



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

July 10, 2024 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

FUTURE LAND USE AMENDMENT

1. FLU-24-11, Chandler Hills - Large Scale Future Land Use (FLU) Amendment, 1st Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. SP-24-18, North Orange Animal Hospital - Construction Site Plan (CSP), 3rd Submittal
2. SP-24-51, Shoppes at East Shore Phase 1 - Construction Site Plan (CSP), 4th Submittal
3. SP-24-19, Dutch Bros FL 1202 - Construction Site Plan (CSP), 3rd Submittal

PLAT

1. SP-24-28, Crossroads at Kelly Phase 1B - Plat, 2nd Submittal

DISCUSSION

1. Crossroads at Kelly Park - Third Amendment to the Development Agreement, 1st Submittal
Owner(s): Galvin Land Services, Harriskp, LLC, Kelly Park Land Investments, PRM Apopka/Kelly Park Owner LLC, JEN Florida 51 LLC
Applicant(s): The Grosshans Group - Jacob Schumer, Esq.
Location: East of Round Lake Road, South of Ondich Road, West of Effie Drive and North of West Kelly Park Road
Proposed Use: Amendment to Development Agreement
Project Manager: Richard Earp
Presented by: Richard Earp, City Engineer

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.

LEGAL DESCRIPTION:

(AS PROVIDED BY THE CLIENT)

YOO SHIK UM

PARCEL 1:

That part of the Northeast 1/4 of Section 18, Township 20 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of said Northeast 1/4; thence N 89°50'38" W along the North line of said Northeast 1/4 for a distance of 690.00 feet; thence S 03°08'43" W 30.00 feet for a Point of Beginning; thence continue S 03°08'43" W 773.16 feet; thence N 89°49'33" W 317.50 feet; thence N 09°40'34" W 135.00 feet; thence N 03°08'43" E 239.86 feet; thence S 89°50'38" E 327.48 feet; thence N 03°08'43" E 400.00 feet; thence S 89°50'38" E 20.02 feet to the Point of Beginning.

PARCEL 2:

Parcel Nos. 7 and 8 as per plat of survey recorded in Deed Book 921, page 429, Public Records of Orange County, Florida; and more particularly described as: Begin 30 feet South and 1365 feet West of the NE corner of Section 18, Township 20 South, Range 28 East, run South 1284.22 feet, West 337.5 feet, North 1284 feet and East 337.5 feet to the Point of Beginning.

Together with the North half of 15.00 feet wide Right of Way as shown on the unrecorded plat recorded in Deed Book 921, Page 429 of the Public Records of Orange County, Florida, lying South of and adjacent to the Parcel 2.

PARCEL 3:

Parcel No. 21 as per plat of survey recorded in Deed Book 921, Page 429, Public Records of Orange County, Florida; and more particularly described as: North 1/2 of the North 1/2 of the Southwest 1/4 of the Northeast 1/4, LESS the West 15 feet thereof, Section 18, Township 20 South, Range 28 East.

Together with the South half of 15.00 feet wide Right of Way as shown on the unrecorded plat recorded in Deed Book 921, Page 429 of the Public Records of Orange County, Florida, lying North of and adjacent to the Parcel 3.

PARCEL 4:

Begin 30 feet South and 1702.5 feet West of the Northeast corner of Section 18, Township 20 South, Range 28 East, thence run South 1284 feet, West 675 feet, North 1283.56 feet, and East 675 feet to the Point of Beginning, of the Public Records of Orange County, Florida a/k/a Lots 3, 4, 5 and 6 as described in Deed Book 921, Page 429.

Together with the North half of 15.00 feet wide Right of Way as shown on the unrecorded plat recorded in Deed Book 921, Page 429 of the Public Records of Orange County, Florida, lying South of and adjacent to the Parcel 4.

PARCEL 5:

Begin 30 feet South and 690 feet West of the Northeast corner of Section 18, Township 20 South, Range 28 East, run South 1284.66 feet; thence West 675.00 feet; thence North 1284.22 feet; thence East 675.00 feet to the Point of Beginning. Being Parcels 9, 10, 11 and 12 as depicted on the plat recorded in Deed Book 921, Page 429, of the Public Records of Orange County, Florida.

LESS: that part of the Northeast 1/4 of Section 18, Township 20 South, Rang 28 East, Orange County, Florida, described as follows: Commence at the Northeast corner of said Northeast 1/4; thence N 89°50'38" W along the North line of said Northeast 1/4 for a distance of 690.00 feet; thence S 03°08'43" W 30.00 feet for a Point of Beginning; thence continue S 03°08'43" W 773.16 feet; thence N 89°49'33" W 317.50 feet; thence N 09°40'34" W 135.00 feet; thence N 03°08'43" E 239.86 feet; thence S 89°50'38" E 110.00 feet; thence N 03°08'43" E 400.00 feet; thence S 89°50'38" E 237.50 feet to the Point of Beginning.

ALSO LESS: Being at a point 30 feet South and 927.5 feet West of the Northeast corner of Section 18, Township 20 South, Range 28 East, run thence South 400 feet, thence West 100 feet, thence North 400 feet, thence East 100 feet to the Point of Beginning.

BOUDREAU

The South One-Half (1/2) of the North One-Half (1/2) of the Southwest One-Quarter (1/4) of the Northeast One-Quarter (1/4), Section 18, Township 20 South, Range 28 East, less the West 15 feet thereof, and described as Tract 22, unrecorded plat.

MARTIN

The East 652.5 feet of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 being the East 1/2 of Tract 23 of unrecorded plat, Section 18, Township 20 South, Range 28 East, Orange County, Florida.

PM S-1 REO, LLC

Parcel 1:

Beginning 15 feet South and 7.5 feet West of the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 20 South, Range 28 east, run West 661.25 feet, thence South 330 feet, thence East 661.51 feet, thence North 330 feet to the Point of Beginning; Being Tract No. 26 of an unrecorded plat as shown in Deed Book 921, Page 429, Public Records of Orange County, Florida.

Parcel 2:

That certain parcel of real estate situated in Section 18, Township 20 South, Range 28 East and described as Parcel No. 28, as per plat thereof recorded in Deed Book 921, Page 429, Public Records of Orange County, Florida, more particularly described as follows: Begin 345 South and 7.5 feet West of the Northeast corner of the Northwest 1/4 of the Southeast 1/4, run West 661.51 feet, South 330 feet, East 661.77 feet, North 330 feet to the Point of Beginning.

ROBINSON

Parcel 1:

That certain parcel of real estate lying in Section 18, Township 20 South, Range 28 East, and described as Parcel 24, as per plat thereof, recorded in Deed Book 921, Page 429, Public Records of Orange County, Florida, and more particularly described as the South 1/2 of the South 1/2 of the Southwest 1/4 of the Northeast 1/4, less the West 15 feet, Section 18, Township 20 South, Range 28 East, land lying and being in Orange County, Florida.

Parcel 2:

Beginning At NW corner SE 1/4 of the NE 1/4, Section 18, Township 20 South, Range 28 East, run South 664.6 feet, run thence East 668.14 feet, thence North 664.6 feet, run thence West 668.14 feet to the Point of Beginning, lying in Orange County, Florida.

Together with the South half of 15.00 feet wide Right of Way as shown on the unrecorded plat recorded in Deed Book 921, Page 429 of the Public Records of Orange County, Florida, lying South of and adjacent to the Parcel 2, less the East 30.40 feet thereof.

Together with the easement for ingress and egress contained in the document recorded in Official Records Book 5876, Page 4902, Public Records of Orange County, Florida.

SNAVELY

That certain parcel of real estate situate, lying and being in Section 18, Township 20 South, Range 28 East, Orange County, Florida, and described as Parcel No. 53 of that certain survey made by C.R. Shewey, dated June 10, 1955, Reg. Surveyor No. 623, and also being part of the Southeast quarter of the Northeast quarter of Section 18, Township 20 South, Range 28 East, conveyed by Deed recorded in Deed Book 1027, Page 466, and more particularly described as follows: Parcel No. 53: From a point 664.6 feet South of Northwest corner of Southeast quarter of Northeast quarter run South 332.3 feet; East 668.44 feet; North 332.42 feet; West 668.14 feet to Point of Beginning.

SHAW

The West 652.5 feet of the East 1305 feet of the following description: The North one half of the South one half of the Southwest quarter of the Northeast quarter; less the West 15 feet thereof, lying in Section 18, Township 20 South, Range 28 East.

All lying and being situate in Orange County, Florida.

ORCHID ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.

Parcel 1:

West 15 feet of the Northeast Quarter and the North 15 feet of the Northwest Quarter of the Southeast Quarter, Section 18, Township 20 South, Range 28 East, Orange County, Florida. Less and except any land contained in County Deed recorded in Official Records Book 10606, Page 8543, Public Records of Orange County, Florida.

Also described as:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 18; thence along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 18, South 01°11'56" West, 15.02 feet to a point on a line that is 15.00 Southerly of and perpendicular to the North line of the Southeast 1/4 of said Section 18; thence along a line that is 15 feet Southerly of and parallel to said North line South 88°08'31" West, 1330.15 feet to the West line of the Southeast 1/4 of said Section 18; thence along said West line North 01°19'12" East, 2642.70 feet to a point on the Southerly right of way line of Kelly Park Road; thence along said Southerly right of way line North 88°06'16" East, 15.02 feet to a point on a line that is 15.00 feet Easterly of and parallel to the West line of the Northeast 1/4 of said Section 18; thence along said parallel line South 01°19'12" West, 2627.68 feet to a point on the North line of the Southeast 1/4 of said Section 18; thence along said North line North 88°08'31" East, 1315.10 feet to the Point of Beginning.

Parcel 2:

The Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 18, Township 20 South, Range 28 East, Orange County, Florida, less and except the North 15 feet; and

Less and except the land contained in the Certificate of Title recorded April 1, 2019 in Official Records Instrument Number 20190194789, Public Records of Orange County, Florida, and

TITLE COMMITMENT INFORMATION

MATTERS OF RECORD FOR YOO SHIK UM - PARCELS 1, 2, 3, 4, AND 5, ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11549546, DATED 01/23/2024.

MATTERS OF RECORD FOR BOUDREAU PARCEL, ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11549728, DATED 01/16/2024.

MATTERS OF RECORD FOR MARTIN PARCEL, ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11549780, DATED 01/12/2024.

MATTERS OF RECORD FOR PM S-1 REO, LLC - PARCELS 1, AND 2, ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11550062, DATED 01/19/2024.

MATTERS OF RECORD FOR ROBINSON - PARCELS 1, AND 2, ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11550185, DATED 01/12/2024.

MATTERS OF RECORD FOR SNAVELY - PARCEL, ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11550295, DATED 01/12/2024.

MATTERS OF RECORD FOR SHAW - PARCEL, ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11550353, DATED 01/05/2024.

MATTERS OF RECORD FOR ORCHID ESTATES COMMUNITY ASSOCIATION, INC. - PARCELS 1, AND 2, ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11550400, DATED 01/26/2024.

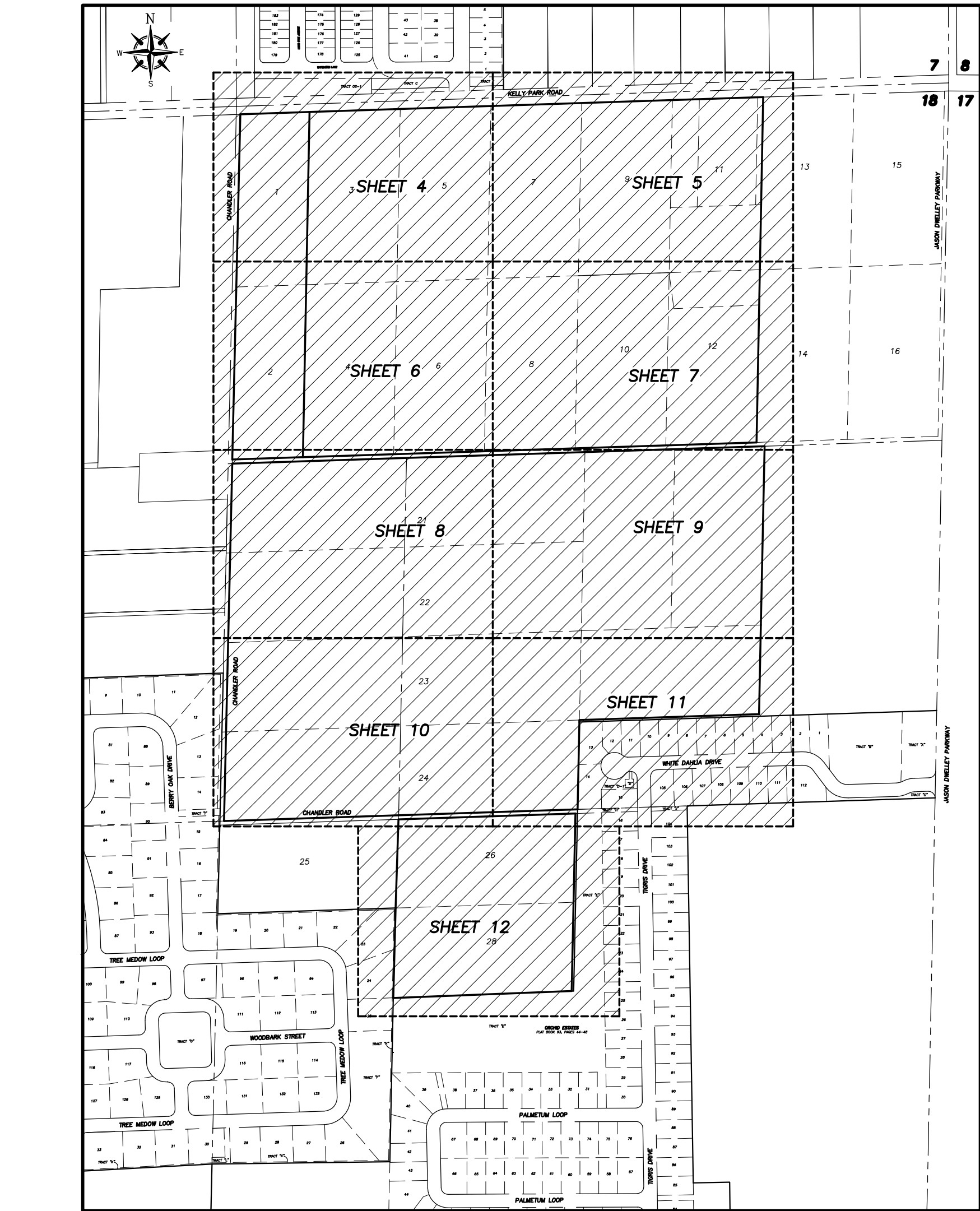
CERTIFICATION:

I HEREBY CERTIFY TO:
ASHTON ORLANDO RESIDENTIAL, LLC

Barry W. Prewitt, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5267
(NOT VALID WITHOUT EMBOSSED SEAL)

6/10/2024

DATE



KEY MAP

NOT TO SCALE

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM.

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C00000 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE, THE LAND IS IN ZONE "X".

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

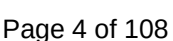
SEE SHEETS 2 AND 3 FOR BOUNDARY INFORMATION.

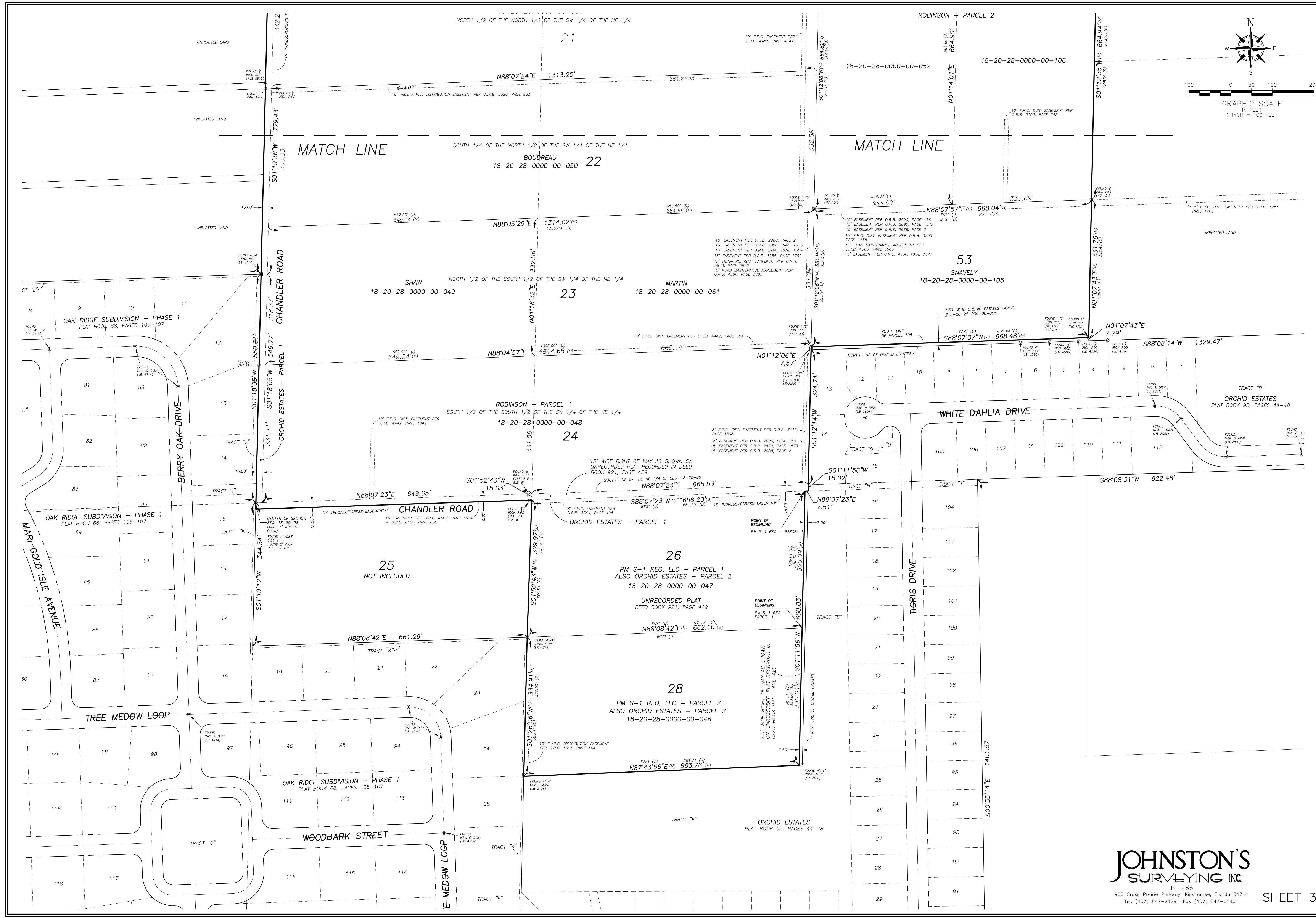
SEE SHEETS 4-12 FOR TOPOGRAPHIC INFORMATION.

