APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

December 6, 2023 9:00 AM

Apopka City Hall Council Chambers

REZONING

1. Kelly Park Storage - Rezoning & Master Plan, 4th Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. The Ridge Parcel 9 - Construction Site PLan (CSP), 1st Submittal

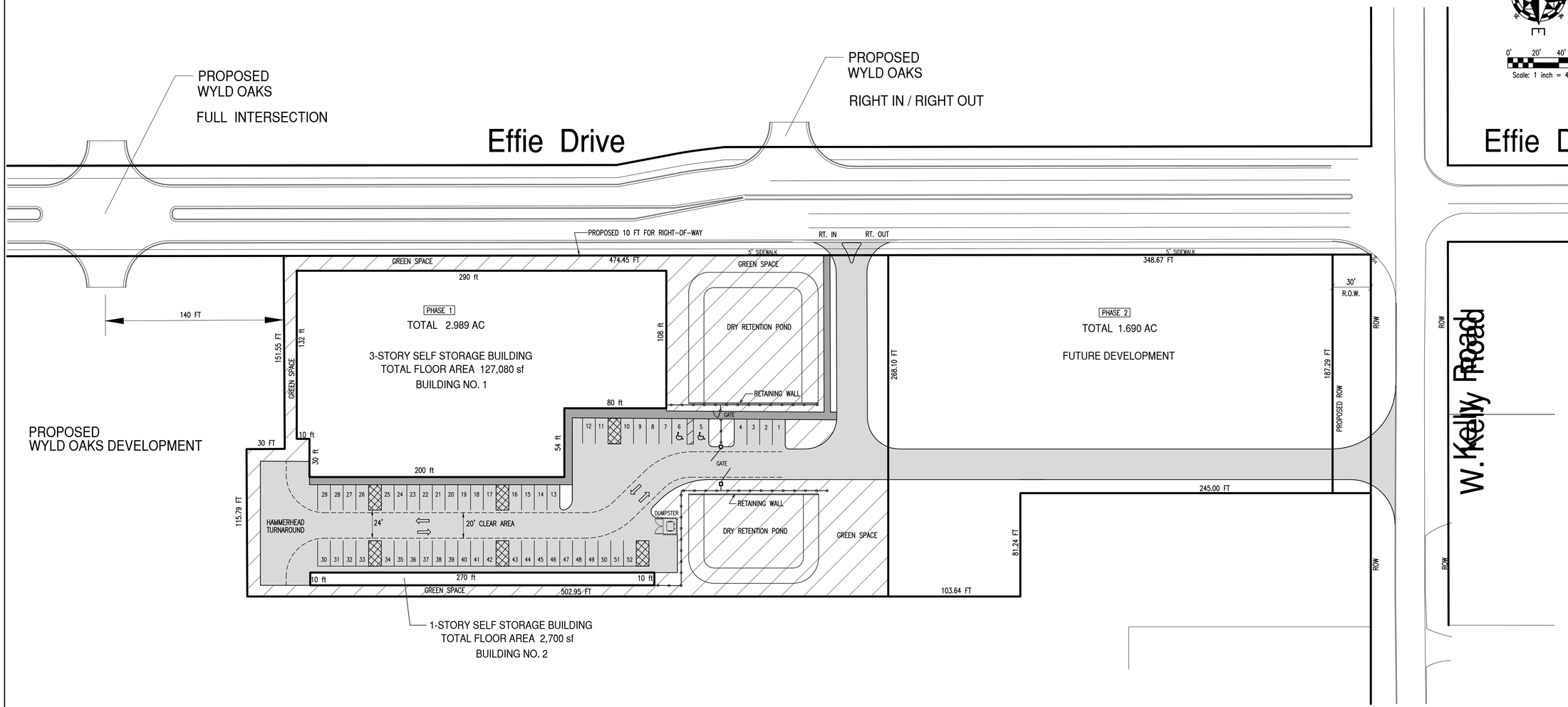
2. The Ridge Parcel 8 Community Park - Construction Site Plan(CSP), 1st Submittal

DISCUSSION

ADJOURNMENT

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

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



PARKING ANALYSIS:

APOPKA PARKING: 1 SPACE PER 1,000 SF + 2 SPACE FOR RESIDENT MANAGER

TOTAL AREA OF BUILDING: 129,780 SF

129,780 sf x 1 space/1000 sf + 2 = 132 parking spaces

COMPARISON OF SELF-STORAGE PARKING NEEDS IN FLORIDA

LOCATION	REQUIRED PARKING SPACES
APOPKA	132
TALLAHASSEE	59
OCALA	52
TAMPA	50
JACKSONVILLE	31
ORANGE COUNTY	30
EUSTIS	27
ORLANDO	3
	384

384/8 = 48

BASED ON THE ABOVE DATA SET, THE MEAN IS 48

NARRATIVE OF PROPOSED USES:

PHASE 1 IS COMPOSED OF TWO (2) BUILDINGS FOR THE SELF-STORAGE FACILITY. BUILDING NO. 1 IS 3-STORY, 127,080 SF AND CLIMATE CONTROLLED. BUILDING NO. 2 IS A 1-STORY, 2,700 SF WITHOUT CLIMATE CONTROL. PARKING CONSISTS OF 48 SPACES AS SHOWN ON THE SITE PLAN. THERE IS A 20 FT WIDE CLEAR AREA FOR FIRE TRUCKS SHOWN ON THE PLAN.

PHASE 2 IS COMPOSED OF A CONVENIENCE STORE WITH GAS PUMPS.

OPEN SPACE 33.7%

PHASE 1
PROPOSED OPEN SPACE

PHASE 1 – TOTAL AREA: 2.989 AC
IMPERVIOUS AREA: 1.982 AC
PERVIOUS AREA: 1.007 AC

OPEN SPACE 1.007 / 2.989 = 33.7%

SITE INFORMATION:

1. DEVELOPMENT SITE — TOTAL LAND AREA: 203,981 SF 4.682 AC
   PROPOSED BLDG. AREA: PHASE 1 – 2.989 AC; PHASE 2 – 1.693 AC
2. ZONING / FLU – CURRENT — A1 / SINGLE FAMILY (ORANGE CO.)
3. ZONING / FLU – PROPOSED — MU-KPI: KELLY PARK INTERCHANGE / MU MIXED USE DISTRICT MIXED USE/INTERCHANGE OVERLAY
4. DEVELOPMENT DENSITY — F.A.R. = MAXIMUM 1.0 , PHASE 1 FAR: 0.99
5. OPEN SPACE, Section Q, KPI — 15% REQUIRED = 0.448 AC, PROVIDED OPEN SPACE = 1.007 AC (33.7%)
6. MAXIMUM FRONT SETBACK FOR BUILDINGS IS 20 FT, MINIMUM SETBACK IS 10 FT
7. THE LIGHTING/PHOTOMETRIC WILL BE ENGINEERED AND DESIGNED AT FINAL CONSTRUCTION PLANS.
8. BUILDING FLOOR AREAS: STORAGE

PHASE 1

BUILDING 1	127,080 SF	STORAGE
BUILDING 2	2,700 SF	STORAGE
TOTAL	129,780 SF	

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ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.H.
PROJECT NO. 22075

