



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

June 26, 2024 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

1. Main Street Apopka - Apopka Dog Mayor 2024 Election Day - Kitland Nelson Park - 10 North Forest Avenue, July 27, 2024, 10:00AM - 12:00PM
2. Reyes Fitness Professional - Duran - Edwards Field - East 1st Street, July 9, 2024, 5:00 PM - 8:00 PM and July 13, 2024, 6:00 AM - 9:00 AM

SITE PLAN:

CONSTRUCTION SITE PLAN

1. SP-24-49, True Coffee - Construction Site Plan (CSP), 4th Submittal
2. SP-24-48, Logistics 429 at Apopka Ridge, Buildings 100 & 200 - Construction Site Plan (CSP), 1st Submittal

VARIANCE

1. VAR-24-5, 2820 Hilltop Loop - Variance (VAR), 1st Submittal
Owner(s): Anim McDowall and Veronica McDowall
Applicant(s): Veronica McDowall
Location: 2820 Hilltop Loop
Proposed Use: Requesting a reduction in the rear yard of 5.5 feet of required setback
Project Manager: Jean Sanchez and Amer Hamza
Presented by: Jean Sanchez and Amer Hamza

VACATION OF ROW/EASEMENT

1. VAC-24-2, 220 North Washington Avenue - Vacation of ROW/Easement, 1st Submittal
Owner(s): Angel Garcia
Applicant(s): Angel Garcia
Location: 220 North Washington Avenue
Proposed Use: Requesting to vacate right away between lots 50 and 80
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

DISCUSSION

ADJOURNMENT

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

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



DRC: 6/26

7.27.24 KLNP

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

Main Street Apopka

Name of Applicant	Caitlin Kasheta		
Mailing Address	841 Votaw Rd.		
City	Apopka		
State	FL		
Zip Code	32703		
Email	mainstreetapopka@gmail.com		
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No		
State of Florida Tax ID Number	93-1479949		
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 2024 BTR - City of Apopka Certificate.pdf		
Name of the Event	Apopka Dog Mayor 2024 Election Day		
Date(s) of the Event	07/27/24		
Hours of the Event	10:00am-12:00pm		
Location of the Event	Kitland Nelson Park		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	150		
Briefly describe the event and all activities that will occur during the event:	The 2024 Apopka Dog Mayor campaign race ends with Election Day! This two hour event will feature the four candidates running for this honorary position in their final effort to win votes! We invite folks to join us at Kitland Nelson Park with their furry companion for a dog friendly event and enjoy live music, dog activities such as "paint your pet," "pup portraits," a puppy race, a peanut butter licking competition, and shop 20-30 vendors. The voting polls will be open until 11:30am and we will announce the newly elected 2024 Apopka Dog Mayor shortly before high noon.		
Event Category	Festival/Celebration		
Are there flyers or advertisements for this event?	No		
Will there be admission fees to your event?	No		
Will you be serving alcohol?	No		
Is your event open to the public?	Yes		
Does your event include food concession?	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?	30
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Please attach a list of all stage performance schedules.



Stage Performance Schedule.pdf

Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

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

What size of tents?	10x10
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Layout map for event



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	10:00 AM (EDT)

Event Dates

Date	07/27/2024
Start Time	10:00 AM (EDT)
End Time	12:00 PM (EDT)

Take Down/Load Out

Date	07/27/2024
Start Time	12:00 PM (EDT)
End Time	1:00 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	Caitlin Kasheta
Title of Applicant	Executive Director
Date Submitted	06/05/2024

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!

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 Caitlin Kasheta

Title of Applicant Executive Director

Sponsoring Organization Name Main Street Apopka

CITY OF APOPKA

120 E Main Street

Apopka, FL 32703

Phone: 407-703-1719, Website: www.Apopka.gov/BTR

Local Business Tax Receipt

BTR ID: BTR-115

Effective Date: October 1st 2023

BTR Type(s): 08B8 - Business/Administrative Office

Issued Date: January 4, 2024

Expiration Date: September 30, 2024

Business Name: Main Street Apopka Inc.
Business Location: 72 E Main St APOPKA, FL 32703
Business Registration Number(s): N23000005928

Planning and Zoning Conditions:

Notes:

Please note that this is only verification that you have paid your City of Apopka business tax.

NON-TRANSFERABLE

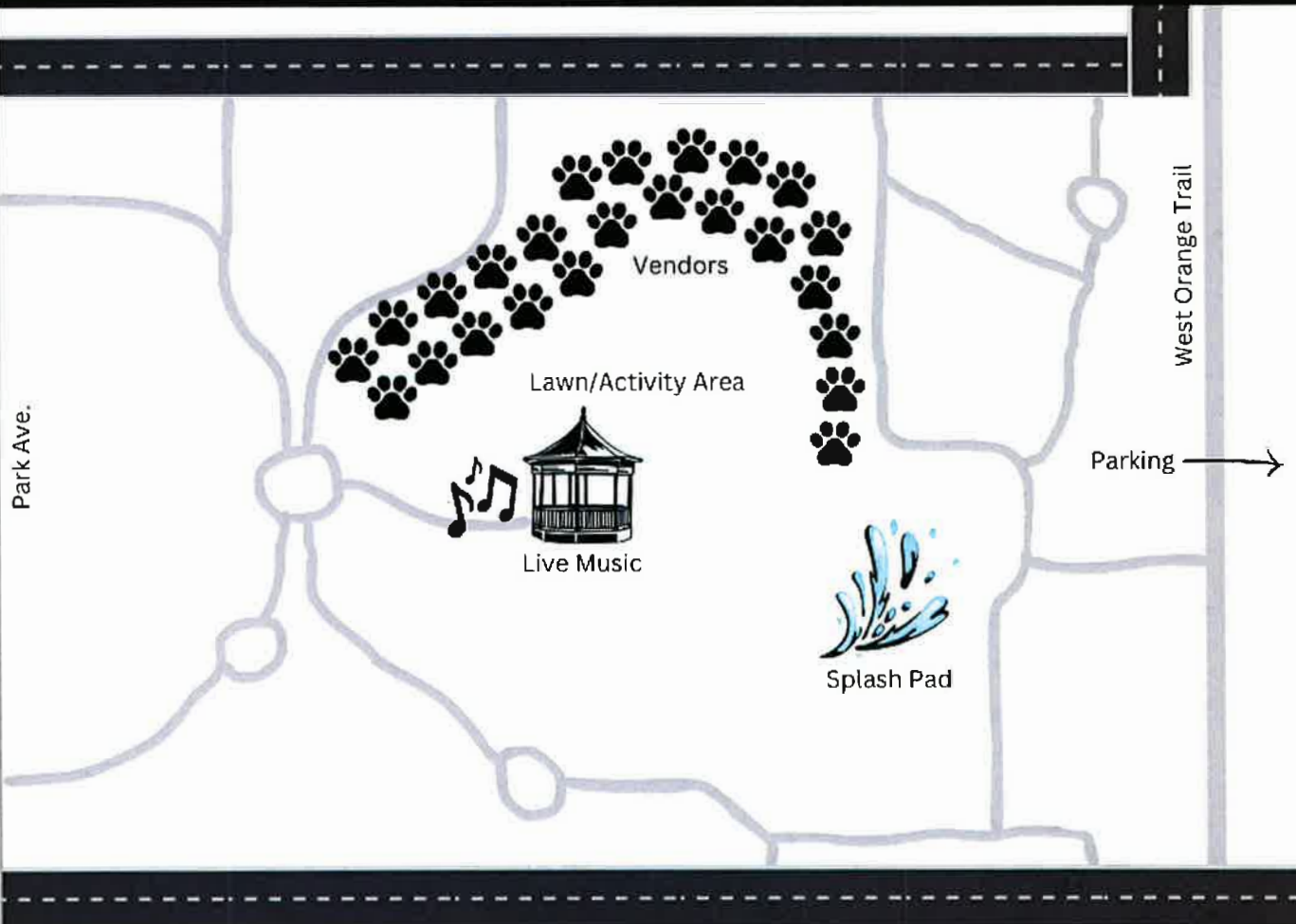
TO BE PLACED IN A CONSPICUOUS PLACE



For Online
Access

Stage Performance Schedule

10:00am-12:00pm - Blue Moon Band





DRC: 6/26

* same event 2 dates/times

Special Event Permit Application

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- 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
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- 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

Reyes Fitness Professionals

Name of Applicant	Andrew Reyes		
Mailing Address	1070 Montgomery Road #2286		
City	Altamonte Springs		
State	FL		
Zip Code	32714		
Email	theoakcommunityinfo@gmail.com		
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No		
State of Florida Tax ID Number	82-4767154		
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 Apopka BTR.pdf		
Name of the Event	Duran		
Date(s) of the Event	07/13/2024		
Hours of the Event	6AM-9AM		
Location of the Event	Kitland Nelson Park <i>Edwards Field</i>		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	100		
Briefly describe the event and all activities that will occur during the event:	Fitness Event		
Event Category	• Other		
Please specify	Organized Fitness Event		
Are there flyers or advertisements for this event?	No		
Will there be admission fees to your event?	No		
Will you be serving alcohol?	No		
Is your event open to the public?	Yes		
Does your event include food concession?	No		
Do you intend to have food trucks at your event?	No		

Will there be merchandising vending at your event?	No
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

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

What size of tents? 10x10

Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

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

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

Setup/Load In

Date 07/13/2024

Start Time 6:00 AM (EDT)

End Time 7:00 AM (EDT)

Event Dates

Date 07/13/2024

Start Time 7:00 AM (EDT)

End Time 8:00 AM (EDT)

Take Down/Load Out

Date	07/13/2024
Start Time	8:00 AM (EDT)
End Time	9:00 AM (EDT)

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

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

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

Applicant Signature



Name of Applicant	Andrew J. Reyes
Title of Applicant	Owner
Date Submitted	06/11/2024

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 Oak Certificate of Insurance- City of Apopka(2024).pdf

Name of Applicant	Andrew Reyes		
Mailing Address	1070 Montgomery Road #2286		
City	Altamonte Springs		
State	FL		
Zip Code	32714		
Email	theoakcommunityinfo@gmail.com		
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No		
State of Florida Tax ID Number	82-4767154		
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 Apopka BTR.pdf		
Name of the Event	Duran		
Date(s) of the Event	07/09/2024		
Hours of the Event	5PM-8PM		
Location of the Event	Kitland Nelson Park <i>Edwards Field</i>		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	100		
Briefly describe the event and all activities that will occur during the event:	Fitness Event		
Event Category	• Other		
Please specify	Organized Fitness Event		
Are there flyers or advertisements for this event?	No		
Will there be admission fees to your event?	No		
Will you be serving alcohol?	No		
Is your event open to the public?	Yes		
Does your event include food concession?	No		
Do you intend to have food trucks at your event?	No		

Will there be merchandising vending at your event?	No
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	No
Does your event include the use of tents?	Yes

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

What size of tents? 10x10

Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

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

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

Setup/Load In

Date 07/09/2024

Start Time 5:00 PM (EDT)

End Time 6:00 PM (EDT)

Event Dates

Date 07/09/2024

Start Time 6:00 PM (EDT)

End Time 7:00 PM (EDT)

Take Down/Load Out

Date	07/09/2024
Start Time	7:00 PM (EDT)
End Time	8:00 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	Andrew J. Reyes
Title of Applicant	Owner
Date Submitted	06/11/2024

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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.
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INSURANCE

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- 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.

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

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

Signature of Applicant

A handwritten signature in black ink, appearing to be 'AJR' with a stylized 'R' and a long horizontal stroke.

Name of Applicant Andrew J. Reyes

Title of Applicant Owner

Sponsoring Organization Name The Oak



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/06/2024

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

PRODUCER Insurance Canopy PO Box 34833 North Chesterfield VA 23234		CONTACT NAME: Insurance Canopy Program Support PHONE (A/C, No, Ext): 844-520-6993 FAX (A/C, No): 801-763-1374 E-MAIL ADDRESS: info@insurancecanopy.com	
INSURED Reyes Fitness Professionals, DBA The Oak 1070 Montgomery Road #2286 Altamonte Springs FL 32714		INSURER(S) AFFORDING COVERAGE INSURER A: Great American Alliance Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 26832	

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

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

INSR LTR	TYPE OF INSURANCE	ADOL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☒ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC	☒	PLE974344-CPT140147	02/20/2024	02/20/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ INCLUDED GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 ANIMAL BAILEE \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS	☐				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$ ☐	☐				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A ☐	☐				WC STATU-TORY LIMITS ☐ OTH-ER ☐ E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
A	Professional Liability	☒	PLE974344-CPT140147	02/20/2024	02/20/2025	INCLUDED

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

CERTIFICATE HOLDER City of Apopka 120 East Main Street Apopka FL 32712	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

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ACORD 25 (2014/01)
INS025 (201401)

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Schedule

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

City of Apopka

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

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

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

However:

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

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

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

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

whichever is less.

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

CITY OF APOPKA

120 E Main Street
Apopka, FL 32703
Phone: 407-703-1719, Website: www.Apopka.gov/BTR

Local Business Tax Receipt

BTR ID:	BTR-121	Issued Date:	January 18, 2024
Effective Date:	October 1, 2023	Expiration Date:	September 30, 2024
BTR Type(s):	08H3 - Personal Trainer		

Business Name: Reyes Fitness Professionals LLC DBA The Oak The Oak
Business Location: 633 Mount Stirling Ave APOPKA, FL 32712
Business Registration Number(s): L18000031480

Planning and Zoning Conditions:

Notes: No clients to visit the residence

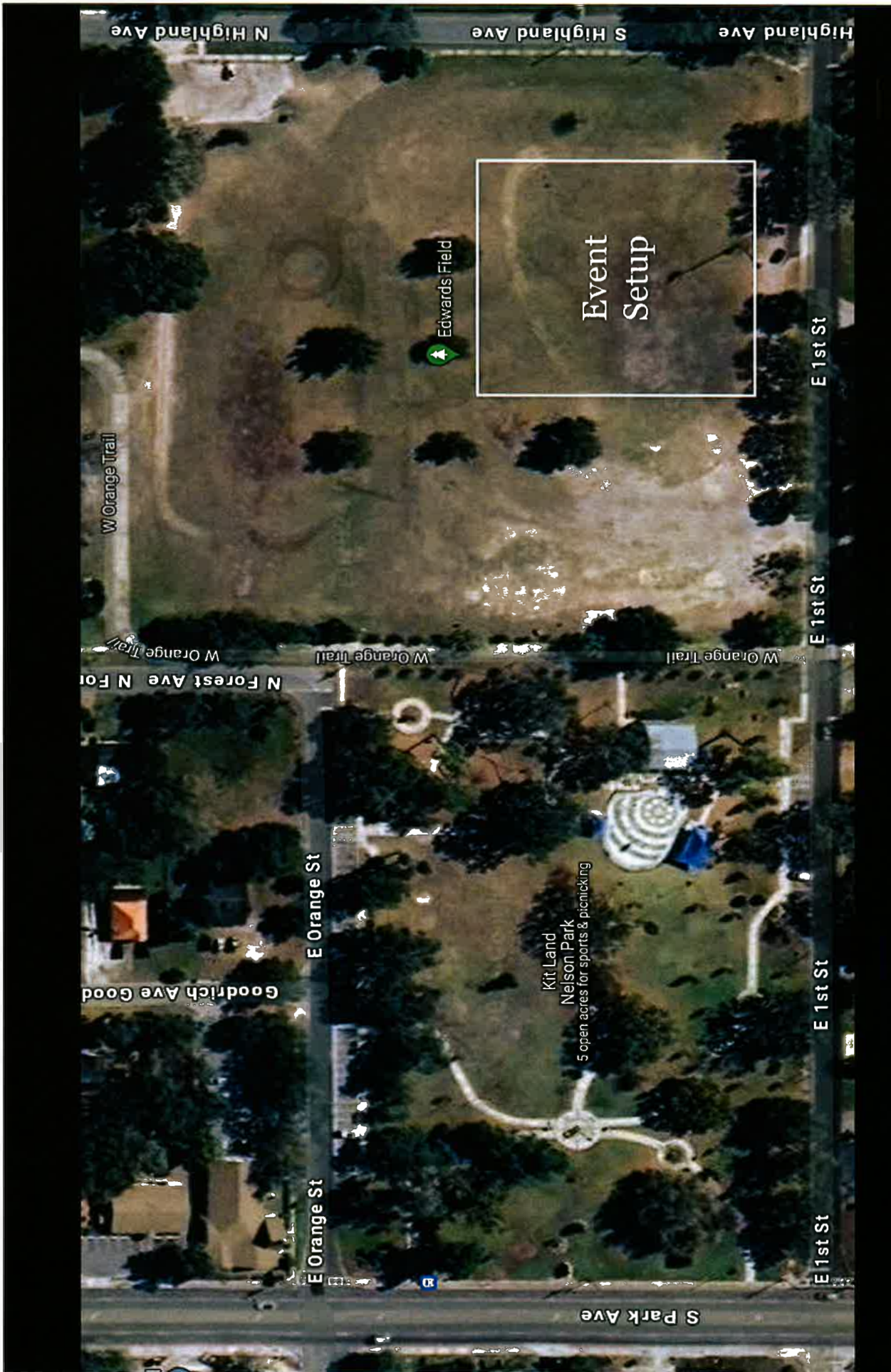
Please note that this is only verification that you have paid your City of Apopka business tax.

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE



**For Online
Access**



SITE CONSTRUCTION PLANS

APOPKA PROPERTY (0.42 ACRES)

66 E, STATION STREET

APOPKA, FL 32703



Property Description

TOWN OF APOPKA A/109 LOTS 148 & 149 & BEG NW COR OF LOT 150 RUN S 50 DEG E 6.38 FT S 39 DEG W 51.86 FT N 50 DEG W 5.66 FT N 38 DEG E 51.89 FT TO POB BLK E

FEBRUARY 10, 2024



VICINITY MAP
(IN FEET)
1 inch = 80 ft.

ENGINEER

SUNSTATE PLANS LLC.
Licensed Engineering Firm
2727 Silver Star Rd, Orlando, FL 32822
407-902-7128
Sunstateplans@gmail.com

OWNER

Jordan Brett Matthew
61 W 1ST Street Apopka, FL 32703

SHEET INDEX

CS-0.01	COVER SHEET
S-1.0	SURVEY
A-1.1	OVERALL SITE PLAN
A-1.2	OVERALL SITE PLAN
LS-1.1	LANDSCAPE, IRRIGATION & LIGHTING PLAN
LS-1.2	LANDSCAPE, IRRIGATION & LIGHTING PLAN

REV.	DESCRIPTION:	DATE:
1	OC Comments	04/2024

SUNSTATE PLANS LLC.
Licensed Engineering Firm
2727 Silver Star Rd, Orlando, FL 32822
407-902-7128
Sunstateplans@gmail.com

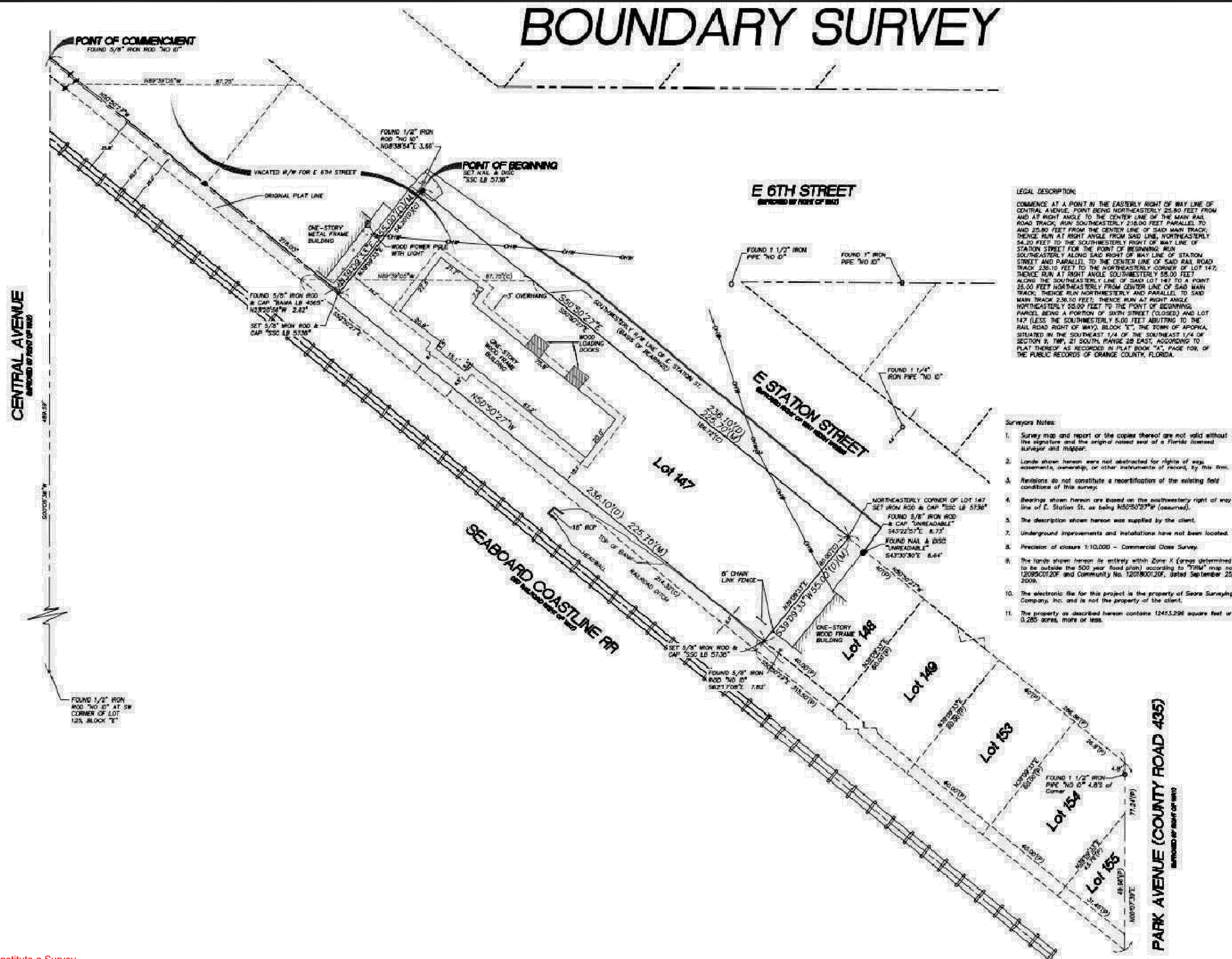
COVER SHEET

APOPKA PROPERTY
66 E, STATION STREET
APOPKA, FL 32703

Drawn By: LP
Approved BY: LP
Date: 02/10/2024
Permit Number:

CS - 0.01

Revisions



LEGAL DESCRIPTION

COMMENCE AT A POINT IN THE EASTERLY RIGHT OF WAY LINE OF
CENTRAL AVENUE, POINT BEING NORTHEASTERLY 25.80 FEET FROM
AND AT RIGHT ANGLE TO THE CENTER LINE OF THE MAIN RAIL
ROAD TRACK; RUN SOUTHEASTERLY 218.00 FEET PARALLEL TO
AND 10.00 FEET FROM THE CENTER LINE OF THE MAIN RAIL
ROAD TRACK; THENCE RUN AT RIGHT ANGLE FROM SAID LINE, NORTHEASTERLY
54.20 FEET TO THE SOUTHWESTERLY POINT OF WAY LINE OF
STATION STREET FOR THE POINT OF BEGINNING AND
STATION STREET BEING 10.00 FEET FROM THE CENTER OF STATION
STREET AND PARALLEL TO THE CENTER LINE OF SAID RAIL ROAD
TRACK 238.10 FEET TO THE NORTHEASTERLY CORNER OF LOT 14;
THENCE RUN SOUTHWESTERLY 10.00 FEET TO THE CENTER LINE
ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 147.10 FEET TO
35.00 FEET NORTHEASTERLY FROM CENTER LINE OF SAID MAIN
RAIL ROAD TRACK; THENCE RUN SOUTHWESTERLY 10.00 FEET
AND MAIN TRACK 238.10 FEET; THENCE RUN AT RIGHT ANGLE
NORTHEASTERLY 55.00 FEET TO THE POINT OF BEGINNING.
PARCEL BEING A PORTION OF SIXTH STREET (CLOSED) AND LOT 14
AND BEING THE SOUTHWESTERLY 1/4 OF THE SOUTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 108
EAST, PUBLIC RECORDS OF WAYNO, BLOOM 'E', THE TOWN OF APOKKA,
SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 9, TWP. 36 NORTH, RANGE 108 EAST, ACCORDING TO
PLAT 145 AS SHOWN THEREON, BEING THE SOUTHWEST 1/4 OF
THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

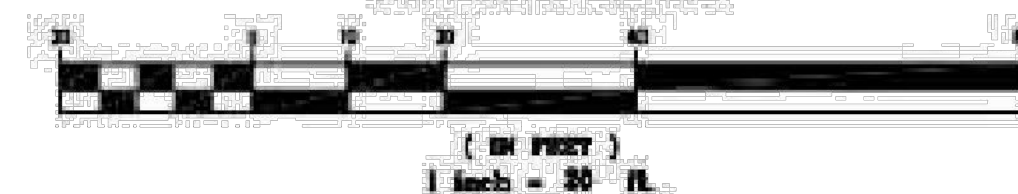
Summary Notes

1. Survey map and report or the copies thereof are not valid without the signature and the original noted seal of a Florida Licensed Surveyor and Mapper.
2. Land shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Easements do not constitute a reversionary of the existing field conditions of this survey.
4. Bearings shown hereon are based on the northwesterly right of way line of E. Station St. as being N30°50'27"W (assumed).
5. The description shown hereon was supplied by the client.
6. Underground improvements and installations have not been located.
7. Precision of closure 1:10,000 - Commercial Class Survey.
8. The lands shown hereon lie entirely within Zone K (range determined to be outside the 500 year flood plain) according to "FIRM" map no. 12090C0120F and Community No. 1207800120F, dated September 25, 2009.
9. The electronic file for this project is the property of Seors Surveying Company, Inc. and is not the property of the client.
10. The property as described hereon contains 12411.296 square feet or 0.283 acres, more or less.

LEGEND



GRAPHIC SCALE



This Does Not Constitute a Survey

SHEET
1
OF
1

SECTION 9 ,
TOWNSHIP 21 SOUTH,
RANGE 28 EAST

ORANGE COUNTY

FLORIDA

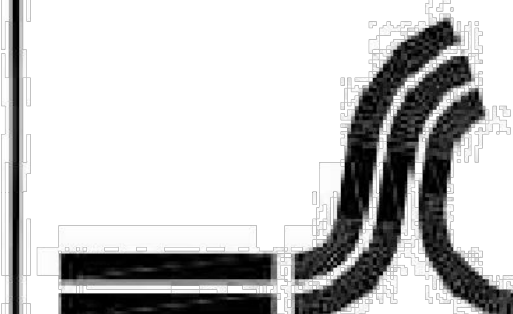
JOB NUMBER: 08018
SURVEY DATE: 12/28/2009
FIELD BY: M. PHILIPS
FIELD BOOK: 444
PAGES: 43-45,35
FIELD FILE: 08018-0A
CALC. BY: R. SEARS
DRAWN BY: T. SEARS
CHECKED BY: R. SEARS
DRAWING NAME: 08018
DRAWING SCALE: 1" = 20'

PERMISSIONS

SURVEYORS CERTIFICATION:

WE HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HERETOIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE, AND BELIEF AS PREPARED UNDER OUR DIRECTION IN 10, 2009. WE FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 61G17-6 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472.022.

ROBERT D.M. SEARS P.S.M.
FLORIDA REGISTRATION No. 4263
FLORIDA LICENSED BUSINESS No. 533



**SEARS
SURVEYING
COMPANY**

1160 Solana Avenue,

Winter Park, Florida 32789

(407) 645-1332

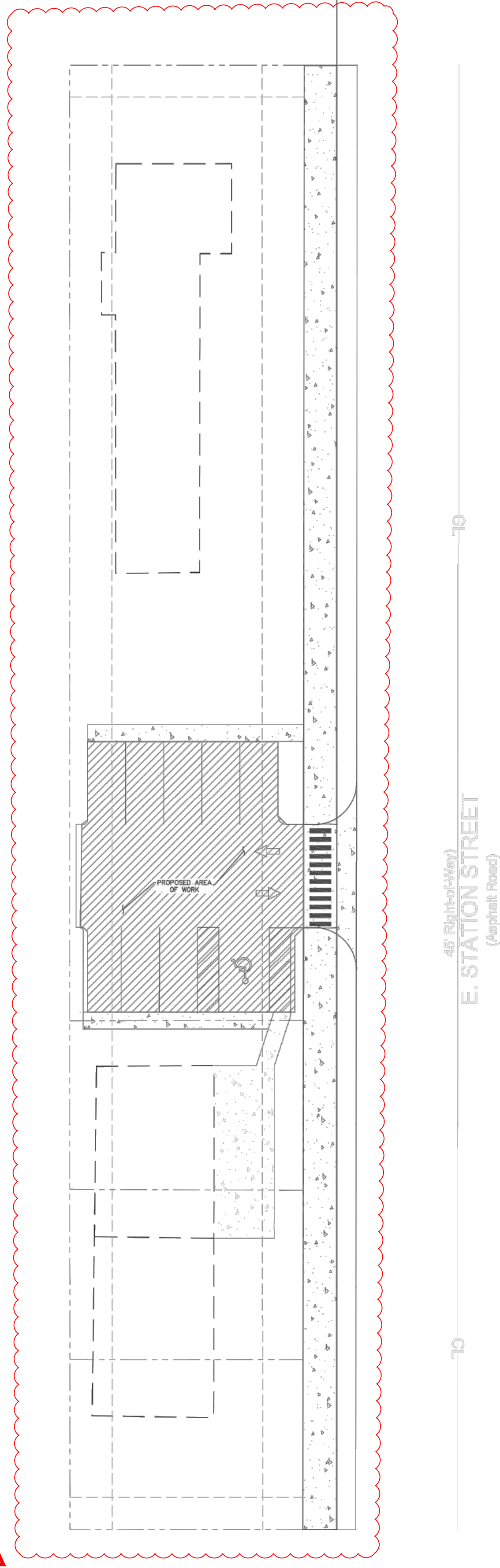
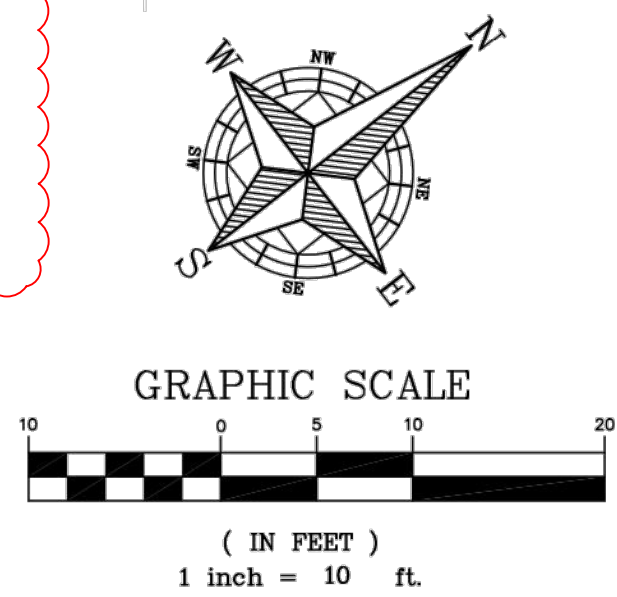
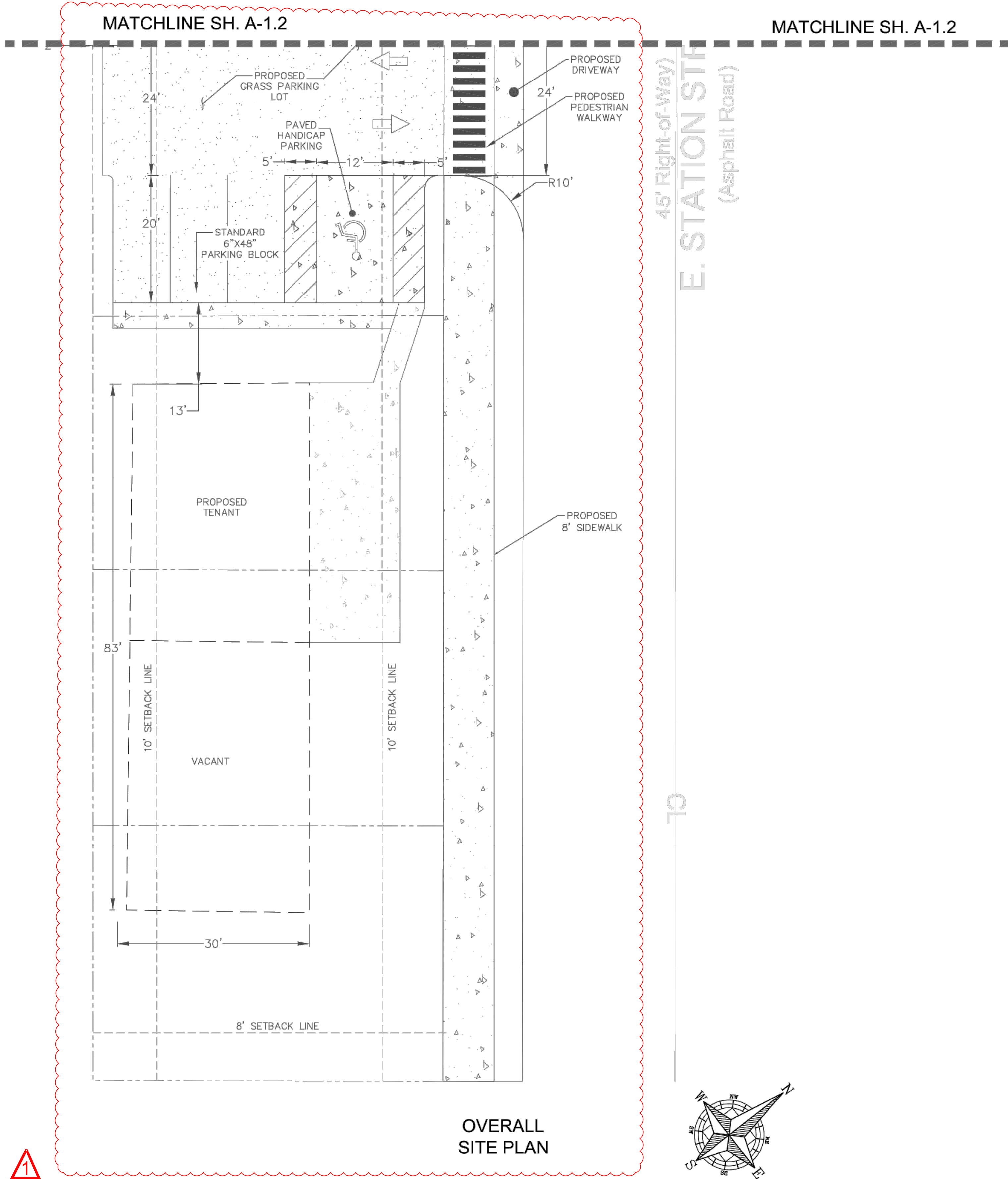
SURVEY

Drawn By: LP

Approved BY: LP

Date: 02/10/2024

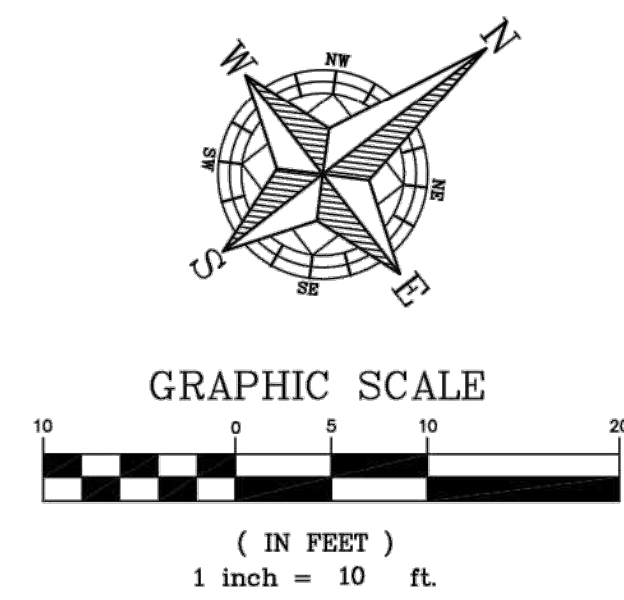
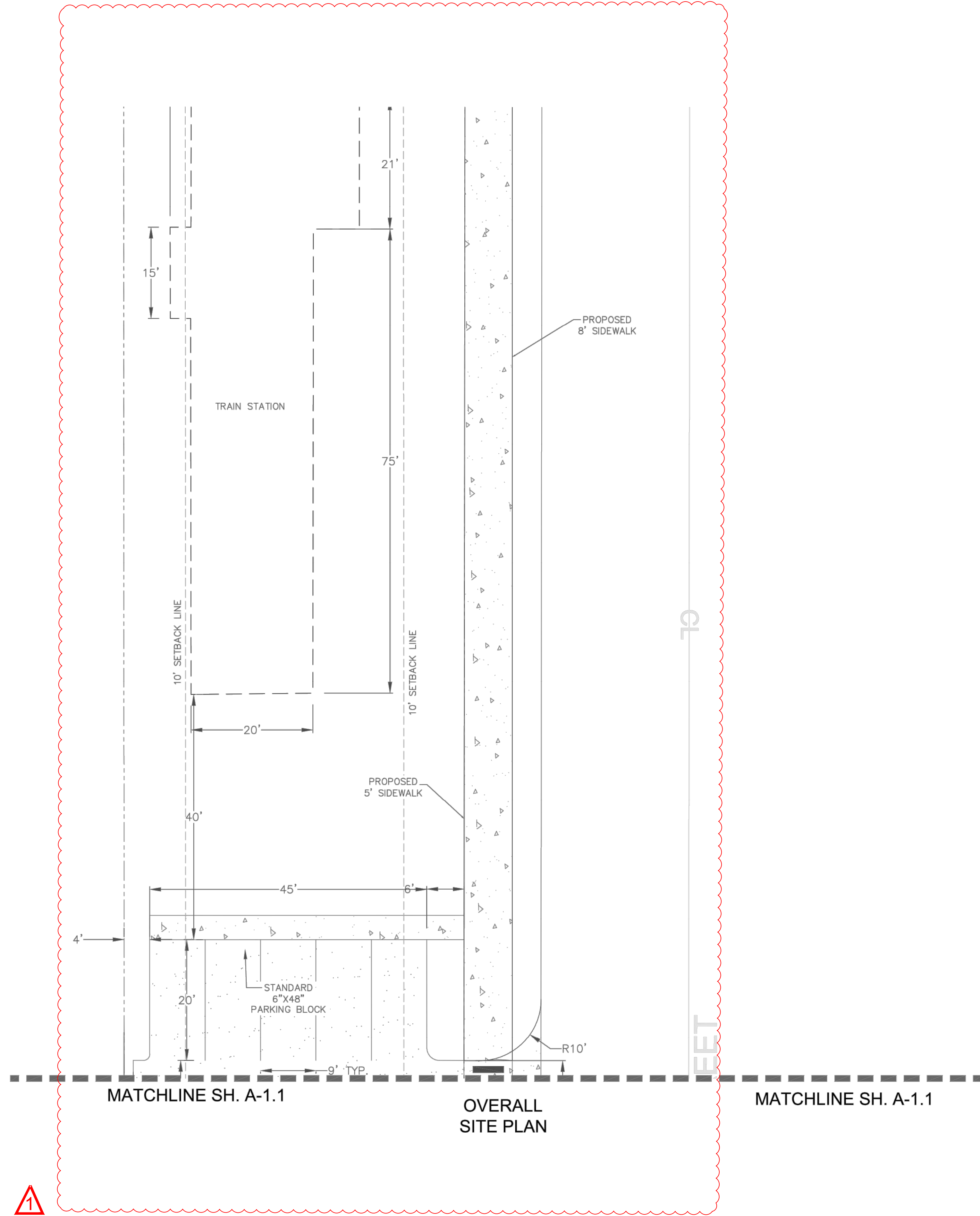
S-1.0



COMMERCIAL LOT		
LAND USE TABLE		
PROPOSED DEVELOPMENT	TBD	
PARCEL ID NO.	27-28-09-000000-042030	
PARCEL ADDRESS	66 E. STATION STREET, ORLANDO, FL 32703	
CURRENT ZONING=	MU-D	
FUTURE LAND USE=	1100 - Retail 1 Story	
MAXIMUM BUILDING HEIGHT	N/A	FT.
REQUIRED PARKING SPACES		
TOTAL REQUIRED PARKING	8 / 1,000sqft	SPACES
PROVIDED PARKING SPACES		
STANDARD PARKING	8	SPACES
HANDICAP PARKING (12'X18')	1	SPACES
TOTAL PROVIDED PARKING	9	SPACES
LANDSCAPE BUFFER PROVIDED		
REAR (NW)	N/A	FT.
SIDE (NE)	N/A	FT.
FRONT (STATION STREET)	N/A	FT.