ABBREVIATIONS				LEGEND				
P.B. PLAT BOOK D.B. DEED BOOK B.K. BOOK P.S. PAGE SECT. SECTION TWP. TOWNSHIP RGE. RANGE COR. CORNER AC. ACRES P.S.M. PROFESSIONAL SURVEYOR BM. BENCHMARK C.B.S. CONCRETE BLOCK & STUCCO	(C) CALCULATED (P) PLAT (D) DESCRIBED (M) MEASURED C.B. CHORD BEARING CH. CHORD R. RADIUS L. LENGTH H.W.F. HOG WIRE FENCE W.F. WOOD FENCE E.P. EDGE OF PAVEMENT FRM. FRAME O/S. OFFSET	* DEGREES " MINUTES " SECONDS + MORE OR LESS L.S. LICENSED SURVEYOR B.F. BARBED WIRE FENCE H.W.F. HOG WIRE FENCE W.F. WOOD FENCE E.P. EDGE OF PAVEMENT FRM. FRAME O/S. OFFSET	ALL PROPERTY CORNERS AS NOTED: D.U.E. DRAINAGE AND UTILITY EASEMENT ID. IDENTIFICATION P.C.P. PERMANENT CONTROL POINT P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT F.F. FINISH FLOOR ELEVATION L.F.E. LOWEST FLOOR ELEVATION G.F.E. GARAGE FLOOR ELEVATION F.D. FOUND O.R. OFFICIAL RECORDS STY. STORY CONC. CONCRETE	EL. ELEVATION P.T. POINT OF TANGENCY P.C. POINT OF CURVE P.I. POINT OF INTERSECTION N.A.T. NAIL AND TAG C.M.P. CORRUGATED METAL PIPE R.C.P. REINFORCED CONCRETE PIPE INV. INVERT L.F. LOWEST FLOOR ELEVATION G.F. GARAGE FLOOR ELEVATION F.D. FOUND O.R. OFFICIAL RECORDS STY. STORY CONC. CONCRETE	EL. ELEVATION P.T. POINT OF TANGENCY P.C. POINT OF CURVE P.I. POINT OF INTERSECTION N.A.T. NAIL AND TAG C.M.P. CORRUGATED METAL PIPE R.C.P. REINFORCED CONCRETE PIPE INV. INVERT L.F. LOWEST FLOOR ELEVATION G.F. GARAGE FLOOR ELEVATION F.D. FOUND O.R. OFFICIAL RECORDS STY. STORY CONC. CONCRETE	BENCHMARK WOOD POWER POLE CONCRETE POWER POLE GUY WIRE ANCHOR LIGHT POLE SIGN FIRE HYDRANT SANITARY SEWER M.HOLE GAS VALVE TELEPHONE RISER BOX METAL LIGHT POLE	BENCH. MARK WOOD POWER POLE CONCRETE POWER POLE GUY WIRE ANCHOR LIGHT POLE SIGN FIRE HYDRANT SANITARY SEWER M.HOLE GAS VALVE TELEPHONE RISER BOX METAL LIGHT POLE	CLEAN OUT (SEWER) GAS METER UNDERGROUND GAS MARKER FIBER OPTIC MARKER WATER VALVE WATER METER CABLE TELEVISION RISER BOX WOOD LIGHT POLE WELL ELECTRIC CONTROL BOX ELECTRIC TRANSFORMER FIBERGLASS LIGHT POLE

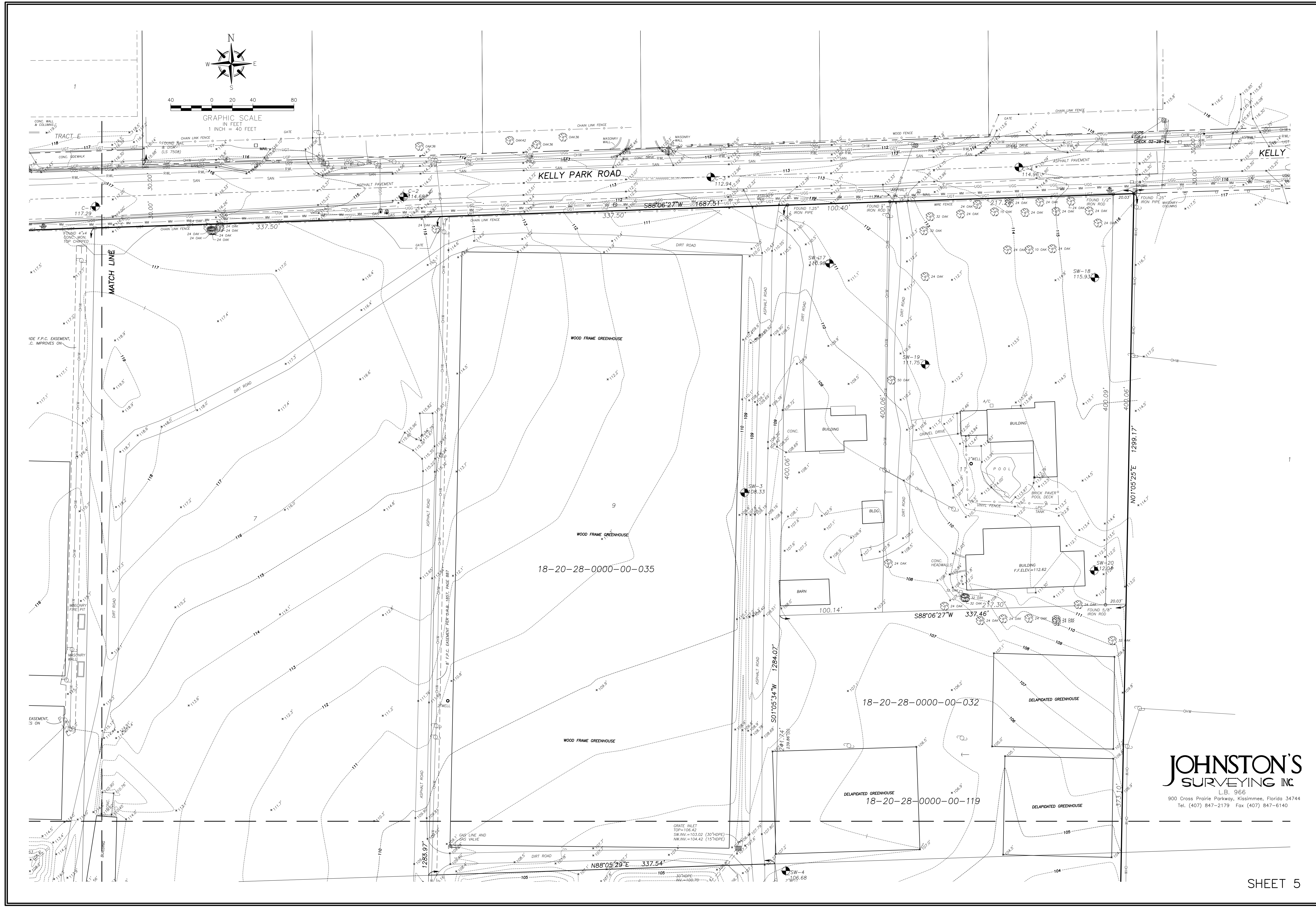
BOUNDARY & TOPOGRAPHIC SURVEY	
CHANDLER HILLS PROPERTY	
REVISIONS REV. EASE. TEXT 03/28/24 DISC. REVISIONS 04/01/24 REVISED 06/07/24 F.B. XXXX PGS. XX-XX CAD FILE# 24-030-BNDRY-BASE.DWG DATE OF SURVEY 02-09/24	REVISIONS REV. EASE. TEXT 03/28/24 DISC. REVISIONS 04/01/24 REVISED 06/07/24 F.B. XXXX PGS. XX-XX CAD FILE# 24-030-BNDRY-BASE.DWG DATE OF SURVEY 02-09/24
NAVD 1988 VERTICAL DATUM	
SEC. 18 TWP. 20 S. RGE. 28 E.	
SCALE: VARIES DRAWN BY: BWP CHECKED BY: RDB	

JOHNSTON'S
SURVEYING INC.
L.B. 966
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
SHEET 1 OF 12

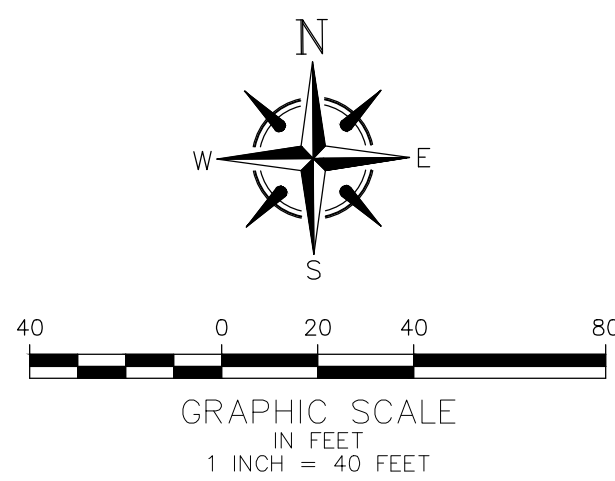






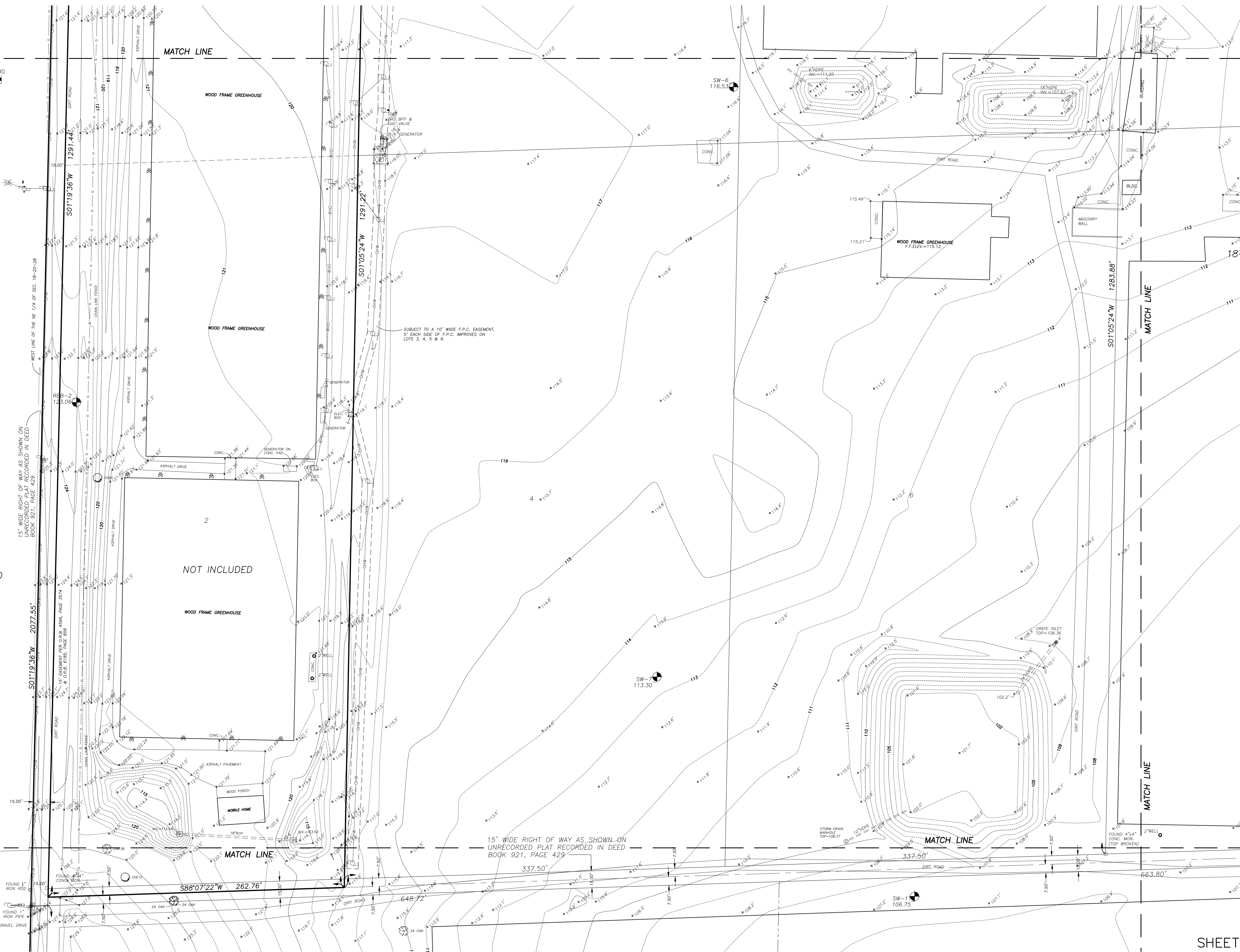


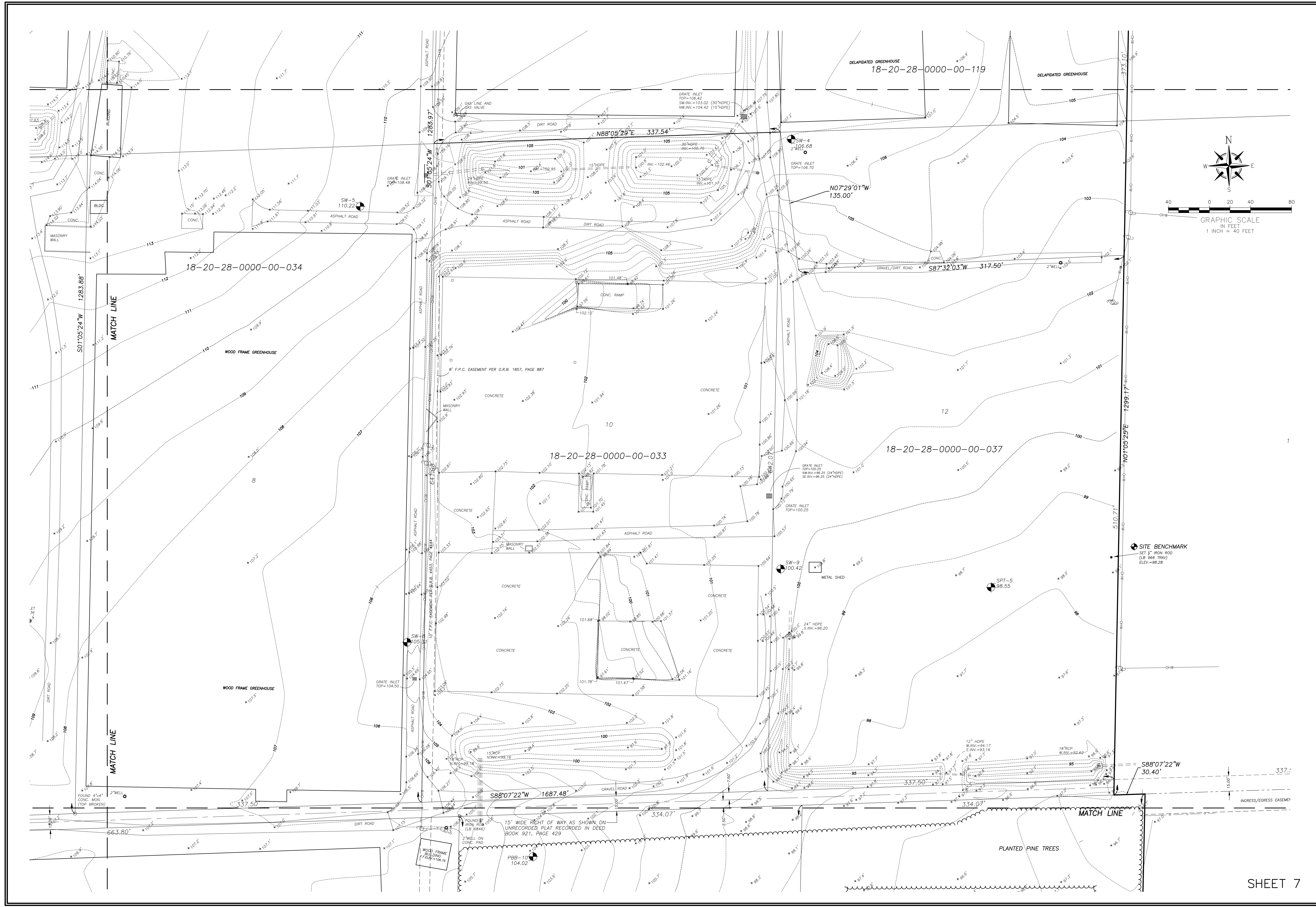
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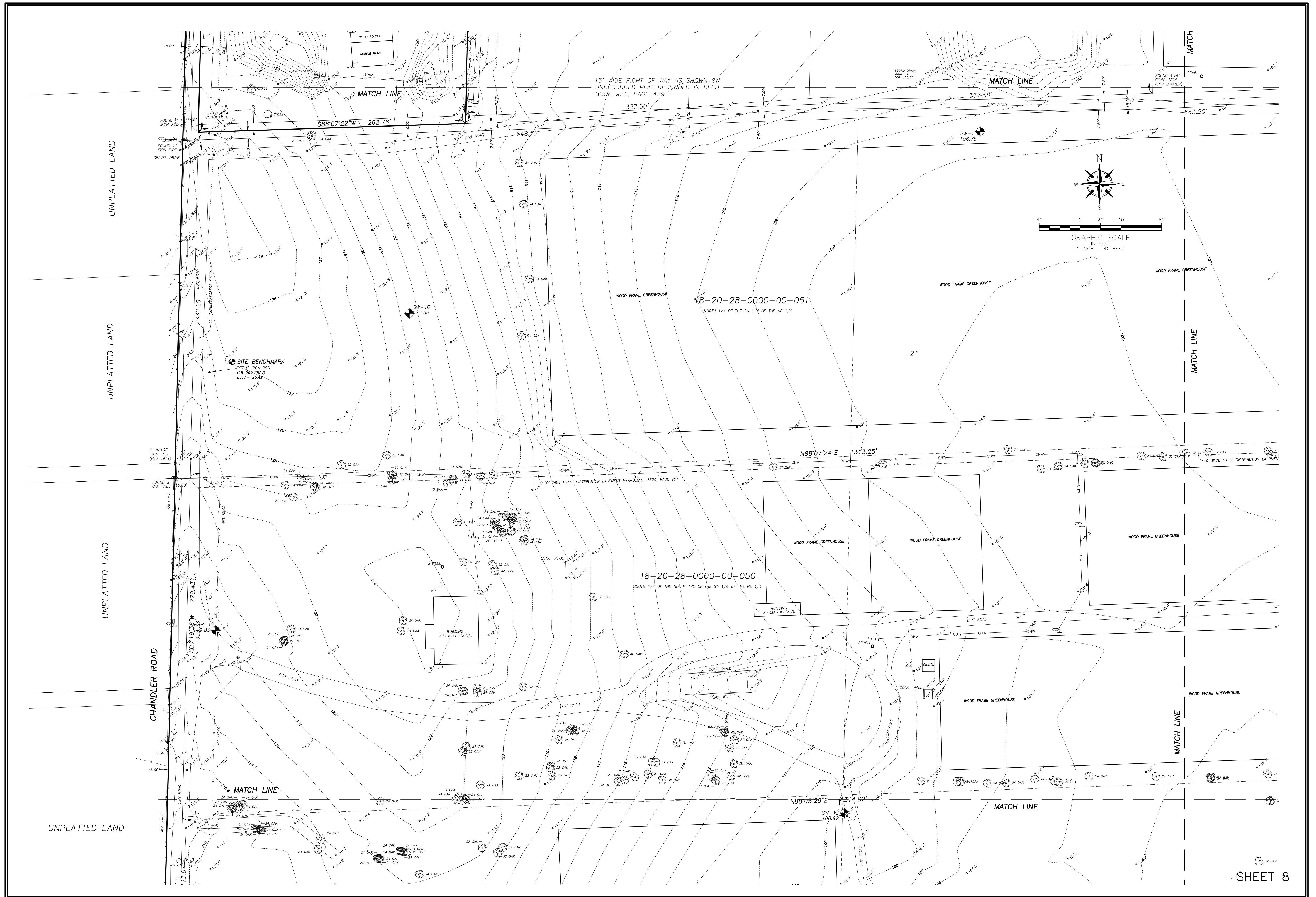