DATE	REVISIONS
06.11.23	FIRST MASTER DEVELOPMENT PLAN
07.05.23	SECOND MASTER DEVELOPMENT PLAN
10.23.23	THIRD MASTER DEVELOPMENT PLAN

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD. SUITE 211, WINTER SPRINGS, FLA 32708
PH. (407) 327-7201, FAX (407) 327-0227
Established 1990
cert. of authorization number 8729

MASTER DEVELOPMENT SITE PLAN

Kelly Park Storage

APOPKA, FLORIDA

10.23.23
MASTER DEVELOPMENT PLAN
project no. 22245
sheet number 1 of 2

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GENERAL SITE DATA:

GENERAL:

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

DEVELOPMENT PLAN CHART		
PARCEL ID NUMBER	17-21-28-0000-00-003	
FUTURE LAND USE	LOW DENSITY RESIDENTIAL	
ZONING	PD	
ADJACENT FUTURE LAND USE	NORTH (CITY): RESIDENTIAL LOW	
	EAST (CITY): RESIDENTIAL LOW	
	SOUTH (CITY): RESIDENTIAL LOW	
	WEST (CITY): RESIDENTIAL LOW	
ADJACENT ZONING	NORTH (CITY): RSF-1A (RESIDENTIAL SINGLE FAMILY ESTATE DISTRICT), R1T (RESIDENTIAL TWO-FAMILY DISTRICT)	
	EAST (CITY): RSF-1A, PD	
	SOUTH (CITY): PD	
	WEST (CITY): T	
ACREAGE/SQUARE FOOTAGE	40.54 ac.	
BUILDING HEIGHT (single-family)	PROPOSED: 2 STORIES	MAX: 2 STORIES/35'
NET DENSITY	PROPOSED: 3.3 DU/ac.	MAX: 4.3 DU/ac.
BUILDING SETBACKS (single-family front loaded)	PROPOSED: FRONT: 20'(1) SIDE: 5' REAR: 20'(2) PORCH: 10'	
	REQUIRED: FRONT: 20'(1) SIDE: 5' REAR: 20'(2) PORCH: 10'	
BUILDING SETBACKS (single-family rear loaded)	PROPOSED: FRONT: 15' SIDE: 5' REAR: 20'(3) PORCH: 10'	
	REQUIRED: FRONT: 15' SIDE: 5' REAR: 20'(3) PORCH: 10'	
PARKING SPACES	PROVIDED: 191 (27 DRIVETREET, 82 GARAGE, 82 DRIVEWAY)	
	REQUIRED: 82 (2 SPACES PER DU)	
WAIVER REQUEST	YES: NO: X	
VARIANCE REQUEST	YES: NO: X	
MIN. LOT WIDTH & DEPTH(single-family)	55' x 100' (front loaded) and 32' x 110' (rear loaded)	

NOTES:
(1) SEE SECTION SEC 3.04.06 (10) (a) (1) FOR FRONT LOADED GARAGE DOORS SETBACKS.
(2) MIN. 20' BUILDING SETBACK ASSUMES NO ALLEY. THE MIN. REAR BUILDING SETBACK FOR ALLEYS IS 5'. GARAGES WITH DIRECT ACCESS FROM AN ALLEY SHALL BE SET BACK WITH A MINIMUM OF 22 FEET FROM THE PROPERTY LINE. SEC 3.04.06 (10) (a) (3).
(3) MIN. 3' REAR PRIMARY STRUCTURE SETBACK WITH DETACHED GARAGE.
(4) MINIMUM LIVING AREA IS DEFINED AS HEATED AND COOLED AREA OF HOUSE, NOT INCLUDING GARAGES OR OTHER STRUCTURES
(5) CORNER SIDE SETBACK IS 15' FOR SINGLE FAMILY LOTS AND 10' FOR TOWNHOME LOTS

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

MISCELLANEOUS:

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

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

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

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

FIRE:
1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 5th EDITION (2012).
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2012 EDITION, FFPC 5TH EDITION (2012).
3. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SQUARE FEET OR LESS: 1,000 GPM; HOMES EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 & 101, 2012 EDITION, FFPC 5TH EDITION (2012). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET, BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA1, 2012 EDITION, FFPC 5TH EDITION (2012).
4. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.

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

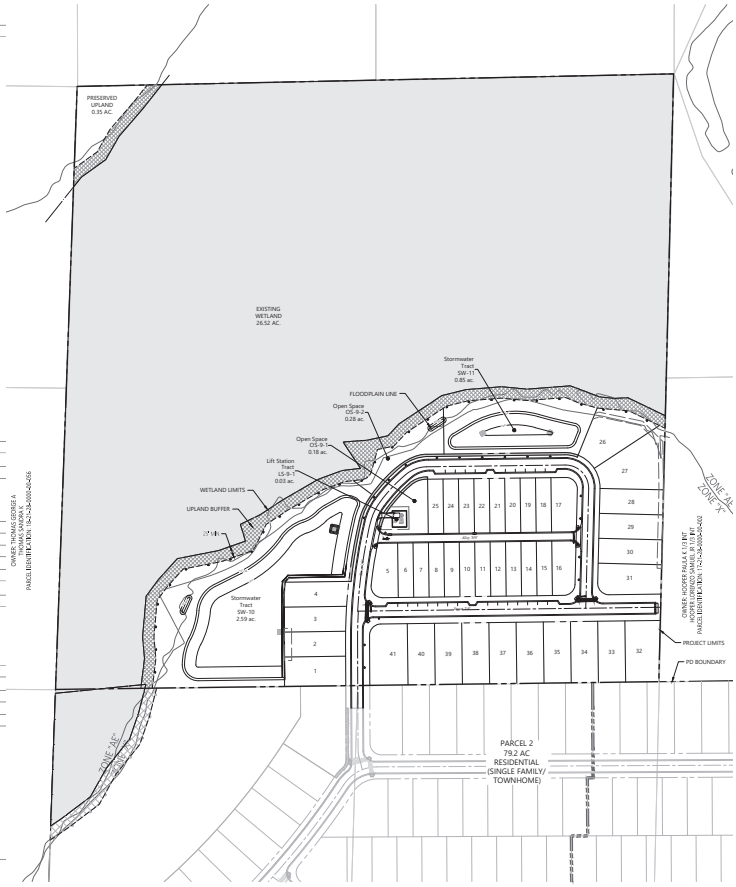
LANDSCAPE:
1. LANDSCAPING STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL ADHERE TO SECTION 5.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

OWNERSHIP/MAINTENANCE:

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

PUBLIC OPEN SPACE CALCULATIONS:
20% REQUIRED PUBLIC OPEN SPACE HAS BEEN ACCOUNTED FOR WITHIN THE POND TRACKS, BUFFERS, AND GREEN SPACE

TOTAL DEVELOPABLE ACRES	REQUIRED (20%) ACRES	OPEN SPACE ACRES	
12.57	2.514	OPEN SPACE	0.46 ac.
		STORMWATER TRACT (SW-9-10)	2.39 ac.
		STORMWATER TRACT (SW-8-11)	0.85 ac.
		TOTAL	3.90 ac.