AREA CALCULATIONS		
PROPOSED AREA CALCULATIONS		
IMPERVIOUS AREA (ACRES)	.07	100%
PERVIOUS AREA (ACRES)	.00	0%
TOTAL COMMERCIAL LOT AREA	(19,110 sqft +/-) 0.44	ACRES

Revisions	
OC Comments	1
SUNSTATE PLANS LLC. Licensed Engineering Firm 2727 Silver Star Rd, Orlando, FL 32822 407-902-7128 Sunstateplans@gmail.com	
APOPKA PROPERTY 66 E STATION STREET APOPKA, FL 32703	
OVERALL SITE PLAN	
Drawn By: LP	
Approved BY: LP	
Date: 02/10/2024	
A-1.1	



Shop Drawing For Permitting Purposes Only

Revisions	
OC Comments	1

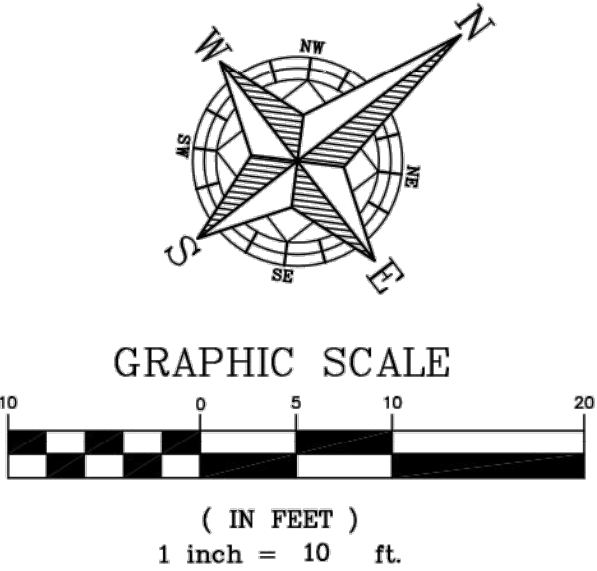
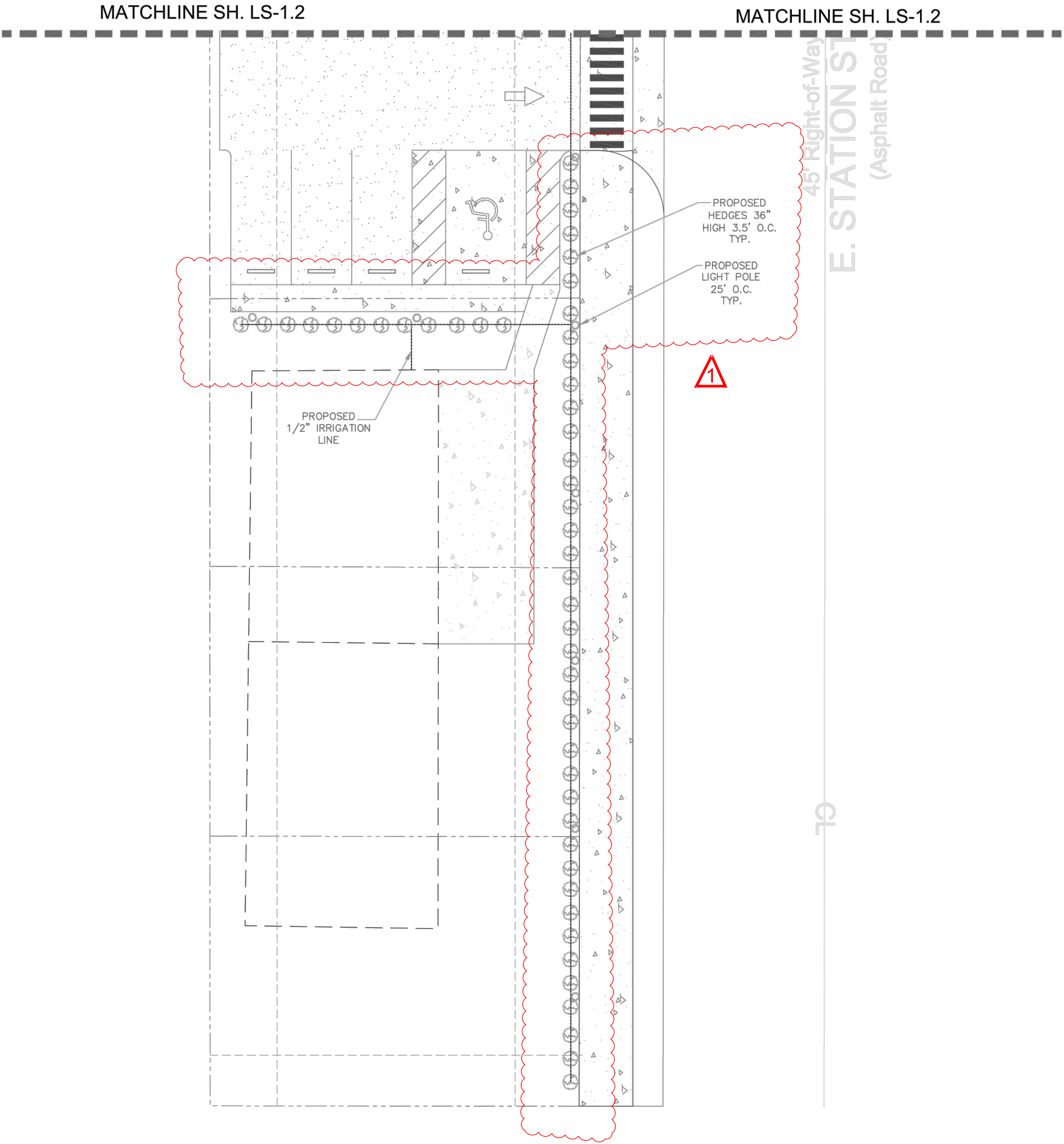
SUNSTATE PLANS LLC.
Licensed Engineering Firm
2727 Silver Star Rd, Orlando, FL 32822
407-902-7128
Sunstateplans@gmail.com

APOPKA PROPERTY
66 E STATION STREET
APOPKA, FL 32703

OVERALL
SITE PLAN

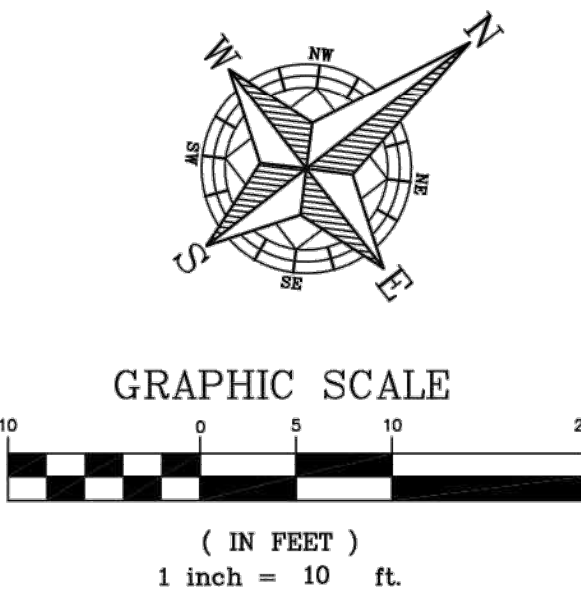
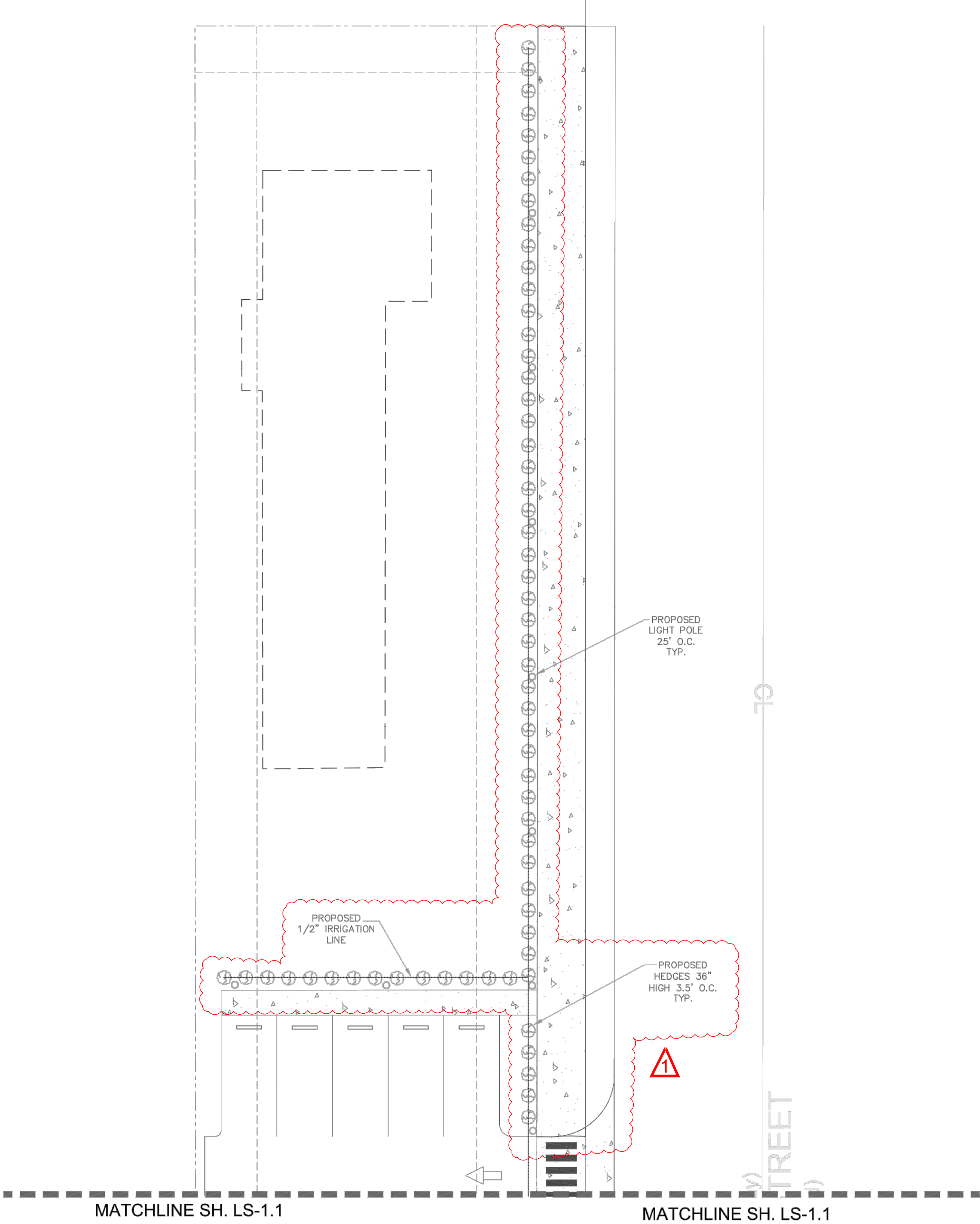
Drawn By: LP
Approved BY: LP
Date: 02/10/2024

A-1.2



Shop Drawing For Permitting Purposes Only

Revisions	
OC Comments	1
SUNSTATE PLANS LLC. Licensed Engineering Firm 2727 Silver Star Rd, Orlando, FL 32822 407-902-7128 Sunstateplans@gmail.com	
AOPKA PROPERTY 66 E STATION STREET AOPKA, FL 32703	
LANDSCAPE, IRRIGATION & LIGHTING PLAN	
Drawn By: LP	
Approved BY: LP	
Date: 02/10/2024	
LS-1.1	



Shop Drawing For Permitting Purposes Only

Revisions	
OC Comments	1

SUNSTATE PLANS LLC.
Licensed Engineering Firm
2727 Silver Star Rd, Orlando, FL 32822
407-902-7128
Sunstateplans@gmail.com

APOKA PROPERTY
66 E STATION STREET
APOKA, FL 32703

LANDSCAPE,
IRRIGATION &
LIGHTING PLAN

Drawn By: LP
Approved BY: LP
Date: 02/10/2024

LS-1.2

CONSTRUCTION SITE PLAN FOR BUILDINGS 100 & 200 LOGISTICS 429 AT APOPKA RIDGE APOPKA, FLORIDA

OWNER/DEVELOPER
RIDGE 429 OWNER, LLC
189 S. ORANGE AVE., STE 1170
ORLANDO, FL 32801
SEAN CARPENTER, DIR. OF DEVELOPMENT
407-852-0701
SCARPENTER@CORCRANEYPROPERTY.COM

ENGINEER
SMILEY & ASSOCIATES, INC.
624 KINGFISH ROAD
NORTH PALM BEACH, FL 33408
MARK SMILEY, PE
561-596-0562
MSMILEY@SMILEY-ASSOCIATES.COM

SURVEYOR
ALLEN & COMPANY
16 E PLANT STREET
WINTER GARDEN, FL 34787
JAMES RICKMAN, FSM
407-654-5355

ARCHITECT
C4 ARCHITECTURE
135 W. CENTRAL BLVD.
ORLANDO, FL 32801
CLARK STRANAHAN, AIA
407-363-6136
CSTRANAHAN@C4ARCHITECTURE.COM

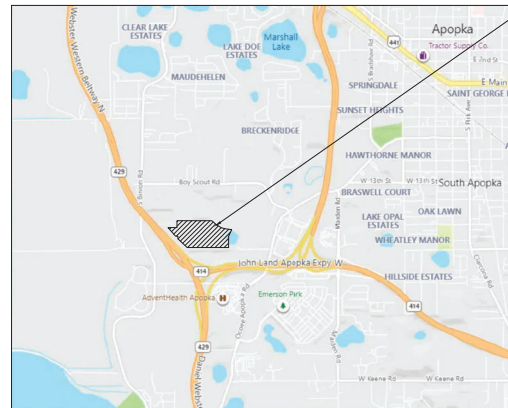
APOPKA CITY UTILITIES
150 E. 5TH STREET
APOPKA, FL 32703
407-703-1727

DUKE ENERGY
ELECTRICAL SERVICE
3250 BONNET CREEK PARKWAY
PO BOX 10000
LAKE BUENA VISTA, FL 32830

CENTURYLINK
3030 E. SEMORAN BLVD.
APOPKA, FL 32703
407-788-1388

NOTE:
THIS PLAN IS SUBJECT TO THE RIDGE PD,
ORDINANCE NO. 2868 AND INCLUDES THE FOLLOWING
PHASES FROM THE APPROVED MDP:
PHASE 1 BUILDINGS 100 & 200
(NOTE BLDG 300 FROM MDP
RENUMBERED TO BLDG 100 IN THIS SHT)

LOCATION OF
THIS PROJECT



DEVELOPER: **RIDGE 429 OWNER, LLC**
189 S. ORANGE AVE.
SUITE 1170
ORLANDO, FL 32801

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 31 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE RUN SOUTH 88°44' WEST ALONG THE SOUTH LINE OF SAID SECTION 18 FOR A DISTANCE OF 361.11 FEET TO THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 429, ACCORDING TO DEED BOOK 770 PAGE 208, OFFICIAL RECORDS WITHIN 3046, PAGE 048 & OFFICIAL RECORDS BOOK 8388 PAGE 1709 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 43°44'41" WEST FOR A DISTANCE OF 104.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 144.00 FEET, A CENTRAL ANGLE OF 92°44'41", THE CHORD OF WHICH BEARS NORTH 43°44'41" WEST FOR A DISTANCE OF 401.72 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 401.74 FEET TO A NON-TANGENT POINT LYING ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, THENCE RUN NORTH 88°42'00" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 262.53 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 88°57'37" WEST FOR A DISTANCE OF 241.8 FEET TO SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, THENCE RUN ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 43°44'41" WEST FOR A DISTANCE OF 447.10 FEET; THENCE RUN NORTH 88°42'00" EAST FOR A DISTANCE OF 544.34 FEET; THENCE RUN NORTH 03°42'00" EAST FOR A DISTANCE OF 60.61 FEET; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE RUN SOUTH 88°42'00" EAST FOR A DISTANCE OF 244.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 30.0000 FEET, A CENTRAL ANGLE OF 03°42'00", THE CHORD OF WHICH BEARS SOUTH 88°42'00" EAST FOR A DISTANCE OF 30.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 30.00 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE FOR A DISTANCE OF 348.37 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 348.37 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 88°42'00" EAST FOR A DISTANCE OF 60.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 03°42'00", THE CHORD OF WHICH BEARS SOUTH 88°42'00" EAST FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 30.00 FEET TO A NON-TANGENT POINT; THENCE RUN SOUTH 03°42'00" WEST NON-ADJACENT TO SAID CURVE FOR A DISTANCE OF 104.86 FEET; THENCE RUN SOUTH 88°42'00" WEST FOR A DISTANCE OF 241.8 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, THENCE RUN NORTH 88°42'00" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 361.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,456,325 SQUARE FEET OR 79.20 ACRES OF LAND, MORE OR LESS.

PERMITTED USES AND CONDITIONS

THE PROJECT SCOPE FOR PARCEL 5 SHALL BE FOR CONSTRUCTION OF FACILITIES THAT INCLUDE USES FOR THOSE LISTED AS PERMITTED UNDER THE H-1 ZONING DISTRICT IN TABLE 4.2.2.C. PRINCIPAL USE TABLE IN THE CITY OF APOPKA'S LAND DEVELOPMENT CODE. THE FOLLOWING USES ARE PERMITTED BASED ON THE SPECIFIC LOCATION IN THE DEVELOPMENT AS LISTED.

- OUTDOOR STORAGE (AS ANCILLARY USE) - PERMITTED ON PARCEL 5; MATERIALS STORED MAY NOT EXCEED 10 FEET IN HEIGHT; 6-8 FEET TALL PERIMETER WALL IS REQUIRED; TYPE D LANDSCAPE BUFFER IS REQUIRED; LOCATED AT LEAST 50 FEET FROM SPINE ROAD.
- HEAVY EQUIPMENT SALES, RENTAL, REPAIR, SERVICES OR STORAGE (PERMITTED ON PARCEL 5 ONLY AND SHALL BE ENCLOSED AND SETBACK A MINIMUM OF 50 FEET FROM THE RIGHT-OF-WAY LINE).
- MACHINE SHOP - PERMITTED ON PARCEL 5 ONLY AND SHALL BE ENCLOSED.
- CONSOLIDATED STORAGE (SELF-SERVICE STORAGE) - PERMITTED ON PARCEL 5; ADDITIONAL ARCHITECTURAL BUILDING FEATURES REQUIRED; MUST HAVE OFFICE LIFE PACKAGE.
- OUTDOOR STORAGE (AS ANCILLARY USE) - PERMITTED ON PARCEL 5; MATERIALS STORED MAY NOT EXCEED 10 FEET IN HEIGHT; 6-8 FEET TALL PERIMETER WALL IS REQUIRED; TYPE D LANDSCAPE BUFFER IS REQUIRED; LOCATED AT LEAST 50 FEET FROM SPINE ROAD.
I. IS THERE OUTDOOR STORAGE (OTHER THAN TRAILER) BEING PROPOSED? IF SO, DEMONSTRATE THE FOLLOWING:
F. SOLAR ENERGY COLLECTION FACILITY - PERMITTED ON PARCEL 5 ONLY.
G. BUILDING HEATING/ART CONDITIONING, PLUMBING, OR ELECTRICAL CONTRACTOR'S STORAGE YARD MATERIALS STORED MAY NOT EXCEED 10 FEET IN HEIGHT; 6-8 FOOT TALL SCREEN WALL IS REQUIRED; PERMITTED ON PARCEL 5 ONLY; MUST BE SCREENED AND/OR ENCLOSED.
- VEHICLE OR TRAILER PARKING STORAGE (PERMITTED ON PARCEL 5 ONLY; NO FRONTAGE ALONG INTERNAL SPINE ROAD AND MUST BE LOCATED BEHIND A 6-8 FOOT TALL SCREEN WALL).

PARCEL ID
17-21-28-7345-05-000

NOT TO SCALE

LOCATION MAP

SEC 17, TWP 21S, RNG 28E

BLDG 100 - 1315 JACK JUNCTION WAY
BLDG 200 - 1360 JACK JUNCTION WAY



SMILEY & ASSOCIATES, INC.
624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408
561-596-0562 • msmiley@smiley-associates.com
EB # 8613

Mark
C
Smiley
Digitally signed by
Mark C Smiley
Date:
2024.05.31
14:30:53
-04'00'



5/31/24

CIVIL

SA JOB # 24-002

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AS HAVING A BEARING OF SOUTH 89°54'43" WEST.
2. 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.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT ORDER NUMBER 10412226, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE 04/13/2022 AT 8:00 AM.
4. THE LEGAL DESCRIPTION HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
5. 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.
6. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA AREA OF MINIMAL FLOOD HAZARD AND ZONE AE, AREA WITH A BASE FLOOD ELEVATION OF 70.4' ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 120950210F, MAP DATE 9/25/2009. 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 LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
7. 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.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSERVED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS ENTIRELY PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSERVED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
11. WETLAND LINE SHOWN HEREON WAS LOCATED BY ALLEN & COMPANY ON JANUARY 8, 2021, AS FLAGGED BY OTHERS.
12. LAST DATE OF FIELD SURVEY: MAY 31, 2022.
13. SUBJECT PROPERTY CONTAINS APPROXIMATELY 3,406,335 SQUARE FEET OR 78.20 ACRES.
14. THE SUBJECT PROPERTY DOES NOT HAVE DIRECT ACCESS TO A PUBLIC, DESIGNATED RIGHT OF WAY. THE PROPERTY IS PART OF A PLANNED DEVELOPMENT AND WILL HAVE ACCESS THROUGH SAID PLANNED DEVELOPMENT.
15. ALL MEASUREMENTS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE SPECIFIED.
16. AGGREGATE OF SUBJECT PARCEL AND EASEMENT PARCEL: 878.64 ACRES.
17. NO BUILDINGS OBSERVED.
18. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BENCHMARK NUMBER L708044, ELEVATION BEING 89.81'.

6. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER BETWEEN THE CITY OF APOPKA AND TROY S. AND IN A. R. BRONSON, RECORDED IN OFFICIAL RECORDS BOOK 5346, PAGE 641, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

7. RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW VESTED IN THE ORLANDO/ORANGE COUNTY EXPRESSWAY AUTHORITY BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 9046, PAGE 4349 OFFICIAL RECORDS INSTRUMENT NO. 20120751331, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

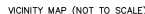
8. TERMS, COVENANTS, CONDITIONS AND OTHER MATERS CONTAINED IN THE PLANNED DEVELOPMENT AGREEMENT (THE RIDGE) AMONG THE CITY OF APOPKA, APOPKA DEVELOPMENT OPPORTUNITY, LLC, APOPKA CENTERLINE DEVELOPMENT, LLC, TROY S. AND IN A. R. BRONSON, RECORDED AT OFFICIAL RECORDS INSTRUMENT NO. 20120552976, AND IN TRANSPORTATION IMPROVEMENTS DEVELOPMENT AGREEMENT AND GRANT OF EASEMENT AGREEMENT PREPARED BY THE CITY OF APOPKA, APOPKA DEVELOPMENT OPPORTUNITY, LLC, APOPKA CENTERLINE DEVELOPMENT, LLC AND TROY S. AND IN A. R. BRONSON, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20120751331, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

9. MATTERS SET FORTH IN THE NOTICE OF ESTABLISHMENT OF THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT RECORDED AT OFFICIAL RECORDS INSTRUMENT NO. 20110567816, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

10. TERMS AND CONDITIONS OF THAT CERTAIN TEMPORARY EASEMENT AGREEMENT BY AND BETWEEN APOPKA CENTERLINE DEVELOPMENT, LLC AND APOPKA DEVELOPMENT OPPORTUNITY, LLC AND RIDGE 429, OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20120774115, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BENEFITS SUBJECT PROPERTY, SHOWN HEREON.

11. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE COVENANT FOR BRONSON'S RIDGE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20120751331, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

12. SCHOOL CONSEQUENCY DETERMINATION CAPACITY ENCOURANCE LETTER RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20120774111, PUBLIC RECORDS ORANGE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.



