



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

April 17, 2024 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

1. Awakening Foundation - Christian Concert Summer 2024 - 3710 Jason Dwelley Parkway - Apopka Amphitheater, July 27, 2024, 8:00 AM - 11:00 PM
2. The Gina McReynolds Foundation - The Team Gina 5K - 3710 Jason Dwelley Parkway - Apopka Amphitheater, October 19, 2024, 5:00 AM-10:00 AM

FUTURE LAND USE AMENDMENT

1. FLU-24-4, 1400 West Kelly Park Road - Future Land Use (FLU), 1st Submittal
2. FLU-24-3, 1289 Hermit Smith Road - Floridian Town Center Phase 1 - Future Land Use (FLU), 1st Submittal

REZONING

1. FLU-24-4, 1400 West Kelly Park Road - Rezoning, 1st Submittal
2. PD-24-4, Floridian Town Center - PD Amendment (PD), 1st Submittal

PLAT

1. SP-24-26, Wyld Oaks - Replat, 1st Submittal

SPECIAL EXCEPTION

1. SPX-24-1, GCC Worship Center - Special Exception (SPX), 2nd Submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. SP-24-30, Brunache Commerce Park - Major Development Plan (MDP), 2nd Submittal
2. SP-24-6, Plymouth Sorrento Apartments - Major Development Plan (MDP), 2nd Submittal

CONSTRUCTION SITE PLAN

1. SP-24-13, Kelly Industrial Park Phase 1 - Construction Site Plan (CSP), 2nd Submittal

ADJOURNMENT

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

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

City of Apopka Special Events Application

04/09/2024 6:24 PM (EDT)

Awakening Foundation

7/27/24



Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name

Awakening Foundation

Name of Applicant Samantha Harper

Mailing Address 32 Southshore Lane

City Conway

State AR

Zip Code 72032

Cell Phone 9313192112

Email samantha@awakeningevents.com

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

Yes

State of Florida Tax ID Number 27-4706723

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate

 IRS 501c3 Letter.pdf

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

 Awakening Foundation.pdf

Name of the Event Christian Concert Summer 2024 (official name to be determined)

Date(s) of the Event 7/27/2024

Hours of the Event About 8am to 11pm for full day. About 5pm for VIP doors, 6pm general doors, 7pm show time. Load out end around 11pm.

Location of the Event Apopka Amphitheater / Pavilion

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

Yes

Anticipated attendance: 3250

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

This is a concert, part of a Christian contemporary artist's summer shows. We do know who the artist is, but are not able to publicly share who it is until his other summer shows are announced. We are still determining who will be opening for him if anyone. There will also be a VIP BBQ picnic before the event at the pavilion for around 160 patrons.

Event Category

- Concert Performance

Are there flyers or advertisements for this event?

Yes

Additional Event Information We can provide flyers/advertisements once our marketing team provides this.

Will there be admission fees to your event?

Yes

Will you be serving alcohol?

No

Is your event open to the public?

Yes

Does your event include food concession?

Yes

Do you intend to have food trucks at your event?

No

Will there be merchandising vending at your event?

Yes

How many vendors? 3

Will they need electric?

Yes

Additional fees apply for electric use.

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

Yes

Name of Security Company: Gator Guards

Do you require overnight security?

No

Are there musical entertainment features related to your event?

Yes

Please attach a list of all stage performance schedules.

Will amplified sound be used during the event?

Yes

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

No

Does your event include the use of tents?

Yes

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

What size of tents? We are working with Nelson's Tents and Events on this.

Will inflatables be used at your event?

No

Will your event include any fireworks or pyrotechnics?

No

Layout map for event



ApopcaAmpSite overviewV1.pdf

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

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

Setup/Load In

Date 07/27/2024
Start Time 8:00 AM (EDT)
End Time 1:00 PM (EDT)

Event Dates

Date 07/27/2024
Start Time 5:00 PM (EDT)
End Time 10:00 PM (EDT)

Take Down/Load Out

Date 07/27/2024
Start Time 9:00 PM (EDT)
End Time 11:00 PM (EDT)

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

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

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

Applicant Signature



Name of Applicant Samantha Harper

Title of Applicant Routing Assistant

Date Submitted 04/09/2024

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

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

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

Please provide a copy of your certificate of insurance.



ACORD Form 20240408-085309.pdf

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

REQUIREMENTS

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

INSURANCE

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

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations

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

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

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

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

Signature of Applicant



Name of Applicant

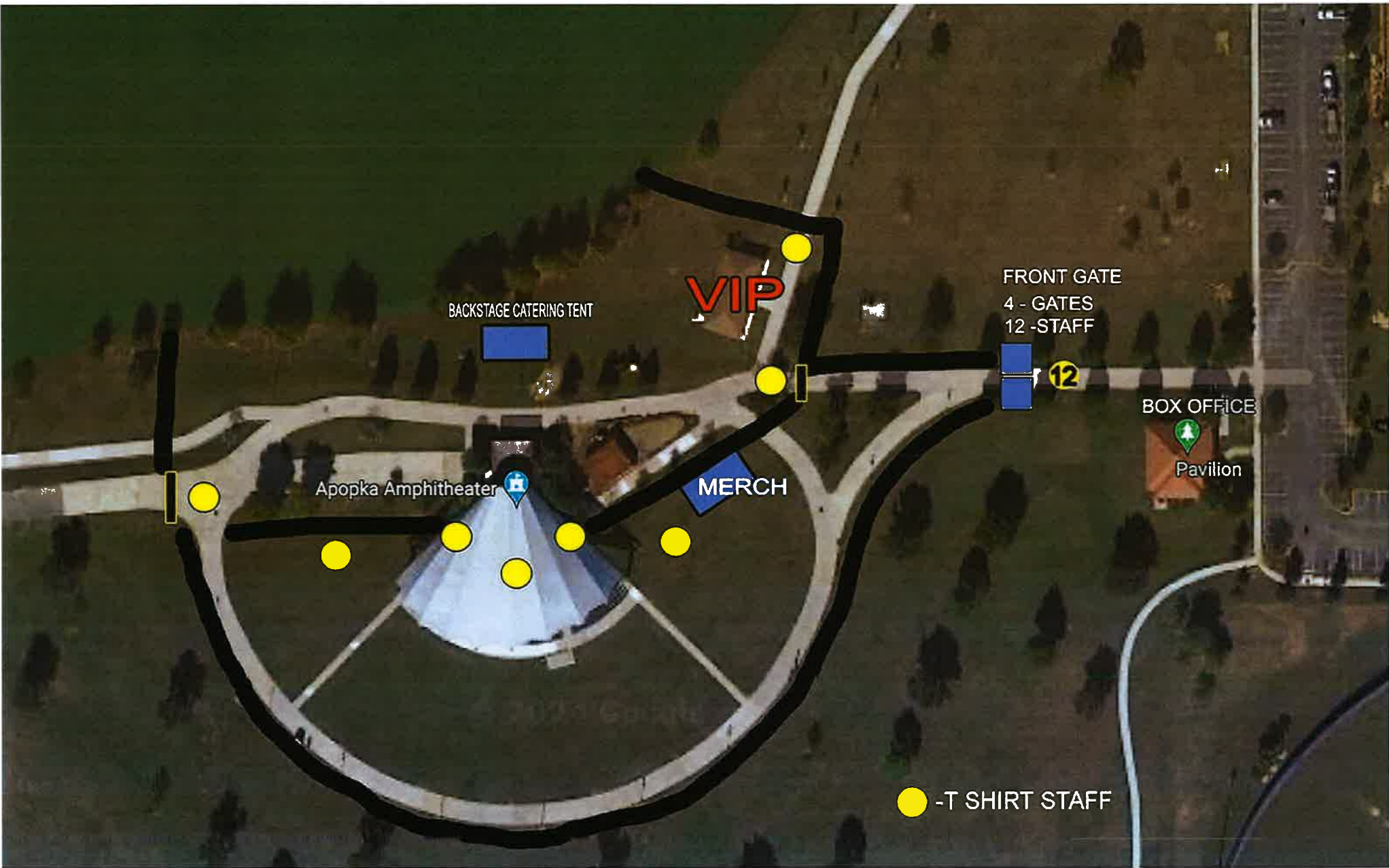
Samantha Harper

Title of Applicant

Routing Assistant

Sponsoring Organization Name

Awakening Foundation





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/08/2024

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

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

PRODUCER Mountcastle Insurance P.O. Box 1937 Lexington NC 27293-1937	CONTACT NAME: Penny Watts, CIC, CISR PHONE (A/C, No, Ext): (336) 249-4951 FAX (A/C, No): E-MAIL ADDRESS: pwatts@mountcastleinsurance.com																					
INSURED Awakening Events Inc. & Awakening Foundation 32 Southshore Ln Conway AR 72032	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Arch Insurance Company</td><td></td></tr><tr><td>INSURER B:</td><td>Accident Fund General Insurance Company</td><td>12304</td></tr><tr><td>INSURER C:</td><td>The Cincinnati Insurance Co.</td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Arch Insurance Company		INSURER B:	Accident Fund General Insurance Company	12304	INSURER C:	The Cincinnati Insurance Co.		INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	Arch Insurance Company																					
INSURER B:	Accident Fund General Insurance Company	12304																				
INSURER C:	The Cincinnati Insurance Co.																					
INSURER D:																						
INSURER E:																						
INSURER F:																						

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

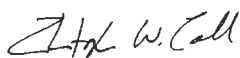
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:			SNCG13533201	01/15/2024	01/15/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			SNAUT0130901	01/15/2024	01/15/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED \$ RETENTION \$			SNFXS0158501	01/15/2024	01/15/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	100089022	01/15/2024	01/15/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C/A	C - Excess over SNFXS0158501 A - Misc. Unsch. Leased/Rented (L/R)			EXS 0695156 / SNIML0091301	01/15/2024	01/15/2025	Excess Limit 4,000,000 Misc Leased/Rented 1,216,000 L/R Max Per Item 150,000

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

7-27-24 - Zach Summer. Automatic additional insured status applies when required by written contract with regards to general liability but only as respects to claims arising out of the negligence of the named insured.

CERTIFICATE HOLDER**CANCELLATION**

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

© 1988-2015 ACORD CORPORATION. All rights reserved.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Sponsor(s) of the Named Insured
but only with respect to operations of the Named Insured.

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

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

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

However:

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

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

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

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – LESSOR OF LEASED
EQUIPMENT – AUTOMATIC STATUS WHEN
REQUIRED IN LEASE AGREEMENT WITH YOU**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II – Who Is An Insured is amended to include as an additional insured any person(s) or organization(s) from whom you lease equipment when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person(s) or organization(s) is an insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s).

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when their contract or agreement with you for such leased equipment ends.

B. With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement you have entered into with the additional insured; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s): The person or organization with whom the insured has executed an agreement or contract prior to the loss.
--

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

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of Section IV – Conditions:

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

STATE OF ARKANSAS



Mark Martin

ARKANSAS SECRETARY OF STATE

To All to Whom These Presents Shall Come, Greetings:

I, Mark Martin, Arkansas Secretary of State of Arkansas, do hereby certify that the following and hereto attached instrument of writing is a true and perfect copy of

Articles of Incorporation

of

AWAKENING FOUNDATION

filed in this office April 24, 2013 in compliance with the provisions of the law and are hereby declared a body politic and corporate, by the name and style aforesaid, with all the powers, privileges and immunities granted in the law thereunto appertaining.



In Testimony Whereof, I have hereunto set my hand and affixed my official Seal. Done at my office in the City of Little Rock, this 24th day of April, 2013.

Mark Martin

Arkansas Secretary of State



We, the undersigned, acting as incorporators of a corporation under the Arkansas Non profit Act (Act 1147 of 1993), adopt the following Articles of Incorporation of such corporation.

- 1: **The name of the corporation is:**
 AWAKENING FOUNDATION
- 2: **The corporation is:** PUBLIC - BENEFIT CORPORATION
- 3: **Will this corporation have members:** NO
- 4: **Power of the corporation:**
 A. IRS (501)(C)(3) SUGGESTED LANGUAGE:
 10/29/2007:
 NO PART OF THE NET EARNINGS OF THE CORPORATION SHALL INURE TO THE BENEFIT, OR BE DISTRIBUTABLE TO ITS MEMBERS, TRUSTEES, OFFICERS, OR OTHER PRIVATE PERSONS, EXCEPT THAT THE CORPORATION SHALL BE AUTHORIZED AND EMPOWERED TO PAY REASONABLE COMPENSATION FOR SERVICES RENDERED AND TO MAKE PAYMENTS AND DISTRIBUTIONS IN FURTHERANCE OF THE PURPOSES SET FORTH IN PREVIOUS ARTICLES HEREOF. NO SUBSTANTIAL PART OF THE ACTIVITIES OF THE CORPORATION SHALL BE THE CARRYING ON OF PROPAGANDA, OR OTHERWISE ATTEMPTING TO INFLUENCE LEGISLATION, AND THE CORPORATION SHALL NOT PARTICIPATE IN, OR INTERVENE IN (INCLUDING THE PUBLISHING OR DISTRIBUTION OF STATEMENTS) ANY POLITICAL CAMPAIGN ON BEHALF OR IN OPPOSITION TO ANY CANDIDATE FOR PUBLIC OFFICE. NOTWITHSTANDING ANY OTHER PROVISION OF THESE ARTICLES, THE CORPORATION SHALL NOT CARRY ON ANY OTHER ACTIVITIES NOT PERMITTED TO BE CARRIED ON (A) BY A CORPORATION EXEMPT FROM FEDERAL INCOME TAX UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE, OR THE

7: Corporation's Initial registered agent:

Name DAN FIFE
Street Address 1025 FRONT STREET, SUITE 1
City: CONWAY
State: AR
ZIP: 72032-

8: The name and address of each Incorporator is as follows:

Name 1 DAN FIFE
Address 1025 FRONT
1 STREET, SUITE
1 CONWAY AR

Name 2
Address
2

Name 3
Address
3

Name 4
Address
4

Name 5
Address
5

Name 6
Address
6

Name 7
Address
7

Name 8
Address
8

Name 9
Address
9

Name 10
Address
10

CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE, OR (B) BY A CORPORATION, CONTRIBUTIONS TO WHICH ARE DEDUCTIBLE UNDER SECTION 170(C)(2) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE.

5: The purpose for which this corporation is organized:

A. IRS (501)(C)(3) SUGGESTED LANGUAGE:
10/29/2007:
 SAID CORPORATION IS ORGANIZED EXCLUSIVELY FOR CHARITABLE, RELIGIOUS, EDUCATIONAL, AND SCIENTIFIC PURPOSES, INCLUDING, FOR SUCH PURPOSES, THE MAKING OF DISTRIBUTIONS TO ORGANIZATIONS THAT QUALIFY AS EXEMPT ORGANIZATIONS UNDER 501(C)(3) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE.)

6: Distribution of assets on dissolution:

A. IRS (501)(C)(3) SUGGESTED LANGUAGE:
10/29/2007:
 UPON THE DISSOLUTION OF THE CORPORATION, ASSETS SHALL BE DISTRIBUTED FOR ONE OR MORE EXEMPT PURPOSES WITHIN THE MEANING OF SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE, OR CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE, OR SHALL BE DISTRIBUTED TO THE FEDERAL GOVERNMENT, OR TO A STATE OR LOCAL GOVERNMENT, FOR A PUBLIC PURPOSE. ANY SUCH ASSETS NOT SO DISPOSED OF SHALL BE DISPOSED OF BY A COURT OF COMPETENT JURISDICTION OF THE COUNTY IN WHICH THE PRINCIPAL OFFICE OF THE CORPORATION IS THEN LOCATED, EXCLUSIVELY FOR SUCH PURPOSES OR TO SUCH ORGANIZATION OR ORGANIZATIONS AS SAID COURT SHALL DETERMINE WHICH ARE ORGANIZED AND OPERATED EXCLUSIVELY FOR SUCH PURPOSES.

Optional Info:

**Signature of an
Incorporator:**

DAN FIFE

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

AUG 05 2014

AWAKENING FOUNDATION
1025 FRONT ST STE 1
CONWAY, AR 72032

Employer Identification Number:
46-2611720
DLN:
17053190375023
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
April 24, 2013
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

AWAKENING FOUNDATION

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in black ink, reading "Tamara Rippanda". The signature is written in a cursive, flowing style with a large initial 'T'.

Director, Exempt Organizations

Letter 947

City of Apopka Special Events Application

03/18/2024 10:10 AM (EDT)



Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator
events@apopka.net
 407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name The Gina McReynolds Foundation

Name of Applicant	Will McReynolds
Mailing Address	1631 Rock Springs Road #106
City	Apopka
State	Florida
Zip Code	32712
Cell Phone	3214024887
Email	Tarag8r15@aol.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes
State of Florida Tax ID Number	45-441-5436

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate



Gina McReynolds Foundation (501c3 Verificaiton) (1).pdf

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.



Gina McReynolds Foundation (501c3 Verificaiton) (1).pdf

Name of the Event	The Team Gina 5K
Date(s) of the Event	October 19, 2024
Hours of the Event	5 AM - 10 AM (Race starts at 7:30 AM)
Location of the Event	Amphitheater
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	400
Briefly describe the event and all activities that will occur during the event:	Same course/event as all prior years. The 5K will begin at the pavilion by the Amphitheater and loop around the lake.
Event Category	• Organized Run/Walk
Are there flyers or advertisements for this event?	No
Additional Event Information	Yes, website will be set up with the 5K information
Will there be admission fees to your event?	Yes

Will you be serving alcohol?

No

Is your event open to the public?

Yes

Does your event include food concession?

Yes

Do you intend to have food trucks at your event?

Yes

How many?

1

Will there be merchandising vending at your event?

Yes

How many vendors?

1

Will they need electric?

Yes

Additional fees apply for electric use.

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

No

Do you require overnight security?

No

Are there musical entertainment features related to your event?

No

Will amplified sound be used during the event?

Yes

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

No

Does your event include the use of tents?

No

Will inflatables be used at your event?

No

Will your event include any fireworks or pyrotechnics?

No

Layout map for event



Race Map.docx

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

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

Setup/Load In

Date

10/18/2024

Start Time

3:00 PM (EDT)

End Time

7:00 AM (EDT)

Event Dates

Date	10/19/2024
Start Time	7:00 AM (EDT)
End Time	10:00 AM (EDT)

Take Down/Load Out

Date	10/19/2024
Start Time	10:00 AM (EDT)
End Time	11:30 AM (EDT)

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

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

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

Applicant Signature

Name of Applicant	Tara Barrett for The Gina McReynolds Foundation
Title of Applicant	Race Director
Date Submitted	03/18/2024

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

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

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

Please provide a copy of your certificate of insurance.



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

REQUIREMENTS

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

INSURANCE

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

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations

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

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

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

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

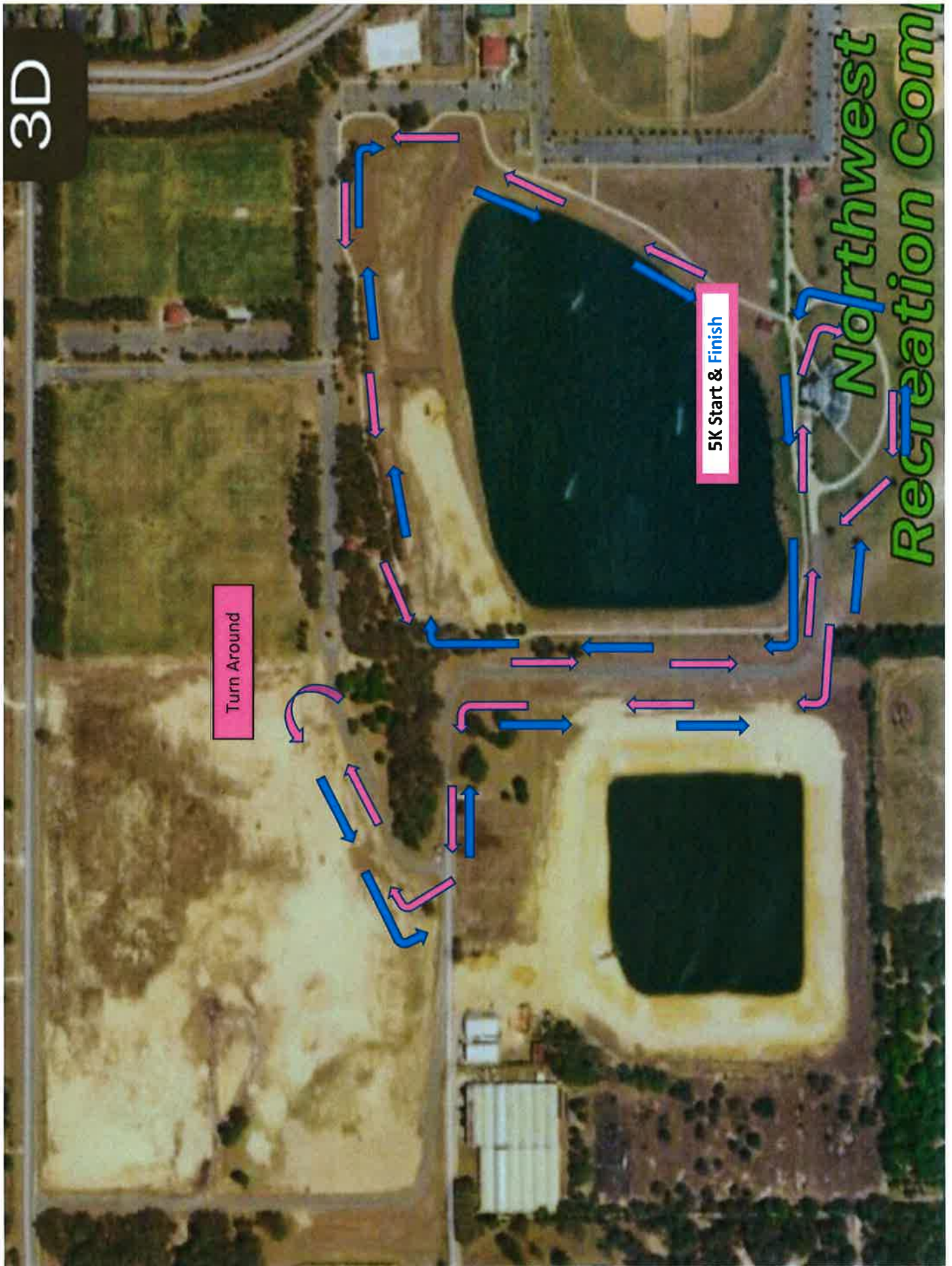
Signature of Applicant



Name of Applicant Tara Barrett on behalf of The Gina McReynolds Foundation

Title of Applicant Race Director

Sponsoring Organization Name The Gina McReynolds Foundation



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 21 2014**

GINA MCREYNOLDS FOUNDATION INC
C/O SHIVON PATEL
7025 CR46A STE 1071 PMB 353
LAKE MARY, FL 32746

Employer Identification Number:
45-4415436
DLN:
17053324402013
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
January 30, 2012
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947

GINA MCREYNOLDS FOUNDATION INC

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Director, Exempt Organizations

Enclosure: Publication 4221-PC

Letter 947



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/11/2023

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

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

PRODUCER CF Insurance Services, Inc. DBA DeClue Brothers Insurance 218 S Lake Ave Apopka FL 32703		CONTACT NAME: Jonathan DeClue PHONE (A/C, No, Ext): 407-884-7843 E-MAIL ADDRESS: jond@ins4fl.com FAX (A/C, No): 407-884-6014	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Mount Vernon Fire Insurance Company	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 20230511165758738**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	Y	Y	NBP2556456	04/18/2023	04/18/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ NA GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ NA \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

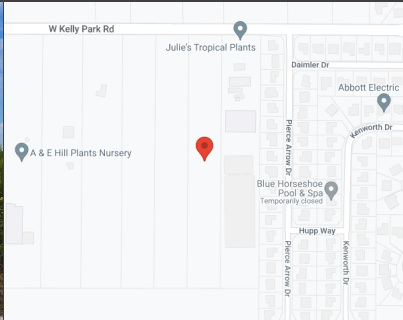
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**City of Apopka
120 E Main St
Apopka FL 32703

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



PROPERTY ADDRESS:
1400 W KELLY PARK ROAD, APOPKA, FLORIDA 32712

SURVEY NUMBER: 2309.1846

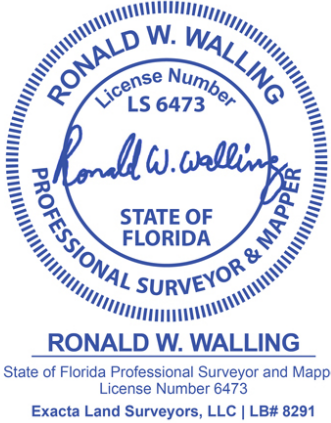
DATE SIGNED: 09/15/23 FIELD WORK DATE: 9/15/2023

REVISION DATE(S):
(REV.1 9/15/2023)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

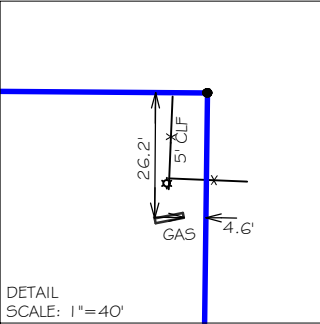
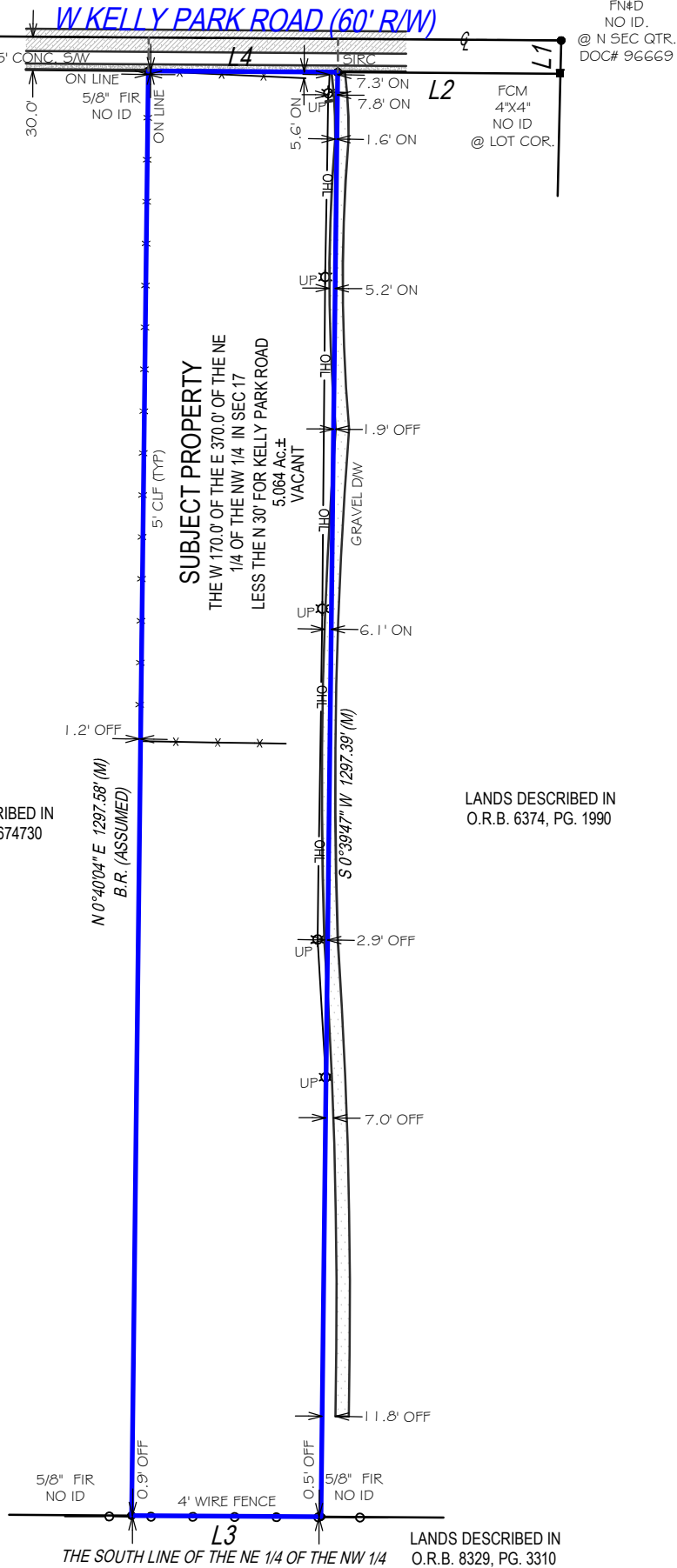


AFFILIATE
MEMBERS

2309.1846
BOUNDARY SURVEY
ORANGE COUNTY

NW SEC COR
DOC# 96670

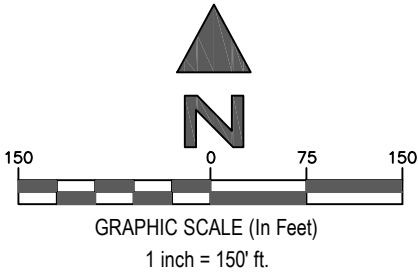
THE NORTH SECTION LINE
S 89°35'01" E 2650.46' (M)



- LINE TABLE:
- L1 30.00' (D)
S 1°19'17" W 29.79' (M)
 - L2 200.00' (D)
N 89°38'04" W 199.85' (M)
 - L3 170.00' (D)
N 89°39'05" W 170.06' (M)
 - L4 170.00' (D)
S 89°35'19" E 169.95' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS:
1400 W KELLY PARK ROAD, APOPKA, FLORIDA 32712

SURVEY NUMBER: 2309.1846

CERTIFIED TO:
FIRST AMERICAN TITLE;

DATE SIGNED: 09/15/23

BUYER:

LENDER:

TITLE COMPANY: FIRST AMERICAN TITLE

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED

AS FOLLOWS:

THE WEST 170.0 FEET OF THE EAST 370.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ALL IN ORANGE COUNTY, FLORIDA.

LESS: THE NORTH 30.0 FEET THEREOF FOR KELLY PARK ROAD RIGHT-OF-WAY.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF APOPKA, COMMUNITY NUMBER 120180, PANEL NUMBER 0050 DATED 9/24/2021.

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted “SIRC” indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.

10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS
(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor

FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRS PK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land

Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

JOB SPECIFIC SURVEYOR NOTES:
THE BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983, (2011 ADJUSTMENT).

Exacta Land Surveyors, LLC

LB# 8291

o: 866.735.1916 | f: 866.744.2882

131 West Broadway Street, Suite 1001, Oviedo, FL 32765

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

Page 33 of 102

BOUNDARY AND TOPOGRAPHIC SURVEY

NOTE: ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD88 VERTICAL DATUM.

The features and linework shown hereon are relative to Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment, average combined factor 0.99997293 (1.000027071), as established from National Geodetic Survey Control Point M8584, GPS field date August 2, 2019. All distances are Grid dimensions.

DESCRIPTION:

That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

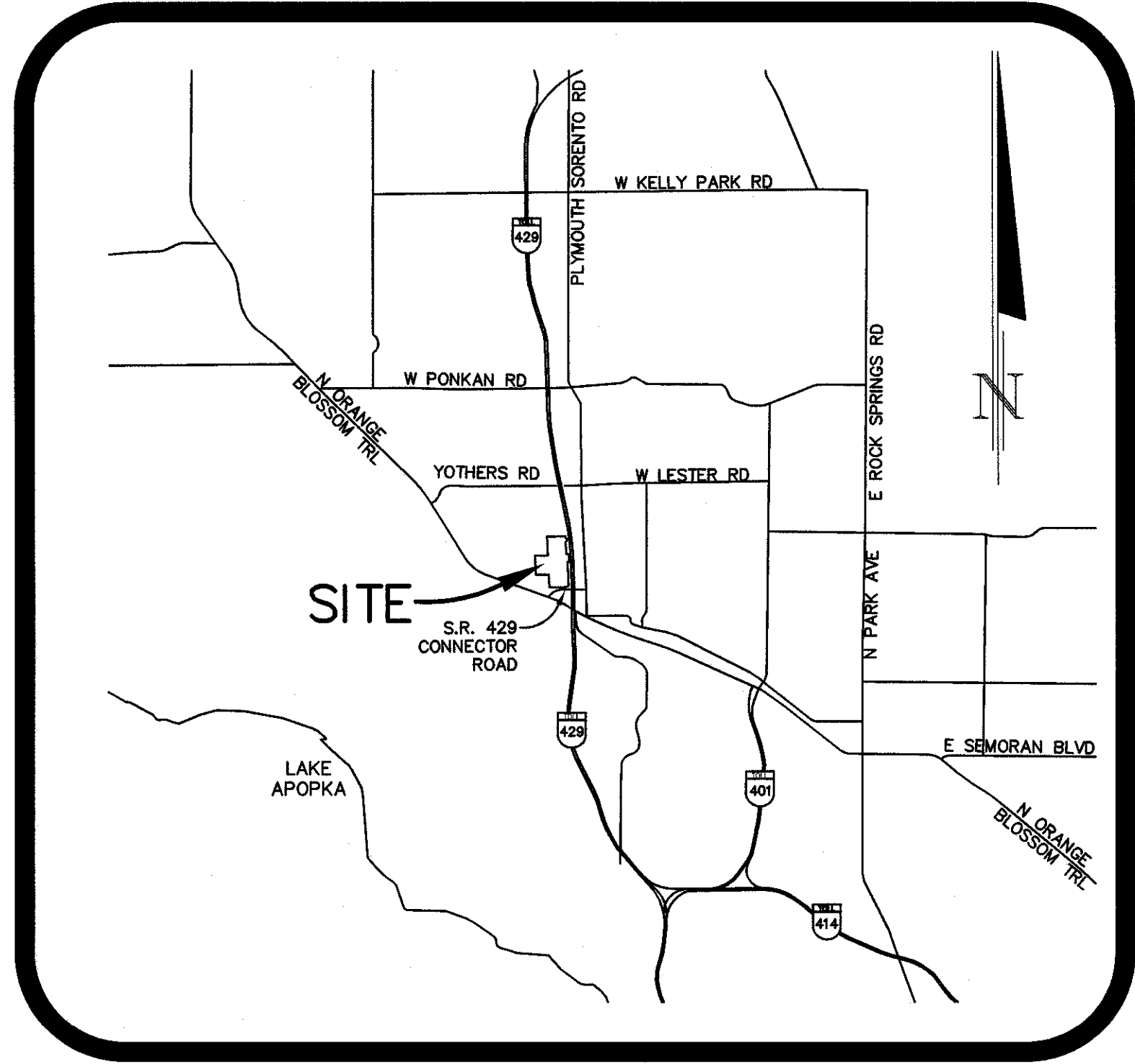
BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plot of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plot of STANTON RIDGE and the West line of the Northeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 983.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36, for a distance of 685.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36, for a distance of 298.07 feet to the North line of the South 1/2 of said South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said West line run N80°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°44'36"E along said East line, 32.62 feet to the South line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said East line run S89°20'17"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S02°44'36"E along the West line of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance of 682.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1797, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Western limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51"E along said Western limited access right-of-way line, 200.23 feet; thence N64°40'34"E along said Western limited access right-of-way line, 78.30 feet to the Western limited access right-of-way line of State Road Number 429, as described in Official Records Book 9854, Page 3691, of the Public Records of Orange County, Florida; thence N02°18'52"W along said Western limited access right-of-way line, 545.26 feet to the Northwest corner of Lot 6, Block F, according to said plat of MAP OF PLYMOUTH; thence N05°53'47"W along the Western limited access right-of-way line according to Central Florida Expressway Authority Right-of-way Map 07X, Project Number 429-202, for a distance of 40.18 feet to the Southwest corner of Lot 1, Block F, according to said plat of MAP OF PLYMOUTH and the Western limited access right-of-way line of State Road Number 429, as described in Official Records Book 0808, Page 4332, of the Public Records of Orange County, Florida; thence N02°20'29"W along said Western limited access right-of-way line, 646.86 feet; thence N89°29'17"E along said Western limited access right-of-way line, 84.79 feet to the Western limited access right-of-way line of State Road Number 429, as described in Official Records Book 10764, Page 490, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'28"W; thence Northerly along said Western limited access right-of-way line and the arc of said curve through a central angle of 02°01'48", for a distance of 400.16 feet to the Western limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 6080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°29'17"W along said Western limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11169.16 feet and a chord bearing of N04°40'48"W; thence Northerly along said Western limited access right-of-way line and the arc of said curve through a central angle of 03°11'30", for a distance of 622.17 feet to a non-tangent line; thence N37°22'01"E along said Western limited access right-of-way line, 192.75 feet; thence N02°27'45"W along said Western limited access right-of-way line, 24.71 feet to the Southwest corner of the aforesaid plat of STANTON RIDGE; thence departing said Western limited access right-of-way line run the following courses and distances along the aforesaid South line of the plot of STANTON RIDGE: S89°51'50"W, 46.62 feet; N82°16'26"W, 79.53 feet; N00°31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 74.722 acres more or less than calculated in ground dimensions.

Being subject to any rights-of-way, restrictions, conditions and easements of record.

SURVEYORS NOTES:

- Not valid without the original signature and seal of a Florida licensed surveyor and mapper.
- Boundaries shown hereon are based on the Western Limited Access Right-of-way line of State Road No. 429, according to Central Florida Expressway Authority, Right-of-way Control Survey, prepared by Geodetic Consultants, Inc., dated 8/12/2015, being N02°18'28"W, relative to Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment.
- Apparent Physical Use (APU) is shown hereon as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
- Unless otherwise shown, only improvements within 10' of the boundary lines of the property described hereon were located. No interior improvements beyond 10' of the boundary lines have been located due to the site being under demolition/construction as of the date of this survey.
- The features and linework shown hereon are relative to Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment, average combined factor 0.99997293 (1.000027071), as established from National Geodetic Survey Control Point AK6864, GPS field date August 2, 2019. All distances are Grid dimensions.
- Fence ownership not determined unless otherwise noted.
- Elevations shown hereon are based on Orange County Survey Benchmark S1579005, being a 3" Orange County aluminum disk at the Northeast corner of Plymouth Post Office in concrete base of flagpole, having an elevation of 122.854 feet (NAVD88), as provided by Orange County, Florida.
- All measurements are in feet in accordance with the United States standard.
- Horizontal Accuracy Statement: The accuracy of the survey data shown hereon has been verified by redundant measurements or traverse closures achieving or exceeding a closure of 1 foot in 10,000 feet.
- Vertical Accuracy Statement: Elevations shown hereon are based on a level loop or closure to a second benchmark that meets the standard of plus or minus 0.05 times the square root of the distance in miles.
- All boundary line bearings, distances and curve data are plotted and/or described and measured unless shown as (P) = Plotted, (D) = Described and/or (M) = Measured.
- According to Flood Insurance Rate Map Community Panel No. 120179 0110 F, Orange County, Florida, map effective September 23, 2009 and Flood Insurance Rate Map Community Panel No. 120179 1025 F, Orange County, Florida, and map effective September 23, 2009, the lands described hereon lie in Zone X (unshaded).
- This survey does not show or address handicap ramps and slopes, sidewalk cross-slopes, exact dimensions of striping of handicap parking spaces or any other items relating to Federal, State or local handicap compliance matters.
- No underground utilities, undergrounds, improvements, installations or foundations located by surveyor.
- No environmental issues have been addressed by this survey.
- All adjoining rights-of-way, subdivisions and information on adjoining properties shown hereon is from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc., neither attempted nor were required to do a title search regarding such information. Users of this survey are placed on notice that reliance on such information is at their own peril, in this regard.
- All dimensions shown from boundary lines to improvements (other than buildings) are to center of said improvements. All symbols used to depict improvements are not to scale.
- Monument offset directions and distances are computed in cardinal directions from boundary corners relative to the bearing base (i.e., N 0.25' = North 0.25').
- This survey does not reflect or determine ownership.
- The word "certify" or "certification" as shown and used hereon, means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Additions or deletions to this survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Lands depicted hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm. No title opinion provided to surveyor for review. There may be additional easements and restrictions that burden the subject property that are not shown or noted hereon.



VICINITY MAP
NOT TO SCALE

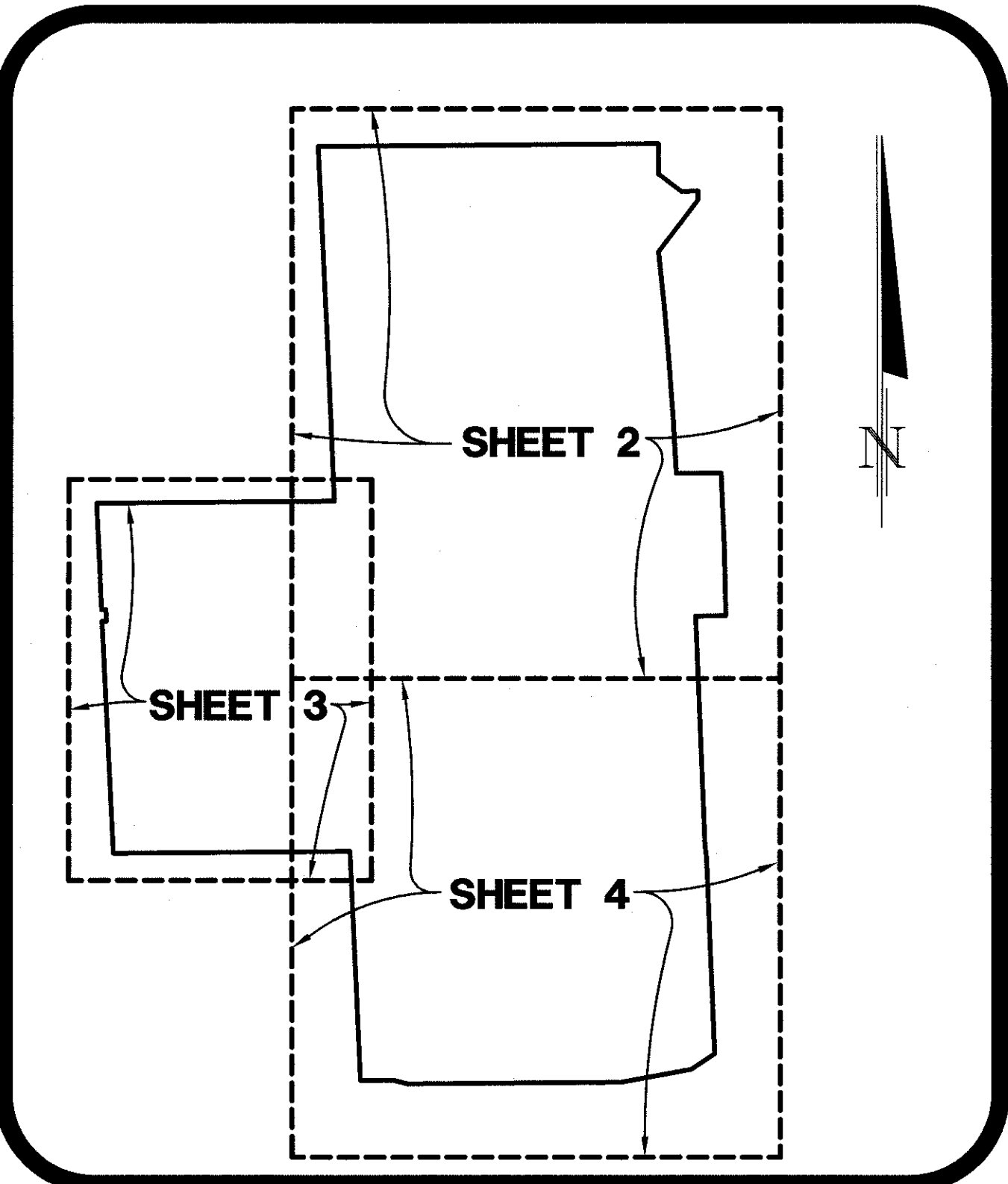
LEGEND

SYMBOLS

1	LINE NUMBER (SEE LINE TABLE)	A/C	AIR CONDITIONER
2	CURVE NUMBER (SEE CURVE TABLE)	APPROX	APPROXIMATE
3	SECTION, TOWNSHIP, RANGE	APPROX	APPROXIMATE PHYSICAL USE
4	LINE	APPROX	APPROXIMATE
5	LINE	APPROX	APPROXIMATE
6	LINE	APPROX	APPROXIMATE
7	LINE	APPROX	APPROXIMATE
8	LINE	APPROX	APPROXIMATE
9	LINE	APPROX	APPROXIMATE
10	LINE	APPROX	APPROXIMATE
11	LINE	APPROX	APPROXIMATE
12	LINE	APPROX	APPROXIMATE
13	LINE	APPROX	APPROXIMATE
14	LINE	APPROX	APPROXIMATE
15	LINE	APPROX	APPROXIMATE
16	LINE	APPROX	APPROXIMATE
17	LINE	APPROX	APPROXIMATE
18	LINE	APPROX	APPROXIMATE
19	LINE	APPROX	APPROXIMATE
20	LINE	APPROX	APPROXIMATE
21	LINE	APPROX	APPROXIMATE
22	LINE	APPROX	APPROXIMATE
23	LINE	APPROX	APPROXIMATE
24	LINE	APPROX	APPROXIMATE
25	LINE	APPROX	APPROXIMATE
26	LINE	APPROX	APPROXIMATE
27	LINE	APPROX	APPROXIMATE
28	LINE	APPROX	APPROXIMATE
29	LINE	APPROX	APPROXIMATE
30	LINE	APPROX	APPROXIMATE
31	LINE	APPROX	APPROXIMATE
32	LINE	APPROX	APPROXIMATE
33	LINE	APPROX	APPROXIMATE
34	LINE	APPROX	APPROXIMATE
35	LINE	APPROX	APPROXIMATE
36	LINE	APPROX	APPROXIMATE
37	LINE	APPROX	APPROXIMATE
38	LINE	APPROX	APPROXIMATE
39	LINE	APPROX	APPROXIMATE
40	LINE	APPROX	APPROXIMATE
41	LINE	APPROX	APPROXIMATE
42	LINE	APPROX	APPROXIMATE
43	LINE	APPROX	APPROXIMATE
44	LINE	APPROX	APPROXIMATE
45	LINE	APPROX	APPROXIMATE
46	LINE	APPROX	APPROXIMATE
47	LINE	APPROX	APPROXIMATE
48	LINE	APPROX	APPROXIMATE
49	LINE	APPROX	APPROXIMATE
50	LINE	APPROX	APPROXIMATE
51	LINE	APPROX	APPROXIMATE
52	LINE	APPROX	APPROXIMATE
53	LINE	APPROX	APPROXIMATE
54	LINE	APPROX	APPROXIMATE
55	LINE	APPROX	APPROXIMATE
56	LINE	APPROX	APPROXIMATE
57	LINE	APPROX	APPROXIMATE
58	LINE	APPROX	APPROXIMATE
59	LINE	APPROX	APPROXIMATE
60	LINE	APPROX	APPROXIMATE
61	LINE	APPROX	APPROXIMATE
62	LINE	APPROX	APPROXIMATE
63	LINE	APPROX	APPROXIMATE
64	LINE	APPROX	APPROXIMATE
65	LINE	APPROX	APPROXIMATE
66	LINE	APPROX	APPROXIMATE
67	LINE	APPROX	APPROXIMATE
68	LINE	APPROX	APPROXIMATE
69	LINE	APPROX	APPROXIMATE
70	LINE	APPROX	APPROXIMATE
71	LINE	APPROX	APPROXIMATE
72	LINE	APPROX	APPROXIMATE
73	LINE	APPROX	APPROXIMATE
74	LINE	APPROX	APPROXIMATE
75	LINE	APPROX	APPROXIMATE
76	LINE	APPROX	APPROXIMATE
77	LINE	APPROX	APPROXIMATE
78	LINE	APPROX	APPROXIMATE
79	LINE	APPROX	APPROXIMATE
80	LINE	APPROX	APPROXIMATE
81	LINE	APPROX	APPROXIMATE
82	LINE	APPROX	APPROXIMATE
83	LINE	APPROX	APPROXIMATE
84	LINE	APPROX	APPROXIMATE
85	LINE	APPROX	APPROXIMATE
86	LINE	APPROX	APPROXIMATE
87	LINE	APPROX	APPROXIMATE
88	LINE	APPROX	APPROXIMATE
89	LINE	APPROX	APPROXIMATE
90	LINE	APPROX	APPROXIMATE
91	LINE	APPROX	APPROXIMATE
92	LINE	APPROX	APPROXIMATE
93	LINE	APPROX	APPROXIMATE
94	LINE	APPROX	APPROXIMATE
95	LINE	APPROX	APPROXIMATE
96	LINE	APPROX	APPROXIMATE
97	LINE	APPROX	APPROXIMATE
98	LINE	APPROX	APPROXIMATE
99	LINE	APPROX	APPROXIMATE
100	LINE	APPROX	APPROXIMATE

ABBREVIATIONS

1	LINE NUMBER (SEE LINE TABLE)	A/C	AIR CONDITIONER
2	CURVE NUMBER (SEE CURVE TABLE)	APPROX	APPROXIMATE
3	SECTION, TOWNSHIP, RANGE	APPROX	APPROXIMATE PHYSICAL USE
4	LINE	APPROX	APPROXIMATE
5	LINE	APPROX	APPROXIMATE
6	LINE	APPROX	APPROXIMATE
7	LINE	APPROX	APPROXIMATE
8	LINE	APPROX	APPROXIMATE
9	LINE	APPROX	APPROXIMATE
10	LINE	APPROX	APPROXIMATE
11	LINE	APPROX	APPROXIMATE
12	LINE	APPROX	APPROXIMATE
13	LINE	APPROX	APPROXIMATE
14	LINE	APPROX	APPROXIMATE
15	LINE	APPROX	APPROXIMATE
16	LINE	APPROX	APPROXIMATE
17	LINE	APPROX	APPROXIMATE
18	LINE	APPROX	APPROXIMATE
19	LINE	APPROX	APPROXIMATE
20	LINE	APPROX	APPROXIMATE
21	LINE	APPROX	APPROXIMATE
22	LINE	APPROX	APPROXIMATE
23	LINE	APPROX	APPROXIMATE
24	LINE	APPROX	APPROXIMATE
25	LINE	APPROX	APPROXIMATE
26	LINE	APPROX	APPROXIMATE
27	LINE	APPROX	APPROXIMATE
28	LINE	APPROX	APPROXIMATE
29	LINE	APPROX	APPROXIMATE
30	LINE	APPROX	APPROXIMATE
31	LINE	APPROX	APPROXIMATE
32	LINE	APPROX	APPROXIMATE
33	LINE	APPROX	APPROXIMATE
34	LINE	APPROX	APPROXIMATE
35	LINE	APPROX	APPROXIMATE
36	LINE	APPROX	APPROXIMATE
37	LINE	APPROX	APPROXIMATE
38	LINE	APPROX	APPROXIMATE
39	LINE	APPROX	APPROXIMATE
40	LINE	APPROX	APPROXIMATE
41	LINE	APPROX	APPROXIMATE
42	LINE	APPROX	APPROXIMATE
43	LINE	APPROX	APPROXIMATE
44	LINE	APPROX	APPROXIMATE
45	LINE	APPROX	APPROXIMATE
46	LINE	APPROX	APPROXIMATE
47	LINE	APPROX	APPROXIMATE
48	LINE	APPROX	APPROXIMATE
49	LINE	APPROX	APPROXIMATE
50	LINE	APPROX	APPROXIMATE
51	LINE	APPROX	APPROXIMATE
52	LINE	APPROX	APPROXIMATE
53	LINE	APPROX	APPROXIMATE
54	LINE	APPROX	APPROXIMATE
55	LINE	APPROX	APPROXIMATE
56	LINE	APPROX	APPROXIMATE
57	LINE	APPROX	APPROXIMATE
58	LINE	APPROX	APPROXIMATE
59	LINE	APPROX	APPROXIMATE
60	LINE	APPROX	APPROXIMATE
61	LINE	APPROX	APPROXIMATE
62	LINE	APPROX	APPROXIMATE
63	LINE	APPROX	APPROXIMATE
64	LINE	APPROX	APPROXIMATE
65	LINE	APPROX	APPROXIMATE
66	LINE	APPROX	APPROXIMATE
67	LINE	APPROX	APPROXIMATE
68	LINE	APPROX	APPROXIMATE
69	LINE	APPROX	APPROXIMATE
70	LINE	APPROX	APPROXIMATE
71	LINE	APPROX	APPROXIMATE
72	LINE	APPROX	APPROXIMATE
73	LINE	APPROX	APPROXIMATE
74	LINE	APPROX	APPROXIMATE
75	LINE	APPROX	APPROXIMATE
76	LINE	APPROX	APPROXIMATE
77	LINE	APPROX	APPROXIMATE
78	LINE	APPROX	APPROXIMATE
79	LINE	APPROX	APPROXIMATE
80	LINE	APPROX	APPROXIMATE
81	LINE	APPROX	APPROXIMATE
82	LINE	APPROX	APPROXIMATE
83	LINE	APPROX	APPROXIMATE
84	LINE	APPROX	APPROXIMATE
85	LINE	APPROX	APPROXIMATE
86	LINE	APPROX	APPROXIMATE
87	LINE	APPROX	APPROXIMATE
88	LINE	APPROX	APPROXIMATE
89	LINE	APPROX	APPROXIMATE
90	LINE	APPROX	APPROXIMATE
91	LINE	APPROX	APPROXIMATE
92	LINE	APPROX	APPROXIMATE
93	LINE	APPROX	APPROXIMATE
94	LINE	APPROX	APPROXIMATE
95	LINE	APPROX	APPROXIMATE
96	LINE	APPROX	APPROXIMATE
97	LINE	APPROX	APPROXIMATE
98	LINE	APPROX	APPROXIMATE
99	LINE	APPROX	APPROXIMATE
100	LINE	APPROX	APPROXIMATE

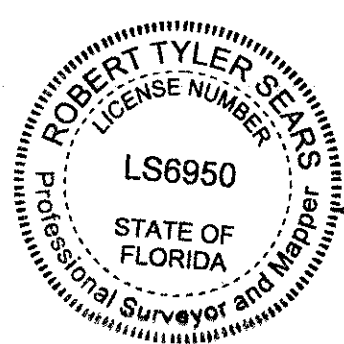


SHEET KEY MAP
NOT TO SCALE

SURVEY DATE: 8/25/2020

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 6S-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. MCINTOSH ASSOCIATES, INC.
SURVEYOR AND MAPPER



Signature Date
Robert Tyler Seal
Florida Registered Surveyor and Mapper
Certificate No. 6860
NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND SEAL OR AN ELECTRONIC SIGNATURE
(6S-17.05(3) F.A.C.) OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

PREPARED FOR:
COLLIER-BENGE JOINT VENTURE, LLC
SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

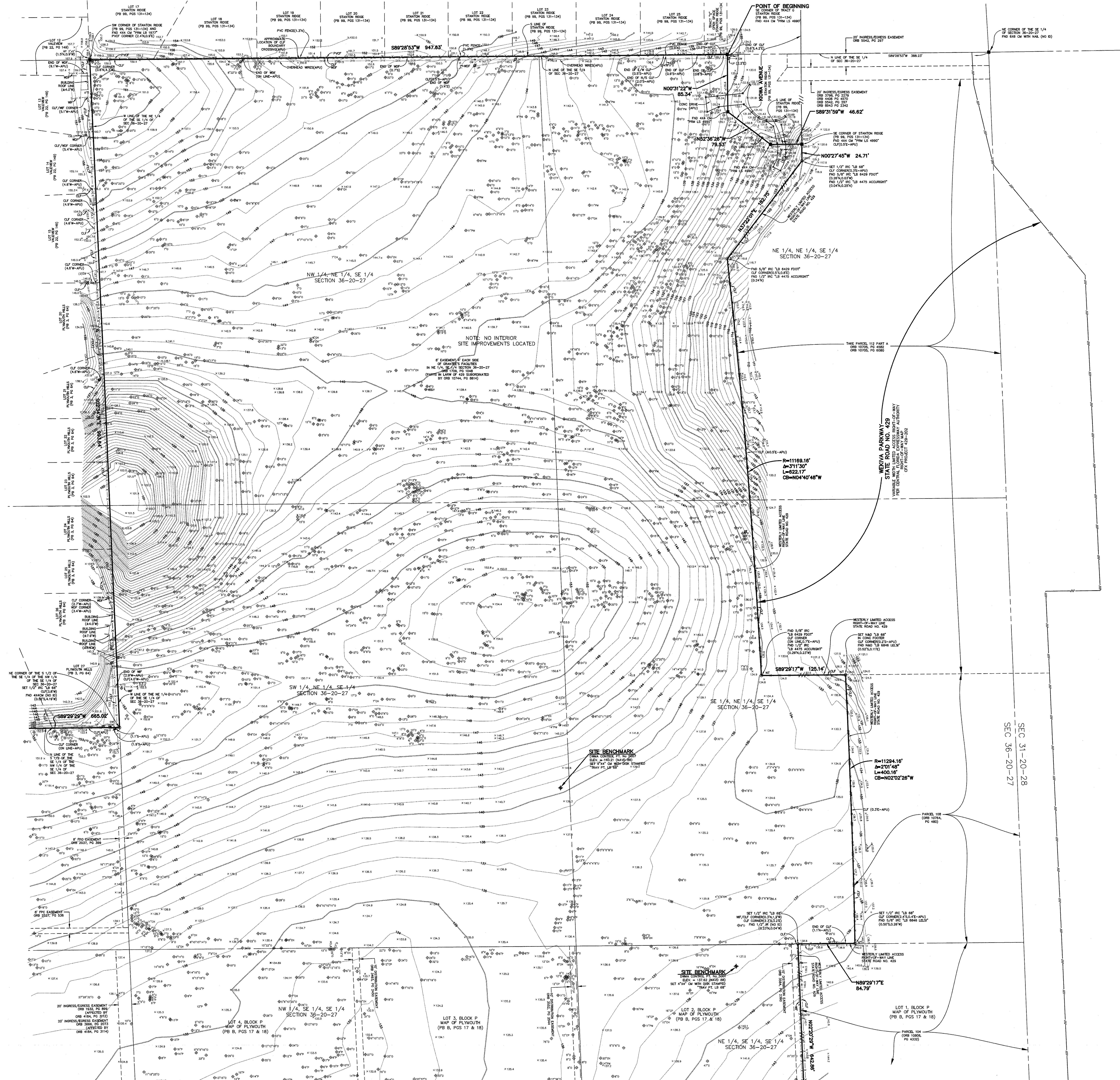
DRAWING:
CS919-11(X1)
SHEET
1 OF 4

BOUNDARY AND TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION AND LEGEND

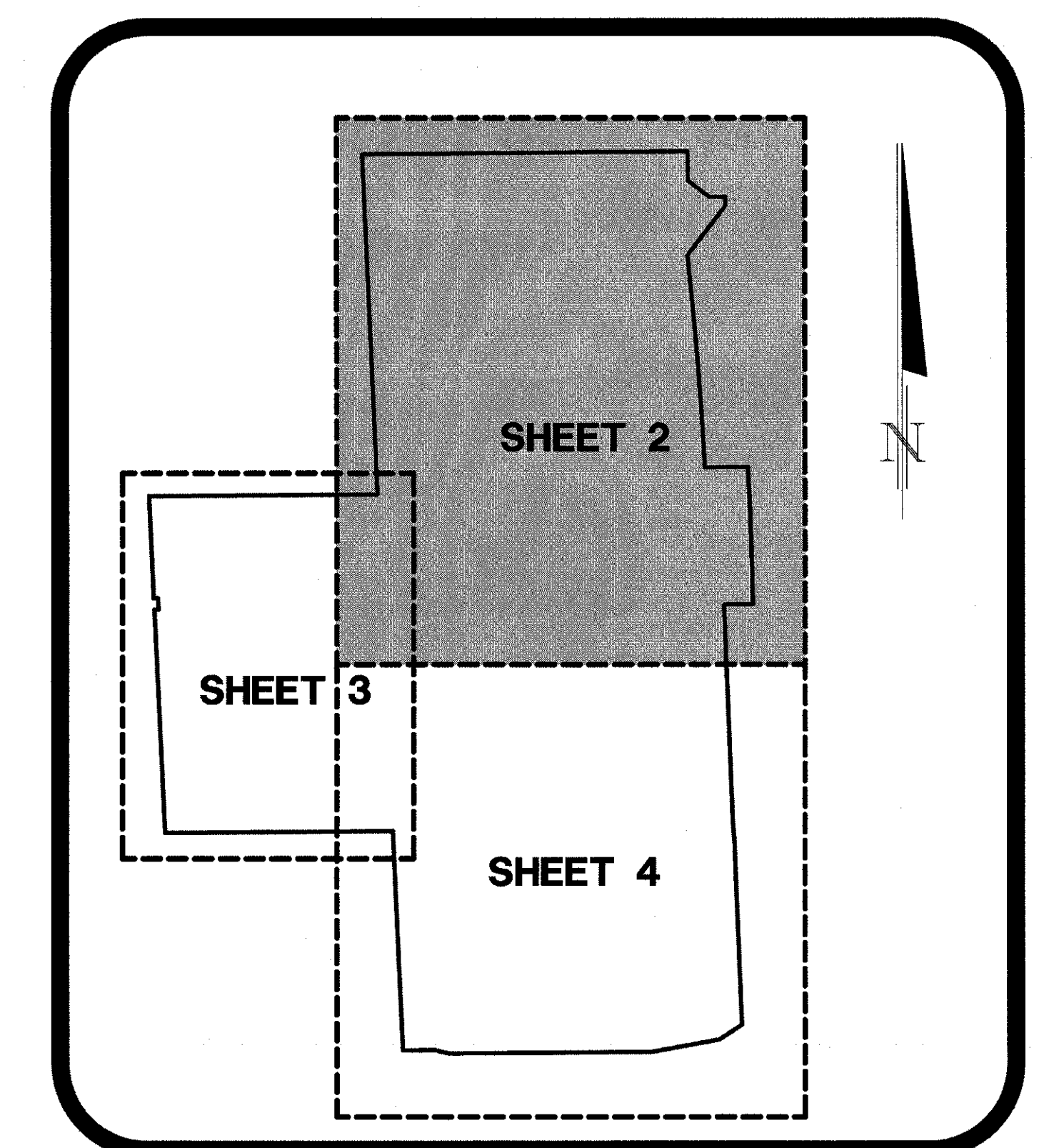
NOTE: ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD83 VERTICAL DATUM.

The features and linework shown hereon are relative to Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment, average combined factor 0.99997233 (1.00002767), as established from National Geodetic Survey Control Point AK6864, GPS field date August 2, 2019. All distances are GRS distances.



