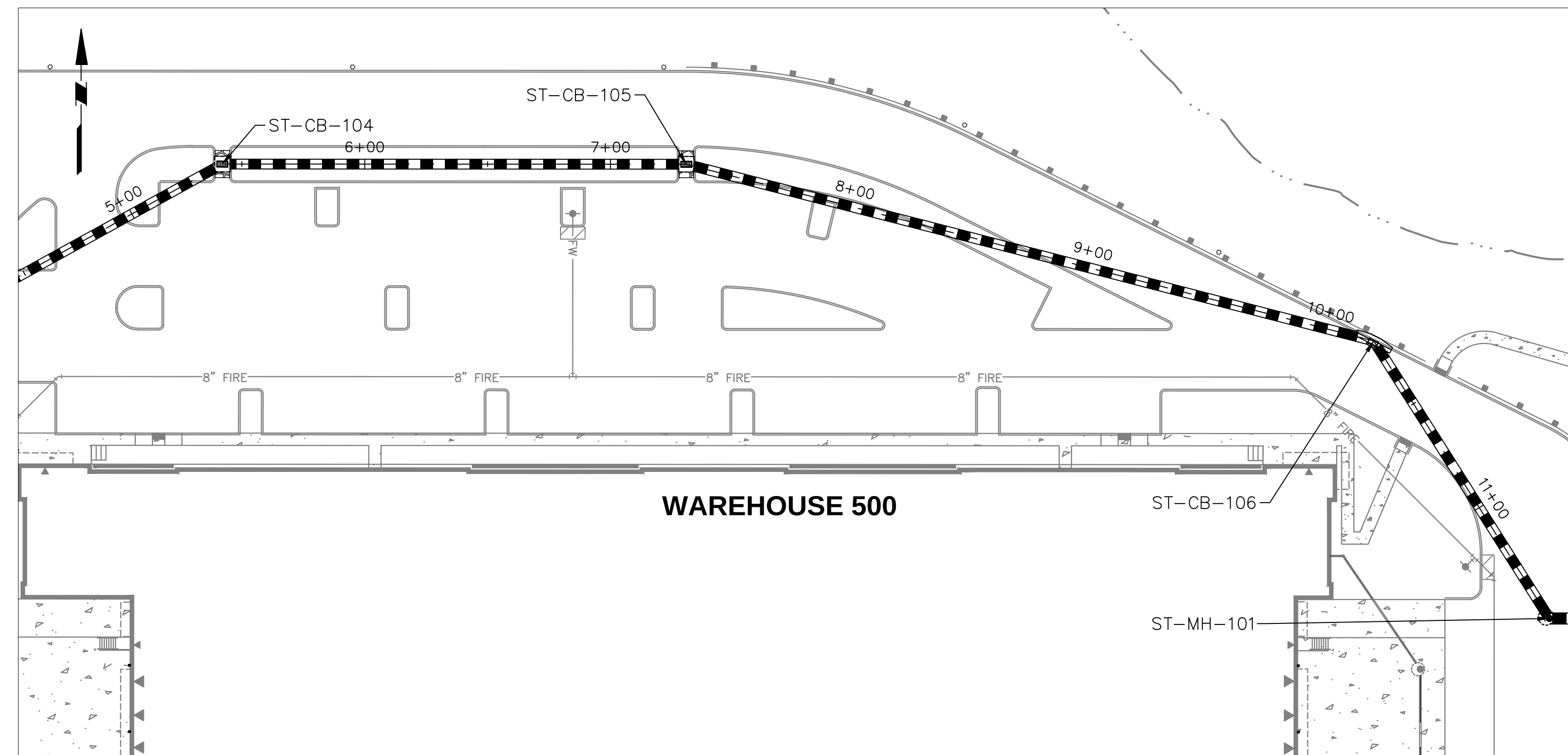
SIGNATURE: JOSEPH J. YANNUCCI, JR. DATE SIGNED: 08/22/2023
PROFESSIONAL ENGINEER FL Lic. No. 65969

Project: APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title: STORMWATER PROFILES

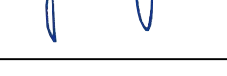
Project No.: 342010601
Date: 1 SEPTEMBER 2022
Drawn By: BML
Checked By: JY

Drawing No.: C-17F



ST-CB-105 TO ST-MH-101 PROFILE

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08/22/2023

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	PROFESSIONAL ENGINEER FL Lic. No.	65969

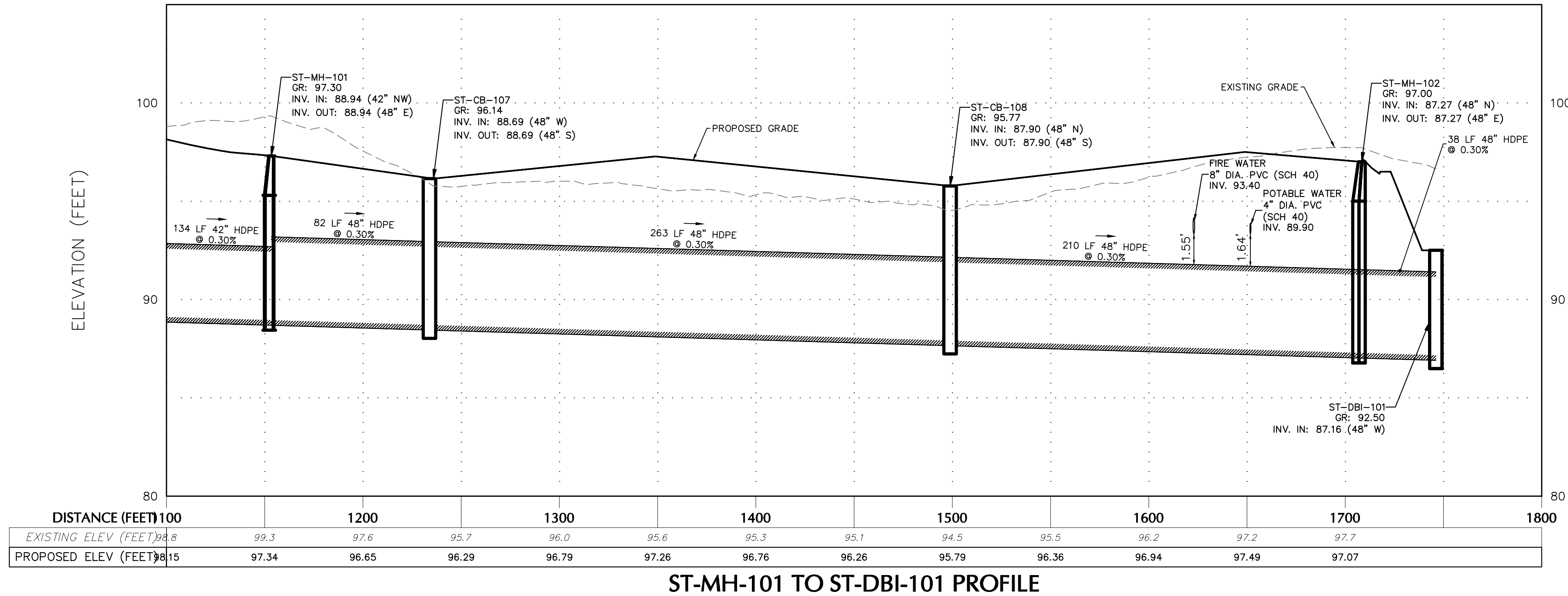
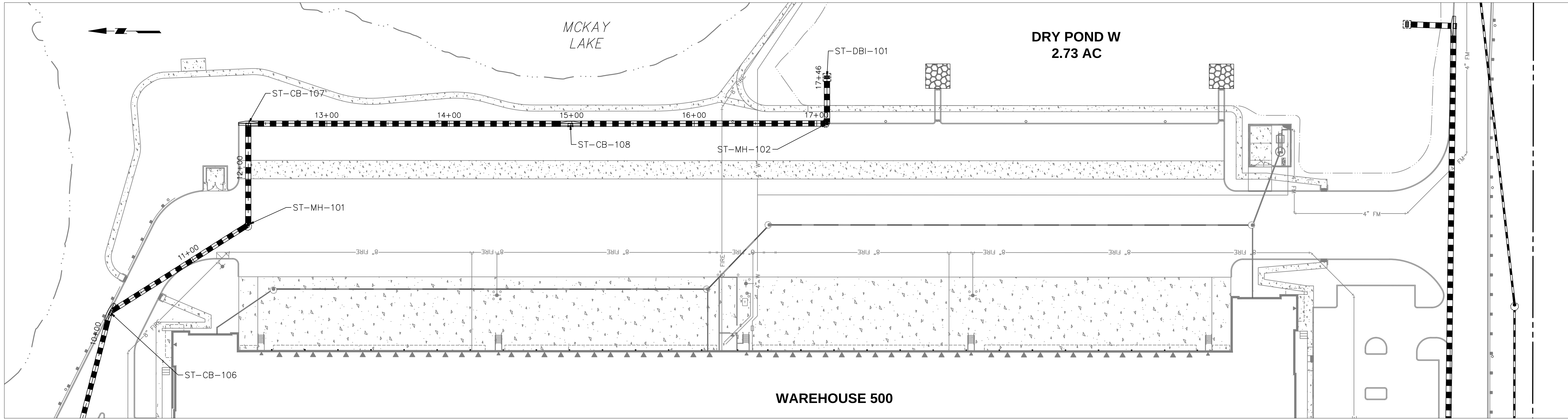
Project

**APOPKA
BUSINESS CENTER**

CITY OF APOPKA

ORANGE COUNTY FLORIDA

Project No.	Drawing No.
342010601	C-17G
Date	
1 SEPTEMBER 2022	
Drawn By	
BML	
Checked By	
IVY	



08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/08/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	BID ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SURVMD COMMENTS	6
10/11/2022	REVISED PER SURVMD COMMENTS	5
09/09/2022	CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	4
07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
Date	Description	No.
Revisions		

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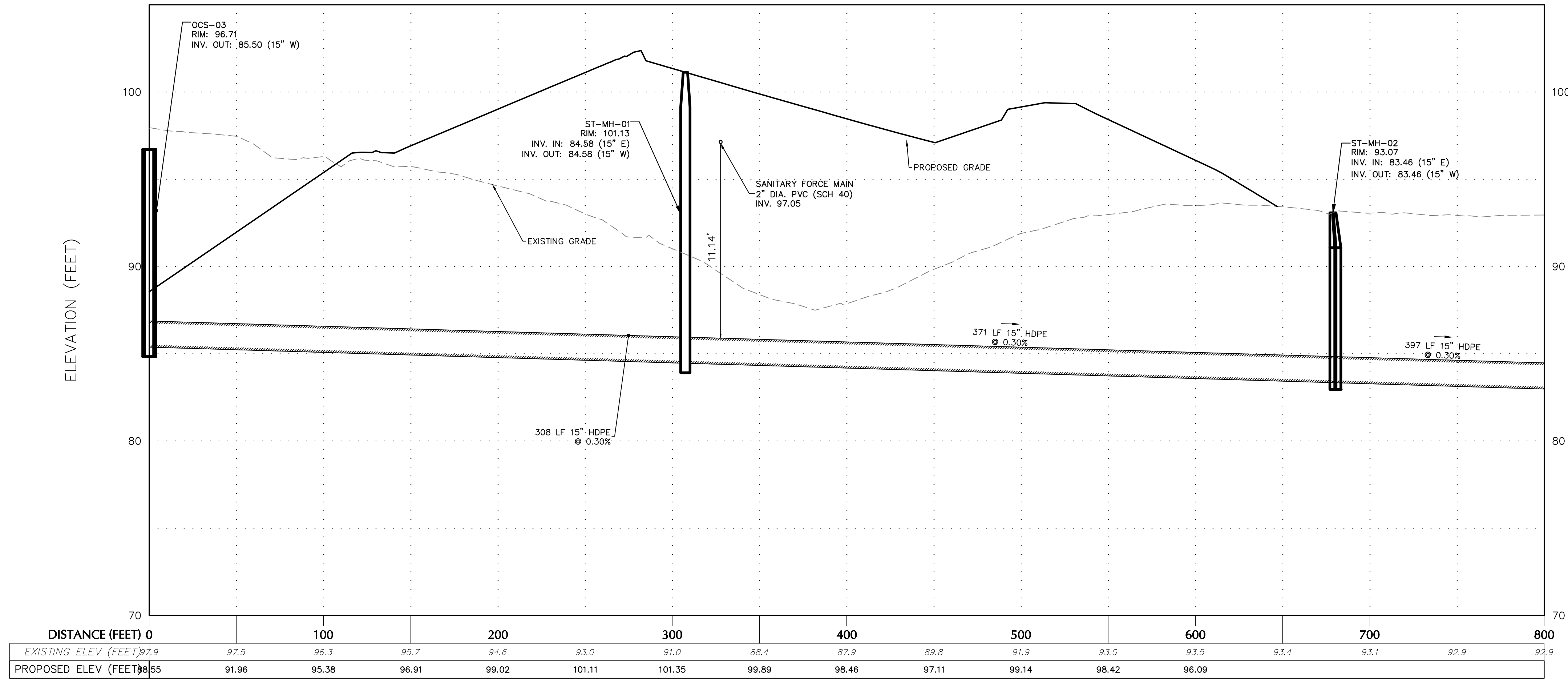
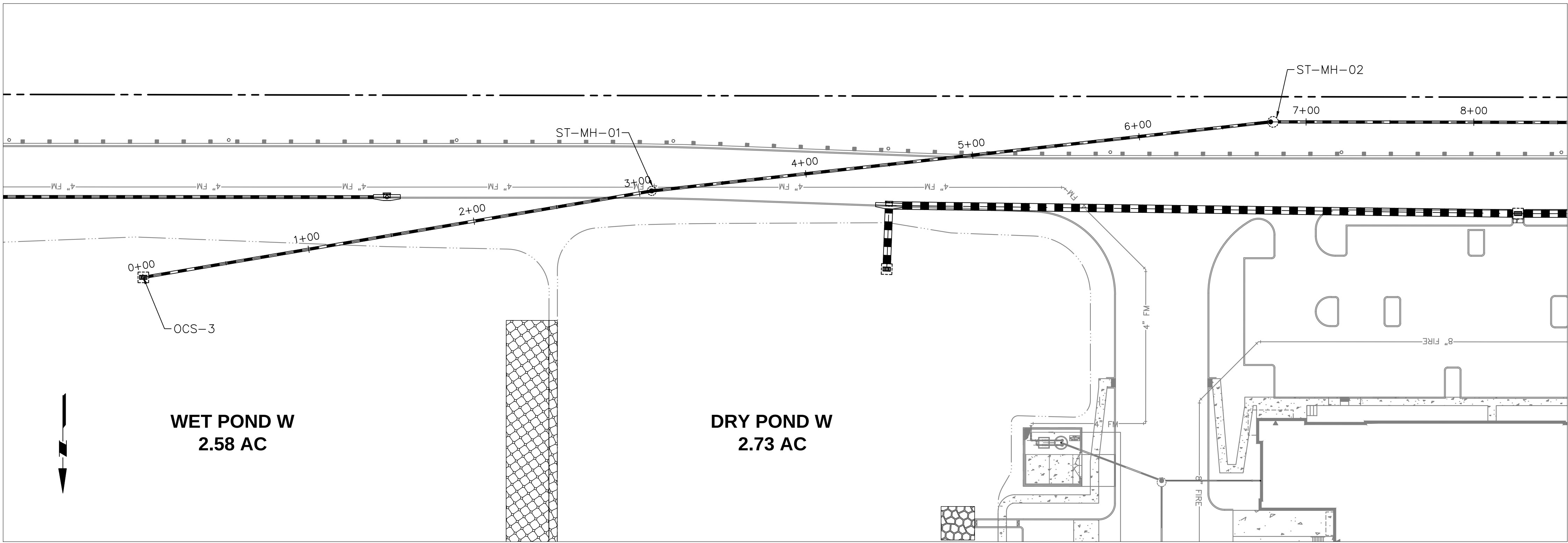
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Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY
FLORIDA

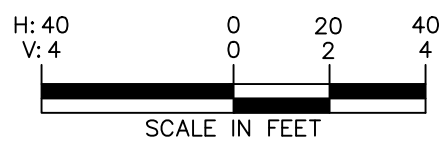
Drawing Title
STORMWATER PROFILES

Project No. 342010601	Drawing No. C-17H
Date 1 SEPTEMBER 2022	
Drawn By BML	
Checked By JJY	

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OCS-3 TO ST-MH-03 PROFILE



08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/08/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/05/2022	BID ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SURVMD COMMENTS	6
10/11/2022	REVISED PER SURVMD COMMENTS	5
09/09/2022	CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	4
07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
Date	Description	No.
Revisions		

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PROFESSIONAL ENGINEER FL Lic. No. 65969

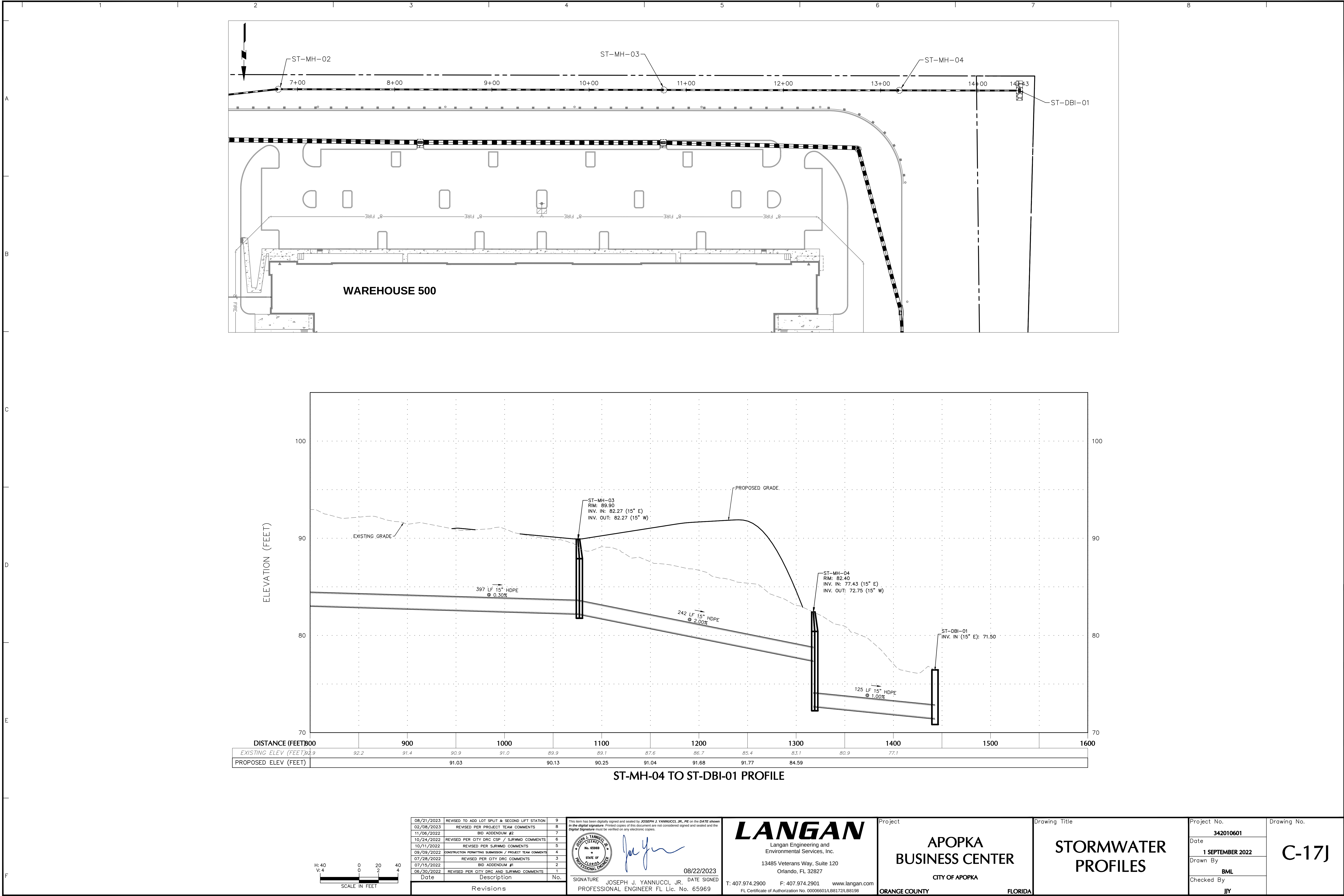
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Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

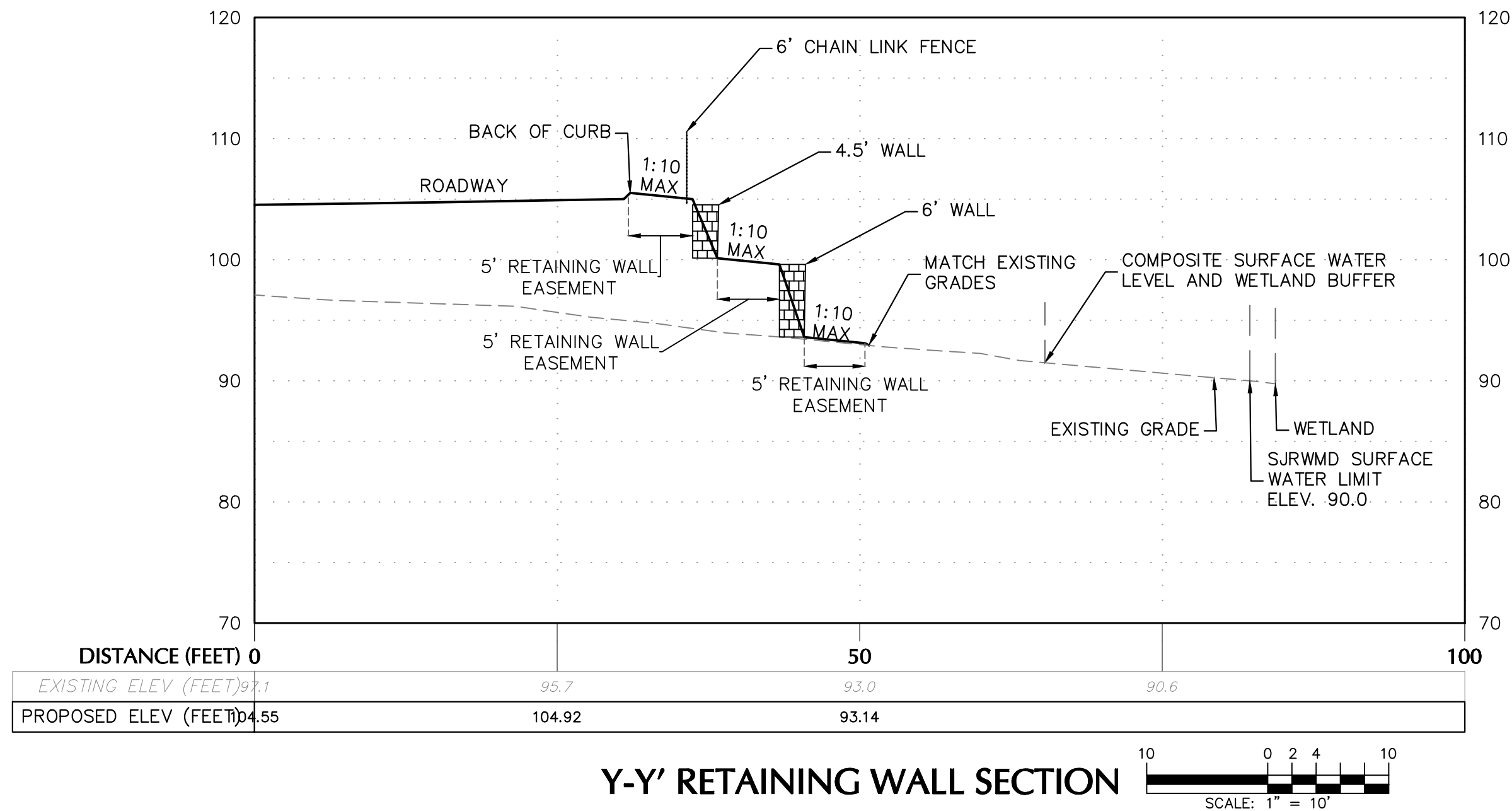
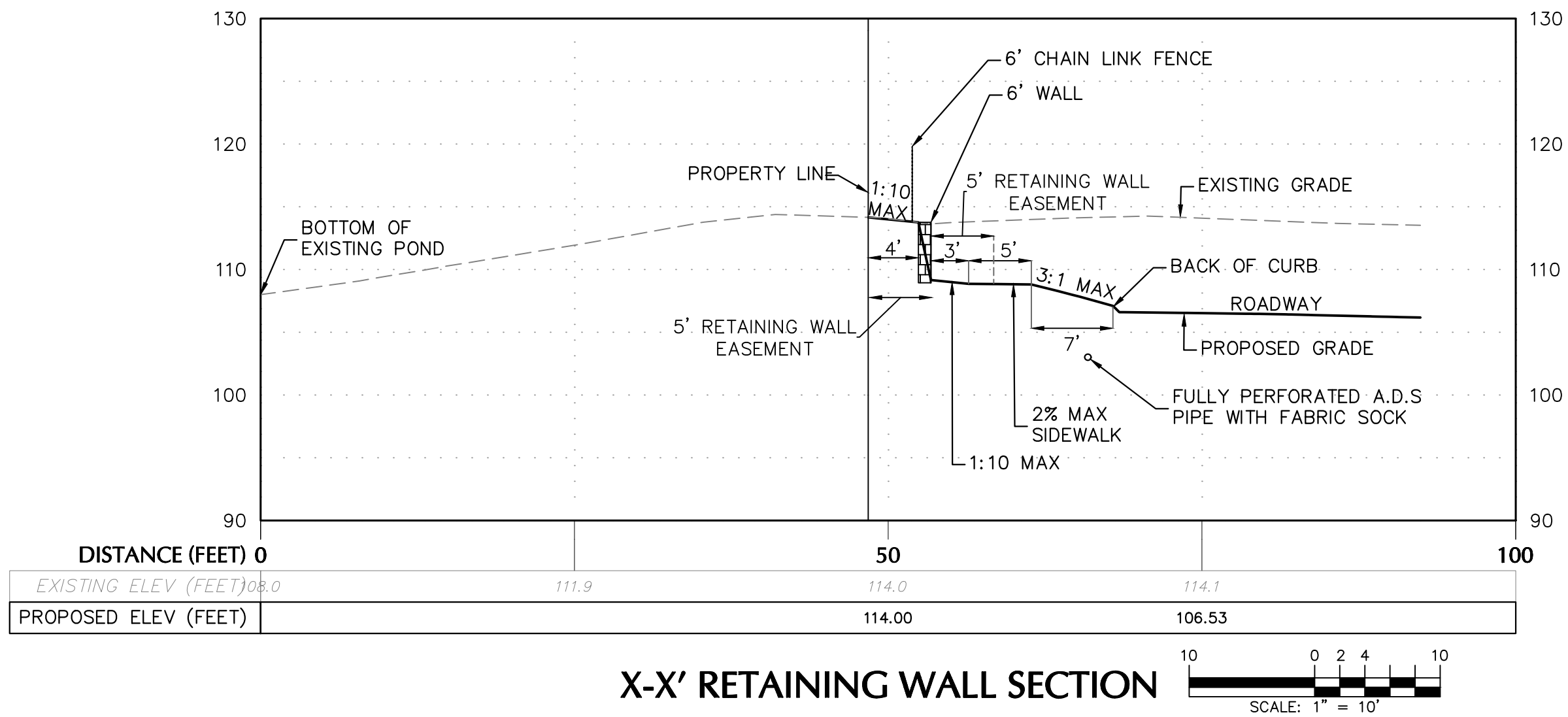
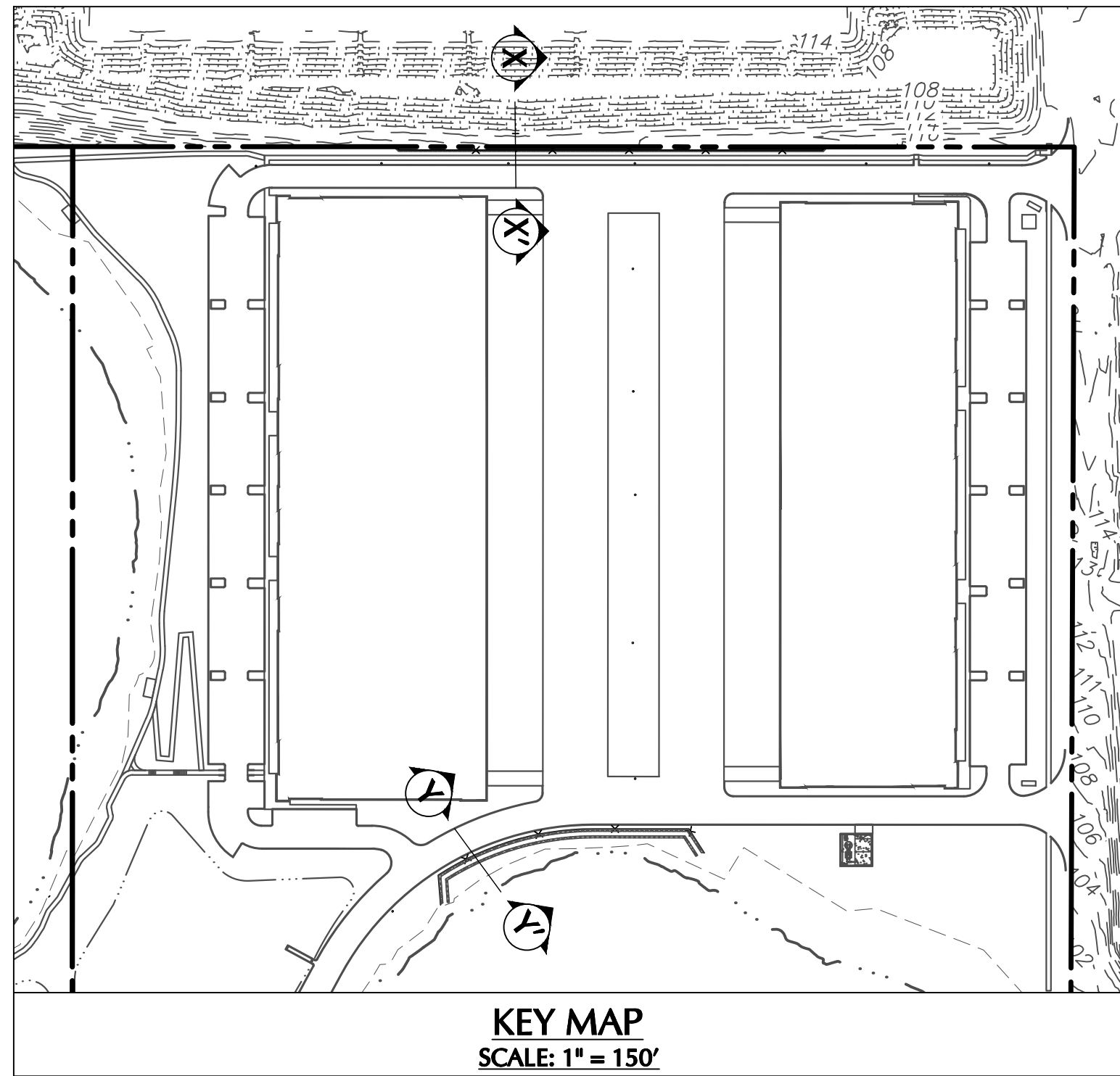
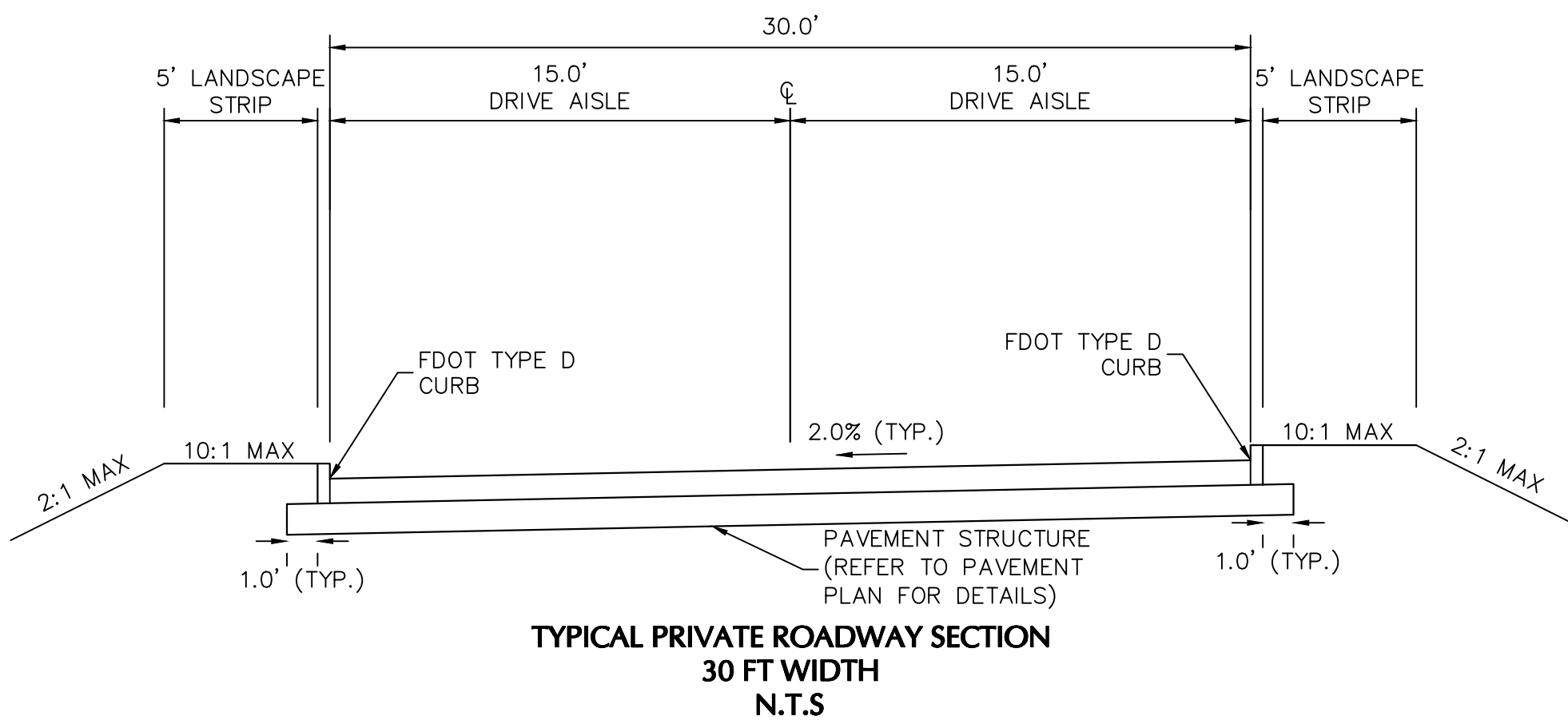
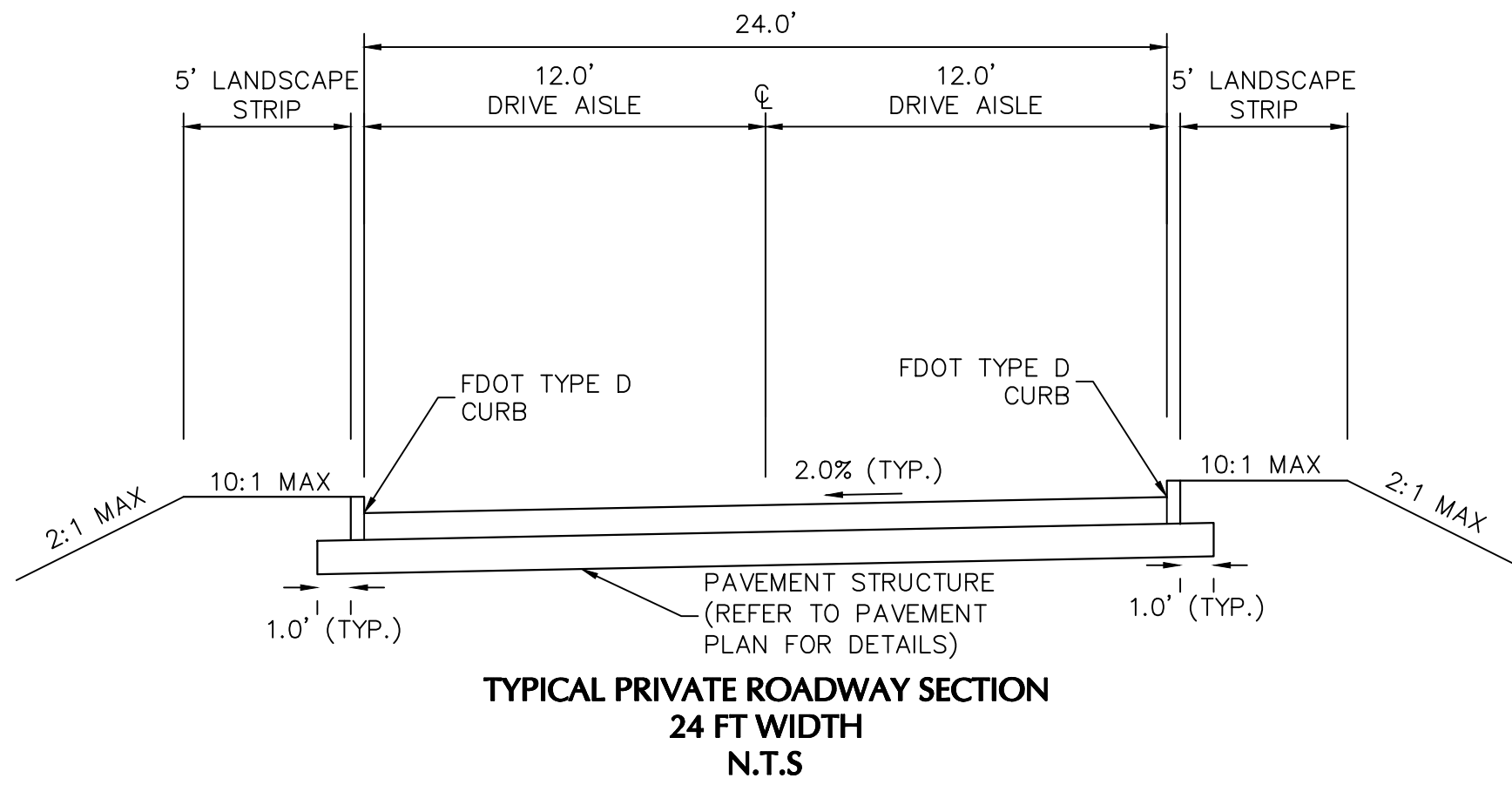
Drawing Title
STORMWATER PROFILES

Project No. **342010601**
Date **1 SEPTEMBER 2022**
Drawn By **BML**
Checked By **JY**

Drawing No. **C-171**



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Date	Description	No.
08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/08/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	BID ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SURWMD COMMENTS	6
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Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