	FENCE LINE (BARBED)		
	OVERHEAD UTILITY		
	FIRE HYDRANT		SCHEDULE BI IDENTIFIER
	RECLAIMED WATER VALVE		LINE BREAK
	WATER VALVE		PAGE
	CATCH BASIN		OFFICIAL RECORDS BOOK
	VAULT		SECTION
	STORM MANHOLE		CHANGE IN DIRECTION
	CLEAN OUT		NO MONUMENT FOUND/SET
	SANITARY VALVE		REINFORCED CONCRETE PIPE
	BACK FLOW PREVENTER		MEASURED
	WELL		POINT OF CURVATURE
	SIGN		NON-TANGENT
	GUY WIRE		POINT OF TANGENCY
	TELEVISION RISER		CENTRAL ANGLE
	WOOD POWER/UTILITY POLE		RADIUS
	LIGHT POLE		ARC LENGTH
	ELECTRIC PULL BOX		CHORD BEARING
	PHONE RISER		CHORD
	SANITARY MANHOLE		CERTIFIED CORNER RECORD
	SET 1/2" IRON ROD W/CAP OR NAIL WITH DISC STAMPED LB#6723		
	FOUND IRON ROD OR IRON PIPE AS SHOWN		
	FOUND CONCRETE MONUMENT AS SHOWN		STORM DRAINAGE MANHOLE
	LICENSED BUSINESS		FIRE HYDRANT
	PROFESSIONAL SURVEYOR & MAPPER		WATER METER
	LICENSED SURVEYOR		SINGLE STAND SIGN
	(D) DESCRIBED		CONCRETE LIGHT POLE
	PVC POLYVINYL CHLORIDE		
	ELEVATION		
	INVERT		

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS:

TOGETHER WITH NON-EXCLUSIVE EASEMENT(S), AS CREATED BY AND CONTAINED IN THAT CERTAIN TEMPORARY ACCESS EASEMENT AGREEMENT BY AND BETWEEN APOKA CENTERLINE DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND RIDGE 429, OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20210774115, OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN:

A STRIP OF LAND COMPRISING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SOUTHEAST 1/4 OF SECTION 18; THENCE RUN NORTH
N98°54'30" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 18 FOR A DISTANCE OF
167.0 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°33'55" WEST ALONG THE WEST LINE OF SAID
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18 FOR A DISTANCE OF 33.0 FEET TO A POINT ON
THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18; THENCE DEPARTING SAID WEST LINE RUN
S60°R FOR THE PUBLIC RECORDS OF AFORESAID ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING;
THENCE RUN SOUTH 00°33'55" EAST ALONG SAID WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18
FOR A DISTANCE OF 934.30 FEET; THENCE RUN SOUTH 44°26'05" EAST FOR A DISTANCE OF 28.28 FEET;
THENCE S00°33'55" WEST FOR A DISTANCE OF 114.7 FEET; THENCE RUN NORTH N98°51" WEST FOR
A DISTANCE OF 167.0 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN
SOUTH 00°33'55" WEST ALONG SAID NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 18 FOR A
DISTANCE OF 167.0 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN
SOUTH 00°33'55" WEST FOR A DISTANCE OF 942.30 FEET TO AFORESAID SOUTH RIGHT-OF-WAY
LINE; THENCE RUN NORTH N98°54'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE

- CHICAGO TITLE INSURANCE COMPANY
- PACIFIC WESTERN BANK, ISAOA ATIMA
- RIDGE 429 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- SAUL EWING ARNSTEIN & LEHR, LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11, 13 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 23, 2024.

JAMES L. RICKMAN, P.S.

JAMES L. RICKMAN, PSM #5633



ALTA/NSPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC
SURVEY OF
BRONSON PROPERTY

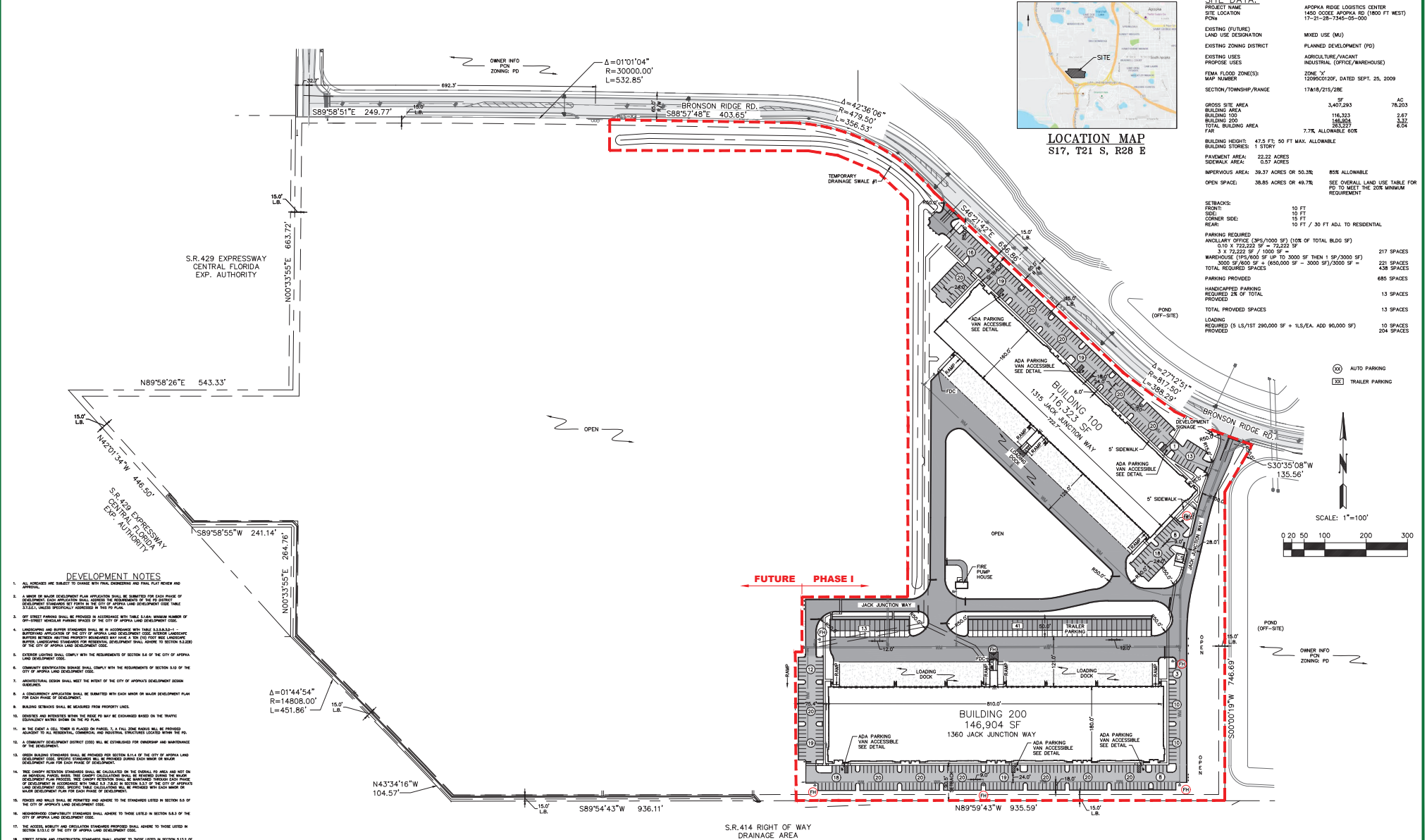
SECTION 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:
MCCRANEY PROPERTY COMPANY

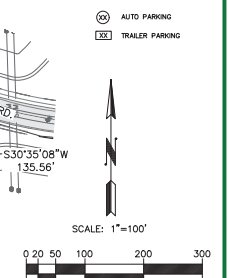
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JOB #: 20210402
DATE: 6/09/22
SCALE: N/A
CALC BY: SEJ
FIELD BY: DH
DRAWN BY: BRH/CY
CHECKED BY: SEJ

SHEET 1 OF 2



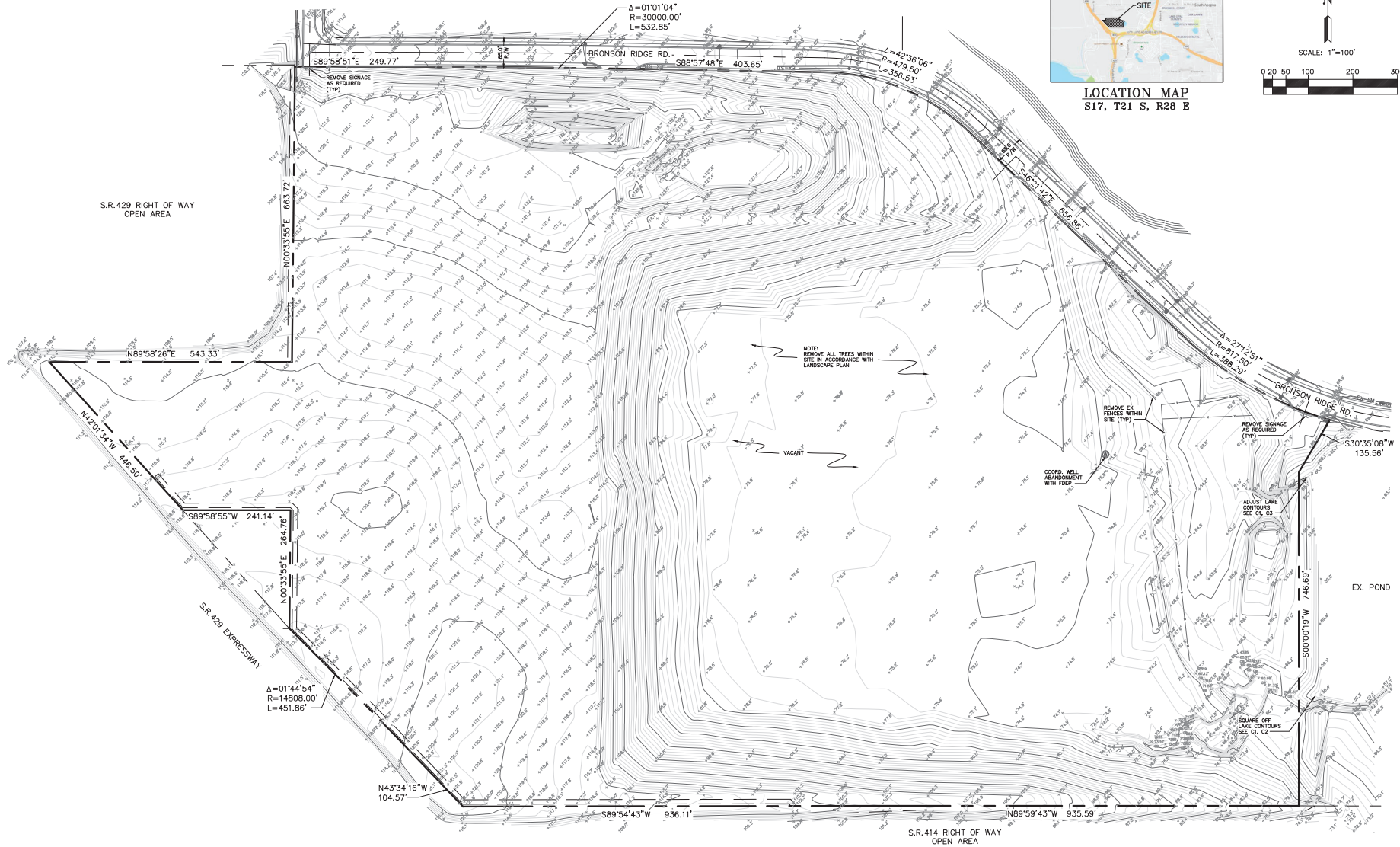
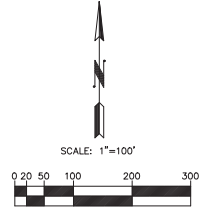
SITE DATA:		
PROJECT NAME	APOPKA RIDGE LOGISTICS CENTER	
SITE LOCATION	1450 COOKE APOPKA RD (1800 FT WEST)	
EXISTING (FUTURE)	17-21-58-1545-00-00	
LAND USE DESIGNATION	MIXED USE (MU)	
EXISTING ZONING DISTRICT	PLANNED DEVELOPMENT (PD)	
EXISTING USES	AGRICULTURE/VACANT	
PROPOSED USES	INDUSTRIAL, OFFICE/WAREHOUSE	
FEMA FLOOD ZONE(S)	ZONE 'X'	
MAP NUMBER	12099501201, DATED SEPT. 25, 2009	
SECTION/TOWNSHIP/RANGE	17N/18E/21S/20E	
GROSS SITE AREA	3,407,293	AC
BUILDING AREA	78,203	
BUILDING 100	116,323	2.67
BUILDING 200	146,904	3.32
TOTAL BUILDING AREA	263,227	6.04
PAV	7.7%	ALLOWABLE 60%
BUILDING HEIGHT	47.5 FT; 50 FT MAX. ALLOWABLE	
BUILDING STORES	1 STORY	
PAVEMENT AREA	22.22 ACRES	
SEWALK AREA	0.57 ACRES	
IMPERVIOUS AREA	39.37 ACRES OR 50.3%	85% ALLOWABLE
OPEN SPACE	39.85 ACRES OR 49.7%	SEE OVERALL LAND USE TABLE FOR PD TO MEET THE ZONE MINIMUM REQUIREMENT
SETBACKS:		
FRONT:	10 FT	
REAR:	10 FT	
CORNER SIDE:	15 FT	
REAR:	10 FT / 30 FT ADJ. TO RESIDENTIAL	
PARKING REQUIRED:		
ANCILLARY OFFICE (SPS/1000 SF) (10% OF TOTAL BLDG SF)	0.10 X 725,222 SF = 72,522 SF	217 SPACES
3 X 72,522 SF / 1000 SF =		
WAREHOUSE (100,000 SF UP TO 3000 SF THEN 1 SP/3000 SF)	3000 SF/6000 SF = (650,000 SF - 3000 SF)/3000 SF =	221 SPACES
TOTAL REQUIRED SPACES		438 SPACES
PARKING PROVIDED:		
HANDICAPPED PARKING	REQUIRED 2% OF TOTAL PROVIDED	13 SPACES
TOTAL PROVIDED SPACES		438 SPACES
LOADING	REQUIRED (5 LS/1ST 290,000 SF + 1LS/EA. ADD 90,000 SF)	10 SPACES
PROVIDED		204 SPACES



SMILEY & ASSOCIATES, INC. 1234 KINGSTON ROAD, NORTH PALM BEACH, FLORIDA 33408 561-596-0562 • msmith@smiley-associates.com www.smiley-associates.com EIR # 8615		BUILDINGS 100 & 200 LOGISTICS 429 AT APOPKA RIDGE FOR RIDGE 429 OWNER, LLC APOPKA, FLORIDA		SITE PLAN		SP SHEET TYPE SHEET 1 OF 1 JOB # 21-002	
DRT DRT DSG MS CHK MS CADDWG AR	REV. DESCRIPTION APRV. DATE	REVISION NOTES		DIGITAL SEAL DATE 5/31/24		FLORIDA PROFESSIONAL ENGINEER NO. 06864 5/31/24 6000 SE	



LOCATION MAP
S17, T21 S, R28 E



SMILEY & ASSOCIATES, INC.
624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408
561-596-0562 • marilyn@smiley-associates.com
www.smiley-associates.com
ES # 8615

DRT	DRT
DSG	MS
CHK	MS
CADDWG AR	

REV.	DESCRIPTION	APPROV.	DATE
REVISION NOTES			

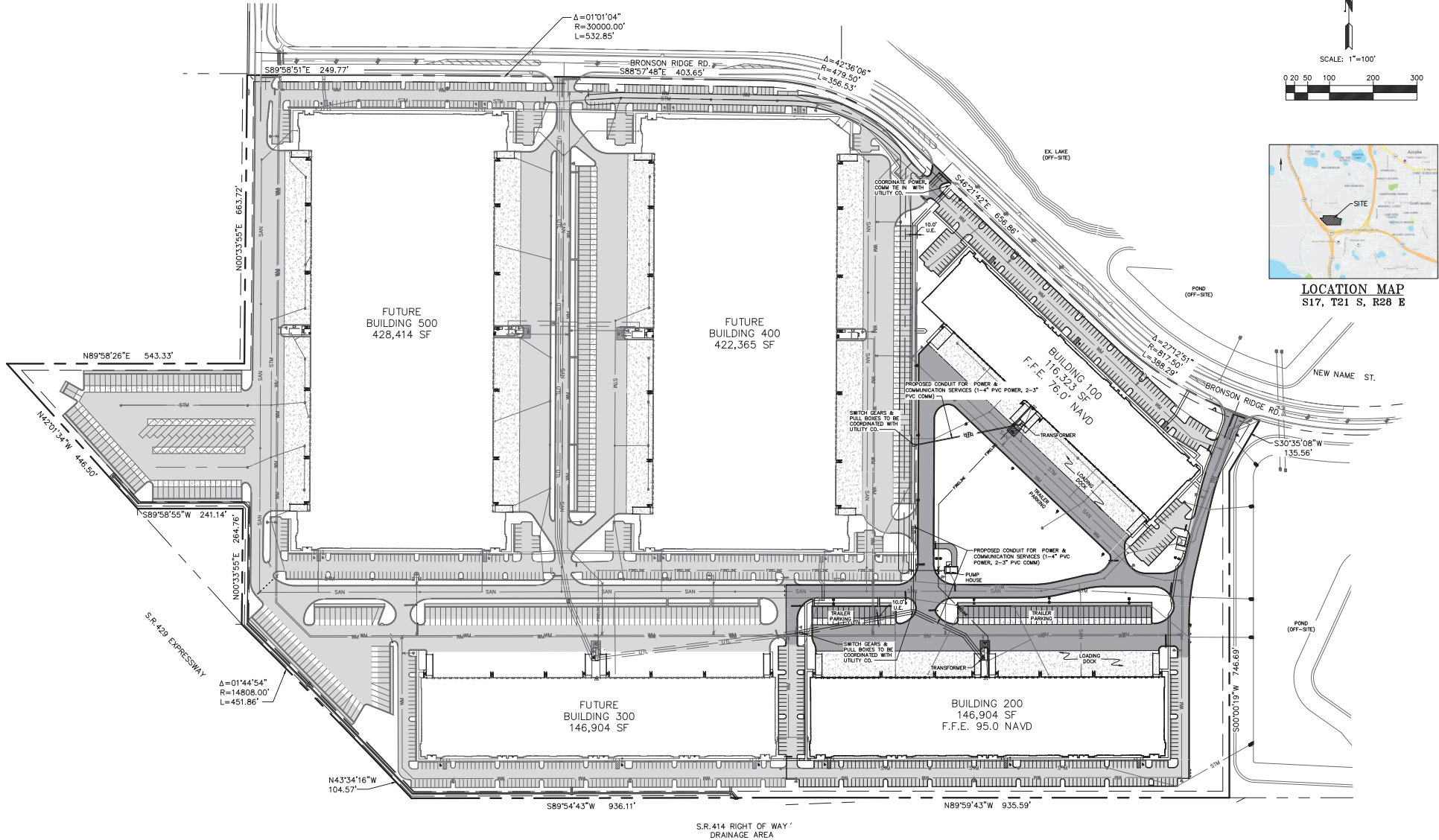
BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

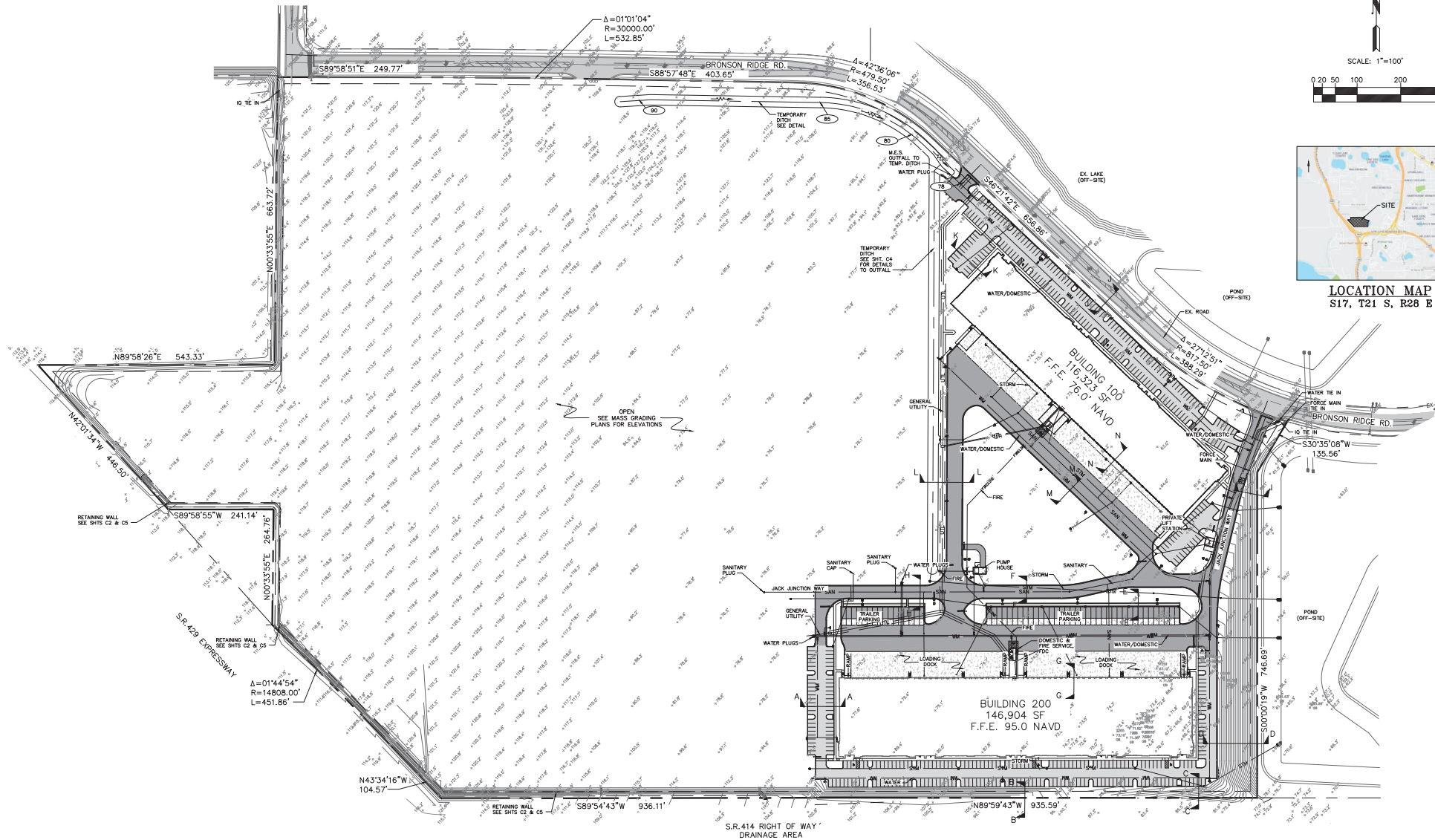
EXISTING CONDITIONS

DIGITAL SEAL DATE 5/31/24



D1
SHEET TYPE
SHEET 1 OF 1
JOB # 24-002





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 EIR # 8815

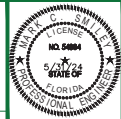
DRT	DRT
DSG	MS
CHK	MS
CADDWG AR	

REV. DESCRIPTION
 APRV. DATE

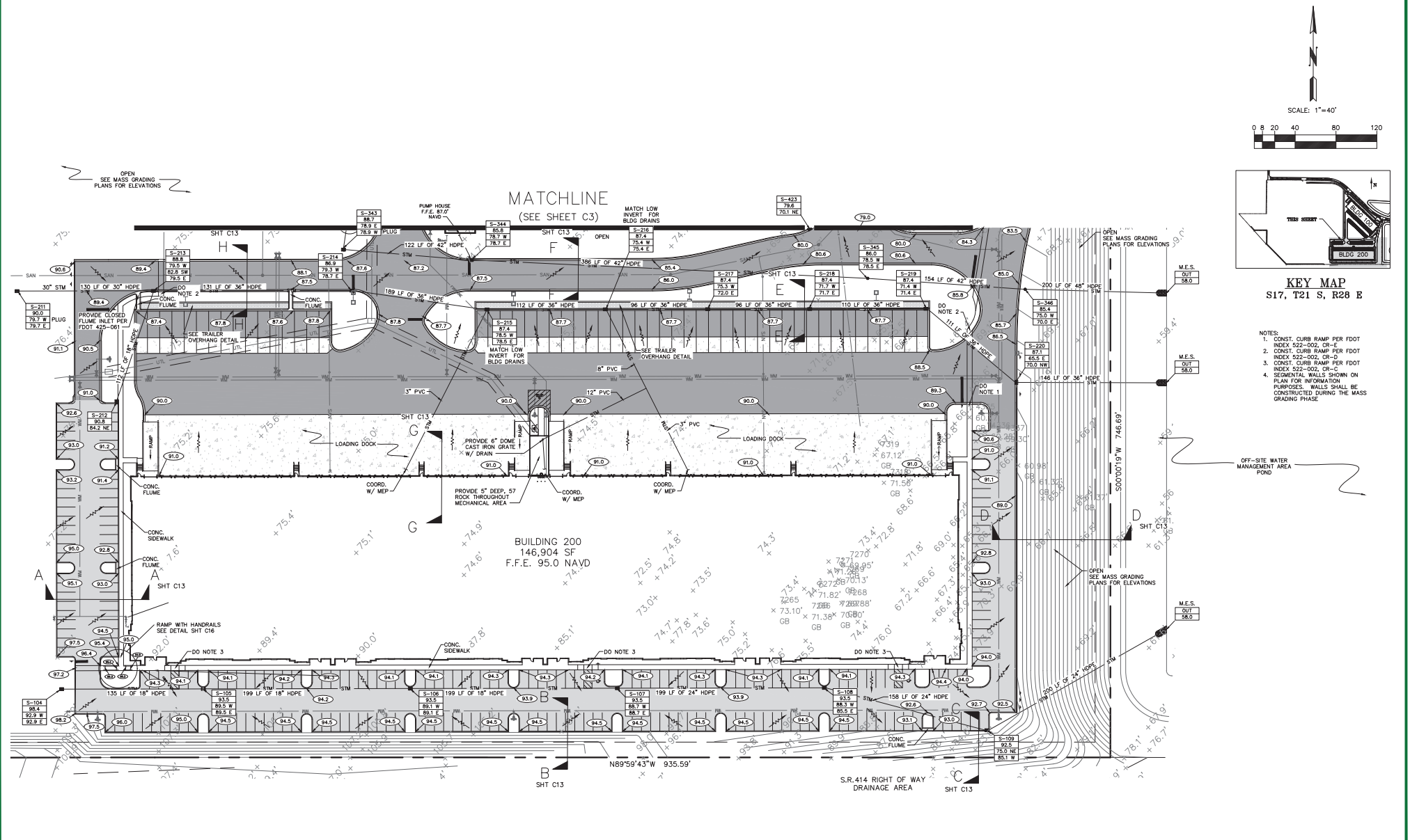
BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
 FOR
 RIDGE 429 OWNER, LLC
 APOPKA, FLORIDA

