APOPKA PLANNING COMMISSION AGENDA

January 9, 2024 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT: https://www.youtube.com/CityofApopkaFL

CALL TO ORDER

OPENING AND INVOCATION

ELECTION OF OFFICERS

1. Chairperson
   Vice-Chairperson

APPROVAL OF MINUTES

1. Meeting Minutes from November 14, 2023

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

PUBLIC HEARING

1. Quasi-Judicial - Ordinance Number 3041 - Change of Zoning - 135 Hermit Smith Road - request for continuance to February 13, 2024

2. Quasi-Judicial - Special Exception - Semoran Self Storage

SITE PLANS

1. Quasi-Judicial - Kelly Industrial Park - Major Development Plan

OLD BUSINESS

NEW BUSINESS

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 Planning Commission 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 Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning Commission 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 Planning Commission 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.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON NOVEMBER 14, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: William Gusler, Howard Washington, Wes Dumey, Robert Ryan, and Eric Mock.

ABSENT: Butch Stanley, Mary Norwood and Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, Bobby Howell – Planning Manager, Jean Sanchez – Senior Project Coordinator/Planner, Andrew Hand – City Attorney (Cliff Sheppard's Office), Kelly Robertson – IT Content Administrator and Erin Arnold – Administrative Assistant.

OTHERS PRESENT: Jonathan Huels, Erik Halverson, Kelley Butcher, Albert McKimmie, Luke Classon, Neil Klaproth and Marco Bisi.

OPENING AND INVOCATION: Chairperson Gusler called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

PUBLIC COMMENT: Chairperson Gusler asked if anyone from the public wished to speak on a matter that is not on the agenda.

Albert McKimmie, 3603 Golden Gem Road, asked if it is incumbent on the city to advise residents prior to a meeting so that there can be people present at public comment. He believes that there may be an item on tonight's agenda that doesn't fulfill the obligations of the 14 days prior notification. The item is Ordinance Number 3038.

Mr. Hitt responded that the mailers were sent out on October 27th and the signs were posted in front on October 26th.

Chairperson Gusler closed the public comment period.

APPROVAL OF MINUTES: No minutes available to be approved at this meeting.

LEGISLATIVE – SMALL SCALE FUTURE LAND USE AMENDMENT – 1700 W KEENE ROAD

Chairperson Gusler read the item description.

Staff Presentation: Bobby Howell stated that items number one and two, the applicant requested a continuance to a date certain of December 12th, 2023.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Wes Dumey made a motion to postpone these items to the December 12, 2023 date. Motion seconded by Robert Ryan. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, and Eric Mock (5-0).

LEGISLATIVE – REZONING – 1700 W KEENE ROAD

MOTION: Eric Mock made a motion to postpone these items to the December 12, 2023 date. Motion seconded by Howard Washington. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, and Eric Mock (5-0).

ORDINANCE NUMBER 3032 – SMALL SCALE FUTURE LAND USE AMENDMENT – SNP PROPERTIES

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report and answered questions.

Commissioner Washington asked staff if they had any idea on how the owner may want to use this property after it is changed to mixed use.

Jean responded that in a cursory conversation that they are wanting to do some sort of medical mixed use that might also involve a restaurant but she wasn't sure if that was still the case.

Commissioner Dumey asked staff if any of the adjoining property owners contacted the city to express their opinions.

Jean responded that staff hasn't received any feedback from the community.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Eric Mock made a motion to find the proposed Plymouth Sorrento Apartments – Change of Zoning, from T (Transitional) and C-C- to PD (Planned Development), and its accompanying Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast William Gusler, Howard Washington and Eric Mock. Nay votes were cast by Wes Dumey and Robert Ryan (3-2).

ORDINANCE NUMBER 3038 – PD (PLANNED DEVELOPMENT) REZONING AND MASTER PLAN – PLYMOUTH SORRENTO APARTMENTS

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report and answered questions.

Commissioner Dumey asked what has changed since the last time this item was presented.

Jonathan Huels with Lowndes Law Firm 215 N Eola Drive Orlando, FL 32801, represents the owners and stated that what came before the commission in May was the comprehensive plan amendment which

they were seeking to go to high density residential 25. Mr. Huels continued with his planned presentation. Today they are seeking a plan development zoning. Originally, they were proposed to do a straight zoning designation but thought that was a better zoning designation for the project because of the community interest. It will lock in exactly what is going to be developed there through the PD process.

Commissioner Washington stated that he was happy to see the entrance at the intersection of 441 & 429. He also appreciates the traffic study that was presented so they can see the numbers relative to traffic on Plymouth Sorrento Road. The activity coming out of the project is much less which makes it much better for it to merge in with existing traffic.

Commissioner Ryan asked about the median and if it was raised or painted. The applicant responded that they are just going to be painted. Commissioner Ryan then mentioned that the ADA accessible parking they have is the bare minimums.

Mr. Hitt commented that this is the PD master plan and that the Construction Site Plan and the Major Development Plan have not been completed. The parking spots need to be as close to the main door as possible but that's part of the Master plan.

Chairperson Gusler opened the meeting for public hearing.

Albert McKimmie, 3603 Golden Gem Road said that back in May this turned out to be quite a contentious issue with a number of resident's present. His concern is to ensure a fair and equitable hearing for both applicant and residents. There are only 3 residents here tonight. He sent a public records request to define when the signage was put out and to supply accurate information. Today he found a new sign directly in front of the property but it hasn't been there for the last couple of weeks and he has been checking almost every day because he was aware this was going to be an issue. He said that the city failed to supply us with public records requests to show building actually received photos of the signage that was put up leaves him with questions.

Kelly Butcher, 761 Plymouth Sorrento Road showed a copy of the notice that was sent out and it is dated November 3rd. She received it on November 6th. She said that as far as the roadway study goes she initiated a traffic study with Orange County. The numbers that the applicant is providing are very much out of date and she doesn't believe they are accurate at all. It's come to her attention that down the street from this development there will be a Senior Living Center that will have nine four story buildings on it. She said that she was in contact with DOT and she submitted a request to deny their access to 441 and Plymouth and Orange Blossom Trail based on the issues that it would have caused.

David Stankiewicz, 982 Dekleva Drive stated that there is so much traffic on that road currently. 260 more cars coming out that way on Plymouth Sorrento Road is going to make it worse. As it is, he can not get out of his subdivision because of all of the traffic. He wants to know where these kids will go to school, where will the police and fire department go to support all of this new housing. He said that he doesn't know why the planning commission is here is the City Council is just going to approve everything. He doesn't feel like it is an appropriate place to put a new four-story apartment building. The traffic that the developer is showing is not anywhere near what he actually sees on a daily basis. He would like for the planning commission to deny this request.

Commissioner Dumey responded by saying that we are a recommending authority to the City Council and they have the ultimate authority whether to approve or deny anything. He recalls the discussion in May and they made a recommendation to deny the project but they will give it a fair look tonight and that is all they can do. One of his concerns is that people don't come to these meetings because they weren't aware of them, but then they go blow up at City Council.

Jonathan Huels stated that this project got noticed twice. Once on October 27th by certified mail and has to provide that information to city staff. That notice said that tonight's meeting (November 14th) was going to be a first reading at City Council and then the second reading would be on December 20th. The December 20th meeting was cancelled and so staff asked them to re-notice it and change the second reading date to the first meeting in January. That notice was sent out on November 3rd. This project was double noticed. The city provided the addresses for who gets noticed and it is a 300-foot radius. The applicant has to print out all of the notices and put them in envelopes and get them certified mailed. They then have to get those receipts and provide them to the city as evidence. The applicant also has to post the property as well.

Mr. Huels also mentioned that this property is not unentitled property. It had a commercial zoning future land use and it was ready to it just hadn't happened yet. He thinks what has been an important component for this project and possibly the best outcome for this property when it is actually developed into a use because it's infill is right where City policy says they want development to happen, is the second access point that is being offered. If someone comes forward with a different project, commercial or under SB 102 the Live Local Act, that negotiation is short circuited and you're dealing with a project that's going to have a solo access point on Plymouth Sorrento Road. This project can be the best outcome possible for that traffic volume like the diversion that going to occur with people using that signalized access at Orange Avenue.

Commissioner Ryan inquired about the speed limit on Plymouth Sorrento. A response of 45 mph was given from a citizen. He asked if that road would be turned into 4 lanes because that road doesn't provide adequate infrastructure.

Mr. Hitt said that it would not be turned into a 4-lane road but we are requiring the right and left turn lanes at this stage.

Mr. Huels said that part of this project is dedicating right of way for no charge to the city so eventually when that road is turned over there's satisfactory right of way available to make the road widening.

Commissioner Mock asked for clarification on why the project was referred to Tallahassee after City Council.

Mr. Huels said that part of the comp plan amendment requires a transmit to the state for review and what occurs there is a multi-departmental review, like FDOT, FDEP, DEO looks at it and can make comments to where changes may have to occur before that project can go forward and be adopted. There were no comments so it came back to City Council and was adopted.

Commissioner Mock stated that the current zoning is transitional and C-C so right now with no need to be reviewed by the planning council, any developer could come and meet the current zoning and present plans and could be approved immediately.

Mr. Huels responded that depended on what that approval process looks like. If it was commercial it would go through a development plan review. If it's brought in as an affordable housing project then it doesn't come before any reviewing board and it's processed at the staff level. They would only have to demonstrate that it meets minimum code requirements. This consideration is to lock in what's going to be developed there.

Chairperson Gusler commented that the decision by the city council to approve was in no small part influence by the better option and eliminates the possibility of us being open to affordable housing.

Commissioner Ryan said that the affordable housing issue was nonrelevant and sounded like a threat. He said that we can't be anti-affordable housing in any way. We can't discriminate.

Chairperson Gusler responded that is not what he was saying. He thinks the issue is the setbacks and not having the ability to have any control on the building on that property or the development. He believes that it is the detrimental thing, not necessarily affordable housing, but the fact that we have zero control and zero input over what they do.

Chairperson Gusler closed the public hearing.

MOTION: Eric Mock made a motion to find the proposed Plymouth Sorrento Apartments – Change of Zoning from T (Transitional) and C-C to PD (Planned Development) and its accompanying Master Plan consistent with the Comprehensive Plan and Land Development Code and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast William Gusler, Howard Washington and Eric Mock. Nay votes were cast by Wes Dumey and Robert Ryan (3-2).

LEGISLATIVE – PLAT – ACUERA ESTATES

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report and answered questions.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Howard Washington made a motion to approve the Acuera Estates – Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, and Eric Mock (5-0).

LEGISLATIVE – PLAT – RESIDENCES AT EMERSON PARK

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report and answered questions.

Chairperson Gusler opened the meeting for public hearing. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Howard Washington made a motion to approve the Residences at Emerson Park – Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, and Eric Mock (5-0).

OLD BUSINESS: None

NEW BUSINESS: Andrew Hand, City Attorney's office representative, gave a presentation on quasi-judicial hearings**.** This is the first of three presentations that Mr. Hand will be doing in to get everyone educated in legal proceedings.

A copy of this power point presentation was made emailed to the commissioners as well as a hard copy was printed out and given to them at the meeting held December 12, 2023.

ADJOURNMENT: The meeting adjourned at 7:54 p.m.

_____
William Gusler, Chairperson

_____
James K. Hitt, FRA-RA Community Development Director

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 1.
Meeting Date: January 9, 2024
Department: Community Development

SUBJECT:
Quasi-Judicial - Ordinance Number 3041 - Change of Zoning - 135 Hermit Smith Road - request for continuance to February 13, 2024

REQUEST:
Request for continuance to February 13, 2024.

SUMMARY:
Owner(s): Marilyn S Boughan Trust
Applicant: Lowndes Law Firm c/o Logan Opsahl, Esq
Parcel Identification Number(s): 01-21-27-0000-00-029
Location: 135 Hermit Smith Road
Existing Future Land Use: Industrial (0.60 Floor Area Ratio (FAR) Maximum)
Proposed Future Land Use: N/A
Existing Use(s): Auto Repair Garage
Existing Zoning: T (Transitional) Zoning District
Tract Size: 7.23 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Industrial	PD	Vacant Retention
East	Industrial	PD	Warehouse (Distribution)
South	Industrial	I-L / PD	Vacant Industrial / Warehouse (Distribution)
West	Industrial	RSF-1A / T	Vacant Residential / Wetland

PROJECT SUMMARY:
The subject property, which is approximately 7.23 acres in size, is located at 135 Hermit Smith Road and is currently used for auto repair garage. The applicant is requesting the rezoning of the property to develop outdoor storage (as a principal use) and improve modular metal building and carport. A contractor's proposed use of repair garage and outdoor storage for construction equipment is permitted use in the I-L zoning district with special exception per Land Development Code Table 4.2.2.C. Land Development Code Section 10.3.1.G.4 defines a contractor's outdoor storage (as a principal use) as follows: "Outdoor storage as a principal use is the keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours, where such storage is the principal use of a lot. This use does not include a junkyard or salvage yard or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use."

The proposed I-L zoning district is compatible with the surrounding areas, as the property to the south has zoning designations of Industrial (vacant), and the property to the east and south has a zoning designation of PD that is

currently used as distribution warehouse for industrial use. The applicant has applied for a Special Exception for outdoor storage for their business. Per Land Development Code Section 2.5.1.G, Special Exceptions require Planning Commission approval.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
- Applicant's response: The subject property is currently zoned T (Transitional District) base district without a current zoning and intended to be amended to a different zoning district consistent with a Future Land Use ("FLU") designation plan pursuant to Section 3.2.4 of the Apopka Land Development Code (LDC) and pursuant to the goals, objective and policies of the comprehensive plan. The applicant is requesting that the Property be assigned to the I-L (Light Industrial) zoning district which provides for lands to accommodate a broad range of industrial uses in a place compatible with other similar uses and outdoor storage as a permitted accessory to the primary use. The Light Industrial zoning district is intended to provide land that accommodates light industrial operations and support development.
- Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;
- Applicant's response: The existing property in its current condition does meet the site development standards of the land development code under the existing Industrial future land use designation. In accordance with Apopka LDC Section 5.1.2 light industrial uses require space for processing wholesale distribution, storage and light manufacturing. The proposed rezoning would allow redevelopment of Property in compliance with the I-L zoning district as defined in Land Development Code Section 3.5.3.
- Staff response: Staff has no objection.

c. Addresses a demonstrated community need;
- Applicant's response: The subject property is currently zoned T (Transitional District) base district which is intended to be amended to a different zoning district consistent with a Future Land Use ("FLU") designation plan pursuant to Section 3.2.4 of the Apopka Land Development Code (LDC) and pursuant to the goals, objective and policies of the comprehensive plan. The proposed rezoning will allow continued use of the existing warehouse building and outdoor storage yard for equipment compliant with City code under the I-H zoning district. I-L would allow for outdoor storage of equipment and materials as an accessory use and maintenance of the equipment onsite. This use is compatible with existing and proposed uses surrounding the Property and is the appropriate zoning district for the land.
- Staff response: Staff has no objection.

d. Is required by changed conditions;
- Applicant's response: The Transitional zoning designation is intended for newly annexed property. The purpose of the Transitional district is to provide a base zoning district to accommodate lands that are annexed into the City without the concurrent adoption of another base zoning. The Land Development Code provides that lands within the transitional zoning district are intended to be amended at the appropriate time to a difference zoning district that is consistent with the Future Land Use Map and the goals, objectives and policies of the Comprehensive Plan. The subject property has a future land use designation of Industrial and is surrounded on all sides by parcels with a future land use designation of Industrial. In accordance with the LDC and Comprehensive Plan, the subject property should be zoned to a zoning district which is consistent with the Industrial future land use designation. Currently the property is used as a garage repair operation which is supported by the Light Industrial (I-L) zoning designation and Industrial future land use classification. The new intended use of the property is an industrial warehouse operation with outdoor storage.
- Staff response: Staff has no objection.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- Applicant's response: The proposed Project is compatible with the character of the surrounding area, which is already built out for predominately industrial uses, as shown below. The surrounding area is already being utilized for industrial and outdoor storage uses.
- Staff response: Staff has no objection.

f. Would result in a logical and orderly development pattern;
• Applicant's response: The current use of the property includes a warehouse building used as a repair garage and outdoor storage of construction equipment. The proposed change from T (Traditional) zoning district to I-L (Light Industrial) would facilitate compliance and a continued development pattern of industrial uses in an area which is developed with similar industrial operations and would ensure keeping with such uses.
• Staff response: Staff has no objection.

g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
• Applicant's response: The proposed use will not cause adverse impacts on the natural environment, including, but not limited to, water and air resources, stormwater management, wildlife, vegetation, wetlands, and natural functioning of the environment. In fact, the proposed equipment, vehicles and building materials will reduce the amount of contamination of the existing garage operation that currently exist at the Property.
• Staff response: Staff has no objection.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
• Applicant's response: The proposed use will not cause any additional burden on existing public facilities and services including streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management and police and fire protection facilities. The proposed rezoning would allow the use of the existing buildings and improvements to infrastructure at the property. No additional intensity of use is proposed from the historic uses of the Property.
• Staff response: Staff has no objection.

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on November 29, 2023.

PUBLIC HEARING SCHEDULE:
The applicant has requested to postpone the public hearing schedules due to an incorrect property posting. The schedule has been changed as below:
February 13, 2024 – Planning Commission (5:30 P.M.)
March 6, 2024 – City Council (1:30 P.M.), First Reading
March 20, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:
December 22, 2023 – Apopka Chief

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

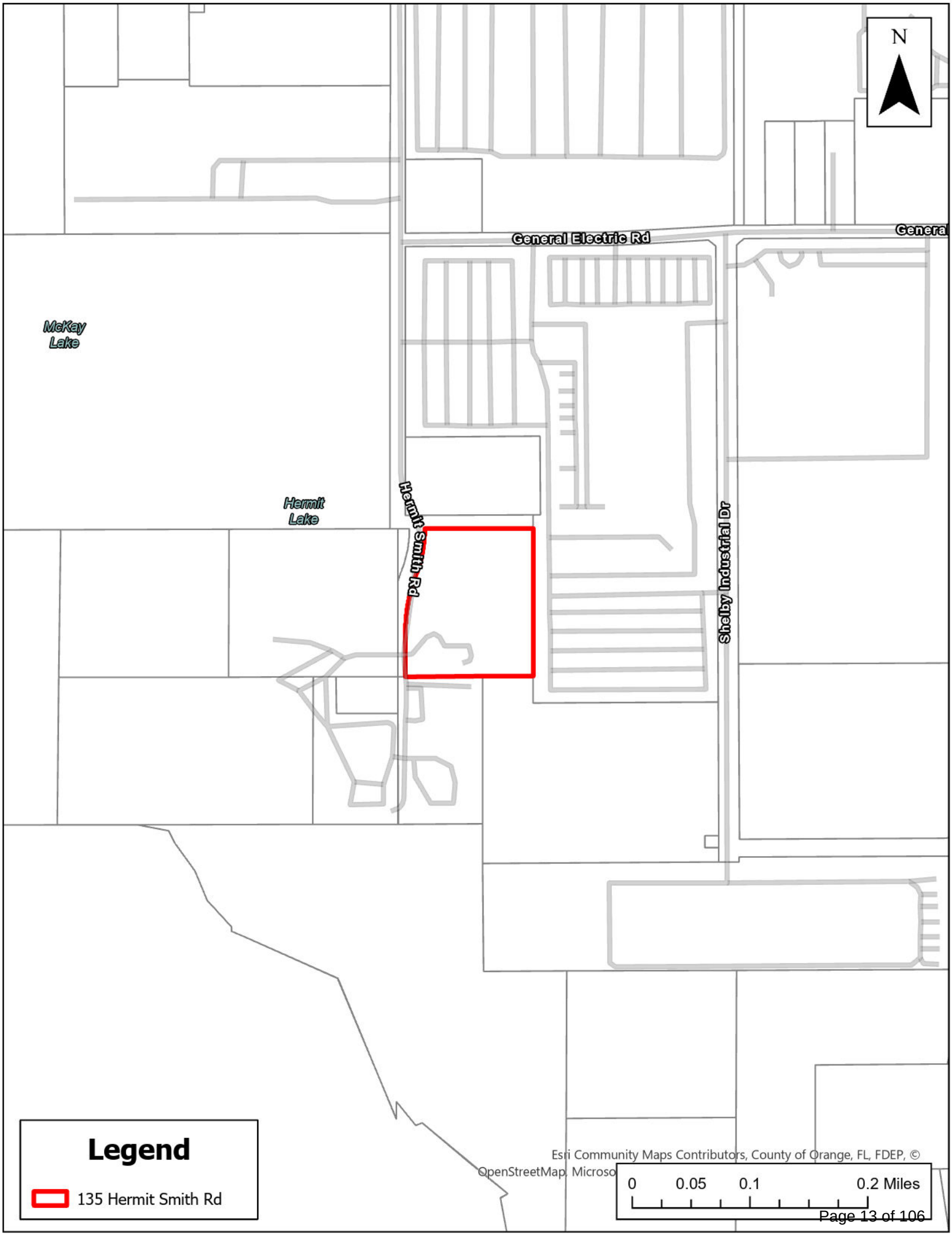
FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:
Development Review Committee (DRC):
Recommends approval of the Change of Zoning from T (Transitional) to I-L (Light Industrial), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

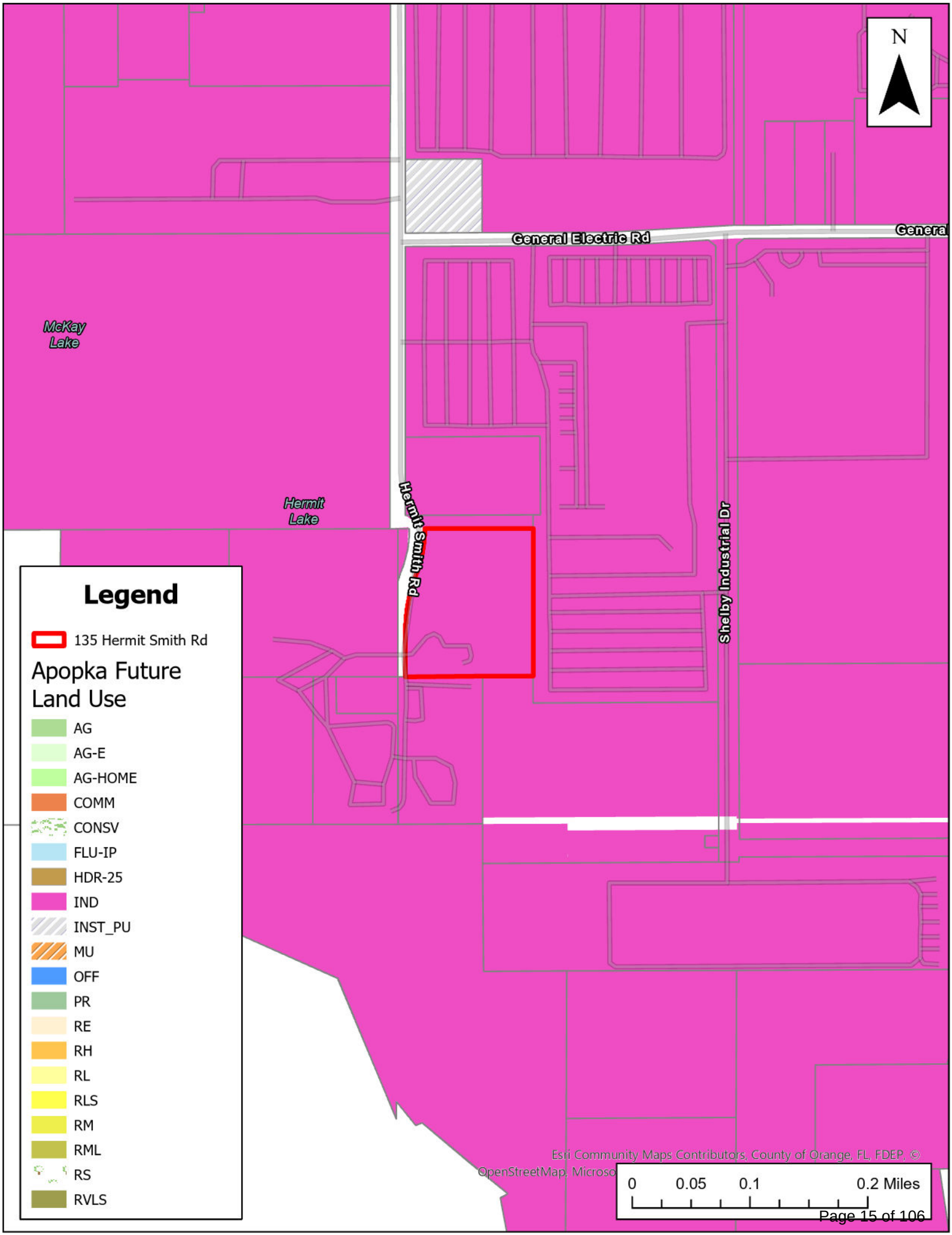
Recommended Motion – Planning Commission:
Find the proposed Change of Zoning from T (Transitional) to I-L (Light Industrial), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

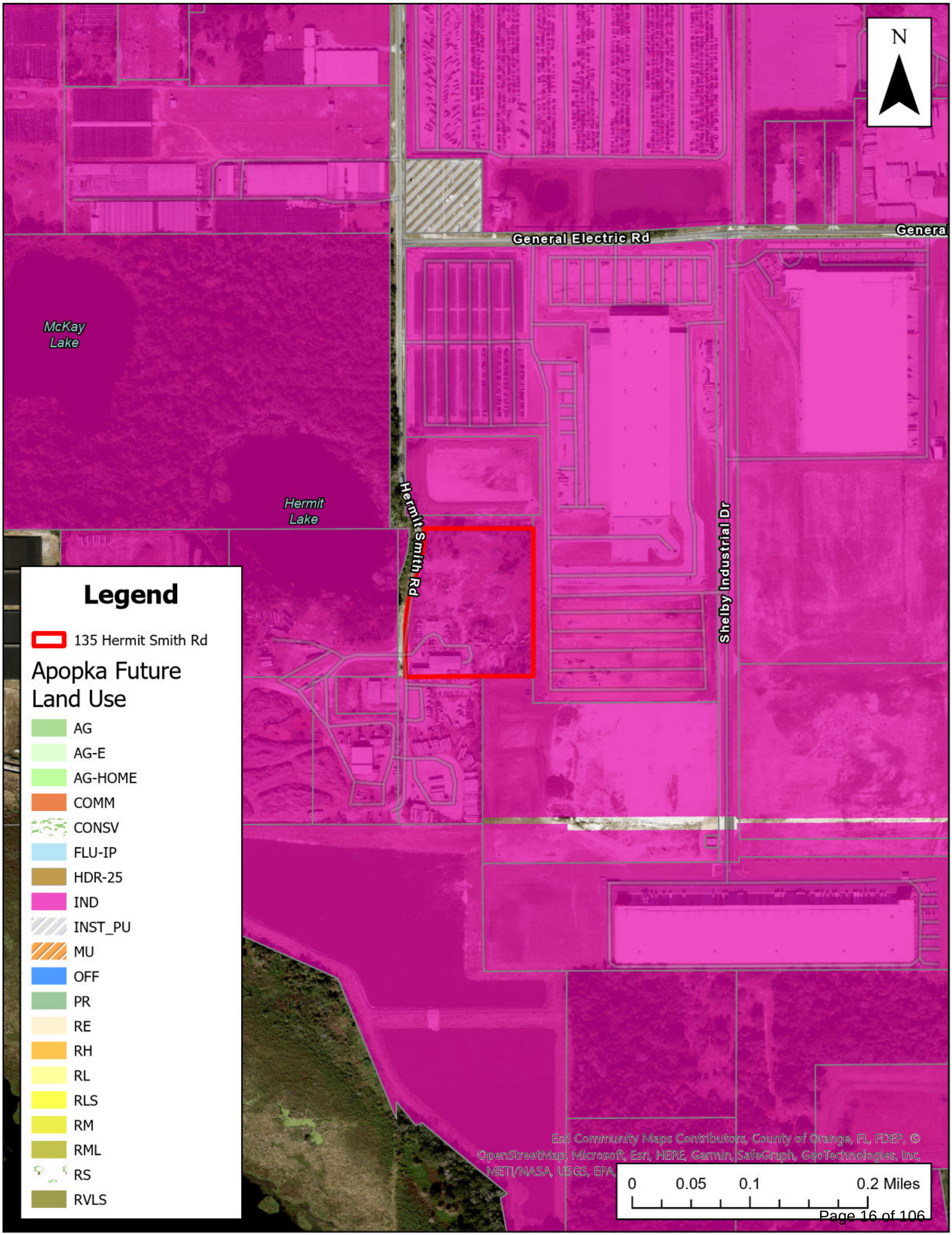
ATTACHMENTS:

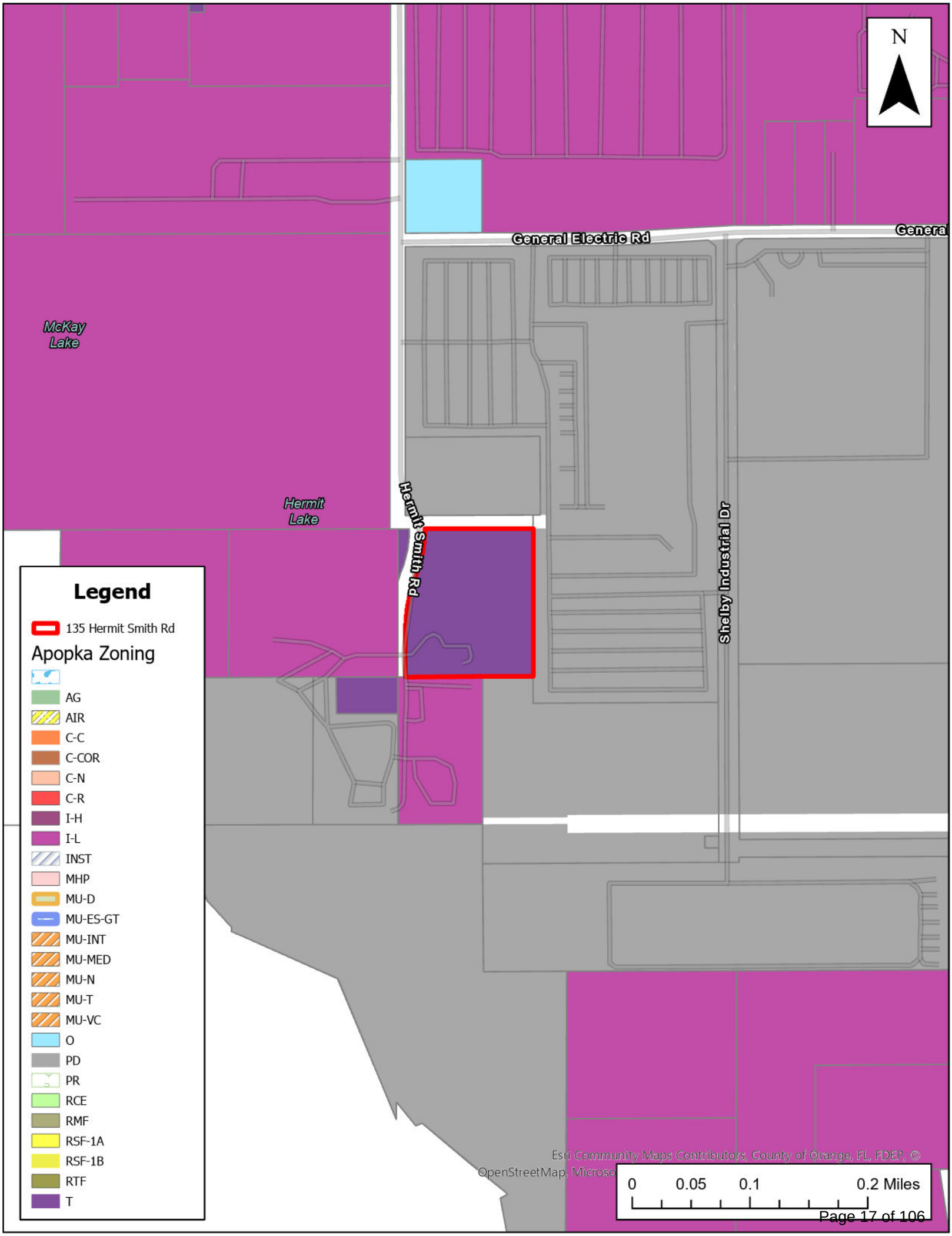
1. Maps
2. Ordinance Number 3041 rezoning

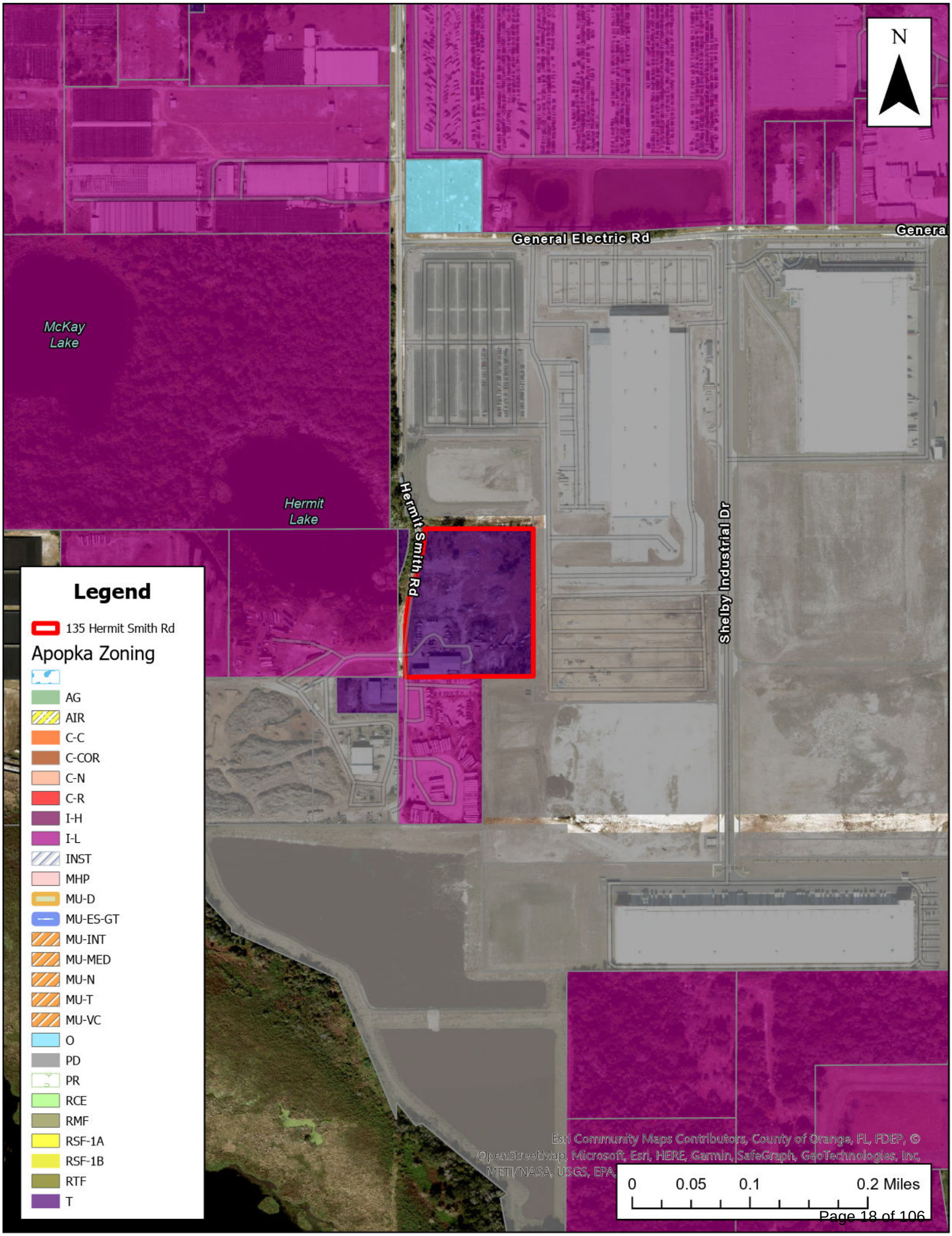

N
General Electric Rd
General
McKay Lake
Hermit Lake
Hermit Smith Rd
Shelby Industrial Dr
Legend
135 Hermit Smith Rd
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microso
0
0.05
0.1
0.2 Miles

N
General Electric Rd
Genera
McKay Lake
Hermit Lake
Hermit Smith Rd
Shelby Industrial Dr
Legend
135 Hermit Smith Rd
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA,
0 0.05 0.1 0.2 Miles


N
General Electric Rd
General
McKay Lake
Hermit Lake
Hermit Smith Rd
Shelby Industrial Dr
Legend
135 Hermit Smith Rd
Apopka Future Land Use
AG
AG-E
AG-HOME
COMM
CONSV
FLU-IP
HDR-25
IND
INST_PU
MU
OFF
PR
RE
RH
RL
RLS
RM
RML
RS
RVLS
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microso
0
0.05
0.1
0.2 Miles


N
General Electric Rd
General
McKay Lake
Hermit Lake
Hermit Smith Rd
Shelby Industrial Dr
Legend
135 Hermit Smith Rd
Apopka Future Land Use
AG
AG-E
AG-HOME
COMM
CONSV
FLU-IP
HDR-25
IND
INST_PU
MU
OFF
PR
RE
RH
RL
RLS
RM
RML
RS
RVLS
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA,
0
0.05
0.1
0.2 Miles


N
General Electric Rd
General
McKay Lake
Hermit Lake
Hermit Smith Rd
Shelby Industrial Dr
Legend
135 Hermit Smith Rd
Apopka Zoning
AG
AIR
C-C
C-COR
C-N
C-R
I-H
I-L
INST
MHP
MU-D
MU-ES-GT
MU-INT
MU-MED
MU-N
MU-T
MU-VC
O
PD
PR
RCE
RMF
RSF-1A
RSF-1B
RTF
T
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microso
0
0.05
0.1
0.2 Miles


N
General Electric Rd
Genera
McKay Lake
Hermit Lake
Hermit Smith Rd
Shelby Industrial Dr
Legend
135 Hermit Smith Rd
Apopka Zoning
AG
AIR
C-C
C-COR
C-N
C-R
I-H
I-L
INST
MHP
MU-D
MU-ES-GT
MU-INT
MU-MED
MU-N
MU-T
MU-VC
O
PD
PR
RCE
RMF
RSF-1A
RSF-1B
RTF
T
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA,
0
0.05
0.1
0.2 Miles

ORDINANCE NO. 3041

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO I-L (LIGHT INDUSTRIAL), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED AT 135 HERMIT SMITH ROAD; OWNED BY MARILYN S BOUGHAN TRUST COMPRISING 7.23 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, Lowndes Law Firm c/o Logan Opsahl, Esq has requested a change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, the proposed I-L (Light Industrial) District zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section I. That the zoning classification of the property described in Exhibit A, being situated in the City of Apopka, Florida, is hereby I-L District, as defined in the Apopka Land Development Code, and with the following provision:

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section III. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section V. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. That this Ordinance shall take effect upon the date of adoption.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of_____, 2024.

READ FIRST TIME: February 7, 2024

READ SECOND TIME AND ADOPTED: February 21, 2024

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____

Cliff Sheppard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: December 22, 2023

EXHIBIT "A"

Parcel Identification Number(s): 01-21-27-0000-00-029

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 2.
Meeting Date: January 9, 2024
Department: Community Development

SUBJECT:
Quasi-Judicial - Special Exception - Semoran Self Storage

REQUEST:
Approve a Special Exception Use Permit to allow a self-storage facility in the C-R (Regional Commercial) Zoning District.

SUMMARY:

Owner:	Semoran Self Storage, LLC
Applicant:	Larson Design Group, c/o Clarence Almonor
Parcel Id Number:	11-21-28-5602-01-000
Location:	1619 McVilla Avenue
Future Land Use:	Commercial
Existing Use:	Vacant
Zoning:	C-R (Regional Commercial)
Tract Size:	2.418 +/- acres
Proposed Use:	Self-Storage Facility

Zoning Report
This chart includes the relationships to adjacent properties:

Direction	Future Land Use	Zoning	Present Use
North	Commercial, Commercial	C-R (Regional Commercial), C-R (Regional Commercial)	Culver's Fast Food Restaurant, Aldi's Grocery Store
East	Commercial	C-R (Regional Commercial)	Vacant, proposed for hotel
South	Commercial	C-R (Regional Commercial)	Vacant, proposed for hotel
West	Unincorporated Orange County, Commercial	Unincorporated Orange County, C-2 (General Commercial District)	Self-Storage Facility

PROJECT SUMMARY:
The applicant intends to build a self-storage facility on the site. This use requires a Special Exception Use Permit within the C-R (Regional Commercial) zoning district. A Preliminary Development Plan was approved for the self-storage facility under the City's 1993 Land Development Code by the City Council on August 1, 2018. Under the 1993 LDC, the property was zoned C-2 (General Commercial District). Per Section 2.02.13.B.11 of the 1993 LDC, mini-warehouses were a permitted use in the C-2 zoning district. On March 6, 2019, the City Council adopted the current LDC, which changed the zoning designation from C-2 to C-R (Regional Commercial). Per Table 4.2.2.C of the 2019 LDC, a self-storage facility is a permitted use only with

a Special Exception approval in the C-R zoning district. Based on this, the self-storage facility is considered a legal non-conforming use under the current LDC, meaning that the use was a lawful established use before the adoption of the current LDC. The applicant is requesting approval of the Special Exception to ensure the self-storage facility is a legal conforming use under the 2019 LDC. Construction Site Plan approval was issued by the Development Review Committe (DRC) on August 9, 2023.

The site is located at 1619 McVilla Avenue, south of East Semoran Boulevard. The two adjacent properties to the north and the one property to the east/south of the site are all zoned C-R (Regional Commercial). The property to the west of the site is unincorporated Orange County, and is zoned C-2. The total acreage of the site is 2.418 +/- acres and is currently vacant. The self-storage facility will be three stories and will have a total square footage of 60,732 square footage (20,244 square footage per floor). The Construction Site Plan was approved on August 9, 2023 and complies with all site design and other standards to the greatest extent practicable as noted in the Land Development Code.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to comply with the following standards:

- Will be consistent with the goals, objectives, and policies of the comprehensive plan;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: No objection. This was a previously permitted use under the 1993 LDC, and Development Plans have previously been approved.

- Will comply with all applicable zoning district standards;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: No objection. This is a previously approved use under the 1993 LDC. The purpose of the Special Exception request is to ensure the use is a legal, conforming use in accordance with the City's current LDC which was adopted in 2019.

- Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: No objection.

- Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: No objection. This is a previously approved use under the 1993 LDC. The purpose of the Special Exception request is to ensure the use is a legal, conforming use in accordance with the City's current LDC which was adopted in 2019.

- Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: No objection. This was a previously permitted use under the 1993 LDC, and Development Plans have previously been approved which address this issue.

- Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: No objection. This was a previously permitted use under the 1993 LDC, and Development Plans have previously been approved which address this issue.

- Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: No objection. This was a previously permitted use under the 1993 LDC, and Development Plans have previously been approved which address this issue.

- Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: No objection. This was a previously permitted use under the 1993 LDC, and Development Plans have previously been approved which address this issue.

- Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: No objection. The surrounding properties are zoned C-R. This was a previously permitted use under the 1993 LDC, and Development Plans have previously been approved which address this issue.

- Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: No objection. This was a previously permitted use under the 1993 LDC, and Development Plans have previously been approved which address this issue.

- Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities;
    - Applicant's response: Acknowledged, will comply.
    - Staff response: This was a previously permitted use under the 1993 LDC, and Development Plans have previously been approved which address this issue.

- Will comply with all other relevant City, State, and federal laws and regulations.
    - Applicant's response: Acknowledged, will comply.
    - Staff response: This was a previously permitted use under the 1993 LDC, and Development Plans have previously been approved which address this issue. The purpose of the Special Exception request is to ensure the use is a legal, conforming use in accordance with the City's current LDC which was adopted in 2019.

PUBLIC HEARING SCHEDULE:

January 9, 2024 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:

December 22, 2023 – Mailed Notices to Adjacent Property Owners
December 26, 2023 – Poster Placed on Property
December 29, 2023 – Apopka Chief

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Development Review Committee: Recommends approval of a Special Exception to allow a Self-Storage Facility within the C-R (Regional Commercial) zoning district, subject to the exhibits and findings of the staff report.

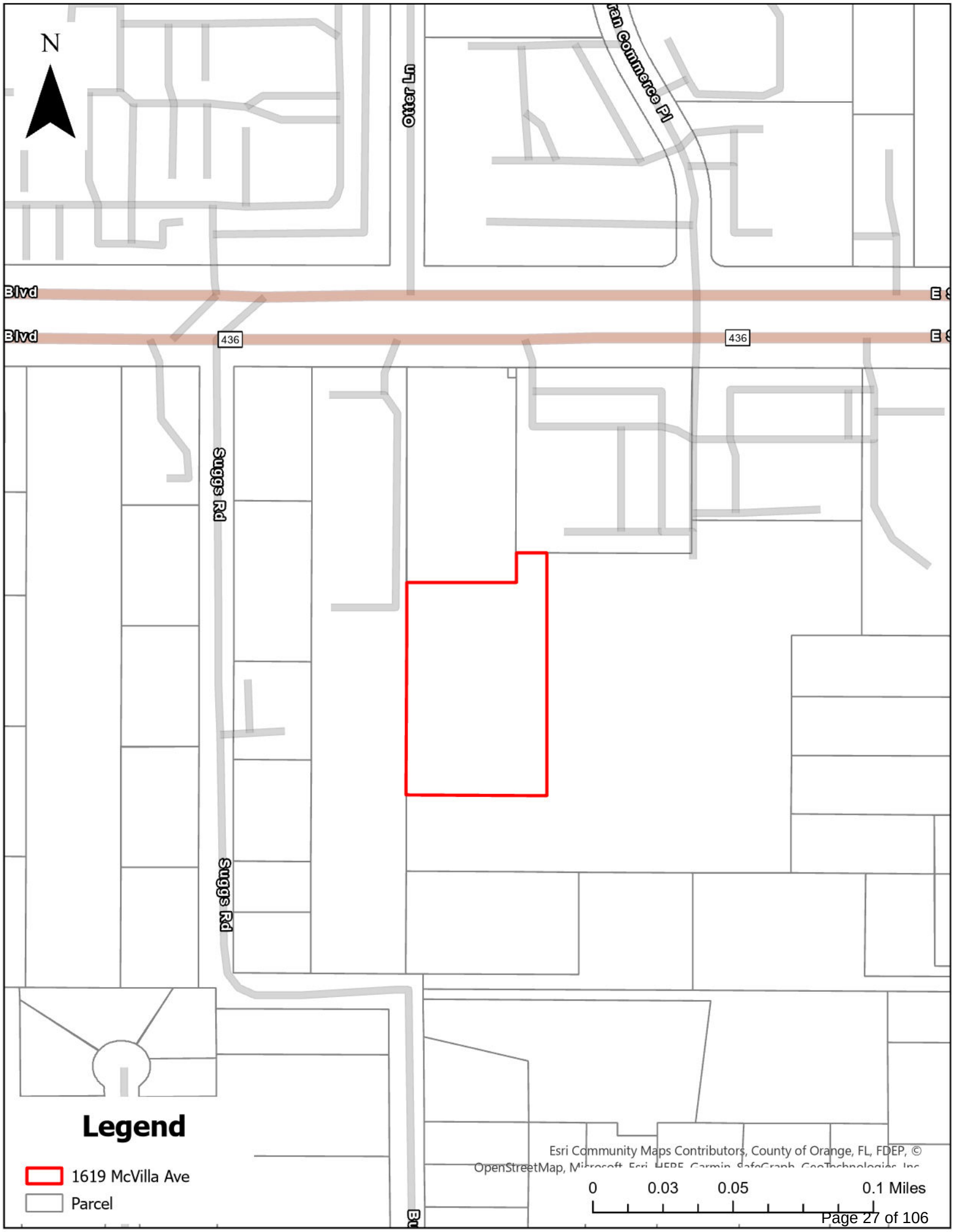
Recommended Motion – Planning Commission: Approve a Special Exception to allow a Self-Storage Facility within the C-R (Regional Commercial) zoning district, subject to the exhibits and findings of the staff report.

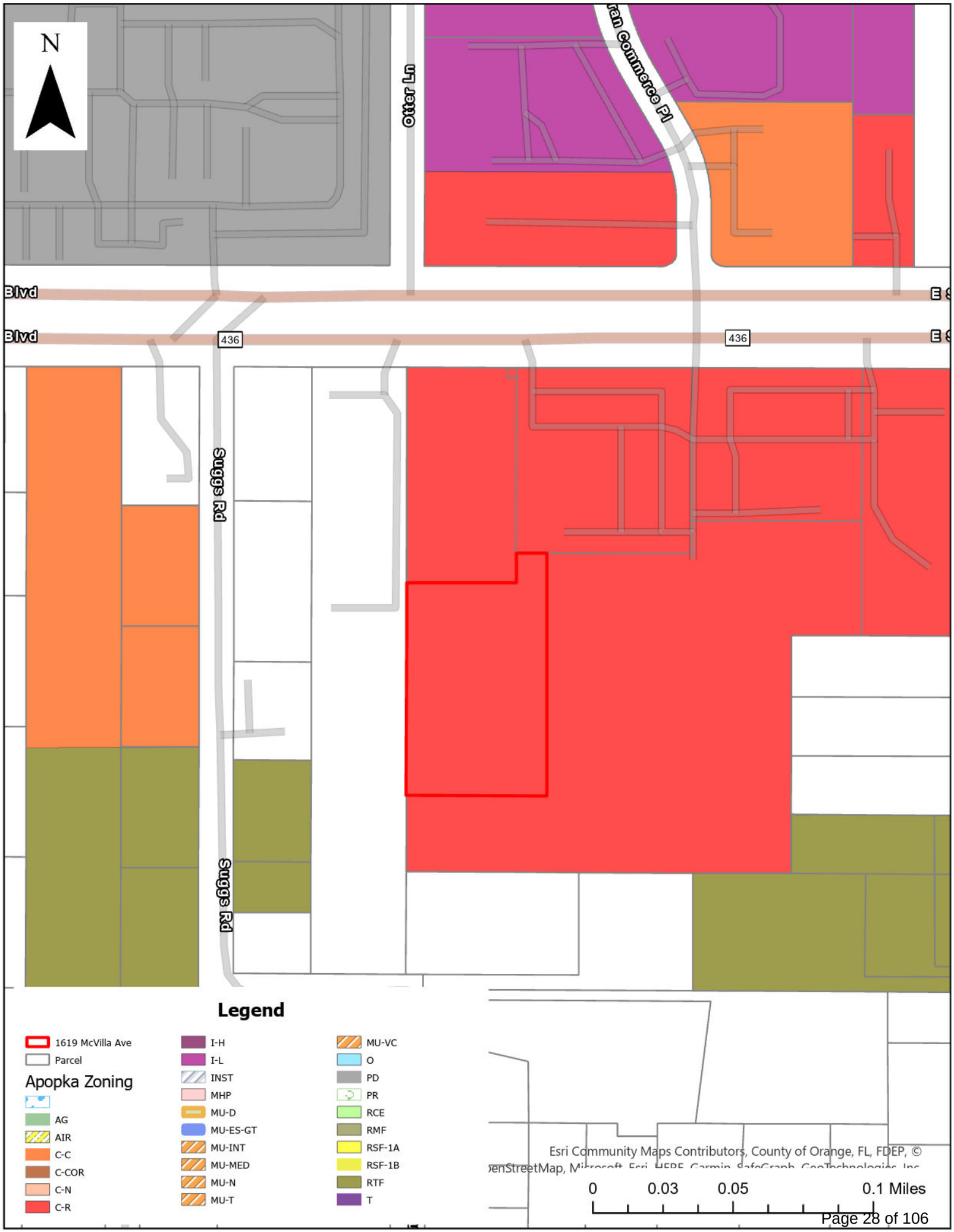
Planning Commission Role: Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on special exception permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

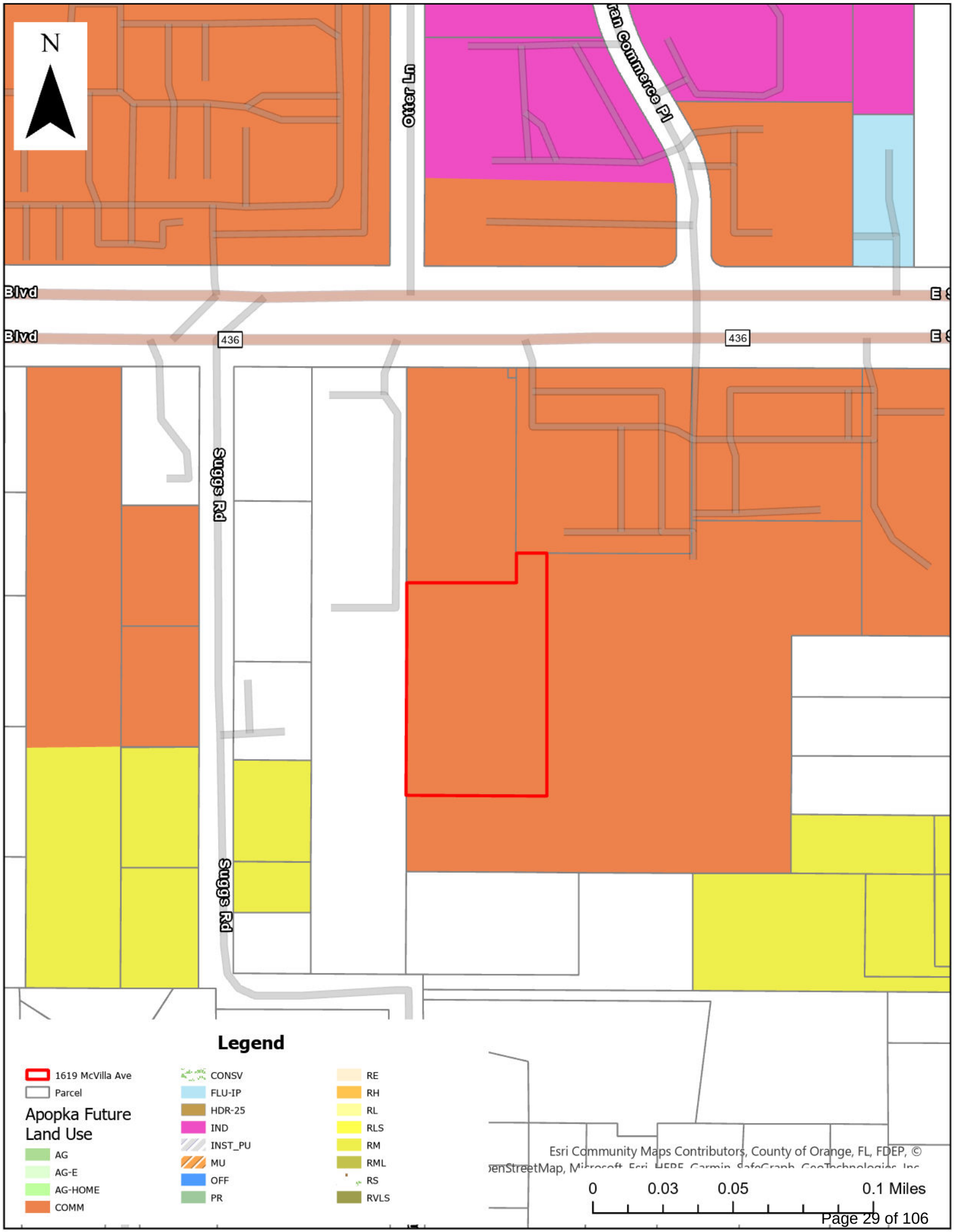
ATTACHMENTS:

1. Supporting Documents - Semoran Self Storage SPX

N
Otter Ln
ran Commerce Pl
Blvd
Blvd
436
436
Suggs Rd
Suggs Rd
Legend
1619 McVilla Ave
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc,
0
0.03
0.05
0.1 Miles


N
Otter Ln
Commerce Pl
Blvd
Blvd
436
436
Suggs Rd
Suggs Rd
Legend
1619 McVilla Ave
Parcel
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc
0
0.03
0.05
0.1 Miles


N
Otter Ln
ran Commerce Pl
Blvd
Blvd
436
436
Suggs Rd
Suggs Rd
Legend
1619 McVilla Ave
Parcel
Apopka Zoning
AG
AIR
C-C
C-COR
C-N
C-R
I-H
I-L
INST
MHP
MU-D
MU-ES-GT
MU-INT
MU-MED
MU-N
MU-T
MU-VC
O
PD
PR
RCE
RMF
RSF-1A
RSF-1B
RTF
T
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
0
0.03
0.05
0.1 Miles


N
Otter Ln
ran Commerce Pl
Blvd
Blvd
436
436
Suggs Rd
Suggs Rd
Legend
1619 McVilla Ave
Parcel
Apopka Future Land Use
AG
AG-E
AG-HOME
COMM
CONSV
FLU-IP
HDR-25
IND
INST_PU
MU
OFF
PR
RE
RH
RL
RLS
RM
RML
RS
RVLS
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
0
0.03
0.05
0.1 Miles

120 E. Main Street, Apopka, Florida 32703-5346
Phone: 407-703-1700
www.apopka.gov

August 9, 2023

Stuart Anderson, P.E.
Interplan, LLC
220 East Central Parkway, Suite 4000
Altamonte Springs, Florida 32701

RE: Farish Enterprises – Construction Site Plan

Dear Mr. Anderson:

On August 3, 2023, the Development Review Committee (DRC) approved the Construction Site Plan (CSP) and issued a Development Order for the above referenced project. This action allows you to apply for the permits necessary to begin construction.