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



SHEET KEY MAP

NOT TO SCALE

DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. 1889



COLLIER-BENCE JOINT VENTURE, LLC

PREPARED FOR:

DRAWING: CS#18-113(1)

SHEET

2 OF 4

FLORIDIAN TOWN CENTER - SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

DATE: 9/20/20

CHECKED BY: RTS

SCALE: 1"=50'

JOB NUMBER: 1520, 1533, 1529, 1553

DATE: 9/20/20

REVISIONS

NO. DATE DESCRIPTION

1 18/01

2 18/01

3 18/01

4 18/01

5 18/01

6 18/01

7 18/01

8 18/01

9 18/01

10 18/01

11 18/01

12 18/01

13 18/01

14 18/01

15 18/01

16 18/01

17 18/01

18 18/01

19 18/01

20 18/01

21 18/01

22 18/01

23 18/01

24 18/01

25 18/01

26 18/01

27 18/01

28 18/01

29 18/01

30 18/01

31 18/01

32 18/01

33 18/01

34 18/01

35 18/01

36 18/01

37 18/01

38 18/01

39 18/01

40 18/01

41 18/01

42 18/01

43 18/01

44 18/01

45 18/01

46 18/01

47 18/01

48 18/01

49 18/01

50 18/01

51 18/01

52 18/01

53 18/01

54 18/01

55 18/01

56 18/01

57 18/01

58 18/01

59 18/01

60 18/01

61 18/01

62 18/01

63 18/01

64 18/01

65 18/01

66 18/01

67 18/01

68 18/01

69 18/01

70 18/01

71 18/01

72 18/01

73 18/01

74 18/01

75 18/01

76 18/01

77 18/01

78 18/01

79 18/01

80 18/01

81 18/01

82 18/01

83 18/01

84 18/01

85 18/01

86 18/01

87 18/01

88 18/01

89 18/01

90 18/01

91 18/01

92 18/01

93 18/01

94 18/01

95 18/01

96 18/01

97 18/01

98 18/01

99 18/01

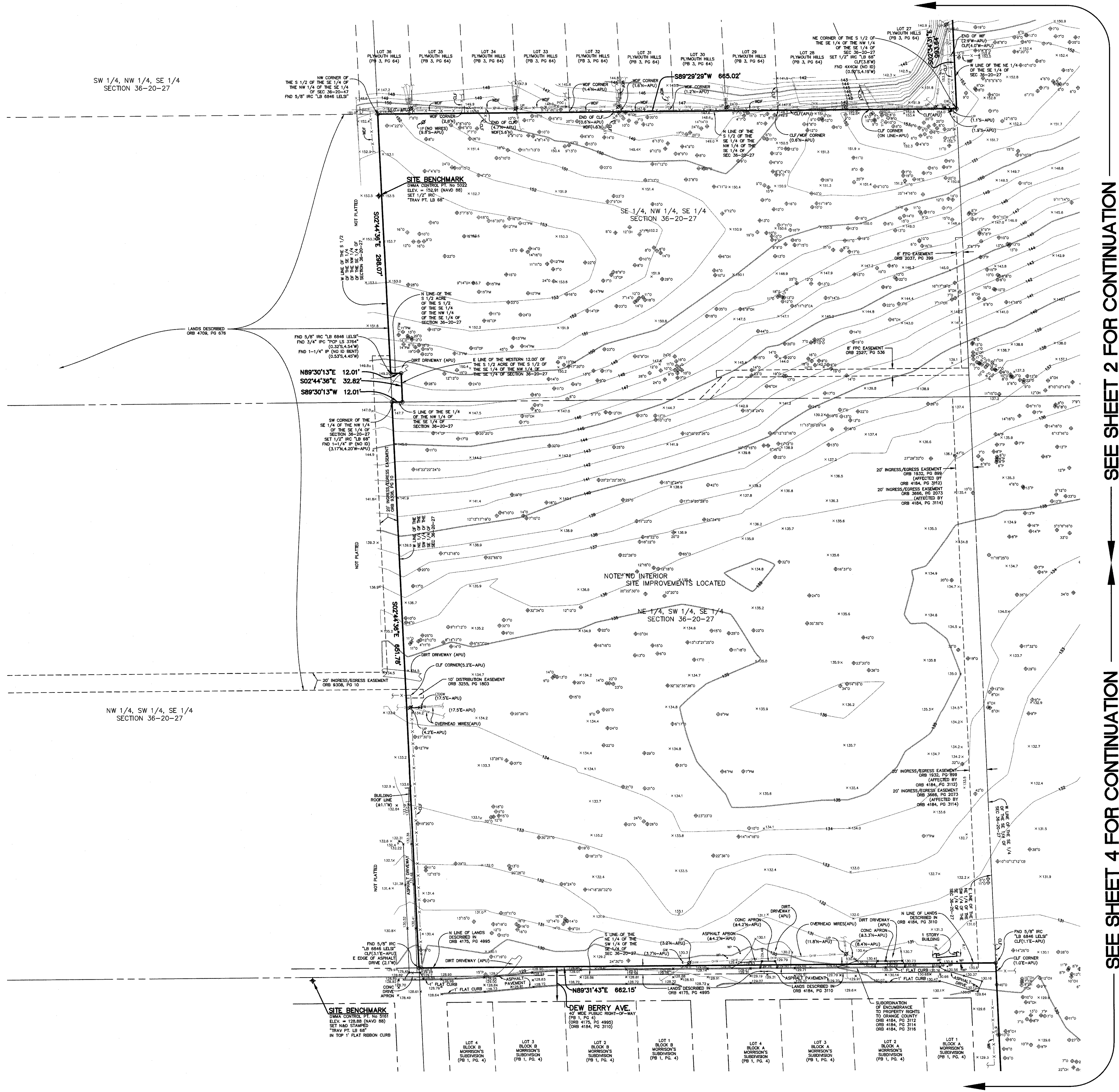
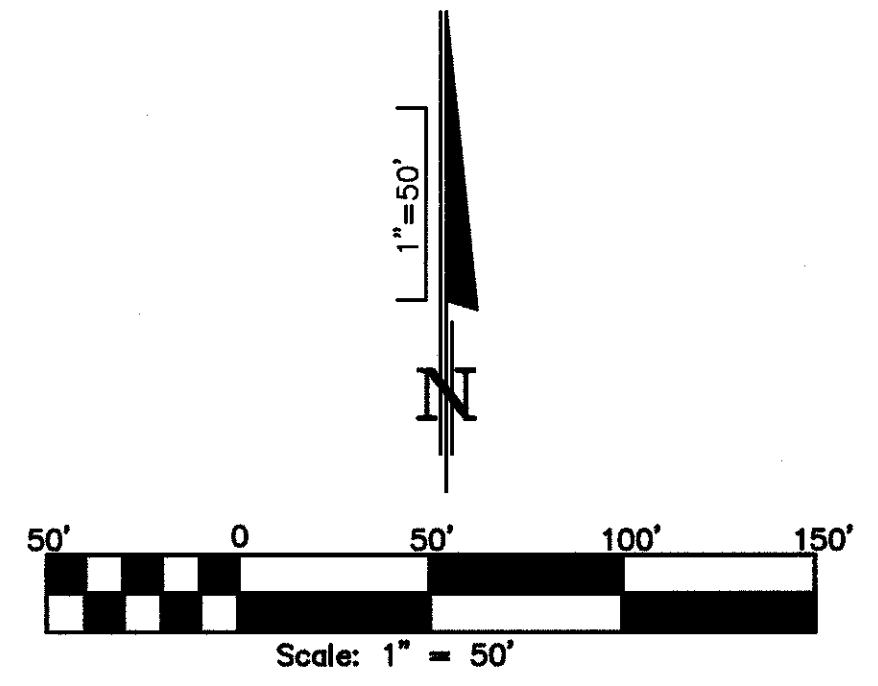
100 18/01

BOUNDARY AND TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR DESCRIPTION AND LEGEND

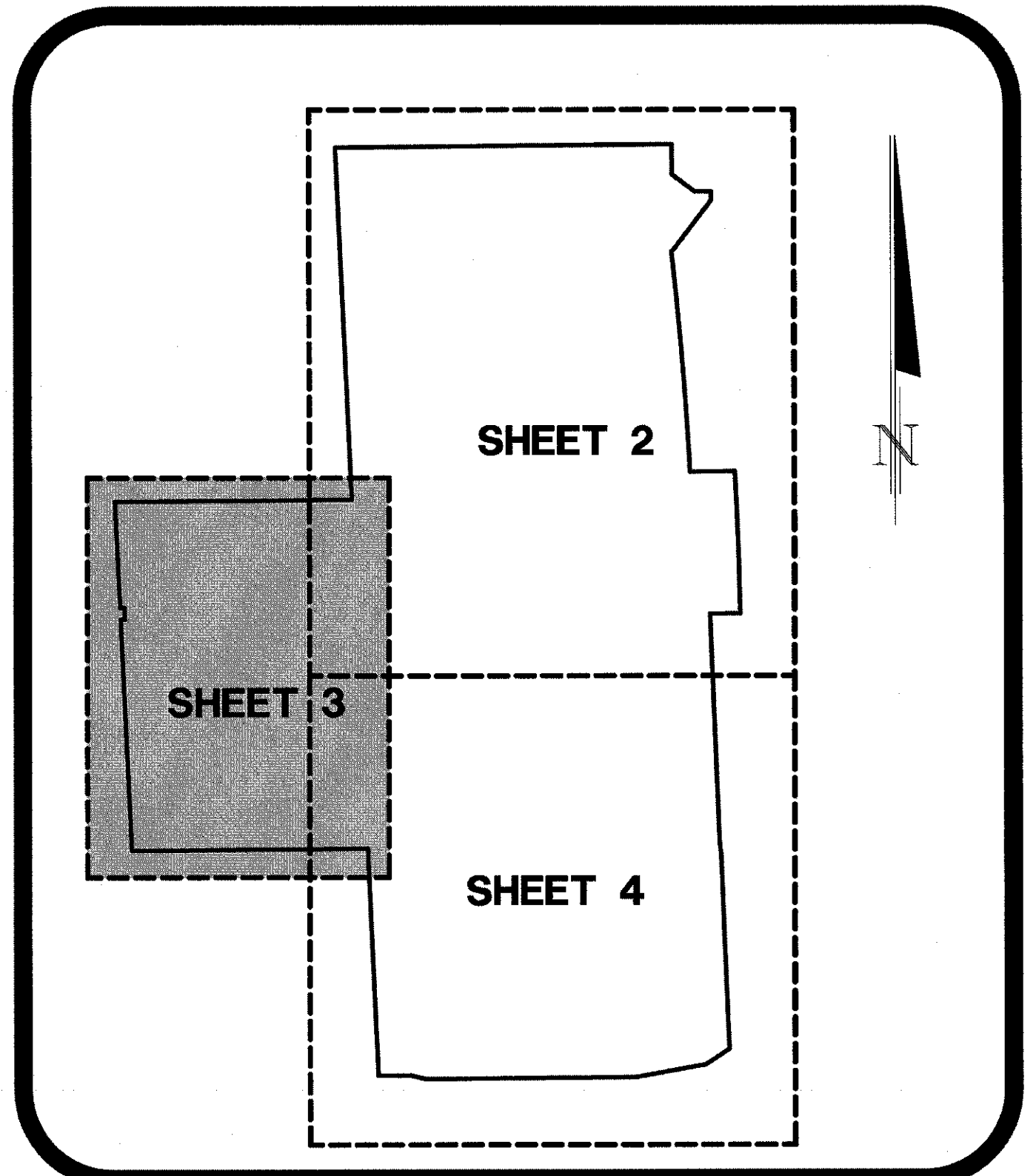
NOTE: ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD88 VERTICAL DATUM.

The features and linework shown hereon are relative to Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment, average combined factor 0.99997293 (1.00002707), as established from National Geodetic Survey Control Point AK6564, GPS field date August 2, 2019. All distances are Grid distances.



SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

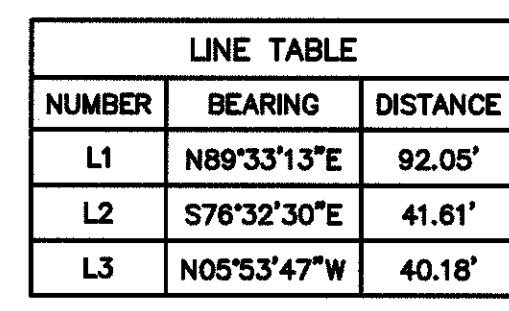
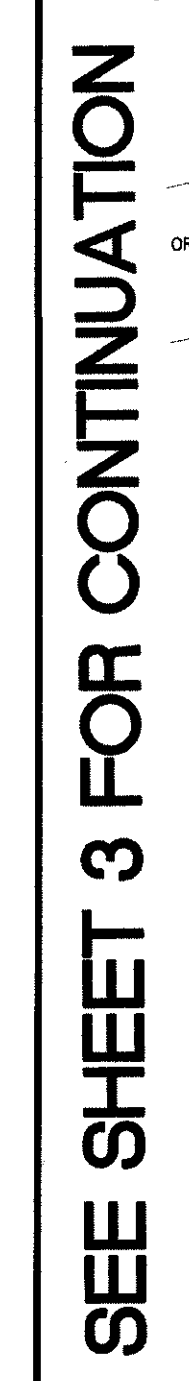


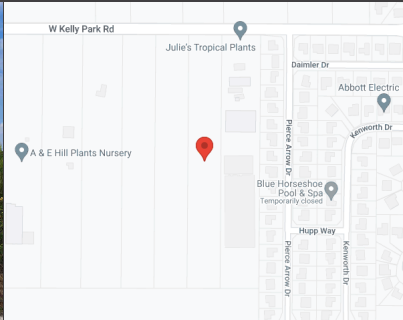
SHEET KEY MAP
NOT TO SCALE

	DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-0088 CENTRE OF JURISDICTION NO. 1861		COLLIER-BENGE JOINT VENTURE, LLC	
	DATE: 9/20/20	DRAWN BY: BWJ	CHECKED BY: RTS	SCALE: 1"=50'
DRAWING FOR: CS#19-113(1)	SHEET		3 OF 4	
PREPARED FOR:		FLORIAN TOWN CENTER - SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA		
SEE SHEET 7 REVISIONS		NO.		DATE
REVISIONS		NO.		DATE

SEE SHEET 1 FOR DESCRIPTION AND LEGEND
NOTE: ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD88 VERTICAL DATUM.

The features and linework shown herein are relative to Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment, average combined factor 0.99997293 (1.000027071), as established from National Geodetic Survey Control Point AK6864, GPS field date August 2, 2019. All distances are Grid distances.

COLLIER-BENGE JOINT VENTURE, LLC



PROPERTY ADDRESS:
1400 W KELLY PARK ROAD, APOPKA, FLORIDA 32712

SURVEY NUMBER: 2309.1846

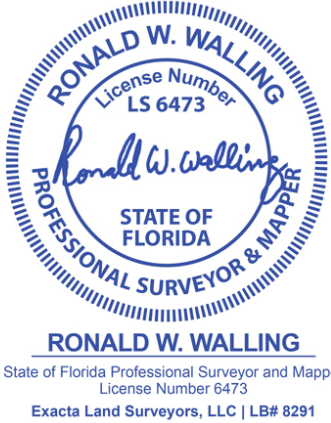
DATE SIGNED: 09/15/23 FIELD WORK DATE: 9/15/2023

REVISION DATE(S):
(REV.1 9/15/2023)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

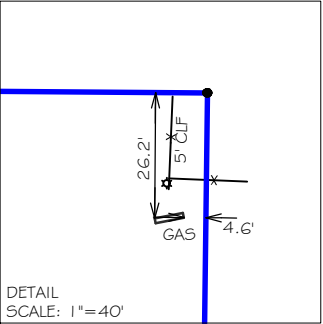
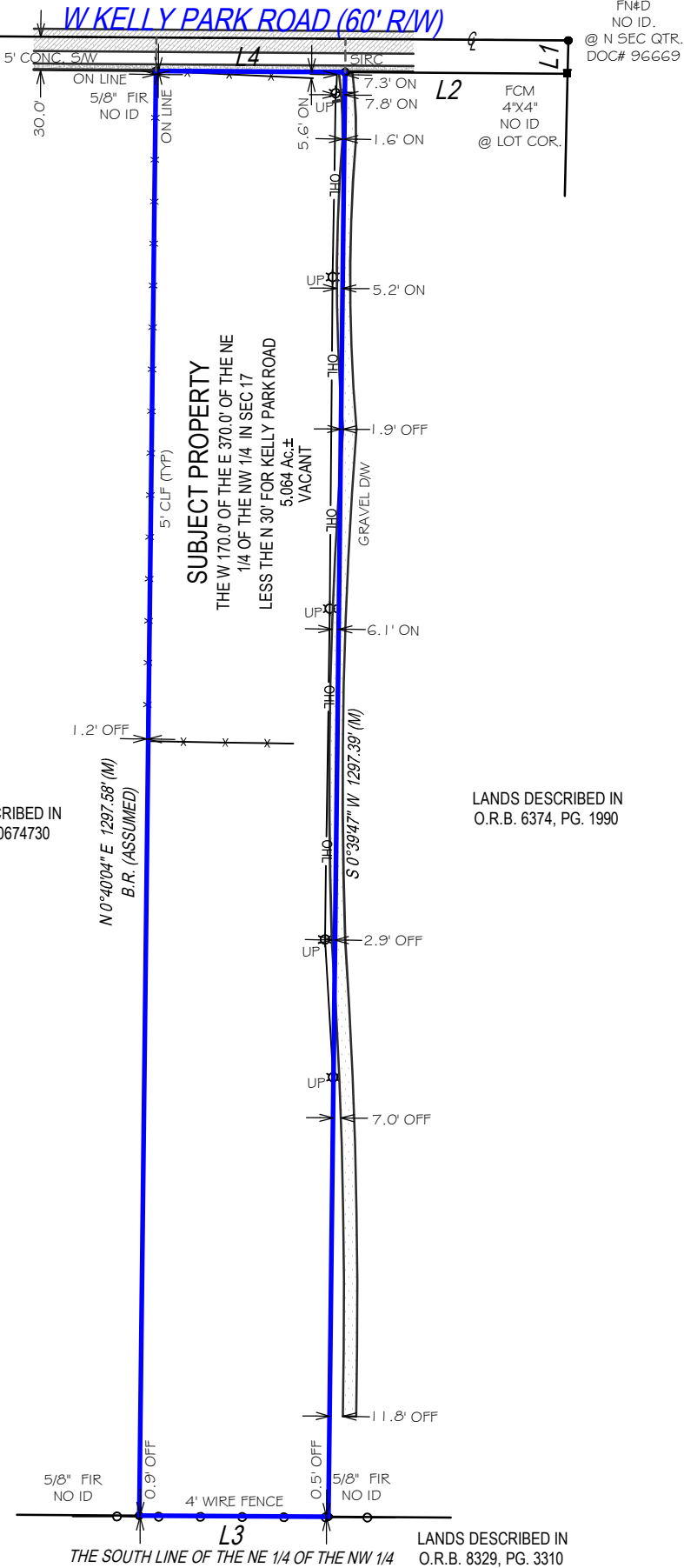


AFFILIATE
MEMBERS

2309.1846
BOUNDARY SURVEY
ORANGE COUNTY

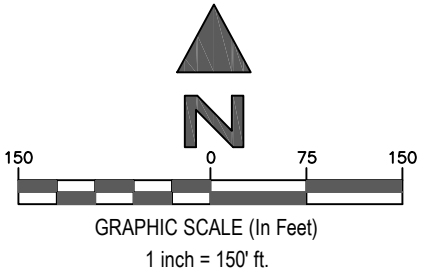
NW SEC COR
DOC# 96670

THE NORTH SECTION LINE
S 89°35'01" E 2650.46' (M)



LINE TABLE:
L1 30.00' (D)
S 1°19'17" W 29.79' (M)
L2 200.00' (D)
N 89°38'04" W 199.85' (M)
L3 170.00' (D)
N 89°39'05" W 170.06' (M)
L4 170.00' (D)
S 89°35'19" E 169.95' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:

1400 W KELLY PARK ROAD, APOPKA, FLORIDA 32712

SURVEY NUMBER:

2309.1846

CERTIFIED TO:

FIRST AMERICAN TITLE;

DATE SIGNED:

09/15/23

BUYER:

LENDER:

TITLE COMPANY:

FIRST AMERICAN TITLE

COMMITMENT DATE:

NOT REVIEWED

CLIENT FILE NO:

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 170.0 FEET OF THE EAST 370.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ALL IN ORANGE COUNTY, FLORIDA.

LESS: THE NORTH 30.0 FEET THEREOF FOR KELLY PARK ROAD RIGHT-OF-WAY.

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF APOPKA, COMMUNITY NUMBER 120180, PANEL NUMBER 0050 DATED 9/24/2021.

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted “SIRC” indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.

10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor

FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land

Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

JOB SPECIFIC SURVEYOR NOTES:

THE BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NORTH AMERICAN DATUM OF 1983, (2011 ADJUSTMENT).

Exacta Land Surveyors, LLC

LB# 8291

o: 866.735.1916 | f: 866.744.2882

131 West Broadway Street, Suite 1001, Oviedo, FL 32765

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

Page 39 of 102

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.

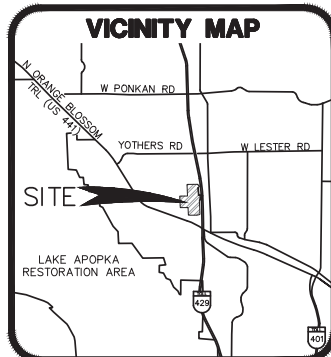
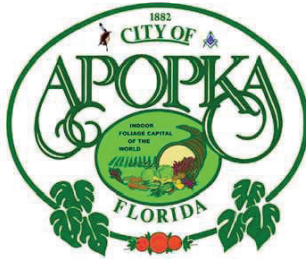
PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

CITY OF APOPKA, FLORIDA

PREPARED FOR

FLORIDIAN APOPKA PHASE I OWNER, LLC
60 14th STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
PH: 205.254.8565



SECTION 36, TOWNSHIP 20 S, RANGE 27 E,
SECTION 31, TOWNSHIP 20 S, RANGE 28 E
PROPERTY APPRAISER PARCEL ID #

06-21-28-7172-06-002, 06-21-28-7172-16-020, 06-21-28-7172-16-030,
06-21-28-7172-16-040, 06-21-28-7172-16-050, 06-21-28-7172-16-061,
06-21-28-7172-16-060, 06-21-28-7172-16-070, 36-20-27-0000-00-047,
36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-068,
36-20-27-0000-00-068, 36-20-27-0000-00-074, 36-20-27-0000-00-078,
36-20-27-0000-00-083, 36-20-27-0000-00-085, 36-20-27-0000-00-093

OWNER/APPLICANT

FLORIDIAN APOPKA PHASE I OWNER, LLC
60 14th STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
Ph: 205.254.8565

ENGINEER/SURVEYOR

DONALD W. MCINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
Ph: 407.644.4068
CONTACT PERSON: JOHN T. TOWNSEND, PE

PLANNERS/LANDSCAPE ARCHITECTS

GAI CONSULTANTS, INC.
618 E. SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
Ph: 321.319.3069

GEOTECHNICAL SERVICES

DEVO ENGINEERING
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
Ph: 407.290.2371

REVISED MARCH 22, 2024
OCTOBER 30, 2020



McIntosh Associates
an LA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068

ENGINEERS
PLANNERS
SURVEYORS

SHEET INDEX

- 1 COVER SHEET
- 2 BOUNDARY AND LEGAL DESCRIPTION
- 3 AERIAL, EXISTING SOILS & FLUICS
- 4 EXISTING AND PROPOSED ZONING & FLU MAP
- 5 OVERALL MASTER PLAN AND PHASING PLAN
- 6 DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS
- 6A MASTER PLAN - NORTH
- 8 MASTER PLAN - MID SECTION
- 9 MASTER PLAN - SOUTH & SOUTHFORK ROAD IMPROVEMENTS
- L1-L3 LANDSCAPE PLAN
- B-1 BUFFER PLAN
- OS-1 OPEN SPACE PLAN
- S-1 SIGNAGE PLAN

NOT FOR CONSTRUCTION
Digitally signed
by John T
Townsend
Date: 2024.03.22
14:51:16 -0400
JOHN T. TOWNSEND
FLORIDA P.E. No. 52127
DATE: _____

FLORIDIAN TOWN CENTER -- MUMP-18161 -- 10/30/20 -- REVISED 03/22/24



That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book 8, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida described as follows:

Containing 73.931 acres more or less when calculated in ground dimensions.
Being subject to any rights-of-way, restrictions, conditions and easements of record

1. THIS IS NOT A SURVEY AND IS SHOWN FOR GENERAL INFORMATION ONLY. FOR ADDITIONAL INFORMATION SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY D.W.M.A., PROVIDED UNDER SEPARATE COVER WITH THIS SUBMITTAL PACKAGE.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127



FLUCCS CODE LEGEND

- GENERAL NOTES:
1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED
DUE TO REPRODUCTION.

FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
AERIAL, EXISTING SOILS & FLUCCS

DRAWING

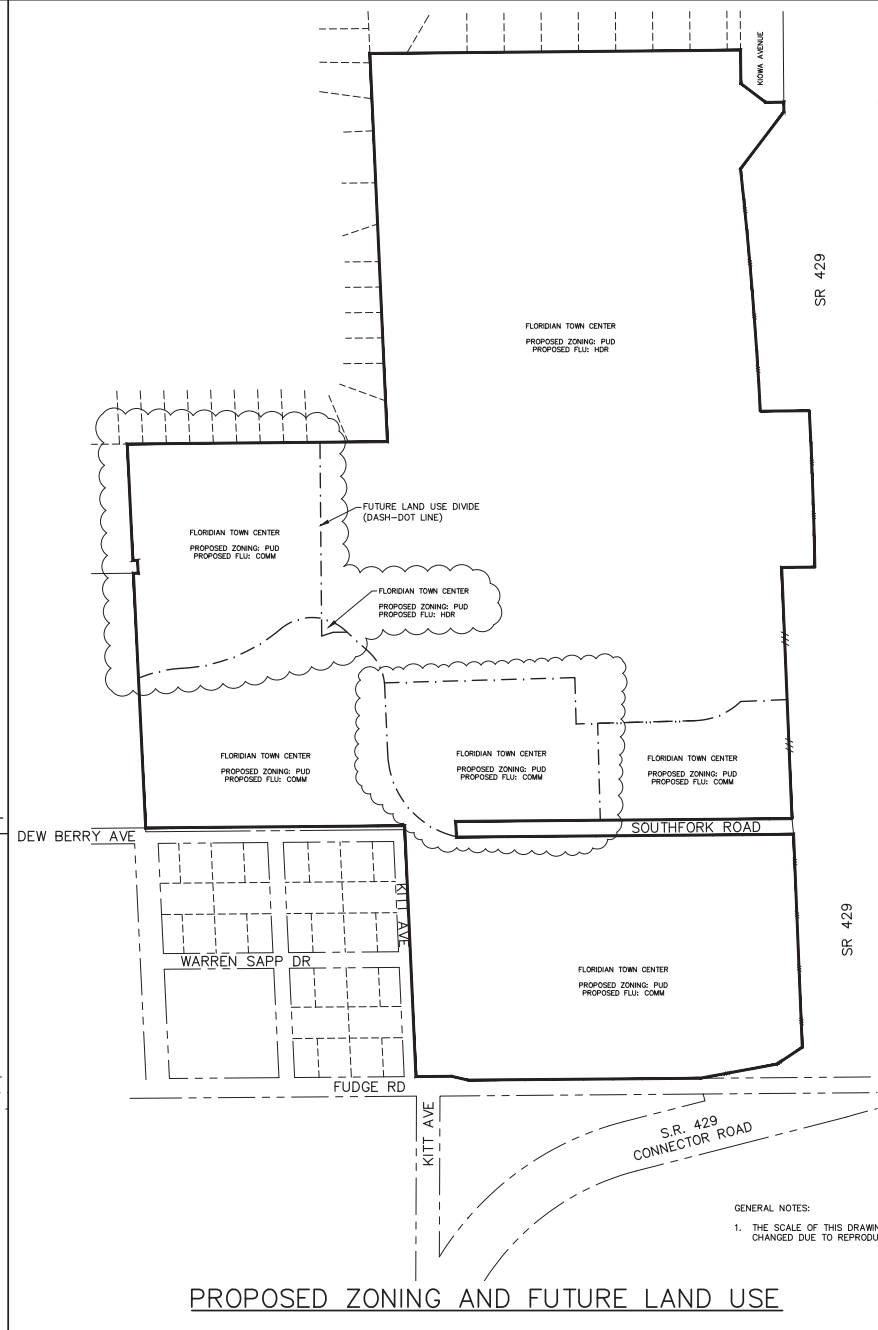
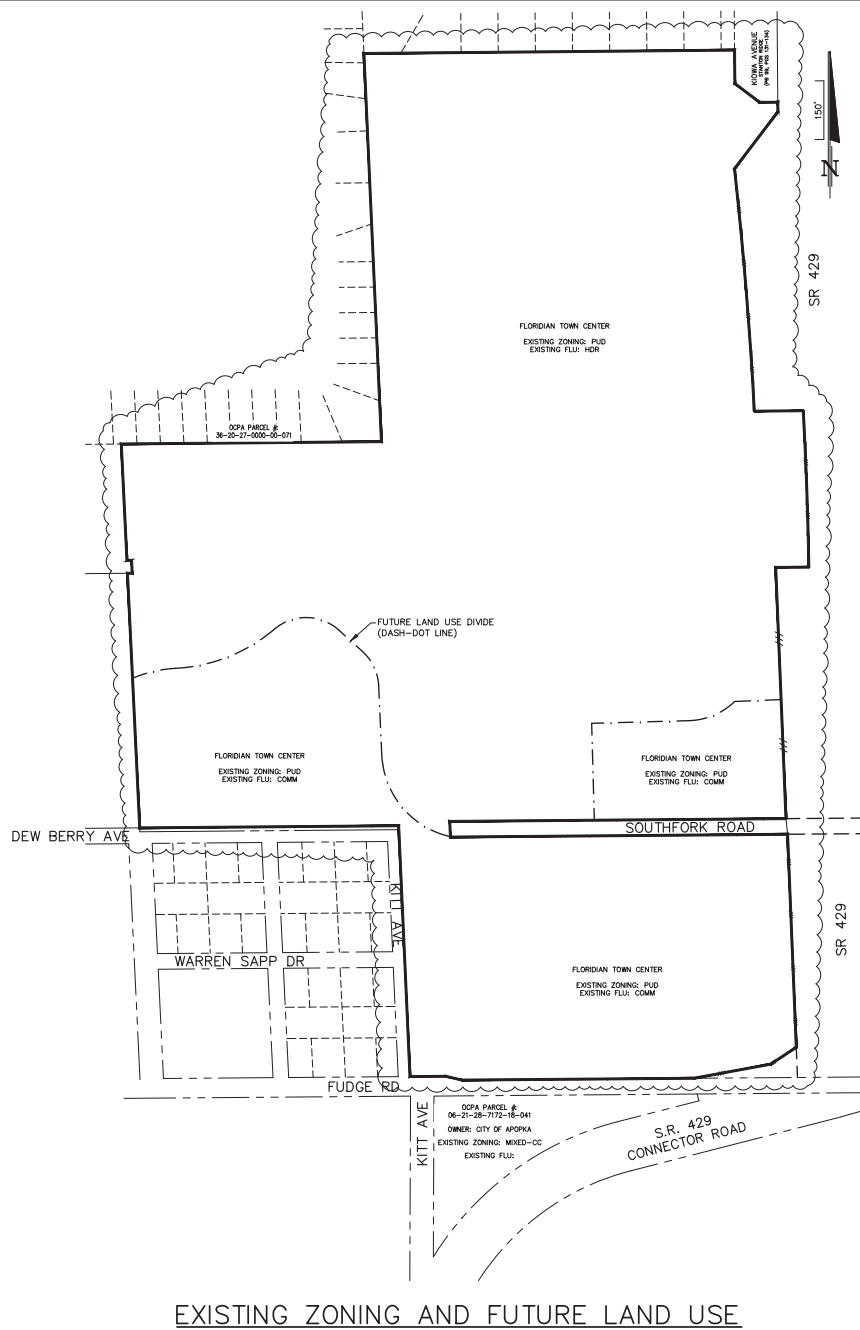
SHEET

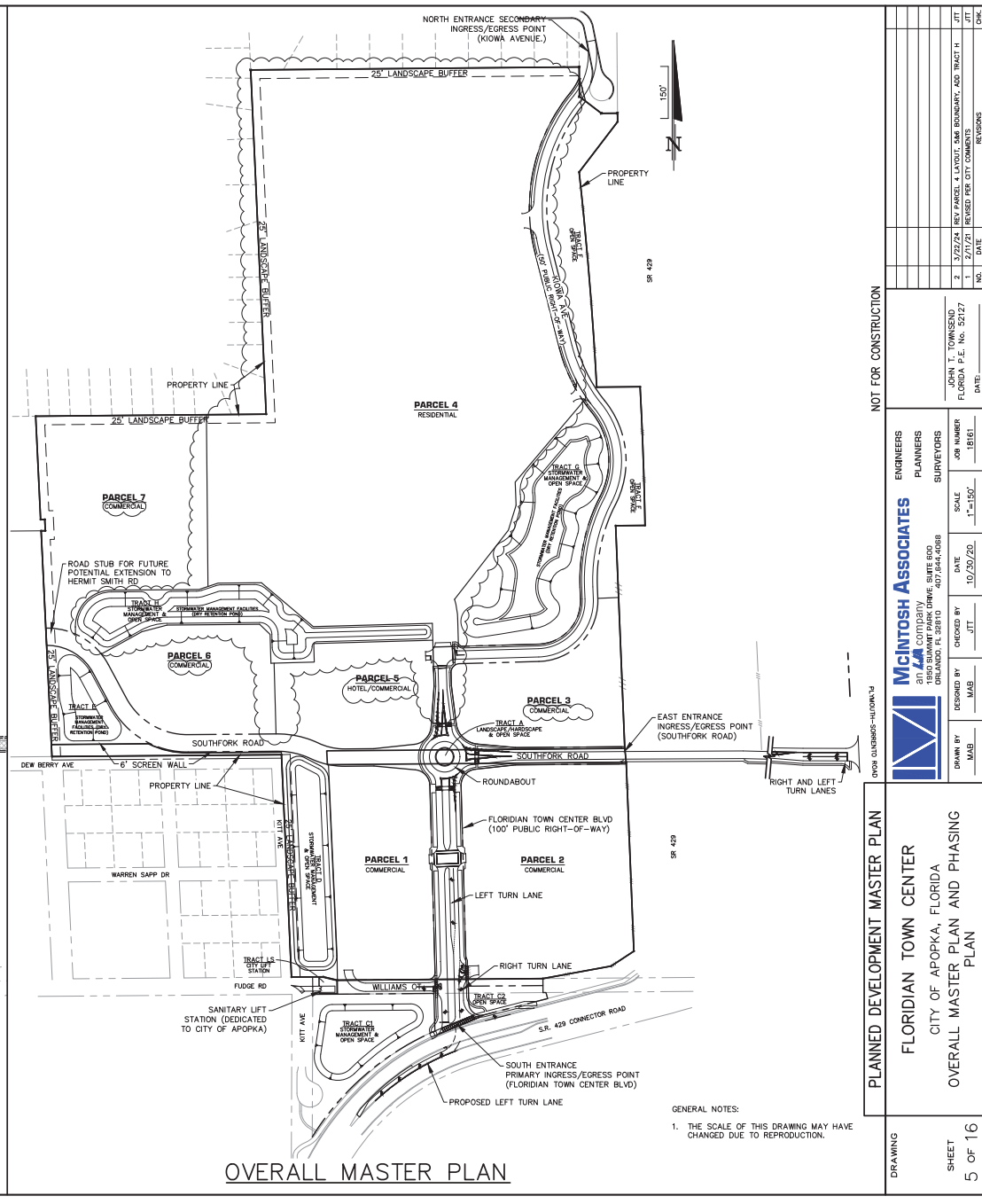
3 OF 16

		JTT	
		JTT	
		CNC.	
			REVISIONS
No.	Date		
1	2/11/21	REVISED PER QTY COMMENTS	
2	3/22/24	REV PARCELS 5,&67 BOUNDARY AND ADD TRACT H	

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127

DATE: _____

[illegible]



PARCEL AND TRACT DESCRIPTION			
NAMES	DESCRIPTION	AREA (AC)	OWNERSHIP/MAINTENANCE
PARCELS			
1	COMMERCIAL	4.00	DEVELOPER
2	COMMERCIAL	6.63	DEVELOPER
3	HOTEL/COMMERCIAL	3.12	DEVELOPER
4	RESIDENTIAL	30.76	DEVELOPER
5	FLEX SPACE/OFFICE	2.91	DEVELOPER
6	YMCA/COMMERCIAL	3.03	DEVELOPER
7	ALF/COMMERCIAL	5.85	DEVELOPER
TRACTS			
A	LANDSCAPE/HARDSCAPE & OPEN SPACE	0.05	PROPERTY OWNERS ASSOCIATION
B	OPEN SPACE	0.10	PROPERTY OWNERS ASSOCIATION
C1	STORMWATER MANAGEMENT & OPEN SPACE	1.84	CITY OWNED/POA MAINTAINED
C2	OPEN SPACE	0.33	CITY OWNED/POA MAINTAINED
D	STORMWATER MANAGEMENT & OPEN SPACE	1.96	PROPERTY OWNERS ASSOCIATION
E	STORMWATER MANAGEMENT & OPEN SPACE	1.40	PROPERTY OWNERS ASSOCIATION
F	OPEN SPACE	2.49	PROPERTY OWNERS ASSOCIATION
G	STORMWATER MANAGEMENT & OPEN SPACE	3.89	PROPERTY OWNERS ASSOCIATION
H	STORMWATER MANAGEMENT & OPEN SPACE	2.40	PROPERTY OWNERS ASSOCIATION
LS	SANITARY LIFT STATION	0.06	CITY OF APOKA
R/W	PUBLIC RIGHT-OF-WAY	6.79	CITY OF APOKA

PD Program Allocations					
Development Parcel	PUD Parcel	Use	Allocation of PD Program	Net Parcel Density/Intensity ¹	
Commercial FLU					
1	4.00 acres	Commercial/Retail/Office	25,235 sq ft	0.14 FAR	
2	6.63 acres	Commercial/Retail/Office	67,500 sq ft	0.23 FAR	
3	3.12 acres	Commercial/Retail/Office	32,000 sq ft	0.24 FAR	
5	2.91 acres	Commercial/Retail/Hotel	72,000 du	0.57 FAR	
6	3.03 acres	Commercial/Retail/Office	62,000 sq ft	0.47 FAR	
7	5.85 acres	Commercial/Retail/Office	110,000 sq ft	0.43 FAR	
Total Program Allocated in Commercial FLU			368,735 sq ft	0.25 FAR	
HDR FLU					
4	30.76 acres	Multi-Family	601 du	19.5 du/acre	
Total Program Allocated in HDR FLU			601 du	15.0 du/acre	
			30,050 sq ft	0.03 FAR	
Notes: 1. Development parcels exclude some open space tracts, some stormwater pond tracts, and public ROWs; therefore, parcel densities shown are based on program allocations to the net parcel acreages. Overall project densities are maintained per maximum FLU densities and intensities.					

Multifamily Unit Breakdown			
Unit Type	Minimum Square Footage	Phase 1 Proposed Mix	% of Units
Studio/1 Bedroom	750 sq ft	150	25%
2 Bedrooms	1,000 sq ft	120	20%
3 Bedrooms	1,300 sq ft	30	5%
Notes: 1. The unit type breakdown is conceptual and may vary at 100%.			

Development Standards		Parcel						
Standard		1	2	3	4	5	6	7
Lot Standards								
Min Lot Width		50'	50'	50'	75'	50'	50'	50'
Minimum Building Setbacks								
Front		10'	10'	10'	10'	10'	10'	10'
Side		10'	10'	10'	15'	10'	10'	10'
Street Side		10'	10'	10'	15'	10'	10'	10'
Rear		15'	15'	15'	15'	15'	15'	15'
From Single Family Lot Line		60'	n/a	n/a	25'	n/a	60'	50'
Minimum Parking Setback								
From Single Family Lot Line		25'	n/a	n/a	20'	n/a	25'	25'
Minimum Building Separation (Residential)		n/a	n/a	n/a	20'	n/a	n/a	n/a
Building Height								
Max Height		35'	35'	75'	50'	75'	35'	50'
Max Stories		3	3	6	4	6	2	
Minimum Living Area ¹		n/a	n/a	n/a	750	n/a	n/a	n/a
Minimum Parking		2.75 space/ksf of commercial on average			1.7 spaces per unit + 1.7 space per 10 units guest	2.75 space/ksf of commercial on average or 1.7 space per unit + 1 space per 10 units		

Permitted Parcel Uses		Parcel						
Uses		1	2	3	4	5	6	7
Multi-Family								
Townhome					Y			
Hotel				Y	Y			
Commercial/Retail		Y	Y	Y				
Professional Office		Y	Y	Y	Y	Y	Y	
Medical Office		Y	Y	Y	Y	Y	Y	
Self-Service Storage		Y	Y	Y	Y	Y	Y	
Parks and Open Space		Y	Y	Y	Y	Y	Y	
Indoor Recreation								
Institutional/Civic					Y	Y		

Notes: 1. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.
2. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.

PROHIBITED PD USES

- ANY USE THAT EMITS AN OBNOXIOUS ODOR, OBNOXIOUS NOISE, OR OBNOXIOUS SOUND THAT CAN BE HEARD OR SMELLED OUTSIDE OF ANY BUILDING IN THE PROJECT.
- AN OPERATION PRIMARILY USED AS WAREHOUSE OPERATION OR ANY ASSEMBLING, MANUFACTURING, DISTILLING, REFINING, SMELTING, AGRICULTURAL, OR MINING OPERATION.
- ANY SELF-SERVICE STORAGE FACILITIES THAT ARE NOT CLIMATE CONTROLLED.
- ANY OUTDOOR STORAGE OF AUTOMOBILES, RECREATIONAL VEHICLES, OR BOATS.
- ANY "SECOND HAND" STORE, ANY OPERATION SELLING "SURPLUS" OR "SAVAGE" GOODS, OR PAWN SHOP.
- ANY MOBILE HOME PARK, TRAILER COURT, LABOR CAMP, JUNKYARD, OR STOCKYARD; BUT THIS PROHIBITION IS NOT APPLICABLE TO THE TEMPORARY USE OF CONSTRUCTION TRAILERS DURING PERIODS OF CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE.
- ANY DUMPING, DISPOSING, INCINERATION OR REDUCTION OF GARBAGE, BUT THIS PROHIBITION DOES NOT APPLY TO (I) GARBAGE COMPACTORS OR OTHER GARBAGE COLLECTION AREAS OR FACILITIES LOCATED NEAR THE REAR OF ANY BUILDING, OR (II) RECYCLING CENTERS THAT MAY BE REQUIRED BY GOVERNMENTAL REQUIREMENTS.
- ANY FIRE SALE, BANNIKUP/SALE (UNLESS PURSUANT TO A COURT ORDER) OR AUCTION HOUSE OPERATION.
- ANY CENTRAL LAUNDRY, DRY CLEANING PLANT, OR LAUNDROMAT, BUT THIS RESTRICTION IS NOT INTENDED TO PREVENT THE OPERATION OF AN ON-SITE SERVICE ORIENTED SOLELY TO PICKUP AND DELIVERY OF CLOTHING BY THE ULTIMATE CONSUMER, WITH NO WASHING OR PROCESSING FACILITIES WITHIN THE PROJECT, AS THE SAME MAY BE FOUND IN RETAIL SHOPPING CENTERS IN THE METROPOLITAN AREA WHERE THE PROJECT IS LOCATED.
- ANY (I) AUTOMOBILE, TRUCK, TRAILER, OR RECREATIONAL VEHICLE SALES, LEASING, OR DISPLAY OPERATION, (II) CAR WASH, OR (III) BODY SHOP REPAIR OPERATION.
- ANY BOWLING ALLEY OR SKATING RINK.
- ANY MORTUARY OR FUNERAL HOME.
- ANY ESTABLISHMENT SELLING OR EXHIBITING OBSCENE OR SEXUALLY EXPLICIT MATERIAL.
- ANY ESTABLISHMENT SELLING OR EXHIBITING ILLEGAL DRUGS OR RELATED PARAPHERNALIA.
- A STRIP CLUB.
- ANY MESSAGE PARLOR OR SIMILAR ESTABLISHMENT (BUT THE PROVISION OF THERAPEUTIC MESSAGES AS PART OF A FIRST-CLASS HEALTH OR BEAUTY SPA OPERATION OR BY PROFESSIONAL HEALTH CARE PROVIDERS IS PERMITTED).
- ANY FLEA MARKET, AMUSEMENT OR VIDEO ARCADE, POOL OR BILLIARD HALL, OR DANCE HALL.
- ANY TRAINING OR EDUCATIONAL FACILITY, INCLUDING: BEAUTY SCHOOLS, BARBER COLLEGES, TRAINING ROOMS, PLACES OF INSTRUCTION, OR OTHER OPERATIONS CATERING PRIMARILY TO STUDENTS OR READING RATHER THAN TO CUSTOMERS, BUT THIS PROHIBITION IS NOT APPLICABLE TO AN ON-SITE EMPLOYEE TRAINING BY A COMPANY INCIDENTAL TO THE CONDUCT OF ITS BUSINESS AT THE PROJECT.
- ANY GAMBLING FACILITY OR OPERATION, INCLUDING: OFF-TRACK OR SPORTS BETTING PARLOR, TABLE GAMES SUCH AS BLACKJACK OR POKER, SLOT MACHINES, VIDEO POKER/BLACKJACK/KENO MACHINES OR SIMILAR DEVICES; OR BINGO HALL.

STATEMENT OF PLANNING AND DEVELOPMENT GOALS

THE FLORIDIAN TOWN CENTER WILL, THROUGH THE APPLICATION OF THE PROPOSED PD, PERMIT A CONTINUUM OF INSTITUTIONAL, SHOPPING, DINING, LODGING, AND RESIDENTIAL USES WITHIN A HIGH QUALITY, WELL-DESIGNED, AND COMPACT PROJECT. EVEN WHILE USING STANDARD LAND USE CATEGORIES, THE PD WILL ALLOW FOR EFFECTIVE ALLOCATION AND INTEGRATION OF USES, INCLUDING THE FLEXIBILITY OF MIXED-USE IN THE CORE OF THE SITE. THE PD IS ESPECIALLY POWERFUL IN ITS ABILITY TO BALANCE THE NEED FOR RESPONSIVENESS IN THE FACE OF RAPIDLY CHANGING MARKETS WITH THE RESPONSIBILITY OF PROVIDING QUALITY ASSURANCE TO THE CITY AND TO NEIGHBORS. THE PD INSURES THAT SIGNIFICANT OPEN SPACE, AMENITIES, COMMUNITY FACILITIES, AND WALKWAYS ARE PROVIDED AND THAT PEDESTRIAN ACCESS AND COMFORT ARE PRINCIPLE CONCERNS. THE PD ALSO ENSURES THAT THE OPPORTUNITY POSED AT THIS KEY PROPERTY, AT THE CONFLUENCE OF SOME OF THE LARGEST AND MOST IMPORTANT TRANSPORTATION CORRIDORS IN THE REGION, IS NOT WASTED ON INCREMENTAL, PIECEMEAL SPRAWL, BUT MAXIMIZED AS A NEW TOWN CENTER FOR NORTHWEST APOKA.

COMPENSATING COMMUNITY BENEFITS

COMPENSATING COMMUNITY BENEFITS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- IN AREAS WHERE UNDERGROUND UTILITIES WOULD HAVE PREVENTED THE PLACEMENT OF TRADITIONAL CANOPY STREET TREES, WE ARE TAKING OTHER STEPS TO ESTABLISH QUALITY URBAN RESTRICTIONS AND A PLEASANT PEDESTRIAN ENVIRONMENT. ON KIDWA AVENUE WE ARE PROVIDING FOR LIVE OAKS ALONG THE ROW AND UTILITY BUFFER THAT WILL COME TO PROVIDE SHADE TO THE SIDEWALK AND DISTINCTIVE CHARACTER TO THE CORRIDOR. ON SOUTHFOK AND FLORIDIAN TOWN CENTER BLVD, THOUGH SMALLER TREES ARE BEING USED IN THE RIGHT OF WAY, WE ARE NEARLY DOUBLING THE STREET TREE REQUIREMENT, IN ORDER TO ACHIEVE THE DESIRED PEDESTRIAN ENVIRONMENT.
- PROTECTION OF MANY EXISTING SPECIMEN TREES BY ALTERING THE LOCATION AND CONFIGURATION OF NUMEROUS STORMWATER POND, ROADS, BUFFERS, LANDSCAPED AREAS, AND OPEN SPACE.
- PROVIDING CENTRAL STORMWATER FACILITIES FOR BOTH THE DEVELOPMENT AND THE CITY ROW.
- PROVIDING SIGNIFICANTLY MORE THAN THE MINIMUM 30% OPEN SPACE REQUIREMENT FOR A PD, WHICH IN THIS CASE IS HIGHER THAN THE REQUIREMENTS OF THE CITY'S TRADITIONAL ZONING CATEGORIES.
- PROVIDING FOR CO-BRANDING OF SIGNS AND GATEWAYS FOR THE CITY AND THE DEVELOPMENT.
- PROVIDING A SITE FOR A NEW YMCA, THE ONLY ONE IN THIS PART OF THE ORLANDO METRO.
- PROVIDING FOR THE EXTENSION OF A NEW LOCAL COLLECTION ROAD, WHICH WILL EVENTUALLY CONNECT TO OTHERS ROAD.

GENERAL NOTE:

- ALL NOTES AND DATA TABLES PROVIDED HEREON HAS BEEN PROVIDED BY COMMUNITY SOLUTIONS GROUP, A GA CONSULTANTS, INC. SERVICE GROUP

NOTES

COMMUNITY DESIGN

- ALL VEHICLE PARKING LOTS AND STRUCTURES CONTAINING MORE THAN 50 PARKING SPACES SHALL PROVIDE CLEARLY IDENTIFIED PEDESTRIAN ROUTES BETWEEN PARKING AREAS AND A PRIMARY PEDESTRIAN ENTRANCE(S) TO THE BUILDING(S) SERVED BY THE PARKING AREA.
- EACH MULTI-FAMILY BUILDING SHALL HAVE ACCESS TO A SIDEWALK THAT CONNECTS TO THE PROJECT PEDESTRIAN NETWORK.
- THE MULTI-FAMILY BUILDING SHALL HAVE SIDEWALK CONNECTIONS TO THE TOWN CENTER.

WHERE A SIDEWALK OR OTHER WALKWAY CROSSES A STREET, DRIVEWAY, DRIVE AISLE, OR PARKING LOT, THE CROSSING SHALL BE CLEARLY MARKED WITH A CHANGE IN PAVING MATERIAL, COLOR, OR HEIGHT, OR DECORATIVE BOLLARDS.

BUILDING DESIGN AND ARCHITECTURE

- BUILDING FACADES SHALL NOT EXCEED 60 FEET ALONG A STREET FRONTAGE WITHOUT PROVIDING A SUBSTANTIAL VOLUME BREAK SUCH AS A VOLUME RECESS, A TOWER OR BAY, OR AN ARCHITECTURAL PROMINENT PROJECTION THE RECESSES AND PROJECTIONS SHALL HAVE A MINIMUM DEPTH OF THREE FEET. IF A FLAT ROOF IS PROPOSED, PARAPET WALLS WITH THREE-DIMENSIONAL CORNICE TREATMENTS SHALL CONCEAL THE ROOF. THE CORNICE SHALL INCLUDE A PERPENDICULAR PROJECTION OF A MINIMUM OF EIGHT (8) INCHES FROM THE PARAPET FACADE PLANE.
- ALL PRIMARY PEDESTRIAN ENTRANCES INTO PRINCIPAL BUILDINGS SHALL BE CLEARLY DEFINED AND EMPHASIZED USING CHANGES IN THE WALL PLANE OR FACADE MATERIAL, PLASTER, AWNINGS, CANOPIES, PORCHES, OR OTHER ARCHITECTURAL ELEMENTS. WHERE THE FACADE OF A PRINCIPAL BUILDING ABUTS OR FACES A STREET, AT LEAST ONE OPERABLE PEDESTRIAN ENTRANCE PROVIDING BOTH WIDENESS AND CLOSER SHALL BE PROVIDED. IF THE FACADE INCLUDES MULTIPLE TENANT SPACES, AT LEAST ONE SUCH ENTRANCE SHALL BE PROVIDED FOR EACH STREET-LEVEL TENANT SPACE. THESE REQUIRED PEDESTRIAN ENTRANCES SHALL OPEN DIRECTLY TO THE STREET SIDEWALK WITHOUT REQUIRING PEDESTRIANS TO PASS THROUGH A GARAGE, PARKING LOT, OR OTHER NON-PEDESTRIAN AREA LOCATED BETWEEN THE ENTRANCE AND THE STREET.
- FACADES SHALL NOT EXCEED 20 HORIZONTAL FEET AND TEN VERTICAL FEET WITHOUT INCLUDING AT LEAST ONE OF THE FOLLOWING ELEMENTS: CANOPIES, RECESSES, ARCADES, RAISED PARAPETS, ROOF FORMS, ADJACENT DISPLAY WINDOWS) TO ESTABLISH CLEARLY DEFINED, HIGHLY VISIBLE, PRIMARY BUILDING ENTRANCES. BUILDING FACADES ALONG PUBLIC STREETS SHALL MAINTAIN A PEDESTRIAN SCALE AND INTEGRATE THE PUBLIC AND PRIVATE SPACES USING ARCHITECTURAL ELEMENTS.
- ANY AIR OR MECHANICAL UNITS LOCATED ON THE ROOF SHALL BE SCREENED FROM VIEW.
- THE MULTI-FAMILY DEVELOPMENT WILL BE GATED.

MULTI-FAMILY AMENITIES

- ONE COMMUNITY CLUBHOUSE AND POOL WILL BE PROVIDED IN THE FIRST PHASE OF MULTI-FAMILY DEVELOPMENT.
- THE COMMUNITY CLUBHOUSE SHALL BE EQUIPPED WITH RESTROOMS, KITCHEN AREA, WORKOUT ROOM, AND MEETING AREA.
- ACCESS TO THE COMMUNITY CLUBHOUSE SHALL BE RESTRICTED TO THE MULTI-FAMILY RESIDENTS AND THEIR GUESTS.
- THE COMMUNITY CLUBHOUSE SHALL BE DESIGNED TO ACCOMMODATE PERSONS WITH DISABILITIES AS REQUIRED BY FLORIDA BUILDING CODE AND ADA, CURRENT ENFORCED EDITIONS.
- THE ARCHITECTURAL DESIGN OF THE COMMUNITY CLUBHOUSE SHALL BE COMPLEMENTARY TO THE DESIGN OF THE MULTI-FAMILY BUILDINGS.

PARKING

- PARKING RATIOS ARE PROVIDED ON SHEET 6.
- COMPACT SPACES ALLOWED IN COMMERCIAL, UP TO 25% MAXIMUM.

- REQUEST A WAIVER TO CITY LDC SECTION 5.1.5.1(2) REQUIREMENT FOR WHEEL STOPS. DEVELOPMENT WILL UTILIZE RAISED CURBS IN WHEEL OF LULI STOP. ADDITIONAL DESIGN ALLOWANCE WILL PROVIDE FOR 2" VEHICLE OVERHANG BY EXPANDING CONCRETE SIDEWALKS AND/OR LANDSCAPE AREAS ADJACENT TO PARKING STALLS.

LANDSCAPE & BUFFERS

- ALL LANDSCAPE DESIGNS WILL ABIDE BY THE CITY OF APOKA LAND DEVELOPMENT CODE WITH THE EXCEPTIONS LISTED IN THIS SECTION BELOW.
- THE CITY OF APOKA LDC APPENDIX D SECTION 4.5 - LANDSCAPING AND BUFFERS REQUIRES STREET TREES TO BE PROVIDED 50' APART AND "CLOSE TO THE CURB". THIS IS IN CONFLICT WITH PUBLIC WORKS AND ENGINEERING REQUIREMENTS TO PROTECT SIDEWALKS AND UNDERGROUND UTILITIES INCLUDING WATER, RECLAIMED STORMWATER, AND SANITARY SEWER. WE ARE ADDRESSING THIS CONFLICT IN THE FOLLOWING WAYS, DEPENDING ON CONTEXT:
 - ON KIDWA AVE - WE ARE PROVIDING THE SAME OR SIMILAR REQUIRED NUMBER OF STREET TREES OUTSIDE BUT ADJACENT TO THE ROW, SEPARATED FROM UTILITIES BY 10'.
 - ON SOUTHFOK (EAST OF THE ROUNDABOUT) - DUE TO THE EXPRESSWAY OVERPASS AND NARROW CORRIDORS FOR UNDERGROUND UTILITIES, UNDERSTORY STREET TREES ARE PROVIDED IN PLACE OF CANOPY TREES "CLOSE TO THE CURB". WE HAVE DOUBLED THE NUMBER OF UNDERSTORY TREES TO PROVIDE ADDITIONAL CANOPY AND SHADE.
 - ON FLORIDIAN TOWN CENTER BLVD - DUE TO UNDERGROUND UTILITIES, UNDERSTORY TREES ARE PROVIDED "CLOSE TO THE CURB". LIVE OAKS ARE PROVIDED IN THE CENTRAL MEDIAN, AWAY FROM UTILITIES TO INCREASE THE MASS OF TREES AND CANOPY.

LANDSCAPE BUFFER PLANTINGS TO BE PROVIDED PER CITY OF APOKA LDC.

THIS PROJECT WILL ABIDE BY ALL RELEVANT TREE PROTECTION STANDARDS PER THE CITY OF APOKA LAND DEVELOPMENT CODE.

NATIVE VEGETATION ALONG THE PERIMETER OF THE SITE WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

FIRE DEPARTMENT

- ADEQUATE STABILIZED ACCESS AND FIRE HYDRANTS SHALL BE IN PLACE WITHIN 500' OF ANY STRUCTURE PRIOR TO VERTICAL CONSTRUCTION.

FIRE HYDRANTS MUST BE WITHIN 500 FEET OF EACH RESIDENTIAL UNIT.

FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.

ALL MULTI-FAMILY RESIDENTIAL MUST BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS AND FIRE ALARMS MEETING FLORIDA FIRE PREVENTION CODE.

FIRE DEPARTMENT CONNECTIONS (FDC) FOR SPRINKLER SYSTEMS MUST BE REMOTE FROM THE BUILDINGS WITH FIRE LANCES.

IF THE MULTI-FAMILY DEVELOPMENT IS GATED, THE GATE SHALL BE EQUIPPED WITH AN OPT-COM TYPE SIGNALING DEVICE THAT IS COMPATIBLE WITH CITY OF APOKA EMERGENCY VEHICLES. IT MUST ALSO BE EQUIPPED WITH A YELP SHEN ACTIVATION AND GATE CODE REQUESTED BY THE FIRE DEPARTMENT.

PUBLIC SERVICES

- ROADS, DRIVEWAYS, AND ROUNDABOUTS SHALL FOLLOW CITY STANDARDS AND SPECIFICATIONS.

UTILITIES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOKA.

SANITATION SERVICES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOKA.

SANITATION SERVICE SHALL BE VIA ROLL-OFF BINS LOCATED WITHIN AN ENCLOSED COMPACTOR BAY ON EACH SITE.

LANDSCAPE AND IRRIGATION DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF APOKA ORDINANCE 2009, ADOPTED MAY 21, 2008, WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

PROJECT ROADS

PROJECT ROADS, INCLUDING KIDWA AVENUE, SOUTHFOK ROAD, WILLIAMS COURT, AND FLORIDIAN TOWN CENTER BOULEVARD WILL BE OWNED BY THE CITY AND MAINTAINED ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTAINED AGREEMENT(S).

MAINTENANCE FOR ALL LANDSCAPED MEDIANS AND STREET TREES SHALL BE THE RESPONSIBILITY OF THE MASTER ASSOCIATION, ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENTS.

ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE CITY AS PART OF THE CITY-MAINTAINED ROW. LANDSCAPE AND HARDSCAPE COMPONENTS INTERIOR TO THE ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE MASTER ASSOCIATION ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENT.

SIGNAGE

A SIGN PLAN IS PROVIDED ON SHEET S-1. THIS PLAN ADDRESSES THE DIMENSIONS AND LOCATIONS OF THE PROJECT'S OVERALL WAYFINDING PER SECTION 5.10.7.8 OF THE LAND DEVELOPMENT CODE BUT DOES NOT ADDRESS ON-SITE SIGNAGE AND BUILDING SIGNAGE.

ALL BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 5.10, CITY OF APOKA LAND DEVELOPMENT CODE.

THE DESIGNS ILLUSTRATED IN THE SIGN PLAN ARE CONCEPTUAL AND THE MATERIALS, COLORS, AND DESIGNS MAY CHANGE SLIGHTLY AT PERMITTING.

ADDITIONAL NOTES

ALL RESIDENTIAL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT ACCESSIBILITY STANDARDS.

ALL RESIDENTIAL UNITS SHALL HAVE LAUNDRY FACILITIES LOCATED WITHIN THE UNITS AREA.

BICYCLE RACKS SHALL BE PROVIDED AT THE COMMUNITY CLUBHOUSE AND PARK AREAS.

DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO MAJOR DEVELOPMENT PLAN APPROVAL.

OFF-SITE SIGNAGE SHALL BE SUBJECT TO THE PROPER EASEMENTS.

FINAL PLAN SHALL BE RECORDED PRIOR TO FIRST CO.

LIGHTING REQUIREMENTS MUST MEET ALL CITY OF APOKA AND THE ELECTRIC PROVIDER'S REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS.