OVERVIEW PLAN

DIGITAL SEAL DATE 5/31/24



C1
 SHEET TYPE
 SHEET 1 OF 19
 JOB # 24-002



124 KINGSTON ROAD, NORTH PALM BEACH, FLORIDA 33408
561-596-0562 • main@smiley-associates.com
www.smiley-associates.com
E9 # 8615

DRT
DSG
CHK
CADDWG AR

MS
MS
MS

REV. DESCRIPTION
REVISION NOTES

APRV. DATE

BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

PAVING, GRADING & DRAINAGE PLAN

DIGITAL SEAL DATE 5/31/24

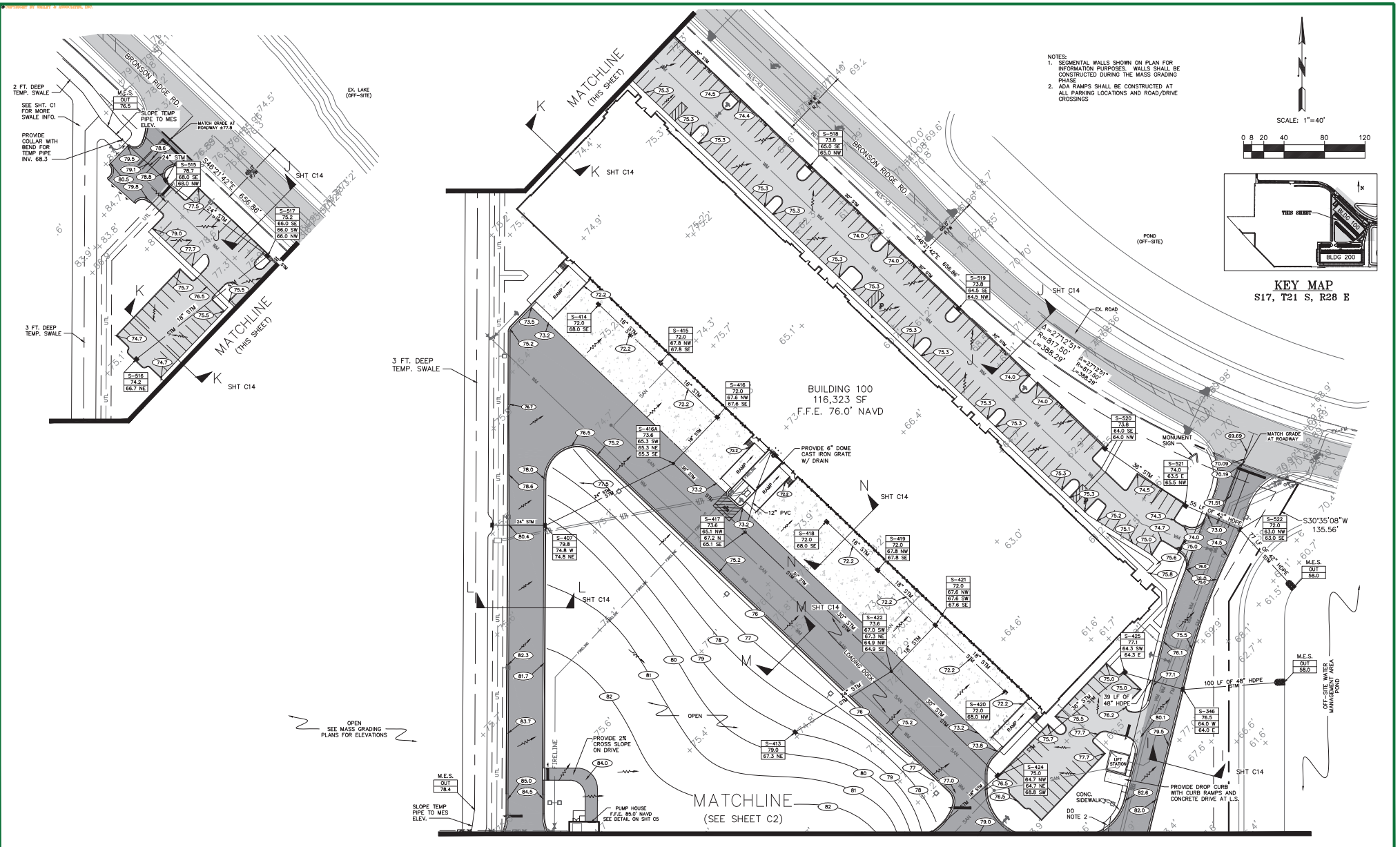


C2

SHEET TYPE

SHEET 2 OF 19

JOB # 24-002



DRT	DRT		
DSG	MS		
CHK	MS	REV.	DESCRIPTION
CADDWG AR		REVISION NOTES	

BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

PAVING, GRADING & DRAINAGE PLAN

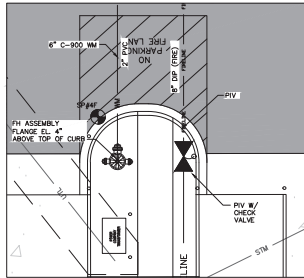


C3

SHEET TYPE

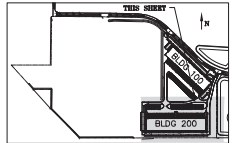
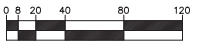
SHEET 3 OF 19

JOB # 24-002



BLDG 200 FIRE SERVICE DETAIL
SCALE: 1"=10'

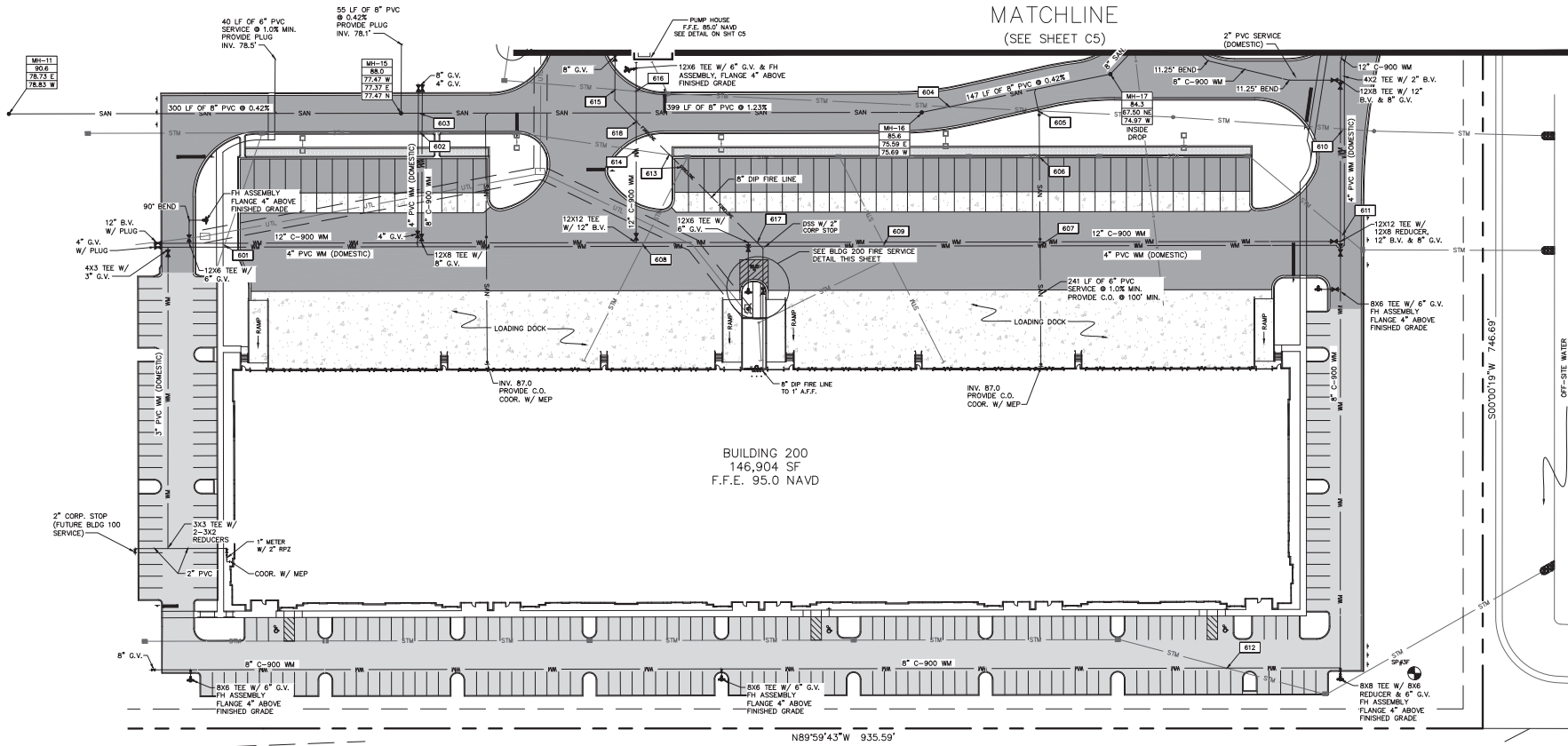
SCALE: 1"=40'



KEY MAP
S17, T21 S, R28 E

UTILITY CROSSINGS

601	BOT. WM = 86.8
602	TOP STM = 85.8
603	TOP STM = 82.6
604	BOT. WM = 83.6
605	TOP SAN = 78.1
606	TOP SAN = 78.6
607	TOP SAN = 76.5
608	BOT. SAN = 76.1
609	TOP STM = 75.0
610	TOP STM = 74.7
611	BOT. WM = 84.7
612	TOP STM = 79.3
613	BOT. WM = 84.7
614	TOP STM = 79.3
615	BOT. WM = 81.4
616	TOP STM = 78.7
617	BOT. WM = 83.3
618	TOP STM = 73.2
619	BOT. WM = 81.8
620	TOP STM = 82.4
621	BOT. WM = 85.5
622	TOP FIRE = 84.5
623	BOT. WM = 82.2
624	TOP FIRE = 81.2



BUILDING 200
146,904 SF
F.F.E. 95.0 NAVD

S.R.414 RIGHT OF WAY
DRAINAGE AREA



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DRT	DRT
DSG	MS
CHK	MS
CADDWG AR	

REV.	DESCRIPTION	APPROV.	DATE

BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

WATER & SEWER PLAN

DIGITAL SEAL DATE 5/31/24

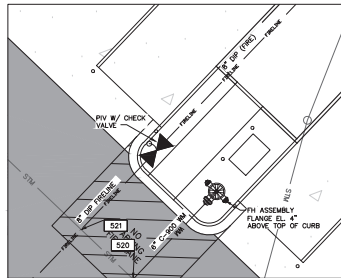
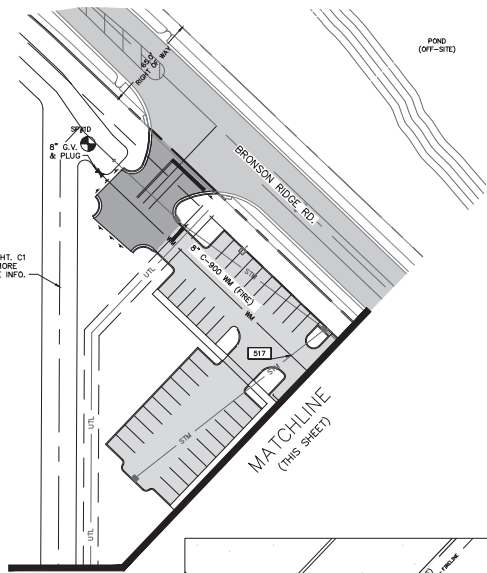


C4

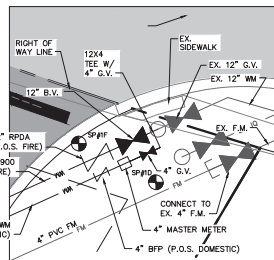
SHEET TYPE

SHEET 4 OF 19

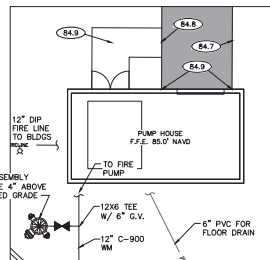
JOB # 24-002



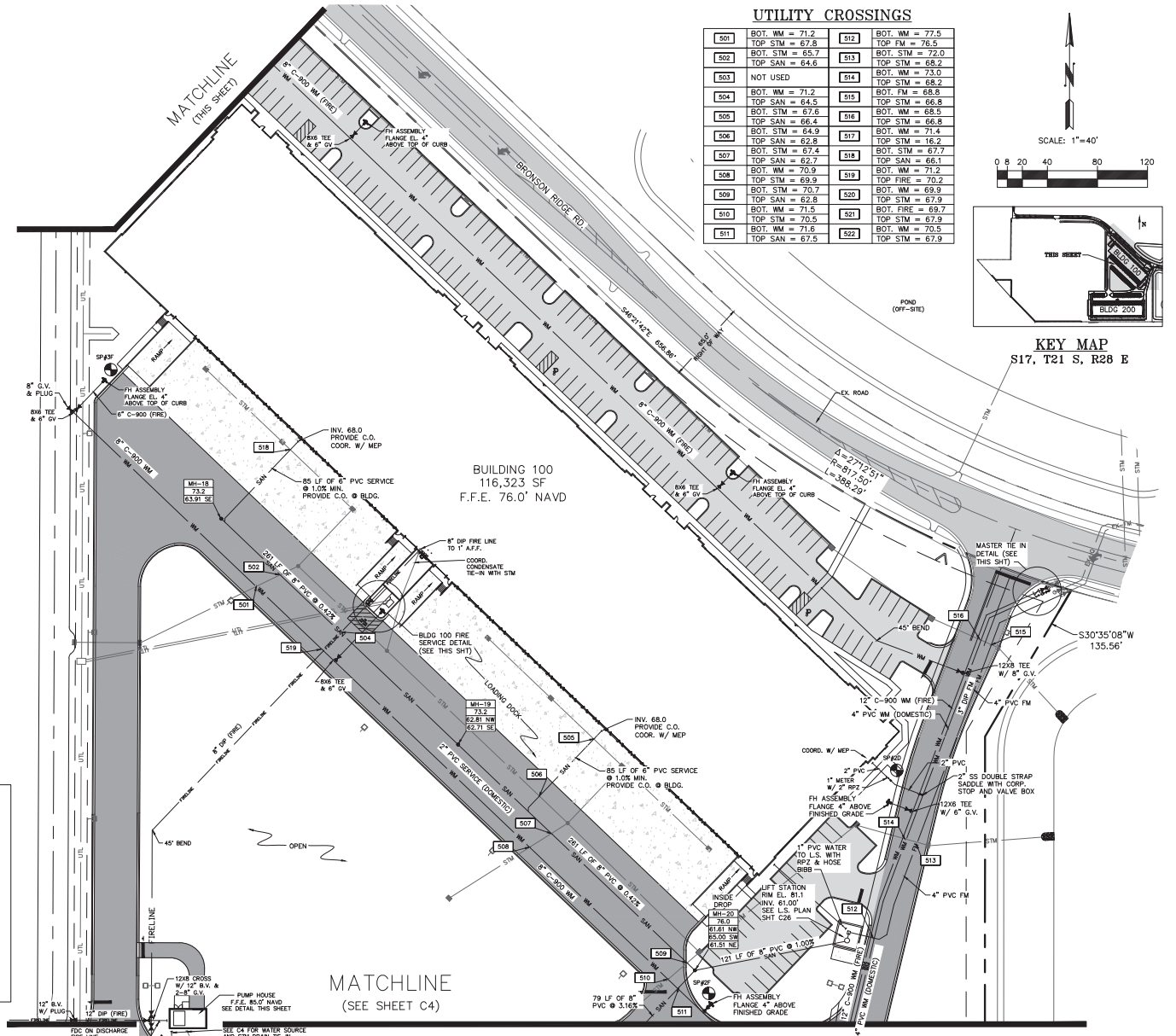
BLDG 100 SERVICE DETAIL
SCALE: 1"=10'



MASTER TIE IN DETAIL A
SCALE: 1"=10'



FIRE PUMP HOUSE
SCALE: 1"=10'



BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

WATER & SEWER PLANS



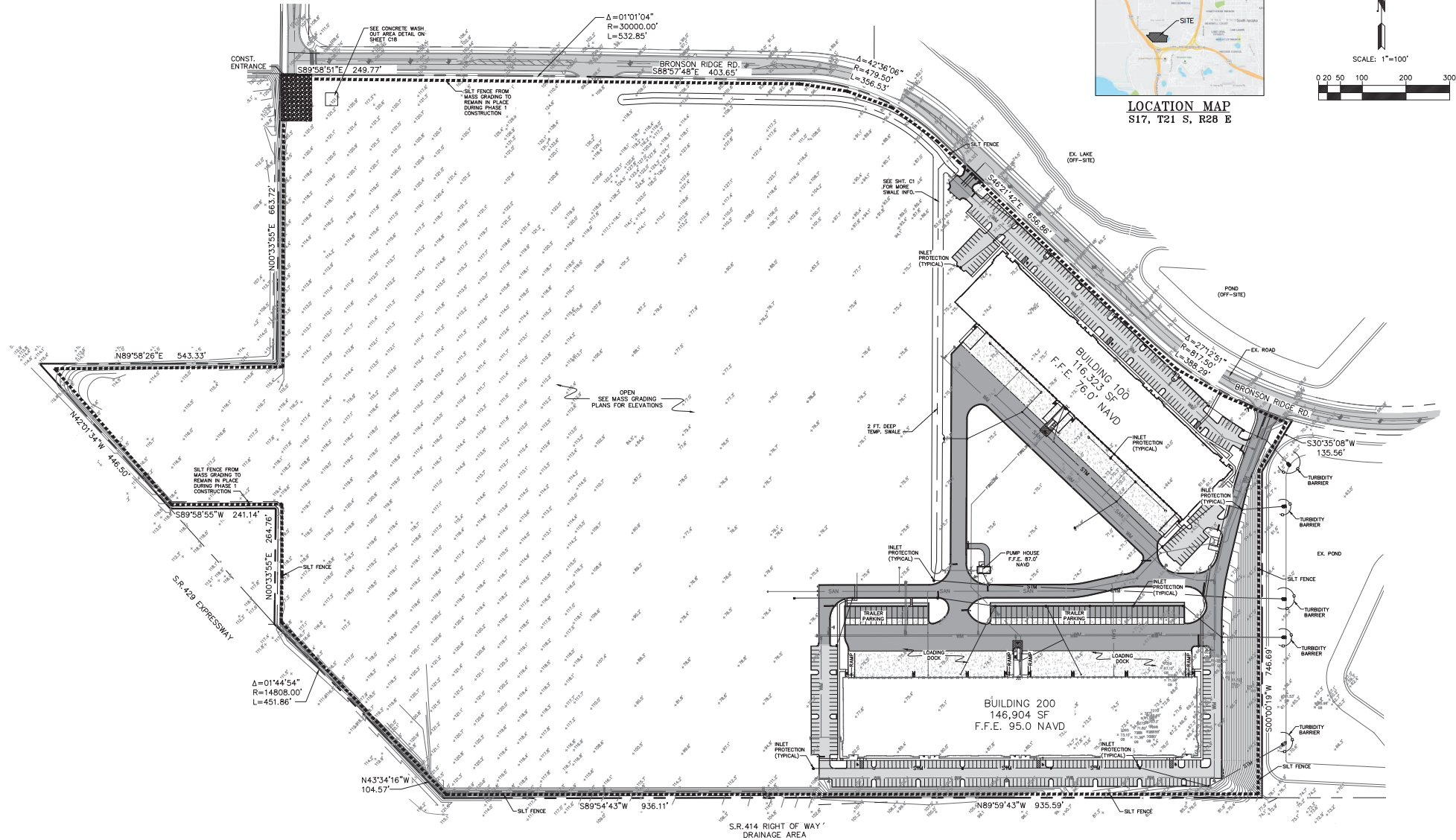
C5

SHEET TYPE

SHEET 5 OF 19

JOB # 24-002

DIGITAL SEAL DATE 5/31/24



**SMILEY &
ASSOCIATES, INC.**

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www.smiley-associates.com
EB # 8613