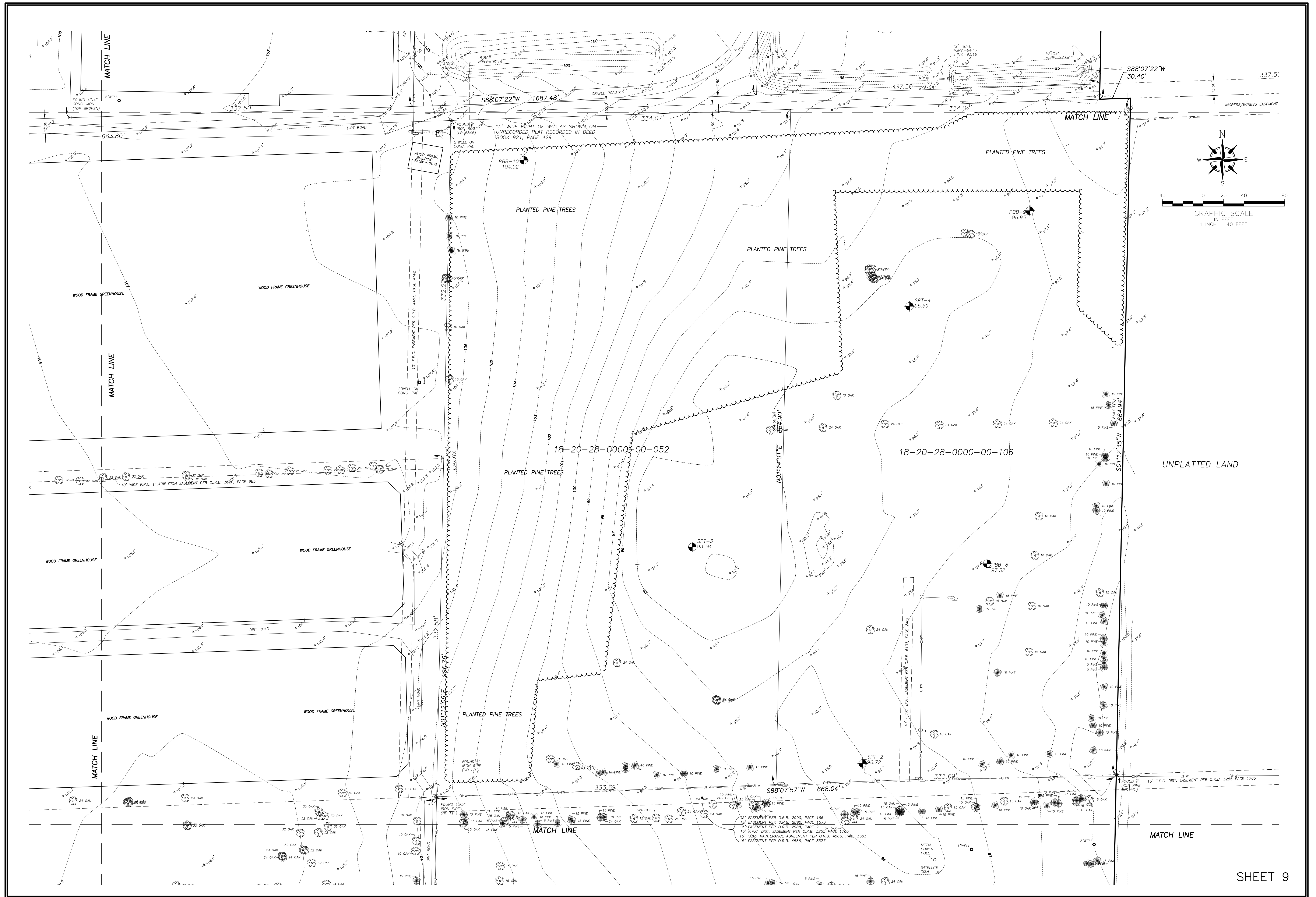
UNPLATTED LAND

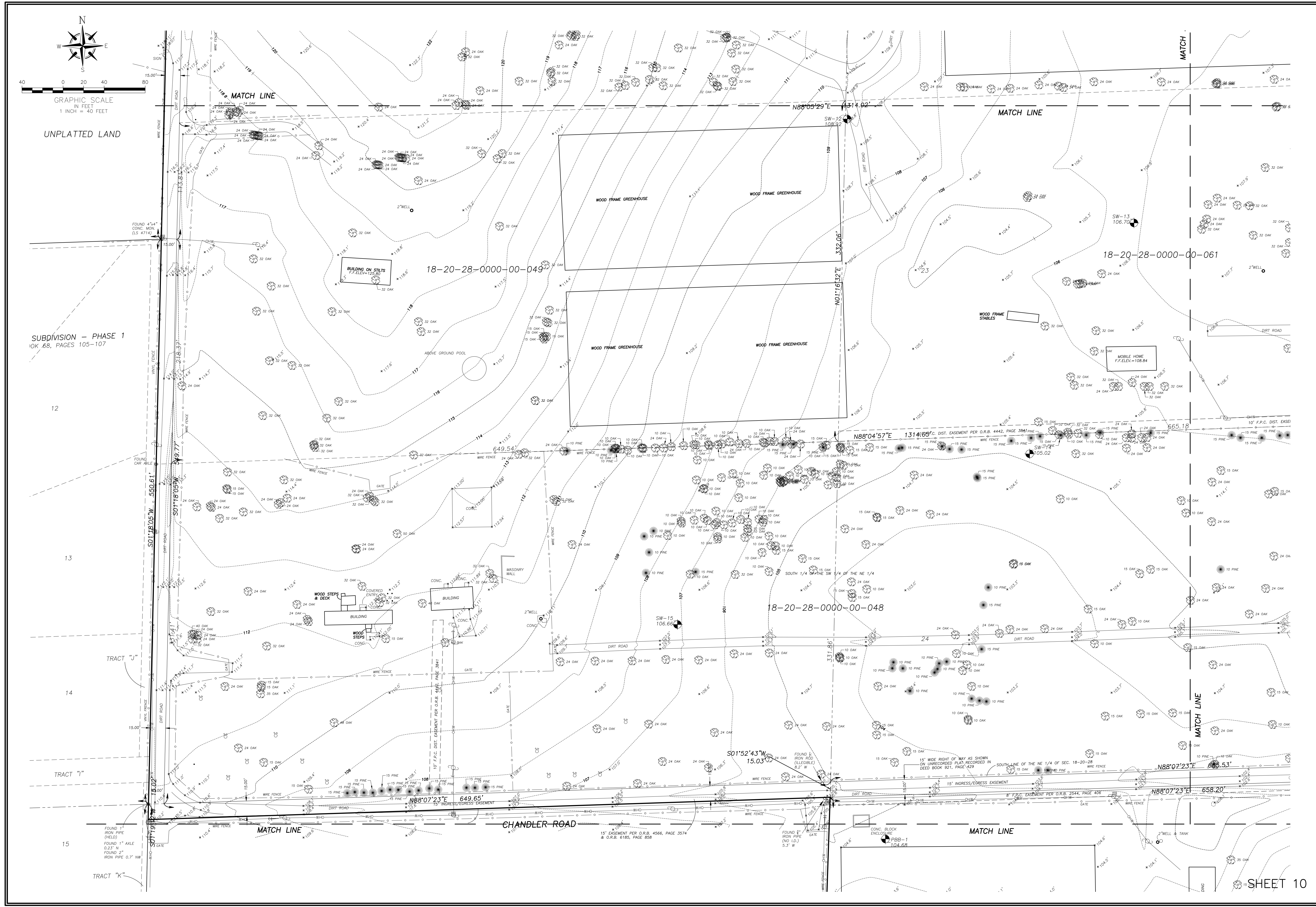
TED LAND

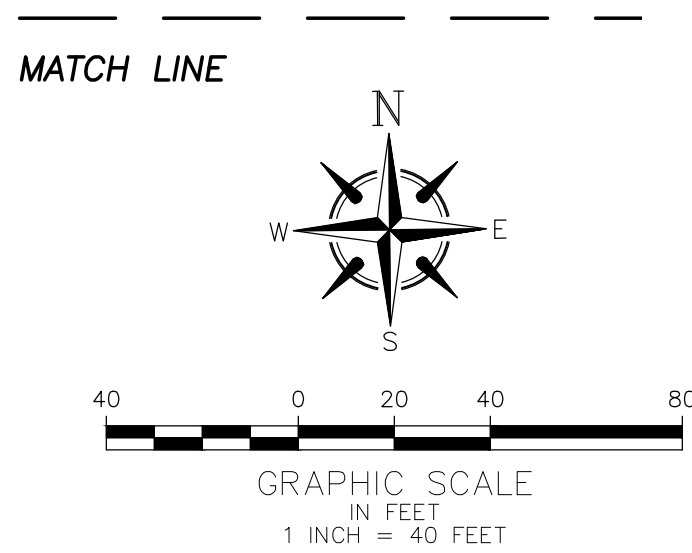
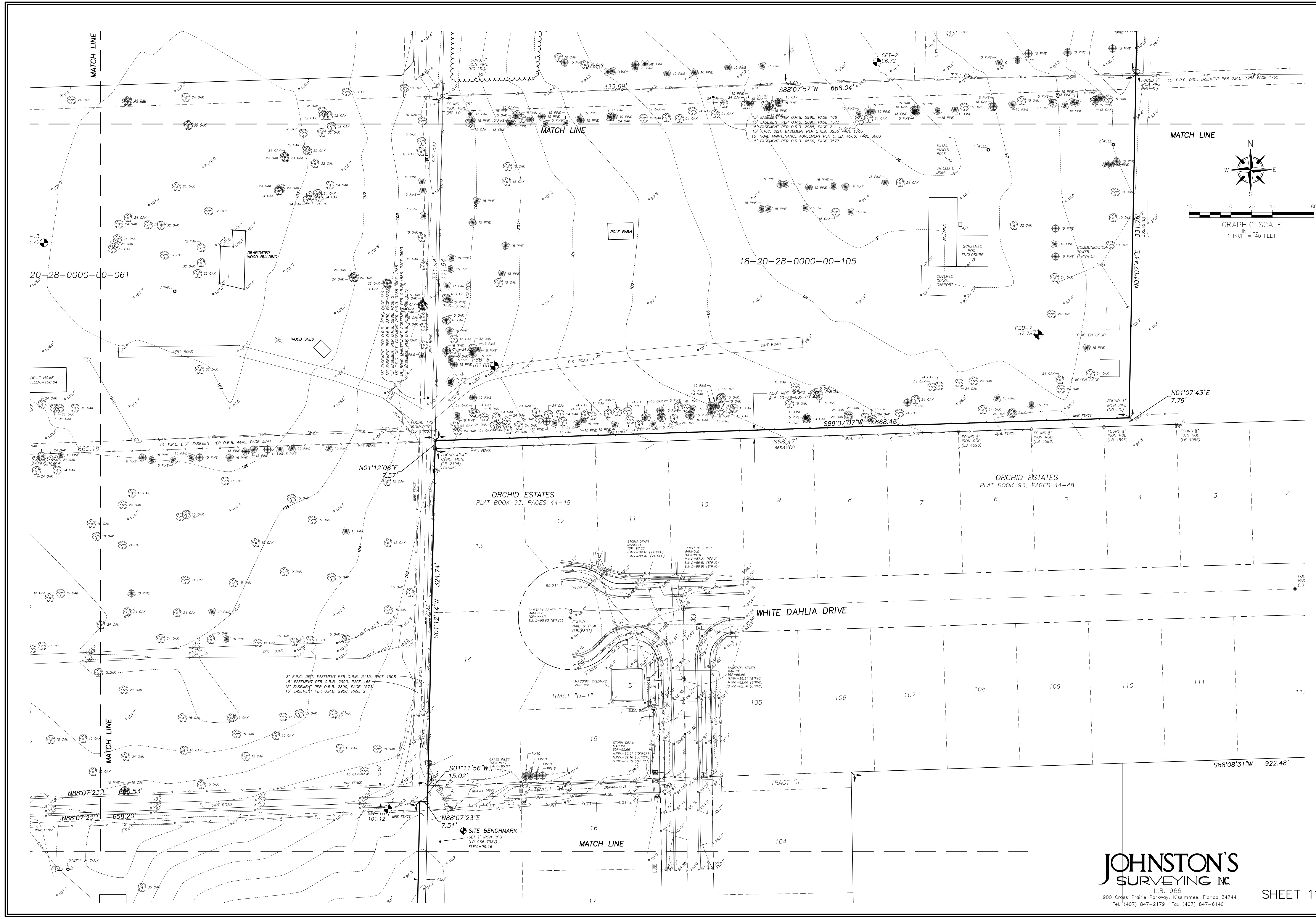




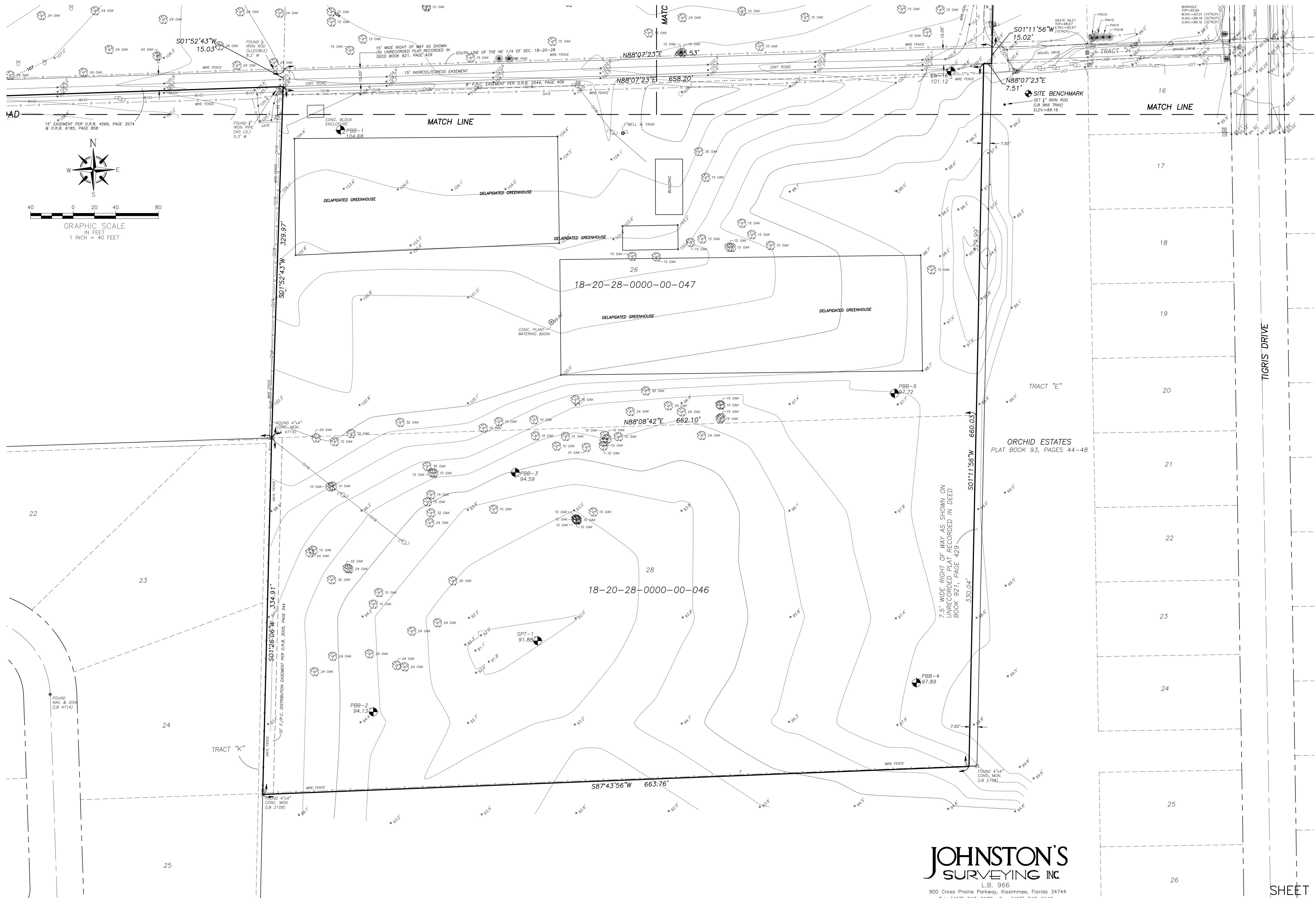








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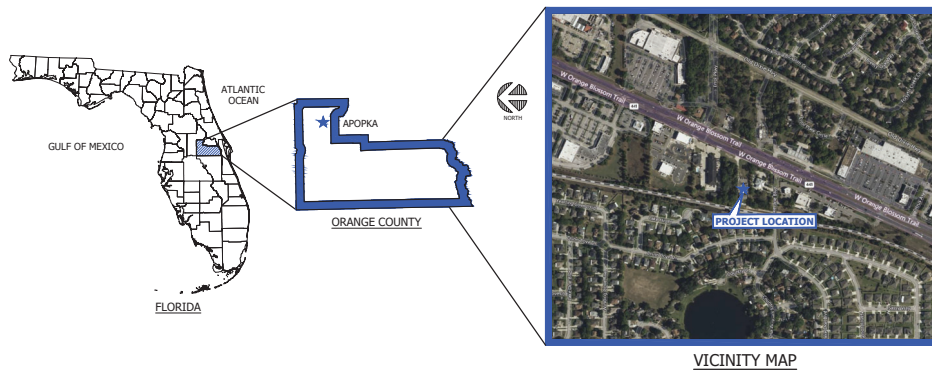


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MINOR DEVELOPMENT PLAN NORTH ORANGE ANIMAL HOSPITAL

LOCATION

PARCEL ID: 05-21-28-0000-00-031
Section 5, Township 21S, Range 28E
ORANGE COUNTY, FLORIDA



SHEET INDEX

#	SHEET TITLE	REV #	REV DATE
C100	COVER SHEET	1	04/15/2024
C101	NOTES & SPECIFICATION	1	04/15/2024
C200	SWPP & DEMOLITION PLAN	1	04/15/2024
C300	SITE PLAN	1	04/15/2024
C301	PARKING PLAN	--	--
C400	GRADING & DRAINAGE PLAN	1	04/15/2024
C500	UTILITY PLAN	2	06/11/2024
C501	IRRIGATION PLAN	--	--
C600	LANDSCAPE PLAN	2	06/11/2024
C701	CROSS SECTIONS	1	04/15/2024
C801	SITE & DRAINAGE DETAILS	1	04/15/2024
C901	UTILITY DETAILS	--	--
C1001	LIFT STATION DETAILS	2	06/11/2024
INSERT	BOUNDARY & TOPO SURVEY	--	--
INSERT	PHOTOMETRIC PLAN	--	--
INSERT	BUILDING ELEVATIONS	--	--

REVISION HISTORY

[illegible]

SUBMITTAL HISTORY

[illegible]

UTILITY SERVICE PROVIDERS:

BILL MCCLOUD 850-589-1444 CENTURHLINK FIBER	407-703-1731 CITY OF APOFKA WATER & SEWER	JOHN SMITH 407-461-8620 CHARLES COMMUNICATIONS CABLE	DUKE ENERGY CUSTOMER SERVICE 407-620-3010 ELECTRIC
MINGO COLON LAKE APOFKA NATURAL GAS DISTRICT GAS	MICHELLE DANIEL 407-696-1183 SUMMIT BROADBAND CABLE	DINO FARRUGGIO C27896@ATT.COM AT & T/ DISTRIBUTION CABLE	

PREPARED FOR
BUCKY BEARDEN
1350 LEXINGTON PKWY
APOPKA, FL 32712-2692

PREPARED BY

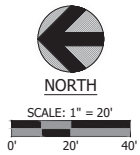


150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

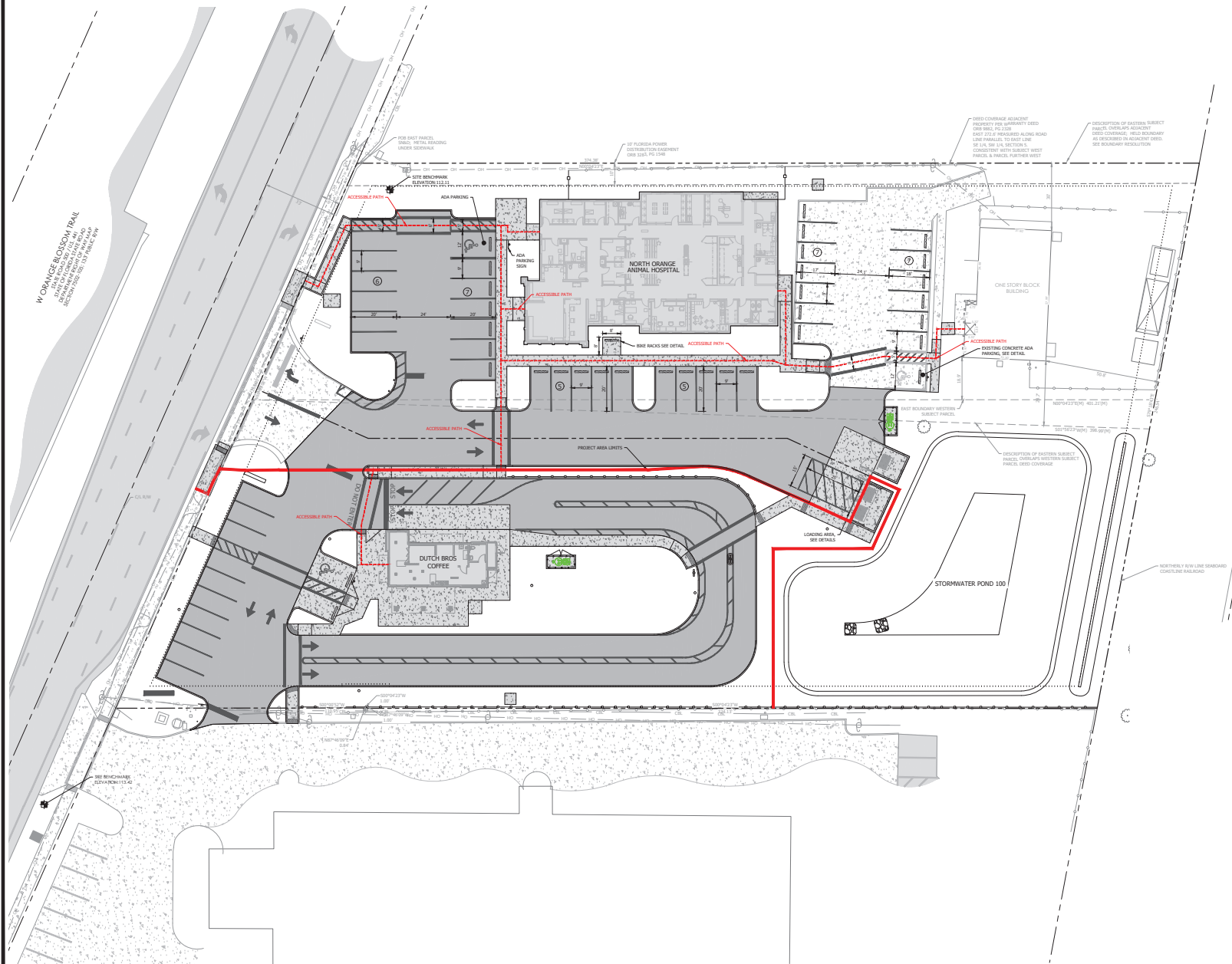


CLIENT: BUCKY BEARDEN
PROJECT: NORTH ORANGE ANIMAL HOSPITAL
COVER SHEET

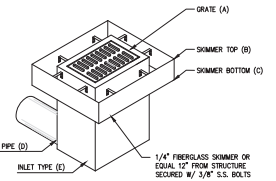
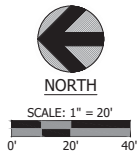