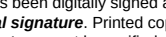
Drawing Title
SECTIONS

Project No.
342010601
Date
29 APRIL 2022
Drawn By
CRB
Checked By
JY

Drawing No.
C-18



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Project

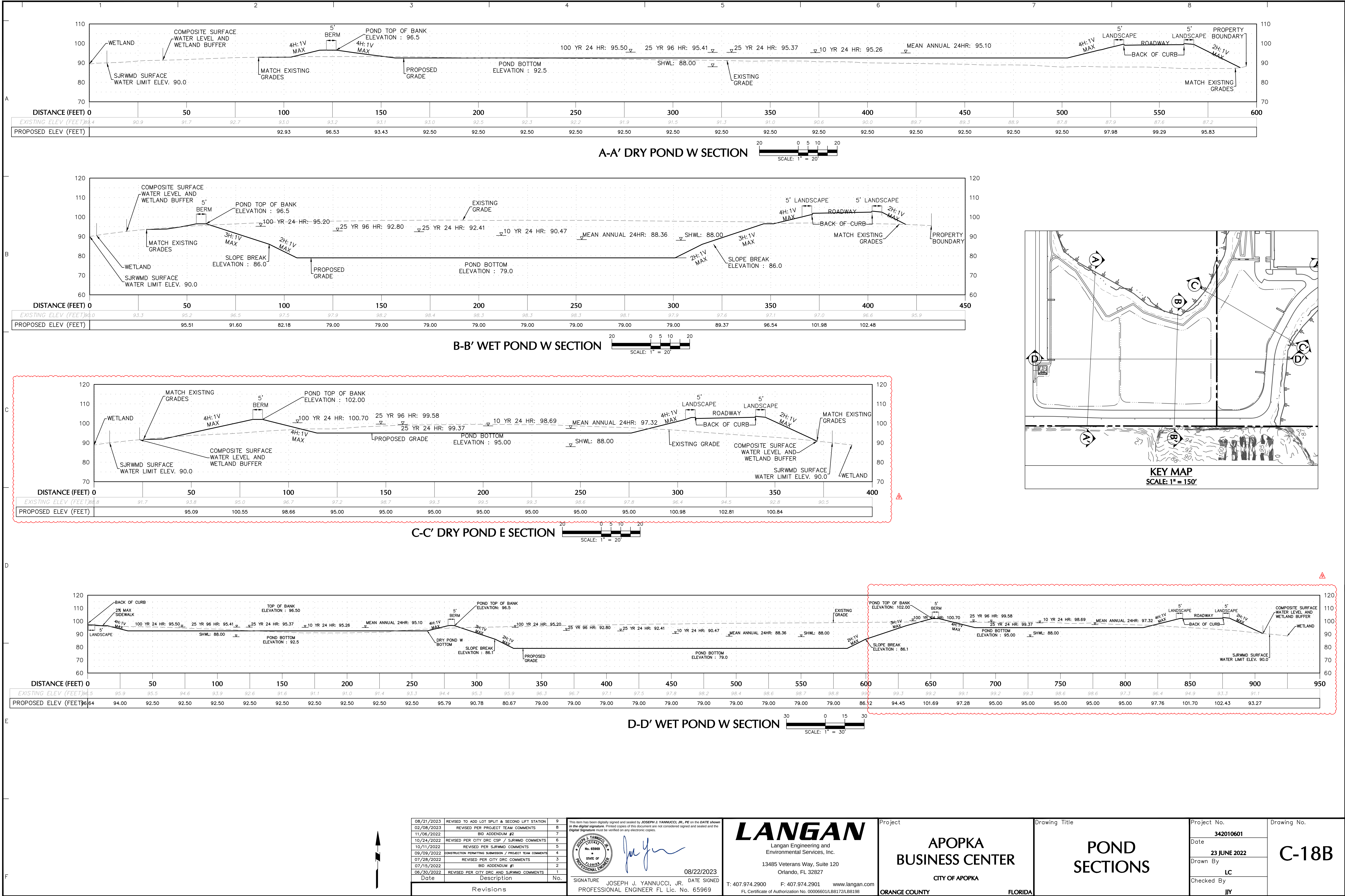
**APOPKA
BUSINESS CENTER**

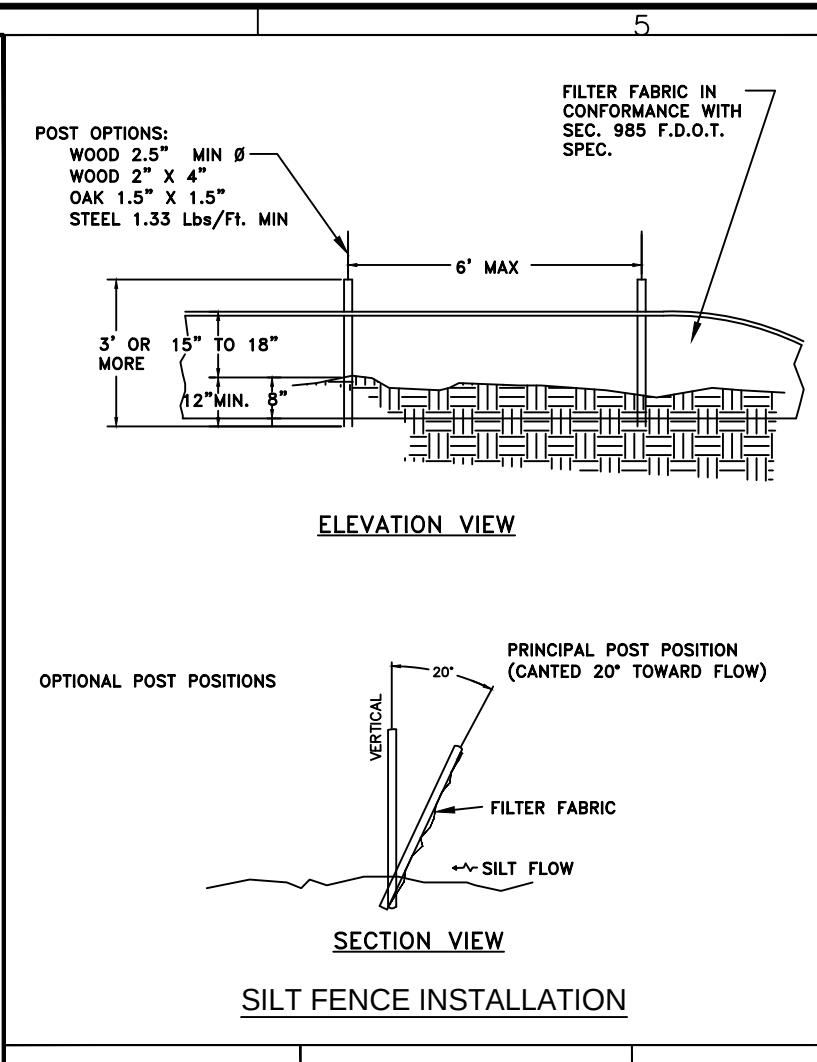
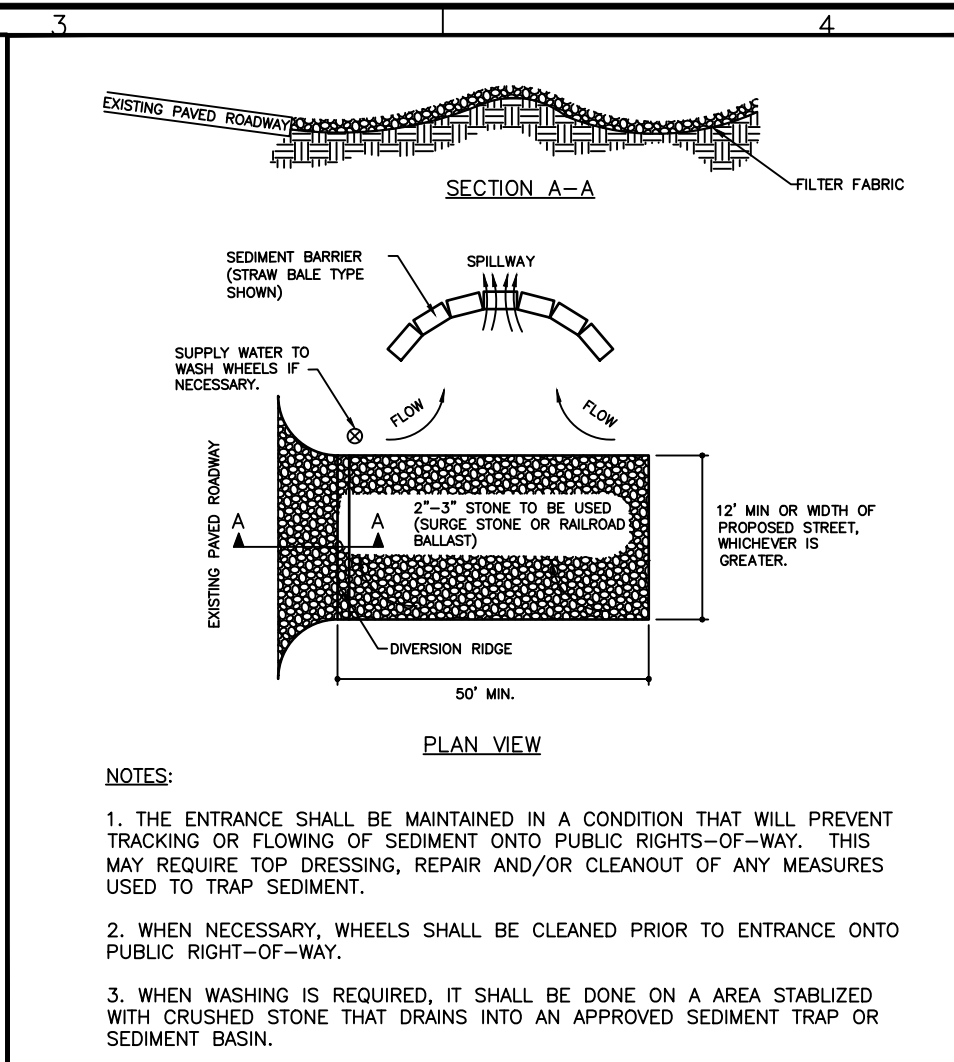
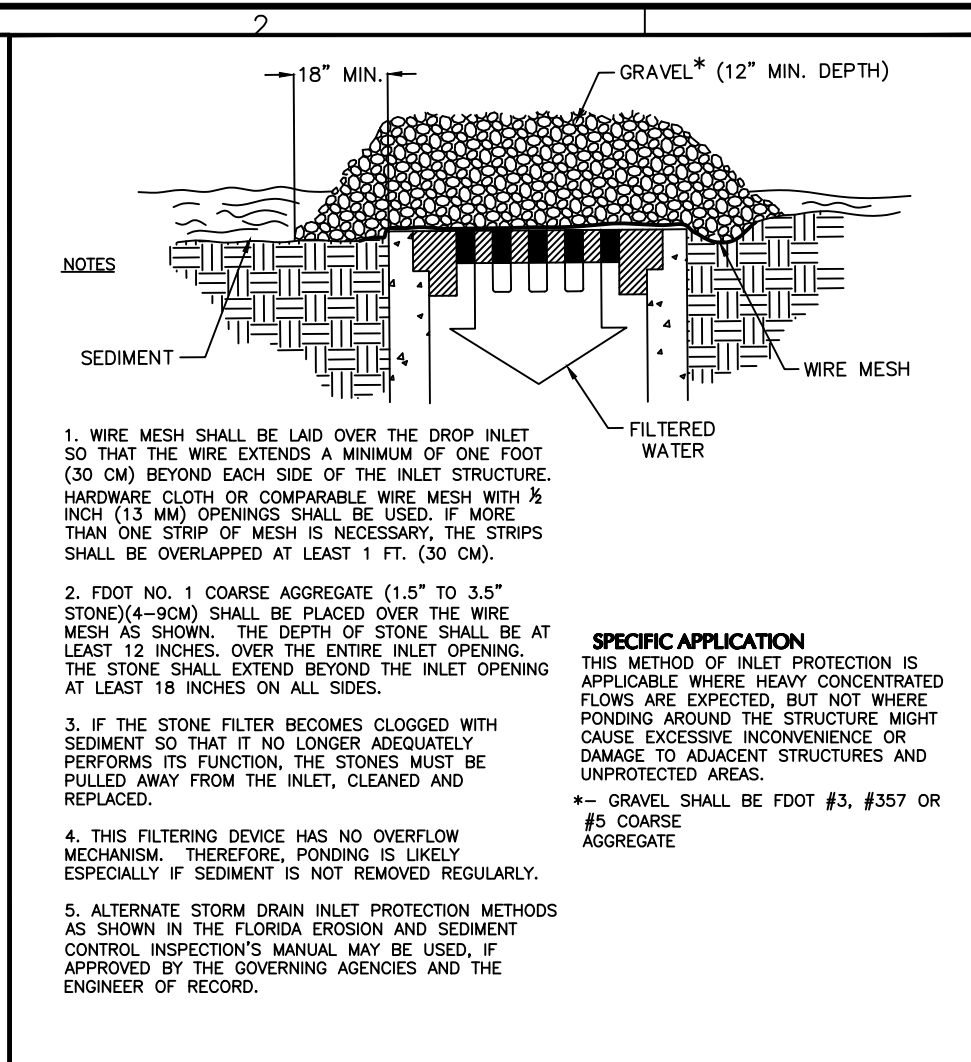
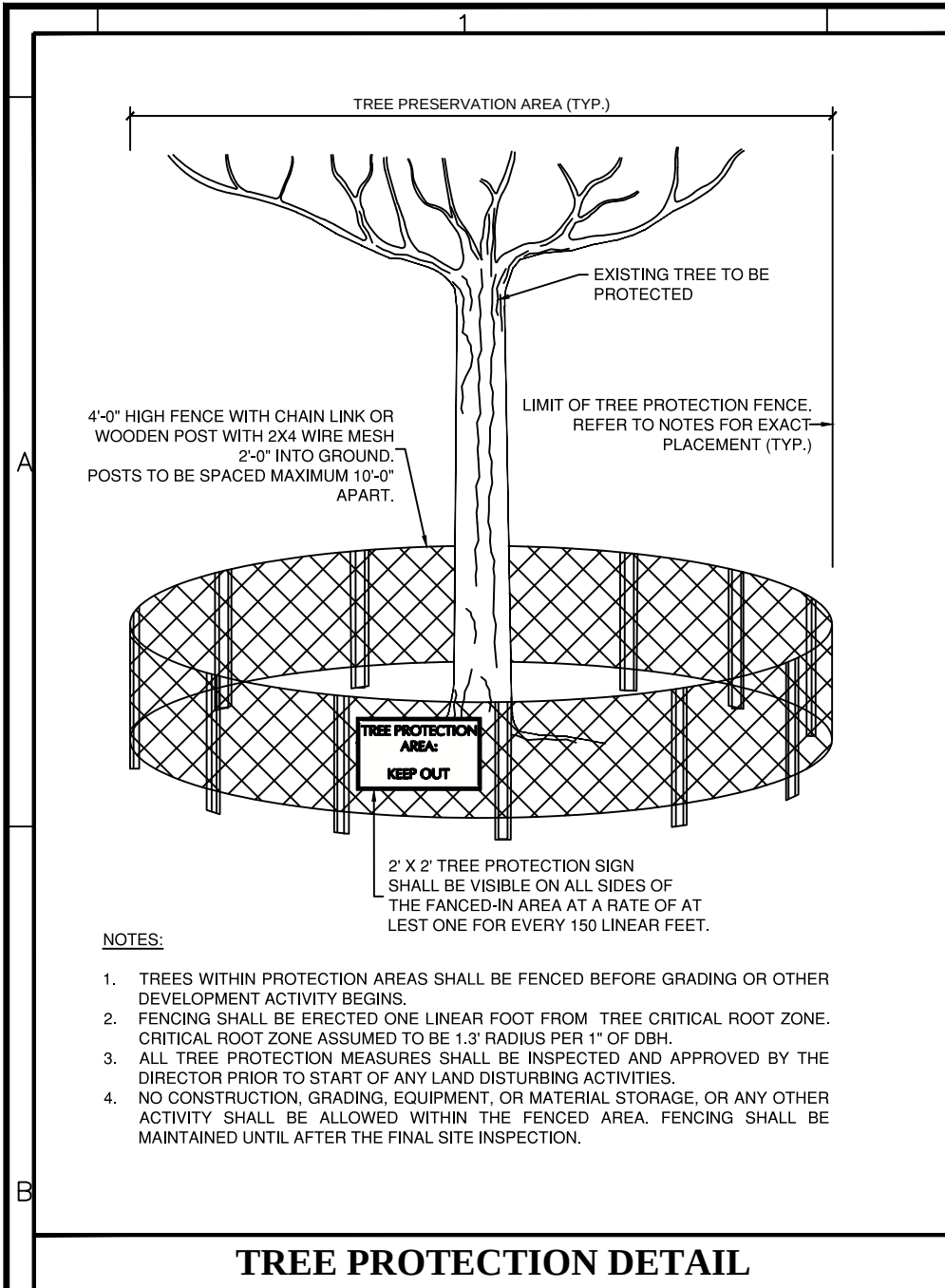
CITY OF APOPKA

ORANGE COUNTY FLORIDA

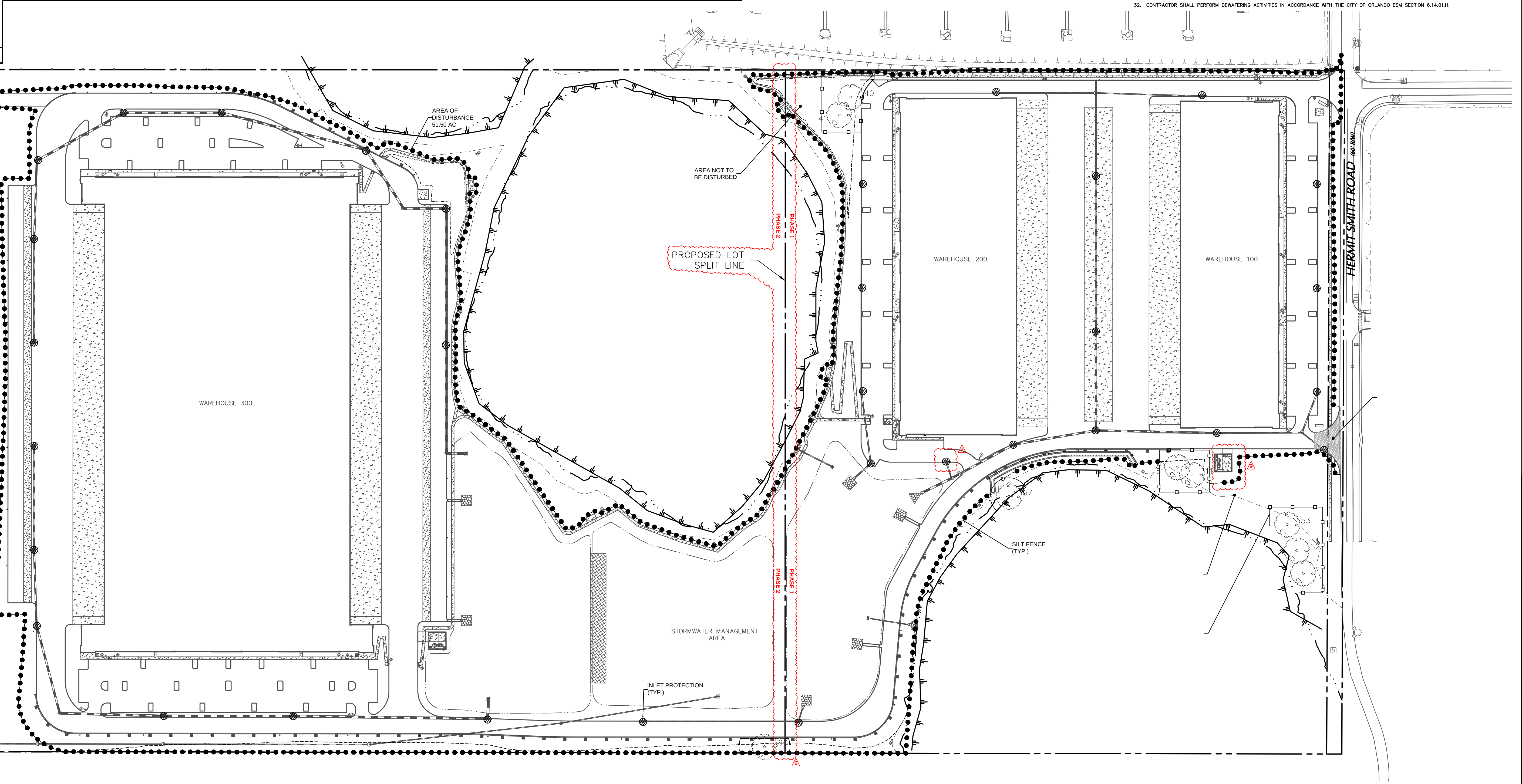
Drawing Title	Project No.	Drawing No.
SECTIONS	342010601	C-18A
	Date	
	23 JUNE 2022	
	Drawn By	
	LC	
	Checked By	
	JY	



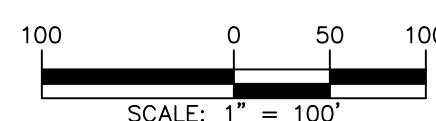




INLET SEDIMENT FILTER	CONSTRUCTION ENTRANCE	CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602
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- NOTES:
- PROTECTED TREE INVENTORY AND SPECIMEN TREE INVENTORY REFERENCED FROM ECS FLORIDA, LLC SPECIMEN TREE REGISTRY AND PROTECTED TREE INVENTORY DATED FEBRUARY 2022. PLEASE REFER TO SHEET C-25.



Date	Description	No.
08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
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06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1

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JOSEPH J. YANNUCCI, JR.
No. 65969
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: JOSEPH J. YANNUCCI, JR. DATE SIGNED: 08/22/2023

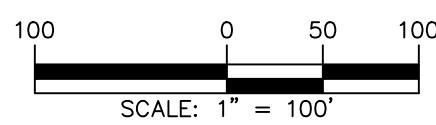
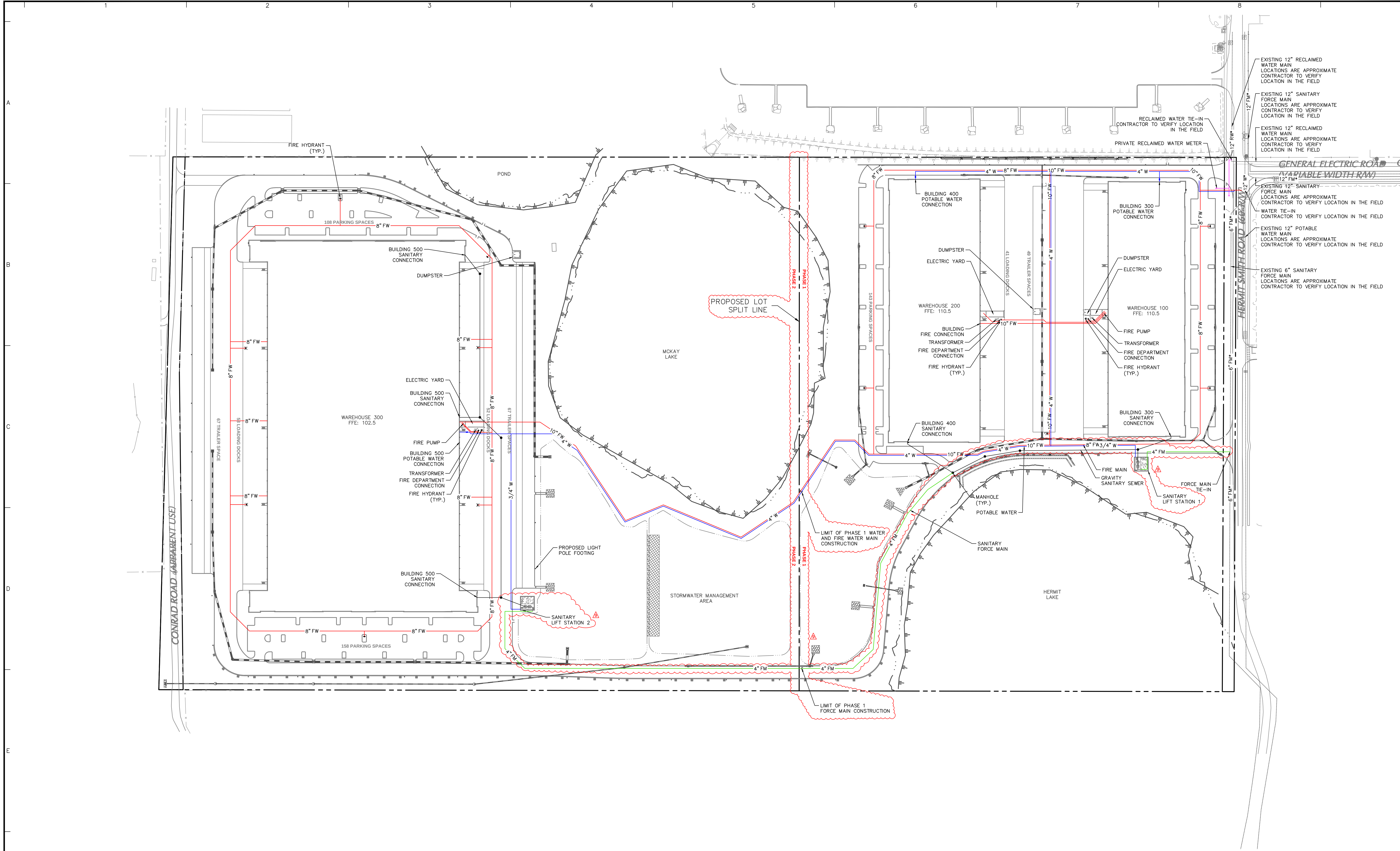
PROFESSIONAL ENGINEER FL Lic. No. 65969

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FL Certificate of Authorization No. 00006601LB8172LB8198

Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

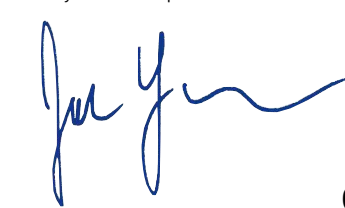
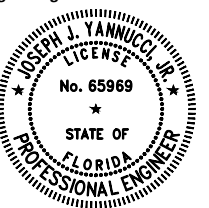
Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN

Project No. 342010601
Date 29 APRIL 2022
Drawn By CRB
Checked By JYJ
Drawing No. C-19



08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
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Date	Description	No.

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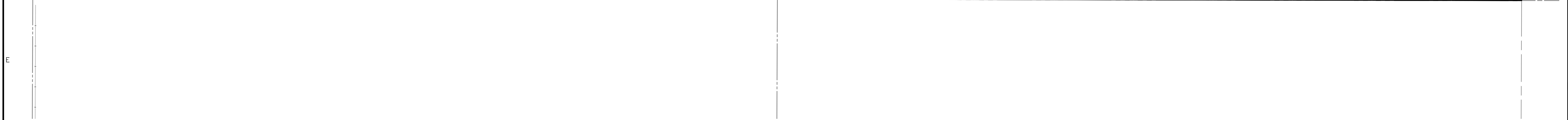
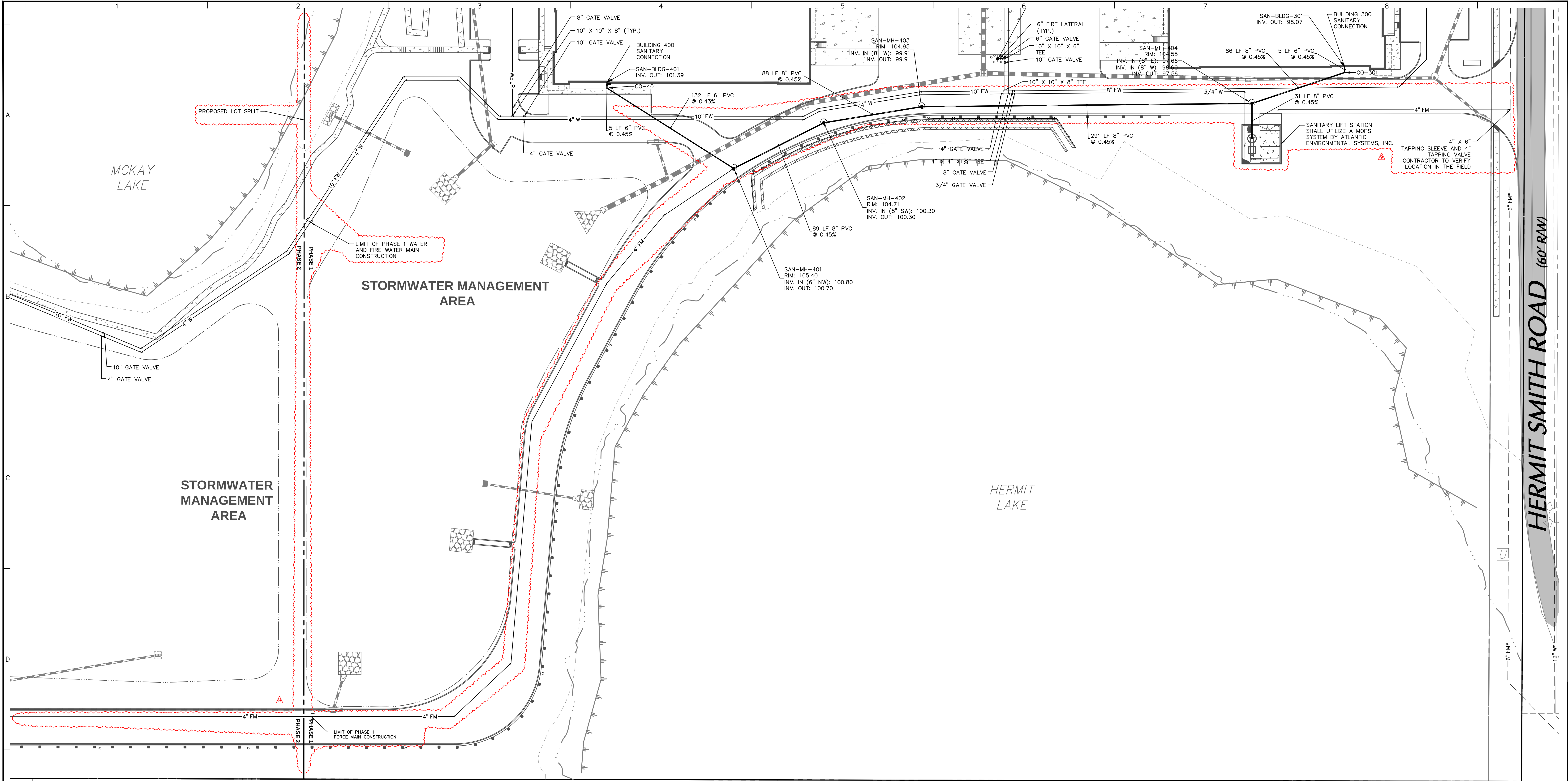
SIGNATURE JOSEPH J. YANNUCCI, JR. DATE SIGNED 08/22/2023
PROFESSIONAL ENGINEER FL Lic. No. 65969

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Project
AOPKA BUSINESS CENTER
CITY OF AOPKA
ORANGE COUNTY FLORIDA

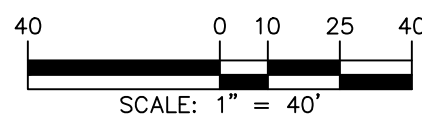
Drawing Title
OVERALL UTILITY PLAN

Project No. 342010601	Drawing No. C-20
Date 29 APRIL 2022	
Drawn By CRB	
Checked By JY	



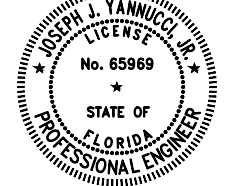
NOTES:

1. ALL UTILITY SYSTEM MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
2. SANITARY GRAVITY AND FORCE MAIN PIPES SHALL BE SDR-35 PVC.
3. POTABLE AND FIRE WATER MAINS SHALL BE C900 PVC.



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Date	Description	No.
Revisions		

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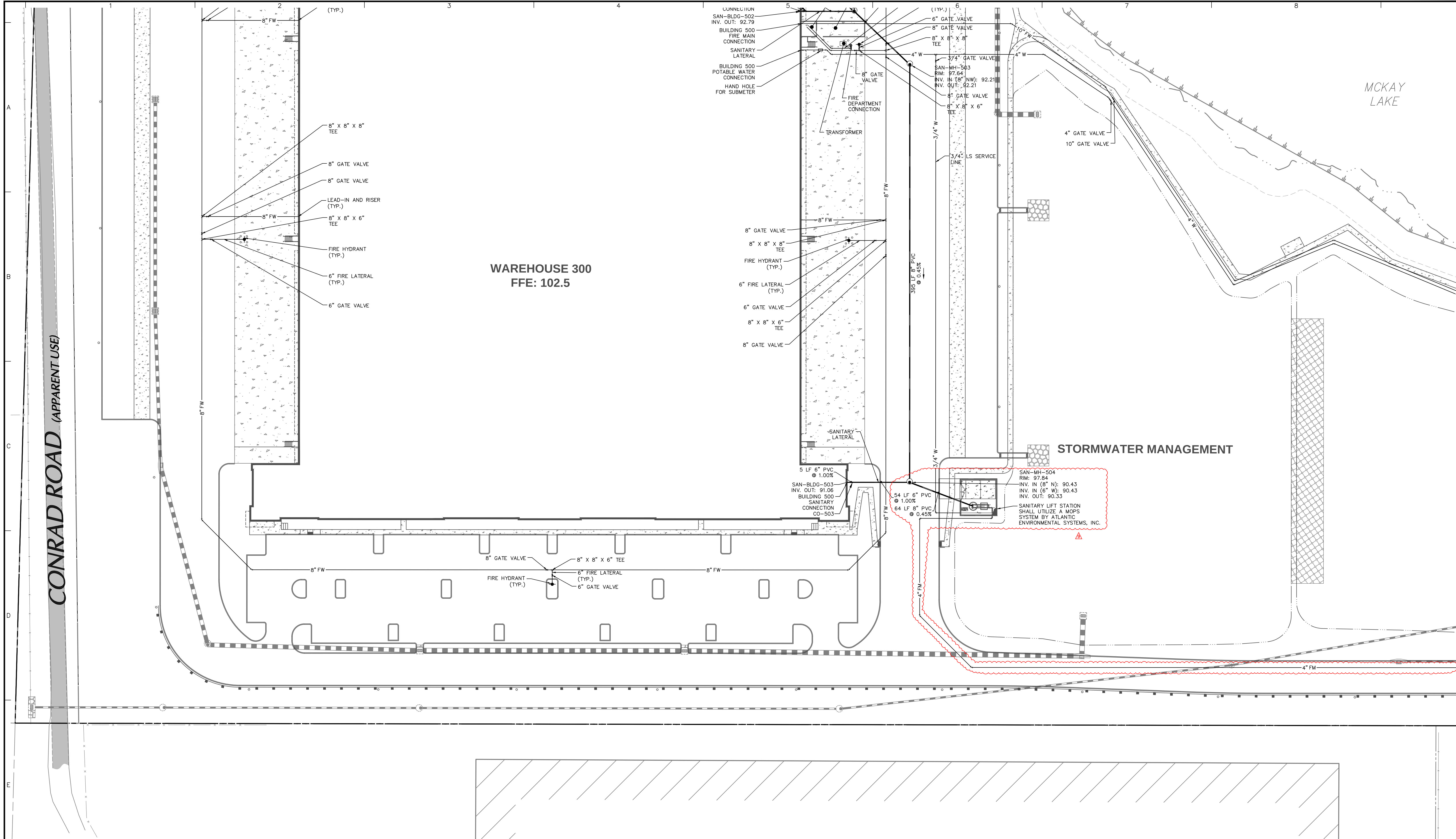
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Project
**APOPKA
BUSINESS CENTER**
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
**PARTIAL UTILITY
PLAN**

Project No.
342010601
Date
29 APRIL 2022
Drawn By
CRB
Checked By
JY

Drawing No.
C-22

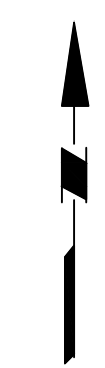


KEYMAP

SCALE: 1" = 1000'

Diagram showing the location of this drawing (C-23) relative to other drawings (C-21, C-22, C-24) in the project area.

- NOTES:
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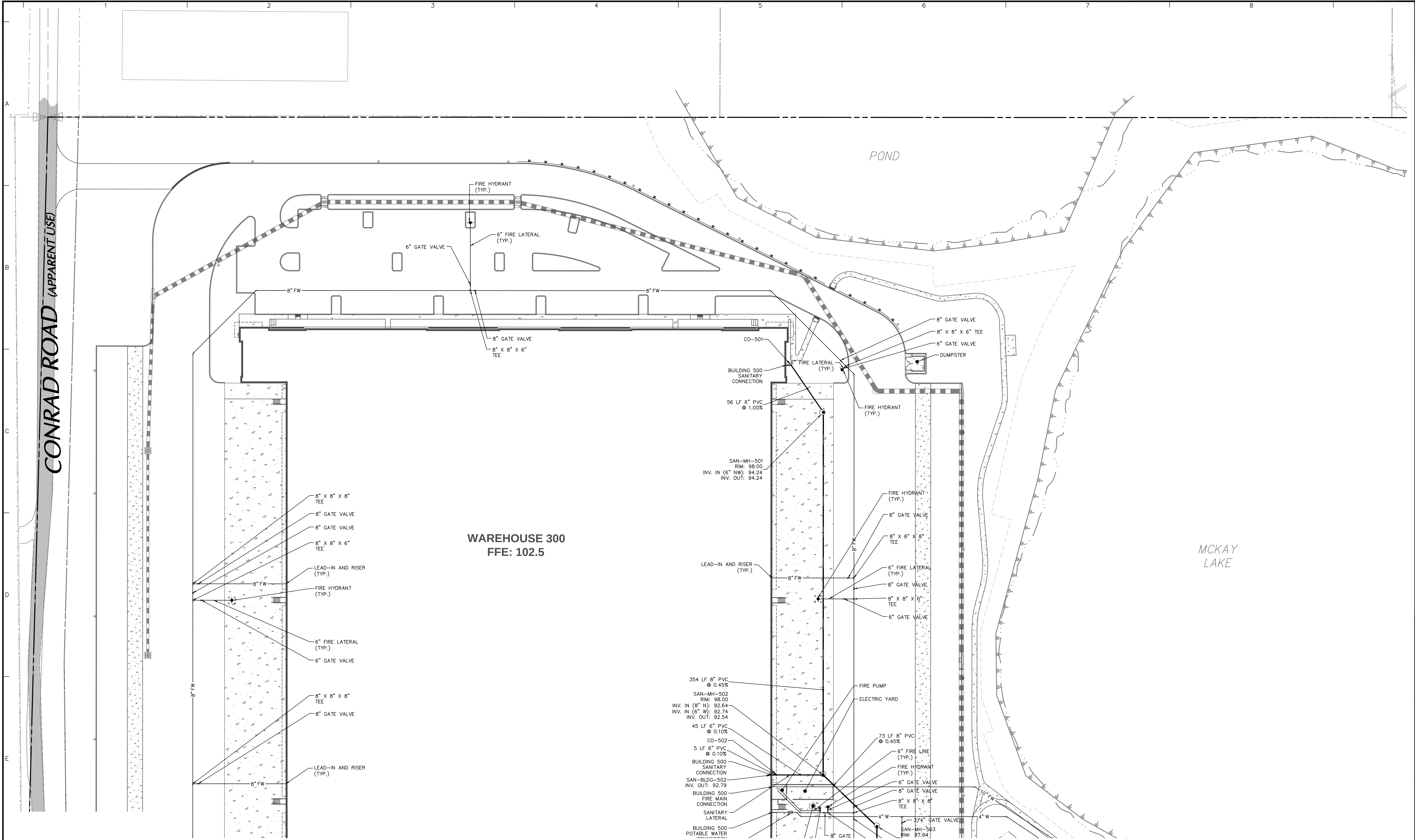
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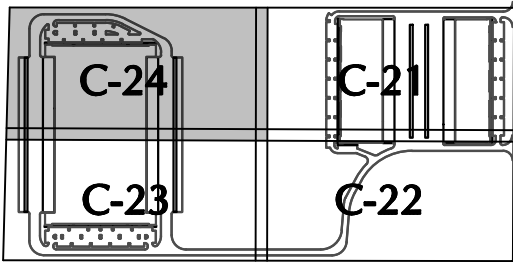
LANGAN Langan Engineering and Environmental Services, Inc. 13485 Veterans Way, Suite 120 Orlando, FL 32827 T: 407.974.2900 F: 407.974.2901 www.langan.com FL Certificate of Authorization No. 00006601/LB8172/LB8198	Project	Drawing Title	Project No.	Drawing No.
	APOPKA BUSINESS CENTER	PARTIAL UTILITY PLAN	342010601	C-23
	CITY OF APOPKA		Date	
	ORANGE COUNTY	FLORIDA	29 APRIL 2022	

Drawn By	Checked By
CRB	JY



NOTES:

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SCALE: 1" = 1000'

SCALE: 1" = 40'

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JOSEPH J. YANNUCCI, JR.
No. 65969
STATE OF FLORIDA
Professional Engineer

Joe Y

08/22/2023

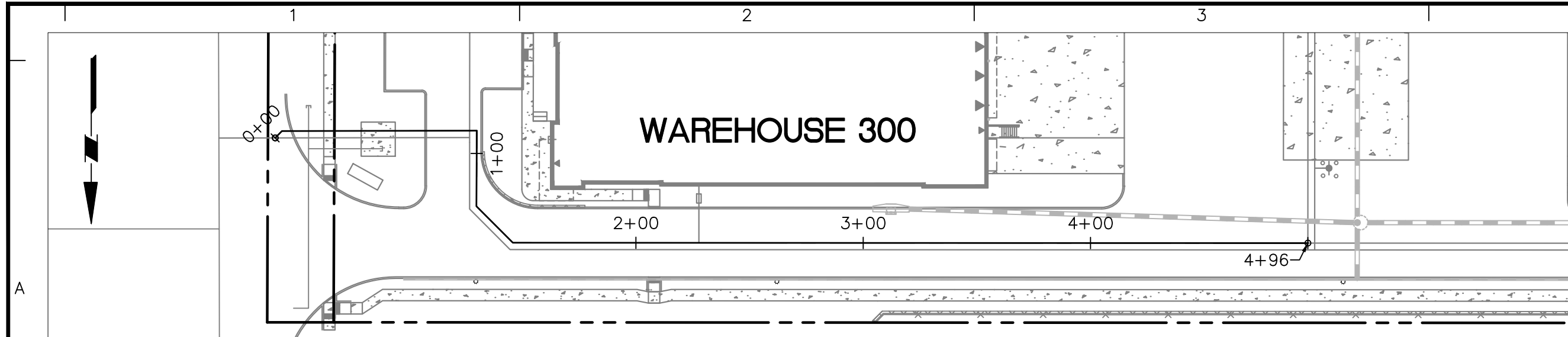
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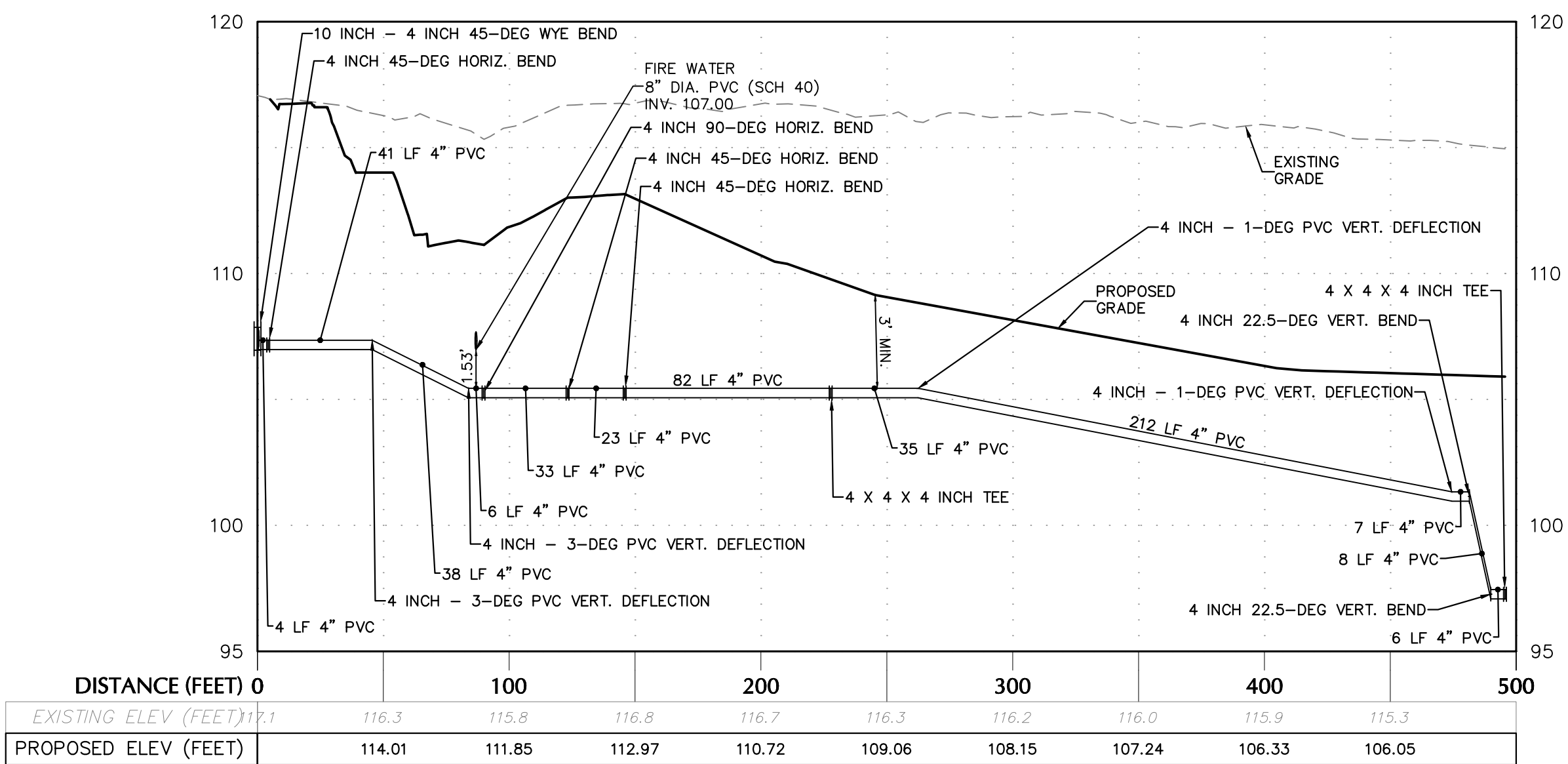
Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
PARTIAL UTILITY PLAN