DRT	DRT		
DSG	MS	REV.	DESCRIPTION
CHK	MS		
CADDWG AR		REVISION NOTES	

BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

POLLUTION CONTROL PLAN

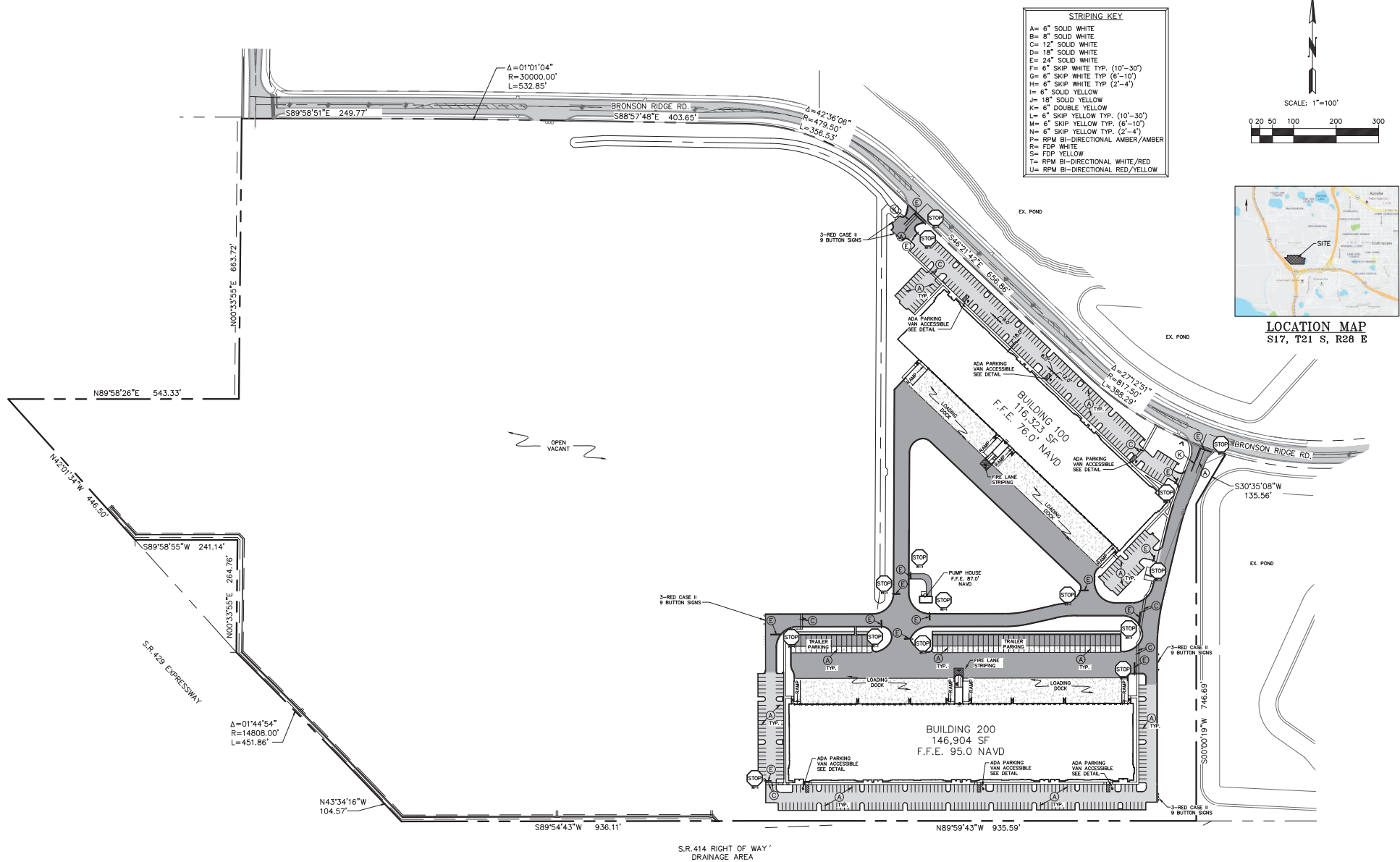


C6

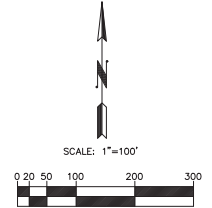
SHEET TYPE

SHEET 6 OF 19

OB # 24-002



STRIPING KEY	
A=	6" SOLID WHITE
B=	8" SOLID WHITE
C=	12" SOLID WHITE
D=	18" SOLID WHITE
E=	24" SOLID WHITE
F=	6" SKIP WHITE TYP. (10'-30')
G=	6" SKIP WHITE TYP. (6'-10')
H=	6" SKIP WHITE TYP. (2'-4')
I=	6" SOLID YELLOW
J=	18" SOLID YELLOW
K=	6" DOUBLE YELLOW
L=	6" SKIP YELLOW TYP. (10'-30')
M=	6" SKIP YELLOW TYP. (6'-10')
N=	6" SKIP YELLOW TYP. (2'-4')
P=	RPM BI-DIRECTIONAL AMBER/AMBER
R=	FDP WHITE
S=	FDP YELLOW
T=	RPM BI-DIRECTIONAL WHITE/RED
U=	RPM BI-DIRECTIONAL RED/YELLOW



LOCATION MAP
S17, T21 S, R28 E

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EA # 8813

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APPR.	DATE

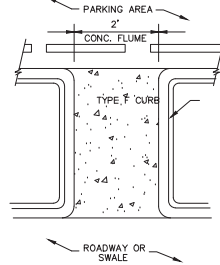
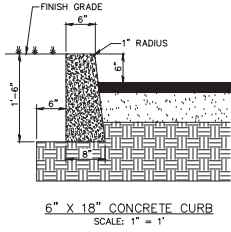
BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

SIGNAGE & STRIPING PLAN

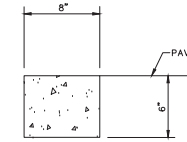
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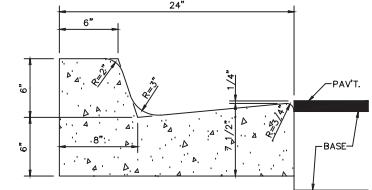
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SHEET TYPE
SHEET 7 OF 19
JOB # 24-002



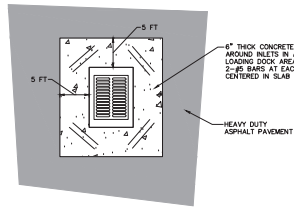
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N.T.S.



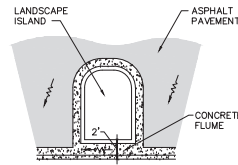
LANDSCAPE HEADER CURB
SCALE: 1" = 6"



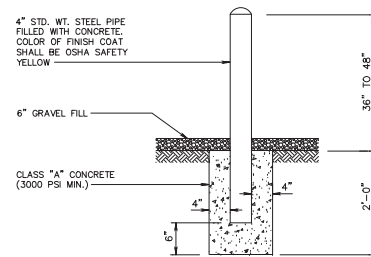
TYPE "F" CONCRETE CURB & GUTTER
SCALE: 2" = 1'-0"



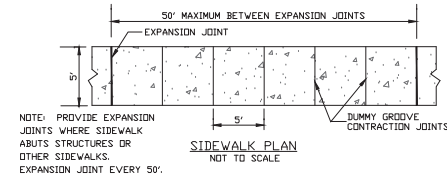
TRUCK COURT INLET DETAIL
N.T.S.



CURB BYPASS FLUME DETAIL
N.T.S.

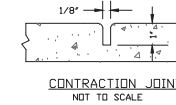


BOLLARD DETAIL
N.T.S.

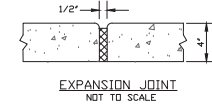


NOTE: PROVIDE EXPANSION JOINTS WHERE SIDEWALK ABUTS STRUCTURES OR OTHER SIDEWALKS. EXPANSION JOINT EVERY 50'.

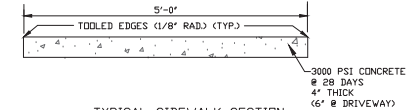
NOTE: CROSS SLOPE OF ALL SIDEWALKS SHALL BE 2% OR LESS TO MEET ADA REQUIREMENTS



CONTRACTION JOINT
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE

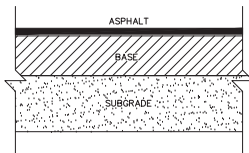


TYPICAL SIDEWALK SECTION
NOT TO SCALE

PAVEMENT SPECIFICATIONS: HEAVY DUTY ASPHALT SECTION

- ASPHALT: 2" ASPHALTIC CONCRETE SURFACE COURSE TYPE SP12.5 IN TWO EQUAL LIFTS.
- BASE: 10" CLEAN CRUSHED CONCRETE (COMPACTED IN TWO LIFTS TO 98% AASHTO T-180, LBR100) LIMEROCK CAN BE UTILIZED IN LIEU OF CRUSHED CONC.
- SUBGRADE: 12" GRANULAR MATERIAL STABILIZED TO 98% AASHTO T-180 (LBR40)

SN:	
2" X 0.44 =	0.88
8" X 0.18 =	1.44
12" X 0.08 =	0.96
TOTAL:	3.28



HEAVY DUTY ASPHALT PAVEMENT

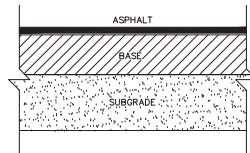
STANDARD PAVEMENT SPECIFICATIONS

- ASPHALT: 1-3/4" ASPHALTIC CONCRETE SURFACE COURSE TYPE SP9.5 IN TWO LIFTS (1", 3/4").
- BASE: 6" CLEAN CRUSHED CONCRETE (COMPACTED TO 98% AASHTO T-180) WITH PRIME COAT LIMEROCK CAN BE UTILIZED IN LIEU OF CRUSHED CONC.
- SUBGRADE: 12" GRANULAR MATERIAL STABILIZED TO 98% AASHTO T-180 (LBR40)

CONCRETE SIDEWALK SPECIFICATIONS:

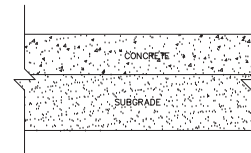
- 4" CONCRETE SIDEWALK (FINE BROOM FINISH)
- COMPACTED SUBGRADE 95% PER AASHTO T-99.
- CONCRETE REINFORCING = 6" X 6" X 10/10 GALVANIZED WOVEN WIRE MESH OR FIBER AT DRIVES

SN:	
1.5" X 0.44 =	0.66
6" X 0.18 =	1.08
12" X 0.08 =	0.96
TOTAL:	2.70

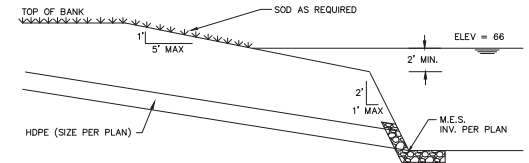


LIGHT DUTY ASPHALT PAVEMENT

- CONCRETE:
- CONCRETE: 6" CONCRETE SLAB ON GRADE REINF. W/ 6X6 W2.8XW2.8 WWF, 4000 PSI @ 28 DAYS
- SUBGRADE: 12" GRANULAR MATERIAL STABILIZED TO 98% AASHTO T-180 (LBR40)
- ALTERNATE #2
- CONCRETE: 7" CONCRETE SLAB ON GRADE REINF.



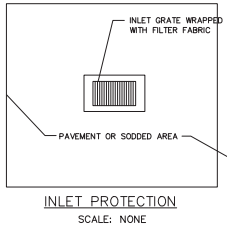
CONCRETE PAVEMENT SECTION



OUTFALL SECTION TO LAKE
SCALE: NONE

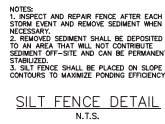
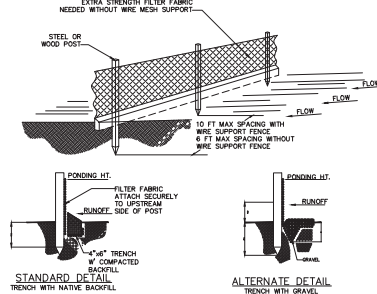
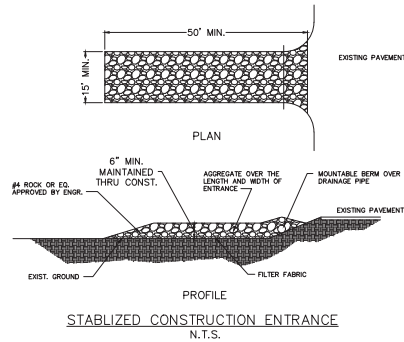
NOTES:

1. ALL STORM SEWER INLET GRATES TO BE COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
2. CUT AND FILL SLOPES TO BE CONSTRUCTED IN A MANNER THAT WILL PROVIDE FOR DRAINAGE TOWARD THE CENTER OF THE PROJECT AND A POLLUTION PREVENTION DEVICE. WHERE THIS IS NOT POSSIBLE SILT FENCES WILL BE PROVIDED SUCH THAT ALL RUNOFF FROM THE SITE WILL PASS THRU A POLLUTION PREVENTION DEVICE PRIOR TO DISCHARGE.
3. FLOATING TURBIDITY BARRIERS TO BE USED WHEN INSTALLING OUTFALL PIPES INTO EXISTING LAKES OR CANALS AND DURING ANY Dewatering PROCESSES WHICH DISCHARGES DIRECTLY INTO LAKES.
4. CONSTRUCTION VEHICLE ACCESS ROUTES SHALL BE SWEEPED CLEAN OF SEDIMENT, CONCRETE AND OTHER CONSTRUCTION MATERIALS ON A WEEKLY BASIS. ALL CONSTRUCTION VEHICLES SHALL UTILIZE THE TRUCK WASH AREA PRIOR TO EXITING THE SITE TO REMOVE ANY SEDIMENT AND PREVENT SEDIMENT FROM ENTERING ROAD.



DESIGN CRITERIA:

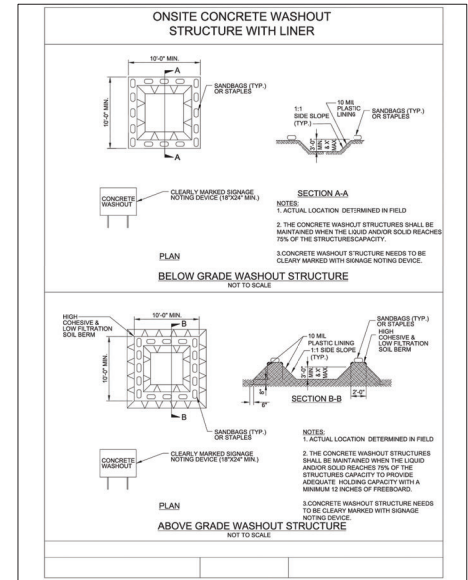
1. A STABILIZED CONSTRUCTION ENTRANCE (SCE) IS APPROPRIATE IN THE FOLLOWING LOCATIONS:
 - A. WHEREVER VEHICLES ARE LEAVING A CONSTRUCTION SITE AND ENTER ONTO A PUBLIC ROAD.
 - B. AT ANY UNPAVED ENTRANCE/EXIT LOCATION WHERE THERE IS RISK OF TRANSPORTING MUD OR SEDIMENT ONTO PAVED ROAD.
2. THE WIDTH SHOULD BE AT LEAST 10 FEET TO 12 FEET OR AS WIDE AS THE ENTIRE WIDTH OF THE ACCESS. AT SITES WHERE TRAFFIC VOLUME IS HIGH, THE ENTRANCE SHOULD BE WIDE ENOUGH FOR TWO VEHICLES TO PASS SAFELY.
3. RUNOFF FROM A STABILIZED CONSTRUCTION ENTRANCE SHOULD DRAIN TO A SEDIMENT TRAP OR SEDIMENT BASIN.
4. PRIOR TO PLACING GEOTEXTILE (FILTER FABRIC) MAKE SURE THAT THE ENTRANCE IS PROPERLY GRADED AND COMPACTED.
5. INSPECT THE STABILIZED CONSTRUCTION ENTRANCE ON A REGULAR BASIS AND AFTER THERE HAS BEEN A HIGH VOLUME OF TRAFFIC OR STORM EVENT. APPLY ADDITIONAL STONE PERIODICALLY AND WHEN REPAIR IS REQUIRED.
6. IMMEDIATELY REMOVE SEDIMENTS OR ANY OTHER MATERIALS TRACKED ONTO THE PUBLIC ROADWAY.



SILT FENCE DETAIL
N.T.S.

STORMWATER POLLUTION PREVENTION NOTES

1. THIS PLAN SHALL BE AVAILABLE ON-SITE AT ALL TIMES DURING THE SITEWORK CONSTRUCTION.
2. THE LIMITS OF DISTURBANCE LINE SHOWN ON THIS PLAN INDICATES THE BEYOND WHICH THE EXISTING VEGETATION SHOULD NOT BE IMPACTED.
3. STORMWATER POLLUTION PREVENTION MEASURES SHOWN HEREIN ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ERECTING AND MAINTAINING AN EROSION AND SEDIMENT CONTROL SYSTEM TO MEET ORANGE COUNTY, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND FDEP NPDES REQUIREMENTS.
4. EACH AREA OF THE SITE SHALL NOT BE DISTURBED UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED. DISTURBED AREAS SHALL BE COVERED OR STABILIZED AS SOON AS POSSIBLE.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE AREA THEY PROTECT HAS BEEN SODDED, PAVEMENT HAS BEEN PLACED, OR THE AREA IS OTHERWISE COMPLETELY STABILIZED.
6. ALL DISTURBED AREAS OF THE SITE SHALL BE INSPECTED BY QUALIFIED PERSONNEL OF THE RESPONSIBLE CONTRACTOR EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT OF 0.25 INCHES OR MORE TO ASSESS THE INTEGRITY OF THE EROSION AND SEDIMENT CONTROL. THE INSPECTOR SHALL NOTE ANY DAMAGE OR DEFICIENCIES IN THE CONTROL MEASURES IN AN INSPECTION REPORT. PROBLEM AREAS SHALL BE CORRECTED BY THE RESPONSIBLE CONTRACTOR WITHIN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.
7. THE CONTRACTOR SHALL KEEP A RECORD OF CONSTRUCTION ACTIVITIES INCLUDING DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREA, DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA, WHETHER TEMPORARILY OR PERMANENTLY, AND DATES WHEN AN AREA IS STABILIZED.
8. IF A CHANGE IN CONSTRUCTION SCHEDULE OCCURS OR THIS PLAN PROVES THROUGH REGULAR INSPECTIONS, TO BE LACKING, SMILEY & ASSOCIATES, INC. SHALL BE NOTIFIED SO THAT PLAN MODIFICATIONS CAN BE MADE.
9. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO ALLOW RAINFALL RUNOFF DIRECTLY FROM THE PROJECT SITE.
10. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT-LOADED STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
11. IF, AFTER FOURTEEN DAYS, GRADED AREAS HAVE NOT ATTAINED A MINIMUM OF 70% GOOD GRASS COVER, THOSE AREAS SHALL BE REWORKED AND ADDITIONAL SEED OR SOD APPLIED TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. FOR NET STORMWATER PONDS, THE POND SLOPES SHALL BE SLOD SODDED TO THE NORMAL CONTROL ELEVATION.
13. ALL EXPOSED AREAS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE SLOD SODDED. OTHER NON-POND AREAS WITH SLOPES STEEPER THAN 4:1 SHALL BE SODDED AND STAKED AS NECESSARY.
14. TURF REINFORCEMENT MATS SHALL BE INSTALLED WHERE STORMWATER PIPES OUTFALL AT GRADE OR IN SPREADER BINS.
15. IF CONSTRUCTION OCCURS ALONG A WATER BODY, TURBIDITY BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH FOOT INDEX 105.
16. A NOTICE OF TERMINATION FOR THE NPDES CONSTRUCTION GENERAL PERMIT SHALL BE SUBMITTED TO THE FDEP NPDES STORMWATER NOTICES CENTER WITHIN 14 DAYS OF THE DATE WHEN ALL AREAS OF THE SITE NOT OTHERWISE COVERED BY A PERMANENT PAVEMENT OR STRUCTURE HAVE BEEN STABILIZED WITH A UNIFORM PERMANENT VEGETATIVE COVER WITH A DENSITY OF 70% OR GREATER.



CONCRETE WASH OUT AREA DETAIL
N.T.S.