PARKING STATISTICS	
REQUIRED PARKING:	
3 SPACES FOR 1000 SF = 6.55 x 3 = 20 SPACES REQUIRED	
PROVIDED PARKING:	
STANDARD SPACES	20 SPACES
ADA SPACES	2 SPACES
TOTAL PARKING PROVIDED =	22 SPACES
BICYCLE PARKING PROVIDED =	2 SPACES



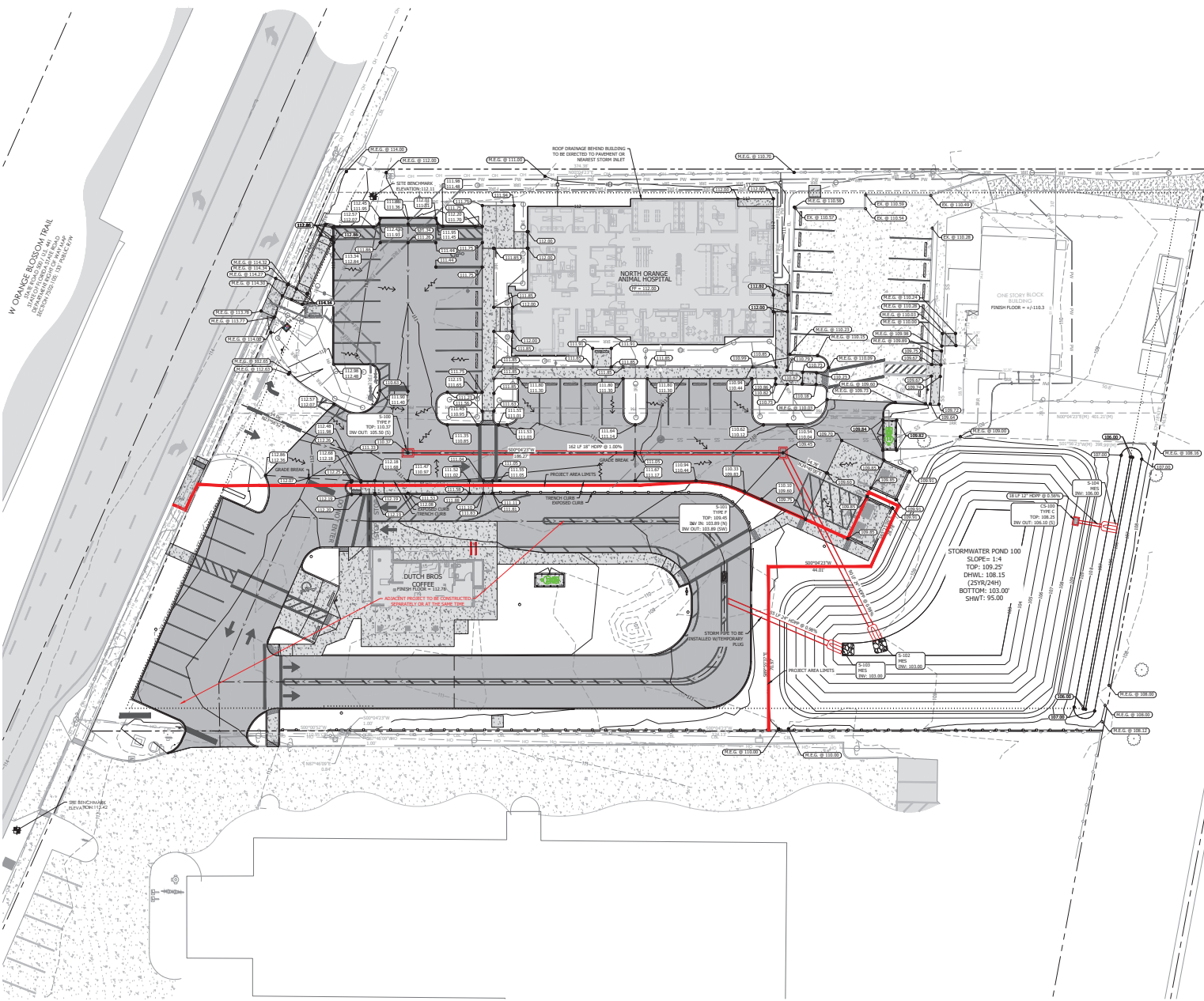
CLIENT: BUCKY BARDEN		PROJECT: NORTH ORANGE ANIMAL HOSPITAL	
PROJECT NO. 2768		SHEET C301	
PROJECT: PARKING PLAN			
1432 W. ORANGE BLOSSOM TRAIL, APOPKA, FL 32712			
SLOAN Engineering Group 150 SOUTH WOODLAND AVENUE, WINTER, FL 32780 PHONE: (888) 800-5946 • FAX: (888) 800-1919 FLORIDA REG. PROFESSIONAL ENGINEER NO. 12457			
DESIGNED BY: MF	DRAWN BY: IV	CHECKED BY: MF	DATE: 04/17/2020
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NO.	DATE	DESCRIPTION	
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PERSONAL DATA: P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER NO. 12457			



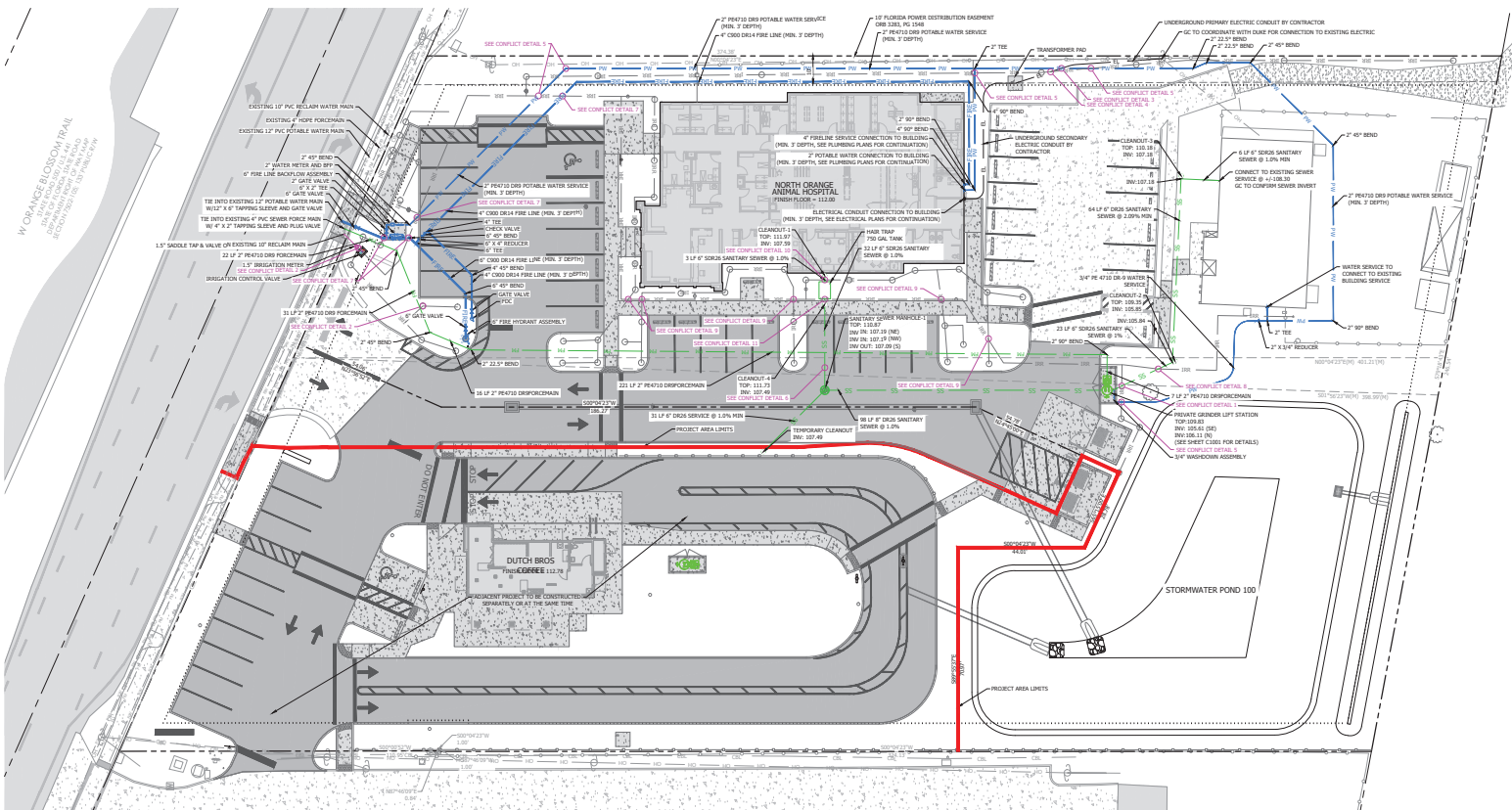
#	A	B	C	D	E
CS-100	108.25	108.50	107.25	12" HDPE @ 108.10	TYPE C INLET

CONTROL STRUCTURE DETAILS
NTS

POND AREAS				
POND	TOP	BOTTOM	DEPTH	
100	0.249 AC @ 109.25	0.052 AC @ 103.00	108.15	



CLIENT: BUCKY BARDEN		PROJECT: NORTH ORANGE ANIMAL HOSPITAL	
PROJECT NO. 2768		SHEET C400	
SLOAN Engineering Group 150 SOUTH WOODLAND AVENUE, WINTER, FL 32780 PHONE: (888) 880-2846 FAX: (888) 880-1519 FLORIDA LICENSE NO. 13526 ENGINEER JOHN C. SLOAN			
DESIGNED BY: JMF	DRAWN BY: JMF	CHECKED BY: JMF	REVISION BLOCK



FIRE FLOW CALCULATIONS

LARGEST BUILDING
TYPE II CONSTRUCTION - SPRINKLERED
UNOCCUPIED BUILDING AREA - 5,500 S.F.
NON-COMBUSTIBLE TYPE CONSTRUCTION
TOTAL FIRE FLOW REQUIRED - 1,200 GPM (FMS 10.1)
WITH SPRINKLER SYSTEM - TOTAL FIRE FLOW REQUIRED
TOTAL FIRE FLOW PROVIDED - 1,200 GPM
SPRINKLERED CONSTRUCTION - MINIMUM REQUIRED CLOG
TOTAL NO. OF FIRE HYDRANTS PROVIDED - 1

NOTE: LOCATION OF HYDRANTS SHOWN ON PLAN

WATER, WASTEWATER AND RECLAIMED WATER MAINS

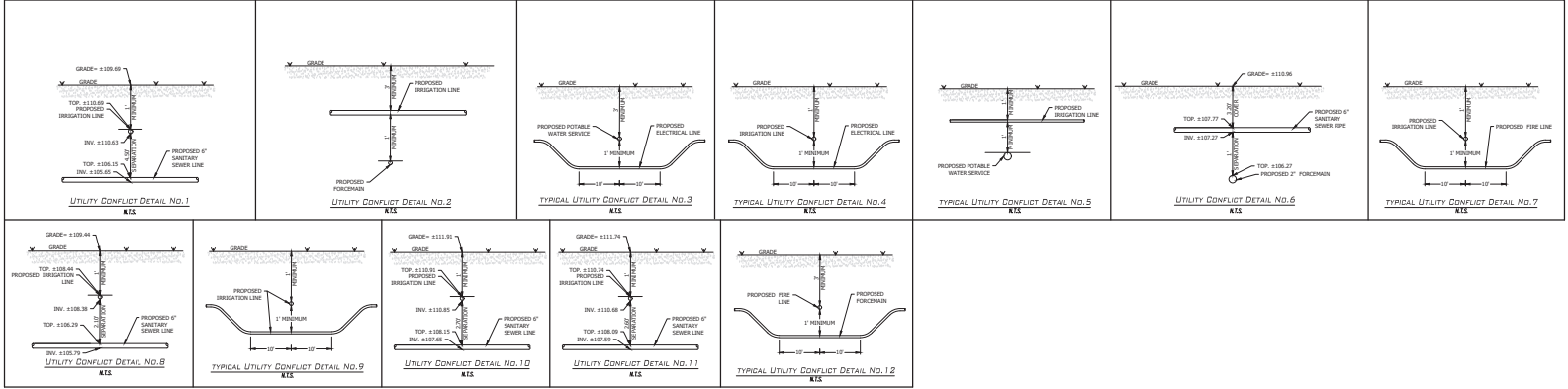
PROPOSED UTILITY	HORIZONTAL & VERTICAL SPACING REQUIREMENTS		EXISTING UTILITY
	MINIMUM SPACING	MINIMUM CLEARANCE	
POTABLE WATER	3"	12"	12"
WASTEWATER	3"	12"	12"
RECLAIMED WATER	3"	12"	12"
WASTEWATER SEWER	3"	12"	12"
RECLAIMED WATER SEWER	3"	12"	12"

- GENERAL UTILITY NOTES**
- ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL BE PROPERLY COVERED AND MAINTAINED.
 - ALL UTILITIES SHALL BE INSTALLED BY CITY OF APOPKA.
 - CONTRACTOR TO MAINTAIN A MINIMUM OF 3' COVER OVER ALL PROPOSED WATER, WASTEWATER AND RECLAIMED WATER MAINS.
 - THE SOURCE OF THE IRRIGATION WATER IS CITY OF APOPKA RECLAIMED WATER.
 - ALL PVC PIPE FROM FOUR INCHES AND LARGER SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A COMPRESSION RATIO (C.R.) OF 14. ALL PIPE LINES SHALL BE 14" PVC PIPE.
 - ALL POTABLE WATER PIPES SHALL BE MARKED WITH MANUFACTURER'S IDENTIFICATION, SIZE, MATERIAL, PRESSURE RATING AND SHALL BE NOT USED FOR POTABLE WATER USE.
 - CONTRACTOR SHALL LOCATE ALL UTILITY (WATER & SEWER) SERVICE LINES PRIOR TO CONSTRUCTION OF THE NEW BUILDING SLAB.
 - ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
 - BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM IS REQUIRED TO HAVE SPRINKLERS.

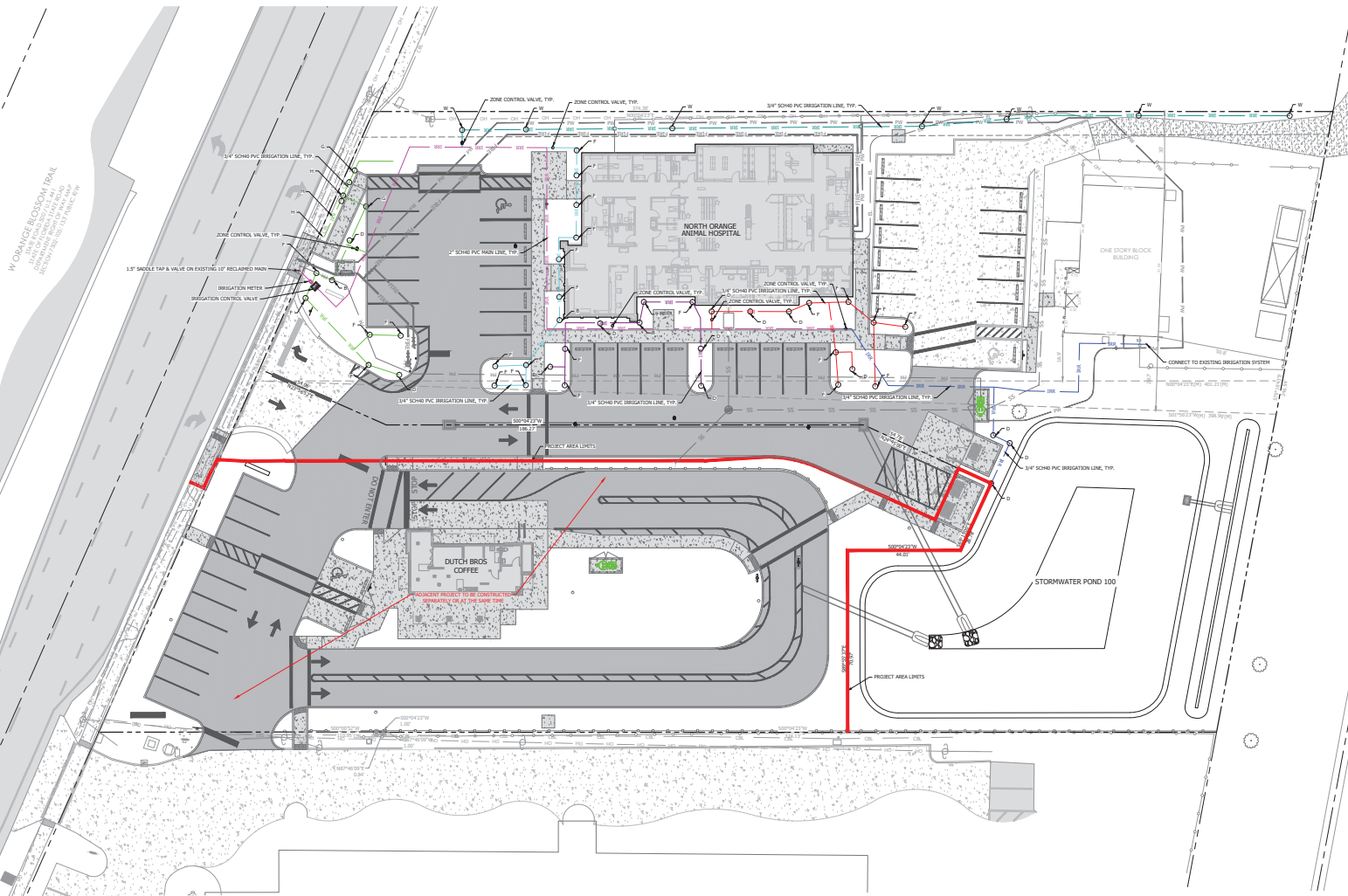
- GENERAL WATER SPECIFICATIONS**
- ALL CONSTRUCTION SHALL MEET THE CITY OF APOPKA UTILITIES CODE FOR MATERIAL, INSTALLATION AND DISPOSITION.
 - ALL HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH AWWA C900-03 SECTION 4.
 - THE DISPOSITION OF WATER MAINS SHALL BE IN COMPLIANCE WITH RULES OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION - CHAPTER 62-505 PRETREATING AND CONSTRUCTION OF PUBLIC WATER SYSTEMS. THE PROCEDURE WILL MEET AND EXCEED THE REQUIREMENTS SET FORTH IN AWWA C900-03 SECTION 5.02 CONFLICTED WATER MAINS.
 - ALL CONNECTIONS TO THE EXISTING WATER MAINS SHALL BE MADE AFTER COMPLETE DISPOSITION OF THE PROPOSED WATER SYSTEM AND SHALL BE MADE UNDER THE DIRECTION OF CITY OF APOPKA UTILITIES REPRESENTATIVE. VALVES SERVING THE MAINS BEING INSTALLED FROM EXISTING MAINS SHALL BE OPERATED BY OR UNDER THE DIRECTION OF CITY OF APOPKA UTILITIES REPRESENTATIVE. THE EXISTING WATER MAIN SHALL BE PROTECTED FROM BACKFLOW CONTAMINATION DURING ALL TESTING PROCEDURES.
 - NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A MINORAL DETACHMENT OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SANITARY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CARRYING RECLAIMED WATER NOT REGULATED UNDER PART 31 OF CHAPTER 62-505, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND SANITARY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED UNDERGROUND WATER MAINS LOCATED ANY DEEPER OR HORIZONTAL SEPARATION DISTANCE SHALL BE REDUCED TO THREE FEET WHERE THE WATER MAIN IS LAID AT LEAST SIX FEET FROM ALL JOINTS IN SANITARY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CARRYING RECLAIMED WATER NOT REGULATED UNDER PART 31 OF CHAPTER 62-505, F.A.C. HOWEVER, IT IS PREFERRED TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - AT THE UTILITY CROSSINGS DESCRIBED ABOVE, THE FULL LENGTH OF WATER MAIN PIPE SHALL BE COVERED ABOVE OR BELOW THE OTHER PIPELINE TO THE WATER MAIN JOINTS WILL BE AS FAR AS PRACTICABLE FROM THE OTHER PIPELINE. IF RELOCATED AT 180° OR 90°, THE PIPE SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN INCLUDING THE SANITARY SEWERS, OR PIPE LINES CARRYING RECLAIMED WATER REGULATED UNDER PART 31 OF CHAPTER 62-505, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN SANITARY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CARRYING RECLAIMED WATER NOT REGULATED UNDER PART 31 OF CHAPTER 62-505, F.A.C.