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

LEGEND
PROPERTY BOUNDARY
WETLAND
UPLAND BUFFER

The Ridge PD Parcel 9

Apopka, Florida

No.	Revision	Date	Appvd

Designed by JRH Checked by JRH
Issued for Construction Site Plan Date Nov. 06, 2023
Vertical Datum NAVD 1988

Master Site Plan & Site Data

Vertical Datum NAVD 1988
Drawing Number C1.05
Sheet of
Project Number 63534.02

JAMES R. HOFFMAN LICENSE NO. 75623 STATE OF FLORIDA PROFESSIONAL ENGINEER

James R. Hoffman, P.E.
P.E.# 75623
DATE: Nov. 06, 2023

This item has been electronically signed and sealed by James R. Hoffman, P.E. on Nov. 6, 2023 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Saved: Wednesday, November 1, 2023 1:30:31 PM JFISHER Plotted: Monday, November 6, 2023 2:01:03 PM Jordan Fisher

SHEET INDEX

SHEET NO.	SHEET TITLE	SUBMISSION / REVISION 11/03/23 - FOR CONSTRUCTION
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HS-101	HARDSCAPE NOTES & SPECIFICATIONS	
HS-200	GRADING PLAN	
HS-201	GRADING PLAN	
HS-202	GRADING PLAN	
HS-203	GRADING PLAN	
HS-204	GRADING PLAN	
HS-205	GRADING PLAN	
HS-206	GRADING PLAN	
HS-207	GRADING PLAN	
HS-300	NORTHING/EASTING POINT SCHEDULE	
HS-301	LAYOUT PLAN	
HS-302	LAYOUT PLAN	
HS-303	LAYOUT PLAN	
HS-304	LAYOUT PLAN	
HS-305	LAYOUT PLAN	
HS-306	LAYOUT PLAN	
HS-307	LAYOUT PLAN	
HS-400	HARDSCAPE SCHEDULES	
HS-401	HARDSCAPE PLAN	
HS-402	HARDSCAPE PLAN	
HS-403	HARDSCAPE PLAN	
HS-404	HARDSCAPE PLAN	
HS-405	HARDSCAPE PLAN	
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HS-407	HARDSCAPE PLAN	
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HS-660	HARDSCAPE DETAILS	
HS-661	HARDSCAPE DETAILS	
HS-662	HARDSCAPE DETAILS	
LS-100	OVERALL LANDSCAPE SITE PLAN	
LS-101	LANDSCAPE NOTES & SPECIFICATIONS	
LS-102	LANDSCAPE NOTES & SPECIFICATIONS	
LS-150	TREE PRESERVATION PLAN	
LS-201	LANDSCAPE PLANTING PLAN	
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LS-701	IRRIGATION LEGEND AND NOTES - PARK	
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LS-801	IRRIGATION PLAN - PARK	
LS-802	IRRIGATION PLAN - PARK	
LS-803	IRRIGATION PLAN - PARK	
LS-804	IRRIGATION PLAN - PARK	
LS-805	IRRIGATION PLAN - PARK	
LS-806	IRRIGATION PLAN - PARK	
LS-807	IRRIGATION PLAN - PARK	
LS-808	IRRIGATION PLAN - PARK	
LS-809	IRRIGATION PLAN - STREET A	
LS-810	IRRIGATION PLAN - STREET A	
LS-811	IRRIGATION PLAN - STREET A	
LS-812	IRRIGATION PLAN - STREET A	
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LS-901	IRRIGATION DETAILS	
LS-901.2	IRRIGATION DETAILS	
LS-902	IRRIGATION DETAILS	

SHEET NO.	SHEET TITLE	SUBMISSION / REVISION

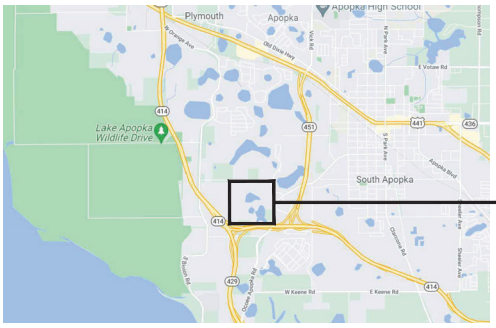
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A CLEAN, CURRENT SET OF DOCUMENTS ON-SITE AT ALL TIMES. DRAWINGS ARE TO BE MADE AVAILABLE FOR REVIEW BY THE OWNER, DESIGN TEAM AND AGENCY INSPECTORS.

LANDSCAPE ARCHITECTURAL DOCUMENTS FOR:

THE RIDGE PD-PARCEL 8
BRONSON COMMUNITY PARK AT THE RIDGE

CITY OF APOPKA, FLORIDA

FOR CONSTRUCTION
11/03/23



LOCATION MAP
N.T.S.

NORTH

CLIENT / DEVELOPER
CENTERLINE CAPITAL
15481 SW 12TH STREET, SUITE 309
SUNRISE, FL 33326

PROJECT TEAM

LANDSCAPE ARCHITECT
PERRY-BECKER DESIGN
3657 MAGUIRE BLVD., SUITE 150
ORLANDO, FLORIDA 32803
TEL.: 407-960-4850

IRRIGATION DESIGNER
CRAWFORD IRRIGATION
119 HARDIN PLACE
EDGEWATER, FL 32132
TEL.: 386-424-0027

CIVIL ENGINEER
VHB
225 EAST ROBINSON STREET, SUITE 300
ORLANDO, FLORIDA 32801
TEL.: 407-893-4796

ARCHITECT
TRENTON ARCHITECTS, LLC.
1142 SWEET HEATHER LANE
APOPKA, FL. 32712
TEL.: 407-886-6486

3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone: 407.960.4850 | Fax: 407.960.4851
www.perry-becker.com | L.A. Bus. No.: LA 0001536

PROJECT NAME:
THE RIDGE PD PARCEL 8

BRONSON COMMUNITY PARK
CITY OF APOPKA, FLORIDA

SHEET TITLE:
COVER SHEET

SCALE IN FEET: N/A

CONSULTANT:

JOB NO.:	1106.21A
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
11/03/2023	ISSUE FOR PERMIT

KEY	DATE	REVISION

SEAL:
Digitally signed by David Perry
Date: 2023.11.07 13:49:08 -05'00'
David Perry / ELA
L.A. NO. 1538
DATE: 11/03/2023