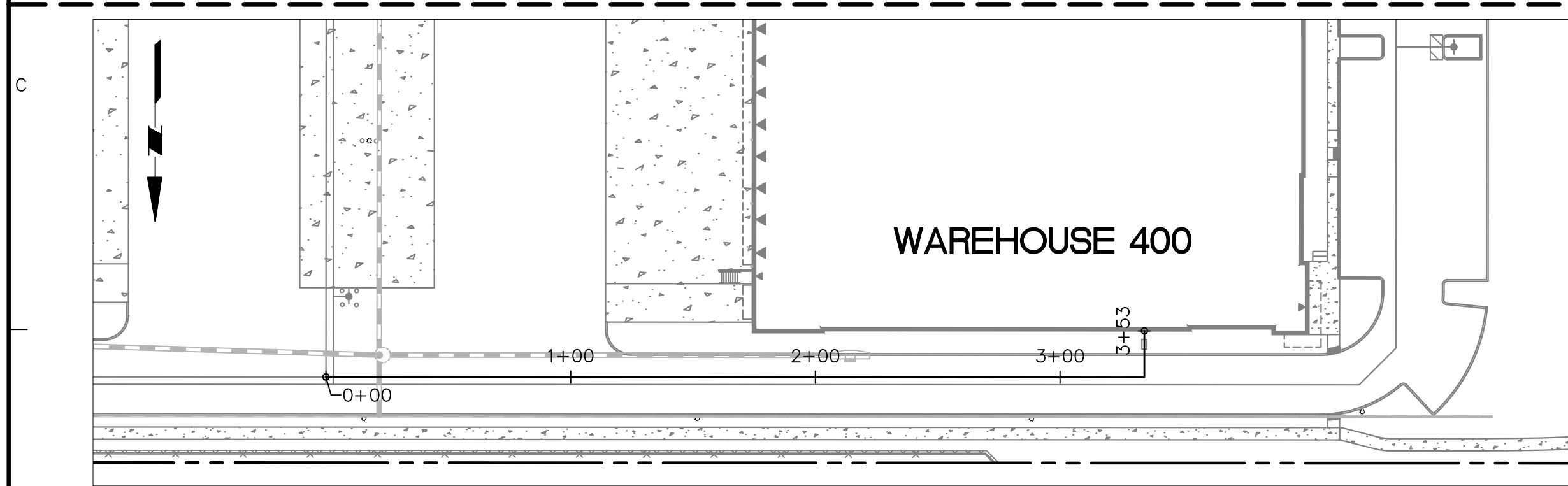
Project No. 342010601	Drawing No. C-24
Date 29 APRIL 2022	
Drawn By CRB	
Checked By JY	



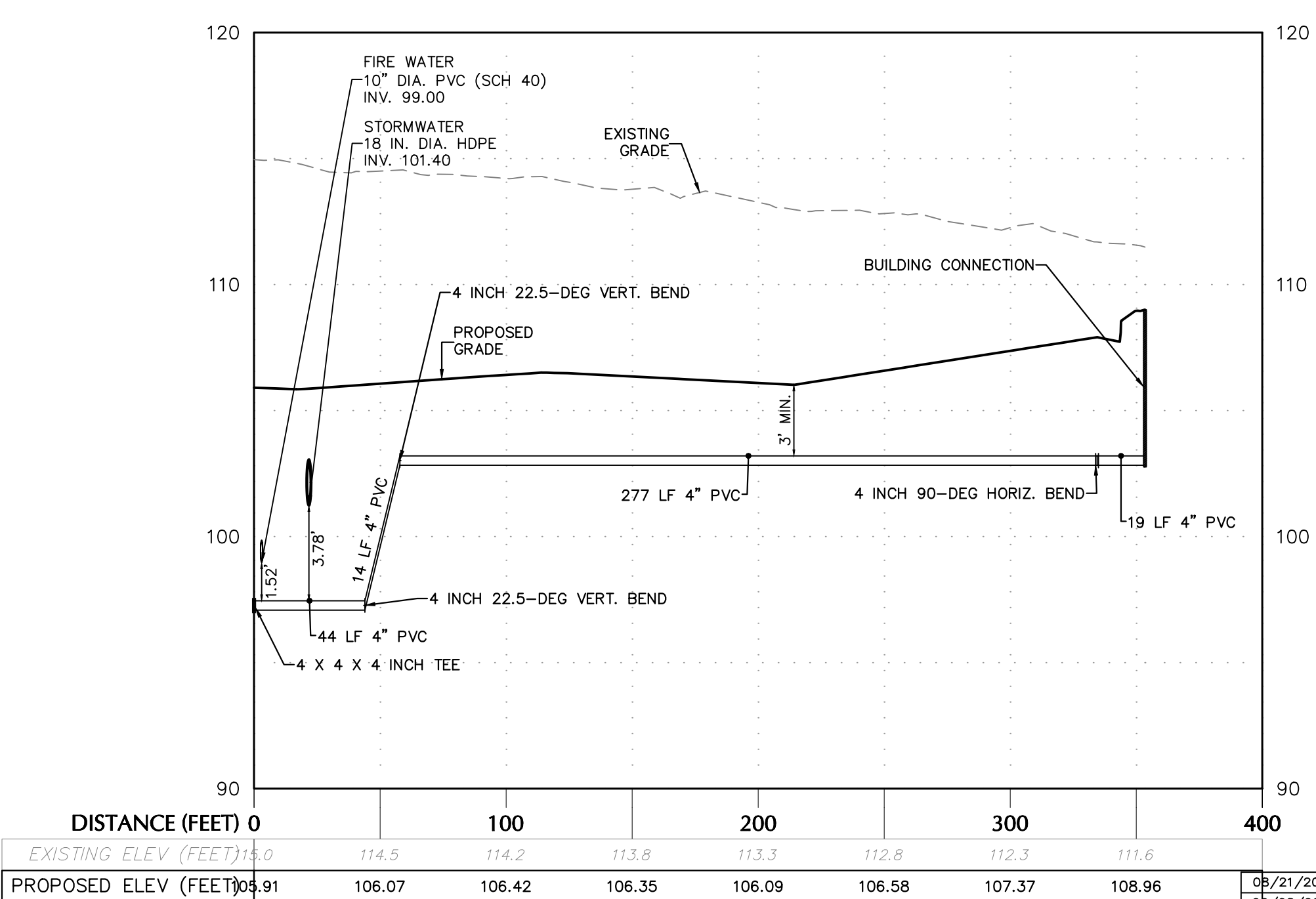
POTABLE WATER BUILDING 300 PLAN VIEW



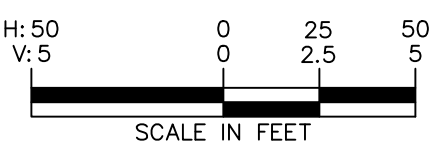
POTABLE WATER BUILDING 300 PROFILE



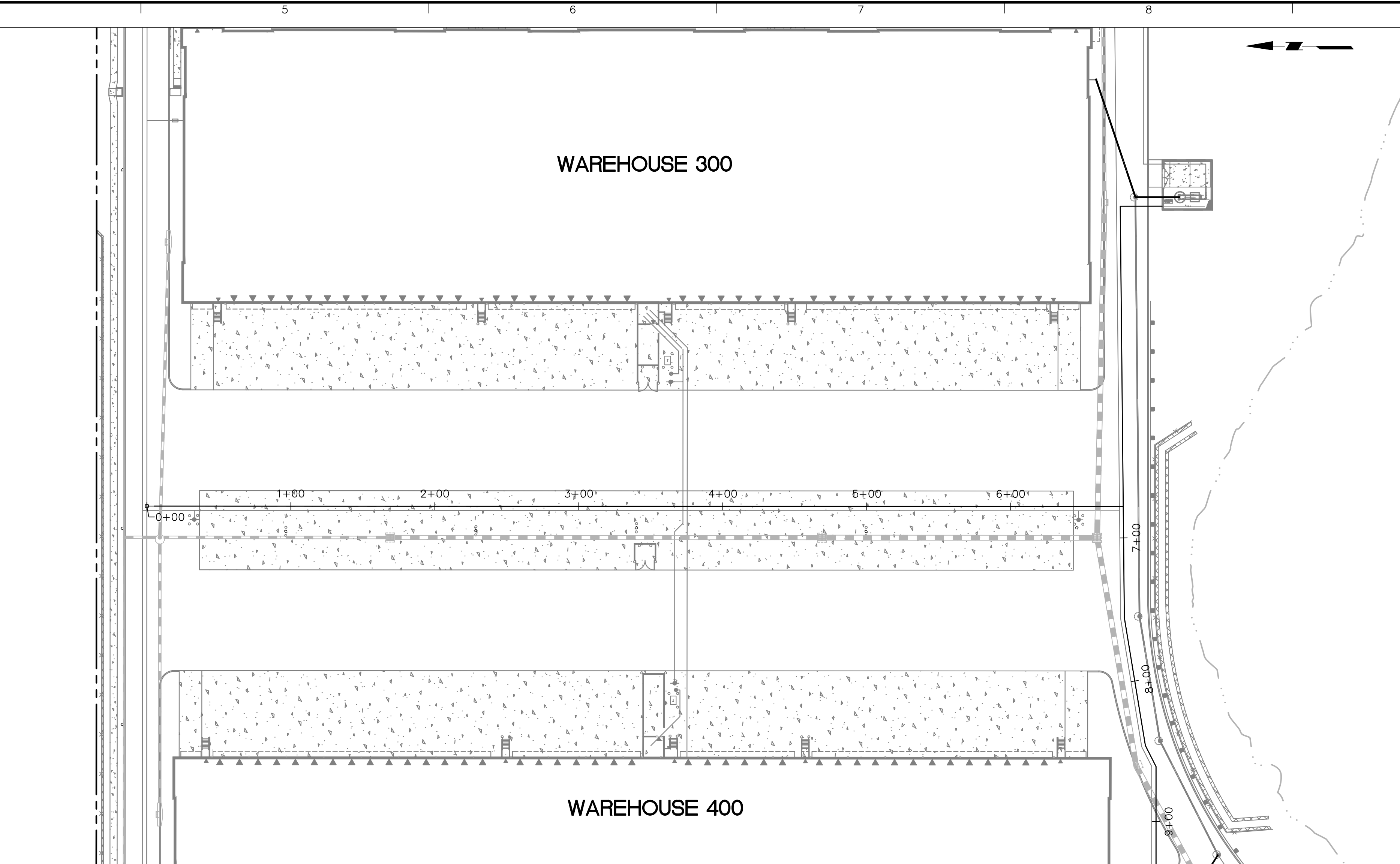
POTABLE WATER BUILDING 400 PLAN VIEW



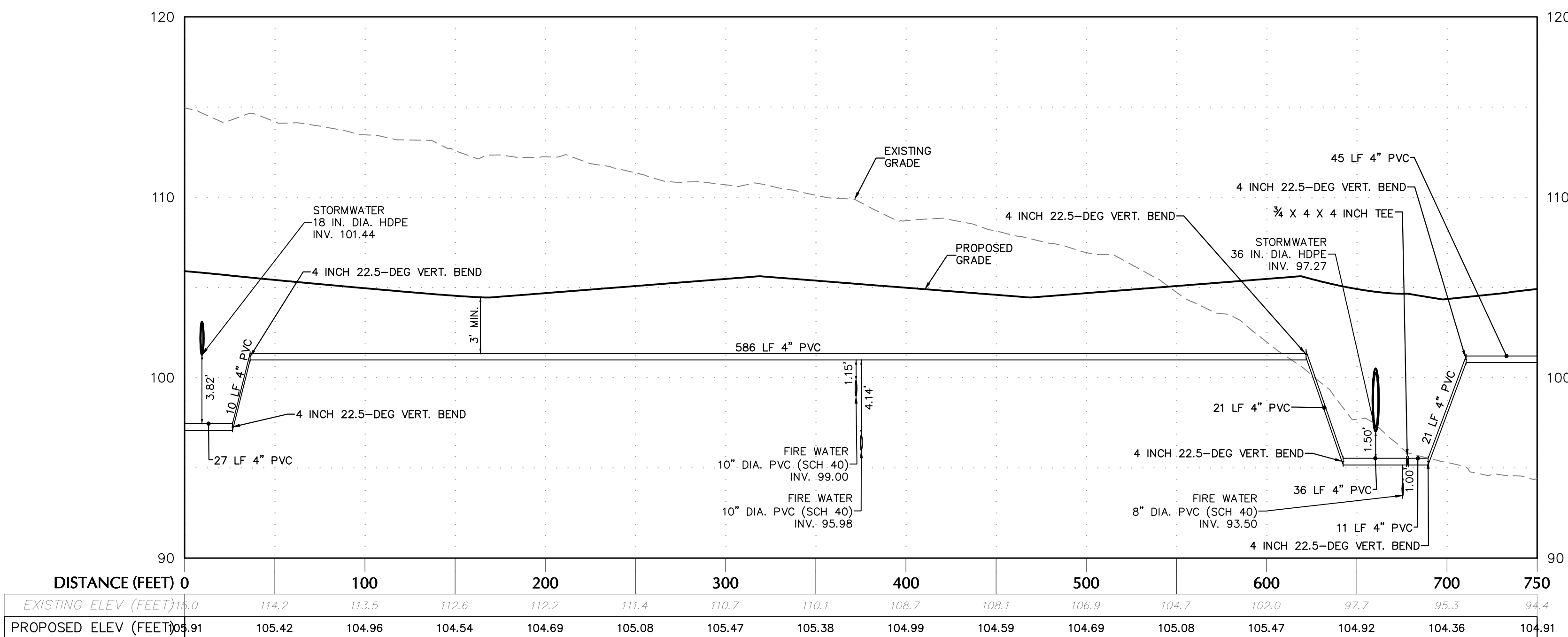
POTABLE WATER BUILDING 400 PROFILE



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Date	Description	No.
Revisions		



POTABLE WATER BUILDING 500-A PLAN VIEW

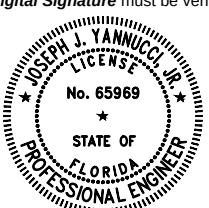


POTABLE WATER BUILDING 500-A PROFILE

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Project

**APOPKA
BUSINESS CENTER**

CITY OF APOPKA

ORANGE COUNTY

FLORIDA

Drawing Title

**POTABLE WATER
PROFILES**

Project No.

342010601

Date

29 AUGUST 2022

Drawn By

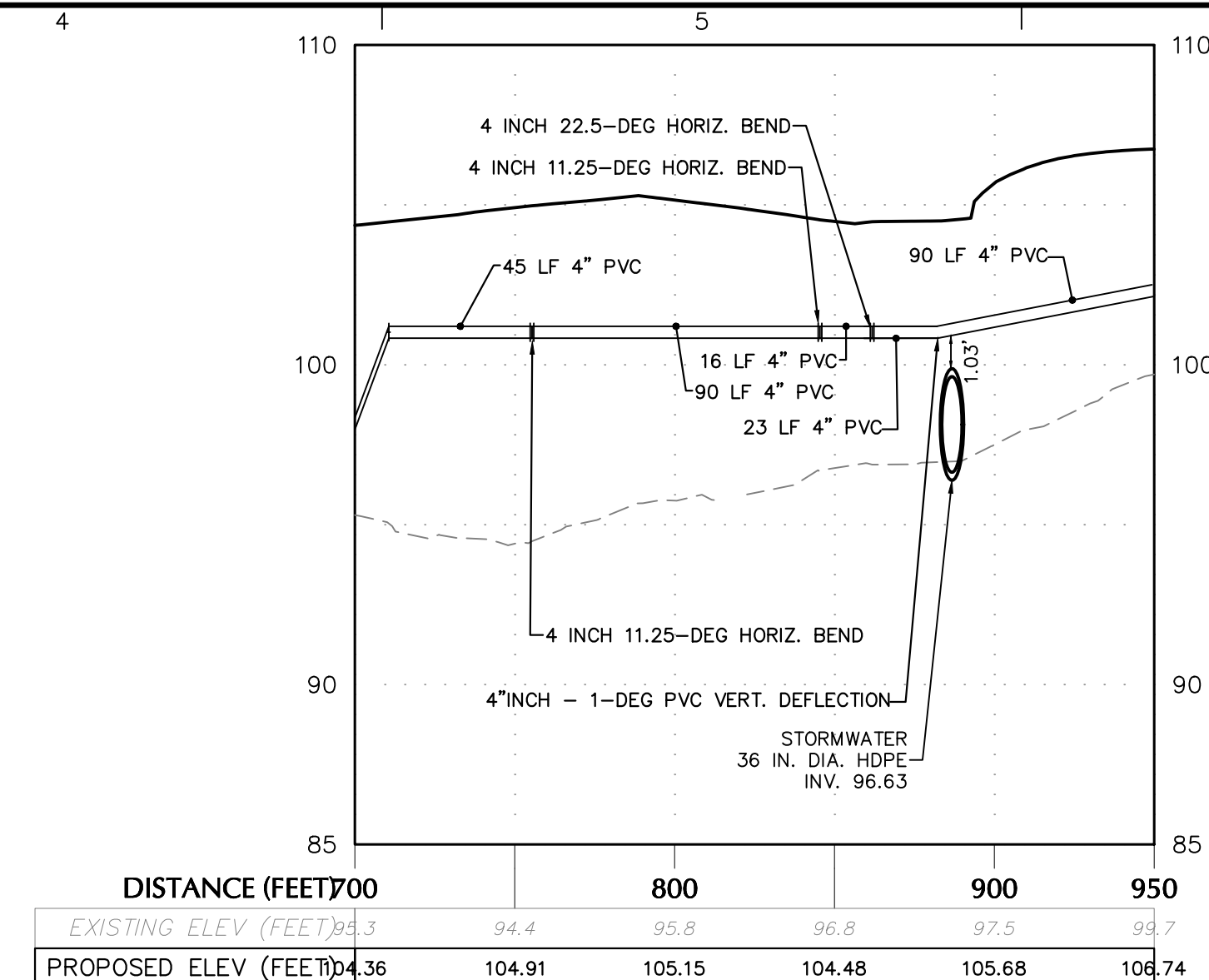
LC

Checked By

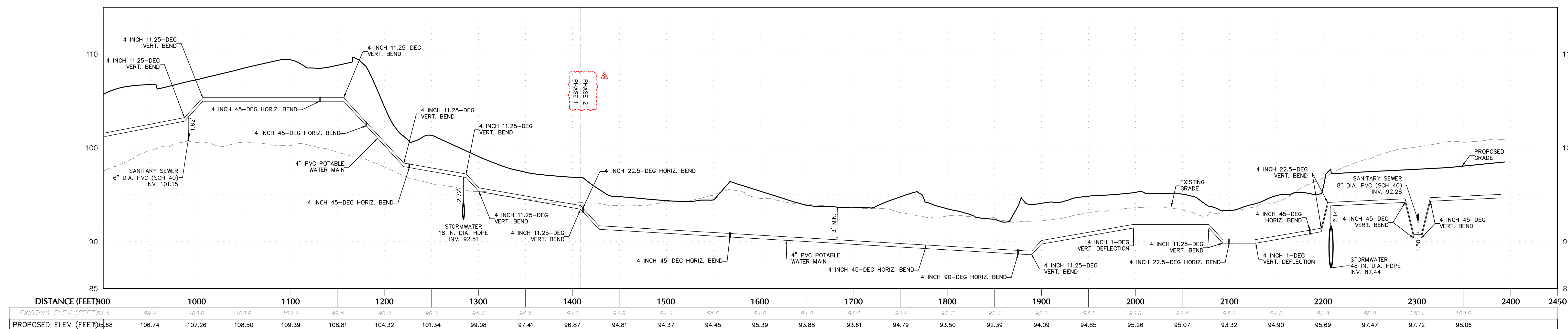
JY

Drawing No.

C-24A



POTABLE WATER BUILDING 500-B PROFILE



POTABLE WATER BUILDING 500-C PROFILE

08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LOT STATION	9	This item has been digitally signed and sealed by JOSEPH J. YANNUCCI, JR. PE on the DATE shown in the digital signature. Printed copies of this document are not considered signed and sealed and the Digital Seal cannot be verified on any electronic copies. 
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07/15/2022	BID ADDENDUM #1	2	
06/30/2022	REVISED PER CITY DRC & SRRWD COMMENTS	1	
Date	Description	No.	
Revisions			
SIGNATURE JOSEPH J. YANNUCCI, JR. DATE 08/22/2023			
PROFESSIONAL ENGINEER E.Lic. No. 65969			

SIGNATURE JOSEPH J. YANNUCCI, JR. DATE SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 65969

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CITY OF APOPKA

ORANGE COUNTY

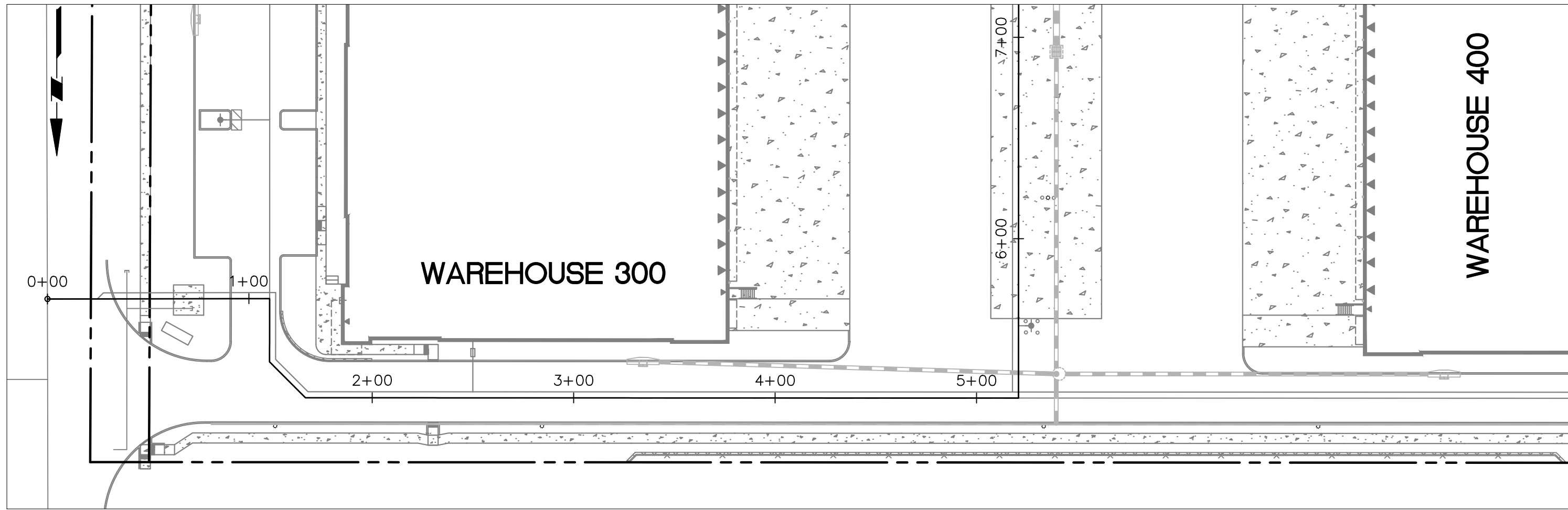
FLORIDA

POTABLE WATER PROFILES

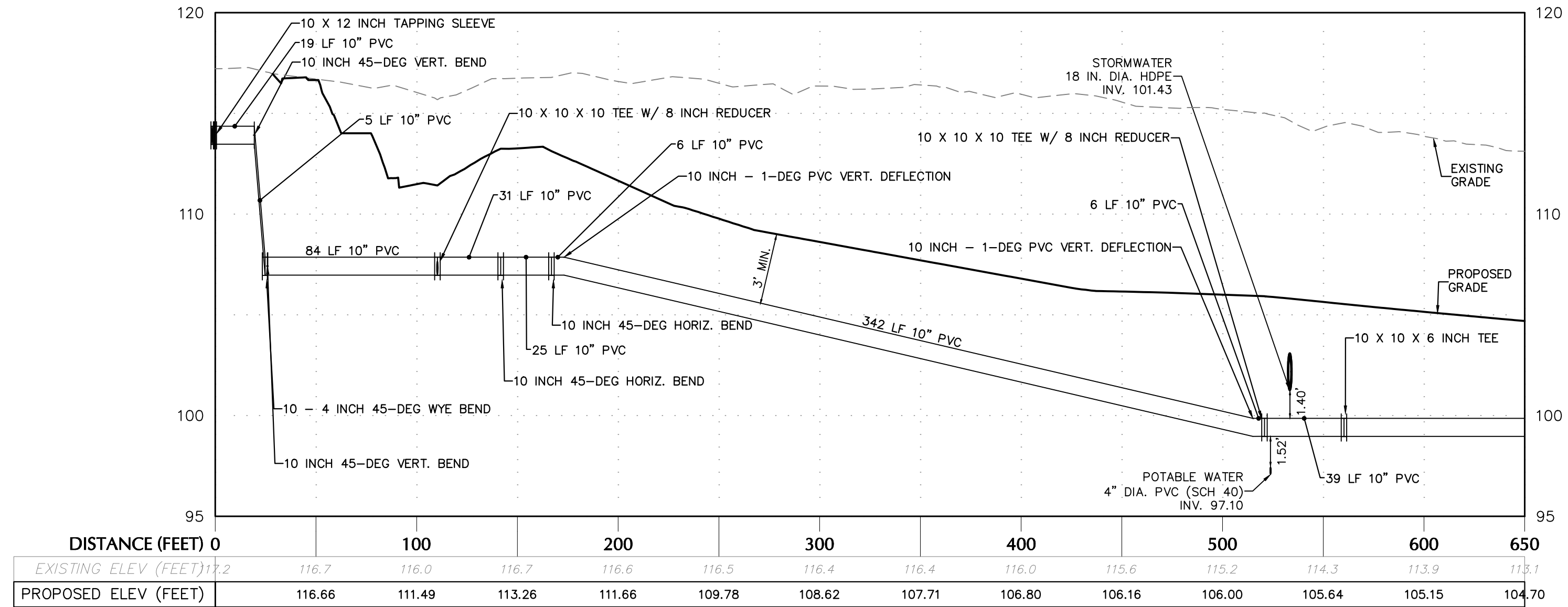
Checked By _____

J

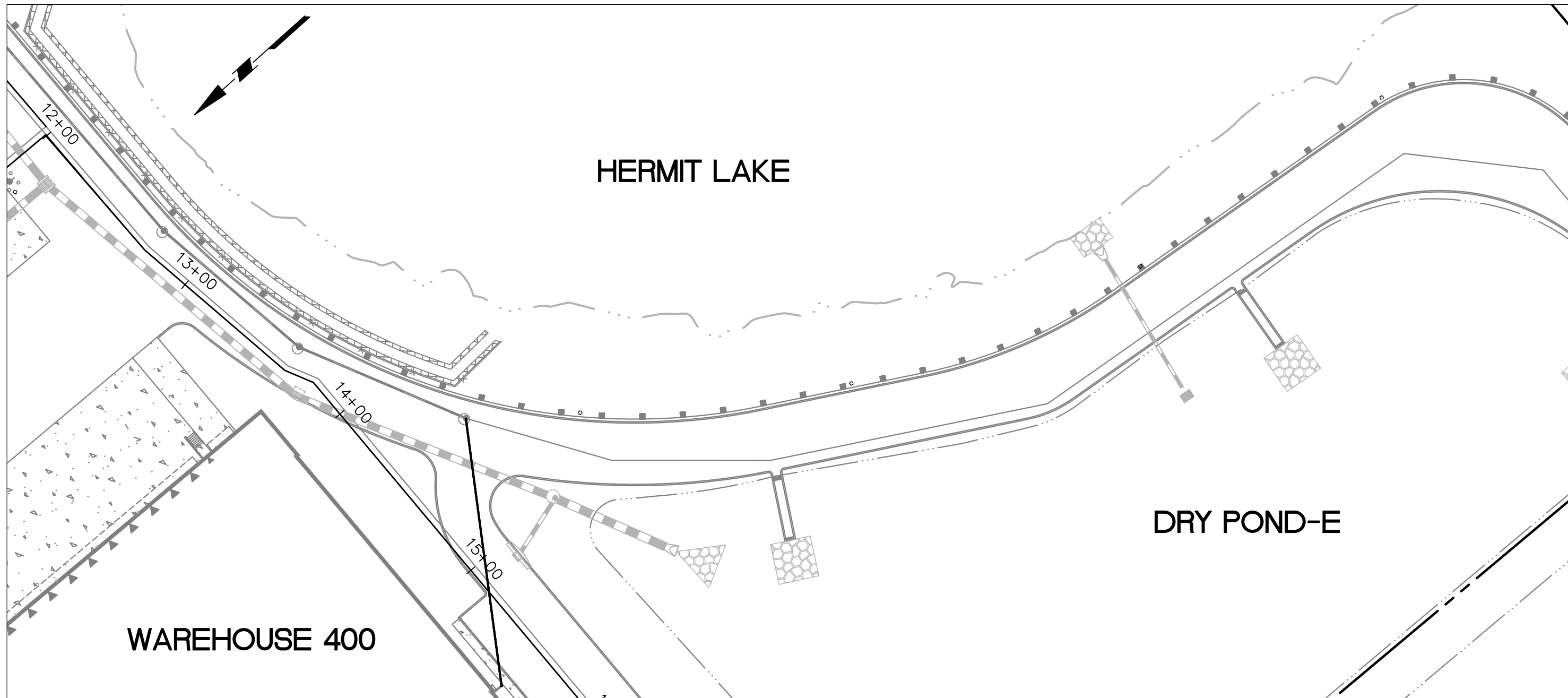
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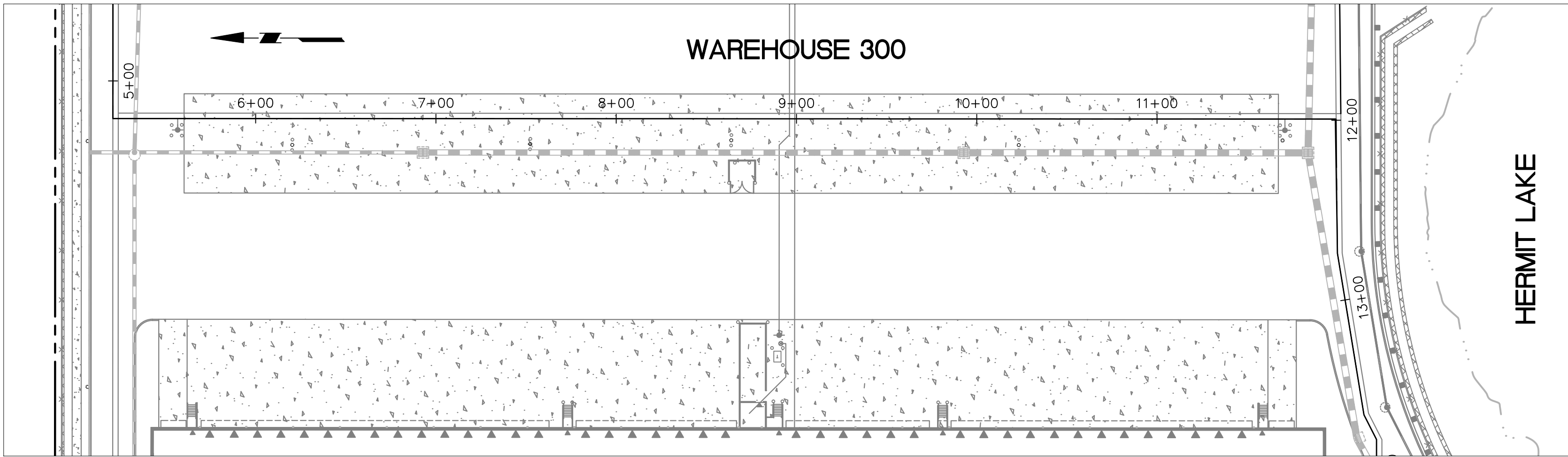
FIRE WATER MAIN LINE-A PLAN VIEW



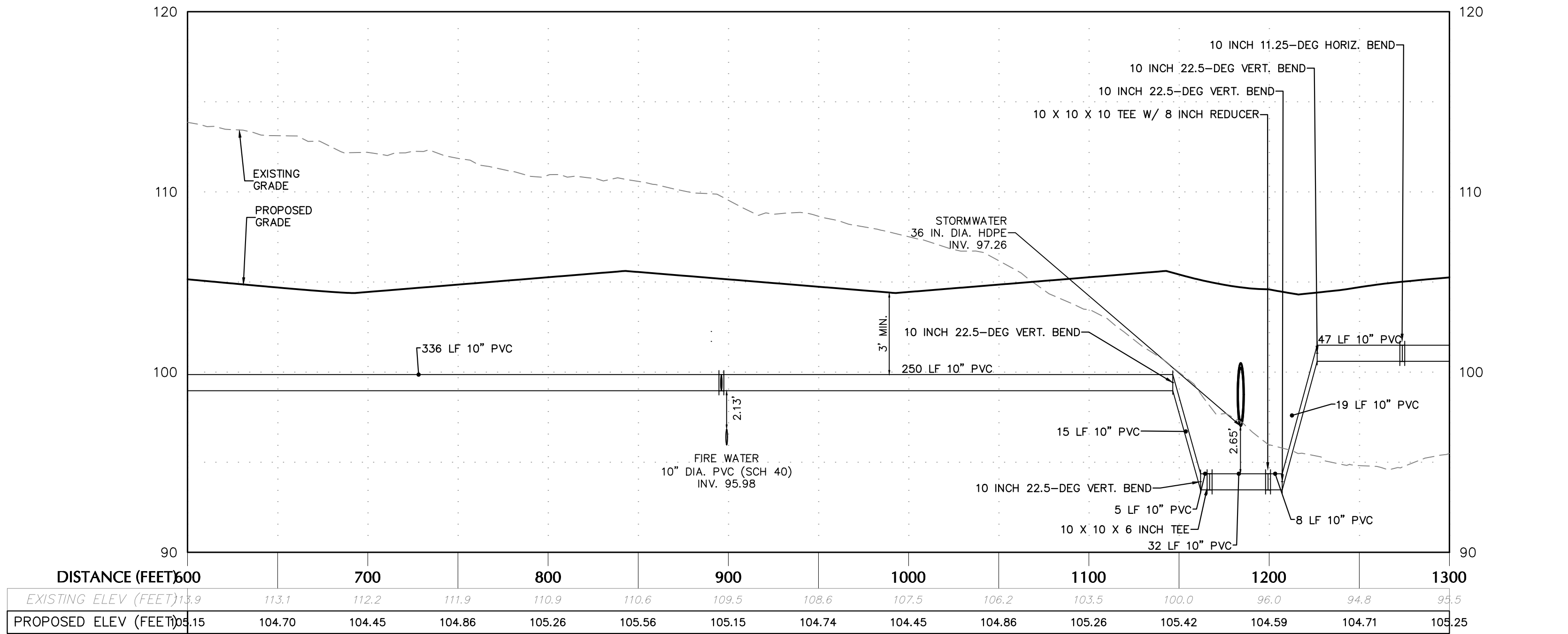
FIRE WATER MAIN LINE-A PROFILE



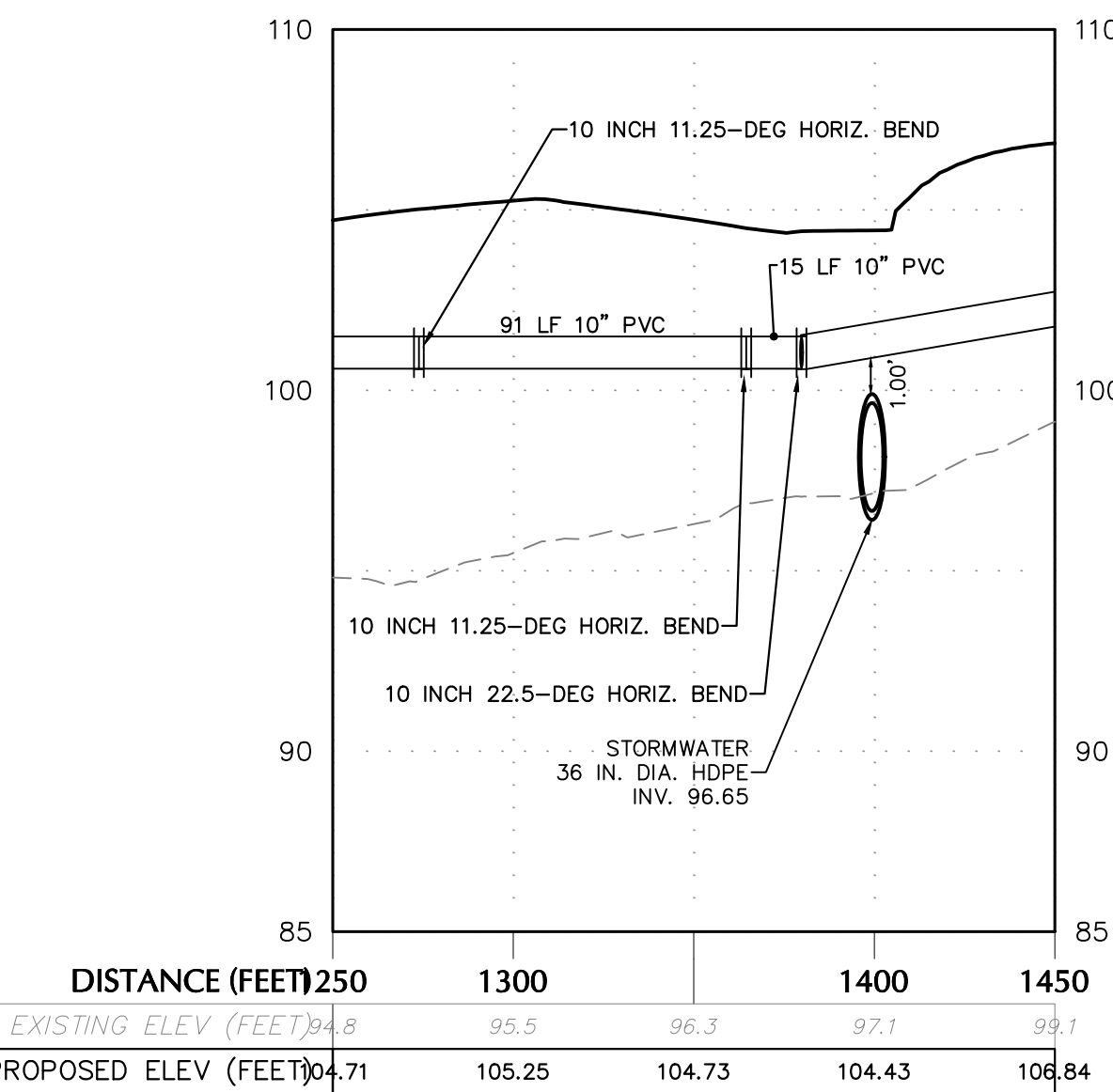
FIRE WATER MAIN LINE-C PLAN VIEW



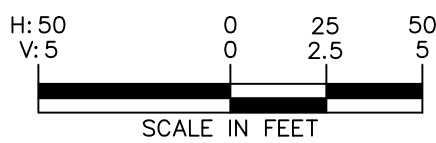
FIRE WATER MAIN LINE-B PLAN VIEW



FIRE WATER MAIN LINE-B PROFILE



FIRE WATER MAIN LINE-C PROFILE



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Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

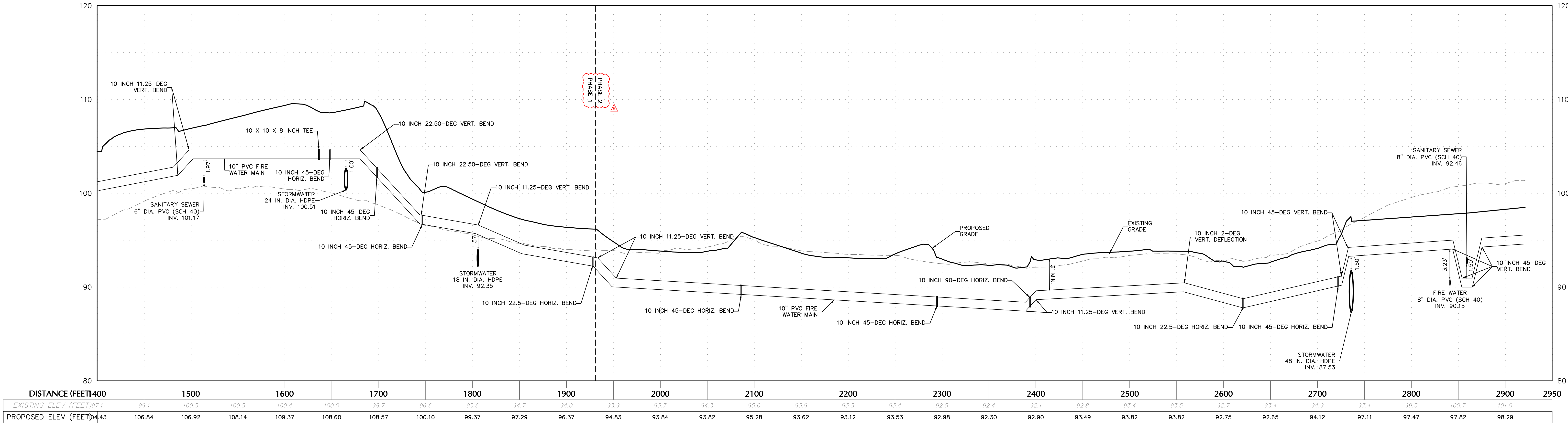
Drawing Title
POTABLE WATER PROFILES

Project No.
342010601
Date
29 AUGUST 2022
Drawn By
LC
Checked By
JY

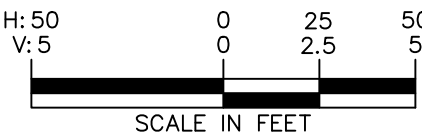
Drawing No.
C-24C



FIRE WATER MAIN LINE-D PLAN VIEW



FIRE WATER MAIN LINE-D PROFILE



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SEAL

JOSEPH J. YANNUCCI, JR.

PROFESSIONAL ENGINEER

FL Lic. No. 65969

JOSEPH J. YANNUCCI, JR.

08/22/2023

DATE SIGNED

Signature

JOSEPH J. YANNUCCI, JR.

DATE SIGNED

08/22/2023

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Project

APOPKA BUSINESS CENTER

CITY OF APOPKA

ORANGE COUNTY

FLORIDA

Drawing Title

FIRE WATER PROFILES

Project No.

342010601

Date

29 AUGUST 2022

Drawn By

LC

Checked By

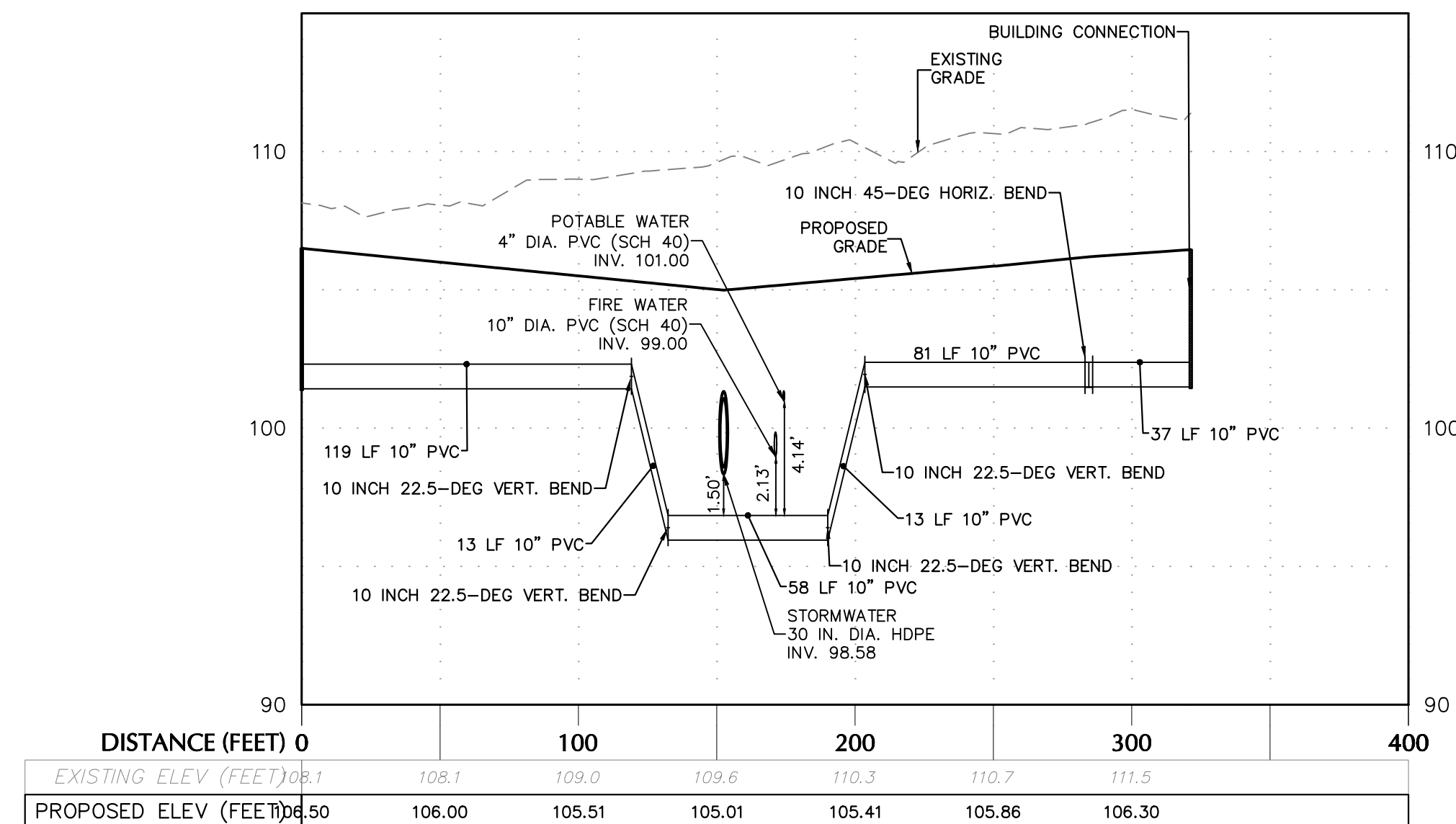
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Drawing No.