UTILITY MATERIALS

PIPE LINE	PIPE MATERIAL
1. 6" C900 DR 14 - 15'	1. 6" PRECAST CONCRETE - 50#
2. 3/4" C900 DR 14 - 200'	2. 3/4" PRECAST CONCRETE - 40#



 150 SOUTH WOODLAND AVENUE, WATFORD, FL 32830 PHONE: (850) 806-5946 FAX: (850) 800-1519 E-MAIL: SLOAN@SLOAN-ENG.COM																																																																		
CLIENT: BUCKY BARDEN PROJECT: NORTH ORANGE ANIMAL HOSPITAL PROJECT NO.: 2768 SHEET: C500	REVISION BLOCK <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>11</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>12</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	CHKD BY	1					2					3					4					5					6					7					8					9					10					11					12				
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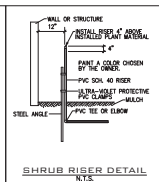
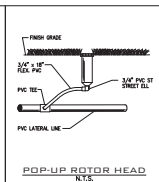
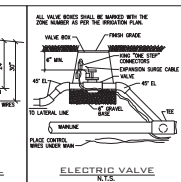
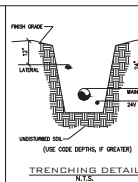
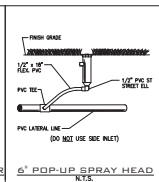
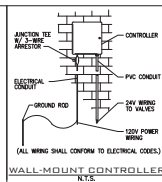
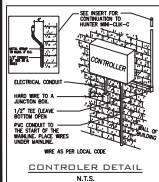
IRRIGATION NOTE

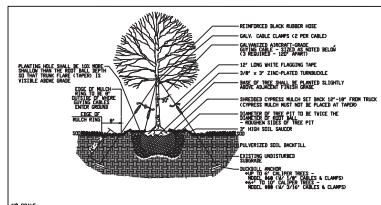
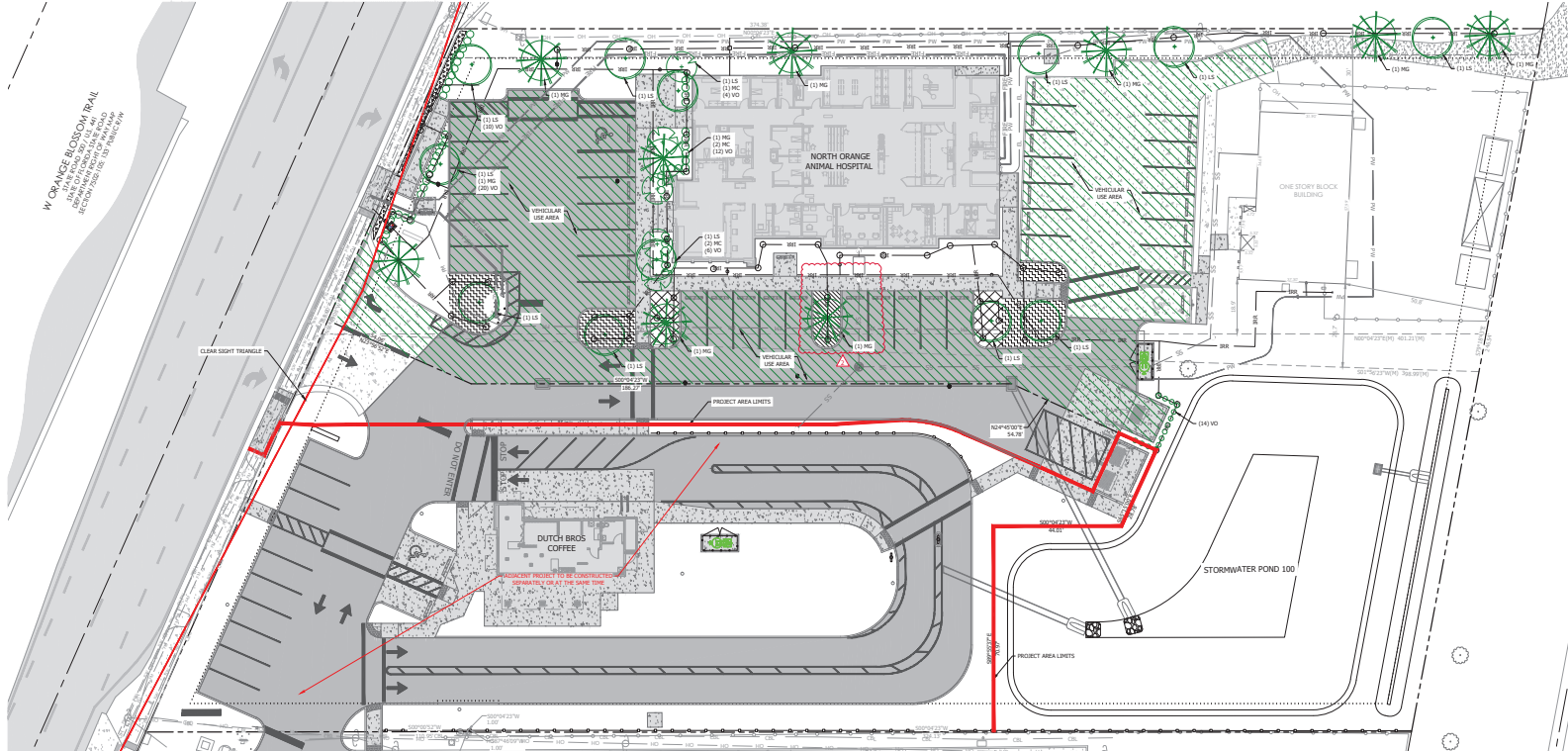
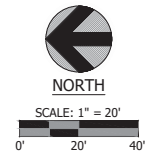
1. PLANS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL BE EXPECTED TO REACT TO FIELD CONDITIONS AND MAKE NECESSARY CHANGES TO MAINTAIN DESIGN INTENT, AND TO COORDINATE WITH ALL AGENCIES INVOLVED IN LANDSCAPE INSTALLATION.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF ALPARKA CODES AND REGULATIONS.
3. ALL PAVING UNDER SIDEWALKS AND PAVEMENT SHALL BE FLEEVED WITH 3/4" APC FINISH. AT LEAST TWO INCHES GREATER THAN THE CONTAINED PAVED.
4. CURBS SHALL BE CONCRETE OR POLYMER CONCRETE. ALL CURB PURPLE VALVES SHALL BE HOUSED IN SUTTER TX16X18 POLE BOXES.
5. LOW VOLTAGE CONTROL WIRING SHALL BE 1/4" O.D. BUREL CABLE. RED FOR HOT, WHITE FOR COMMON, BLUE FOR GROUND. ALL WIRING SHALL BE IN PVC BUSHINGS AND SHALL BE PROTECTED BY AN EMT CONDUIT.
6. THE CONTRACTOR SHALL BE EQUIPPED WITH A MUCK/PUMP DRAIN SURFACER, NOT INSTALLED ON ANY SPRINKLER LOCATION. SHALL PRESENT WATERING DURING DRAINING OF WELL HEADS. SHALL PROVIDE A WRITTEN STATEMENT OF WORK. SHALL PROVIDE A WRITTEN STATEMENT OF WORK EXCLUSIVE OF THE LATER SHOTWORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE HIMSELF WITH THE PROPERTY LINES, EASEMENTS, AND STREET RIGHTS-OF-WAY, AND SHALL ABIDE BY ANY SPECIAL REQUIREMENTS THEREOF.
8. DEPTH OF COVER FOR MARKING PIPE SHALL BE 24" MINIMUM. DEPTHS OF COVER FOR LATERAL AND MAIN LINE SHALL BE AS INDICATED ON DRAWINGS.
9. PVC FITTINGS SHALL BE CLASS 405, OF DOMESTIC MANUFACTURE.
10. THE CONTRACTOR SHALL APPLY FOR THE NECESSARY PERMITS AND REQUEST THE NECESSARY INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL WORK SHALL ADHERE TO PREVAILING CODES, INCLUDING [CALIF. AGCS 65](#).
11. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE WITH A MAXIMUM ALLOWING AREA, WITH A MINIMUM OF OVER SPRAWY COVER TO IMPROVE SUDDENNESS. DEPTHS OF APPLICATION SHALL BE AS SPECIFIED ON DRAWINGS AND COMPLY WITH THE CITY OF ALPARKA'S IRRIGATION STANDARDS.
12. ALL IRRIGATION LINES & VALVES TO BE INSTALLED WITHIN THE PROPERTY'S BOUNDARY.
13. A GRASS LOGIC AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED.
14. THE IRRIGATION SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CODE.
15. THE IRRIGATION SYSTEM IS TO BE PERMANENT FOR THE PURPOSE OF ESTABLISHING PLANT.

RAIN BIRD NOZZLE SELECTION CHART

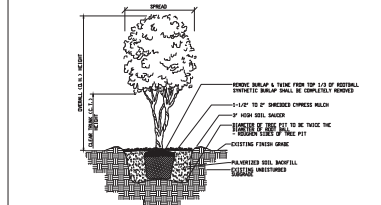
	ENTREN		GPV	MESES
A	15P	PAUL	3.70	15*
B	15TQ	THREE QUARTER	2.78	15*
C	15TT	TWO THRO	2.48	15*
D	15H	HALF	1.85	15*
E	15Q	QUARTER	1.25	15*
F	15Q	QUARTER	0.85	15*
G	15ST	ONE STEP	0.61	* X 9
H	15CST	CENTER STEP	1.21	* X 9
I	15ST	STEP	1.21	* X 9
J	15T	THRO	2.80	15*
K	12T	THRO	1.70	12*
L	12TT	TWO THRO	1.74	12*
M	12H	HALF	1.30	12*
N	12T	THRO	0.87	12*
O	12Q	QUARTER	0.65	12*
P	12Q	QUARTER	0.37	12*
Q	10H	HALF	0.79	10*
R	10H	HALF	0.52	10*
S	10Q	QUARTER	0.39	10*
T	10Q-10P	PAUL HARBET	0.60	9*
U	10Q-10P	PAUL HARBET	0.35	9*
V	10Q-10P	PAUL HARBET	0.30	9*
W	18Q-25Q	WAGES	ADJUSTABLE	15*

ALL PERFORMANCES SHOWN ARE AT 30 P.

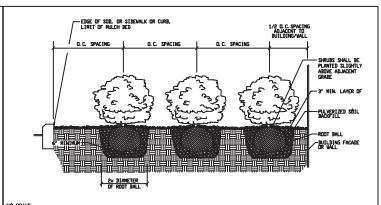




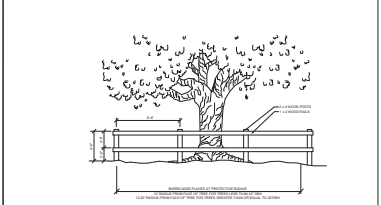
NO SCALE
1 TREE PLANTING DETAIL



NO SCALE
3 ACCENT TREE PLANTING DETAIL



NO SCALE
2 SHRUB PLANTING DETAIL



NO SCALE
4 TREE PROTECTION BARRICADE DETAIL

TREE LEGEND & LANDSCAPING MATERIAL LIST						
WATER USE	QUANTITY	SYMBOL	LEGEND	USE	NAME	SPECIFICATIONS
L	1	(1) L5	CANOPY	PROSCYRUS	PROSCYRUS GRANDIFLORA	7' CAL. 12' HEIGHT, 65 GALLONS
L	1	(1) L6	UNDERSTORY	WAX MYRTLE	WAX MYRTLE	15 CAL., 7' CAL. HT., 8' 6\"/>
L	12	(1) L7	CANOPY	BURR OAK	BURR OAK	7' CAL. 10' 12\"/>
L	12	(1) L8	SHRUB	LEUCOPHYLLA	LEUCOPHYLLA	7 CAL. MIN. 30\"/>
L	25	(1) L9	GROUND COVER	BLANCKET FLOWERS	BLANCKET FLOWERS	6\"/>
H	125	(1) L10	GROUND COVER	GRASS	GRASS	4 - 6\"/>
H	25	(1) L11	GROUND COVER	CONFESSIONA	CONFESSIONA	12\"/>
H	200	(1) L12	GROUND COVER	GRASS	GRASS	6\"/>

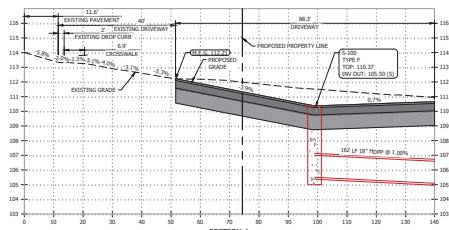
EXOTIC PLANT SPECIES NOTE
ALL EXISTING INVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PLANT SPECIES LIST, SHALL BE REMOVED (ANY DISTURBANCE OF WETLAND AREA, REQUIRE COMPLIANCE WITH CH. 15 OF THIS CODE AND REVIEW BY THE CITY'S ENVIRONMENTAL PROTECTION DIVISION).

- NOTES**
1. ALL SOIL SHALL BE BAKED SOIL SOIL.
 2. ALL PLANTING BEDS ARE TO BE TOP DRESSED WITH 2\"/>

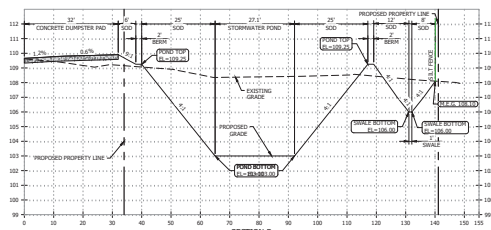
MULCH REQUIREMENTS
MULCH SHALL BE ORGANIC AND SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 1\"/>

MATERIAL CALCULATIONS	
FOUNDATION PLANTING	
SHRUB 12\"/>	
UNDERSTORY TREE 20\"/>	
VEHICULAR PLANTING AREA	
VEHICULAR USE AREA = 10,000 SQ. FT.	
30% CANOPY COVERAGE OF AREA = 3,000 SQ. FT. x 0.30 = 900 SQ. FT.	
PROPOSED CANOPY COVERAGE = 9,100 SQ. FT. x 0.30 = 2,730 SQ. FT.	

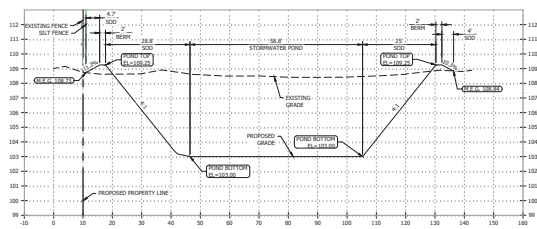
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	PROJECT: LANDSCAPE PLAN		
	PROJECT: 1432 W. ORANGE BLOSSOM TRAIL, APOPKA, FL 32712		
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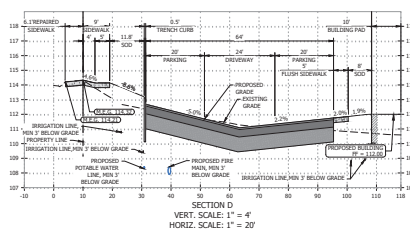
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HORIZ. SCALE: 1" = 20'



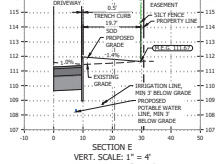
SECTION B
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HORIZ. SCALE: 1" = 20'



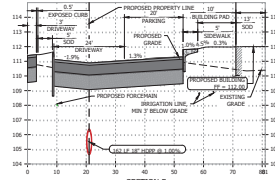
SECTION C
VERT. SCALE: 1" = 4'
HORIZ. SCALE: 1" = 20'



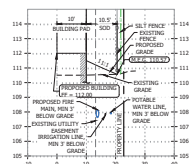
SECTION D
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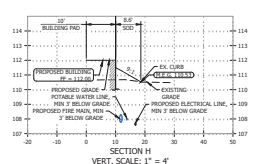
SECTION E
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HORIZ. SCALE: 1" = 20'



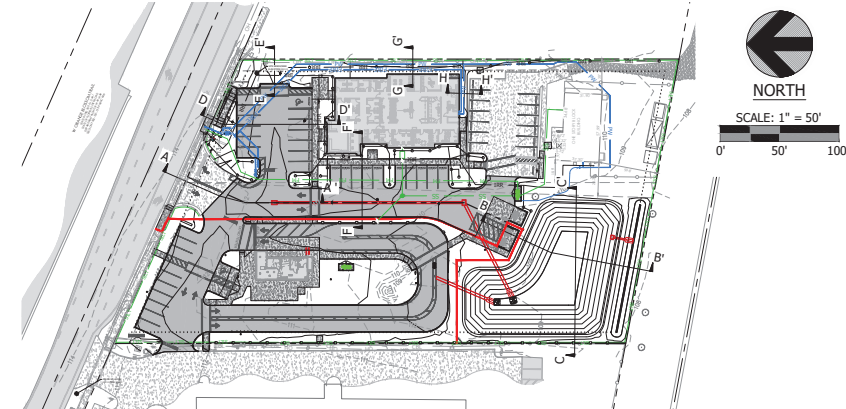
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VERT. SCALE: 1" = 4'
HORIZ. SCALE: 1" = 20'



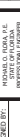
SECTION G
VERT. SCALE: 1" = 4'
HORIZ. SCALE: 1" = 20'



SECTION H
VERT. SCALE: 1" = 4'
HORIZ. SCALE: 1" = 20'

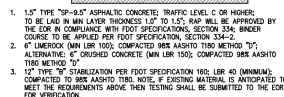


KEY MAP

CLIENT: BUCKY BARDEN		PROJECT: NORTH ORANGE ANIMAL HOSPITAL	
PROJECT NO. 2768		SHEET C701	
CROSS SECTIONS		1432 W. ORANGE BLOSSOM TRAIL, APOPKA, FL 32712	
		150 SOUTH WOODLAND AVENUE, WINTER, FL 32780 PHONE: (850) 880-0400 - FAX: (850) 880-1199 FLORENCE, SC 29505	
DESIGNED BY: BUCKY BARDEN		CHECKED BY: IV	
DATE: 11/11/2010		PROJECT: NORTH ORANGE ANIMAL HOSPITAL	
DESIGNED BY: BUCKY BARDEN		CHECKED BY: IV	
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DATE: 11/11/2010			



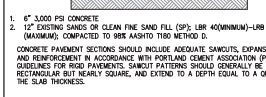
RAISED SIDEWALK DETAIL
MTS



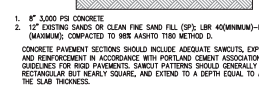
STRUCTURAL NUMBER CALCULATION:

1.5"	x 0.44	= 0.66
6.0"	x 0.18	= 1.08
12.0"	x 0.08	= 0.96
		<u>2.70</u>

TYPICAL ONSITE ASPHALT PAVEMENT DETAIL



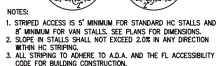
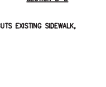
TYPICAL DRIVE-THRU & PARKING CONCRETE PAVEMENT DETAIL



DUMPSTER PAD DETAIL



FILTER SOCK DETAIL



ADA PARKING DETAIL



CLIENT:		BUCKY BRANDEN	
PROJECT:		NORTH ORANGE ANIMAL HOSPITAL	
PROJECT NO.		2768	
SHEET:		C801	



SLOAN
Engineering Group

150 SOUTH MOCCUNA AVENUE, WATFORD, AL 36205
 (205) 833-1100
 FLORIDA CREDIT FOR ARCHITECTURE (FLCA) # 262647

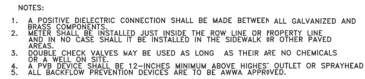
SITE & DRAINAGE DETAILS

1432 W. ORANGE BLOSSOM TRAIL, APOPKA, FL 32712

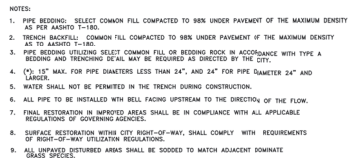
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CHANGED BY			
TV			
CHANGED BY			
MP			REVISION BLOCK



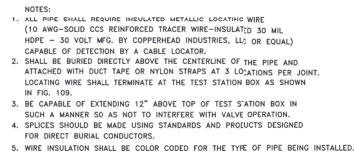
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100		REVISIONS



CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502
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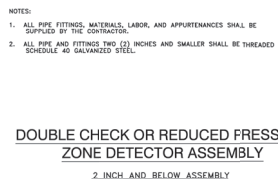
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206
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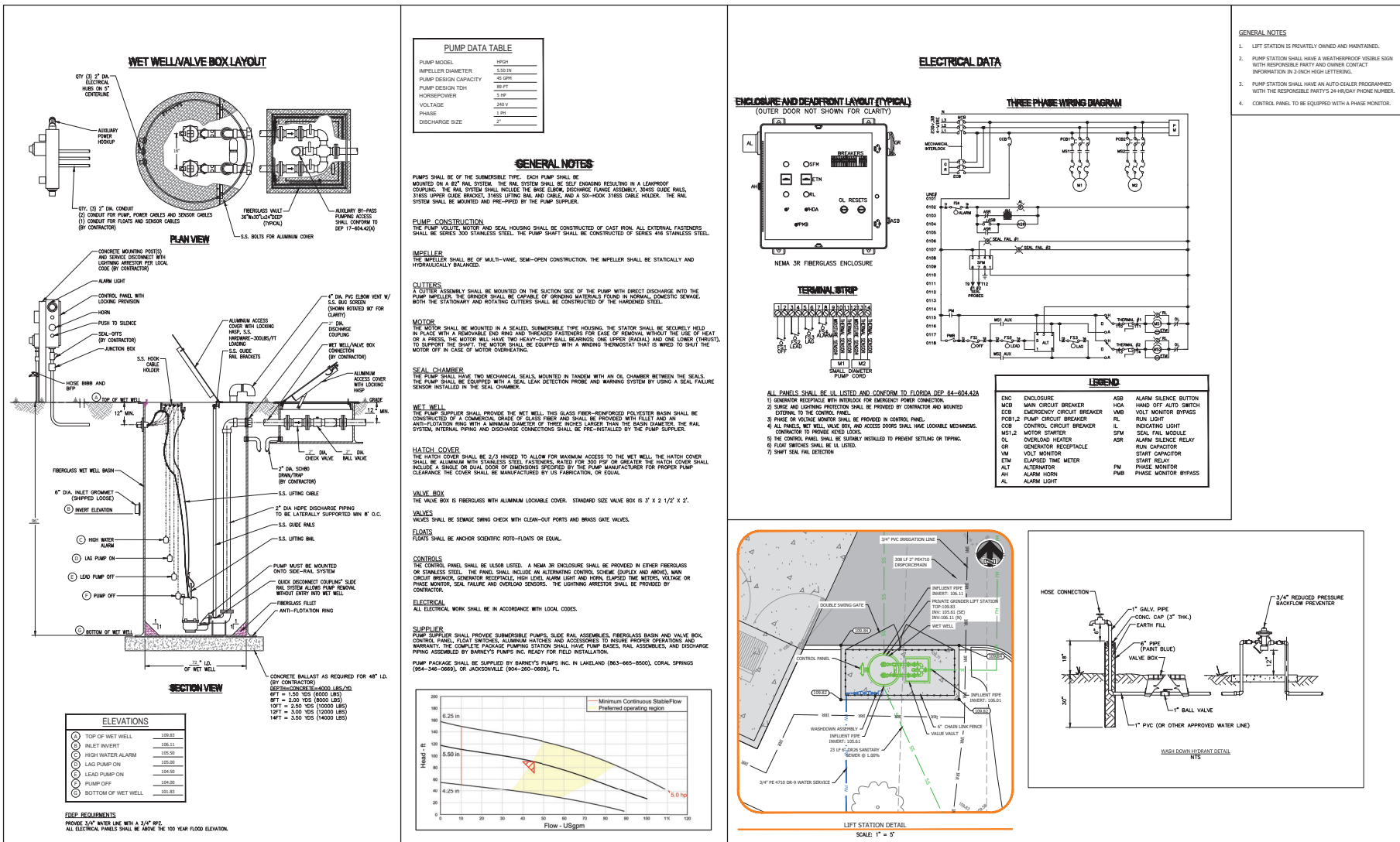
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 A
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[illegible]

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 104
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B
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Project Name

NOAH - North Orange Animal Hospital

1424 North Orange Blossom Trail
Apopka, Florida 32712

Drawn to See Architect

Chris E. Whitney, AIA
AR99142

Project Phase

Construction Documents

Date 02-01-2024
Project No. 2403

No.	Description	Date

Cover Sheet

G0

Drawn to See
Architect
Chris E. Whitney, AIA
AR99142
297 Leslie Lane,
Lake Mary, Florida 32746
407.754.6377

NOT FOR CONSTRUCTION

NOAH - North Orange Animal Hospital



1424 North Orange Blossom Trail
Apopka, Florida 32712

Project Name

No.	Description	Date

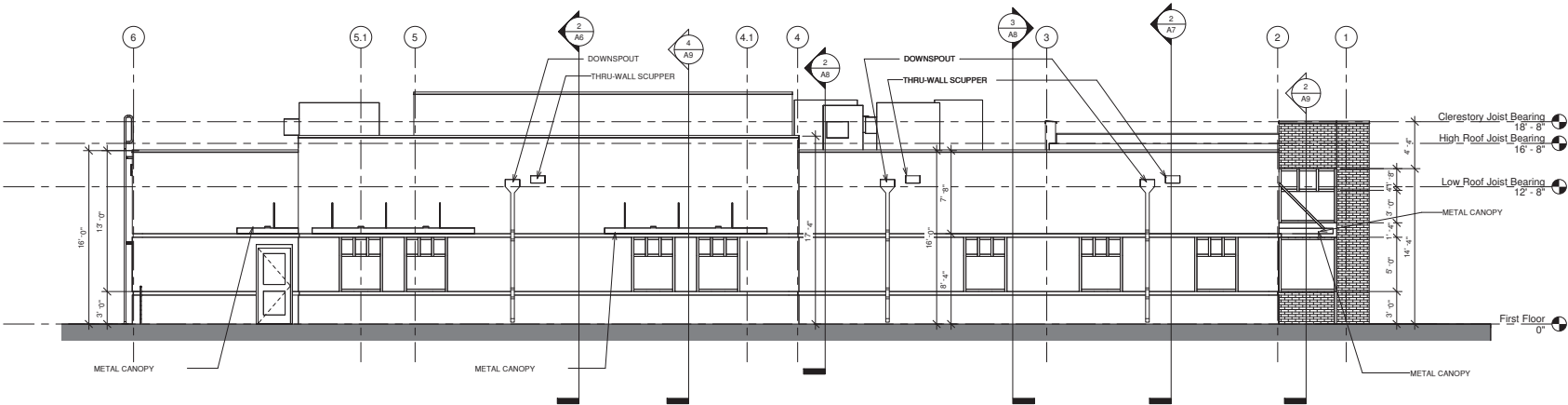
Project Phase

Construction Documents

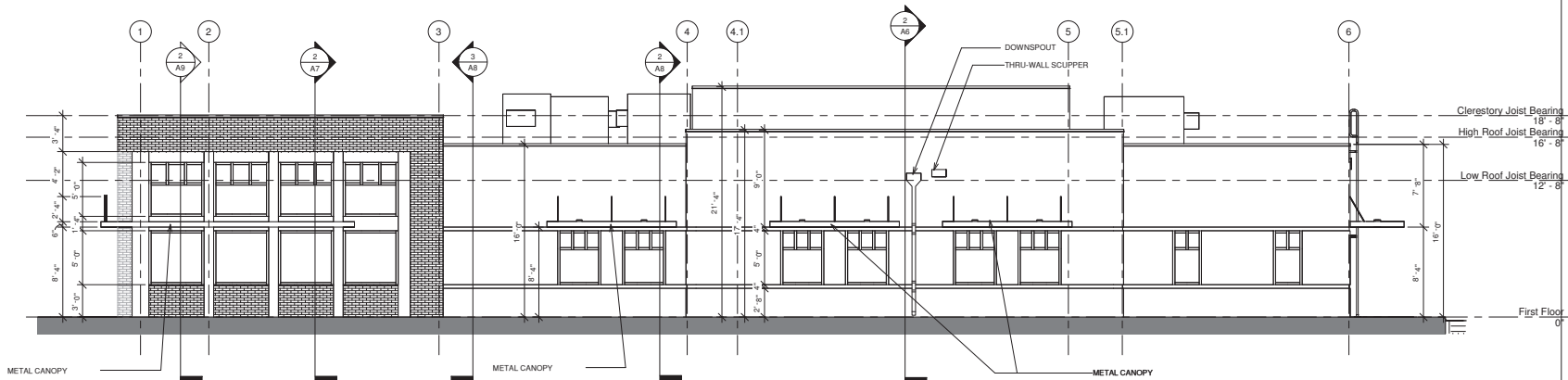
Project No.	2403
Date	02-01-2024
Scale	3/16" = 1'-0"

Exterior Elevations

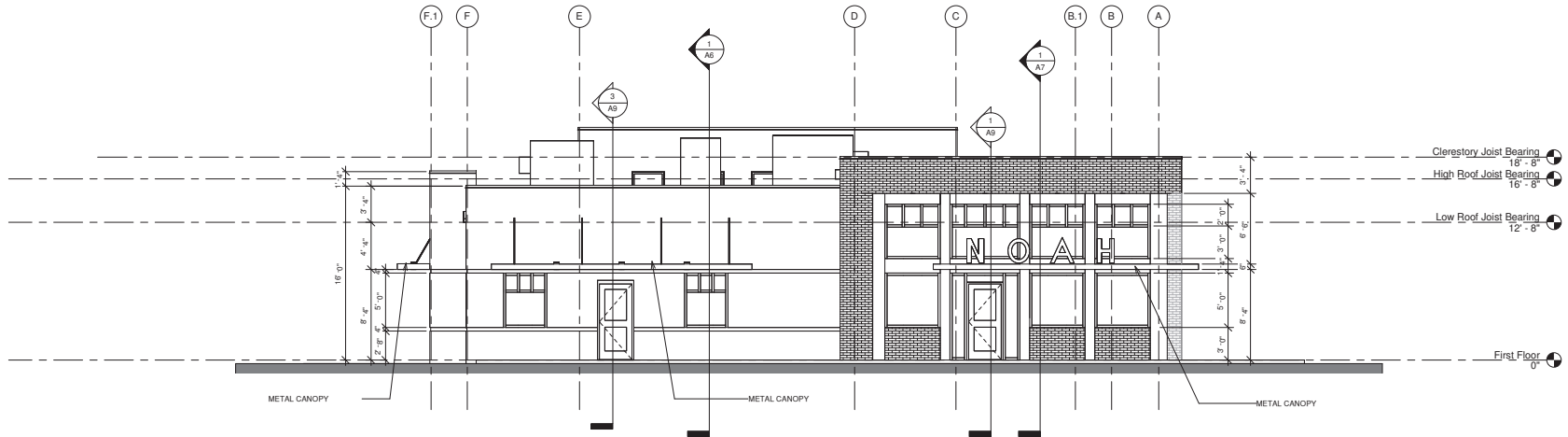
A4



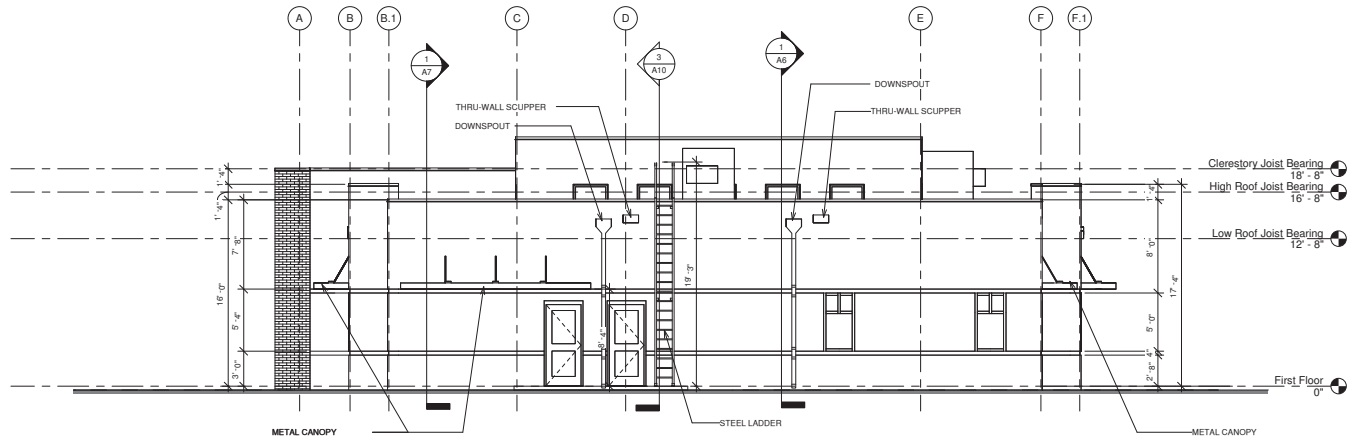
2 Exterior Elevation - East View
3/16" = 1'-0"



1 Exterior Elevation - West View
3/16" = 1'-0"



2 Exterior Elevation - North View
3/16" = 1'-0"



1 Exterior Elevation - South View
3/16" = 1'-0"

Drawn to See
Architect
Chris E. Whitney, AIA
AR99142
297 Leslie Lane,
Lake Mary, Florida 32746
407.754.6377

NOT FOR CONSTRUCTION

Project Name
NOAH - North Orange Animal Hospital



1424 North Orange Blossom Trail
Apopka, Florida 32712

No.	Description	Date

Project Phase	
Construction Documents	
Project No.	2403
Date	02-01-2024
Scale	3/16" = 1'-0"

Exterior Elevations

A5



THE SHOPPES AT EAST SHORE-PHASE 1

MAY 26, 2023



N.T.S.

- 4 CANDLER FINE SAND 0-5% SLOPES
5 CANDLER FINE SAND 5-12% SLOPES
6 CANDLER-AOPKA FINE SANDS
99 WATER

(AS PER SURVEY)

PARCEL 2

From the South 1/4 corner of Section 20, Township 21 South, Range 28 East, one North 00 degrees 00 minutes 00 seconds on east 786.70 feet along the North-South Quarter Section Line of said Section 20, thence run South 88 degrees 31 minutes 11 seconds East, 4715.15 feet for the Point of Beginning of this description, run thence North 00 degrees 00 minutes 00 seconds East 227.23 feet, thence North 88 degrees 31 minutes 11 seconds East 1.04671 feet to an iron pin in the present Eastern right-of-way line of State Road S-437 A, thence run South 17 degrees 28 minutes 07 seconds West, 4241.95 feet, on the line of a fore mentioned Eastern right-of-way line to the point of beginning of the curve on the line of State Road S-437 A, and following a circular arc with a radius of 1427.65 feet thence run South 87 degrees 31 minutes 11 seconds East, 111.00 feet to the Point of Beginning of the curve on the line of State Road S-437 A, an arc distance of 201.77 feet and through a central angle of 31 degrees 07 minutes 47 seconds to an iron pin in the present Eastern right-of-way line of State Road S-437 A, thence leaving said Eastern right-of-way line run North 88 degrees 31 minutes 11 seconds East, 110.00 feet to the Point of Beginning of this description.

PARCEL 4
From the South 1/4 Corner of Section 20, Township 21 South, Range 28 East, run North 00°00'00" East 786.70 feet along the North - South Quarter Section Line of said Section 20

Total land area is 1,220,497 square feet, 28.02 acres more or less.

THE SHOPPES AT EAST SHORE IS A 28.02 ACRE MIXED-USE PROJECT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF OCOEE APOPKA RD AND WEST KEENE RD IN APOPKA, FL. THE PROJECT PROPOSES MULTIPLE RETAIL BUILDINGS, A MEDICAL OFFICE AND OUT-PARCELS FOR FUTURE DEVELOPMENT ALONG WITH ASSOCIATED INFRASTRUCTURE. THE PROPOSED FIRST PHASE OF THIS PROJECT IS INCLUDED WITHIN THIS APPLICATION FOR CSP AND INCLUDES A GROCER AND IN-LINE RETAIL, A MEDICAL OFFICE BUILDING, MASTER UTILITY INFRASTRUCTURE AND MASTER DRAINAGE FOR THE OVERALL DEVELOPMENT.

LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
WINTER PARK, FL 34787
CONTACT: PATRICK NGUYEN
PHONE: (407) 656-2734

CENTURYLINK
1325 BLAIRSTONE ROAD, ROOM 113
TALLAHASSEE, FL 32301
CONTACT: BILL MCCLOUD
PHONE: (850) 599-1444



N.T.S.

KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: JORDAN DRAPER, P.E.
PHONE: (407) 412-7741
EMAIL: JORDAN.DRAPER@KIMLEY-HORN.COM

KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: MATT FRANKO
PHONE: 407-427-1629

*-2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

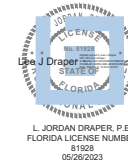


N.T.S.

C0.0	COVER SHEET
C1.0 - C1.1	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	EROSION CONTROL DETAILS
C3.0 - C3.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1 - C4.5	SITE PLAN
C5.0 - C5.4	PAVING GRADING AND DRAINAGE PLAN
C5.5	DETAILED GRADING PLAN
C6.0 - C6.3	UTILITY PLAN
C7.0	FIRE TRUCK ROUTING PLAN
C7.1	GARBAGE TRUCK ROUTING PLAN
C8.0 - C8.3	CITY OF APOPKA DETAILS
C9.0 - C9.1	GENERAL CONSTRUCTION DETAILS
C9.2 - C9.3	PUBLIC CONSTRUCTION DETAILS
C9.4	LIFT STATION DETAIL PLAN
L0.50	OVERALL TREE MITIGATION PLAN
L0.51 - L0.58	TREE MITIGATION PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01 - L1.05	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE NOTES
L2.00	OVERALL SCHEMATIC IRRIGATION PLAN
L2.01 - L2.05	SCHEMATIC IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES
L3.00	PRELIMINARY PHOTOMETRIC PLAN

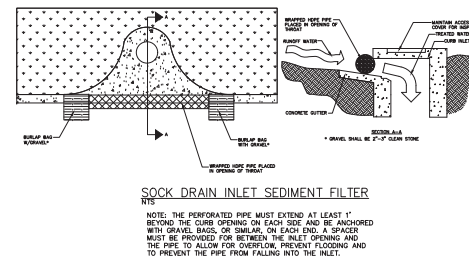
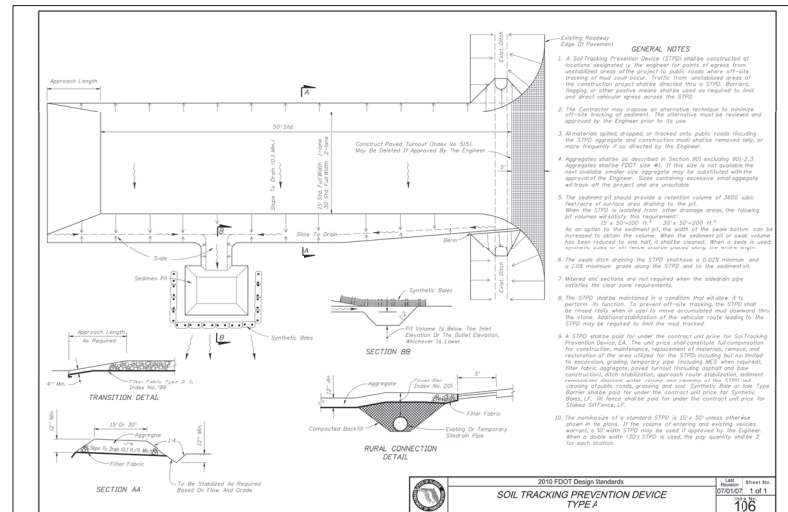
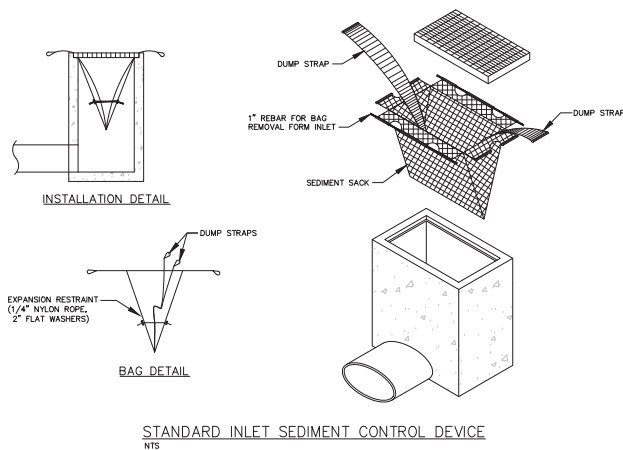
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THE SHoppes AT EAST SHORE-PHASE 1
1/28/2023
ENGINEER'S PROJECT No. 049335015



[illegible]

[illegible][illegible]