SHEET NO.:
CS

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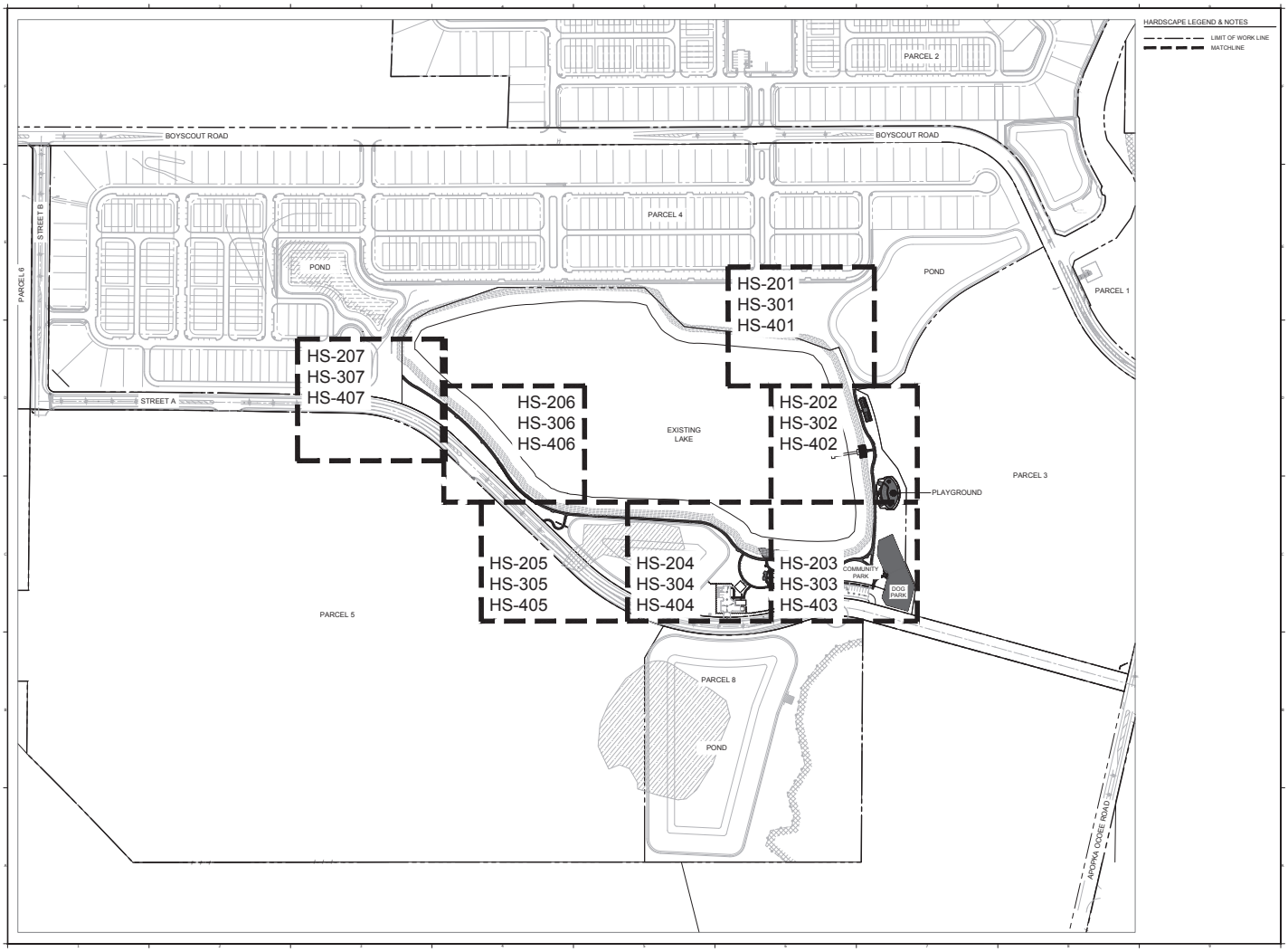

PERRY | BECKER
LANDSCAPE ARCHITECTURE | PLANNING

PROJECT NAME:
THE RIDGE PD
PARCEL 8

BRONSON COMMUNITY PARK
CITY OF APOPKA, FLORIDA

SHEET TITLE:
OVERALL HARDSCAPE SITE PLAN

SCALE IN FEET: 1" = 250'-0"

0 125' 250' 500'

CONSULTANT:

JOB NO.:	1106.21A
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
11/03/2023	ISSUE FOR PERMIT

KEY	DATE	REVISION

SEAL:

DAVID ALLEN PERRY
LA 1538
STATE OF
FLORIDA

David Perry / SLA
L.A. NO. 1538

DATE: 11/03/2023

SHEET NO.:
HS-100

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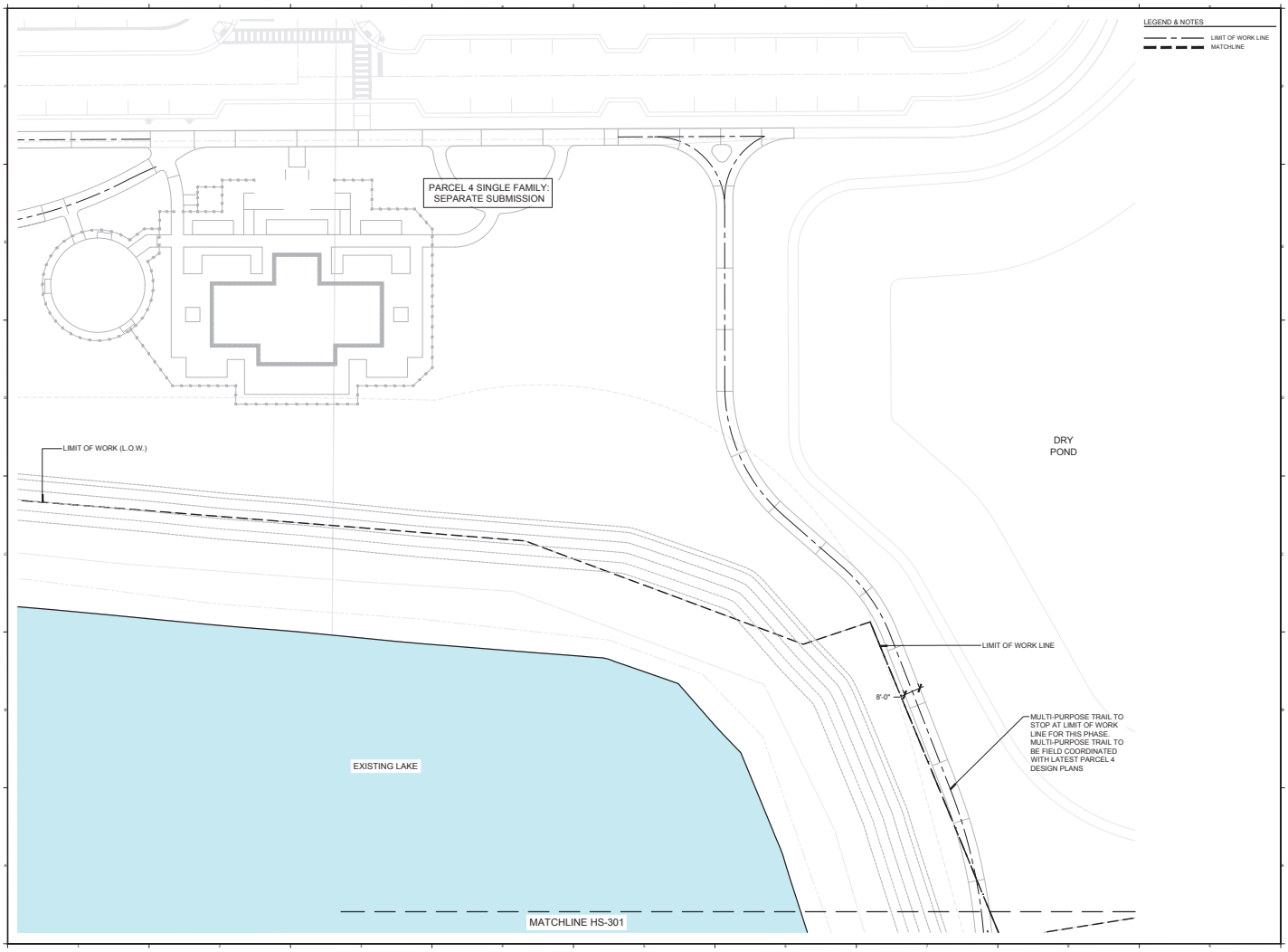