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E9 # 8615

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APPROV.	DATE

BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

POLLUTION CONTROL DETAILS

DIGITAL SEAL DATE 5/31/24

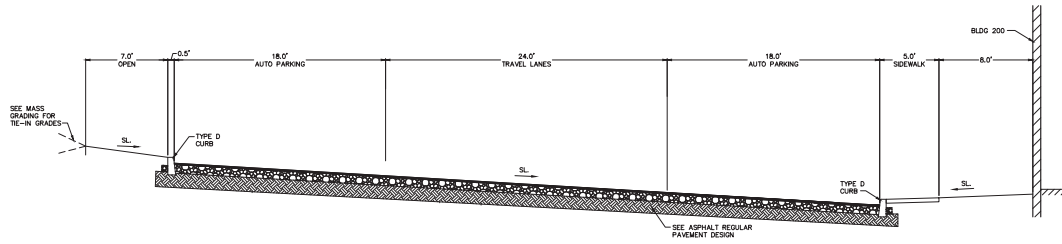


C12

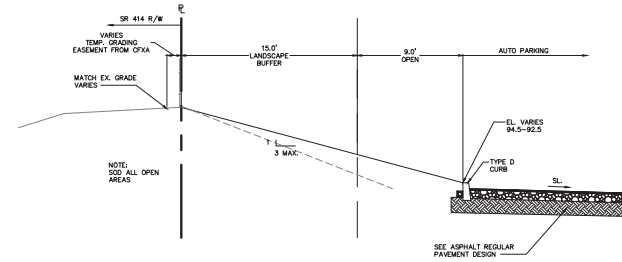
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SHEET 12 OF 19

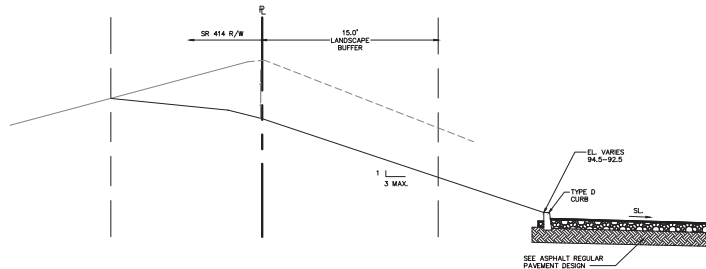
JOB # 24-002



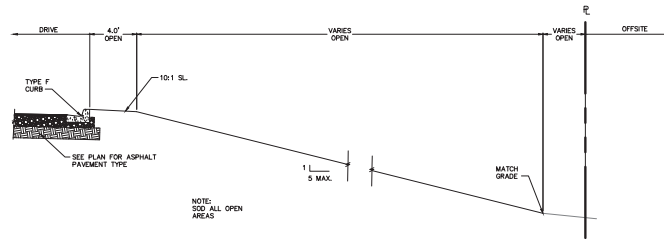
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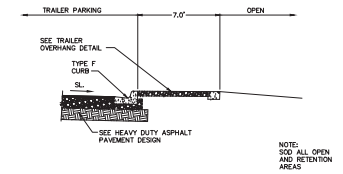
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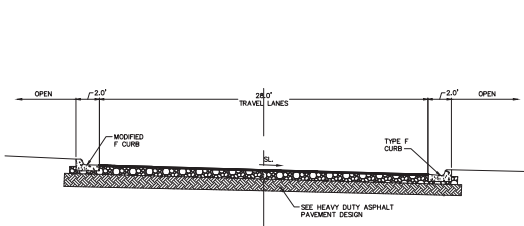
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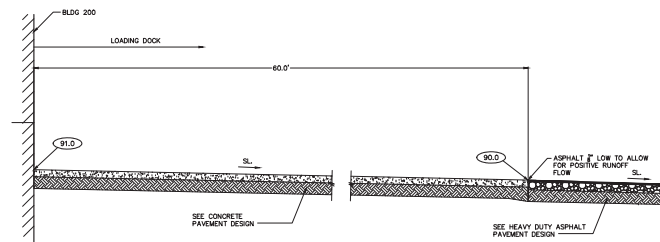
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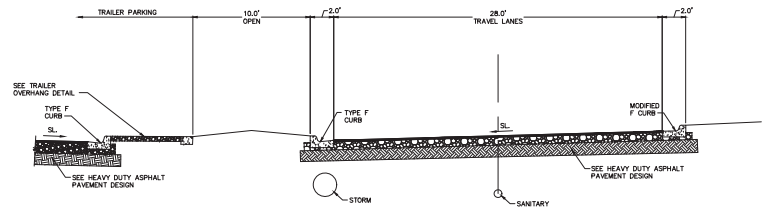
SECTION E-E
SCALE: 1"=5'



SECTION F-F
SCALE: 1"=5'



SECTION G-G
SCALE: 1"=5'



SECTION H-H
SCALE: 1"=5'

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E8 # 8615

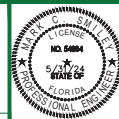
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CHK	MS
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REVISION NOTES

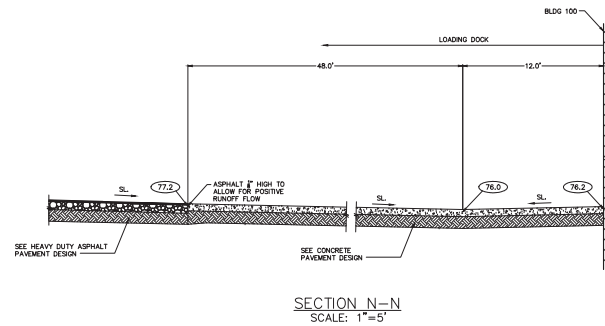
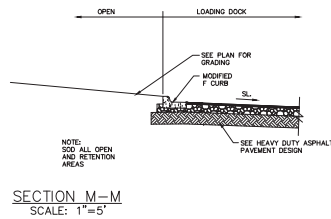
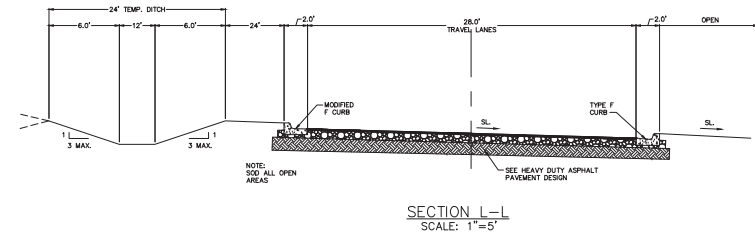
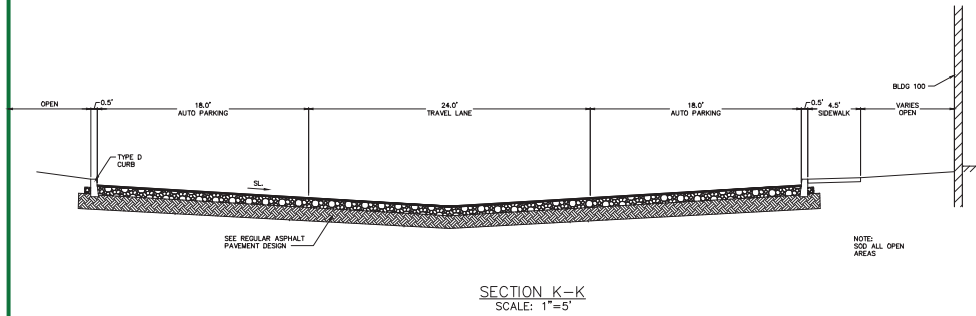
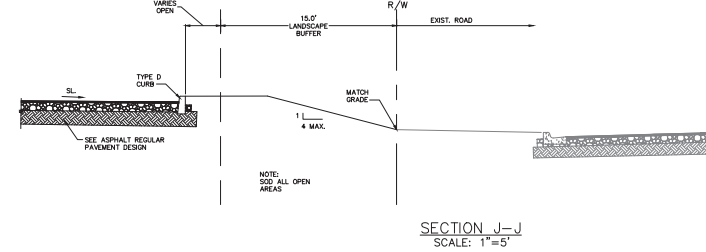
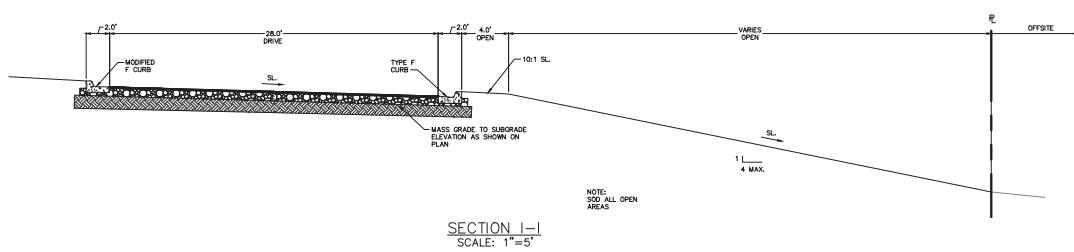
BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

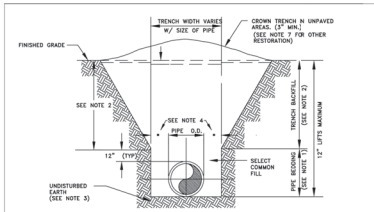
SECTIONS

DIGITAL SEAL DATE 5/31/24



C13
SHEET TYPE
SHEET 13 OF 19
JOB # 24-002

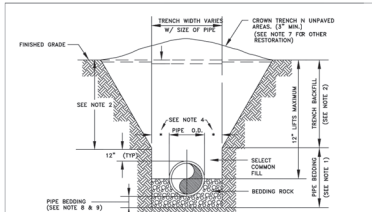




- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAYMENT OF THE MAXIMUM DENSITY AS PER ASTM D 1557.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAYMENT OF THE MAXIMUM DENSITY AS PER ASTM D 1557.
 3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IS IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
 4. (1) 12" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. FINAL RESTORATION IN IMPAVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
 8. SURFACE RESTORATION WITH CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
 9. ALL UNPAVED DISTURBED AREAS SHALL BE SOODED TO MATCH ADJACENT DOMINANT GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 100



- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAYMENT OF THE MAXIMUM DENSITY AS PER ASTM D 1557.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAYMENT OF THE MAXIMUM DENSITY AS PER ASTM D 1557.
 3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
 4. (1) 12" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 18" MINIMUM FOR PVC DIAMETERS LESS THAN 18" AND 8" MINIMUM FOR PVC DIAMETERS 18" AND LARGER.
 8. DEPTH FOR REMOVAL OF UNDESIRABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW BEDDING ROCK. REMOVAL OF MATERIAL IN THE FIELD IF REMOVAL OF UNDESIRABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
 9. ALL UNPAVED DISTURBED AREAS SHALL BE SOODED TO MATCH ADJACENT DOMINANT GRASS SPECIES.
 10. FINAL RESTORATION IN IMPAVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 101

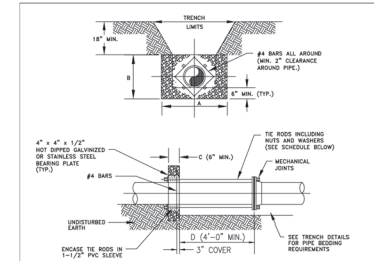
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S).	PIPE SIZE									
	6"	8"	10"	12"	16"	18"	20"	24"	30"	48"
90° BEND	33	43	51	60						
45° BEND	14	18	22	25						
22-1/2° BEND	7	9	11	12						
11-1/4° BEND	4	5	6	6						
TEE**	1	7	24	44						
REDUCER (ONE SIZE SMALLER)		41	39	40						
DEAD END	74	96	115	136						

- * ONLY RESTRAIN BRANCH PIPE FOR TEES, ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18"

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA JANUARY 2014 FIG. 105



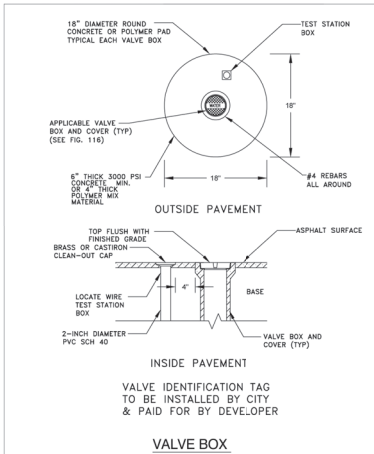
- NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
 2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2800 P.S.I.
 3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD SPECIFICATIONS.
 4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
 5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
 6. DESIGN PRESSURE: 150 P.S.I.

SCHEDULE OF DIMENSIONS AND MATERIALS *						
PIPE SIZE (INCHES)	A	B	C	D	E	REIN. WTS.
6	2.0	1.0	1.0	0.5	0.5	2
8	2.5	1.0	1.0	0.5	0.5	2
10	3.0	1.0	1.0	0.5	0.5	2
12	3.5	1.0	1.0	0.5	0.5	2
14	4.0	1.0	1.0	0.5	0.5	2
16	4.5	1.0	1.0	0.5	0.5	2
18	5.0	1.0	1.0	0.5	0.5	2
20	5.5	1.0	1.0	0.5	0.5	2
24	6.5	1.0	1.0	0.5	0.5	2

* NOTE: REIN. WTS. ARE TO BE BASED ON WEIGHT OF 1' LONG REIN. BAR OR 1' DIA. REIN. PIPE. ** WE'VE CONSULTED BY JORDAN.

WATER MAIN THRUST COLLAR DETAIL

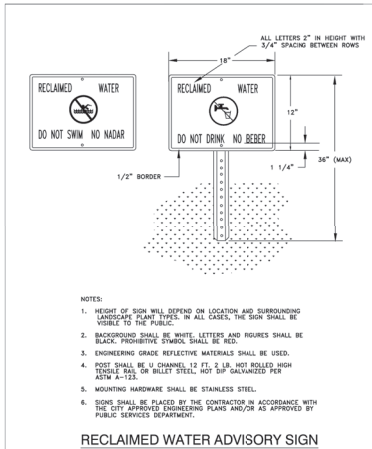
CITY OF APOPKA JANUARY 2014 FIG. 107



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

VALVE BOX

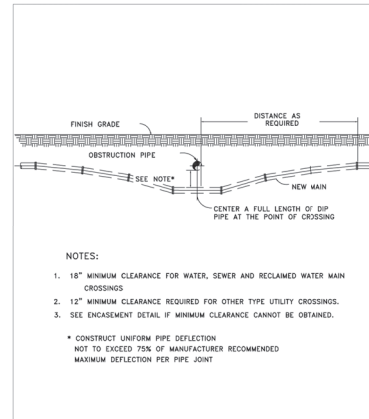
CITY OF APOPKA JANUARY 2014 FIG. 109



- NOTES:
1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE. PLANT TYPES, IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
 2. BACKGROUNDS SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOLS SHALL BE RED.
 3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
 4. POST SHALL BE 4" CHANNEL, 12 FT. 8" (R) NOT BE MORE HIGH TENSILE ROD OR BULLET STEEL, HOT DIP GALVANIZED PER ASTM A-153.
 5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
 6. SIGN SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

RECLAIMED WATER ADVISORY SIGN

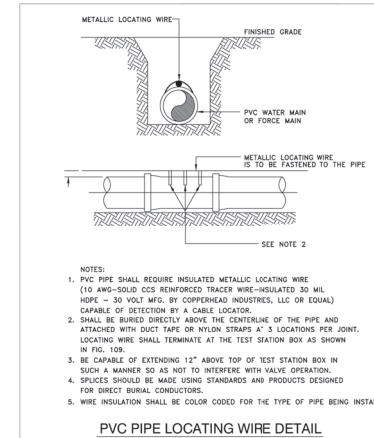
CITY OF APOPKA JANUARY 2014 FIG. 115



- NOTES:
1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS.
 2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
 3. SEE ENCASMENT DETAIL, IF MINIMUM CLEARANCE CANNOT BE OBTAINED.
- * CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION PER JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

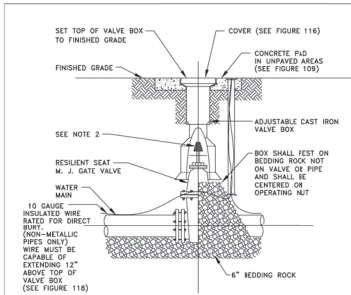
CITY OF APOPKA JANUARY 2014 FIG. 117



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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 118



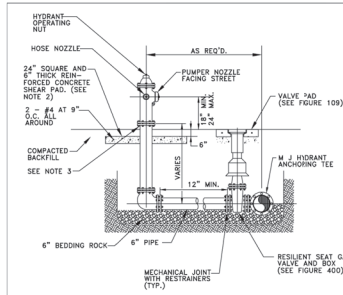
- NOTES:
1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
 2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 400



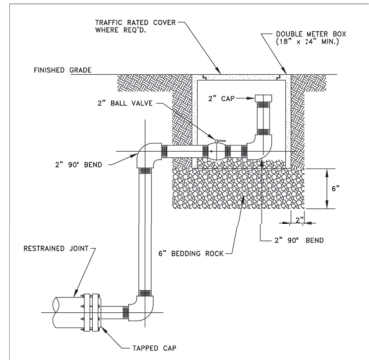
- NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
 2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SLOTTED.
 3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
 4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 402



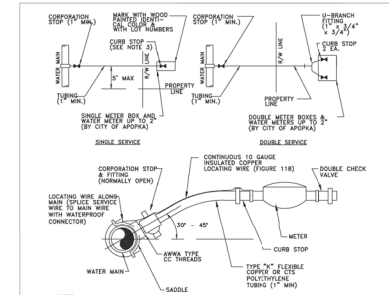
- NOTES:
1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL WITH THREADED (NPT) JOINTS. USE TYFON TAPE ON JOINTS.
 2. COLOR SHALL BE APPROPRIATE FOR USE.

BLOWOFF VALVE DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 403



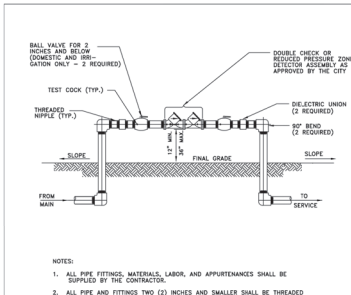
- NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
 2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
 3. EACH SERVICE SHALL TERMINATE AT A CURB STOP WHICH SHALL BE BURIED APPROXIMATELY 7" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOTS TO BE SERVED.
 4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
 5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
 6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 405



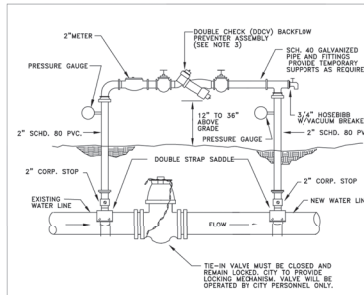
- NOTES:
1. ALL PIPE FITTINGS MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
 2. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL.

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY
2 INCH AND BELOW ASSEMBLY

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 500 A



- NOTE:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
 2. SEE FIGURE 504C FOR PROCEDURES.
 3. DDV IS MINIMUM PROTECTION REQUIRED. A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 A

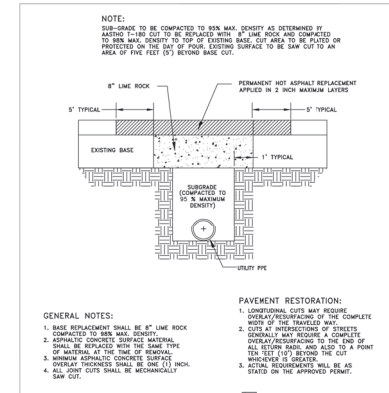
- TEMPORARY JUMPER CONNECTION NOTES:
1. A temporary jumper connection is required at all connections between existing water mains and proposed new water main improvements.
 2. Figure 504 A and 504 B to be used for filling any new water main of any size from existing water main and for flushing of new mains up to 8 inches in diameter (2.5 IPS minimum) and for flushing of new mains up to 12 inches in diameter (3 IPS minimum) and for flushing of new mains up to 18 inches in diameter (4.5 IPS minimum). The jumper connection shall be installed in a location where it can be easily accessed for maintenance. The jumper connection shall be installed in a location where it can be easily accessed for maintenance.
 3. Flushing of 10 inches in diameter and larger water mains may be done through the fire valve under very controlled conditions. The following procedures shall be followed:
 - a. The fire valve shall be opened and pressure tested in the presence of the City engineer to verify water tightness prior to flushing. Valve which are not water tight shall be replaced with a new valve installed immediately adjacent to the existing valve.
 - b. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be open to the fire valve until the fire valve is closed and the jumper connection shall be closed.
 - c. Flushing shall not be attempted during peak demand hours of the existing water mains.
 - d. All downstream valves in the system must be open prior to opening the fire valve.
 - e. Pressure test and monitor the pressure in the fire valve. The pressure in the existing main must not drop below 10 psi.
 - f. The fire valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
 - g. After flushing, the fire valve shall be closed and locked in the closed position by the City personnel.
 4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
 5. Except as required by flash lines of greater than 8 inches in diameter, the fire valve shall remain closed and shall be locked in the closed position by the City. The fire valve shall remain locked closed until the new system has been cleared for use by the City and all other personnel.
 6. Upon receipt of clearance for use from the City and all other personnel, the contractor shall remove the temporary jumper connection. The jumper connection shall be removed and the fire valve shall be closed and locked in the closed position by the City.
 7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fitting, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 C



- GENERAL NOTES:
1. BASE REPLACEMENT SHALL BE 6" LINE ROCK COMPACTED TO 95% MINIMUM DENSITY.
 2. ASPHALT CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AS THE EXISTING SURFACE.
 3. MINIMUM ASPHALT CONCRETE REPAIRS OVERLAY THICKNESS SHALL BE 2 INCH.
 4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

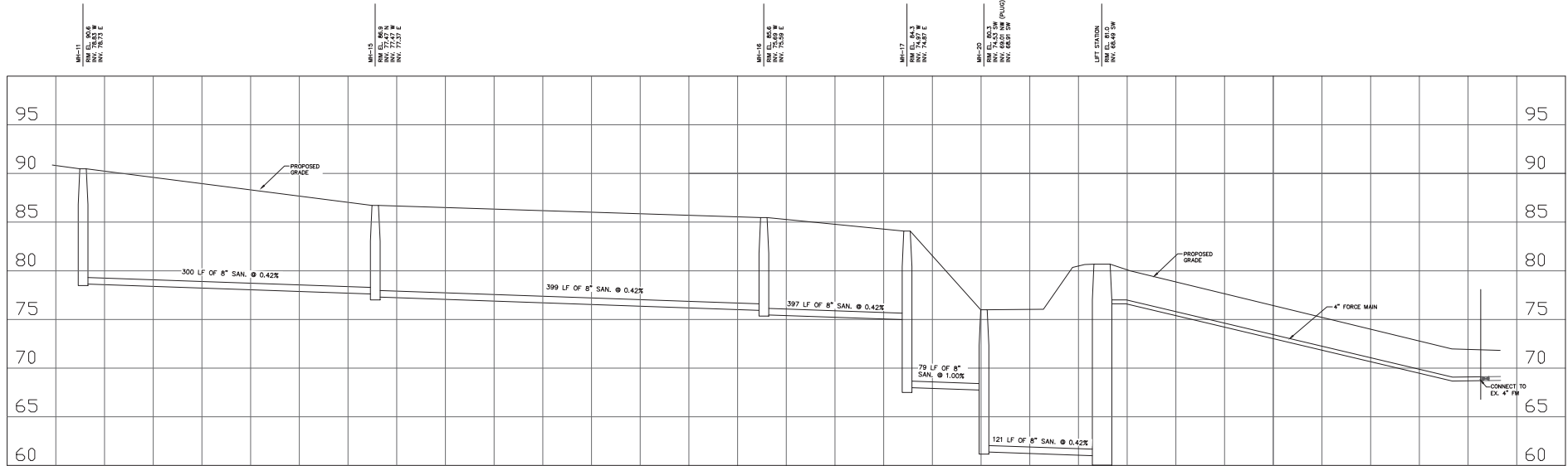
- PAVEMENT RESTORATION:
1. LONGITUDINAL CUTS MAY REQUIRE GREAT PRESERVATION OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
 2. CLOSURE OF INTERSECTIONS OF STREETS.
 3. OVERLAY/REPAIRING TO THE END OF THE TRAVEL WAY.
 4. TIE IN (10') BEYOND THE CUT.
 5. MINIMUM 15' BEYOND THE CUT.
 6. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