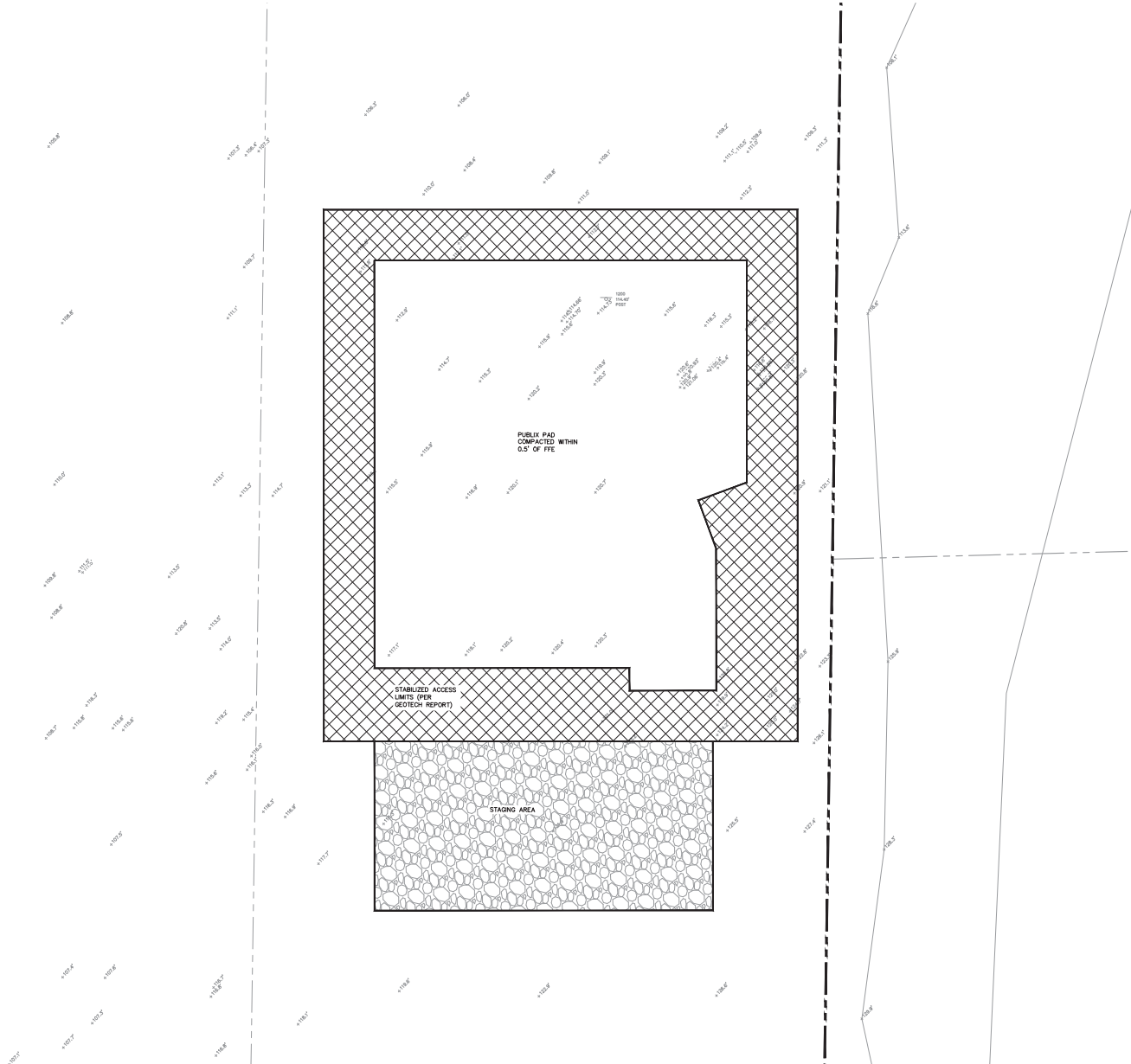
Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

CITY OF APOPKA COMMENTS		05/25/23 JAC	DATE
REVISIONS			
No.			
CITY OF APOPKA			
PROJECT NAME			
PROJECT NUMBER			
SHEET NUMBER			
C2.1			
THE SHOPPES AT EAST SHORE PHASE 1			
EROSION CONTROL DETAILS			
KHA PROJECT			
DATE			
05/26/2023			
SCALE AS SHOWN			
DESIGNED BY			
DRAWN BY			
CHECKED BY			
LID			
DATE			
05/26/2023			
LARGE PROFESSIONAL			
JORDAN BRASER			
STATE OF FLORIDA			
PROFESSIONAL ENGINEER			
198 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801			
WWW.KIMLEY-HORN.COM			
REGISTRY NO. 38106			
Kimley-Horn			

Drawing name: K:\Vet_civil\249135015-lease c:\CARD\CONST\PlanSheets\C2.2 - TEMP ACCESS & STAGING.dwg C2.2-TEMP ACCESS & STAGING May 31, 2023 2:10pm By: Joshua Corradi

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, and is not to be used for any other purpose without the written authorization and signature of Kimley-Horn and Associates, Inc.



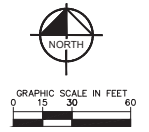
LEGEND



STABILIZED BUILDING PAD
AND ACCESS LIMITS



STAGING AREA



TEMPORARY ACCESS
& STAGING PLAN

THE SHOPPES AT EAST
SHORE PHASE 1

SHEET NUMBER
C2.2

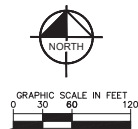
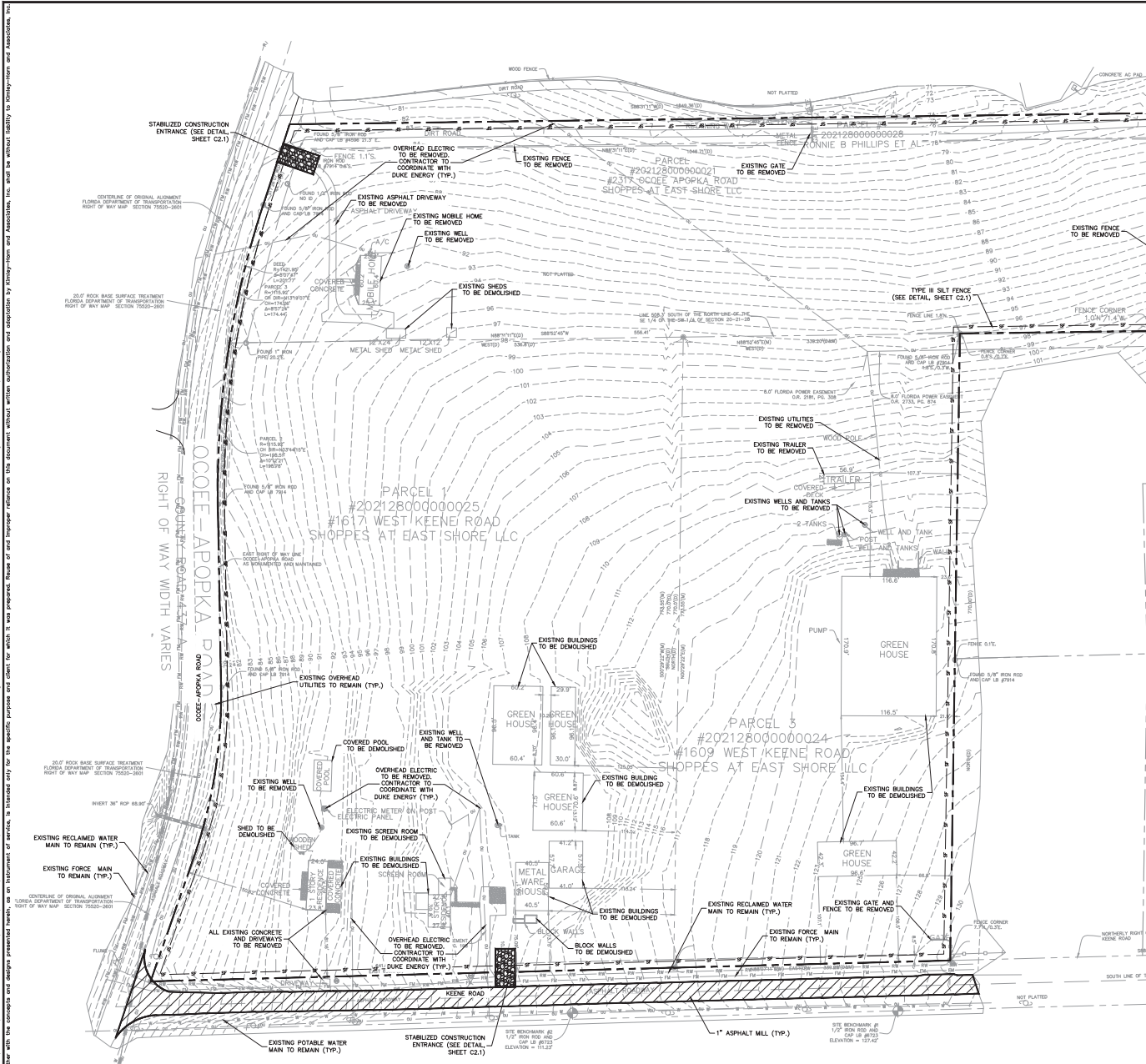
CITY OF APOPKA

FLORIDA



Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM REGISTRY NO. 34106

NO.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENTS	05/25/23	JAC



FLOOD ZONE:
BASED ON FEMA FLOOD MAP 12095C0120F, DATED SEPTEMBER 25, 2009. SHOWS THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AREAS OUTSIDE THE FLOODPLAIN WITH A PORTION LYING IN ZONE AE (EL. 70.1-NAVD83) AT LAKE RUTHERFORD.

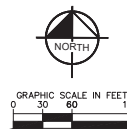
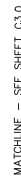
- LEGEND**
- PROPERTY LINE
 - EXISTING WETLAND BOUNDARY
 - EXISTING FEMA FLOOD PLAIN
 - EXISTING POTABLE WATER MAIN
 - EXISTING RECLAIMED WATER MAIN
 - EXISTING FORCE MAIN
 - EXISTING OVERHEAD UTILITIES
 - EXISTING WETLAND
 - TYPE II SILT FENCE (SEE DETAIL SHEET C2.1)
 - STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL SHEET C2.1)
 - MILL EXISTING ASPHALT

- NOTES**
- CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
 - REFER TO SMPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
 - PROVIDE A 6 FOOT HIGH SOFTEN FENCE FOR DUST ABATEMENT ON ALL PROPERTY LINES ADJACENT TO ROADS.
 - FUGITIVE DUST - NO PERSON SHALL CAUSE, LET, SUFFER, ALLOW, OR PERMIT THE EMISSIONS OF OR UNDER THE INFLUENCE OF VEHICULAR MOVEMENT, TRANSPORTATION OF MATERIALS, CONSTRUCTION, ALTERATION, DEMOLITION OR WRECKING OR INDUSTRIALLY RELATED ACTIVITIES, SUCH AS LOADING, UNLOADING, STORING, OR HANDLING, WITHOUT TAKING REASONABLE PRECAUTIONS TO PREVENT SUCH EMISSIONS INCLUDING BUT NOT LIMITED TO APPLICATION OF WATER, DUST SUPPRESSANTS, PLANTING OF VEGETATION, POINT OF ACTIVITY CONTROLS (HOODS, FILTERS, ETC) AND OTHER MEASURES.
 - USE CAUTION TO PREVENT EROSION DURING CONSTRUCTION ALONG THE BOUNDARY OF THE PROPERTY INTO WETLANDS AND BUFFERS, AND INTO ALL DRAINAGE FACILITIES AND DITCHES. CONSTRUCTION WILL REQUIRE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL.
 - INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. SEE DETAIL SHEET C2.1.
 - PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1.
 - THE SITE SHALL BE STABILIZED FOLLOWING CLEARING, GRUBBING, EARTH WORK OR MASS GRADING TO ESTABLISH A SENSE STAND OF GRASS, OR SHALL INCORPORATE OTHER APPROVED BEST MANAGEMENT PRACTICES, ON ALL DISTURBED AREAS IF DEVELOPMENT DOES NOT BEGIN WITHIN 7 DAYS. FINAL STABILIZATION SHALL ACHIEVE 100% COVERAGE AND A MINIMUM OF 70% DENSITY OF THE DISTURBED LAND AREA AND SHALL INCLUDE A MAINTENANCE PROGRAM TO ENSURE MINIMUM COVERAGE SURVIVAL AND OVERALL SITE STABILIZATION UNTIL SITE DEVELOPMENT.
 - INSTALL PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. SEE DETAIL SHEETS C2.1.
 - INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS. SEE DETAIL SHEETS C2.1.
 - PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ACCESS POINTS.
 - THE RIGHT-OF-WAY AND ADJACENT PROPERTIES SHALL BE RESTORED TO EQUAL OR BETTER CONDITIONS.
 - CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
 - ALL EXISTING STRUCTURES HAVE BEEN DEMOLISHED UNDER DEMOLITION PERMIT NO. 22004349 AND NO. 22004664. EXCEPT FOR THE NURSERY IRRIGATION LINES, NURSERY FABRIC, AND A PORTION OF THE PAVED AREAS.

VERTICAL DATUM:
ELEVATIONS BASED ON ORANGE COUNTY DATUM BENCHMARK 8 082-033, ELEVATION BEING 90.23 (NAVD83)



Kimley-Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 WWW.KIMLEY-HORN.COM REGISTRY NO. 34106	
KIMLEY-HORN PROFESSIONAL SEAL JORDAN BRADY STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER NO. 12456 DATE: 05/26/2023	
EXISTING CONDITIONS AND DEMOLITION PLAN	
THE SHOPPES AT EAST SHORE PHASE 1	
CITY OF APOPKA	
SHEET NUMBER C3.0	DATE 05/25/23 BY JAC



FLOOD ZONE:
BASED ON FEMA FLOOD MAP 12095C0120F, DATED SEPTEMBER 25, 2009 SHOWS THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AREAS OUTSIDE THE FLOODPLAIN WITH A PORTION LYING IN ZONE AE (EL 70.1) AT LAKE RUTHERFORD.

- | LEGEND | |
|---|--|
|  | PROPERTY LINE |
|  | EXISTING WETLAND BOUNDARY |
|  | EXISTING FEMA FLOOD PLAIN |
|  | EXISTING POTABLE WATER MAIN |
|  | EXISTING RECLAIMED WATER MAIN |
|  | EXISTING FORCE MAIN |
|  | EXISTING OVERHEAD UTILITIES |
|  | EXISTING WETLAND |
|  | TYPE III SILT FENCE (SEE DETAIL SHEET C2.1) |
|  | STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL SHEET C2.1) |
|  | MILL EXISTING ASPHALT |

NOTES

3. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NECESSARY TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION. SEE DETAIL MANTAIN S/LT.2 FOR ADDITIONAL DETAILS.
4. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
5. DETAIL MANTAIN S/LT.2 FENCE LINE LIMITS OF CONSTRUCTION. SEE DETAIL MANTAIN S/LT.2.
6. PROVIDE EXISTING PROTECTION PRESENCE DURING ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1.
7. UTILITY PERFORATED SOIL BODILY (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURBS INLETS ADJACENT TO CONSTRUCTION SHALL BE PROTECTED BY EXISTING/PROPOSED INLETS. SEE SHEET C2.1.
8. INSTALL AND MAINTAIN FIBER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS. SEE SHEET C2.1.
9. PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ACCESS POINTS.
10. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO CORRECT ANY DEFICIENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
11. ALL EXISTING STRUCTURES HAVE BEEN DEMOLISHED UNDER PERMIT NUMBER NO. 22004020 AND NO. 22004046, EXCEPT FOR NURSERY BRIGATION LINES, NURSERY FABRIC, AND FIBER FABRIC UNDER GRATES.

VERTICAL DATUM:

ELEVATIONS BASED ON ORANGE COUNTY DATUM BENCHMARK
B 082-033, ELEVATION BEING 90.23 (NAVD88)

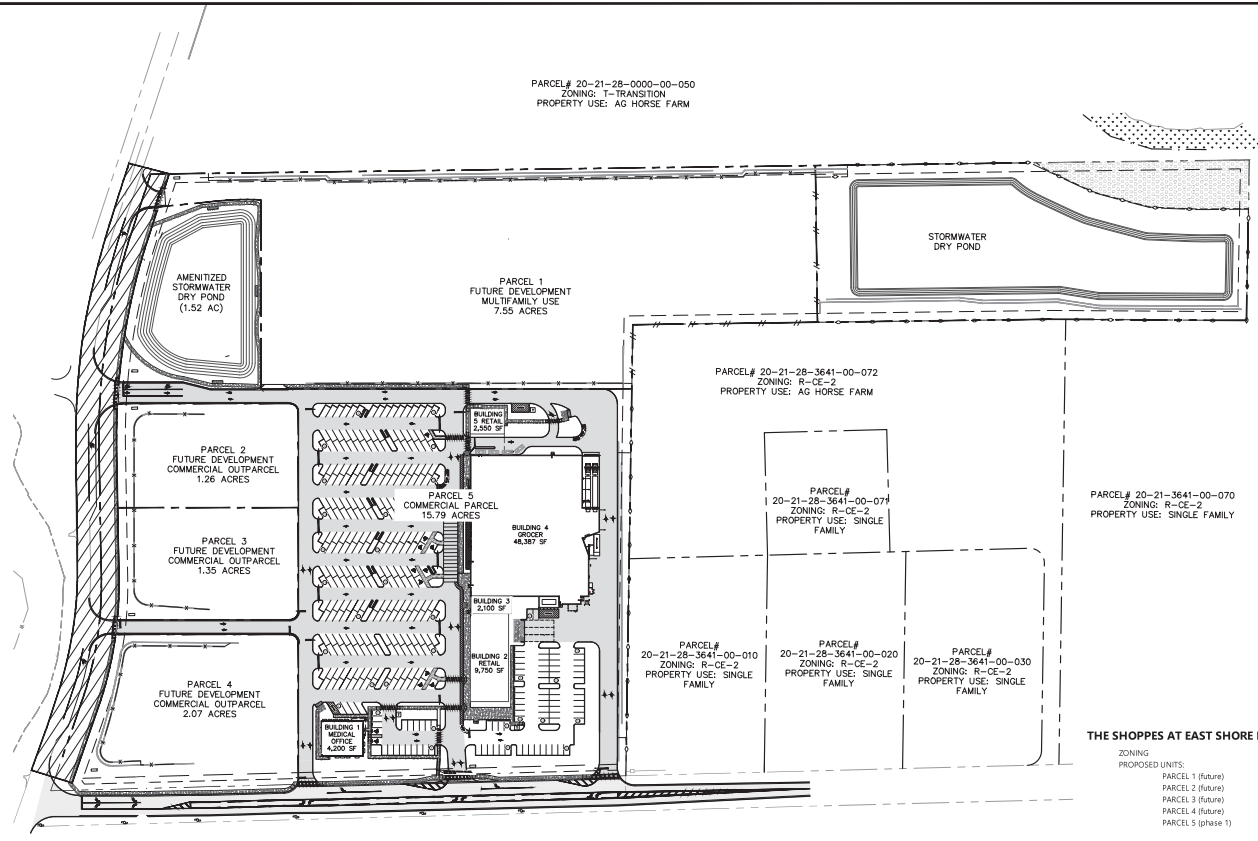
THIS PLAN AND THE EXISTING CONDITIONS SHOWN ON THIS
PLAN DO NOT SUPERSEDE OR SUBSTITUTE ANY SURVEYED
INFORMATION. PLEASE REFERENCE SURVEY FOR OFFICIAL
LOCATIONS AND INFORMATION OF THE EXISTING CONDITIONS.

Always call 811 two full business days before you dig to have underground utilities located and marked.



THE SHOPPES AT EAST SHORE-PHASE 1	EXISTING CONDITIONS AND DEMOLITION PLAN		KHA PROJECT 049335015	DATE 05/26/2023	SCALE AS SHOWN DESIGNED BY MWI DRAWN BY MWI		** 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVE., SUITE 100, FT. LAUDERDALE, FL 33301 PHONE: 407-886-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106	CITY OF APOPKA COMMENTS										05/25/23 JAC
								CITY OF APOPKA COMMENTS										05/25/23 JAC

Drawing name: K:\Vet_civil\249133015-kenne_r0\CARD\CONST\PlanSheets\C4.0 - SITE PLAN.dwg C4.0 - OVERALL SITE PLAN May 31, 2023 2:11pm by Joshua Conrad
This document, together with the associated and design presented herein, is an instrument of service, to be used only for the specific purpose and client for which it was prepared. In the event of any dispute, the client shall be without liability to Kimley-Horn and Associates, Inc.