Prior to commencing any site construction, including grading or clearing, a pre-construction meeting must be held with the City Engineer. Please contact (407) 703-1718 to schedule this meeting. Additionally, a building permit must be issued by the City of Apopka Building Official prior to construction or installation of any structure or building. Contact (407) 703-1713 for any inquiries regarding the building permit process.

The terms and conditions of the CSP are valid for two (2) years from the approval date. A copy of the approved plan is enclosed for your records. This plan must be kept on the job site during construction.

If you have any questions, please contact the Community Development Department at (407) 703-1712.

Sincerely,

Jean Sanchez
Senior Project Coordinator/Planner

Enclosure

CC: James K. Hitt, FRA-RA, Community Development Director
DRC Members

CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE
Compliance Review Per Land Development Code

DEPARTMENT	NAME	DATE
ENGINEERING		8-4-23
FIRE		8-4-23
BUILDING		8-4-23
PLANNING/ZONING		8/3/2023
POLICE		8/08/2023
PUBLIC SERVICES/ UTILITIES		8-4-23

REVIEW/APPROVAL(S) REQUIRED			DATE
Development Review Committee	Yes ☑	No ☐	3/31/2023
Planning Commission	Yes ☐	No ☑	
City Council	Yes ☐	No ☑	

THIS REVIEW / APPROVAL DOES NOT GRANT PERMISSION TO VIOLATE OR WAIVE ANY APPLICABLE CITY CODE.

THIS PLAN MUST BE KEPT ON JOB SITE.

CONSTRUCTION SITE PLAN
FOR
FAIRFIELD INN AND SELF STORAGE OF APOPKA

1616 E. SEMORAN BLVD.
APOPKA, FLORIDA

13

CITY OF A
DEVELOPMENT R
Compliance Review Pe

DEPARTMENT	
ENGINEERING	
FIRE	
BUILDING	
PLANNING/ZONING	
POLICE	
PUBLIC SERVICES/ UTILITIES	

REVIEW/APPROVAL(S) RE			DA
Development Review Committee	Yes	No	
Planning Commission	Yes	No	
City Council	Yes	No	

THIS REVIEW / APPROVAL DOES NOT GRANT PERMISSION TO VIOLATE OR WAIVE ANY APPLICABLE CITY CODE.

THIS PLAN MUST BE KEPT ON JOB SITE.

VICINITY MAP

LOCATION MAP

SITE DATA

OVERALL PROJECT AREA		
OUTPARCEL AREA	78,163 SF	1.79 AC
PROJECT AREA	449,524 SF	10.32 AC
OVERALL SITE AREA	527,687 SF	12.11 AC
SITE AREA		
SITE AREA	449,524 SF	10.32 AC
PROPOSED SITE AREAS		
IMPERVIOUS PAVEMENT/SIDEWALKS	109,486 SF	24%
IMPERVIOUS BUILDING (HOTEL)	12,877 SF	3% 31%
IMPERVIOUS BUILDING (STORAGE)	20,000 SF	4%
TOTAL IMPERVIOUS	142,363 SF	
OPEN SPACE (GREEN)	307,161 SF	69%

ZONING: REGIONAL COMMERCIAL (R-C)

FLOOR AREA RATIO (FAR)
3 STORY SELF STORAGE +4 STORY FAIRFIELD INN
(3 x 20,244) + (4 x 12,897)
= 60,732 + 51,588 = 112,320 S.F
FLOOR AREA RATIO (FAR) = 112.320 / 449,524 = 0.2499 F.A.R

BUILDING HEIGHT	MAX. ALLOWED	PROPOSED
SPEX16-03 FARISH ENTERPRISES AT McVILLA AVENUE . – ALLOW A BUILDING HEIGHT OF 55 FEET	55 FT	53 FT (HOTEL) 35 FT (SELF STORAGE)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (NORTH)	30 FT	198 FT
REAR (SOUTH)	30 FT	425 FT
SIDE (EAST)	10 FT	95 FT
SIDE (WEST)	10 FT	20 FT
LANDSCAPE BUFFER		
FRONT (NORTH)	5 FT	105 FT
REAR (SOUTH)	20 FT	354 FT
SIDE (EAST)	20 FT	37 FT
SIDE (WEST)	5 FT	20 FT

PARKING REQUIRED	REQUIRED
HOTEL: 1 SP/ROOM + 1 SP/2 EMPLOYEES + 1SP/200 SF MEETING SPACE =91 ROOMS + 20 EMPLOYEES + 980 SF MEETING SPACE	106 SPACES
SELF STORAGE: 1 SP/250 SF OFFICE 800 +/– SF OFFICE	3 SPACES

PARKING PROVIDED (HOTEL)	
REGULAR	101
HANDICAP	5
TOTAL	106

PARKING PROVIDED (STORAGE)	
REGULAR	65
HANDICAP	2
TOTAL	67

PARCEL ID# :11-21-28-5600-03-000
FUTURE LAND USE: :COMMERCIAL
ADJACENT LAND USE : NORTH COMMERCIAL– SOUTH RESIDENTIAL
EAST COMMERCIAL & RESIDENTIAL – WEST COMMERCIAL
ADJACENT ZONING : NORTH: C2, SOUTH: R2,
EAST: C2 & R2, WEST: C2
NUMBER OF EMPLOYEES: 30
PROPOSED NUMBER OF BEDS: 144 BEDS
WAIVER REQUEST: NO
VARIANCE REQUEST: NO

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
1	10-26-18	CITY COMMENTS	CS, C1, C2.1, C3, C4		CDB
2	12-11-18	CITY COMMENTS	CS, C1, C1.1, C2, C4.1, L5		CDB
3	2-28-19	CITY COMMENTS	C1, C1.1, C2, C3, C4.1, L1, L19		CDB
4	3-4-19	SJRWMD COMMENTS	C3		CDB
5	1-28-20	QC	C1, C4.1, SL1		CDB
6	3-9-21	SJRWMD COMMENTS	C1, C3		CDB
7	3-30-21	OWNER REVISIONS	C2, C2.1		CDB
8	6-7-21	FDEP COMMENTS	CV, C2		CDB
9	9-20-21	FIELD REVISIONS	C1, C3		CDB
10	10-26-21	FIELD REVISIONS	C2, C3		CDB
11	3-25-22	FIELD REVISIONS	C3		CDB
12	2-8-2023	RESUBMITTAL UPDATE	CS		CDB
13	3-28-2023	CITY COMMENTS	CS, C1, C1.1, C2, C3		CDB

LEGAL DESCRIPTION

LOT 3, MCVILLA COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 128 AND 129, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SCOPE OF THE PROJECT

THE PROJECT SITE WHICH HAS A COMMERCIAL FLU WILL BE DEVELOPED WITH TWO SEPARATE BUILDINGS, AND ASSOCIATED SITE WORK TO SUPPORT THE PROPOSED BUILDINGS. ONE BUILDING WILL BE THE FAIRFIELD INN, A FOUR-STORY BUILDING WITH A FOOTPRINT OF (12,987 SF). THIS BUILDING HAS BEEN GRANTED SPECIAL EXCEPTION PERMIT SPX16-03 ALLOWING THE MAXIMUM HEIGHT OF THE BUILDING TO BE 55-FT, EXCEEDING 35-FT MAX HEIGHT PER LDC. THE OTHER WILL BE A SELF-STORAGE BUSINESS, THE BUILDING WILL BE THREE-STORIES WITH A FOOTPRINT OF (20,244 SF).

MASTER INFRASTRUCTURE TO SUPPORT THE PROJECT (UTILITIES, STORMWATER, AND ROUGH GRADING) HAS ALREADY BEEN COMPLETED AND INSPECTED AS NOTED IN THE PLANS

13

OWNER & CONSULTANTS

OWNER

FARISH ENTERPRISES
McVILLA AVE & SR 436
APOPKA, FL 32703

MANAGER MEMEBER:

AMIN GULAMALI
4680 S ORANGE BLOSSOM TRAIL
ORLANDO, FL 32839
PH: (321) 231-4580

RAMZAN GULAMALI
4680 S ORANGE BLOSSOM TRAIL
ORLANDO, FL 32839

ARCHITECT

INTERPLAN, LLC
604 COURTLAND ST. SUITE 100
ORLANDO, FL 32804
CONTACT: GREG NEBLOCK
PH: (407) 645-5008

CIVIL ENGINEER

INTERPLAN LLC
604 COURTLAND ST, SUITE 100
ORLANDO, FL 32804
CONTACT: CHRIS BURTON
PH: (407) 645-5008

SHEET INDEX

SHT. NO.	DESCRIPTION
CS	COVER SHEET
	CIVIL DRAWINGS
C0	GENERAL NOTES
C1	OVERALL SITE / SUBDIVISION PLAN
C1.1	SITE DIMENSION PLAN
C2	SITE UTILITY PLAN
C2.1	LIFT STATION DETAIL
C3	GRADING & DRAINAGE PLAN
C3.1	STORMWATER POLLUTION PREVENTION PLAN
C4	DETAILS
C4.1	DETAILS
C5	CITY DETAILS
SL1	SITE LIGHTING PLAN
L1	OVERALL LANDSCAPE PLAN
L2	TREE MITIGATION PLAN
L3	TREE MITIGATION PLAN
L4	TREE MITIGATION PLAN
L5	TREE MITIGATION PLAN
L6	LANDSCAPE PLAN
L7	LANDSCAPE PLAN
L8	LANDSCAPE PLAN
L9	LANDSCAPE PLAN
L10	LANDSCAPE PLAN
L11	LANDSCAPE PLAN
L12	LANDSCAPE PLAN
L13	OVERALL IRRIGATION PLAN
L14	IRRIGATION PLAN
L15	IRRIGATION PLAN
L16	IRRIGATION PLAN
L17	IRRIGATION PLAN
L18	IRRIGATION PLAN
L19	IRRIGATION DETAILS
SW-1.0	SEGMENTAL RETAINING WALL PLAN
A211	HOTEL ELEVATIONS
A212	HOTEL ELEVATIONS
A-200	SELF STORAGE ELEVATIONS
A-201	SELF STORAGE ELEVATIONS
–	SURVEY
–	PLAT (2 SHEETS)

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003120
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart Anderson Date: 2023.04.27 18:25:56-04'0

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REMARKS
13	3-28-23	CITY COMMENTS
12	2-8-2023	RESUBMITTAL UPDATE
8	6-7-2021	FDEP COMMENTS
2	12-11-18	CITY COMMENTS
1	10-26-18	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 8-3-18

CS
COVER SHEET
SHEET 1 OF 30
CHECKED: CDB DRAWN: MRS

COPYRIGHT © 2016 INTERPLAN LLC. ESTERNS COPYRIGHT & OTHER RIGHTS RESTRICTING USE DOCUMENTS TO THE ORIGINAL USE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSOCIATES ARE PROHIBITED.

EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONAL CHANGES.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.

3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.

6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.

8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.

9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.

10. FOR ADDITIONAL INFORMATION AND DETAILS, **SEE F.D.O.T. INDEX NO. xxx**.

11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF HAY BARRIERS.

12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.

13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.

14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

15. THE CONTRACTOR IS REQUIRED TO HAVE THE EROSION CONTROL PLAN POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.

16. NON STORMWATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, ETC SHALL BE DISCHARGED TO EXISTING UNDERGROUND STORMWATER FACILITY.

17. ANY POTENTIALLY HAZARDOUS CHEMICALS BROUGHT ONTO THE JOB SITE WILL BE LIMITED AND KEPT IN ORIGINAL CONTAINER WITH MSDS LABEL.

18. NO SILT SHALL BE TRACKED ONTO PUBLIC ROADWAYS. ANY SILT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED BY THE END OF THE WORK DAY.

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT IS SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FOOT BELOW SUBGRADE IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTANCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.

6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR).

UTILITY SEPARATION NOTES

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

UTILITY NOTES

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

A. GENERAL

1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

2. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN - UNLESS OTHERWISE LOCATED BY DIMENSIONS - REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS IN ACTUAL CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF APOPKA, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.

5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION), TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING FACING UPSTREAM.

6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.

7. MAINTAIN 36" COVER OVER MAINS, AND 30" OVER SERVICES/LATERALS.

8. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.

9. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.

10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.-T-99.

11. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.

12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOTATION OF UTILITY/STORM PIPES DURING INSTALLATION.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY CERTIFICATIONS MAY BE INITIATED. SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THEN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

B. MATERIALS (WATER)

1. SERVICE PIPE SHALL BE POLYETHYLENE (PE), DR9.

2. WATER MAINS SHALL BE PVC ASTM C900, DR 18 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.

3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.

4. CORPORATION STOPS SHALL BE 1 1/2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.

5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.

6. SERVICE SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.

7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED USING BLUE AS A PREDOMINANT COLOR.

C. MATERIALS (SEWER)

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.

3. BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

D. MATERIALS (STORM)

1. REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.

2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.

3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-25 (3"-10"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE - SMOOTH INSIDE, 4"-60"), AND MP7 (60" TYPE S).

A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.

4. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

GENERAL NOTES

A. GENERAL

1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

2. SITE LOCATION: 1616 E. SEMORAN BLVD. APOPKA FLORIDA 32703

3. THIS SITE LIES IN FLOOD ZONE "X", F.I.R.M. PANEL 12095C 0140F, DATED SEPTEMBER 25th, 2009.

4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY V&S SURVEYING, INC. 2412 ORSATA CIRCLE OCOEE, FLORIDA 34761. PH: (407) 342-1510

5. BENCHMARK - REFER TO TOPOGRAPHIC SURVEY BY V&S SURVEYING, INC.

6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. INTERPLAN LLC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

7. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY M.T.E. CORPORATION.. INTERPLAN LLC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. **THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN.** IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.

8. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.

9. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY INTERPLAN LLC. OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.

12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE CITY OF APOPKA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.

13. SCS SOILS: FLORAHOME/CANDLER-APOPKA SANDS.

14. STORMWATER MANAGEMENT IS PROVIDED BY DRY RETENTION.

15. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

16. ALL DISTURBED AREAS SHALL BE SODDED.

17. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION:
a. SURVEYED "AS-BUILTS" PER AS-BUILT SURVEY SCOPE IN SPEC MANUAL.
b. COMPACTION AND DENSITY TEST REPORTS, AND
c. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM INTERPLAN COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO INTERPLAN BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

18. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.

19. PARKING STALLS SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.

20. HANDICAP PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.

21. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.

22. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.

23. ALL BUILDING DIMENSIONS AND TIES ARE TO OUTSIDE FACE. SEE ARCHITECTURAL PLANS.

24. ALL CURB RETURN RADII ARE 5' UNLESS NOTED.

25. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO NORTH PROPERTY LINE.

DISINFECTING & TESTING NOTES

WATER MAINS THAT ARE INCLUDED IN THIS PROJECT THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605. ALL OTHER WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

LEAKAGE TESTS ARE REQUIRED AS FOLLOWS: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE PIPE; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C 828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 DISINFECTING WATER MAINS. **SATISFACTORY BACTERIOLOGICAL TEST RESULTS SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.**

THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT THE ACTIVE EXISTING MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAIN, AS SPECIFIED IN AWWA C651-92.

CONTRACTOR SHALL UTILIZE A JUMPER CONNECTION DURING WATER MAIN TESTING. ALTERNATE TYPES OF BACKFLOW PREVENTION MAY BE UTILIZED AS APPROVED BY INSPECTION STAFF AND ENGINEER.

GC NOTE:

A COPY OF THIS SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

MISC0245.DWG

LEGENDS

	PROPOSED
PROPOSED CONTOUR MEET EXISTING GRADE	73.50 MEG
EDGE OF PAVEMENT	EOP
SIDEWALK	SW
GRADE BREAK	GB
HIGH POINT	HP
SPOT ELEVATION	12.55
DIRECTION OF FLOW AND PERCENT SLOPE	1.0%
STORM SEWER & INLET	
YARD DRAIN INLET	
DOWN SPOUT DRAINS	DSD
SANITARY SEWER & MANHOLE	SS
GREASE TRAP	
CLEANOUT	C.O.
FORCE MAIN	FM
WATER SERVICE	W
WATER MAIN	WM
FIRE HYDRANT	W
DDCVA	
FDC	
WATER METER	M
BACKFLOW PREVENTION DEVICE (BFP)	
GATE VALVE	
REDUCER	
UNDERGROUND TELEPHONE	UGT
UNDERGROUND ELECTRIC	UGE
SITE LIGHTING	
TRANSFORMER	T
AIR CONDITIONING UNIT	AC
PARKING SPACE TOTALS	8
DETAIL NUMBER / SHEET NUMBER	2 / C4
ZONING	B-3
CURRENT LAND USE	VACANT

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REMARKS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 8-3-18

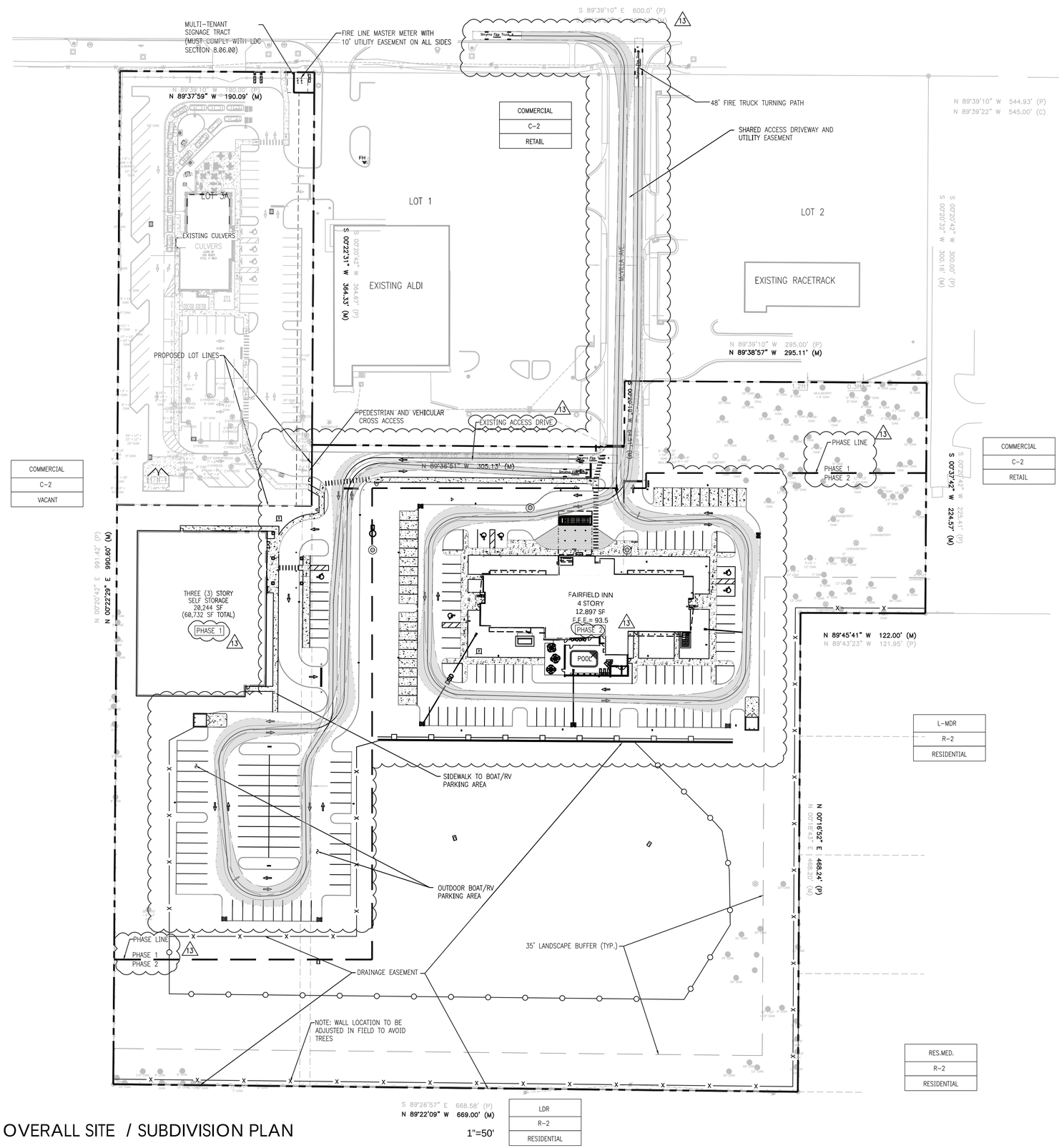
C0

GENERAL NOTES

SHEET 2 OF 30

CHECKED: CDB DRAWN: MRS

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

OVERALL SITE / SUBDIVISION PLAN

1"=50'

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REMARKS
13	3-28-23	CITY COMMENTS
10	10-26-21	FIELD REVISIONS
8	6-7-21	FDEP COMMENTS
7	3-30-21	OWNER REVISIONS
3	2-20-19	CITY COMMENTS
2	12-11-18	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

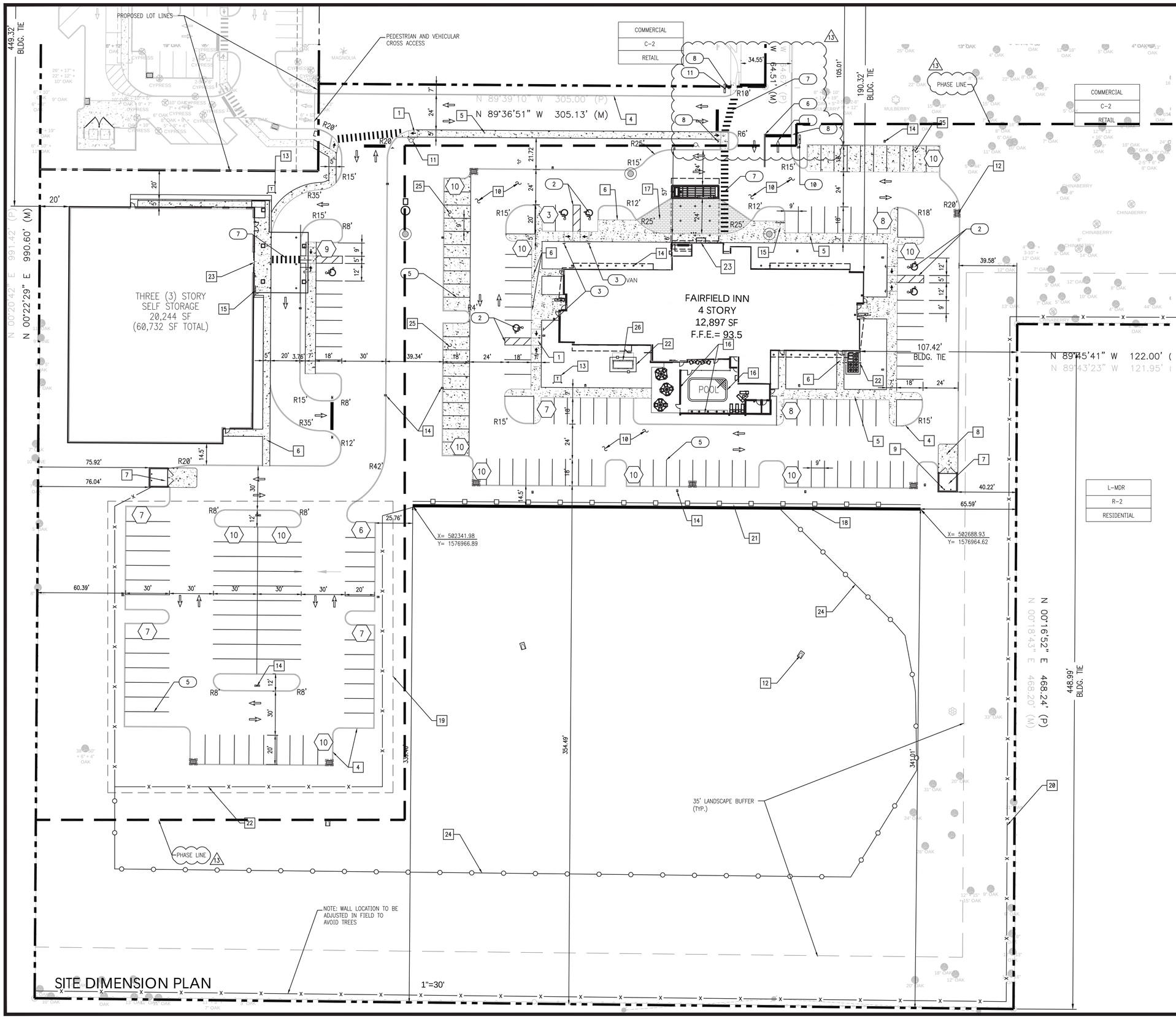
PROJECT NO: 2016.0341
DATE: 8-3-18

2

C1

OVERALL SITE SUBDIVISION PLAN
SHEET 3 OF 30
CHECKED: CDB DRAWN: MRS

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



SITE DIMENSION PLAN

TRAFFIC CONTROL & SIGNAGE

1. DIRECTIONAL ARROW (11/C4)
2. HANDICAP PAVEMENT SYMBOLS (12/C4)
3. HANDICAP SIGN (13/C4)
4. 24" WIDE WHITE STOP BAR (TYP.)
5. PAVEMENT STRIPING (4" WHITE) (TYP.)
6. DOUBLE YELLOW STRIPING
7. 24" WIDE WHITE CROSSWALK STRIPING
8. 30" STOP SIGN (R1-1)
9. MONUMENT SIGNAGE
10. HOTEL ENTRANCE SIGN
11. SELF STORAGE DIRECTIONAL SIGN (13)

SITE NOTES

1. HANDICAP RAMP (16/C4)
2. SIDEWALK RAMP (15/C4)
3. WHEEL STOP (9/C4)
4. 6" CURB (5/C4)
5. MONOLITHIC CURB AND SIDEWALK (6/C4)
6. CONCRETE SIDEWALK (8/C4)
7. DUMPSTER ENCLOSURE (1-3/C4)
8. CONCRETE APRON (7/C4)
9. BOLLARD (4/C4)
10. ASPHALT PAVEMENT (10/C4)
11. EXISTING OR PROPOSED FIRE HYDRANT
12. DRAINAGE STRUCTURES (SEE SHEET C3)
13. TRANSFORMER PAD
14. LIGHT POLE (SEE SHEET SL1)
15. BIKE RACK (14/C4)
16. OUTDOOR POOL PATIO W/MASONRY WALL AND ALUMINUM FENCE ON TOP FOR SCREENING (1/C4.1)
17. STAMPED, COLORED CONCRETE PAVEMENT
18. RETAINING WALL (SEE SHEET SW-1.0)
19. BOAT/RV PARKING/STORAGE
20. 6' MASONRY WALL (3/C4.1)
21. HANDRAIL (2/C4.1)
22. 6' HIGH PVC FENCE
23. BUILDING ENTRANCE AT PORTE-COCHERE
24. 5' ALUMINUM FENCE (2/C4.1)
25. PERVIOUS CONCRETE PAVEMENT (4/C4.1)
26. GENERATOR

NORTH

GRAPHIC SCALE 30 0 30 60

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REMARKS
9	9-20-21	FIELD REVISIONS
6	3-9-21	SJRWMD COMMENTS
5	1-20-20	QC
3	2-20-19	CITY COMMENTS
2	12-11-18	CITY COMMENTS
1	10-26-18	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

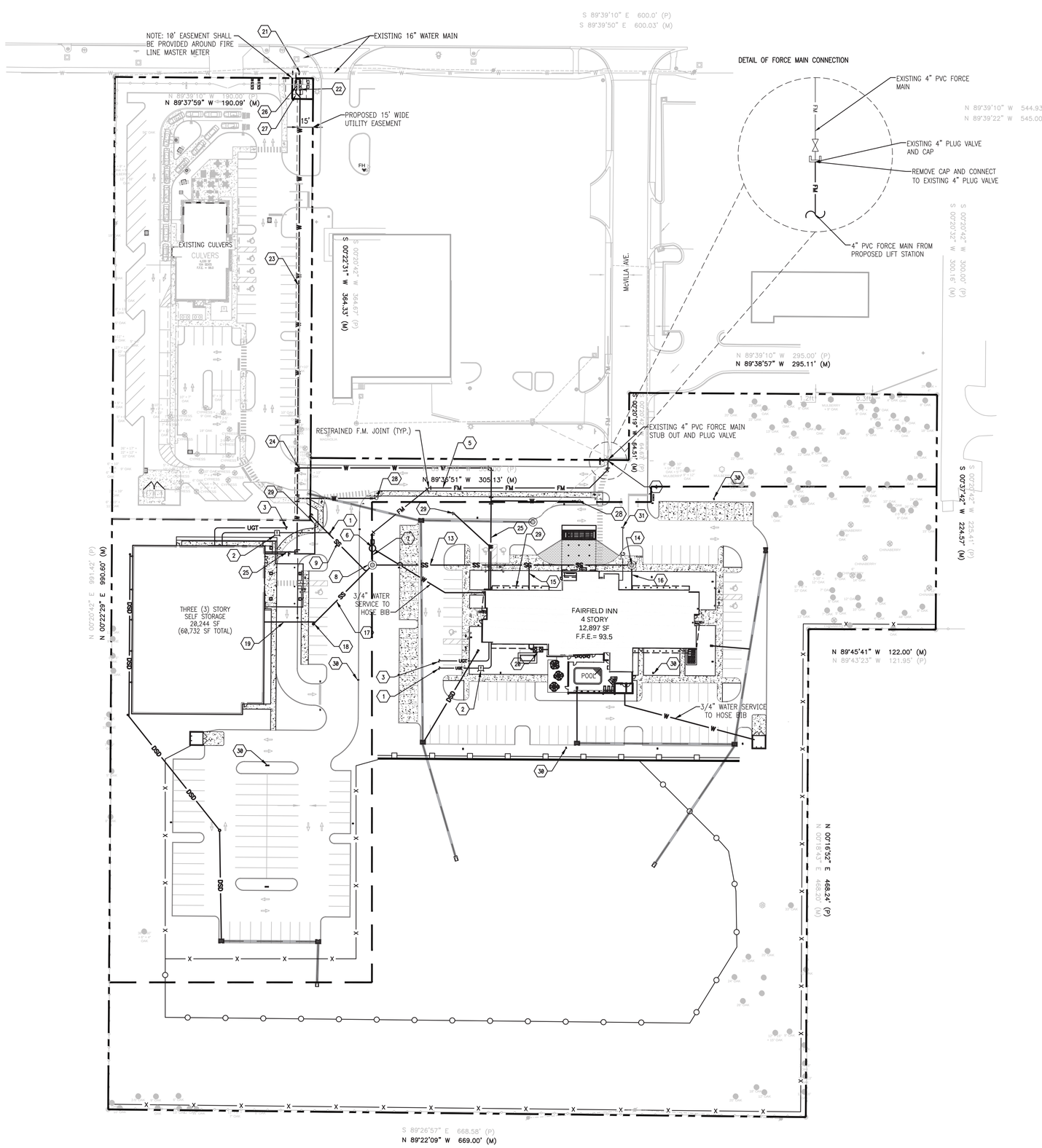
PROJECT NO: 2016.0341
DATE: 8-3-18

C1.1

SITE DIMENSION PLAN

SHEET 4 OF 30
CHECKED: CDB DRAWN: MRS

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



SITE UTILITY PLAN

1"=50'

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATEONE. @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

GREASE TRAP SIZING FORMULA

GREASE LOAD:
= (M) X (GM) X (LF)

WHERE: M = MEALS PREPARED PER DAY: (1.5 MEAL PER ROOM).
GM = GALLONS OF WASTEWATER PER MEAL (5 GALLONS)
LF = LOADING FACTOR: (1.0 WITH DISHWASHING AND 0.75 W/O DISH WASHING)

M = 91 ROOMS X 1.5 MEALS
= 137 MEALS

TOTAL GREASE LOAD:
= 137 MEALS X 5 GPM X 1.0
= 685 GALLONS

SITE UTILITY NOTES

13

NOTES: ALL UTILITIES HAVE BEEN INSTALLED PER PLAN TO WITHIN 5' OF THE PROPOSED BUILDINGS.

ELECTRIC

1. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE WITH DUKE ENERGY FOR CONDUIT SIZE, CONNECTION POINT AND APPROVED TRANSFORMER LOCATION.
2. TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH DUKE ENRGY FOR FINAL LOCATION OF TRANSFORMER TO BE SET.

PHONE

3. CONTRACTOR SHALL COORDINATE UNDERGROUND TELEPHONE SERVICE WITH AT&T TELEPHONE FOR CONDUIT SIZE, CONNECTION POINT.

SANITARY SEWER

4. CONNECT TO EXISTING 4" SANITARY SEWER FORCE MAIN STUB-OUT @ INV. = ±90.00
5. 4" PVC FORCE MAIN
6. SANITARY SEWER LIFT STATION (PRIVATE) RIM = 88.00 INV. ELEV. = 82.00 — C2.1
7. 10 LF 8" PVC @ 0.5% SLOPE
8. SANITARY SEWER COLLECTION MANHOLE #1 RIM = 88.00 INV. ELEV. (E & SE) =82.15 INV. ELEV. (N) = 82.05 — C5.0
9. 75 LF 6" PVC @ 1.0% SLOPE STUB OUT ELEV.= 83.00
10. NOT USED
11. NOT USED
12. NOT USED
13. 252 LF 8" PVC @ 2.0% SLOPE
14. SANITARY SEWER COLLECTION MANHOLE #2 RIM = 93.4± INV. IN = 87.29 INV. OUT = 87.19
15. 25 LF – 4" PVC @ 2% SLOPE TO BUILDING SEWER SERVICE @ INV. ELEV.= 84.15
16. 25 LF – 4" PVC @ 2% SLOPE TO BUILDING SEWER SERVICE @ INV. ELEV.= 85.20
17. 80 LF 6" PVC @ 1.0% SLOPE
18. C.O. INV. ELEV. = 82.95 — C5.0
19. 64 LF – 4" PVC @ 2% SLOPE TO BUILDING SEWER SERVICE @ INV. ELEV.= 83.96
20. 750 GALLON GREASE INTERCEPTOR RIM = 93.00 (SEE PLUMBING PLANS) — C5.0
21. WET TAP EXISTING 16" WATER MAIN WITH 12" TAPPING SADDLE & GATE VALVE
22. 8" COMPOUND WATER METER AND 12" DCVA BACKFLOW PREVENTER
23. 12" PVC WATER MAIN
24. 12" x 8" TEE
25. 8 " FIRE/DOMESTIC SERVICE TO BUILDING (2 PLACES)

IRRIGATION

26. IRRIGATION METER AND RPZ BACKFLOW PREVENTER
27. IRRIGATION SERVICE (SEE IRRIGATION SITE PLAN)

FIRE

28. FIRE HYDRANT ASSEMBLY (2 PLACES) (TO BE MARKED WITH BLUE ROAD REFLECTOR)
29. FIRE DEPARTMENT CONNECTION (2 PLACES)

STREET LIGHT

30. LIGHT POLE (SEE ELECTRICAL SITE PLAN)

GAS

31. CONTRACTOR SHALL COORDINATE UNDERGROUND GAS SERVICE FOR CONDUIT SIZE, CONNECTION POINT.

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REMARKS
13	4-25-23	CITY COMMENTS
10	10-26-21	FIELD REVISIONS
8	6-7-21	FDEP COMMENTS
7	3-30-21	OWNER REVISIONS
3	2-20-19	CITY COMMENTS
2	12-11-18	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 8-3-18

C2

SITE UTILITY PLAN

SHEET 5 OF 30
CHECKED: CDB DRAWN: MRS

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

RILEY & Company, Inc. (H-20 LP) ©

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS, RILEY &COMPANY GUARD PROII MONITORING SYSTEM & MOTOR SOFT-STARTS.

SCOPE: Supply one complete H-20 IP Pre-Fab Lift Station, per design.

Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:
RILEY & COMPANY, INC.
5491 BENCHMARK LANE, SANFORD, FL 32746
PH. 407-265-9963

NO SUBSTITUTIONS – NO ALTERNATES

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty

Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: 3 YR. WARRANTY

Submersible pumps shall be GRUNDFOS Model RC99781514. The pumps shall be installed in the H-20 LP FRP wetwell utilizing a dual slide rail system. The submersable pumps must have a minimum of a 3" discharge.

Stator winding shall be open type with Class H insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor shaft shall be AISI 430F SS threaded to take the pump impeller .
Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: 3 YR. WARRANTY

Control panel must be manufactured in-house by lift station supplier at their TUV (UL508A CERTIFIED) manufacturing facility.

The Enclosure shall be NEMA 3R, 304SS, minimum 48" high x 36" wide x 12" deep with pad lockable draw latches.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light)
1- ea. Alarm Horn
1- ea. Generator Receptacle w/ weatherproof cover
1- ea. Alarm Silence Pushbutton

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

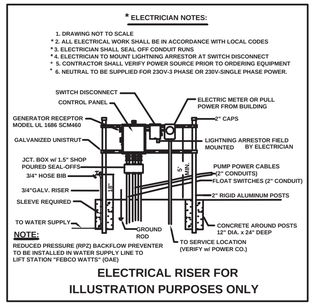
The following components shall be mounted to back panel:
1- ea. Riley & Company Guard Pro II Monitoring System
2- ea. 15.3 HP Motor Soft Starts
1- ea. Phase Monitor (Three Phase)
1- ea. Control Transformer (480 Volt Only)
1- ea. Silence Relay
1- ea. Duplex Alternator
1- ea. Model BOAC5AH Battery Back-Up w/ Smart Charger
20- ea. Terminals For Field Connections
3- ea. Grounding Lugs

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers
2- ea. Short Circuit Protectors
1- ea. Control Circuit Breaker
2- ea. Seal Failure Indicator Lights
1- ea. Hand-Off-Auto Selector Switches
2- ea. Pump Run Pilot Lights
1- ea. Power On Pilot Light
2- ea. Elapse Time Meters (Non-Resetable)
1- ea. GFI Duplex Convenience Outlet

RILEY & COMPANY GUARD PRO II: Offers a remote control and maintenance solution which allows you to create a decentralised system or monitor and control devices. Changes to the eight (8) digital (24V DC) analogue (0-10V) inputs can be notified via SMS text message, e-mail or both. The digital outputs can be contolled via SMS text message.The built-in maintenance free supercap capacitor enables the GUARD PRO II to inform the recipient via SMS text message in the event of a power failure.

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	135 GPM	TOP OF WETWELL	88.00
PRIMARY TDH	119 'TDH	INLET INVERT	82.00
PUMP MANUFACTURER	GRUNDFOS	HIGH LEVEL ALARM (HLA)	81.50
PUMP MODEL #	RC99781514	2nd PUMP ON (LAG)	80.00
R.P.M.	3569	1st PUMP ON (LEAD)	79.00
HORSEPOWER	17.5	PUMPS OFF (OFF)	77.00
ELECTRICAL/ VOLTS / PHASE	460V/3	BOTTOM OF WETWELL	73.00
FULL LOAD AMPS / PER PUMP	23.0	WETWELL DIAMETER	72"
PUMP DISCHARGE SIZE	3"		



*** ELECTRICIAN NOTES:**

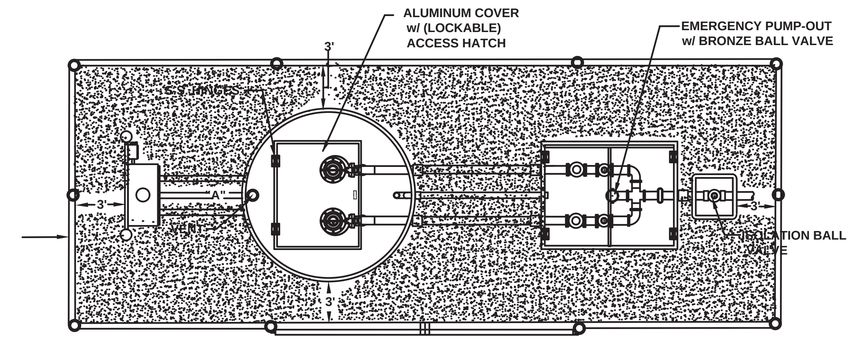
1. DRAWING NOT TO SCALE
* 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
* 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
* 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
* 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
* 6. NEUTRAL TO BE SUPPLIED FOR 23OV-3 PHASE POWER.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:
The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box. Certification of the H-20 load rating must be supplied at the time of submittals to Engineer.
The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

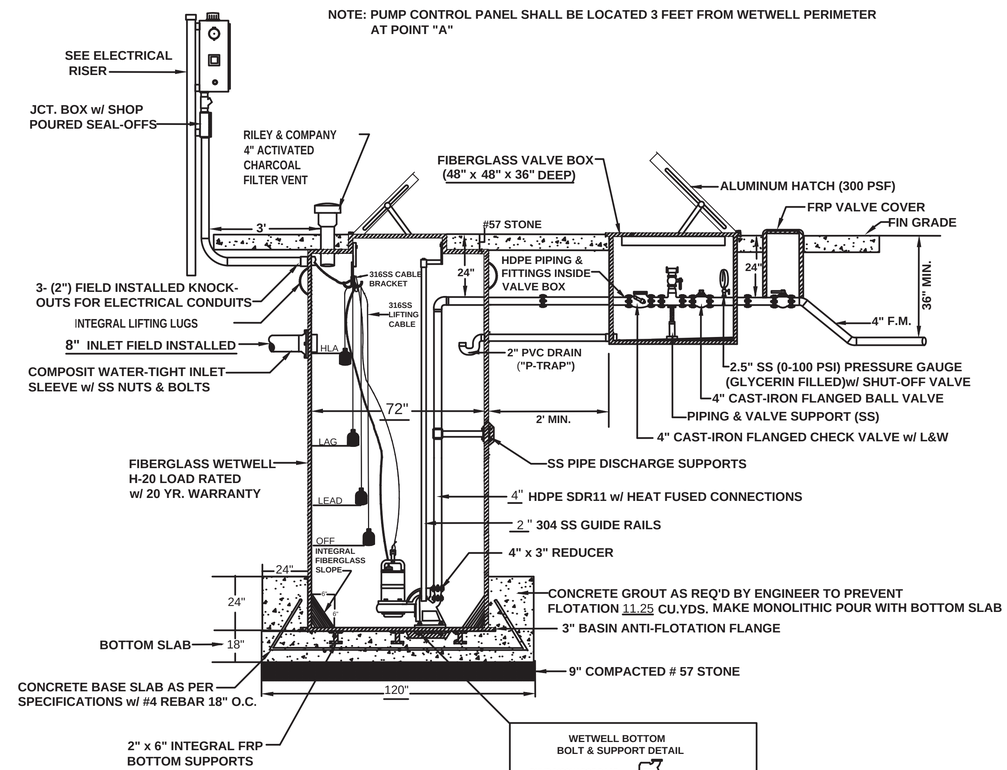
EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.
Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.
The pump controls and pumps shall be checked for mechanical reliability and proper operation.

RILEY & CO. / H-20 LP 05-29-2021



NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"



LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY, INC. IS STRICTLY PROHIBITED. ©

LIFT STATION DATA

NTS

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT
AA 003420
CA 8660
604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REMARKS
7	3-30-21	OWNER REVISIONS
2	12-11-18	CITY COMMENTS
1	10-26-18	CITY COMMENTS

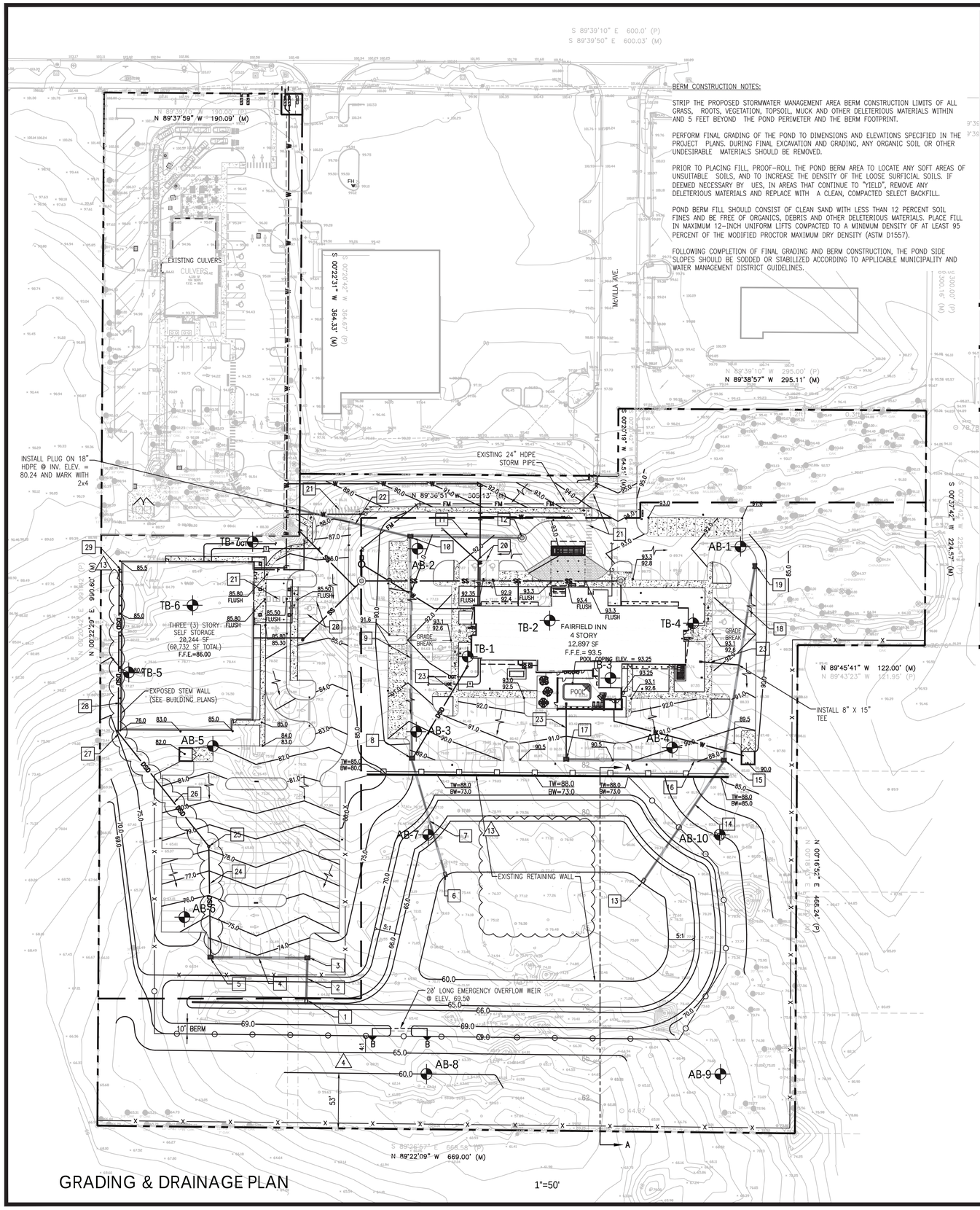
REVISIONS

FAIRFIELD INN / SELF STORAGE
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO:2016.0341
DATE: 8-3-18

C2.1
LIFT STATION DETAIL
SHEET 6 OF 30
CHECKED:CDB DRAWN:MRS

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



GRADING & DRAINAGE PLAN

1"=50'

BERM CONSTRUCTION NOTES:

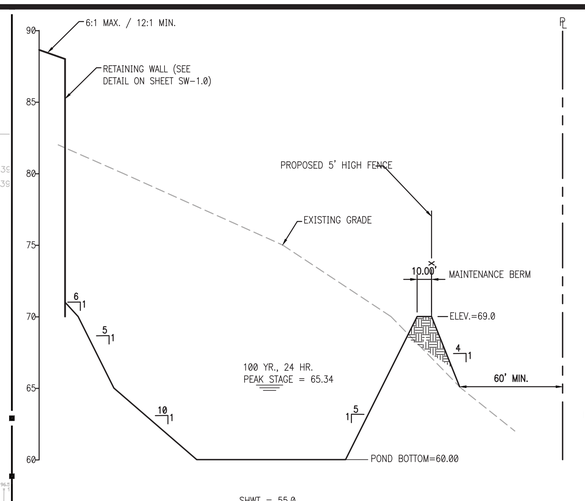
STRIP THE PROPOSED STORMWATER MANAGEMENT AREA BERM CONSTRUCTION LIMITS OF ALL GRASS, ROOTS, VEGETATION, TOPSOIL, MUCK AND OTHER DELETERIOUS MATERIALS WITHIN AND 5 FEET BEYOND THE POND PERIMETER AND THE BERM FOOTPRINT.

PERFORM FINAL GRADING OF THE POND TO DIMENSIONS AND ELEVATIONS SPECIFIED IN THE PROJECT PLANS. DURING FINAL EXCAVATION AND GRADING, ANY ORGANIC SOIL OR OTHER UNDESIRABLE MATERIALS SHOULD BE REMOVED.

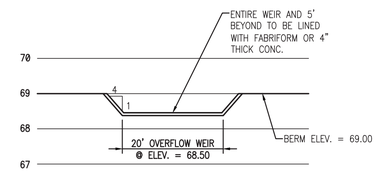
PRIOR TO PLACING FILL, PROOF-ROLL THE POND BERM AREA TO LOCATE ANY SOFT AREAS OF UNSUITABLE SOILS, AND TO INCREASE THE DENSITY OF THE LOOSE SURFICIAL SOILS. IF DEEMED NECESSARY BY UES, IN AREAS THAT CONTINUE TO "YIELD", REMOVE ANY DELETERIOUS MATERIALS AND REPLACE WITH A CLEAN, COMPACTED SELECT BACKFILL.

POND BERM FILL SHOULD CONSIST OF CLEAN SAND WITH LESS THAN 12 PERCENT SOIL FINES AND BE FREE OF ORGANICS, DEBRIS AND OTHER DELETERIOUS MATERIALS. PLACE FILL IN MAXIMUM 12-INCH UNIFORM LIFTS COMPACTED TO A MINIMUM DENSITY OF AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).

FOLLOWING COMPLETION OF FINAL GRADING AND BERM CONSTRUCTION, THE POND SIDE SLOPES SHOULD BE SODDED OR STABILIZED ACCORDING TO APPLICABLE MUNICIPALITY AND WATER MANAGEMENT DISTRICT GUIDELINES.



(A-A) POND SECTION VERT.:1"=5' HORZ.:1"=50'



(B-B) WEIR CROSS SECTION SCALE: N.T.S

DRAINAGE STRUCTURE TABLE

NOTE: ALL STORM PIPE AND DRAINAGE STRUCTURES HAVE BEEN INSTALLED PER PLAN UNLESS OTHERWISE NOTED.

1	MITERED END SECTION INV. ELEV. = 66.00
2	42 LF 24" HDPE @ 1.0% SLOPE
3	INLET #1 -FDOT TYPE 'F' GRATE ELEV. = 73.00 INV. (W) = 68.00 INV. (S) = 66.42
4	89 LF 18" HDPE @ 0.5% SLOPE
5	INLET #2 - FDOT TYPE 'F' GRATE ELEV. = 73.00 INV. (N) = 67.21 INV. (E) = 68.45
6	MITERED END SECTION INV. ELEV. = 60.00
7	116 24" HDPE @ 5.0% SLOPE
8	INLET #3 - FDOT TYPE 'F' GRATE ELEV. = 88.75 INV. (NE) = 85.00 INV. (N) = 74.34 INV. (S) = 65.80
9	209 24" HDPE @ 1.0% SLOPE
10	INLET #4 - FDOT TYPE 'F' GRATE ELEV. = 90.00 INV. (W) = 78.00 INV. (E) =76.48 INV. (S) = 76.43
11	103 24" HDPE @ 1.0% SLOPE
12	STORMWATER MANHOLE #1 (INSTALL ON END OF EXISTING 24" HDPE- REMOVE EXISTING M.E.S.) RIM = ±92.5 ELEV. (E) = 77.61 INV. ELEV. (W) = 77.51
13	MITERED END SECTION INV. ELEV. = 60.00
14	135 18" HDPE @ 5.0% SLOPE
15	INLET #5 - FDOT TYPE 'F' GRATE ELEV. = 88.75 INV. (SW) =66.75 INV. (N) = 85.00 INV. (W) = 85.00
16	147 15" HDPE @ 0.5% SLOPE
17	INLET #6 - FDOT TYPE 'F' GRATE ELEV. = 90.00 INV. (N) = 86.50 INV. (E) = 85.74
18	210 15" HDPE @ 0.5% SLOPE
19	INLET #7 - FDOT TYPE 'F' GRATE ELEV. = 91.00 INV. (S) =86.05
20	HANDICAP ZONE - MAX. 2.0% SLOPE IN ANY DIRECTION.
21	ACCESSIBLE ROUTE MAX. 2% CROSS SLOPE, 5% IN DIRECTION OF TRAVEL
22	112 LF 18" HDPE @ 2.0 % SLOPE
23	8" PVC DOWNSPOUT @ 1.0 % SLOPE
24	104 LF 12" PVC DOWNSPOUT @ 2.22 % SLOPE
25	C.O. ELEV. = 78.14 INV. (S) = 69.52 INV. (NW) = 71.31
26	137 LF - 12" PVC DOWNSPOUT @ 0.5 % SLOPE
27	DOWNSPOUT C.O. INV. (SE)= 72.00
28	158 LF - 8" PVC DOWNSPOUT @ 6.3 % SLOPE
29	DOWNSPOUT C.O. INV. (S)= 82.0

NOTE: DOWNSPOUT DRAINS YET TO BE INSTALLED. (13)

APPROXIMATE AUGER BORING LOCATION

APPROXIMATE STANDARD PENETRATION TEST BORING LOCATION

NOTE:
DRAINAGE WILL SERVE EXISTING BUSINESSES ON PARCEL #'S 11-21-28-5600-01-000 (EXISTING ALDI) AND 11-21-28-5600-02-000 (EXISTING RACETRAC).

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATEONE. @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

Always call 811 two full business days before you dig

Sunshine811.com

NORTH

50 0 50 100
GRAPHIC SCALE

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REMARKS
13	4-25-23	CITY COMMENTS
11	3-25-22	FIELD REVISIONS
10	10-26-21	FIELD REVISION
9	9-20-21	FIELD REVISIONS
7	3-30-21	OWNER REVISIONS
6	3-9-21	SJRWMD COMMENTS
4	3-4-19	SJRWMD COMMENTS
3	2-20-19	CITY COMMENTS
1	10-26-18	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

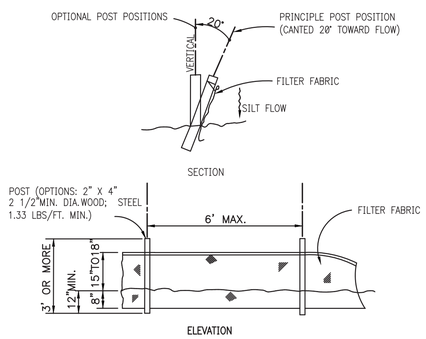
PROJECT NO: 2016.0341
DATE: 10-31-16

C3

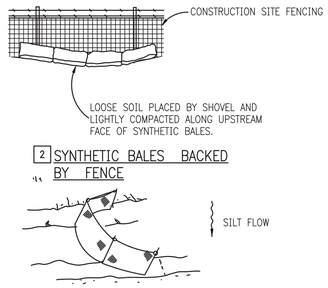
GRADING & DRAINAGE PLAN

SHEET 7 OF 30
CHECKED: CDB DRAWN: MRS

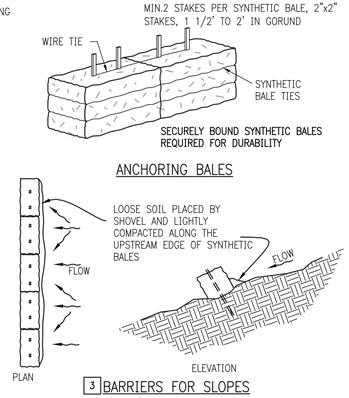
COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



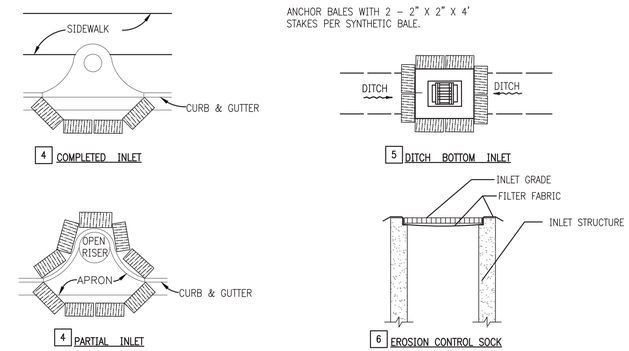
1 SILT FENCE



2 SYNTHETIC BALES BACKED BY FENCE



3 BARRIERS FOR SLOPES



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

EROSION CONTROL DETAILS

POLLUTION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONS OF SITE PERMITS.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.

3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.

6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.

8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.

9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.

10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.O.T. INDEX NO. 102.

11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF SYNTHETIC BARRIERS.

12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.