PERRY BECKER
1617 Maguire Blvd., Suite 100, Orlando, Florida 32803
Phone 1 407. 960. 4852, Fax 1 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

PROJECT NAME:

THE RIDGE PD PARCEL 8

BRONSON COMMUNITY PARK

CITY OF APOPKA, FLORIDA

SHEET TITLE:

LAYOUT PLAN

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

0 10' 20' 30'

CONSULTANT:

JOB NO.:	1106.21A
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
11/03/2023	ISSUE FOR PERMIT

REV	DATE	REVISION

SEAL:

REGISTERED LANDSCAPE ARCHITECT DAVID ALLEN PERRY LA 1538 STATE OF FLORIDA

David Perry / RLA
L.A. NO. 1538

DATE: 11/03/2023

SHEET NO.:

HS-301

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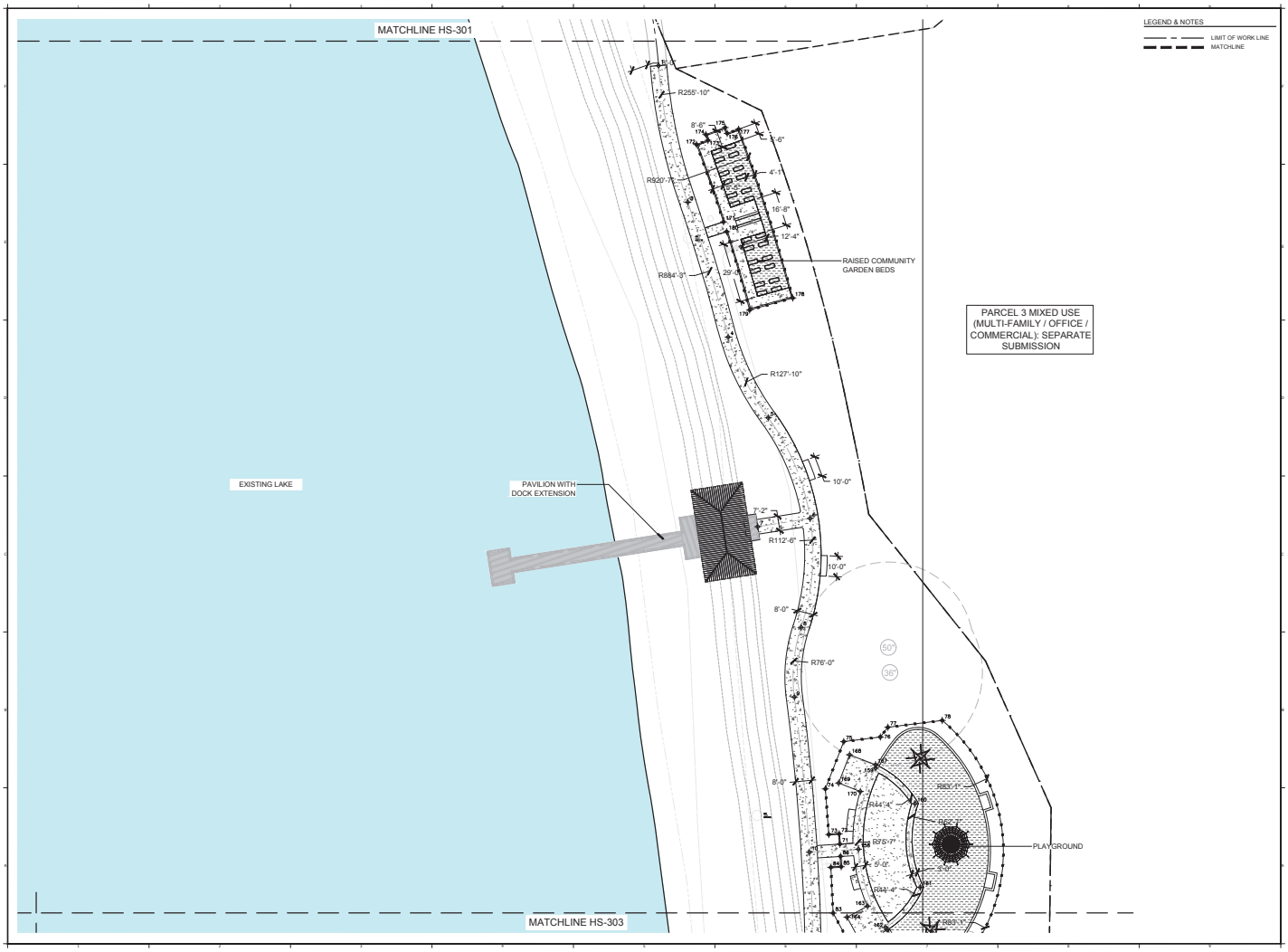

PROJECT NAME:
THE RIDGE PD PARCEL 8

BRONSON COMMUNITY PARK
CITY OF APOPKA, FLORIDA

SHEET TITLE:
LAYOUT PLAN

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

CONSULTANT:

JOB NO.:	1106.21A
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
11/03/2023	ISSUE FOR PERMIT