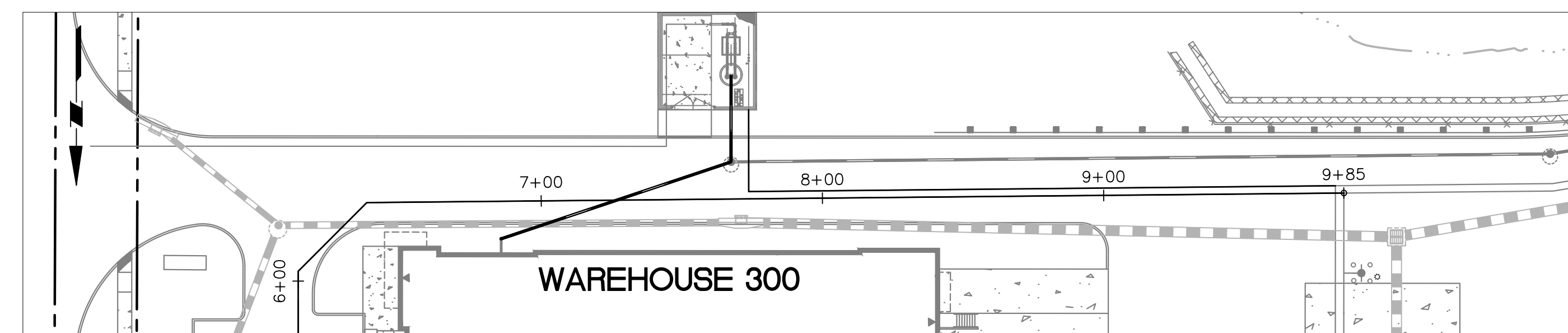
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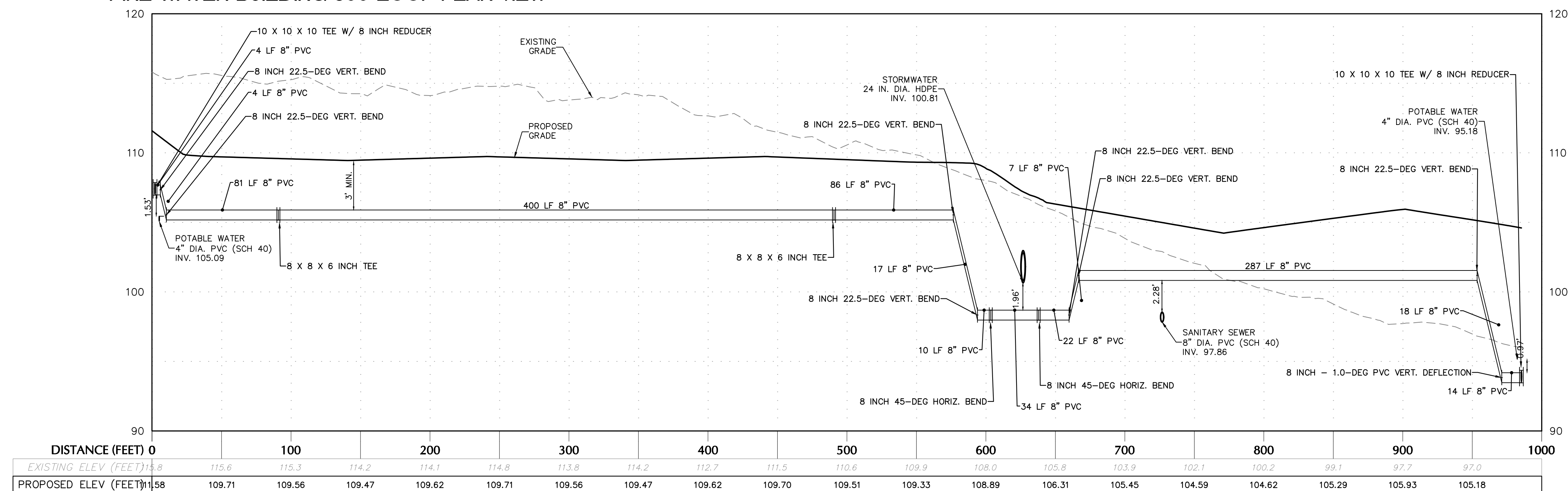
FIRE WATER BUILDING 400 CONNECTION PLAN VIEW



FIRE WATER BUILDING 400 CONNECTION PROFILE



FIRE WATER BUILDING 300 LOOP PLAN VIEW



FIRE WATER BUILDING 300 LOOP PROFILE

A circular professional engineer seal for Joseph J. Yannucci, Jr. The outer ring contains the text "JOSEPH J. YANNUCCI, JR." at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the word "LICENSE" at the top, "No. 65969" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

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Project	
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CITY OF APOPKA

ORANGE COUNTY

FLORIDA

Drawing Title

FIRE WATER PROFILES

Project No.	
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342010601

Date **29 AUGUST 2022**

Drawn By	
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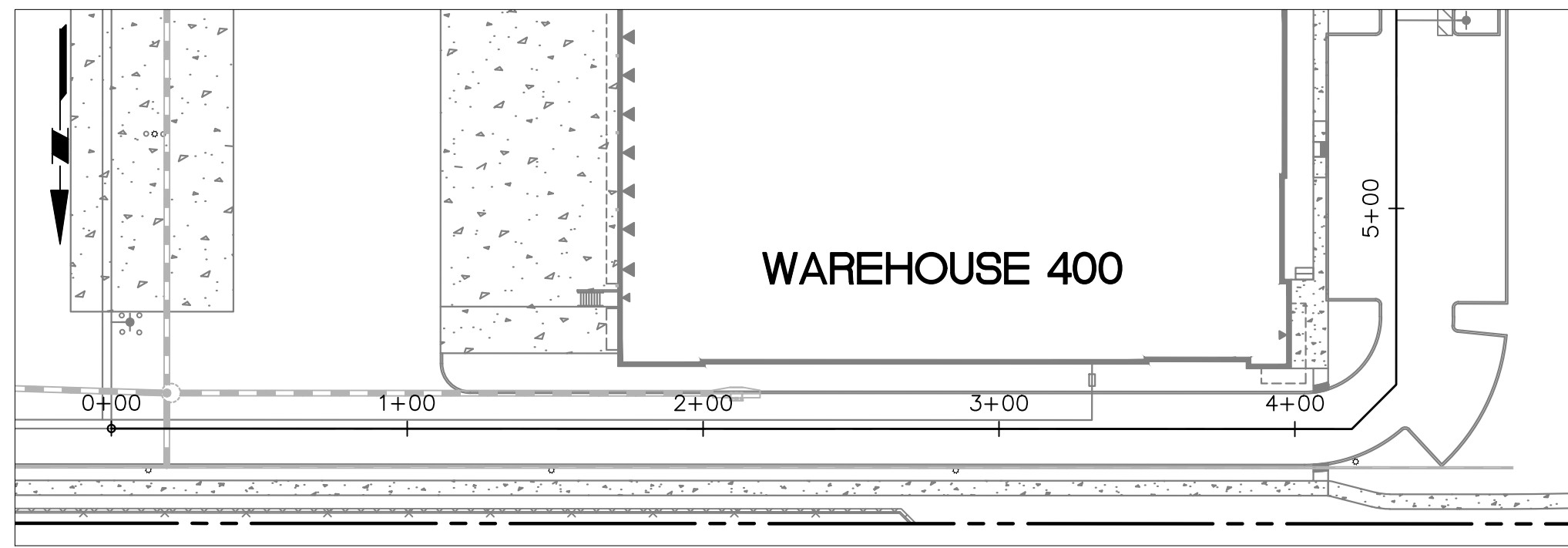
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Checked By

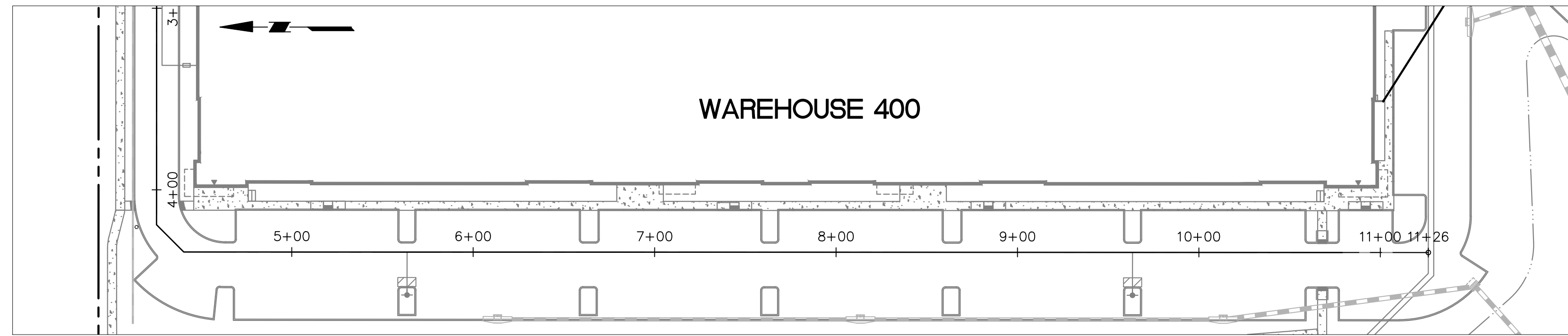
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Drawing No.

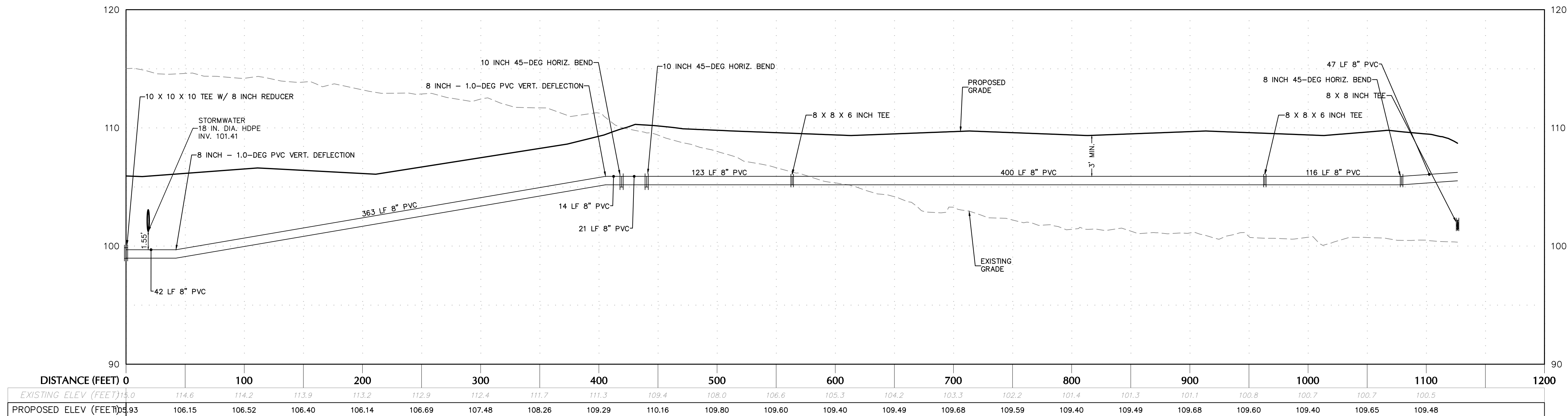
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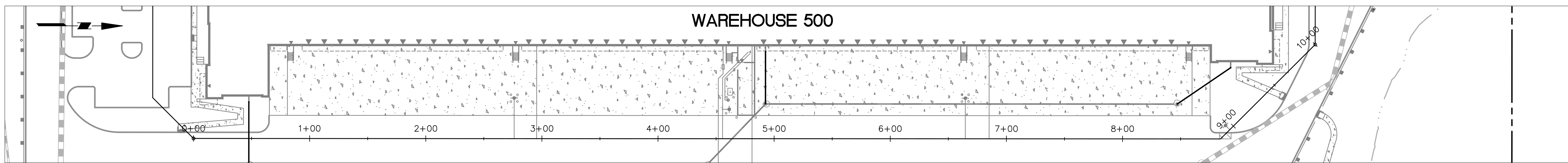
FIRE WATER BUILDING 400 LOOP PLAN VIEW



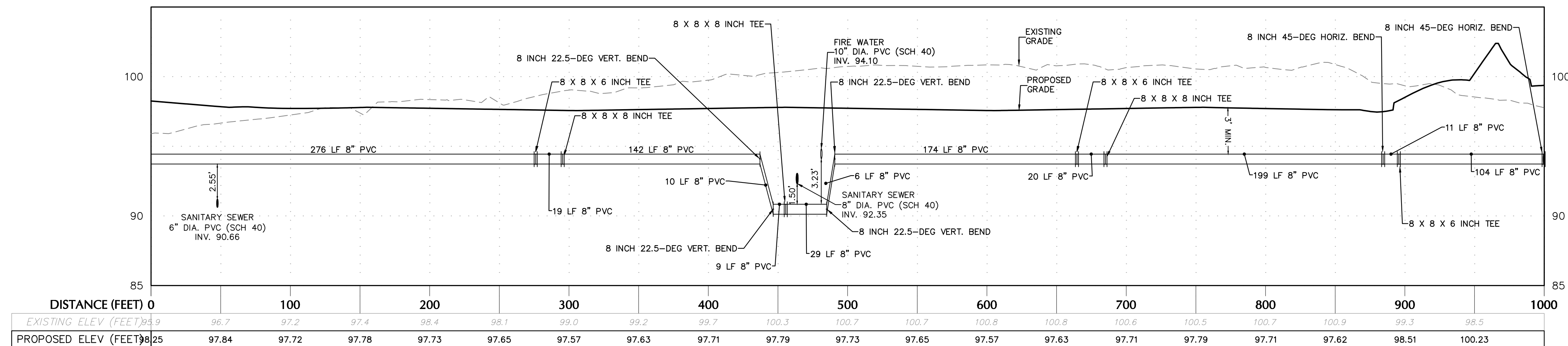
FIRE WATER BUILDING 400 LOOP PLAN VIEW



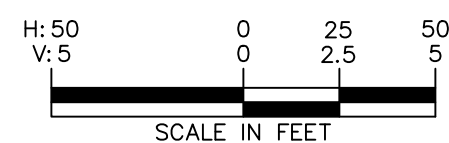
FIRE WATER BUILDING 400 LOOP PROFILE



FIRE WATER BUILDING 500-A LOOP PLAN VIEW



FIRE WATER BUILDING 500-A LOOP PROFILE



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SIGNATURE: JOSEPH J. YANNUCCI, JR. DATE SIGNED: 08/22/2023
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Project: **APOPKA BUSINESS CENTER**
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title: **FIRE WATER PROFILES**

Project No. **342010601**
Date: **29 AUGUST 2022**
Drawn By: **LC**
Checked By: **JY**
Drawing No. **C-24F**



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ORANGE COUNTY

Drawing Title

FLORIDA

Project No.

343010601

Date _____

29 AUGI

Drawn By

Drawn By _____

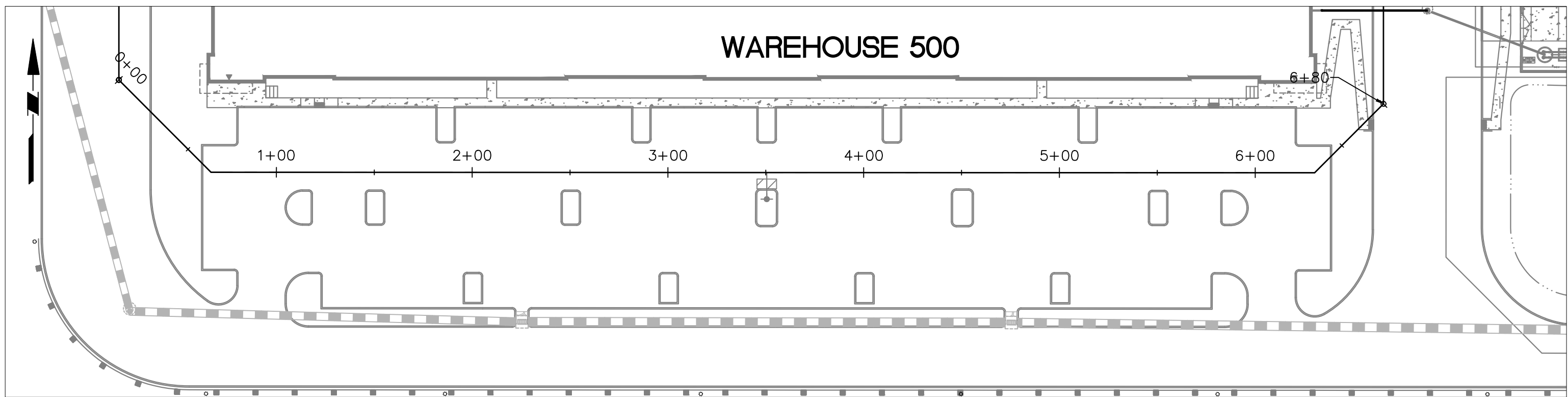
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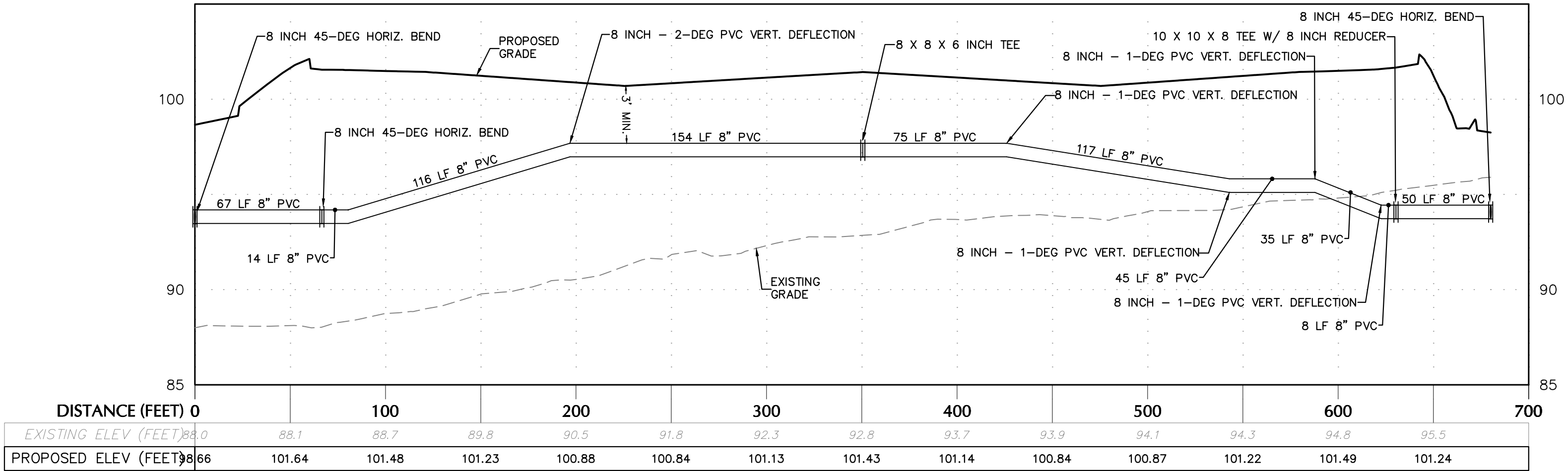
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C-24G

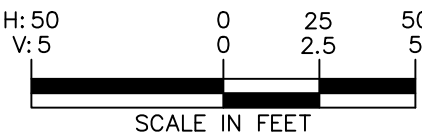
A
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FIRE WATER BUILDING 500-D LOOP PLAN VIEW



FIRE WATER BUILDING 500-D LOOP PROFILE



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SEAL

JOSEPH J. YANNUCCI, JR.

No. 65969

STATE OF FLORIDA

PROFESSIONAL ENGINEER

08/22/2023

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Project

APOPKA BUSINESS CENTER

CITY OF APOPKA

ORANGE COUNTY

FLORIDA

Drawing Title

FIRE WATER PROFILES

Project No.

342010601

Date

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Drawn By

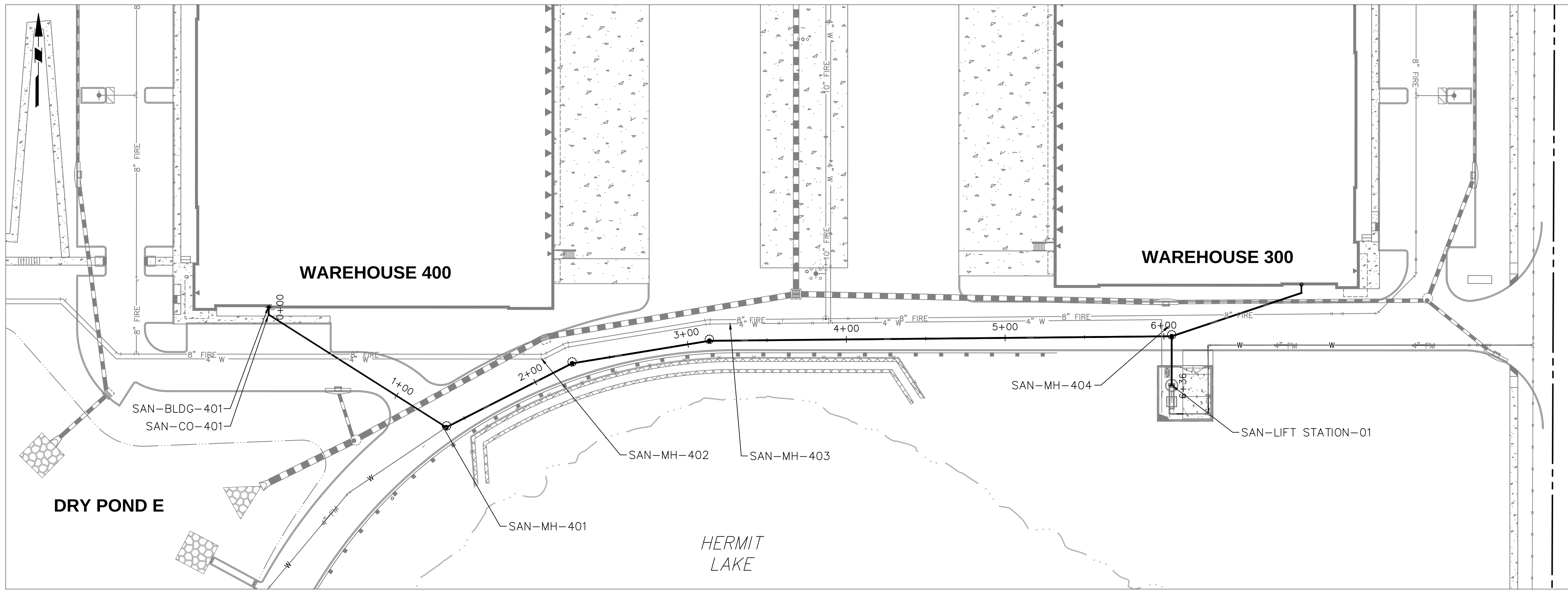
LC

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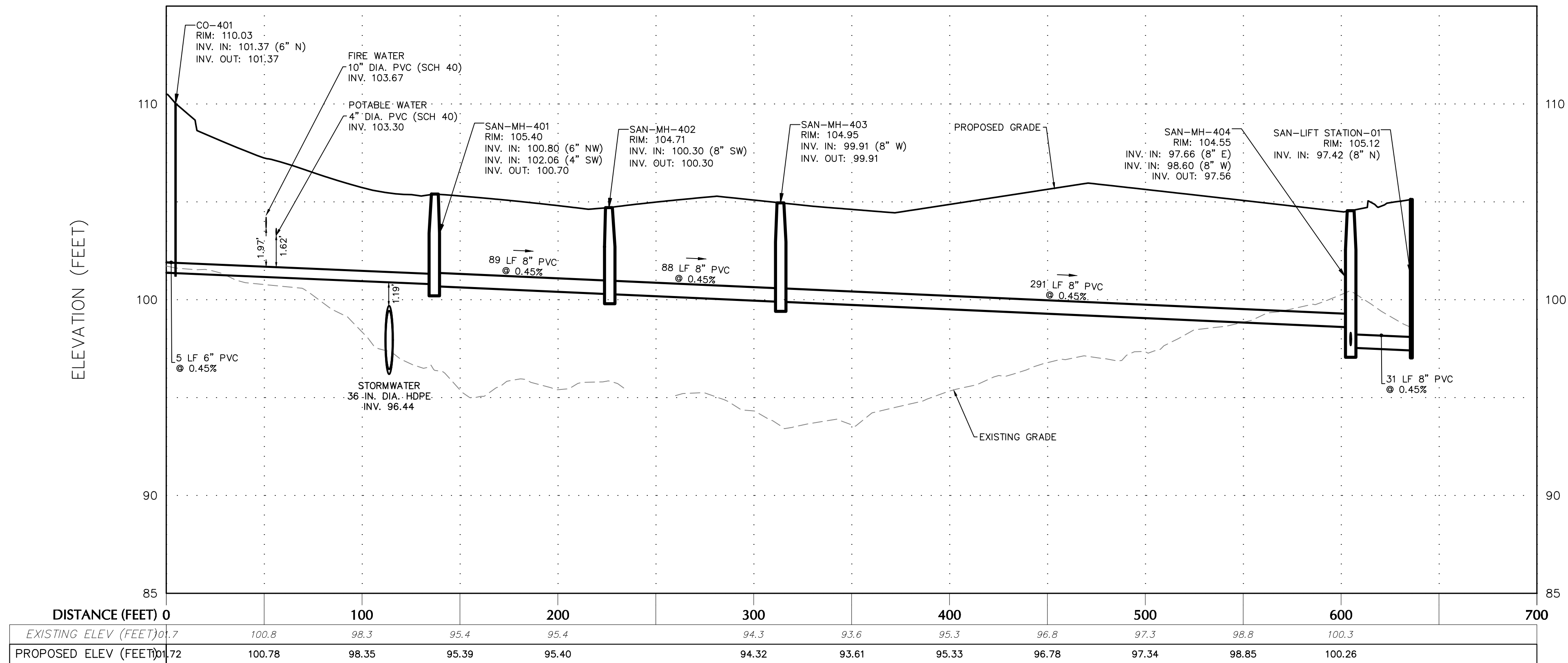
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Drawing No.

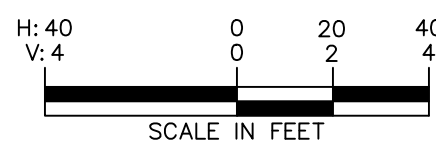
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SAN-BLDG-401 TO SAN-LIFT STATION-01

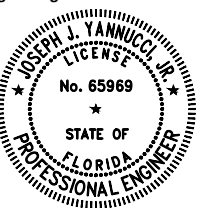
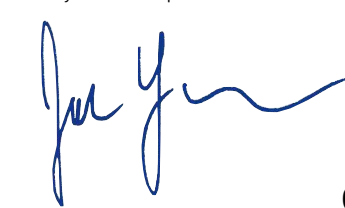


WAREHOUSE 400 TO LS-01



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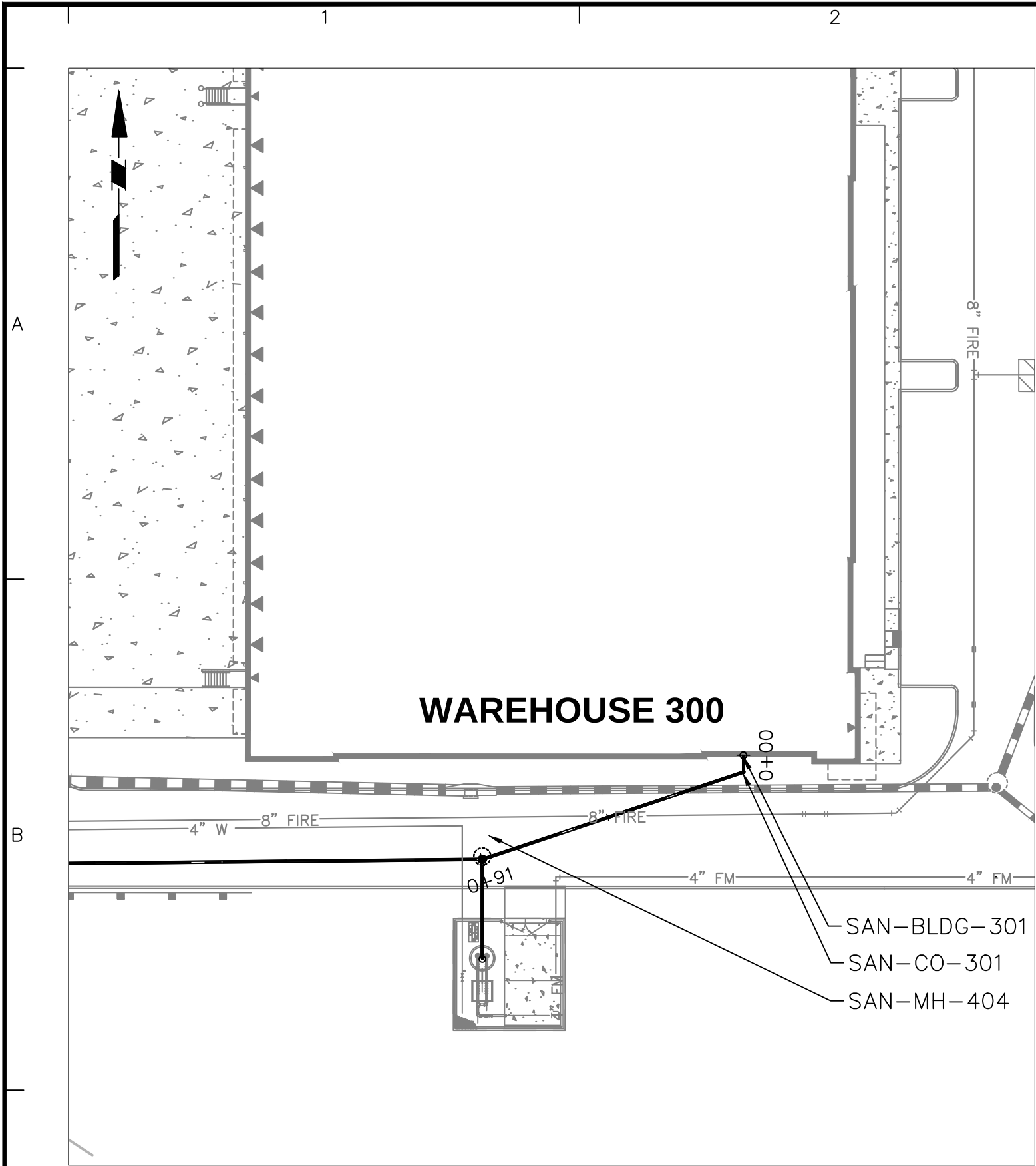
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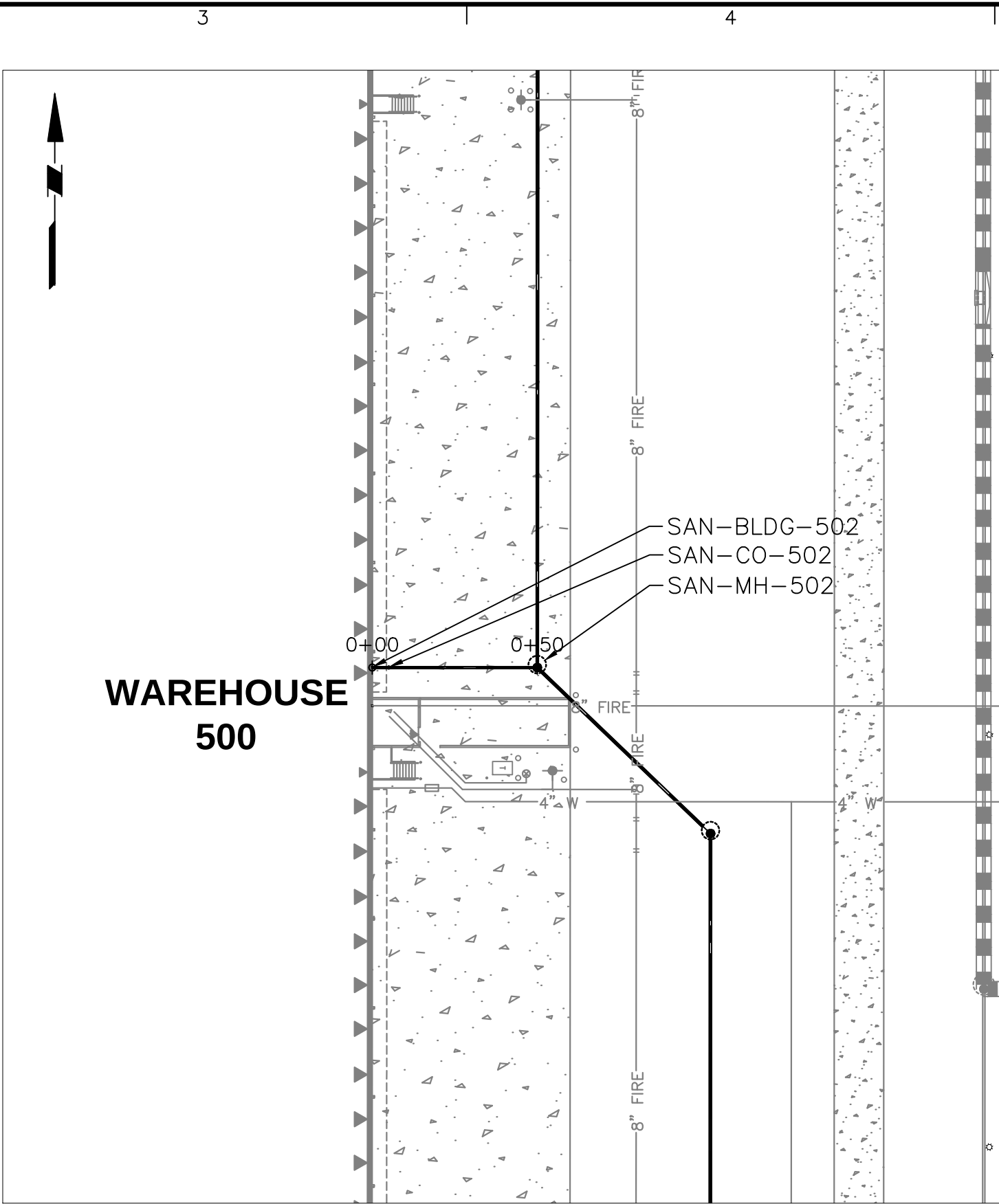
Project
**APOPKA
BUSINESS CENTER**
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
**SANITARY
PROFILES**

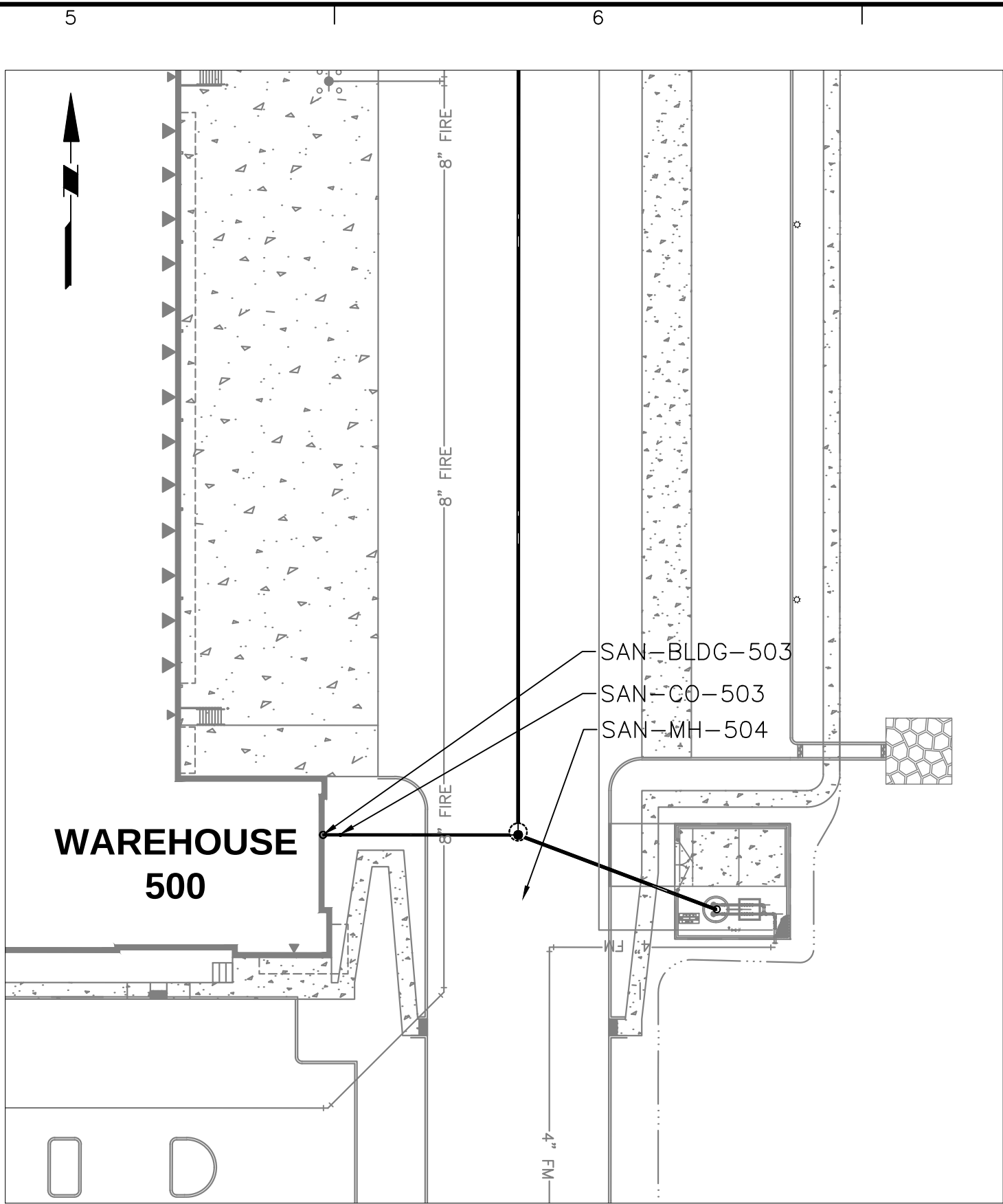
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Date 29 AUGUST 2022	
Drawn By BML	
Checked By JJY	