NOT FOR CONSTRUCTION

ENGINEERS

PLANNERS

SURVEYORS

SCALE

DATE

CHECKED BY

DESIGNED BY

DRAWN BY

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

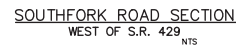
CITY OF APOKA, FLORIDA

DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

DRAWING

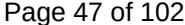
SHEET

6 OF 16

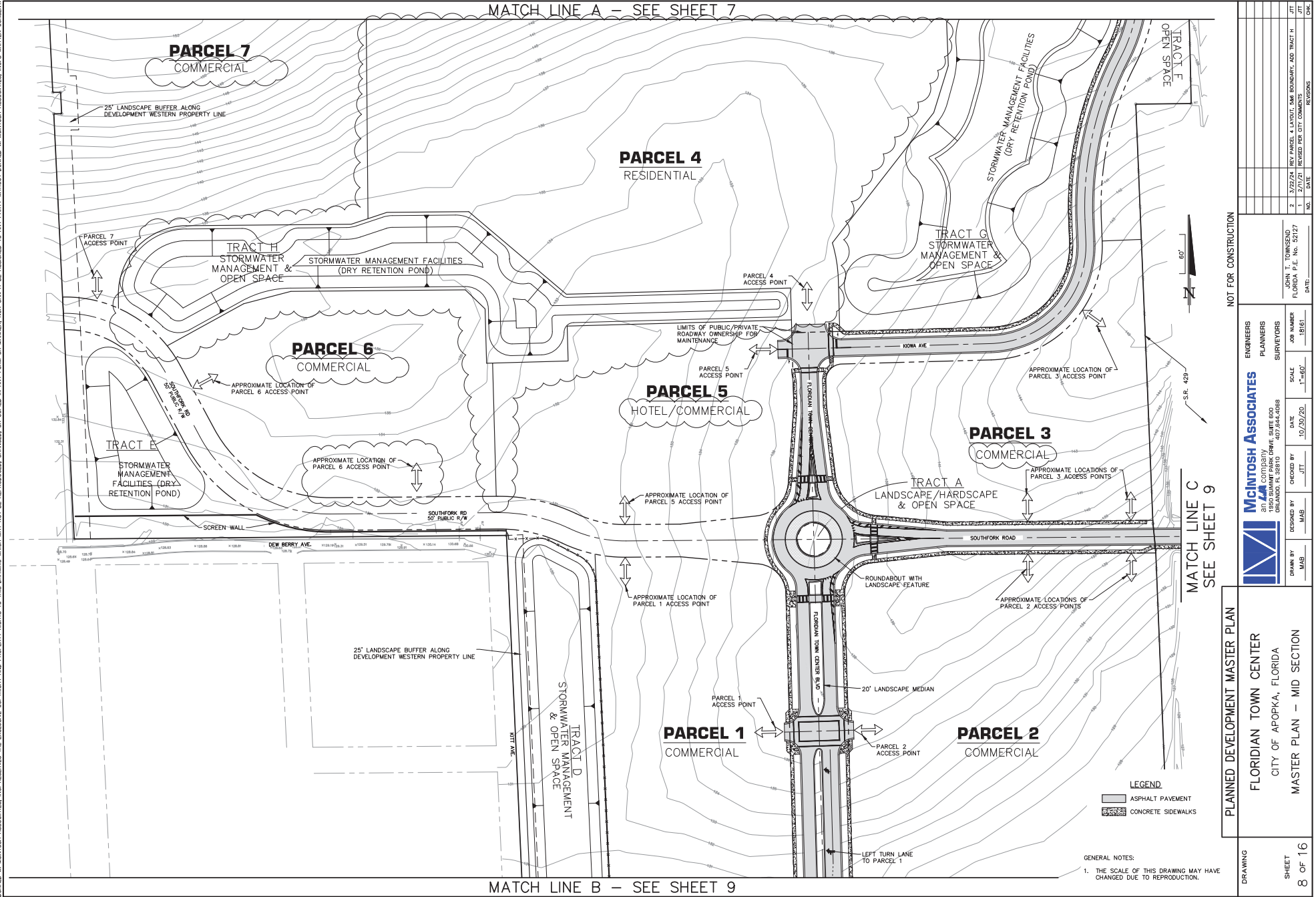


SHEET
6A of 1

6
1816

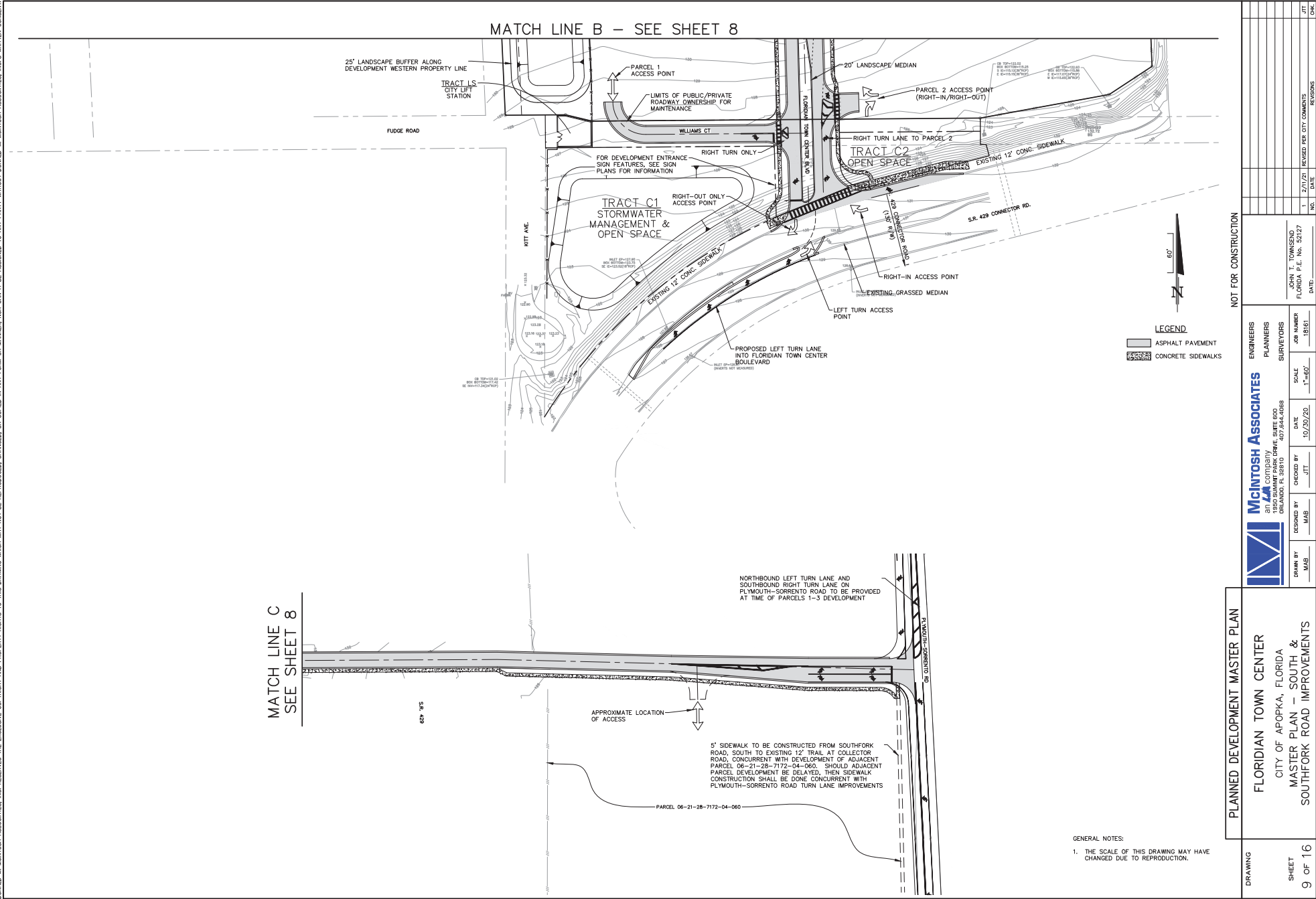


DOUGLAS W. MANTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DOUGLAS W. MANTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



F:\Pro2018\18161\PDWG\Mixed Use Master Plan\18161-MUMP-MP.dwg

DOUGLAS W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DOUGLAS W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



F:\Pro2018\18161\PDWG\Mixed Use Master Plan\18161-MUMP-MP.dwg

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

WYLD OAKS

A REPLAT OF KELLY PARK CROSSINGS, PLAT BOOK 111, PAGES 122 AND 123
AND A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 4

LEGAL DESCRIPTION:

A Replat of Kelly Park Crossings, according to the plat thereof as recorded in Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida and a portion of Section 13, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows

Beginning at the South quarter corner of Section 13, Township 20 south, Range 27 East, Orange County, Florida; thence run S89°31'40"W, along the South line of the Southwest quarter of said Section 13 for a distance of 1356.86 feet; thence departing said South line, run N00°29'47"W for a distance of 673.93 feet to a point on the North line of the North 1/2 of the Southwest quarter of the Southwest quarter of said Section 13; thence run S89°23'24"W along said North line for a distance of 1325.15 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 N00°21'03"W along said Easterly right of way line for a distance of 2018.83 feet to a point on the North line of the Southwest quarter of aforesaid Section 13; thence run N00°29'36"E, continuuig along said Easterly right of way line for a distance of 2603.70 feet to a point on the South right of way line of Kelly Park Road according to Deed Book 398, Page 190 of the aforesaid public records; thence departing said Easterly right of way line, run N89°53'52"E, along said South right of way line for a distance of 1324.32 feet; thence departing said South right of way line, run S00°04'14"E for a distance of 853.16 feet; thence run N89°34'17"E for a distance of 160.19 feet; thence run S00°25'43"E for a distance of 30.00 feet; thence run N89°34'17"E, along a line parallel with the South line of the Northeast quarter of the Northwest quarter of said Section 13 for a distance of 476.16 feet; thence run N00°21'18"W for a distance of 579.54 feet; thence run S89°53'52"W for a distance of 66.00 feet; thence run N00°21'18"W for a distance of 256.00 feet to a point on the South right of way line of Kelly Park Road according to Document Number 20140460923 of the aforesaid Public Records of Orange County, Florida; thence run the following 2 courses along said South right of way line: N89°53'52"E for a distance of 588.40 feet; thence run S00°29'13"E for a distance of 35.75 feet to a point on the South limited access right of way line of State Road Number 429/Wekiva Parkway; thence run the following courses along the South and West limited access right of way line: N89°17'56"E for a distance of 90.86 feet; thence run S47°15'37"E for a distance of 44.44 feet; thence run S03°35'05"E for a distance of 266.15 feet; thence run S00°49'55"E for a distance of 485.06 feet to the point on a non tangent curve, concave Northeasterly having a radius of 2003.86 feet, with a chord bearing of S17°19'29"E, and a chord distance of 152.02 feet; thence run Southeasterly along the arc of said curve through a central angle of 04°20'51" for a distance of 152.05 feet to a point on a non tangent line; thence run S19°30'03"E for a distance of 334.38 feet to a point on a non tangent curve, concave Westerly having a radius of 1815.86 feet, with a chord bearing of S09°55'47"E, and a chord distance of 603.87 feet; thence run Southerly along the arc of said curve through a central angle of 19°08'34" for a distance of 606.68 feet to a point of tangency; thence run S00°21'30"E for a distance of 800.00 feet; thence run S02°15'59"E for a distance of 360.40 feet; thence run S00°22'19"E for a distance of 845.51 feet; thence run S88°57'47"W for a distance of 249.88 feet; thence run S00°38'28"E for a distance of 1350.83 feet to the point of beginning.

Contains 13,254,910 square feet or 304.291 acres, more or less.

GENERAL NOTES:

- Bearings shown hereon are based on the South line of the Southwest 1/4 of Section 13–20–27 as being S89°31'40"W as shown on the plat of Kelly Park Crossings, Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida.
- All lot lines are radial, unless otherwise noted non–radial.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida Public Service Commission.
- Tracts A, B and C shown hereon are designated as stormwater retention/detention tracts and are hereby reserved by Kelly Park VB Development, LLC for conveyance by separate instrument to a community development district established pursuant to Chapter 190, Florida Statutes, or a non–profit property owners' association.
- The property which is the subject of this Plat is encumbered by that certain Declaration of Covenants, Easements & Restrictions for Wyld Oaks dated November 21, 2023 under Instrument No. 20230677899 of the Public Records of Orange County Florida as amended, which establishes various covenants, easements and restrictions applicable to the property and provides for owners within the property to be members of Wyld Oaks Community Association, Inc., a Florida a non–profit corporation.
- The 3' Lighting Easement shown hereon, being contiguous to the Right of Ways of Sadler Road and Effie Drive, is hereby dedicated to the City of Apopka for maintenance.

SHEET INDEX

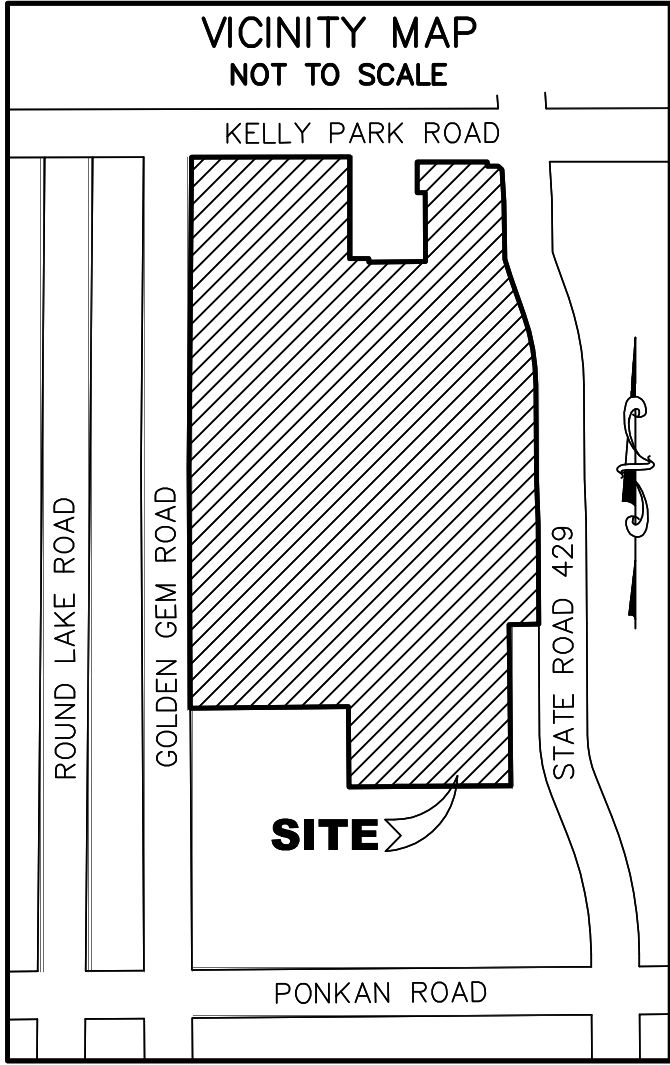
SHEET 1 OF 4 – Legal description, dedication,
Surveyor's notes & legend

SHEET 2 OF 4 – Plat Boundary

SHEETS 3 & 4 – Lot and Easement geometry

LEGEND:

- – RECOVERED 4"x4", CM "LB 6723 (P.R.M)", UNLESS OTHERWISE NOTED
- – RECOVERED AS NOTED
- – INDICATES CENTERLINE
- # – NUMBER
- CM – CONCRETE MONUMENT
- CCR – CERTIFIED CORNER RECORD
- ID – IDENTIFICATION
- LB – LICENSED BUSINESS CERTIFICATION
- N.T – NON TANGENT
- ORB – OFFICIAL RECORDS BOOK
- PB – PLAT BOOK
- PG – PAGE
- PRM – PERMANENT REFERENCE MONUMENT
- P.T. – POINT OF TANGENCY



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, that on _____
the foregoing plat was examined and approved by:

City Engineer: _____ Date _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of chapter 177 and that said land is located in the City of Apopka, Orange County, Florida.

JAMES R. SHANNON JR. PSM REGISTRATION No. 4671
SHANNON SURVEYING, INC. – LB No.6898
499 North S.R. 434 – SUITE 2045 ALTAMONTE SPRINGS,
FLORIDA, 32714, (407) 774–8372

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, that on _____
the foregoing plat was examined and approved by:

Chairman _____ Date _____

QUALIFICATION STATEMENT OF REVIEWING SURVEYOR

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

Printed Name: _____ Date _____
Registration No. _____

PLAT BOOK _____ PAGE _____

WYLD OAKS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Kelly Park VB Development, LLC, a Delaware limited liability company, being the owners 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 as shown hereon and dedicates Sadler Road & Effie Drive & Tracts D & E to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, Kelly Park VB Development, LLC, a Delaware limited liability company, has caused these presents to be executed and acknowledged by its undersigned representative thereunto duly authorized on this _____ day of _____, 2024.

Kelly Park VB Development, LLC,
a Delaware limited liability company

By: KPVB Acquisition, LLC,
a Delaware limited liability company, its Member

By: WO Assignment, LLC,
a Florida limited liability company, its Member

By: _____

Printed Name: Ronald L. Edwards

Title: Manager

Signed in the presence of:

By: _____

By: _____

Printed Name: _____

Printed Name: _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me by means of
☐ physical presence or ☐ online notarization, this _____ day of _____

by Ronald L. Edwards, as Manager of WO Assignment, LLC, a Florida limited liability company, which is the Member of KPVB Acquisition, LLC, a Delaware limited liability company, which is a member of Kelly Park VB Development, LLC, a Delaware limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced as identification.

NOTARY OF PUBLIC

Signature of Notary: _____

Printed Name: _____

Commission Number: _____

My Commission Expires: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded in Official Records Doc# 20230343656, Public Records of Orange County, Florida, being the owners 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 as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded in Official Records Doc# 20230343656, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____, 2024.

LIT Cadence West Kelly Phase I, LLC,
a Delaware limited liability company

By: Cadence Kelly GP 1 LLC,
a Florida limited liability company, its managing member

By: _____

Printed Name: _____

Title: _____

Signed in the presence of:

By: _____

By: _____

Printed Name: _____

Printed Name: _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me by means of
☐ physical presence or ☐ online notarization, this _____ day of _____

by _____, as _____ of Cadence Kelly GP 1 LLC, a Florida limited liability company, as the managing member of LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced as identification.

NOTARY OF PUBLIC

Signature of Notary: _____

Printed Name: _____

Commission Number: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____
the foregoing plat was examined and approved by:

Mayor, City of Apopka _____ Date _____

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

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

on _____ as Doc No. _____

County Comptroller in and for Orange County, Florida

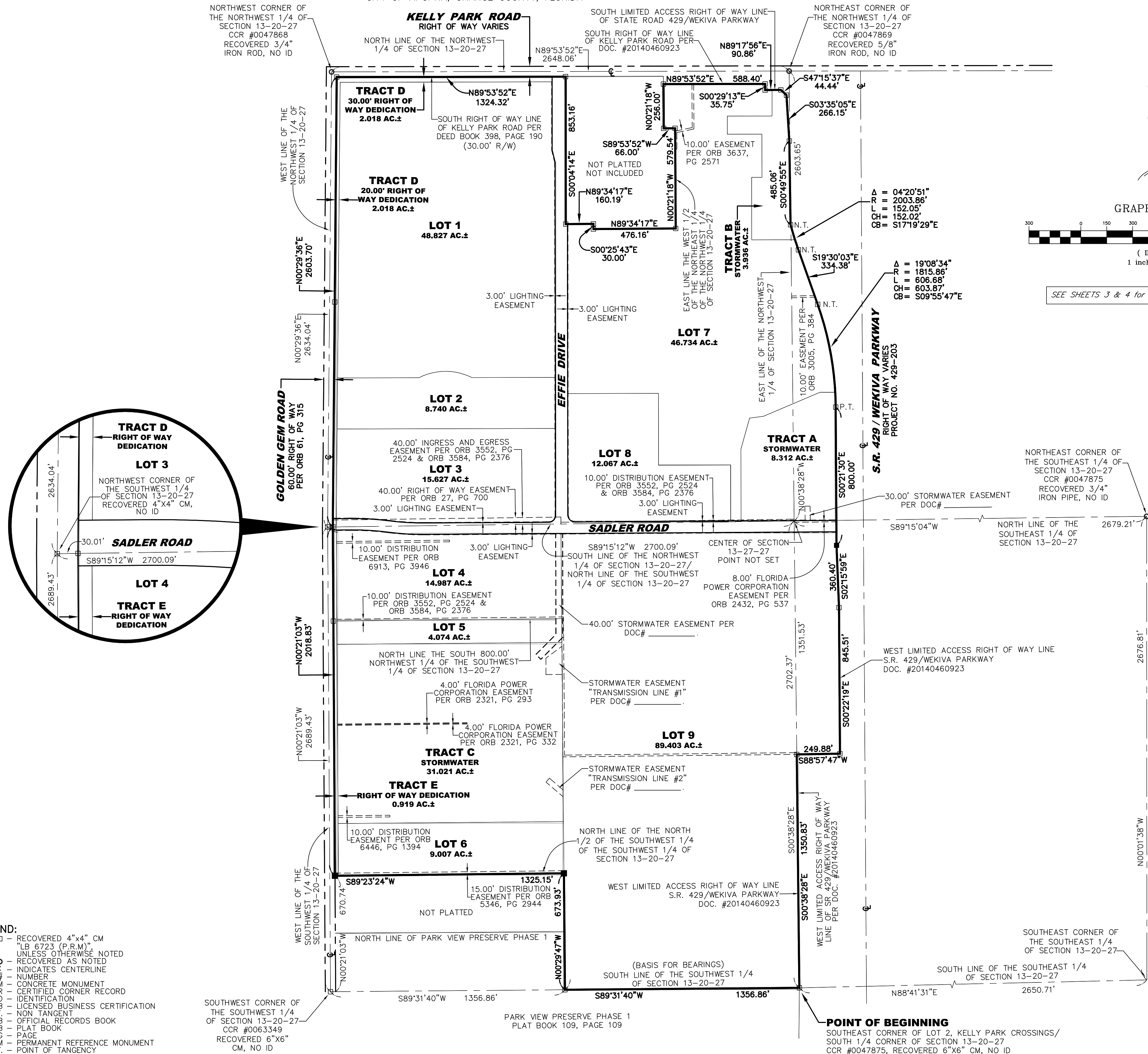
By: _____

WYLD OAKS

SHEET 2 OF 4

PLAT BOOK _____ PAGE _____

A REPLAT OF KELLY PARK CROSSINGS, PLAT BOOK 111, PAGES 122 AND 123
AND A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



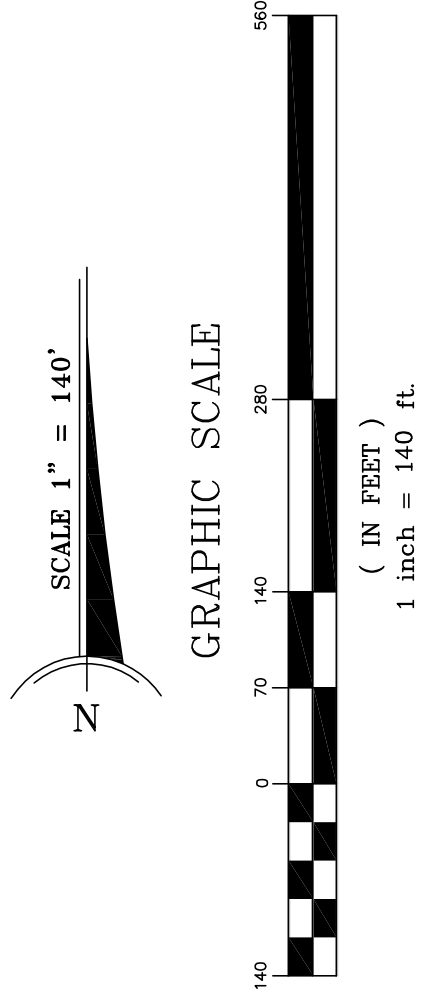
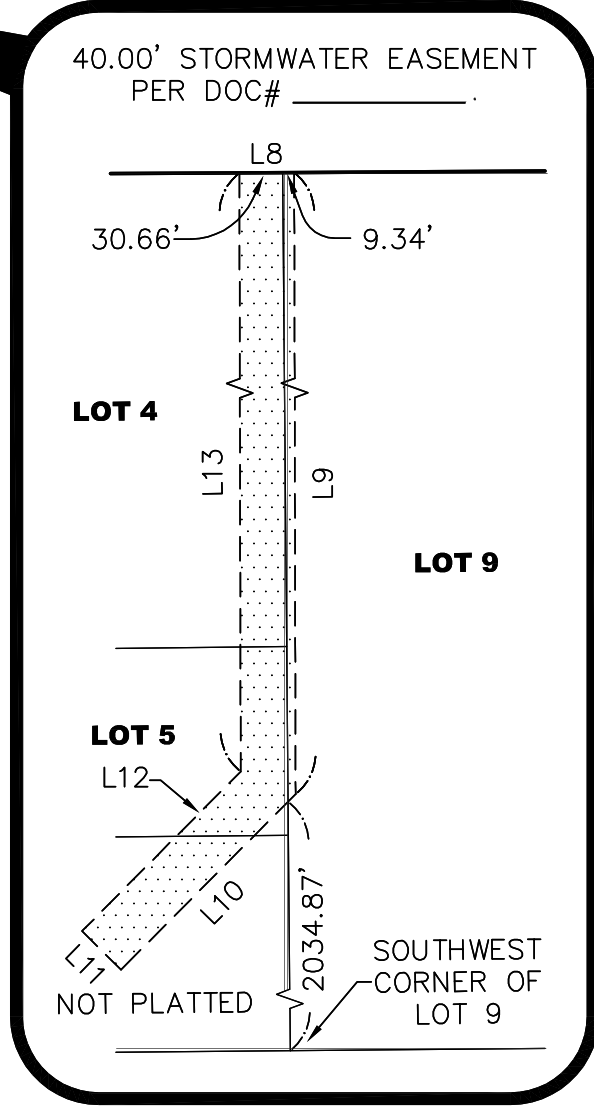
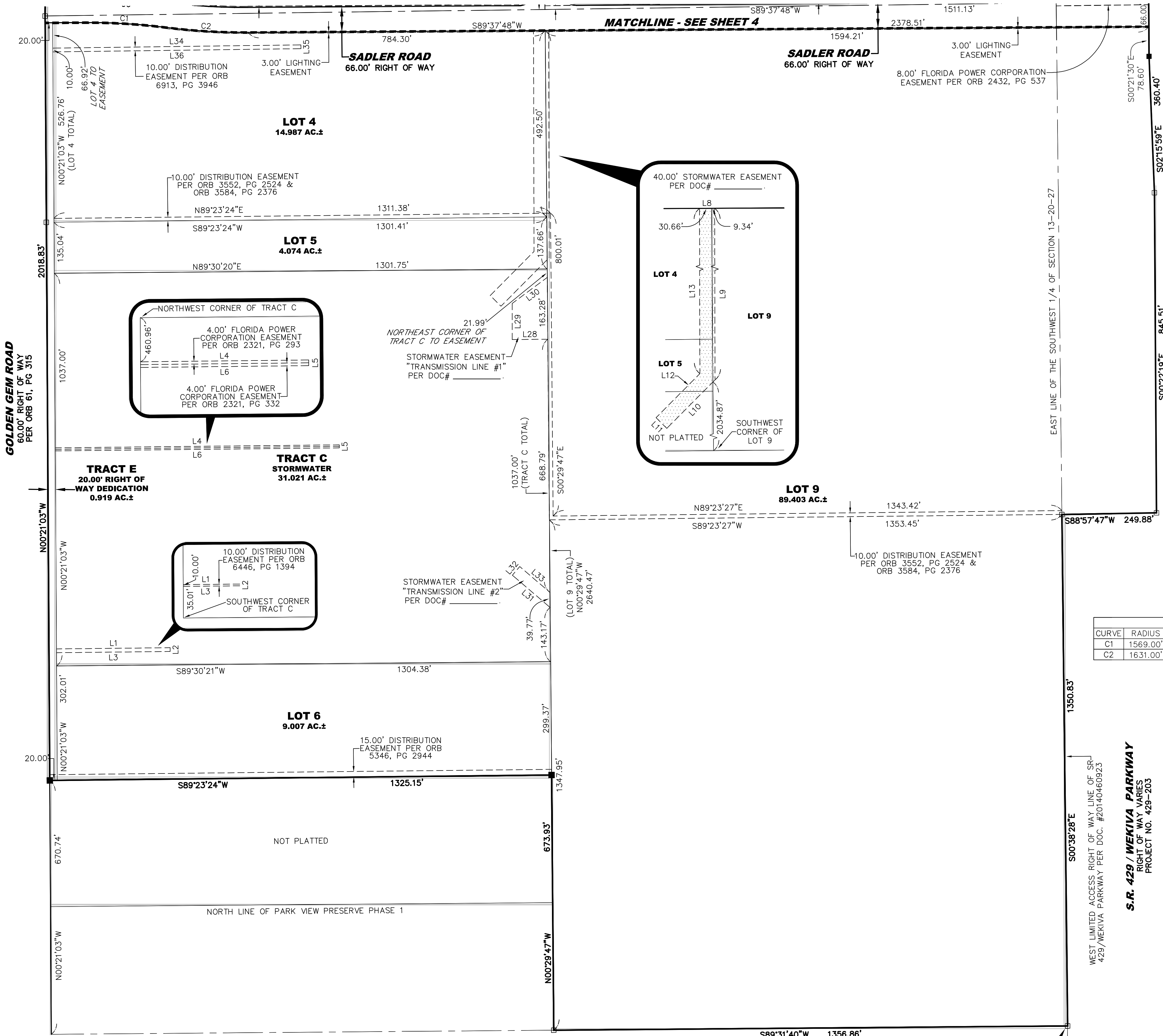
SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

WYLD OAKS

A REPLAT OF KELLY PARK CROSSINGS, PLAT BOOK 111, PAGES 122 AND 123
AND A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 4

PLAT BOOK _____ PAGE _____



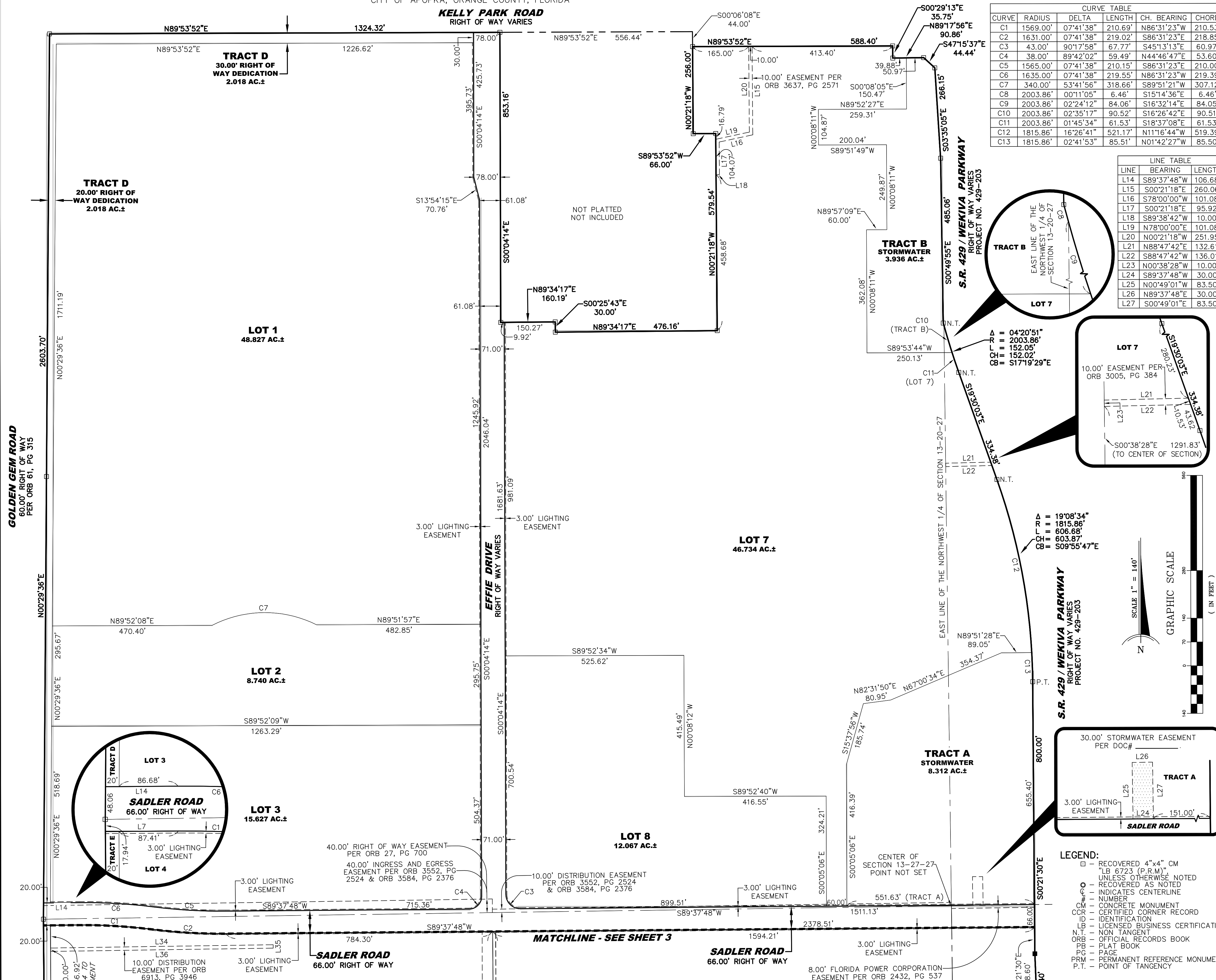
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°23'24\"E	300.00'
L2	S00°21'03\"E	10.00'
L3	S89°23'24\"W	300.00'
L4	N89°23'27\"E	750.00'
L5	S00°21'03\"E	8.00'
L6	S89°23'27\"W	750.00'
L7	N89°37'48\"E	107.41'
L8	N89°37'48\"E	40.00'
L9	S00°07'42\"E	600.16'
L10	S44°49'45\"W	180.59'
L11	N45°10'15\"W	40.00'
L12	N44°49'45\"E	164.04'
L13	N00°07'42\"W	583.44'
L28	S89°27'53\"W	94.06'
L29	N00°00'00\"W	95.46'
L30	N53°26'27\"E	115.33'
L31	N49°27'55\"W	131.16'
L32	N40°15'49\"E	30.00'
L33	S49°27'55\"E	105.06'
L34	N89°15'12\"E	654.96'
L35	S00°44'48\"E	10.00'
L36	S89°15'12\"W	655.03'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	1569.00'	07°41'38\"	210.69'	N86°31'23\"W	210.53'
C2	1631.00'	07°41'38\"	219.02'	S86°31'23\"E	218.85'

- LEGEND:
- RECOVERED 4"x4" CM "LB 6723 (P.R.M)". UNLESS OTHERWISE NOTED
 - RECOVERED AS NOTED
 - INDICATES CENTERLINE
 - NUMBER
 - CONCRETE MONUMENT
 - CERTIFIED CORNER RECORD
 - IDENTIFICATION
 - LICENSED BUSINESS CERTIFICATION
 - NON TANGENT
 - OFFICIAL RECORDS BOOK
 - PLAT BOOK
 - PAGE
 - PERMANENT REFERENCE MONUMENT
 - POINT OF TANGENCY

WYLD OAKS

SHEET 4 OF 4

PLAT _____ PAGE _____
BOOK _____

BRUNACHE COMMERCE PARK SITE IMPROVEMENTS PLANS FOR BRUNACHE

ORANGE COUNTY TAX PARCEL ID NUMBER:
09-21-28-8260-04-010

NOVEMBER 2023
REVISED MARCH 2024

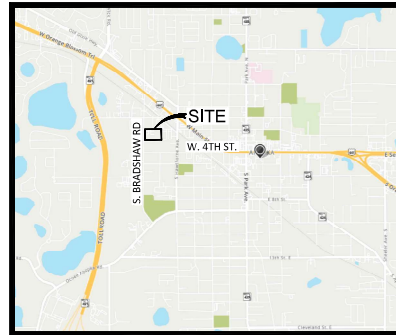
SOILS MAP
SCALE: N.T.S.



INFORMATION OBTAINED FROM USDA-NRCS WEBSITE:
SOIL SURVEY AREA: ORANGE COUNTY, FL
SURVEY AREA DATA: VERSION 18, AUG. 27, 2021

CLASSIFICATION DESCRIPTION
48 TAVARES FINE SANDS - URBAN LAND COMPLEX, 0 TO 5
PERCENT SLOPES (HYDROLOGIC SOIL GROUP 'A')
55 ZOLFO - URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP 'C')

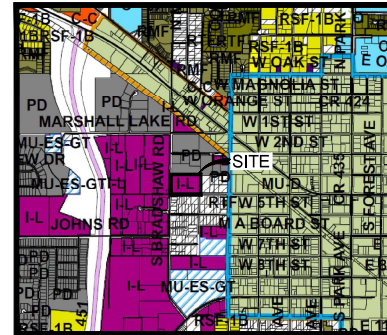
LOCATION MAP
SCALE: N.T.S.



LEGAL DESCRIPTION

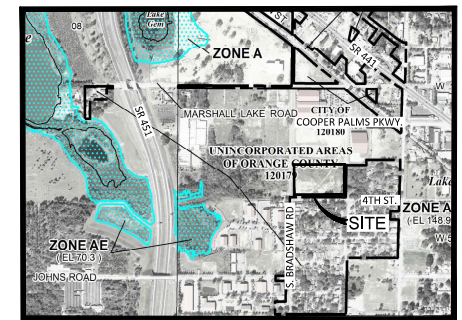
LOT 1 THROUGH 24, BOTH INCLUSIVE, BLOCK D, SPRINGDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE VACATED ROAD LYING EAST OF AND ADJACENT THERETO, AND THE SOUTH 1/2 OF THE VACATED ROAD LYING NORTH OF AND ADJACENT THERETO. THE ABOVE DESCRIBE PARCEL CONTAINS A TOTAL OF 5.78 ACRES, MORE OR LESS, PROVIDED BY: BISHMAN SURVEYING & MAPPING, INC.

ZONING MAP
SCALE: N.T.S.



ZONING: I-L (INDUSTRIAL - LIGHT)

FLOOD INSURANCE RATE MAP
SCALE: N.T.S.



INFORMATION OBTAINED FROM FEMA WEBSITE:

MAP NUMBER 12095C0120H PANEL 120 OF 750; MAP REVISED SEPTEMBER 24, 2021

ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

SHEET INDEX

REVISION	SHEET No.	SHEET TITLE
0	C-0001	COVER SHEET
0	C-0002	SITE DATA & GENERAL NOTES
0	C-0003	GEOMETRY, STRIPING, SIGNAGE PLAN & DETAILS
0	C-0004	UTILITY PLAN
0	C-0005	PAVING, GRADING AND DRAINAGE PLAN
0	C-0006	SOUTH BRADSHAW ROAD IMPROVEMENTS PLAN & PROFILE
0	C-0007	WEST 4TH STREET IMPROVEMENTS PLAN & PROFILE
0	C-0008	STORMWATER POLLUTION PREVENTION PLAN
0	C-0009	UTILITY DETAILS
0	C-0010	UTILITY DETAILS
0	C-0011	UTILITY DETAILS
0	C-0012	PAVING AND DRAINAGE DETAILS
0	C-0013	PAVING AND DRAINAGE DETAILS
0	C-0014	MAINTENANCE OF TRAFFIC
0	C-0015	PROPOSED EASEMENTS & RIGHT OF WAY DONATION
0	EL-1	PHOTOMETRIC PLAN
0	EL-2	DETAILS AND SCHEDULES
0	L-1	LANDSCAPE PLAN
0	L-2	LANDSCAPE DETAILS AND NOTES
0	L-3	IRRIGATION SPRAY HEAD PLAN
0	L-4	IRRIGATION SPRAY HEAD PLAN DETAILS AND NOTES
0	SUR 1 & 2	BOUNDARY & TOPOGRAPHIC SURVEY (BISHMAN SURVEYING AND MAPPING)

OWNER/DEVELOPER
MR. YVON BRUNACHE
2239 PALM VISTA DR.
APOPKA, FL 32712-2448
T: (407) 822-4313

GEOTECHNICAL ENGINEER
YOVAISH ENGINEERING, INC.
953 SUNSHINE LANE, STE 3804
ALTAMONTE SPRINGS, FL 32714
T: (407) 774-9383

CIVIL ENGINEER
ATTN.: MR. TAN QU, P.E.
CIVIL/SITE ENGINEERING, INC.
1645 N. MAITLAND AVENUE
MAITLAND, FL 32751
T: (407) 644-6570

SURVEYOR
ATTN.: MR. ARON BISHMAN
BISHMAN SURVEYING & MAPPING
32 W. PLANT STREET
WINTER GARDEN, FL 34787
T: (407) 905-8877

LANDSCAPE ARCHITECT
ATTN.: STEPHEN PATEGAS
HORTIS OASIS
1425 BERKSHIRE AVENUE
WINTER PARK, FL 32789
T: (407) 622-4886



UTILITY & COMMUNICATION CONTACT INFORMATION

WATER / SANITARY
APOPKA PUBLIC WORKS DEPT.
748 E. CLEVELAND ST.
APOPKA, FL 32703
T: (407) 765-1731

ELECTRIC
FLORIDA POWER AND LIGHT COMPANY
700 UNIVERSE BLVD.
JUNO BEACH, FL 33408
T: (800) 226-3545

CABLE PROVIDER
SPECTRUM
(855) 222-0102

STORMWATER
ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
2501 S. BIRNCH ROAD
APOPKA, FL 32703
T: (877) 228-1858
T: (407) 659-4850

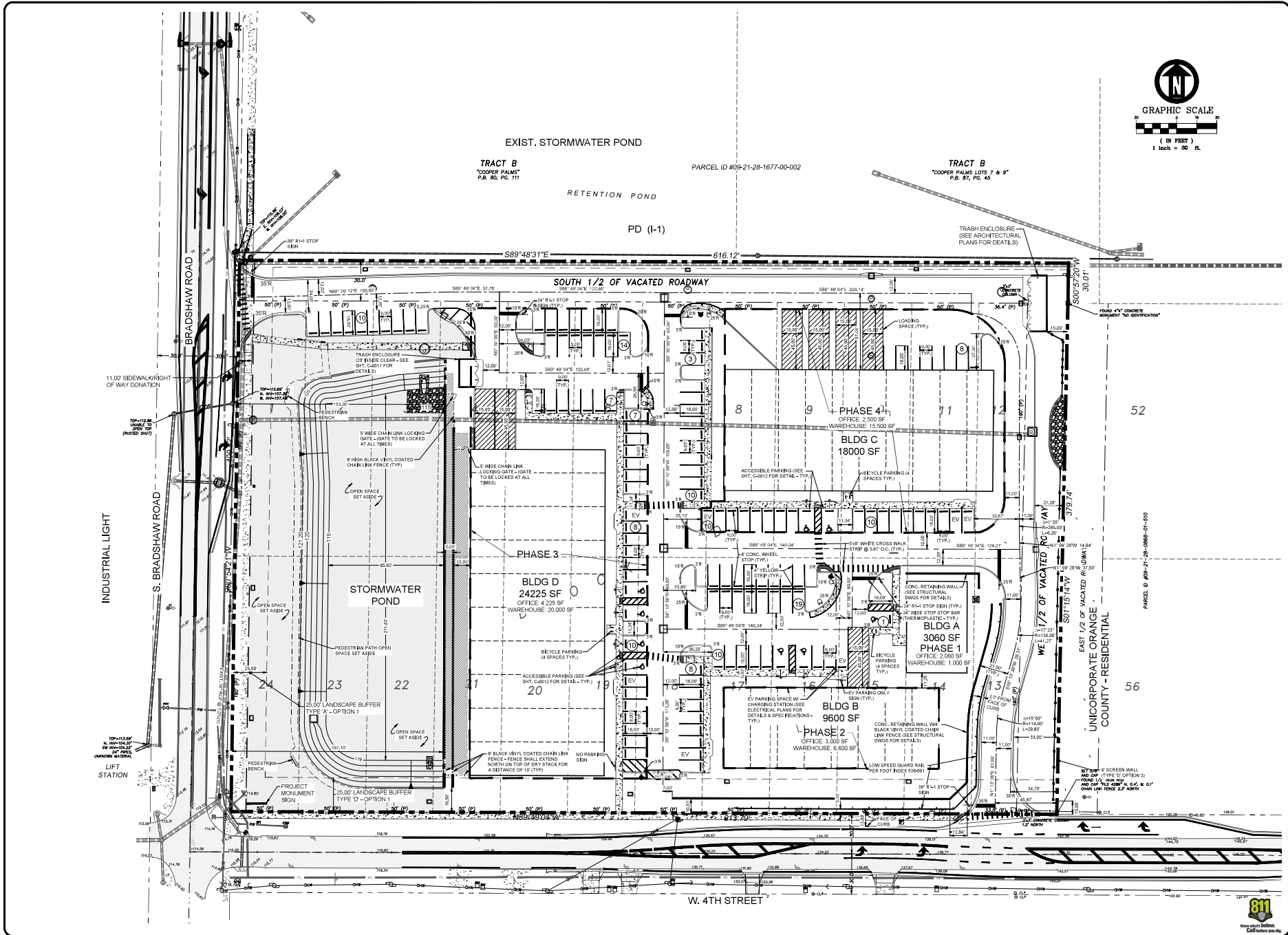
CIVIL DESIGN CRITERIA:

1. CITY OF APOPKA UTILITY DESIGN AND CONSTRUCTION STANDARDS MANUAL 2016 EDITION, UPDATED MAY 2022
2. FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION FY 2022-2023
3. FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2014 EDITION



This item has been electronically signed and sealed by Tan Qu, PE, on 03/21/2024 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.

C-0001



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CIVIL SITE ENGINEERING, INC.

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712
GEOMETRY, STRIPING &
SIGNAGE PLAN

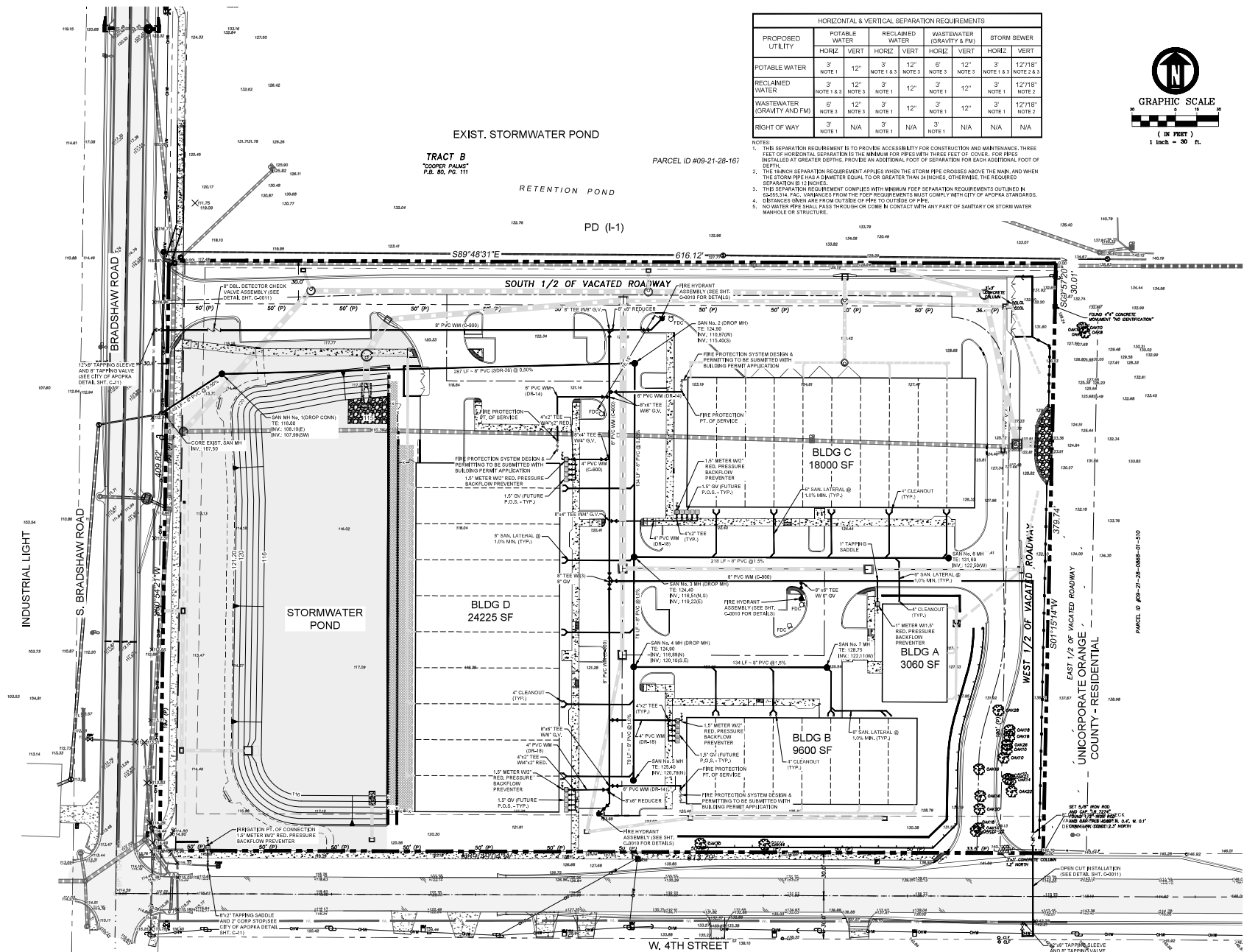
THIS ITEM WAS SEPARATELY REVIEWED AND SEALED BY TAN QU ON
Mar 21, 2024
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
VALID UNLESS THEY BEARING THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC DOCUMENTS

DATE
PROJECT NO.
DRAWN BY
DESIGNED BY
CHECKED BY
ENGINEER IN CHARGE
TAN QU
P.E. No. 66512

CIVIL SITE ENGINEERING, INC.
1945 WATLAND AVENUE
WATLAND, FL 32795
LICENSE NO. 27346

SHEET NO.
C-0003
OF: 15





PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS					
	POTABLE WATER	RECLAIMED WATER	WASTEWATER (GRAVITY & FM)	STORM SEWER	POTABLE WATER	RECLAIMED WATER
POTABLE WATER	3" 12"	3" 12"	12" 12"	12" 12"	3" 12"	12" 12"
RECLAIMED WATER	3" 12"	3" 12"	12" 12"	12" 12"	3" 12"	12" 12"
WASTEWATER (GRAVITY & FM)	3" 12"	3" 12"	12" 12"	12" 12"	3" 12"	12" 12"
STORM SEWER	3" 12"	3" 12"	12" 12"	12" 12"	3" 12"	12" 12"

- NOTES:
1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTHS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
 2. THE 18-INCH SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE CROSSES ABOVE THE MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 18 INCHES. OTHERWISE, THE REQUIRED SEPARATION IS 12 INCHES.
 3. THE SEPARATION REQUIREMENT COMPLIES WITH MINIMUM FSEP SEPARATION REQUIREMENTS OUTLINED IN 65453.14, FAC. VARIANCES FROM THE FSEP REQUIREMENTS MUST COMPLY WITH CITY OF APOPKA STANDARDS.
 4. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
 5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED OR PART OR WHOLE

DATE: 03/21/2024

PROJECT NO.: 2050

DRAWN BY: SS

DESIGNED BY: TO

CHECKED BY: TO

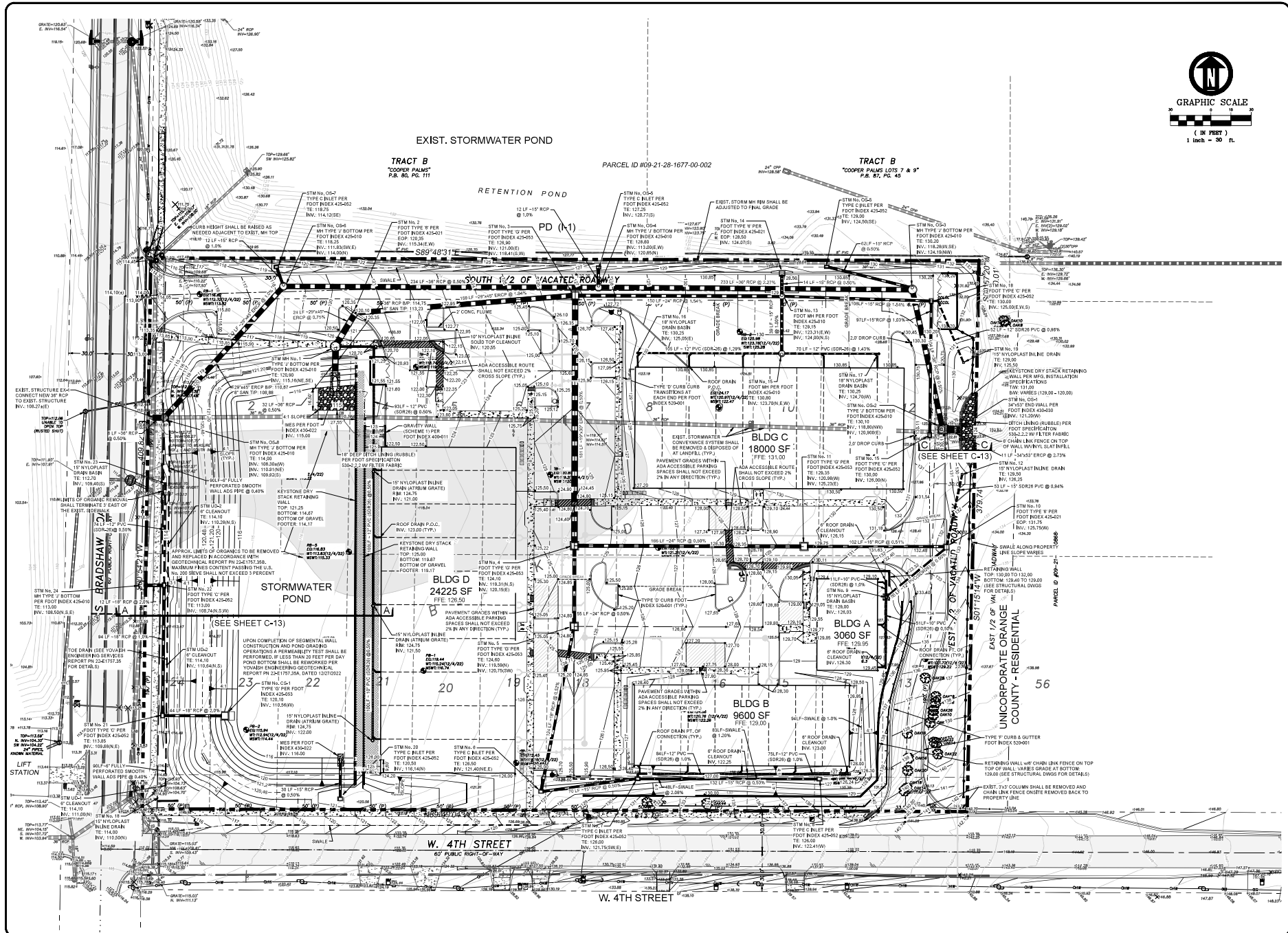
ENGINEER IN CHARGE: TO

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712

UTILITY PLAN

INVEST ENGINEERING, INC.
1945 WATLING AVENUE
WATLING, FL 32794
LICENSE NO. 27348

SHEET NO.
C-0004
OF: 15



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED OR PART OF WHOLE

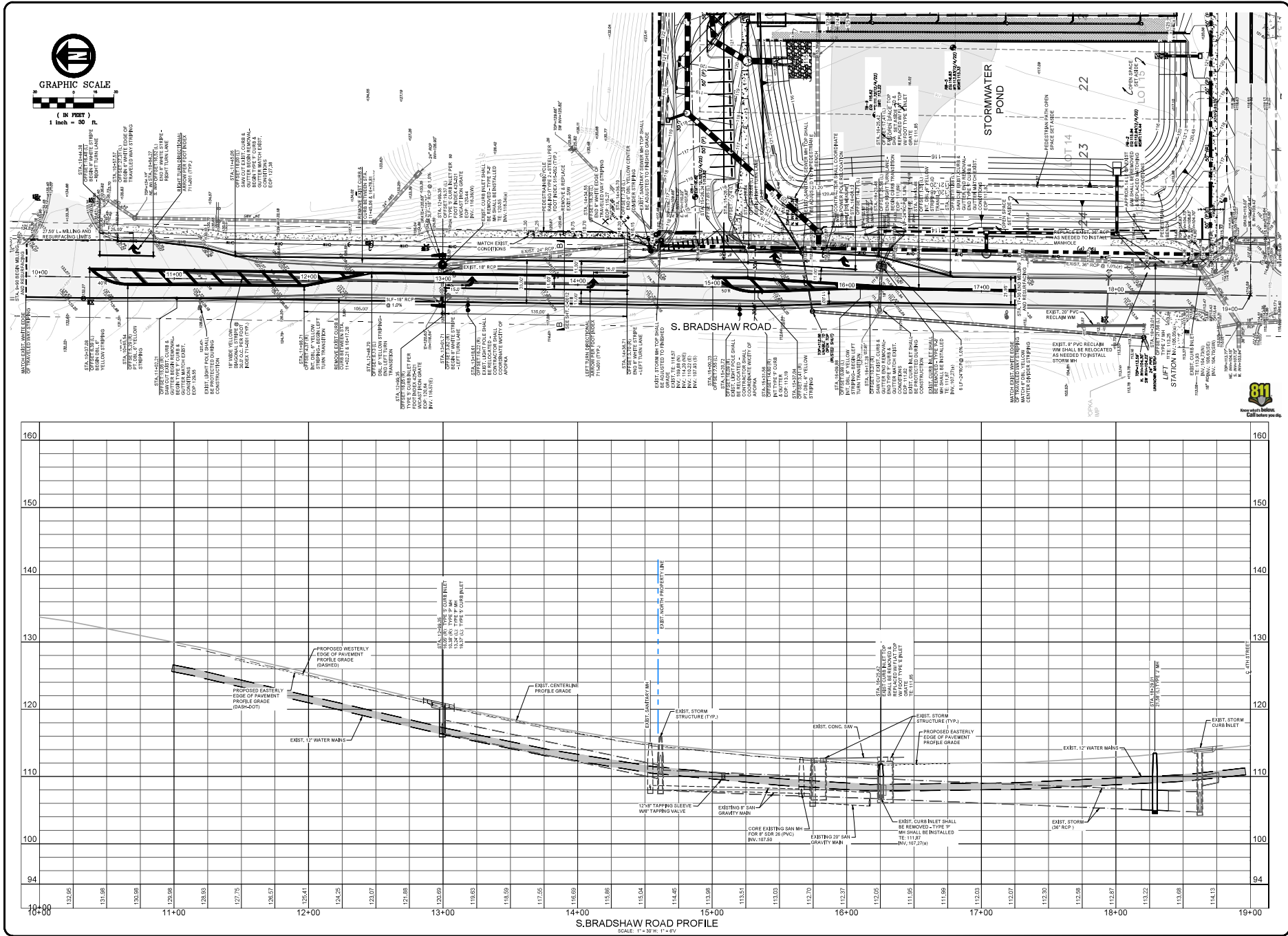
DATE
PROJECT NO.
DRAWN BY
DESIGNED BY
CHECKED BY
ENGINEER IN CHARGE

THIS ITEM WAS SEPARATELY REVIEWED AND SEALED BY TAN QI ON
Mar 21, 2024
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
VALID UNLESS THEY ARE
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC DOCUMENTS

UNICORPATE ORANGE
COUNTY - RESIDENTIAL
SHEET NO.
C-0005
OF: 15

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712
PAVING, GRADING AND DRAINAGE PLAN

CIVIL SITE ENGINEERING, INC.
1645 WATLAND AVENUE
WATLAND, FL 32795
TEL: 407-424-6290
FAX: 407-424-6291
WWW.CS-ENGINEERING.COM



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CIVIL SITE ENGINEERING, INC.

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712
SOUTH BRADSHAW ROAD
IMPROVEMENTS PLAN AND PROFILE

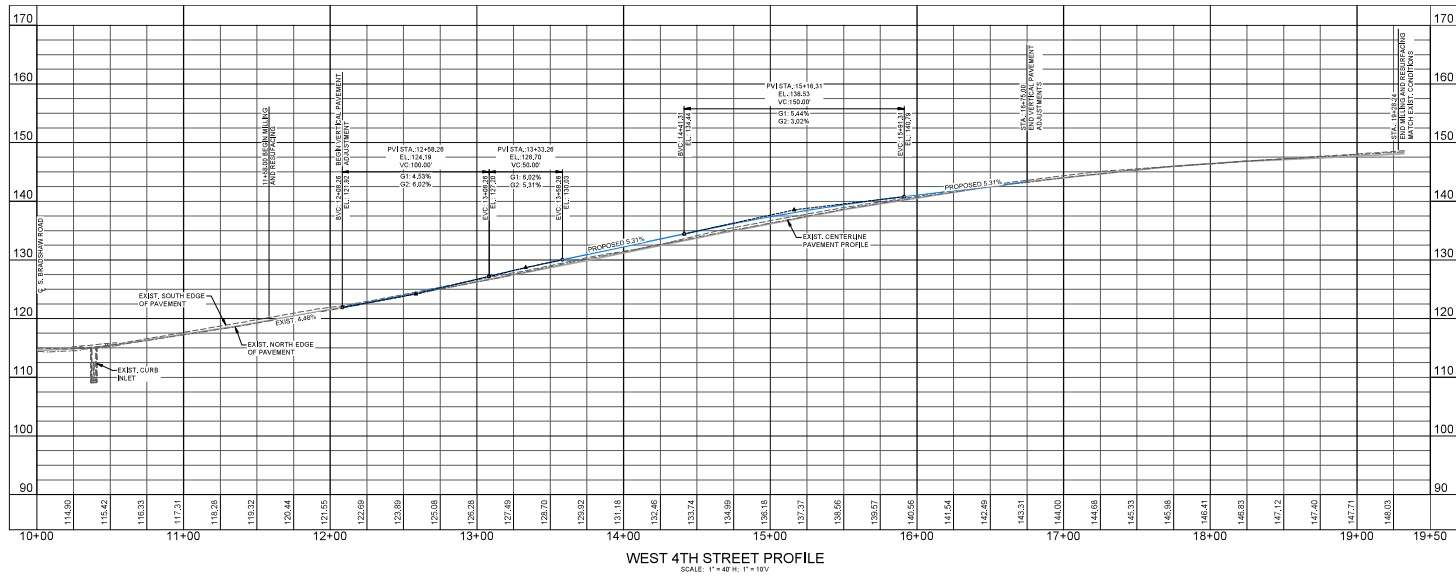
THIS ITEM WAS SEPARATELY BOUND AND SEALED BY TAN GU ON
Mar 21, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED BOUND AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

DATE
PROJECT NO.
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ENGINEER IN CHARGE:

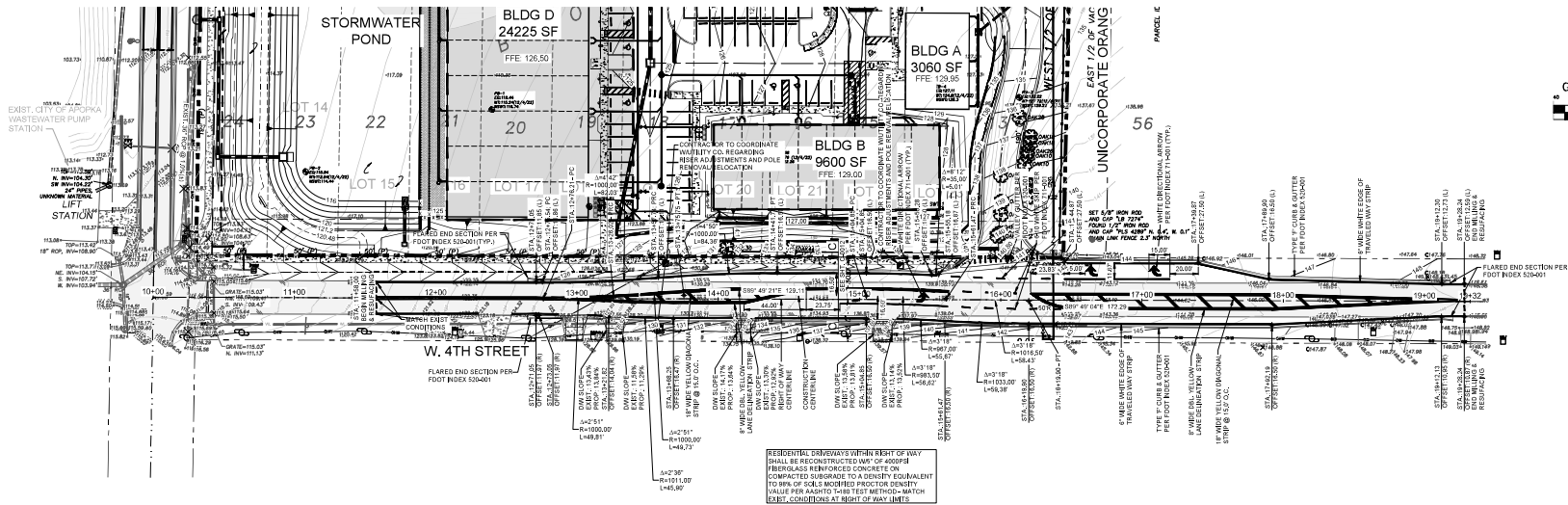
CIVIL SITE ENGINEERING, INC.
1945 WATLING AVENUE
MAITLAND, FL 32751
LICENSE NO. 27446

SHEET NO.
C-0006
OF: 15

CIVIL SITE ENGINEERING, INC.
1945 WATLING AVENUE
MAITLAND, FL 32751
TEL: 407.444.6520
FAX: 407.444.6520
WWW.CSITE-FL.COM



WEST 4TH STREET PROFILE
SCALE: 1" = 40' H, 1" = 10'



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED OR PART OR WHOLE

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOKA, FL 32712
WEST 4TH STREET
IMPROVEMENTS PLAN AND PROFILE

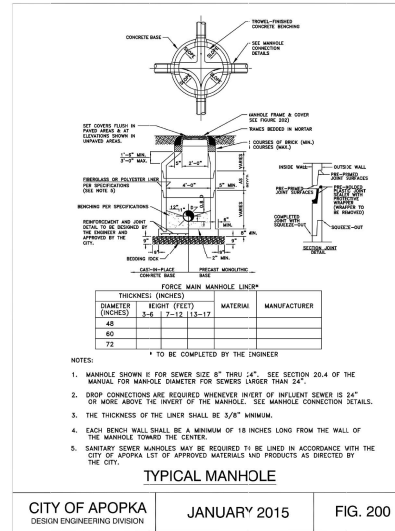
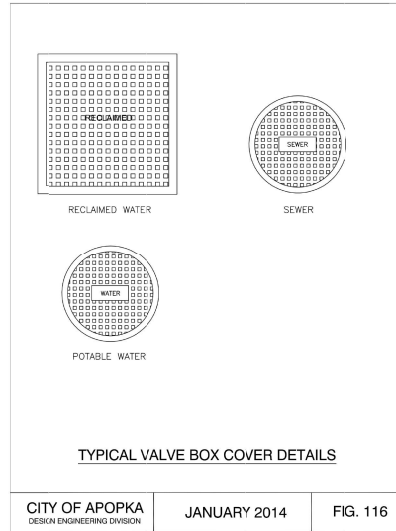
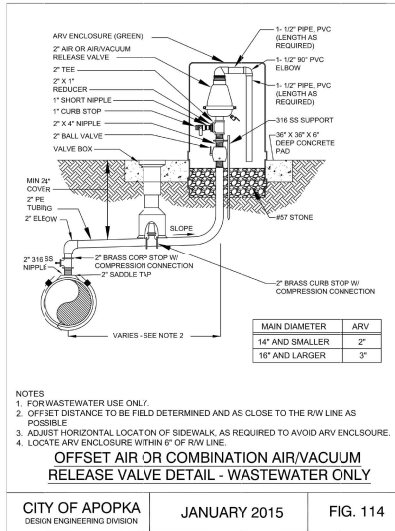
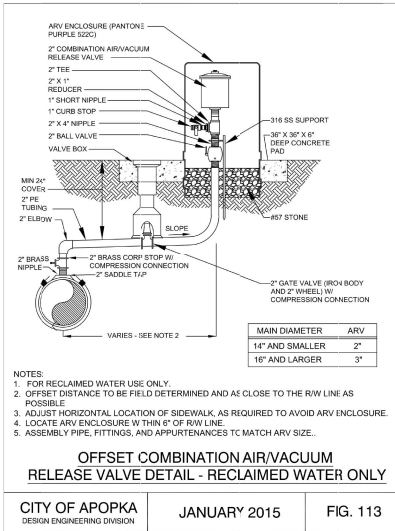
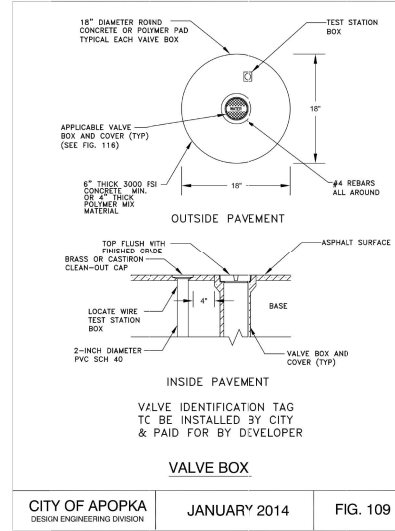
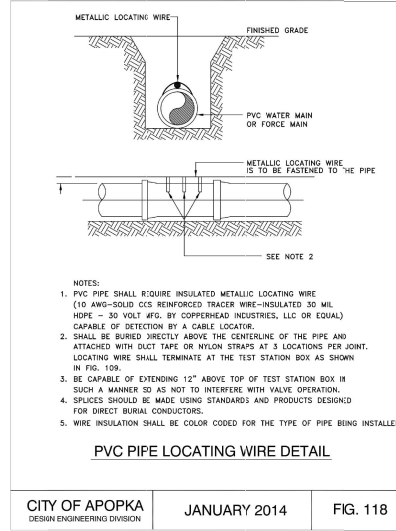
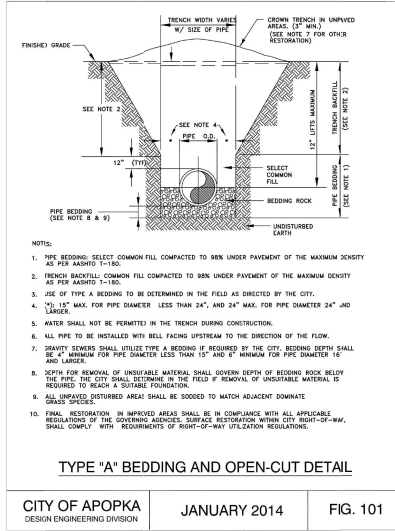
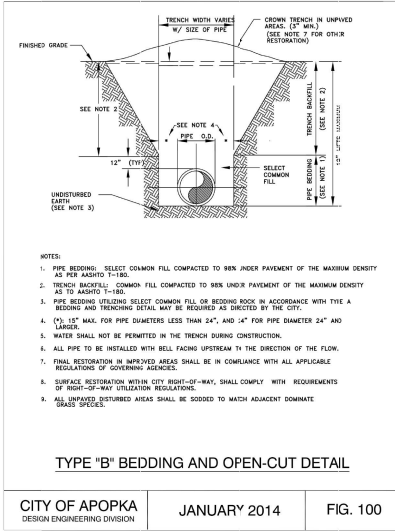
THIS ITEM WAS SEPARATELY REBORN
AND SEALED BY TAN GU ON
Mar 21, 2024
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SERVED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC DOCUMENTS

DATE
PROJECT NO.
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ENGINEER IN CHARGE:

CIVIL SITE ENGINEERING, INC.
1945 WATLAND AVENUE
WATLAND, FL 32795
LICENSE NO. 27348

SHEET NO.
C-0007
OF: 15





CIVIL SITE ENGINEERING
INC. A FULL SERVICE FIRM
1645 WATLING AVENUE
WATLING, FL 32795
TEL: 407-424-6500
FAX: 407-424-6501
WWW.CS-ENGINEERING.COM

315 S. BRADSHAW RD.
BRUNACHE COMMERCE PARK
APOKA, FL 32712

UTILITY DETAILS

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QIU ON
Mar 21, 2024
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
VALID UNLESS THEY BE SIGNED AND
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC DOCUMENTS

DATE
PROJECT NO.
DRAWN BY
DESIGNED BY
CHECKED BY
ENGINEER IN CHARGE

CIVIL SITE ENGINEERING, INC.
1645 WATLING AVENUE
WATLING, FL 32795
LICENSE NO. 27348

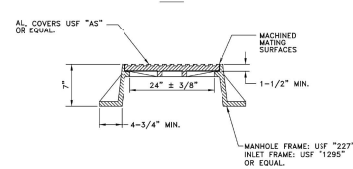
SHEET NO.
C-0009
OF: 15



-
- WITH THE CITY OF ANTONIO LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.
- NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SERVICE.
 2. THE CITY MAY APPROVE ALTERNATE WATERPROOF CONNECTION DETAILS FOR CONNECTION OF 24" DRAINAGE PIPES AND LARGER.
 3. AN INSOLE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
 4. CONTRACTOR TO BE MINIMUM OF 2000'.