KEY	DATE	REVISION

SEAL:
LA 1538 STATE OF FLORIDA
David Perry / SLA
LA. NO. 1538
DATE: 11/03/2023

SHEET NO.:
HS-302

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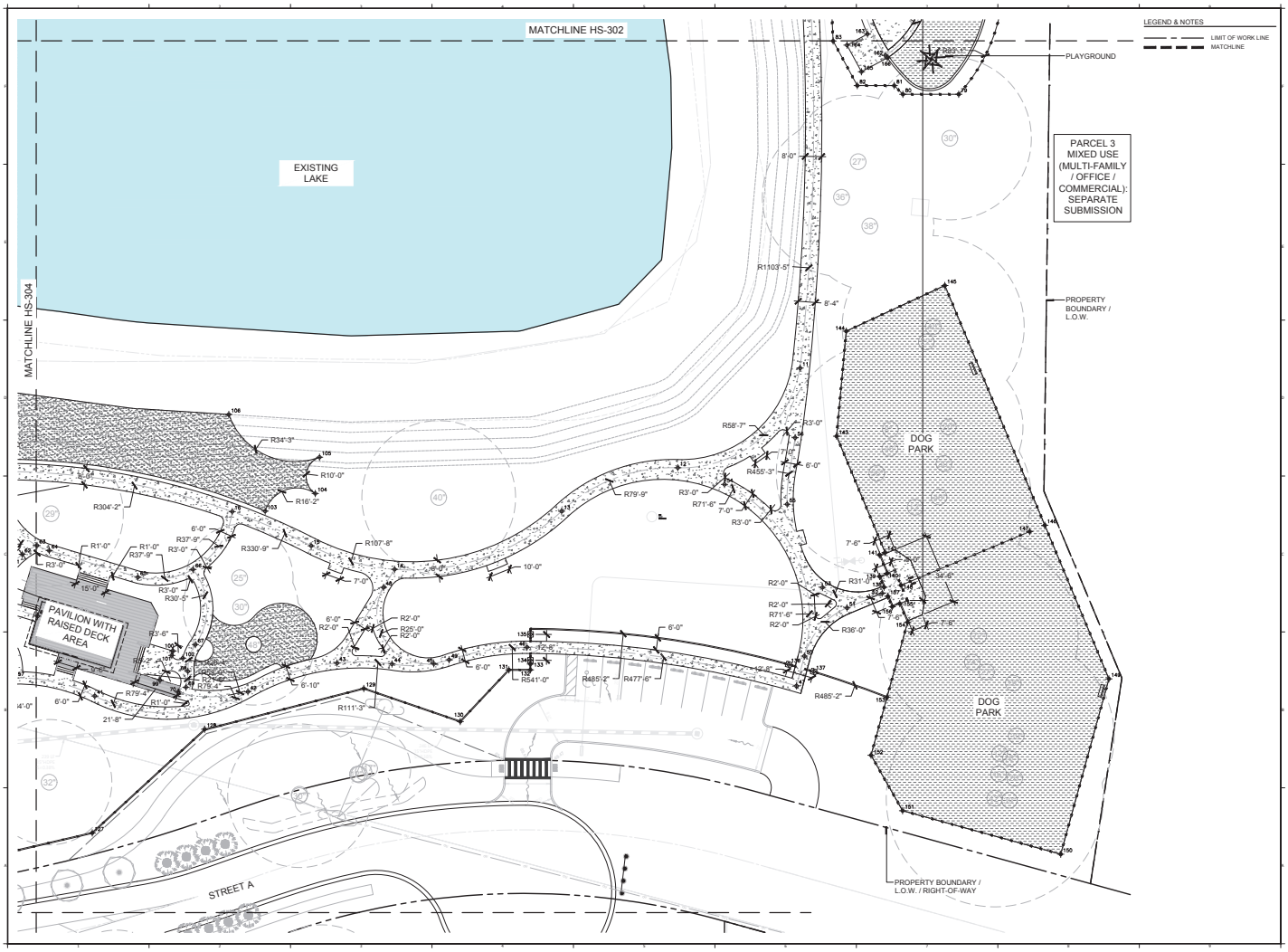

PERRY BECKER

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www.perry-becker.com L.A. Bus. No.:LA 0001038

PROJECT NAME:

THE RIDGE PD PARCEL 8

BRONSON COMMUNITY PARK
CITY OF APOPKA, FLORIDA

SHEET TITLE:
LAYOUT PLAN

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

0 10' 20' 30'

CONSULTANT:

JOB NO.:	1106.21A
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
11/03/2023	ISSUE FOR PERMIT

REV	DATE	REVISION

SEAL:

REGISTERED LANDSCAPE ARCHITECT
DAVID ALLEN PERRY
LA 1538
STATE OF FLORIDA

David Perry / RLA
L.A. NO. 1538

DATE: 11/03/2023

SHEET NO.:

HS-303

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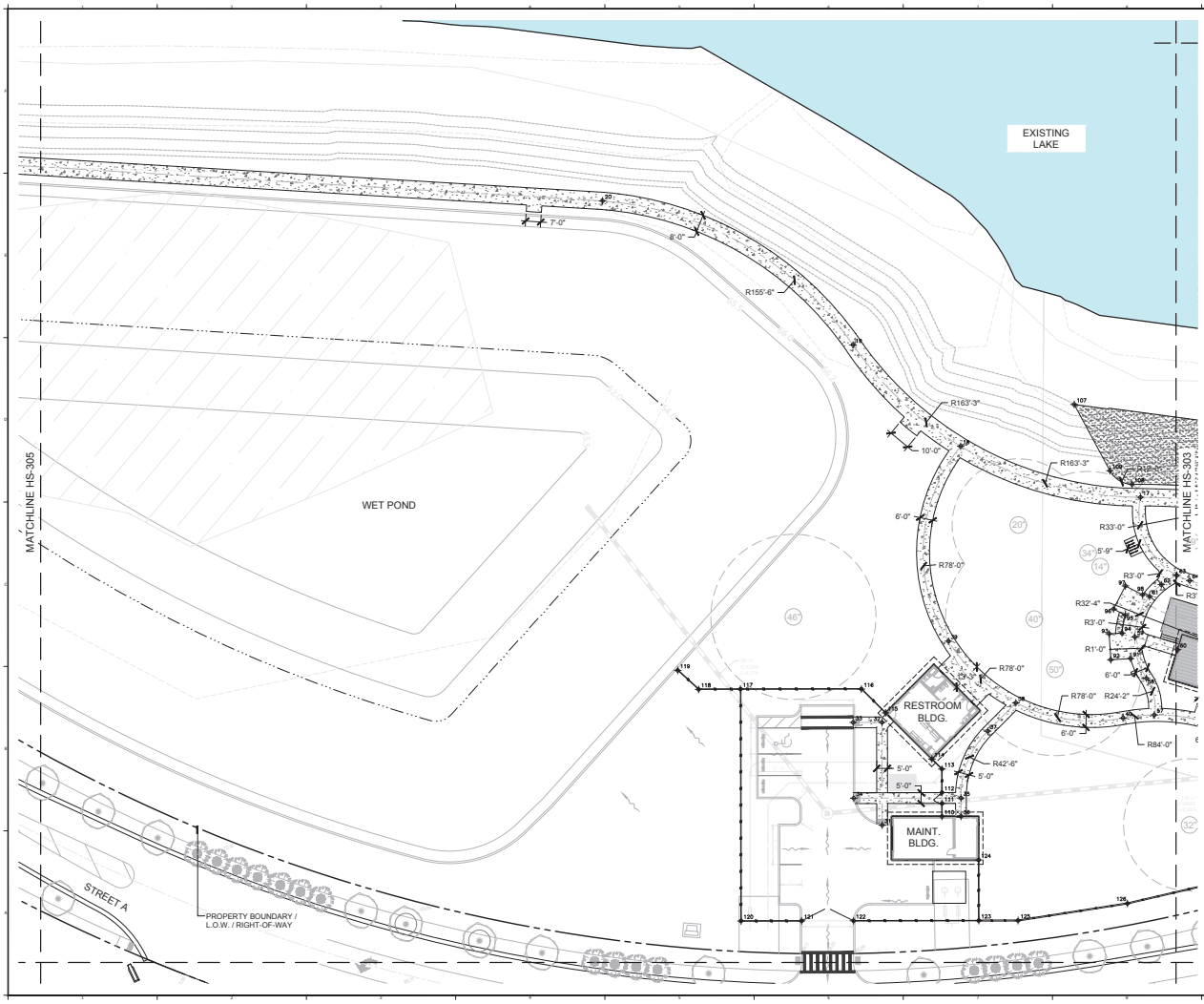

LEGEND & NOTES

LIMIT OF WORK LINE

MATCHLINE

PERRY BECKER

1617 Regent Blvd., Suite 150, Orlando, Florida 32801
Phone 1 407. 960. 4852, Fax 1 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001038