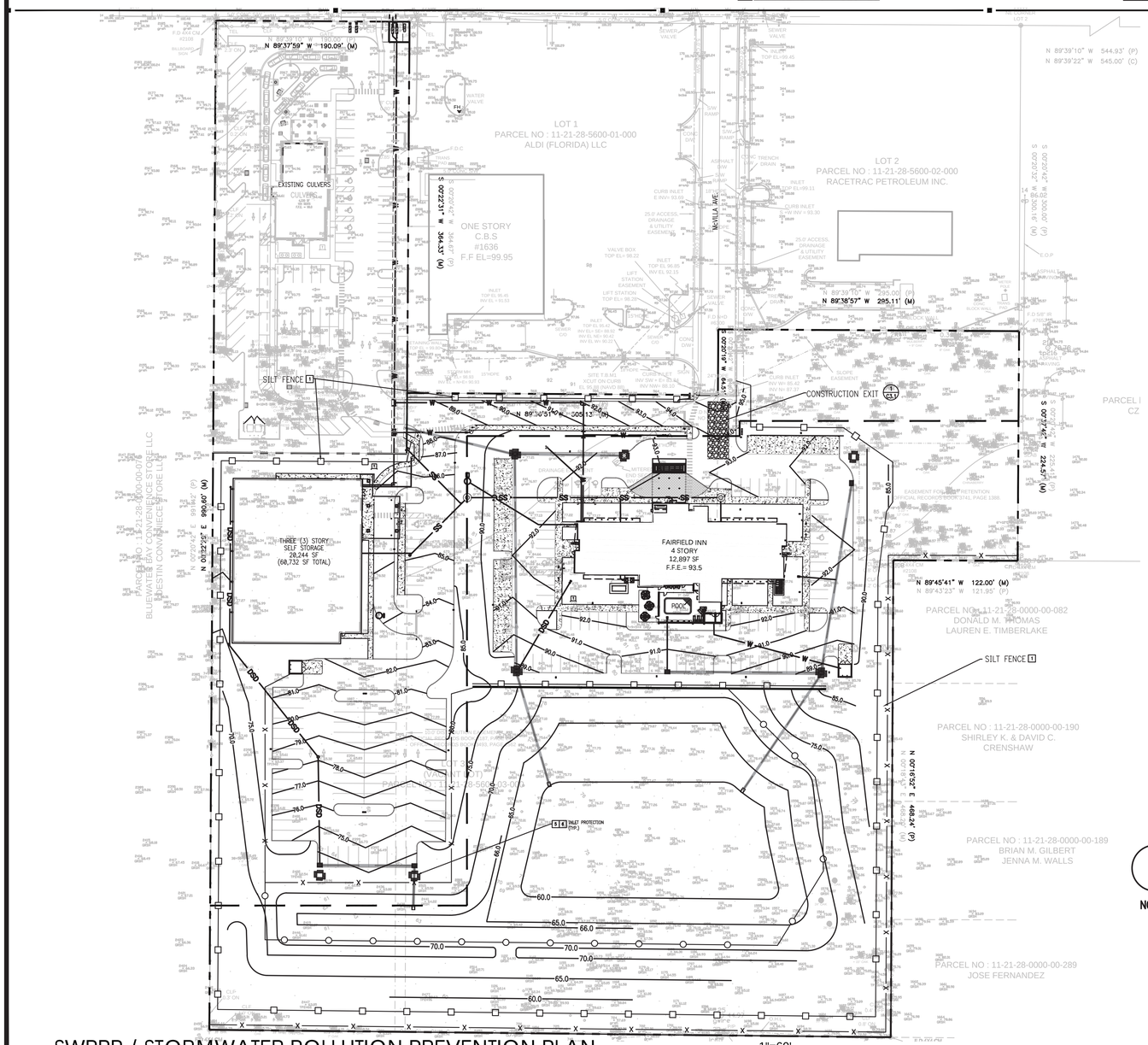
13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.

14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

15. THE CONTRACTOR IS REQUIRED TO HAVE THIS PLAN ALONG WITH A COPY OF THE NPDES NOTICE OF INTENT POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.

16. "CONTRACTOR IS REQUIRED BY NPDES TO KEEP A LOG ON SITE FOR THE SOIL EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE PLAN. THE LOG SHALL CONTAIN DATES FOR: INSTALLATION OF CONTROL MEASURES, MAJOR SITE CONSTRUCTION ACTIVITIES, INSPECTION ON AT LEAST A WEEKLY BASIS AND INSPECTION AFTER ANY RAINFALL EVENT THAT IS 1/2" OR GREATER".

17. THE CONTRACTOR IS REQUIRED TO SUBMIT A COPY OF THIS LOG ALONG WITH A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.



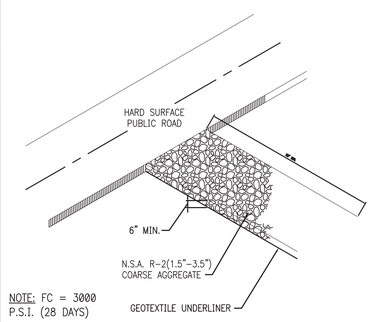
SWPPP / STORMWATER POLLUTION PREVENTION PLAN

1"=60'

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

TOTAL AREA (SF) (AC)	*DISTURBED AREA (SF) AREA (AC)	UNDISTURBED AREA (SF) AREA (AC)	IMPERVIOUS* AREA (SF) AREA (AC)	PERVIOUS* AREA (SF) AREA (AC)
527,699 12.11	374,446 8.60	153,253 3.52	142,363 3.27	385,336 8.85

*IMPERVIOUS + PERVIOUS = DISTURBED



NOTE: FC = 3000 P.S.I. (28 DAYS)

1 CRUSHED STONE CONSTRUCTION EX

NTS

Stormwater Pollution Prevention Plan Inspection Report Form

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

Project Name:_____ FDEP NPDES Stormwater Identification Number: FLR10_____

Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Corrective Action / Other Remarks

Condition Code:
G = Good
C = Needs to be cleaned
M = Marginal, needs maintenance or replacement soon
O = Other
P = Poor, needs immediate maintenance or replacement

Control Type Codes

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / soc	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / soil	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Synthetic Bales	34. Other
8. Pipe slope drain	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

Inspector Information:

Name Qualification Date

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

* * * * * *

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

_____

Name (Responsible Authority) Date

ENGINEER'S CERTIFICATIONS:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

STUART ANDERSON, P.E. #60848 Date

OWNER/AGENT CERTIFICATIONS:

I HAVE REVIEWED THIS PLAN AND AGREE TO COMPLY WITH THE REQUIREMENTS SHOWN HEREON.

OWNER/AUTHORIZED REPRESENTATIVE Date

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS

NO	DATE	REMARKS
14	REVLINE14	
13	REVLINE13	
12	REVLINE12	
11	REVLINE11	
10	REVLINE10	
9	REVLINE9	
8	REVLINE8	
7	REVLINE7	
6	REVLINE6	
5	REVLINE5	
4	REVLINE4	
3	REVLINE3	
2	REVLINE2	
1	REVLINE1	

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

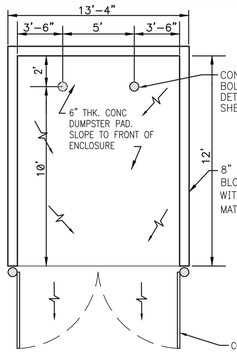
PROJECT NO: 2016.0341
DATE: 8-3-18

C3.1

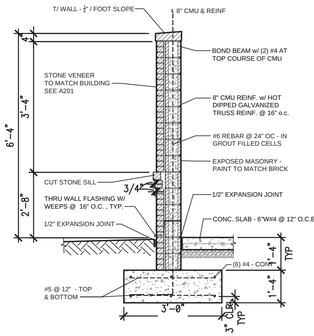
STORMWATER POLLUTION PREVENTION PLAN

SHEET 8 OF 30
CHECKED: CDB DRAWN: MRS

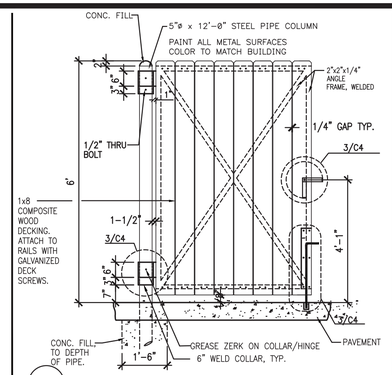
COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESPECTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



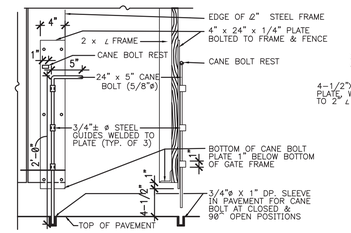
1 DUMPSTER PAD/WALL DETAIL NTS



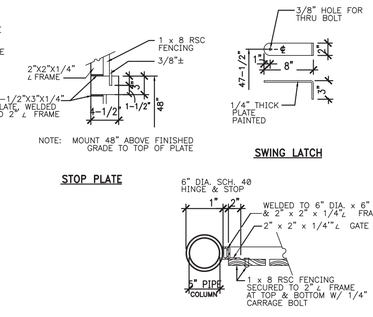
WALL ENCLOSURE SECTION



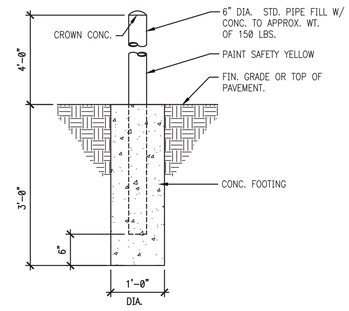
2 WOODEN DUMPSTER DOOR NTS



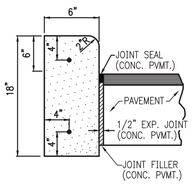
CANE BOLT (1 PER GATE)



3 GATE LATCH DETAIL NTS



4 BOLLARD NTS
MISC006.DWG

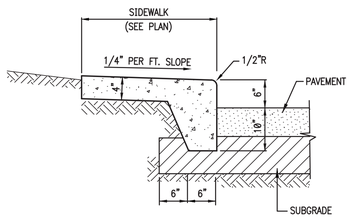


NOTES:

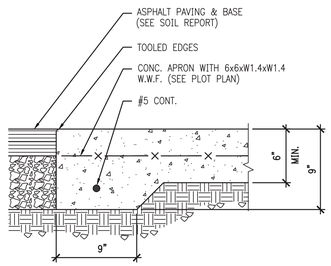
1. COST OF 2-#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2-#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'-0" O.C. MAX.
3. CONTRACTION JOINTS - CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

PLAN SYMBOL

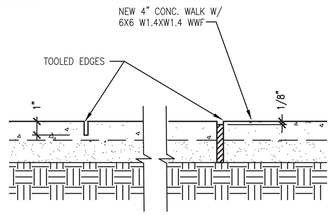
5 6" VERTICAL CURB NTS
(3,500 PSI (MIN))
PVT007.DWG



6 MONOLITHIC CURB & SIDEWALK DETAIL NTS
(3,500 PSI (MIN))
PVT006.DWG



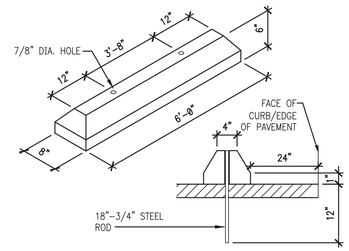
7 CONCRETE APRON NTS
3,500 PSI (MIN.) CONCRETE
PVT014.DWG



NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK.
SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

8 CONCRETE WALK NTS
(3,500 PSI (MIN))
PVT019.DWG

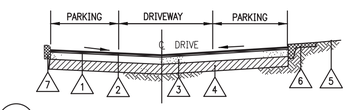


NOTE:
CONCRETE SHALL BE 3,500 PSI 28 DAY STRENGTH

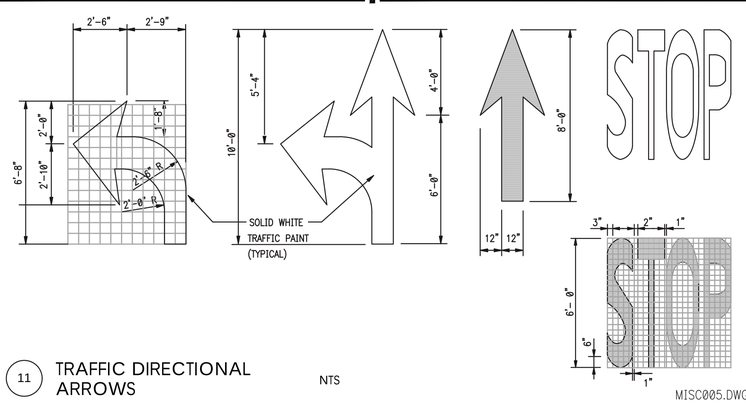
9 CONCRETE WHEEL STOP NTS
PVT022.DWG

KEY TO TYPICAL PAVEMENT SECTIONS

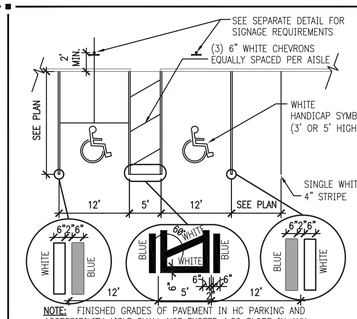
1. 3/4" TYPE S-III ASPHALTIC CONCRETE - F.D.O.T. SECTION 331 MIN. MARSHALL STABILITY OF 1500#.
2. 1-1/4" TYPE S-I ASPHALTIC CONCRETE - F.D.O.T. SECTION 331 MIN. MARSHALL STABILITY OF 1500#.
3. 8" LIMEROCK BASE COURSE STABILIZED TO A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 100 AND COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DRY DENSITY (AASHTO T-180). FDOT SECTION 200. DENSITY TEST SHALL BE PERFORMED EVERY 5,000 SQUARE FEET.
4. 12" STABILIZED SUBBASE STABILIZED TO A MIN. LIMEROCK BEARING RATIO (LBR) OF 40 AND COMPACTED TO 98%. F.D.O.T. SECTION 160.
5. GRASS AREA
6. SIDEWALK
7. 6" VERTICAL CURB



10 TYPICAL PAVEMENT SECTION NTS
PVT017.DWG

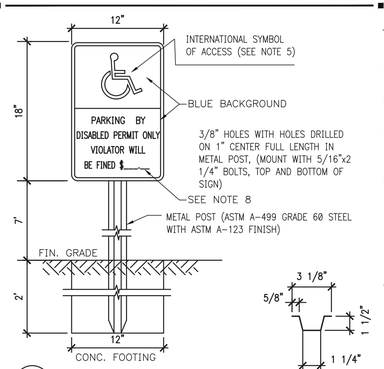


11 TRAFFIC DIRECTIONAL ARROWS NTS
MISC005.DWG



NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.
SEE PLAN FOR STYLE OF HANDICAP RAMP
HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 (LATEST EDITION)

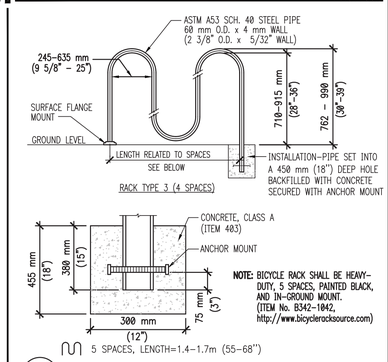
12 HANDICAP STRIPING NTS
MISC004.DWG



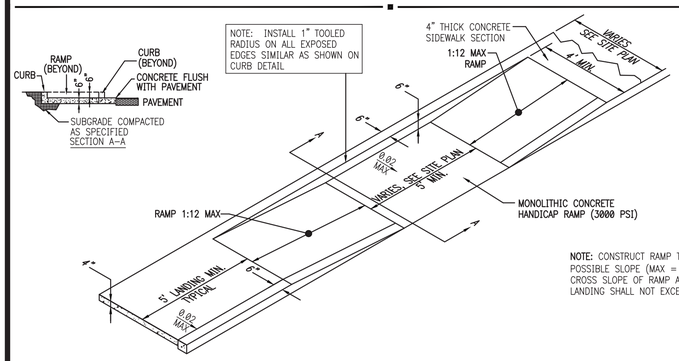
NOTES:

1. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
2. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS WASHERS AND SCREWS MUST BE RUSTPROOF.
3. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i.
4. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
5. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
7. SIGN POST SHALL BE MIN. 1' CLEAR FROM BACK OF WHEEL STOP OR CURB.
8. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL ORDINANCE.

13 HANDICAP SIGN NTS

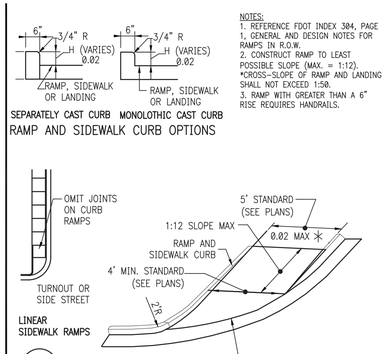


14 BIKE RACK NTS



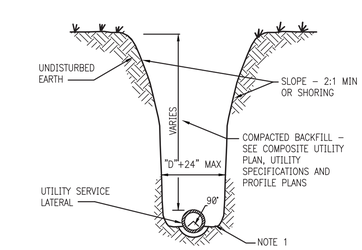
NOTE: CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

15 SIDE WALK HANDICAP RAMP NTS
3000 PSI (MIN.) CONCRETE
RAMP011.DWG



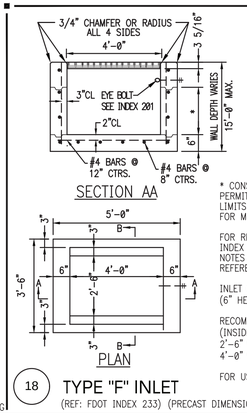
NOTES:
1. REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.
2. CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX. = 1:12).
*CROSS-SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.
3. RAMP WITH GREATER THAN A 6" RISE REQUIRES HANDRAILS.

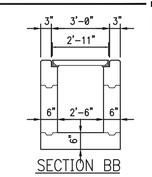
16 HANDICAP RAMP NTS
3,500 PSI (MIN.) CONCRETE
RAMP020.DWG



NOTE 1
DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION AND SHALL BE IN ACCORDANCE WITH ASTM D-2321

17 TRENCH DETAIL NTS
DRG010.DWG





* CONSTRUCTION JOINTS PERMITTED BETWEEN THESE LIMITS - SEE INDEX 201 FOR MIN. DIMENSIONS.

FOR REBAR LAYOUT REFER TO FDOT INDEX 233 TABLE 1. FOR GENERAL NOTES AND GRATE INFORMATION REFERENCE FDOT INDEX 233.

INLET CAPACITY= 6.8 CFS (6" HEAD)

RECOMMENDED MAX. PIPE SIZE (INSIDE WIDTH)
2'-6" WALL = 18" PIPE
4'-0" WALL = 30" PIPE

FOR USE WITH HEAVY WHEEL LOADS

18 TYPE "F" INLET NTS
(REF: FDOT INDEX 233) (PRECAST DIMENSIONS)
INL006.DWG

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REMARKS
1	1-26-18	CITY CIOMMENTS

REVISIONS

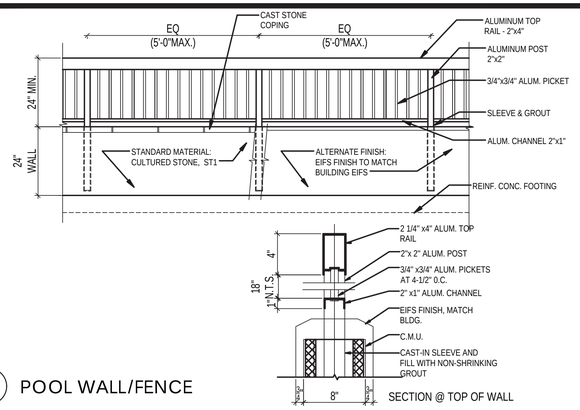
FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 8-3-18

C4
DETAILS

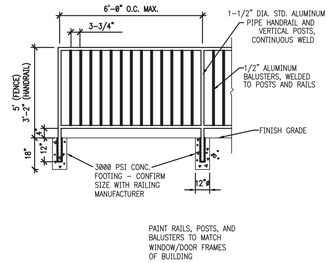
SHEET 9 OF 30
CHECKED: CDBDRAWN: MRS

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



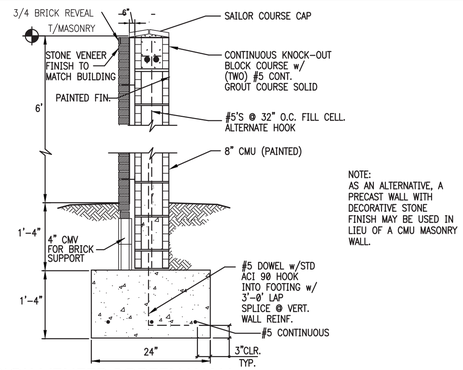
1 POOL WALL/FENCE

NTS



2 HANDRAIL/FENCE DETAIL

NTS



NOTE:
AS AN ALTERNATIVE, A PRECAST WALL WITH DECORATIVE STONE FINISH MAY BE USED IN LIEU OF A CMU MASONRY WALL.

3 BRICK VENEER SCREEN WALL

NTS

WALL014.DWG

PERVIOUS PAVEMENT:

1. PORTLAND CEMENT TYPE I OR II CONFORMING TO ASTM C 150 OR PORTLAND CEMENT TYPE IP OR IS CONFORMING TO ASTM C 595.

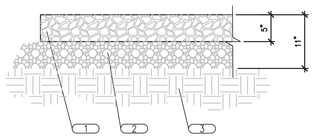
2. AGGREGATE CONFORMING TO FDOT NO 8 COARSE AGGREGATE (3/8 TO NO. 16) PER ASTM C 33 OR NO. 89 COARSE (3/8 TO NO. 50) PER ASTM D 448.

1. PERVIOUS PAVEMENT

2. SUBGRADE

3. EXISTING SOILS

SEE PERVIOUS PAVEMENT NOTES THIS SHEET



SUBGRADE:

1. 6 INCHES SHALL BE GRANULAR OR GRAVELY SOIL THAT IS PREDOMINANTLY SANDY WITH NO MORE THAN A MODERATE AMOUNT OF SILT OR CLAY.

2. TESTED PERMEABILITY OF SOILS MUST REASONABLY COMPARE TO THE DESIGN PAVEMENT PERMEABILITY.

3. SUBGRADE SHALL BE COMPACTED BY MECHANICAL VIBRATORY COMPACTOR TO A MINIMUM DENSITY OF 92% OF A MAX. DRY DENSITY AS ESTABLISHED BY ASTM D 1557 OR AASHTO T 180. SUBGRADE STABILIZATION SHALL NOT BE PERMITTED.

4. SUBGRADE SHALL BE IN A MOIST CONDITION (WITHIN 3%; OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED COMPACTION TEST ASTM D 1557 OR AASHTO T 180.

JOINTING:

1. CONTROL (CONTRACTION) JOINTS SHALL BE INSTALLED AT 20 FOOT INTERVALS. THEY SHALL BE INSTALLED AT A DEPTH OF 1/4 THE THICKNESS OF THE PAVEMENT.

CONTRACTOR SHALL SUBMIT TO THE CITY AND TO THE ENGINEER INFORMATION AND SHOP DRAWINGS IDENTIFYING DESIGN CRITERIA, PROPOSED MATERIALS AND MIX PROPORTIONS, AND NAMING THE QUALIFIED CONCRETE PRODUCER AS WELL AS THE EXPERIENCED PLACING CONTRACTOR.

4 PERVIOUS CONCRETE PAVEMENT

NTS

PVT024.DWG

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

QC
5 1-20-20
3 2-20-19 CITY COMMENTS
2 12-11-18 CITY COMMENTS
NO DATE REMARKS

REVISIONS

FAIRFIELD INN / SELF STORAGE

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO:2016.0341
DATE: 9-13-17

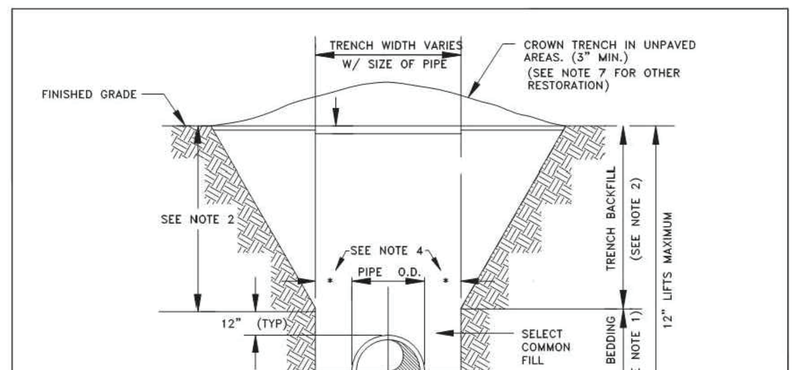
C4.1

DETAILS

SHEET 10 OF 30

CHECKED: CDB DRAWN: H.M

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 100

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

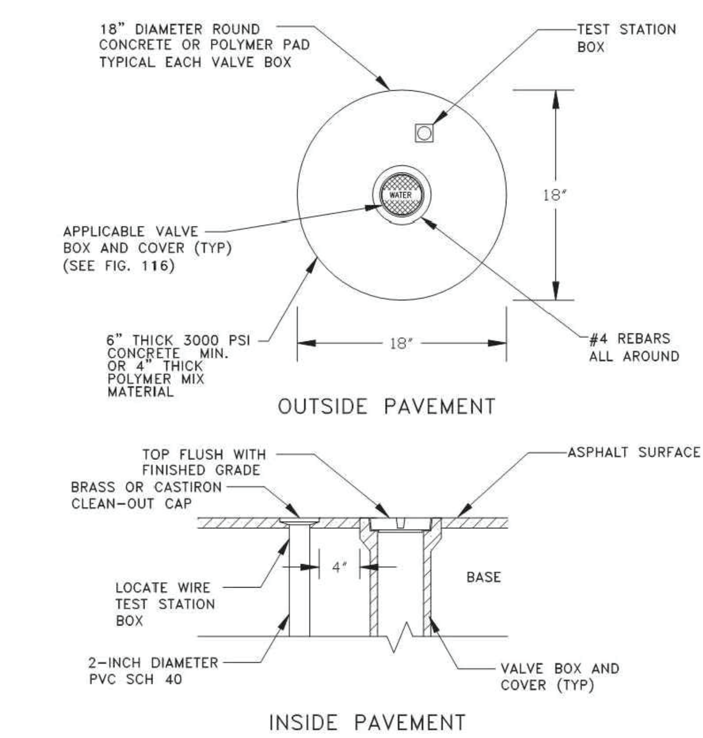
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.**
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: 3
   ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

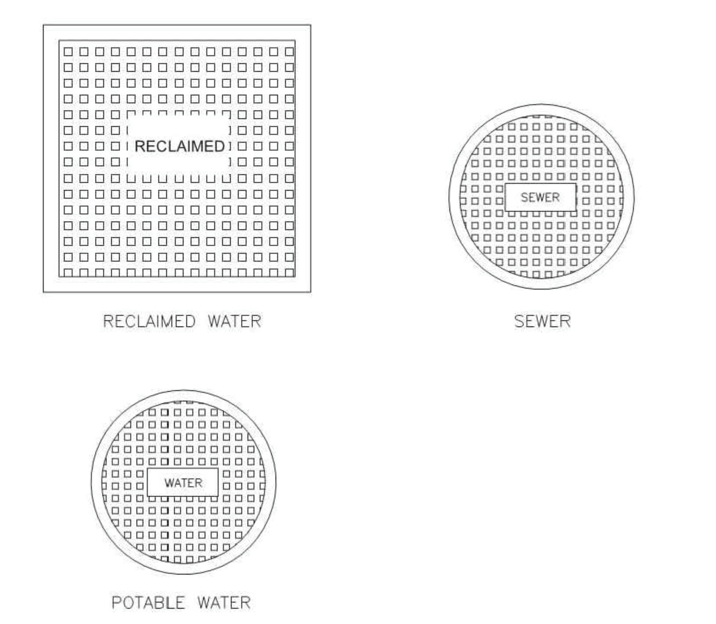
CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105



VALVE IDENTIFICATION TAG TO BE INSTALLED BY CITY & PAID FOR BY DEVELOPER

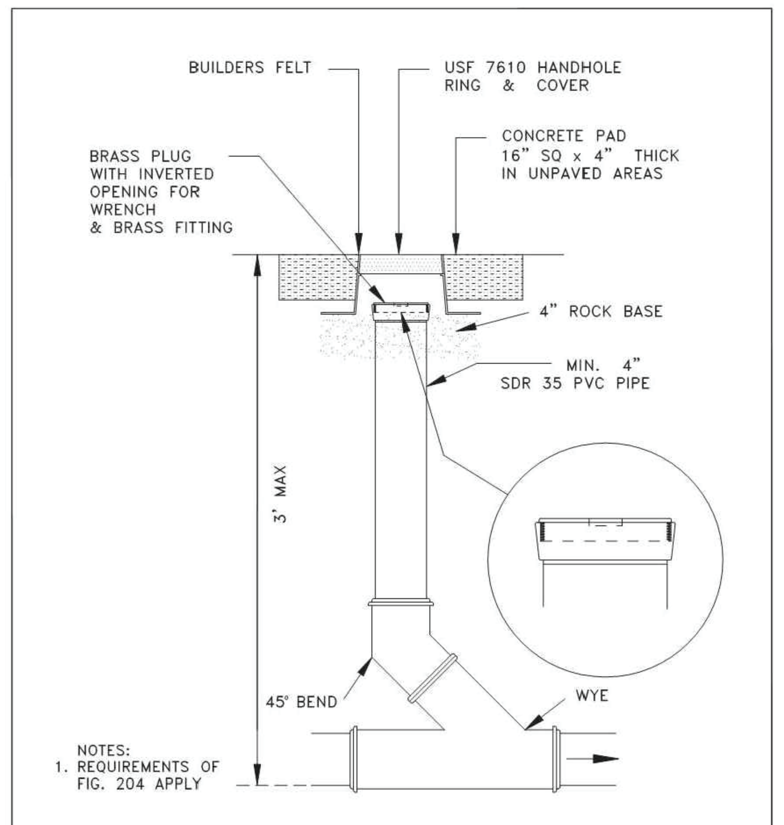
VALVE BOX

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 109



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 116

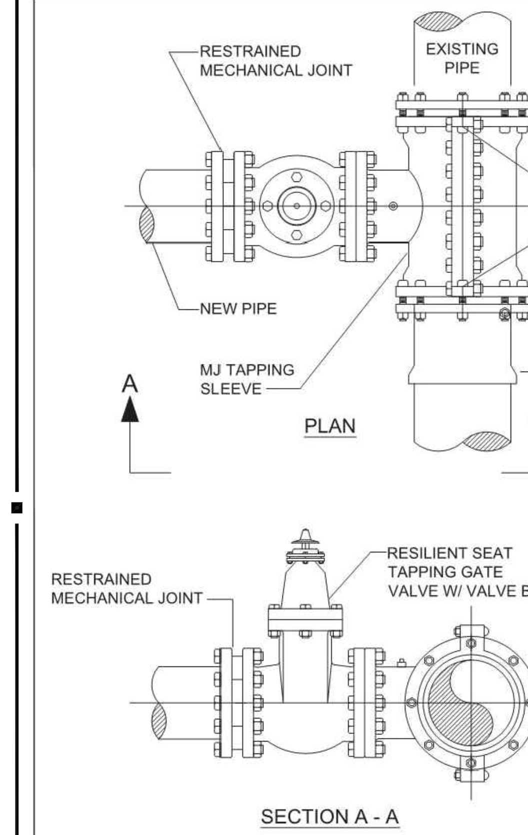


NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 205

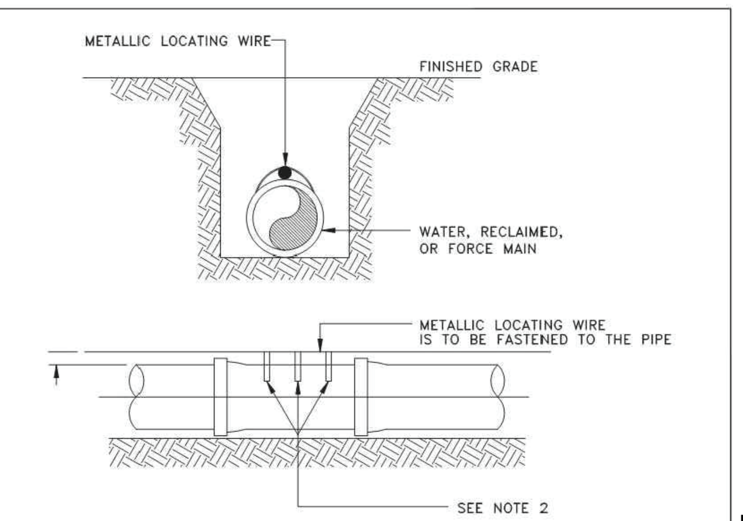


NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

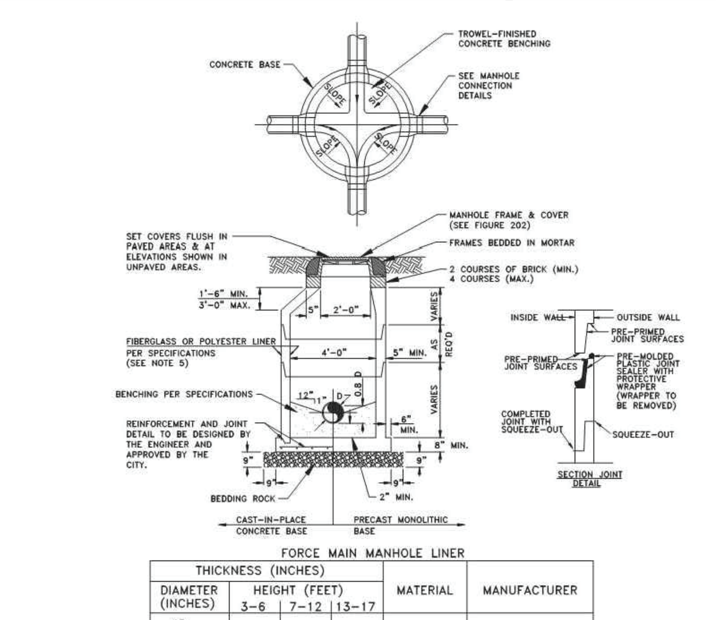
CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 406



NOTES:
1. ALL PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE – 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PIPE LOCATING WIRE DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 118



FORCE MAIN MANHOLE LINER

THICKNESS (INCHES)					
DIAMETER (INCHES)	HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
48					
60					
72					

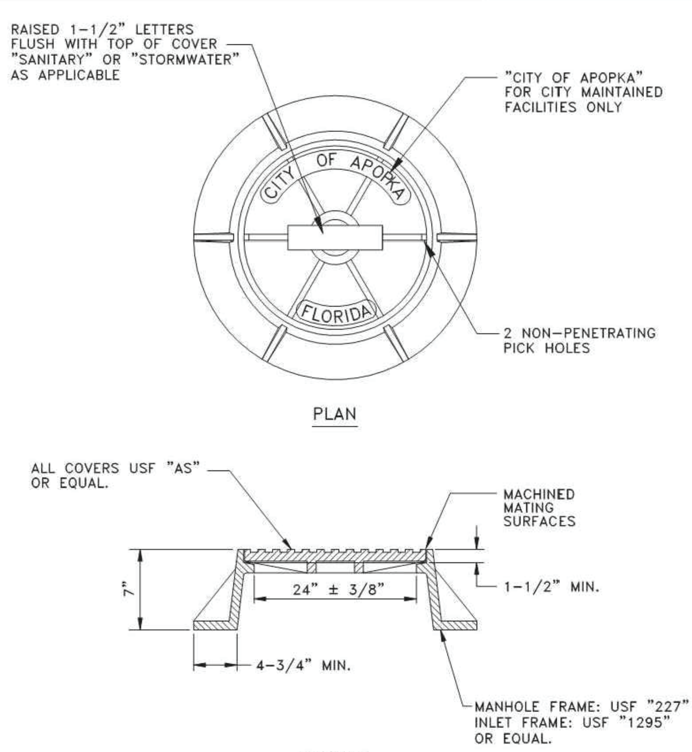
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED WITH HDPE OR FIBERGLASS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 200

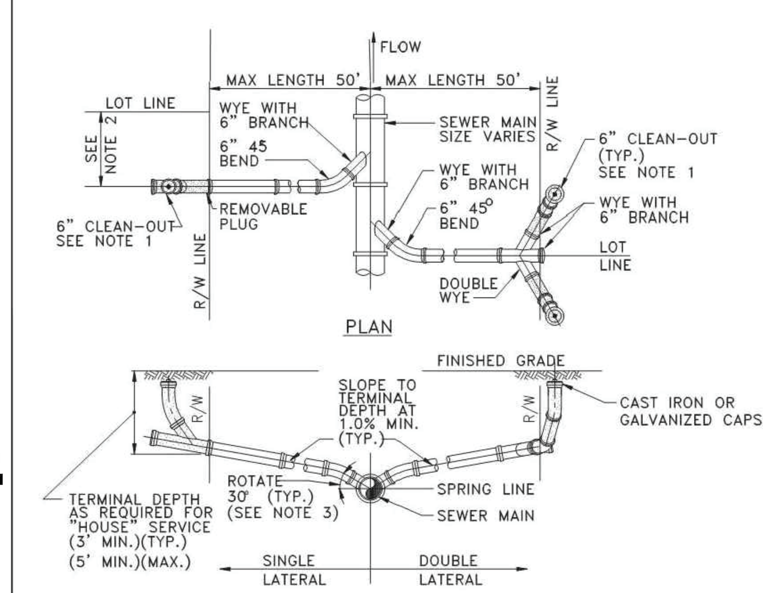


NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

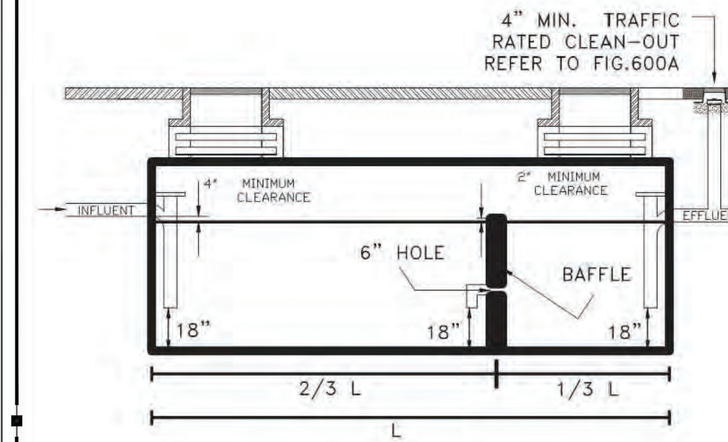
CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 202



NOTES:
1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 204

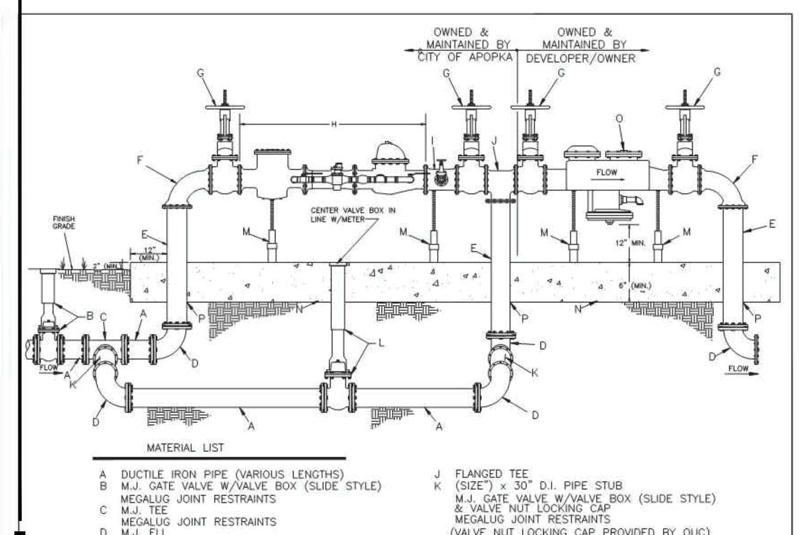


NOTES :
1. INTERCEPTOR TO BE CONSTRUCTED OF 4000 PSI CONCRETE
2. INTERCEPTOR TOTAL VOLUMN SHALL BE AT LEAST 750 GAL. BUT NOT EXCEED 1250 GAL.
3. ALL ACCESS RINGS AND COVERS NEED TO BE TRAFFIC RATED H-20.

GREASE INTERCEPTOR DETAIL

NTS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 600



MATERIAL LIST

A DUCTILE IRON PIPE (VARIOUS LENGTHS)
B M.J. GATE VALVE W/VALVE BOX (SLIDE STYLE) MEGALUG JOINT RESTRAINTS
C M.J. TEE MEGALUG JOINT RESTRAINTS
D M.J. ELL MEGALUG JOINT RESTRAINTS
E DUCTILE IRON FLANGED PIPE
F FLANGED ELL (LONG RADIUS)
G FLANGED O.S. & Y VALVE
H DUAL RANGE METER
I (SIZE") x 4" FLANGED TEE 4" x 2" TAPPED FLANGE 2" x 2 1/2" BRASS NIPPLE 2" GATE SCREW VALVE 2" GALVANIZED PLUG
J FLANGED TEE
K (SIZE") x 30" D.I. PIPE STUB M.J. GATE VALVE W/VALVE BOX (SLIDE STYLE) & VALVE NUT LOCKING CAP MEGALUG JOINT RESTRAINTS (VALVE NUT LOCKING CAP PROVIDED BY OUC)
M ADJUSTABLE BRACE (AS NEEDED)
N 3000 PSI CONC. W/6X6 WWF (6' WIDE x 6" THICK MINIMUM) BY DEVELOPER
O CITY OF APOPKA APPROVED REDUCED PRESSURE BACKFLOW PREVENTER
Q ALL FLANGES: PIPES, VALVES AND APPURTENSES SHALL HAVE 316 S.S. HARDWARE

NOTES:
1. THE METER ASSEMBLY TO BE INSTALLED ON PRIVATE PROPERTY.
2. PROVIDE A MINIMUM 10 FT. EASEMENT ON EACH SIDE OF THE METER ASSEMBLY TO THE CITY OF APOPKA FOR OPERATION AND MAINTENANCE OF THE METER ASSEMBLY.
3. DEVELOPER INSTALL: OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF THIS FIRE LINE MASTER METER ASSEMBLY UNDER THE INSPECTION OF CITY OF APOPKA PERSONNEL.
4. THE BACKFLOW PREVENTION DEVICE TO BE FURNISHED,INSTALLED AND MAINTAINED BY THE OWNER/DEVELOPER.THE BACKFLOW PREVENTION DEVICE WILL BE TESTED BY CERTIFIED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION. A COPY OF THE TEST RESULTS WILL BE PROVIDED TO THE CITY OF APOPKA PUBLIC SERVICES DEPARTMENT.THE BACKFLOW PREVENTION DEVICE WILL NEED TO BE AN AMERICAN WATER WORKS ASSOCIATION (AWWA) APPROVED DEVICE.
5. THE METER ASSEMBLY WILL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.BOTH METERS WITHIN THE MASTER ASSEMBLY WILL NEED TO BE COMPATIBLE WITH THE CITY'S AUTOMATIC METER READING (AMR) SYSTEM. THE CITY'S AMR SYSTEM IS MANUFACTURED BY SENSUS METERING SYSTEMS,INC.

CONSTRUCTION NOTES:

6. PIPE, FITTINGS AND VALVE SIZES DETERMINED BY LARGE METER SIZE.
   4"X1.5" DRM W/4" BY-PASS
   6"X2" DRM W/6" BY-PASS
   8"X2" DRM W/8" BY-PASS
   10"X2" DRM W/10" BY-PASS
   MINIMUM SERVICE VALVE SIZE DETERMINED BY LARGE METER SIZE.

FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (TYPICAL)

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 500 C

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT
AA 003420
CA 8660
604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2 12-11-18 CITY COMMENTS
NO DATE REMARKS
REVISIONS

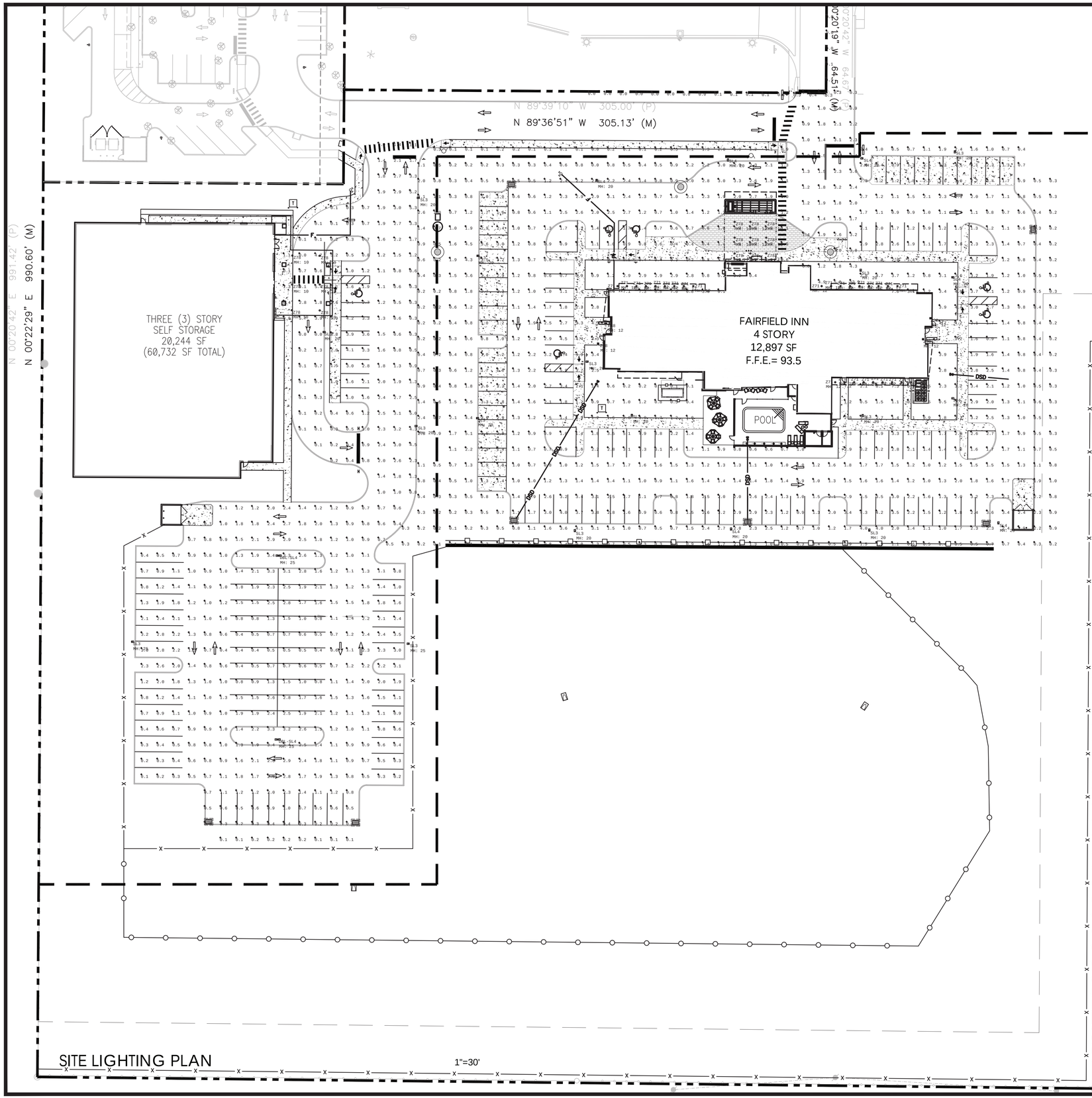
FAIRFIELD INN / SELF STORAGE

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO:2016.0341
DATE: 9-13-17

C5
CITY DETAILS
SHEET 11 OF 30
CHECKED:CDB DRAWN:H.M

COPYRIGHT© 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

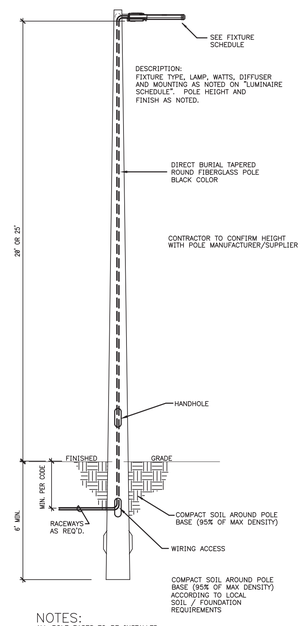


SITE LIGHTING PLAN

1"=30'

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance	Illuminance	Fc	2.12	12.9	0.3	7.07	43.00
Hotel East PL	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.03	0.4	0.0	N.A.	N.A.
Self Storage	Illuminance	Fc	1.40	6.2	0.0	N.A.	N.A.
Self Storage West PL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
West	Illuminance	Fc	1.63	8.1	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Label	Arrangement	Total Lamp Lumens	LLF	Description
	SL3	SINGLE	N.A.	0.950	OSQ-A-xx-3ME-B-40K-ULxxxxx w/OSQ-BLSMF C
	SL4	SINGLE	N.A.	0.950	OSQ-A-xx-4ME-B-40K-ULxxxxx w/OSQ-BLSMF C
	Z38	SINGLE	N.A.	0.950	ISC-AF-450-LED-E1-T3-ULG
	Z71	SINGLE	N.A.	0.950	PD610ED010- PDM6A840-61VG
	Z78	SINGLE	N.A.	0.950	PD610ED010- PDM6A840-61VG
	DBL-SL4	BACK-BACK	N.A.	0.950	DBL-OSQ-A-xx-4ME-B-40K-ULxxxxx w/OSQ-BLS



NOTES:
ALL POLE BASES TO BE INSTALLED OF 24"–36" BEHIND BACK OF CONCRETE CURB.

POLE SHALL BE CAPABLE OF WITHSTANDING 150 MPH WIND SPEED (3 SECOND GUST PER AASHTO 2009 SPEC).

1 SITE LIGHTING POLE AND BASE
NTS

NORTH

30 0 30 60
GRAPHIC SCALE

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART A. ANDERSON
LICENSE
No. 60848
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

5 1-20-20 QC
NO DATE REMARKS
REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 8-3-18

SL1
SITE LIGHTING PLAN
SHEET 12 OF 30
CHECKED: CDB DRAWN: H.M

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

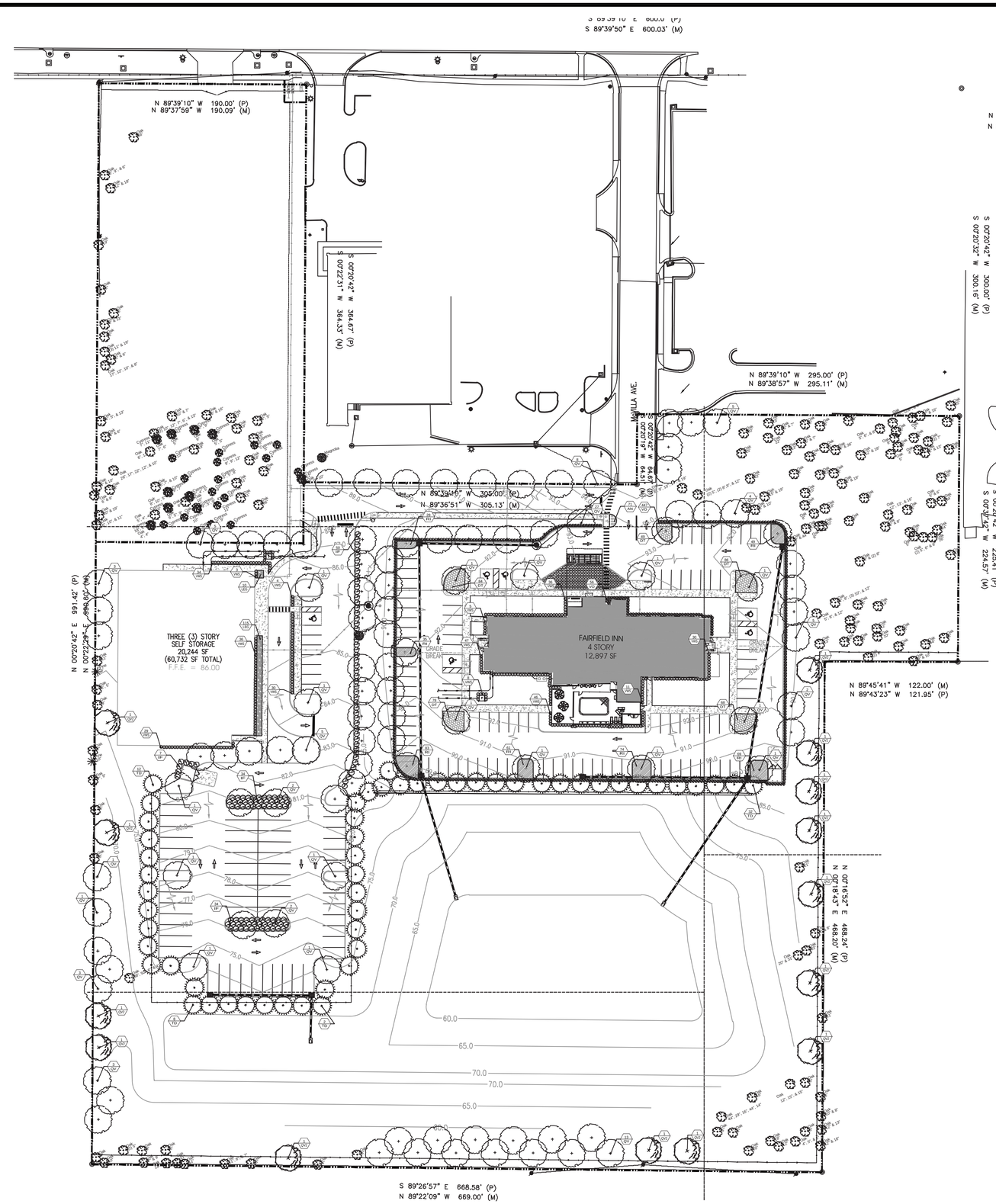
PLANT LEGEND

SHADE TREES

QV		LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
QV2		LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
TD		BALD CYPRESS – TAXODIUM DISTICHUM 12' HT x 5' SPR. / 3" CAL

SHRUBS / GROUNDCOVER

IF		FLORIDA ANISE / ILLICIUM FLORDIANUM 36" HT. x 30" SPRD. / FULL / 7G
VO		SWEET VIBURNUM / VIBURNUM ODORATISSIMUM 36" HT. x 30" SPRD. / FULL / 7G
VWS		WALTER'S VIBURNUM / VIBURNUM OBOVATUM 36" HT. x 30" SPRD. / FULL / 7G
AN		ANNUALS / SEASONAL COLORS 4" POT, OWNER'S OPTION
DT		BLUEBERRY FLAX LILY / DIANELLA TASMANICUM 18" HT. x 24" SPRD. / FULL / 3G
LEG		EMERALD GODDESS LIRIOPE / LIRIOPE MUSCARI 'EMERALD MIN. 6 BIBS / 18" O.A. / 1 GAL.
RI		INDIAN HAWTHORN / RHAPHIOLEPSIS INDICA 10" HT. x 24" SPRD. / FULL / 3G
SOD		ARGENTINE BAHIA / PASPALUM NOTATUM SOLID, FREE OF PESTS AND DISEASES



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

MATCHLINE: SEE SHEET L-2

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

OVERALL LANDSCAPE PLAN

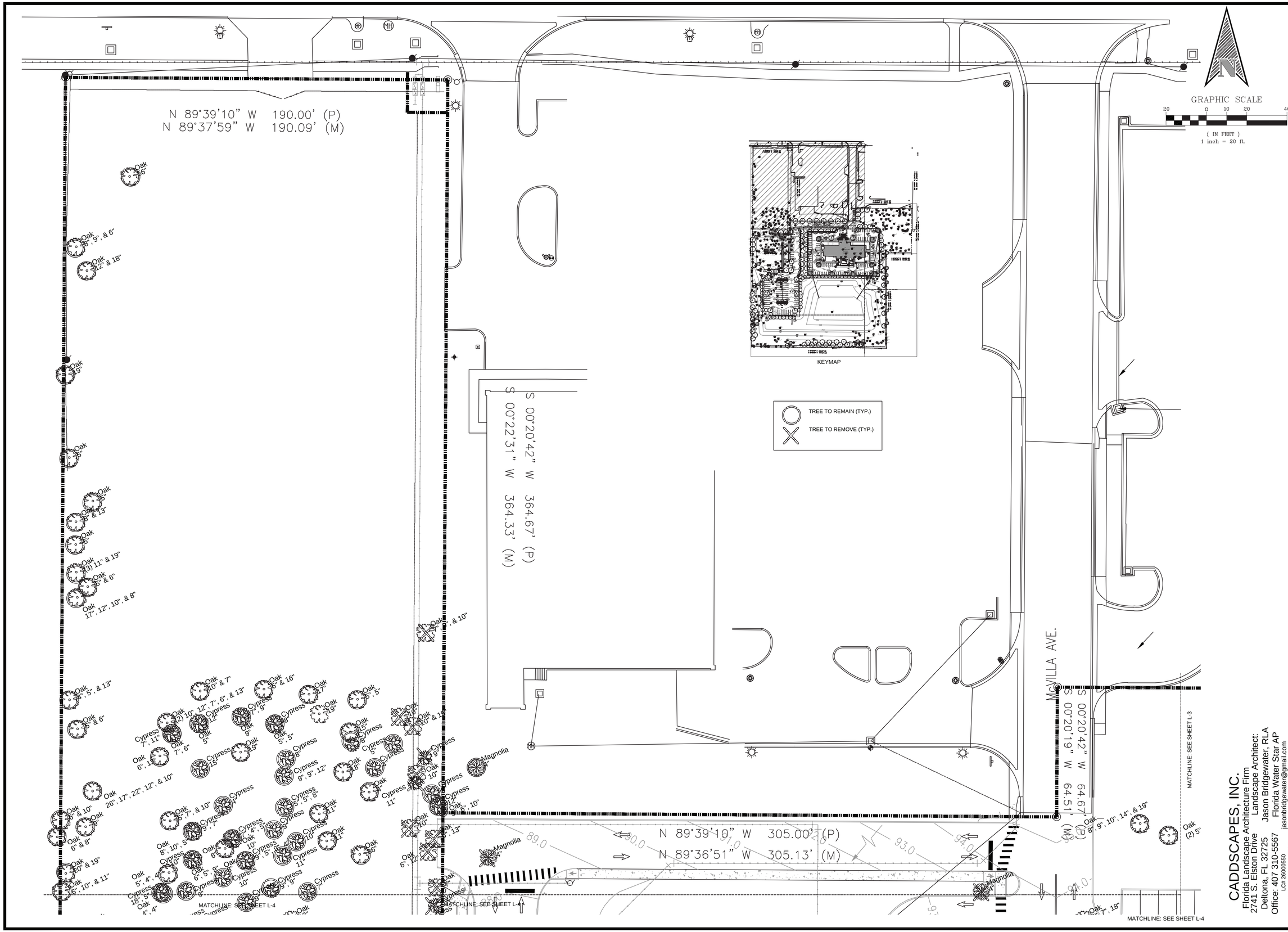
L-1

SHEET: 8 OF 19
CHECKED: JB DRAWN: JB

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
L.C# 26000550
© Caddscapes, Inc. 2018

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

COPYRIGHT © 2016 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESPECTING THESE DOCUMENTS TO THE ORIGINAL SITE, OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES, OR ASSIGNMENTS ARE PROHIBITED.



INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

MATCHLINE: SEE SHEET L-3

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

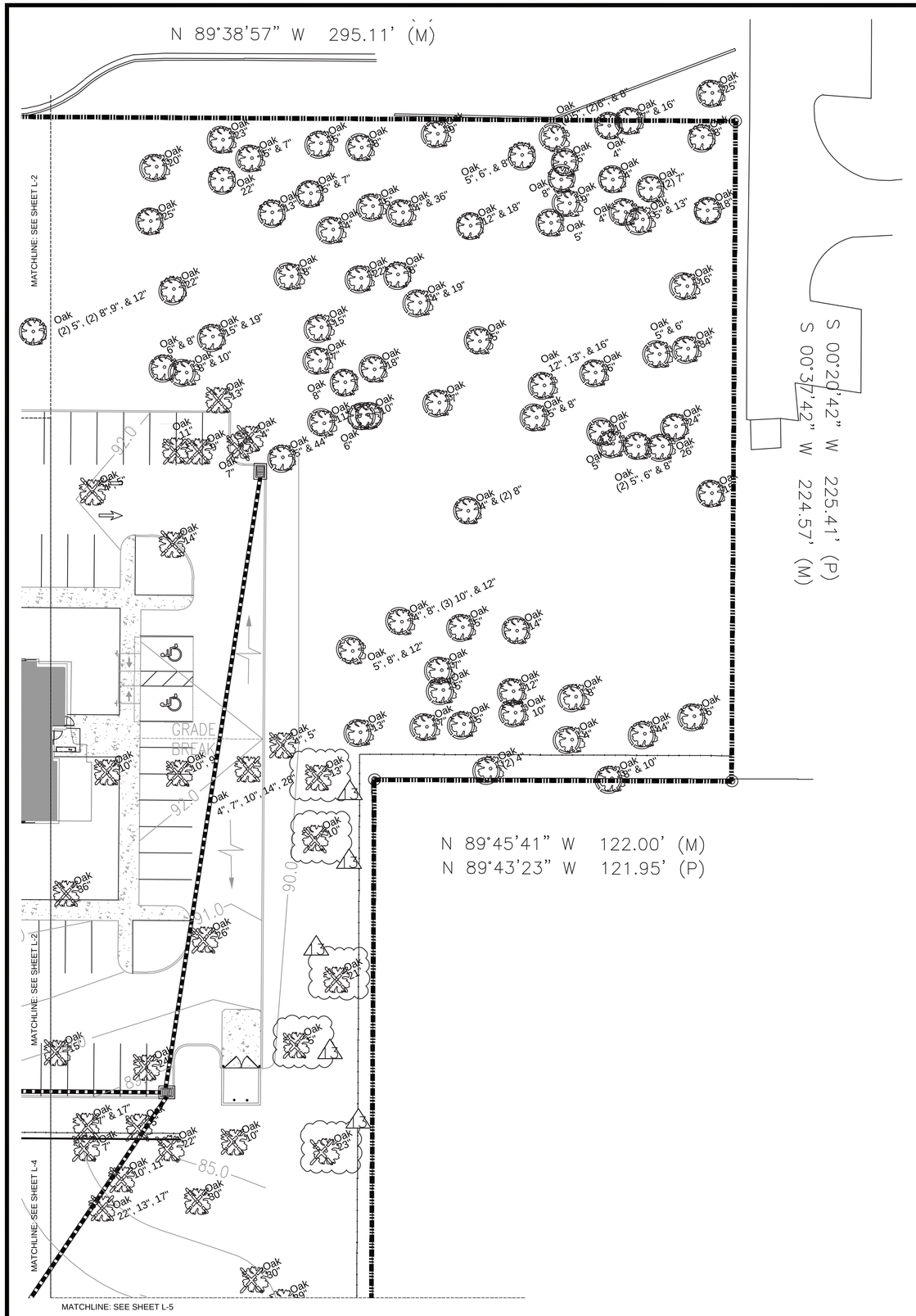
TREE MITIGATION PLAN

L-2

SHEET: 9 OF 19
CHECKED: JB DRAWN: JB

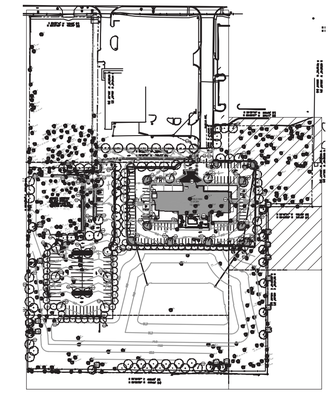
CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
L.C# 26000550
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2018
COPYRIGHT © 2014 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE, OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES, OR ASSIGNMENTS ARE PROHIBITED.



TREE TO REMAIN (TYP.)

TREE TO REMOVE (TYP.)



KEYMAP

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
6667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

TREE MITIGATION PLAN

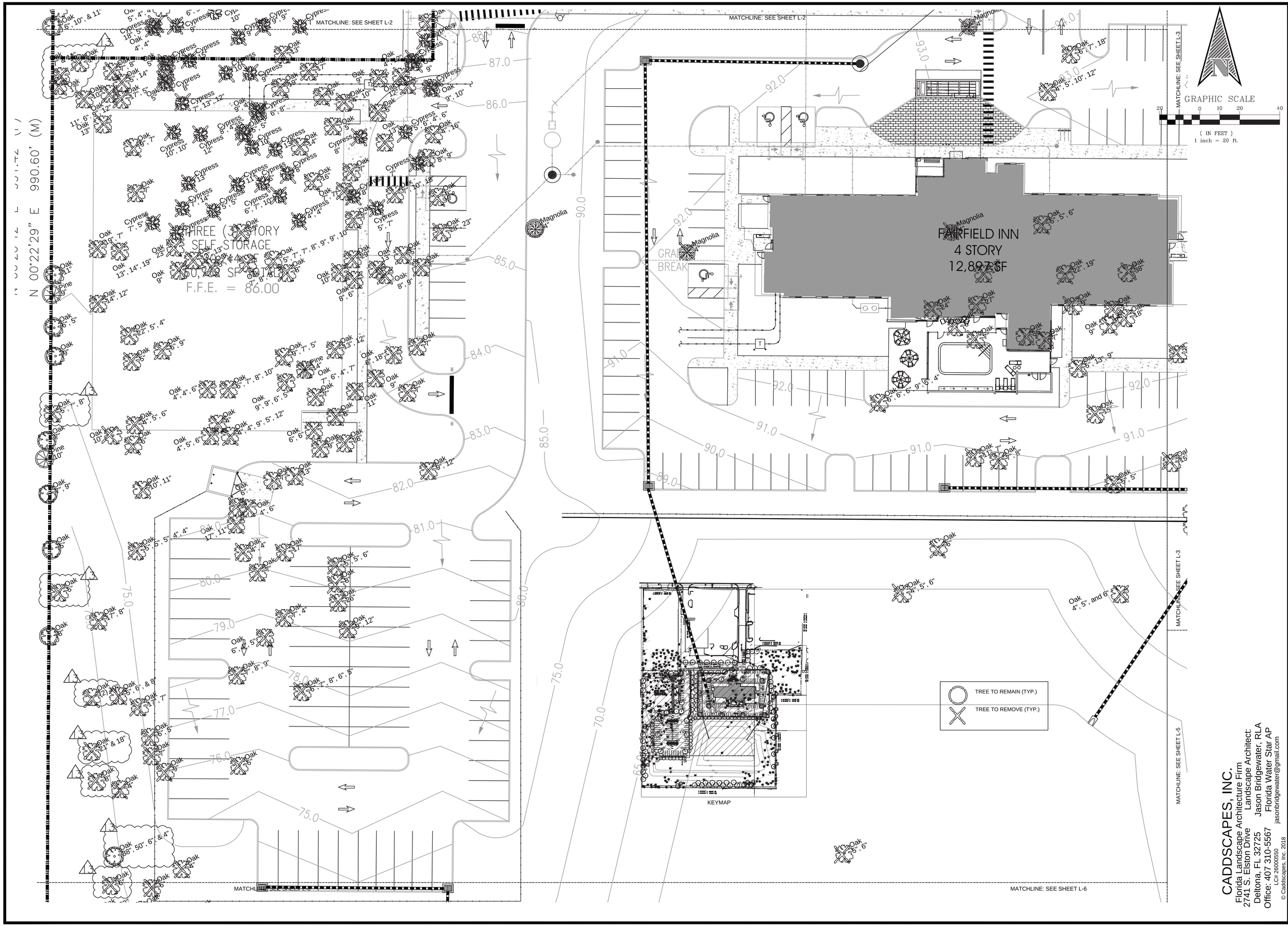
L-3

SHEET: 10 OF 19
CHECKED: JB DRAWN: JB

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2018

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
No. 6667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

TREE MITIGATION PLAN

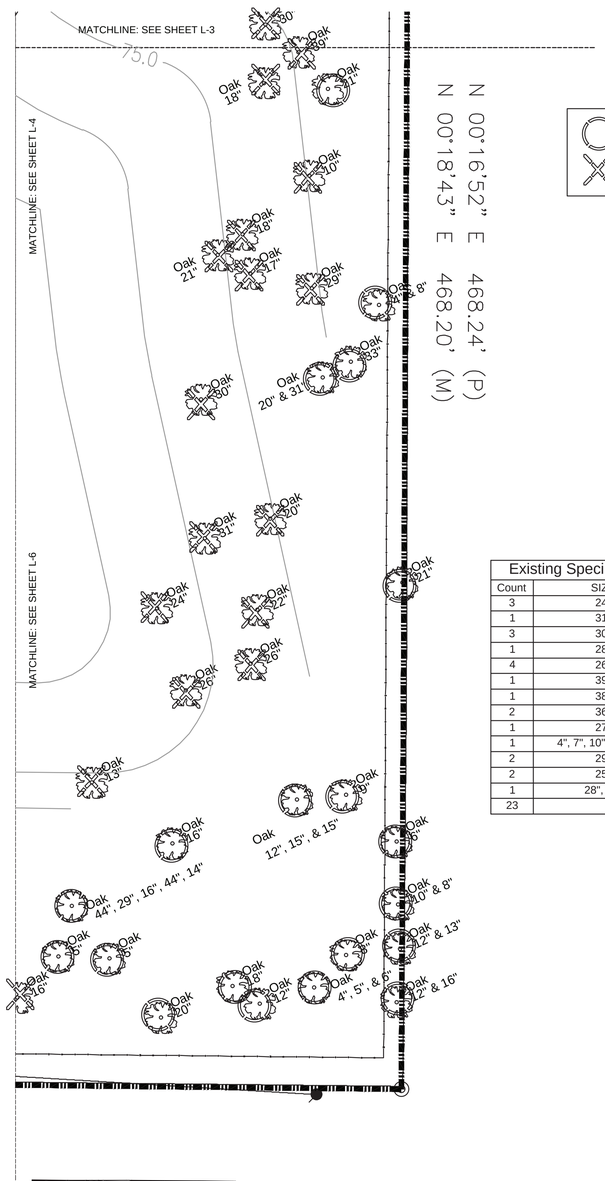
L-4

SHEET: 11 OF 19
CHECKED: JB DRAWN: JB

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
L.C# 26000550
© Caddscapes, Inc. 2018

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

COPYRIGHT © 2016 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



TREE TO REMAIN (TYP.)

TREE TO REMOVE (TYP.)

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

- Total inches on-site: 7,479" DBH
- Total number of specimen trees: 38 Specimen Trees
- Total inches removed: 4,180"
- Total inches retained: 3,299"
- Total specimen inches retained: 645"
- Total inches required: 1,847"
- Total inches replaced: 638"
- Total inches post development: 2,485"
- Maximum tree stock formula and calculations: 527,699 - 6,000 = 521.699 / 1000 = 521.699
  521.699 * 3.5 = 1,826 + 21 = 1,847.
- Site clearing area in square feet and acres: 527,699 (12.11 acres).

Existing Specimen Trees to Remain			
Count	SIZE		TYPE
1	4" & 36"	36	Oak
2	25"	50	Oak
1	24"	24	Oak
1	26"	26	Oak
1	44"	44	Oak
1	5" & 44"	44	Oak
1	56"	56	Oak
1	26", 17", 22", 12", & 10"	26	Oak
1	36"	36	Oak
1	34"	34	Oak
1	44", 29", 16", 44", 14"	117	Oak
1	20" & 31"	31	Oak
1	33"	33	Oak
1	38", 50", 6", & 4"	88	Oak
15		645	

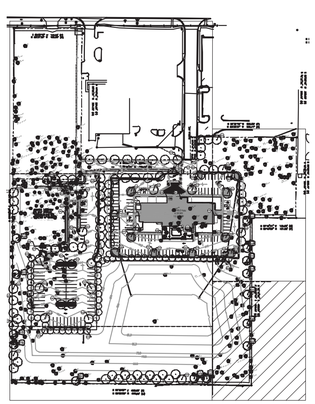
Existing Trees to Remain			
Count	SIZE		TYPE
1	11"	11	Cypress
1	5", 5", 8"	18	Cypress
1	7", 4", 5"	16	Cypress
1	9", 7"	16	Cypress
2	12"	24	Cypress
1	9", 9", 12"	30	Cypress
1	15"	15	Cypress
1	7", 9"	16	Cypress
1	7", 11"	18	Cypress
2	4"	8	Cypress
1	18", 5"	23	Cypress
4	8"	32	Cypress
1	5"	5	Cypress
3	9"	27	Cypress
1	7"	7	Cypress
1	9", 5", 9", 4"	27	Cypress
3	10"	30	Cypress
1	9", 9"	18	Cypress
2	4"	8	Magnolia
1	4" & (2) 8"	20	Oak
1	(2) 5", 6" & 8"	24	Oak
1	4" & 19"	23	Oak
2	12" & 18"	60	Oak
1	12", 13", & 16"	41	Oak
3	5" & 6"	33	Oak
1	5" & 8"	13	Oak
1	23"	23	Oak
1	8", 9", 10", 14", & 19"	60	Oak
1	(2) 5", (2) 8",9", & 12"	47	Oak
1	14"	14	Oak
2	5" & 7"	24	Oak
3	22"	66	Oak
2	6" & 8"	28	Oak
1	15" & 19"	34	Oak
1	6", 10", & 11"	27	Oak
1	4", 5", & 13"	22	Oak
1	8", 9", & 6"	23	Oak
1	6" & 16"	22	Oak
1	17"	17	Oak
1	10" & 7"	17	Oak
1	20" & 19"	39	Oak
1	6" & 10"	16	Oak
1	8" & 13"	21	Oak
1	(2)5", (2)6", & 8"	30	Oak
1	7" & 16"	23	Oak
		1116	

Existing Trees to Remain (cont.)			
Count	SIZE		TYPE
1	5", 6", & 8"	19	Oak
1	5" & 13"	18	Oak
1	(2) 7"	14	Oak
1	17", 12", 10", & 8"	47	Oak
1	(3) 11" & 19"	52	Oak
3	19"	57	Oak
1	5",7", & 10"	22	Oak
1	(2) 10", 12", 7", 6", & 13"	58	Oak
1	6", 5"	11	Oak
1	6", 5", 9"	20	Oak
6	7"	42	Oak
11	8"	88	Oak
1	7", 9"	16	Oak
1	5", 6", 10"	21	Oak
1	7", 6"	13	Oak
1	8", 10", 5"	23	Oak
7	6"	42	Oak
5	10"	50	Oak
7	9"	63	Oak
6	4"	24	Oak
3	15"	45	Oak
4	18"	72	Oak
2	5", 5"	20	Oak
2	16"	32	Oak
17	5"	85	Oak
1	5", 4", 4"	13	Oak
1	4", 4"	8	Oak
1	6", 12"	18	Oak
2	20"	40	Oak
1	4", 5", & 6"	15	Oak
2	12"	24	Oak
1	(2) 4"	8	Oak
2	8" & 10"	36	Oak
1	5", 8", & 12"	25	Oak
1	4" & 8"	12	Oak
1	4", 8", (3) 10", & 12"	54	Oak
1	12" & 16"	28	Oak
3	13"	39	Oak
1	7" & 9"	16	Oak
6	11"	66	Oak
1	11", 8", & 7"	26	Oak
1	10" & 8"	18	Oak
1	12" & 13"	25	Oak
1	12", 15", & 15"	42	Oak
1	(2) 5"	10	Oak
2	21"	42	Oak
1	9"	9	Pine
1	10"	10	Pine
		1538	

Existing Specimen Trees to Remove			
Count	SIZE		TYPE
3	24"	72	Oak
1	31"	31	Oak
3	30"	90	Oak
1	28"	28	Oak
4	26"	104	Oak
1	39"	39	Oak
1	38"	38	Oak
2	36"	72	Oak
1	27"	27	Oak
1	4", 7", 10", 14", 28"	28	Oak
2	29"	58	Oak
2	25"	50	Oak
1	28", 23"	28	Oak
23		665	

Existing Trees to Remove			
Count	SIZE		TYPE
2	13"	26	Cypress
1	6", 7", 10"	23	Cypress
1	5", 6", 4", 6"	21	Cypress
1	12"	12	Cypress
1	8", 4", 5"	17	Cypress
1	4", 4"	8	Cypress
1	5", 7"	12	Cypress
1	7", 5"	12	Cypress
1	5", 5"	10	Cypress
1	7", 14"	21	Cypress
2	9"	18	Cypress
2	10"	20	Cypress
1	6", 8"	14	Cypress
4	7"	28	Cypress
2	6"	12	Cypress
1	7", 13", 12"	32	Cypress
1	10", 10"	20	Cypress
4	8"	32	Cypress
1	15"	15	Cypress
3	11"	33	Cypress
1	8"	8	Komquat
4	4"	16	Magnolia
2	22"	44	Oak
1	10", 16"	26	Oak
1	6", 5"	11	Oak
1	14", 9"	23	Oak
3	15"	45	Oak
1	22", 13", 17"	52	Oak
1	11", 7"	18	Oak
1	6", 6", 6", 9", 5", 4"	36	Oak
1	5", 6"	11	Oak
2	21"	42	Oak
3	18"	54	Oak
1	4", 6"	10	Oak
1	17", 11"	28	Oak
1	4", 4"	8	Oak
1	13", 12"	25	Oak
1	6", 18"	24	Oak
1	6", 6"	12	Oak
1	6", 7", 8", 6", 5"	32	Oak
1	7", 8", 9"	24	Oak
1	17", 7"	24	Oak
1	6", 4", 5"	15	Oak
2	5", 5", 6"	32	Oak
1	7", 4"	11	Oak
1	5", 13", 9"	27	Oak
1	9", 10", & (2) 8"	35	Oak
1	9" & 8"	17	Oak
1	20"	20	Oak
1	4", 5", & 9"	18	Oak
1	3"	3	Oak
1	5" & 4"	9	Oak
1	6" & 9"	15	Oak
1	20" & 15"	35	Oak
1	7", 9", & 10"	26	Oak
1	7" & 11"	18	Oak
1	7" & 17"	24	Oak
1	7", 6", & 4"	17	Oak
1	17" & 13"	30	Oak
1	22", 19"	41	Oak
1	9", 7", 5"	21	Oak
		1373	

Existing Trees to Remove (Cont.)			
1	10", 9"	19	Oak
1	21" & 18"	39	Oak
1	8" & 20"	28	Oak
1	10" & 14"	24	Oak
1	(2) 10"	20	Oak
1	17", 8"	25	Oak
1	5", 7", 8"	20	Oak
1	5", 6", & 8"	19	Oak
1	9", 4"	13	Oak
8	13"	104	Oak
11	5"	55	Oak
3	19"	57	Oak
1	4", 12"	16	Oak
5	17"	85	Oak
1	4", 10"	14	Oak
1	9", 7"	16	Oak
2	5", 5"	20	Oak
1	4", 16"	20	Oak
1	11". 6". 9", 12"	38	Oak
2	7", 8"	30	Oak
1	17", 5"	22	Oak
1	5", 14"	19	Oak
4	11"	44	Oak
3	14"	42	Oak
2	4", 5"	18	Oak
13	9"	117	Oak
1	4", 5", and 6"	15	Oak
16	7"	112	Oak
5	4"	20	Oak
11	10"	110	Oak
1	9", 10"	19	Oak
3	12"	36	Oak
1	6", 12"	18	Oak
1	6", 7", 18"	31	Oak
1	4", 5", 10", 12"	31	Oak
1	6", 13"	19	Oak
2	8", 9"	34	Oak
2	9", 12"	42	Oak
1	5", 5", 5", 4", 4"	23	Oak
2	10", 11"	42	Oak
1	6", 9"	15	Oak
1	14", 12"	26	Oak
1	22", 5", 4"	31	Oak
1	6", 7", 8", 10"	31	Oak
1	9", 9", 6", 5"	29	Oak
1	7", 6", 4", 7"	24	Oak
1	4", 4", 6"	14	Oak
9	6"	54	Oak
1	4", 4", 9", 5", 12"	34	Oak
3	4", 5", 6"	45	Oak
1	19", 7"	26	Oak
1	13", 14", 19"	46	Oak
2	23"	46	Oak
1	7", 10", 18"	35	Oak
1	7", 7"	14	Oak
2	16"	32	Oak
5	8"	40	Oak
1	8", 6"	14	Oak
1	7", 8", 8"	23	Oak
1	12", 13"	25	Oak
1	5", 7"	12	Oak
1	5", 7", 7", 8", 9", 9", 10"	55	Oak
1	14"	14	Pine
		2142	



KEYMAP

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON P. BRIDGEWATER
No. 6667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
jasonbridgewater@gmail.com

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP

© Caddscapes, Inc. 2018

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

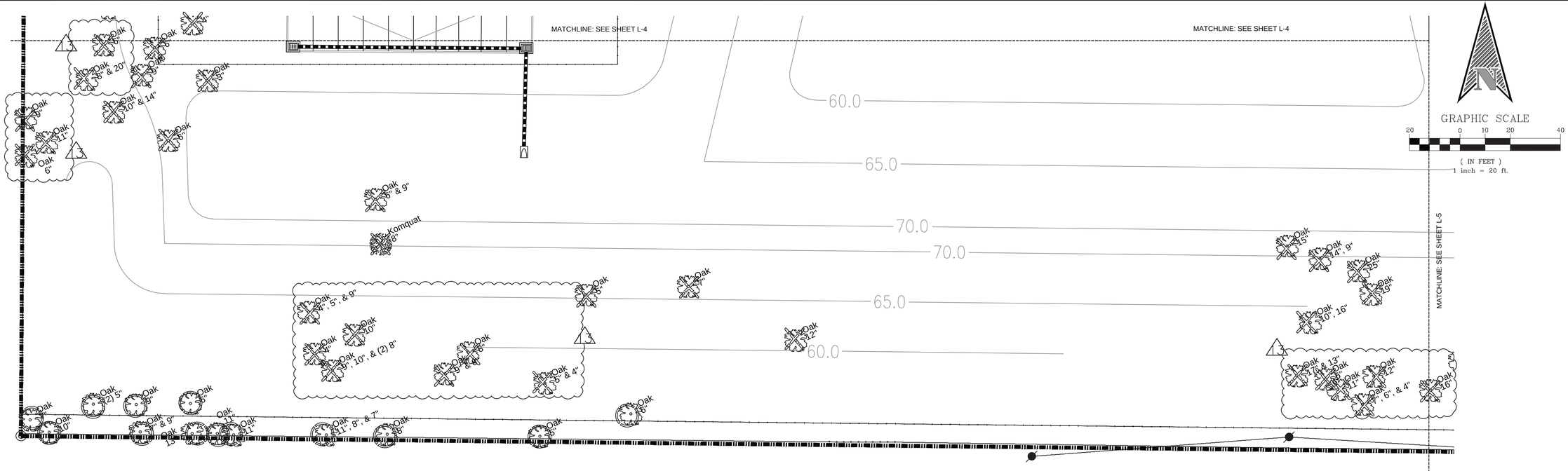
PROJECT NO: 2016.0341
DATE: 04/11/17

TREE MITIGATION PLAN

L-5

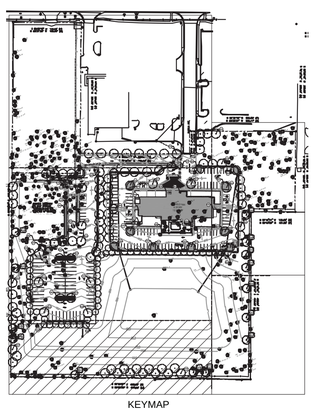
SHEET: 12 OF 19
CHECKED: JB DRAWN: JB

COPYRIGHT © 2016 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



TREE TO REMAIN (TYP.)

TREE TO REMOVE (TYP.)



KEYMAP

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2018

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

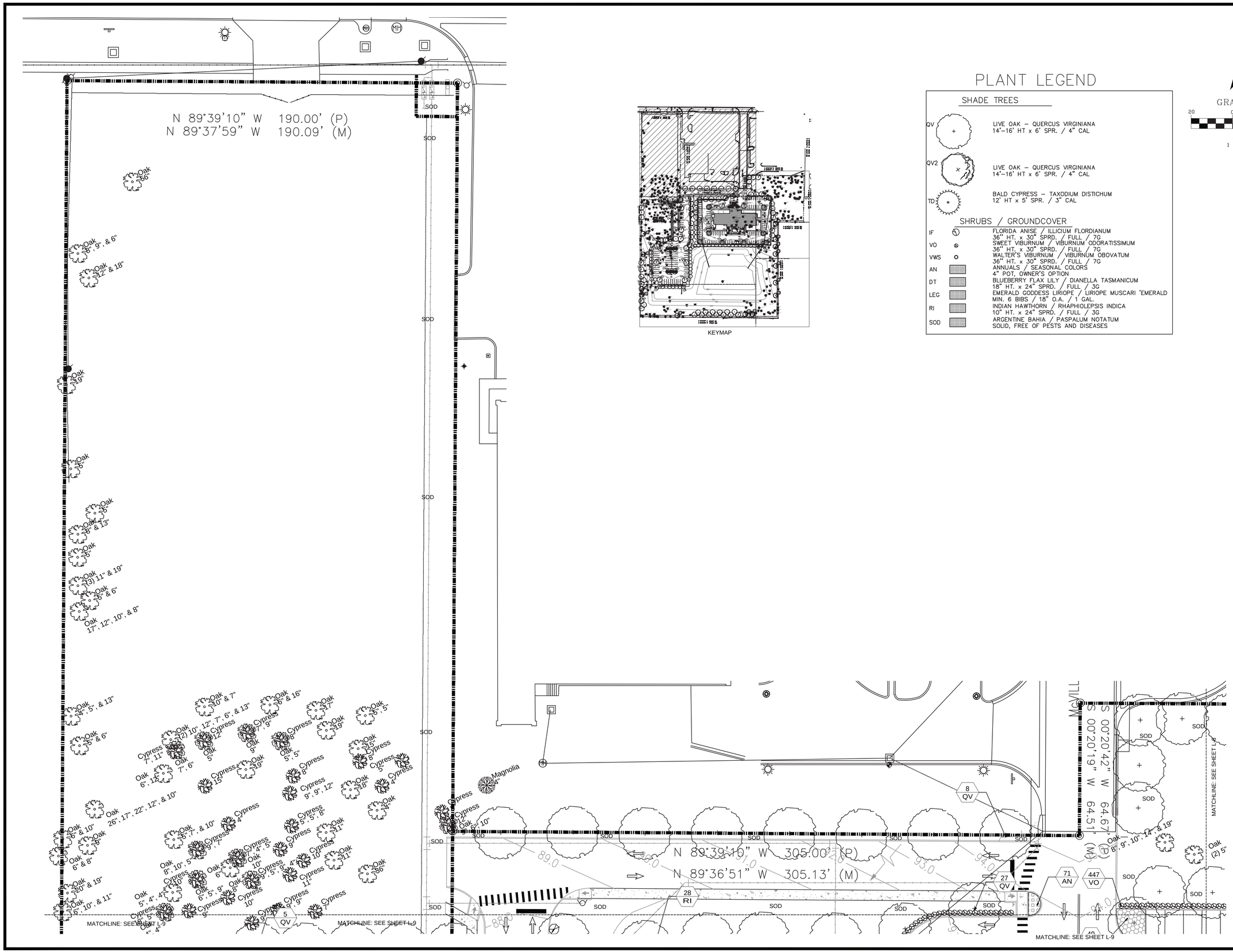
PROJECT NO: 2016.0341
DATE: 04/11/17

TREE MITIGATION PLAN

L-6

SHEET: 13 OF 19
CHECKED: JB DRAWN: JB

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



KEYMAP

PLANT LEGEND

SHADE TREES

QV	LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
QV2	LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
TD	BALD CYPRESS – TAXODIUM DISTICHUM 12' HT x 5' SPR. / 3" CAL

SHRUBS / GROUNDCOVER

IF	FLORIDA ANISE / ILLICIUM FLORDIANUM 36" HT. x 30" SPRD. / FULL / 7G
VO	SWEET VIBURNUM / VIBURNUM ODORATISSIMUM 36" HT. x 30" SPRD. / FULL / 7G
VWS	WALTER'S VIBURNUM / VIBURNUM OBOVATUM 36" HT. x 30" SPRD. / FULL / 7G
AN	ANNUALS / SEASONAL COLORS 4" POT, OWNER'S OPTION
DT	BLUEBERRY FLAX LILY / DIANELLA TASMANICUM 18" HT. x 24" SPRD. / FULL / 3G
LEG	EMERALD GODDESS LIRIOPE / LIRIOPE MUSCARI 'EMERALD MIN. 6 BIBS / 18" O.A. / 1 GAL.
RI	INDIAN HAWTHORN / RHAPHIOLEPSIS INDICA 10" HT. x 24" SPRD. / FULL / 3G
SOD	ARGENTINE BAHIA / PASPALUM NOTATUM SOLID, FREE OF PESTS AND DISEASES

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE PLAN

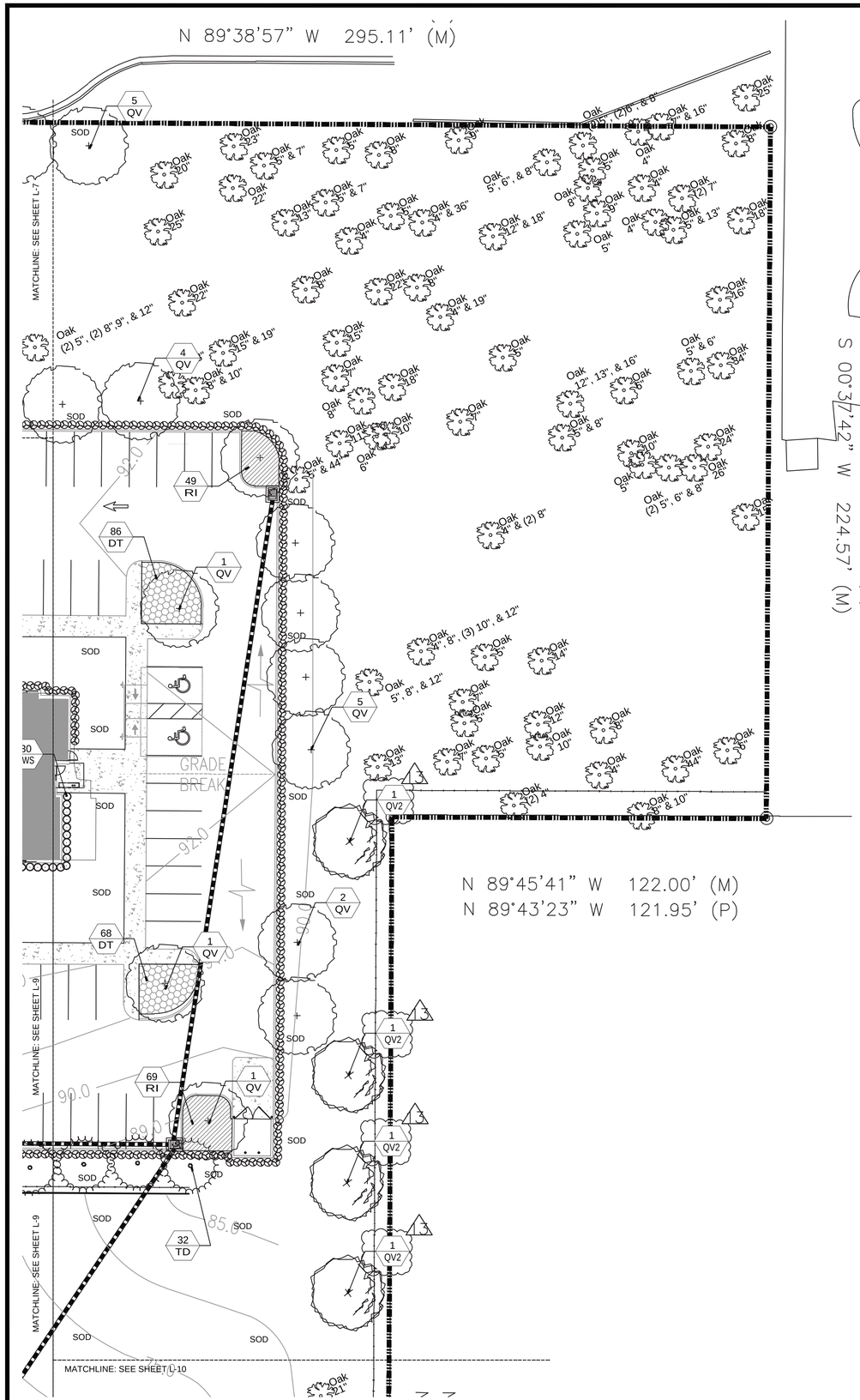
L-7

SHEET: 14 OF 19
CHECKED: JB DRAWN: JB

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
L.C# 26000550
© Caddscapes, Inc. 2018

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



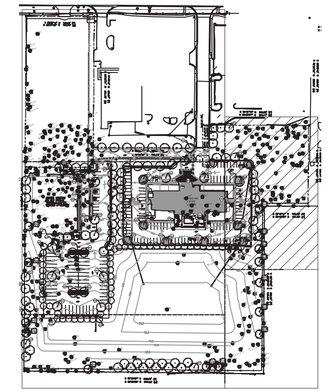
PLANT LEGEND

SHADE TREES

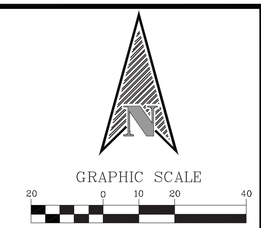
QV		LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
QV2		LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
TD		BALD CYPRESS – TAXODIUM DISTICHUM 12' HT x 5' SPR. / 3" CAL

SHRUBS / GROUNDCOVER

IF		FLORIDA ANISE / ILLICIUM FLORDIANUM 36" HT. x 30" SPRD. / FULL / 7G
VO		SWEET VIBURNUM / VIBURNUM ODORATISSIMUM 36" HT. x 30" SPRD. / FULL / 7G
VWS		WALTER'S VIBURNUM / VIBURNUM OBOVATUM 36" HT. x 30" SPRD. / FULL / 7G
AN		ANNUALS / SEASONAL COLORS 4" POT, OWNER'S OPTION
DT		BLUEBERRY FLAX LILY / DIANELLA TASMANICUM 18" HT. x 24" SPRD. / FULL / 3G
LEG		EMERALD GODDESS LIRIOPE / LIRIOPE MUSCARI 'EMERALD MIN. 6 BIBS / 18" O.A. / 1 GAL.
RI		INDIAN HAWTHORN / RHAPHIOLEPSIS INDICA 10" HT. x 24" SPRD. / FULL / 3G
SOD		ARGENTINE BAHIA / PASPALUM NOTATUM SOLID, FREE OF PESTS AND DISEASES



KEYMAP



INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
© Caddscapes, Inc. 2018

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

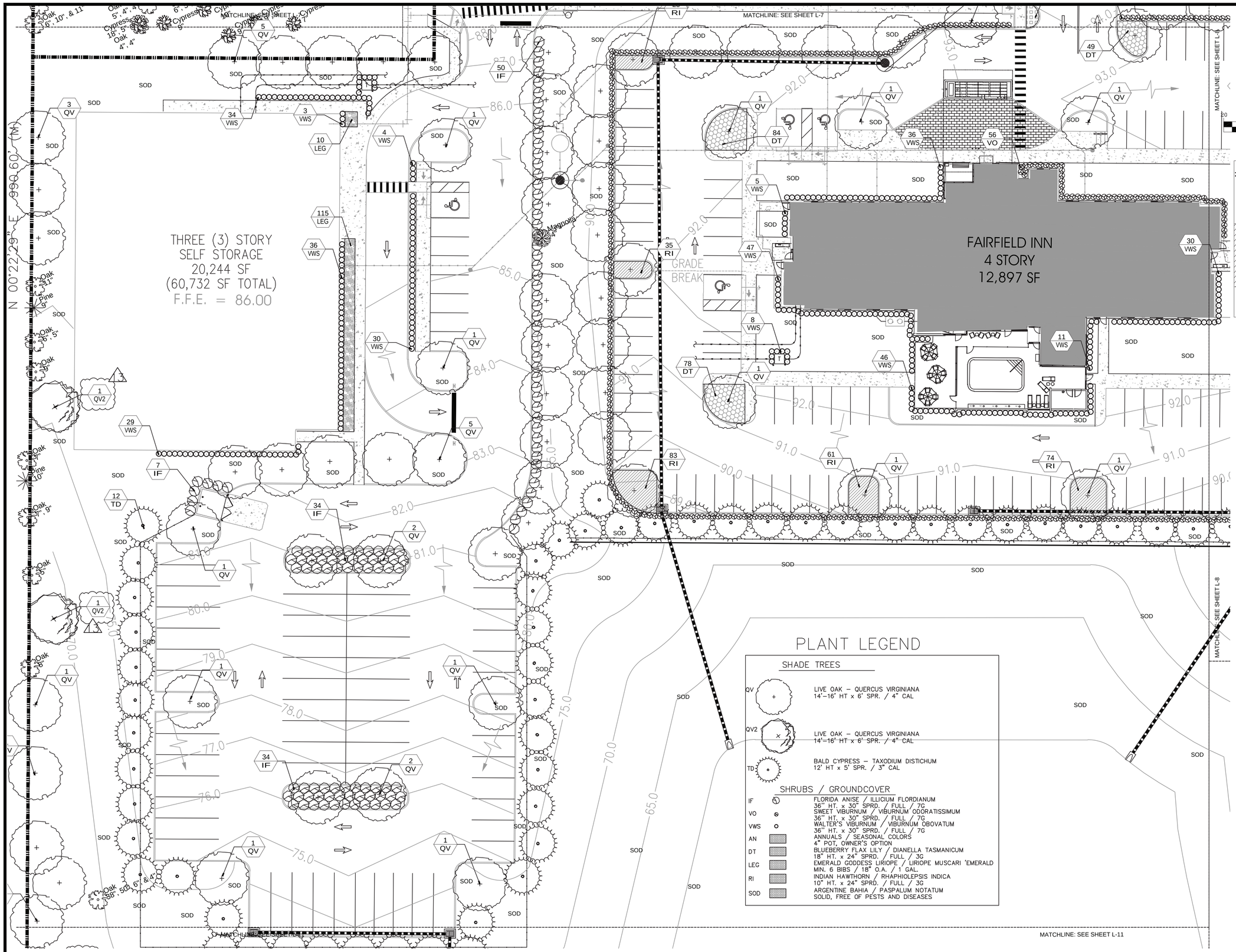
PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE PLAN

L-8

SHEET: 15 OF 19
CHECKED: JB DRAWN: JB

COPYRIGHT © 2016 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



PLANT LEGEND

SHADE TREES

QV	+	LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
QV2	×	LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
TD		BALD CYPRESS – TAXODIUM DISTICHUM 12' HT x 5' SPR. / 3" CAL

SHRUBS / GROUNDCOVER

IF		FLORIDA ANISE / ILLICIUM FLORDIANUM 36" HT. x 30" SPRD. / FULL / 7G
VO		SWEET VIBURNUM / VIBURNUM ODORATISSIMUM 36" HT. x 30" SPRD. / FULL / 7G
VWS		WALTER'S VIBURNUM / VIBURNUM OBOVATUM 36" HT. x 30" SPRD. / FULL / 7G
AN		ANNUALS / SEASONAL COLORS 4" POT, OWNER'S OPTION
DT		BLUEBERRY FLAX LILY / DIANELLA TASMANICUM 18" HT. x 24" SPRD. / FULL / 3G
LEG		EMERALD GODDESS LIRIOPE / LIRIOPE MUSCARI 'EMERALD MIN. 6 BIBS / 18" O.A. / 1 GAL.
RI		INDIAN HAWTHORN / RHAPHIOLEPSIS INDICA 10" HT. x 24" SPRD. / FULL / 3G
SOD		ARGENTINE BAHIA / PASPALUM NOTATUM SOLID, FREE OF PESTS AND DISEASES

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

KEYMAP

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
© Caddscapes, Inc. 2018

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
No. 6667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

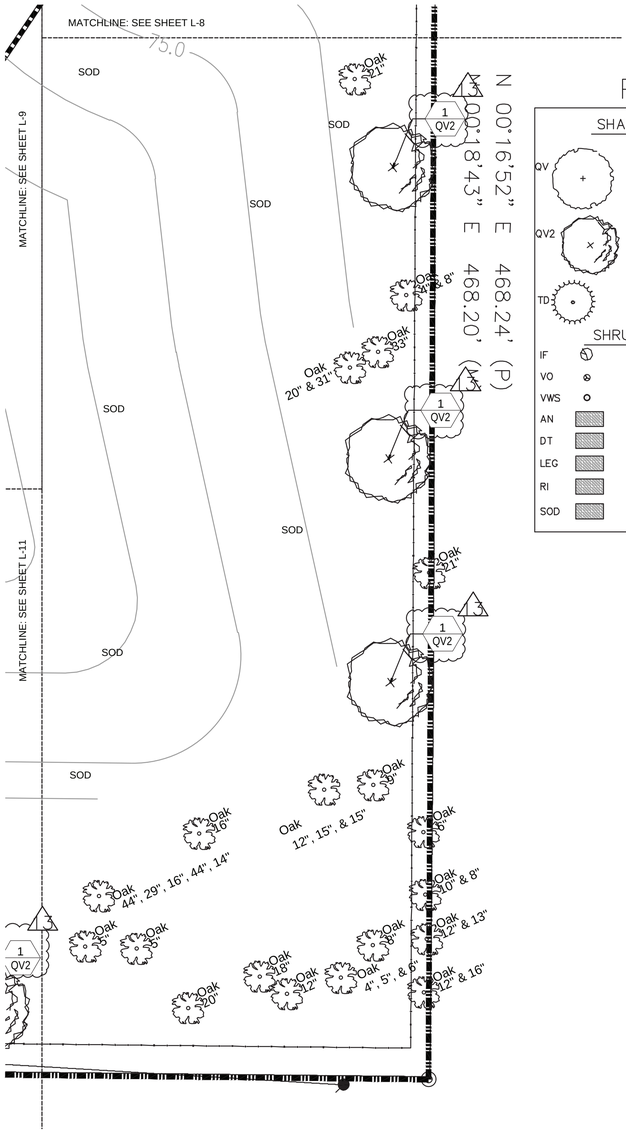
PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE PLAN

L-9

SHEET: 16 OF 19
CHECKED: JB DRAWN: JB

COPYRIGHT © 2016 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



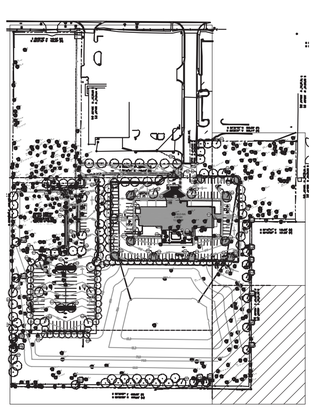
PLANT LEGEND

SHADE TREES

QV		LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
QV2		LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
TD		BALD CYPRESS – TAXODIUM DISTICHUM 12' HT x 5' SPR. / 3" CAL

SHRUBS / GROUNDCOVER

IF		FLORIDA ANISE / ILLICIUM FLORDIANUM 36" HT. x 30" SPRD. / FULL / 7G
VO		SWEET VIBURNUM / VIBURNUM ODORATISSIMUM 36" HT. x 30" SPRD. / FULL / 7G
VWS		WALTER'S VIBURNUM / VIBURNUM OBOVATUM 36" HT. x 30" SPRD. / FULL / 7G
AN		ANNUALS / SEASONAL COLORS 4" POT, OWNER'S OPTION
DT		BLUEBERRY FLAX LILY / DIANELLA TASMANICUM 18" HT. x 24" SPRD. / FULL / 3G
LEG		EMERALD GODDESS LIRIOPE / LIRIOPE MUSCARI 'EMERALD MIN. 6 BIBS / 18" O.A. / 1 GAL.
RI		INDIAN HAWTHORN / RHAPHIOLEPSIS INDICA 10" HT. x 24" SPRD. / FULL / 3G
SOD		ARGENTINE BAHIA / PASPALUM NOTATUM SOLID, FREE OF PESTS AND DISEASES



KEYMAP

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
L.C# 26000550

© Caddscapes, Inc. 2018

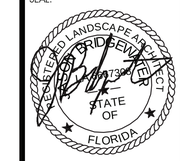
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:



Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

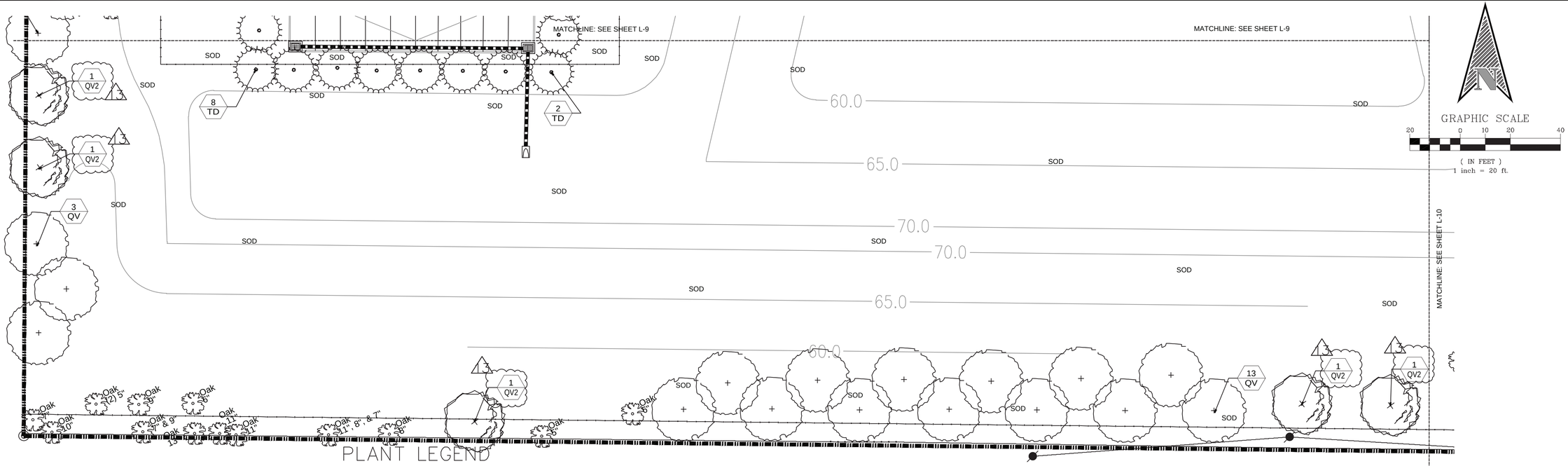
PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE PLAN

L-10

SHEET: 17 OF 19
CHECKED: JB DRAWN: JB

COPYRIGHT © 2016 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

S 89°26'57" E 668.58' (P)
N 89°22'09" W 669.00' (M)

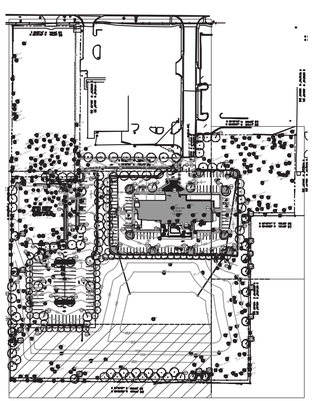
PLANT LEGEND

SHADE TREES

QV	LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
QV2	LIVE OAK – QUERCUS VIRGINIANA 14'–16' HT x 6' SPR. / 4" CAL
TD	BALD CYPRESS – TAXODIUM DISTICHUM 12' HT x 5' SPR. / 3" CAL

SHRUBS / GROUNDCOVER

IF	FLORIDA ANISE / ILLICIUM FLORDIANUM 36" HT. x 30" SPRD. / FULL / 7G
VO	SWEET VIBURNUM / VIBURNUM ODORATISSIMUM 36" HT. x 30" SPRD. / FULL / 7G
VWS	WALTER'S VIBURNUM / VIBURNUM OBOVATUM 36" HT. x 30" SPRD. / FULL / 7G
AN	ANNUALS / SEASONAL COLORS 4" POT, OWNER'S OPTION
DT	BLUEBERRY FLAX LILY / DIANELLA TASMANICUM 18" HT. x 24" SPRD. / FULL / 3G
LEG	EMERALD GODDESS LIRIOPE / LIRIOPE MUSCARI 'EMERALD MIN. 6 BIBS / 18" O.A. / 1 GAL.
RI	INDIAN HAWTHORN / RHAPHIOLEPSIS INDICA 10" HT. x 24" SPRD. / FULL / 3G
SOD	ARGENTINE BAHIA / PASPALUM NOTATUM SOLID, FREE OF PESTS AND DISEASES



KEYMAP

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
© Caddscapes, Inc. 2018

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & R CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

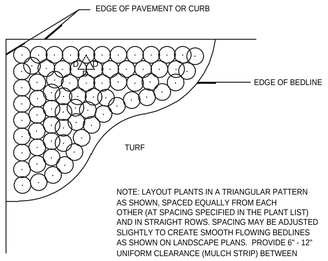
PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE PLAN

L-11

SHEET: 18 OF 19
CHECKED: JB DRAWN: JB

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



NOTE: LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN PLANT FOLIAGE AND EDGE OF BEDLINE (TYP.).

SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./ 2 TABLETS: 1 GAL./1 TABLET.

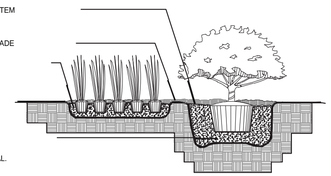
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

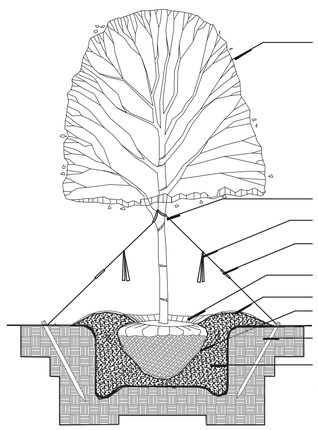
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

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



SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



SELECTIVELY PRUNE TO MAINTAIN FORM

PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 15 GAL./5 TABLETS; 30 GAL./10 TABLETS, 65 GAL./15 TABLETS, OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.

REINFORCED RUBBER HOSE

ORANGE FLAG ABOVE TURNBUCKLE

#10 GAUGE WIRE WITH GALVANIZED TURNBUCKLES AT THREE LOCATIONS (120" APART)

MINIMUM 2" MULCH AS SPECIFIED AND 12-18" FROM TRUNK

6" SOIL SAUCER

TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE SYNTHETIC BURLAP COMPLETELY.

2"x4" X 2'-6" P.T.P. WOOD STAKE FLUSH WITH GROUND

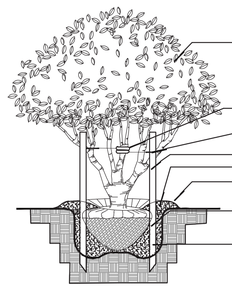
PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

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

REMOVE ALL NON-BIODEGRADABLE TREE BALL NYLON STRAPPING, HOISTING ROPES, AND BASKET HOOKS UPON PLANTING.

TREE PLANTING DETAIL

NOT TO SCALE



REMOVE ALL NON-BIODEGRADABLE TREE BALL NYLON STRAPPING, HOISTING ROPES, AND BASKET HOOKS UPON PLANTING.

SELECTIVELY PRUNE TO MAINTAIN FORM

PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 15 GAL./5 TABLETS 30 GAL./10 TABLETS, 65 GAL./15 TABLETS, OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.

REINFORCED RUBBER HOSE

#10 GAUGE WIRE FROM CENTRAL TRUNK TO THREE STAKES

THREE 2" x 2"x 8' P.T.P. STAKES

MINIMUM 2" MULCH AS SPECIFIED AND 12-18" FROM TRUNK

6" SOIL SAUCER

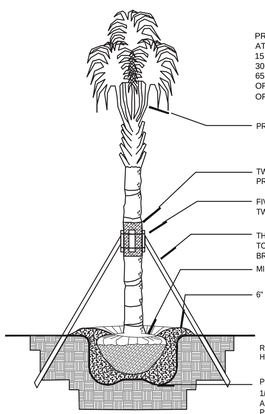
TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE SYNTHETIC BURLAP COMPLETELY.

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

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

MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
15 GAL./5 TABLETS,
30 GAL./10 TABLETS,
65 GAL./15 TABLETS,
OR ONE TABLET PER EACH 1/2"
OF TRUNK DIAMETER.

PRUNED AND TIED FRONDS.

TWO LAYERS OF BURLAP TO PROTECT PALM TRUNK

FIVE 2" x 8" x 8" P.T. WOOD BATTENS WITH TWO STEEL BANDS TO SECURE BATTENS

THREE 2" x 4" P.T. WOOD BRACES TOE NAIL TO BATTENS. DRIVE BRACES TO UNDISTURBED EARTH.

MINIMUM 2" MULCH

6" SOIL BERM

REMOVE ALL NON-BIODEGRADABLE TREE BALL NYLON STRAPPING, HOISTING ROPES, AND BASKET HOOKS UPON PLANTING.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONNTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL. PROVIDE CLEARANCE AROUND ROOTBALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.

PALM PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
10. CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE. OF HIS WORK.

NOTE: LANDSCAPING AND IRRIGATION PLANS SHALL BE IN ACCORDANCE WITH LDC ARTICLE V, WATER-WISE ORDINANCE NO. 2069.

NOTE: IRRIGATION SYSTEMS ARE TO BE DESIGNED WITH POP-UP TYPE DEVICES ONLY: RISERS ARE NOT ALLOWED. NOTE ON THE IRRIGATION PLAN (LARGE FONT): "IRRIGATION RISERS ARE NOT ALLOWED."