MANHOLE CONNECTION DETAILS

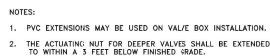
CITY OF APOPKA JANUARY 2015 FIG. 201



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

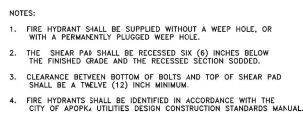
STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA JANUARY 2014 FIG. 202



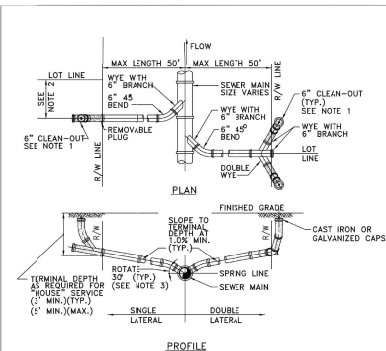
GATE VALVE AND BOX DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION



FIRE HYDRANT ASSEMBLY DETAIL

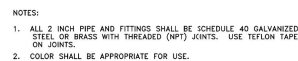
CITY OF APOPKA
DESIGN ENGINEERING DIVISION



- 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. CAST IRON CLEAN-OUT C/P SHALL BE USED ON THE SUBSTANT FOR EACH SERVICE.
 6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

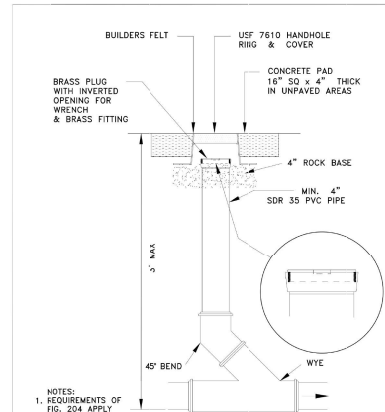
SERVICE LATERAL DETAIL

CITY OF APOPKA DEPT. OF ENGINEERING & DESIGN	JANUARY 2014	FIG. 204
---	--------------	----------



BLOWOFF VALVE DETAIL

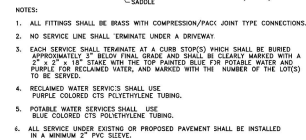
CITY OF APOPKA JANUARY 2014 FIG. 403



- NOTES:
1. REQUIREMENTS OF
FIG. 204 APPLY

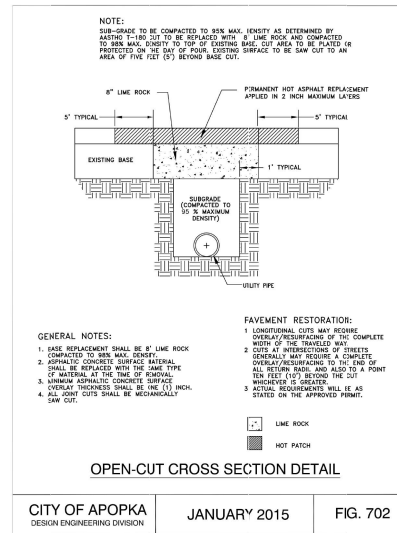
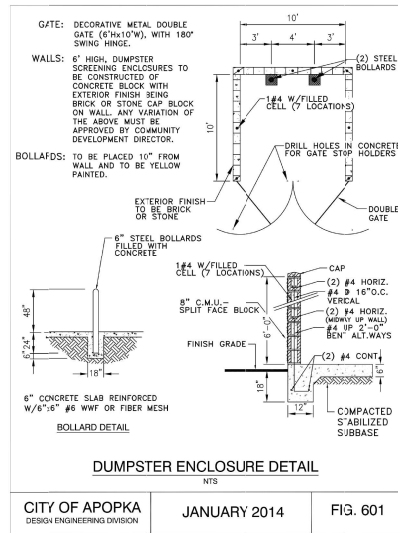
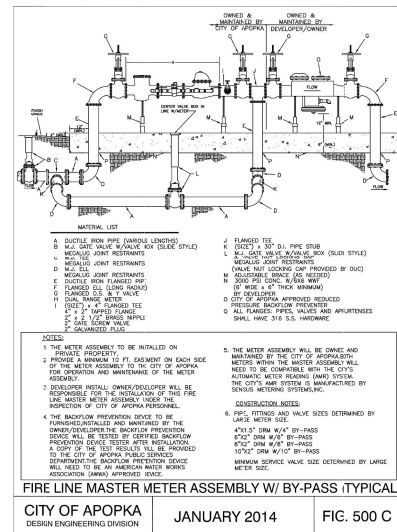
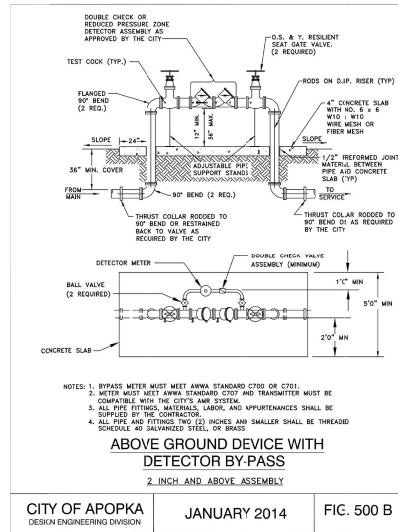
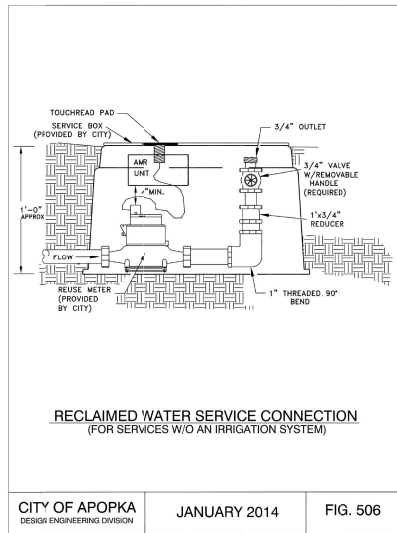
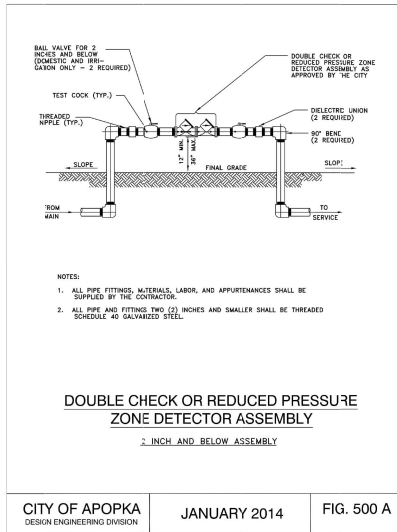
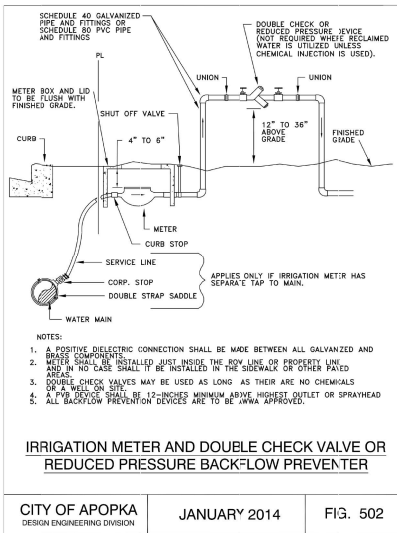
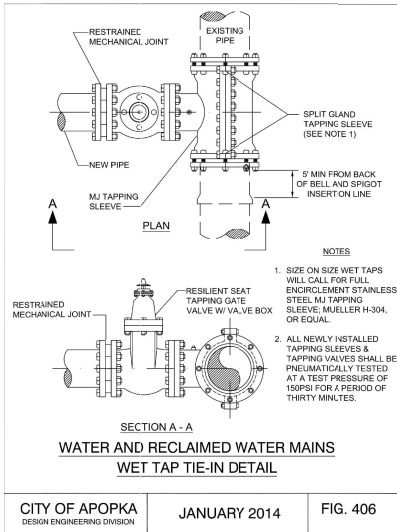
SANITARY SEWER SERVICE
TRAFFIC RATED
CLEAN-OUT DETAIL
NTS

CITY OF APOPKA JANUARY 2014 FIG. 205



WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405
---	--------------	----------



CIVIL SITE ENGINEERING
FABIAN MALLADU
P.E. 14045
TEL: 407-444-6949
FAX: 407-444-6949
WWW.CS-ENR.COM

**315 S. BRADSHAW RD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712**

UTILITY DETAILS

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CIVIL SITE ENGINEERING, INC.

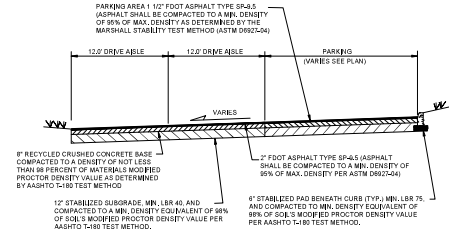
THIS ITEM WAS SEPARATELY REVIEWED AND SEALED BY TAN GU ON Mar 21, 2024

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED BLENDED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

DATE: Mar 21, 2024
PROJECT NO.:
DRAWN BY: SS
DESIGNED BY: TO
CHECKED BY: TO
ENGINEER IN CHARGE: TO

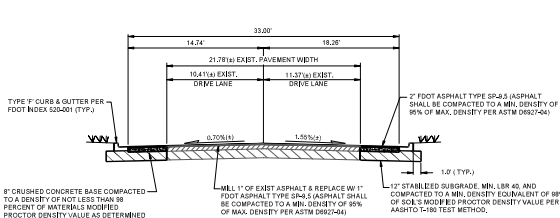
CIVIL SITE ENGINEERING, INC.
1845 WATLAND AVENUE
WATLAND, FL 32795
LICENSE NO. 27348

SHEET NO. C-0011
OF: 15



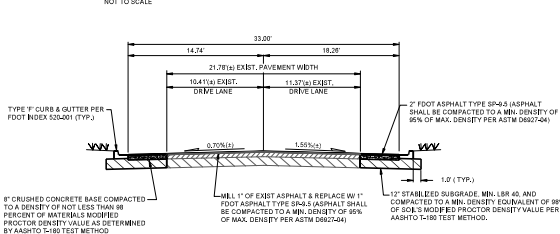
- NOTES:**
- CRUSHED CONCRETE SHALL FROM AN FOOT APPROVED FACILITY AND BE FREE OF DELETERIOUS MATERIALS, SUCH AS WOOD, ROOTS OR OTHER ORGANIC MATTER, TRASH, SHALE, BRICKS, CLAY, METAL, PLASTIC, AND HAZARDOUS MATERIALS.
 - TACK COAT PER CURRENT FOOT SPECIFICATIONS.
 - TACK COAT RATE OF APPLICATION SHALL BE BETWEEN 0.04 AND 0.08 GALLONS PER SQUARE YARD.
 - ALL SUBGRADE AND PAVEMENT MATERIALS AND OPERATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT FOOT SPECIFICATIONS.

SITE PAVEMENT SECTION DETAIL



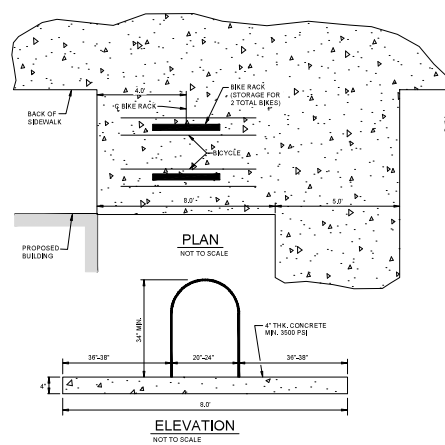
- NOTES:**
- CRUSHED CONCRETE SHALL FROM AN FOOT APPROVED FACILITY AND BE FREE OF DELETERIOUS MATERIALS, SUCH AS WOOD, ROOTS OR OTHER ORGANIC MATTER, TRASH, SHALE, BRICKS, CLAY, METAL, PLASTIC, AND HAZARDOUS MATERIALS.
 - TACK COAT PER CURRENT FOOT SPECIFICATIONS.
 - TACK COAT RATE OF APPLICATION SHALL BE BETWEEN 0.04 AND 0.08 GALLONS PER SQUARE YARD.
 - ALL SUBGRADE AND PAVEMENT MATERIALS AND OPERATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT FOOT SPECIFICATIONS.

SECTION B - B (S. BRADSHAW ROAD)



- NOTES:**
- CRUSHED CONCRETE SHALL FROM AN FOOT APPROVED FACILITY AND BE FREE OF DELETERIOUS MATERIALS, SUCH AS WOOD, ROOTS OR OTHER ORGANIC MATTER, TRASH, SHALE, BRICKS, CLAY, METAL, PLASTIC, AND HAZARDOUS MATERIALS.
 - TACK COAT PER CURRENT FOOT SPECIFICATIONS.
 - TACK COAT RATE OF APPLICATION SHALL BE BETWEEN 0.04 AND 0.08 GALLONS PER SQUARE YARD.
 - ALL SUBGRADE AND PAVEMENT MATERIALS AND OPERATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT FOOT SPECIFICATIONS.

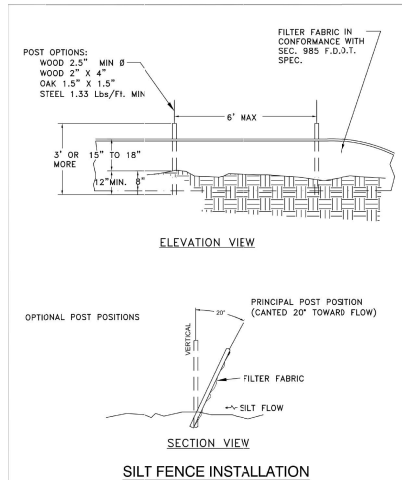
SECTION C - C (4TH STREET)



BIKE RACK NOTES:

- GUIDE SPECIFICATIONS FOR THE HOOP OR INVERTED 'U' BIKE RACK
- SUMMARY
 - BIKES PARKED PER BIKE RACK UNIT = 2
 - STYLE SHALL BE HOOP OR SOMETIMES REFERRED AS INVERTED 'U'.
 - MATERIALS
 - AS PER MANUFACTURER'S SPECIFICATIONS.
 - FINISHES
 - HOT DIPPED GALVANIZED OR POWER COATED COLOR BY MANUFACTURER.
 - DIMENSIONS
 - HEIGHT - MINIMUM 34"
 - WIDTH - MINIMUM 20" - 24"
 - SEE CONCRETE PAD DETAIL FOR HOOP PLACEMENT.
- GENERAL NOTES:**
- BIKE RACK MANUFACTURER MAY BE SUBSTITUTED WITH APPROVAL OF ENGINEER OF RECORD, BUT HOOP OR INVERTED 'U' STYLE MUST BE MAINTAINED.
 - BIKE RACK SHALL BE CONSISTENT WITH THE DESIGN OF THE PRINCIPAL STRUCTURES ON THE SITE AND PRINCIPALS FOUNDED BY THE 'BICYCLE FACILITIES PLANNING AND DESIGN HANDBOOK' (STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, 1997).

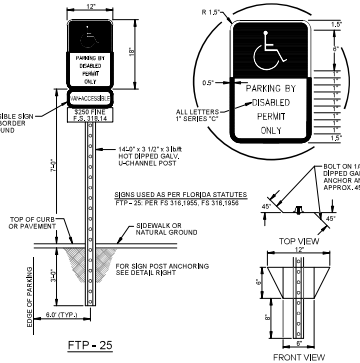
BIKE RACK AND CONCRETE PAD DETAILS



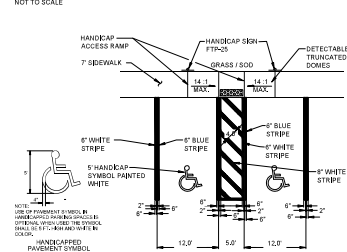
CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 602



HANDICAP PARKING SIGN DETAIL



ACCESSIBLE PARKING SPACE DETAIL

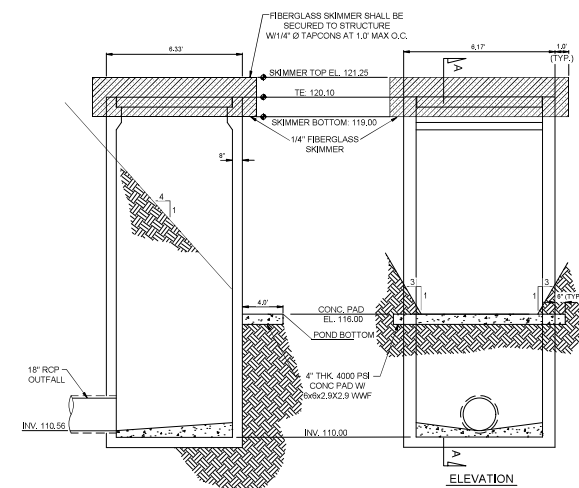
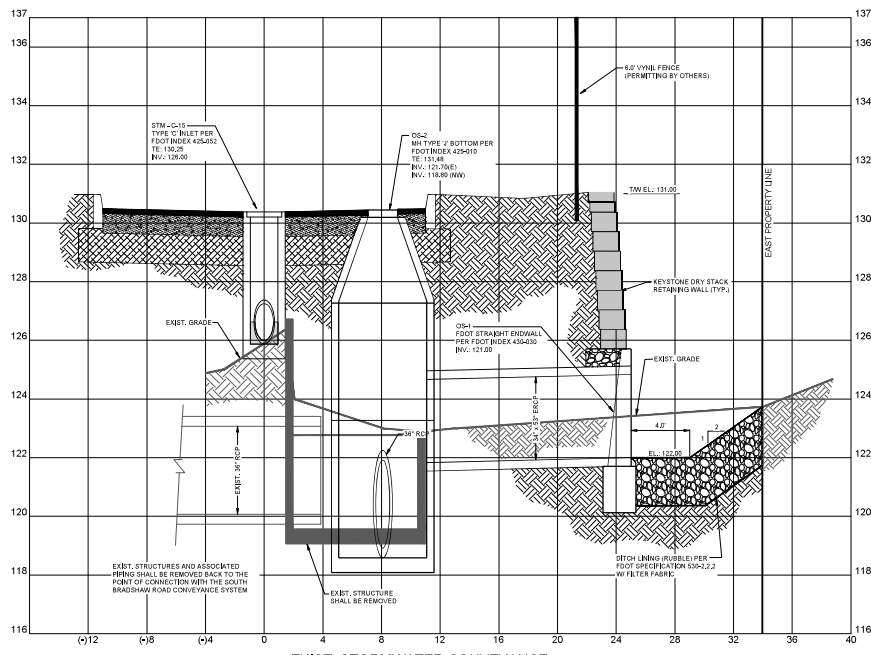
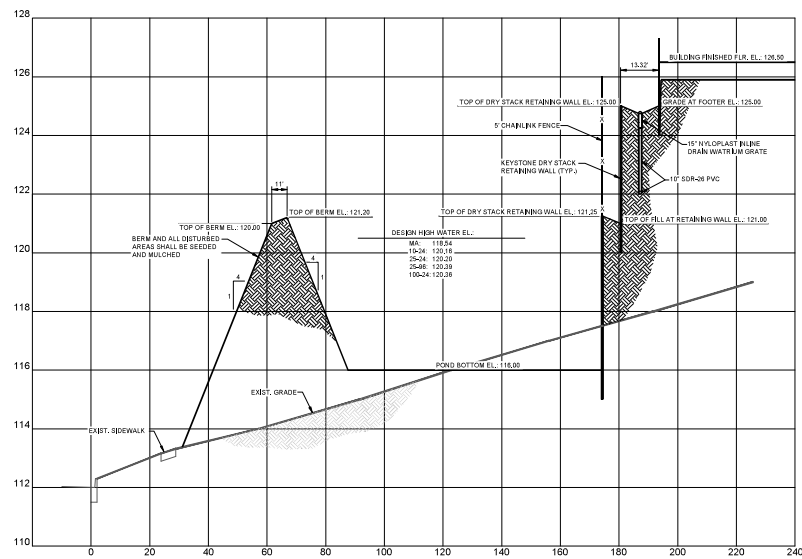


THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED OR PART OR WHOLE
315 S. BRADSHAW RD BRUNACHE COMMERCE PARK APOPKA, FL 32712
PAVING & DRAINAGE DETAILS

THIS ITEM WAS SEPARATELY REVIEWED AND SEALED BY TAN GU ON
Mar 21, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED BLENDED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS
DATE
PROJECT NO.
DRAWN BY
DESIGNED BY
CHECKED BY
ENGINEER IN CHARGE

CIVIL SITE ENGINEERING, INC.
1845 WATLAND AVENUE
WATLAND, FL 32758
LICENSE No. 27348

SHEET NO.
C-0012
OF: 15



NOTE:
1/4" FIBERGLASS SKIMMER SHALL BE MOUNTED SECURELY TO
INLET BOX AS NECESSARY. CONTRACTOR SHALL SUBMIT SHOP
DRAWINGS FOR ENGINEER'S REVIEW.

CONTROL STRUCTURE CS-1

SCALE: N.T.S.

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE
 315 S. BRADSHAW RD
 BRUNACHE COMMERCE PARK
 APOKA, FL 32712
 PAVING & DRAINAGE DETAILS

THIS ITEM WAS DIGITALLY SIGNED
AND SEALED BY TAN QI ON:
Mar 21, 2024
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC DOCUMENTS

DATE:	-----
PROJECT NO.:	-----
DRAWN BY:	SS
DESIGNED BY:	TQ
CHECKED BY:	TQ
ENGINEER IN CHARGE	

CIVIL SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346

SHEET NO.
C-0013
OF: 15



CONFIDENTIAL

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346

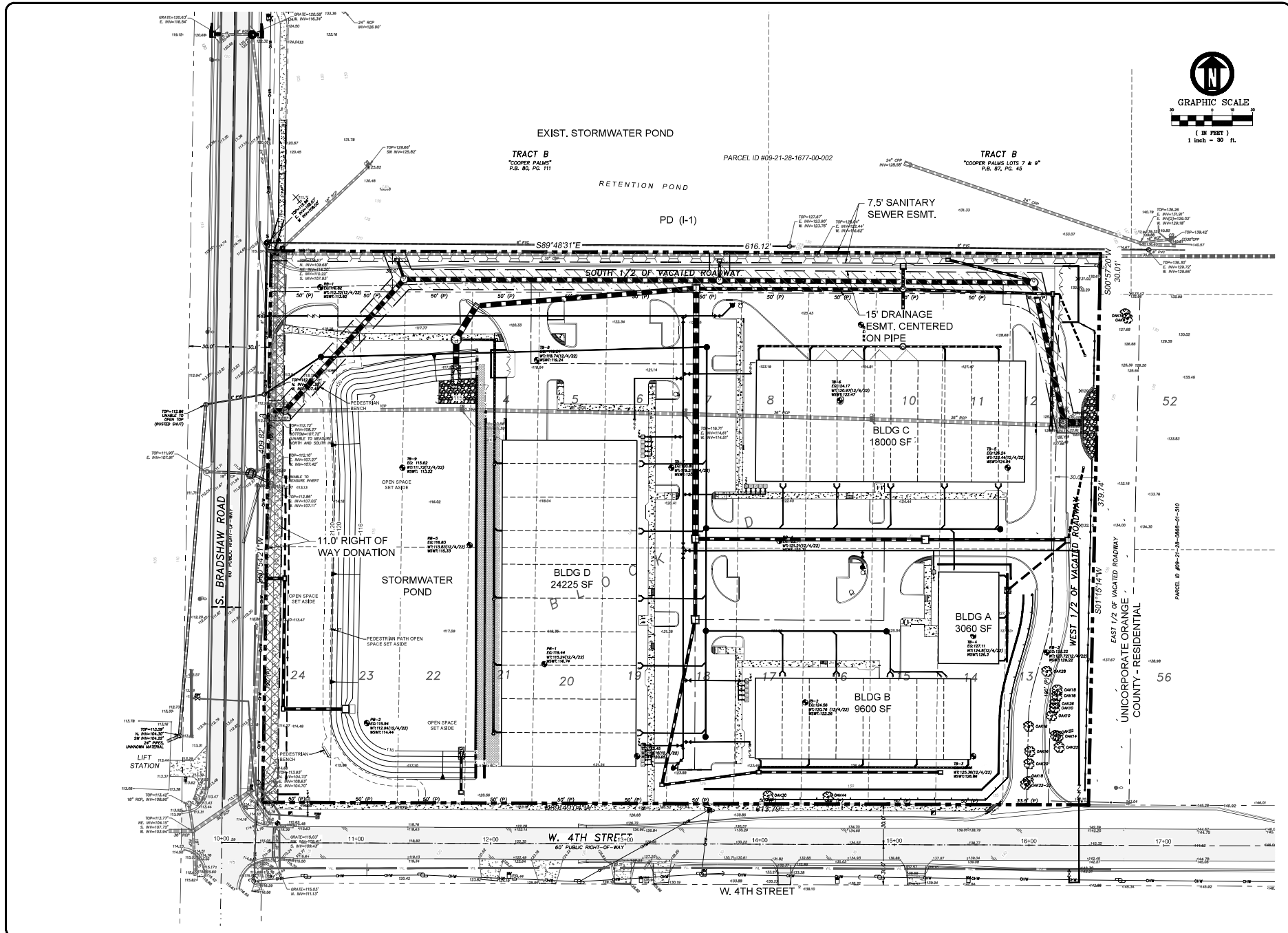
SHEET NO.
C-0014
OF: 15

TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION

TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE
(For Work Operations In place 24 Hours or Less)

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-400)
- Work Zone Sign
- Flagger
- Line Identification and Direction of Traffic



CIVIL SITE ENGINEERING
FABIAN M. GARCIA, P.E.
TALLAHASSEE, FL 32310
TEL: 407.444.6620
FAX: 407.444.6621
WWW.CS-ENGINEERING.COM

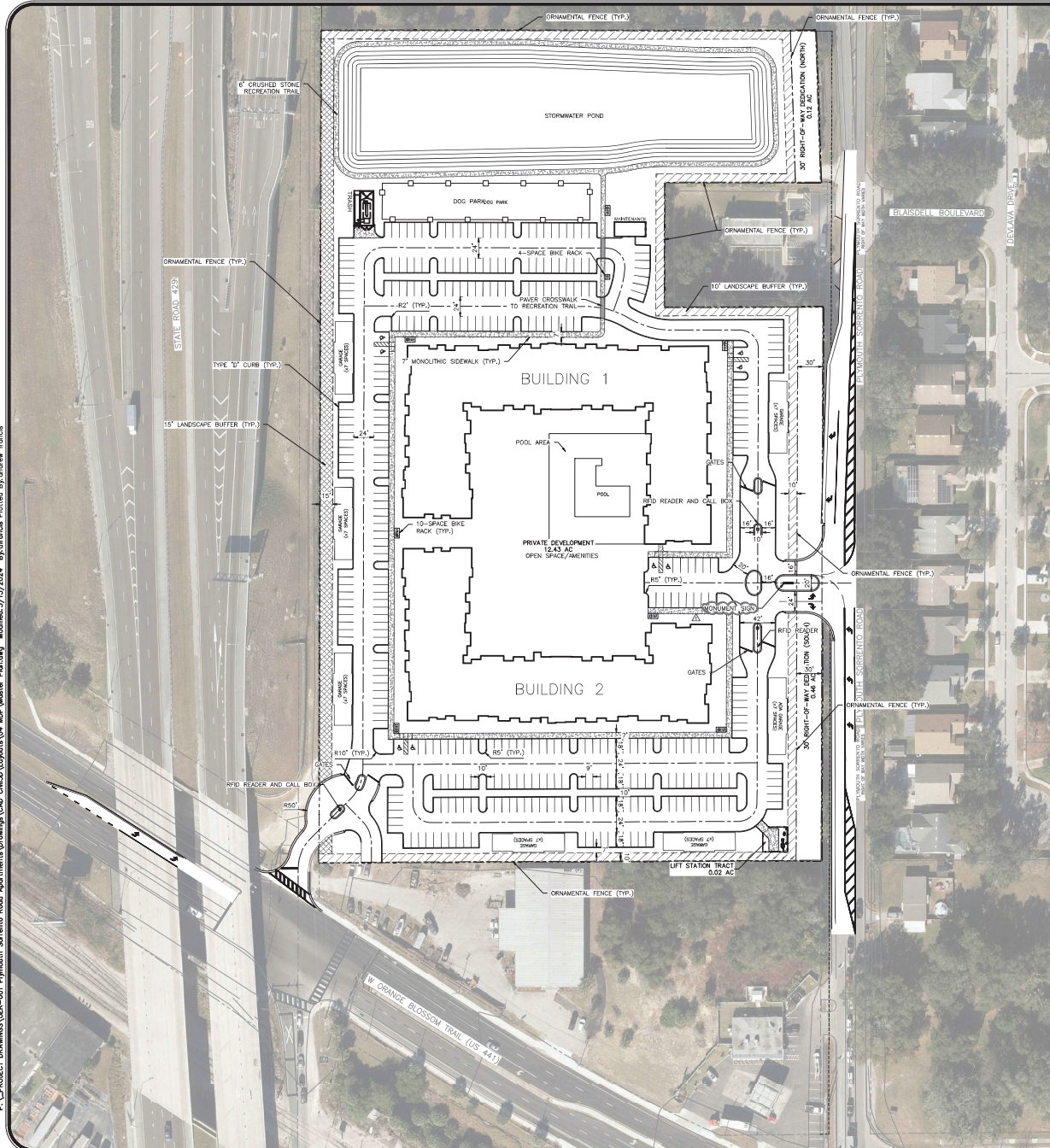
THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED OR PART OR WHOLE.

DATE	PROJECT NO.	DRAWN BY	DESIGNED BY	CHECKED BY	ENGINEER IN CHARGE
		SS		TIQ	

NOTES:
1. THIS ITEM WAS SEPARATELY SUBMITTED AND SEALED BY TAN QI ON
2. Mar 21, 2024
3. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
4. SERVED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
5. ANY ELECTRONIC DOCUMENTS

CIVIL SITE ENGINEERING, INC.
1945 MATLAND AVENUE
TALLAHASSEE, FL 32310
LICENSE NO. 27348

SHEET NO.
C-0015
OF: 15



	SCALE: 1" = 60' DESIGNED: S. BERRA-GIL PROJECT:	PD MASTER PLAN MAJOR DEVELOPMENT PLAN	CIVIL ENGINEERING & LAND PLANNING
	CHECKED: L. CLAXSON DATE: 3/16/24	PD MASTER PLAN MAJOR DEVELOPMENT PLAN	CIVIL ENGINEERING & LAND PLANNING
APPIAN ENGINEERING, INC. 2001 Lido Beach, Suite 200, Lido Beach, FL 33549 (407) 960-5888 APPIANE.CORP @ 407.960.5888	PD MASTER PLAN MAJOR DEVELOPMENT PLAN	CIVIL ENGINEERING & LAND PLANNING	CIVIL ENGINEERING & LAND PLANNING

SITE CONSTRUCTION PLANS

KELLY INDUSTRIAL PARK - PHASE I

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

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

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

UTILITY COMPANIES

WATER: (407) 703-1731 CITY OF APOPKA
SEWER: (407) 703-1731 CITY OF APOPKA
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

SITE VICINITY MAP



NOT TO SCALE

PROJECT SCOPE - RRRATIVL
THE PROPOSED PROJECT IS PART OF THE WYLD OAKS DEVELOPMENT AND CONSISTS OF PHASE I OF AN INDUSTRIAL PARK WITH SEVEN (7) PLANNED BUILDINGS TOTALING 1,510,524 S.F. TO BE CONSTRUCTED IN THREE PHASES. PHASE I CONSISTS OF BUILDINGS 1 THROUGH 4 TOTALING 427,782 S.F. THE FUTURE PHASES CONSISTS OF BUILDINGS 5 THROUGH 7 TOTALING 1,082,472 S.F.



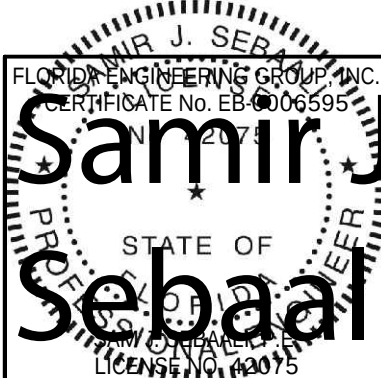
5127 S. Orange Avenue, S
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

- C-1 COVER SHEET
- C-2A ALTA / NSPS LAND TITLE SURVEY (1 OF 2)
- C-2B ALTA / NSPS LAND TITLE SURVEY (2 OF 2)
- C-3 LEGEND, NOTES AND SPECIFICATIONS
- C-4A SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN
- C-4B SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION NOTES
- C-5A OVERALL SITE AND OCCUPANCY PHASING PLAN
- C-5B PHASE I SITE GEOMETRY NOTES
- C-5C PHASE I SITE GEOMETRY PLAN (1 OF 2)
- C-5D PHASE I SITE GEOMETRY PLAN (2 OF 2)
- C-6A PHASE I SITE PAVING, GRADING, AND DRAINAGE PLAN (1 OF 4)
- C-6B PHASE I SITE PAVING, GRADING, AND DRAINAGE PLAN (2 OF 4)
- C-6C PHASE I SITE PAVING, GRADING, AND DRAINAGE PLAN (3 OF 4)
- C-6D PHASE I SITE PAVING, GRADING, AND DRAINAGE PLAN (4 OF 4)
- C-6E PHASE I SITE PAVING, GRADING, AND DRAINAGE NOTES
- C-7A PHASE I SITE UTILITY PLAN (1 OF 2)
- C-7B PHASE I SITE UTILITY PLAN (2 OF 2)
- C-7C PHASE I SITE UTILITY NOTES AND CONFLICTS
- C-7D LIFT STATION DETAILS
- C-8 SITE CONSTRUCTION DETAILS
- C-9A CITY OF APOPKA WATER AND SEWER DETAILS (1 OF 2)
- C-9B CITY OF APOPKA WATER AND SEWER DETAILS (2 OF 2)
- C-10A PHASE I SITE CROSS SECTIONS (1 OF 4)
- C-10B PHASE I SITE CROSS SECTIONS (2 OF 4)
- C-10C PHASE I SITE CROSS SECTIONS (3 OF 4)
- C-10D PHASE I SITE CROSS SECTIONS (4 OF 4)
- C-11 PHASE I FIRE TRUCK AND AUTOTURN PLAN
- L-1 PHASE I SITE LANDSCAPE PLAN (1 OF 2)
- L-2 PHASE I SITE LANDSCAPE PLAN (2 OF 2)
- L-3 PHASE I SITE IRRIGATION PLAN (1 OF 2)
- L-4 PHASE I SITE IRRIGATION PLAN (2 OF 2)
- L-5 PHASE I SITE LANDSCAPE AND IRRIGATION NOTES

03/21/2024	△ P=R CITY O- -POPKA DRC COMM=NTS DAT=D 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

IF YOU REQUIRE FURTHER CLARIFICATION OF WHAT THIS DOCUMENT REPRESENTS, PLEASE CONTACT THE ADA COORDINATOR OF CITY OF APOPKA AT 407-703-1700.



Digitally signed by Samir J Sebaali
Date: 2024.03.26 15:52:32
-04'00'

PARCEL 1: (FEE SIMPLE ESTATE)

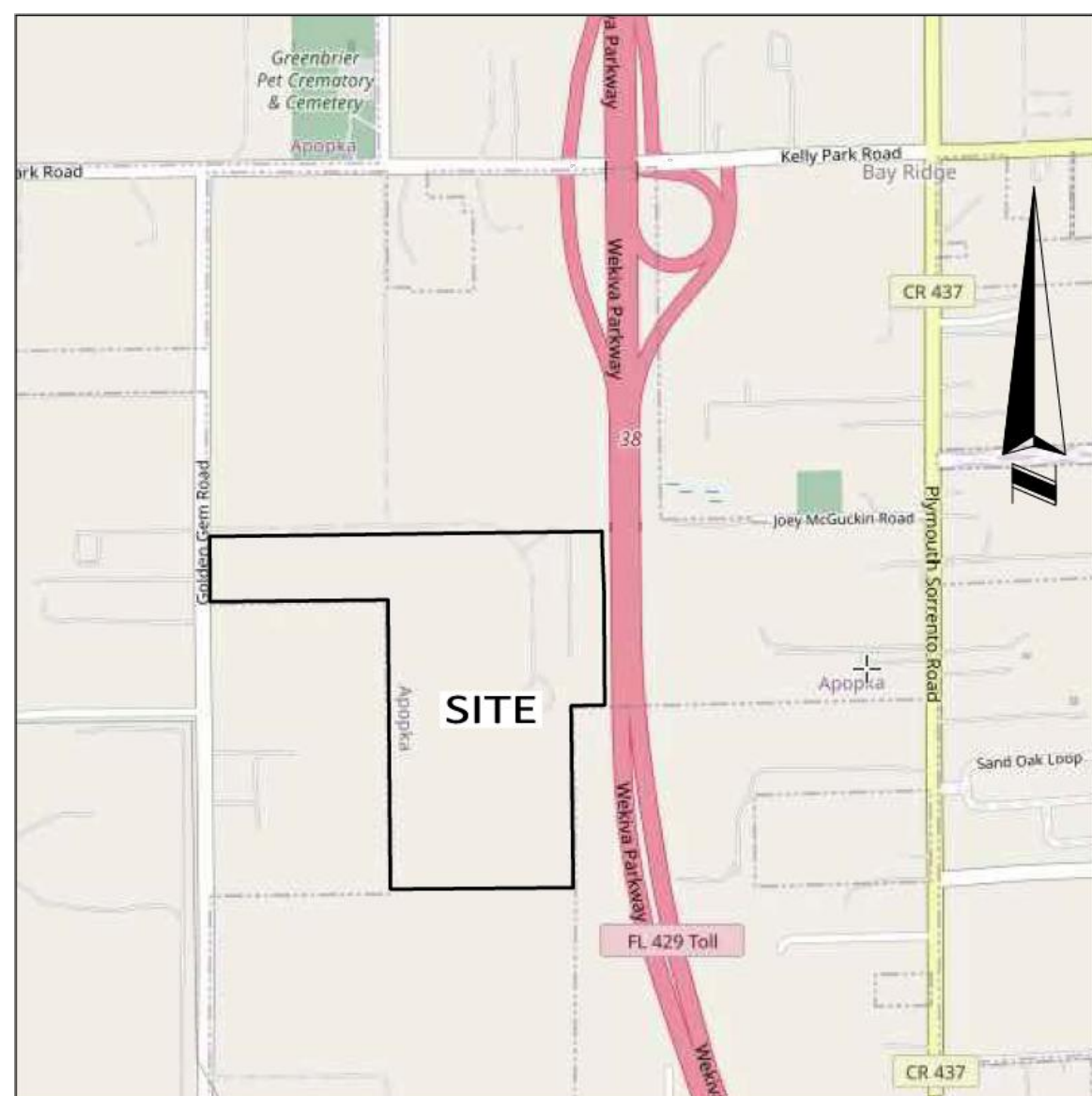
A PORTION OF LOT 2, PLAT OF KELLY PARK CROSSINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 122 AND 123, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST.

PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN STORMWATER DRAINAGE EASEMENT AGREEMENT RECORDED _____ IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE RUN SOUTH 89°31'40" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 FOR A DISTANCE OF 1356.86 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE RUN SOUTH 89°31'40" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, RUN NORTH 00°29'47" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13, RUN SOUTH 89°31'40" WEST ALONG THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13 FOR A DISTANCE OF 2840.52 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°37'46" EAST FOR A DISTANCE OF 1594.21 FEET TO A POINT ON THE WEST LIMITED ACCESS RIGHT OF WAY OF THE SOUTHWEST QUARTER OF SAID SECTION 13, TRANSPORTATION PROJECT NUMBER 429-2003; THENCE RUN THE FOLLOWING 5 COURSES AND DISTANCES ALONG SAID WEST LIMITED ACCESS RIGHT OF WAY LINE: SOUTH 00°21'45" EAST FOR A DISTANCE OF 78.66 FEET; THENCE RUN SOUTH 02°15'59" EAST FOR A DISTANCE OF 360.40 FEET; THENCE RUN SOUTH 00°21'45" EAST FOR A DISTANCE OF 78.66 FEET; THENCE RUN SOUTH 00°21'45" EAST FOR A DISTANCE OF 360.40 FEET; THENCE RUN SOUTH 00°21'45" EAST FOR A DISTANCE OF 78.66 FEET; THENCE RUN SOUTH 00°28'29" EAST FOR A DISTANCE OF 1356.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,894,470 SQUARE FEET OR 89.40 ACRES, MORE OR LESS



VICINITY MAP NOT TO SCALE

LEGEND:

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

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.

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 OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.

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 NUMBER 1209S00125H, MAP 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 WAS USED FOR AGRICULTURAL PURPOSES. 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.

F.E.G. PROJECT NO.
22-032

SHEET NO.
C-2A

SHEET 2 OF 32



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

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

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

FOR:

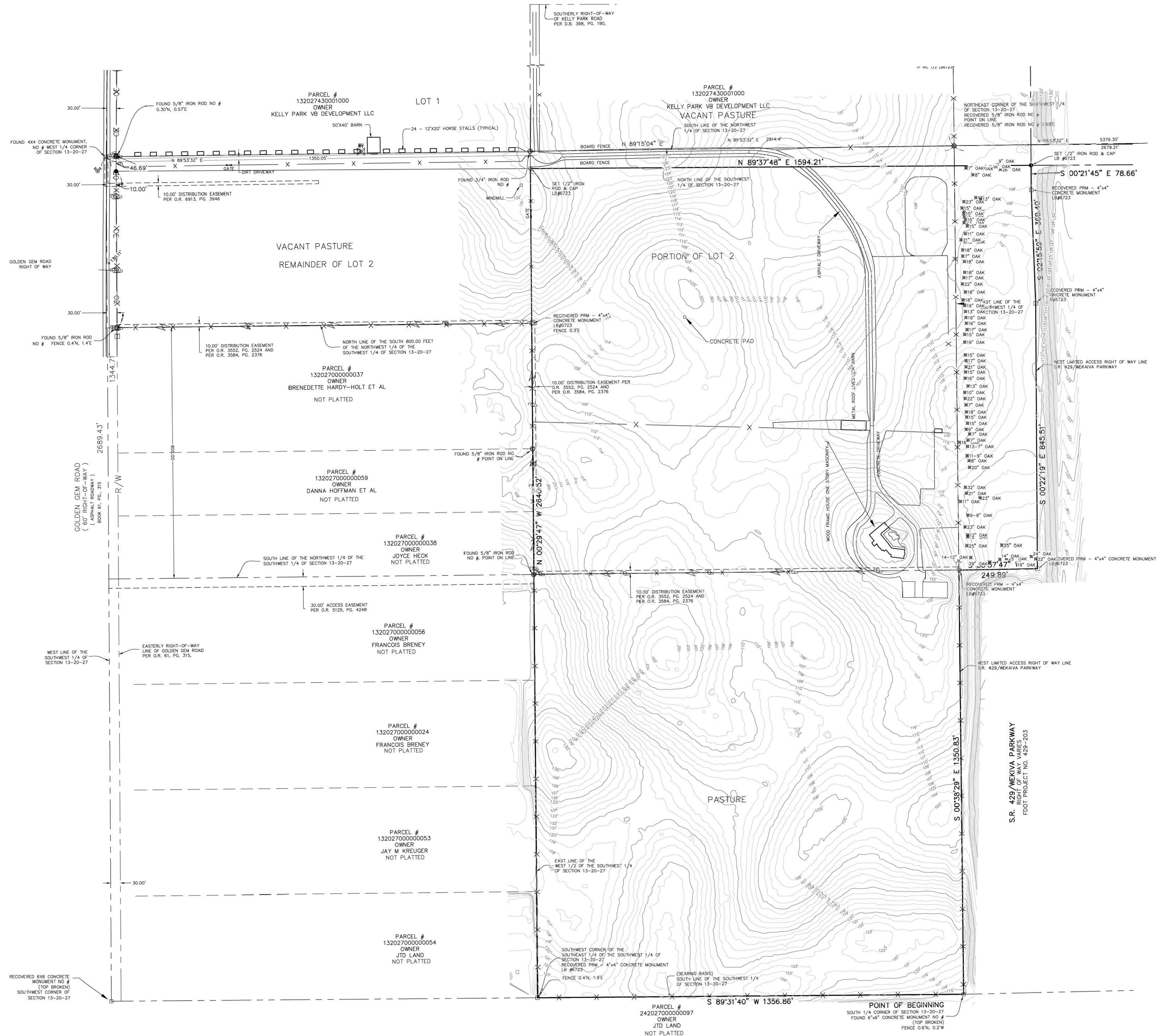
FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

[illegible]

JOB #: 20220310
DATE: 12/13/2023
SCALE: 1" = 150'
CALC BY: JLR
FIELD BY: ADT/ACH
DRAWN BY: DY/CLW
CHECKED BY: SEJ

SHEET 1 OF 2



					GENERAL NOTES: 1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS. 2. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. 3. THE SPECIFICATIONS, NOTES, AND PLANS CALL ATTENTION TO CERTAIN REQUIRED FEATURES OF THE CONSTRUCTION BUT DO NOT PURPORT TO COVER ALL DETAILS OF DESIGN AND CONSTRUCTION. HOWEVER, THE CONTRACTOR SHALL FURNISH & INSTALL THE WORK IN ALL DETAILS AND READY FOR OPERATION. 4. ALL EQUIPMENT SHALL BE HANDLED, STORED, INSTALLED, TESTED, AND OPERATED IN STRICT ACCORDANCE WITH THE APPLICABLE MANUFACTURER'S WRITTEN INSTRUCTIONS. 5. ALL WORK SHALL BE ACCOMPLISHED TO THE HIGHEST QUALITY CRAFTSMANSHIP STANDARDS AS APPROVED BY THE ENGINEER. 6. ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. 7. APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS ON THE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE BIDDING. 8. AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEAN-UP OPERATIONS FOR REMOVAL OF ALL TRASH, DEBRIS, EXCESS MATERIAL, AND EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESENT THE PROJECT SITE CLEAN AND IN GOOD ORDER AT THE TIME OF FINAL ACCEPTANCE. 9. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS, AND SPECIFICATIONS OF CITY OF APOPKA FOR SITE IMPROVEMENT IN THE ABSENCE OF A PARTICULAR REQUIREMENT. 10. FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS/ CONTRACTORS SHALL CONTACT SUNSHINE 811 (FKA: SUNSHINE STATE ONE-CALL OF FLORIDA) BY CALLING 800-432-4470 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION TO ALLOW MEMBER OPERATORS AN OPPORTUNITY TO IDENTIFY AND MARK THEIR UNDERGROUND FACILITIES AND APPROPRIATELY RESPOND TO THE POSITIVE RESPONSE SYSTEM. 11. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV COMPANIES. 12. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER. 13. THE CONTRACTOR SHALL FURNISH OWNER WITH ACCURATE RECORD DRAWINGS PREPARED BY A LICENSED PROFESSIONAL SURVEYOR SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. THE SUBMITTAL COPY OF THE RECORD DRAWINGS WILL NOT BE RETURNED. THE RECORD DRAWING OR A REPRODUCIBLE COPY PREPARED BY THE ENGINEER SHALL BE CERTIFIED BY THE CONTRACTOR AS CORRECT. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED. ADDITIONAL REQUIREMENTS ARE NOTED IN PAVING, GRADING, DRAINAGE, WATER, AND SEWER NOTES. 14. ALL PRIVATE AND PUBLIC PROPERTIES AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED. 15. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN PREPARING THE SITE FOR CONSTRUCTION; THIS INCLUDES REMOVAL OF ANY EXISTING ORGANIC SOILS, DELETERIOUS MATERIAL, VEGETATION, AND/OR DEBRIS FROM WITHIN THE LIMITS OF CONSTRUCTION AS IDENTIFIED BY THE GEOTECHNICAL ENGINEER; PROOFROLLING OF THE NATURAL SOILS WHERE REQUIRED; AND OTHER GENERAL SITE PREPARATION REQUIREMENTS. SPECIFIC PROOFROLLING REQUIREMENTS SHOULD BE CONSISTENT WITH THE APPLICABLE DESIGN DOCUMENTS AND GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF THERE IS A CONFLICT BETWEEN THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND THE DESIGN DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY. GEOMETRY NOTES: 1. THESE PLANS ARE BASED ON A SURVEY PREPARED FOR THE OWNER BY ALLEN & COMPANY AND DATED MARCH 29, 2022 WITH LATEST REVISION DATE OF JUNE 14, 2023. 2. REFER TO SHEET C-2B FOR REFERENCED BENCHMARK. 3. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE & CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL & VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY APPARENT DISCREPANCIES ARE FOUND. 4. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. MARKING, STRIPING, & SIGNAGE NOTES: 1. ALL MARKINGS MUST COMPLY WITH THE F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE CITY OF APOPKA LAND DEVELOPMENT CODE. PARKING SPACES MAY BE F.D.O.T. RATED PAINT. ALL OTHER MARKINGS MUST BE THERMOPLASTIC. 2. HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND OTHER APPLICABLE STANDARDS. REFER TO F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS INDEX 17355 FOR HANDICAP SYMBOL. 3. HANDICAP SIGN SHALL BE F.D.O.T. SPECIFICATION FTP-20-06. PAVING, GRADING, & DRAINAGE NOTES: 1. ALL CONSTRUCTION, INCLUDING SIDEWALKS, SHALL BE IN ACCORDANCE WITH CITY OF APOPKA CONSTRUCTION SPECIFICATIONS AND OTHER GENERAL AND SPECIAL SPECIFICATIONS, AND THE 2023-24 EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, UNLESS STATED OTHERWISE IN THE SPECIFICATIONS OR ON THE PLANS. 2. SUBSURFACE INFORMATION PROVIDED WITH THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. 3. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. 4. ALL FILL MATERIAL IN GENERAL IMPROVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180. SPECIFIC SITE PREPARATION METHODS, TYPE OF FILL TO BE USED FOR PARKING AND BUILDING AREAS, AND COMPACTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS (SEE GEOTECHNICAL REPORT PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC; PROJECT NO. 07572823) REFER TO STRUCTURAL, ARCHITECTURAL, AND GEOTECHNICAL DOCUMENTS FOR ANY WORK RELATED TO BUILDINGS AND OTHER VERTICAL ELEMENTS FOR SPECIFIC SITE IMPROVEMENT AND FILL REQUIREMENTS. CONVEY PLAN SITE RELATED IMPROVEMENTS AND INFRASTRUCTURE. REFER TO PAVEMENT SECTION DETAILS FOR MATERIAL AND COMPACTION REQUIREMENTS OF PAVEMENT SUBGRADE. 5. ALL UNDERGROUND UTILITIES INCLUDING CONDUIT FOR ELECTRICAL, CABLE TV, AND TELEPHONE SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION. 6. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS. 7. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF ALL MAJOR ITEMS PROPOSED FOR THIS PROJECT TO THE ENGINEER PRIOR TO ORDERING ANY OF THE EQUIPMENT. UPON THE CONTRACTOR'S RECEIPT OF APPROVED SHOP DRAWINGS FROM THE ENGINEER, THE CONTRACTOR MAY PROCEED WITH THE WORK. 8. ALL DISTURBED AREAS MUST BE SODDED UNLESS OTHERWISE NOTED ON THE PLANS. ALL SODDING MUST BE DONE IN ACCORDANCE THE 2023-24 EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. 9. PROVIDE HANDICAP ACCESS WHERE SIDEWALKS MEET CURBS. EROSION CONTROL NOTES: 1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH CITY OF APOPKA SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONAL CHANGES. 2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO 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. CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN AT THE PRE-CONSTRUCTION MEETING. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION AND SEDIMENTATION DURING CONSTRUCTION. 4. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION. 5. PRIOR TO LAND CLEARING THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF CITY OF APOPKA. 6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.	WATER & SEWER UTILITY NOTES: 1. CONTRACTOR SHALL COORDINATE WITH CITY OF APOPKA FOR CONSTRUCTION OF THE WATER AND SEWER SYSTEMS, RESPECTIVELY. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THEIR SPECIFICATIONS AND REQUIREMENTS, AS APPLICABLE AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE. 2. CONTRACTOR SHALL COORDINATE ALL WATER AND SEWER SYSTEM TEST SCHEDULING TO ALLOW ENGINEER'S ATTENDANCE AND PROVIDE FIVE (5) WORKING DAYS NOTICE OF WATER AND SEWER TESTS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE. 3. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR ANY PORTION OF THE WATER OR SEWER PIPE WORK WHICH HAS NOT BEEN TESTED (OBSERVED BY ENGINEER) AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS. 4. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR. 5. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS. 6. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL AND VERTICAL AS-BUILT INFORMATION ON LOCATION OF WATER MAINS, FITTINGS, AND WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE. 7. SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED. 8. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER. F.D.E.P. CONSTRUCTION NOTES: UTILITY SEPARATION - VERTICAL CLEARANCE: 1. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS 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 ABOVE THE OTHER PIPELINE OR AT LEAST 12" BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER 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 OTHER PIPELINE. 2. AT THE UTILITY CROSSINGS DESCRIBED 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 OR 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, STORMWATER 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. UTILITY SEPARATION HORIZONTAL SEPARATION: 1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT 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 VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST 6" BELOW SIX INCHES ABOVE THE TOP OF THE SEWER). A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED 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 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." 2. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE CITY OF APOPKA & IN ACCORDANCE WITH AWWA STANDARD C600 FOR DUCTILE-IRON PIPE. TESTING SHALL BE IN ACCORDANCE WITH AWWA MANUAL M23 FOR PVC PIPE. 3. THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE F.D.E.P. WATER PERMIT, & RECEIVE APPROVAL THEREOF FROM THE LOCAL WATER UTILITY, ENGINEER OF RECORD, & F.D.E.P., PRIOR TO PLACING IN SERVICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE F.D.E.P. WATER & SEWER PERMITS FROM THE PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA 651 "DISINFECTING WATER MAINS". SHALL BE PERFORMED IN ACCORDANCE WITH AWWA 651 "DISINFECTING WATER MAINS". CONSTRUCTION NOTES: 1. THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION & TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE. 2. POTABLE WATER PIPES WILL BE DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS C651. 3. POTABLE PIPES WILL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 & C605/M23 FOR DUCTILE IRON & PVC PIPES, RESPECTIVELY. A. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS: D. DUCTILE IRON PIPE (3" TO 64") - AWWA C150/AWWA C151; LINING PER AWWA C104. COATING PER AWWA C116, ENCASEMENT PER AWWA C105, FLANGED PIPE PER AWWA C115, GASKET JOINTS PER AWWA C111 AND FITTINGS PER AWWA C110 OR AWWA C153. C. PVC (WITH NATIONAL SANITATION FOUNDATION SEAL) 1. AWWA C900/ASTM 1784 (4" TO 12") WITH DR25 MINIMUM; 2. AWWA C905 (14" TO 48") C. PRESSURE RATED PIPE (SDR SERIES) SHALL BE ASTM D2241, SCHEDULE 40, 80, & 120 PVC PIPES PER ASTM D1785. THE COMPOUNDS USED FOR EITHER OF THESE TYPES SHALL BE PER ASTM D1784. D. POLYETHYLENE PIPE (1/2" - 3") - AWWA C901 WITH VALVES & FITTINGS (AWWA C800); E. POLYETHYLENE PIPE (4" - 63") - AWWA C906. F. FIRE HYDRANTS & VALVES PER AWWA SERIES C500 THROUGH C560. G. METERS PER AWWA SERIES C700 THROUGH C710. E. NON-AWWA PVC PIPES (ALLOWED ONLY FOR SIZES LESS THAN 4 INCHES) MUST HAVE A MINIMUM PRESSURE CLASS OF 200 PSI AND MUST BEAR THE NSF MARK ON EACH INSTALLED LENGTH. CONNECTION TO EXISTING WATER MAINS: 1. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR: A. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE D.E.P. CENTRAL DISTRICT OR WILL AFFECT BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER QUALITY ARE EXPECTED TO OCCUR & NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK. B. IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR & NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK. FILLING OF WATERMAINS: 1. FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.	LEGEND SITE POLE SIGN SMALL PYLON SIGN LARGE PYLON SIGN RIGHT TURN DIRECTIONAL ARROW STRAIGHT DIRECTIONAL ARROW LEFT TURN DIRECTIONAL ARROW STRAIGHT AND LEFT TURN DIRECTIONAL ARROW HANDICAP PARKING SYMBOL F.D.O.T. TYPE "D" CURB F.D.O.T. TYPE "F" CURB AND GUTTER GATE VALVE BOX, WV= WATER, FV= FIRE, IV=IRRIGATION, & SSV=SANITARY SEWER CHAINLINK FENCE DECORATIVE WOOD OR ALUMINUM FENCE BARB WIRE FENCE HANDRAIL SCREEN/RETAINING WALL, AS NOTED. BIKE RACK PARKING COUNT SYMBOL PER ROW ROAD CENTERLINE SYMBOL GRADING & DRAINAGE F.D.O.T. TYPE "C" DRAINAGE INLET F.D.O.T. TYPE "D" DRAINAGE INLET F.D.O.T. TYPE "E" DRAINAGE INLET F.D.O.T. TYPE "1" DRAINAGE INLET F.D.O.T. TYPE "2" DRAINAGE INLET F.D.O.T. TYPE "3" DRAINAGE INLET F.D.O.T. TYPE "4" DRAINAGE INLET F.D.O.T. TYPE "5" DRAINAGE INLET F.D.O.T. TYPE "6" DRAINAGE INLET STORM DRAINAGE MANHOLE MITERED END SECTION STORM DRAINAGE PIPE DRAINAGE FLOW DIRECTIONAL ARROW DRAINAGE STRUCTURE BUBBLE GRADE ELEVATION CONTOUR ELEVATION EROSION CONTROL SILT FENCE UTILITY DCDA - DOUBLE CHECK DETECTOR ASSEMBLY DCVA - DOUBLE CHECK VALVE ASSEMBLY RPZ - REDUCED PRESSURE ZONE DEVICE DOMESTIC METER IRRIGATION METER GATE VALVE BLOW-OFF GATE VALVE REDUCER WET WELL 11.25' PIPE BEND 22.5' PIPE BEND 30' PIPE BEND 45' PIPE BEND 60' PIPE BEND 90' PIPE BEND TEE CROSS FIRE HYDRANT ASSEMBLY W/ UNOBSTRUCTED AREA CLEARANCES AS REQUIRED BY FIRE MARSHALL FIRE DEPARTMENT CONNECTION CLEAN OUT LIFT STATION GREASE TRAP SITE LIGHTING DECORATIVE SITE LIGHTING UTILITY POLE	LEGEND, NOTES AND SPECIFICATIONS DESIGNED BY SJS DRAWN BY JT CHECKED BY SJS APPROVED BY SJS
--	--	--	--	--	---	---	--	--

PROJECT NO.

22-032

SCALE

NOTED

DATE

JANUARY 29 2024

SHEET NO.