PROJECT NAME:

THE RIDGE PD PARCEL 8

BRONSON COMMUNITY PARK

CITY OF APOPKA, FLORIDA

SHEET TITLE:

LAYOUT PLAN

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

0 10' 20' 30'

CONSULTANT:

JOB NO.:	1106.21A
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
11/03/2023	ISSUE FOR PERMIT

REV	DATE	REVISION

SEAL:

REGISTERED LANDSCAPE ARCHITECT
DAVID ALLEN PERRY
LA 1538
STATE OF FLORIDA

David Perry / RLA
L.A. NO. 1538

DATE: 11/03/2023

SHEET NO.:

HS-304

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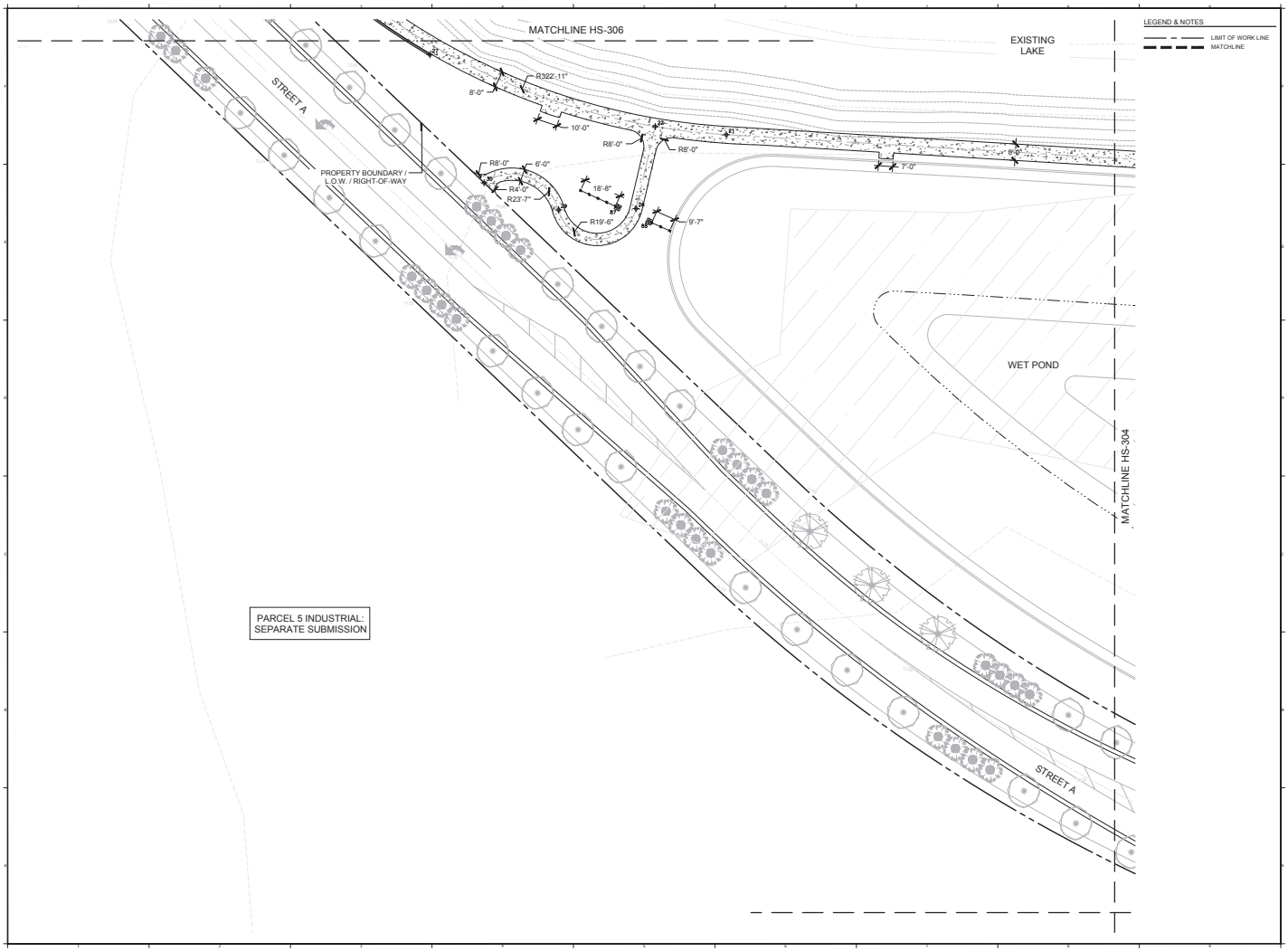

PERRY BECKER

1657 Regatta Blvd., Suite 100, Orlando, Florida 32803
Phone 1 407. 960. 4852, Fax 1 407. 960. 4851
www.perry-becker.com L.A. Bus. No.:LA 0001538

PROJECT NAME:

THE RIDGE PD PARCEL 8

BRONSON COMMUNITY PARK
CITY OF APOPKA, FLORIDA

SHEET TITLE:

LAYOUT PLAN

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

0 10' 20' 30'

CONSULTANT:

JOB NO.:	1106.21A
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
11/03/2023	ISSUE FOR PERMIT

REV	DATE	REVISION

SEAL:

REGISTERED LANDSCAPE ARCHITECT
DAVID ALLEN PERRY
LA 1538
STATE OF FLORIDA

David Perry / RLA
L.A. NO. 1538

DATE: 11/03/2023

SHEET NO.:

HS-305

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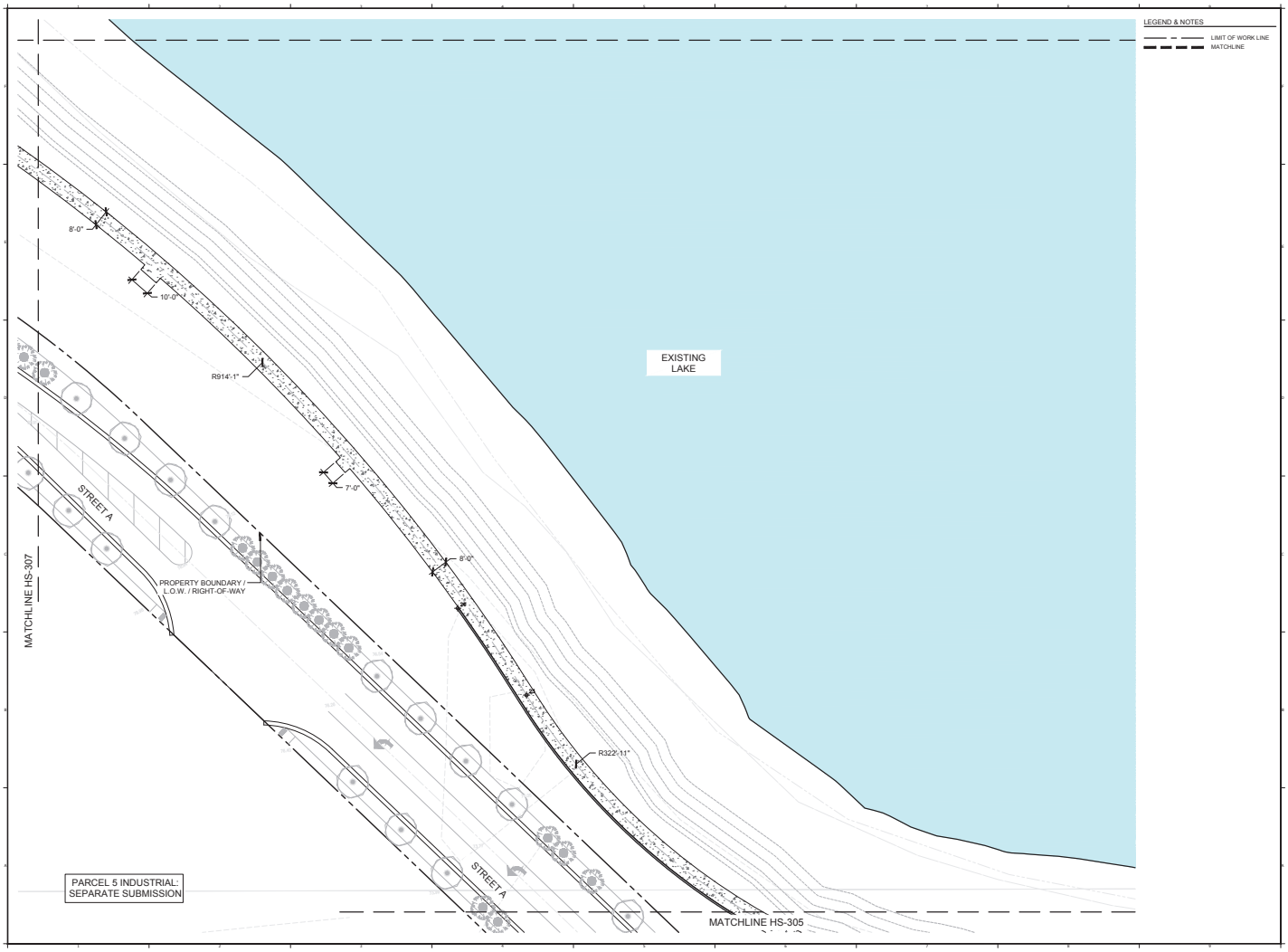

PROJECT NAME:
THE RIDGE PD PARCEL 8

BRONSON COMMUNITY PARK
CITY OF APOPKA, FLORIDA

SHEET TITLE:
LAYOUT PLAN

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

0 10' 20' 30'

CONSULTANT:

JOB NO.:	1106.21A
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
11/03/2023	ISSUE FOR PERMIT

KEY	DATE	REVISION
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SEAL:

DAVID ALLEN PERRY
LA 1538
STATE OF FLORIDA
LANDSCAPE ARCHITECT

David Perry / SLA
LA. NO. 1538

DATE: 11/03/2023

SHEET NO.:
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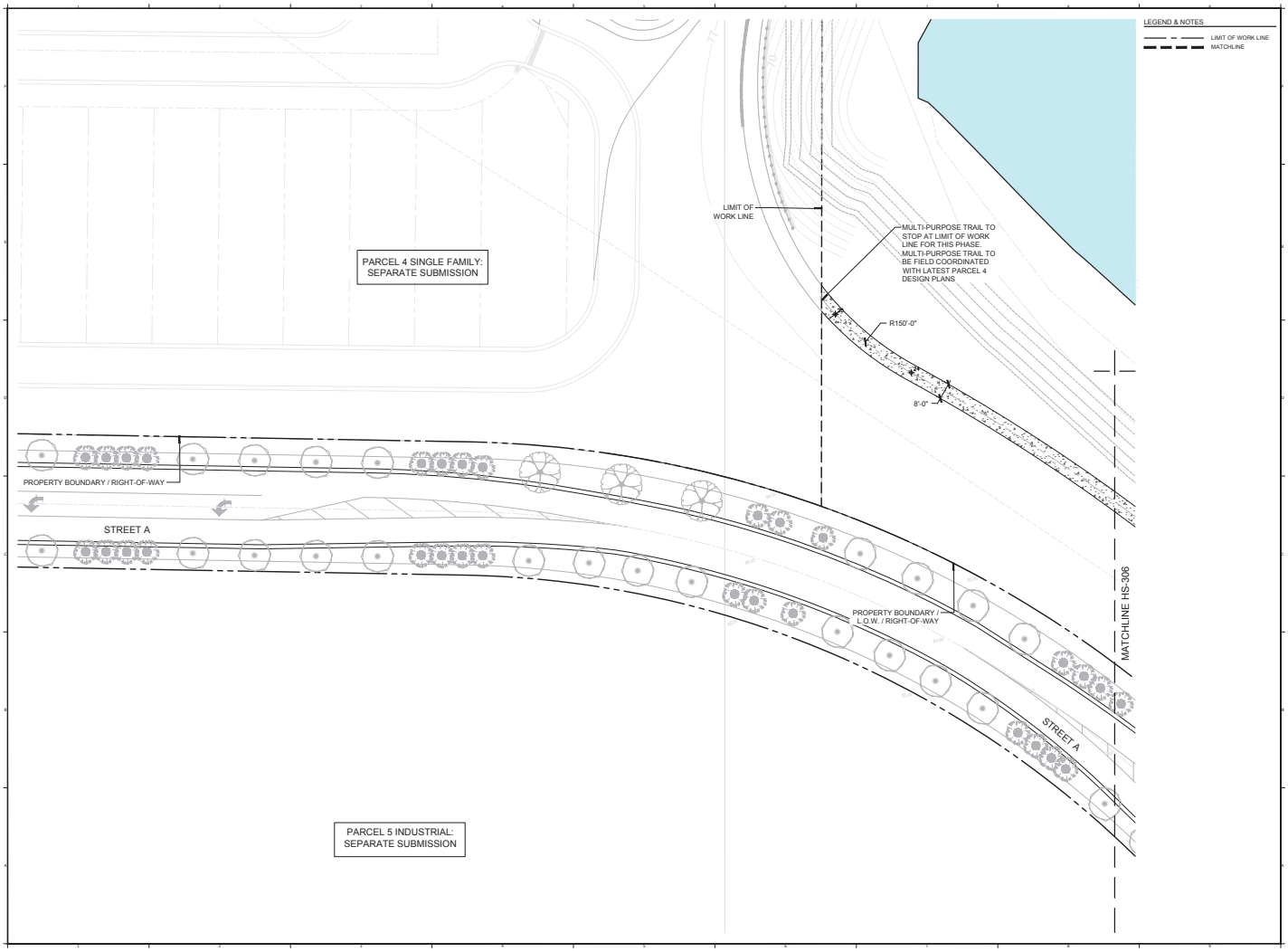

PROJECT NAME:
THE RIDGE PD PARCEL 8

BRONSON COMMUNITY PARK
CITY OF APOPKA, FLORIDA

SHEET TITLE:
LAYOUT PLAN

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

0 10' 20' 30'

CONSULTANT:

JOB NO.:	1106.21A
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
11/03/2023	ISSUE FOR PERMIT

KEY	DATE	REVISION
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David Perry / SLA
L.A. NO. 1538

DATE: 11/03/2023

SHEET NO.:
HS-307

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