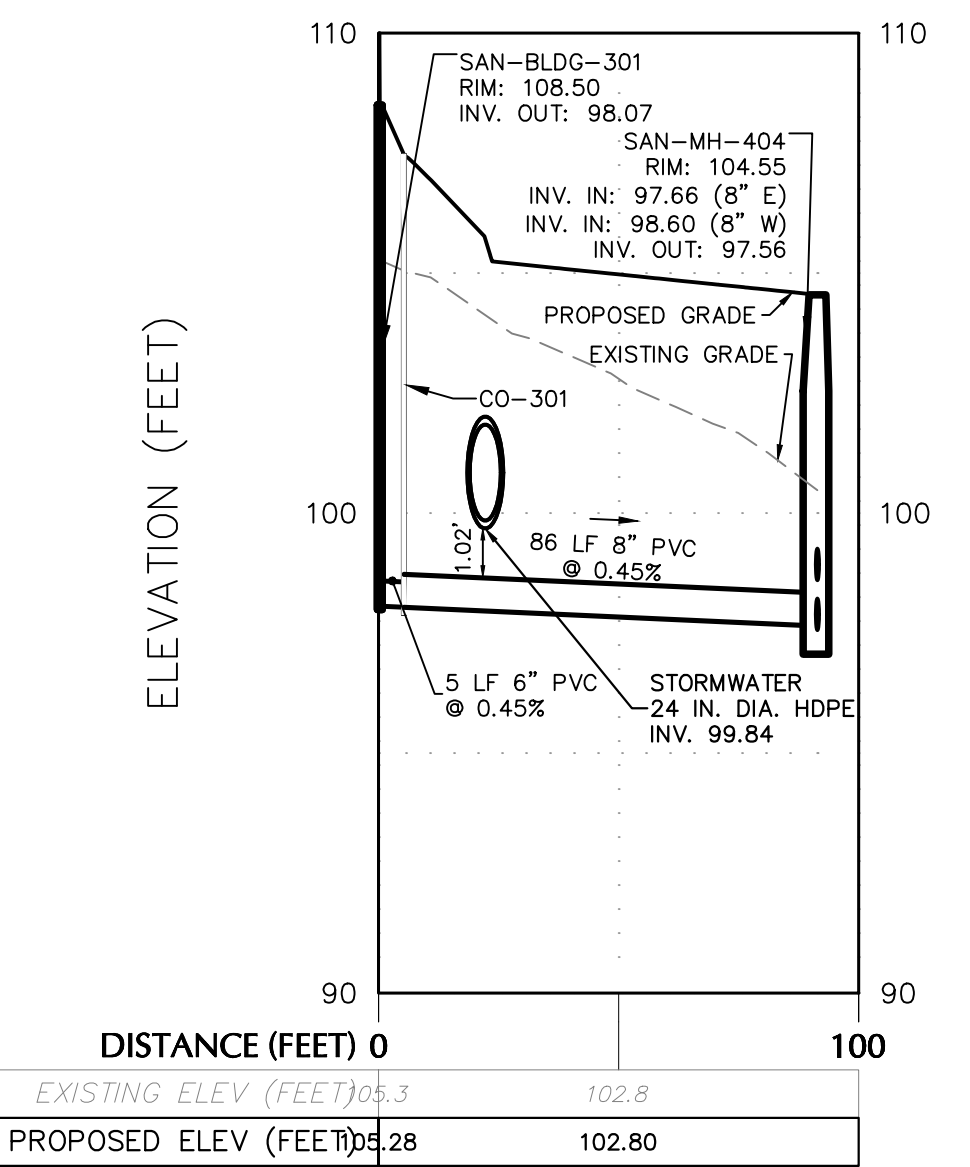
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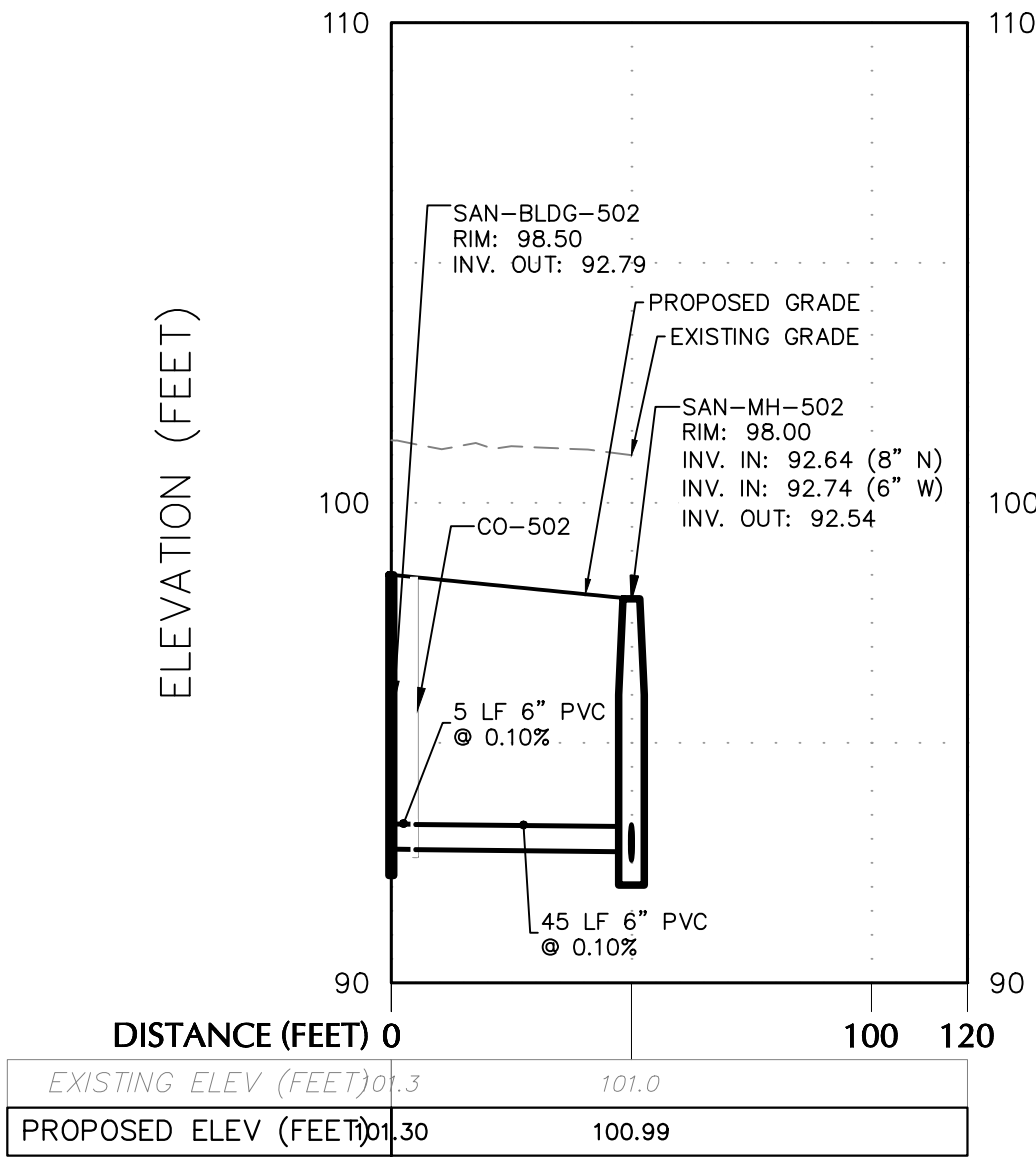
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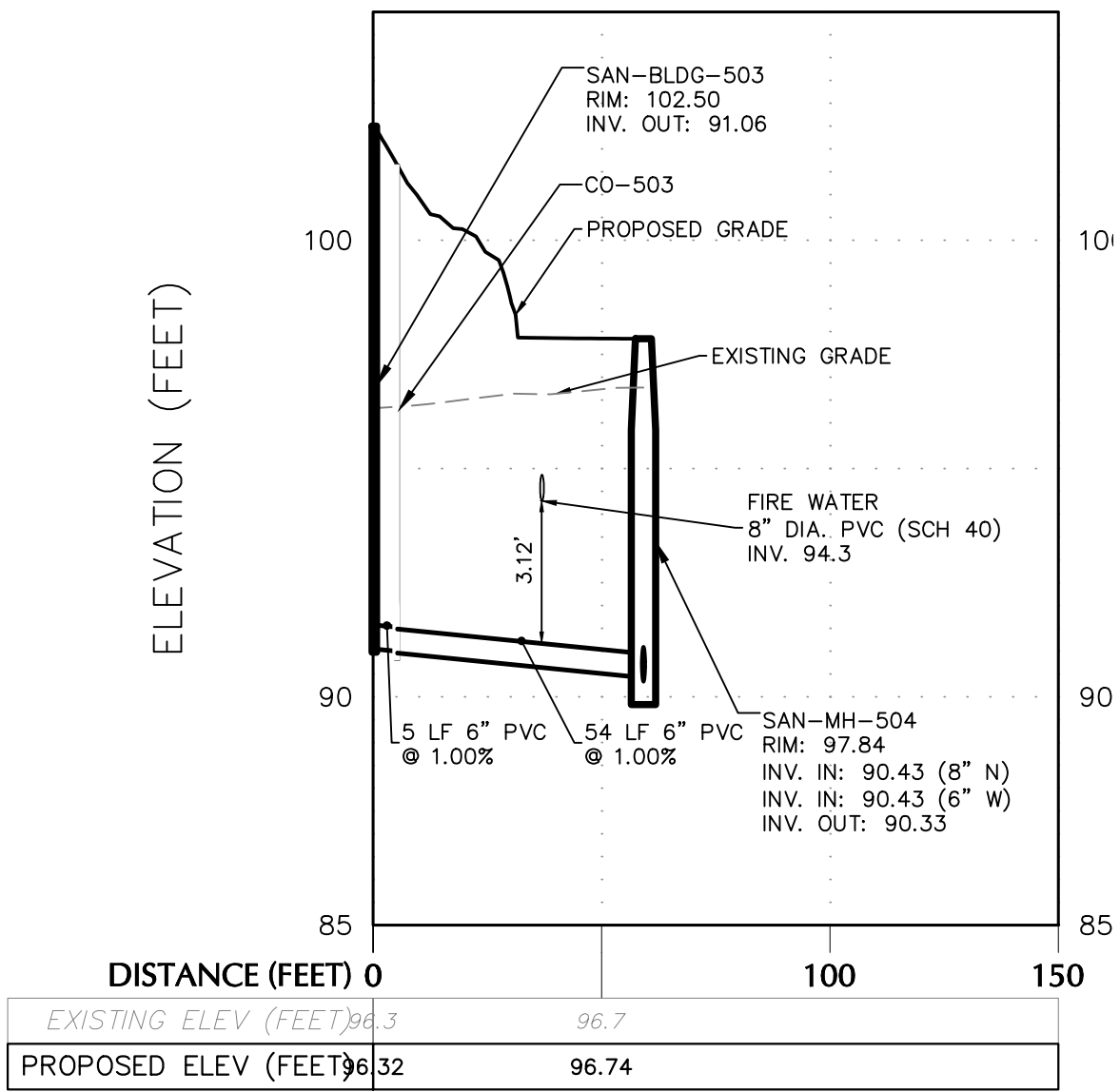
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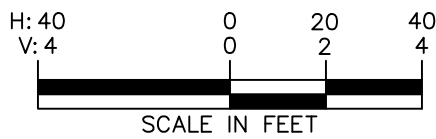
WAREHOUSE 300 LATERAL



WAREHOUSE 500 LATERAL 2



WAREHOUSE 500 LATERAL 3



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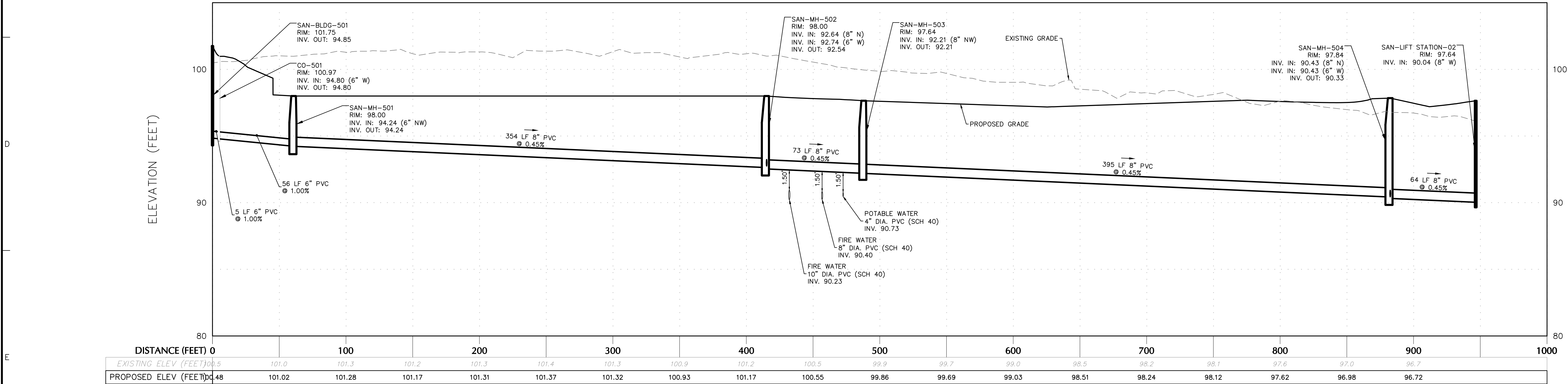
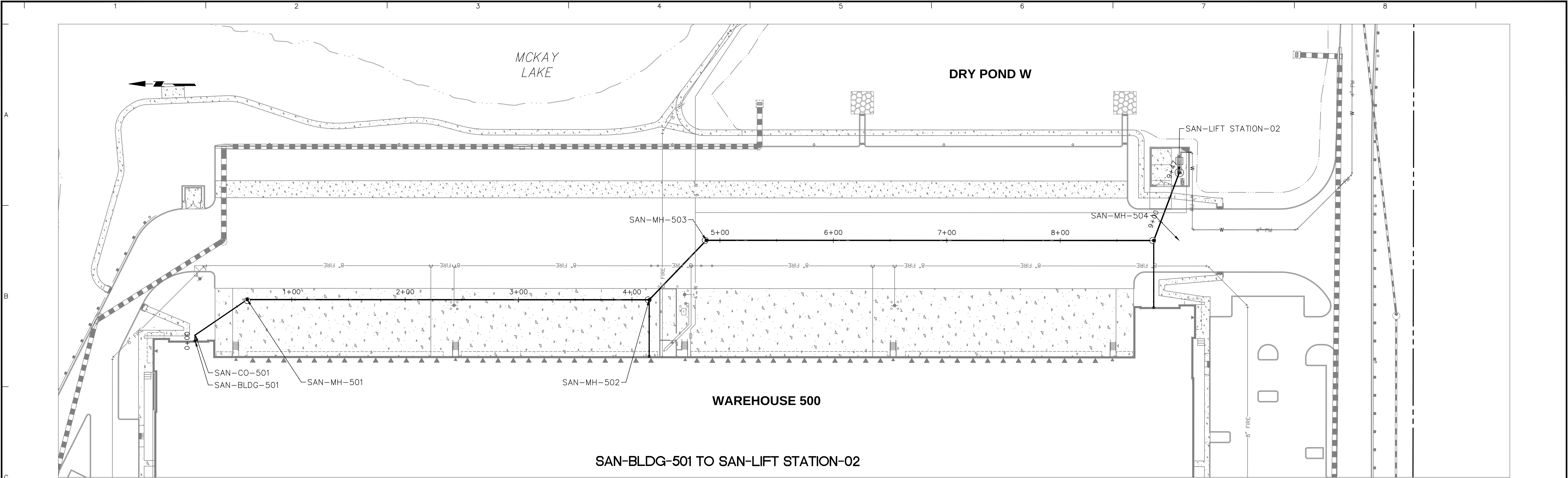
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Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
SANITARY PROFILES

Project No.
342010601
Date
29 AUGUST 2022
Drawn By
BML
Checked By
JJY

Drawing No.
C-24J



H: 40
V: 4

0 20 40

SCALE IN FEET

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Date	Description	No.
Revisions		

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Professional Engineer FL Lic. No. 65969

DATE SIGNED: 08/22/2023

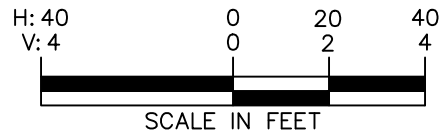
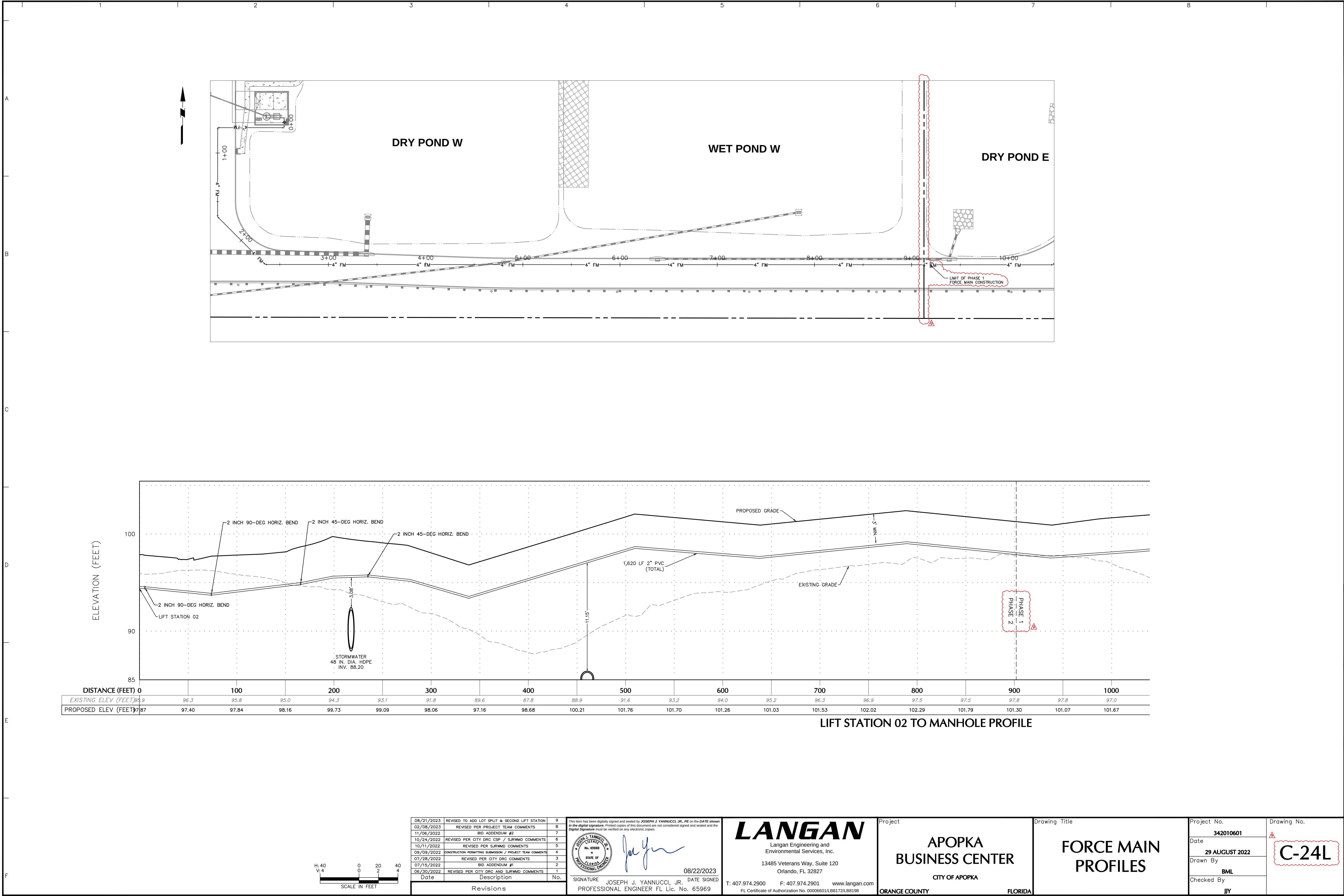
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Project: APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title: SANITARY PROFILES

Project No. 342010601
Date: 29 AUGUST 2022
Drawn By: BML
Checked By: JJY

Drawing No. C-24K



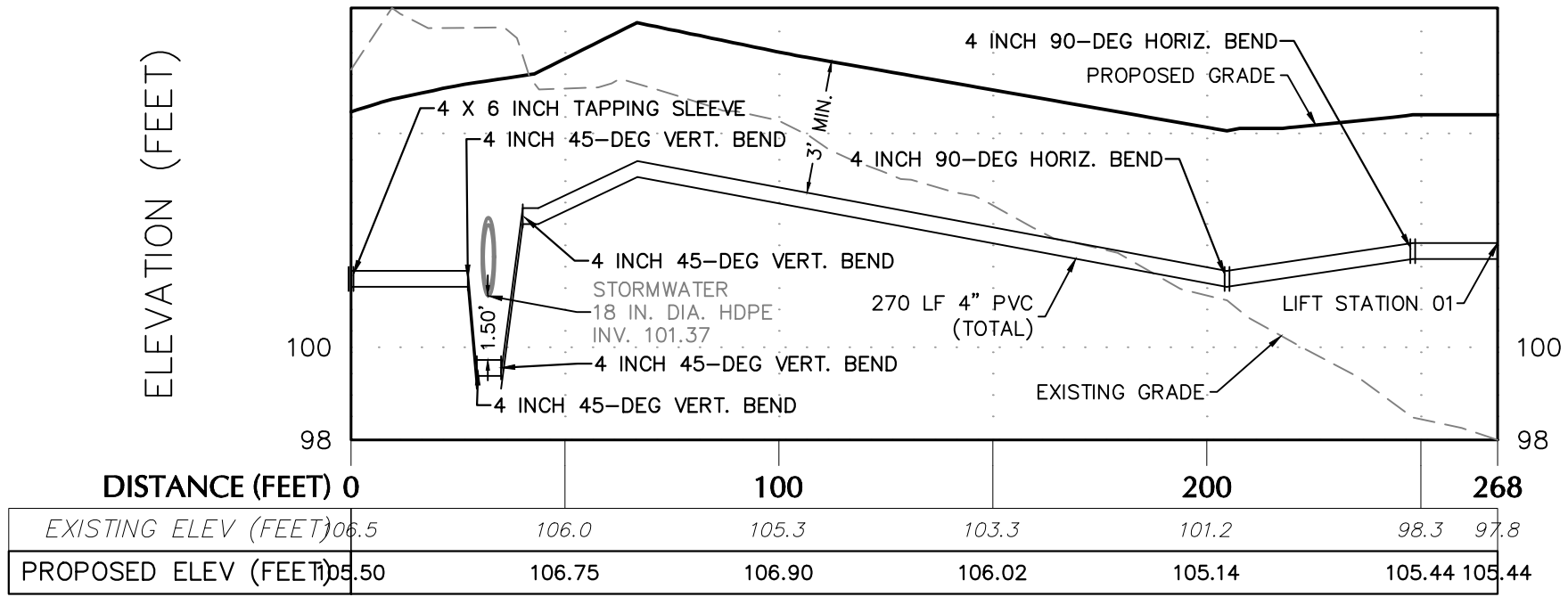
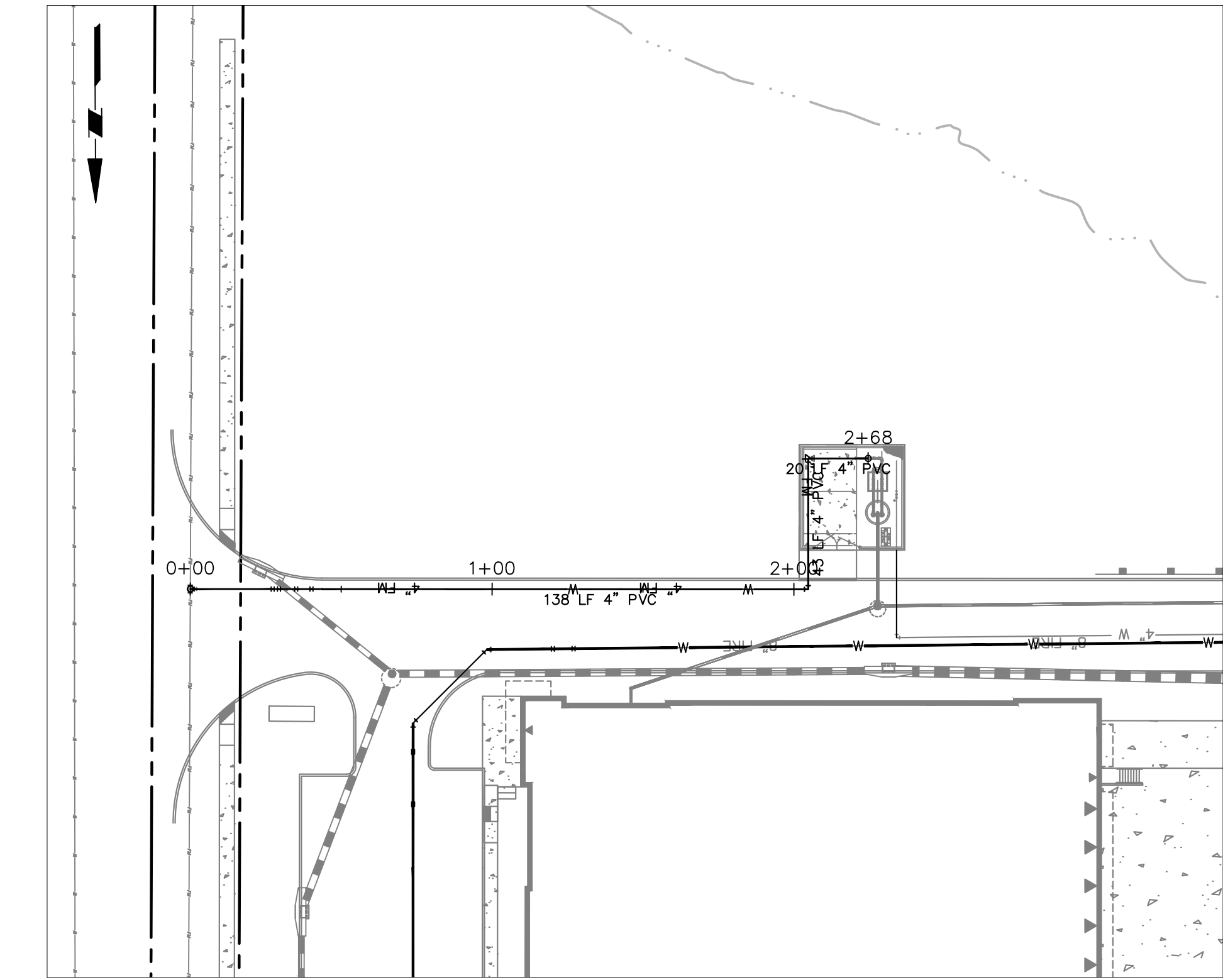
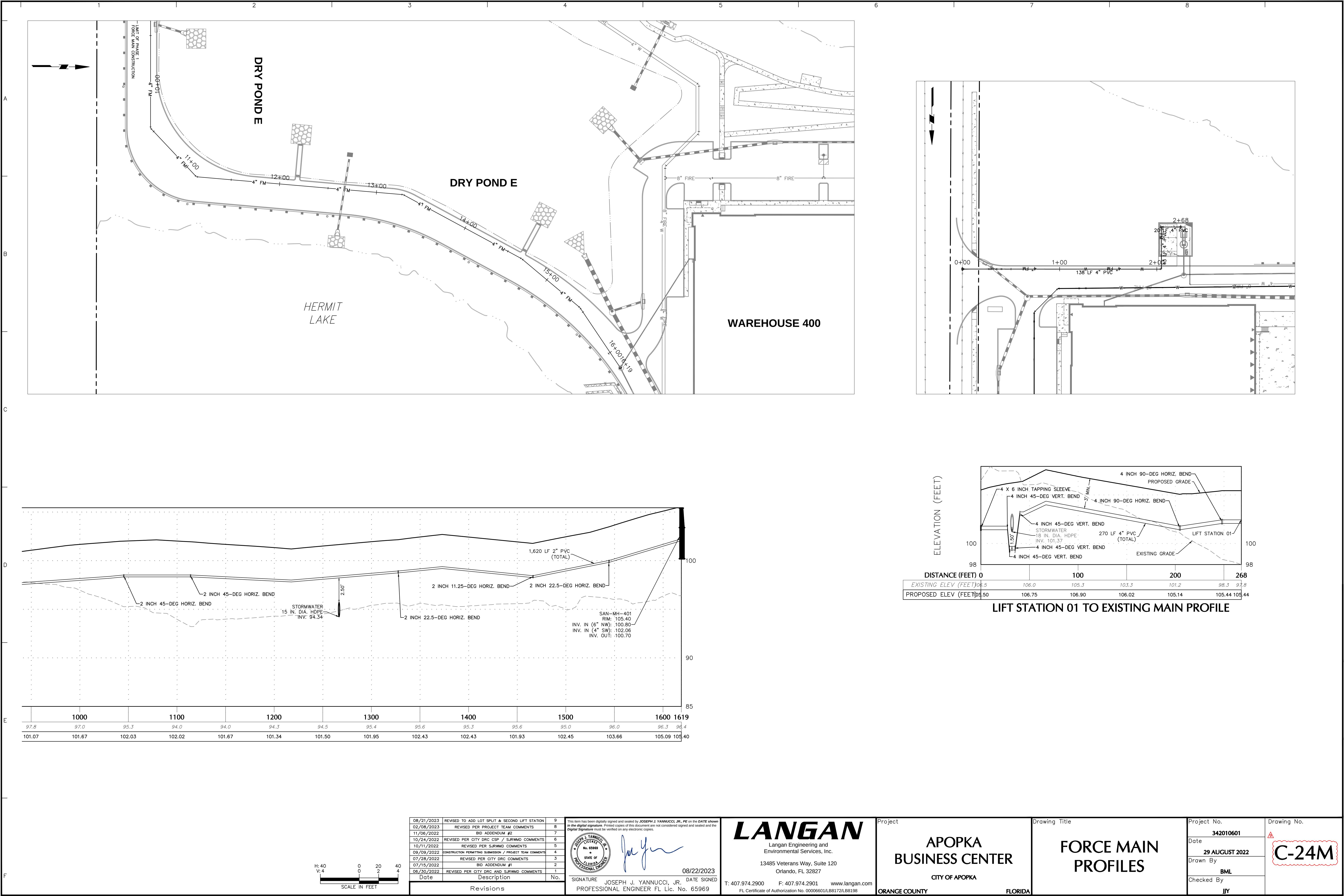
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	APOPKA BUSINESS CENTER	FORCE MAIN PROFILES	342010601	C-24L
	CITY OF APOPKA		Date	
	ORANGE COUNTY	FLORIDA	29 AUGUST 2022	
		Drawn By	BML	
		Checked By	JY	



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No. 65969
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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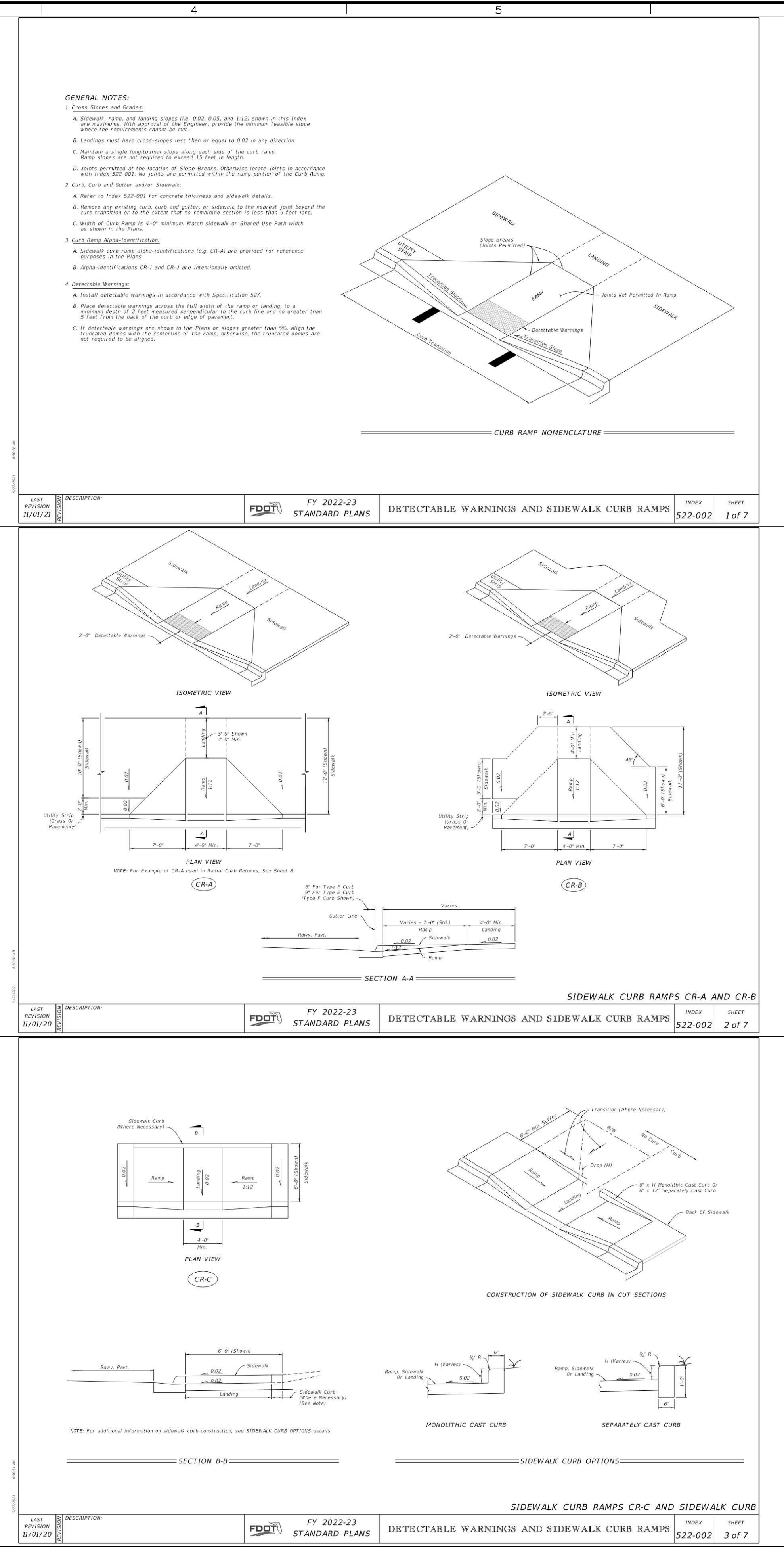
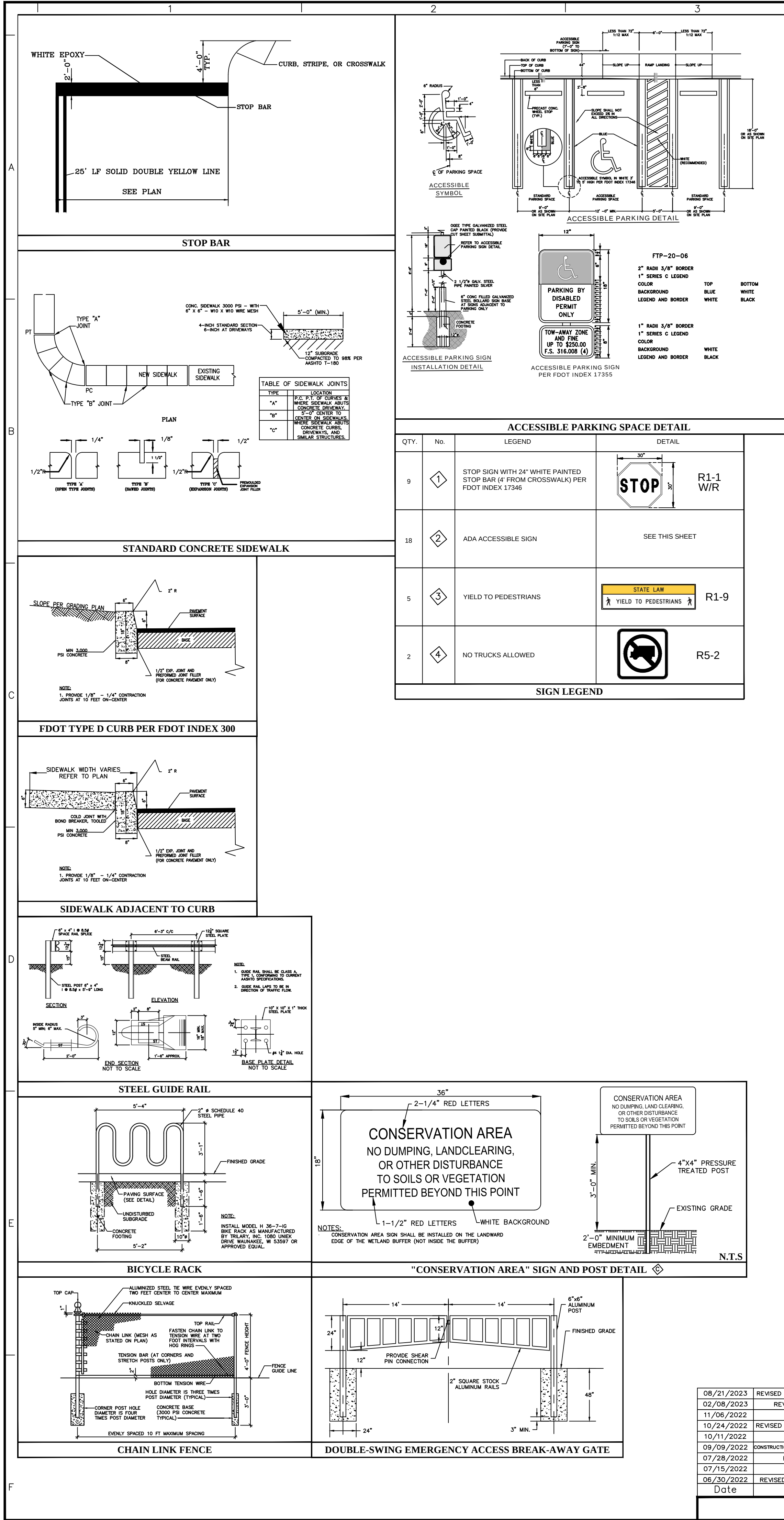
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Project
**APOPKA
BUSINESS CENTER**
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
**FORCE MAIN
PROFILES**

Project No.
342010601
Date
29 AUGUST 2022
Drawn By
BML
Checked By
JY

Drawing No.
C-24M



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Project: APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title: SITE DETAILS
Project No.: 342010601
Date: 15 JULY 2022
Drawn By: JMW
Checked By: JY
Drawing No.: C-26

GENERAL NOTES:

- Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of cross drain pipe; corrugated steel pipe mitered end sections may be used with any type of cross drain pipe except aluminum pipe, and corrugated aluminum mitered end sections may be used with any type of cross drain pipe except steel pipe. When aluminum coated metal pipe is specified for cross drains pipe, construct the mitered end sections with the pipe or concrete pipe. When the mitered end section shall be installed in the cross drain pipe, construct a concrete jacket in accordance with Index 430-007.
- Use either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinyl-chloride pipe (PVC), steel reinforced polyethylene pipe (SRPE), and polypropylene pipe (PP). When used with corrugated material end sections, construct mitered ends using either a Formed metal band specifically designed to join HDPE, PVC, SRPE, or PP pipe, with metal pipe. When used in conjunction with a concrete mitered end section, construct concrete joints in accordance with Index 430-001.
- Class RS concrete cast-in-place reinforced slabs are required for all sizes of cross drain pipes. Construct slabs at 5% slope, unless 7' thickness is called for in the Plans.
- Select lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.
- Repair corrugated metal pipe galvanizing that is damaged during handling and perforating.
- When existing suitable cross drain pipes are spaced other than the dimensions shown in this index, have separate areas, or nonuniform sections, either construct the mitered end sections separately as single pipe or collectively as multiple pipe end sections as directed by the Engineer.
- Settle Slope:
 - 1. Minor - Slope to 1/4 of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
Slope to the major axis for elliptical pipes 24"x36" or smaller and 1:2 for pipes 28"x45" or larger.
Slope to the span line for pipe arch 28"x20" or smaller and 1:2 for pipe arch 34"x32" or larger.
 - 2. Major - Slope to 1/4 of pipe for round pipes less than or equal to 18" diameter and 1:2 for round pipes greater than or equal to 24" diameter.
Slope to the major axis for elliptical pipes 24"x36" or smaller and 1:1 for pipes 34"x32" or larger.
Slope 1:1 for all pipe arch sizes.

Quantities shown are for estimating purposes only.

TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contents
2	Single and Multiple Concrete Pipe
3	Concrete Pipe Dimensions and Quantities
4	Single and Multiple Corrugated Metal Pipe
5	Corrugated Metal Pipe Dimensions and Quantities
6	Concrete Pipe Connections and Composite Metal Pipe (SRPE) Anchor Detail

CROSS DRAIN MITERED END SECTION
(Concrete Pipe Shown, Corrugated Metal Pipe Similar)

SLOPE AND DITCH TRANSITIONS

The figure contains four technical drawings for round concrete pipe standard plans:

- PLAN - SINGLE PIPE:** A top-down view of a single pipe section. It shows a circular pipe with a diameter of 60" (5' 0"). The pipe is shown in plan view with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3). The pipe is shown with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3). The pipe is shown with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3).
- PLAN - MULTIPLE PIPE:** A top-down view of multiple pipe sections. It shows a circular pipe with a diameter of 60" (5' 0"). The pipe is shown in plan view with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3). The pipe is shown with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3). The pipe is shown with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3).
- SECTION A-A (Pipe/Slab Fillet):** A cross-section view of the pipe and slab fillet. It shows a circular pipe with a diameter of 60" (5' 0"). The pipe is shown in section view with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3). The pipe is shown with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3). The pipe is shown with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3).
- DETAIL 'A':** A detail view of the pipe and slab fillet. It shows a circular pipe with a diameter of 60" (5' 0"). The pipe is shown in detail view with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3). The pipe is shown with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3). The pipe is shown with a 1/2" offset location. The concrete slab is reinforced with W8R bars at 12" O.C. (See General Note 3).

[illegible]

TONGUE AND GROOVE CONNECTOR DETAIL

Concrete Pipe
Tongue Length L
2x10 x 10" Steel Bar (See Detail "C")
4x Bolt Dia.
Varies
4x Bolt Dia.
Pipe Shell Thickness (Varies)
FLOW

BELL AND SPIGOT CONNECTOR DETAIL

Concrete Pipe
Bell Dia.
2x10 x 10" Steel Bar (See Detail "C")
4x Bolt Dia.
Varies
4x Bolt Dia.
Pipe Shell Thickness (Varies)
FLOW

STEEL BAR

Optional Shape
Bolt Dia.
3L or Bolt Length +30" Min.
4x Bolt Dia.
2x10 x 10" Steel Bar (Bell & Spigot)
2x10 x 10" Steel Bar (Tongue & Groove)
Bolt Dia. = 1/2"

CONCRETE PIPE CONNECTION DETAIL

DETAIL "C"

CONCRETE PIPE CONNECTION AND CORRUGATED PIPE ANCHOR DETAIL

4x8x16
(See Note "B")
2x10 Min.
Pipe Washer (1 Req.)
Hex Nuts (2 Req.)
FLOW

NOTES:

1. Anchors required for CMP only.
2. Use galvanized steel for all bars, bolts, nuts, and washers.
3. Bolt anchor where required to enter in concrete wall.
4. Repair damaged surfaces after bending.
5. Splice anchors a distance equal to four (4) corrugations.
6. Place the anchors in the outside crest of corrugation.
7. Place flat washers on inside wall of pipe.
8. Drill or punch holes in the interior end pipe; burning not permitted.
9. A 8" x 10" bolt substitution is permitted.

Bolt Dia.	Pipe Dia.
1/2"	12" to 36"
3/4"	12" to 72"

CONCRETE PIPE CONNECTION AND CORRUGATED PIPE ANCHOR DETAIL

DETAIL "D"

GENERAL NOTES:

1. Work into Inlets with Index 425-001 and Index 425-010.
2. Conform the finished grade and slope of the inlet top with the finished cross slope and grade of the proposed adjacent road or border.
3. For inlets constructed on a curve, refer to the plans to determine the radius. Bend steel when necessary.
4. Use Grade 60 reinforcing bars with 1/2" minimum cover unless otherwise shown, see Sheet 6 for reinforcement details.
5. Inlet tops may be either cast-in-place or precast concrete. Cast-in-place inlets to be constructed above or in accordance with approved shop drawings.
6. Corner fillets are required at inlet openings for precast units or C-P-U units used in conjunction with circular inlet bottoms or skewed rectangular inlet boxes. Finish top of fillets flush with drain level (sides and across slope).
7. For Type E curb and gutter, transition the slope of the curb over the gutter transition length to match the face of the inlet (Type F).
8. Meet the requirements of ASTM A307B with steel used for frames and grates.
9. Use either cast iron grates or plastic grates.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type 5 and 6 Dimensional Details
3	Type 5 and 6 Reinforcing and Bar Bending Details
4	Precast Dimensional and Reinforcing Details
5	Cast-in-Place Dimensional and Reinforcing Details
6	Alternate Reinforced Wire Reinforcing Details
7	Grates, Joints, and Grouting Details

CURB INLETS TOPS

CURB INLET TOP TYPES 6 AND 6

[illegible][illegible]

Top of Curb Control Line

SECTION D-D

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H

NOTES:

- For location of Section D-D there is no sheet 2.
- Match curb at adjacent curb with 2" max radius and 1/2" bottom channel of 1/2" radius.
- See Plans for bottom and riser types.