C-3

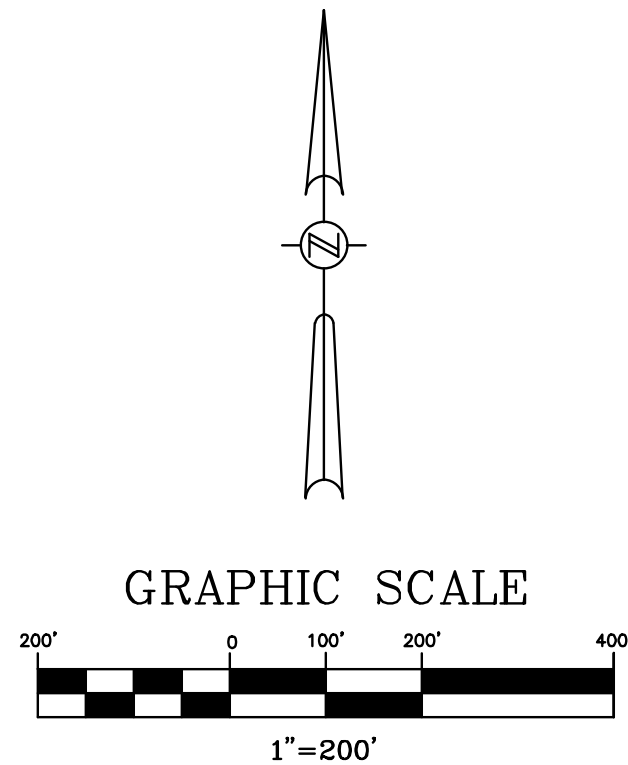
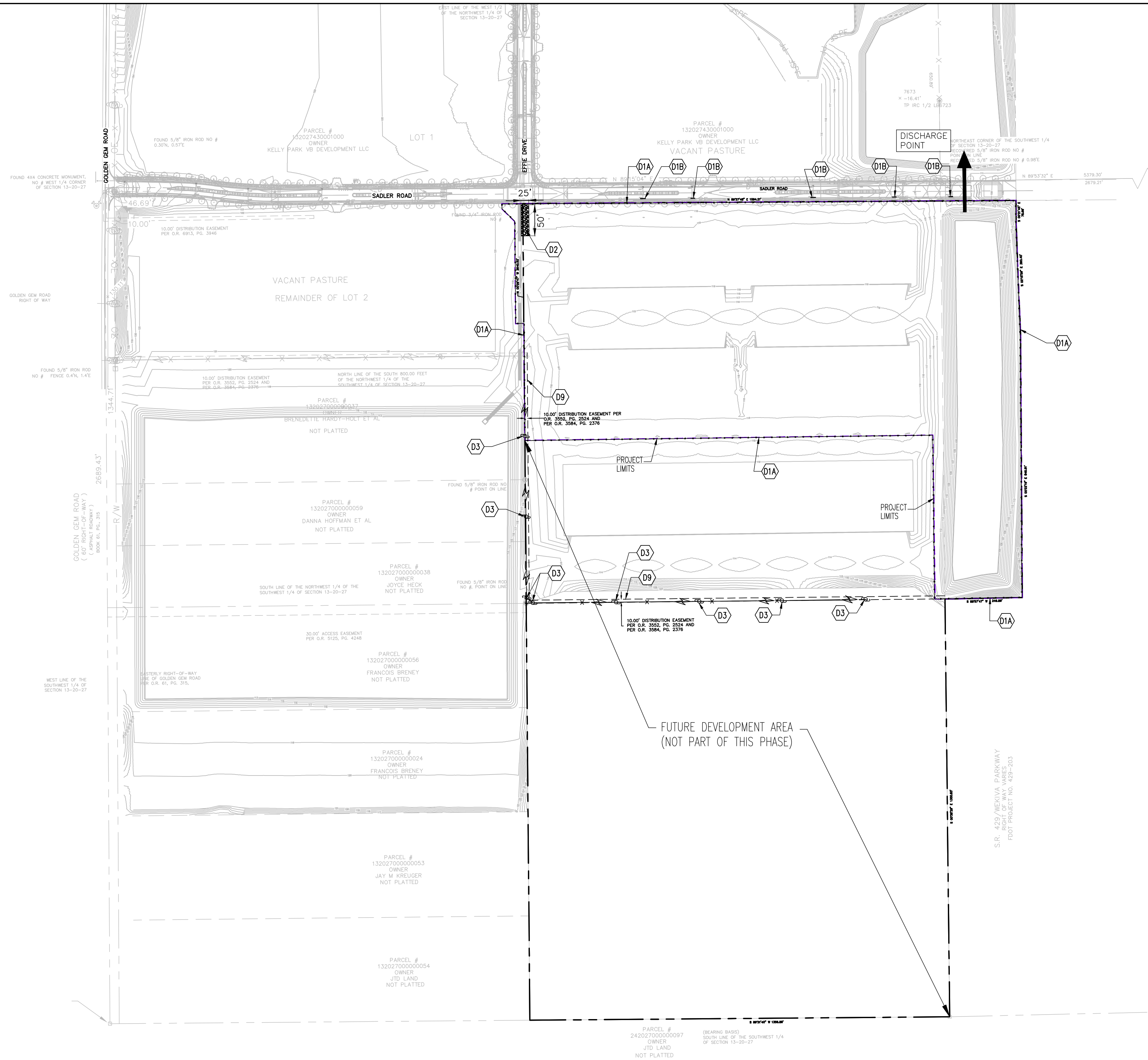
SHEET 4

OF 32

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB 0006595
No 42075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
License No. 12005

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEGALL, P.E. ON JANUARY 29, 2024 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.

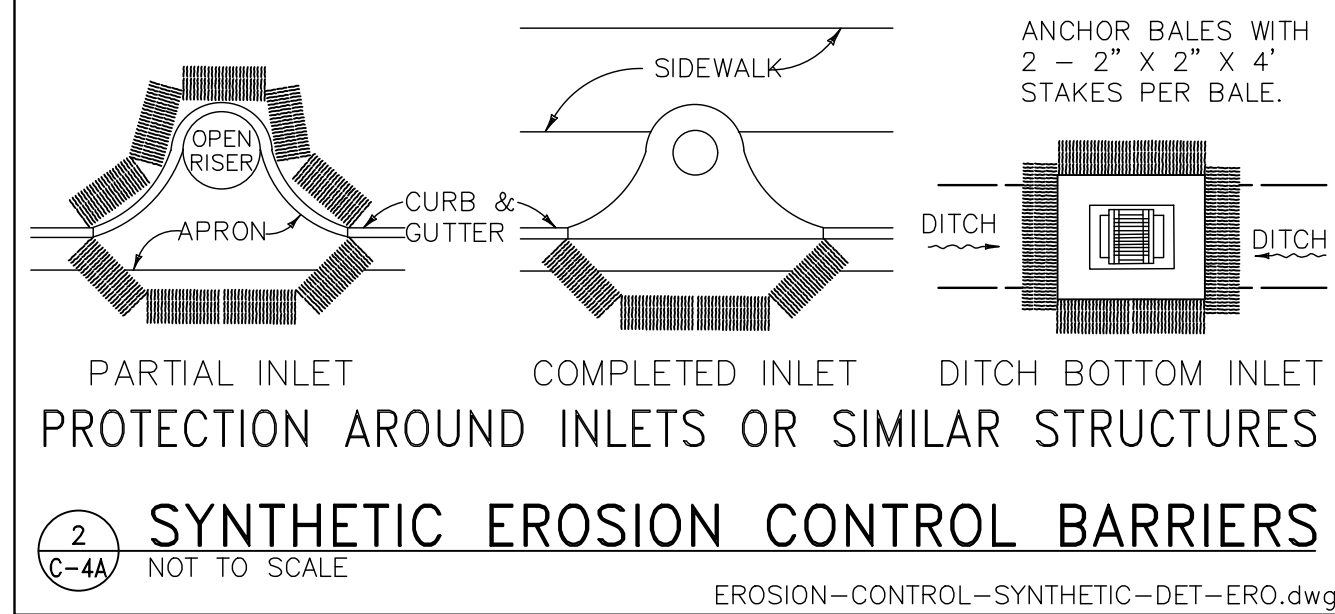
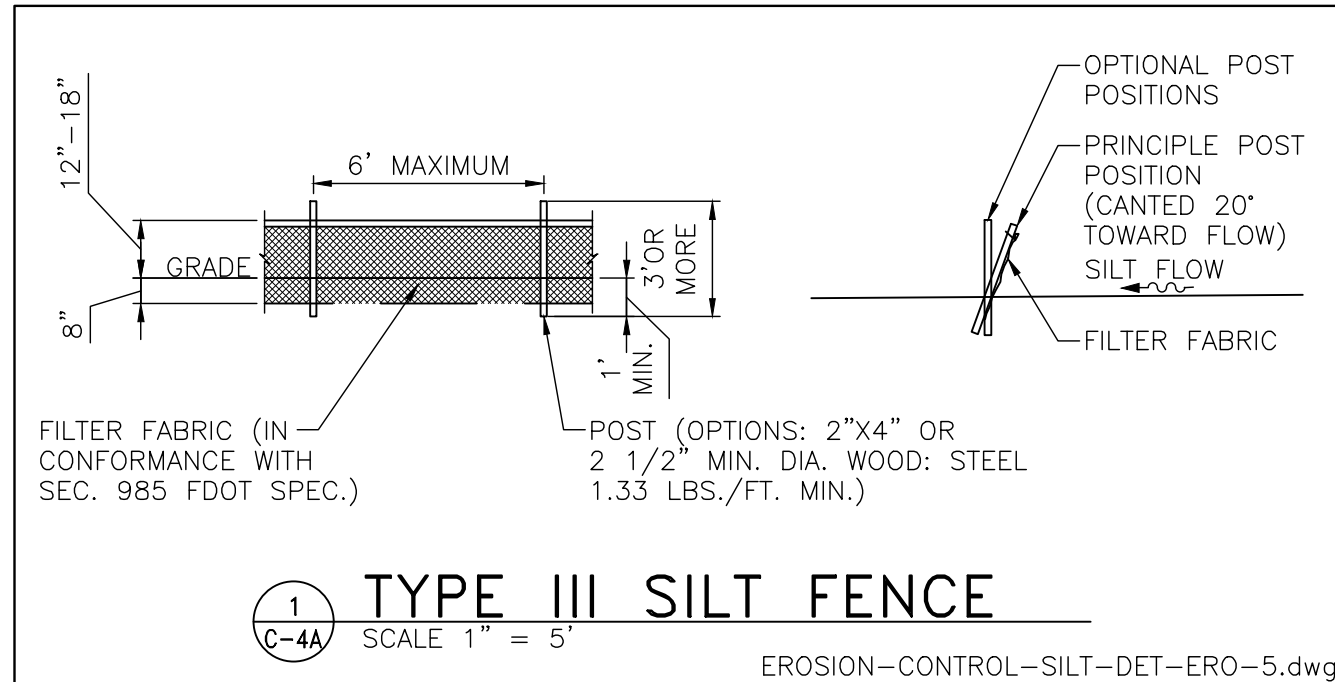


DEMOLITION KEYNOTES

- 1 D1A. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER.
2 D1B. SYNTHETIC EROSION CONTROL BARRIER, TYPICAL.
D2. 25'x50' GRAVEL CONSTRUCTION ENTRANCE.
D3. REMOVE EXISTING POWER POLE, LIGHT POLE AND OVERHEAD LINE. COORDINATE NEW SERVICE WITH POWER COMPANY.
D4. 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:

1. THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BIDDING AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID. ANY VARYING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING.
2. THIS SITE IS COVERED BY A MASS GRADING PLAN FOR WYLD OAKS PREPARED BY KIMLEY HORN. EXISTING CONDITIONS AT TIME OF DEVELOPMENT AFFECTING THE PROPOSED WORK INCLUDING EXISTING GRADES; EXISTING UTILITIES AND UTILITY STUBOUTS; EXISTING DRAINAGE AND DRAINAGE STUBOUTS; EXISTING DRIVEWAY CURB OPENINGS, AND OTHER RELEVANT ITEMS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AS THEY MAY VARY FROM ANTICIPATED CONDITIONS USED FOR DESIGN AND REFLECTED ON THESE PLANS. ANY VARYING CONDITIONS SHALL BE BROUGHT BY THE CONTRACTOR TO THE ATTENTION OF THE ENGINEER PRIOR TO START OF CONSTRUCTION.



PLAN LEGEND	
	SAW CUT & REMOVE EXISTING ASPHALT & CONCRETE IN HATCHED AREAS.
	SILT FENCE EROSION CONTROL BARRIER

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

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

03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA

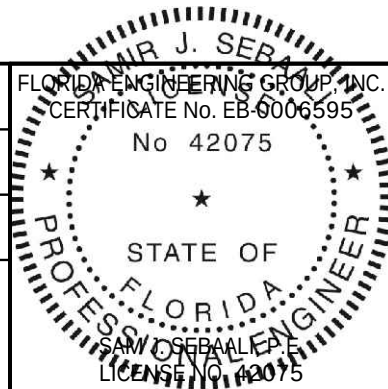


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE DOMLITION AND STORMWATER
POLLUTION PREVENTION PLAN

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

PROJECT NO. 22-032	SCALE 1"=200'
DATE JANUARY 29 2024	SHEET NO. C-4A
SHEET 5	OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E. ON JANUARY 29, 2024 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.

EROSION CONTROL SITE DESCRIPTION NOTES:

1. THE PROPOSED MASTER PLANNED KELLY INDUSTRIAL PARK CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF AN APPROXIMATELY 32 ACRE AREA OF THE 89.40+/- ACRE SITE AS NEEDED, FOR CONSTRUCTION OF PHASE 1 CONSISTING OF BUILDINGS 1 THROUGH 4 ALONG WITH THEIR ASSOCIATED PARKING, DRAINAGE & UTILITIES.
2. THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:
 - A. ALL EROSION AND SEDIMENT CONTROL BMP'S SHOWN ON THE PLANS SHALL BE INSTALLED AND IMPLEMENTED PRIOR TO ANY SOIL DISTURBANCE. THIS INCLUDES INSTALLATION OF ALL SILT FENCES, INLET PROTECTION, TREE PROTECTION, STABILIZED CONSTRUCTION ENTRANCE, AND OTHER MEASURES AS SHOWN ON THE PLANS OR REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFFSITE AREAS.
 - B. VERIFY EXISTING POND AREA(S) AND ROUGH GRADE TEMPORARY SEDIMENTATION BASIN(S) AS NEEDED TO CONTROL RUNOFF AND OFFSITE SEDIMENT TRANSPORT.
 - C. CLEAR & GRUB THE AREA AS NEEDED. 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 89.40 ACRES & THE AREA TO BE DISTURBED IS APPROXIMATELY 32 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 41 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 BMP'S 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 LOADED 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 GRASSSED 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 OR 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 SUPPRESSION (WATERING) AND STONE/GRAVEL LAYERING AS APPLICABLE FOR THE PROJECT AND DEEMED NECESSARY BY THE CONTRACTOR TO CONTROL DUST.
 2. ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONTROLLED AT ANY GIVEN TIME.
 3. A MOBILE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.
 4. COVERS SHALL BE PROVIDED FOR ALL HAUL TRUCKS TRANSPORTING MATERIALS THAT CONTRIBUTE 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 SWEEP 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 (NPDES) IS REQUIRED FOR THE PROJECT. UNLESS OBTAINED BY THE OWNER, THE CONTRACTOR SHALL APPLY AND OBTAIN A NOI NPDES PRIOR TO START OF CONSTRUCTION ACTIVITIES.

CONTRACTOR ACKNOWLEDGEMENT:

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

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

03/21/2024	Δ PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA



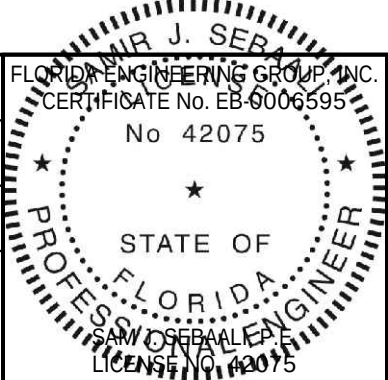
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

SITE DOMLITION AND STORMWATER
POLLUTION PREVENTION NOTES

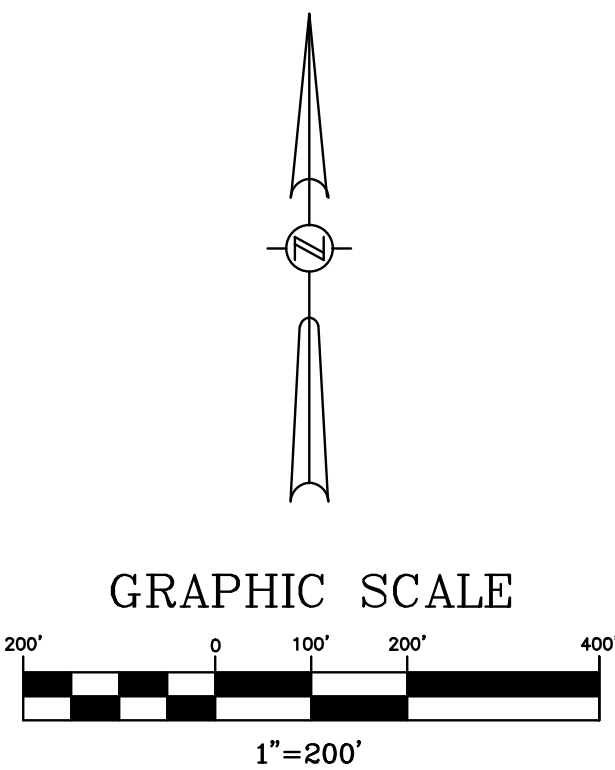
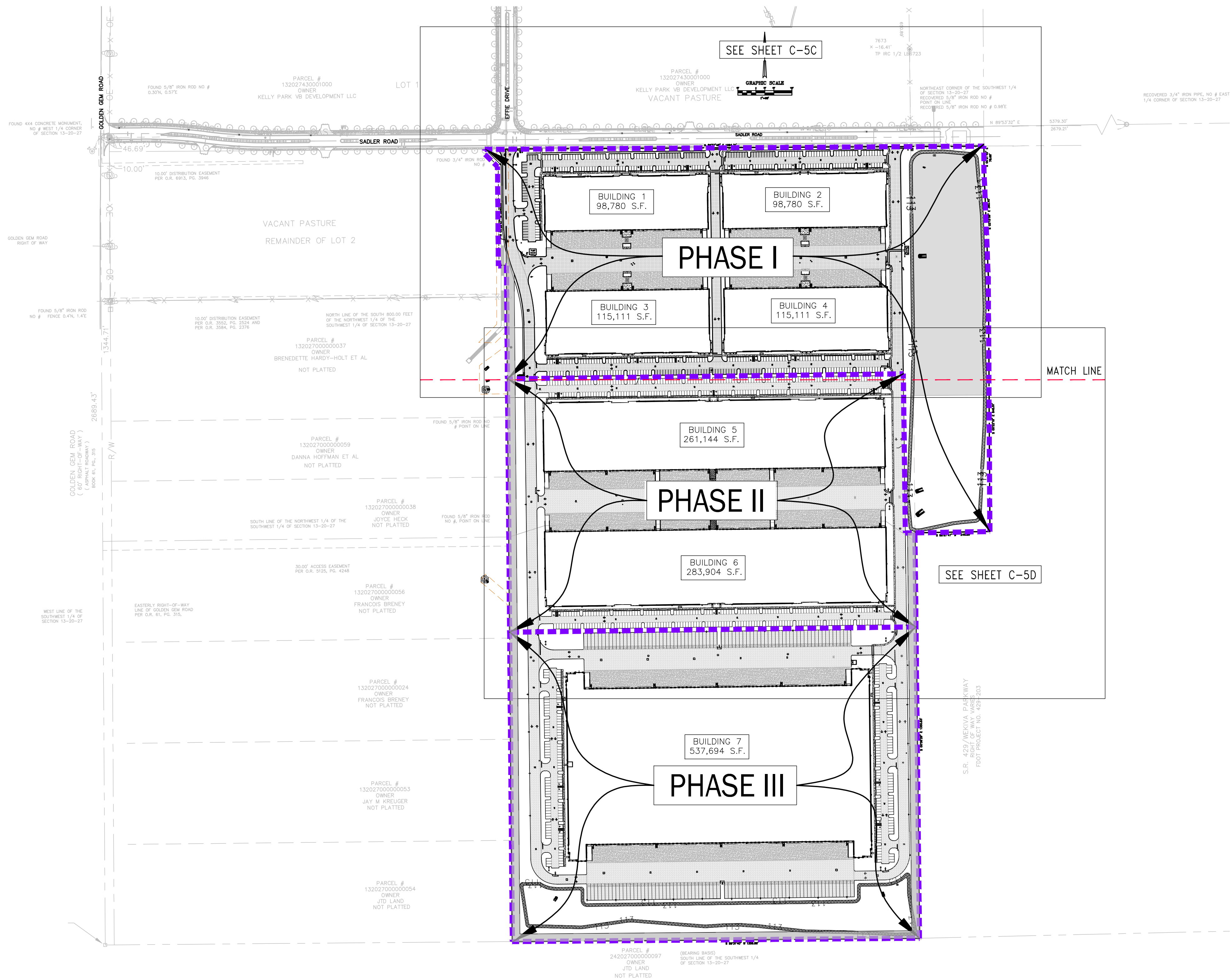
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO.	22-032
SCALE	NOTED
DATE	JANUARY 29 2024
SHEET NO.	C-4B
SHEET 6	OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E. ON JANUARY 29, 2024 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.



- 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.

03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA

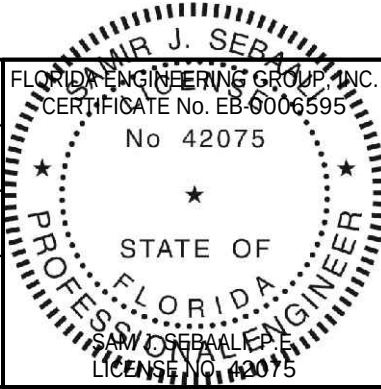


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

OVERALL SITE AND
OCCUPANCY PHASING PLAN

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

PROJECT NO. 22-032
SCALE 1"=200'
DATE JANUARY 29 2024
SHEET NO. C-5A
SHEET 7 OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E., ON JANUARY 29, 2024 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.

PARKING

PARKING REQUIRED PHASE I

BUILDING 1		
WAREHOUSE	98,780 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.)	37 SPACES
TOTAL PARKING REQUIRED		37 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES
BUILDING 2		
WAREHOUSE	98,780 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.)	37 SPACES
TOTAL PARKING REQUIRED		37 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES
BUILDING 3		
WAREHOUSE	115,111 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.)	43 SPACES
TOTAL PARKING REQUIRED		43 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES
BUILDING 4		
WAREHOUSE	115,111 S.F. (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.)	43 SPACES
TOTAL PARKING REQUIRED		43 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES
TOTAL PARKING REQUIRED FOR PHASE I:		160 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		96 SPACES
ACCESSIBLE PARKING		4 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		101 SPACES
ACCESSIBLE PARKING		4 SPACES
VAN ACCESSIBLE PARKING		1 SPACES
TOTAL PARKING PROVIDED		106 SPACES
TOTAL PARKING PROVIDED FOR PHASE I		460 SPACES
MIN. 20% OR A MIN. OF 92 PARKING SPACES SHALL BE PERVIOUS CONCRETE PAVEMENT.		
TOTAL PERVIOUS CONCRETE PAVEMENT PROVIDED		93 SPACES

SIDEWALK NOTE:

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

GREEN BUILDING STANDARDS

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

- PROVIDE COOL ROOFS ON THE BUILDINGS – 1.50 POINTS
- PROVIDE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED – 0.50 POINT.
- PROVIDE STORM WATER INFILTRATION SYSTEM(S)/PONDS THAT CAPTURES A MINIMUM OF 25% OF SITE STORMWATER RUNOFF – 1.00 POINT
- PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1 – 1.5 POINTS

SITE 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: 89.40

PROPOSED GROSS FLOOR AREA:	
BUILDING 1	98,780 S.F.
BUILDING 2	98,780 S.F.
BUILDING 3	115,111 S.F.
BUILDING 4	115,111 S.F.
TOTAL	427,782 S.F.

ALLOWABLE FLOOR AREA, RATIO: MIN. 0.1; MAX. 0.5
PROPOSED FLOOR AREA, RATIO: 0.11

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (NORTH)	10' (MIN.) 20' (MAX.)*	FRONT (NORTH)	83'
SIDE (WEST)	20' (MIN.)	SIDE (EAST)	331'
SIDE (EAST)	10' (MIN.)	SIDE (WEST)	124'
REAR (SOUTH)	20'	REAR (SOUTH)	1,952'

*A VARIANCE TO THE MAXIMUM BUILDING SETBACKS HAS BEEN GRANTED BY THE PLANNING COMMISSION 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 < 50FT.

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-KPI (FUTURE DEVELOPMENT PHASES)	N/A

*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	427,782 S.F.		
SIDEWALK	17,900 S.F.		
PAVING	443,006 S.F.		
IMPERVIOUS AREA	888,688 S.F.	20.40 AC.	22.82 %
PERVIOUS AREA	3,005,782 S.F.	69.00 AC.	77.18 %
TOTAL SITE AREA	3,894,470 S.F.	89.40 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 2,725,797 S.F. 62.58 AC.
DRY RETENTION POND AREAS 279,995 S.F. 6.43 AC.
46.2% OF AMENITIZED DRY RETENTION POND AREA (NORTH PORTION OF POND 3 COUNTED TOWARD OPEN SPACE) 129,358 S.F. 2.97 AC.

OPEN SPACE PROVIDED (62.58 AC. + 2.97 AC.) 2,855,155 S.F. 65.55 AC. 73 %

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)(1)). THE OTHER BUILDINGS IN THE INDUSTRIAL PARK WILL NOT BE REQUIRED TO MEET THIS MINIMUM GLASS REQUIREMENT BUT SHALL PROVIDE GLASS AT THE CORNERS OF THE BUILDINGS FOR ARCHITECTURAL INTEREST.

DUMPSTER NOTE

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

SIGNAGE NOTE

SIGNAGE SHALL COMPLY WITH SECTION O OF THE CITY OF APOPKA KPI-FBC.

SITE NOTES

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

03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA



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

www.feg-inc.us

PHASE I SITE GEOMETRY NOTES

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

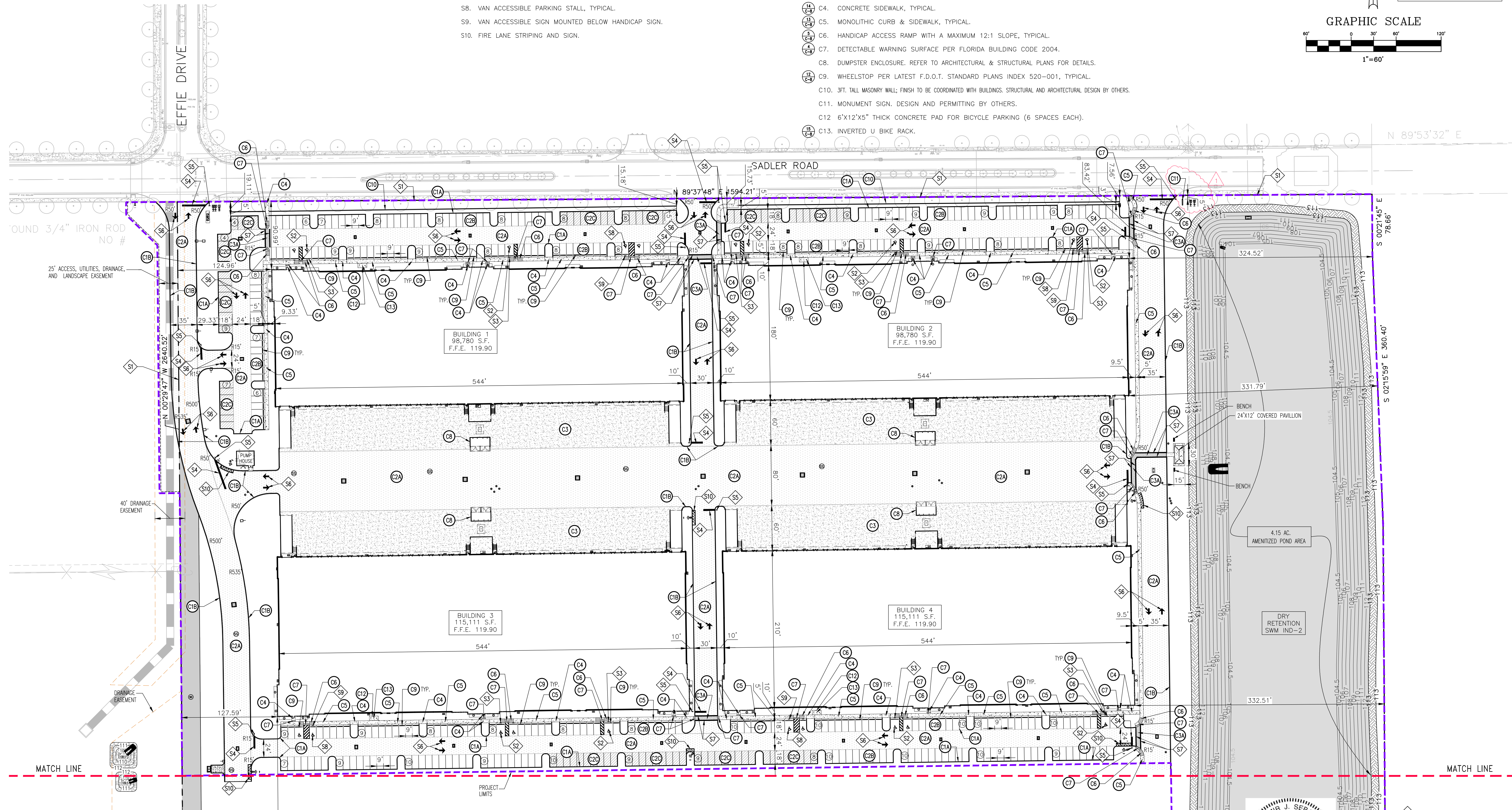
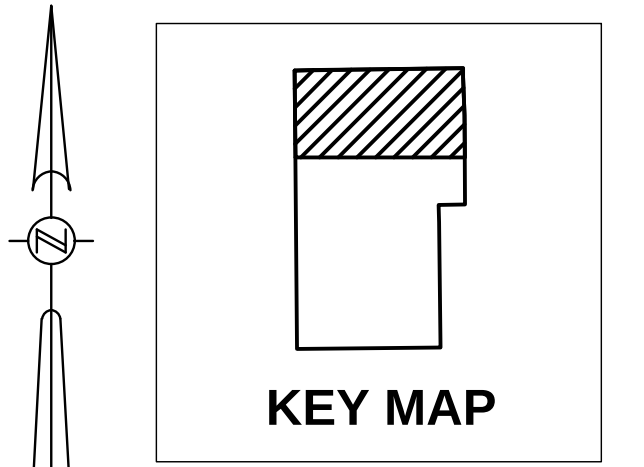
PROJECT NO. 22-032	FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. EB 6006595 No 42075
SCALE NOTED	
DATE JANUARY 29 2024	STATE OF FLORIDA PROFESSIONAL ENGINEER
SHEET NO. C-5B	
SHEET 8 OF 32	

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBELL, P.E. ON JANUARY 29, 2024 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.

- 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.
- S10. FIRE LANE STRIPING AND SIGN.

- 1C1A. 6" HEAD CURB, TYPICAL.
- 1C1B. F.D.O.T. TYPE "D" CURB PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- 1C2A. ASPHALT PAVEMENT, HEAVY-DUTY IN DRIVE AISLES.
- 1C2B. ASPHALT PAVEMENT, LIGHT-DUTY IN PARKING SPACES.
- 1C2C. PERVIOUS CONCRETE PAVEMENT.
- 1C3. CONCRETE PAVEMENT.
- 1C3A. RED STAMPED ASPHALT CROSSWALK.
- 1C4. CONCRETE SIDEWALK, TYPICAL.
- 1C5. MONOLITHIC CURB & SIDEWALK, TYPICAL.
- 1C6. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
- 1C7. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
- 1C8. DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL & STRUCTURAL PLANS FOR DETAILS.
- 1C9. WHEELSTOP PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- 1C10. 3FT. TALL MASONRY WALL; FINISH TO BE COORDINATED WITH BUILDINGS. STRUCTURAL AND ARCHITECTURAL DESIGN BY OTHERS.
- 1C11. MONUMENT SIGN. DESIGN AND PERMITTING BY OTHERS.
- 1C12. 6"x12"x5" THICK CONCRETE PAD FOR BICYCLE PARKING (6 SPACES EACH).
- 1C13. INVERTED U BIKE RACK.

 CONCRETE PAVEMENT
 HEAVY DUTY ASPHALT PAVEMENT
 OPEN SPACE AREA
 PROPERTY LINE
 EXISTING TREE BY OTHERS



03/21/2024	△ PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKER

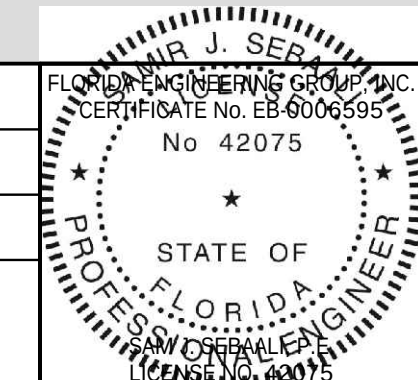
FEG  **FLORIDA
ENGINEERING
GROUP**

Engineering the Future

www.feg-inc.us

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

PROJECT NO.	22-032
SCALE	1"=60'
DATE	JANUARY 29 2024
SHEET NO.	C-5C
SHEET 9	OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI, P.E. ON JANUARY 9, 2024 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED IN ANY ELECTRONIC COPIES.

SITE DRAINAGE KEYNOTES

- D1A. F.D.O.T. TYPE "C" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- D1B. F.D.O.T. TYPE "D" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- D1C. F.D.O.T. TYPE "F" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- D1D. F.D.O.T. TYPE "G" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- 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. SYNTHETIC EROSION CONTROL BARRIER, TYPICAL.

INLET NOTE:

REFER TO DRAINAGE STRUCTURE FOR ALL INLET BOTTOM TYPES AND SIZES.

EROSION CONTROL NOTE:

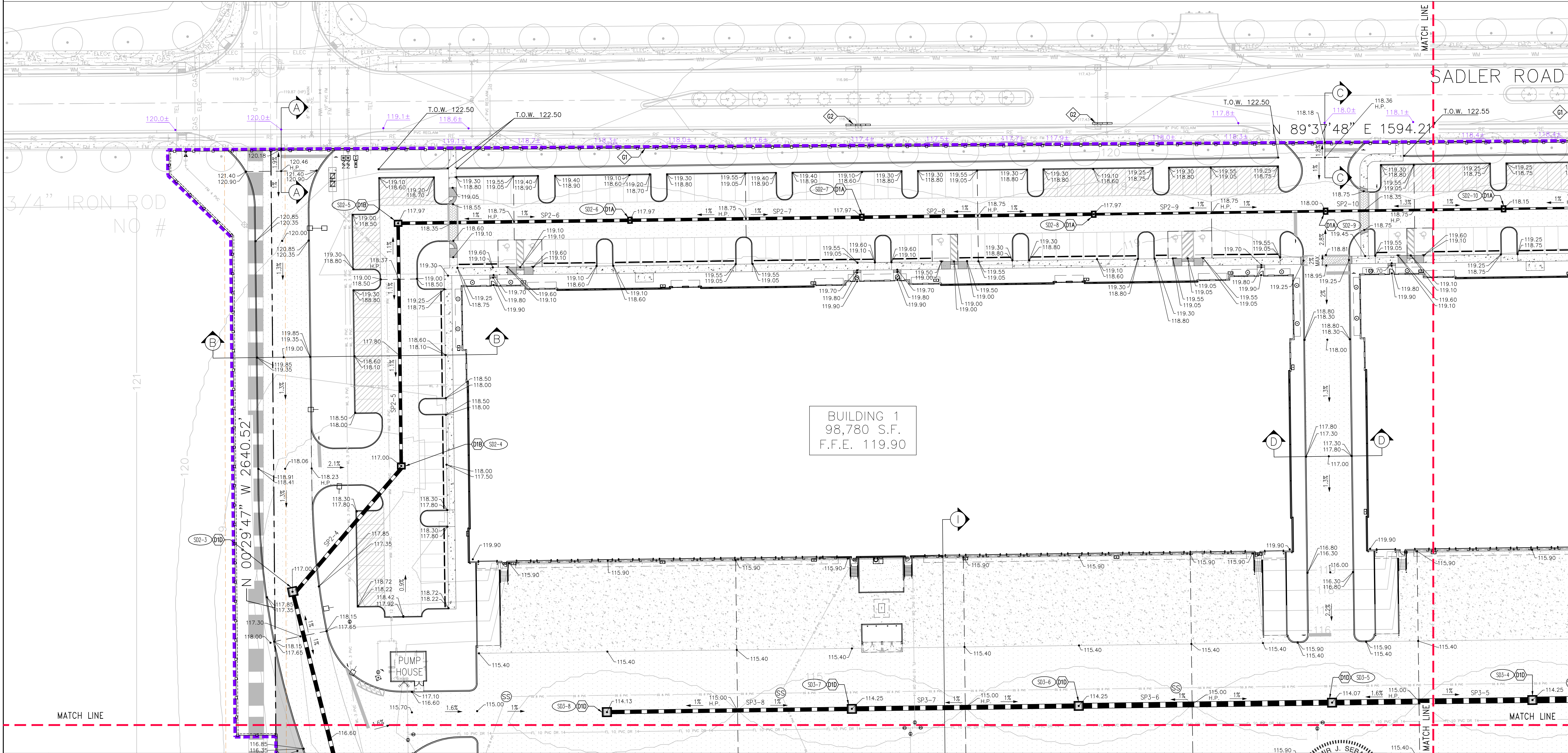
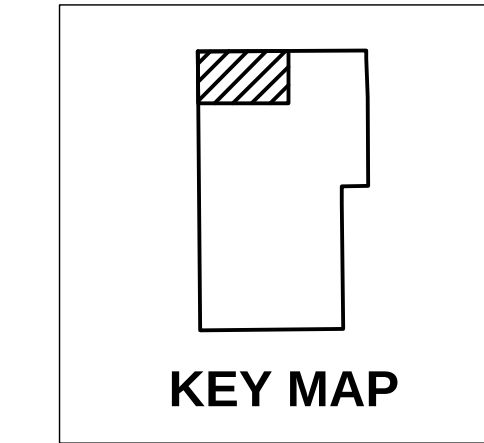
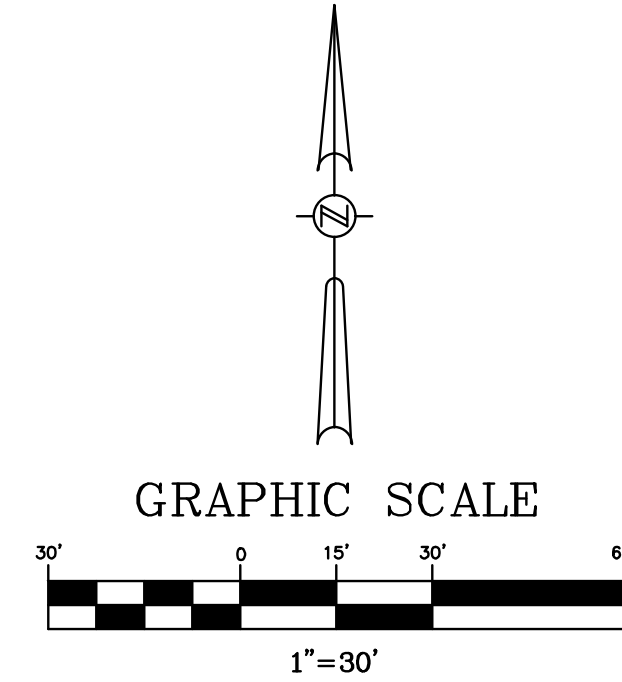
PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP.

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



03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA

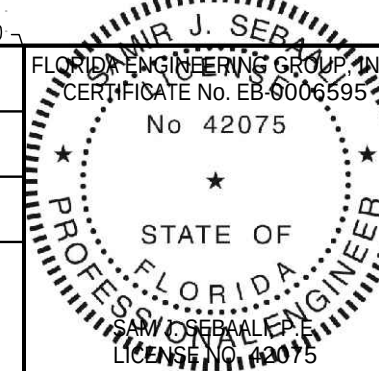


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

PHASE I SITE PAVING GRADING
AND DRAINAGE PLAN (1 OF 4)

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

PROJECT NO. 22-032
SCALE 1"=30'
DATE JANUARY 29 2024
SHEET NO. C-6A
SHEET 11 OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEABALL, P.E. ON JANUARY 29, 2024 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.

SITE DRAINAGE KEYNOTES

- D1A. F.D.O.T. TYPE "C" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- D1B. F.D.O.T. TYPE "D" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- D1C. F.D.O.T. TYPE "F" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- D1D. F.D.O.T. TYPE "G" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- 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. SYNTHETIC EROSION CONTROL BARRIER, TYPICAL.

INLET NOTE:

REFER TO DRAINAGE STRUCTURE FOR ALL INLET BOTTOM TYPES AND SIZES.

EROSION CONTROL NOTE:

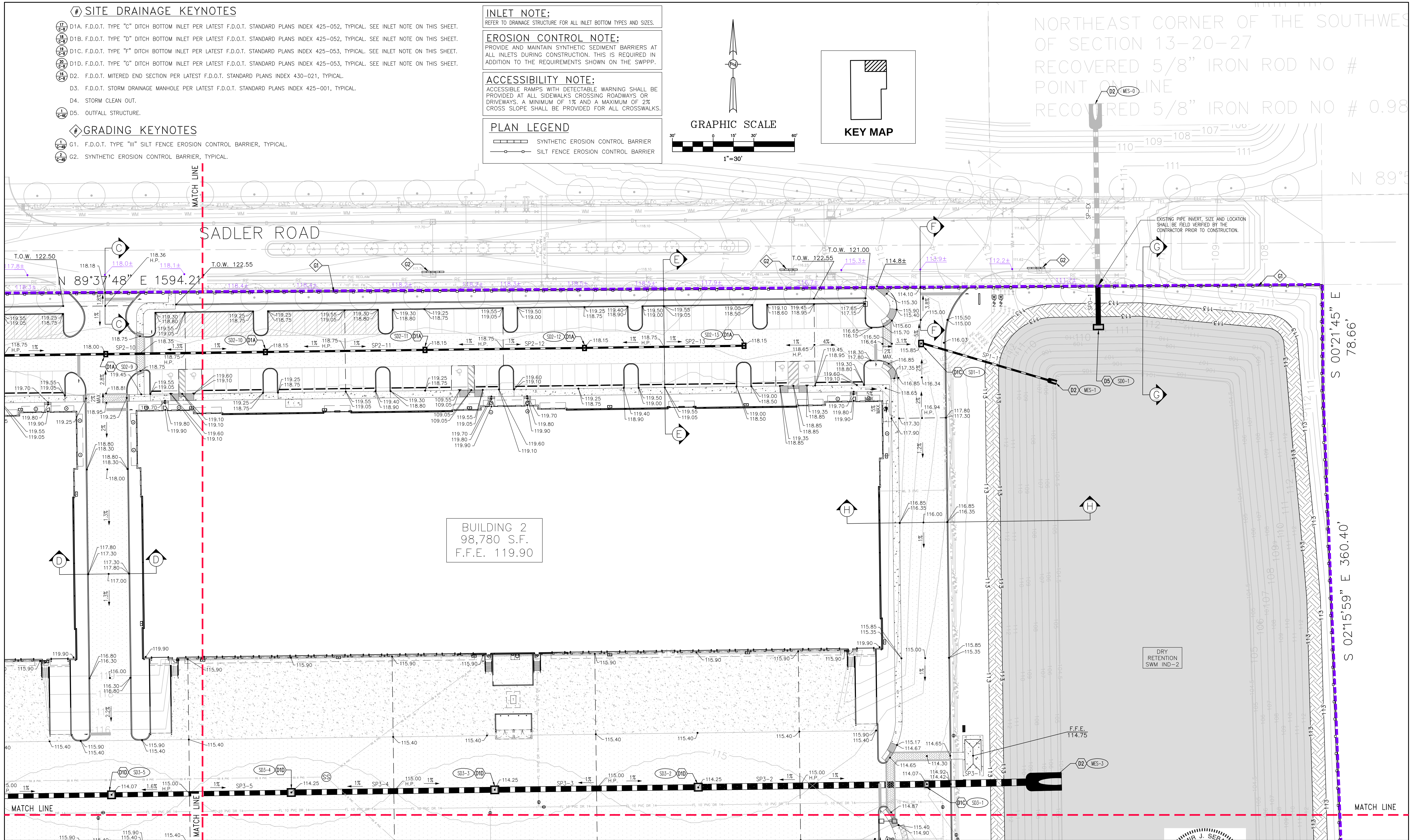
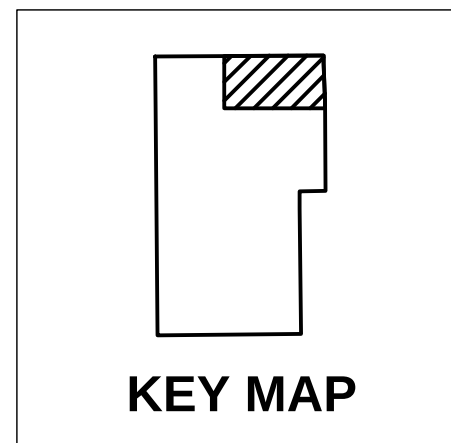
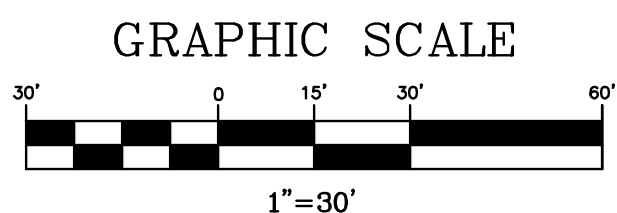
PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP.

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 DRAINAGE KEYNOTES

- D1A. F.D.O.T. TYPE "C" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- D1B. F.D.O.T. TYPE "D" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- D1C. F.D.O.T. TYPE "F" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- D1D. F.D.O.T. TYPE "G" DITCH BOTTOM INLET PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL. SEE INLET NOTE ON THIS SHEET.
- 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. SYNTHETIC EROSION CONTROL BARRIER, TYPICAL.

INLET NOTE:

REFER TO DRAINAGE STRUCTURE FOR ALL INLET BOTTOM TYPES AND SIZES.

EROSION CONTROL NOTE:

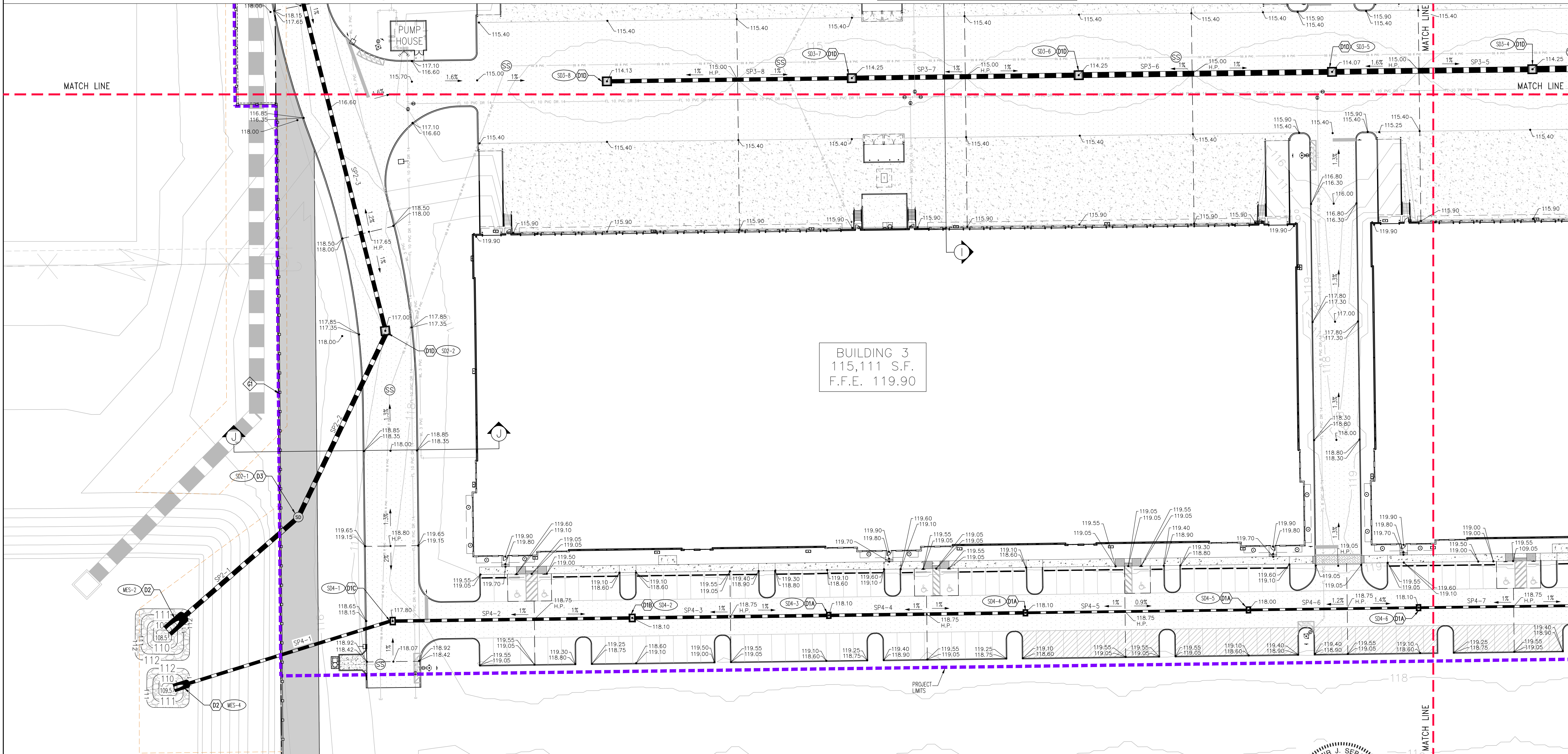
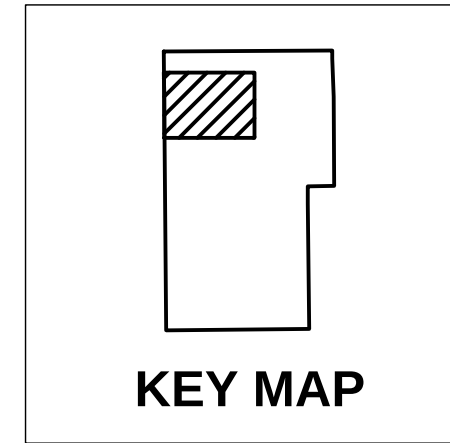
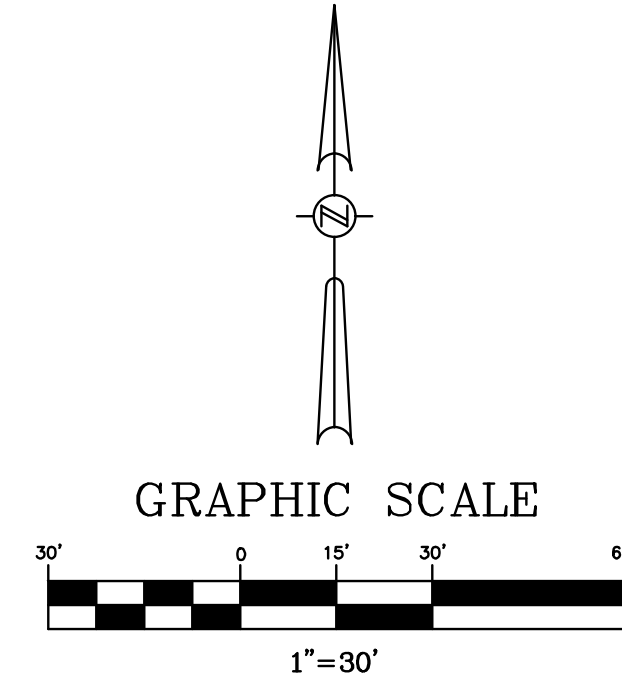
PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP.

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



03/21/2024 PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024

JT SJS

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA



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

www.feg-inc.us

PHASE I SITE PAVING GRADING
AND DRAINAGE PLAN (3 OF 4)

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

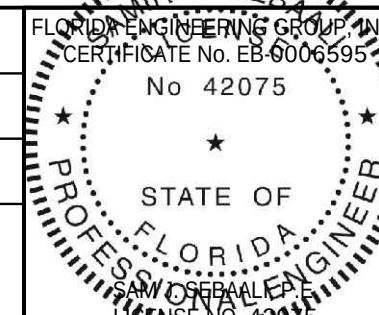
PROJECT NO. 22-032

SCALE 1"=30'

DATE JANUARY 29 2024

SHEET NO. C-6C

SHEET 13 OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY SAM J. SEGALL, P.E. ON JANUARY
29, 2024 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.

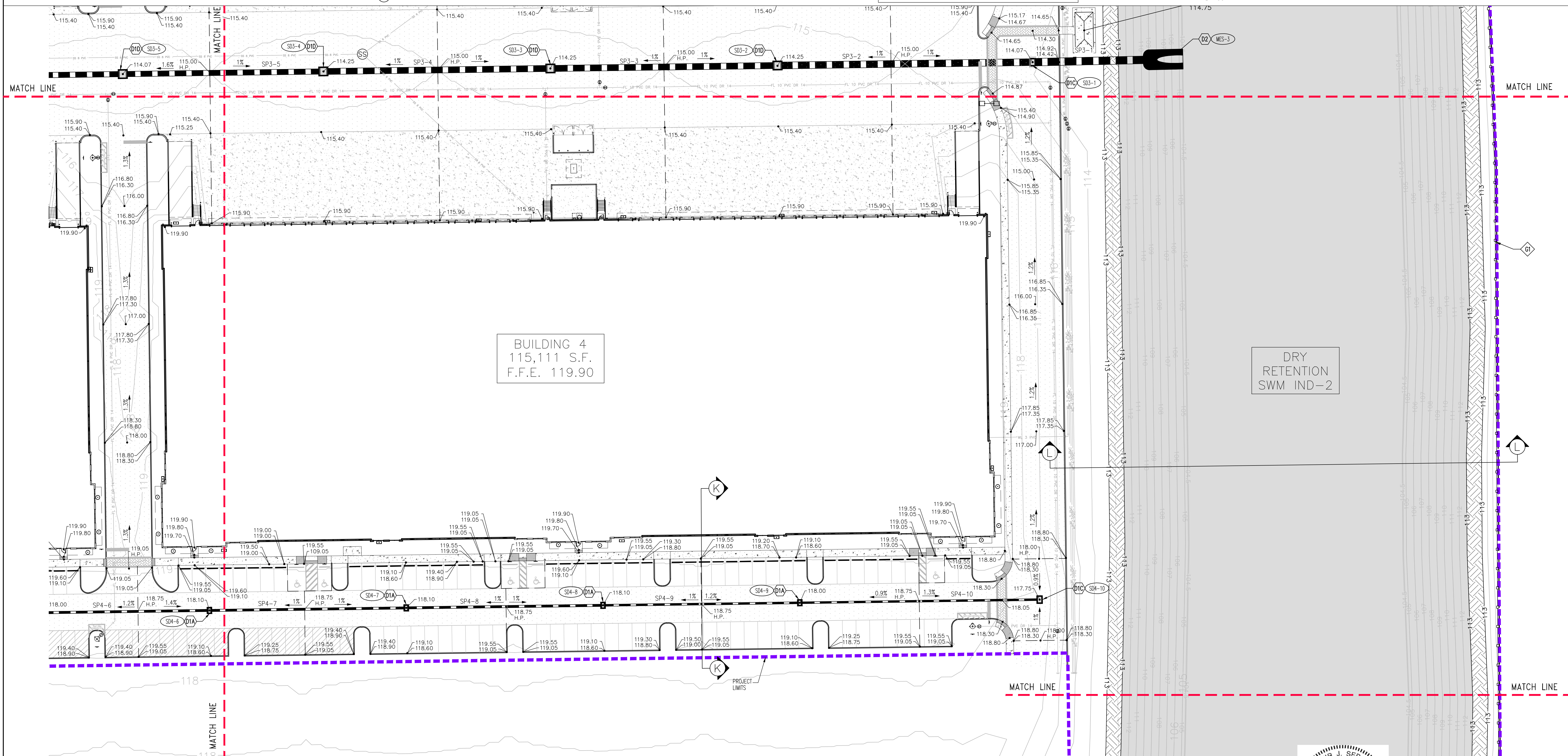
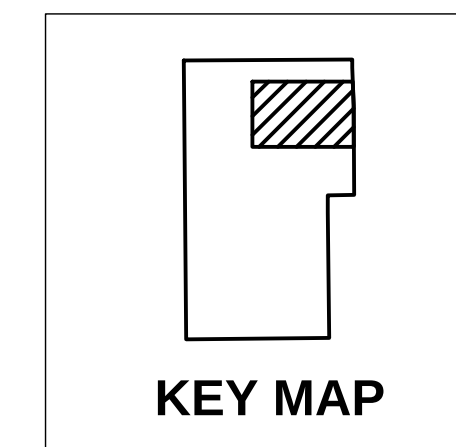
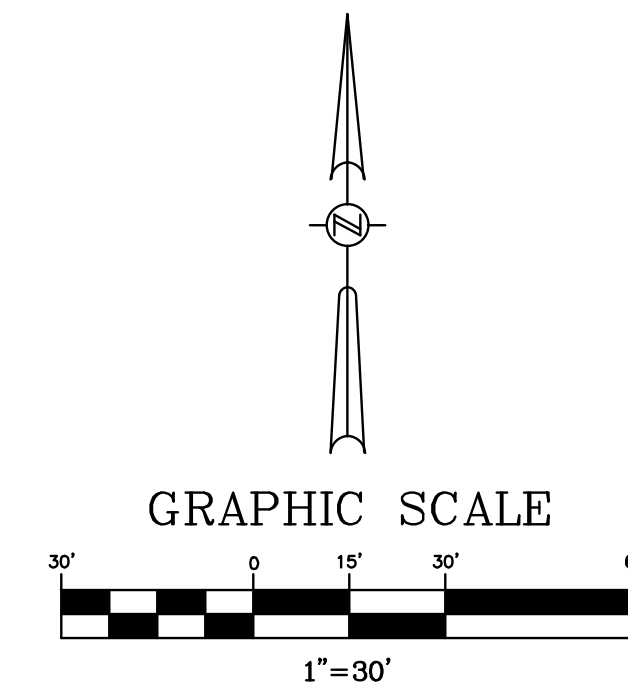
17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525
 526
 527
 528
 529
 530
 531
 532
 533
 534
 535
 536
 537
 538

$\frac{1}{C-4B}$	G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.
$\frac{2}{C-4B}$	G2. SYNTHETIC EROSION CONTROL BARRIER, TYPICAL.

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

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.

 SYNTHETIC EROSION CONTROL BARRIER
 SILT FENCE EROSION CONTROL BARRIER



03/21/2024	△ PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA



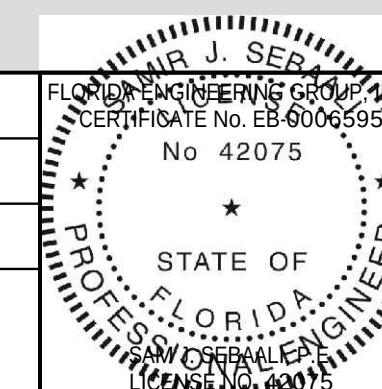
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

PHASE I SITE PAVING GRADING
AND DRAINAGE PLAN (4 OF 4)

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

PROJECT NO.	22-032
SCALE	1"=30'
DATE	JANUARY 29 2024
SHEET NO.	C-6D
SHEET 14	OF 32

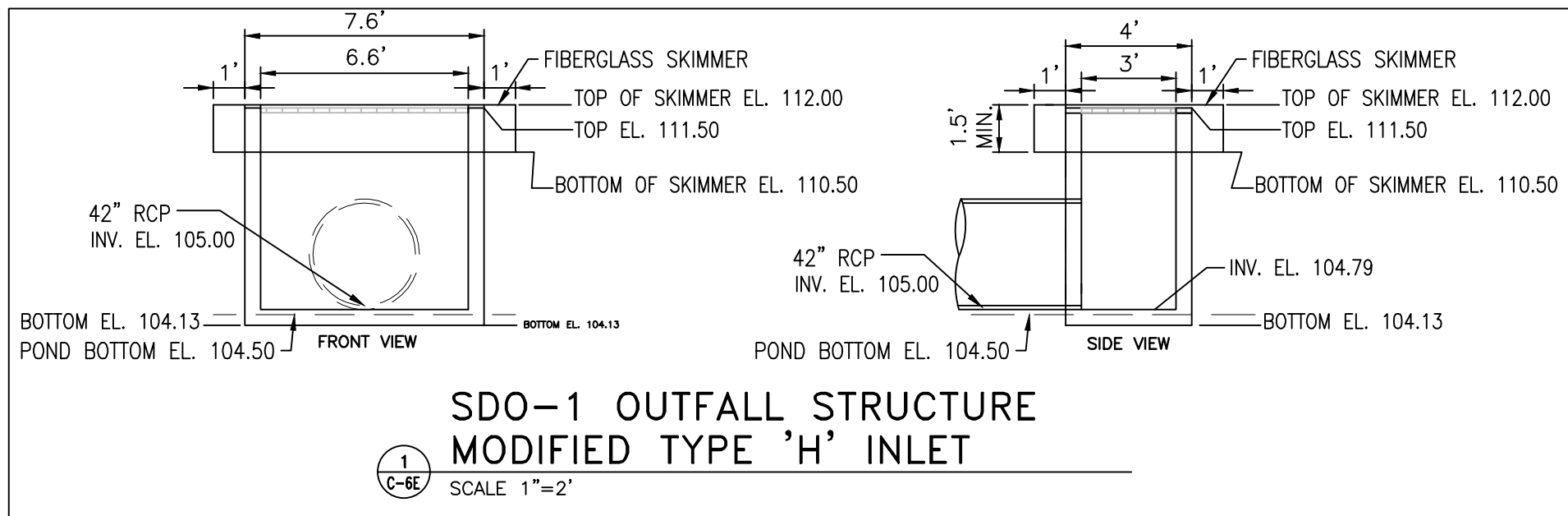


THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI, P.E. ON JANUARY 29, 2024 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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)
1. 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 ASSISTANCE.
- 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. 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 CURBS. 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/CONSTRUCTION JOINTS - CONTROL JOINTS ARE JOINTS WITHIN THE PAVING AREA FORMED THROUGH TOOLING OR SAW CUTTING. CONTROL JOINTS ESTABLISH WEAK PLANES TO RELIEVE STRESSES DUE TO SHRINKAGE OR TEMPERATURE CHANGE. INSTALL CONTROL JOINTS WITHIN 12 HRS FROM THE TIME THE CONCRETE HITS THE GROUND OR OBTAIN IN WRITING APPROVAL FROM THE EOR BEYOND THE 12-HR TIME LIMIT.
- i. EARLY-ENTRY SAW CUTTING METHOD: CUT JOINT TO A MINIMUM OF 1" DEEP FOR PAVEMENT THICKNESS UP TO 8". CUTTING OF JOINT SHALL NOT CAUSE RAVELING TO THE EDGES OR DEFORMATION OF THE SURFACE DUE TO EQUIPMENT OR WORKER.
- ii. OTHER METHODS: INSTALL JOINT TO A MINIMUM OF 1/3 OF PAVEMENT DEPTH. FINISH EDGES WITH 0.25" RADIUS. OPERATION SHALL NOT CAUSE ANY DEFORMATION OF THE SURFACE.
- D. ISOLATION JOINTS - THESE JOINTS USE ISOLATION MATERIALS TO PREVENT FRESH CONCRETE FROM BONDING TO HARDENED CONCRETE SUCH AS, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, SIDEWALKS, DRAINAGE STRUCTURES, LIGHTING & SIGNAGE BASES, RETAINING WALLS, CURBS, ETC. THE ISOLATION MATERIAL SHALL EXTEND THE FULL-DEPTH OF THE FRESH CONCRETE THICKNESS. FROM ONE DAY PLACEMENT TO THE NEXT, WHERE JOINTS ARE MATCHED, ISOLATION MATERIAL IS NOT NECESSARY. (E.G. ONE LANE PAVING TO THE NEXT, INTEGRAL CURBS)
- E. ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLER WITH HYDROCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
- F. A SATISFACTORY ISOLATION JOINT CAN BE FORMED AT METAL BUILDING CURBS BY PLACING A STRIP OF CURING PAPER AGAINST THE METAL FORM & THEN PLACING THE FRESH CONCRETE AGAINST THE PAPER. THE EDGES OF THE SLAB SHALL BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
3. JOINTS SEALANT - A JOINT SEALING PLAN FOR THE AFFECTED AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE EOR, ALONG WITH THE JOINTING PLAN, 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. NOT ALL JOINT WILL BE REQUIRED SEALING, THE CONCRETE CONTRACTOR IS TO RECOMMEND THE NECESSARY LOCATION AND TO PROVIDE SUPPORTING DOCUMENTATION FOR NON-SEALING AREAS. USE A POLYURETHANE SEALANT (TREMCO THC-900/THC-901 MULTI-COMPOUND) COMPOUND OR EQUIVALENT. THE CONCRETE CONTRACTOR IS TO SUBMIT SEALANT TYPE AND MANUFACTURER INFORMATION TO THE EOR FOR APPROVAL WHEN "EQUIVALENT" IS USE. JOINTS SHALL BE PREPARED BY FOLLOWING MANUFACTURER'S RECOMMENDATIONS PRIOR TO SEALING.