OPEN-CUT CROSS SECTION DETAIL

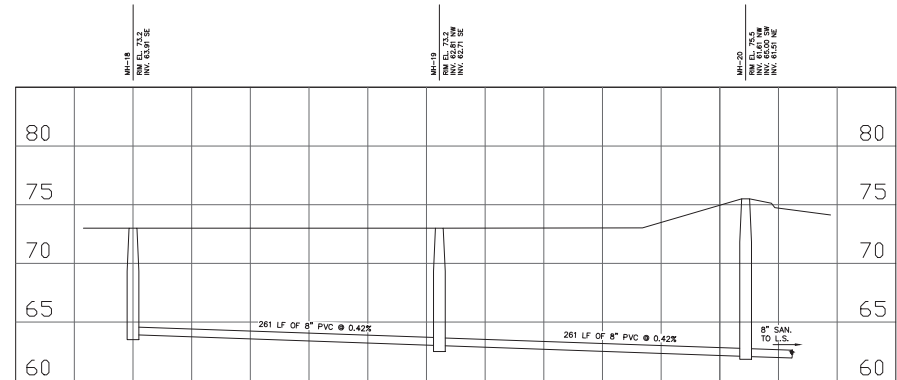
CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 702



HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'



HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'



624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408
561-596-0562 • manley@smiley-associates.com
www.smiley-associates.com
E9 # 8615

DRT	DRT
DSG	MS
CHK	MS
CADDWG AR	

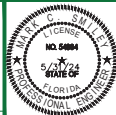
REV.	DESCRIPTION	APPROV.	DATE

REVISION NOTES

BUILDINGS 100 & 200
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

SEWER PROFILES

DIGITAL SEAL DATE 5/31/24

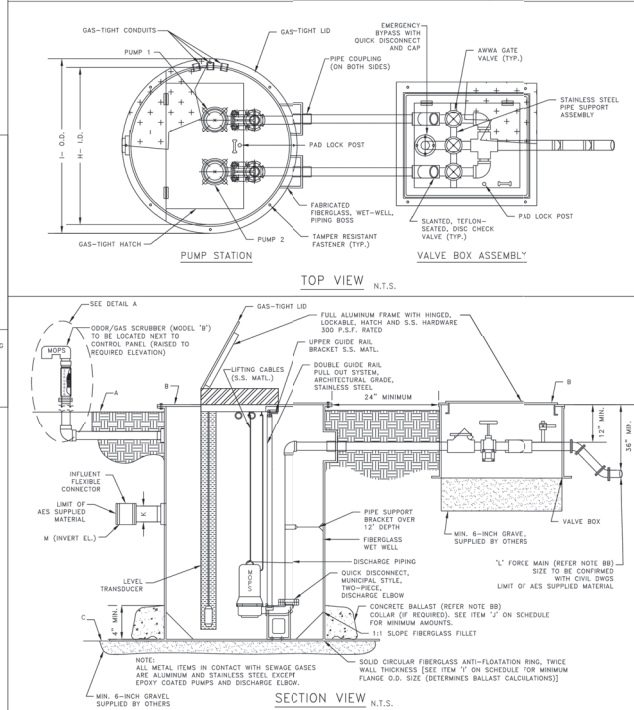
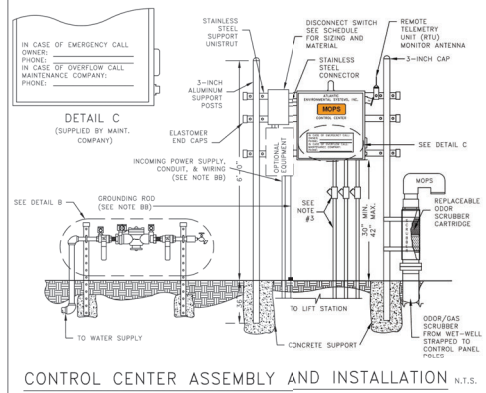
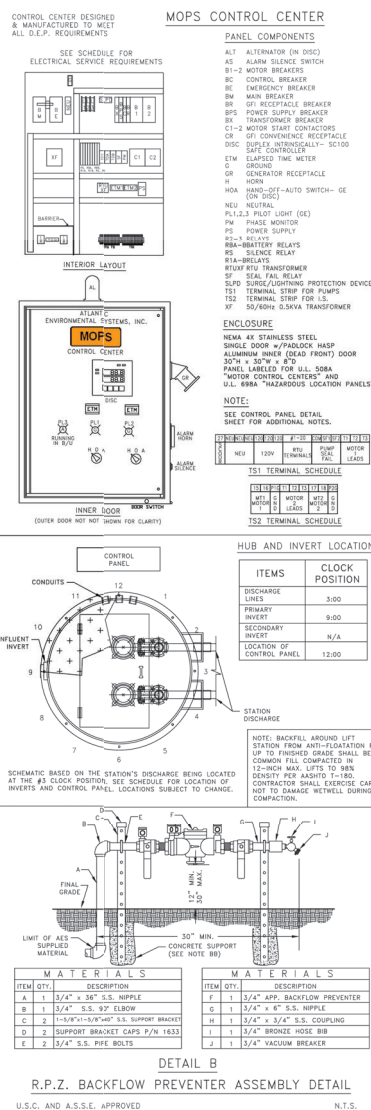


C18

SHEET TYPE

SHEET 18 OF 19

JOB # 24-002



MOPS PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33481
PH: (561) 547-8080 FAX: (561) 547-3999 © 2000

MOPS PUMP STATION SCHEDULE

MOPS SERIES	ITEM DESCRIPTION	QTY.	MODEL DESIGNATION
INITIAL DESIGN FLOW (D.P.M.)	100	1	A24-72336-D-7.5
INITIAL DESIGN HEAD (D.P.M.)	54'	1	VBA-24
SECONDARY DESIGN FLOW (D.P.M.)	N/A	1	OQS-B
SECONDARY DESIGN HEAD (D.P.M.)	N/A	1	75
RATED PERFORMANCE SPEED	3450	1	PSC-232-7.5-T
RATED MOTOR HORSEPOWER	7.5	1	FDS-30-3-4-PS
SUBMERSIBLE PUMP TYPE (P-1, P-2)	NON-CLOG	1	CCMA-32AL
PUMP MODEL NUMBER	MOPS	0	N/A
SERVICE ENTRANCE VOLTAGE	480	0	N/A
SERVICE ENTRANCE PHASE	3	0	N/A
CONTROL CENTER FULL LOAD AMPS	26	1	CMMA-32AL
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	30	1	N/A
MOPS WET WELL SCRUBBER SYSTEM	N/A	0	N/A
MOPS REMOTE STATION MONITOR	N/A	0	N/A
1st YEAR SERVICE/MAINTENANCE CONTRACT	N/A	0	N/A
MOPS ON-SITE GENERATOR SYSTEM	N/A	0	N/A
MOPS FIELD SERVICE WORK	1	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:

- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INSTRINSICALLY SAFE
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (1997 EDITION).

ENGINEERING NOTES:

- PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
- THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 989A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
- THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
- THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
- THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
- THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-640.400.
- THE BOTTOM OF THE TOP RM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
- THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

P.E. CERTIFICATION:

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2844 4th Ave. North, Lake Worth, Florida 33461
Ph 561-547-8080 Fax 561-547-3999

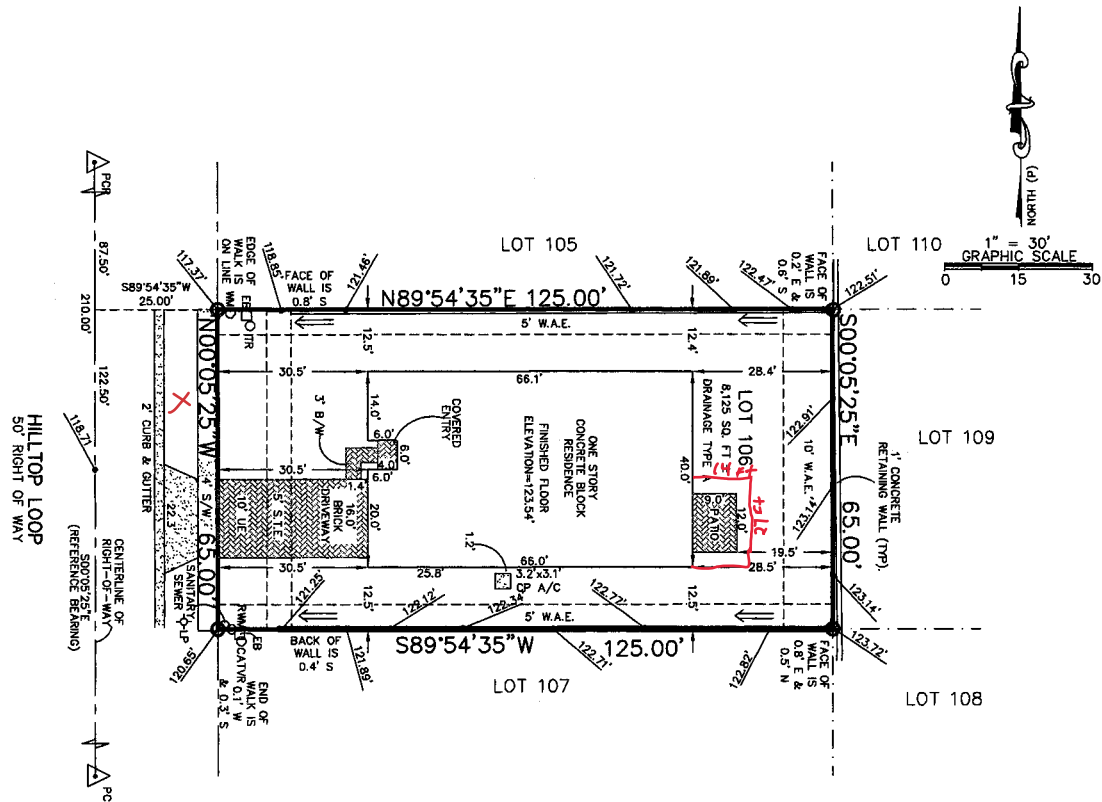
LOGISTICS 429
SMILEY AND ASSOCIATES
1928 COMMERCE LN, SUITE 2, JUPITER, FL

BOUNDARY & AS-BUILT SURVEY

DESCRIPTION:(AS FURNISHED)

LOT 106, VISTA RESERVE PHASE 2

AS RECORDED IN PLAT BOOK 101, PAGE(S) 119-121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



ADDRESS:
2820 HILLTOP LOOP
APOPKA, FLORIDA 32712

FOR THE BENEFIT AND
EXCLUSIVE USE OF:



ANIM A MCDOWALL
VERONICA E MCDOWALL
PULTE MORTGAGE, LLC
PCP TITLE OF FLORIDA, INC.
PREMIER LAND TITLE INSURANCE COMPANY
CENTEX HOME CORPORATION

NOTES:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED, INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 11-17-20, UNLESS OTHERWISE SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.
6. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK #S1302060 ELEVATION 108.359' NAVD 88 DATUM.

SANITARY
INVERT=116.14'

LEGEND:

—	CENTERLINE
---	RIGHT OF WAY LINE
XX XX	DRAINAGE FLOW
---	EXISTING ELEVATION
A/C	AIR CONDITIONER
CONCRETE	CONCRETE
BRICK PAVERS	BRICK PAVERS
CBW	CONCRETE BLOCK WALL
CNA	CORNER NOT ACCESSIBLE
CP	CONCRETE PAD
CS	CONCRETE SLAB
B/W	BRICK WALK
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
W.A.E.	WALL ACCESS EASEMENT
S.T.E.	STREET TREE EASEMENT
UE	UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
EB	ELECTRIC BOX
TR	TELEPHONE RISER
CO	CLEANOUT
LP	LIGHT POLE
△	FOUND NAIL AND DISC
LB #5723	FOUND 1/2" IRON ROD AND CAP
LB #5723	PER PLAT
(P)	MEASURED
(M)	OFFSET
O/S	POINT OF CURVATURE
PC	POINT OF COMPOUND CURVE
PCC	PERMANENT CONTROL POINT
PI	POINT OF INTERSECTION
PK	PARKER KALON
POC	POINT ON CURVE
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
SQ. FT.	SQUARE FEET
S/W	SIDEWALK
TYP	TYPICAL
WM	WATER METER
RWM	RECLAIMED WATER METER
CATVR	CABLE TELEVISION RISER

FLOOD NOTE:

I HAVE EXAMINED THE F.I.R.M. MAP NO. 12095CD110F, DATED 09/25/2009, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HILLTOP LOOP BEING S00°05'25"E, PER PLAT.

(FIELD DATE) 07-29-20

SCALE: 1" = 30 FEET

APPROVED BY: JB

JOB NO. 200128 LOT 106

DRAWN BY: KJW

REVISED:

CERTIFICATION 12-11-20 AAM

FINAL 11-17-20 KJW

FORMBOARD 08-06-20 AAW

PLOT PLAN 03/13/2020 JG

ASM

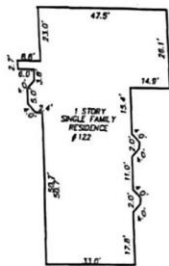
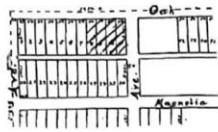
AMERICAN
SURVEYING
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

I HEREBY CERTIFY, THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by James W. Boleman
DN: C=US, OU=HB, O=American Surveying & Mapping Inc., CN=James W. Boleman, E=JBoleman@asmcorporate.com
Reason: I am the author of this document
Location: Orlando
Date: 2020-12-11 13:24:01
DATE

JAMES W. BOLEMAN PSM# 6485
THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



DETAIL "A"
SCALE: 1"=30'

Property Address:
122 North Washington Avenue
Apopka, Florida 32703

Survey number: Y-34931

Notes:

Accepted By:

Legal Description

Lots 8, 9, 10 & 11, HIGHLAND PARK DAVIS & MITCHELL ADDITION TO HIGHLAND PARK, according to the plat thereof, as recorded in Plat Book , of the Public records of County, Florida.

Community number: 120180 Panel: 0003
Suffice: C F.I.R.M. Date: 10/23/81 Flood Zone: C
Date of field work: 4/16/99 Completion date: 4/16/99

Certified to:
Stanley E. Henry; Suzanne M. Henry; Del Mar Title Company; First American Title Insurance Company; Alliance Funding, a Division of Superior Bank, FSB, its successors and/or assigns.

BOUNDARY SURVEY

LEGEND

WOOD FENCE	2. CENTRAL ANGLE/RETA
WIRE FENCE	3. DEED BOOK
PROPERTY CORNER	4. DESCRIPTION OR REED
WIRE CORNER	5. DALL HOLE
FIELD MEASURED	6. DRIVEWAY
CELESTIAL	7. ELEVATION
CONCRETE	8. FINISHED FLOOR
CONCRETE	9. FOUND CONCRETE W/OUT
CONCRETE	10. FOUND CONCRETE W/OUT
CONCRETE	11. FOUND CONCRETE W/OUT
CONCRETE	12. FOUND CONCRETE W/OUT
CONCRETE	13. FOUND CONCRETE W/OUT
CONCRETE	14. FOUND CONCRETE W/OUT
CONCRETE	15. FOUND CONCRETE W/OUT
CONCRETE	16. FOUND CONCRETE W/OUT
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CONCRETE	18. FOUND CONCRETE W/OUT
CONCRETE	19. FOUND CONCRETE W/OUT
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CONCRETE	97. FOUND CONCRETE W/OUT
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CONCRETE	99. FOUND CONCRETE W/OUT
CONCRETE	100. FOUND CONCRETE W/OUT

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ATTRACTED FOR EXISTENCE OF OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS FOUNDATIONS OF OTHER IMPROVEMENTS WERE NOT LOCATED
- WALL TIES ARE TO THE FACE OF THE WALL
- NOT VALID UNLESS SEALED WITH THE EMBOSSED SURVEYOR'S SEAL
- ONLY VISIBLE ENCUMBRANCES LOCATED
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED
- ENCUMBRANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- FENCE CORNERS NOT DETERMINED
- ELEVATIONS IF SHOWN ARE BASED UPON N.C. 84 UNLESS OTHERWISE NOTED
- BEARINGS REFERENCED TO LINE NOTED AS B.B.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION

SOLES
RALPH SHERLOCK REGISTERED LAND SURVEYOR NO. 2417
CARL MICHAEL SMITH REGISTERED LAND SURVEYOR NO. 2162

SOLES
JOE AGUIAR REGISTERED LAND SURVEYOR NO. 1527
THIS SURVEY IS INTENDED FOR MORTGAGE OR REFERENCE PURPOSES ONLY. EXCLUSIONS FOR THIS USE BY NOTED TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, MEASURING, RECORD OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF FIRST FINANCIAL SURVEYING, INC.



First Financial Surveyors, Inc.
1700 North Kendall Drive
Suite 100
Apopka, Florida 32703
Phone (407) 871-1800
Fax (407) 871-1800
3600 South Orange
Suite 100
Orlando, Florida 32735
Phone (407) 871-1800
Fax (407) 871-1800
1100 Foster Boulevard
Tampa, Florida 33611
Phone (813) 288-8422
Fax (813) 288-8477
Revised: 1-800-327-1200 Fax: 1-800-327-1200

NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED. SUBJECT TO EXCEPTIONS LISTED IN FIDELITY NATIONAL TITLE COMMITMENT NO. 27C170889-229933085, DATED: 04-03-23.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC - IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON STATE PLANE COORDINATE DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

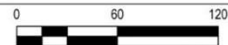
FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE "X" PER F.I.R.M. MAP PANEL NO. 12095C 0429 H DATED 09-25-09.



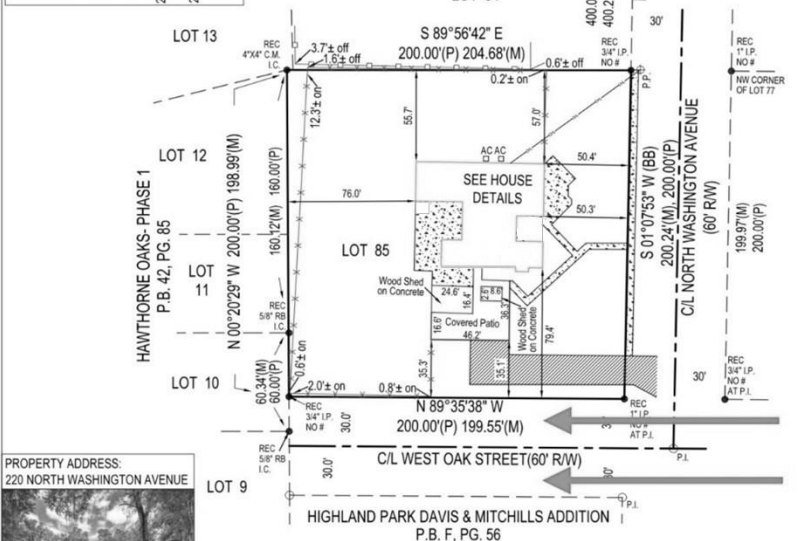
Boundary
And
Mapping
Associates, Inc.

LAND
SURVEYORS
LB 4565

180 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL 32746
PH: (407) 696-1155



BUILDING DETAILS (NOT TO SCALE)



PROPERTY ADDRESS:
220 NORTH WASHINGTON AVENUE



NOTE:
NO EASEMENT INFORMATION
PROVIDED TO THIS SURVEYOR.

DESCRIPTION: LOT 85, LAKESIDE HOMES, ACCORDING TO THE
MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE(S) 69,
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CERTIFIED TO:
ANGEL L. GARCIA
MORTGAGE RESEARCH CENTER, LLC, DBA VETERANS UNITED HOME LOANS ISAOA/ATIMA
DESTINATION TITLE, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

JOB NO.: 23-983

DATE:
FIELD: 05-09-23

SIGNED: 05-12-23

DRAWN BY: LD

P.C.: CT

CHECKED BY: RWJ

REC - RECOVERED
IP - IRON PIPE
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD - RADIAL
NR - NOT RADIAL
ND - NAIL & DISC
IP - IRON PIPE
SM - SMOKE
Q - PER DESCRIPTION
C.L. - CENTER LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK - PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.L. - MAP BOOK

LEGEND
REC POINT OF SURVEY CURVE
R - RADIUS
L - LENGTH OF ARC
S.E. - SEVERAL EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE
C.L. - CHAIN LINK - WIRE FENCE LINE +/-
W.F. - WOODEN FENCE LINE +/-
V.F. - VINYL FENCE LINE +/-
A.F. - ALUMINUM FENCE LINE +/-
O.F. - OVERHEAD LINE +/-

Point Not
Found or Set
P.O.L.
DENOTES
REFERENCE
POINT ON LINE
R/W Denotes
RIGHT-OF-WAY

This is a digitally signed and sealed drawing of
a boundary survey performed under the direction
of the undersigned. Survey is authorized on or
about the date of the survey shown hereon and
certified only to those persons and/or entities listed
hereon. The boundary survey meets the
minimum technical standards as set forth by the
Florida Board of Professional Surveyors and
Mappers in Chapter 53-17 F.A.C. pursuant to
section 473-027 Florida statutes.
ROCKEY W. JACKSON
PSM 6281

Not valid without the signature and the original raised
seal of a Florida licensed surveyor and mapper.