REINFORCING DETAILS

PRECAST DIMENSIONAL AND REINFORCING DETAILS

CURB INLET TOP TYPES 5 AND 6

[illegible]

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07/15/2022	BID ADDENDUM #1	2	
06/30/2022	REVISED PER CITY DRC AND SJRWMD COMMENTS	1	
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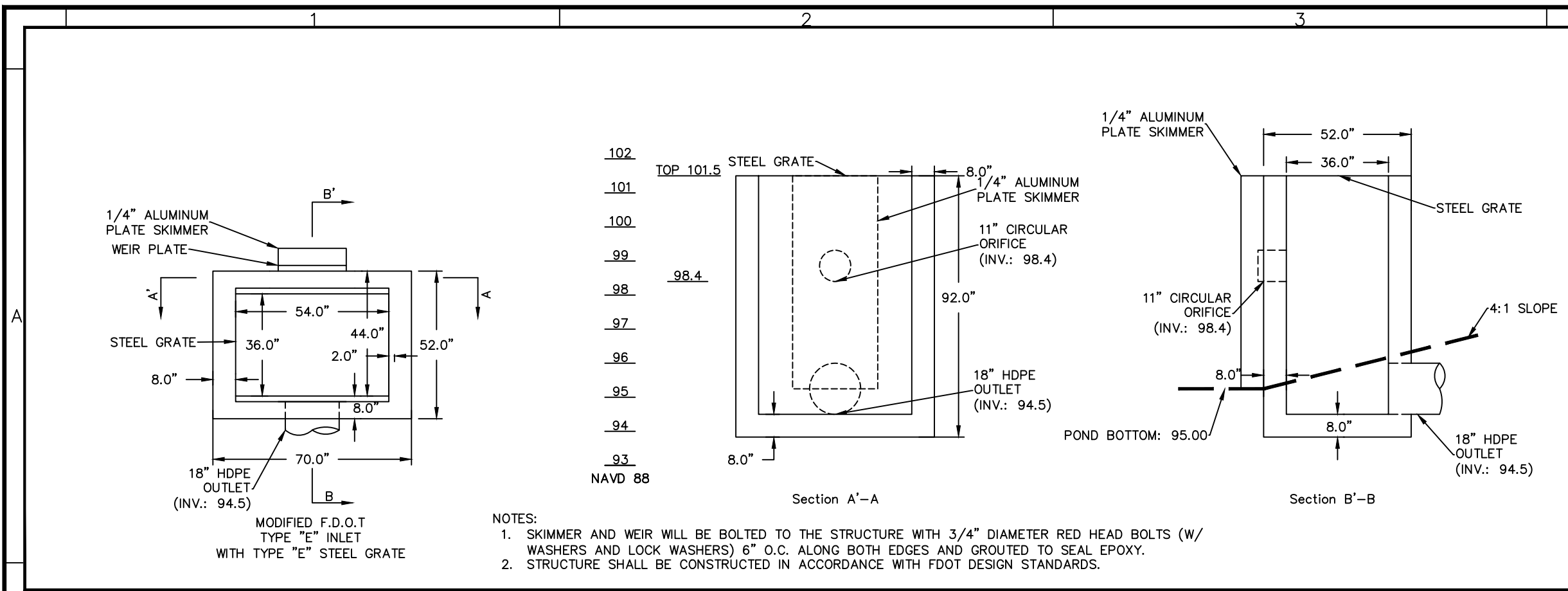
Project

**APOPKA
BUSINESS CENTER**

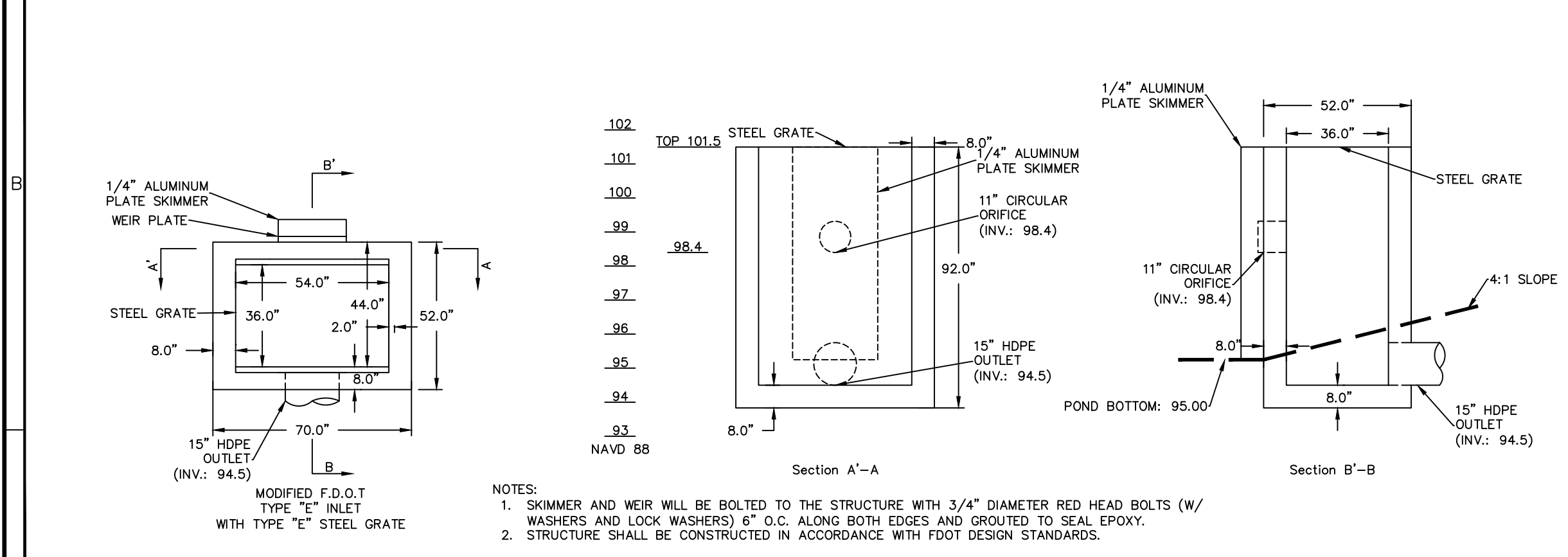
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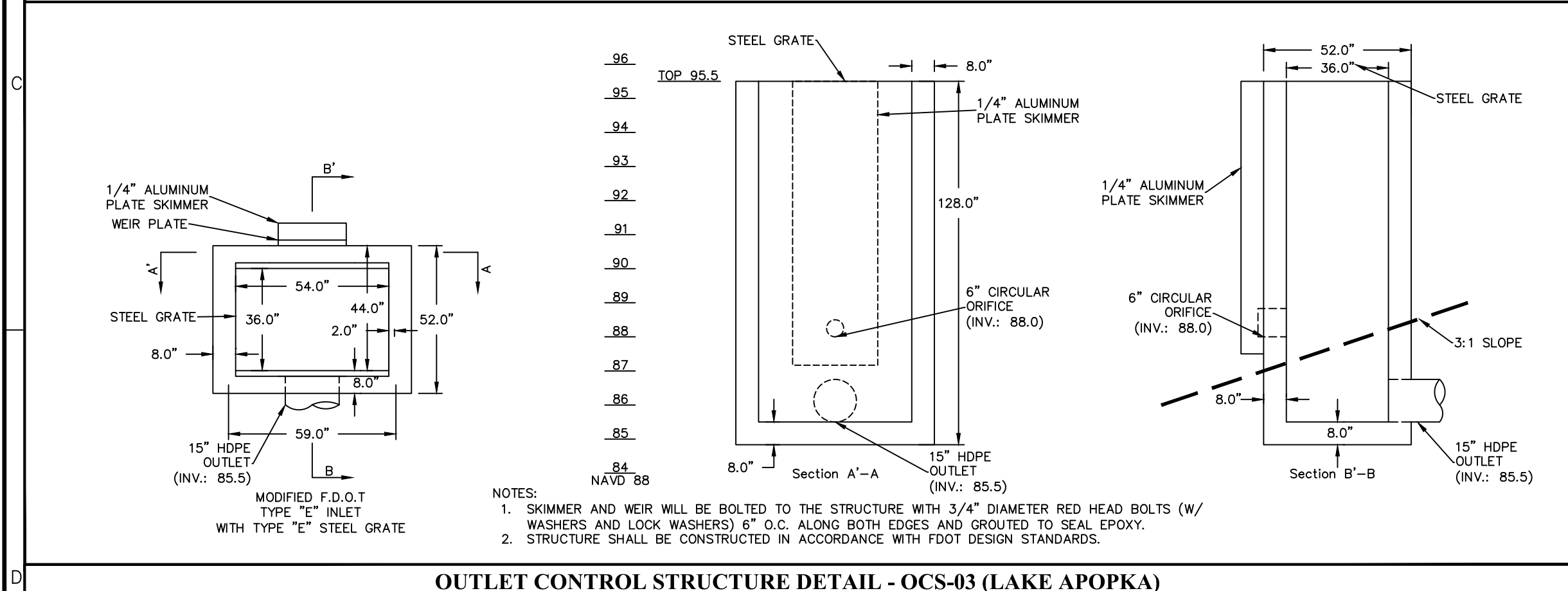
Drawing Title GRADING AND DRAINAGE DETAILS	Project No.	Drawing No. C-27
	Date	
	Drawn By	
	Checked By	



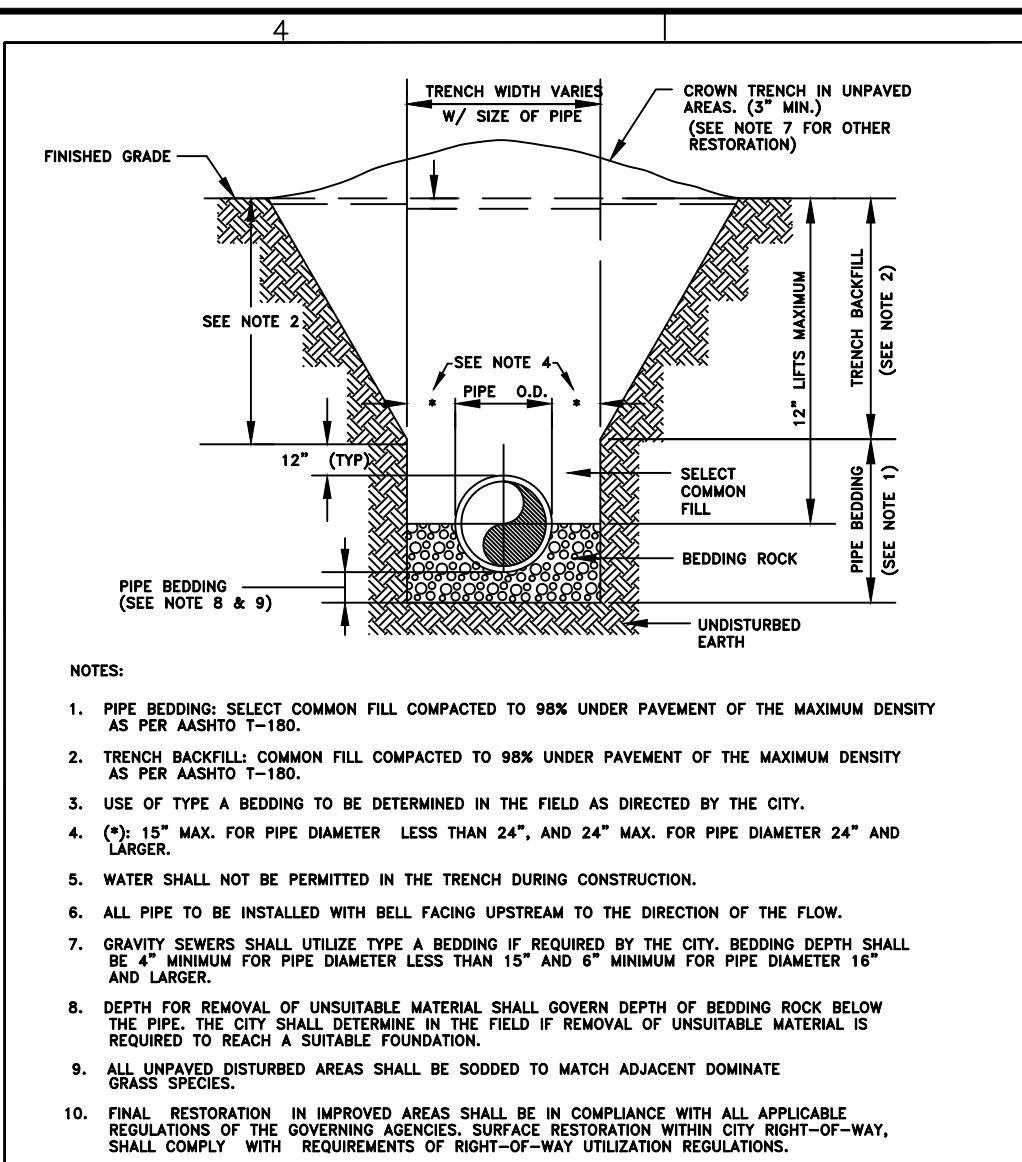
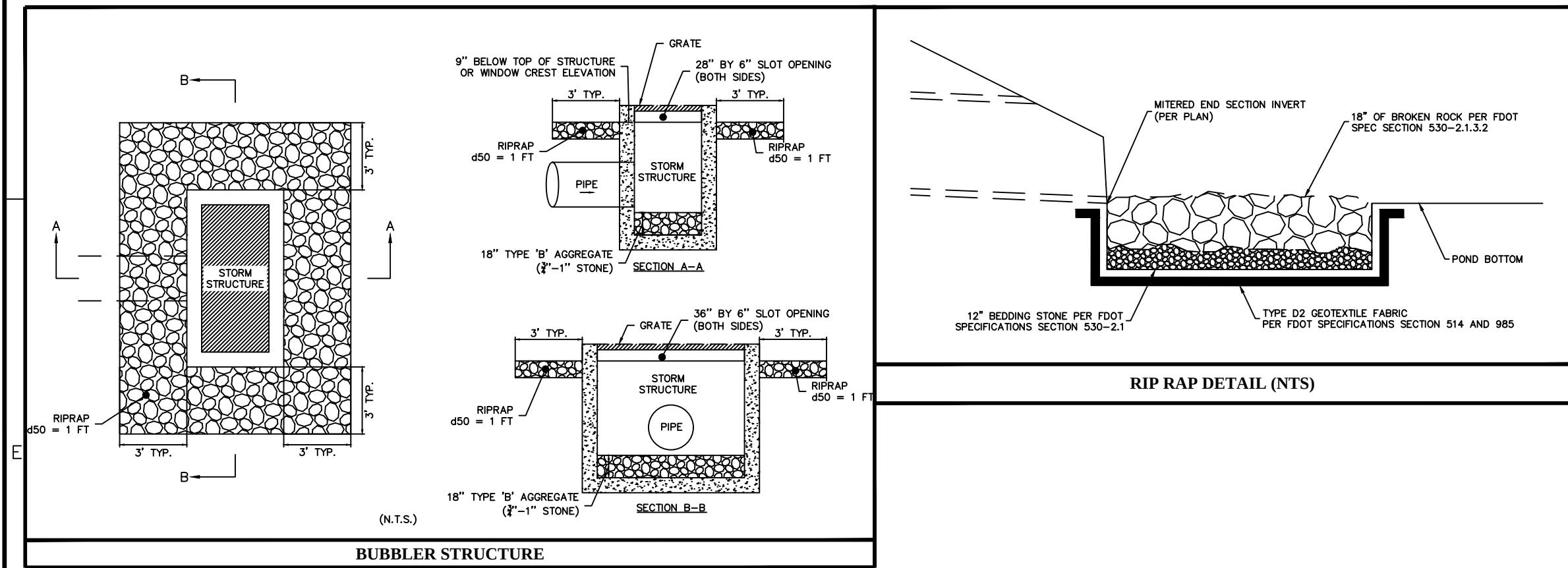
OUTLET CONTROL STRUCTURE DETAIL - OCS-01 (LAKE MCKAY)



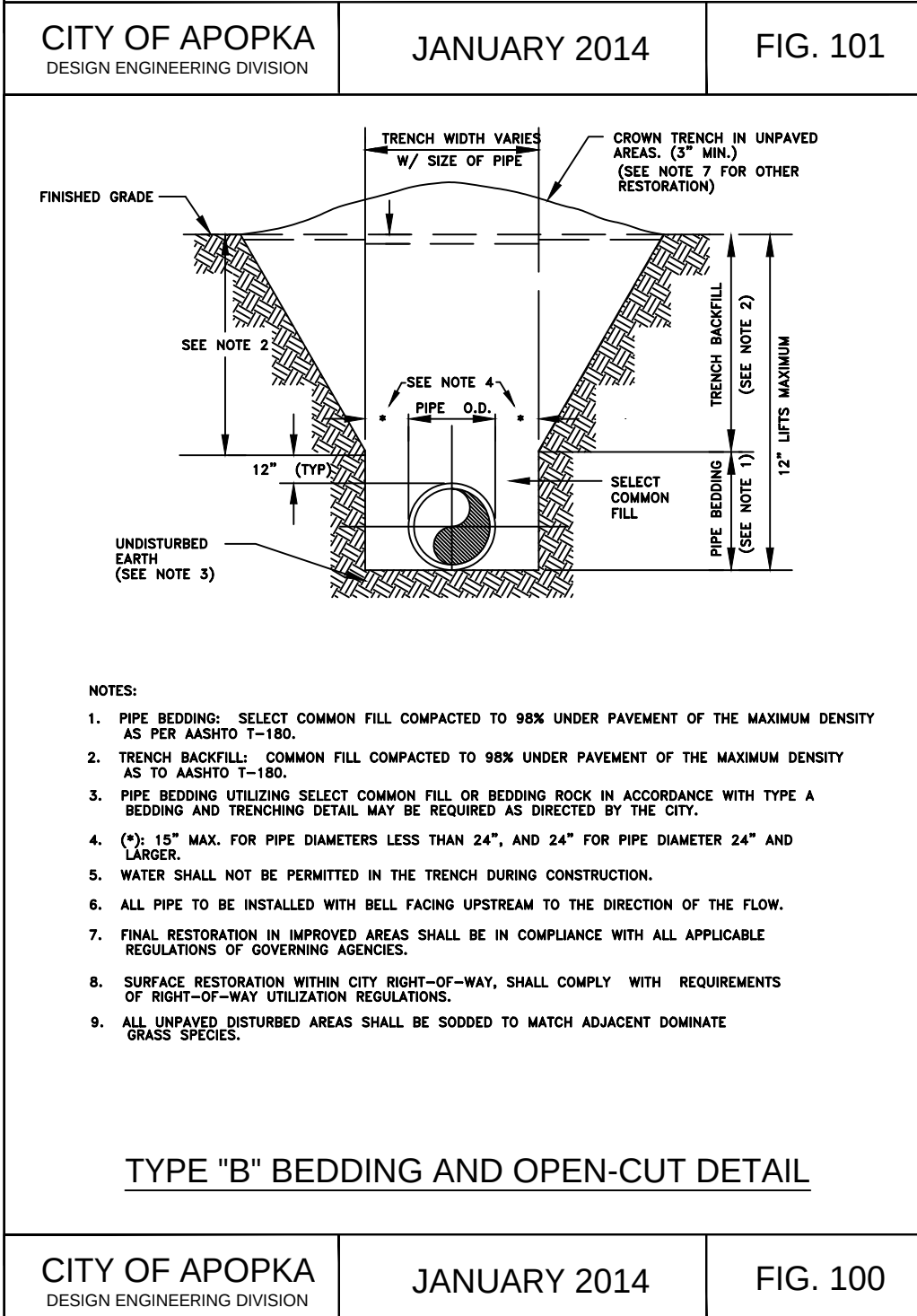
OUTLET CONTROL STRUCTURE DETAIL - OCS-02 (HERMIT LAKE)



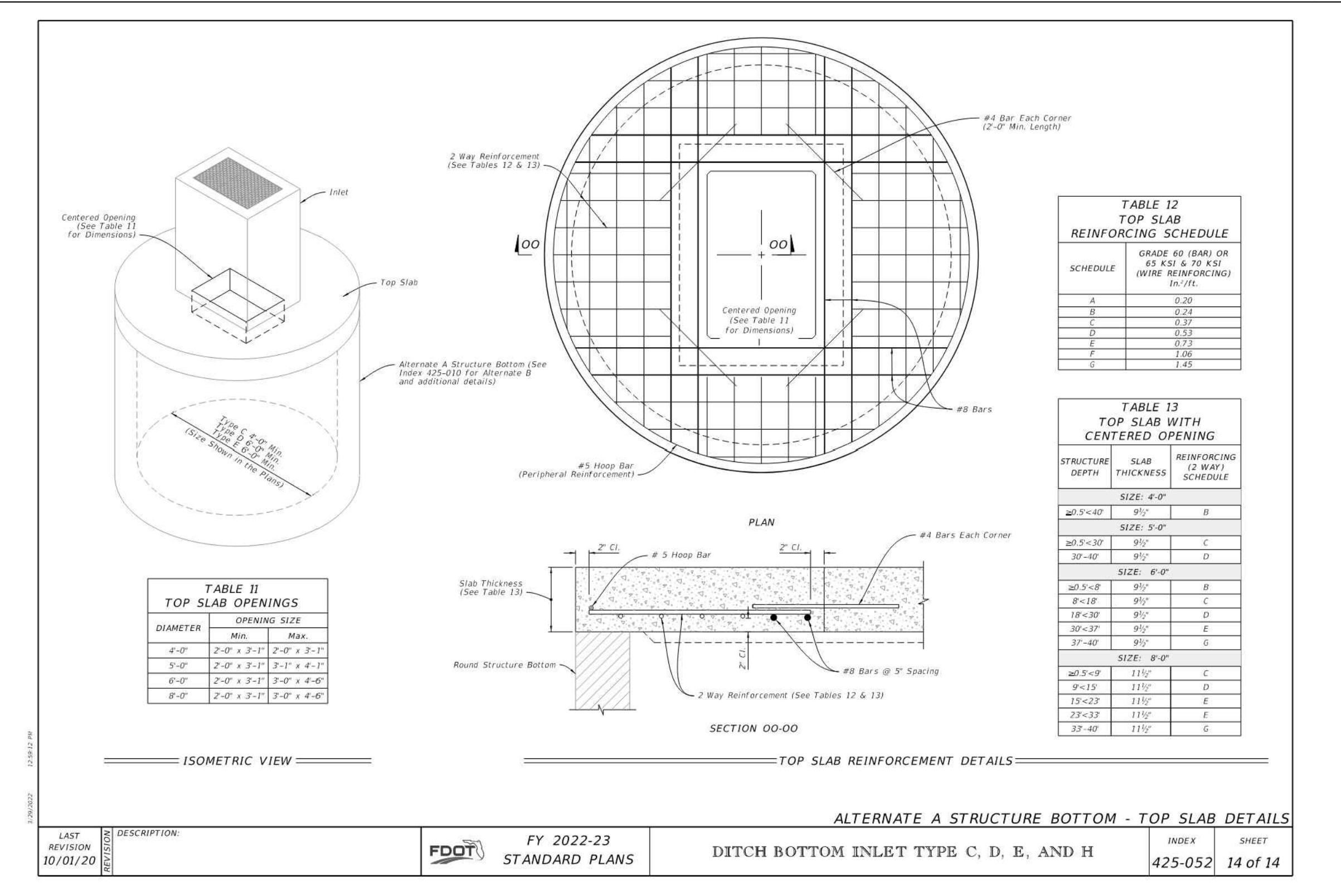
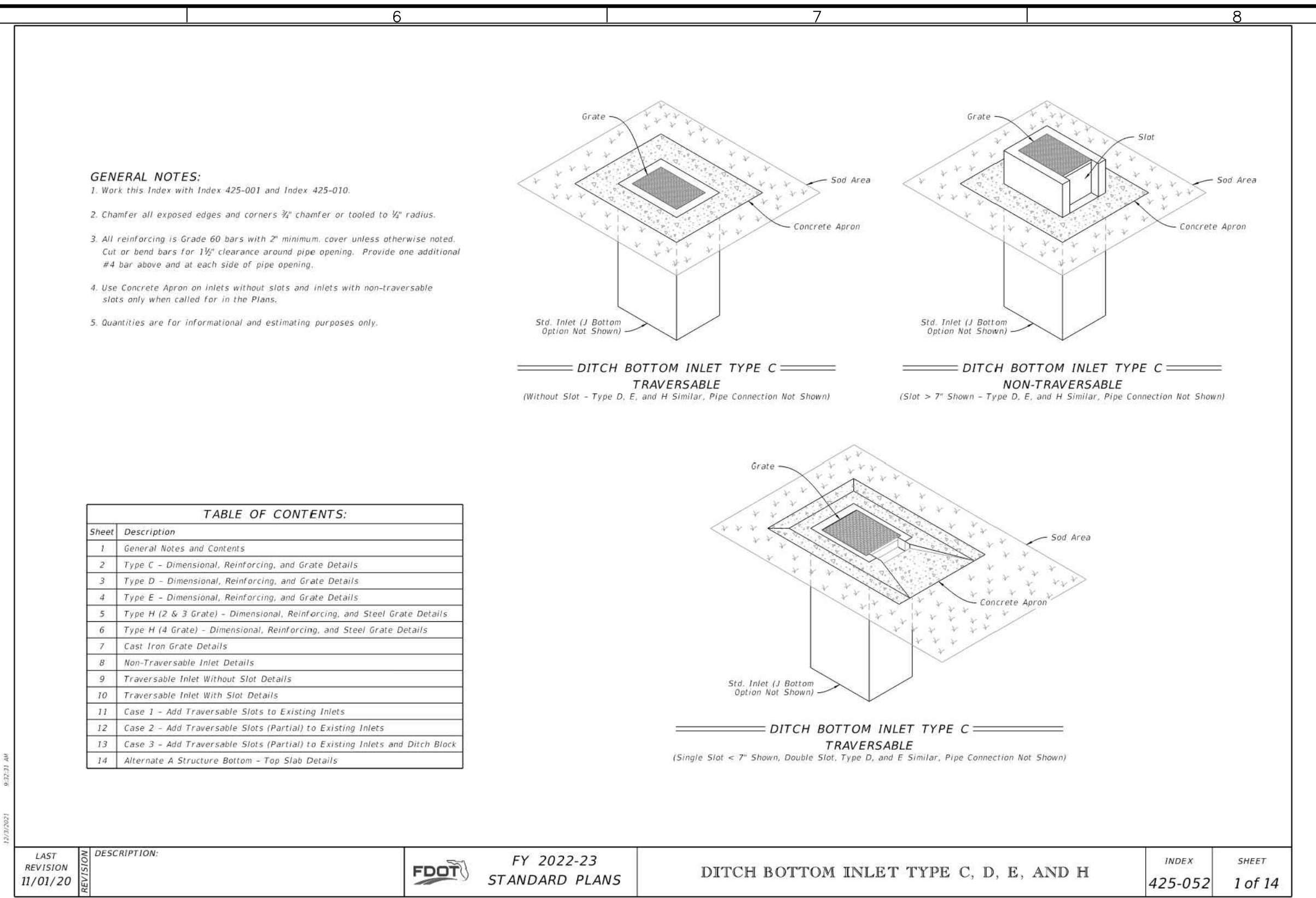
OUTLET CONTROL STRUCTURE DETAIL - OCS-03 (LAKE APOPKA)



TYPE "A" BEDDING AND OPEN-CUT DETAIL



TYPE "B" BEDDING AND OPEN-CUT DETAIL



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CITY OF APOPKA
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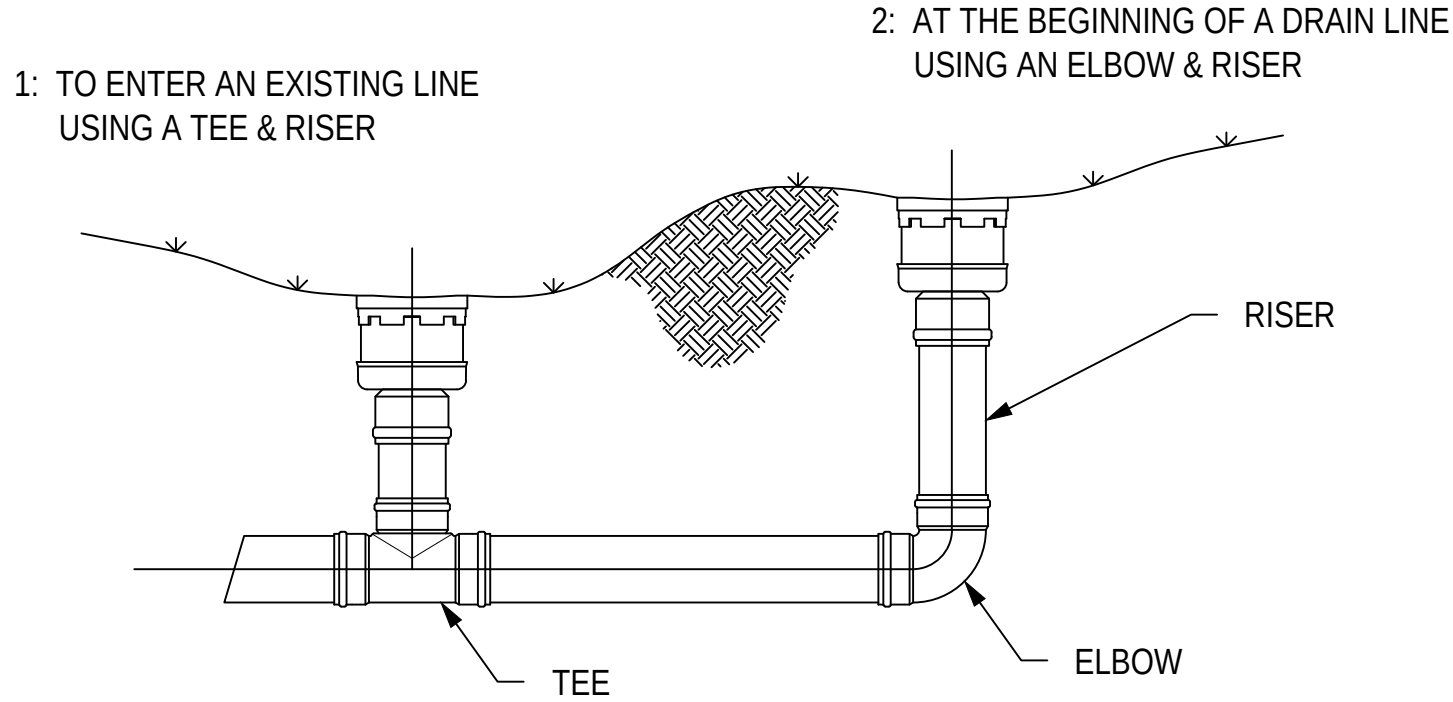
Drawing Title
GRADING AND DRAINAGE DETAILS

Project No.
342010601
Date
15 JULY 2022
Drawn By
JMW
Checked By
JY

Drawing No.
C-28

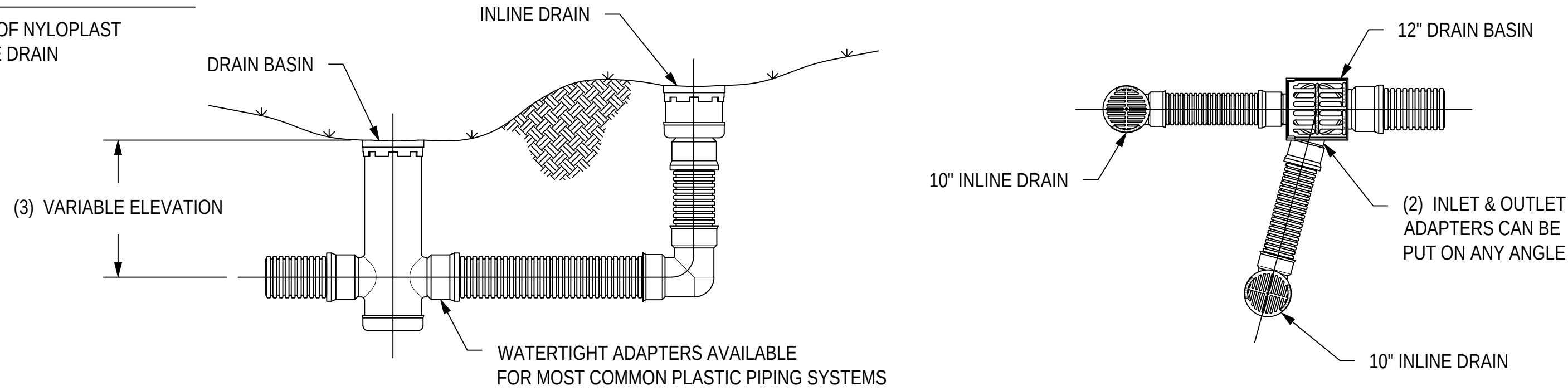
WHEN ARE INLINE DRAINS USED?

2708AG __X
2710AG __X
2712AG __X
2715AG __X
2718AG __X
2724AG __X
2730AG __X



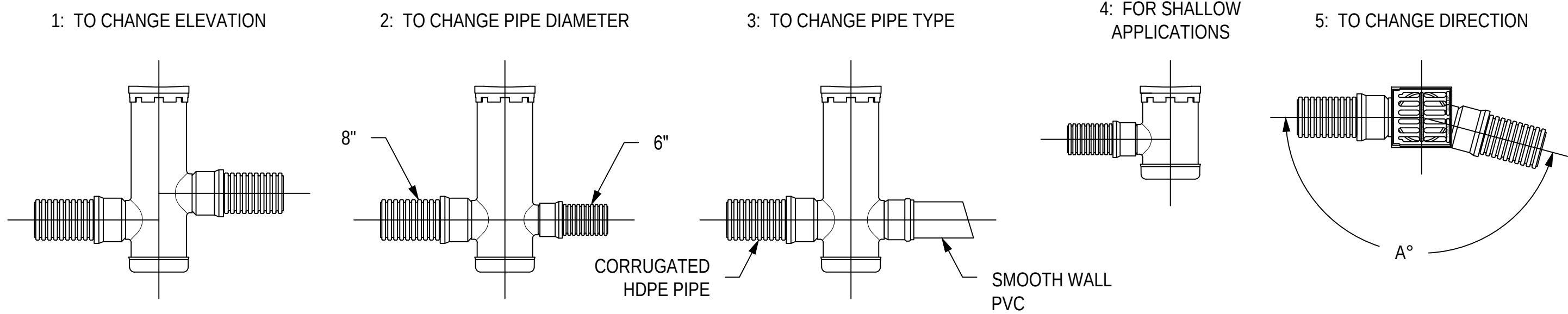
TYPICAL INSTALLATIONS

TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN



WHEN ARE DRAIN BASINS USED?

2808AG __X
2810AG __X
2812AG __X
2815AG __X
2818AG __X
2824AG __X
2830AG __X



- 1 - STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 30"
- 2 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065

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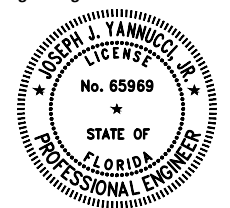
©2010 NYLOPLAST

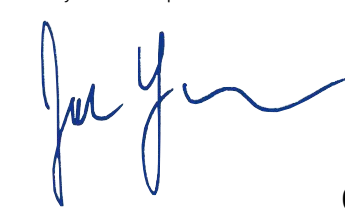
DRAWN BY	AWA	MATERIAL
DATE	8-10-00	
REVISED BY	EBC	PROJECT NO./NAME
DATE	1-6-10	
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1

	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
	TITLE 8 IN - 30 IN TYPICAL INSTALLATION OPTIONS
DWG NO.	7001-110-042 REV D

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Project

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CITY OF APOPKA

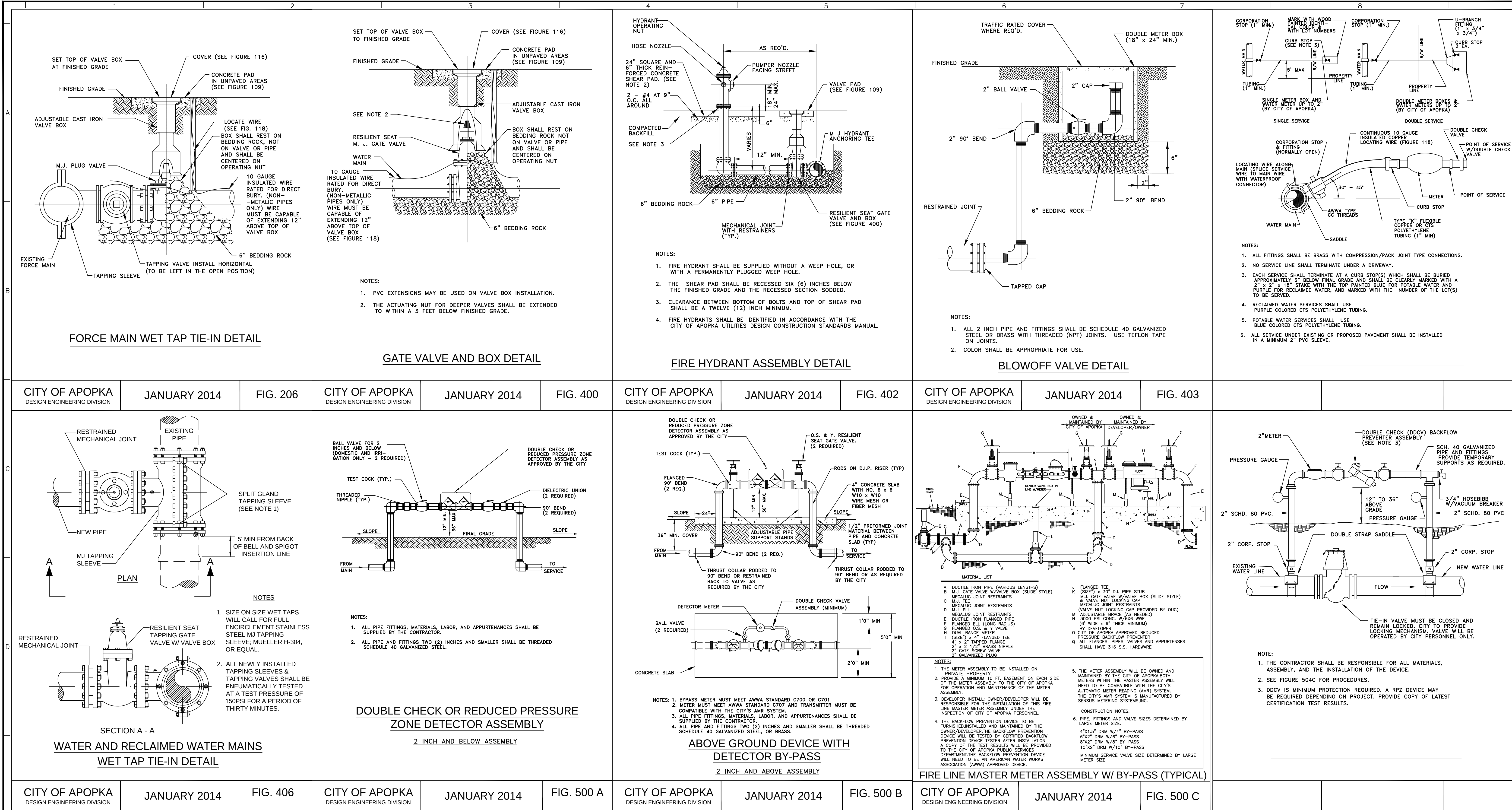
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Drawing Title

GRADING AND DRAINAGE DETAILS

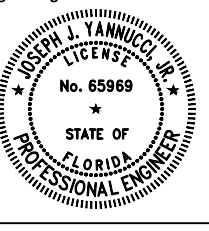
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C-28A



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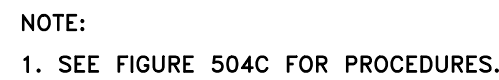
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APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
UTILITY DETAILS

Project No.	342010601	Drawing No.	C-30
Date	15 JULY 2022		
Drawn By	JMW		
Checked By	JY		



TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required of all connections between existing active water mains and proposed new water main improvements.
2. Figures 504-A and 504-B to be used for filling any new water main of any size from any size existing water main. The minimum diameter shall be 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after disinfecting and disinfection of the new main has been successfully completed and cleared for use by the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall be maintained until a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is received. The thrust blocks and/or restraints shall be provided for the jumper connection. Pipe and fittings used for connecting the new pipe to the existing pipe shall be approved by the City and FDEP. The jumper connection shall be installed in accordance with AWWA C651-2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section 4 of AWWA C651-05.
3. The following practices in the installation of temporary water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
 - A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer or other authorized personnel. The tie-in valve shall be closed and the tie-in flange with a new flange installed immediately adjacent to the leaking valve.
 - B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for backwashing and flushing in accordance with AWWA C651-2005 edition.
 - C. Flushing shall not be attempted during peak demand hours of the existing water mains.
 - D. All down valves in the system must be open prior to opening the tie-in valve.
 - E. Provide for and monitor the pressure in the tie-in point. The pressure in the existing main shall not drop below 10 psi.
 - F. The tie-in valve shall be opened a few turns only, ensuring a pressure drop in the existing valve is greater than 10 psi.
 - G. The tie-in valve shall be locked closed by the City personnel until flushing begins.
 - H. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
4. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personnel.
5. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and approved at the time of installation.
6. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain in the closed position until the new system has been cleared for use by FDEP and all other pertinent agencies.
7. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and equipped with 2 inch diameter capped ends.
8. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

Diagram illustrating the back of a water meter assembly with the following components labeled:

- TOUCHREAD PAD
- SERVICE BOX (PROVIDED BY CITY)
- 3/4" OUTLET
- 3/4" VALVE W/REMOVABLE HANDLE (REQUIRED)
- 1'x3/4" REDUCER
- 1" THREADED, 90° BEND
- 4" MIN.
- AMR UNIT
- FLOW
- REUSE METER (PROVIDED BY CITY)
- 1'-0" APPROX.

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 B

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 C

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

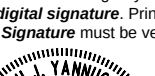
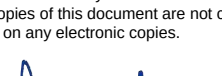
FIG. 506

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)			
Vacuum Sanitary Sewer			
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)			
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

- (1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
- (2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
- (3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
- (4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

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Project

CITY OF APOPKA

ORANGE COUNTY

FLORIDA

Drawing Title

UTILITY DETAILS

Project No.

342010601

Date _____

15 JULY 2022

Drawn By

IMW

Checked By

IIV

Drawing No.

C-31

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS

INTERIOR LAYOUT

ATLANTIC ENVIRONMENTAL SYSTEMS, INC. CONTROL CENTER

INNER DOOR (OUTER DOOR NOT SHOWN FOR CLARITY)

MOPS CONTROL CENTER

PANEL COMPONENTS

ALT ALTERNATOR (IN DISC)
AS ALARM SILENCE SWITCH
B1-2 MOTOR BREAKERS
BC CONTROL BREAKER
BE EMERGENCY BREAKER
BM MAIN BREAKER
BR GF1 RECEPTACLE BREAKER
BPS POWER SUPPLY BREAKER
BY TRANSFORMER BREAKER
C1-2 MOTOR START CONTACTORS
CR GF1 CONVENIENCE RECEPTACLE
DISC DUPLEX INTRINSICALLY- SC100 SAFE CONTROLLER
ETM ELAPSED TIME METER
G GROUND
GR GENERATOR RECEPTACLE
H HORN
HOA HAND-OFF-AUTO SWITCH- GE (ON DISC)
NEU NEUTRAL
PL1,2,3 PILOT LIGHT (GE)
PM PHASE MONITOR
PS POWER SUPPLY
R2-3 RELAYS
RBA-BATTERY RELAYS
RS SILENCE RELAY
RT1A-BRELAYS
RTUXF RTU TRANSFORMER
SF SEAL FAIL RELAY
SLPD SURGE/LIGHTNING PROTECTION DEVICE
TS1 TERMINAL STRIP FOR PUMPS
TS2 TERMINAL STRIP FOR I.S.
XF 50/60HZ 0.5KVA TRANSFORMER

ENCLOSURE

NEMA 4X STAINLESS STEEL
SINGLE DOOR W/PADLOCK HASP
ALUMINUM INNER (DEAD FRONT) DOOR
30"H x 36"W x 8"D
PANEL LABELED FOR U.L. 508A
"MOTOR CONTROL CENTERS" AND
U.L. 698A "HAZARDOUS LOCATION PANELS"

NOTE:

SEE CONTROL PANEL DETAIL SHEET FOR ADDITIONAL NOTES.