DRAINAGE STRUCTURE LEGEND

SP4-10		156	15" R.C.P.	0.5%
--------	--	-----	------------	------

EXISTING 4:1 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 102.00		MODIFIED TYPE "H" OUTFALL STRUCTURE INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 111.50 INV. ELEV. 105.00 N (CONNECT TO EXISTING 42" PIPE)* * THE INVERT, SIZE AND LOCATION OF THE EXISTING OUTFALL PIPE SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO APPROVAL OF SHOP DRAWINGS OR CONSTRUCTION OF THIS STRUCTURE.											
4:1 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 104.50		TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 115.85 INV. ELEV. 105.01 SE											
4:1 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 108.50		MANHOLE F.D.O.T. TYPE "B" TOP PER F.D.O.T. STANDARD PLANS INDEX 425-001 TOP ELEV. 118.50 INV. ELEV. 108.84 SW INV. ELEV. 108.84 NE		TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 117.00 INV. ELEV. 109.24 SW INV. ELEV. 109.24 NW		TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 117.00 INV. ELEV. 109.99 SE INV. ELEV. 109.99 NE		TYPE "D" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 117.00 INV. ELEV. 110.31 SW INV. ELEV. 110.31 N		TYPE "D" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 117.97 INV. ELEV. 110.78 S INV. ELEV. 110.78 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 117.97 INV. ELEV. 111.23 W INV. ELEV. 111.23 E	
TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 117.97 INV. ELEV. 111.69 W INV. ELEV. 111.69 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 117.97 INV. ELEV. 112.15 W INV. ELEV. 112.15 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.00 INV. ELEV. 112.61 W INV. ELEV. 112.61 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.15 INV. ELEV. 112.96 W INV. ELEV. 112.96 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.15 INV. ELEV. 113.54 W INV. ELEV. 113.54 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.15 INV. ELEV. 114.12 W INV. ELEV. 114.12 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.15 INV. ELEV. 114.70 W	
4:1 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 104.50		TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 W/6.5'x2.5' TYPE "J" BOTTOM PER F.D.O.T. STANDARD PLANS INDEX 425-010 TOP ELEV. 114.07 INV. ELEV. 104.69 E INV. ELEV. 104.69 W		TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 W/6.5'x2.5' TYPE "J" BOTTOM PER F.D.O.T. STANDARD PLANS INDEX 425-010 TOP ELEV. 114.25 INV. ELEV. 105.02 E INV. ELEV. 105.02 W		TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 W/5.33'x2.5' TYPE "J" BOTTOM PER F.D.O.T. STANDARD PLANS INDEX 425-010 TOP ELEV. 114.25 INV. ELEV. 105.31 E INV. ELEV. 105.31 W		TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 W/5.33'x4.33' TYPE "J" BOTTOM PER F.D.O.T. STANDARD PLANS INDEX 425-010 TOP ELEV. 114.25 INV. ELEV. 105.60 E INV. ELEV. 105.60 W		TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 114.07 INV. ELEV. 105.86 E INV. ELEV. 105.86 W		TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 114.25 INV. ELEV. 106.18 E INV. ELEV. 106.18 W	
TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 114.25 INV. ELEV. 106.62 E INV. ELEV. 106.62 W		TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 114.13 INV. ELEV. 107.09 E											
4:1 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 109.50		TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 117.80 INV. ELEV. 109.95 SW INV. ELEV. 110.26 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.10 INV. ELEV. 110.73 W INV. ELEV. 110.73 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.10 INV. ELEV. 111.11 W INV. ELEV. 111.11 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.10 INV. ELEV. 111.49 W INV. ELEV. 111.49 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.10 INV. ELEV. 111.93 W INV. ELEV. 111.93 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.10 INV. ELEV. 112.26 W INV. ELEV. 112.26 E	
TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.10 INV. ELEV. 112.64 W INV. ELEV. 112.64 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.10 INV. ELEV. 113.02 W INV. ELEV. 113.02 E		TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 118.00 INV. ELEV. 113.66 W INV. ELEV. 113.66 E		TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 117.75 INV. ELEV. 114.44 W INV. ELEV. 114.44 E							

*NOTE: HP PIPES MAY BE USED IN LIEU OF R.C.P. PIPES. ALL PIPES SHALL BE SUBJECT TO AN ALTERNATE BID AWARD BY THE OWNER AND ENGINEER.

PIPE				FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
DESIGNATION	LENGTH (LINEAR FEET)	SIZE & TYPE*	SLOPE		
SP0-EX	134	42" R.C.P.	1.84 %	MES-0	SP0-1
SP0-1	29	42" R.C.P.	1.84 %	SP0-EX	SD0-1

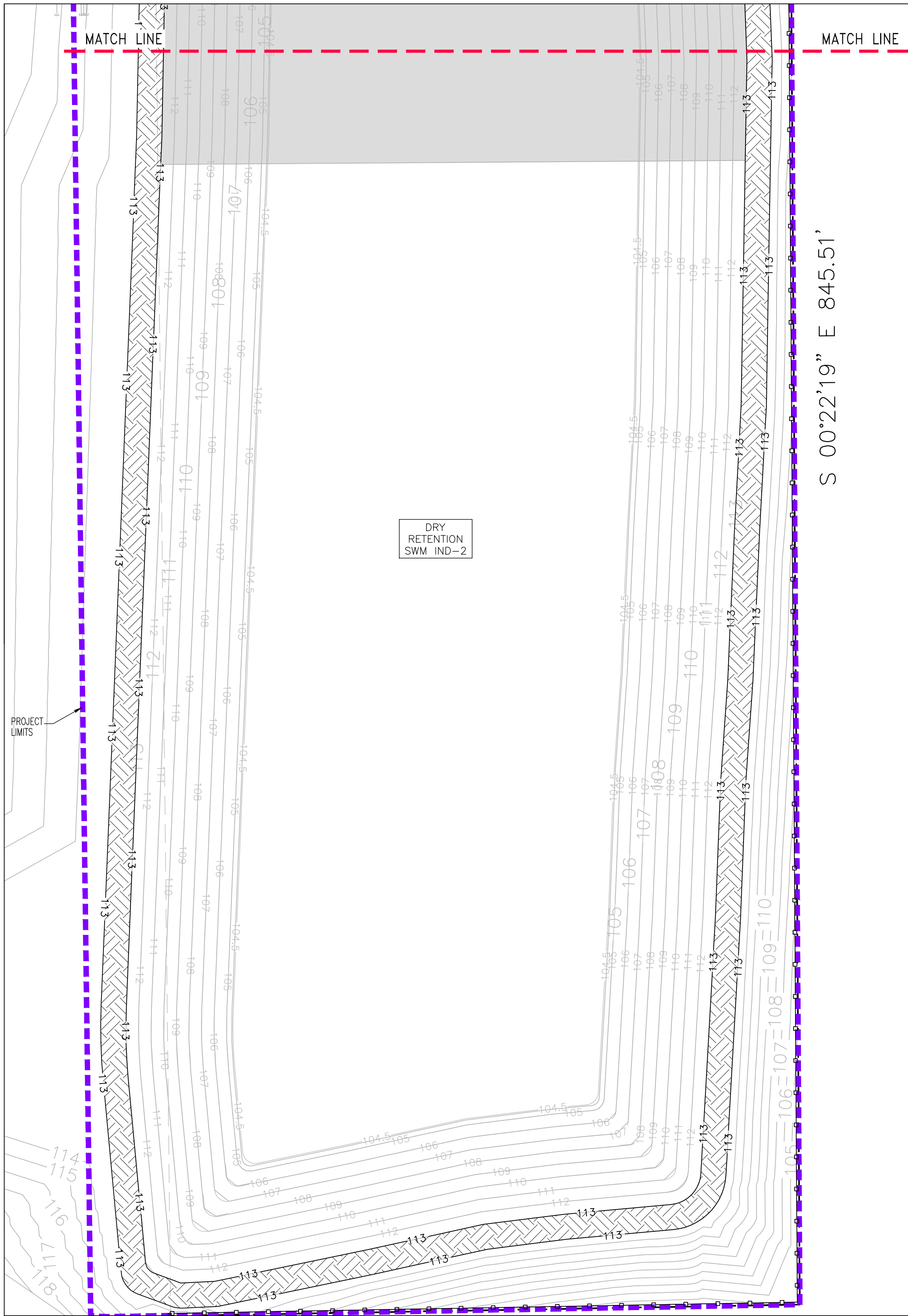
SP1-1	102	15" R.C.P.	0.5 %	MES-1	SD1-1
-------	-----	------------	-------	-------	-------

SP2-1	112	36" R.C.P.	0.3 %	MES-2	SD2-1
SP2-2	132	36" R.C.P.	0.3 %	SD2-1	SD2-2
SP2-3	249	30" R.C.P.	0.3 %	SD2-2	SD2-3
SP2-4	107	30" R.C.P.	0.3 %	SD2-3	SD2-4
SP2-5	158	24" R.C.P.	0.3 %	SD2-4	SD2-5
SP2-6	151	24" R.C.P.	0.3 %	SD2-5	SD2-6
SP2-7	152	24" R.C.P.	0.3 %	SD2-6	SD2-7
SP2-8	152	24" R.C.P.	0.3 %	SD2-7	SD2-8
SP2-9	152	18" R.C.P.	0.3 %	SD2-8	SD2-9
SP2-10	116	18" R.C.P.	0.3 %	SD2-9	SD2-10
SP2-11	116	15" R.C.P.	0.5 %	SD2-10	SD2-11
SP2-12	116	15" R.C.P.	0.5 %	SD2-11	SD2-12
SP2-13	116	15" R.C.P.	0.5 %	SD2-12	SD2-13

SP3-1	93	60" R.C.P.	0.2 %	MES-3	SD3-1
SP3-2	166	54" R.C.P.	0.2 %	SD3-1	SD3-2
SP3-3	147	48" R.C.P.	0.2 %	SD3-2	SD3-3
SP3-4	146	48" R.C.P.	0.2 %	SD3-3	SD3-4
SP3-5	128	42" R.C.P.	0.2 %	SD3-4	SD3-5
SP3-6	163	42" R.C.P.	0.2 %	SD3-5	SD3-6
SP3-7	145	36" R.C.P.	0.3 %	SD3-6	SD3-7
SP3-8	158	30" R.C.P.	0.3 %	SD3-7	SD3-8

SP4-1	150	24" R.C.P.	0.3 %	MES-4	SD4-1
SP4-2	156	24" R.C.P.	0.3 %	SD4-1	SD4-2
SP4-3	128	24" R.C.P.	0.3 %	SD4-2	SD4-3
SP4-4	128	24" R.C.P.	0.3 %	SD4-3	SD4-4
SP4-5	146	18" R.C.P.	0.3 %	SD4-4	SD4-5
SP4-6	111	18" R.C.P.	0.3 %	SD4-5	SD4-6
SP4-7	128	18" R.C.P.	0.3 %	SD4-6	SD4-7
SP4-8	128	18" R.C.P.	0.3 %	SD4-7	SD4-8
SP4-9	128	15" R.C.P.	0.5 %	SD4-8	SD4-9
SP4-10	156	15" R.C.P.	0.5 %	SD4-9	SD4-10

*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.



03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA



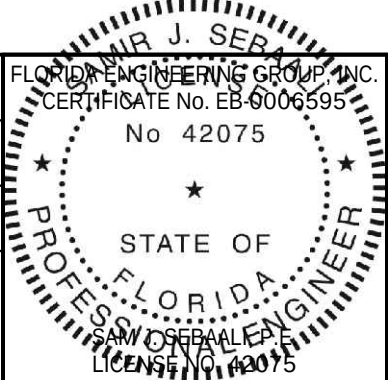
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

PHASE I SITE PAVING GRADING
AND DRAINAGE NOTES

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

PROJECT NO. 22-032	SCALE 1"=60'
DATE JANUARY 29 2024	SHEET NO. C-6E
	SHEET 15 OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEGALL, P.E. ON JANUARY 29, 2024 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.

WATER UTILITY KEYNOTES

- W1A. CONNECT TO WATER MAIN STUB-OUT TO BE PROVIDED BY MASTER DEVELOPMENT CONTRACTOR SHALL CONFIRM THE LOCATION AND SIZE OF THE STUB-OUT PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY. THE CONTRACTOR SHALL COORDINATE THE CONNECTION AS NEEDED WITH THE SADLER ROAD PROJECT, WHICH IS CURRENTLY UNDER CONSTRUCTION BY THE MASTER DEVELOPER.
- W1B. CONNECT TO RECLAIMED STUB-OUT TO BE PROVIDED BY MASTER DEVELOPMENT CONTRACTOR SHALL CONFIRM THE LOCATION AND SIZE OF THE STUB-OUT PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY. THE CONTRACTOR SHALL COORDINATE THE CONNECTION AS NEEDED WITH THE SADLER ROAD PROJECT, WHICH IS CURRENTLY UNDER CONSTRUCTION BY THE MASTER DEVELOPER.
- W2A. 12" DOUBLE CHECK DETECTOR ASSEMBLY (DDCA) WITH CHECK VALVE AND MONITORING METER FOR FIRE SERVICE. RPDA SHALL BE MONITORED IN ACCORDANCE WITH NFPA 72.
- W2B. DOMESTIC WATER METER. SEE PLAN FOR SIZE.
- W2C. DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER. SEE PLAN FOR SIZE.
- W3A. 12" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.
- W3B. 3" SCH 80 PVC IN BLUE COLOR. SEE PLAN FOR LENGTH.
- W3C. 4" SCH 80 PVC IN BLUE COLOR. SEE PLAN FOR LENGTH.
- W3D. 6" PVC C-900 DR-14 PUMPED FIRE LINE. SEE PLAN FOR LENGTH.
- W3E. 8" PVC C-900 DR-14 PUMPED FIRE LINE. SEE PLAN FOR LENGTH.
- W3F. 10" PVC C-900 DR-14 PUMPED FIRE LINE. SEE PLAN FOR LENGTH.
- W3G. 6" PVC C-900 DR-18 WATER MAIN. SEE PLAN FOR LENGTH.
- W4. BEND WITH RESTRAINED JOINTS TYPICAL, SEE PLAN FOR ANGLE.
- W5. TEE, TYPICAL. SEE PLAN FOR SIZE.

- W6. REDUCER.
- W7. PUMP HOUSE. REFER TO FIRE PROTECTION PLANS.
- W8. FIRE DEPARTMENT CONNECTION (FDC). REFER TO FIRE PROTECTION PLANS.
- W9. FIRE HYDRANT ASSEMBLY.
- W10. 3" RECLAIMED IRRIGATION METER.
- W11. 3" IRRIGATION SERVICE REDUCED PRESSURE BACKFLOW PREVENTER.
- W12. 4" RECLAIMED IRRIGATION SERVICE LINE. SEE PLAN FOR LENGTH.
- W13. GATE VALVE. SEE PLAN FOR SIZE.
- W14. PIPE CAP.

SANITARY SEWER UTILITY KEYNOTES

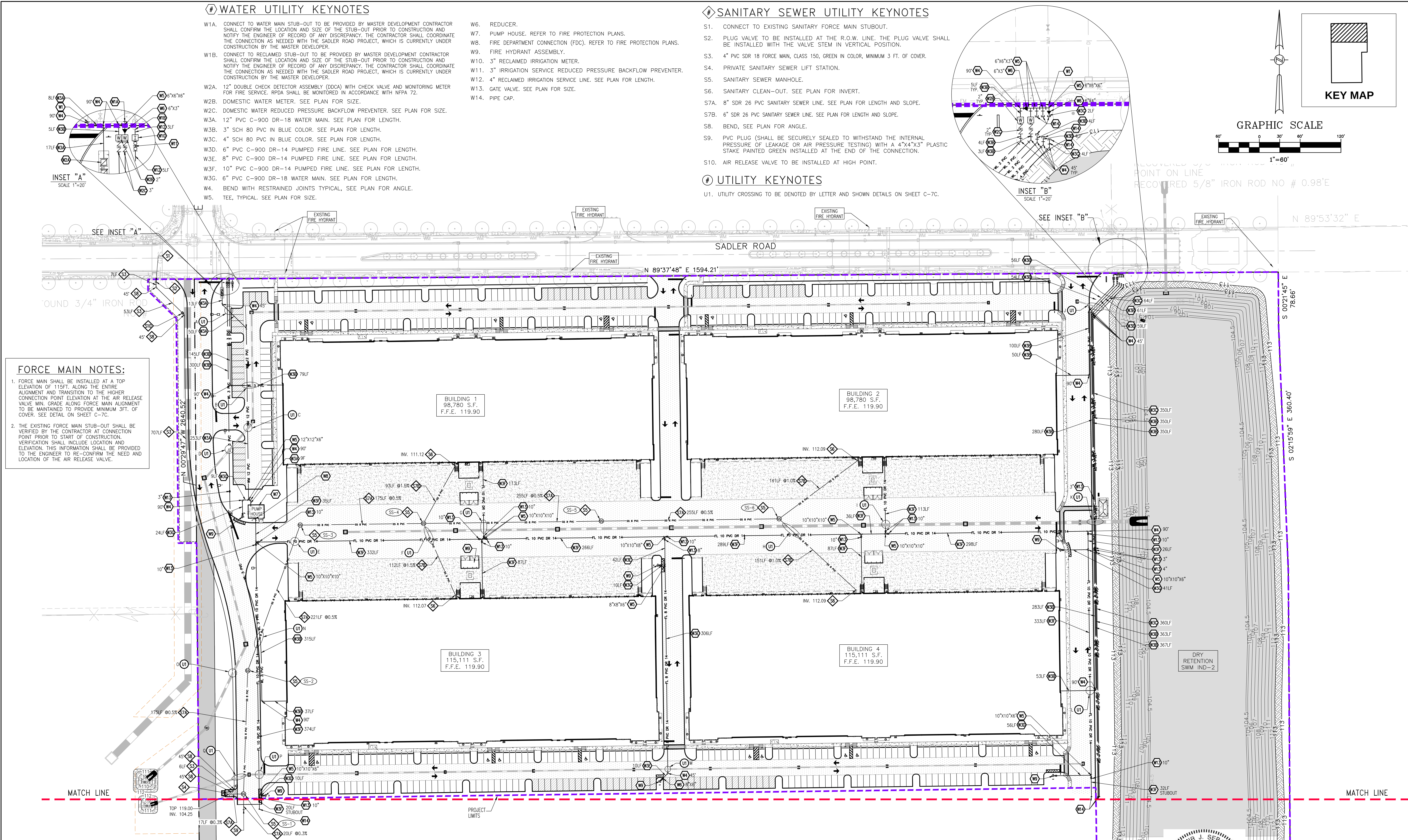
- S1. CONNECT TO EXISTING SANITARY FORCE MAIN STUBOUT.
- S2. PLUG VALVE TO BE INSTALLED AT THE R.O.W. LINE. THE PLUG VALVE SHALL BE INSTALLED WITH THE VALVE STEM IN VERTICAL POSITION.
- S3. 4" PVC SDR 18 FORCE MAIN, CLASS 150, GREEN IN COLOR, MINIMUM 3 FT. OF COVER.
- S4. PRIVATE SANITARY SEWER LIFT STATION.
- S5. SANITARY SEWER MANHOLE.
- S6. SANITARY CLEAN-OUT. SEE PLAN FOR INVERT.
- S7A. 8" SDR 26 PVC SANITARY SEWER LINE. SEE PLAN FOR LENGTH AND SLOPE.
- S7B. 6" SDR 26 PVC SANITARY SEWER LINE. SEE PLAN FOR LENGTH AND SLOPE.
- S8. BEND, SEE PLAN FOR ANGLE.
- S9. PVC PLUG (SHALL BE SECURELY SEALED TO WITHSTAND THE INTERNAL PRESSURE OF LEAKAGE OR AIR PRESSURE TESTING) WITH A 4"x4"x3" PLASTIC STAKE PAINTED GREEN INSTALLED AT THE END OF THE CONNECTION.
- S10. AIR RELEASE VALVE TO BE INSTALLED AT HIGH POINT.

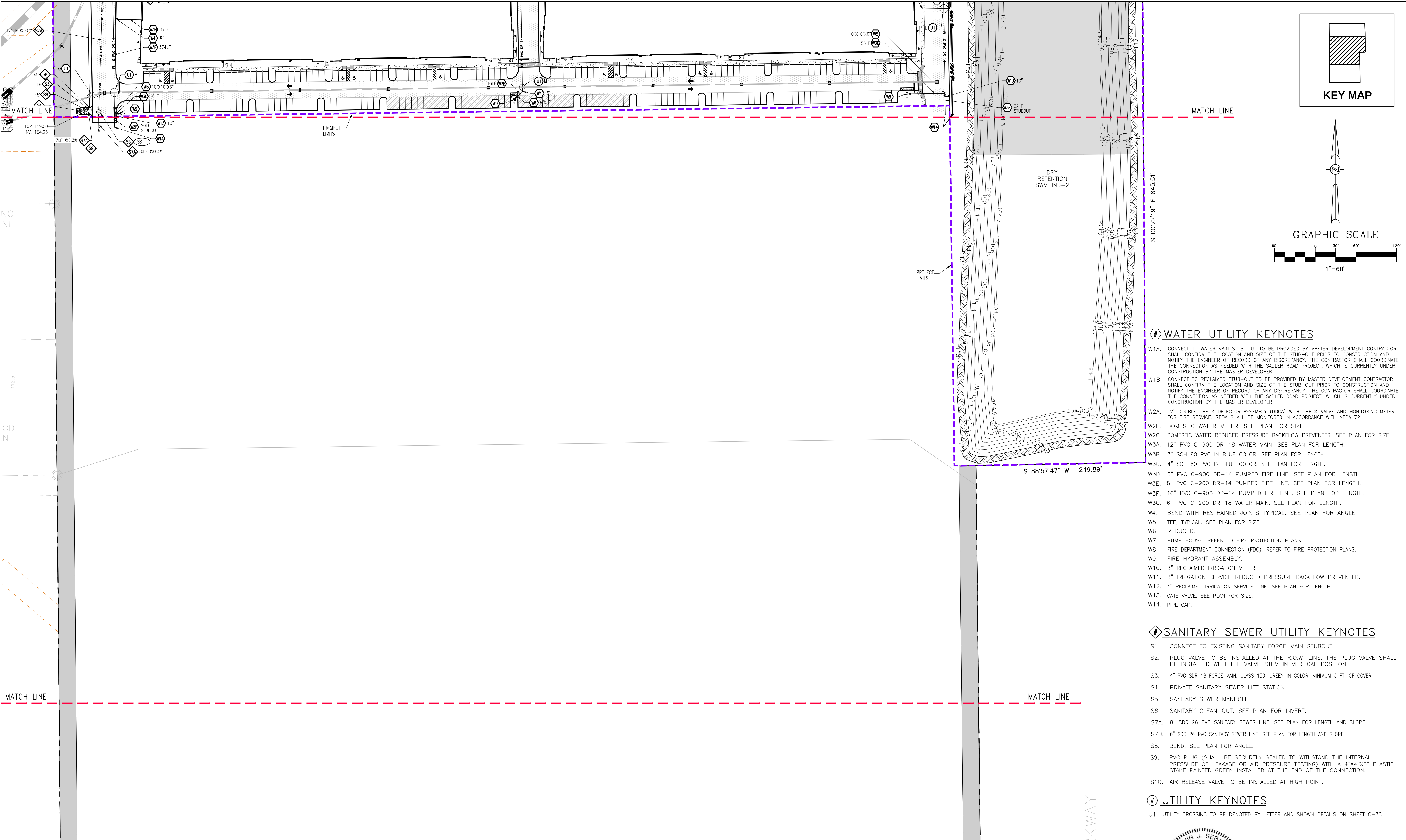
UTILITY KEYNOTES

- U1. UTILITY CROSSING TO BE DENOTED BY LETTER AND SHOWN DETAILS ON SHEET C-7C.

FORCE MAIN NOTES:

- FORCE MAIN SHALL BE INSTALLED AT A TOP ELEVATION OF 115.71, ALONG THE ENTIRE ALIGNMENT AND TRANSITION TO THE HIGHER CONNECTION POINT ELEVATION AT THE AIR RELEASE VALVE. MIN. GRADE ALONG FORCE MAIN ALIGNMENT TO BE MAINTAINED TO PROVIDE MINIMUM 3FT. OF COVER. SEE DETAIL ON SHEET C-7C.
- THE EXISTING FORCE MAIN STUB-OUT SHALL BE VERIFIED BY THE CONTRACTOR AT CONNECTION POINT PRIOR TO START OF CONSTRUCTION. VERIFICATION SHALL INCLUDE LOCATION AND ELEVATION. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER TO RE-CONFIRM THE NEED AND LOCATION OF THE AIR RELEASE VALVE.





03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA



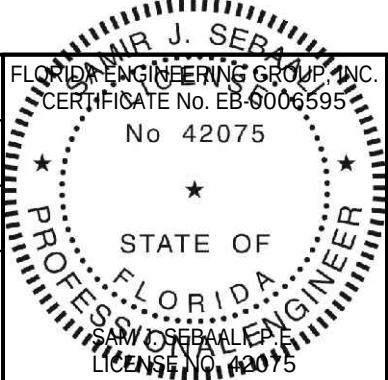
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

PHASE I SITE UTILITY PLAN (2 OF 2)

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

PROJECT NO. 22-032
SCALE 1"=60'
DATE JANUARY 29 2024
SHEET NO. C-7B
SHEET 17 OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY SAM J. SEBALL, P.E. ON JANUARY
29, 2024 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.

RILEY & Company, Inc. (H-20 LP)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

SCOPE: Supply one complete H-20 GP 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.

Sanford, FL 32773 (Ph. 407-265-9963)

NO SUBSTITUTIONS - NO ALTERNATES

PUMPS AND ELECTRICAL CONTROL PANEL MUST
BE WARRANTED FOR A MINIMUM OF 3 YEARS.

FIBERGLASS WETWELL MUST BE WARRANTED FOR
A MINIMUM OF 20 YEARS.

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 YEAR WARRANTY)

Submersible grinder pumps shall be GRUNDFOS model SEV.30.A30.230.2.52H.C.EX.61R.A. The pumps shall be installed in the H-20 LP FRP wetwell utilizing a dual slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the Sch.80 PVC discharge piping.

Stator winding shall be open type with Class F 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 grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YEAR WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 5 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass 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:

- 2- ea. Motor Contactors
- 1- ea. Volt Monitor (Single Phase) Phase Monitor (Three Phase)
- 1- ea. Control Transformer (480 Volt Only)
- 1- ea. Silence Relay
- 1- ea. Duplex Alternator
- 1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 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

COMPONENT SPECIFICATIONS:
All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.
An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 460V 3PHASE OR 460V THREE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 overload protection on all three phases. Visible trip indication, test, and reset capability must be provided without opening inner door.
Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for safe touch power and control terminals.

Lightning Arrestor shall meet or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1. and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.

A voltage monitor shall be supplied for single phase service. A phase monitor shall be supplied for (3) phase service. A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run. Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit. A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel.

Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT.

Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum.

Each motors over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor. A 15 Amp GFI duplex receptacle shall be supplied and mounted on the innerdoor.

Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

Nameplates for the inner door and back panel shall be of a graphic design, specifically depicting the intent for each device.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained within a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.

The control panel shall be assembled by a TUV (UL508A Certified) manufacturing facility.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtances shall be made of AISI 304SS.

A 304SS slidelatch assembly shall be provided tor holding the doors open on the wetwell and valve box.

Slide rails shall be made of SCH.40 AISI 304SS pipe.

Pump lifting cables shall be made of AISI 304 SS.

Pump lifting bales shall be made of AISI 304 SS.

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.

18" 24"

PRIVATE
SANITARY SEWER
PUMP STATION

IN CASE OF EMERGENCY CONTACT THE FOLLOWING NUMBERS:

FACILITY OWNED BY:
NAME: _____
PHONE NUMBER: _____

FACILITY MAINTAINED BY:
NAME: _____
PHONE NUMBER: _____

STATION NUMBER: _____

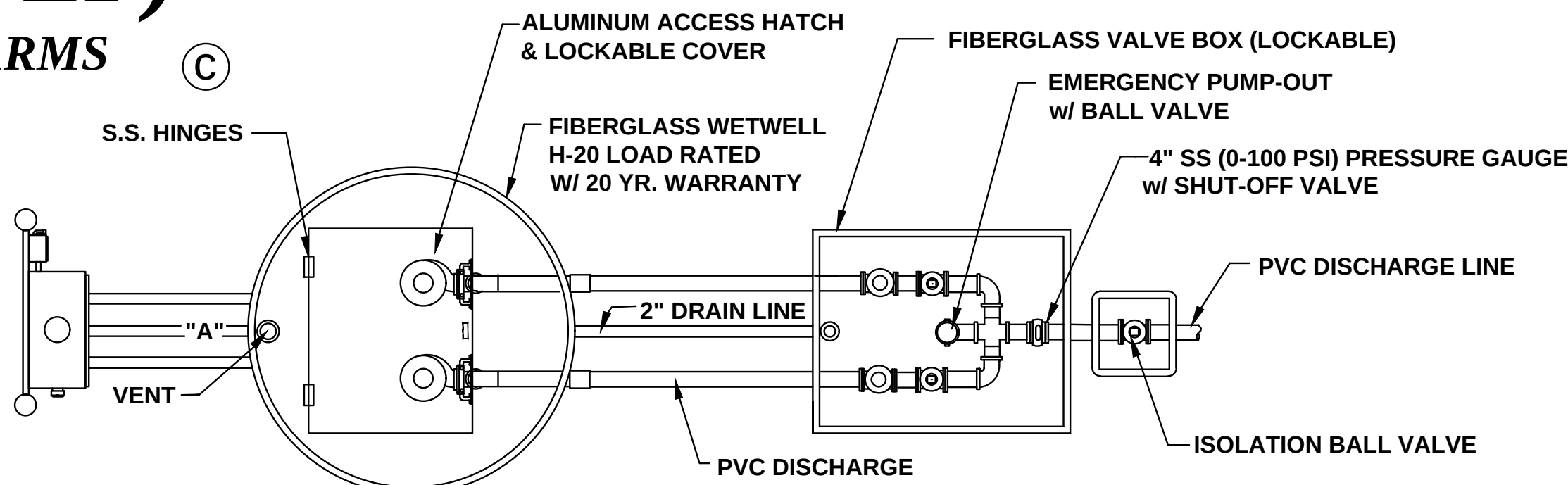
NOTE: CONTRACTOR MUST SUPPLY INFORMATION SIGN AT START-UP.

PUMP DATA		ELEVATIONS	
	CONDITION #1		
PRIMARY PUMP CAPACITY	163 GPM	TOP OF WETWELL	119.25
PRIMARY TDH	148 TDH	INLET INVERT	104.00
PUMP MANUFACTURER	GRUNDFOS	HIGH LEVEL ALARM (HLA)	103.50
PUMP MODEL #	SEV.30.A30.230.2.52H.C.EX.61R.A	2nd PUMP ON (LAG)	102.50
		1st PUMP ON (LEAD)	102.00
R.P.M.	3567	PUMPS OFF (OFF)	100.00
HORSEPOWER	23.0	BOTTOM OF WETWELL	97.00
ELECTRICAL/ VOLTS / PHASE	460V/3	WETWELL DIAMETER	72"
PUMP DISCHARGE SIZE	3"		
IMPELLER SIZE	8.03"		

NOTES:

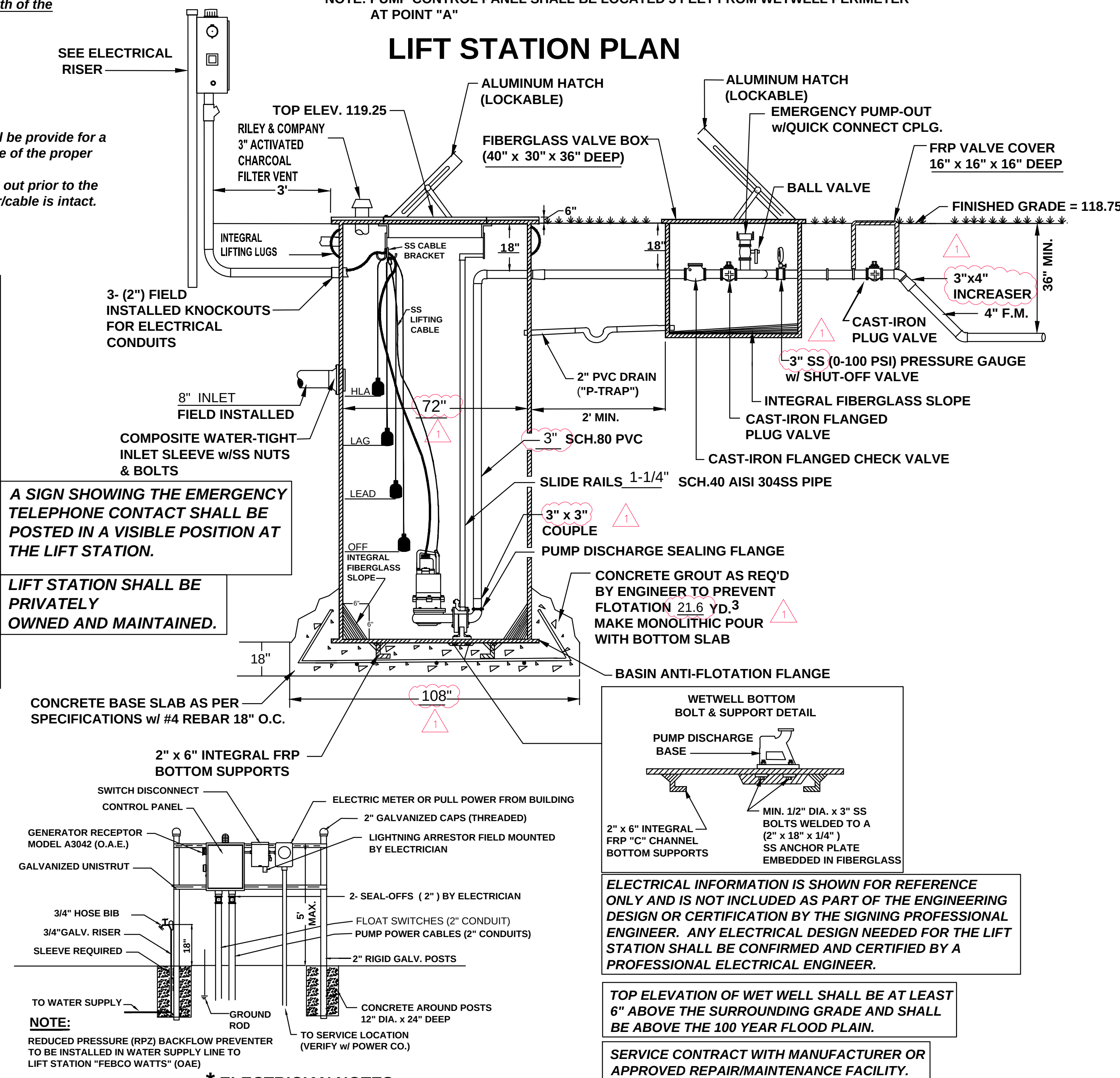
1. Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)
2. System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.
3. Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel
4. A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height.
5. 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 for the complete system.

RILEY & CO. / H-20 GP 01/15/24



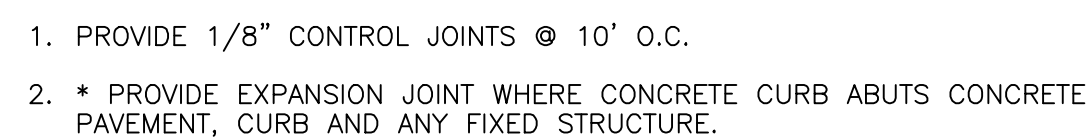
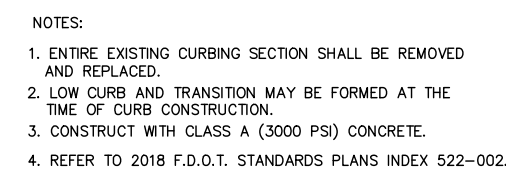
NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"

LIFT STATION PLAN



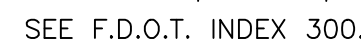


4 CURB RAMP DETECTABLE WARNING DETAIL
C-8 NOT TO SCALE



C-8 SCALE 1" = 1

CURB-HEAD-DET.dwg



C-8 SCALE 1" = 1'

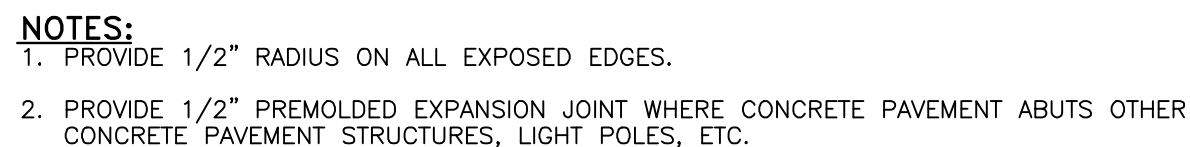
CURB-TYPE-D-DET.dwg



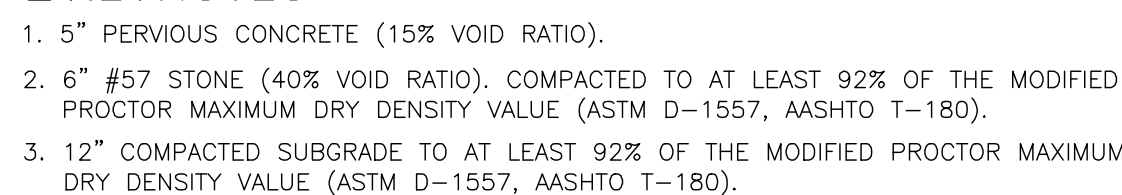
C-8 NOT TO SCALE



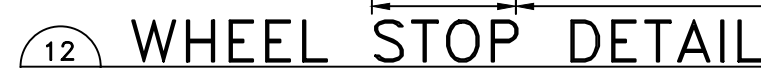
C-8 NOT TO SCALE



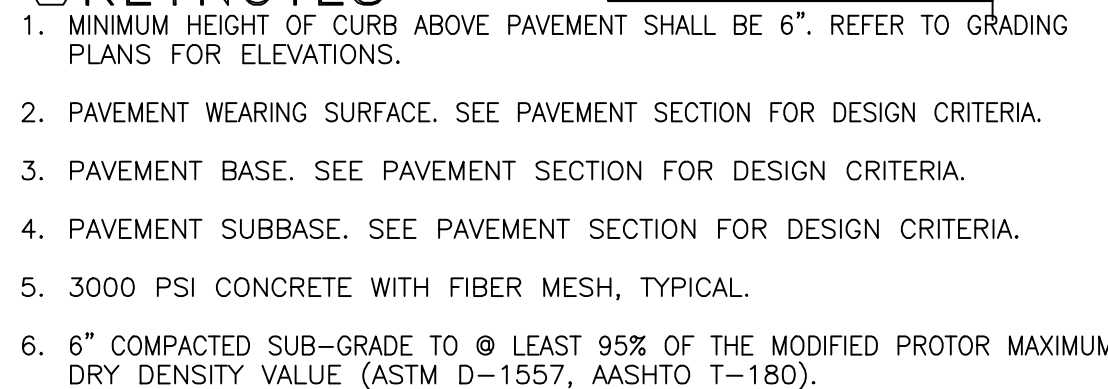
C-8 SCALE 1" = 1'



(C-8) NOT TO SCALE

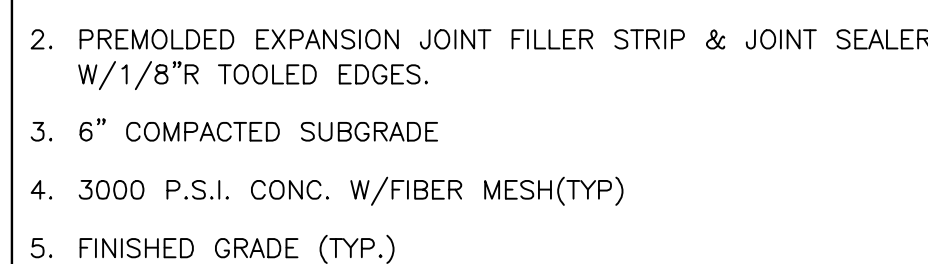


WHL-STOP-DET.dwg



C-8 SCALE 1" = 1'

SW-MONO-CURB-CONC-PG.dwg



C-8 SCALE 1" = 1'

SW-CONC-PS-PLAN.DWG



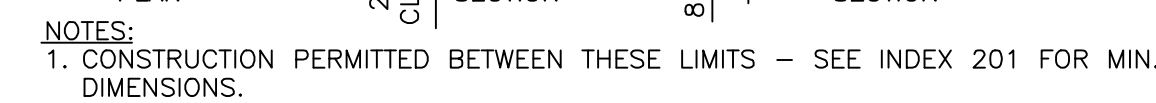
1. BICYCLE RACKS SHALL HAVE A MINIMUM TUBE DIAMETER OF 1.9 INCHES AND BE POWDER COATED OR COATED WITH ANOTHER WEATHER PROOF SURFACE AS MAY BE APPROVED BY THE ZONING MANAGER.
2. BICYCLE RACKS SHALL BE A MAXIMUM HEIGHT OF 36 INCHES, A MINIMUM OF 30 INCHES AN CENTER BETWEEN HORIZONTAL ROWS, AND A MINIMUM OF 24 INCHES FROM ANY BUILDING WALL.

C-8

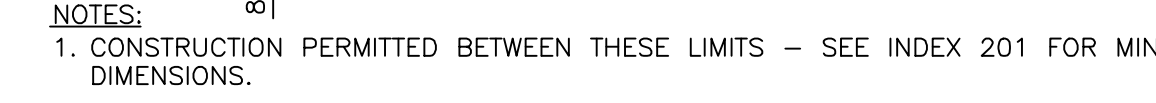


- NOTES
1. LETTERS REFER TO 2018 F.D.O.T. STANDARDS PLANS "DIMENSIONS AND QUANTITIES CHART" INDEX 430-021.
 2. REFER TO 2018 F.D.O.T. STANDARD PLANS INDEX 430-021 FOR ALL DESIGN CRITERIA, TYPICAL.
 3. PLACEMENT OF ENTRANCE BARRIERS SHALL BE ACCORDING TO 2018 F.D.O.T. STANDARD PLANS.