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
QV	105	QUERCUS VIRGINIANA	LIVE OAK	14'-16' HT x 6' SPR. / 4" CAL	SPACE AS SHOWN GUY
QV2	14	QUERCUS VIRGINIANA	LIVE OAK	14'-16' HT x 6' SPR. / 4" CAL MITIGATION PER REMOVED TREES 4/25/23	SPACE AS SHOWN GUY
TD	54	TAXODIUM DISTICHUM	BALD CYPRESS	12' HT x 5' SPR. / 3" CAL	SPACE AS SHOWN GUY
SHRUBS					
IF	125	ILLICIUM FLORDIANUM	FLORIDA ANISE	36" HT. x 30" SPRD. / FULL / 7G	30" O.C.
VO	503	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	36" HT. x 30" SPRD. / FULL / 7G	30" O.C.
VWS	319	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	36" HT. x 30" SPRD. / FULL / 7G	30" O.C.
GROUNDCOVER					
AN	71	ANNUALS	SEASONAL COLORS	4" POT, OWNER'S OPTION	9" O.C.
DT	365	DIANELLA TASMANICUM	BLUEBERRY FLAX LILY	18" HT. x 24" SPRD. / FULL / 3G	24" O.C.
LEG	125	LIRIOPE MUSCARI 'EMERALD GODDESS' PP15,471	EMERALD GODDESS LIRIOPE	MIN. 6 BIBS / 18" O.A. / 1 GAL.	24" O.C.
RI	399	RHAPHIOLEPSIS INDICA	INDIAN HAWTHORN	10" HT. x 24" SPRD. / FULL / 3G	24" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2018

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

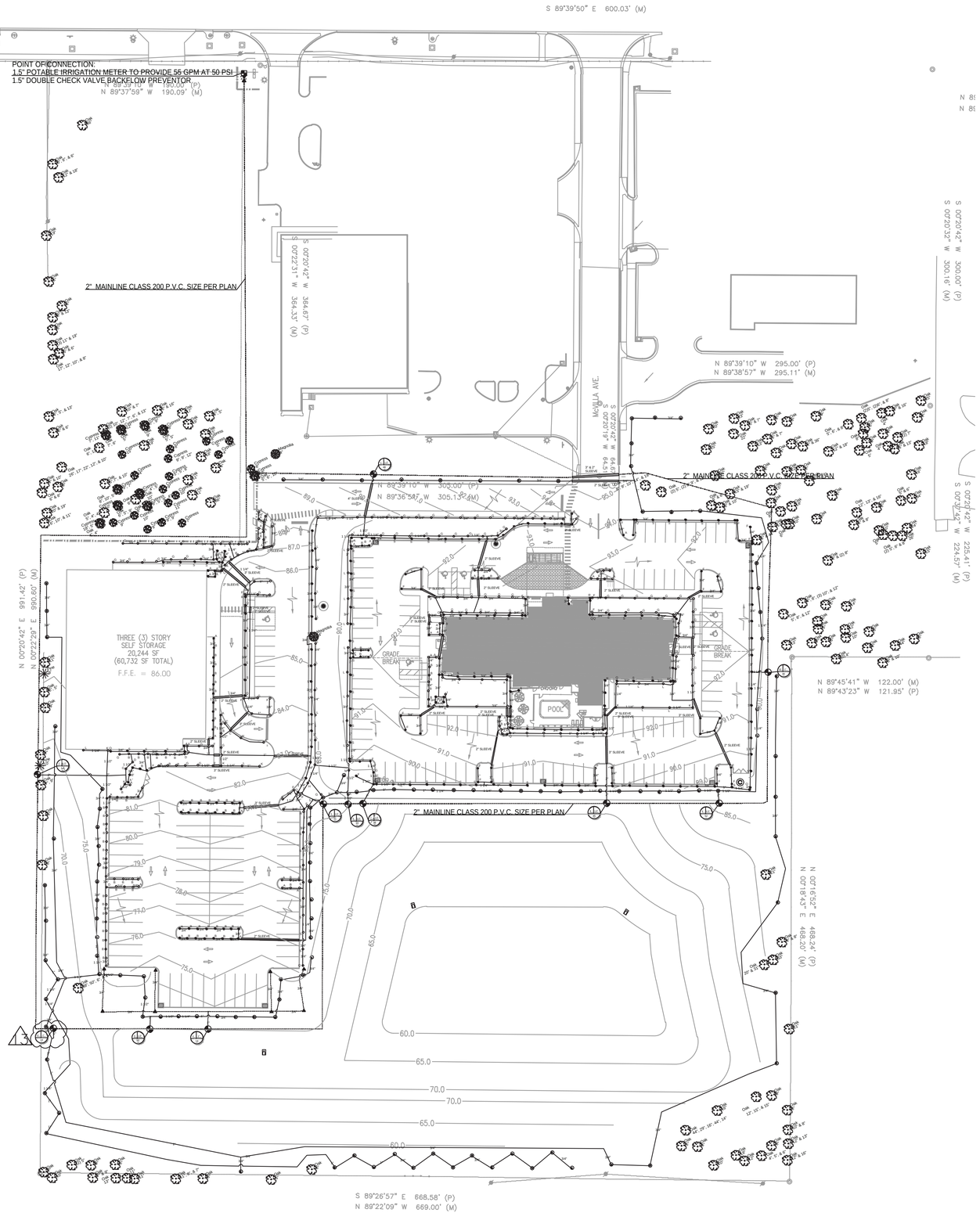
PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE PLAN

L-12

SHEET: 19 OF 19
CHECKED: JB DRAWN: JB

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESPECTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

MATCHLINE: SEE SHEET L-2

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

OVERALL IRRIGATION PLAN

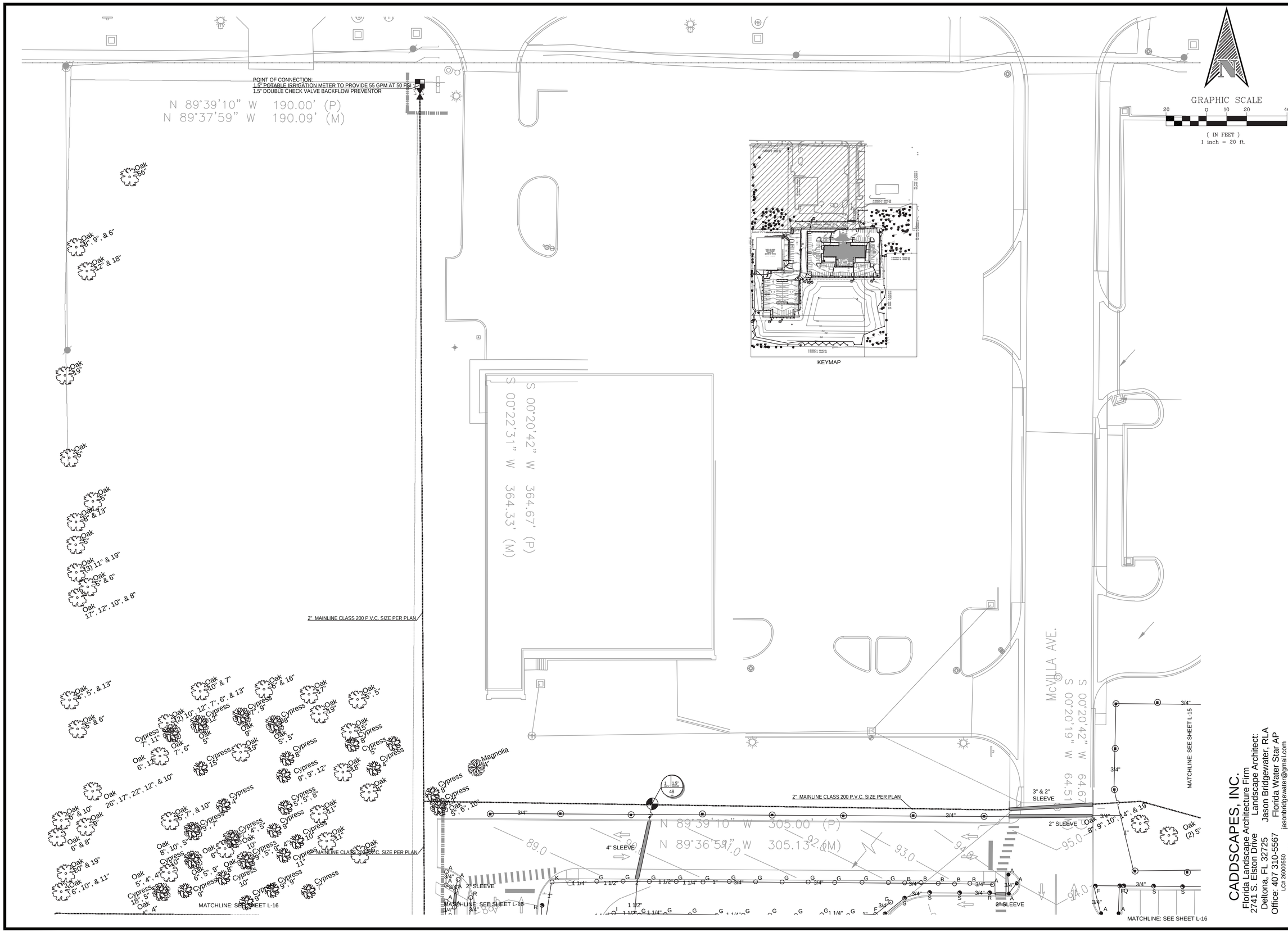
L-13

SHEET: 13 OF 19
CHECKED: JB DRAWN: JB

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
L.C# 26000550
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2018

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

MATCHLINE: SEE SHEET L-3

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

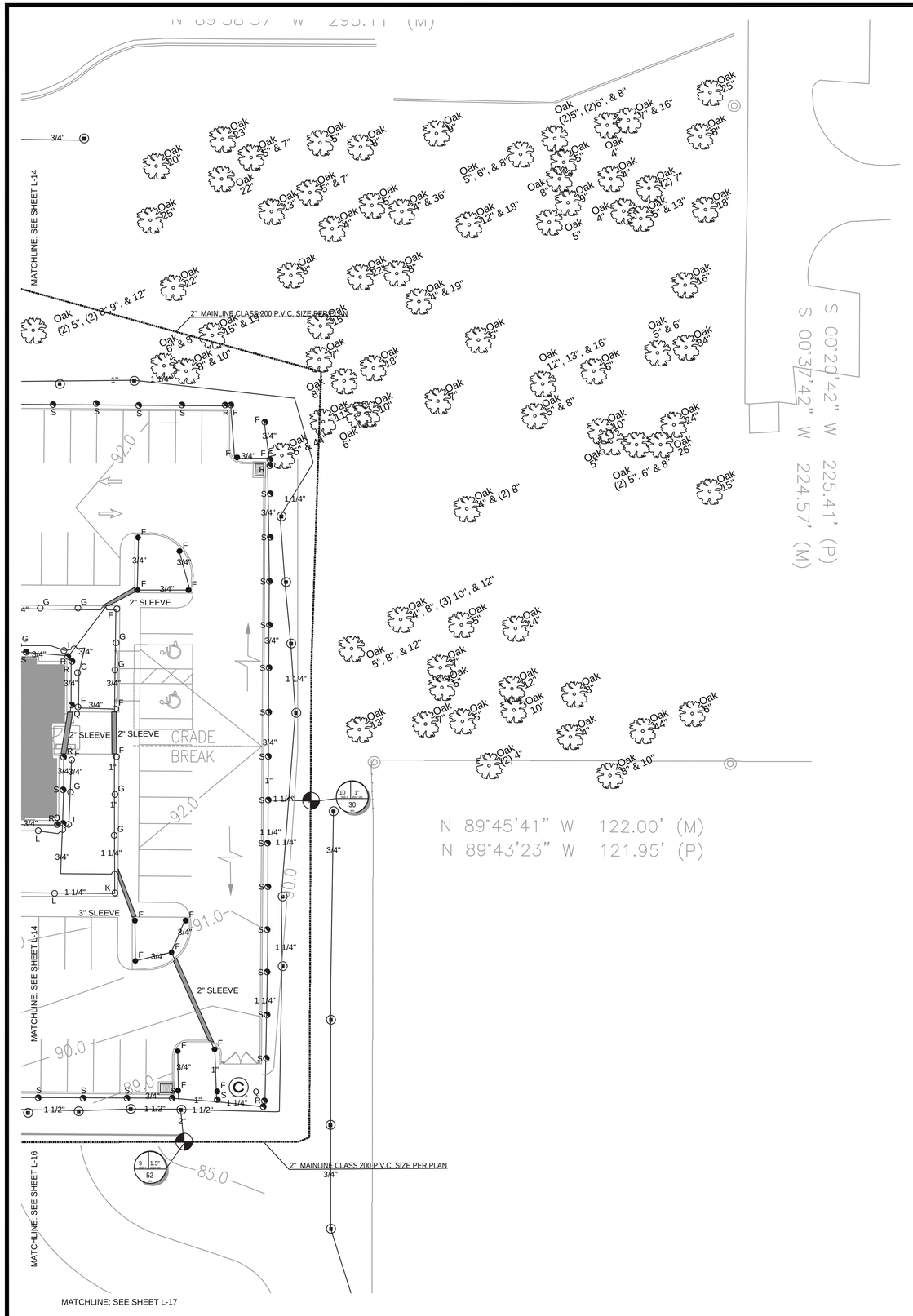
IRRIGATION PLAN

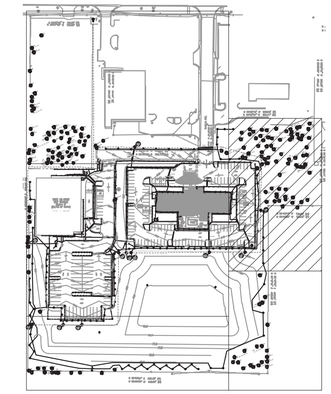
L-14

SHEET: 14 OF 19
CHECKED: JB DRAWN: JB

CADDSCAPES, INC.
Florida Landscape Architecture Firm
27741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2018
COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.





KEYMAP

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/06/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2018

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

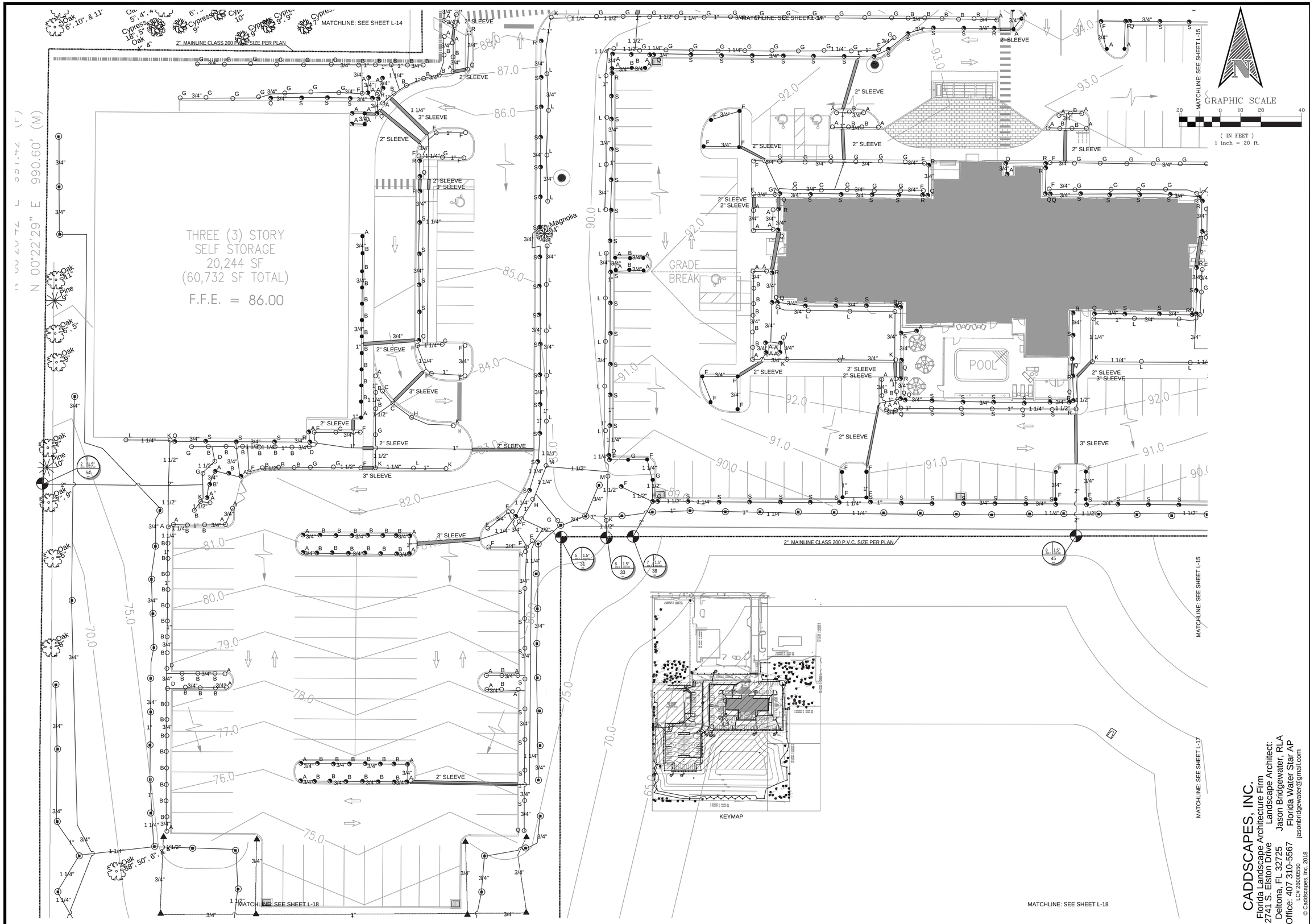
PROJECT NO: 2016.0341
DATE: 04/11/17

IRRIGATION PLAN

L-15

SHEET: 15 OF 19
CHECKED: JB DRAWN: JB

COPYRIGHT © 2016 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

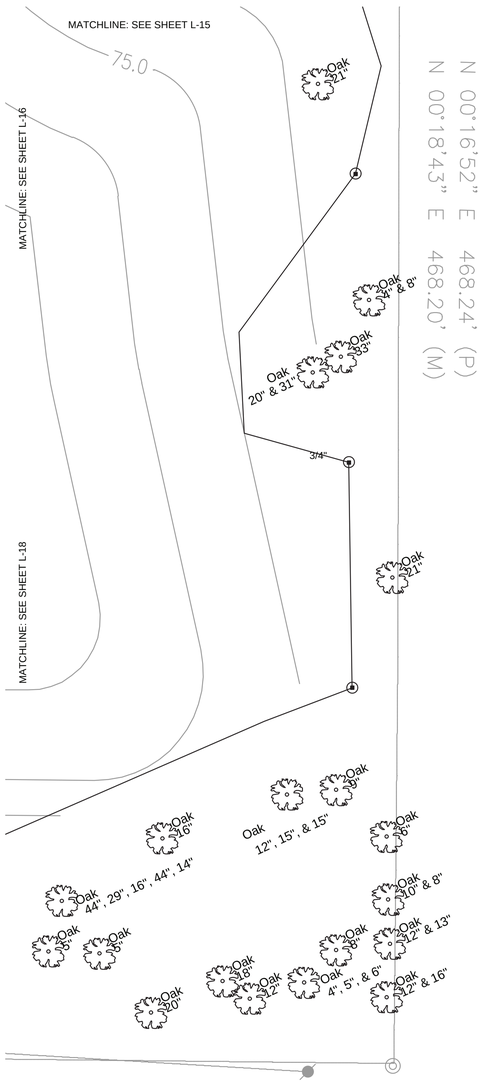
IRRIGATION PLAN

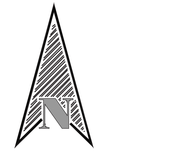
L-16

SHEET: 16 OF 19
CHECKED: JB DRAWN: JB

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2018
COPYRIGHT © 2016 INTERPLAN LLC DESIGNS COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

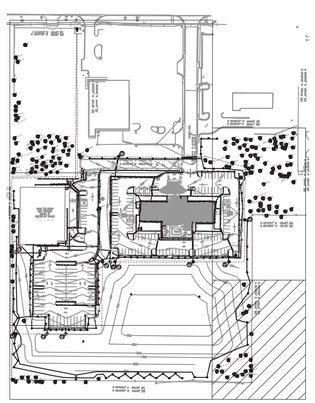




GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.



KEYMAP

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON P. BRIDGEWATER
LA667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
© Caddscapes, Inc. 2018

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

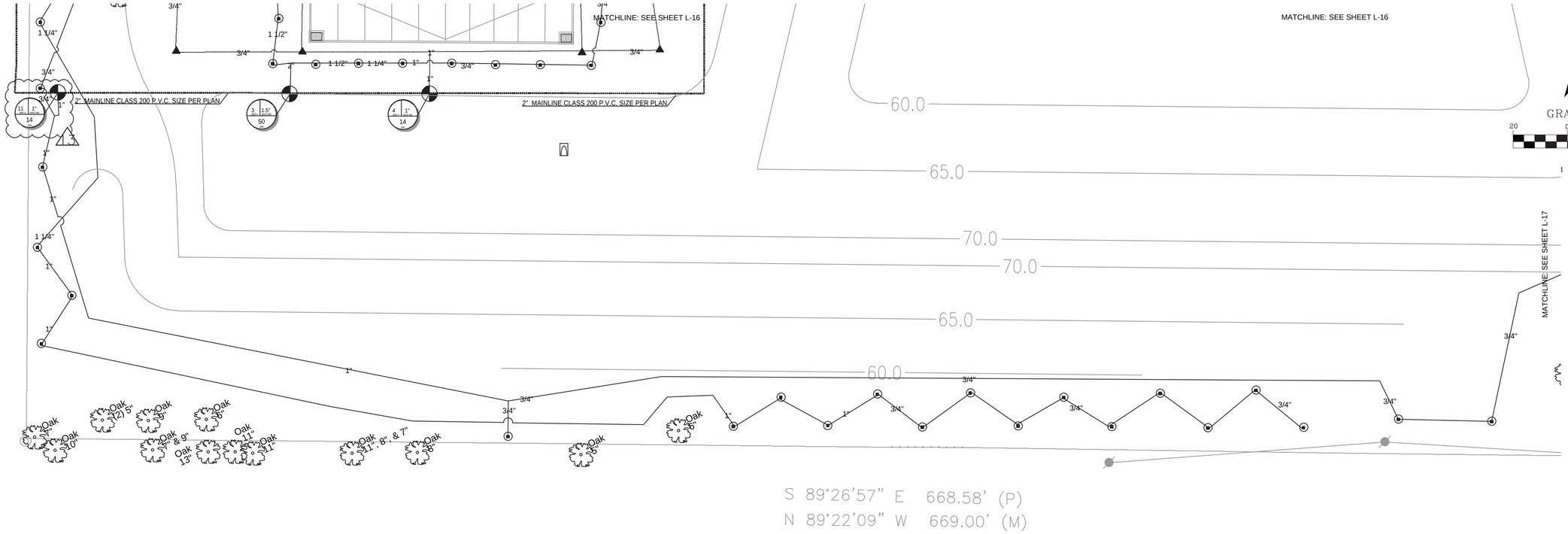
PROJECT NO: 2016.0341
DATE: 04/11/17

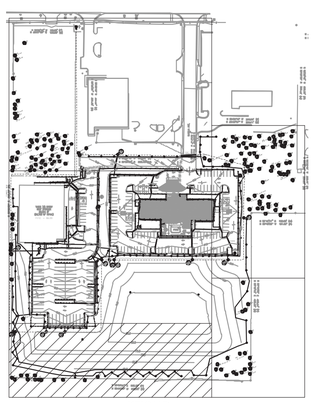
IRRIGATION PLAN

L-17

SHEET: 17 OF 19
CHECKED: JB DRAWN: JB

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE, OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.





KEYMAP

CADDSCAPES, INC.
Florida Landscape Architecture Firm
27741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
© Caddscapes, Inc. 2018

Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

IRRIGATION PLAN

L-18

SHEET: 18 OF 19
CHECKED: JB DRAWN: JB

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

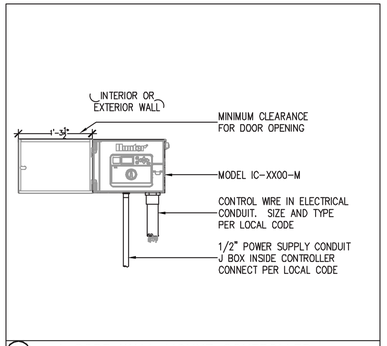
DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
STATE OF FLORIDA

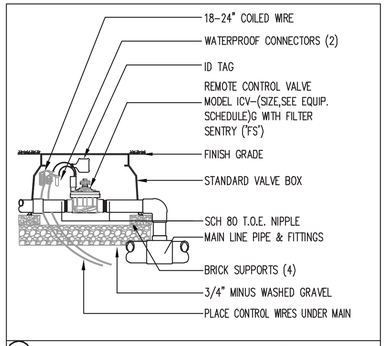
Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

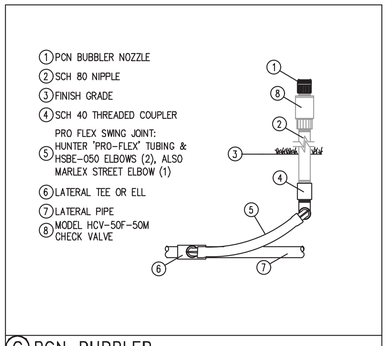
IRRIGATION DETAILS



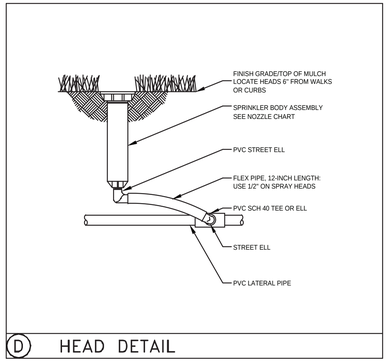
A I-CORE WALL MOUNT CONTROLLER



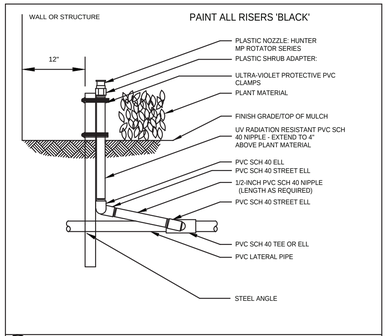
B ICV-151 OR 201 GLOBE VALVE



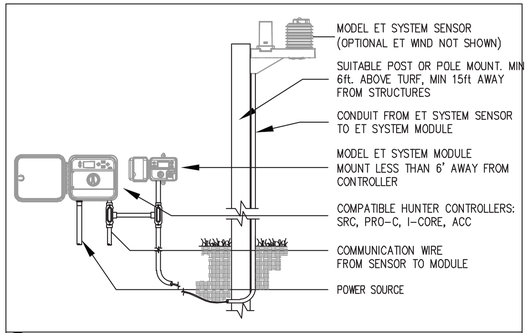
C PCN BUBBLER



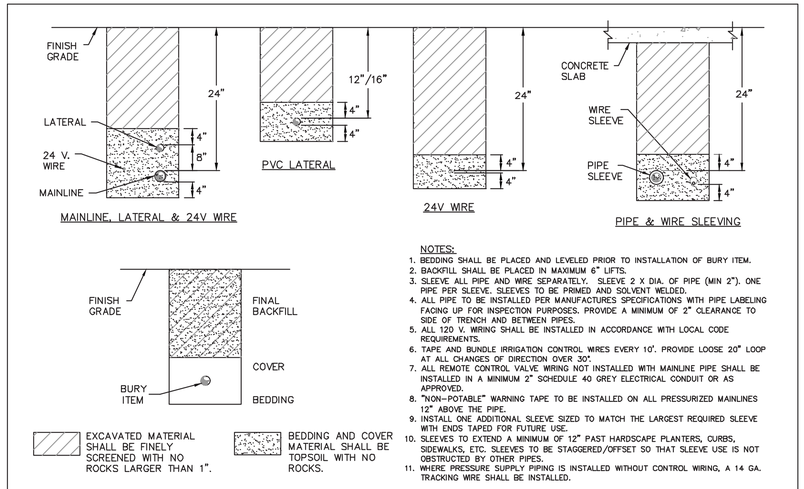
D HEAD DETAIL



E SHRUB RISER DETAIL



F HUNTER ET SYSTEM



NOTES:
1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
4. ALL PIPE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30".
7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
10. SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACKING WIRE SHALL BE INSTALLED.

G TRENCHING DETAILS

SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQOUISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.

5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.

6) ALL RISERS SHALL BE PAINTED BLACK.

7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.

8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.

9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.

10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.

11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.

12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.

13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.

15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.

17) CONCRETE THRUST BLOCKS ARE TO BE UTULIZED AT ALL MAINLINE DIRECTION CHANGES.

18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
	0.50 GPM BUBBLER (2 PER TREE)	232
	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	285
	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	59
	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	225
	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- PART RADIUS	8
	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- FULL RADIUS	0
	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	3
	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1 1/2"	8
C	HUNTER ICC 12 STATION CONTROLLER, 120VOLT INSTALL WITH A ET SENSOR AND BY-PASS BOX. GROUND WITH AN 8' COPPER CLAD ROD.	1
	1.5" POTABLE IRRIGATION METER TO PROVIDE 55 GPM AT 50 PSI	1
	1.5" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
	LATERAL LINE SIZE PER PLAN	SEE PLAN
	2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN

Zone Chart

Zone#	GPM	Water Use	Program
1	48	Sod	A
2	54	Sod	A
3	50	Bubblers	B
4	14	Rotors	C
5	31	Shrubs	D
6	33	Sod	A
7	38	Shrubs	D
8	45	Sod	A
9	52	Bubblers	B
10	30	Shrubs	D
11	14	Bubblers	B

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Elston Drive
Deltona, FL 32725
Office: 407 310-5567
LC# 26000550
Landscape Architect:
Jason Bridgewater, RLA
Florida Water Star AP
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2018

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT
AA 003420
CA 8660
604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

DATE: 04/26/23
SEAL:

REGISTERED LANDSCAPE ARCHITECT JASON BRIDGEWATER LA 6667308 STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
13	03/28/23	CITY COMMENTS
7	12/17/19	ADDED PLANT LIST
6	01/07/19	ADD SOD CALLOUTS & IR CALLOUTS (ZONE CHART)
5	12/12/18	TREE CALC FORMULA L-5
4	10/23/18	IRRIGATION PLANS ADDED
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

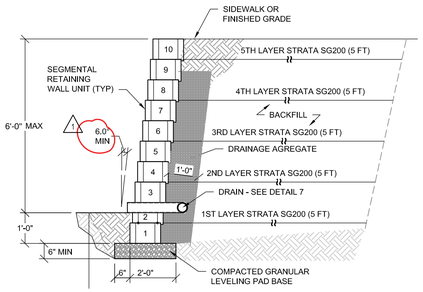
PROJECT NO: 2016.0341
DATE: 04/11/17

IRRIGATION DETAILS

L-19

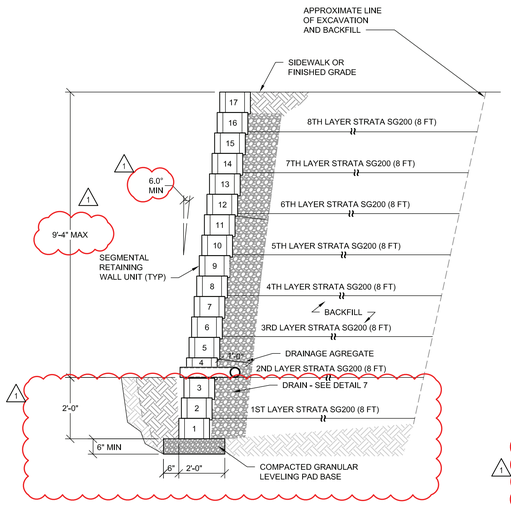
SHEET: 19 OF 19
CHECKED: JB DRAWN: JB

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



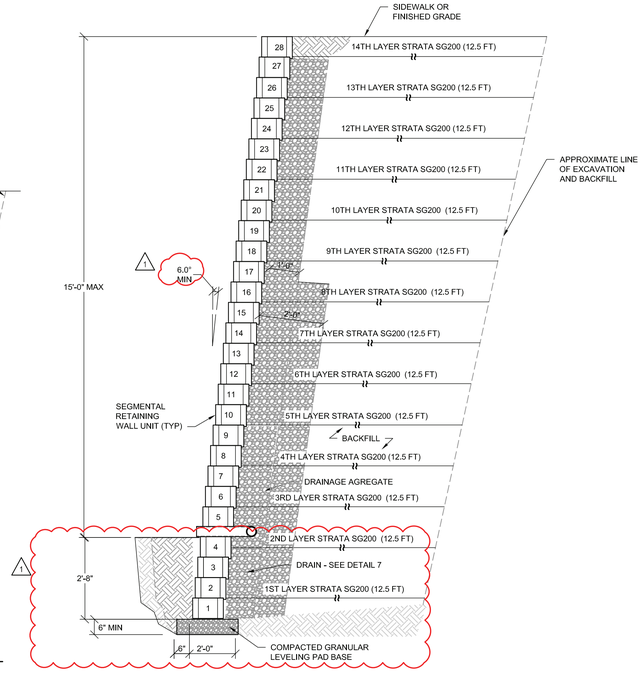
1 SW-1.0 SEGMENTAL RETAINING WALL SECTION TO 6'-0" HEIGHT MAX

1/2" = 1'-0"



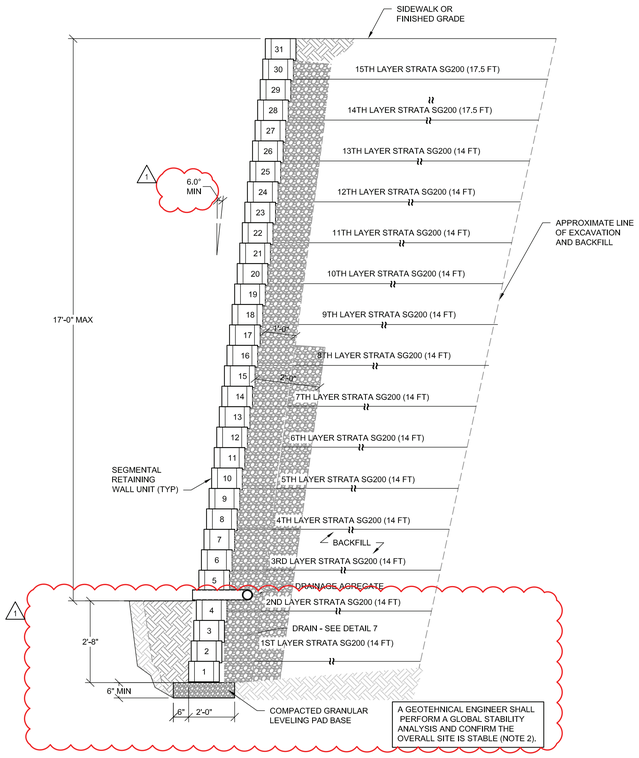
2 SW-1.0 SEGMENTAL RETAINING WALL SECTION TO 9'-4" HEIGHT MAX

1/2" = 1'-0"



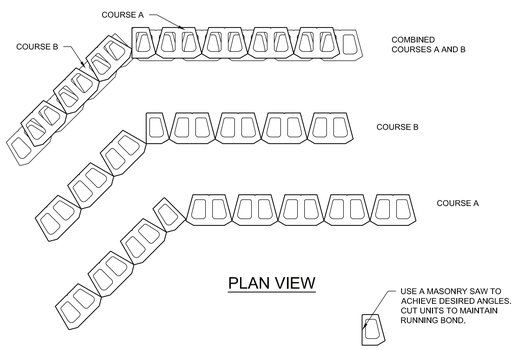
3 SW-1.0 SEGMENTAL RETAINING WALL SECTION TO 15'-0" HEIGHT MAX

1/2" = 1'-0"



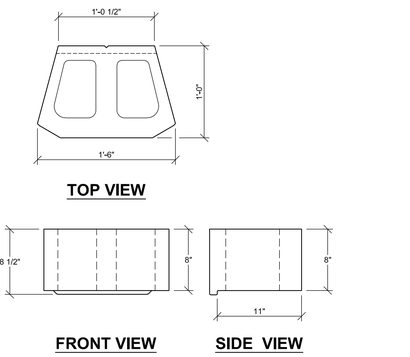
4 SW-1.0 SEGMENTAL RETAINING WALL SECTION TO 17'-0" HEIGHT MAX

1/2" = 1'-0"



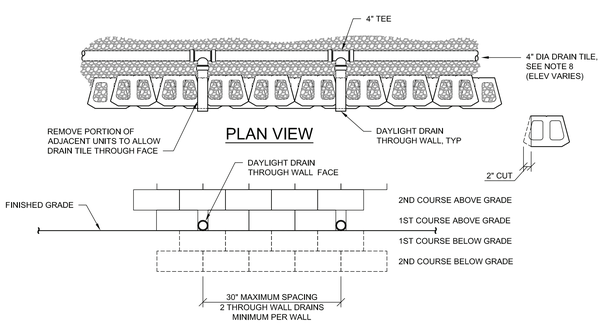
5 SW-1.0 PLAN VIEW AT WALL SKEW

NOT TO SCALE



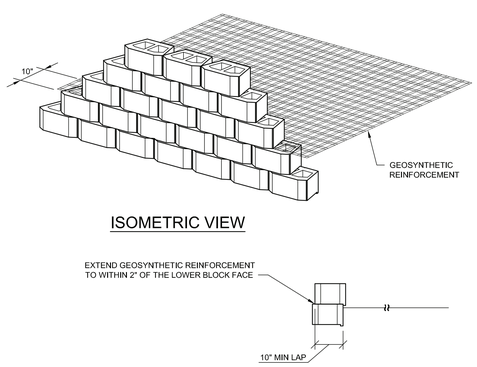
6 SW-1.0 TYPICAL UNIT DIMENSIONS

1 1/2" = 1'-0"



7 SW-1.0 TYP DRAINS THROUGH WALL DETAIL

NOT TO SCALE



8 SW-1.0 TYP GEOSYNTHETIC LAP DETAIL

NOT TO SCALE

GENERAL NOTES:

1. WALL DESIGN IS IN ACCORDANCE WITH THE 2017 FBC. REF CIVIL DWGS FOR WALL LOCATION, WALL EXTENTS, GRADE ELEVATIONS AND OTHER DETAILS.
2. WALL DESIGN IS BASED UPON GEOTECHNICAL STUDY BY MIKE TANNOUS ENGINEERING INCORPORATED (MTE PROJECT #17-115) DATED APRIL 28, 2017. VALUES LISTED BELOW SHALL BE FIELD VERIFIED BY GEOTECHNIAL ENGINEER PRIOR TO CONSTRUCTION. A GEOTECHNICAL ENGINEER SHALL PERFORM A GLOBAL STABILITY ANALYSIS FOR THIS SITE WALL AND CONFIRM THE OVERALL SITE IS STABLE.
   - ALLOWABLE BEARING PRESSURE = 3000 PSF
   - SOIL ANGLE OF INTERNAL FRICTION = 30°
3. WALL DESIGN INCLUDES A 250 PSF SURCHARGE ON THE SOIL 16'-0" FROM THE WALL.
4. SEGMENTAL WALL DESIGN ASSUMES AB CLASSIC UNITS BY ALLEN BLOCK. ANY CHANGE TO UNITS OR SUPPLIER WILL REQUIRE REDESIGN OF THE WALL.
5. PROVIDE GEOSYNTHETIC REINFORCEMENT AS NOTED ON THE DRAWINGS.
6. LEVELING PAD BASE SHALL BE COMPACTED CRUSHED STONE OF GRANULAR FILL MEETING ASTM D448 AND PER GEOTECHNICAL RECOMMENDATIONS.
7. ALL FILL SHALL BE PROVIDED PER GEOTECHNICAL AND SEGMENTAL UNIT MANUFACTURER RECOMMENDATIONS. FILL SOIL SHALL HAVE FRICTION ANGLE OF 30 DEGREES AND UNIT WEIGHT OF 110 PCF.
8. DRAINAGE PIPE SHALL BE PROVIDED BEHIND WALL AS SHOWN. PIPE SHALL BE PERFORATED OR SLOTTED PVC. COVER THE PIPE WITH GEOTEXTILE FABRIC.
9. INSTALLATION SHALL COMPLY WITH NCMA 'SEGMENTAL RETAINING WALL INSTALLATION GUIDE' AND MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL BE A CERTIFIED INSTALLER (BY UNIT MANUFACTURER OR NCMA).

SOIL FRICTION ANGLE:	30/36 DEGREES
SOIL UNIT WEIGHT:	110 PCF
COHESION:	NONE
SEISMIC DESIGN:	NONE
BLOCK TYPE:	AB CLASSIC
GRID TYPE:	STRATA SG 200

1

NO	DATE	REMARKS
1	11/07/18	REVISION 1

REVISIONS

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

WILLIAM B. UNDERWOOD III
No. 82583
STATE OF FLORIDA
PROFESSIONAL ENGINEER

11/07/18

CONSULTANT:

BRITT, PETERS AND ASSOCIATES INC.
consulting engineers
999 WATERSIDE DRIVE SUITE 2300
NORFOLK, VA 23510
PH 757.965.5710
BPA# 170151
FL COA# 27497

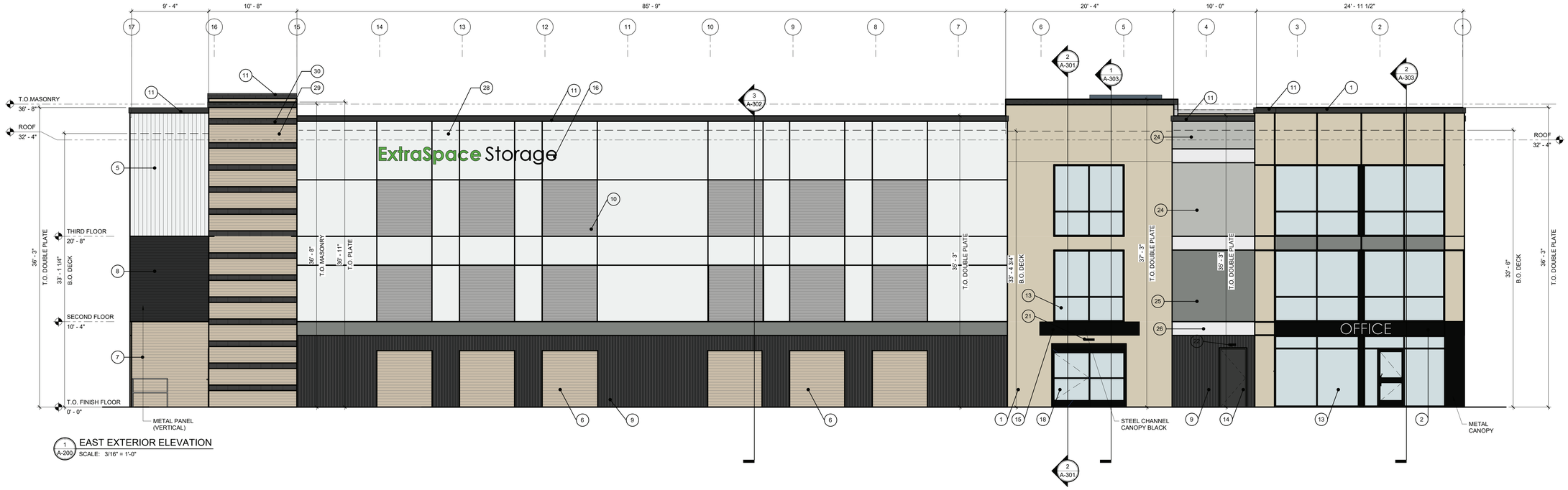
FAIRFIELD INN & SUITES® Marriott.
SR 436 & McVilla Ave. Apopka, FL

PROJECT NO: 2017.0023
DATE: 08-07-18

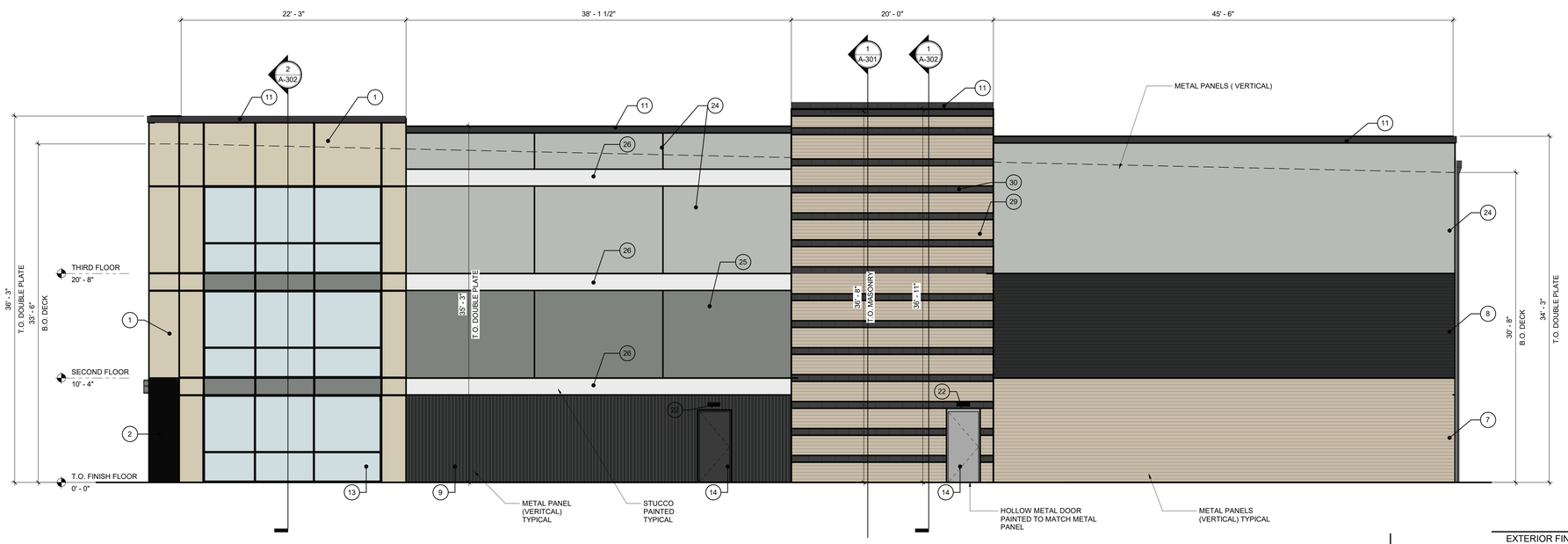
SW - 1.0
SEGMENTAL WALL PLAN

CHECKED: WBU DRAWN: JNJ

COPYRIGHT © 2016 BRITT, PETERS AND ASSOCIATES, INC. BRITT, PETERS RESERVES COPYRIGHT & OTHER RIGHTS. RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES, OR ASSIGNMENTS ARE PROHIBITED.



1 A-200 EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 A-200 NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH LEGEND

KEY VALUE	KEYNOTE TEXT
1	PRE-FINISHED ALUMINUM COMPSITE MATERIAL SYSTEM -ALPOLIC POWDER COATED "ALMOND"
2	PRE-FINISHED ALUMINUM CANOPY SYSTEM - ALPOLIC POWDER-COATED "BLACK" COLOR.
3	CORRUGATED METAL SIDING - "SILVERSMITH"
4	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120-2 (SHALLOW PROFILE), HORIZONTAL "LIGHT STONE"
5	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120-1 (SHALLOW PROFILE), HORIZONTAL "NEBULOUS WHITE"
6	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120-2 (SHALLOW PROFILE), HORIZONTAL "LIGHT STONE"
7	ARCHITECTURAL METAL PANEL - MBCI, INC., SHADOW RIB (WIDE PROFILE), VERTICAL "LIGHT STONE".
8	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120 (SHALLOW PROFILE), HORIZONTAL "CHARCOAL".
9	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120-2 (SHALLOW PROFILE), VERTICAL "CHARCOAL".
10	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120-1 (SHALLOW PROFILE), HORIZONTAL "ARGOS".
11	PRE-FINISHED ALUMINUM COPING TO BE "CHARCOAL".
12	PRE-FINISHED ALUMINUM COLLECTOR BOX & DOWNSPOUT TO MATCH"BLACK" CANOPIES PER MANUFACTURER'S REQUIRMENTS
13	ALUMINUM STOREFRONT SYSTEM. - (MILL FINISH)"
14	SERVICE DOOR - PAINT TO MATCH ADJACENT MATERIAL COLOR.
15	STEEL C-CHANNEL CANOPY SYSTEM - PAINT "BLACK"
16	SIGNAGE - UNDER SEPARATE CONTRACT
17	PRE-FINISHED LOUVERS - MATCH WITH ADJACENT BUILDING MATERIAL. INSTALL @ CENTERLINE OF FIXTURE. (SEE MECHANICAL)
18	BIPART DOOR SYSTEM. - "BLACK"
19	WALL TRACE LIGHT - INSTALL @ 10'-6" TO CENTERLINE OF FIXTURE
20	WALL PACK LIGHT - INSTALL @ 30'-0" A.F.F. TO CENTERLINE OF FIXTURE
21	WALL PACK LIGHT - INSTALL @ 9'-0" A.F.F. TO CENTERLINE OF FIXTURE
22	WALL PACK LIGHT - INSTALL @ 6'-0" A.F.F. TO CENTERLINE OF FIXTURE
23	8" H X 24" WIDE SECONDARY SCUPPER. REF. DETAIL SA-503
24	DRYVIT EIFS - OUTSULATION PLUS MD - 2" THICK - COLOR "SW ARGOS"
25	DRYVIT EIFS - OUTSULATION PLUS MD - 2" THICK - COLOR "SW CITY SCAPE"
26	DRYVIT EIFS - OUTSULATION PLUS MD - 3" THICK - COLOR "SW NEBULOUS WHITE"
27	DRYVIT EIFS - OUTSULATION PLUS MD - 3" THICK - COLOR "SW CITY SCAPE"
28	DRYVIT EIFS - OUTSULATION PLUS MD - 2" THICK - COLOR "SW NEBULOUS WHITE"
29	SPLIT FACE CMU BLOCK - COLOR "SIMILAR TO LIGHT STONE"
30	SMOOTH FACE CMU BLOCK - COLOR "SIMILAR CHARCOAL"

EXTERIOR COLORS

ALMOND

LIGHT STONE

NEBULOUS WHITE

ARGOS

CITY SCAPE

CHARCOAL

LDG
Larson Design Group
1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(877) 323-6603

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

SEAL

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter an item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2022, Larson Design Group.

MARK	DATE	COMMENTS

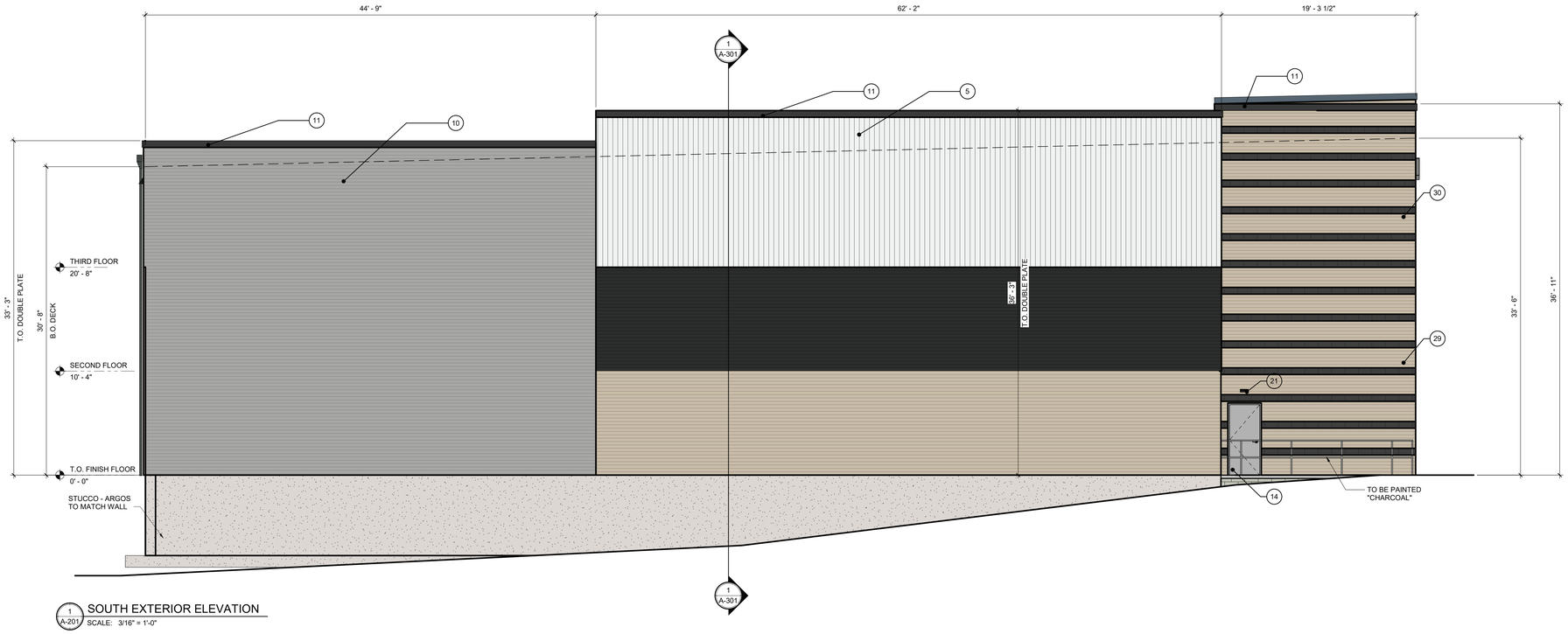
SELF STORAGE BUILDING - APOPKA, FL
1616 E. SEMORAN BLVD
APOPKA, FL 32712

EXTERIOR ELEVATIONS

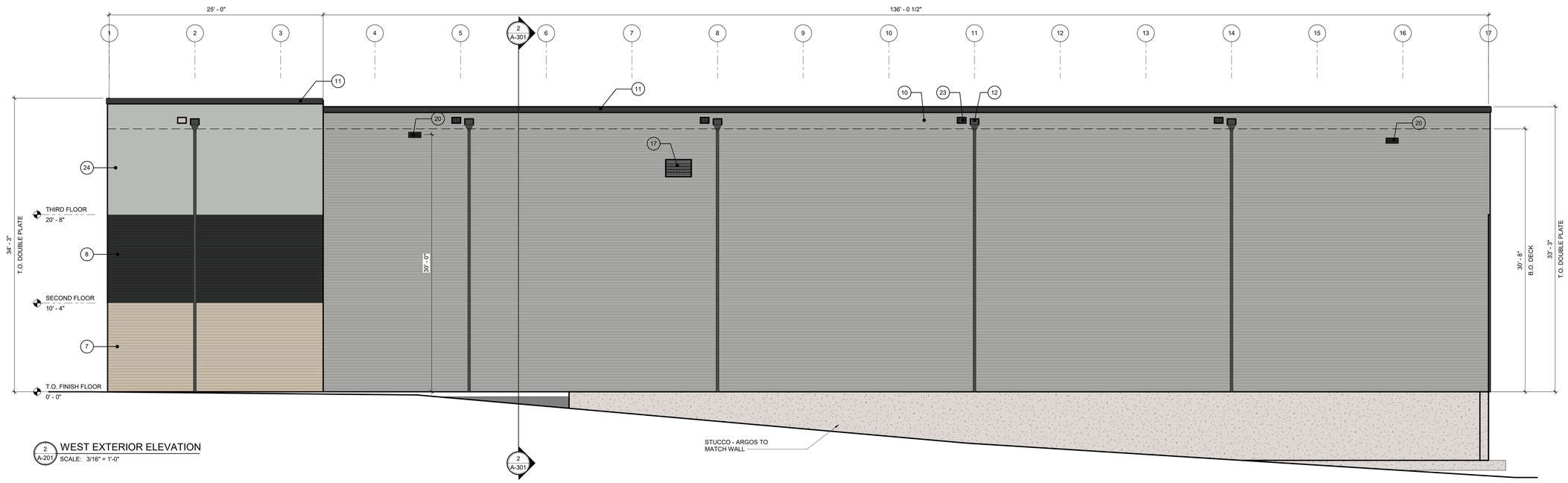
Date: 11-23-2022
Project No.: 13130-001
Sheet No.: **A-200**

BIM 360://Semoran - Self Storage - Apopka FL/13130-001 - SELF STORAGE - APOPKA_FL_RVT21.rvt
11/23/2022 4:53:53 PM

© Larson Design Group 2021



1 A-201 SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 A-201 WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH LEGEND

KEY VALUE	KEYNOTE TEXT
1	PRE-FINISHED ALUMINUM COMPSITE MATERIAL SYSTEM -ALPOLIC POWDER COATED "ALMOND"
2	PRE-FINISHED ALUMINUM CANOPY SYSTEM - ALPOLIC POWDER-COATED "BLACK" COLOR.
3	CORRUGATED METAL SIDING - "SILVERSMITH"
4	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120-2 (SHALLOW PROFILE), HORIZONTAL "LIGHT STONE"
5	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120-1 (SHALLOW PROFILE), HORIZONTAL "NEBULOUS WHITE"
6	ARCHITECTUARAL METAL PANEL - MBCI, INC., FW-120-2 (SHALLOW PROFILE), HORIZONTAL "LIGHT STONE"
7	ARCHITECTURAL METAL PANEL - MBCI, INC., SHADOW RIB (WIDE PROFILE), VERTICAL "LIGHT STONE".
8	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120 (SHALLOW PROFILE), HORIZONTAL "CHARCOAL".
9	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120-2 (SHALLOW PROFILE), VERTICAL "CHARCOAL".
10	ARCHITECTURAL METAL PANEL - MBCI, INC., FW-120-1 (SHALLOW PROFILE), HORIZONTAL "ARGOS".
11	PRE-FINISHED ALUMINUM COPING TO BE "CHARCOAL".
12	PRE-FINISHED ALUMINUM COLLECTOR BOX & DOWNSPOUT TO MATCH"BLACK" CANOPIES PER MANUFACTURER'S REQUIRMENTS.
13	ALUMINUM STOREFRONT SYSTEM - (MILL FINISH)"
14	SERVICE DOOR - PAINT TO MATCH ADJACENT MATERIAL COLOR.
15	STEEL C-CHANNEL CANOPY SYSTEM - PAINT "BLACK"
16	SIGNAGE - UNDER SEPARATE CONTRACT
17	PRE-FINISHED LOUVERS - MATCH WITH ADJACENT BUILDING MATERIAL. INSTALL @ CENTERLINE OF FIXTURE. (SEE MECHANICAL)
18	BIPART DOOR SYSTEM - "BLACK"
19	WALL TRACE LIGHT - INSTALL @ 15'-6" TO CENTERLINE OF FIXTURE
20	WALL PACK LIGHT - INSTALL @ 30'-0" A.F.F. TO CENTERLINE OF FIXTURE
21	WALL PACK LIGHT - INSTALL @ 9'-0" A.F.F. TO CENTERLINE OF FIXTURE
22	WALL PACK LIGHT - INSTALL @ 8'-0" A.F.F. TO CENTERLINE OF FIXTURE
23	8" H X 24" WIDE SECONDARY SCUPPER. REF. DETAIL 5/A-503
24	DRYVIT EIFS - OUTSULATION PLUS MD - 2" THICK - COLOR "SW ARGOS"
25	DRYVIT EIFS - OUTSULATION PLUS MD - 2" THICK - COLOR "SW CITY SCAPE""
26	DRYVIT EIFS - OUTSULATION PLUS MD - 3" THICK - COLOR "SW NEBULOUS WHITE"
27	DRYVIT EIFS - OUTSULATION PLUS MD - 3" THICK - COLOR "SW CITY SCAPE"
28	DRYVIT EIFS - OUTSULATION PLUS MD - 2" THICK - COLOR "SW NEBULOUS WHITE"
29	SPLIT FACE CMU BLOCK - COLOR "SIMILAR TO LIGHT STONE"
30	SMOOTH FACE CMU BLOCK - COLOR "SIMILAR CHARCOAL"

EXTERIOR COLORS

ALMOND

LIGHT STONE

NEBULOUS WHITE

ARGOS

CITY SCAPE

CHARCOAL

LDG
Larson Design Group
1000 COMMERCE PARK DRIVE
SUITE 201
WILLIAMSPORT, PA 17701
(877) 323-6603

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION
SEAL

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter an item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2022, Larson Design Group.