27 NEUTRAL 120V RTU TERMINALS PUMP SEAL MOTOR LEADS

TS1 TERMINAL SCHEDULE

TS2 TERMINAL SCHEDULE

HUB AND INVERT LOCATION

ITEMS CLOCK POSITION

DISCHARGE LINES 3:00
PRIMARY INVERT 6:00
SECONDARY INVERT N/A
LOCATION OF CONTROL PANEL 12:00

STATION DISCHARGE

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.

SCHMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.E. APPROVED N.T.S.

IN CASE OF EMERGENCY CALL OWNER:
PHONE: _____
IN CASE OF OVERFLOW CALL MAINTENANCE COMPANY:
PHONE: _____

DETAIL C (SUPPLIED BY MAINT. COMPANY)

TO WATER SUPPLY

TO LIFT STATION

CONCRETE SUPPORT

ODOR/GAS SCRUBBER FROM WET-Well STRAPPED TO CONTROL PANEL POLES

CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.

DETAIL A

MOPS ODOR/GAS SCRUBBER

NOTES:

1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-Well OR TOP MOUNTED.
4. MODEL 'B' SHOWN.

SCRUBBER TOP VENT

COLOR CHANGING LIFE INDICATOR

STAGE 4

STAGE 3

STAGE 2

STAGE 1

FINE MESH MONEL INSECT SCREEN

SEE SCHEDULE FOR MODEL AND SIZE

REPLACEABLE ODOR SCRUBBER CARTRIDGE

3-INCH CAP

3-INCH ALUMINUM SUPPORT POSTS

ELASTOMER END CAPS

DISCONNECT SWITCH SEE SCHEDULE FOR SIZING AND MATERIAL

STAINLESS STEEL CONNECTOR

REMOTE TELEMETRY UNIT (RTU) MONITOR ANTENNA

SEE DETAIL C

30" MIN. 42" MAX.

PUMP STATION

TOP VIEW N.T.S.

GAS-TIGHT CONDUITS

GAS-TIGHT LID

PIPE COUPLING (ON BOTH SIDES)

AWWA GATE VALVE (TYP.)

STAINLESS STEEL PIPE SUPPORT ASSEMBLY

PAD LOCK POST

FABRICATED FIBERGLASS, WET-Well, PIPING BOSS

TAMPER RESISTANT FASTENER (TYP.)

GAS-TIGHT HATCH

PUMP 1

PUMP 2

OUTSIDE LEVER AND SPRING AWWA CHECK VALVE (TYP.)

VALVE BOX ASSEMBLY

SECTION VIEW N.T.S.

SEE DETAIL A

ODOR/GAS SCRUBBER (MODEL 'B') TO BE LOCATED NEXT TO CONTROL PANEL (RAISED TO REQUIRED ELEVATION)

UPPER GUIDE RAIL BRACKET S.S. MATL.

DOUBLE GUIDE RAIL PULL OUT SYSTEM, ARCHITECTURAL GRADE, STAINLESS STEEL

24" MINIMUM

MIN. 6-INCH GRAVEL SUPPLIED BY OTHERS

VALVE BOX

MIN. 12" MIN.

36" MIN.

PIPE SUPPORT BRACKET OVER 12" DEPTH

FIBERGLASS WET-Well

QUICK DISCONNECT, MUNICIPAL STYLE, TWO-PIECE, DISCHARGE ELBOW

CONCRETE BALLAST (REFER NOTE BB) COLLAR (IF REQUIRED), SEE ITEM 'J' ON SCHEDULE FOR MINIMUM AMOUNTS

1:1 SLOPE FIBERGLASS FILLET

SOLID CIRCULAR FIBERGLASS ANTI-FLOATATION RING, TWICE WALL THICKNESS [SEE ITEM 'I' ON SCHEDULE FOR MINIMUM FLANGE O.D. SIZE (DETERMINES BALLAST CALCULATIONS)]

NOTE: ALL METAL ITEMS IN CONTACT WITH SEWAGE GASES ARE ALUMINUM AND STAINLESS STEEL EXCEPT EPOXY COATED PUMPS AND DISCHARGE ELBOW.

MIN. 6-INCH GRAVEL SUPPLIED BY OTHERS

MOPS PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION

ATLANTIC ENVIRONMENTAL SYSTEMS, INC.

LAKE WORTH, FL 33461

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MOPS PUMP STATION SCHEDULE

MOPS SERIES	ITEM DESCRIPTION
INITIAL DESIGN FLOW (G.P.M.)	135
INITIAL DESIGN HEAD (T.D.H.)	51'
SECONDARY DESIGN FLOW (G.P.M.)	285
SECONDARY DESIGN HEAD (T.D.H.)	39'
RATED PERFORMANCE SPEED	3450
RATED MOTOR HORSEPOWER	7.5
SUBMERSIBLE PUMP TYPE (P-1,P-2)	NON-CLOG
PUMP MODEL NUMBER	MOPS
SERVICE ENTRANCE VOLTAGE	460
SERVICE ENTRANCE PHASE	3
CONTROL CENTER FULL LOAD AMPS	29
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	30
WET WELL SCOURER SYSTEM	N/A
REMOTE STATION MONITOR (TELEMETRY)	N/A
ON-SITE GENERATOR SYSTEM	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	A24-72192-D-7.5
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-24
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-232-7.5-T
MOPS DISCONNECT SWITCH	1	FDS-30-3-4-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	0	N/A
1st YEAR SERVICE/MAINTENANCE CONTRACT	0	N/A
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:

- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.

2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.

3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.

4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.

5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.

6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.

7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.

8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)

BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.

CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.

DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.

EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

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2244 4th Ave. North, Lake Worth, Florida 33461
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APOPKA BUSINESS CENTER
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES
13485 VETERANS WAY, SUITE 120, ORLANDO, FL 32827

Project: 1795
Prepared For: 08/16/2023
Date: 08/16/2023

Page No. LS-1

08/21/2023

REVISED TO ADD LOT SPLIT & SECOND LIFT STATION

9

02/08/2023

REVISED PER PROJECT TEAM COMMENTS

8

11/05/2022

REVISED PER CITY DRC CSP / SURVMD COMMENTS

7

10/24/2022

REVISED PER CITY DRC CSP / SURVMD COMMENTS

6

10/11/2022

REVISED PER SURVMD COMMENTS

5

09/09/2022

CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS

4

07/28/2022

REVISED PER CITY DRC COMMENTS

3

07/15/2022

BID ADDENDUM #1

2

06/30/2022

REVISED PER CITY DRC AND SURVMD COMMENTS

1

Date

Description

No.

Revisions

08/22/2023

DATE SIGNED

JOSEPH J. YANNUCCI, JR.

SIGNATURE

PROFESSIONAL ENGINEER FL LIC. No. 65969

LANGAN

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Project

Drawing Title

APOPKA BUSINESS CENTER

CITY OF APOPKA

ORANGE COUNTY

FLORIDA

Project No.

342010601

Date

15 JULY 2022

Drawn By

JMW

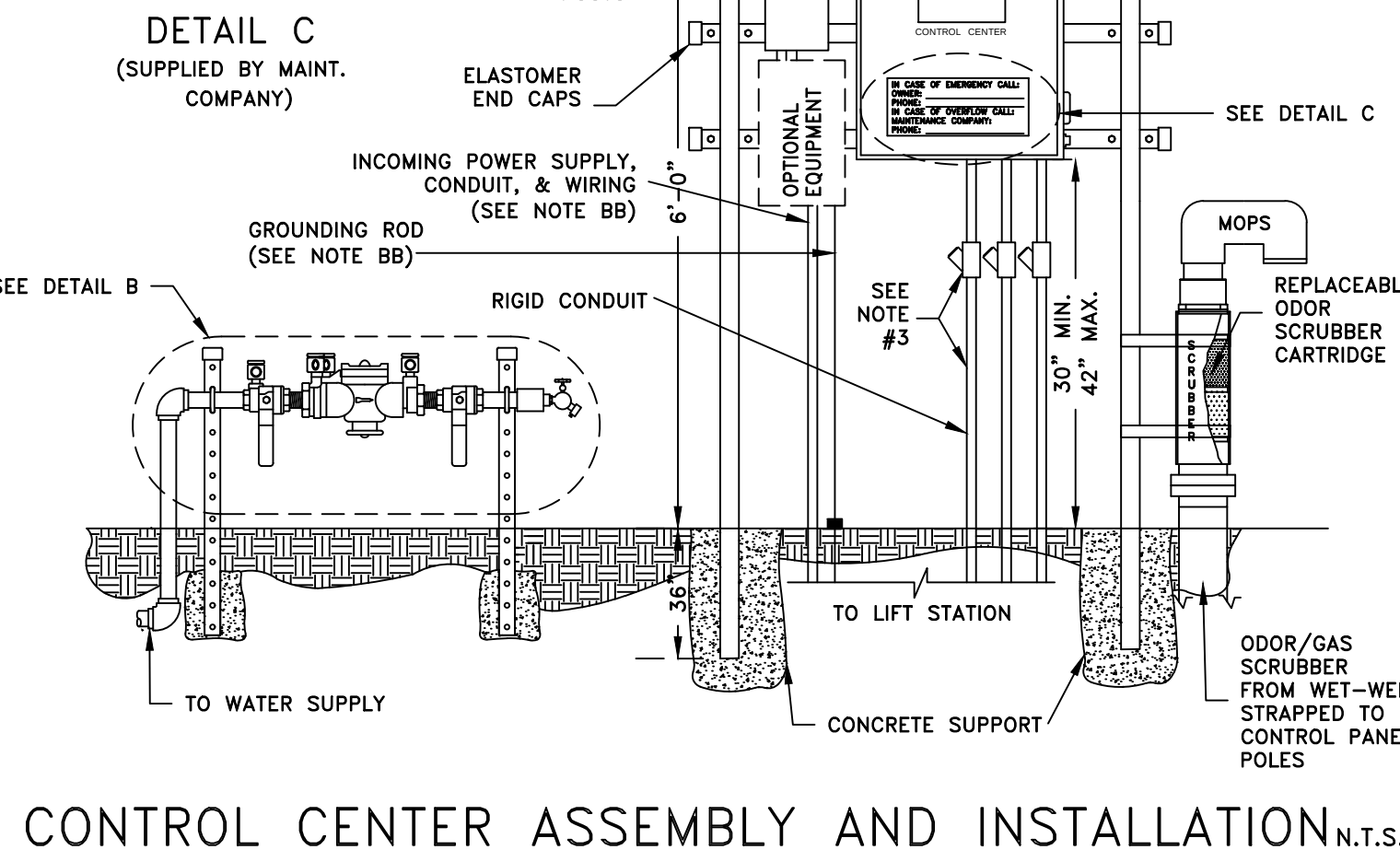
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JY

Drawing No.

C-32A

Page 119 of 130



REVISION	DATE
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BUILDING 500
ENVIRONMENTAL SERVICES
120, ORLANDO, FL 32827

APOPKA BUSINESS CENTER BU
LANGAN ENGINEERING AND ENV
13485 VETERANS HWY, SUITE

AES. Project: No:	2033	Date:	08/17/2023	Project:
				Prepared For:

Page No.

LS-1

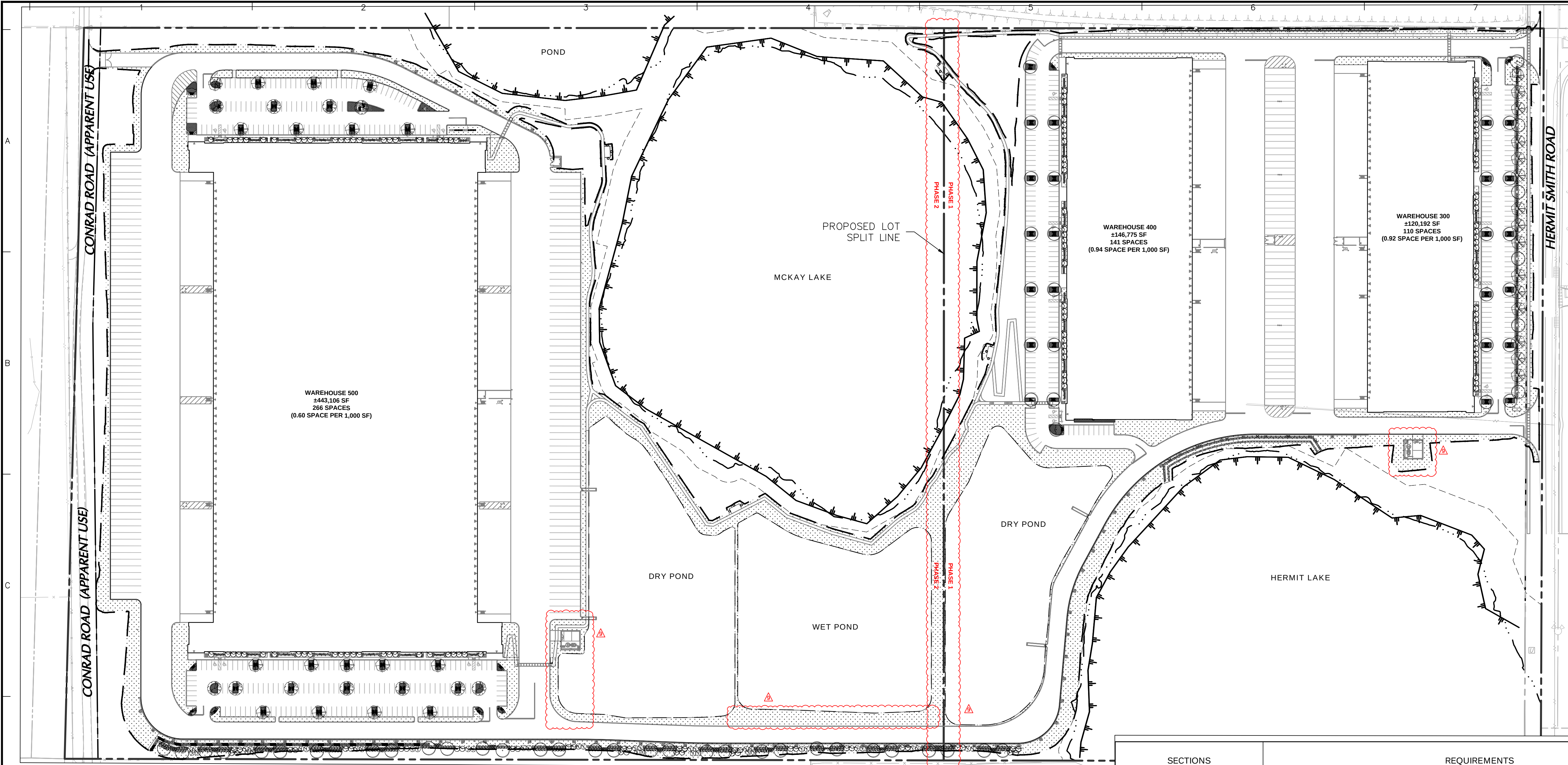
A circular professional engineer seal for the State of Florida. The outer ring contains the text "JOSEPH J. YANNUCCI, JR." at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the word "LICENSE" at the top, "No. 65969" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

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**APOPKA
BUSINESS CENTER**

UTILITY DETAILS

C-32B



NOTES:
REFER TO SHEETS L-02 THROUGH L-05
FOR PARTIAL LANDSCAPE PLANS.
REFER TO SHEET L-06 FOR LANDSCAPE
NOTES AND DETAILS.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
QH	32	QUERCUS HEMISPHAERICA	LAUREL OAK	3.5" CAL. MIN.(3"DBH)	B&B	—
QV	64	QUERCUS VIRGINIANA	LIVE OAK	3.5" CAL. MIN.(3"DBH)	B&B	—
UAP	11	ULMUS ALATA 'PRINCETON'	WINGED ELM	3.5" CAL. MIN.(3"DBH)	B&B	—
ORNAMENTAL TREE(S)						
ELDE	150	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	3.5" CAL. MIN.(3"DBH)	B&B	—
EVERGREEN TREE(S)						
IVO	40	ILEX VOMITORIA	YAUPON HOLLY	8' HT MIN.	B&B	—
EVERGREEN SHRUB(S)						
JCP	297	JUNIPERUS CHINENSIS 'PARSONI'	PARSON'S JUNIPER	15—18" SPRD.	3 GAL.	spaced @ 36" o.c.
RI	589	RHAPHIOLEPIS INDICA SPP.	INDIAN HAWTHORN	30—36"	7 GAL.	—
DECIDUOUS SHRUB(S)						
VO	458	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30—36"	3 GAL.	—
PALM(S)						
SERE	297	SERENOA REPENS	SAW PALMETTO	24—30"	7 GAL.	—
SAPA	12	SABAL PALMETTO	CABBAGE PALM	12'—14' CLEAR TRUNK	FIELD GROWN	—
ORNAMENTAL GRASS(ES)						
ZP	46	ZAMIA PUMILA	COONTIE	3 GAL.	CONTAINER	—
MC	741	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	CONTAINER	—
PERENNIAL(S)						
LM	666	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER	spaced @ 18" o.c.

NOTE:
1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. TREE PLANTING MATERIALS SHALL BE FLORIDA GRADE NO.1 AND THE PLANS SHALL MEET LDC SECTION 5.2.5.D WATER-WISE STANDARDS.
3. CONTRACTOR TO PROVIDE IRRIGATION FOR PLANTING BEDS AND LAWNS.

08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/09/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	BID ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SURVMD COMMENTS	6
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07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
Date	Description	No.
Revisions		

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LICENSE NO. LA6667372

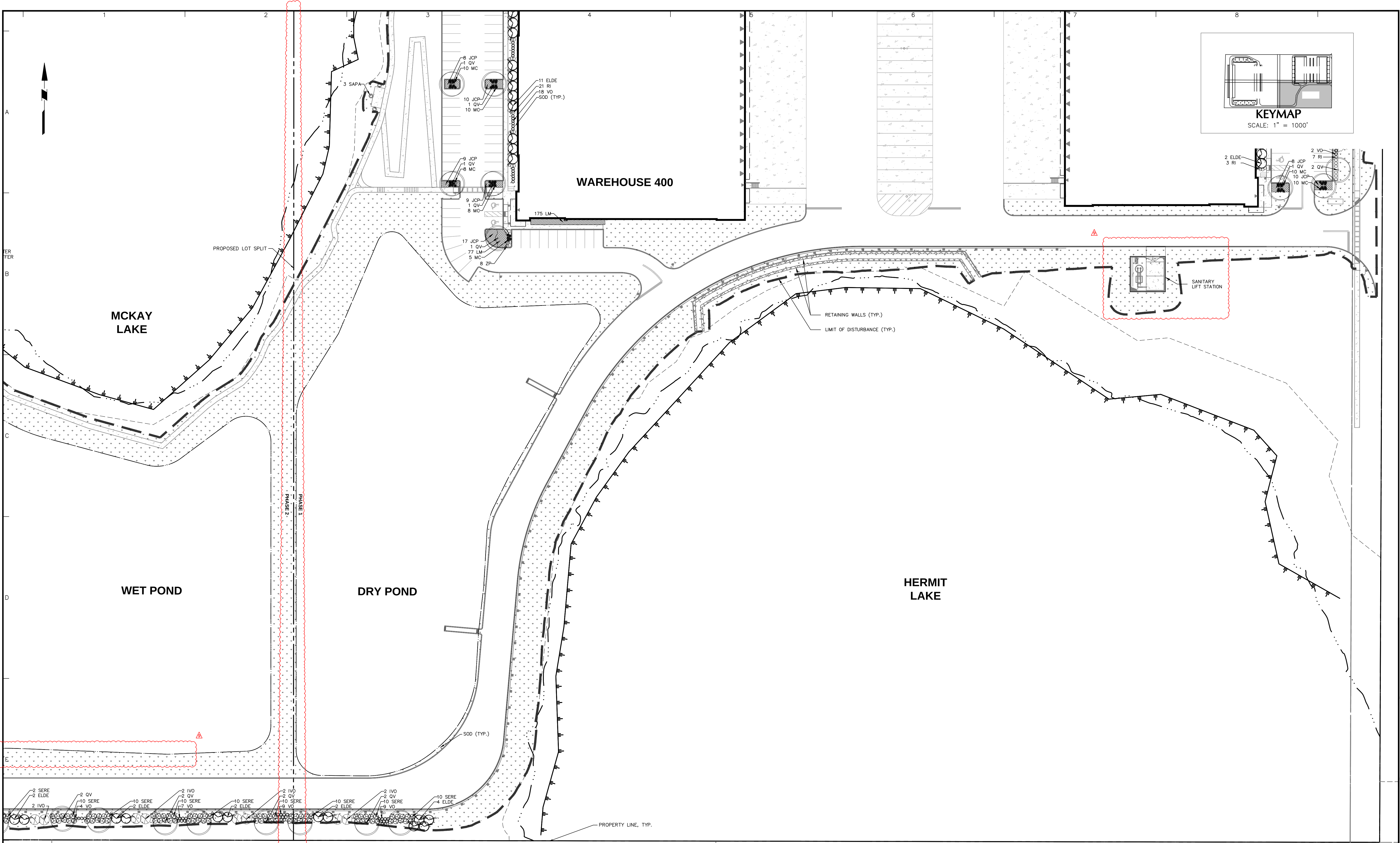
08/22/2023

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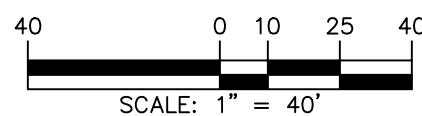
Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
OVERALL LANDSCAPE PLAN

Project No.	342010601	L-01
Date	04/29/2022	
Drawn By	IZ	
Checked By	SL/MS	



NOTES:
REFER TO SHEETS L-01 FOR PLANT SCHEDULE AND OVERALL LANDSCAPE PLAN.
REFER TO SHEETS L-06 FOR LANDSCAPE NOTES AND DETAILS.



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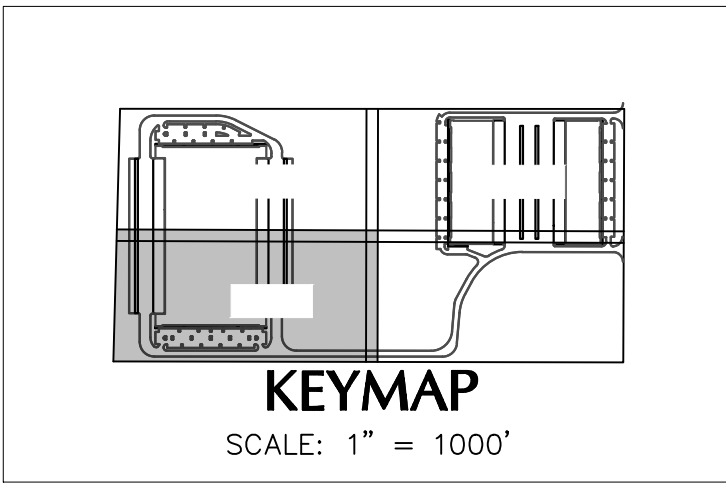
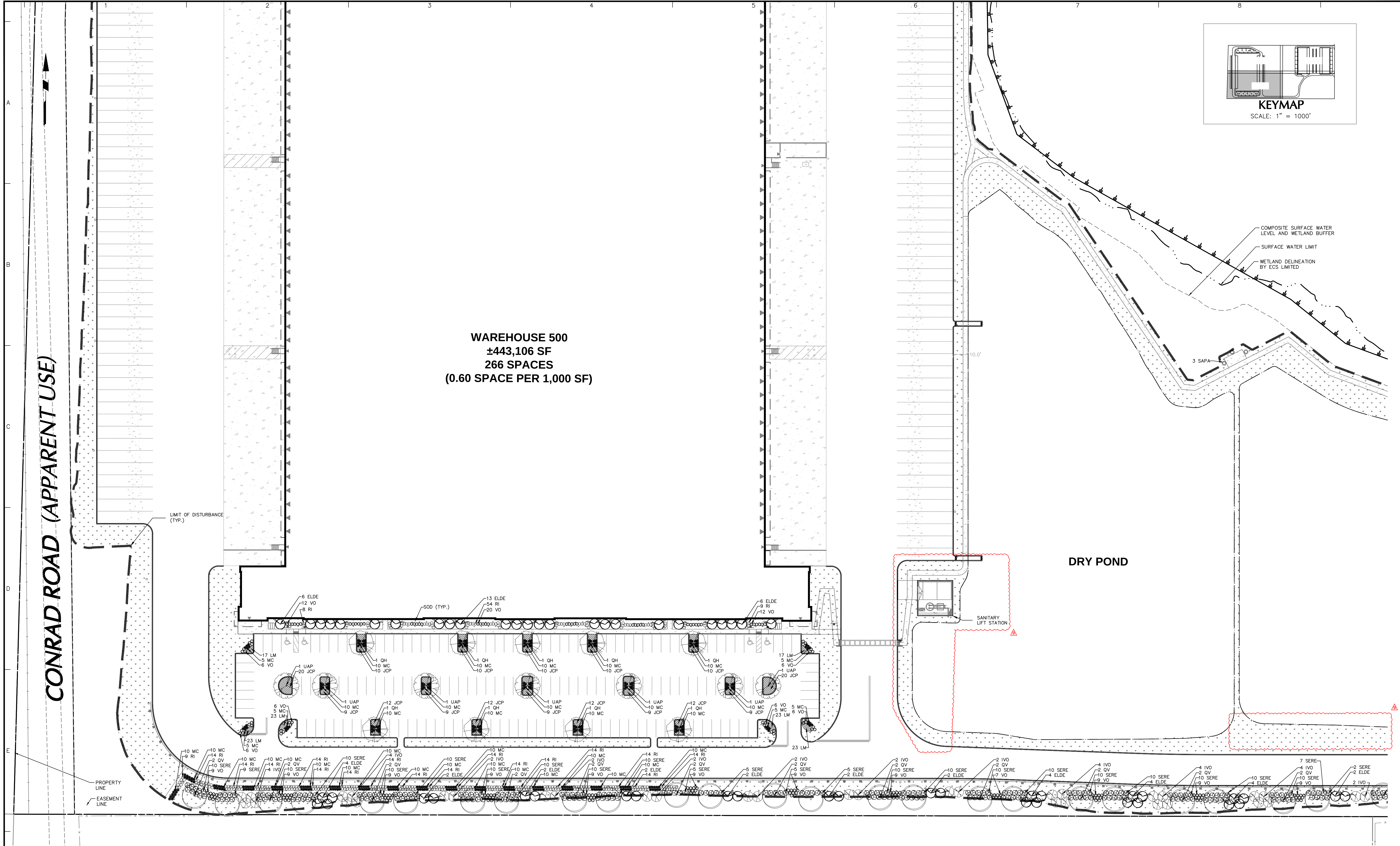
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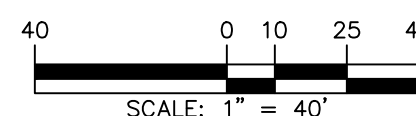
Project
**APOPKA
BUSINESS CENTER**
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
**PARTIAL
LANDSCAPE
PLAN**

Project No. 342010601	Drawing No. L-03
Date 04/29/2022	
Drawn By IZ	
Checked By SL/MS	



NOTES:
REFER TO SHEETS L-01 FOR PLANT SCHEDULE AND OVERALL LANDSCAPE PLAN.
REFER TO SHEETS L-06 FOR LANDSCAPE NOTES AND DETAILS.



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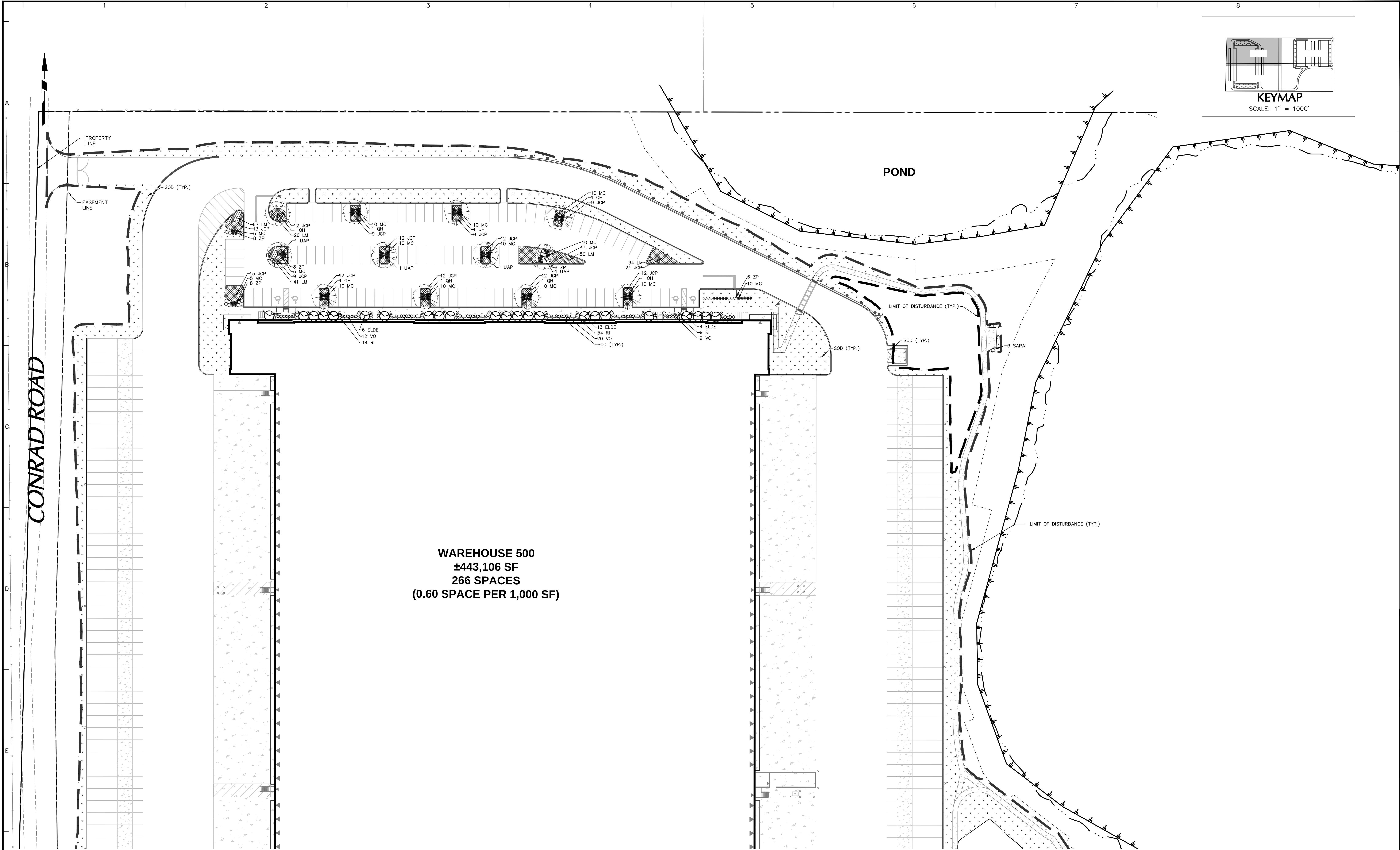
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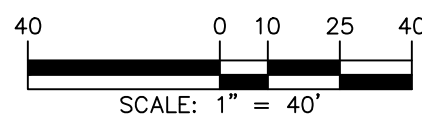
Project
APOPKA BUSINESS CENTER
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
PARTIAL LANDSCAPE PLAN

Project No.	342010601	Drawing No.	L-04
Date	04/29/2022		
Drawn By	IZ		
Checked By	SL/MS		



NOTES:
REFER TO SHEETS L-01 FOR PLANT SCHEDULE AND OVERALL LANDSCAPE PLAN.
REFER TO SHEETS L-06 FOR LANDSCAPE NOTES AND DETAILS.



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Project
**APOPKA
BUSINESS CENTER**
CITY OF APOPKA
ORANGE COUNTY FLORIDA

Drawing Title
**PARTIAL
LANDSCAPE
PLAN**

Project No. 342010601	Drawing No. L-05
Date 04/29/2022	
Drawn By IZ	
Checked By SL/MS	

GENERAL LANDSCAPE PLANTING NOTES

PLANTING MATERIALS

- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
- STANDARDS FOR NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS 2015", PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS MUST MEET FLORIDA GRADE NO.1 OR BETTER. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
- NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
- THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
- THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURNISH NEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL, AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE, REJECTED PLANT MATERIAL IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS MUST MEET FLORIDA GRADE NO.1 OR BETTER AND SELECTED FROM THE FLORIDA FRIENDLY LANDSCAPE GUIDE AND THE INSTALLATION MUST FOLLOW THE FFL GUIDELINES AND BMPs.

DELIVERY, STORAGE, AND HANDLING

- PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DEGRADATION DURING DELIVERY, AND WHILE STORED AT SITE.
- TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND THE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND ENDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE ROOT BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
- THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 8 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES BASED ON AVAILABLE SURVEY INFORMATION AND BY CALLING 811 IN ACCORDANCE WITH WITH FLORIDA STATE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 556 AT LEAST TWO FULL BUSINESS DAYS PRIOR TO PLANNED EXCAVATION OR DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND OWNER.
- THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
- ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- MAINTAIN A 2 TO 3" LAYER AROUND ESTABLISHED TREES, SHRUBS, AND BEDDING PLANTS. COARSE MATERIALS, SUCH AS PINE NUGGETS, MAY BE APPLIED TO A DEPTH OF 4", BUT DON'T ALLOW MULCH TO ACCUMULATE TO A GREATER DEPTH. CYPRESS MULCH WILL NOT BE ACCEPTED.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
- AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, EXCEPT FOR THE AREA FROM THE BUILDING OUT TO THE SURROUNDING CURBS, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SEEDING HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
- TREES MAY BE STAKED AT LANDSCAPE CONTRACTOR'S DISCRETION. CURRENT HORTICULTURAL PRACTICE DOES NOT RECOMMEND STAKING TREES EXCEPT IN CONDITIONS WHERE TREES ARE SUBJECT TO BLOW DOWNING DUE TO SOIL CONDITIONS, HEAVY PREVAILING WINDS OR A HIGH RATIO OF TOP GROWTH TO ROOT GROWTH. IF STAKING IS DEMAND NECESSARY BY CONTRACTOR, STAKE AND GUYS SHOULD BE LOCATED AND FLAGGED IN A MANNER TO PREVENT TRIPPING HAZARDS. WRES OR GUYS SHALL BE LOCATED AND COVERED SO AS NOT TO PULL OR DAMAGE BRANCHES AND SHALL BE REMOVED AT THE END OF THE QUARANTEE PERIOD.
- NEW TREES MAY HAVE TEMPORARY DEER PROTECTION MEASURES INSTALLED AROUND TRUNKS AT THE LANDSCAPE CONTRACTOR'S DISCRETION. SUBMIT MATERIAL CUT SHEETS FOR REVIEW PRIOR TO PURCHASE AND INSTALLATION.

QUARANTEE

- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THOSE WHO DESIGNED THE PROJECT.
- ALL SEEDING AND REQUIRED LANDSCAPE PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE USE AND SHALL BE REPLACED OR RESTORED AS NECESSARY IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. ANY LOSSES DUE TO STORM DAMAGE, DISEASE OR OTHER FACTORS SHALL BE REPLACED IN KIND WITHIN A PERIOD OF NOT MORE THAN SIX MONTHS.

PLANTING SOIL SPECIFICATIONS

- PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA. IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODOORS.

REUSE PLANTING SOIL

- REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOIL, AND GRAVEL, OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL SAMPLES FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM WECARE DENALI, P. 888-325-1522, OR APPROVED EQUAL.

CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER. MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS, SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPULIN UNTIL TIME OF ACTUAL USE.

ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO COUNTY EXTENSION OFFICES OR THE UNIVERSITY OF FLORIDA/IFAS EXTENSION SOIL TESTING LABORATORY, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

- WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 20% OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

- CLEAN SOIL FILL IN LANDSCAPE AREAS: LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5.5 - 7.

SOIL PLACEMENT:

- IMPROVE ENTIRE DEPTH OF PLANTING BEDS RATHER THAN PROVIDING SELECT BACKFILL. ONLY AROUND PLANTS, CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, FIFTEEN INCHES (15") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.

- SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

- PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

- ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OPERATIONS BEFORE APPROVAL:

- PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR UNEXPECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.

2. MAINTENANCE DURING CONSTRUCTION:

- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
- IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
- ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO OUTFLOW OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
- AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.

3. LAWN MAINTENANCE:

- BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
- WATER TO KEEP SURFACE SOIL MOIST. REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING.
- MOW AT THE HIGHEST RECOMMENDED HEIGHT FOR THE GRASS SPECIES:
BAMAHGRASS: 3 1/2 - 4"
BERMUDA GRASS: 1 - 2"
D. NEVER REMOVE MORE THAN 1/3 OF THE LEAF BLADE. "SCALPING" (MOWING TOO LOW) CAN BADLY STRESS YOUR TURF, LEAVING IT VULNERABLE TO DISEASE, DROUGHT, AND INSECT OR WEED INVASION.
- LEAVE GRASS CLIPPINGS ON THE GROUND. THESE ACTUALLY ACT AS COMPOST, RETURNING VALUABLE NUTRIENTS TO THE LAWN. GRASS CLIPPINGS CAN REDUCE LAWN FERTILITY REQUIREMENTS AND ADD ORGANIC MATTER TO THE SOIL.
- KEEP MOWER BLADES SHARP. DULL MOWERS TEAR LEAF BLADES, STRESSING THE GRASS AND MAKING IT MORE VULNERABLE TO PESTS AND DISEASE.
- DO NOT MOW WHEN LAWN IS WET. WET GRASS CLIPPINGS PREVENT MOWER BLADES FROM MAKING THE CLEANEST POSSIBLE CUT.

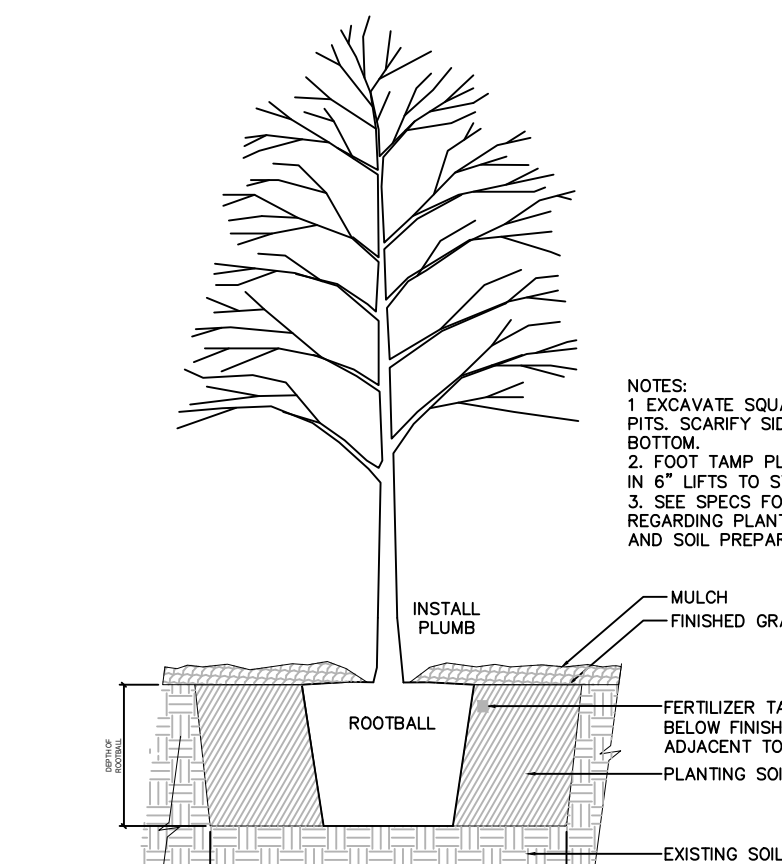
SOD SPECIFICATIONS

- SOD IS TO BE THE BERMUDA GRASS (CYNODON DACTYLON) OR BAHIA GRASS (PASPALUM NOTATUM "FLUGGE"). SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.
- PRIOR TO SOODING ALL AREAS ARE TO BE TOPDRESSED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A STARTER FERTILIZER.
- ALL STONES GREATER THAN 2" DIAMETER SHALL BE REMOVED.
- SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.
- SOD IS TO BE WATERED AT A RATE OF AT LEAST ONE AND A HALF INCHES (1 1/2") PER WEEK UNTIL ROOT MASS MENDES WITH SOIL. AFTER THIS HAS OCCURRED NORMAL WATERING OF AT LEAST ONE INCH (1") PER WEEK IS TO COMMENCE.
- ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.

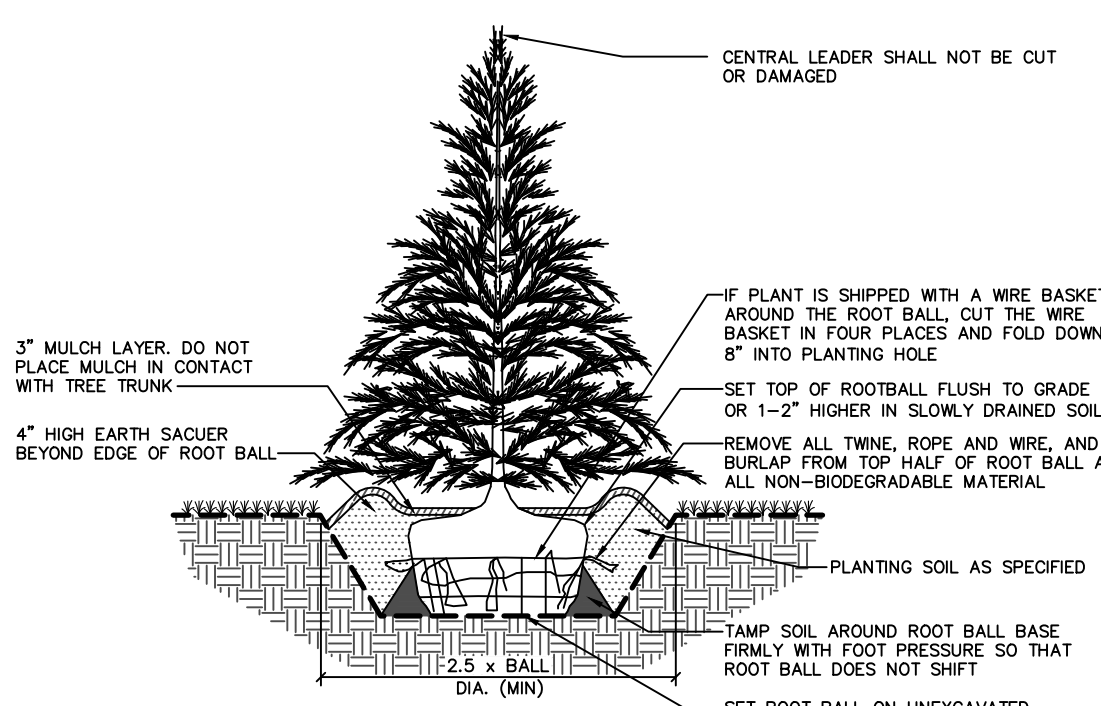
WEED CONTROL / MAINTENANCE

- MOWING MEADOW AREAS SHALL BE DONE VIA STRING TRIMMER, WHERE LARGER MACHINES CANNOT REASONABLY BE USED AND WHERE DAMAGE OR RUTTING COULD OCCUR.
- DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. NOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
- AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
- MOW IN BASINS, WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 15 - AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF MEADOW MIX.
- DURING THE FIRST 2-4 YEARS OF ESTABLISHMENT, AND AFTER ESTABLISHMENT DEPENDING ON THE LOOK DESIRED, SELECTIVE WEEDING WITH A BROADLEAF WEED-CONTROL HERBICIDE, OVER-SEEDING BARE SPOTS AND WATERING TO PROMOTE A UNIFORM DROUGHT-TOLERANT STAND OF PLANTS MAY BE NECESSARY.
- FERTILIZERS ARE NOT GENERALLY NEEDED OR RECOMMENDED FOR NATIVE MEADOWS UNLESS SOIL TEST RESULTS SHOW A SIGNIFICANT LACK OF NUTRIENTS. USE ONLY SLOW-RELEASE FERTILIZERS WITH LITTLE TO NO NITROGEN IN APRIL OR SEPTEMBER.