C-8 NOT TO SCALE



C-8 SCALE 1" =



C-8 SCALE

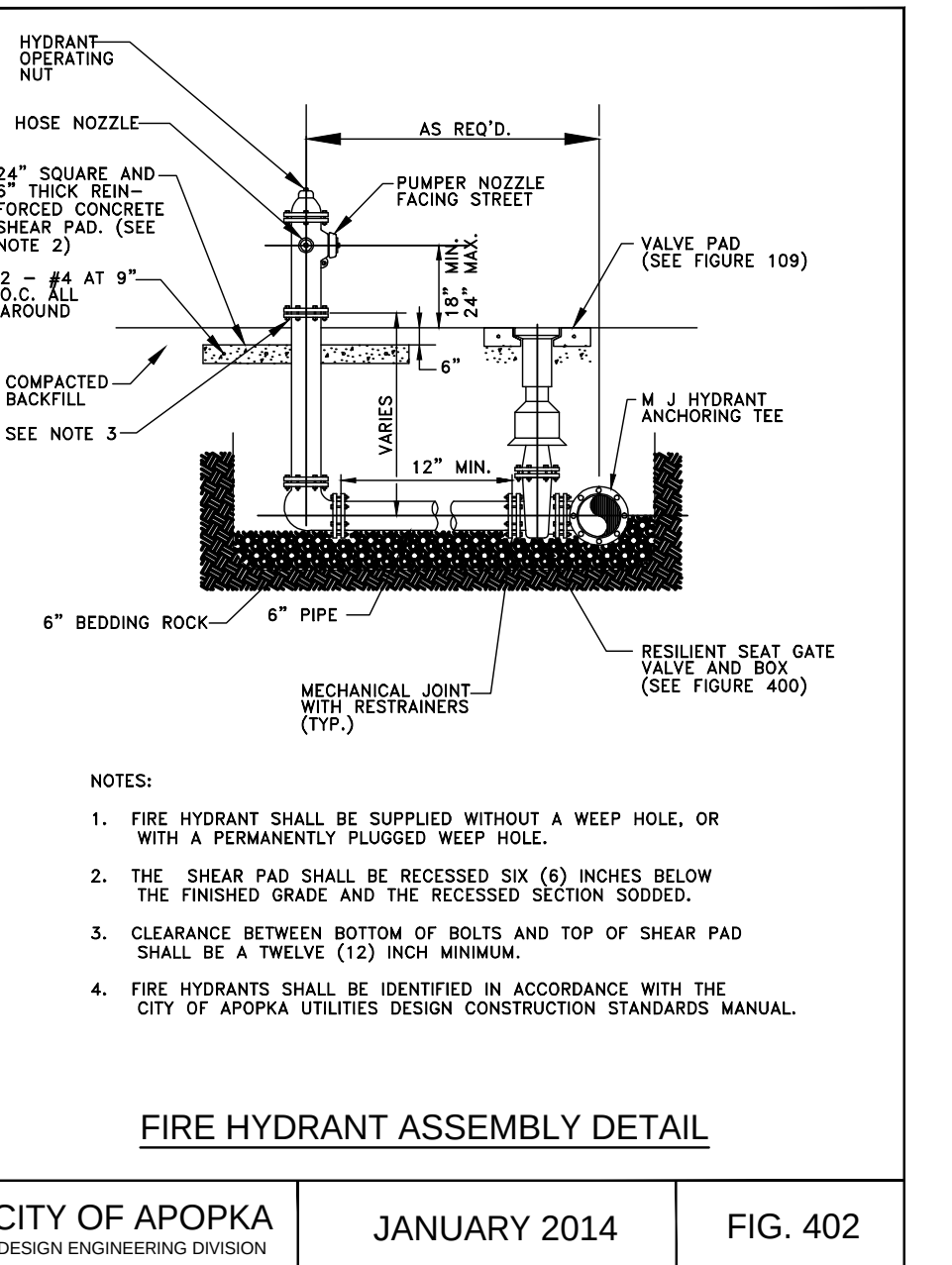
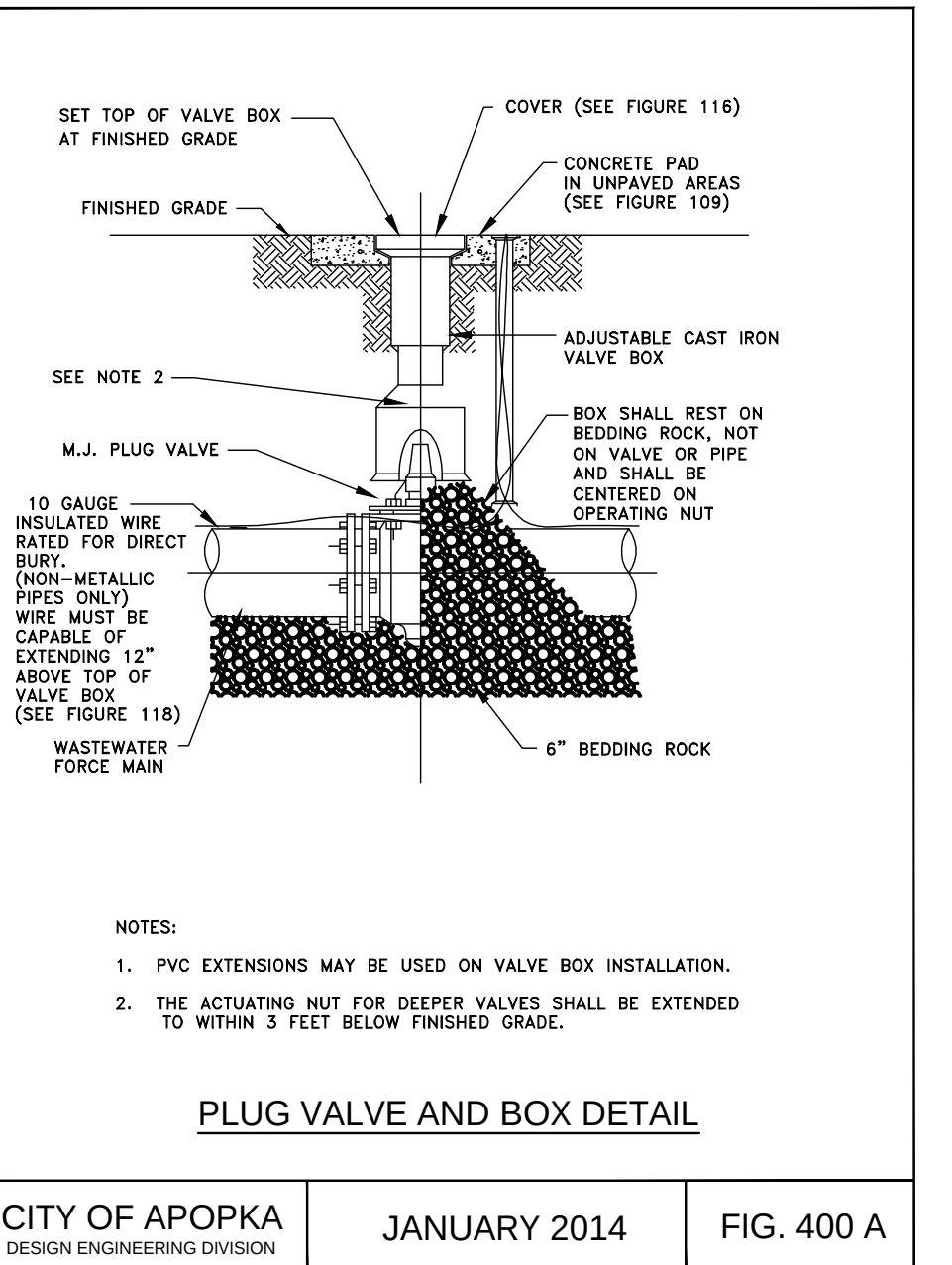
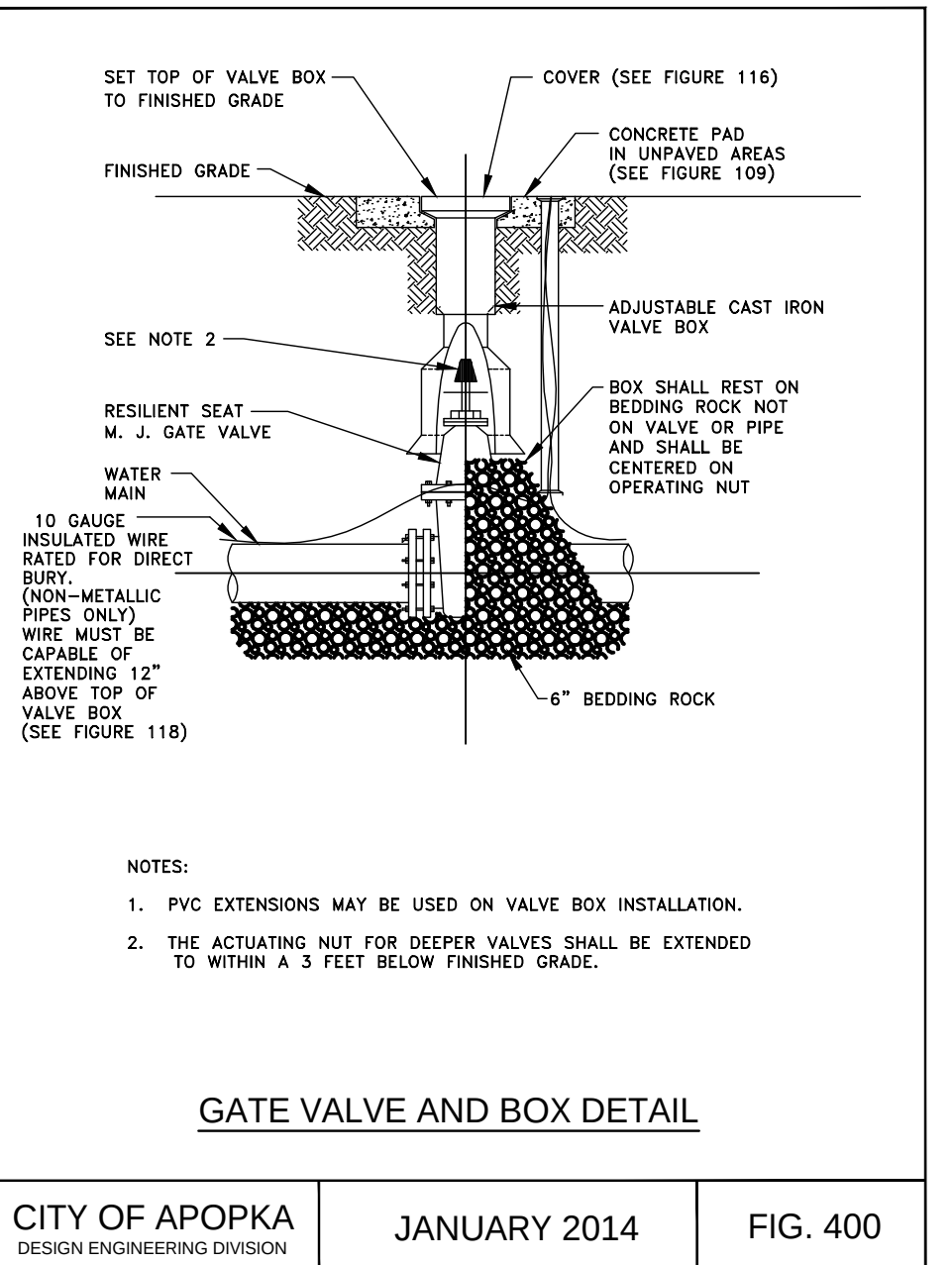
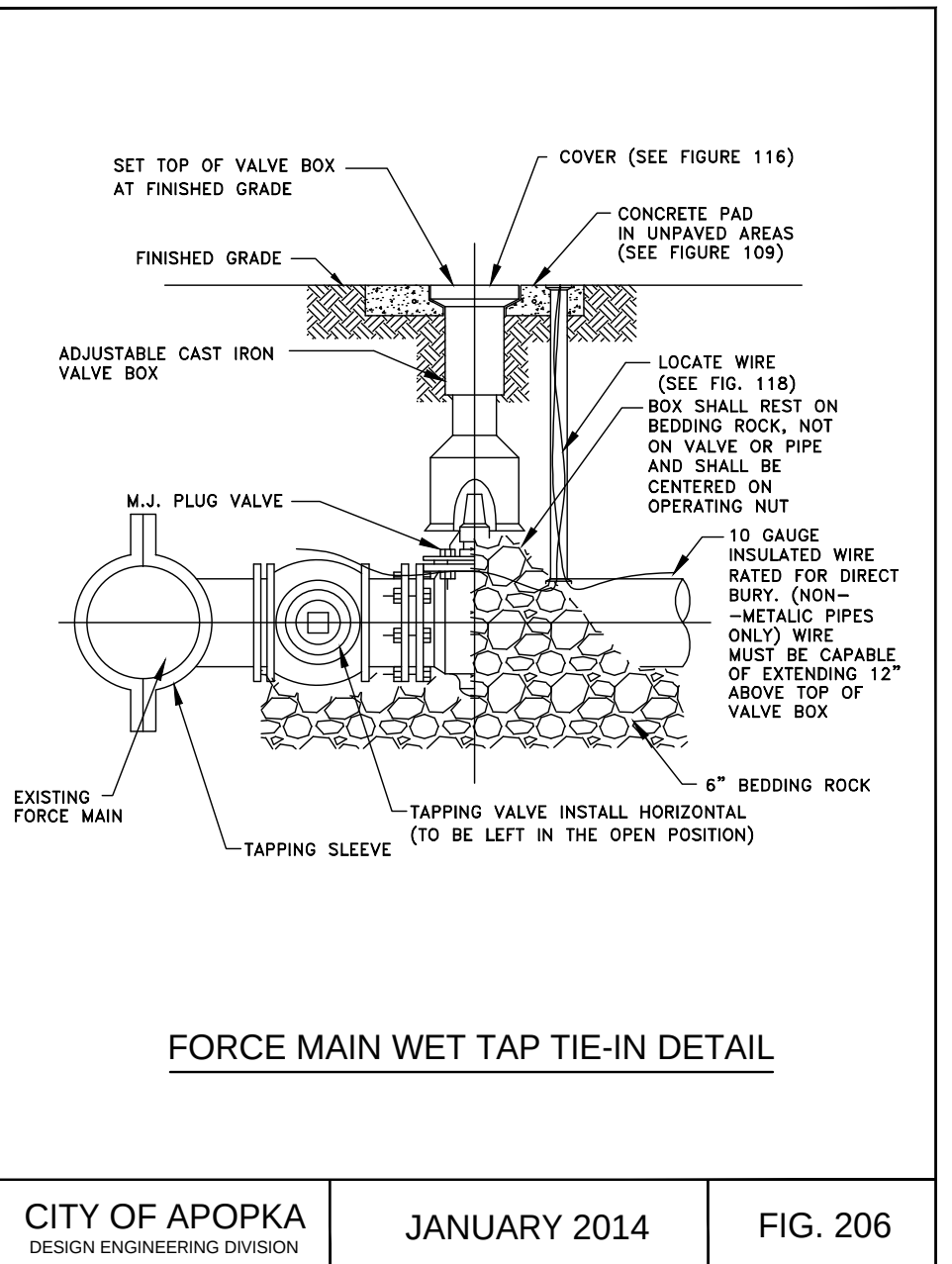
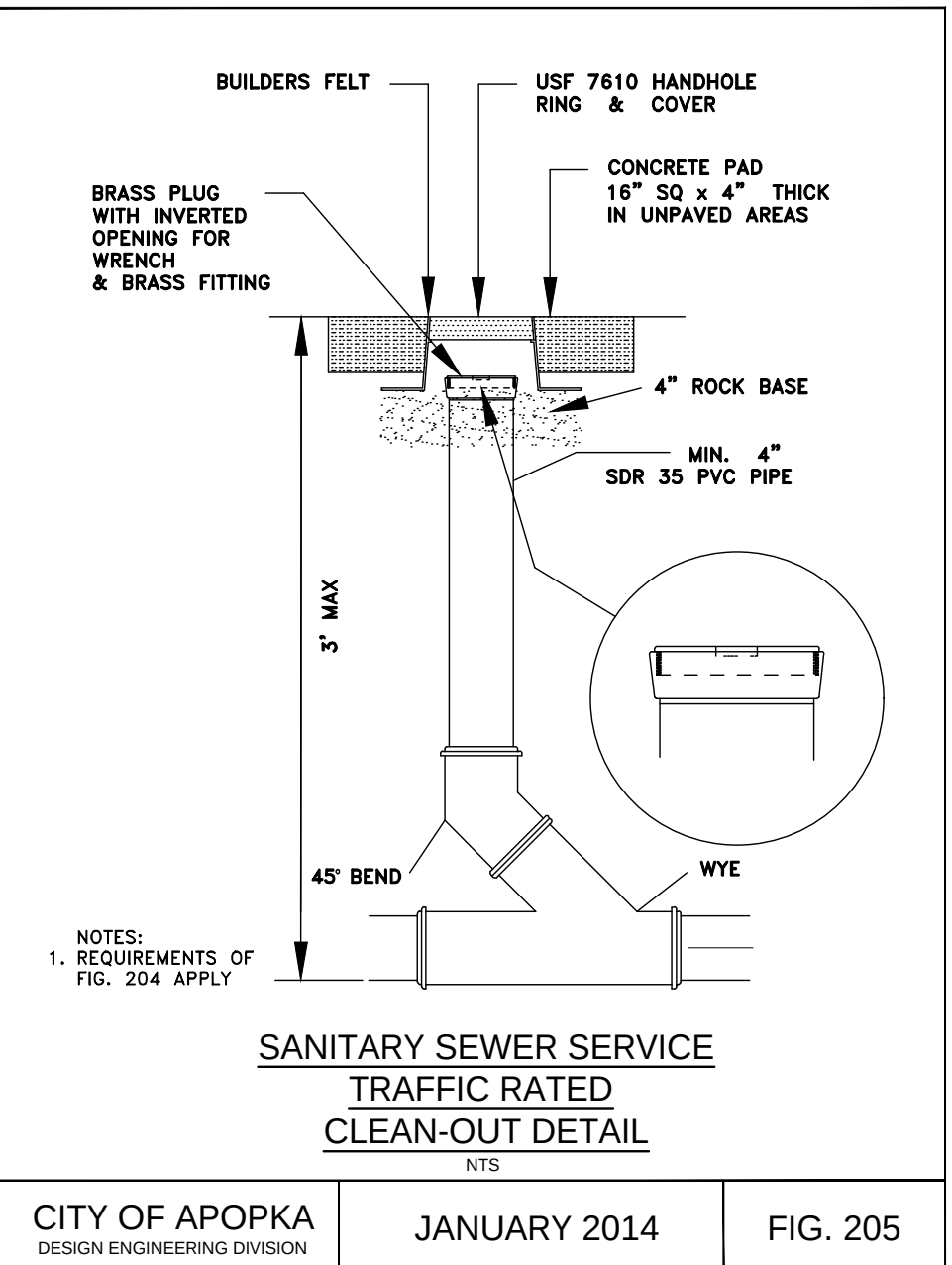
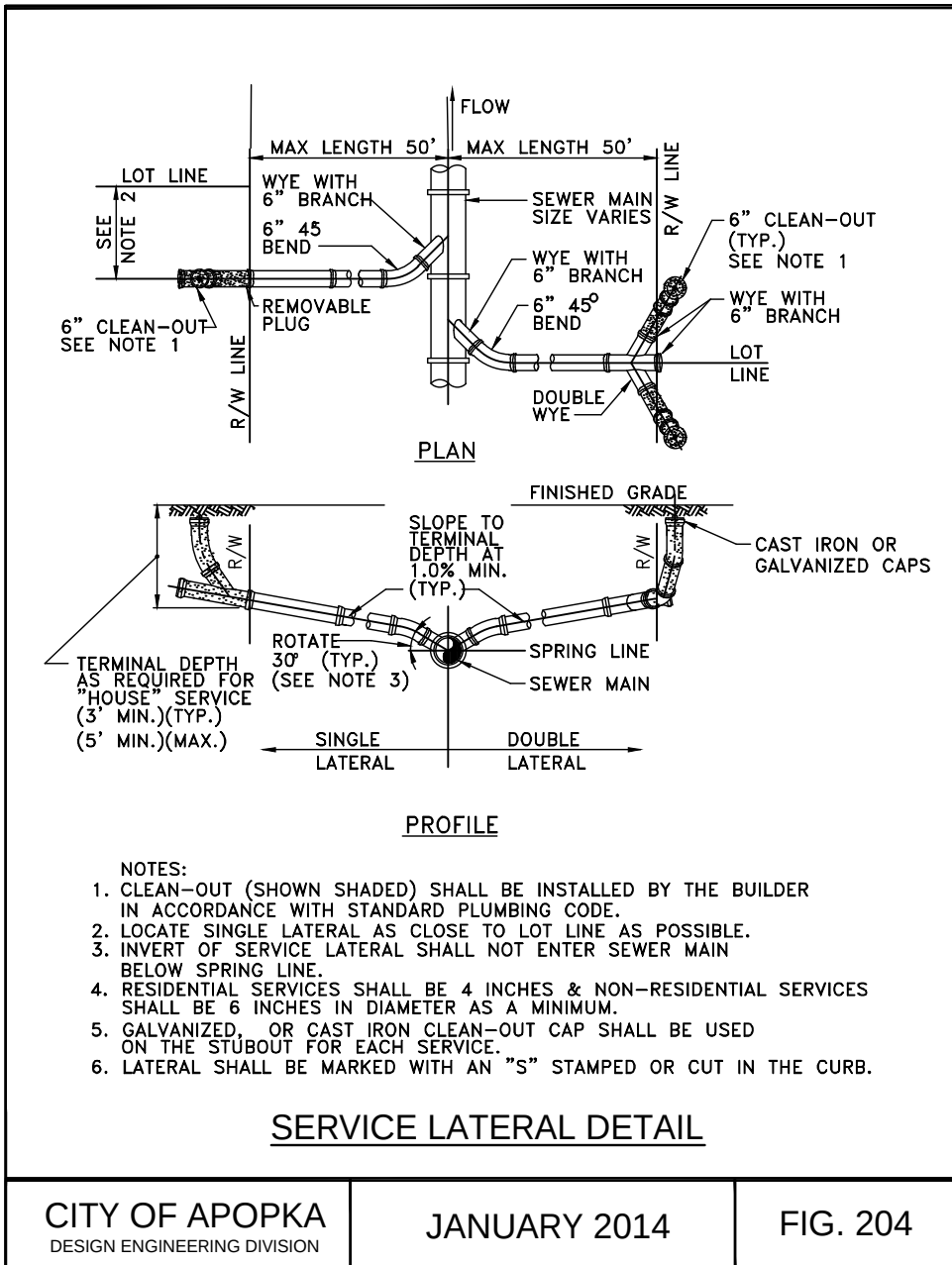
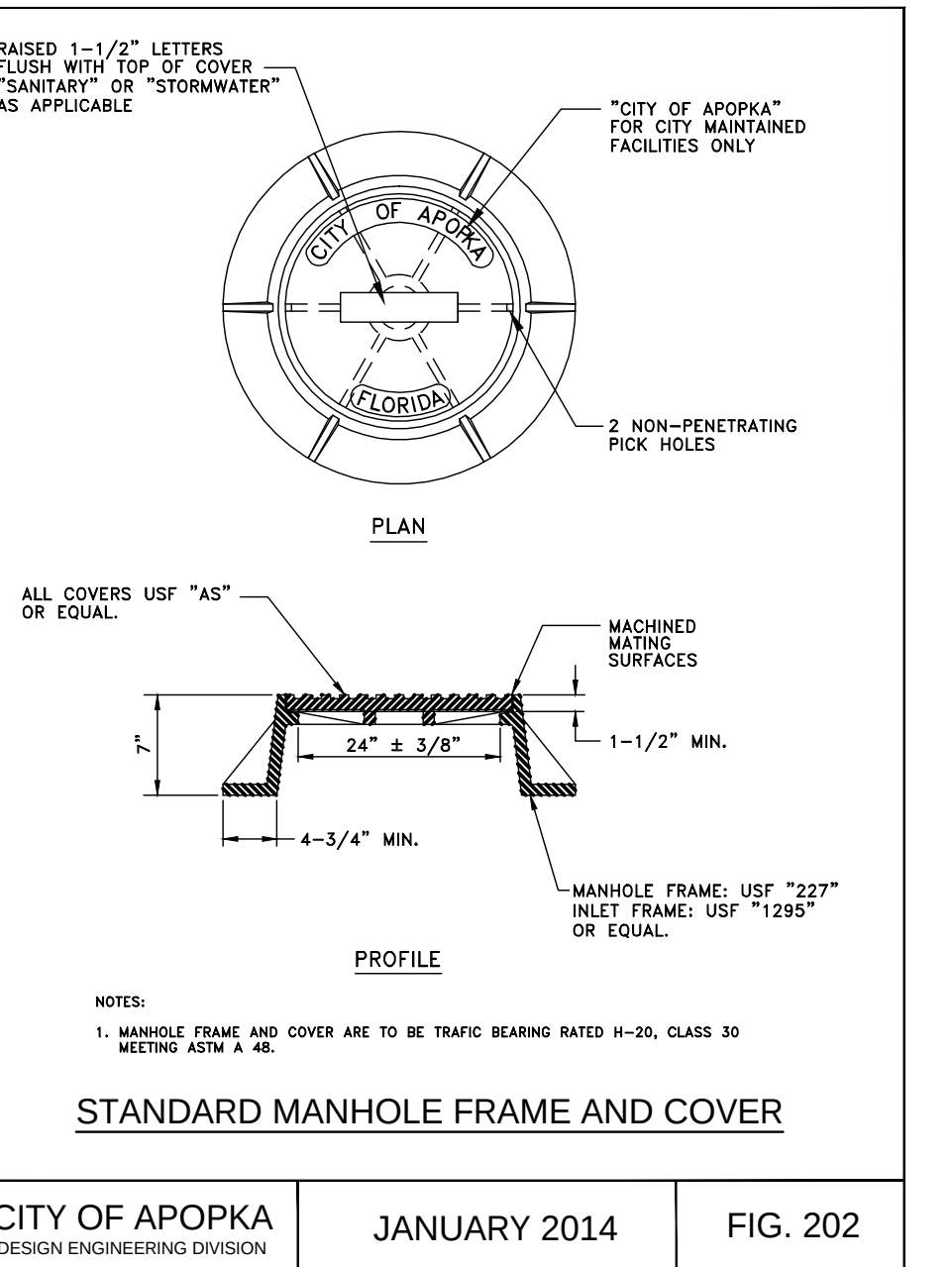
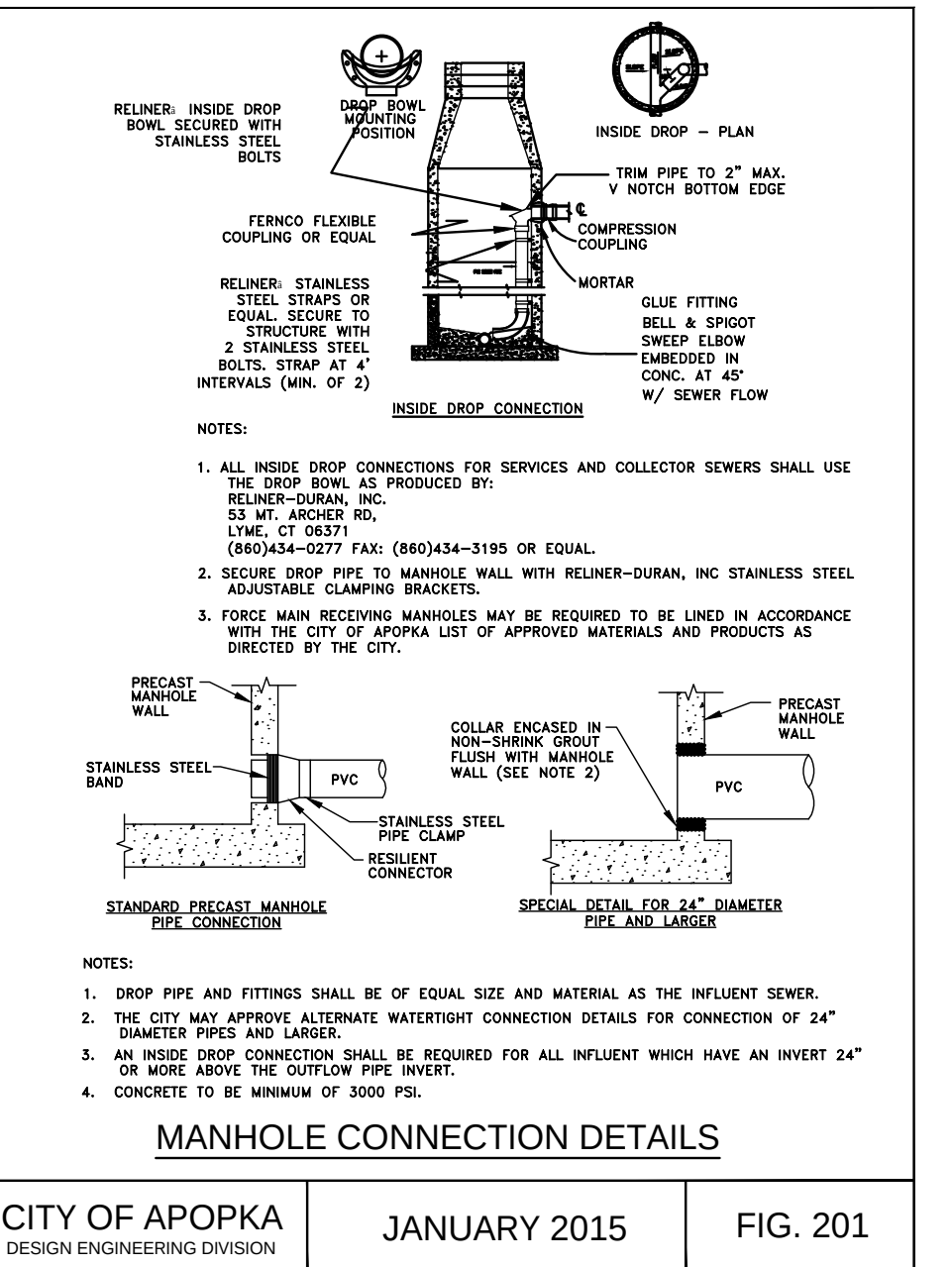
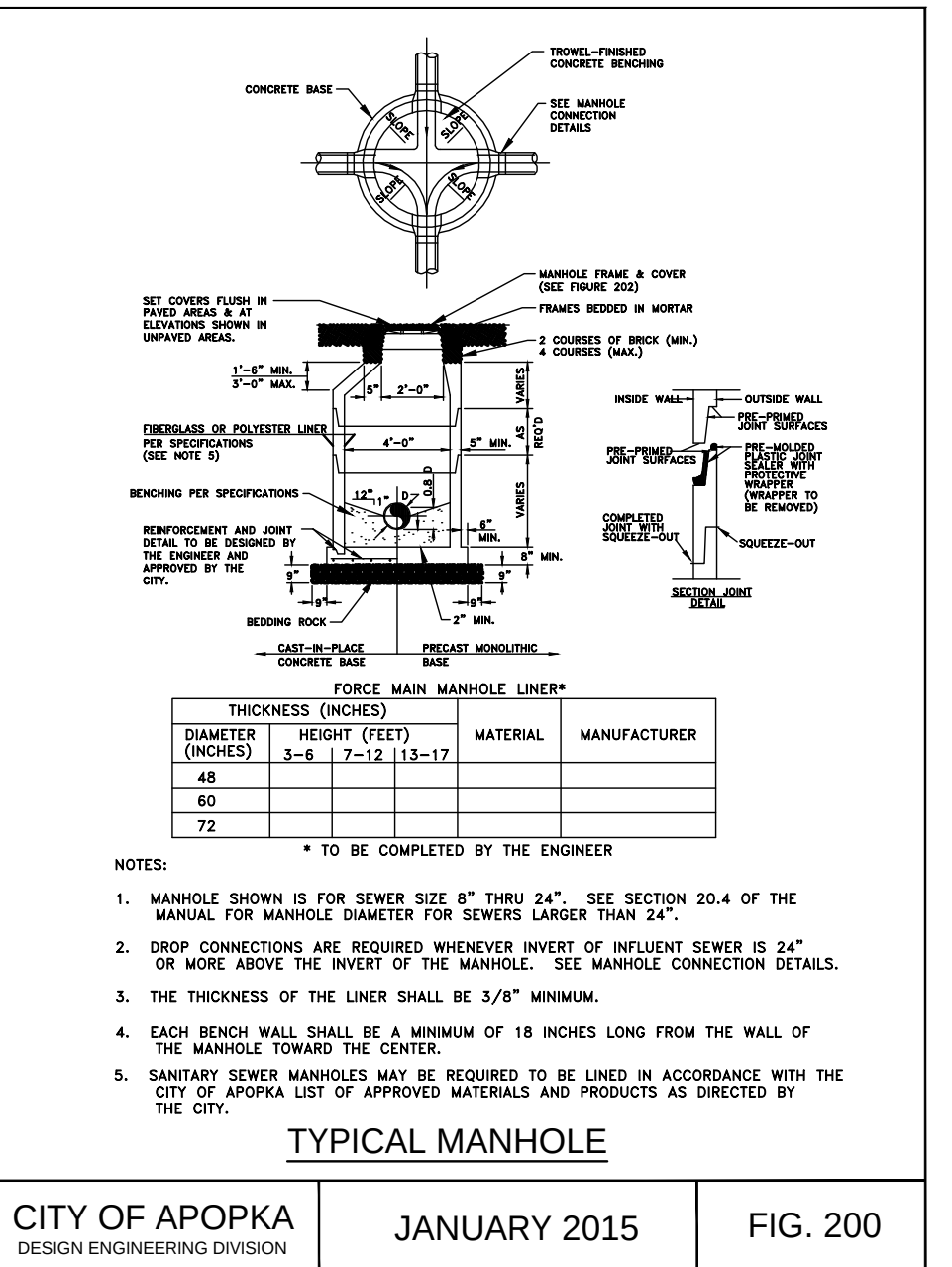
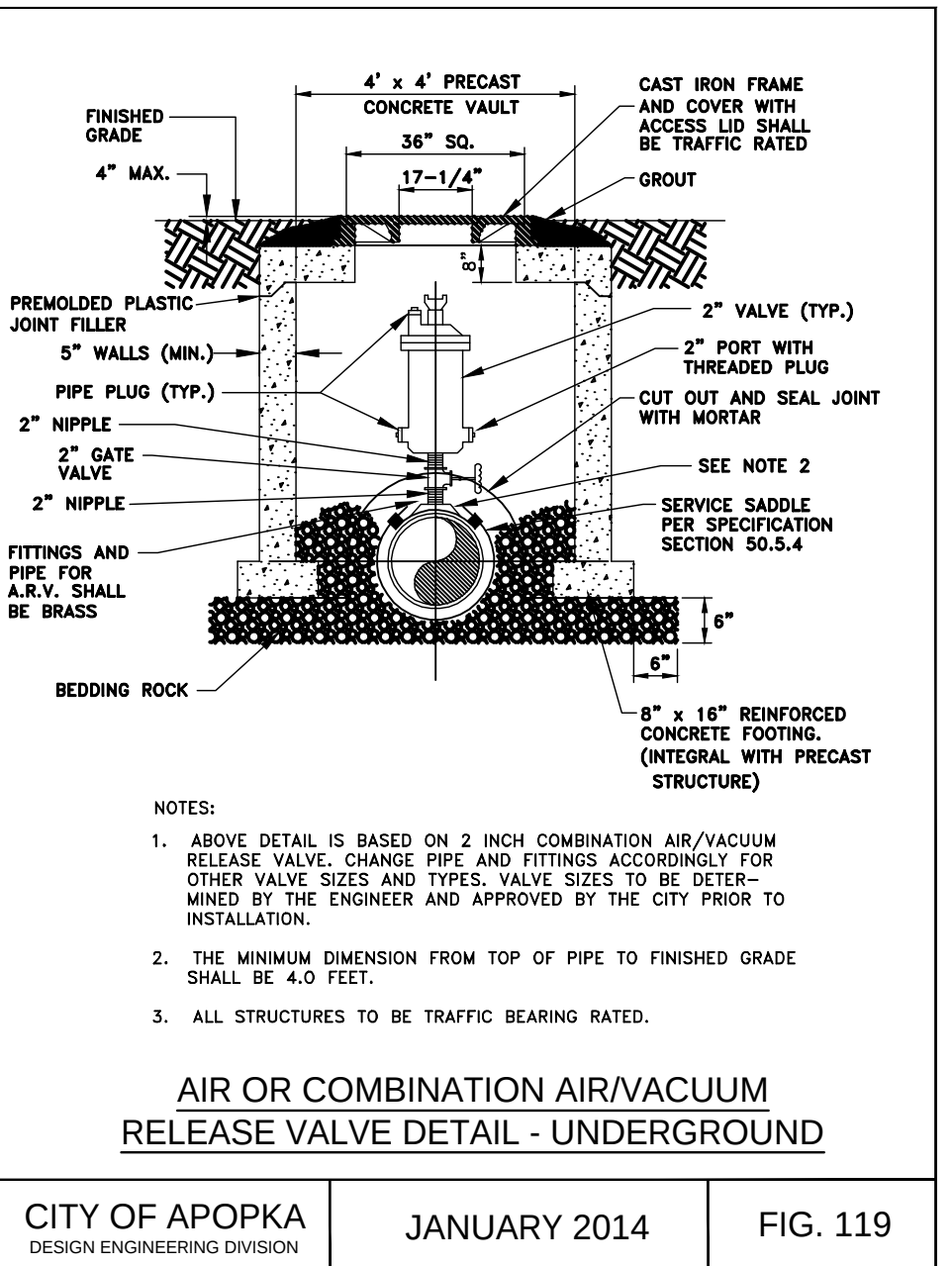
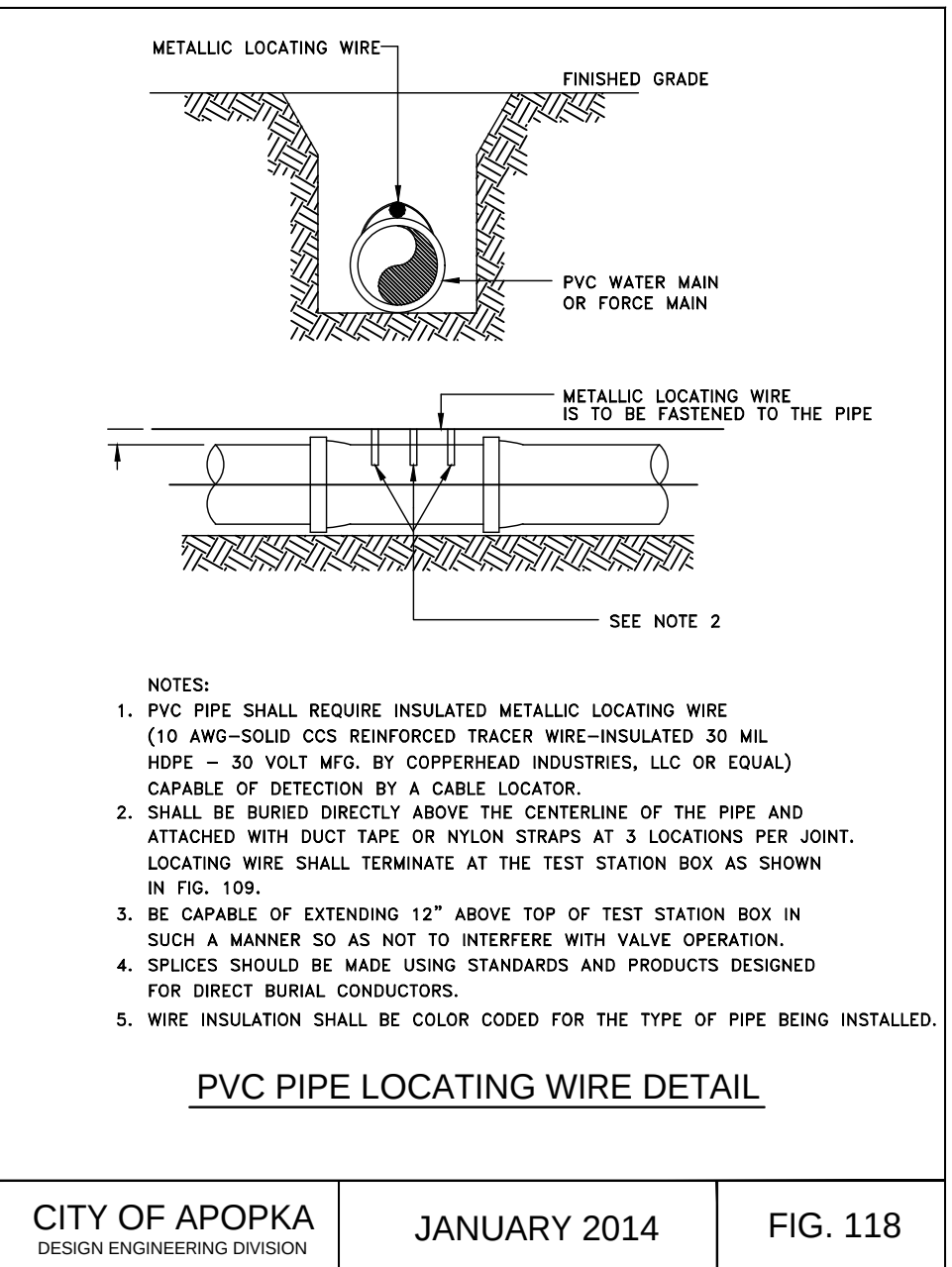
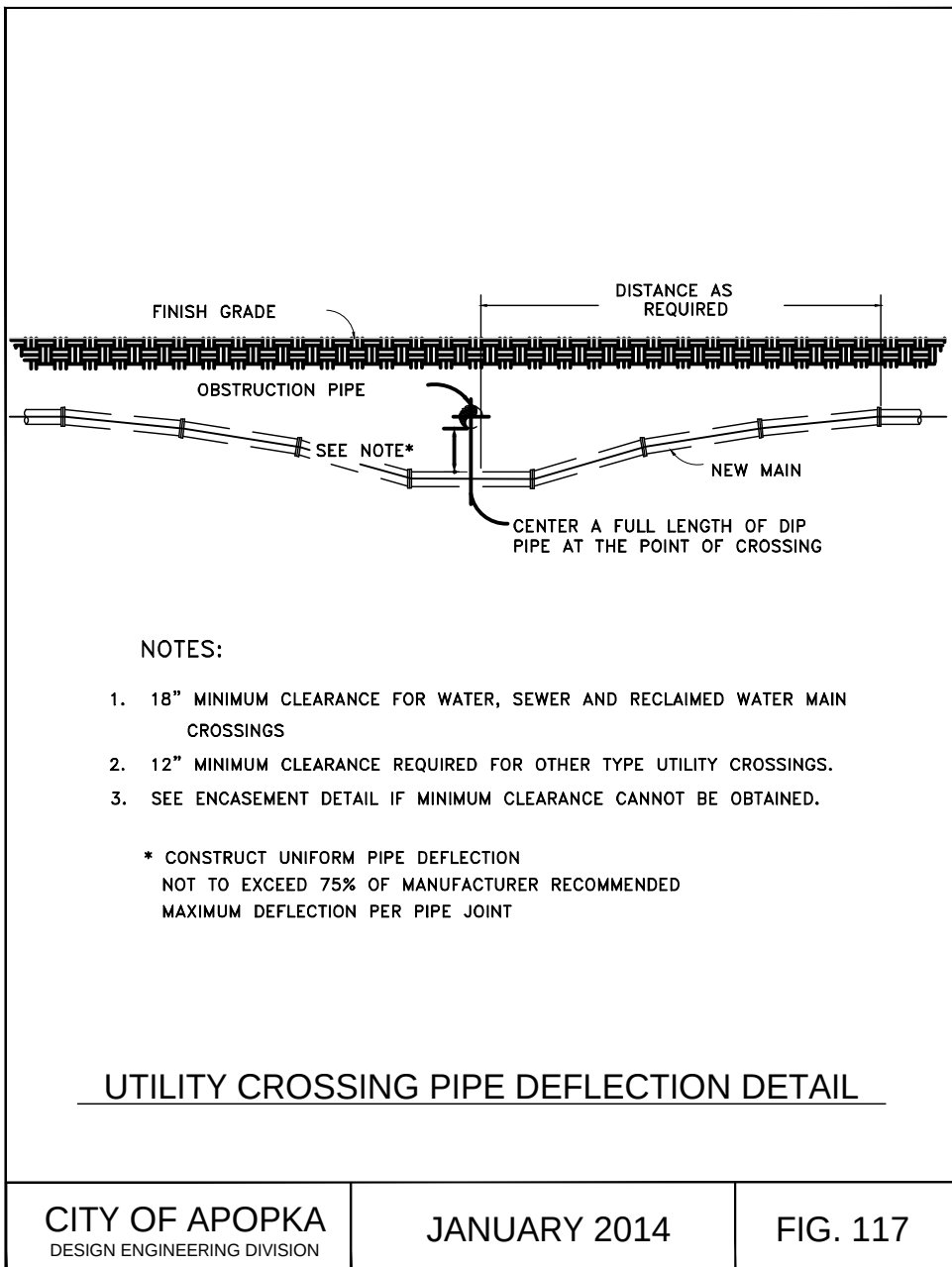
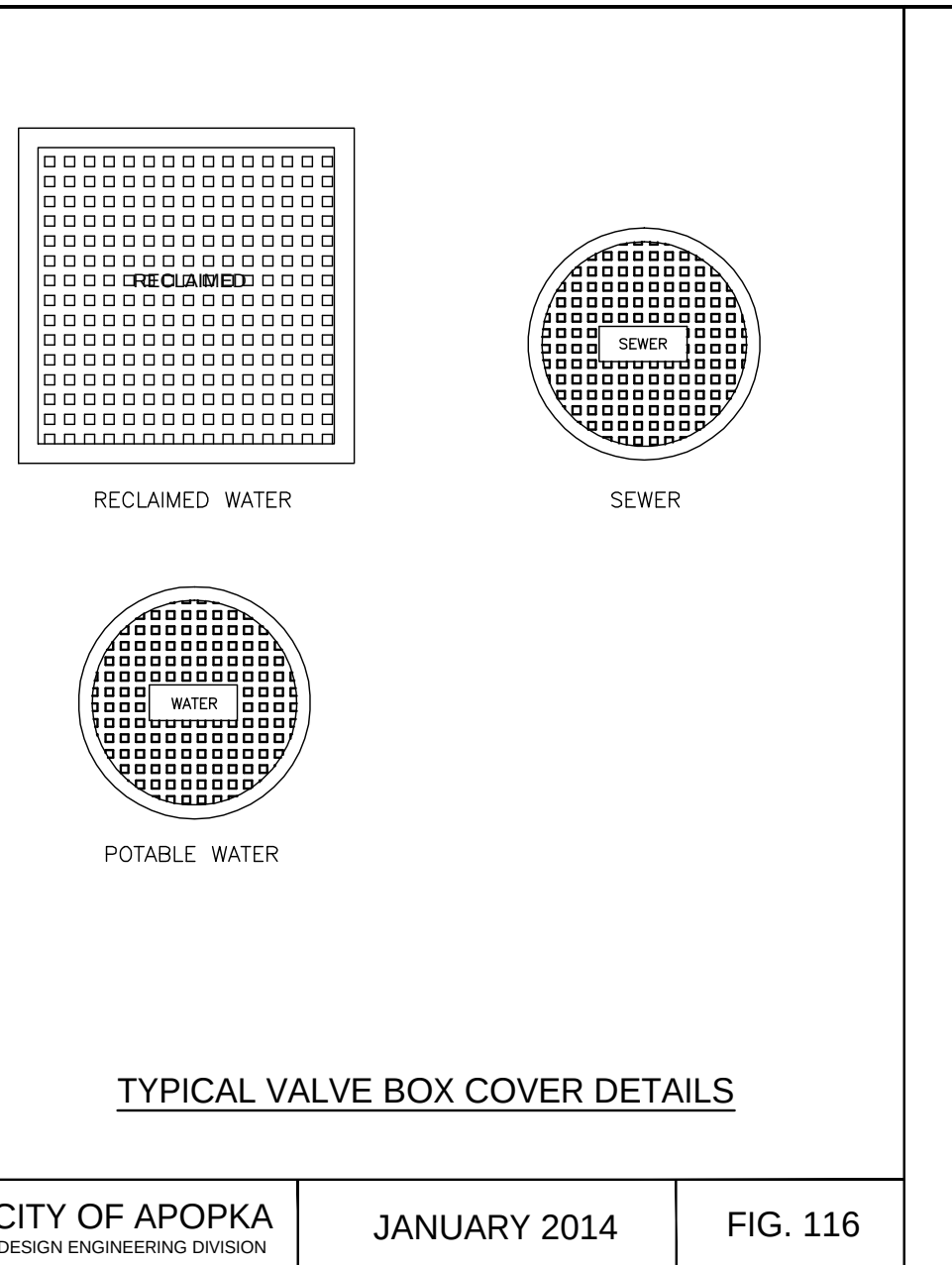
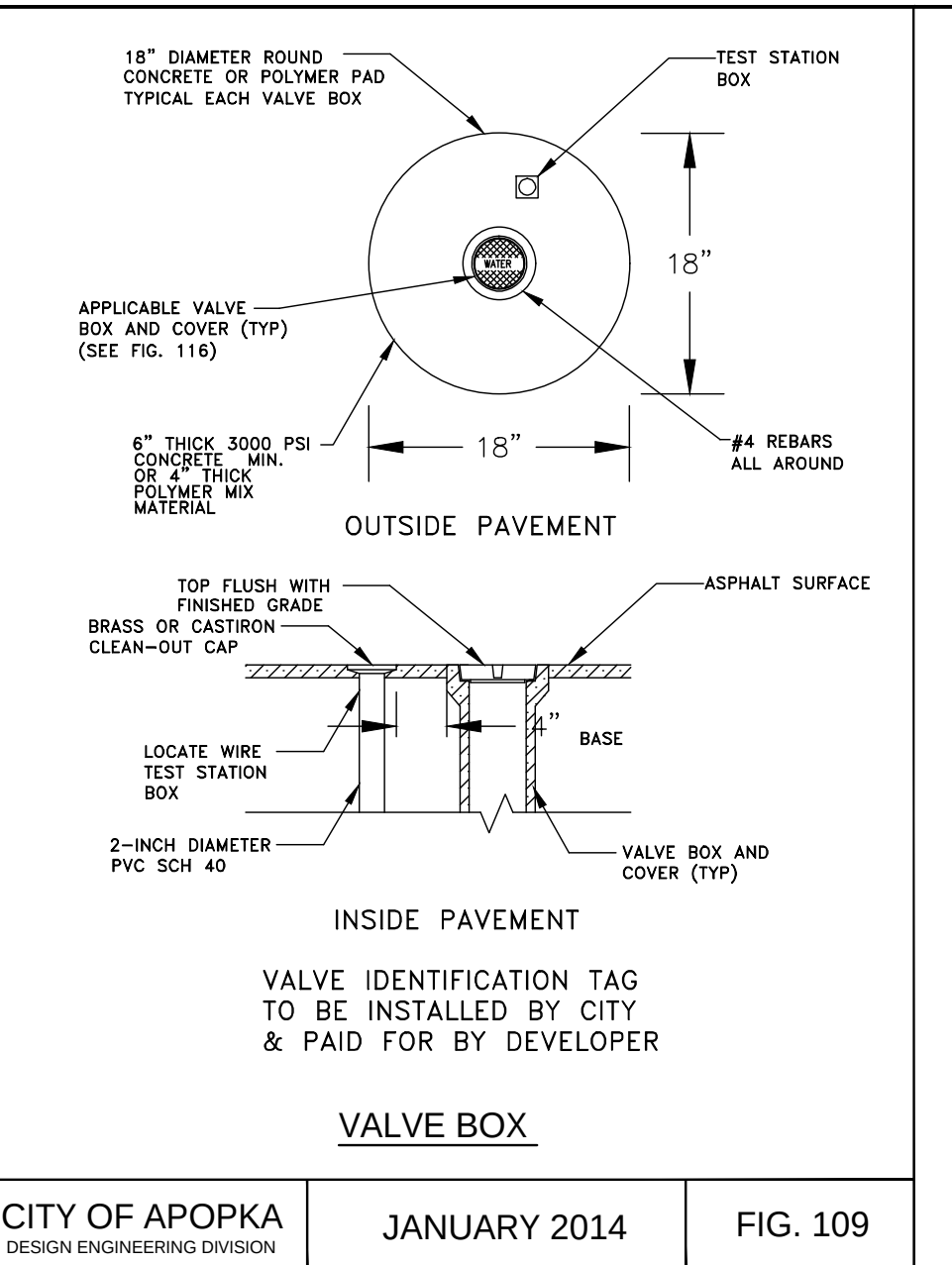
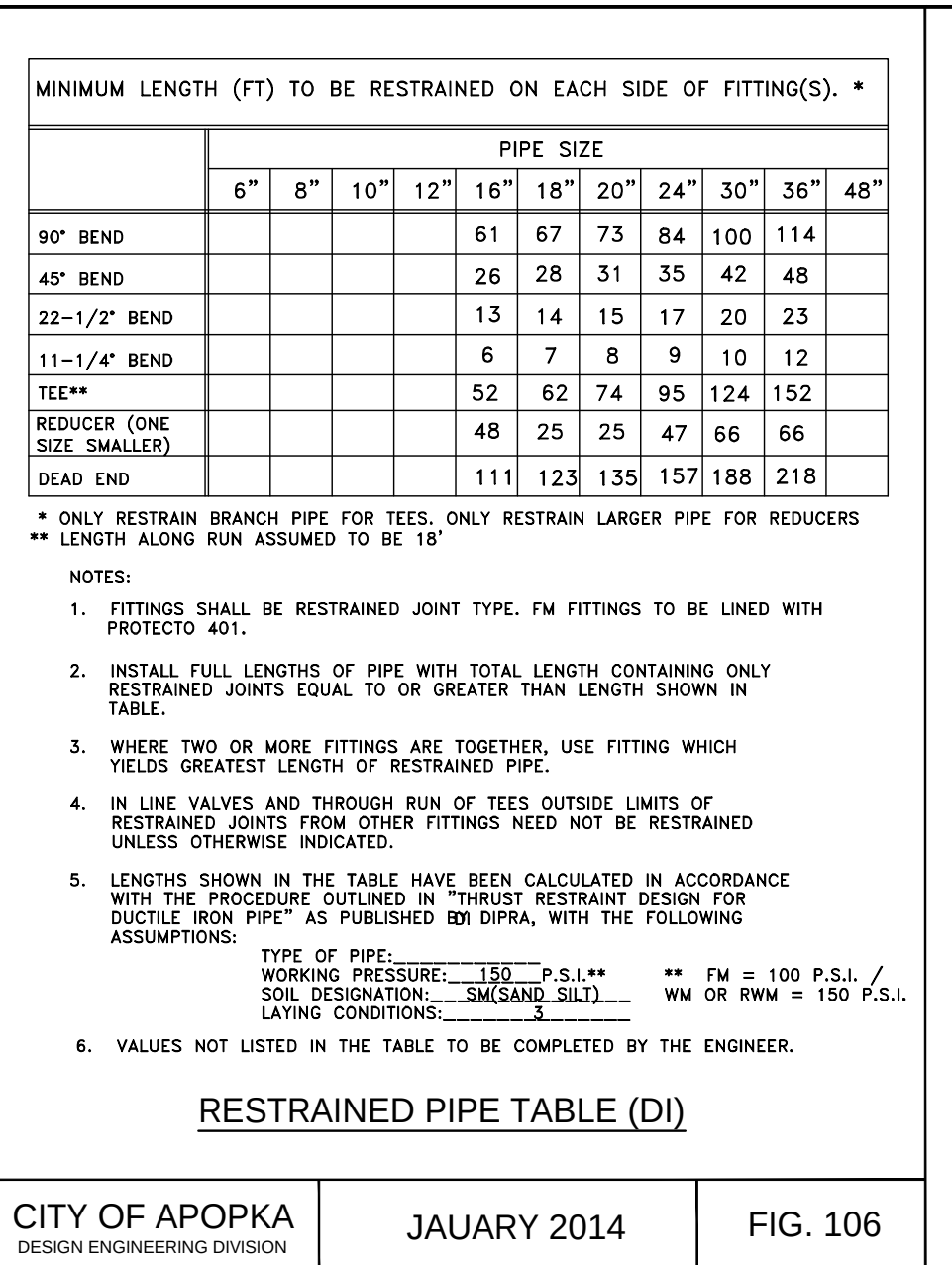
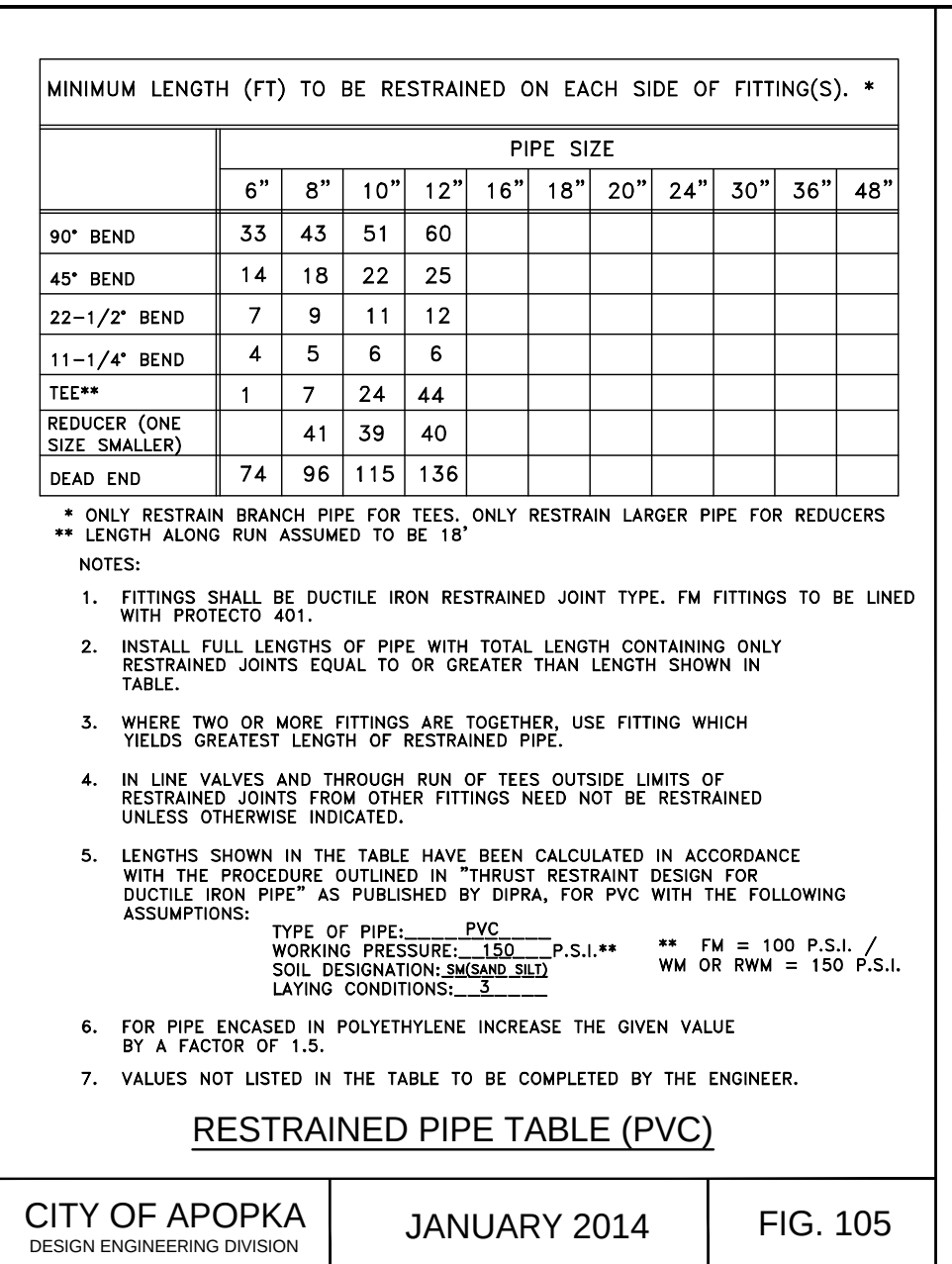
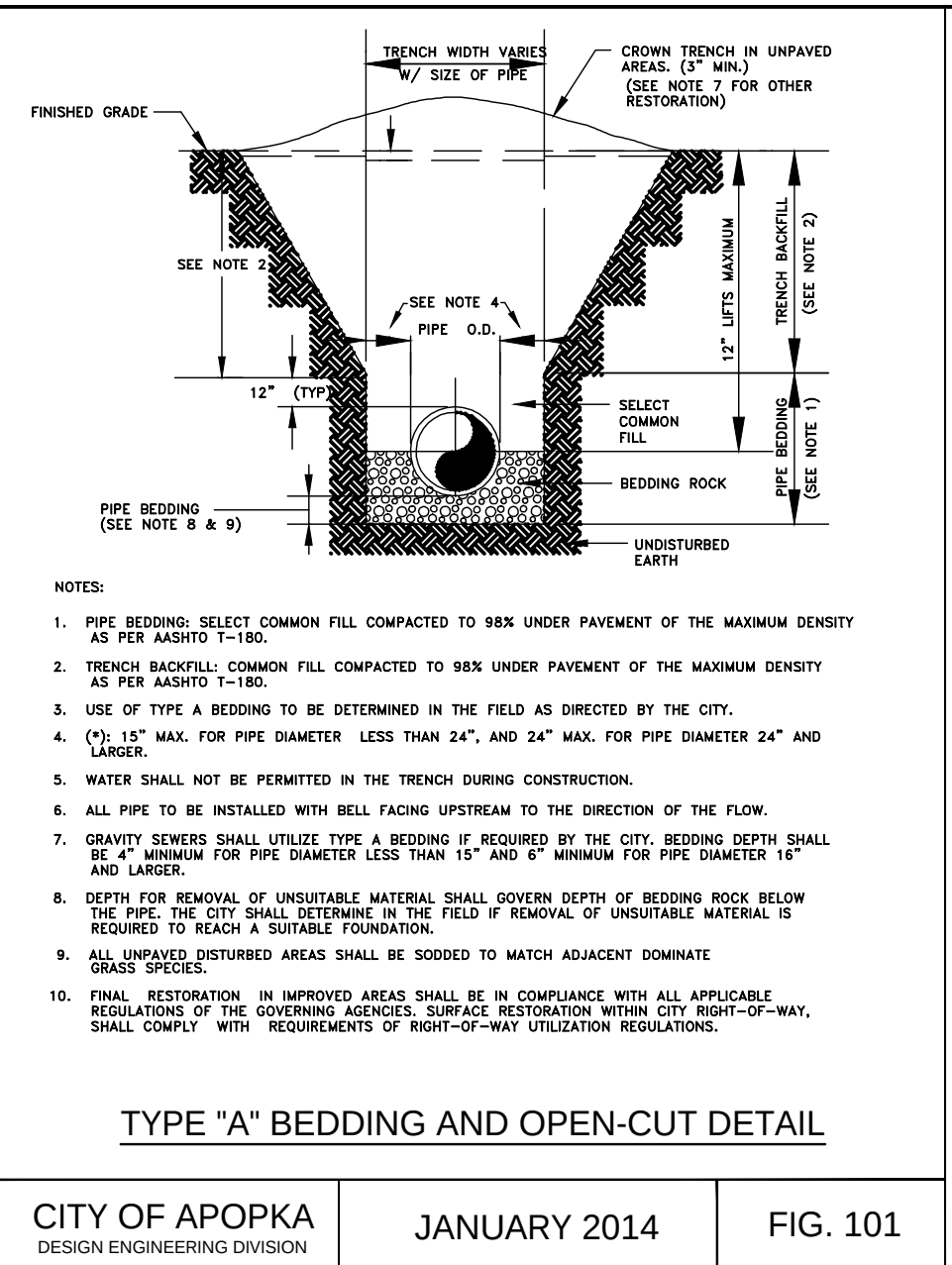
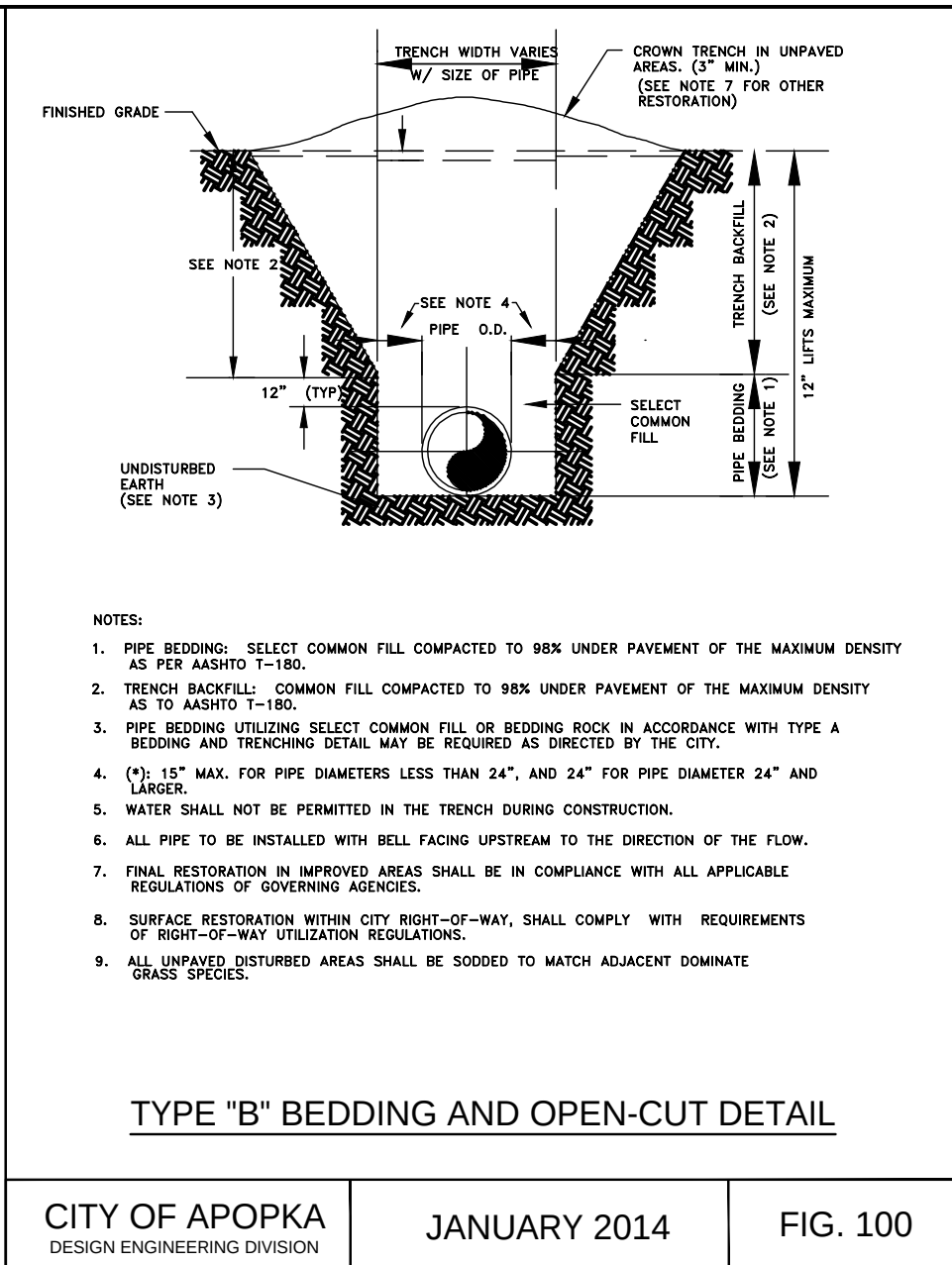
INLET-TYPE-G-DET.dwg

www.feq-inc.us

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

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

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



03/21/2024	Δ PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA

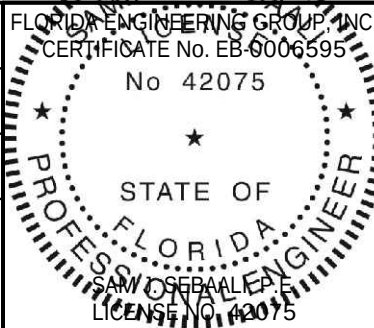


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

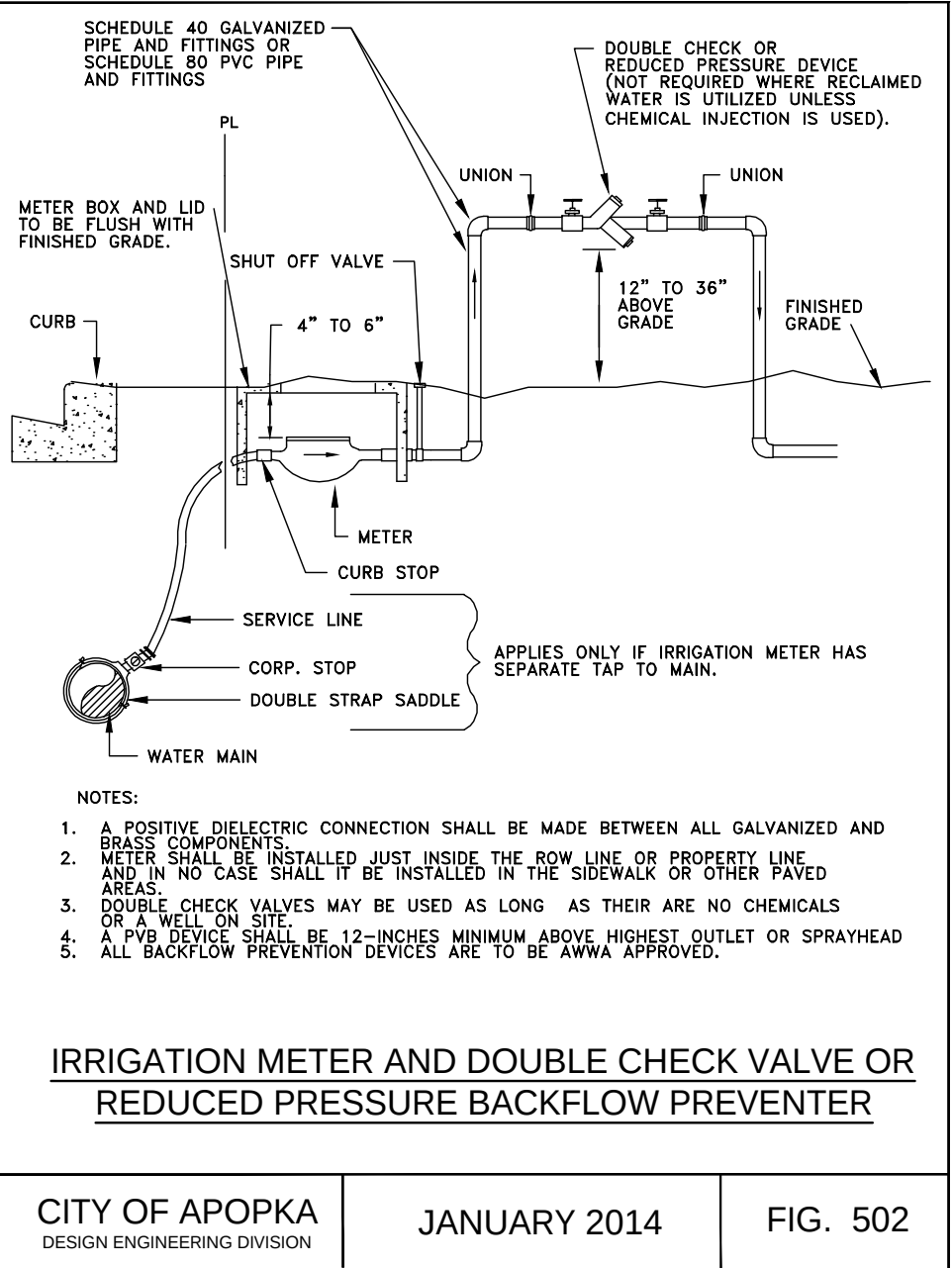
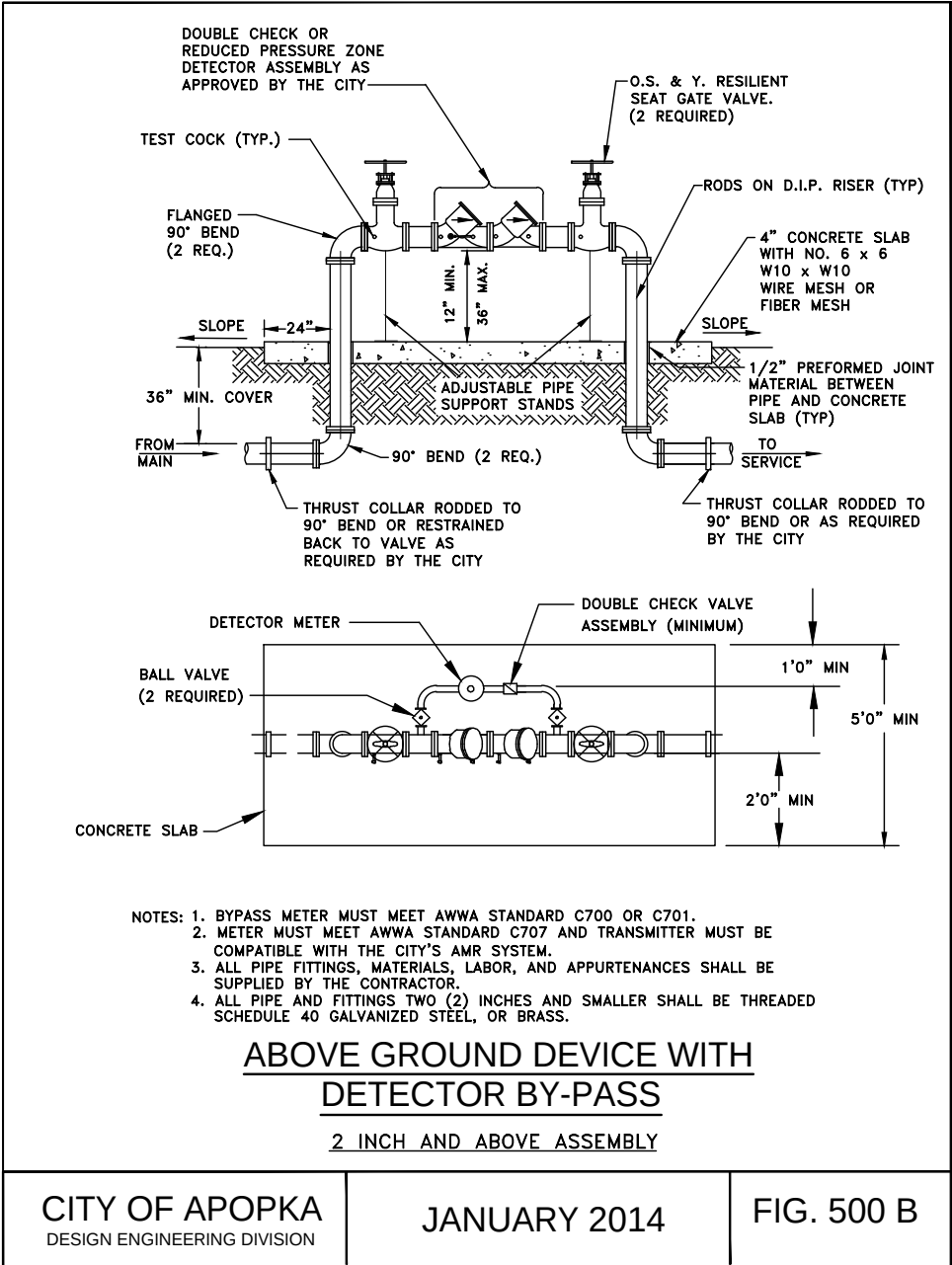
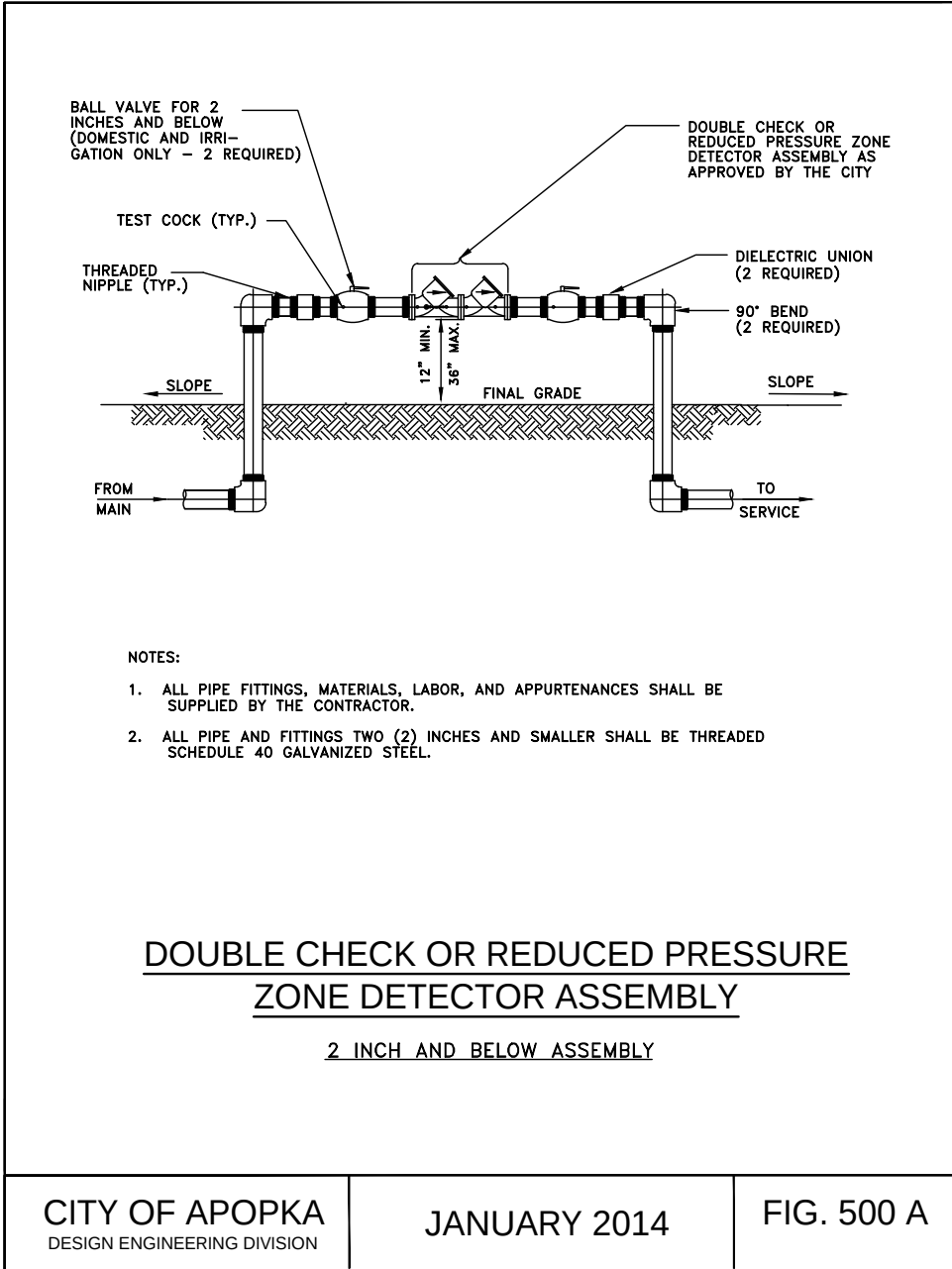
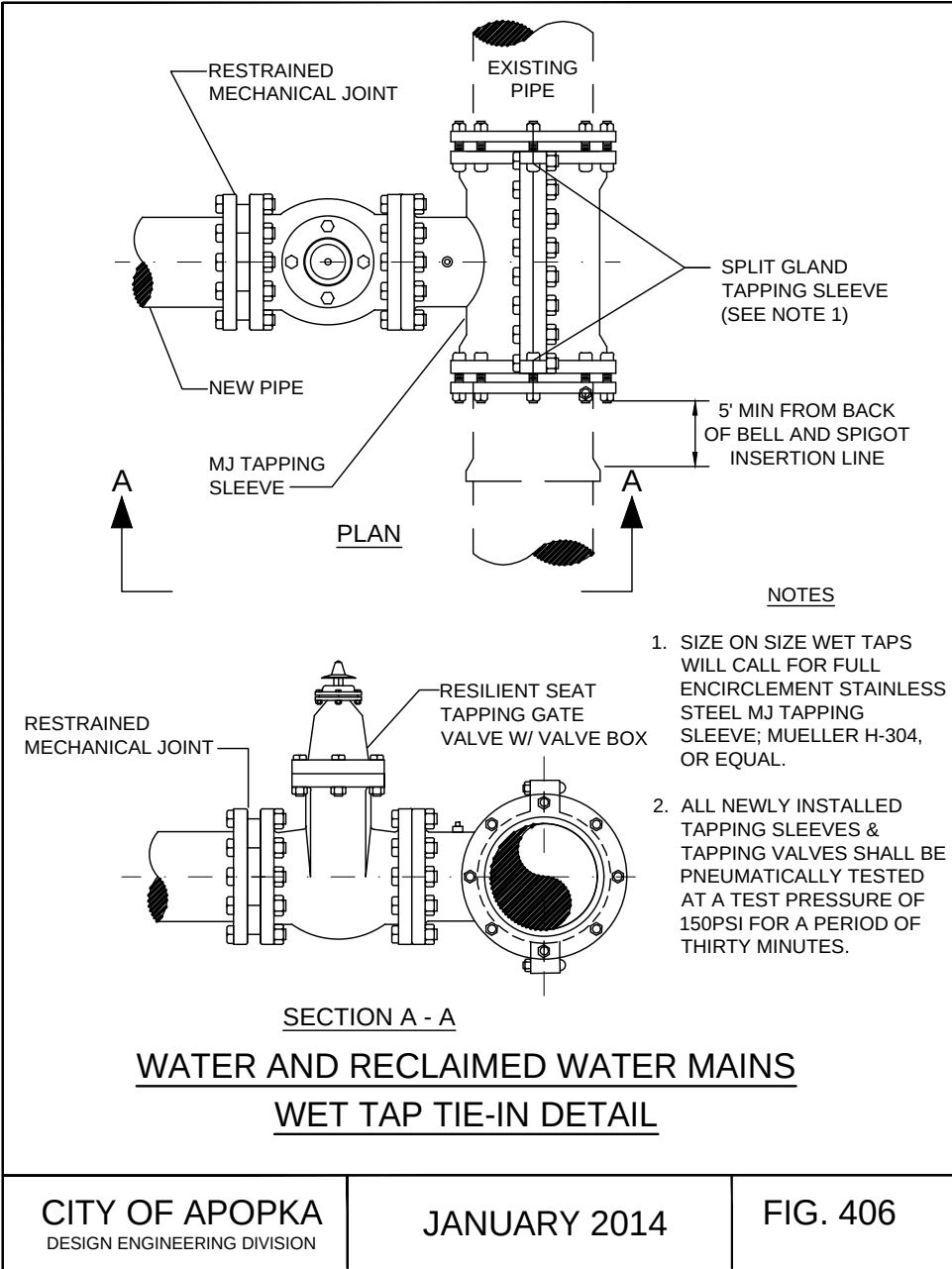
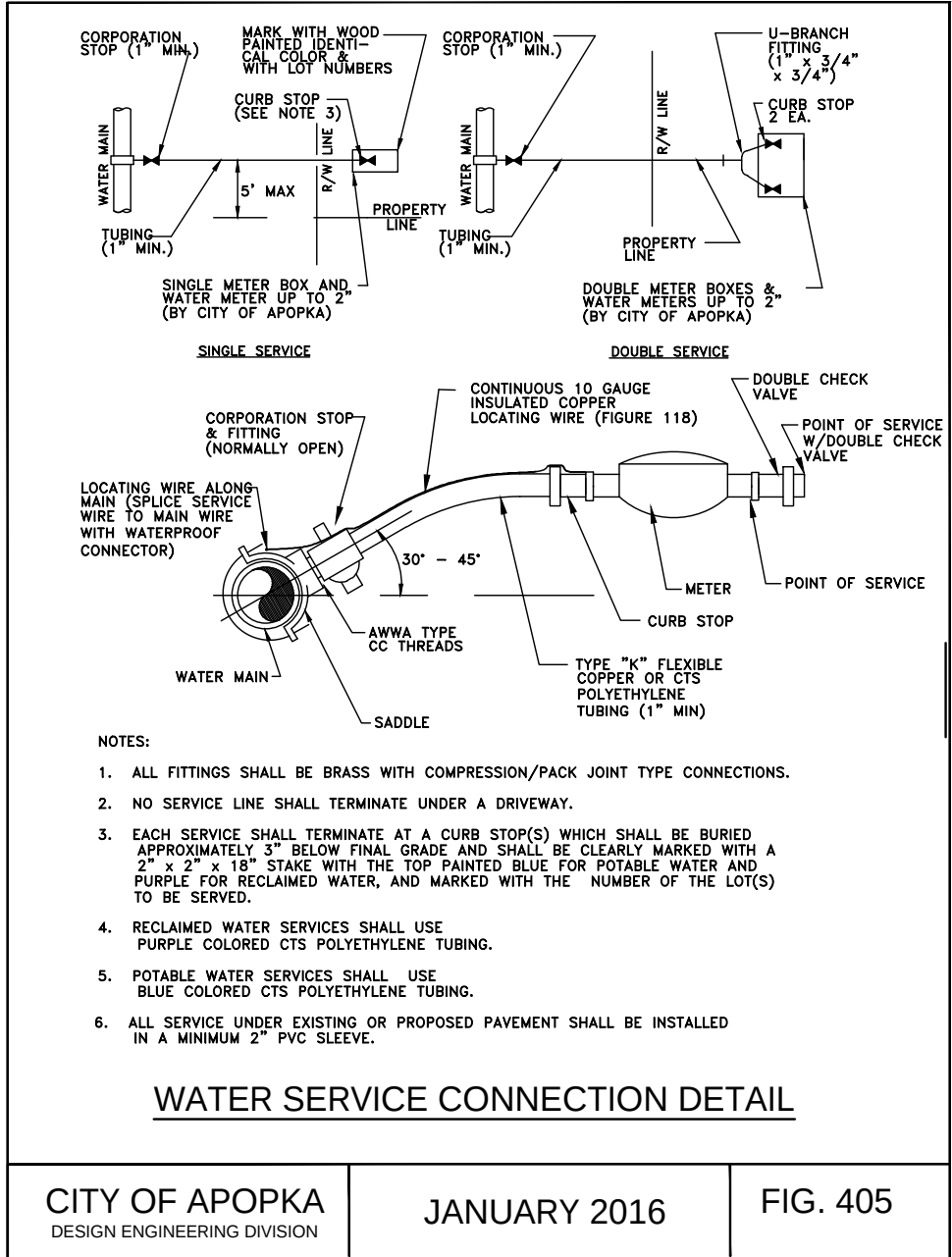
CITY OF APOPKA WATER AND
SEWER DETAILS (1 OF 2)

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

PROJECT NO.	22-032
SCALE	NOTED
DATE	JANUARY 29 2024
SHEET NO.	C-9A
SHEET 21	OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY SAM J. SEABALL, P.E. ON JANUARY
29, 2024 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.



03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA

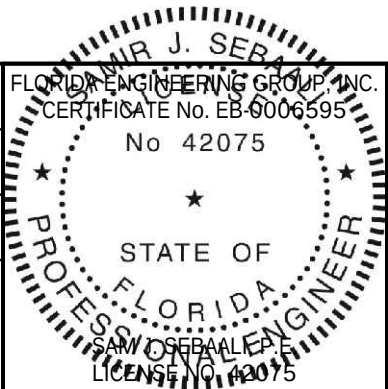


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

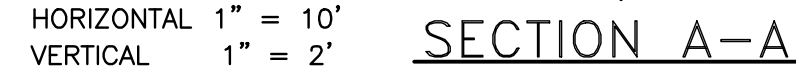
CITY OF APOPKA WATER AND
SEWER DETAILS (2 OF 2)

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

PROJECT NO. 22-032	SCALE NOTED
DATE JANUARY 29 2024	SHEET NO. C-9B
SHEET 22	OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY SAM J. SEBALL, P.E. ON JANUARY
29, 2024 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.