MARK	DATE	COMMENTS

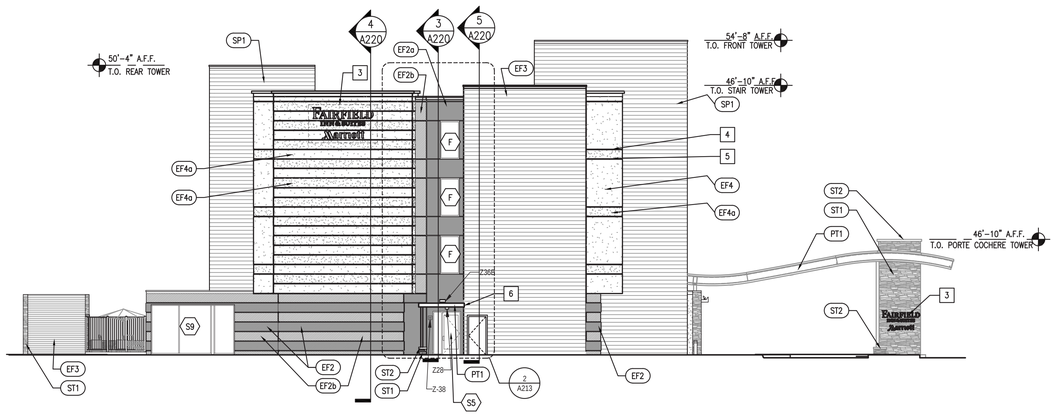
SELF STORAGE BUILDING - APOPKA, FL
1616 E. SEMORAN BLVD
APOPKA, FL 32712

EXTERIOR ELEVATIONS

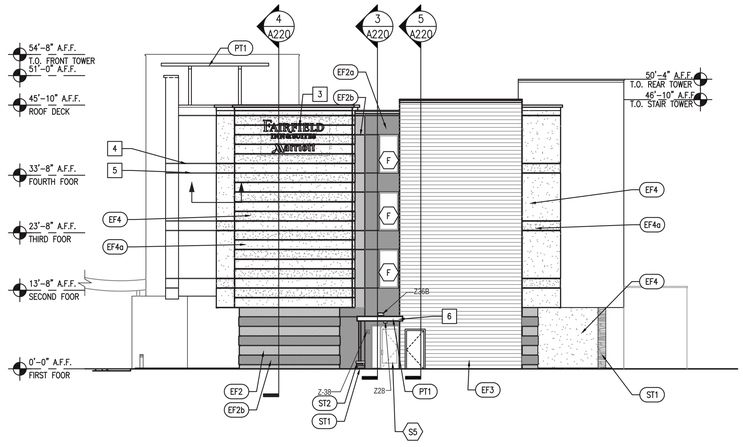
Date: 11-23-2022
Project No.: 13130-001
Sheet No.: **A-201**

BIM 360://Semoran - Self Storage - Apopka FL/13130-001 - SELF STORAGE - APOPKA_FL_RVT21.rvt
11/23/2022 4:53:53 PM

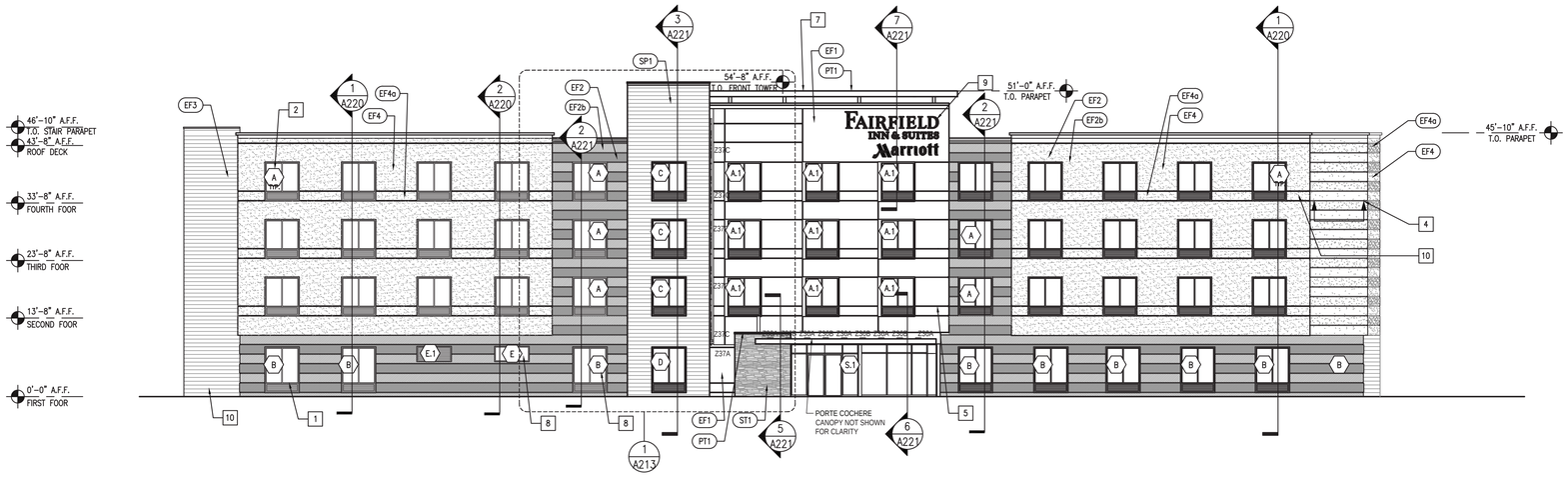
© Larson Design Group 2021



3 LEFT SIDE EXTERIOR ELEVATION 3/32" = 1'-0"



2 RIGHT SIDE EXTERIOR ELEVATION 3/32" = 1'-0"



1 FRONT EXTERIOR ELEVATION 3/32" = 1'-0"

LEGEND

- WINDOW TAG
- FINISH TAG
- KEY NOTE

GENERAL NOTES

1. G.C. TO CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.

KEY NOTES

1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
3. CHANNEL LETTER SIGNAGE ON SIDES OF BUILDING.
4. ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
5. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
6. SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
7. ROOF SHADE CANOPY, SEE SHEET A202 FOR DETAILS.
8. WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM. SEE WINDOW SCHEDULE.
9. CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE SIGNAGE MANUAL - EXTERIOR SIGNAGE PACKAGE FOR REQUIREMENTS.
10. PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.
11. RAINLEADER OVERFLOW LOCATION.

EXTERIOR FINISH KEY

	EF1	PEARLESCENT ACCENT EIFS FINISH
	EF2	DARK EIFS FINISH COLOR
	EF2a	ACCENT EIFS COLOR
	EF2b	DARK EIFS FINISH COLOR - TEXTURED
	EF3	STAIR TOWER EIFS COLOR
	EF4	MAIN BUILDING EIFS COLOR
	EF4a	ACCENT EIFS COLOR
	ST1	CULTURED STONE
	ST2	COPING
	SP1	EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
	PT1	PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

INTERPLANE

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:
THIS DOCUMENT IS "NOT FOR CONSTRUCTION" UNLESS THE ARCHITECT OR ENGINEER'S SIGNATURE AND SEAL APPEAR BELOW.

NO	DATE	REMARKS

REVISIONS

FAIRFIELD INN & SUITES® Marriott

SR 436 & McVilla Ave
Apopka, FL

PROJECT NO: 2017.0023
DATE: 07/10/2017

A211
EXTERIOR ELEVATIONS
SHEET 25 OF 30
CHECKED: JAM DRAWN: HS

COPYRIGHT © 2017 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

FAIRFIELD INN & SUITES - Exterior Finish Index
Gen 4 - Slate Gray Scheme

Issue: December 31, 2016

Note: All substitutions for colors, where allowed, are to be approved by Marriott.

SPEC. SECTION	MATERIAL	MARK NO.	LOCATION	MANUF.	FINISH DESCRIPTION	FL PRODUCT. APPROVAL #
04 71 00 (04730)	Manufacturered Stone Masonry	ST1	Exterior Walls	Eldorado Stone	Pattern: Cliffstone Color: Cambria	
		331	Interior Lobby Fireplace Surround	Eldorado Stone	Pattern: Cliffstone Color: Cambria	
04 72 00	Cast Stone Masonry	ST2	Coping	Custom Cast Stone	Color: To match adjacent wall color, as approved by Marriott Representative	
05 50 00 (05500)	Aluminum	PT1	Roof Shade Canopy	3-coat Liquid Fluoropolymer Finish	**Color: 2605: To Match Bone White (PVDF) - PPG #UC43350 (Duranar)**	
05 73 00 (05720)	Aluminum Railings		Pool		Color: Black **Powder Coat**	
07 24 19 (07241)	Exterior Insulation & Finish System	EF1	Entry Bay	Control Color	Color: Dryvit #827a "Twilight Gray"	
				Dryvit 2 1/2" thickness	Color: MAFA 31 1359 "Twilight Gray" Texture: **"Finesse" Hydrophobic Water Repellant** System: Outulation Plus MD	
		EF2	Base	Control Color	Color: Benjamin Moore "Deep Space 2125-20"	
				Dryvit 4" thickness	Color: MAFA241021 Texture: Sandpebble System: Outulation Plus MD	
		EF2a	Side of Entry Bar, Side Entrances	Control Color	Color: Benjamin Moore "Gray Shower 2125-30"	
				Dryvit	Color: MAFA251021 Texture: Sandpebble System: Outulation Plus MD	
		EF2b	Accent Texture on Entry Bay Side	Control Color	Color: Benjamin Moore "Deep Space 2125-20"	3423.4
				Dryvit 2 1/2" thickness	Color: MAFA241022 Texture: Sandpebble Fine System: Outulation Plus MD	
		EF3	Stair Tower	Control Color	Color: Benjamin Moore "New Chestnut AC-6"	
				Dryvit 2 1/2" thickness	Color: MAFA261021 Texture: Sandpebble System: Outulation Plus MD	
		EF4	Main Body	Control Color	Color: Benjamin Moore "Powell Buff HC-35"	
				Dryvit 2 1/2" thickness	Color: MAFA221022 Texture: Sandpebble Fine System: Outulation Plus MD	
		EF4a	Accent Texture	Control Color	Color: Benjamin Moore "Wilmington Tan HC-34"	
				Dryvit 2 1/2" thickness	Color: MAFA231021 Texture: Sandpebble System: Outulation Plus MD	
07 42 33.01 (07420)	Solid Phenolic Exterior Wall Panels	SP1		FunderMAX	Style: Refer to Drawings Size: Refer to Project Manual Master Color: 0803 X NT Tyrol Pine	19705.1
07 46 46 (07460)	Fiber Cement Siding	SP1 (ALT)	Bid Alternate for SP1	James Hardie	Style: Artisian Lap Size: 8-1/4" (7" exposure) Color: Painted - Benjamin Moore "Log Cabin 2163-10"	10477.1
07 62 00 (07620)	Metal Fascia			PAC Clad Copings	Color: **Match Aluminum Window Color, as approved by Marriott Representative**	NOA: 13-0909.15
	Metal Copings			PAC Clad Copings	Color: **Match Aluminum Window Color, as approved by Marriott Representative**	
	Misc. Flashings				Color: Match adjacent surface, to be approved by Owner's Representative	
07 72 33 (07720)	Roof Hatch			Bilco	Color: Match adjacent roof surface color	15110.1
07 92 00 (07920)	Joint Sealants		Doors and Windows		Color: Match adjacent wall surface color	
			Control Joints		Color: Match adjacent wall surface color	
08 11 13 (08110)	Steel Doors				Color: Painted, to match adjacent surface, to be approved by Owner's Representative	
	Steel Frames				Color: Painted, to match adjacent surface, to be approved by Owner's Representative	
08 41 13 (08410)	Aluminum-Framed Entrances and Storefronts		Kawneer TriFab VersaGlaze 451T	**Control Color Powder Coat**	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (Polyester Similar to Envirocron 4) (Note: Clear or Color Anodized Finish NOT permitted)**	14287.1
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF-Similar to Coraflon) (Note: Clear or Color Anodized Finish NOT permitted)	
				Control Color Liquid Fluoropolymer Coat	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Acrynar) (Note: Clear or Color Anodized Finish NOT permitted)**	
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Duranar) (Note: Clear or Color Anodized Finish NOT permitted)	
08 42 29 (08460)	Automatic Entrance Doors		Stanley Access Technologies, LLC Dura-Glide Series 2000	**Control Color Powder Coat**	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (Polyester Similar to Envirocron 4) (Note: Clear or Color Anodized Finish NOT permitted)**	
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF-Similar to Coraflon) (Note: Clear or Color Anodized Finish NOT permitted)	
				Control Color Liquid Fluoropolymer Coat	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Acrynar) (Note: Clear or Color Anodized Finish NOT permitted)**	
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Duranar) (Note: Clear or Color Anodized Finish NOT permitted)	
08 51 13 (08520)	Aluminum Windows		TRACO TR6800 (KAWNEER)	**Control color Powder coat**	**Color: AAMA 2604: To Match Manufacturer's Standard Color that matches Clear Anodized, as approved by Marriott Representative (Polyester Similar to Envirocron 4) (Note: Clear or Color Anodized Finish NOT permitted)**	16021.1
					Color: AAMA 2605: To Match Manufacturer's Standard Color that matches Clear Anodized, as approved by Marriott Representative , as approved by Marriott Representative (PVDF Similar to Coraflon) (Note: Clear or Color Anodized Finish NOT permitted)	
08 80 00 (08800)	Glass Color				Color: Clear	
09 54 23 (09545)	Linear Metal Ceiling		Porte Cochere		Color: White	
09 96 00 (09960)	Special Coatings		Pipe Bollards		Color: Safety Yellow	
			Exterior Steel Railings (Stairs & Ramps):		Color: White	
Division 23	Exterior Louvers & Grilles		PTAC		Color: Match Window Frames	
			Trim/Flashings around PTAC louvers		Color: Match Window Frames	
			All Other Louvers & Grilles		Color: Match Window Frames	
			Trim/Flashings around louvers & Grilles		Color: Match adjacent surface as approved by Owner's Representative	
32 13 13 (02751)	Imprinted Concrete	SC1	Outdoor Pool Deck and Patio	Sundek	Texture: Classic Texture Color: To match lobby tile as approved by Marriott Pattern: 9"x 14" Ashlar to match Lobby tile See Drawings	
		SC2	Accent Paving at Porte Cochere	Sundek	Texture: Classic Texture, Antique Shading Color: To match color of Lobby Tile, as approved by Owner's Representative Pattern: 5" random length planks to match Lobby Tile	
03 35 36 (02790)	Exterior Concrete Pool Deck	SC1 (OPT)	Outdoor Pool Deck and Patio	Sundek	Texture: Classic Texture Color: Bone White (Field) & Pewter Gray (Accent)	
32 31 29 (02925)	Wood Fences & Gates		Wood Trash Enclosure		Color: Natural Cedar Finish	

2 REAR EXTERIOR 3D VIEW 3/32" = 1'-0"

1 REAR EXTERIOR ELEVATION 3/32" = 1'-0"

LEGEND

- WINDOW TAG
- FINISH TAG
- KEY NOTE

GENERAL NOTES

1. G.C. TO CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.

KEY NOTES

1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR.
3. LOUVERED SUNSHADE; MAPES CANTILEVERED LUMISHADE.
4. ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
5. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
6. PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
- EF2 DARK EIFS FINISH COLOR
- EF2a ACCENT EIFS COLOR
- EF2b DARK EIFS FINISH COLOR - TEXTURED
- EF3 STAIR TOWER EIFS COLOR
- EF4 MAIN BUILDING EIFS COLOR
- EF4a ACCENT EIFS COLOR
- ST1 CULTURED STONE
- ST2 COPING
- SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
- PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5006
FX 407.629.9124

SEAL:
THIS DOCUMENT IS "NOT FOR CONSTRUCTION" UNLESS THE ARCHITECT OR ENGINEER'S SIGNATURE AND SEAL APPEAR BELOW.

NO	DATE	REMARKS

REVISIONS

FAIRFIELD INN & SUITES® Marriott.

SR 436 & McVilla Ave
Apopka, FL

PROJECT NO: 2017.0023
DATE: 07/10/2017

A212
EXTERIOR ELEVATIONS
SHEET 26 OF 30

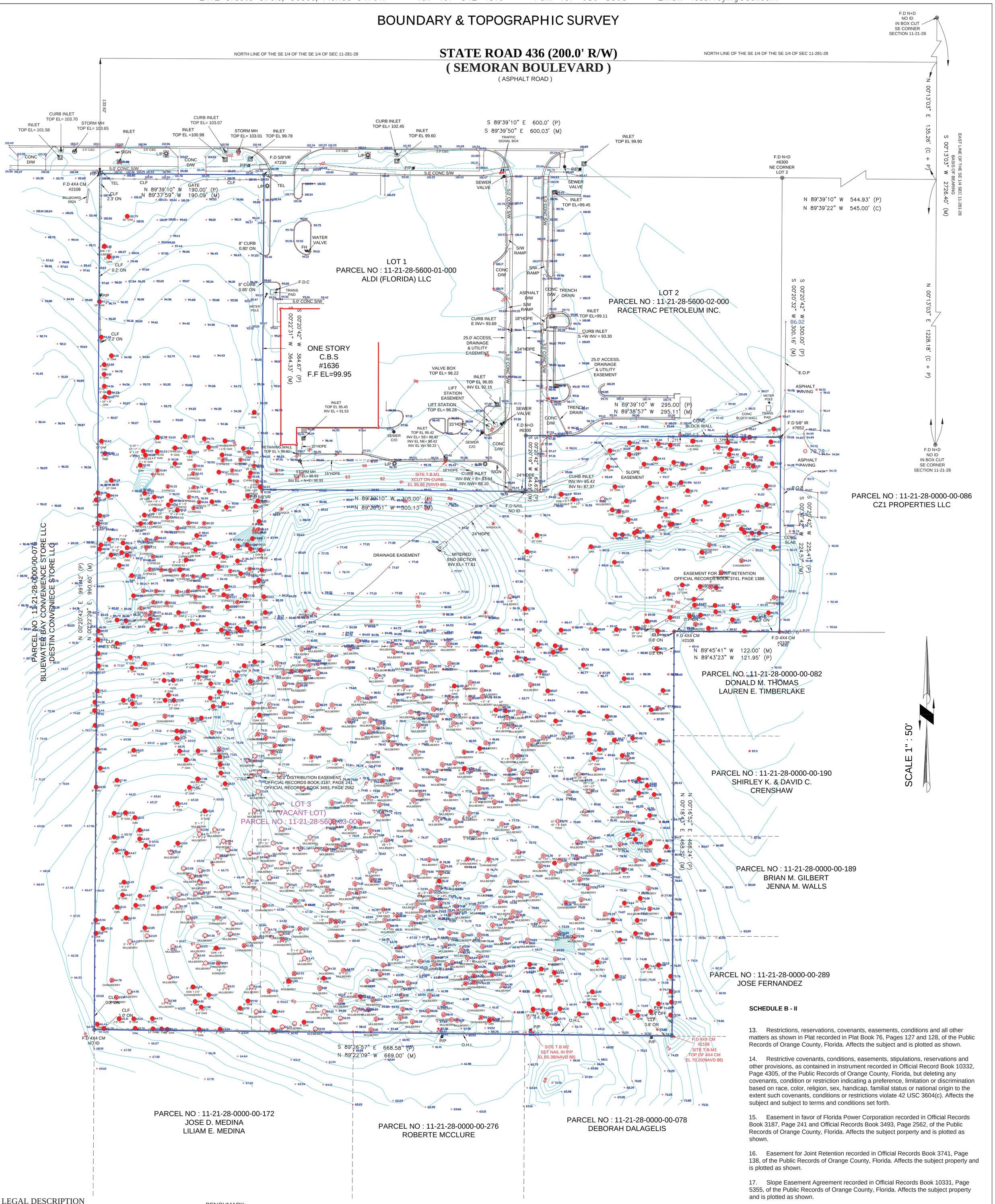
CHECKED: JAM DRAWN: HS

COPYRIGHT © 2017 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

V & S SURVEYING, INC.

2412 Orsota Circle, Ocoee, Florida 34761. Tel: 407-342-1510 Fax: 407-656-8365 Email: vssurveying@aol.com

BOUNDARY & TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

LOT 3, MCVILLA COMMERCE PARK, according to the plat thereof as recorded in Plat Book 76, Page 128 and 128, Public Records of Orange County, Florida.

BENCHMARK:
POINT : S992018
NORTHING : 1578302
EASTTING : 506061
ELEVATION: 88.279 (NAVD 1988)
DESCRIPTION: FOUND BRASS DISC IN CURB INLET ON THE WEST SIDE OF WEKIVA SPRINGS RD, 100 FT +/_ S OF C/L OF NORTHERN MOST ENTRANCE TO WEKIVA RIVER WALK PLAZA.
SITE BENCHMARK AS SHOWN ON PLAT

PROJECT INFORMATION

Bearings shown hereon are based on the East line of the SE 1/4 of Section 11-21-28 as being S 00° 13'03" W per Plat.

Field Date : 06/30/16
Date Completed : 07/05/16
Revised Date : 03/09/17 Topographic Survey

Property Address :
1616 E. SEMORAN BLVD
APOPKA , FL 32703.

SURVEY NO : VS 1956

FLOOD ZONE INFORMATION:
Community: 120180 Panel: 0140
Suffix : F F.I.R.M. Date: 09/25/2009
Flood Zone : X

LEGEND

CONC	Concrete	TRANS	Transformer	A	Arc Length	PROP	Proposed	B.R	Bearing Reference
CLF	Chain Link Fence	E.O.P	Edge of Pavement	Δ	Delta	D.F	Drainfield	D.H	Drill Hole
WF	Wood Fence	C/L	Centerline	C.M	Concrete Monument	S.T	Septic Tank	SW.E	Sidewalk Easement
C&G	Curb and Gutter	U.E	Utility Easement	N+D	Nail and Disc	O.H.L	Overhead Lines	L.A.E	Limited Access Easement
CATV	Cable TV Riser	D.E	Drainage Easement	IR	Iron Rod	C.B.S	Concrete Block Structure	N.T.S	Not to Scale
TEL	Telephone Riser	P.R.M	Permanent Reference Marker	IP	Iron Pipe	F.F	Finish Floor	O.R	Official Record
L/P	Light Pole	P.O.C	Point of Commencement	F.D	Found	P	Plat	O.R.B	Official Record Book
P/P	Power Pole	P.R.C	Point of Reverse Curve	R/W	Right of Way	C	Calculated	R.O.E	Roof Overhang Easement
MH	Manhole	P.T	Point of Tangency	B.M	Bench Mark	R.P	Radius Point	S.I.R	Set Iron Rod #7772
S/W	Sidewalk	P.I	Point of Intersection	Pg	Page	N.R	Non Radial	T.B.M	Temporary Bench Mark
W/M	Water Meter	P.C.P	Permanant Control Point	EL	Elevation	RAD	Radial	T.O.B	Top of Bank
FH	Fire Hydrant	P.O.L	Point on Line	F	Field	R	Radius	E.O.W	Edge of Water
A/C	Air Condition	C.B	Chord Bearing	M	Measured	B.S	Building Setback	X 98.50	Spot Elevation
TYP	Typical	P.C	Point of Curvature	D/W	Driveway	C LEN	Chord Length	NHWE	Normal High Water Elevation

OAK TREE
MULBERRY TREE
CHINABERRY TREE
CYPRESS TREE
EAR TREE
MAGNOLIA TREE
PINE TREE

Surveyor's Notes

1.This survey is based on the legal description as provided by the Client.
2.This Surveyor has not abstracted the land shown hereon for easements rights of way or restrictions of records which may affect the title or use of the land.
3.No underground improvements or installations have been located unless noted. Only visible utilities located.
4.Elevations if shown hereon are based on NAVD 1988 unless otherwise stated.
5.Dimensions shown for the location of improvements hereon should not be used to reconstruct boundary lines.
6.Dimensions and bearings shown are plat and measured only unless otherwise noted.
7.Attention is directed to the fact that this plan may have altered in size by reproduction. This must be considered when obtaining scaled data.
8.Features shown by symbols as indicated in legend may not be to scale.
9.Wall ties are to face of wall.
10.Only visible utilities and encroachment located.
11. This survey is valid for 90 days from the completed date or revised date shown.
12.Septic Tanks and drainfield location are approximate and should be verifyed by the appropriate utility company.
13.The survey and the information, courses and distance shown hereon are correct.
14.The Title lines and lines of actual possession are the same.
15.The record description of the subject property forms a mathematically closed figure.
16.The survey correctly shows the location of all buildings, structures and other improvements situated on the premises.
17.The property surveyed hereon is the same property as described in Title Commitment File No. FL7294-1607047; Effective Date of June 22nd 2016; issued by Alliant National Title Insurance Company.
18.The premises has direct physical access to State Road 436 (Semoran Blvd) a Public Street or Highway.
19.Ownership of adjacent parcels were taken from the Property Appraisers's Records at time of survey and may be subject to change.
20.Said described property is located within an area having a zone designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12095C0140F, with a date of identification of September 25th 2009, for Community No. 120180, in Orange County, State of Florida, which is the current flood insurance rate map for the community in which the premises is situated
21.All easements, covernants and restrictions referenced in said title insurance commitment, or easement which the undersigned has been advised or has knowledge, have been listed and plotted hereon or otherwise noted as to their effects on the subject property.
22.The Accuracy of this survey meets or exceeds theminimum technical standards according to Chapter 5J-17, Florida Administrative Code.

SCHEDULE B - II

13. Restrictions, reservations, covenants, easements, conditions and all other matters as shown in Plat recorded in Plat Book 76, Pages 127 and 128, of the Public Records of Orange County, Florida. Affects the subject and is plotted as shown.

14. Restrictive covenants, conditions, easements, stipulations, reservations and other provisions, as contained in instrument recorded in Official Record Book 10332, Page 4305, of the Public Records of Orange County, Florida, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects the subject and subject to terms and conditions set forth.

15. Easement in favor of Florida Power Corporation recorded in Official Records Book 3187, Page 241 and Official Records Book 3493, Page 2562, of the Public Records of Orange County, Florida. Affects the subject porperty and is plotted as shown.

16. Easement for Joint Retention recorded in Official Records Book 3741, Page 138, of the Public Records of Orange County, Florida. Affects the subject property and is plotted as shown.

17. Slope Easement Agreement recorded in Official Records Book 10331, Page 5355, of the Public Records of Orange County, Florida. Affects the subject property and is plotted as shown.

18. Development and Reciprocal Easement Agreement and Declaration of Restrictive Covenants recorded in Official Records Book 10332, Page 4305, of the Public Records of Orange County, Florida. Affects the subject property and is subject to terms and conditions set forth.

19. Terms and conditions of any existing unrecorded leases(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). Affects the subject property and subject to terms and conditions set forth.

SURVEYOR'S CERTIFICATION

This survey is made for the benefit of :Farish Enterprises, L.L.C.; First Green Bank: Miller Johnson Law, P.L.; Akerman LLP; Alliant National Title Insurance Company and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys jointly esatblished and adopted by ALTA and NSPS .

Date of Plat or Map : 07/05/16
Revised Date : 03/09/17 Topographic Survey

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

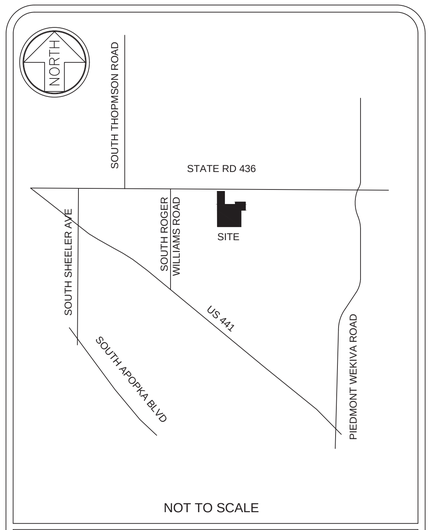
I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472-027, Florida Statutes.

LB 7772

Harry H. Sobhraj Professional Surveyor and Mapper No. 5342

Replat of McVilla Commerce Park

A REPLAT OF LOT 3, McVILLA COMMERCE PARK RECORDED IN PLAT BOOK 76, PAGE 127 LOCATED IN
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



NOT TO SCALE

VICINITY MAP

DESCRIPTION:

A Portion of Section 11, Township 21 South, Range 28 East, City of Apopka, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 21 South, Range 28 East; thence South 00°13'03" West a distance of 135.26 feet along the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 11 to the South right of way line of State Road 436, as shown on Florida Department of Transportation Right of Way Map, Section 75120-2506; thence North 89°39'10" West, a distance of 1144.93 feet along the said South right of way line of State Road No. 436 to the Northeast corner of Lot 3 as recorded in McVilla Commerce Park, Plat Book 76, Page 127, said point also being the POINT OF BEGINNING; thence South 00°20'42" West, a distance of 364.67 feet, thence South 89°39'10" East, a distance 305.00 feet; thence North 00°20'42" East, a distance of 64.67 feet, thence South 89°39'10" East, a distance of 295.00 feet; thence South 00°20'42" West, a distance of 225.41 feet, thence North 89°43'23" West, a distance of 121.95 feet, thence South 00°16'52" West, a distance of 468.24 feet; thence North 89°26'57" West, a distance of 668.58 feet, to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 11, thence North 00°20'42" East, a distance of 991.42 feet along the said West line to the aforesaid South right of way line of State Road No. 436; thence South 89°39'10" East, a distance of 190.00 feet along said South right of way to the POINT OF BEGINNING.

Containing : 12.11 acres more or less.

ABBREVIATIONS

CM = CONCRETE MONUMENT
F.D = FOUND
IR = IRON ROD
LB = LICENSED BUSINESS
N+D = NAIL AND DISC
NO ID = NO IDENTIFICATION
PB = PLAT BOOK
R/W = RIGHT OF WAY

SEC 11-21-28 = SECTION 11 TOWNSHIP 21 SOUTH RANGE 28 EAST

SYMBOLS

SYMBOLS SHOWN ARE NOT TO SCALE

- IRON ROD AND CAP FOUND (NUMBER AS INDICATED)
- SET 4"x4" CONCRETE MONUMENT LB #7772
- FOUND NAIL AND DISC (NUMBER AS INDICATED)

NOTES:

1.Bearings shown hereon are based on the East line of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 21 South, Range 28 East, being South 00°13'03" West.
2.All platted Utility Easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and sevices of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utlilty, it shall be solely responsible for the damages.
3.The Drainage, Access, Liftstation and Slope Easements shown hereon will be owned and maintained by the owners.

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

Harry H. Sobhraj, P.S.M No. 5342
V&S SURVEYING INC.
2412 ORSOTA CIRCLE, OCOEE, FL. 34761
PH: (407) 342-1510 FAX: (407) 656-8365
LB NO. 7772
Drawing No : VS 1956

PLAT BOOK: PAGE:

REPLAT OF McVILLA COMMERCE PARK

DEDICATION

KNOW ALL BY THESE PRESENTS, Farish Enterprises, LLC being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

IN WITNESS WHEREOF, Farish Enterprises LLC has caused these presents to be signed and acknowledged by the officers named below on this ____ day of _____ 2018

Farish Enterprises LLC
4680 S. Orange Blossom Tr,
Orlando, Florida 32839.

Signed By: _____ _____
Title : Print Name

Signed and sealed in the presence of:

Signed By: _____ _____
Print Name

Signed By: _____
_____
Print Name

STATE OF _____ COUNTY OF _____
The foregoing instrument was acknowledged before me on_____, 2018 by _____ as Managing Member of Farish Enterprises LLC on behalf of said limited liability company. He is personally known to me or has produced as identification._____.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC _____
My Commission Expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Licensed and Registered Land Surveyor, does hereby certify that this plat was prepared under my direction and supervision and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes: and that said land is located in the City of Apopka, Orange County, Florida.

By: _____ Date: _____
Harry H. Sobhraj
Florida Registered Surveyor and Mapper
Certificate No: 5342

V & S SURVEYING INC.
Certificate of Autorization No: LB 7772
2412 Orsota Cir, Ocoee Fl. 34761

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Apopka Planning Commission of the City of Apopka

Chairman: _____ Date: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, the City Counsil of the City of Apopka approved the foregoing plat.

ATTEST:

_____ _____
Bryan Nelson, Mayor City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____Date: _____

City Engineer: Richard Earp

CERTIFICATE OF REVIEW BY CITY SURVEYOR

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

City Surveyor: _____ Date: _____

CERTIFICATE OF COUNTY COMPTROLLER

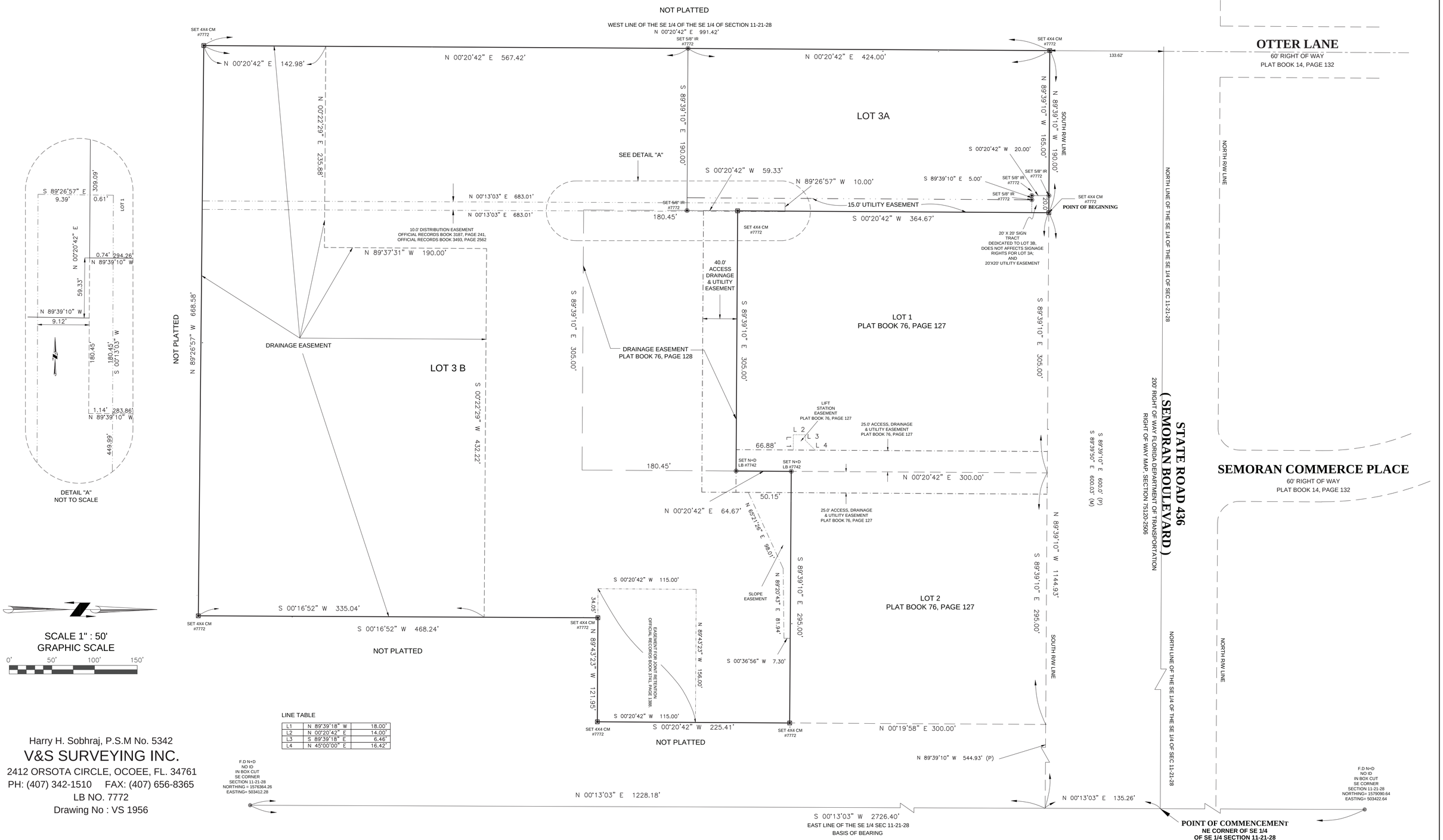
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____.

County Comptroller in and for Orange County, Florida

By _____

Replat of McVilla Commerce Park

A REPLAT OF LOT 3, McVILLA COMMERCE PARK RECORDED IN PLAT BOOK 76, PAGE 127 LOCATED IN
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



LINE TABLE

L1	N 89°39'18" W	18.00'
L2	N 00°20'42" E	14.00'
L3	S 89°39'18" E	6.46'
L4	N 45°00'00" E	16.42'

Harry H. Sobhraj, P.S.M No. 5342
V&S SURVEYING INC.
2412 ORSOTA CIRCLE, OCOEE, FL. 34761
PH: (407) 342-1510 FAX: (407) 656-8365
LB NO. 7772
Drawing No : VS 1956

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 1.
Meeting Date: January 9, 2024
Department: Community Development

SUBJECT:
Quasi-Judicial - Kelly Industrial Park - Major Development Plan

REQUEST:
Recommend approval of the Kelly Industrial Park - Major Development Plan

SUMMARY:
Owner(s): Kelly Park VB Development, LLC
Applicant(s): Florida Engineering Group, Inc. c/o Sam J. Sebaali, P.E., President
Location: 3620 West Kelly Park Road
Project: Industrial Park
Density/Intensity: 0.39 floor area ratio (FAR) proposed; 0.1 FAR minimum required and 0.5 FAR maximum permitted
Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed Use	KPI-MU (Kelly Park Interchange - Mixed Use)	Wyld Oaks Development - Residential and Commercial Uses
East	Mixed Use	KPI-MU	Winding Meadows Residential Subdivision
South	Mixed Use	KPI-MU	Park View Preserve Residential Subdivision
West	Mixed Use and County Rural	KPI-MU and County A-1 (Citrus Rural)	Wyld Oaks Development - Employment Center

PROJECT SUMMARY:

The Kelly Industrial Park – Major Development Plan (MDP) proposes the development of seven buildings totaling 1,505,646 square feet for warehouse and other industrial uses, as well as, 146-space trailer parking spaces on 89.43 acres. This serves as the industrial portion of the Wyld Oaks Development, in which the applicant proposes to construct the park in three phases. The first phase consists of Buildings 1 through 4 with 422,904 square feet of area; the second phase comprises Buildings 5 and 6 with 545,048 square feet of area; and the third phase includes Building 7 with 537,694 square feet. The applicant is providing 456 parking spaces including 19 accessible spaces, while 158 parking spaces plus eight accessible spaces are required for the first phase. For Phase II, 190 parking spaces and eight accessible spaces are required, while the applicant is providing 434

spaces, including 10 accessible spaces. Phase III requires 184 parking spaces and 6 accessible spaces, whereas the applicant is providing 214 spaces with 10 accessible spaces. Urban street walls to screen parking spaces along Sadler Road will be required on the northern section of Golden Gem Road to screen the parking spaces from view.

At the Planning Commission meeting on April 11, 2023, the Planning Commission granted a variance to allow a maximum building setback of 94 feet in lieu of 20 feet from Sadler Road and 203 feet of building setback in lieu of 20 feet from Golden Gem Road. A dry retention pond, which will be developed in the first phase, is positioned on the eastern portion of the project site, adjacent to SR 429. The project meets the minimum required open space set-aside of 20%. The amenity entails a covered pavilion and benches around the retention pond. The site is currently vacant and mostly devoid of trees. The landscape plan proposes High Rise and Shumard Oaks; Southern and Bay Magnolias, as well as, Winged Elms and Red Maples. Winged Elms and Oaks line the perimeter of the project and the parking islands are mostly embellished with Winged Elm trees. Crape Myrtle and Holly trees are lined within the foundational planting areas adjacent to the buildings.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

ACCESS/TRANSPORTATION:

The ingress/egress points arson Sadler and Golden Gem Road.

ORANGE COUNTY NOTIFICATION:

Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

January 9, 2024 – Planning Commission (5:30 P.M.)
February 7, 2024 – City Council (1:30 P.M.)

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the Kelly Industrial Park - Major Development Plan, subject to the findings in the staff report.

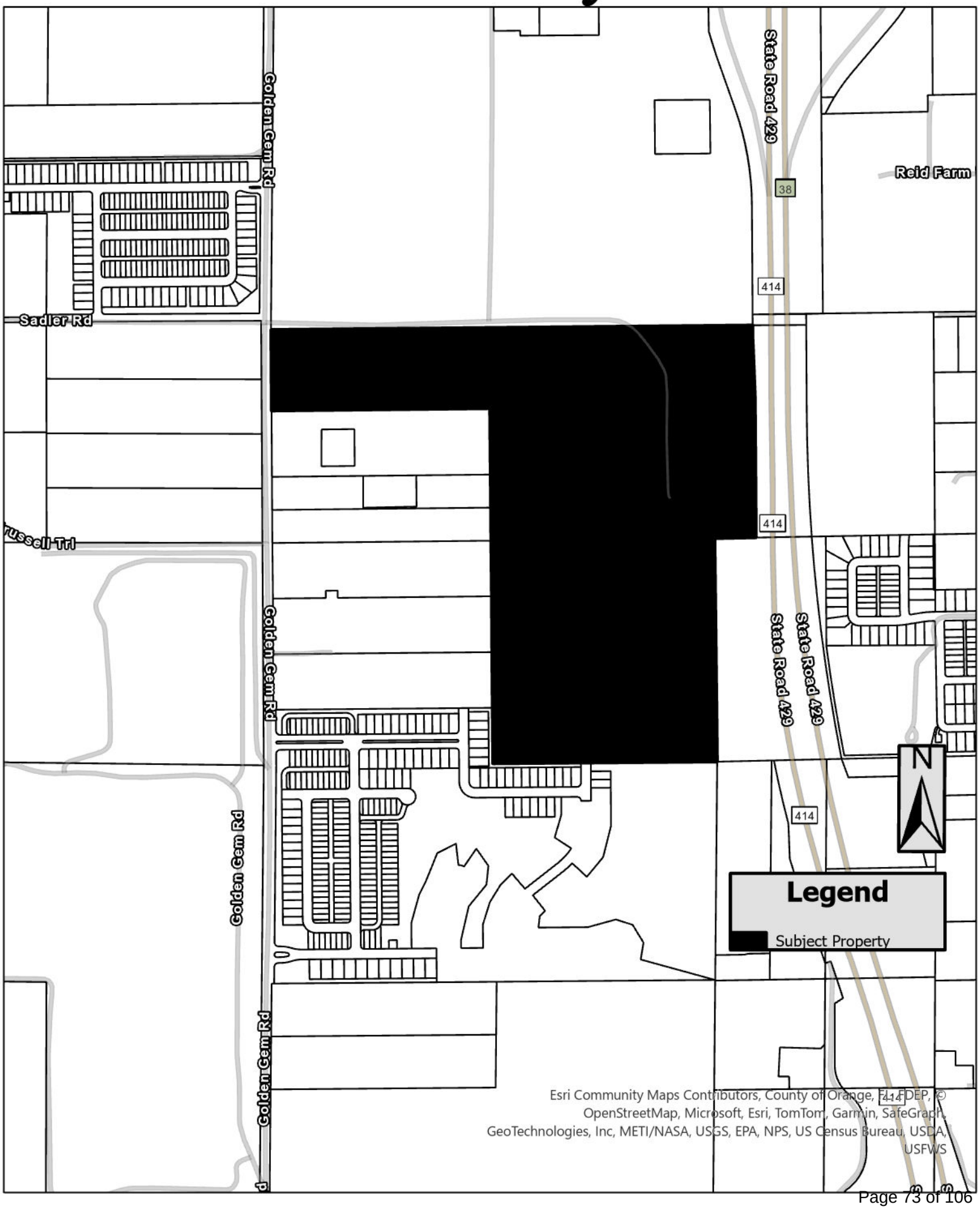
Recommended Motion – Planning Commission:

Recommend approval of the Kelly Industrial Park - Major Development Plan, subject to the findings in the staff report.

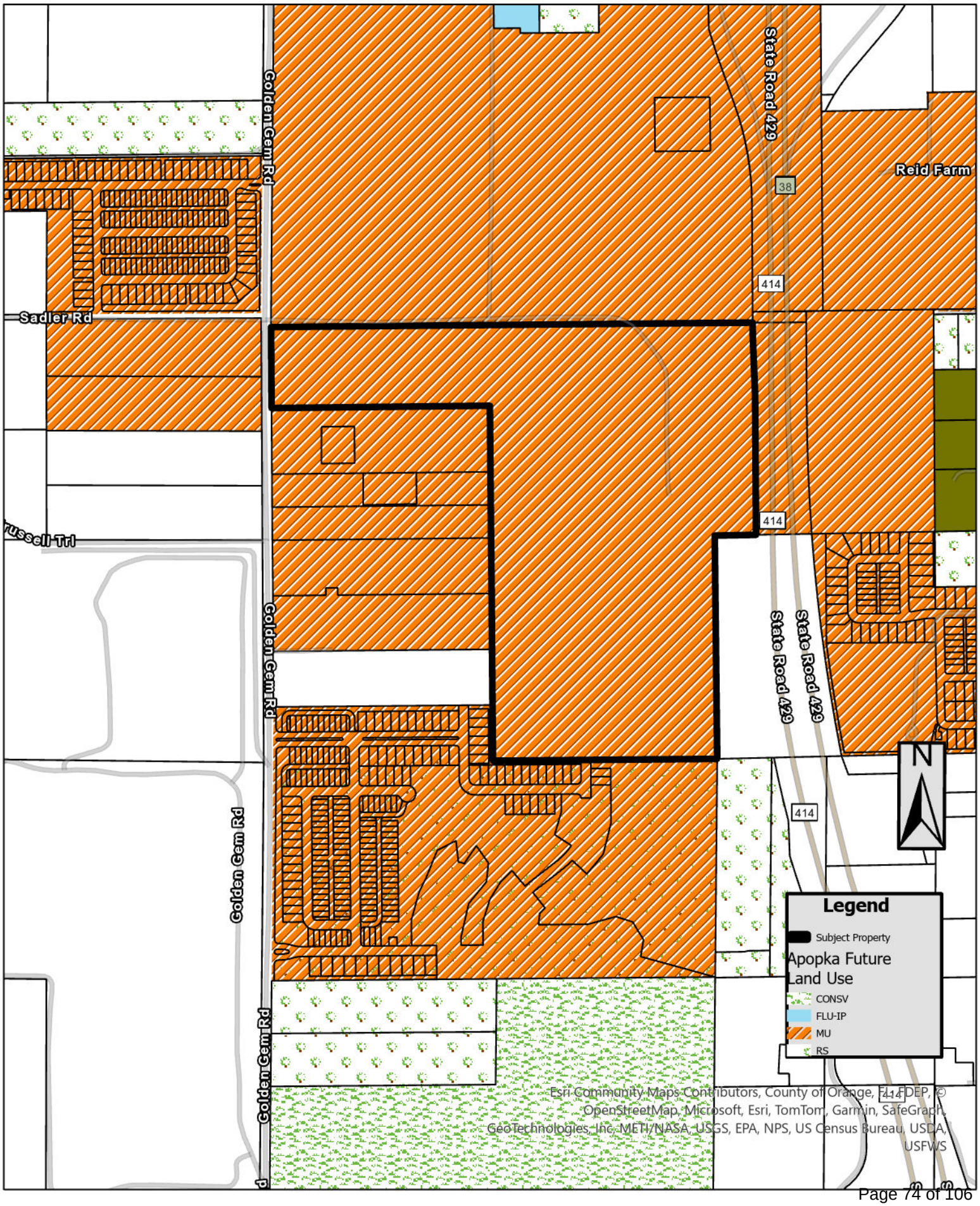
ATTACHMENTS:

1. Maps
2. Kelly Industrial Park - Elevations
3. Kelly Industrial Park - MDP

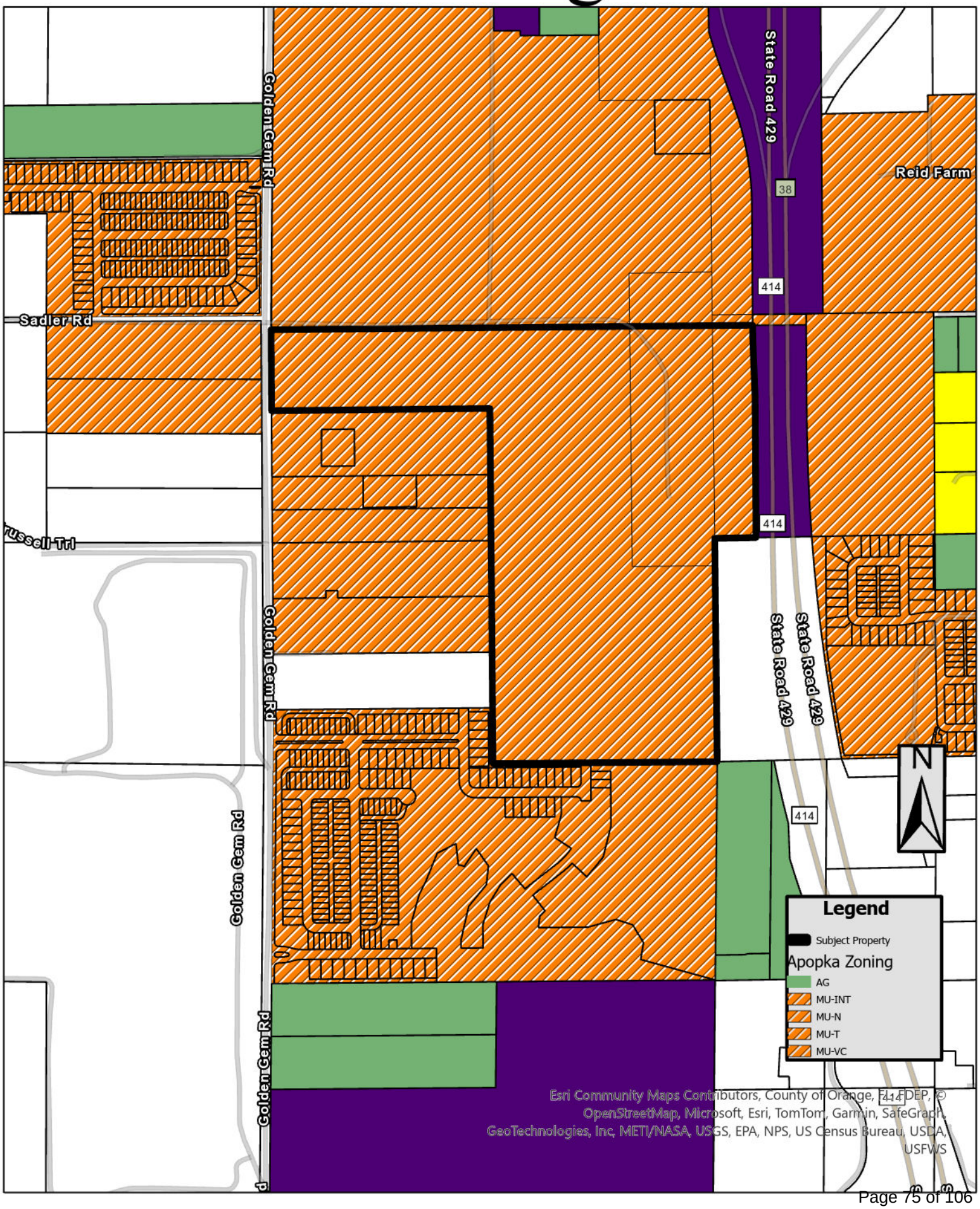
Vicinity


Golden Gem Rd
State Road 429
38
Reid Farm
414
Sadler Rd
Russell Trl
Golden Gem Rd
State Road 429
State Road 429
414
N
414
Legend
Subject Property
Golden Gem Rd
Golden Gem Rd
414
Esri Community Maps Contributors, County of Orange, FL FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

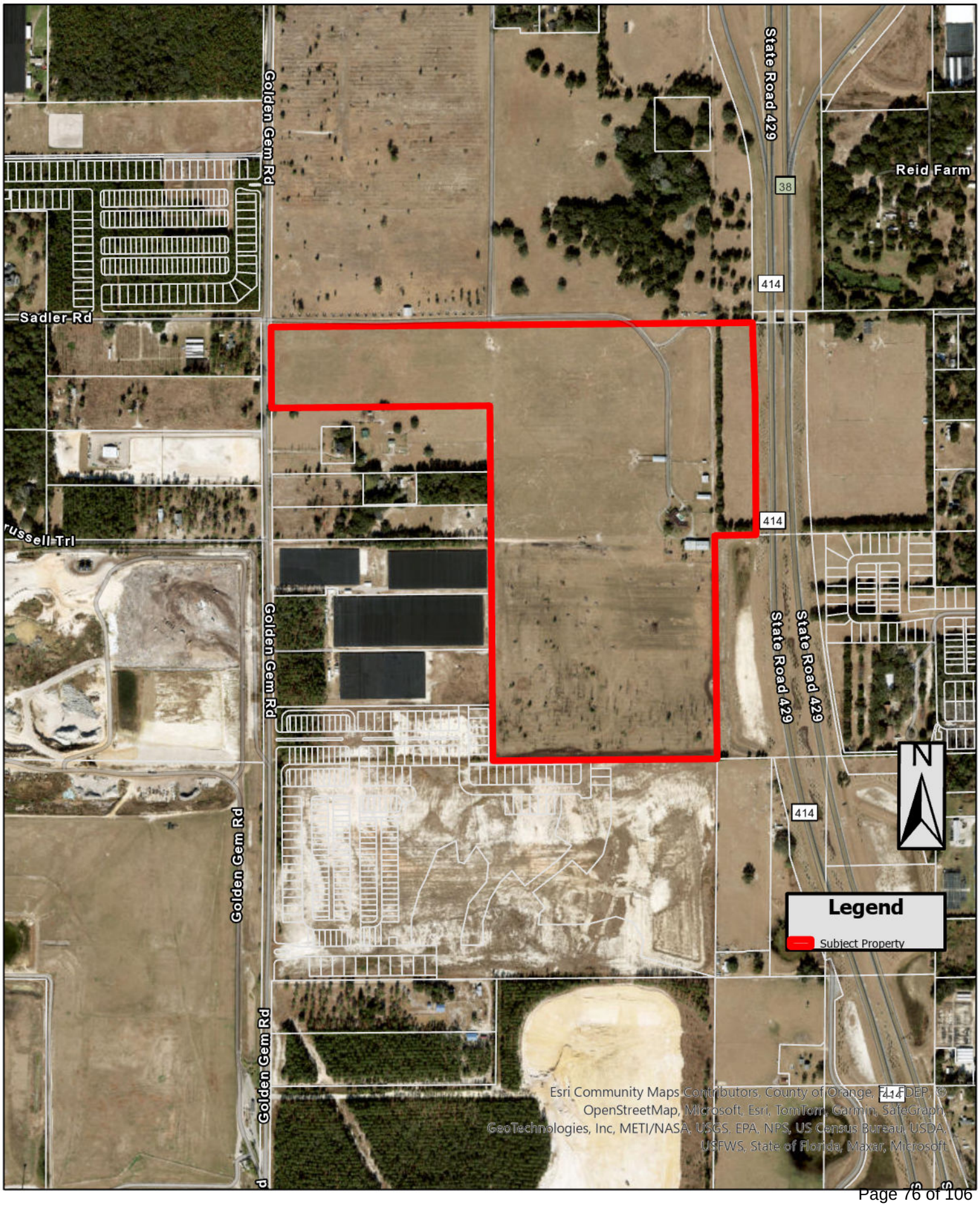
Future Land Use

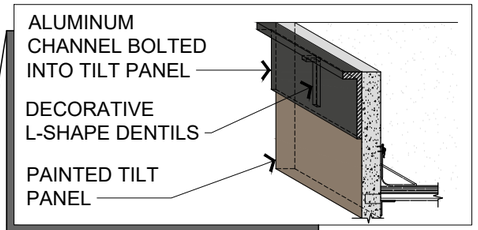


Zoning

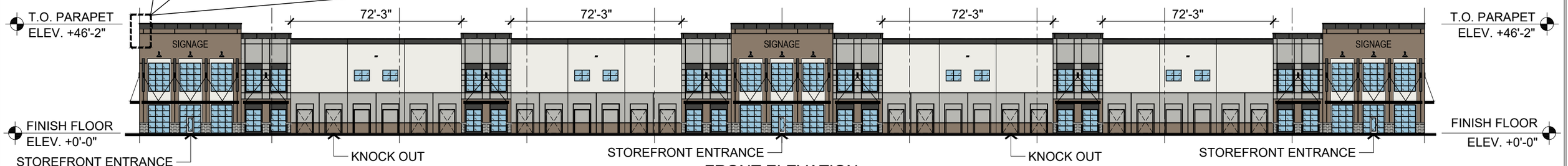

Golden Gem Rd
State Road 429
38
414
Reid Farm
Sadler Rd
Russell Trl
Golden Gem Rd
State Road 429
State Road 429
414
414
N
Golden Gem Rd
Legend
Subject Property
Apopka Zoning
AG
MU-INT
MU-N
MU-T
MU-VC
Golden Gem Rd
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial


Golden Gem Rd
State Road 429
38
Reid Farm
414
Sadler Rd
Russell Trl
Golden Gem Rd
State Road 429
State Road 429
414
414
N
Legend
Subject Property
Golden Gem Rd
Golden Gem Rd
Esri Community Maps Contributors, County of Orange, FL FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

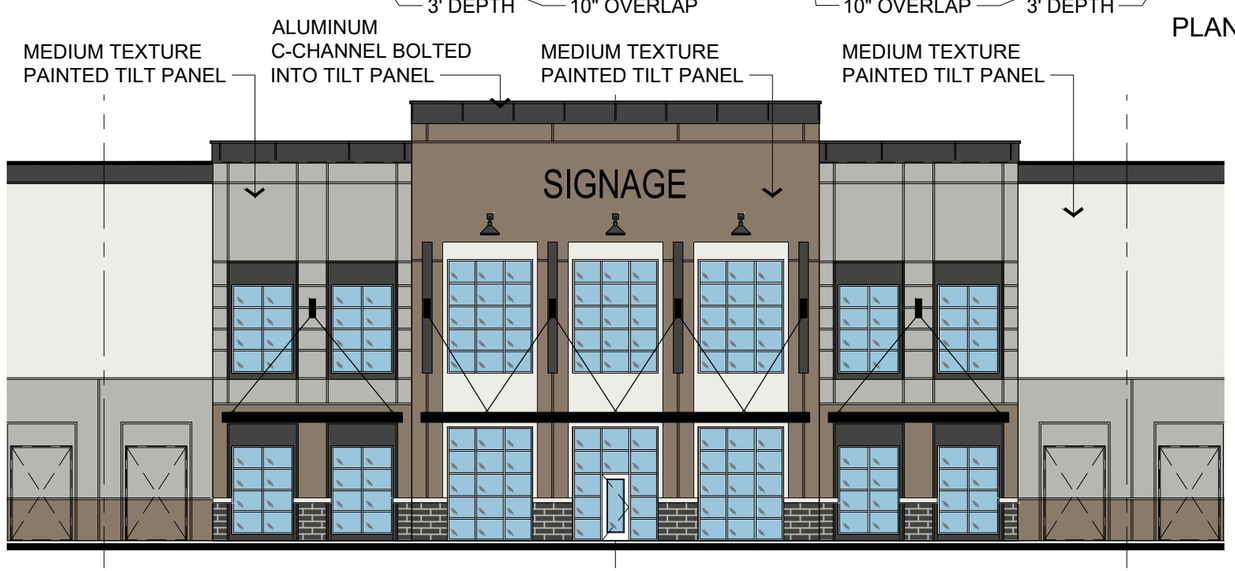


PARAPET DETAIL

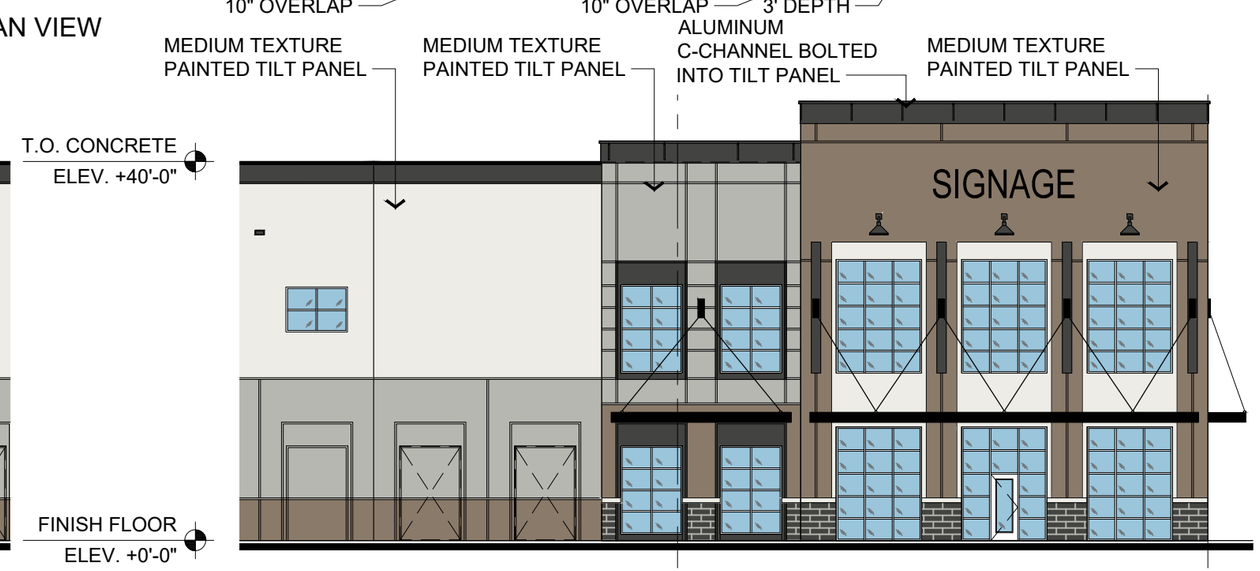


FRONT ELEVATION

PLAN VIEW



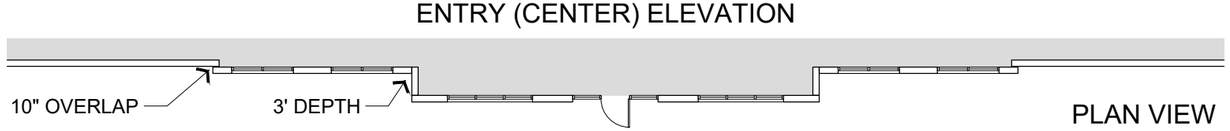
ENTRY (CENTER) ELEVATION



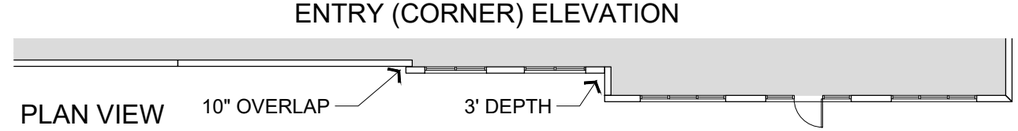
ENTRY (CORNER) ELEVATION

T.O. CONCRETE
ELEV. +40'-0"

FINISH FLOOR
ELEV. +0'-0"



PLAN VIEW



PLAN VIEW

ROOF COPING CHARCOAL	SW 7069 IRON ORE STONE FORMLINER	SW 7069 IRON ORE	SW 7658 GRAY CLOUDS	SW 7039 VIRTUAL TAUPE	SW 7005 PURE WHITE

North

0' 40' 80'

SCALE: 1"=80'-0"

OCTOBER 25, 2023

K·E·L·L·Y P·A·R·K

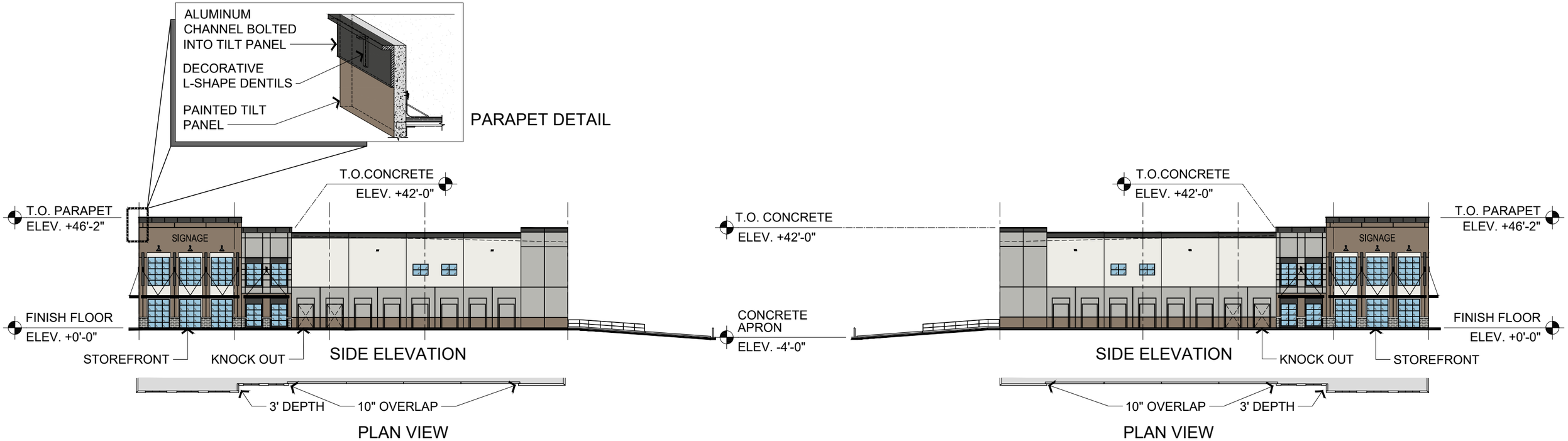
SPECULATIVE WAREHOUSE BUILDINGS

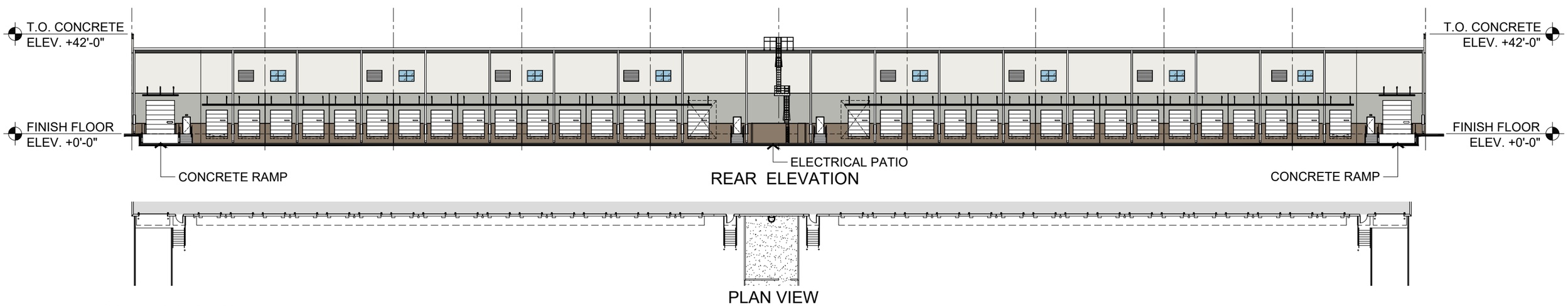
APOPKA, FLORIDA

20393

CADENCE PARTNERS

C4 ARCHITECTURE





ROOF COPING / OVERHEAD DOOR CANOPY CHARCOAL

SW 7069 IRON ORE STONE FORMLINER

SW 7069 IRON ORE

SW 7658 GRAY CLOUDS

SW 7039 VIRTUAL TAUPE

SW 7005 PURE WHITE

North

0' 40' 80'

SCALE: 1"=80'-0"

OCTOBER 25, 2023

K·E·L·L·Y P·A·R·K

SPECULATIVE WAREHOUSE BUILDINGS

APOPKA, FLORIDA

20393

CADENCE PARTNERS

ARCHITECTURE

1122
SIGNAGE
1122
SIGNAGE

1122
SIGNAGE

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

SITE VICINITY MAP

NOT TO SCALE

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

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 TROUGH 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.

UTILITY COMPANIES

ELECTRIC:	(800) 778-9140	DUKE ENERGY
TELEPHONE:	(877) 366-8344 X 3	CENTURYLINK
CABLE:	(407) 832-9626	CENTRAL FLORIDA EXPRESSWAY AUTHORITY
GAS:		LAKE APOPKA NATURAL GAS DISTRICT

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 NOTE:

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

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. EB-0006599 — STATE OF FLORIDA — No. 42075 — PROFESSIONAL ENGINEER — SAM J. SEBAALI

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.

10/30/2023

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

22-032_COVER.DWG

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°17'25" 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 NORTHEAST 1/4 OF THE SOUTHEAST 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 O 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
o	FOUND IRON ROD OR PIPE AS NOTED
CV	CABLE TELEVISION RISER
	GUY WIRE
	METAL LIGHT POLE
EV	ELECTRICAL VAULT
EP	ELECTRICAL PANEL
	WOODEN POWER POLE
FO	FIBER OPTIC VAULT
	FIBER OPTIC MARKER
MB	MAILBOX
	SINGLE STAND SIGN
W	WELL
	NATURAL GAS MARKER
	RECLAIMED WATER VALVE
	FIRE HYDRANT
WM	WATER METER
	WATER VALVE
PB	PLAT BOOK
PG(S)	PAGE(S)
— OE —	OVERHEAD ELECTRICAL LINE
R/W	RIGHT OF WAY
●	CHANGE IN DIRECTION

BII 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 359. (AS TO PARCELS 2 AND 3) **(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)**

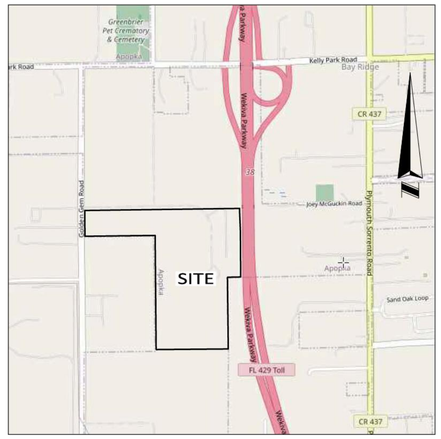
21. ORDINANCE NO. 2230 KELLY PARK CROSSING DEVELOPMENT OF REGIONAL IMPACT RECORDED IN OFFICIAL RECORDS BOOK 10320, PAGE 165, AMENDED UNDER ORDINANCE NO. 2602, AMENDING AND CORRECTING ORDINANCE NO. 2564 AND THE FIRST AMENDMENT TO THE DEVELOPMENT ORDER FOR THE KELLY PARK CROSSING DEVELOPMENT OF REGIONAL 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# 20160069184 **(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. (an 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

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

ALLEN & COMPANY
Founded in 1988
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723

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

FOR: CADENCE PARTNERS, LLC

DATE	REVISIONS
8.8.22	TREES & CONTOURS ADDED
6.10.22	UPDATED TITLE

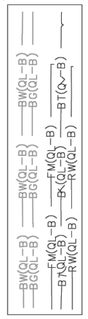
JOB #: 20220310
DATE: 3/29/2022
SCALE: 1" = 150'
CALC BY: JLR
FIELD BY: ADT/ACH
DRAWN BY: DY/RT
CHECKED BY: SEJ

SHEET 1 OF 2

Drawing name: L:\Data\20220310\DWG\20220310_ALTA_.c3D 8.8.22 Sheet 1

1" = 150'
GRAPHIC SCALE
0 75 150 300

UNDERGROUND UTILITIES DETAIL
(NOT TO SCALE)



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

Drawing name: L:\Data\20220310\DWG\20220310_ALTA_C3D 6.8.22 Sheet 2

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

ALLEN & COMPANY
Founded in 1988
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723

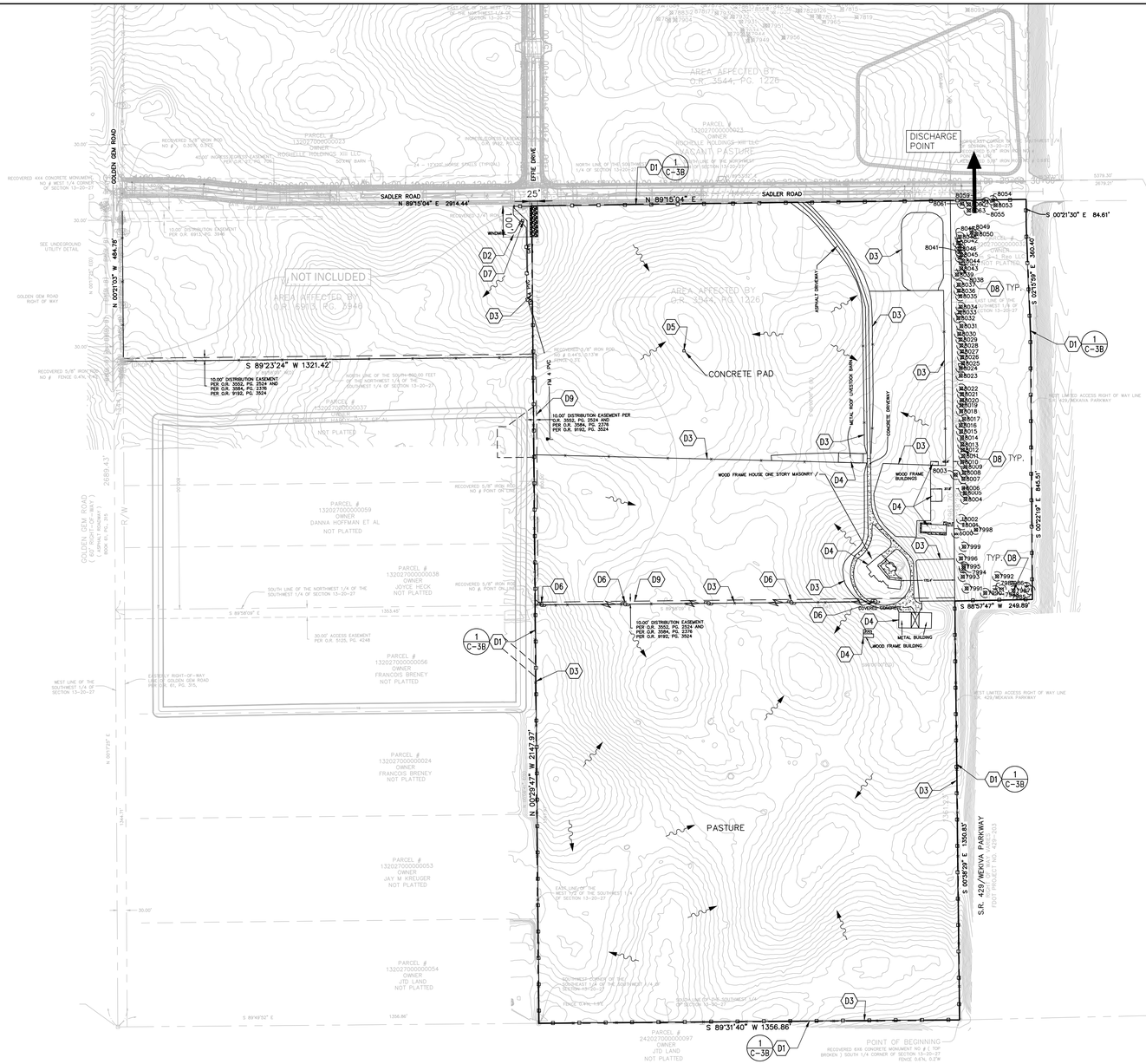
ALTA/NSPS LAND TITLE BOUNDARY SURVEY
OF
KELLY PARK CADENCE
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR: CADENCE PARTNERS, LLC

DATE	REVISIONS
6.8.22	TREES & CONTOURS ADDED

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.

Sunshine State One Call 811

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 ACKNOWLEGEMENT:

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.

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 22-032
SCALE 1"=200'
DATE NOVEMBER 30, 2022
SHEET NO. C-3A
SHEET 4 OF 26

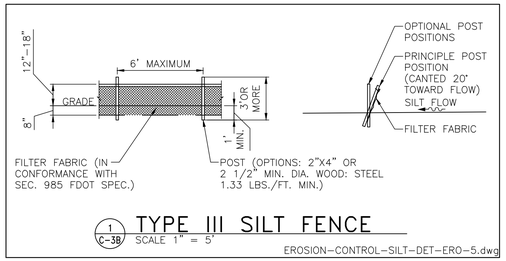
SAM J. SEBAILI, STATE OF FLORIDA, PROFESSIONAL ENGINEER, No 42075, FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. EB-0005195, LICENSED BUSINESS

10/30/2023

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAILI 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.

22-032_Demo.dwg



1 C-3B TYPE III SILT FENCE
SCALE 1" = 5'

EROSION–CONTROL–SILT–DET–ERO–5.dwg

EROSION CONTROL SITE DESCRIPTION NOTES:

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.

2. THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:

   A. INSTALL SILT FENCE AS SHOWN ON THE PLANS & PROVIDE TREE PROTECTION ON SITE, IF APPLICABLE.

   B. ROUGH GRADE PROPOSED POND AREA(S) OR TEMPORARY SEDIMENTATION BASIN(S).

   C. CLEAR & GRUB THE AREA TO BE DISTURBED. ENSURE THAT DRAINAGE FROM SITE DURING CONSTRUCTION IS CONVEYED TO THE POND(S) OR TEMPORARY SEDIMENTATION BASIN(S).

   D. PLACE FILL ON–SITE TO BRING THE SITE UP TO THE PROPOSED GRADES.

   E. BEGIN COMPACTION / STABILIZATION PROCESS.

3. THE TOTAL SITE AREA IS 89.43 ACRES & THE AREA TO BE DISTURBED IS 89.43 ACRES.

4. THE EXISTING SOIL CONSISTS OF CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES AND 5 TO 12 PERCENT SLOPES.

5. THE TOTAL DRAINAGE AREA FOR THE PROJECT IS APPROXIMATELY 89.43 ACRES.

6. THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINTS IS LAT: 28°44'57.57"N LONG: 81°34'6.57"W. THE SITE DISCHARGES TO SWM1, WHICH IS PART OF A LAND LOCKED MASTER DRAINAGE SYSTEM.

7. WASTE DISPOSAL SHALL BE IMPLEMENTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL TRUCKS EXITING THE SITE WILL BE HOSED, ITS LOAD COVERED and THE COVER PROPERLY SECURED. THE STORAGE, APPLICATION, GENERATION & MIGRATION OF ALL FERTILIZERS, HERBICIDES, PESTICIDES & TOXIC MATERIAL SHALL BE IN ACCORDANCE W/ LOCAL, STATE & FEDERAL REGULATIONS.

8. CONTRACTOR SHALL IDENTIFY THE INDIVIDUAL(S) RESPONSIBLE FOR THE WEEKLY & REQUIRED INSPECTIONS. A REPORTING SYSTEM ENTAILING THE ITEMS TO BE INSPECTED & THEIR CONDITION SHOULD BE DOCUMENTED & PLACED IN A DEDICATED FILING SYSTEM THAT WILL REMAIN ON THE PROJECT SITE, ACCESSIBLE TO THE CONSTRUCTION TEAM & TO THE F.D.E.P. INSPECTORS.

9. INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER AFTER EACH RAINFALL GREATER THAN 0.5 INCH. A RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNT. THE CONTRACTOR SHALL DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

10. ALL EXCESS FILL MATERIAL SHALL BE HAULED OFFSITE.

11. SEDIMENTATION CONTROLS AND BMPS SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 29 NTUS FROM LEAVING THE CONSTRUCTION SITE.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES NEEDED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO CITY OF APOPKA, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.

2. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTATION OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.

3. THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEVELOPMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.

4. THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE–CONSTRUCTION MEETING.

5. ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES & IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:

   A. STOCKPILING OF MATERIAL
   NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

   B. EXPOSED AREA LIMITATION & PROTECTION
   THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF OFF–SITE SEDIMENT TRANSPORT. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING EFFECTIVE EROSION & SEDIMENT CONTROL MEASURES SUCH AS SILT SCREENS, SYNTHETIC BALES, TURBIDITY BARRIERS, SWALES, OR A COMBINATION OF THESE & OTHER MEASURES AS WARRANTED.

   C. INLET PROTECTION
   INLETS & CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LADEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT.

   D. TEMPORARY GRASSING
   AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES. THE SEEDED OR SEEDED & MULCHED AREAS SHALL BE ROLLED & WATERED AS NEEDED TO ENSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% OF GOOD GRASS COVER, THE AREAS WILL BE REWORKED & ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER. REWORKED & ADDITIONAL SEED APPLIED

   E. MAINTENANCE
   EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION & CONTROL MEASURES ON A DAILY BASIS & 24 HOURS FOLLOWING RAINFALL EVENTS (0.5" OR GREATER) & IMMEDIATELY REPAIR ANY OBSERVED DAMAGED CONTROLS. ALL EROSION & SEDIMENT CONTROLS SHALL BE MAINTAINED AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.

6. AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THIS PLAN.

7. ALL DISTURBED PERVIOUS AREAS WILL BE SODDED, UNLESS OTHERWISE NOTED.

8. NO WETLANDS & SURFACE WATERS EXIST ON THIS PROJECT.

DUST CONTROL & PREVENTION:

THE SURFACE AREA OF OPEN, RAW ERODIBLE SOILS EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF DUST PRODUCTION. IN ADDITION,

1. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING DUST CONTROL CONTROL MEASURES SUCH AS STABILIZING EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY–ON ADHESIVES, CALCIUM CHLORIDE, WET SUPRESSION (WATERING) AND STONE/GRAVEL LAYERING AS APPLICABLE FOR THE PROJECT AND DEEMED NEECESSARY BY THE CONTRACTOR TO CONTROL DUST.

2. ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, AND THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONROLLED AT ANY GIVEN TIME.

3. A MOBLE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.

4. COVERS SHALL BE PROVIDED FOR ALL HAUL TRUCKS TRASPORTING MATERIALS THAT CONTRIBTURE TO DUST.
5. IF CHEMICAL STABILIZATION METHOD IS USED, THE CHEMICALS SHOULD BE APPROVED FOR USE BY THE APPROPRIATE REGULATORY AGENCIES AND SHALL NOT CREATE ANY ADVERSE IMPACTS TO STORMWATER, PLANT LIFE, WATER BODIES, GROUNDWATER, OR FISH AND WILDLIFE.

DEMOLITION NOTES

1. THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.

2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.

3. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF–SITE AREAS & WATER BODIES.

4. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.

5. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T–180). REFER TO GEOTECHNICAL REPORT FOR SPECIFIC COMPACTION REQUIREMENTS UNDER BUILDING & OTHER STRUCTURES.

6. ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.

7. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17–153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1–800–432–4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.

8. CONTRACTOR TO PROVIDE TREE PROTECTION AROUND TREES TO REMAIN AS REQUIRED BY THE LOCAL JURISDICTION.

9. 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.

SOIL TRACKING PREVENTION

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT THE LOCATION SHOWN ON THE PLANS. TRAFFIC FROM UNSTABILIZED AREAS OF CONSTRUCTION SHALL BE DIRECTED THRU THE STPD BARRIER. FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT & DIRECT VEHICULAR EGRESS ACROSS THE STPD.

2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED & APPROVED BY THE ENGINEER &/OR CITY OF APOPKA PRIOR TO ITS USE.

3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE & CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER &/OR CITY OF APOPKA.

4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901–2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT & ARE UNSUITABLE.

5. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.

EROSION CONTROLS FOR NON STORMWATER DISCHARGES:

A) WASTE DISPOSAL:

WASTE MATERIAL:

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

HAZARDOUS WASTE:

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

SANITARY WASTE:

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

B) OFFSITE VEHICLE TRACKING:

A GRAVEL CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT 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.

NPDES NOTE

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 NPDES PRIOR TO START OF CONSTRUCTION ACTIVITIES.

CONTRACTOR ACKNOWLEGEMENT:

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.

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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 NOTES

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

PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. C-3B
SHEET 5 OF 26

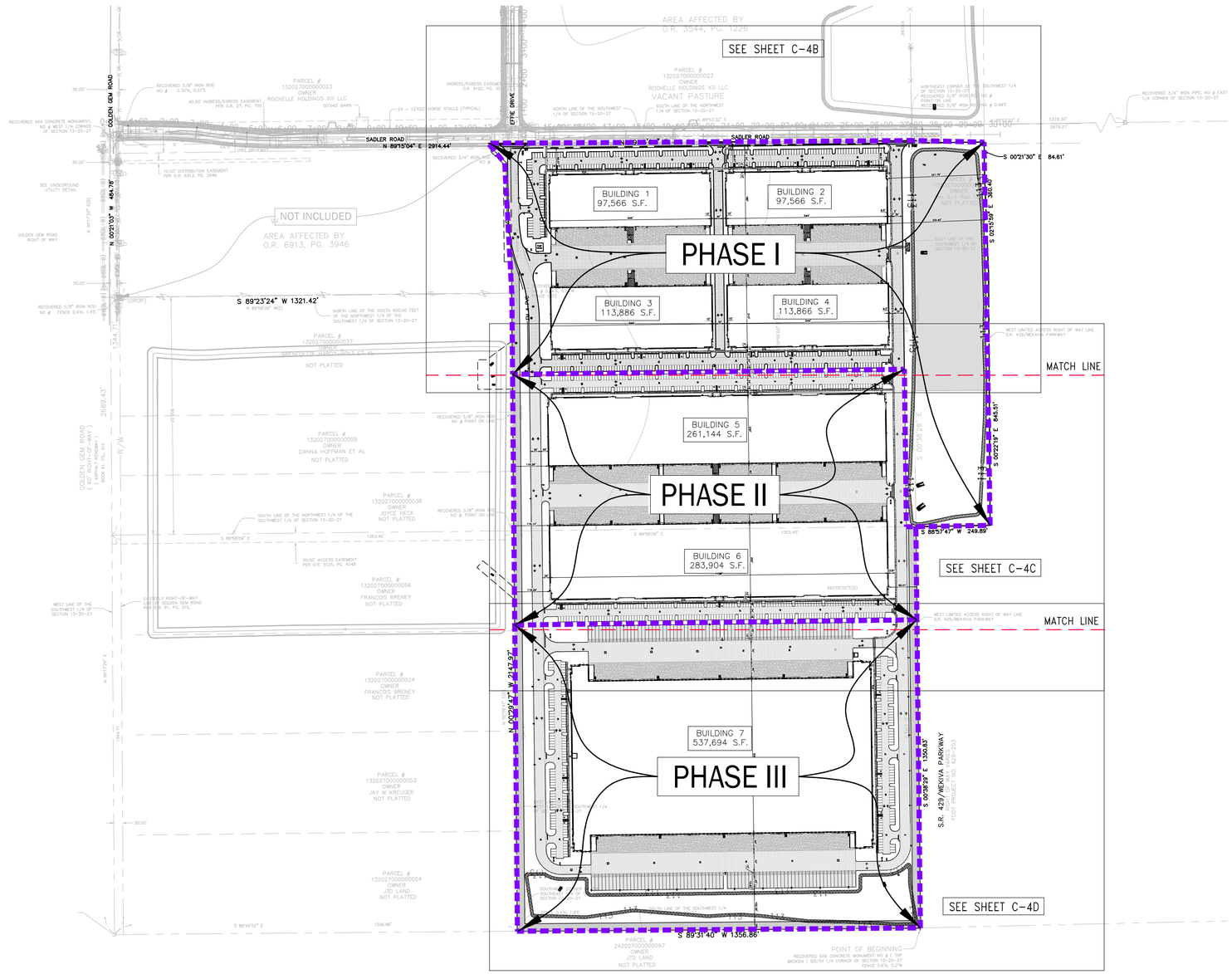
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
SAM J. SEBAALI No. 42075
STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

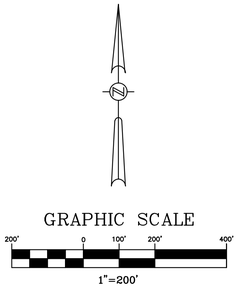
10/30/2023

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.

22-032_Demo.dwg





NOTES:

1. EACH PHASE SHALL PROVIDE ALL REQUIRED IMPROVEMENTS SO THAT THE PHASE CAN STAND ON ITS OWN; THIS INCLUDES LANDSCAPING, UTILITIES, ETC.
2. 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.

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

OVERALL SITE AND OCCUPANCY PHASING PLAN

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

PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. C-4A
SHEET 6 OF 26

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SAM J. SEBAALI
10/30/2023

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.

22-032_Geometry.dwg

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 ADDTIONAL 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 ADDTIONAL 3,000 S.F.)	37 SPACES
TOTAL PARKING REQUIRED		37 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES

BUILDING 3

WAREHOUSE	113,866 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDTIONAL 3,000 S.F.)	42 SPACES
TOTAL PARKING REQUIRED		42 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES

BUILDING 4

WAREHOUSE	113,866 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDTIONAL 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 ADDTIONAL 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 ADDTIONAL 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 ADDTIONAL 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	144 SPACES
ACCESSIBLE PARKING	4 SPACES
VAN ACCESSIBLE PARKING	1 SPACES
TOTAL PARKING PROVIDED	149 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 SIR 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:

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

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)

FRONT	(NORTH)	10' (MIN.) 20' (MAX.)*
SIDE	(WEST)	20' (MIN.)
SIDE	(EAST)	10' (MIN.)
REAR	(SOUTH)	20'

BUILDING SETBACKS (PROPOSED)

FRONT	(NORTH)	89'
SIDE	(EAST)	95'
SIDE	(WEST)	116'
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*	N/A
INDUSTRIAL	SIDE (EAST)	STREET	N/A
INDUSTRIAL	SIDE (WEST)	STREET	N/A
INDUSTRIAL	REAR (SOUTH)	MU–N	C

*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	42,106 S.F.		
PAVING	1,356,611 S.F.		
IMPERVIOUS AREA	2,904,363 S.F.	66.68 AC.	74.56 %
PERVIOUS AREA	991,202 S.F.	22.75 AC.	25.44 %
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)			
SODDED AREAS	599,898 S.F.	13.77 AC.	
DRY RETENTION POND AREAS	391,304 S.F.	8.98 AC.	
46.2% OF AMENITIZED DRY RETENTION POND AREA (NORTH PORTION OF POND 3 COUNTED TOWARD OPEN SPACE)	180,776 S.F.	4.15 AC.	
OPEN SPACE PROVIDED (13.77 AC. + 4.15 AC.)	780,674 S.F.	17.92 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

1. ALL CURB RADII ARE TO BE 5.0', TYPICAL. UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
2. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
3. LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE GEOMETRY NOTES

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

PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. C-4B
SHEET 7 OF 26

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
SAMIR J. SEBAALI No 72075 STATE OF FLORIDA PROFESSIONAL ENGINEER
SAM J. SEBAALI, P.E.
LICENSE NO. 72075

10/30/2023

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.

22-032_Geometry.dwg

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

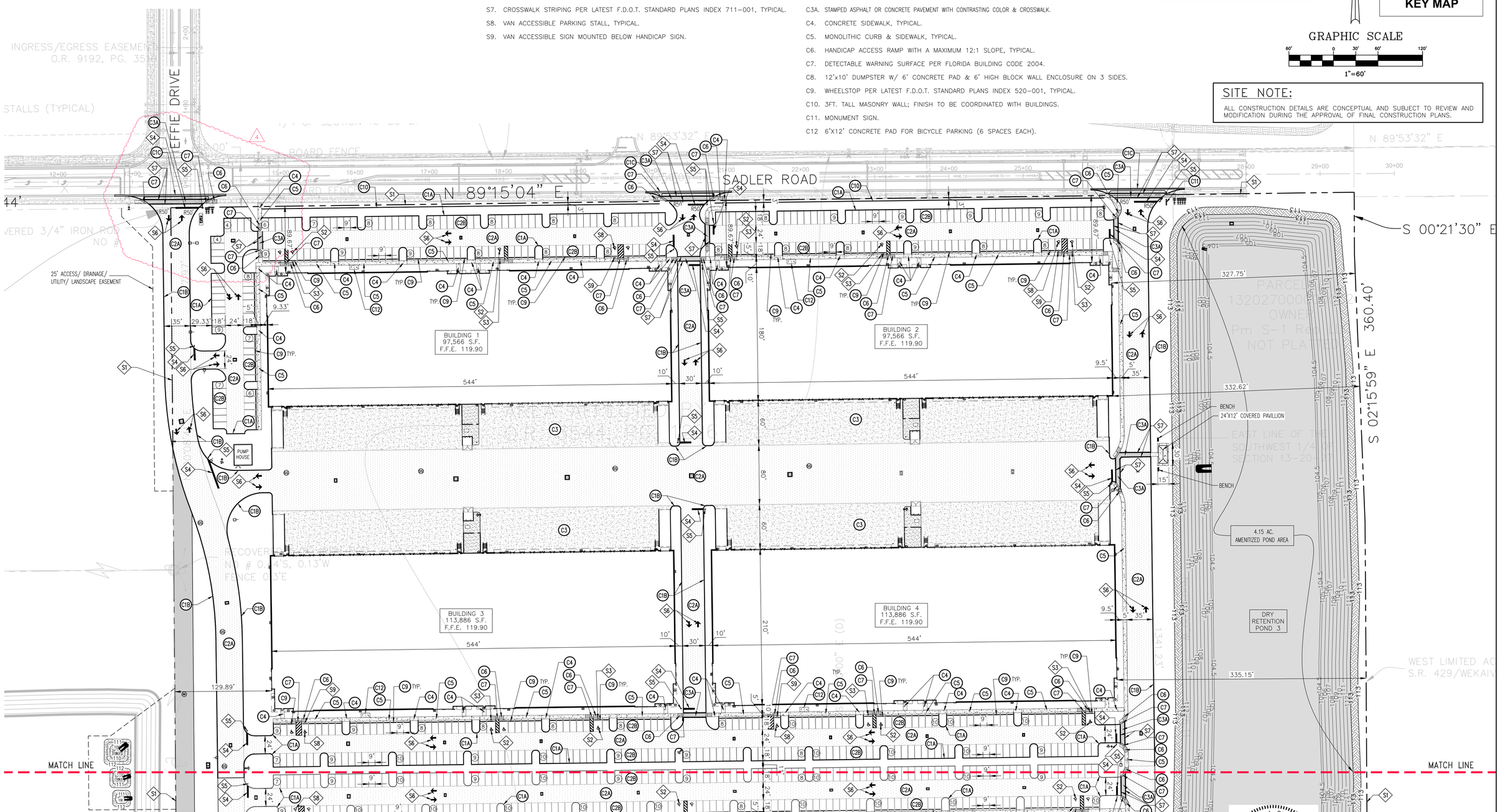
- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- OPEN SPACE AREA
- PROPERTY LINE

KEY MAP

GRAPHIC SCALE
60' 0 30' 60' 120'
1"=60'

SITE NOTE:

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



DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE GEOMETRY PLAN
(1 OF 3)

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

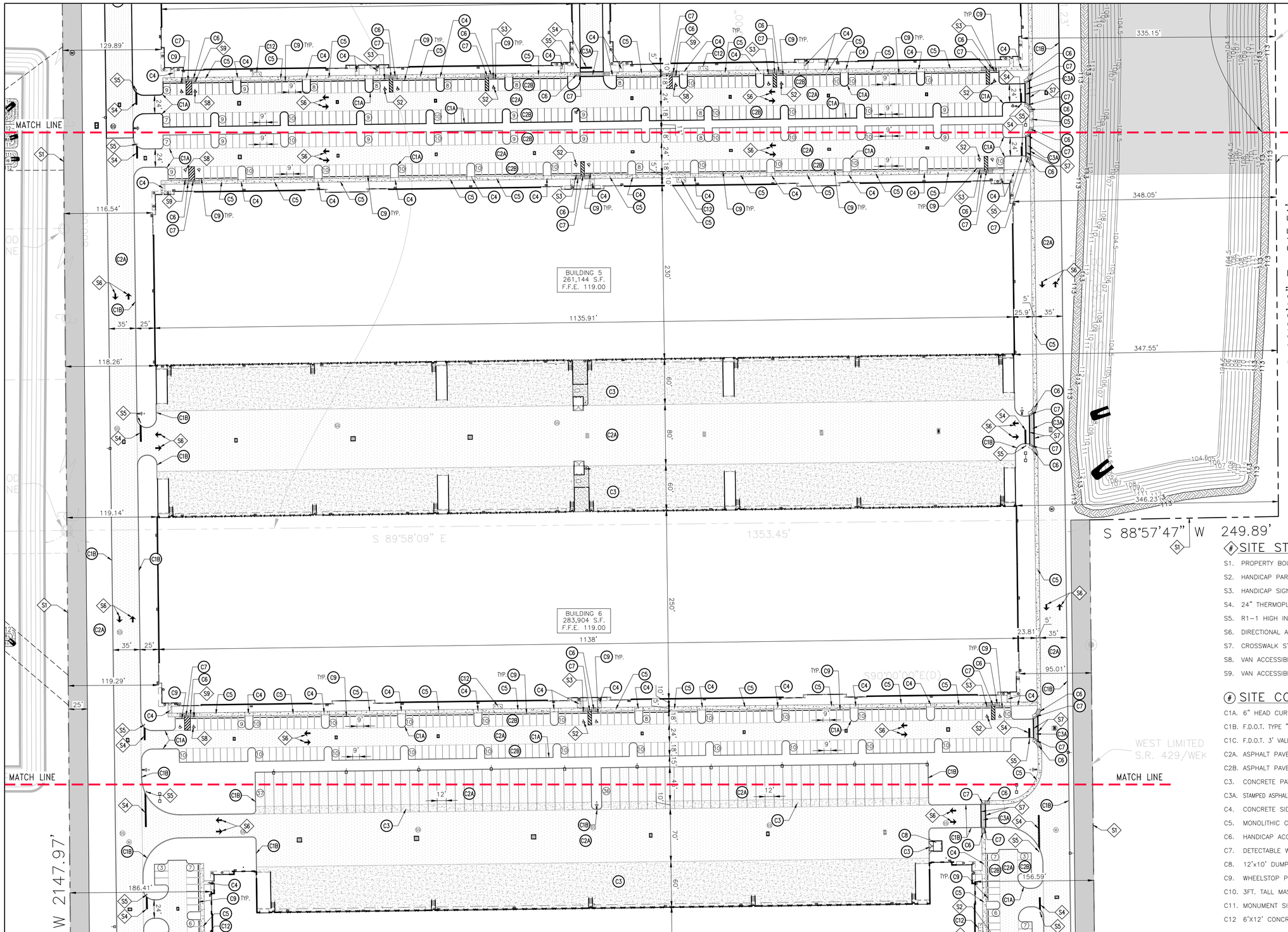
PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. C-4C
SHEET 8 OF 26

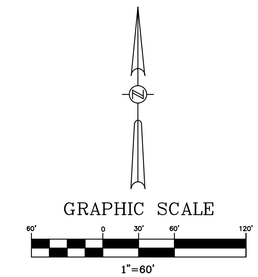
SAM J. SEBAALI
FLORIDA LICENSE No. 62027
CERTIFICATE No. EB 0006595
No. 62075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/30/2023

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.

22-032_Geometry.dwg





SITE LEGEND

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

SITE NOTE:

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

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).

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE GEOMETRY PLAN
(2 OF 3)

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

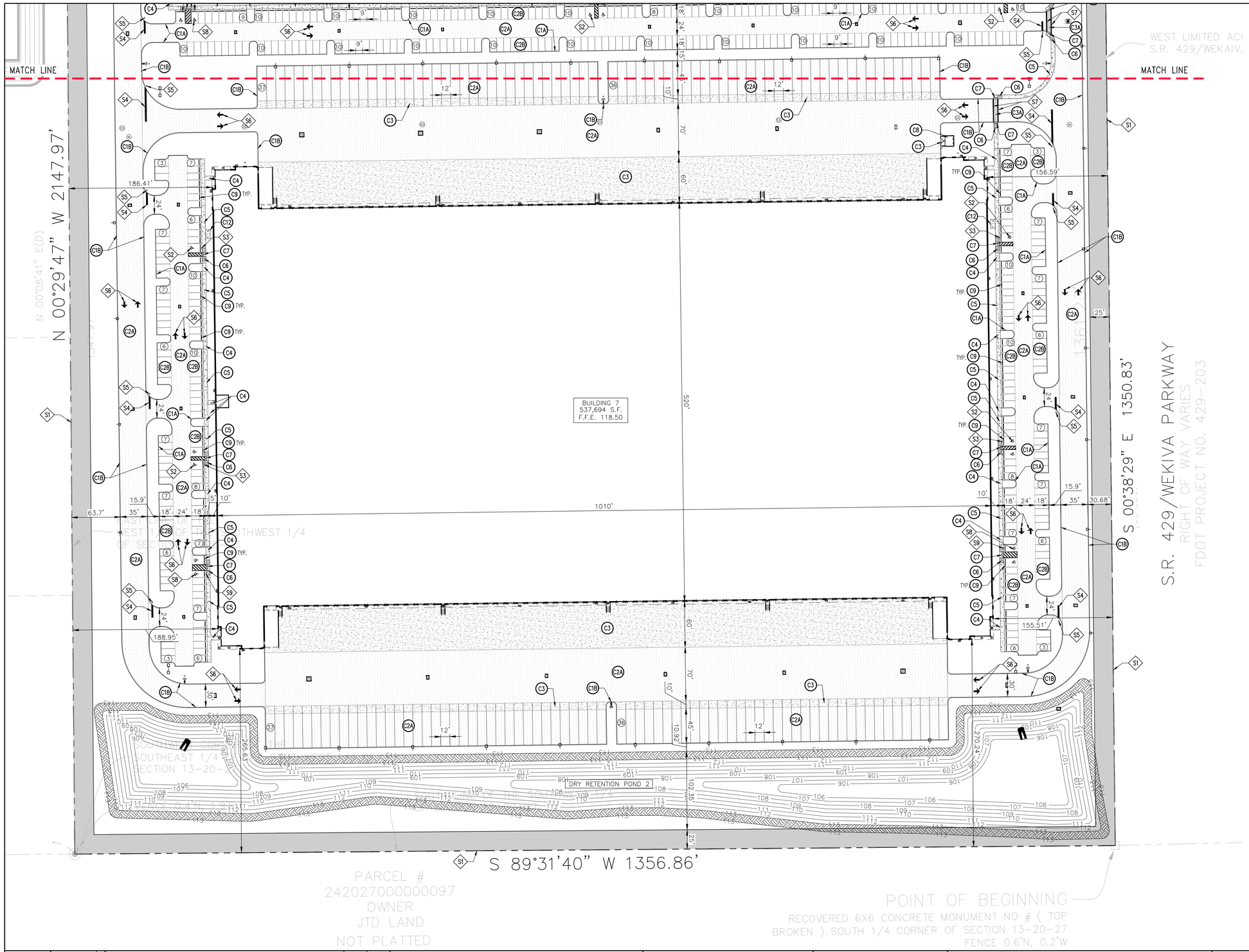
PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. C-4D
SHEET 9 OF 26

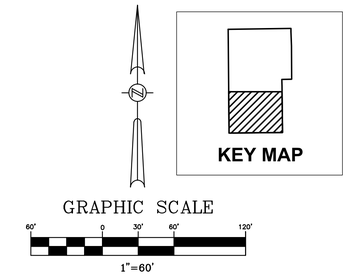
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0006595
SAM J. SEBAILI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER
10/30/2023

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAILI 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.

22-032_Geometry.dwg





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:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE GEOMETRY 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-4E
SHEET 10 OF 26

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-6000-6595
SAM J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/30/2023

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.

22-032_Geometry.dwg

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

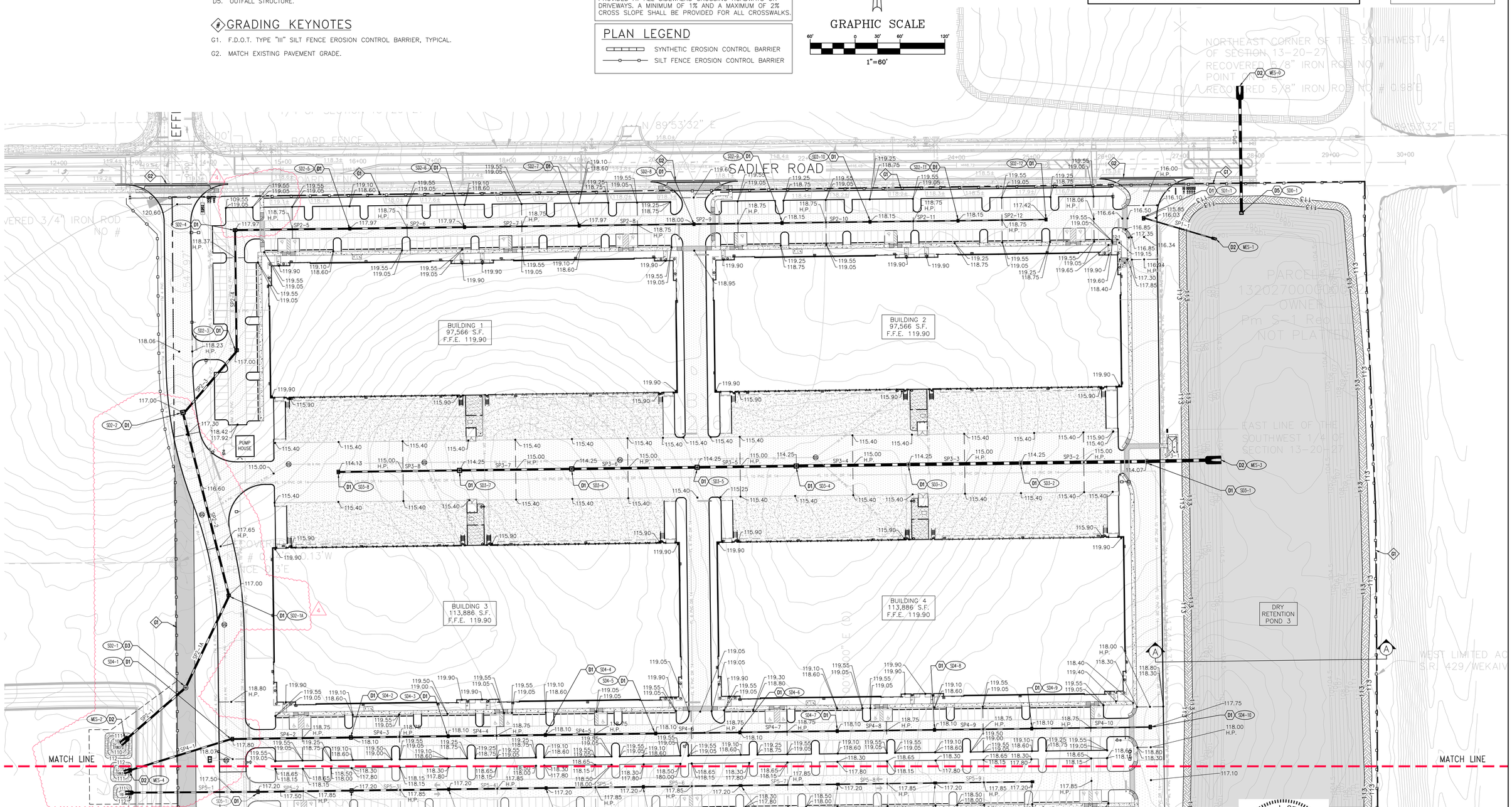
60' 0 30' 60' 120'

1"=60'

SITE NOTE:

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

KEY MAP



DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

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

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

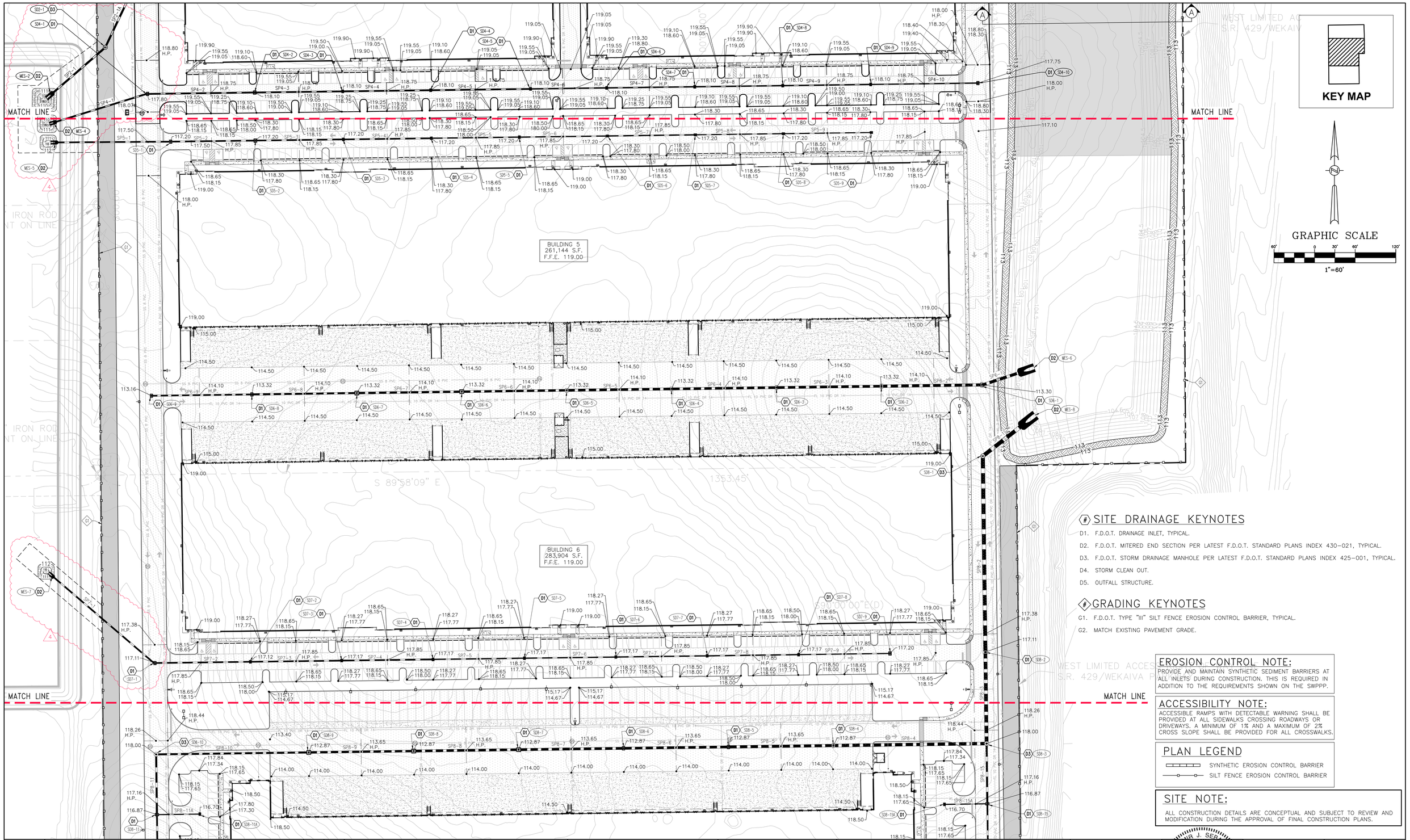
PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. C-5A
SHEET 11 OF 26

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. EB-0006595
SAM J. SEBAALI No. 42075 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT ORIGINAL UNLESS SEALED
10/30/2023

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.

22-032_Grading.dwg



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.