NOTE: THE PROJECT'S LANDSCAPE AND IRRIGATION PLANS WILL NEED TO BE DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2069.



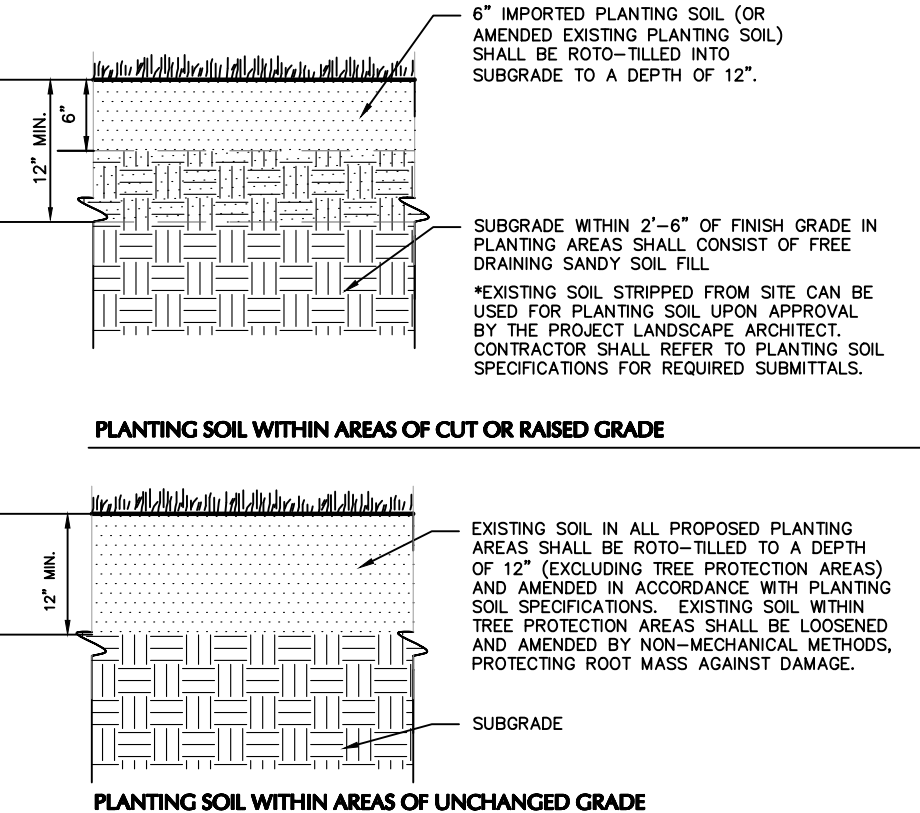
1 TREE PLANTING NTS



4 EVERGREEN TREE PLANTING NTS

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITH PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



NOTES:

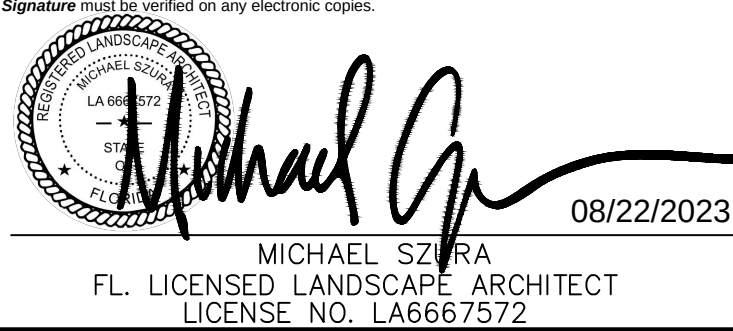
- CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 C.Y.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
- RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6\"/>
- IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCESS OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
- CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.).
- NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2\"/>

7 PLANTING SOIL NTS

08/21/2023	REVISED TO ADD LOT SPLIT & SECOND LIFT STATION	9
02/09/2023	REVISED PER PROJECT TEAM COMMENTS	8
11/06/2022	REVISED BID ADDENDUM #2	7
10/24/2022	REVISED PER CITY DRC CSP / SURVMD COMMENTS	6
10/11/2022	REVISED PER SURVMD COMMENTS	5
09/09/2022	CONSTRUCTION PERMITTING SUBMISSION / PROJECT TEAM COMMENTS	4
07/28/2022	REVISED PER CITY DRC COMMENTS	3
07/15/2022	BID ADDENDUM #1	2
06/30/2022	REVISED PER CITY DRC AND SURVMD COMMENTS	1
Date	Description	No.

Revisions

This form has been digitally signed and sealed by MICHAEL SZURA, PLA on the DATE shown in the digital signature. Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.



MICHAEL SZURA
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA6667572

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Environmental Services, Inc.
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Orlando, FL 32827
T: 407.974.2900 F: 407.974.2901 www.langan.com
FL Certificate of Authorization No. 00006601/LB8172/LB8198

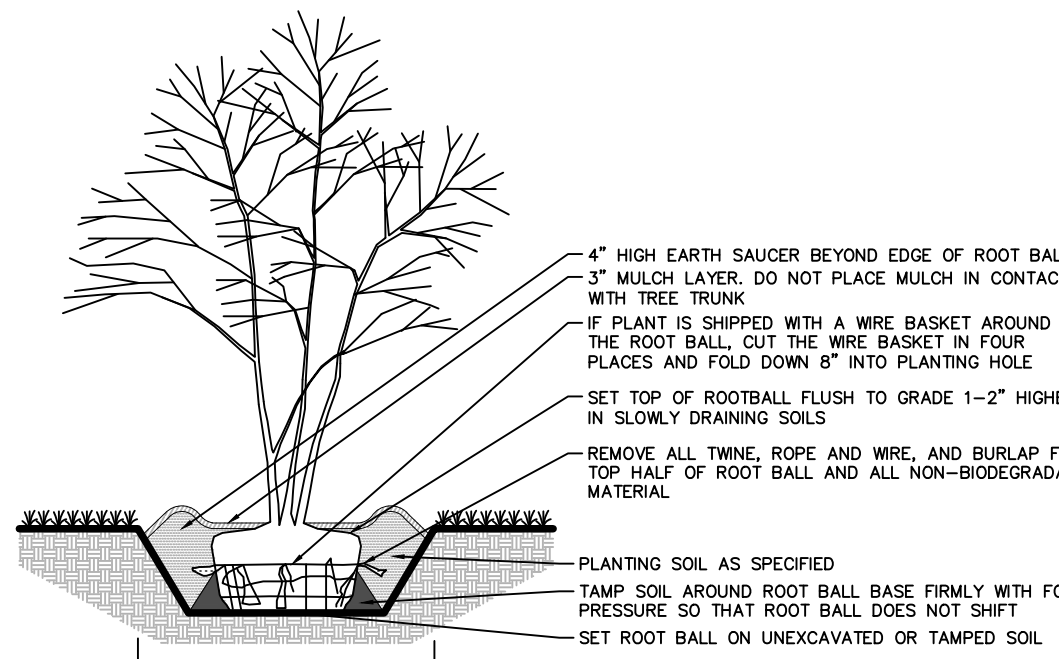
Project

**APOPKA
BUSINESS CENTER**
CITY OF APOPKA

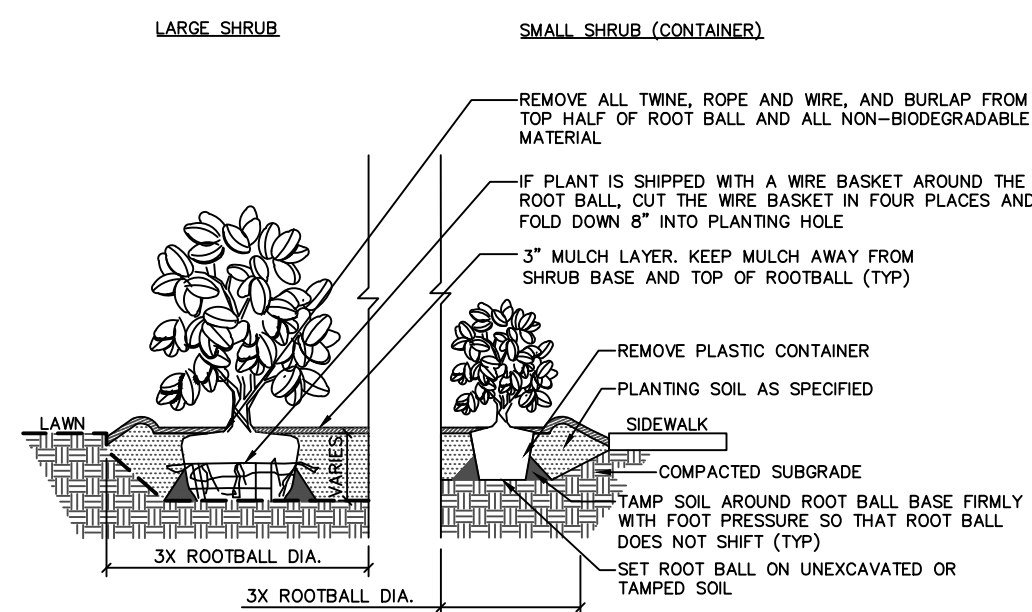
ORANGE COUNTY

FLORIDA

2 TREE PLANTING ON SLOPE NTS



5 ORNAMENTAL TREE PLANTING NTS

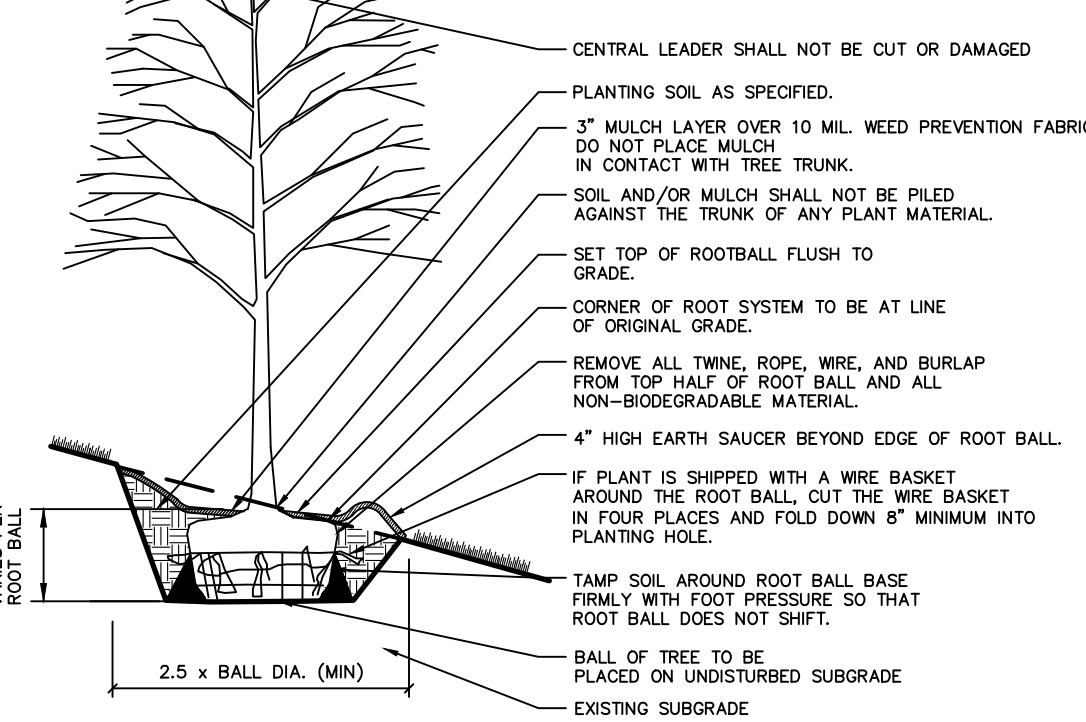


NOTES:

- ALL SHRUBS TO BE SET PLUMB.
- REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
- REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

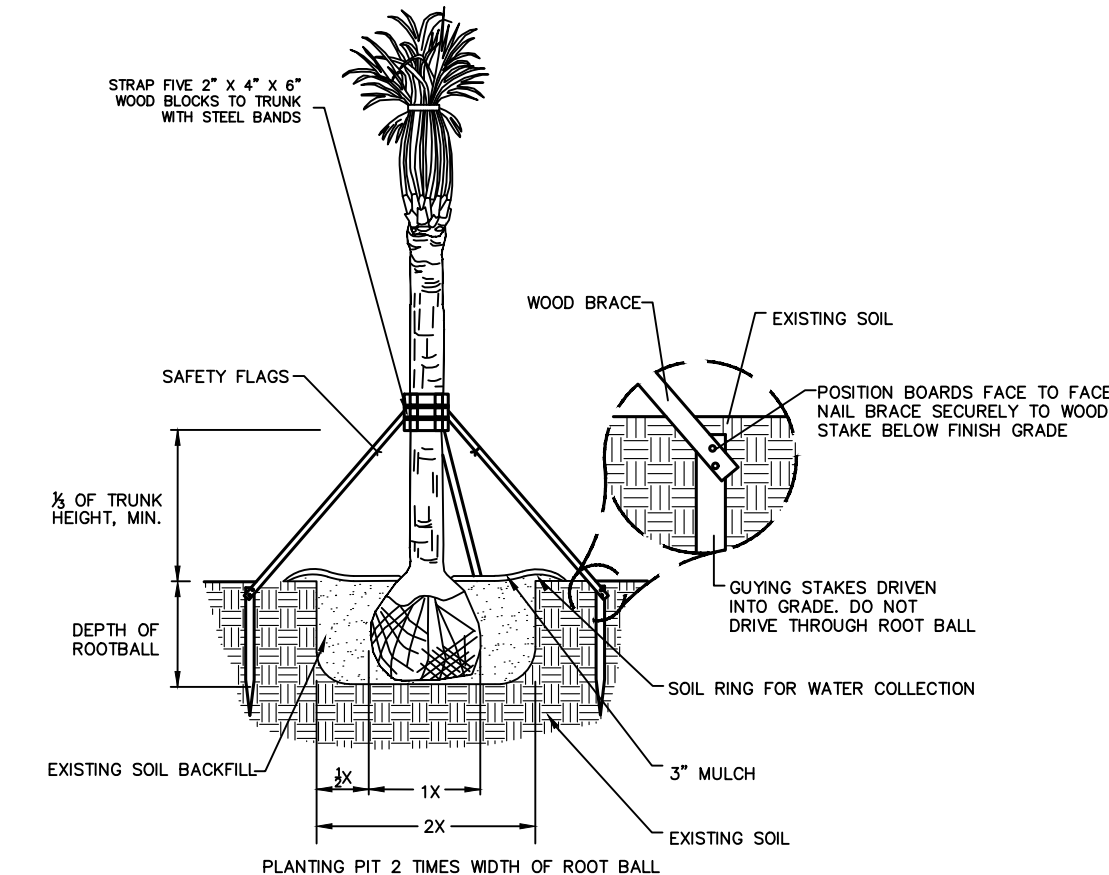
8 GRASSES AND GROUNDCOVER PLANTING NTS

NOTE:
TREE PIT ON SLOPE ALSO APPLIES TO EVERGREEN TREES.

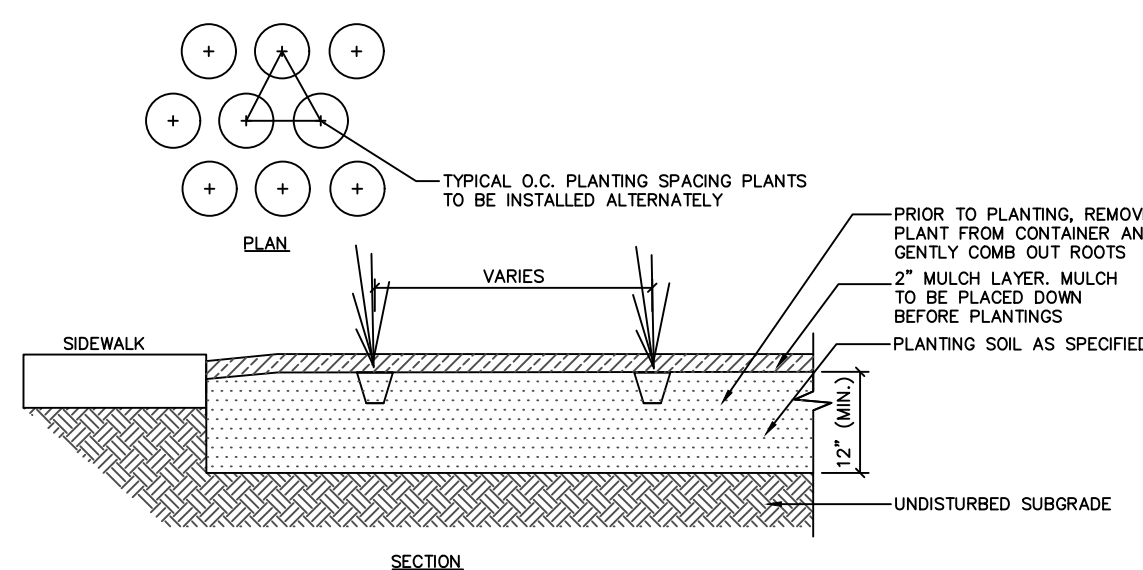


NOTE: TREE STAKING SHOULD BE CONSIDERED FOR TREES PLANTED ON SLOPES GREATER THAN 3:1 AND/OR ON WINDY SITES PER THE FOLLOWING: STAKE TREES WITH (1.5\"/>

6 PALM PLANTING NTS



NOTE: WOOD BRACING FOR SINGLE TRUNK PALMS ONLY. ALL WOOD PRESSURE TREATED.



NOTES:

- PLANTS ARE TO BE SPACED EQUIDISTANT FROM EACH OTHER.
- REFER TO PLAN AND SCHEDULE FOR SPACING OF INDIVIDUAL PLANTS.
- REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

Drawing Title

**LANDSCAPE
NOTES &
DETAILS**

Project No.

342010601

Date

04/29/2022

Drawn By

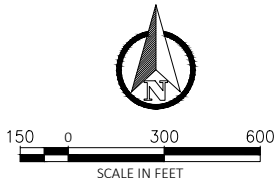
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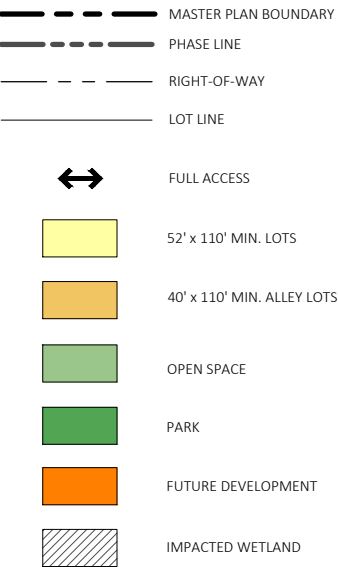
SL/MS

Drawing No.

L-06



LEGEND



Development Data (Ph 3 Acreages Not Included)	
Gross Site Area	205.04 Acres
Kelly Park Character District	Neighborhood & Transition
Neighborhood	181.28 Acres
Impacted Wetland	0.08 Acres
Net Developable Area	181.20 Acres
Transition	23.76 Acres
Net Developable Area	23.76 Acres
Proposed Development Program (Ph 3 Units Not Included)	
Neighborhood District	
Dwelling Units	651 Units
52' x 110' Minimum	498 Units
40' x 110' Minimum	153 Units
Maximum Density	5 Du/Ac.
Proposed Density	3.59 Du/Ac.
Transition District ¹	
Dwelling Units	319 Units
52' x 110' Minimum	6 Units
40' x 110' Minimum	13 Units
Future Multi-Family ²	300 Units
Maximum Density ³	15 Du/Ac.
Proposed Density	13.43 Du/Ac.
Total Number of Dwelling Units	970 Units

Notes:

1. Within the Transition District, density will be calculated based on the total number of units in the entire Transition District of this Master Plan.
2. Multi-Family development will comply with the requirements of the Kelly Park Interchange Form Based Code. Development details will be provided at Site Plan submittal. Access locations shown on the Master Site Plan for the Multi-Family development are preliminary. Final locations will be determined with Site Plan approval.
3. To achieve the maximum density allowed within the Transition district of 15 dwelling units/acre, the 3,000 square foot public open space, as required by the KPI Form-Based Code Section R.1.b, is provided within Park Tract P1A-16.
4. Future Development Track will be require separate development plan.
5. The amenity elements depicted for Park Tracts P1A-1 & P1B-2 shall be provided with the development of these tracts. However, the site plans as depicted within these plans should be considered conceptual in nature and subject to modification based on final design and permitting requirements.
6. The Development shall coordinate with the City of Apopka to provide traffic calming measures. The requirement for and design of traffic calming measures shall be determined at the Final Construction Plan phase and shall be reflected in the Final Construction Plans.

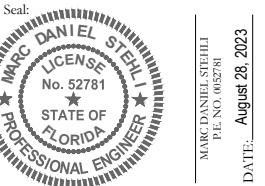
2	8/28/2023	SUBMIT TO CITY OF APOPKA
1	4/24/2023	REVISED PER CITY COMMENTS
	1/06/2023	SUBMIT TO CITY OF APOPKA
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-175
DESIGNED BY:		EJR
DRAWN BY:		ET
CHECKED BY:		EJR
APPROVED BY:		MDS
SCALE IN FEET:		1" = 300'

CROSSROADS AT
KELLY PARK
PHASE 1A -
SITE
CONSTRUCTION
PLANS

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
OVERALL MASTER
PLAN

Sheet No.:
C1.00



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Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\C-D\FINAL\CITY\PHASE 1 - 1A\21-027--PHASE 1 - 1A--S01

OWNERSHIP / MAINTENANCE

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
ALLEYS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
DRAINAGE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA WITH EASEMENT TO CITY OF APOPKA
DRAINAGE EASEMENTS (D.E.)	PUBLIC	TO BE DEDICATED TO CDD OR HOA . DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY CITY OF APOPKA.
PRIVATE DRAINAGE EASEMENTS (P.D.E.)	PRIVATE	TO BE DEDICATED TO THE CDD OR HOA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CDD OR HOA.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO CITY OF APOPKA. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY APOPKA UTILITIES.
WATER, RECLAIMED WATER AND SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA UP TO METERS/CLEAN-OUTS
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
PARK/OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
SIDEWALKS IN PUBLIC RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STORMWATER & STREET LIGHTING	PUBLIC	AN MSBU WILL BE ESTABLISHED FOR ROUTINE MAINTENANCE OF STORMWATER SYSTEM FUNCTIONALITY AND STANDARD OPERATION MAINTENANCE OF STREET LIGHTING
SIDEWALK EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STREET TREES IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
PARKING SPACE STRIPING IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA

MISCELLANEOUS

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

ALLEY TRACTS

PHASE-1A	A1A-6	0.21
	A1A-7	0.19
	A1A-8	0.53
	A1A-9	0.14
PHASE-1A ALLEY TRACT		1.07
PHASE-1B	A1B-1	0.32
	A1B-2	0.08
	A1B-3	0.08
	A1B-4	0.39
	A1B-5	0.23
PHASE-1B ALLEY TRACT		1.10
PHASE-2A	A2A-12	0.20
PHASE-2A ALLEY TRACT		0.20
PHASE-3B	A3B-11	0.20
PHASE-3B ALLEY TRACT		0.20
TOTAL:		2.58

DRAINAGE TRACTS

PHASE 1	SW1-1	28.91
PHASE-1 SUBTOTAL:		28.91
TOTAL:		28.91

OPEN SPACE TRACTS

PHASE	TRACT ID	ACREAGE
PHASE-2	OS2-3	0.30
PHASE-2 SUBTOTAL:		0.30
PHASE-2A	OS2A-2	0.81
	OS2A-4	0.15
	OS2A-5	0.19
PHASE-2A SUBTOTAL:		1.15
PHASE-3B	OS3B-1	1.36
PHASE-3B SUBTOTAL:		1.36
TOTAL:		2.81

DEVELOPMENT STANDARDS

	Character District	
	Neighborhood	Transition
Living Area		
Min. Living Area	1,200 sf	1,200 sf
Building and Floor Height		
Min. Building Height	NA	NA
Max. Building Height	Principal Building - 2 Stories	Principal Building - 3 Stories*
Min. Additional Floor Height	Accessory Building - 1 Story	Accessory Building - NA
Building Setbacks		
Min. Front/Street Side	15 ft	10 ft
Max. Front/Street Side	30 ft	20 ft
Min. Side	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft	Single-Family Detached (Rear Load) - 5 ft Single-Family Detached (Front Load) - 5 ft
Max. Side	NA	50% Frontage Arterial & Primary Street
Min. Building Separation	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft	Single-Family Detached (Rear Load) - 10 ft Single-Family Detached (Front Load) - 10 ft
Min. Rear (Alley)	5 ft	5 ft
Min. Rear (No Alley)	20 ft	20 ft
Density		
Min. Density	1 du/ac	5 du/ac
Max. Density	5 du/ac	10 (15 with bonus) du/ac
Open Space		
Min. Open Space	20%	15%

*One (1) additional floor above the permitted base height may be permitted for every 1,500 square feet of public open space provided per KPI Form-Based Code Section R.1.b.

PHASING

1. THE OVERALL KELLY PARK PROPERTY WILL BE CONSTRUCTED IN MULTIPLE PHASES. DEVELOPMENT MAY NOT BE SEQUENTIAL. THE NEEDED INFRASTRUCTURE SHALL BE INCLUDED SUCH THAT EACH PHASE MAY STAND ALONE.

SIGNAGE

1. ONSITE SIGNAGE WILL BE IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

LANDSCAPE

1. LANDSCAPE MATERIALS WILL BE CHOSEN FROM THE FLORIDA FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION).
2. A TWENTY-FIVE (25) FOOT BUFFER IS PROVIDED ADJACENT TO ONDICH ROAD. IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE SEC. 5.2.5 - LANDSCAPING AND BUFFER STANDARDS, BUFFER TYPE C WILL BE PROVIDED BETWEEN THE FUTURE MULTI-FAMILY PARCEL AND EXISTING SINGLE-FAMILY DETACHED DWELLING ABUTTING LAND. NO OTHER PERIMETER BUFFERS ARE REQUIRED.

GARBAGE PICKUP

1. FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT RIGHT OF WAY. REAR LOADED UNITS TO BE PICKED UP AT REAR ALLEY.

PARKING REQUIREMENTS

1. OFF-STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE MIXED USE KELLY PARK INTERCHANGE FORM-BASED CODE.

STREET LIGHTING

LIGHTING PHOTOMETRIC PLAN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. LIGHTING REQUIREMENTS SHALL MEET ALL APPLICABLE CITY OF APOPKA AND ELECTRIC PROVIDERS REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS

SUSTAINABILITY

Per LDC section 5.11.4.A.1.B, residential developments of 30 or more dwelling units shall obtain a minimum of 4 points from the green building point system, Table 5.11.4.B. this development shall satisfy this requirements as follows

GREEN BUILDING STANDARD	POINTS EARNED	NOTES
Development as a traditional neighborhood planned development (TN-PD) district	0.75	Development is proposed as a block pattern traditional neighborhood
Use central air conditioners that are energy star qualified	0.50	All HVAC's installed on site will be energy star qualified
Use vegetation or vegetated structures to shade HVAC units	0.25	2 shrubs per A/C unit will be shown on the final landscape plans
Orient a minimum of 25 percent of residential dwelling units or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	1.00	270 lots (30%) are oriented east west lots
Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.50	The entire site is designed to drain to an on-site retention pond that will fully recover thought infiltration
Preserve large, non-exotic trees on site (large tree defined as 20 feet or greater in height and 24 inches or greater DBH)	1.00	A minimum of Large trees are being preserved. Please see landscape plans for the tree locations.
Install operable windows to allow for natural ventilation in the event of power failures	0.25	All windows will be operable
TOTAL	4.25	

OPEN SPACE & PARK REQUIREMENT TABLE

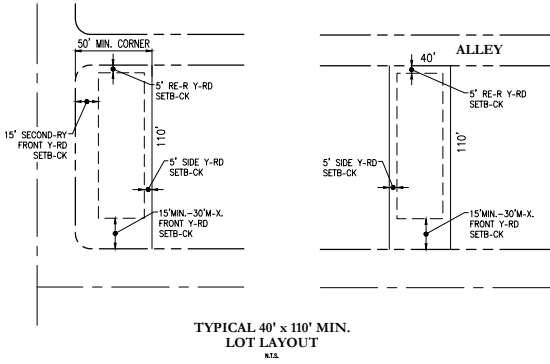
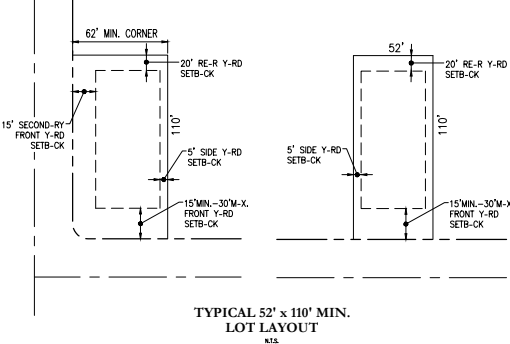
	PHASE-1	PHASE-1A	PHASE-1B	PHASE-2	PHASE-2A	PHASE-2B	PHASE-3B	Grand Total
Neighborhood Acreage	67.72	28.11	25.57	1.84	27.92	14.79	19.80	185.75
REQUIRED	13.54	5.62	5.11	0.37	5.58	2.96	3.96	37.15
PROPOSED	29.21	3.79	3.67	0.30	1.26	0.24	2.27	40.74
Transition Acreage	0.00	3.07	0.07	0.00	0.00	0.00	0.00	3.15
REQUIRED	0.00	0.46	0.01	0.00	0.00	0.00	0.00	0.47
PROPOSED	0.00	0.47	0.07	0.00	0.00	0.00	0.00	0.54
Total Net Acreages	67.72	31.18	25.65	1.84	27.92	14.79	19.80	188.90

- Open Space Requirements
Neighborhood District = 20%
Transition District = 15%
- Open Space and park tracts count towards open space requirements
- Open Space requirements shall be met project wide. Surplus Acreage may carry over and meet future phase requirements.

SITE DATA

Site Information

Parcel I.D. #	11-20-27-0000-00-003 11-20-27-0000-00-013 11-20-27-0000-00-036 11-20-27-0000-00-070
Current Zoning	T - Transition
Current FLU	Mixed Use
Proposed Zoning	Kelly Park Interchange - Mixed Use
Proposed Character District	Neighborhood & Transition
Land Summary (Acres)	
Gross Land Area	205.04 Acres
Neighborhood District	181.28 Acres
Transition District	23.76 Acres
Wetlands (Proposed for Impact)	0.08 Acres
Single-Family	670 Units
Multi-Family	300 Units
Proposed Units	970 Units



TYPICAL LOTS
N.T.S.

STUDENT GENERATION TABLE

KPI District	Units	Type	Generation Rate				Total
			ES	MS	HS		
Neighborhood	651	Single Family	0.178	0.094	0.133		264
Transition	19	Single Family	0.178	0.094	0.133		8
Transition	300	Multi-Family(Non High Rise)	0.141	0.065	0.08		86
Project Total							357

SOURCE: ORANGE COUNTY PUBLIC SCHOOLS STUDENT GENERATION RATES EFFECTIVE JUNE 22, 2021.

NOTES

- LOT AREAS, EASEMENT LINES AND TRACT AREAS ON THE FINAL PLAT MAY VARY FROM THAT SHOWN DUE TO FINAL ENGINEERING DESIGN CRITERIA AND CONSTRAINTS.
- THIS COMMUNITY IS NOT PROPOSED TO BE GATED. ALL RIGHTS OF WAY SHALL BE PUBLIC.
- SINGLE-FAMILY RESIDENTIAL ARCHITECTURE SHALL MEET THE INTENT OF KELLY PARK INTERCHANGE FORM-BASED CODE DEVELOPMENT DESIGN GUIDELINES.
- PARKS SHALL HAVE ADEQUATE LIGHTING ON AUTOMATIC TIMERS WITHOUT PROJECTING A GLARE ONTO ADJACENT PROPERTIES.
- THE PROJECT IS GOVERNED BY CAPACITY ENHANCEMENT AGREEMENT # APK-10-001. ANTICIPATED STUDENT GENERATION IS FOR THE PROPOSED DEVELOPMENT PROGRAM IS PROVIDED IN THE STUDENT GENERATION TABLE BELOW. AN ORANGE COUNTY PUBLIC SCHOOLS (OCPS) FORMAL DETERMINATION OF SCHOOL CAPACITY (APPLICATION ID: CMA-APK-22-002) HAS BEEN SUBMITTED AND IS CURRENTLY UNDER REVIEW.

Key Map:

2 8/28/2023 SUBMIT TO CITY OF APOPKA

1 4/24/2023 REVISED PER CITY COMMENTS

1/06/2023 SUBMIT TO CITY OF APOPKA

NO. DATE: DESCRIPTIONS:

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 21-175

DESIGNED BY: EJR

DRAWN BY: ET

CHECKED BY: EJR

APPROVED BY: MDS

SCALE IN FEET: N.T.S.

Project Name:

CROSSROADS AT
KELLY PARK
PHASE 1A -
SITE
CONSTRUCTION
PLANS

Jurisdiction:

CITY of APOPKA, FL

Sheet Title:

SITE DATA TABLES

Sheet No.:

C1.01

Seal:

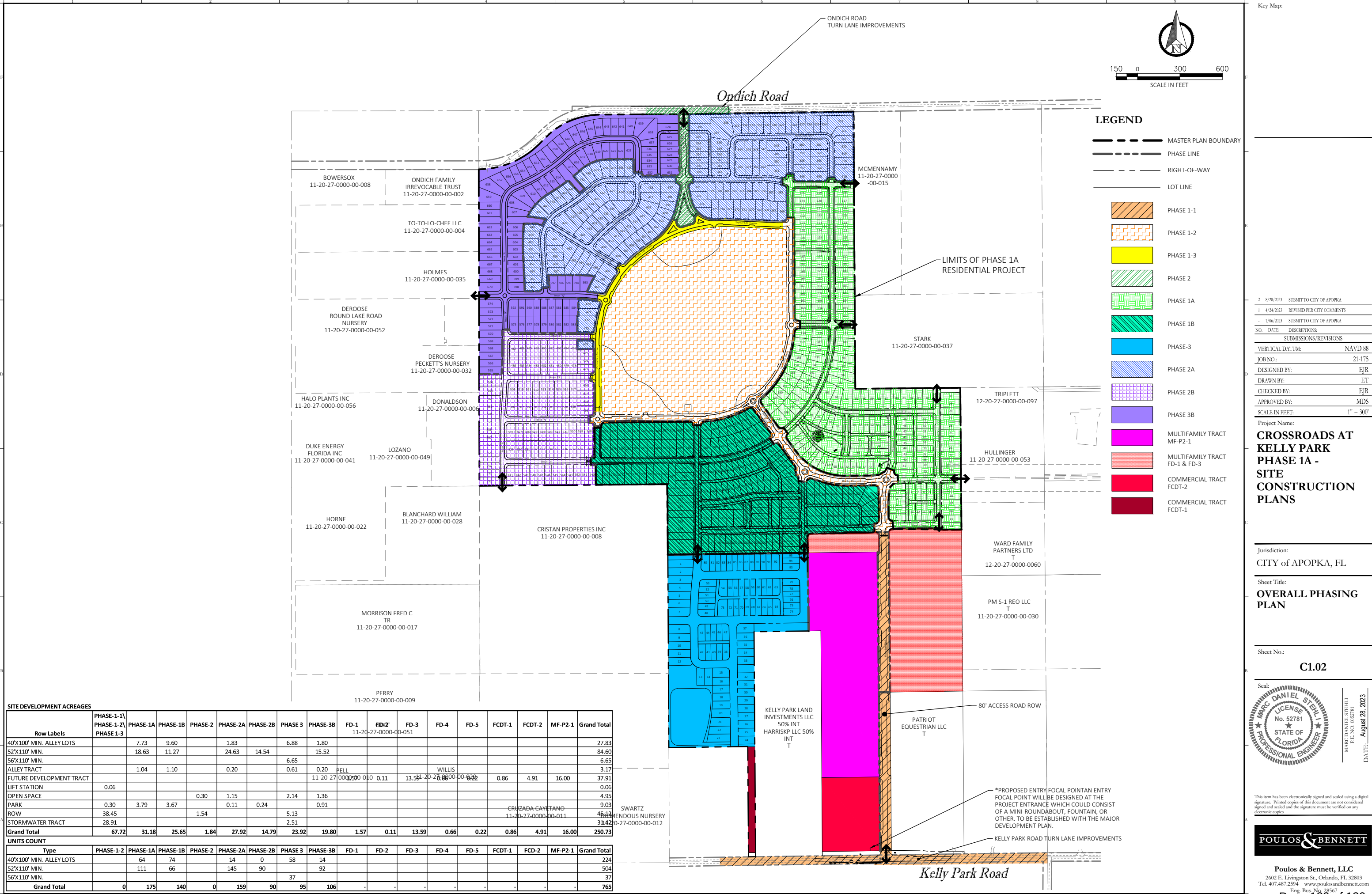


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Eng. Bus. No. 28567

Z:\2021\21-027 GALVIN - KELLY PARK PARCELS\CD\FINAL\CITY\PHASE 1-1A\21-027-PHASE 1-1A-OPP



Key Map:

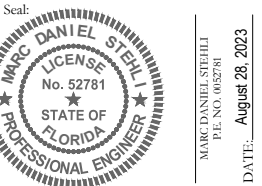
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DRAWN BY:		ET
CHECKED BY:		EJR
APPROVED BY:		MDS
SCALE IN FEET:		1" = 300'

CROSSROADS AT
KELLY PARK
PHASE 1A -
SITE
CONSTRUCTION
PLANS

Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
OVERALL PHASING
PLAN

Sheet No.:
C1.02

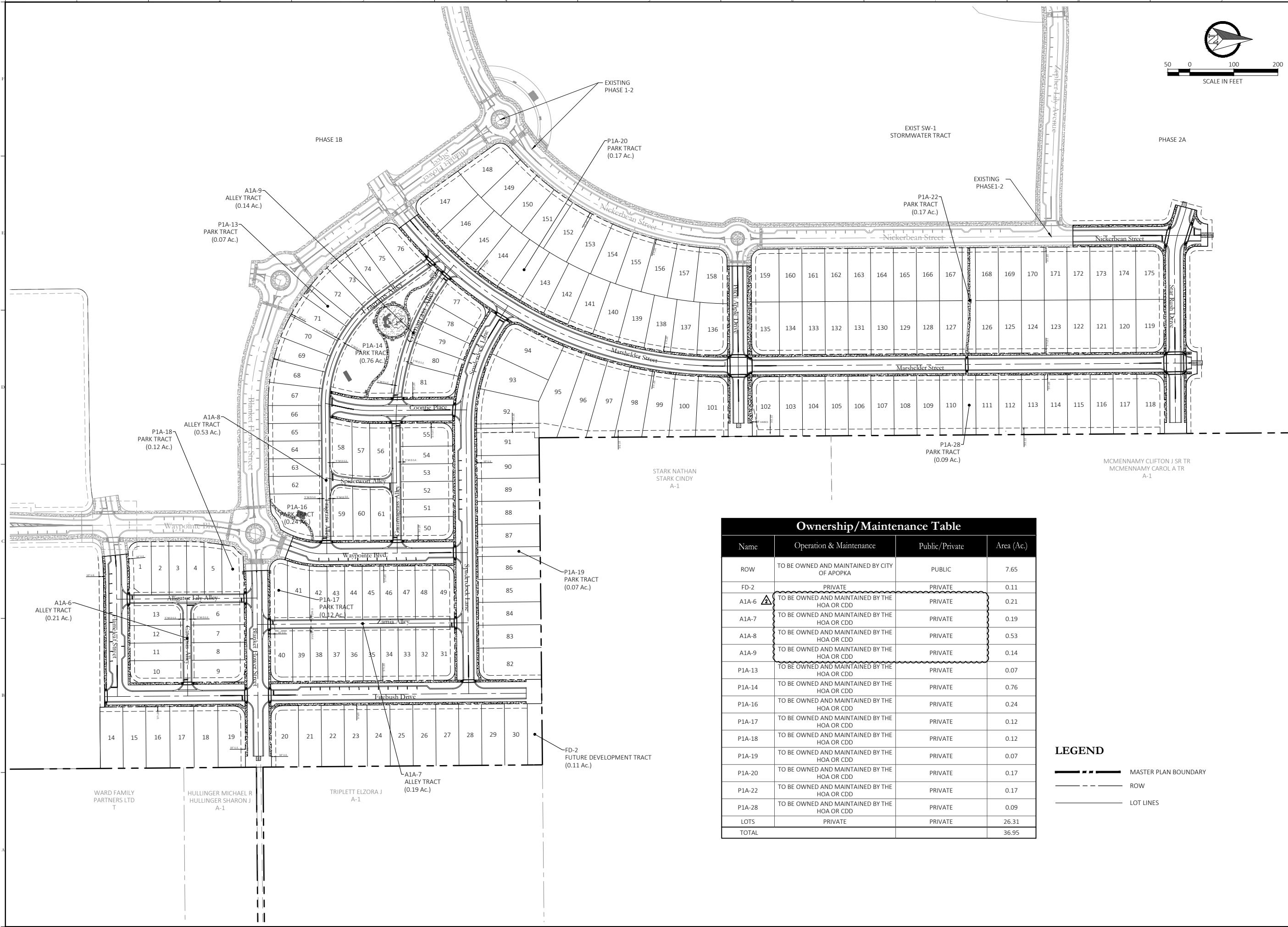


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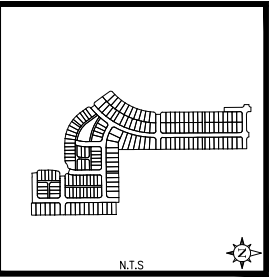


Ownership/Maintenance Table			
Name	Operation & Maintenance	Public/Private	Area (Ac.)
ROW	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA	PUBLIC	7.65
FD-2	PRIVATE	PRIVATE	0.11
A1A-6	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.21
A1A-7	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.19
A1A-8	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.53
A1A-9	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.14
P1A-13	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.07
P1A-14	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.76
P1A-16	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.24
P1A-17	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.12
P1A-18	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.12
P1A-19	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.07
P1A-20	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.17
P1A-22	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.17
P1A-28	TO BE OWNED AND MAINTAINED BY THE HOA OR CDD	PRIVATE	0.09
LOTS	PRIVATE	PRIVATE	26.31
TOTAL			36.95

LEGEND

- MASTER PLAN BOUNDARY
- ROW
- LOT LINES

Key Map:



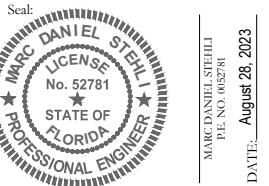
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CROSSROADS AT
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Jurisdiction:
CITY of APOPKA, FL

Sheet Title:
SITE PLAN

Sheet No.:
C2.00



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