	FLORIDA ENGINEERING BOARD, INC. CERTIFICATE NO. EB 6006595 No 42075	THIS ITEM, INCLUDING ANY BOUND SHEET HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI, P.E. ON JANUARY 29, 2024 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.
---	--	--

03/21/2024	1	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE		REVISIONS	BY	CHECKED

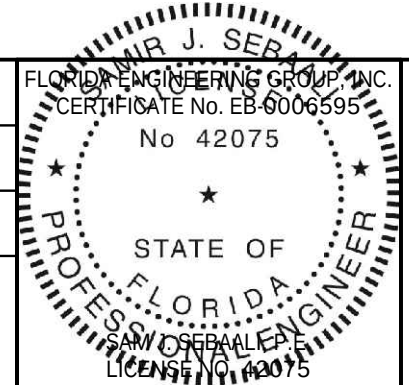
FEG  **FLORIDA
ENGINEERING
GROUP**

Engineering the Future

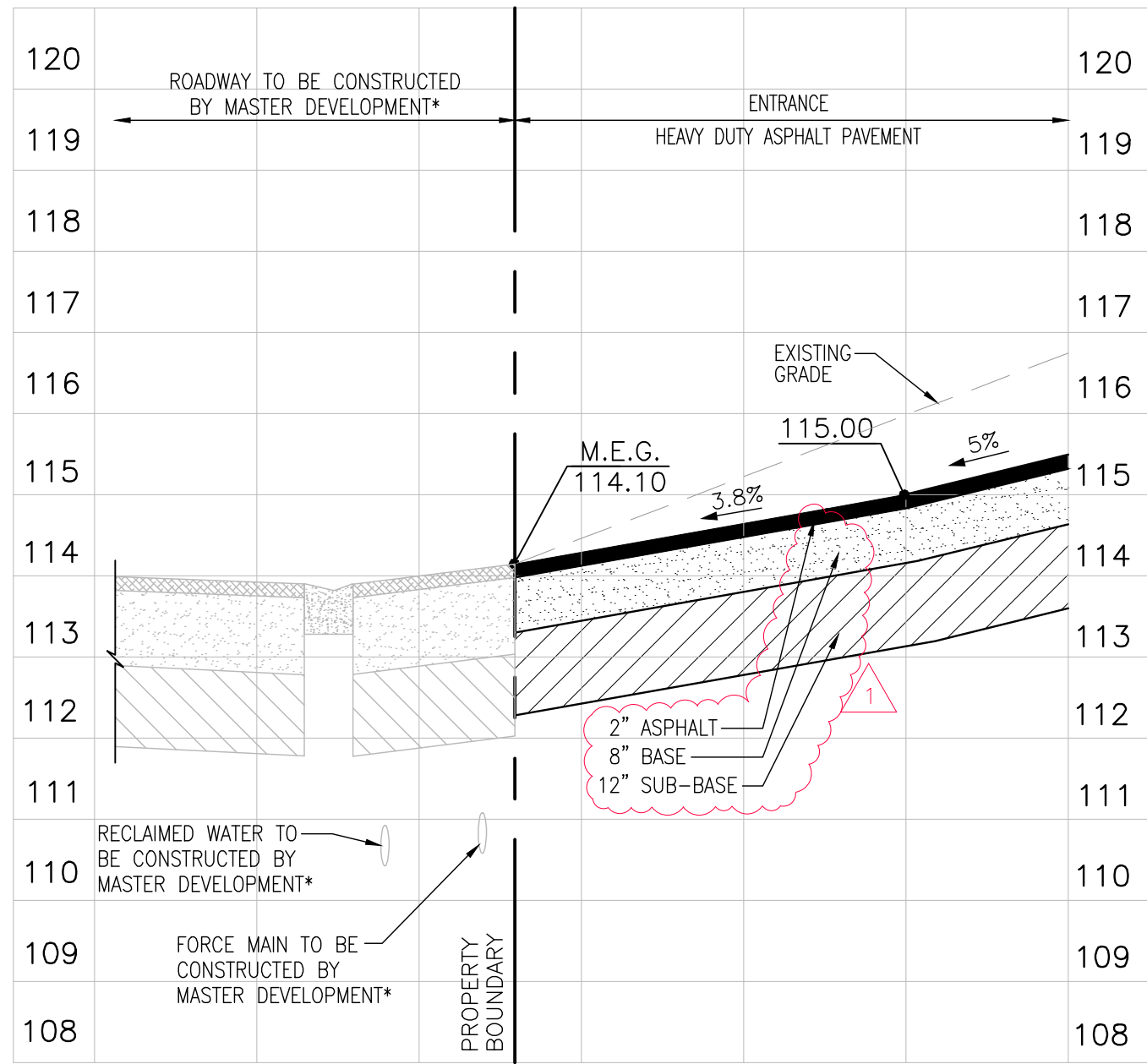
PHASE I SITE CROSS SECTIONS (1 OF 4)

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

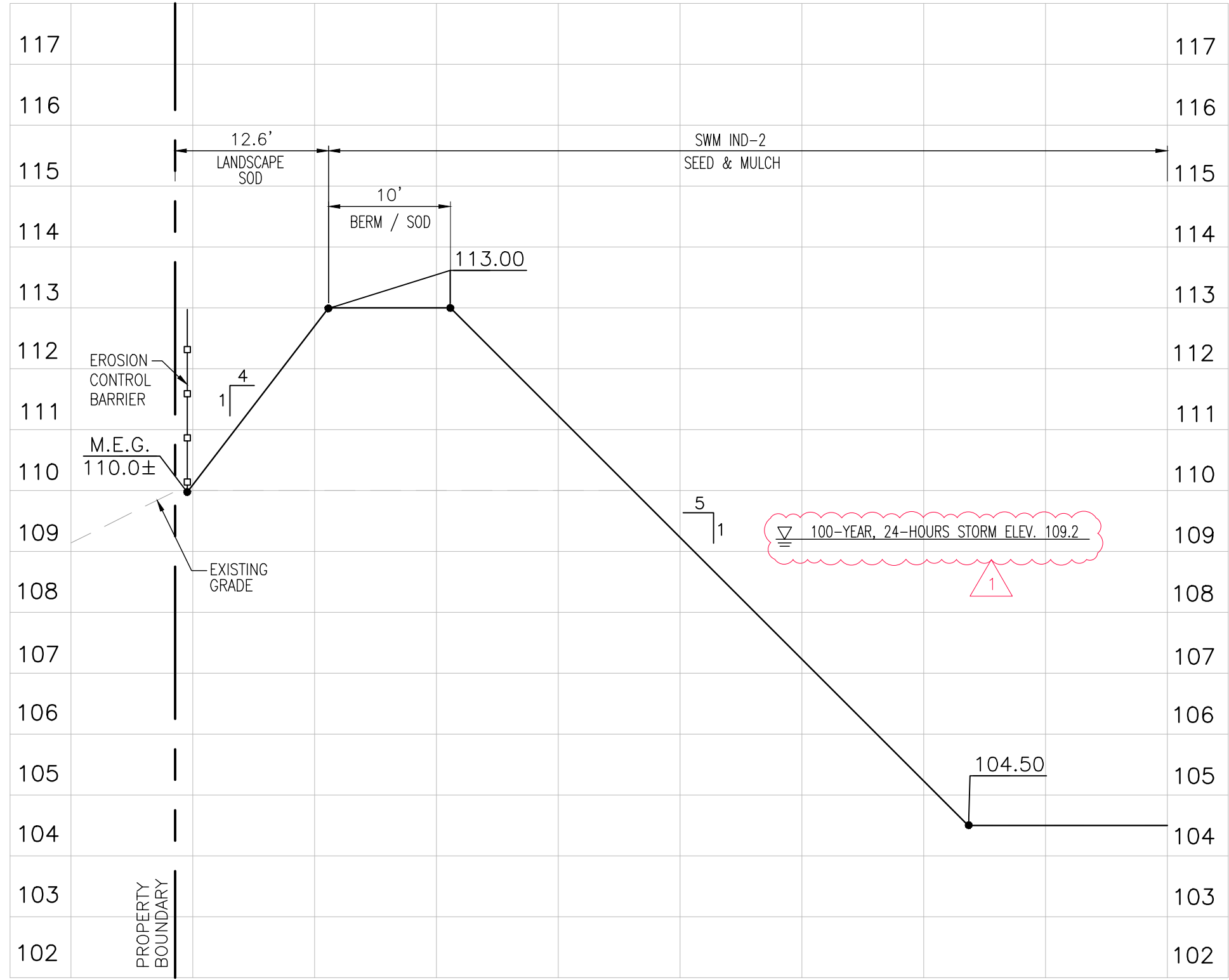
PROJECT NO.	22-032
SCALE	NOTED
DATE	JANUARY 29 2024
SHEET NO.	C-10A
SHEET 23	OF 32



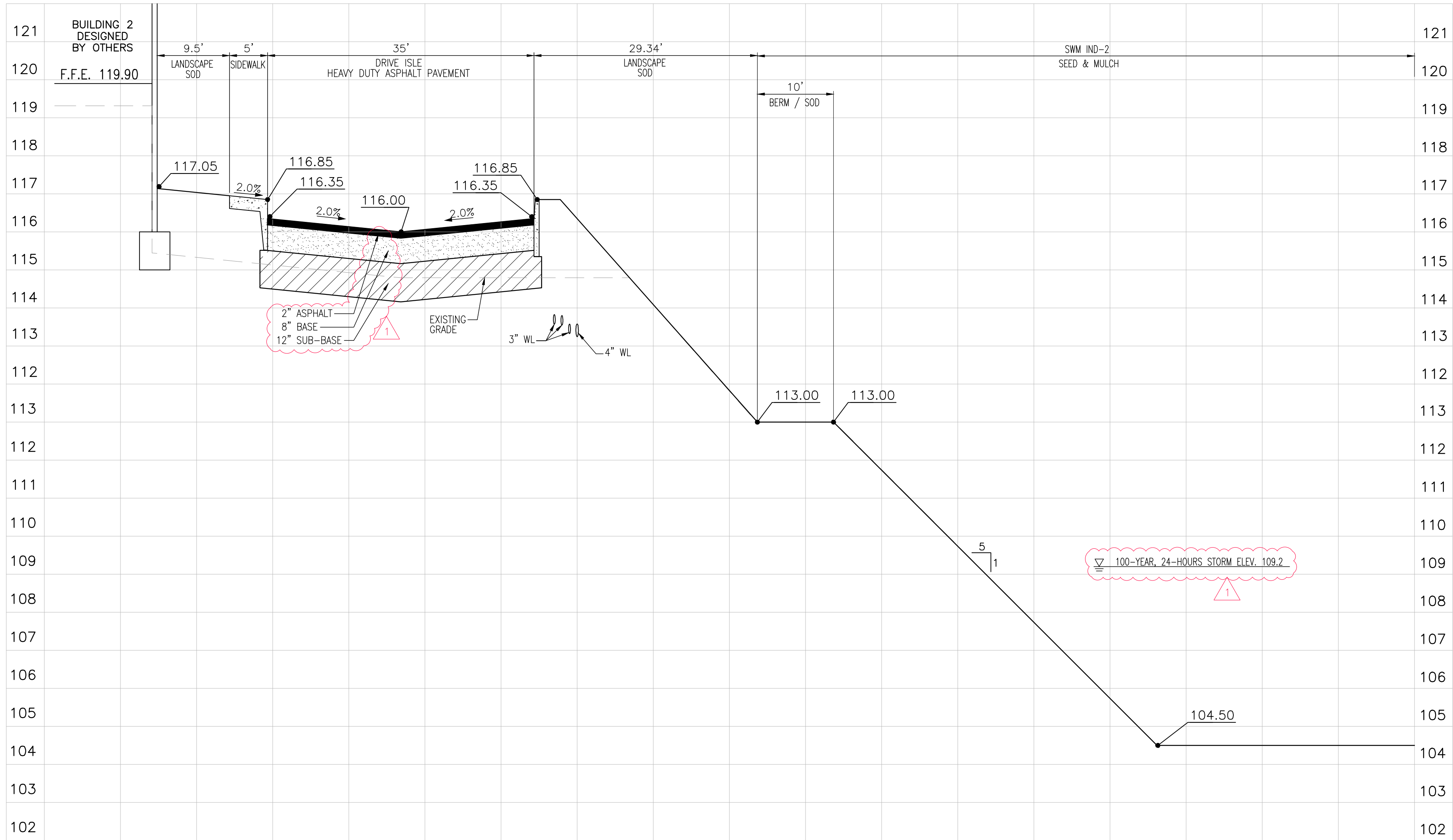
THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI, P.E. ON JANUARY 9, 2024 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED IN ANY ELECTRONIC COPIES.



SECTION F-F



SECTION G-G



SECTION H-H

* ALL IMPROVEMENTS SHOWN TO BE CONSTRUCTED BY THE MASTER DEVELOPER, WHICH AFFECT THE PROPOSED WORK OR ARE POTENTIALLY IMPACTED BY THE PROPOSED WORK ARE TO BE FIELD CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY IMPACTS TO THE DESIGN OR CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA



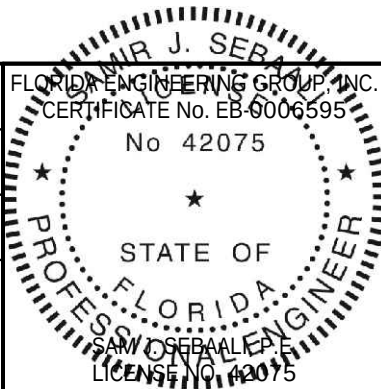
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

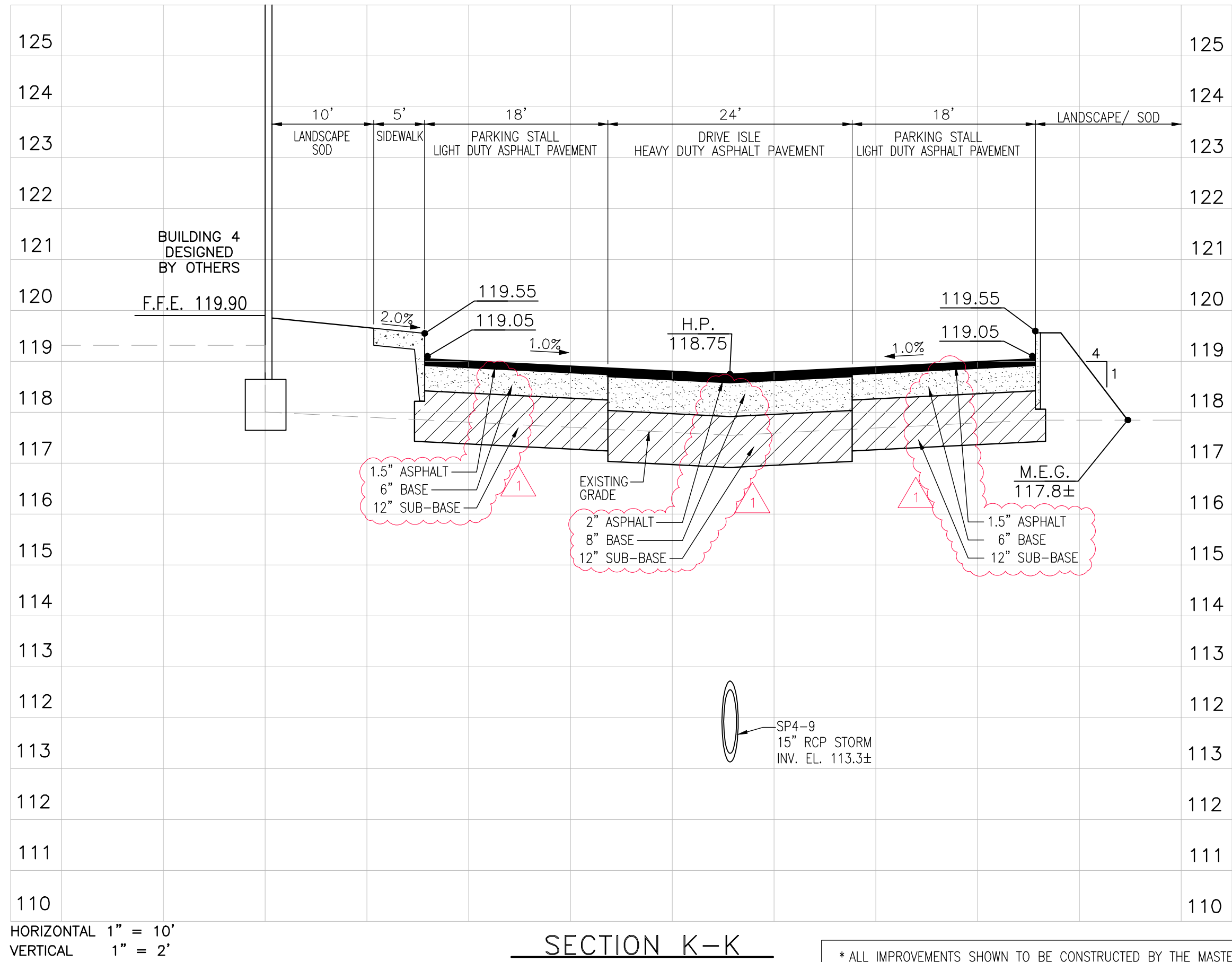
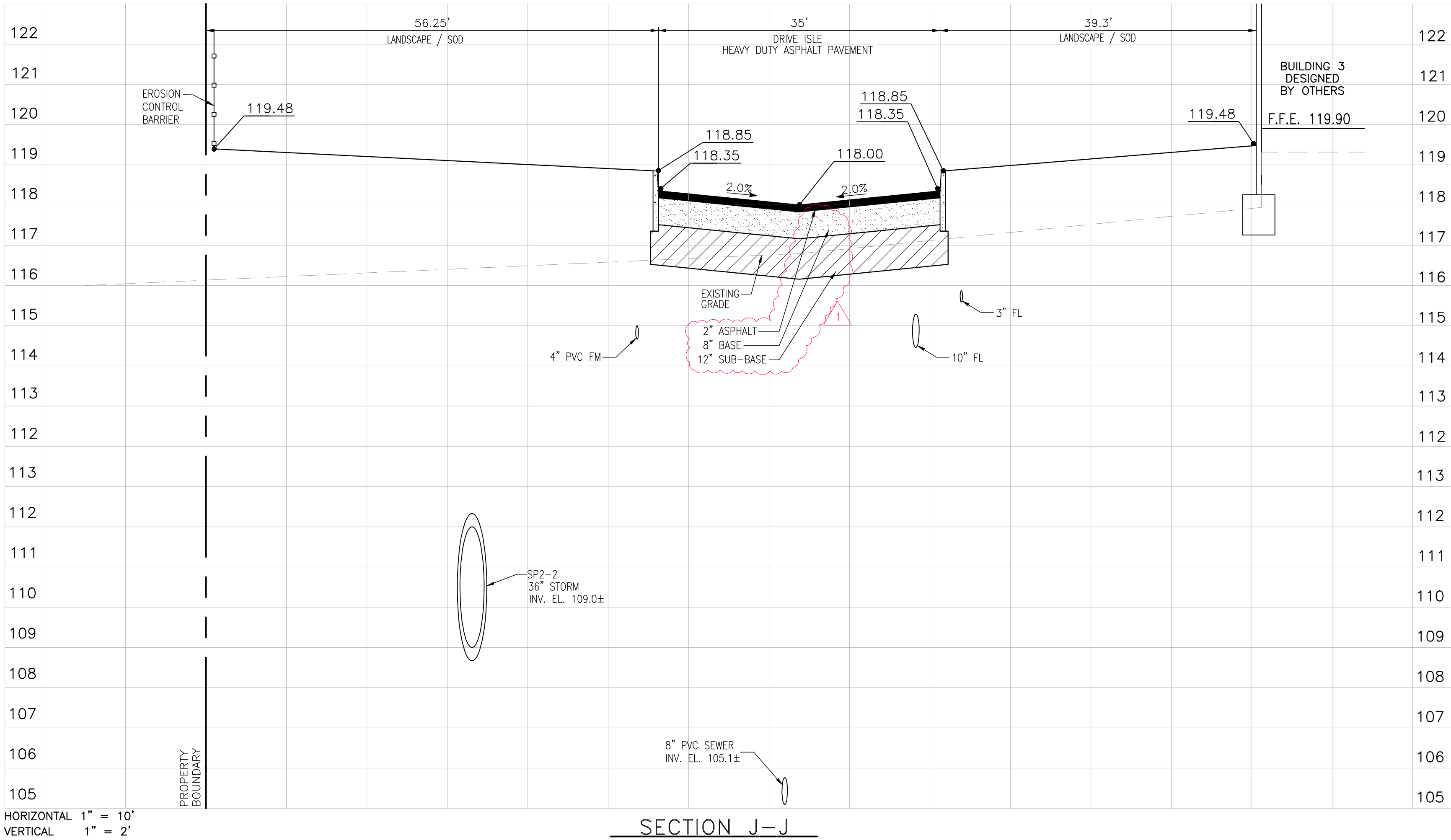
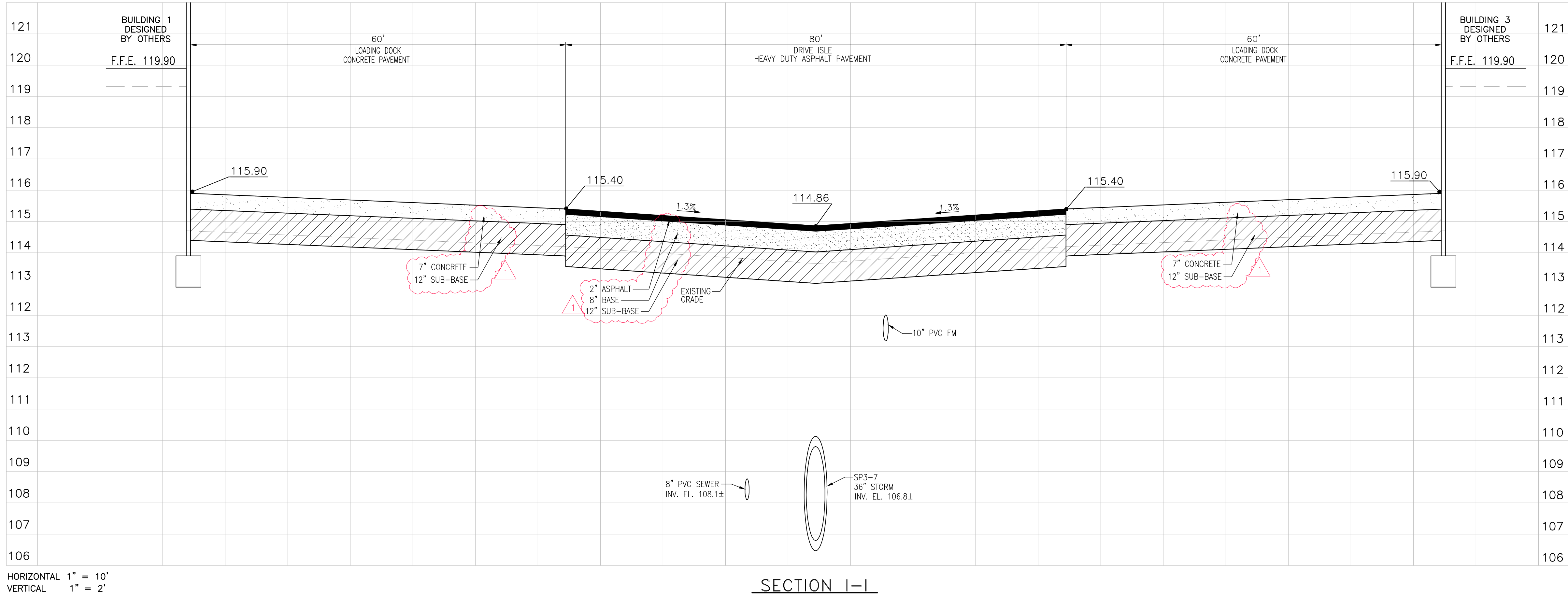
PHASE I SITE CROSS SECTIONS (2 OF 4)

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

PROJECT NO. 22-032
SCALE NOTED
DATE JANUARY 29 2024
SHEET NO. C-10B
SHEET 24 OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E. ON JANUARY 29, 2024 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.



* ALL IMPROVEMENTS SHOWN TO BE CONSTRUCTED BY THE MASTER DEVELOPER, WHICH AFFECT THE PROPOSED WORK OR ARE POTENTIALLY IMPACTED BY THE PROPOSED WORK ARE TO BE FIELD CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY IMPACTS TO THE DESIGN OR CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA

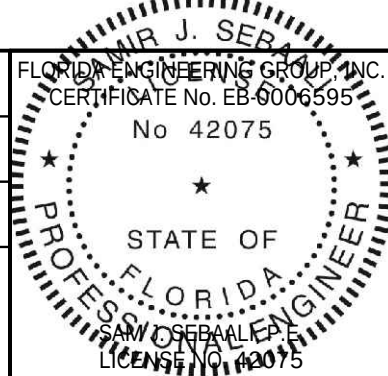


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

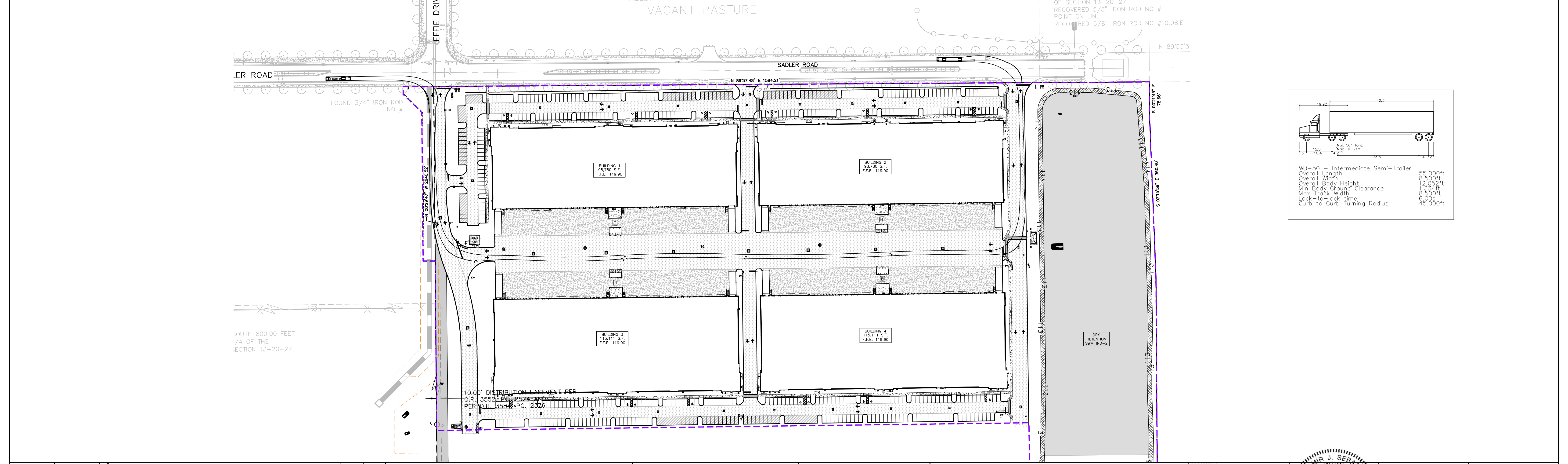
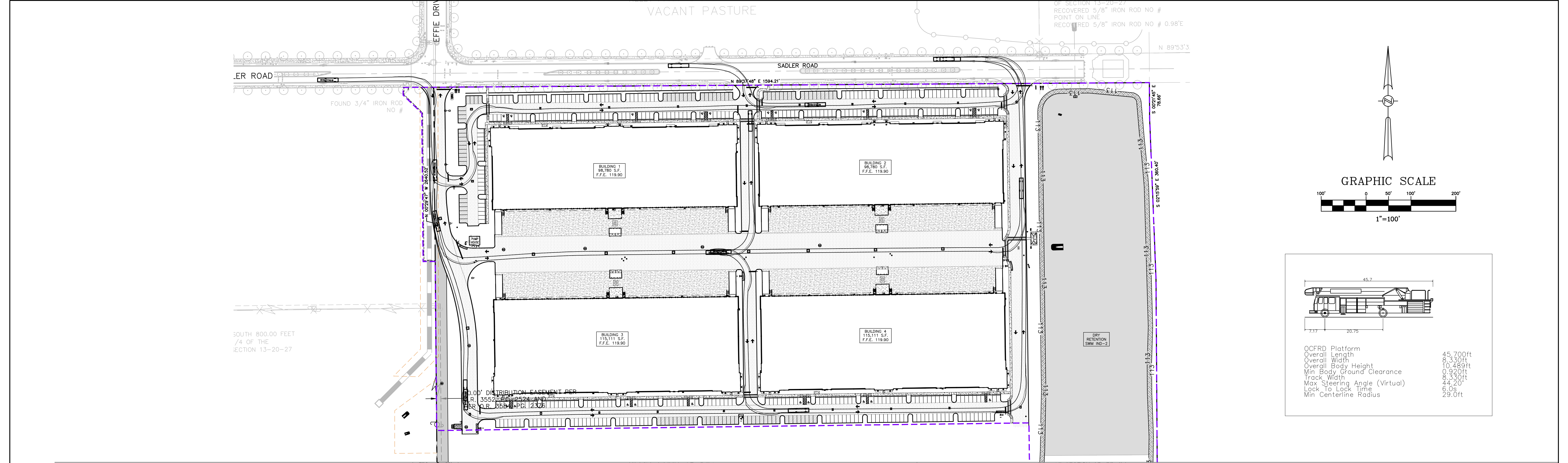
PHASE I SITE CROSS SECTIONS (3 OF 4)

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

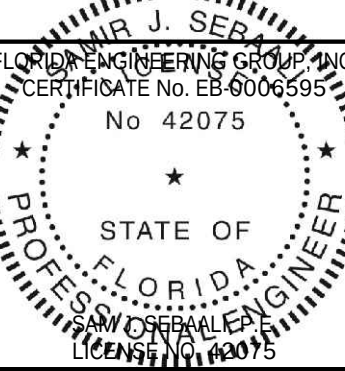
PROJECT NO. 22-032
SCALE NOTED
DATE JANUARY 29 2024
SHEET NO. C-10C
SHEET 25 OF 32

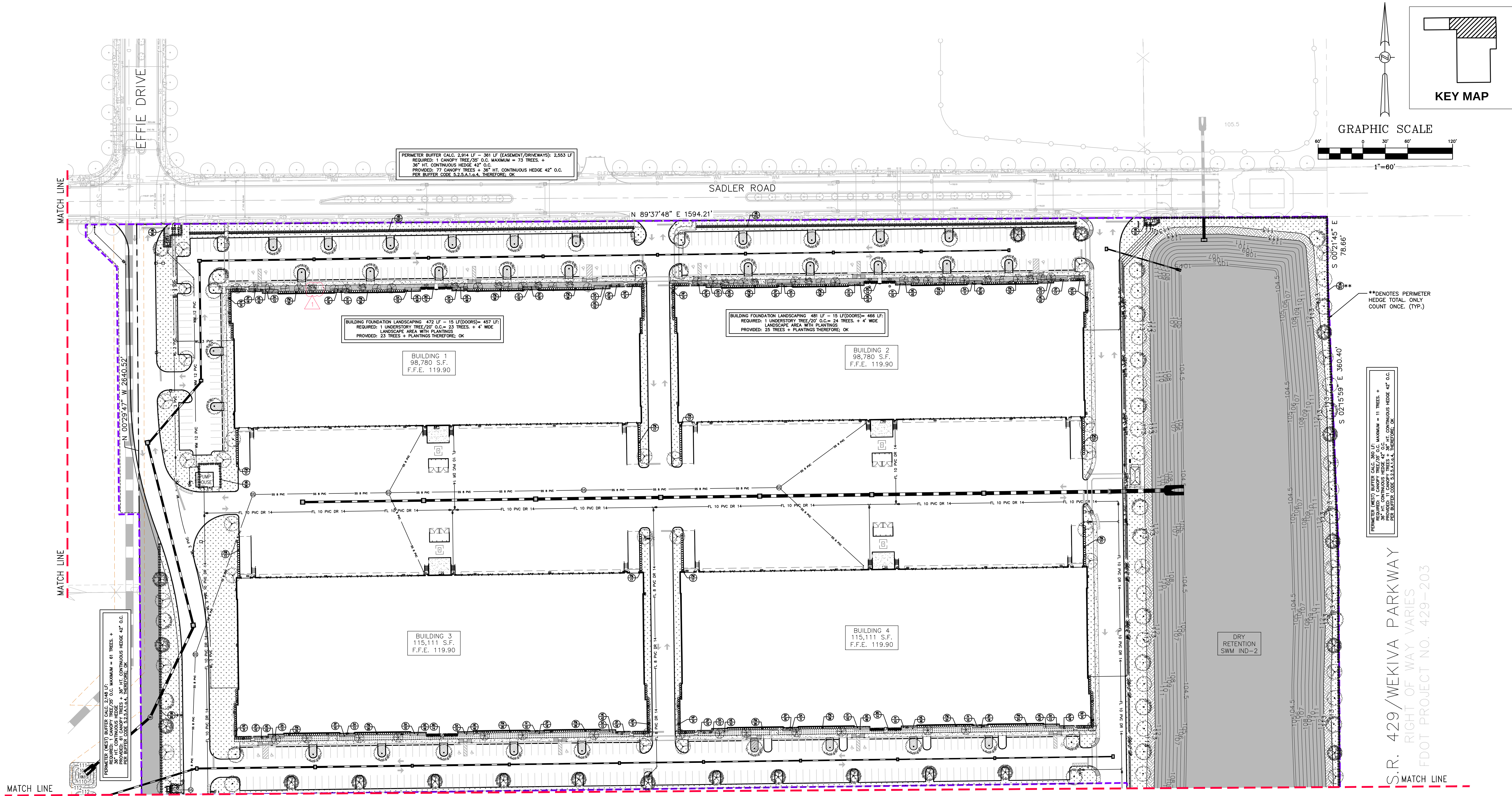


THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E. ON JANUARY 29, 2024 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



03/21/2024		PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024		JT	SJS
DATE		REVISIONS		BY	CHECKED

SITE CONSTRUCTION PLANS KELLY INDUSTRIAL PARK - PHASE I 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		PHASE I FIRE TRUCK AND AUTOTURN PLAN		DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS	PROJECT NO. 22-032 SCALE 1"=100' DATE JANUARY 29 2024 SHEET NO. C-11 SHEET 27 OF 32		THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E., ON JANUARY 29, 2024 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.
---	--	---	--	---	--	---	--	--------------------	----------------	-------------------	--------------------	---	---	---



03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA

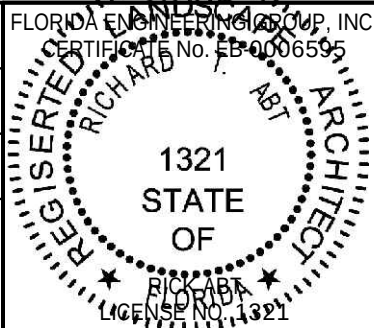


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

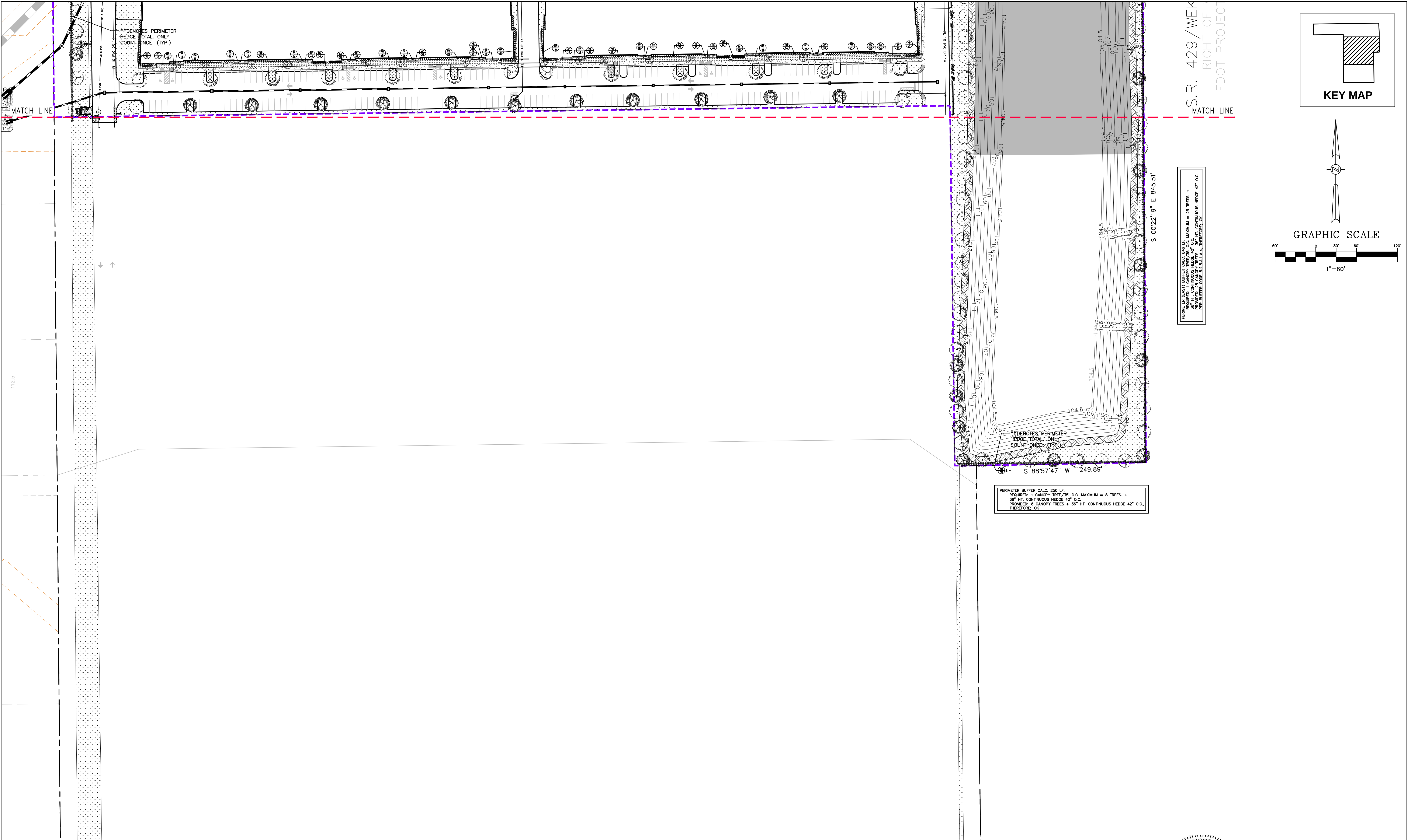
PHASE I SITE LANDSCAPE PLAN
(1 OF 2)

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

PROJECT NO. 22-032
SCALE 1"=60'
DATE JANUARY 29 2024
SHEET NO. L-1
SHEET 28 OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY RICH J. SMITH ON JANUARY 15, 2024
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.



03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA

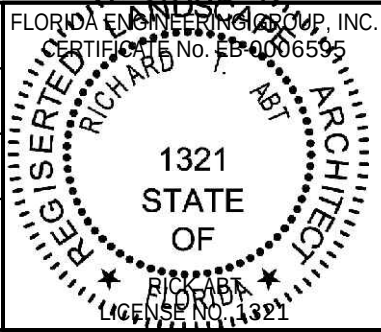


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

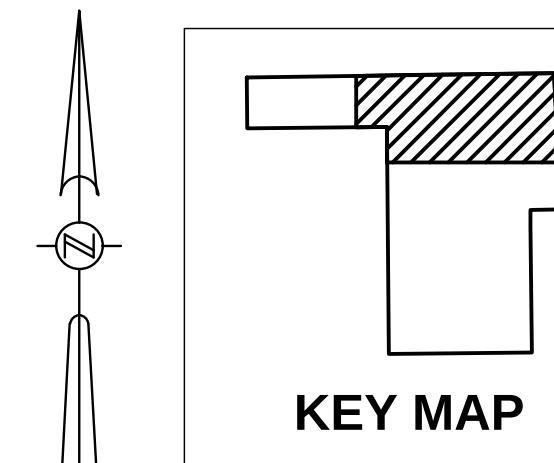
PHASE I SITE LANDSCAPE PLAN
(2 OF 2)

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

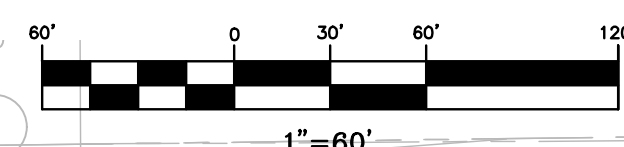
PROJECT NO.	22-032
SCALE	1"=60'
DATE	JANUARY 29 2024
SHEET NO.	L-2
SHEET 29	OF 32



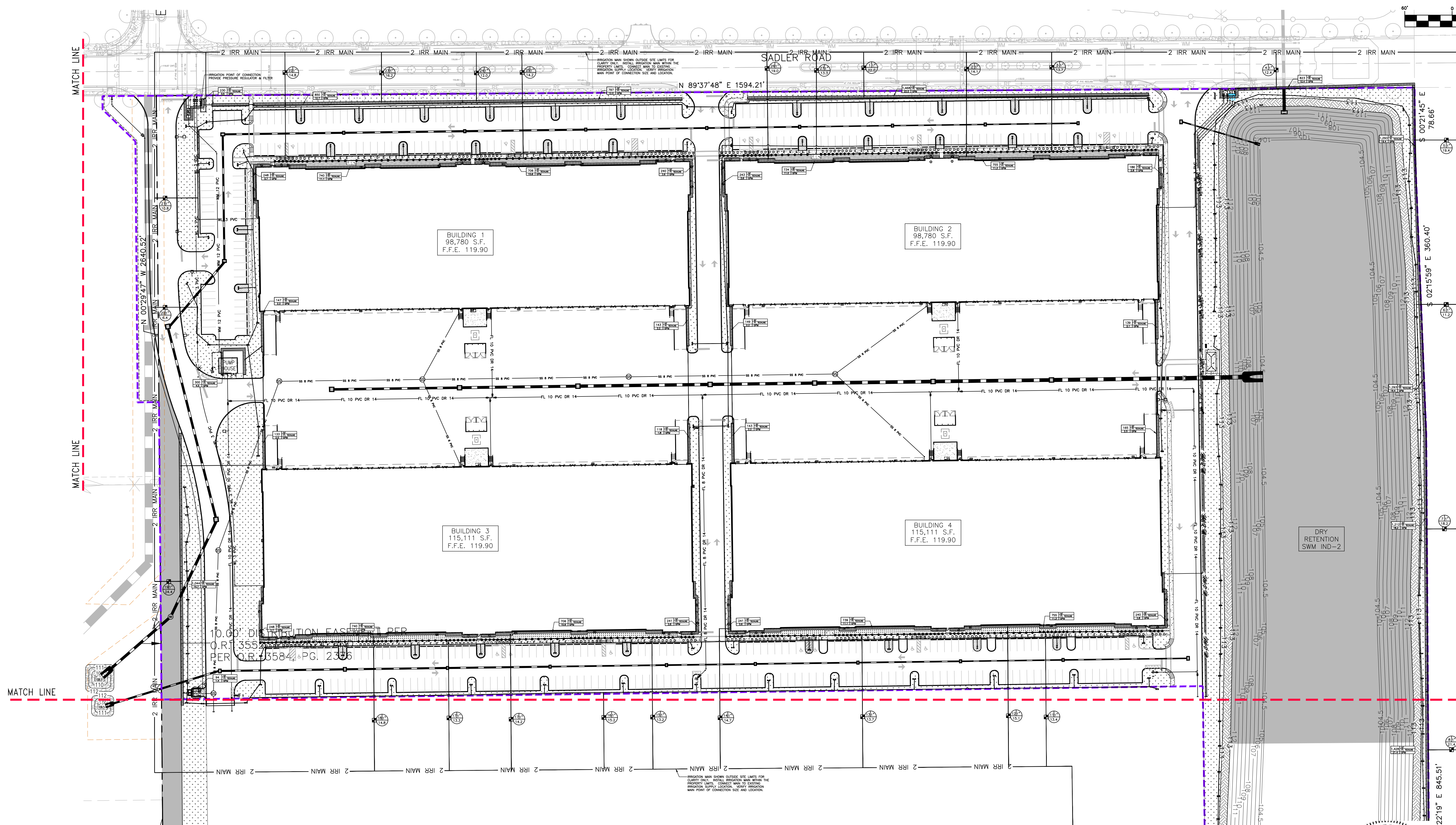
THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY RICHARD J. SMITH ON JANUARY 15, 2024
USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



GRAPHIC SCALE



S.R. 429/WEKIVA PARKWAY
RIGHT OF WAY VARIES
FDOT PROJECT NO. 429-203



03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA

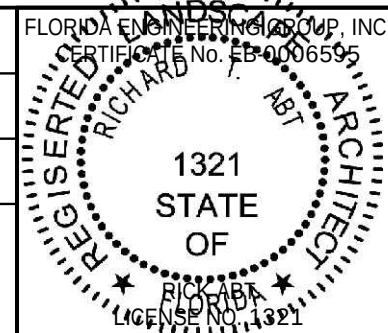


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

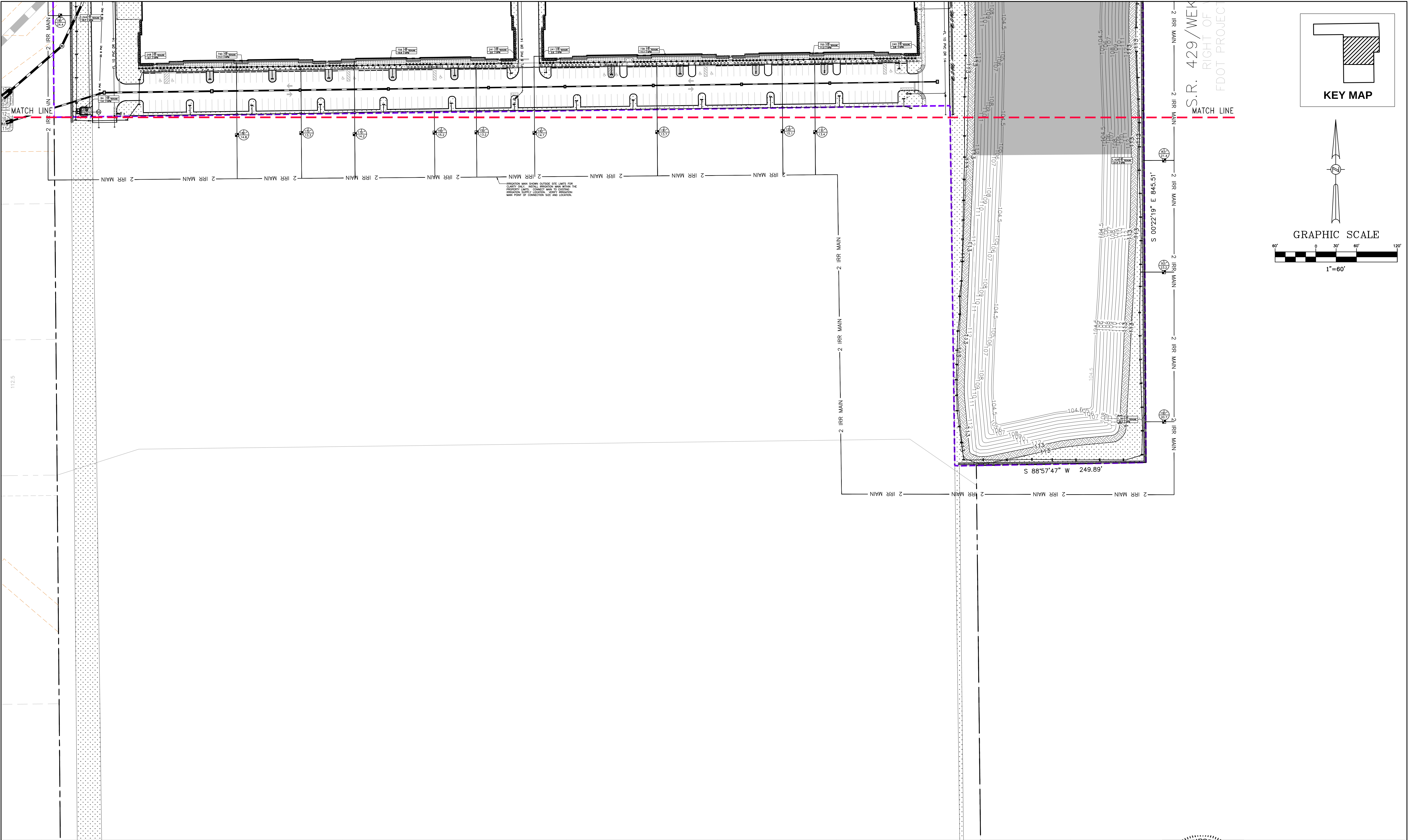
PHASE I SITE IRRIGATION PLAN
(1 OF 2)

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

PROJECT NO. 22-032
SCALE 1"=60'
DATE JANUARY 29 2024
SHEET NO. L-3
SHEET 30 OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY PROX ART ON JANUARY 15, 2024
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.



03/21/2024	PER CITY OF APOPKA DRC COMMENTS DATED 02/21/2024	JT	SJS
DATE	REVISIONS	BY	CHECKED

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA

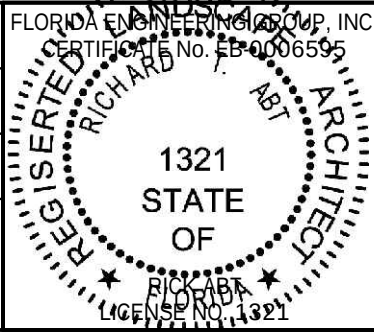


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

PHASE I SITE IRRIGATION PLAN
(2 OF 2)

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

PROJECT NO.	22-032
SCALE	1"=60'
DATE	JANUARY 29 2024
SHEET NO.	L-4
SHEET 31	OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY RICHARD T. SMITH ON JANUARY 15, 2024
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.

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 SP.
7987	OAK 19
7988	OAK 25 SP.
7989	OAK 14
7990	OAK 29 SP.
7991	OAK 14-12
7992	OAK 25 SP.
7993	OAK 25 SP.
7994	OAK 12
7995	OAK 12
7996	OAK 23
7997	OAK 23
7998	OAK 23
7999	OAK 9-8
8000	OAK 11
8001	OAK 21
8002	OAK 32 SP.
8003	OAK 16
8004	OAK 20

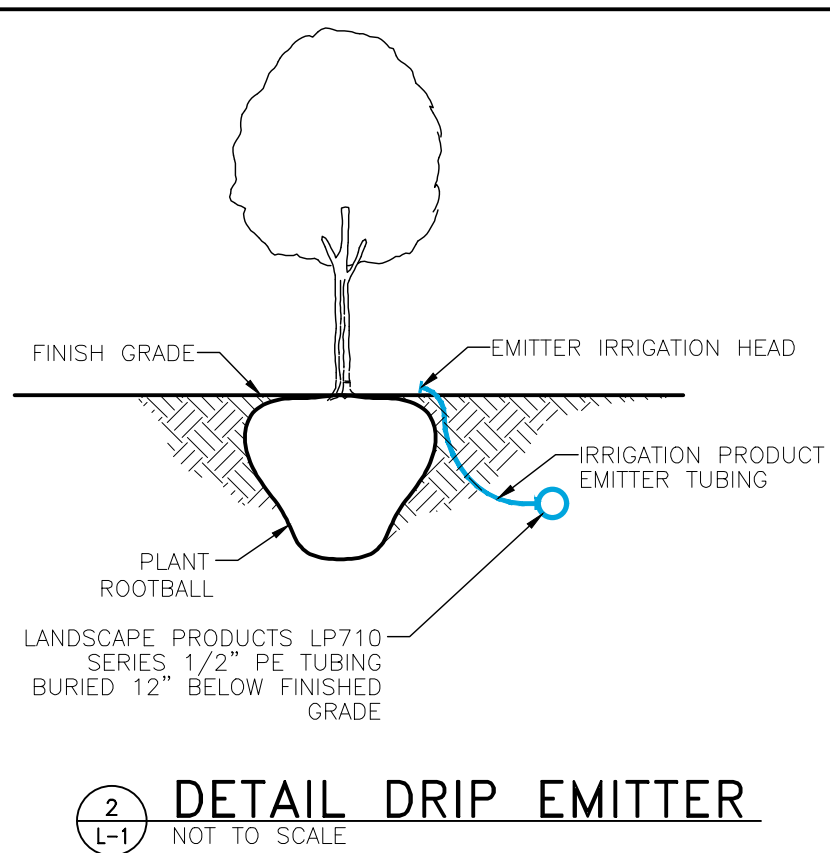
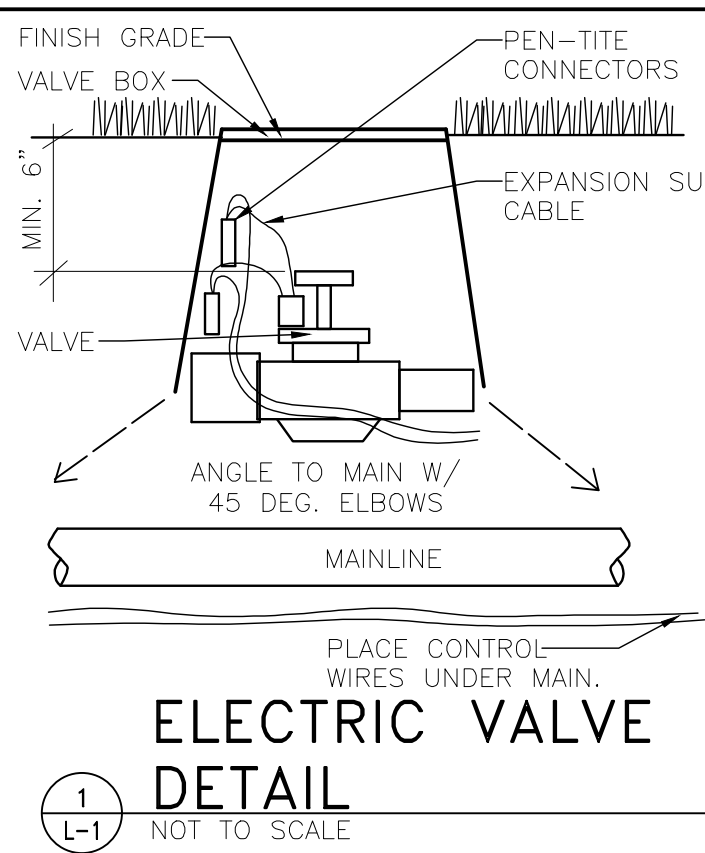
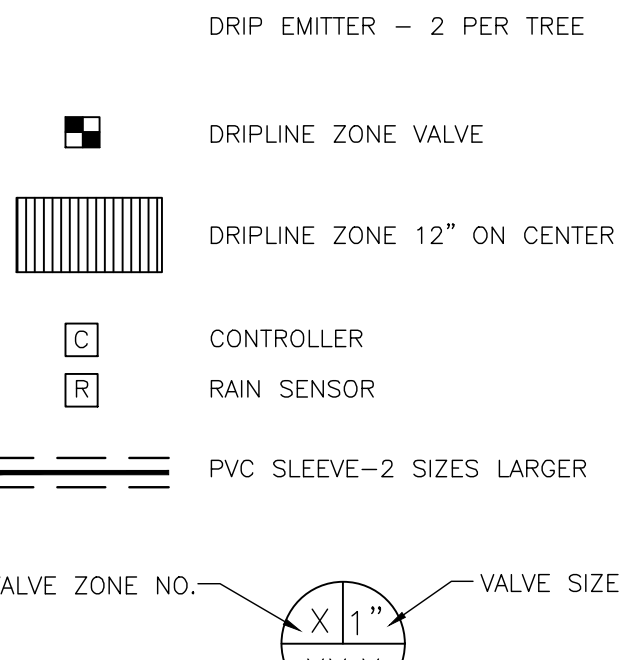
POINT TABLE	
POINT NO.	DESCRIPTION
8005	OAK 8
8006	OAK 11-9
8007	OAK 13-7
8008	OAK 7
8009	OAK 7
8010	OAK 9
8011	OAK 15
8012	OAK 15
8013	OAK 18
8014	OAK 7
8015	OAK 22
8016	OAK 10
8017	OAK 13
8018	OAK 16
8019	OAK 15
8020	OAK 21
8021	OAK 17
8022	OAK 15
8023	OAK 19
8024	OAK 15

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 SP.
8054	OAK 9
8056	OAK 19
8059	OAK 20
8060	OAK 15
8061	OAK 18
8062	OAK 7
8063	OAK 8

TOTAL TREES REMOVED ON-SITE: 78

IRRIGATION LEGEND



TREE MITIGATION TOTALS

SITE CLEARING AREA: 32.2 AC. (1,401,126 SF)

TOTAL TREES ON-SITE: 78
TOTAL TREES REMOVED: 78
TOTAL TREES RETAINED: 0

TOTAL INCHES ON-SITE: 1,268

TOTAL INCHES REMOVED: 1,268 (INCLUDES SPECIMEN TREES)
TOTAL INCHES RETAINED: 0
TOTAL SPECIMEN TREES REMOVED: 7 TREES (186 INCHES)
TOTAL SPECIMEN INCHES RETAINED: 0

TOTAL INCHES REQUIRED: 234" (78 TREES AT 3" CALIPER)
TOTAL TREE INCHES TO BE PROVIDED: 183 CANOPY @ 3" + 51 U/S @ 2" = 651"
TREE INCHES TO BE MITIGATED THROUGH TREE FUND: 0"

PROPOSED TREE TOTALS

TOTAL TREES PROPOSED = 234
TOTAL TREES AT 3" CALIPER PROPOSED 183 = 549"
TOTAL TREES AT 2" CALIPER PROPOSED 51 = 102"
TOTAL CALIPER PROPOSED = 651"

FLORIDA NATIVE LANDSCAPE SCHEDULE

CANOPY TREES							
SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS	NATIVE
	QV	QUERCUS VIRGINIA 'HIGH RISE'	HIGH RISE LIVE OAK	8'-10' HT. 3" CAL.	78	SPECIMEN	Y
	QS	QUERCUS SHUMARDII	SHUMARD OAK	8'-10' HT. 3" CAL.	34	SPECIMEN	Y
	UA	ULMUS ALATA	WINGED ELM	8'-10' HT. 3" CAL.	30	SINGLE STRAIGHT TRUNK	Y
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8'-10' HT. 3" CAL.	28	SINGLE STRAIGHT TRUNK	Y
	MV	MAGNOLIA VIRGINIANA	BAY MAGNOLIA	8'-10' HT. 3" CAL.	13	SINGLE STRAIGHT TRUNK	Y

TOTAL CANOPY TREES 183

UNDERSTORY TREES

	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	10'- HT. 2" CAL. 15 GAL.	18	MULTI TRUNK 3-5 TRUNKS MIN.	Y
	IA	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	7' HT. 2" CAL. 15 GAL.	33	SINGLE STRAIGHT TRUNK	Y

TOTAL UNDERSTORY TREES 51

SHRUBS

	VB	VIBURNUM ODORATISSIMUM	VIBURNUM	30" HT. 36" O.C.	1,043		Y
	HP	HAMELIA PATENS	FIREBUSH	3 GAL., 24"-30" 36" O.C.	241		Y
	PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 24"-30" 36" O.C.	554		Y
	MU	MUHLENBERGIA	RED MUHLY GRASS	3 GAL., 24"-30" 36" O.C.	56		Y

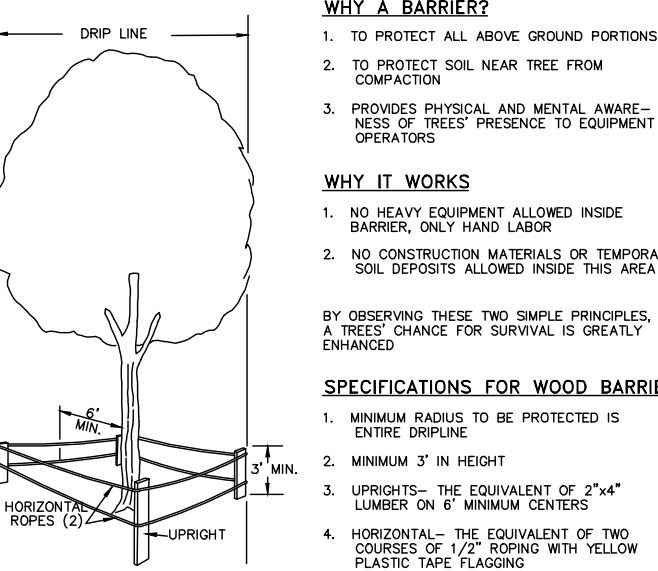
GROUND COVER

	SA	SALVIA AZUREA	BLUE SAGE	5 GAL. 24" O.C.	190		Y
	ZP	ZAMIA PUMILA	COONTIE	3 GAL. 18" O.C.	267		Y
	IV	ILEX VOMITORIA	SCHELLINGS DWARF	3 GAL. 12"x15" 24" O.C.	80		Y
	HE	HEMEROCALLIS SPP.	DAYLILY	1 GAL. 12" O.C.	696		

SOD/MISC.

	SOD	ST.AUGUSTINE	**QTY. BY CONTRACTOR FOR BUILDING FRONTAGE ONLY**				
	SOD	BAHIA HYBRID	*NO MORE THAN 60% OF ALL LANDSCAPE AREA CAN BE SOD. QTY. BY CONTRACTOR				

TOTAL CLEARING AREA: 1,393,320 S.F. (32 ACRES)



TREE PROTECTION MEASURES



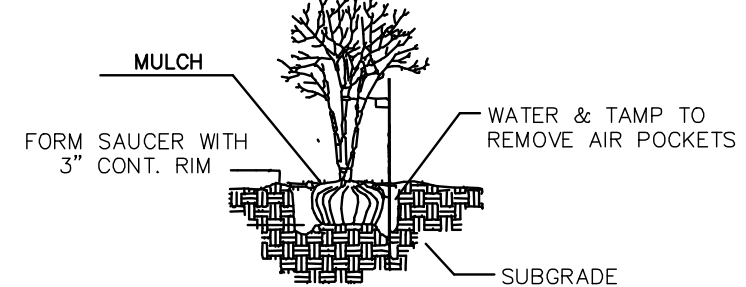
SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

SHRUB PLANTING

STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT

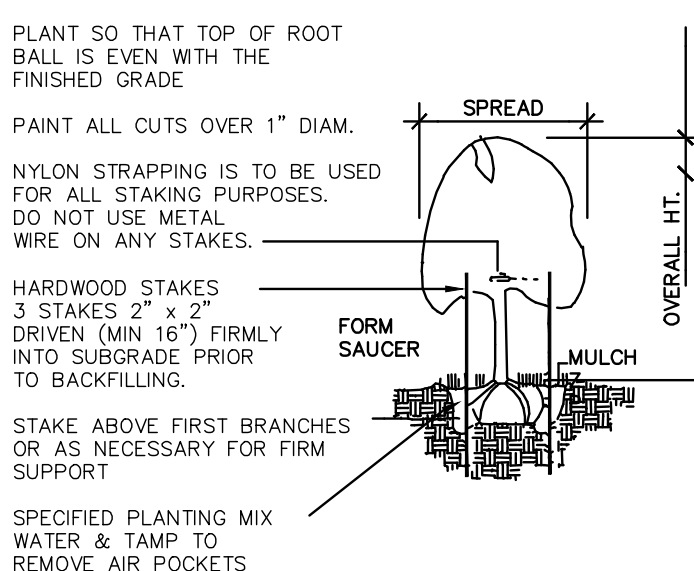
2" x 2" HARDWOOD STAKES DRIVEN FIRMLY A MINIMUM OF 18" INTO THE SUBGRADE PRIOR TO BACKFILLING.

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



TREE PLANTING VERTICAL STAKES

SITE CONSTRUCTION PLANS
KELLY INDUSTRIAL PARK - PHASE I
APOPKA, FLORIDA



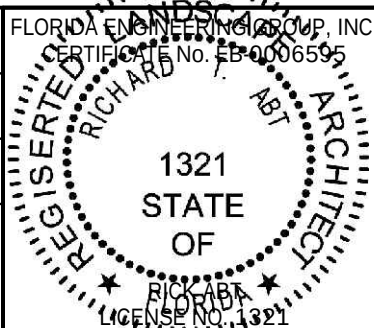
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

PHASE I SITE LANDSCAPE PLAN
AND IRRIGATION NOTES

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

PROJECT NO. 22-032
SCALE NOTED
DATE JANUARY 29 2024
SHEET NO. L-5
SHEET 32 OF 32



THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICH J. SMITH ON JANUARY 15, 2024 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_LandscapeIrrigation.dwg