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

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

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

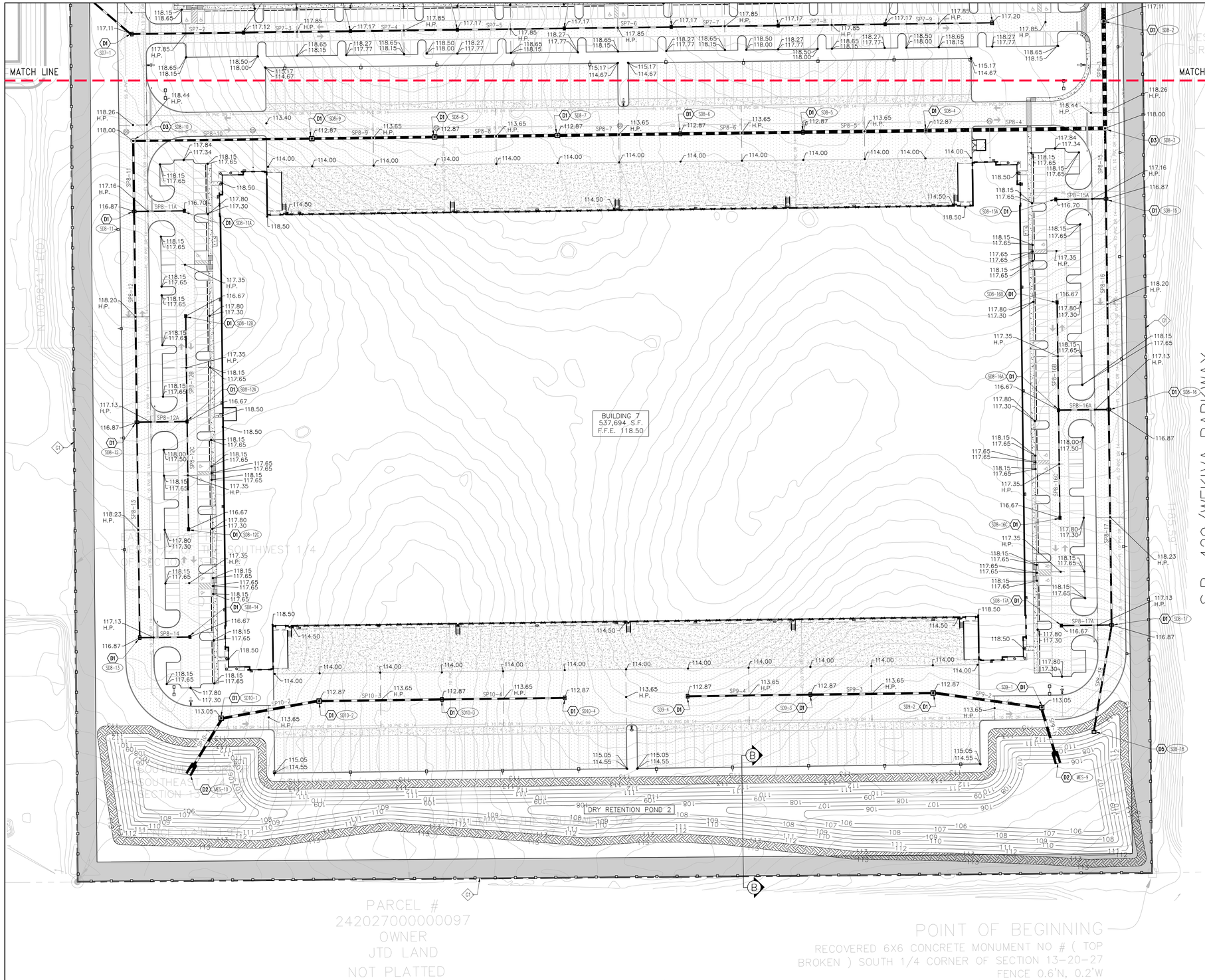
PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. C-5B
SHEET 12 OF 26

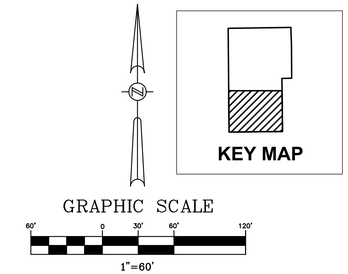
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-6000595
SAM J. SEBAALI
No. 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSED
10/30/2023

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.

22-032_Grading.dwg





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.

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE 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-5C
SHEET 13 OF 26

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-6000559
No 41075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SAM J. SEBAALI
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

10/30/2023

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.

22-032_Grading.dwg

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 HYDORCARBON 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

PIPE DESIGNATION	PIPE LENGTH (LINEAR FEET)	SIZE & TYPE*	FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
SP0–1	168	42"R.C.P.	MES–0	SD0–1
SP1–1	100	15" R.C.P.	MES–1	SD1–1
SP2–1	112	30" R.C.P.	MES–2	SD2–1
SP2–1A	132	30" R.C.P.	SD2–1	SD2–1A
SP2–2	248	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	150	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	176	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

PIPE DESIGNATION	PIPE LENGTH (LINEAR FEET)	SIZE & TYPE*	FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
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:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE NOTES

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

PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. C-5D
SHEET 14 OF 26

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
SAMIR J. SEBAALI No. 42075 STATE OF FLORIDA PROFESSIONAL ENGINEER
SAM J. SEBAALI, P.E.
LICENSE NO. 42075

10/30/2023

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.

22-032_Grading.dwg

WATER UTILITY KEYNOTES

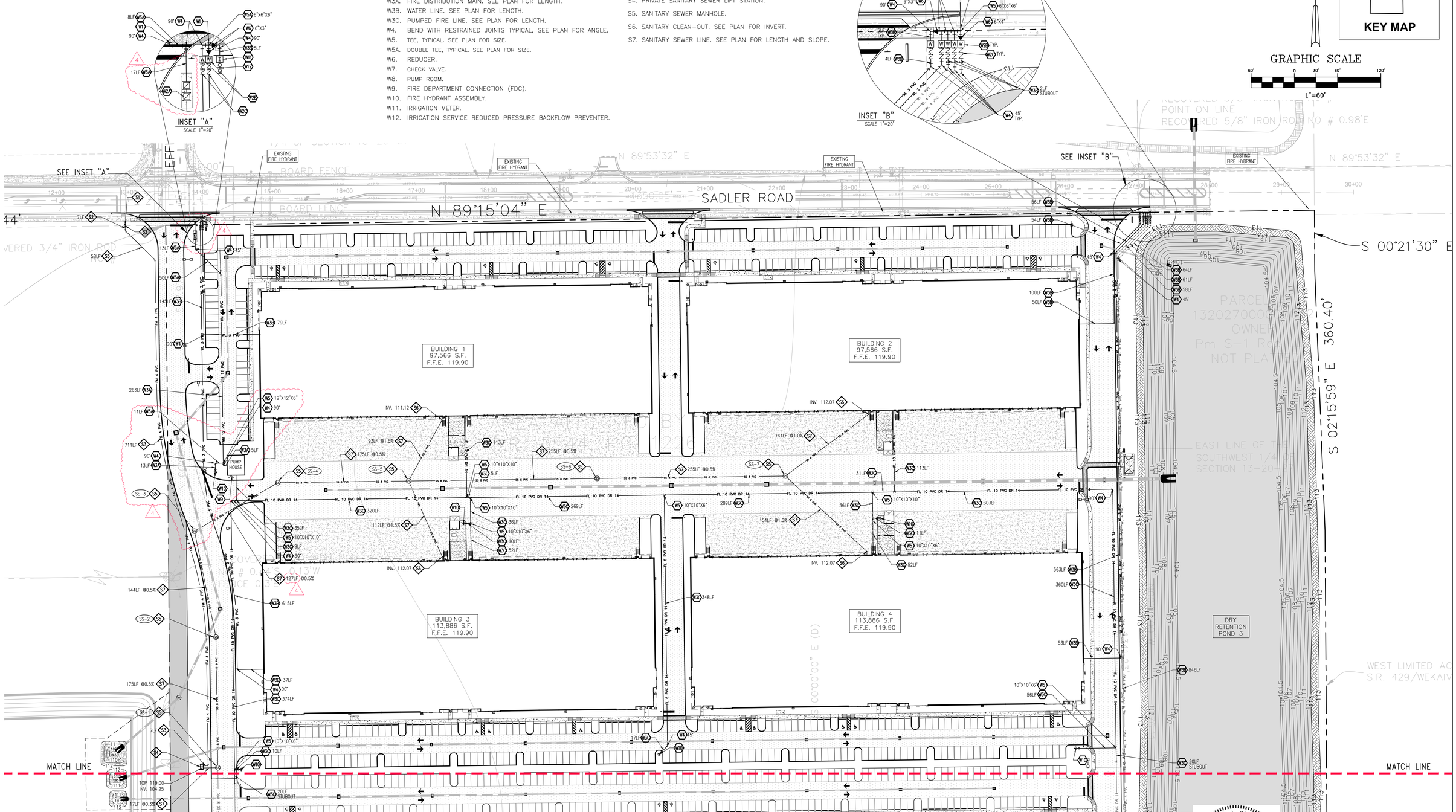
W1. CONNECT TO EXISTING WATER STUBOUT.
W2A. REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) WITH CHECK VALVE AND MONITORING METER FOR FIRE SERVICE. RPDA SHALL BE MONITORED IN ACCORDANCE WITH NFPA 72.
W2B. DOMESTIC WATER METER.
W2C. DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER.
W3A. FIRE DISTRIBUTION 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:

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



DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE UTILITY PLAN (1 OF 3)

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

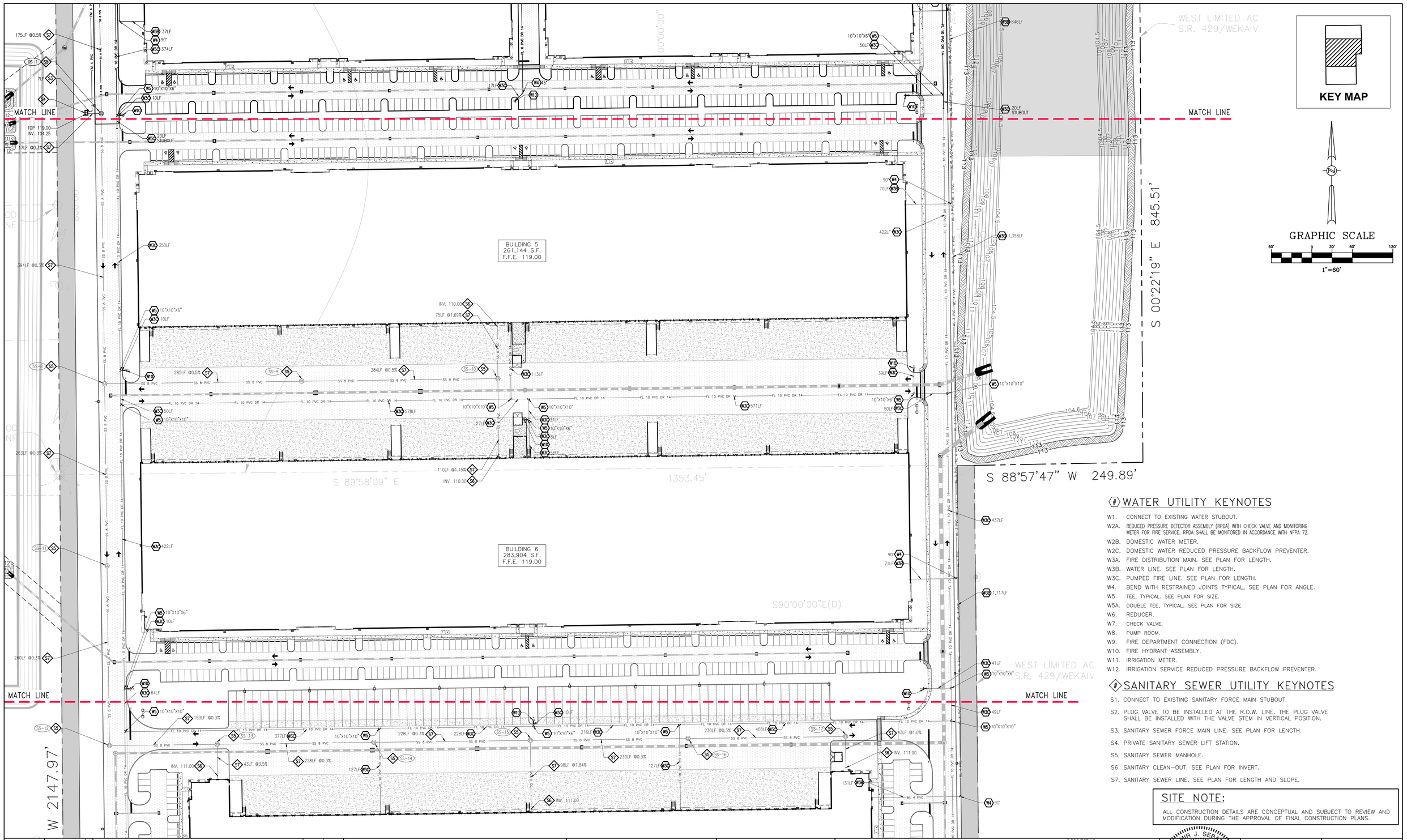
PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. C-6A
SHEET 15 OF 26

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. EB 0006572
SAM J. SEBAILI, P.E. No 42075
STATE OF FLORIDA PROFESSIONAL ENGINEER
10/30/2023

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAILI, 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.

22-032_Utility.dwg



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:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE UTILITY PLAN (2 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-6B
SHEET 16 OF 26

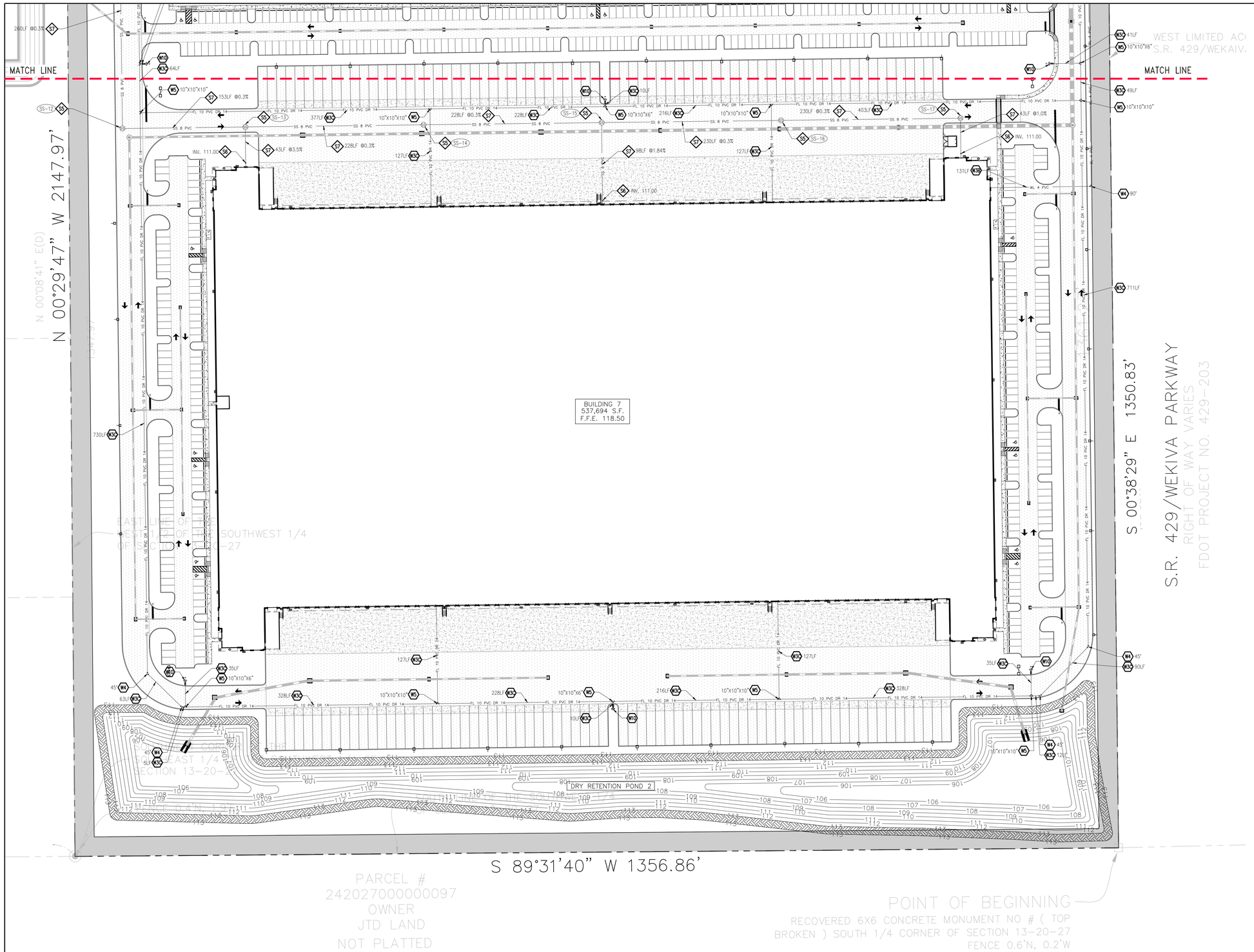
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE OF AUTHORIZATION No. EB 00026
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No 42075
SAM J. SEBAILI
Licensed in Florida

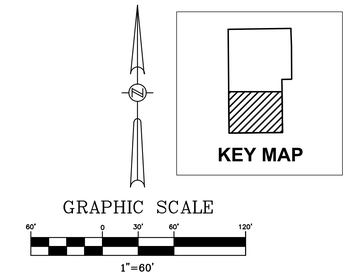
10/30/2023

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAILI, 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.

22-032_Utility.dwg





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:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

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

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-6006529
SAM J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/30/2023

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.

22-032_Utility.dwg

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. = 104.37 N
INV. ELEV. = 104.29 W
4

SS-2
SANITARY MANHOLE
TOP ELEV. = 117.75
INV. ELEV. = 105.34 NW
INV. ELEV. = 105.24 S
4

SS-3
SANITARY MANHOLE
TOP ELEV. = 116.10
INV. ELEV. = 106.16 NE
INV. ELEV. = 106.06 SE
4

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 AMMEX 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 AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN. 4
2. THE NUMBER AND PLACEMENT OF REQUIRED FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF NFPA (FFPC). FIRE HYDRANTS SHALL BE LOCATED WITHIN 250 FEET OF ALL BUILDINGS. 4 4
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. 4
7. A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM, LESS THAN 25 FEET FROM A HYDRANT.
8. FIRE LANES ARE TO BE PROVIDED AT EACH FDC LOCATION AND HYDRANT.
9. A KNOX BOX MUST BE PROVIDED FOR EACH BUILDING.
10. IF RACKS ARE INSTALLED, ANY STORAGE OVER 10FT WILL REQUIRE A ESFR SPRINKLER SYSTEM OR HEADS WILL NEED TO BE INSTALLED IN THE RACKS.
11. A STABILIZED ROADWAY SHOULD BE PROVIDED THROUGHOUT THE PROPERTY. AN ACCEPTABLE ACCESS DRIVEWAY SHALL CONSIST OF A STABILIZED SURFACE THAT INCLUDES FULL-DEPTH SUBGRADE, BASE, AND AT LEAST ONE, 1" LIFT OF ASPHALT IN THE CONFIGURATION SHOWN ON THE APPROVED CONSTRUCTION SITE PLAN. AN ALTERNATIVE STABILIZED SURFACE ACCESS DRIVEWAY CAPABLE OF SUPPORTING 49,000 LBS. MAY BE REQUESTED IN A DETAILED, SIGNED, AND SEALED LETTER WITH SIGNED AND SEALED DESIGN PLANS THAT DEPICT THE CONFIGURATION OF THE PROPOSED ALTERNATIVE TO DRC FOR CONSIDERATION/APPROVAL. THE PLAN SHALL CONSIST OF AT LEAST A 30' WIDE ACCESS DRIVEWAY THAT IS CLEARLY MARKED AT LEAST EVERY 20' ALONG THE ALIGNMENT AND THAT WILL NOT BE DISTURBED OR USED FOR PARKING VEHICLES OR EQUIPMENT AT ANY TIME DURING CONSTRUCTION. THE PROPOSED ACCESS PLAN SHALL DEPICT THE ALIGNMENT OF THE SEMI-PERMANENT ACCESS DRIVEWAY AND CLARIFY WHEN AND HOW THE SEMI-PERMANENT DRIVEWAY WILL BE REPLACED WITH A PERMANENT DRIVING SURFACE. AT LEAST ONE ACTIVE FIRE HYDRANT SHALL BE LOCATED WITHIN 250' OF A COMMERCIAL STRUCTURE AND WITHIN 500' OF A RESIDENTIAL STRUCTURE. WHEN THE ENGINEER OF RECORD BELIEVES THESE CONDITIONS ARE MET, A SIGNED LETTER SHALL BE PROVIDED TO THE ENGINEERING AND FIRE DEPARTMENTS THAT CONFIRMS THESE CONDITIONS ARE MET AND INCLUDES A REQUEST FOR THE ACCESS TO BE INSPECTED. THE ENGINEER OF RECORD SHALL SCHEDULE AN INSPECTION WITH THE FIRE AND ENGINEERING DEPARTMENTS. ONCE THE INSPECTION IS DEEMED ACCEPTABLE, FIRE AND ENGINEERING DEPARTMENTS WILL SUPPORT ISSUANCE OF BUILDING PERMITS OR FOUNDATION-ONLY PERMIT.

SITE NOTE:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE UTILITY NOTES

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

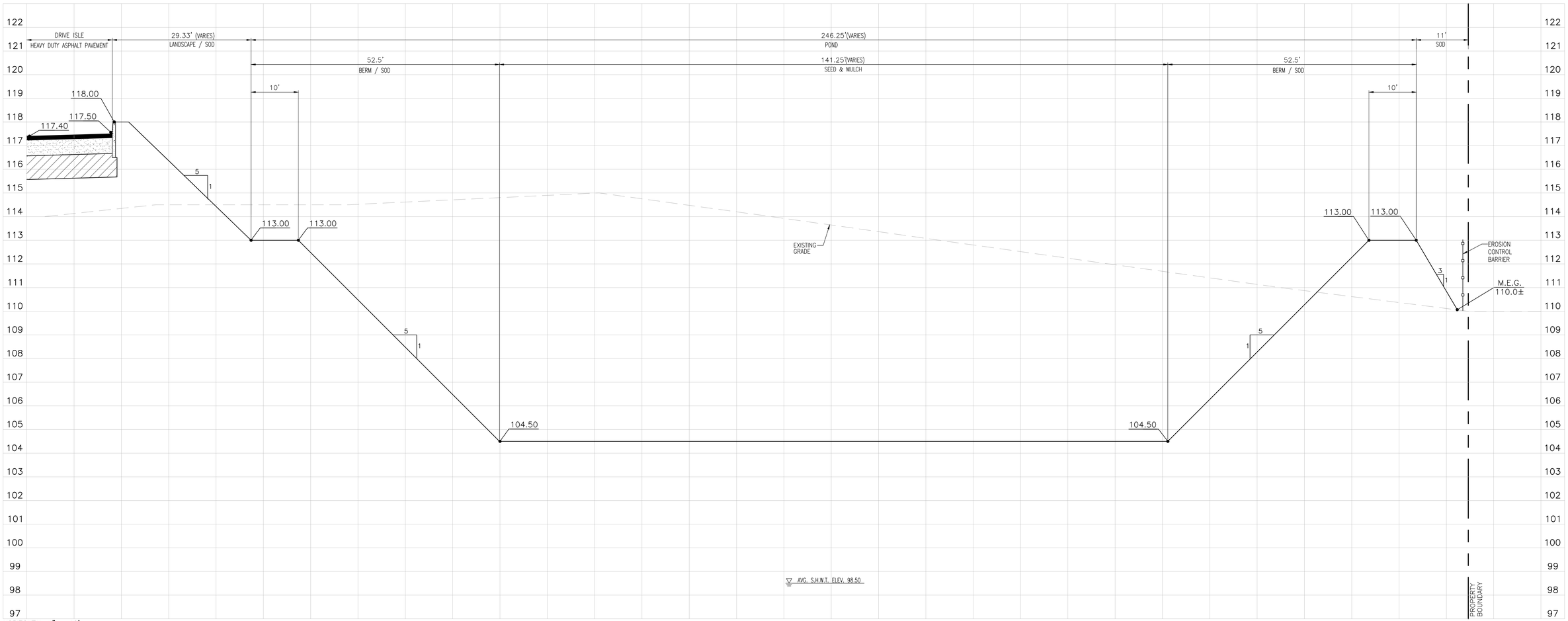
PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. C-6D
SHEET 18 OF 26

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. EB 0000597
SAM J. SEBAILI No 42075 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER
10/30/2023

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAILI, 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.

22-032_Utility.dwg



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION A–A – POND 3

SITE NOTE:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

CROSS SECTIONS (1 OF 2)

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

PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. C-7A
SHEET 19 OF 26

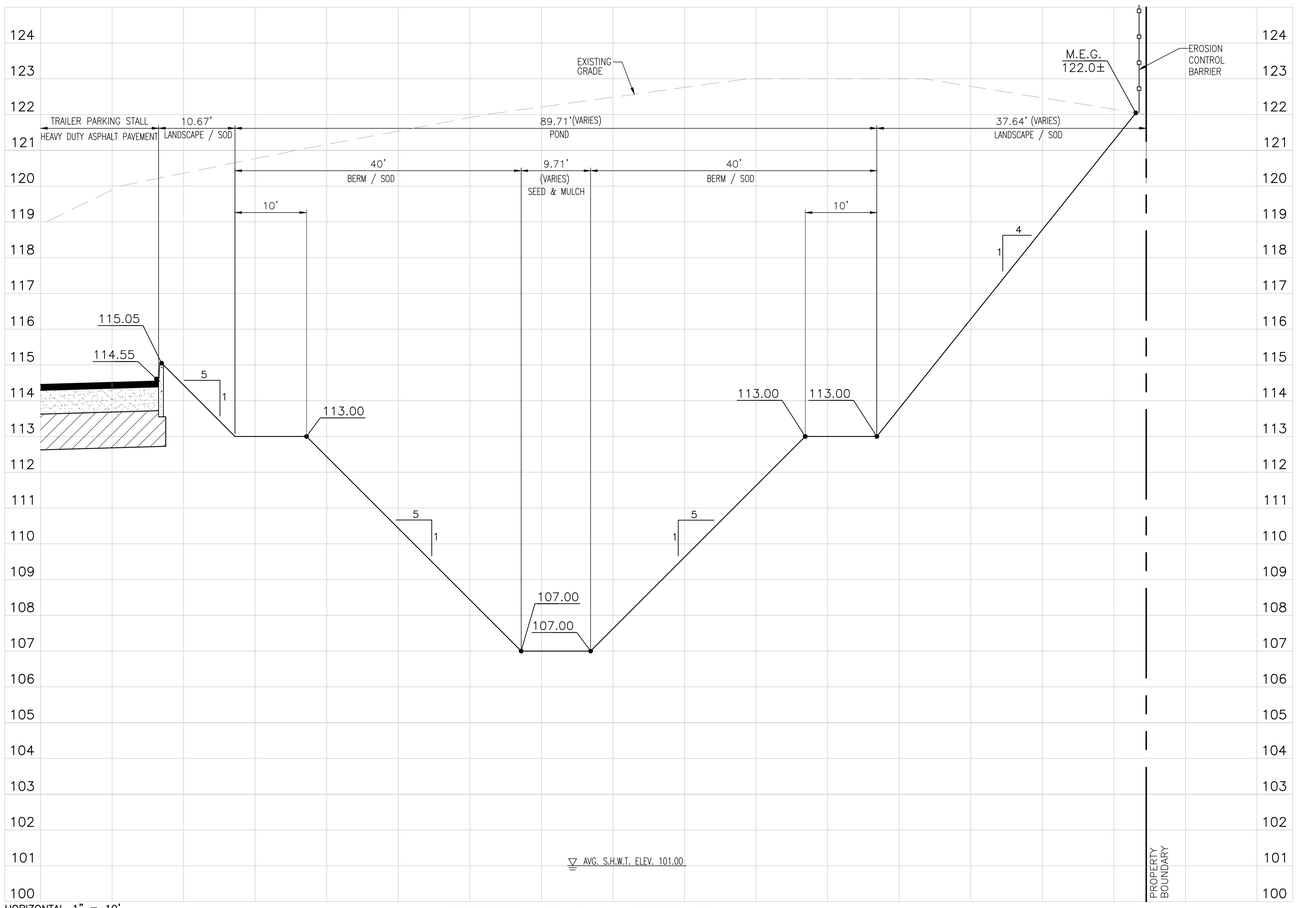
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-6006595
SAM J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER

10/30/2023

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.

22-032_CrossSections.dwg



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION B–B – POND 2

SITE NOTE:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

CROSS SECTIONS (2 OF 2)

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

PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. C-7B
SHEET 20 OF 26

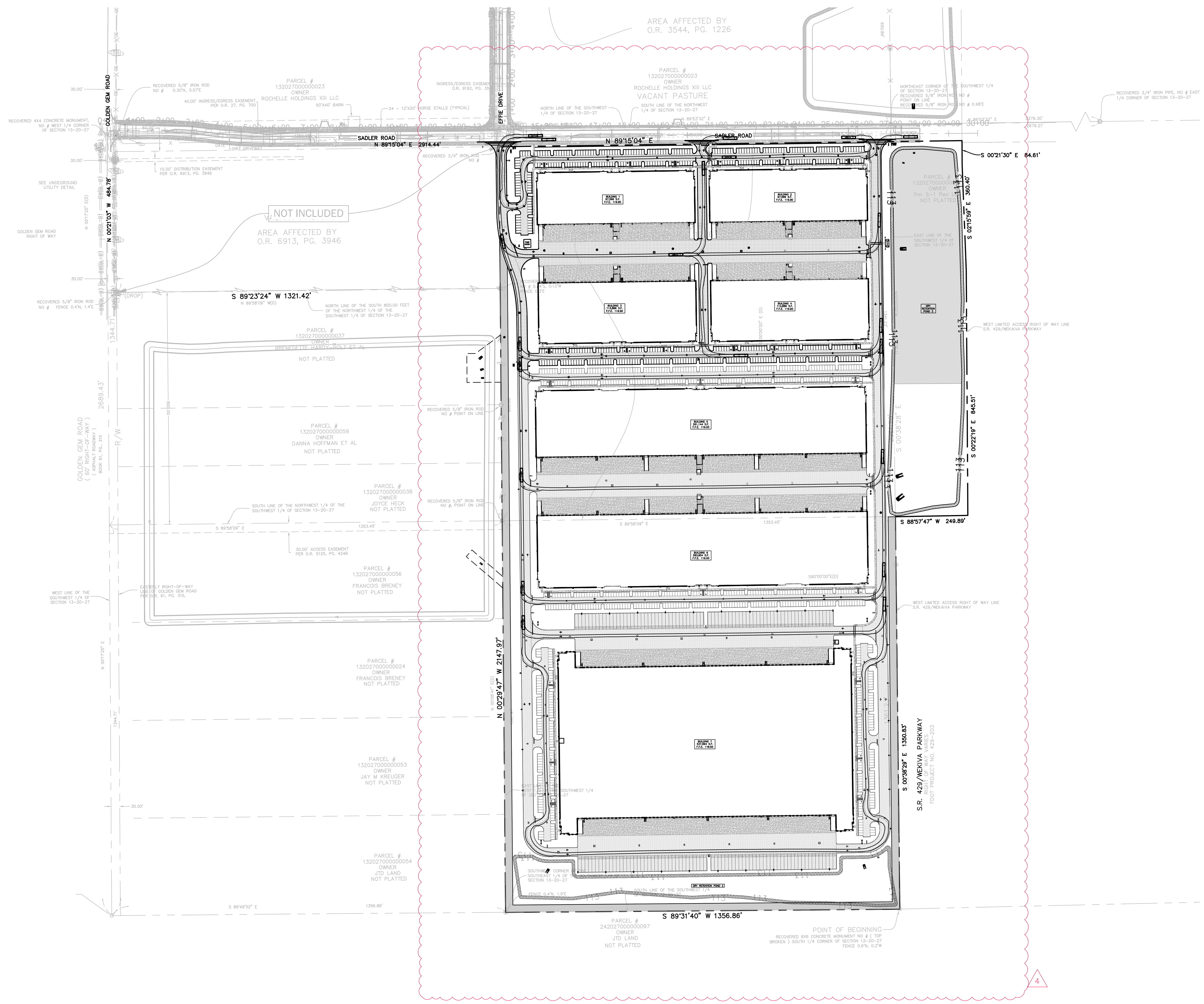
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0000295
SAM J. SEBAALI
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSED TO PRACTICE

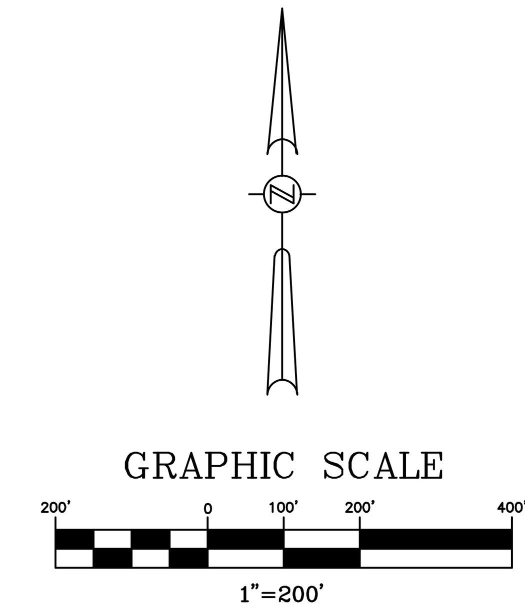
10/30/2023

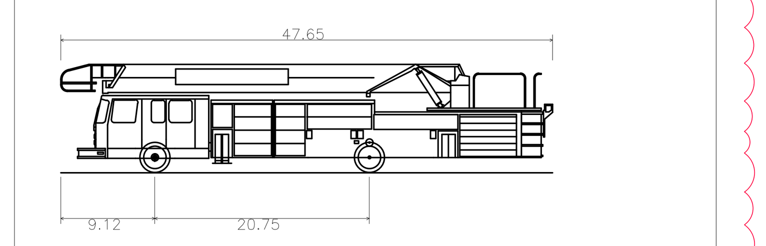
THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI, P.E. ON NOVEMBER 30, 2022 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

22-032_CrossSections.dwg







Apopka Platform Fire Truck	
Overall Length	47.650ft
Overall Width	8.330ft
Overall Body Height	10.489ft
Min Body Ground Clearance	0.920ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	44.20°

SITE NOTE:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

FIRE TRUCK AND AUTOTURN PLAN
(1 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-8A
SHEET 21 OF 26

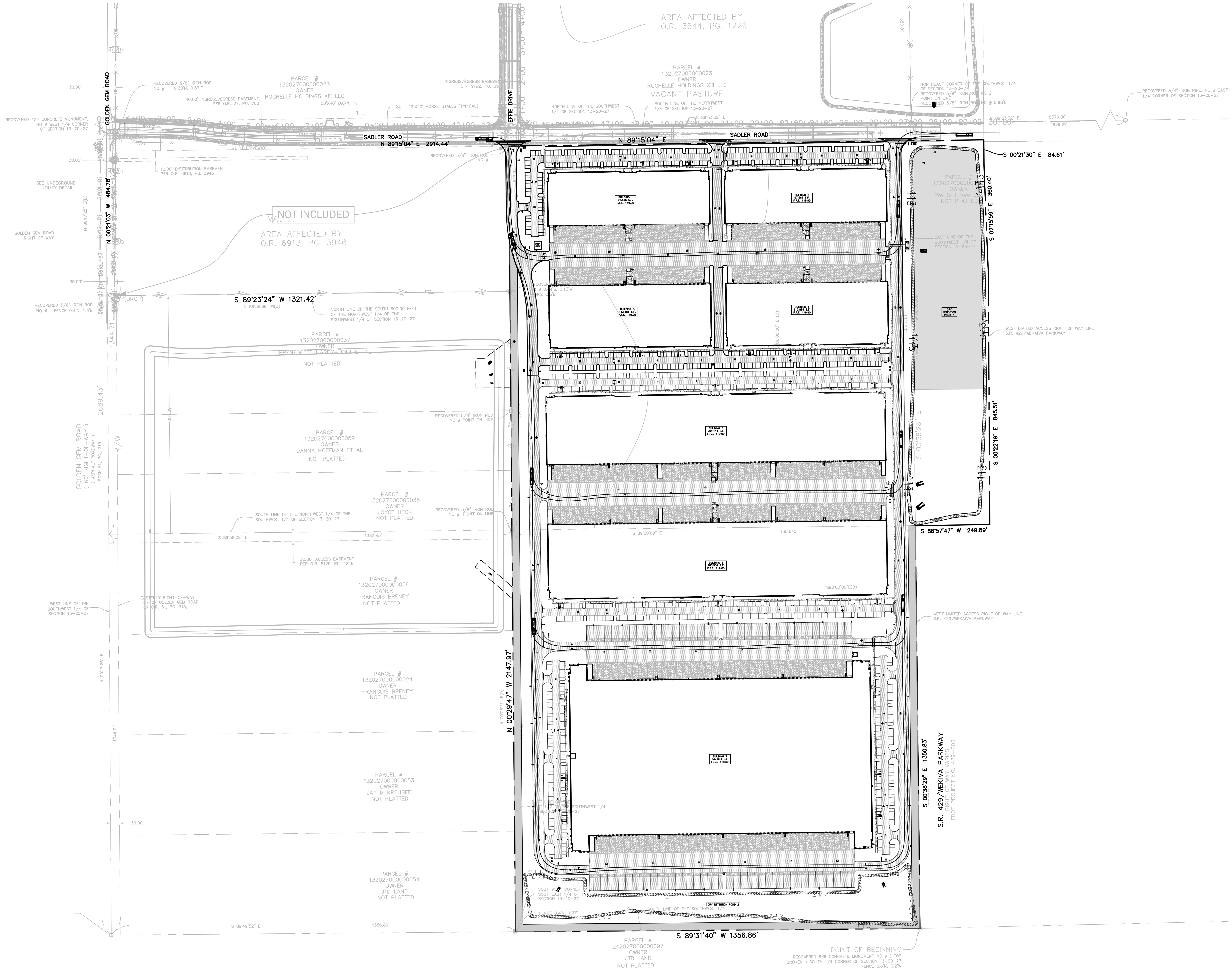
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
SAMIR J. SEBAALI No 42075 STATE OF FLORIDA PROFESSIONAL ENGINEER
SAM J. SEBAALI, P.E.
LICENSE NO. 42075

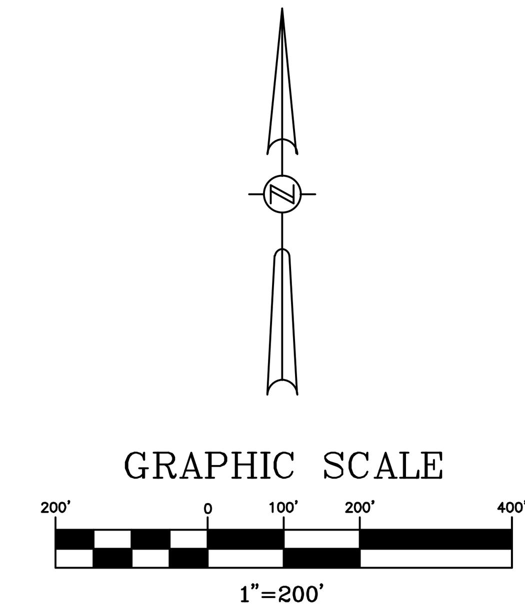
10/30/2023

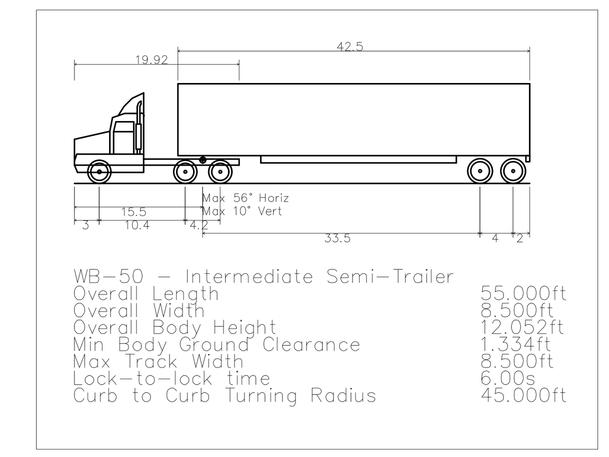
THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI, P.E. ON NOVEMBER 30, 2022 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

22-032_Autoturn.dwg







SITE NOTE:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

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

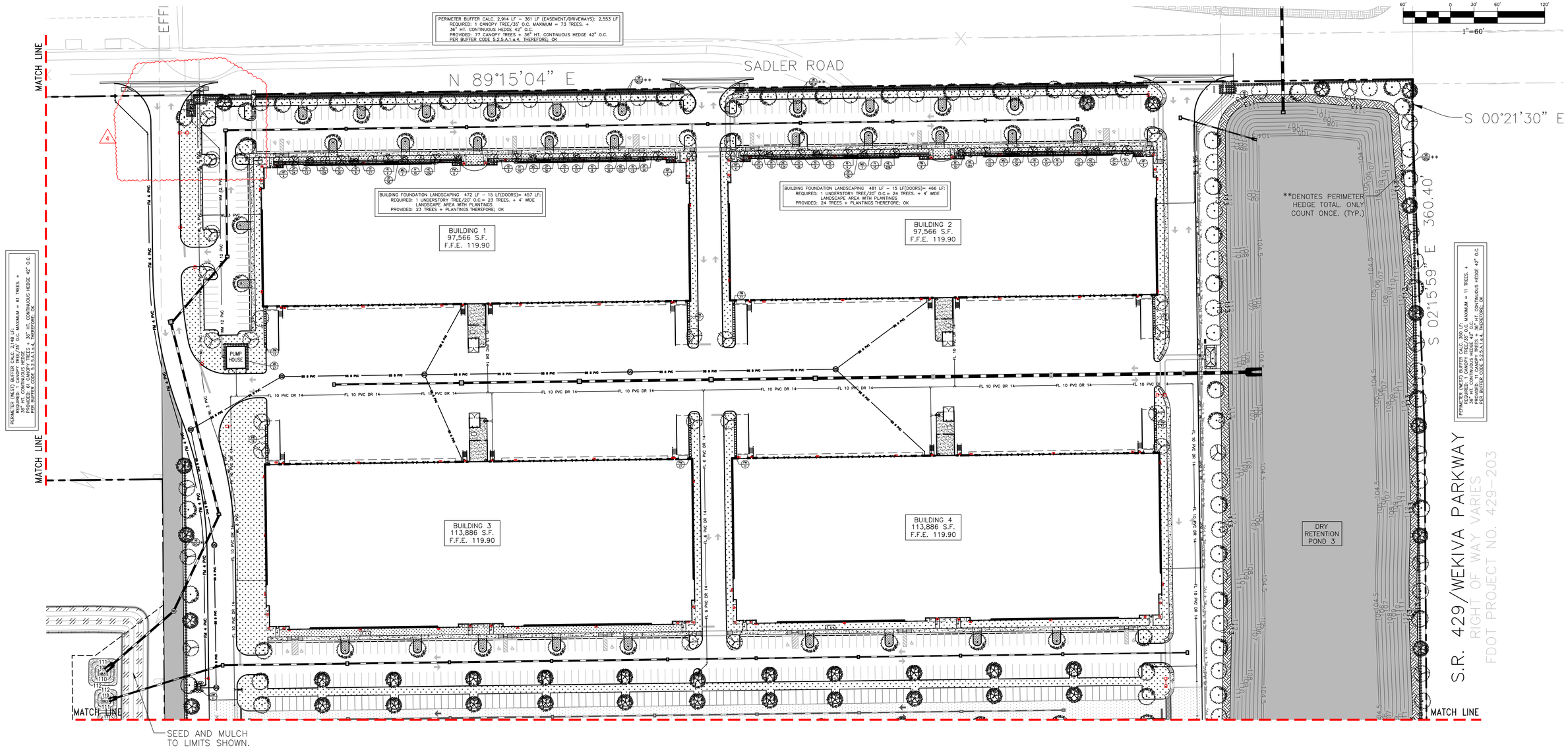
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
SAMIR J. SEBAALI, No 42075, STATE OF FLORIDA, PROFESSIONAL ENGINEER
SAM J. SEBAALI, P.E.
LICENSE NO. 42075

10/30/2023

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.

22-032_Autoturn.dwg



SITE NOTE:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE LANDSCAPE PLAN
(1 OF 3)

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

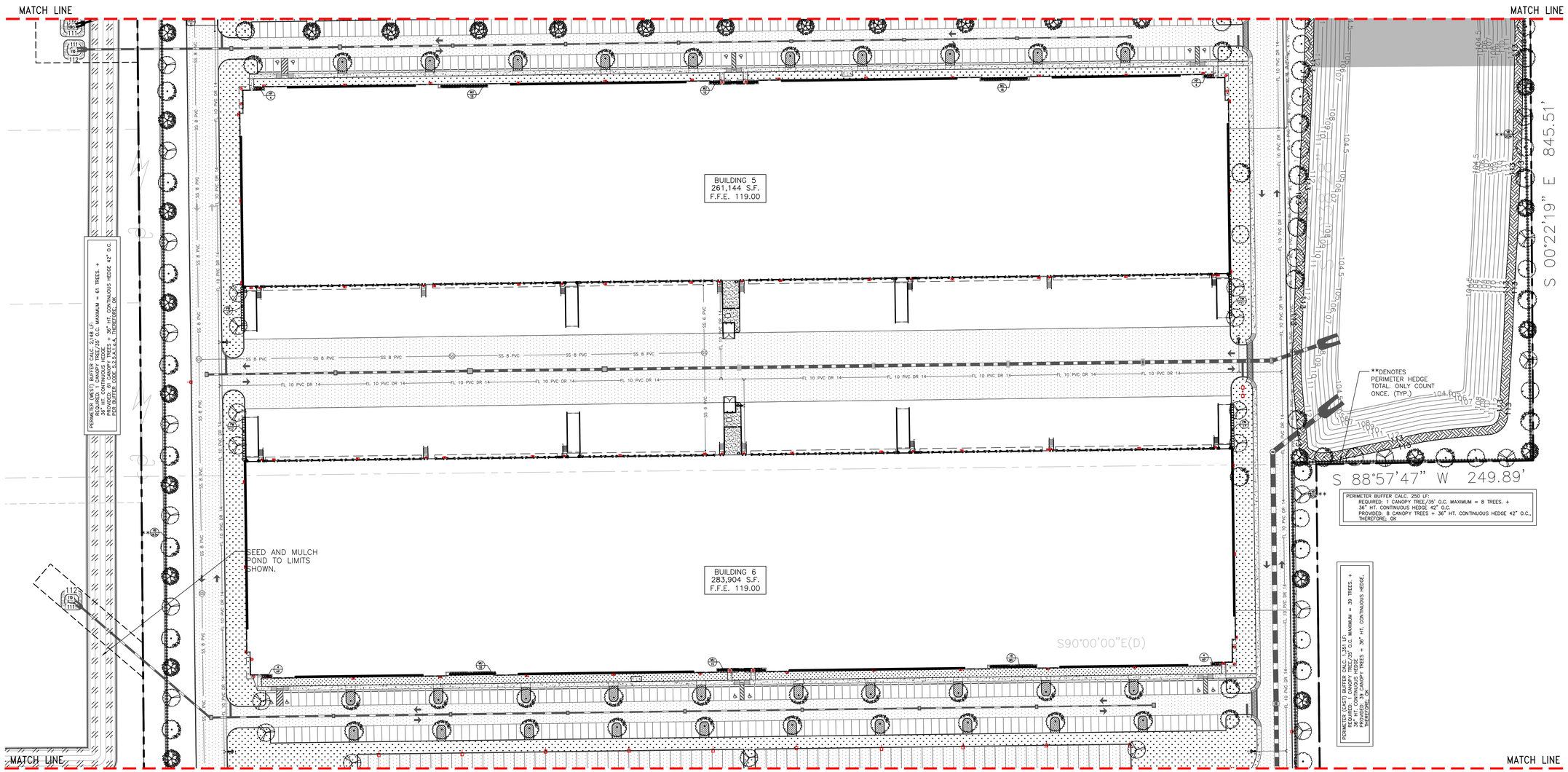
PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. L-1
SHEET 23 OF 26

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE OF AUTHORIZATION No. 6986
REGISTERED LANDSCAPE ARCHITECT
RICHARD T. ABT
No. 1321
STATE OF FLORIDA

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICK ABT 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.

22-032_LandscapePlan.dwg



SITE NOTE:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE LANDSCAPE PLAN
(2 OF 3)

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

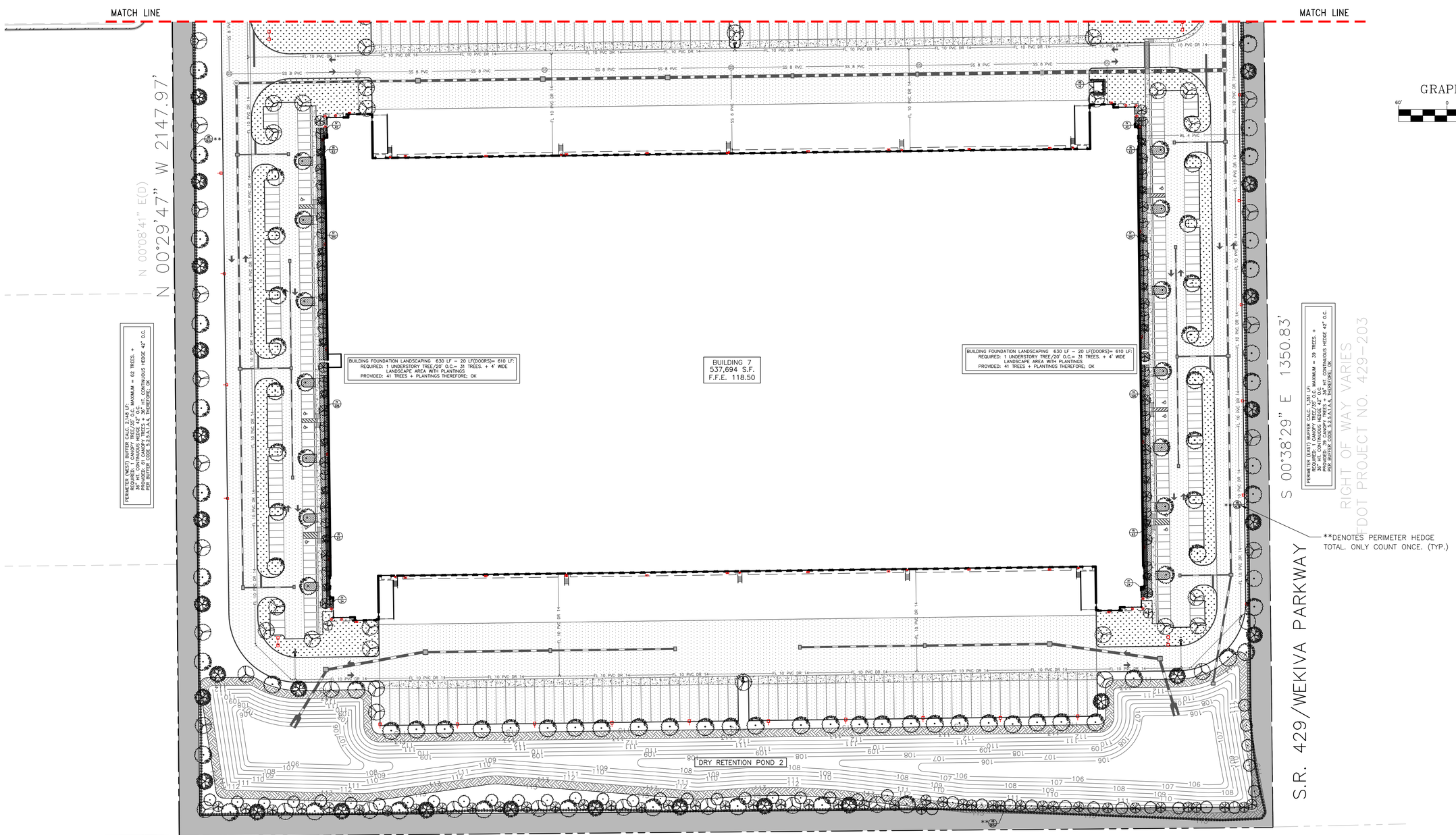
PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. L-2
SHEET 24 OF 26

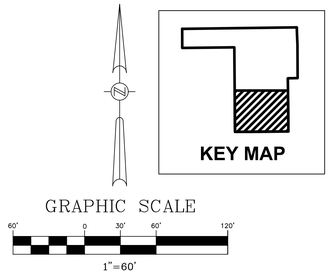
FLORIDA CERTIFICATE OF AUTHORIZATION FOR ARCHITECTURE BY FEG, INC. CERTIFICATE No. EC-0000655
REGISTERED ARCHITECT RICH ADT No. AR-0017321
1321 STATE OF FLORIDA
LICENSED ARCHITECT

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICK ADT 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.

22-032_LandscapePlan.dwg





SOUTH BUFFER TYPE "C" (1,357 LF)
15 FT. WIDE
MIN. REQUIRED PLANTING:
CANOPY TREES: 2 PER 100 FT = 27
UNDERSTORY TREES: 6 PER 100 S.F = 81
15 SHRUBS PER 100 S.F = 204
PROVIDED: 27 CANOPY, 81 U/S + 204 SHRUBS.

SITE NOTE:

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

DATE	REVISIONS	BY	CHECKED
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
10/27/2023	4 PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

PRELIMINARY SITE LANDSCAPE PLAN
(3 OF 3)

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

PROJECT NO. 22-032
SCALE 1"=60'
DATE NOVEMBER 30, 2022
SHEET NO. L-3
SHEET 25 OF 26

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE OF AUTHORIZATION No. 27934
REGISTERED ARCHITECT
RICK ABT
1321
STATE OF FLORIDA
LICENSE No. AR95395

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICK ABT 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.

22-032_LandscapePlan.dwg

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

FLORIDA NATIVE LANDSCAPE SCHEDULE

SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS	NATIVE
		CANOPY TREES					
	QV	QUERCUS VIRIGINIA '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.	2,716		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	SCHELLINGS 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				

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"

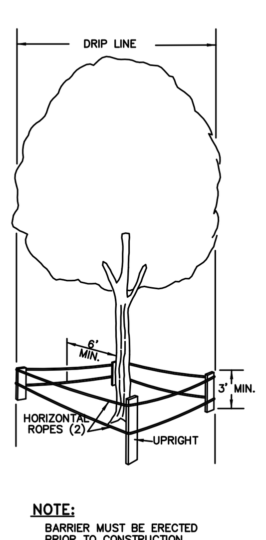
PROPOSED TREE TOTALS

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"



WHY A BARRIER?
1. TO PROTECT ALL ABOVE GROUND PORTIONS
2. TO PROTECT SOIL NEAR TREE FROM COMPACTION
3. PROVIDES PHYSICAL AND MENTAL AWARE–NESS OF TREES' PRESENCE TO EQUIPMENT OPERATORS

WHY IT WORKS
1. NO HEAVY EQUIPMENT ALLOWED INSIDE BARRIER, ONLY HAND LABOR
2. NO CONSTRUCTION MATERIALS OR TEMPORARY SOIL DEPOSITS ALLOWED INSIDE THIS AREA

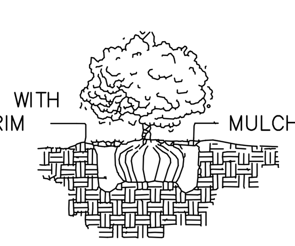
BY OBSERVING THESE TWO SIMPLE PRINCIPLES, A TREES' CHANCE FOR SURVIVAL IS GREATLY ENHANCED

SPECIFICATIONS FOR WOOD BARRIER
1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE DRIPLINE
2. MINIMUM 3' IN HEIGHT
3. UPRIGHTS– THE EQUIVALENT OF 2"x4" LUMBER ON 6' MINIMUM CENTERS
4. HORIZONTAL– THE EQUIVALENT OF TWO COURSES OF 1/2" ROPING WITH YELLOW PLASTIC TAPE FLAGGING
5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

NOTE:
BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

TREE PROTECTION MEASURES

FORM SAUCER WITH 3" CONT. RIM



MULCH

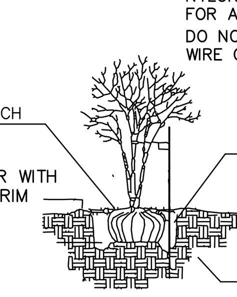
SPECIFIED PLANTING MIX
WATER & TAMP TO
REMOVE AIR POCKETS

SHRUB PLANTING

STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT

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

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



SEE GENERAL NOTES ON SOIL PREPARATION

MULTI–TRUNK TREE STAKES

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

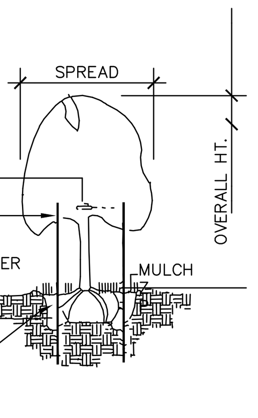
PAINT ALL CUTS OVER 1" DIAM.

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

HARDWOOD STAKES 3 STAKES 2" x 2" DRIVEN (MIN 16") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING.

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS



TREE PLANTING VERTICAL STAKES

SITE NOTE:

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

DATE		REVISIONS	BY	CHECKED
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
10/27/2023	4	PER CITY COMMENTS DATED 09/18/2023	JT	SJS

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

LANDSCAPE NOTES

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

PROJECT NO. 22-032
SCALE NOTED
DATE NOVEMBER 30, 2022
SHEET NO. L-4
SHEET 26 OF 26

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
REGISTERED LANDSCAPE ARCHITECT RICHARD T. ABT 1321 STATE OF FLORIDA
RICK ABT LICENSE NO. 1321

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICK ABT 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.

22-032_LandscapePlan.dwg