PARCEL 5: SITE DATA

PARCEL ACREAGE: 15.79 ACRES

PERVIOUS AREA: 1.91 ACRES

IMPERVIOUS AREA: 10.04 ACRES

POND AREA: 3.92 ACRES

FAR: 0.10

MAX BUILDING HEIGHT: 45 FT

PROPOSED BUILDING HEIGHT: 35 FT

PARKING REQUIRED:

- MEDICAL - 1 SPACE/300 SF: 28 SPACES
- +1 SPACE/EMPLOYEE: 58 SPACES
- RETAIL - 1 SPACE/250 SF: 170 SPACES
- GROCERY - 3.5 SPACE/1000 SF: 254 SPACES

PROVIDED:

- MEDICAL: 28 SPACES
- RETAIL: 58 SPACES
- GROCERY: 269 SPACES

PARKING PROVIDED:

- STANDARD PARKING (10'x18'): 89 SPACES
- 60 DEGREE SPACES (10'x18'): 249 SPACES
- ADA PARKING (10'x18'): 15 SPACES
- TOTAL PARKING PROVIDED: 353 SPACES

BIKE PARKING PROVIDED: 24 SPACES

FAR MAXIMUM PROVIDED: 1.0

FENCES AND WALLS: SHALL BE IN ACCORDANCE WITH THE CITY OF APOKA LDC SECTION 5.5.

EXTERIOR LIGHTING: SHALL BE IN ACCORDANCE WITH THE CITY OF APOKA LDC SECTION 5.6.

SIGNS: SHALL BE IN ACCORDANCE WITH MASTER SIGN PLAN AND/OR THE CITY OF APOKA LDC SECTION 5.10.

NOTES:

1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALLS SHALL BE PRIVATELY OWNED AND MAINTAINED.

UTILITY SERVICE: CITY OF APOKA IS THE PROVIDER FOR POTABLE WATER AND SEWER SERVICES.

STORMWATER MANAGEMENT: STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET CITY OF APOKA AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

SITE LIGHTING: ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF THE CITY OF APOKA LAND DEVELOPMENT CODE AND ALL CURRENT APPLICABLE CITY OF APOKA STANDARDS.

LANDSCAPING: SEE LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.6 OF THE CITY OF APOKA LAND DEVELOPMENT CODE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

FIRE PROTECTION: FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF FPPG 6TH EDITION (NFPA 1 AND 101 2015 EDITION).

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK (SEE DETAIL SHEET C9.0)
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C9.0)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C9.0)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C9.0)
- PROPOSED ASPHALT PAVEMENT KEENE RD. (MATCH EXISTING SECTION)
- OFF-SITE IMPROVEMENTS (BY OTHERS)
- TREE PRESERVATION AREA
- WETLANDS
- PROPOSED ALUMINUM FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED HAND RAIL
- EXISTING WETLAND BOUNDARY
- EXISTING FEMA FLOOD PLAIN

PUBLIC OPEN SPACE CALCULATIONS (OVERALL PD):

PARCEL	LAND USE	GROSS AREA (AC)	WETLAND/ WATER (AC)	DEVELOPABLE AREA (AC)	OPEN SPACE REQ'D		OPEN SPACE PROVIDED		
					%	AC	PARK/REC/ OPEN/ENL	AMENITIZED STORM	TOTAL
1	RESIDENTIAL	7.55	0.00	7.55	30%	2.27	TBD	0.00	
2	COMMERCIAL	1.26	0.00	1.26	20%	0.25	TBD	0.00	
3	COMMERCIAL	1.35	0.00	1.35	20%	0.27	TBD	0.00	
4	COMMERCIAL	2.07	0.00	2.07	20%	0.41	TBD	0.00	
5	COMMERCIAL	15.79	0.00	15.79	20%	3.16	0.00	0.00	0.00
TOTAL		28.02	0.00	28.02		6.36	0.00	0.00	0.00

- NOTES:
- (1) TBD - TO BE DETERMINED WITH FUTURE MDP'S
 - (2) OPEN SPACE REQUIRED IS CALCULATED PARCEL BY PARCEL AND OPEN SPACE PROVIDED IS APPLIED OVER THE OVERALL PD.

Green Building Standards			
Minimum Points Required	Points	Notes	
Development in the MUEs, Mixed-Use East Shore District	1	0.50 per foot above BFE	
Re-site new and/or existing structures more than 3 feet above base flood elevation (BFE)	3	36.3 FEET ABOVE BFE	
Total Recommended Potential Points	4		

THE SHOPPES AT EAST SHORE PD DATA:

ZONING	PD
PROPOSED UNITS:	
PARCEL 1 (future)	RESIDENTIAL 224 DU
PARCEL 2 (future)	COMMERCIAL 3,000 SF
PARCEL 3 (future)	COMMERCIAL 3,000 SF
PARCEL 4 (future)	COMMERCIAL 5,000 SF
PARCEL 5 (phase 1)	COMMERCIAL 63,000 SF
	MEDICAL OFFICE 4,200 SF
TOTAL	78,200 224 DU
TOTAL MDP GROSS ACRES	28.02 Ac.
TOTAL MDP WETLAND ACRES	0.00 Ac.
TOTAL MDP FLOODPLAIN/TREE PRESERVATION	0.54 Ac.
TOTAL MDP DEVELOPABLE ACRES	27.48 Ac.

DEVELOPMENT PLAN CHART	
PARCEL ID NUMBERS	20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025, 20-21-28-0000-00-028.
FUTURE LAND USE	MIXED USE
ZONING	PD
ADJACENT FUTURE LAND USE	NORTH (CITY): MIXED USE EAST (COUNTY): RURAL SOUTH (CITY & COUNTY): OFFICE/INSTITUTIONAL WEST (CITY): MIXED USE NORTH (CITY): MUE-05-GT MIXED USE (EAST SHORE GATEWAY) EAST (COUNTY): R-CE-2 (RURAL RESIDENTIAL) SOUTH (CITY & COUNTY): O (OFFICE) AND A-1 (AGRICULTURAL) WEST (CITY): T (TRANSITION)
ADJACENT ZONING	
ACREAGE/SQUARE FOOTAGE	28.02
BUILDING HEIGHT (commercial)	PROPOSED: 35 FEET MAX: 45'
BUILDING HEIGHT (multi-family)	PROPOSED: 55 FEET MAX: 4 STORIES/55'
BUILDING SETBACKS (commercial)	PROPOSED: FRONT: 20' SIDE: 15' REAR: 10' REQUIRED: FRONT: 15' SIDE: 10'(11') REAR: 10'
BUILDING SETBACKS (multi-family)	PROPOSED: FRONT: 15' SIDE: 10' REAR: 25' REQUIRED: FRONT: 15' SIDE: 10' REAR: 25'
PARKING SPACES (parcel 5)	PROVIDED: 353 REQUIRED: 333
NUMBER OF EMPLOYEES	N/A
WAIVER REQUEST	YES: NO: X
VARIANCE REQUEST	YES: NO: X
MIN. LOT WIDTH (commercial)	75'
MIN. LOT WIDTH (multi-family)	100'

NOTES:

(1) MINIMUM OF 15 FT BETWEEN STRUCTURES, ONLY APPLIES TO EXTERIOR UNITS.

PHASING:

THIS PROJECT WILL BE DEVELOPED IN PHASES, FOLLOWING CONSTRUCTION OF PHASE 1. EACH PHASE WILL HAVE SUFFICIENT INFRASTRUCTURE TO STAND ALONE.

NO. _____

DATE: 05/25/23

BY: _____

REVISIONS

CITY OF APOKA COMMENTS

NO. _____

DATE: _____

BY: _____

Kimley-Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM REGISTRY NO. 34106

UNOFFICIAL PRELIMINARY PLAN
DATE: 05/26/2023
SCALE: AS SHOWN
DESIGNED BY: MWM
DRAWN BY: MWM
CHECKED BY: LJC
LID: _____

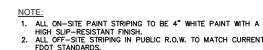
OVERALL SITE PLAN

THE SHOPPES AT EAST SHORE PHASE 1

FLORIDA

CITY OF APOKA

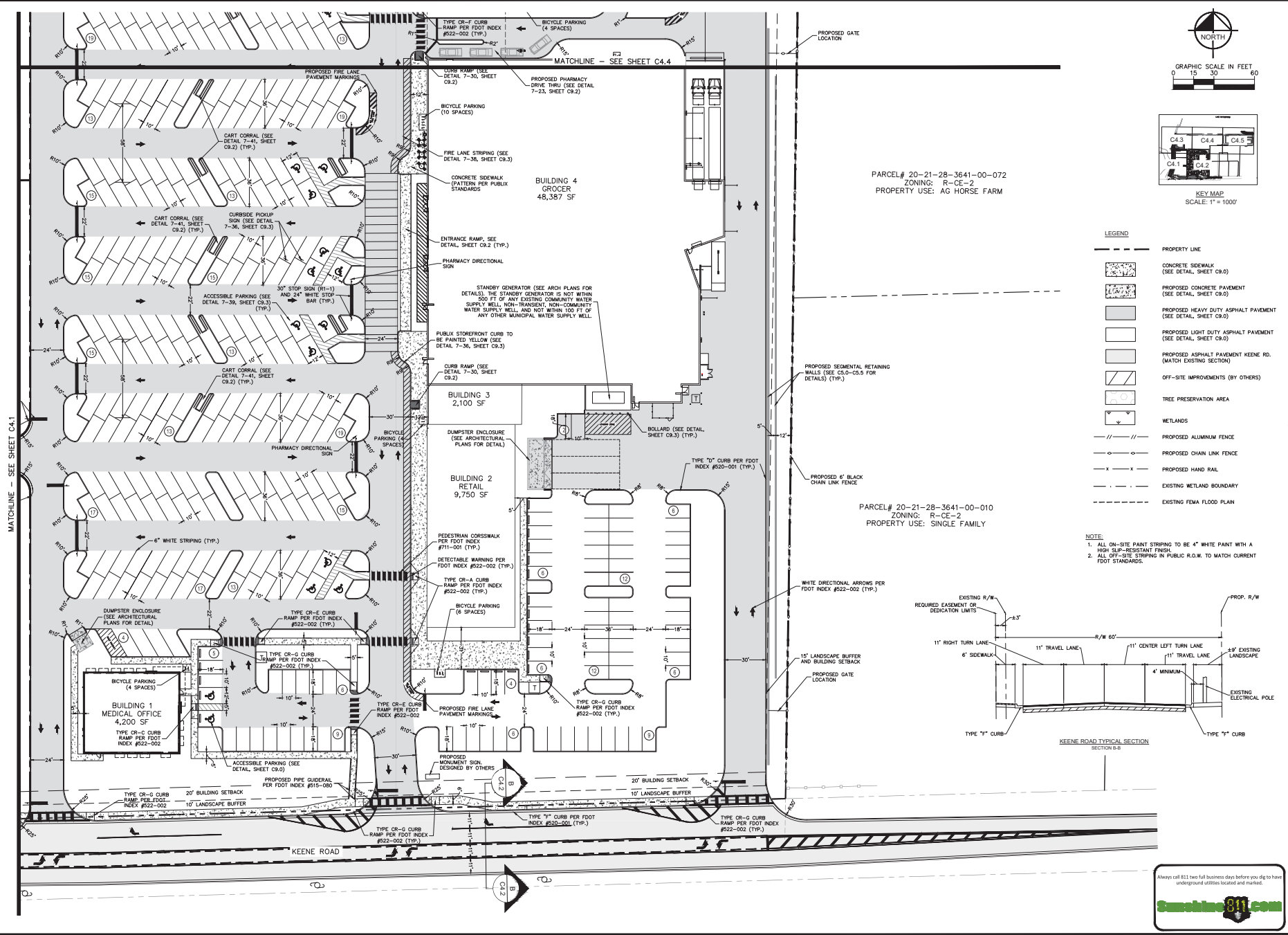
SHEET NUMBER **C4.0**



Kimley»Horn
 • 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-698-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Drawing name: K:\Vet_civil\249335015-keene rd\CARD\CONSTR\SiteSheet\C4.0 - SITE PLAN.dwg C4.2 - SITE PLAN May 31, 2023 2:10pm Dr. Joshua Corradi

This document, together with the conceptual and design presented herein, is an instrument of service, to be retained only for the specific purpose and client for which it was prepared. It is not to be used for any other purpose without the written authorization and signature of Kimley-Horn and Associates, Inc. It shall be without liability to Kimley-Horn and Associates, Inc.

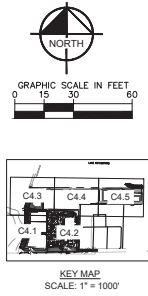
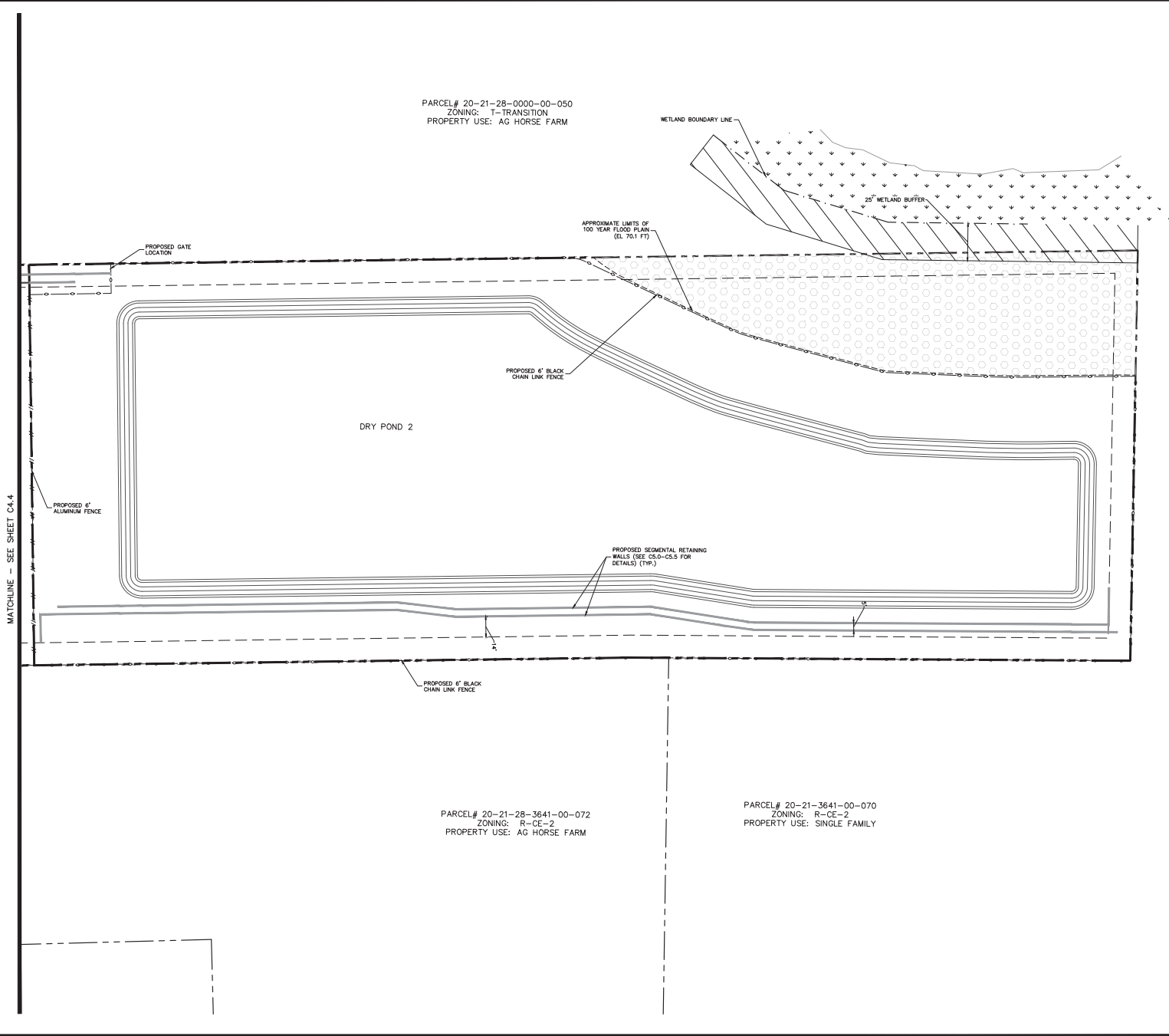


PROJECT NO.	249335015-keene rd
DATE	05/26/2023
SCALE	AS SHOWN
DESIGNED BY	MMW
DRAWN BY	MMW
CHECKED BY	LJD
DATE	05/26/2023
PROJECT	THE SHOPPES AT EAST SHORE PHASE 1
CITY OF APOPKA	FLORIDA
SHEET NUMBER	C4.2
REVISIONS	
DATE	05/25/23
BY	





Drawing name: K:\Vet_civil\249135015-lease c:\CARD\CONST\PlanSheets\C4.0 - SITE PLAN.dwg C4.5 - SITE PLAN May 31, 2023 2:15pm By: Joshua Carroll
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- LEGEND**
- PROPERTY LINE
 - CONCRETE SIDEWALK (SEE DETAIL SHEET C9.0)
 - PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C9.0)
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C9.0)
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C9.0)
 - PROPOSED ASPHALT PAVEMENT KEENE RD. (MATCH EXISTING SECTION)
 - OFF-SITE IMPROVEMENTS (BY OTHERS)
 - TREE PRESERVATION AREA
 - WETLANDS
 - PROPOSED ALUMINUM FENCE
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED HAND RAIL
 - EXISTING WETLAND BOUNDARY
 - EXISTING FEMA FLOOD PLAN

NOTE:
1. ALL ON-SITE PAINT STRIPING TO BE 4" WHITE PAINT WITH A HIGH SLIP-RESISTANT FINISH
2. ALL OFF-SITE STRIPING IN PUBLIC R.O.W. TO MATCH CURRENT FOOT STANDARDS.

Always call 911 two full business days before you dig to have underground utilities located and marked.

sunshine 811.com

Kimley-Horn 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 WWW.KIMLEY-HORN.COM REGISTRY NO. 38106	
KHA PROJECT C4.5 DATE 05/26/2023 SCALE AS SHOWN DESIGNED BY MWM DRAWN BY MWM CHECKED BY LJC DATE 05/26/2023	FLORIDA JOSHUA CARROLL Professional Engineer No. 12512 Exp. 12/31/2025
SITE PLAN	
THE SHOPPES AT EAST SHORE PHASE 1	
SHEET NUMBER C4.5	
CITY OF APOPKA	DATE 05/25/23 JAC

Draining name: K:\Vet_civil\249335015-keene cv\CARD.CONST\PlanSheets\C5.0 - PAVING GRADING AND DRAINAGE PLAN.dwg C5.0 - PAVING GRADING AND DRAINAGE PLAN May 31, 2023 2:13pm Dr. Joshua Carroll
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MATCHLINE - SEE SHEET C5.2

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D3	MH TOP: 102.58 S. INV IN: 99.12 (8" SD) E. INV IN: 99.12 (15" SD) N. INV OUT: 99.12 (15" SD)
D4	TYPE "10" INLET PER FOOT INDEX #425-052 TOP: 101.35 S. INV IN: 98.91 (15" SD) E. INV IN: 99.07 (15" SD) W. INV IN: 91.74 (24" RCP) N. INV OUT: 91.74 (24" SD)
D5	TYPE "10" INLET PER FOOT INDEX #425-052 TOP: 101.35 S. INV IN: 90.76 (24" SD) E. INV IN: 98.16 (15" SD) N. INV OUT: 90.76 (30" SD)
D6	TYPE "10" INLET PER FOOT INDEX #425-052 TOP: 101.35 S. INV IN: 90.29 (30" SD) E. INV IN: 98.07 (15" SD) W. INV IN: 90.29 (15" SD) N. INV OUT: 90.29 (36" SD)
D7	TYPE "10" INLET PER FOOT INDEX #425-052 TOP: 101.35 S. INV IN: 89.83 (36" SD) E. INV IN: 98.07 (15" SD) N. INV OUT: 89.83 (36" SD)
D19	TYPE "8" CURB INLET PER FOOT INDEX #425-021 TOP: 95.00 N. INV OUT: 92.00 (15" SD)
D20	TYPE "8" CURB INLET PER FOOT INDEX #425-021 TOP: 95.00 S. INV IN: 91.91 (15" SD) E. INV OUT: 91.91 (18" SD)
D40	TYPE "8" CURB INLET PER FOOT INDEX #425-021 TOP: 80.77 N. INV OUT: 77.00 (18" SD)
D41	TYPE "8" CURB INLET PER FOOT INDEX #425-021 TOP: 80.77 S. INV IN: 76.86 (18" SD) W. INV OUT: 76.86 (18" SD)
D43	METERED END SECTION PER FOOT INDEX #430-021 TOP: 79.28 SE. INV IN: 76.86 (18" SD)
YD1	NYLOPLAST YARD DRAIN TOP: 94.50 E. INV OUT: 92.00 (24" RCP)
YD2	NYLOPLAST YARD DRAIN TOP: 94.50 E. INV OUT: 90.45 (15" SD)

GOODE-APPOKA ROAD
IMPROVEMENTS PERMITTED
UNDER SEPARATE COVER

PROPOSED RIP-RAP WITH 6" MIN. DIAMETER STONE
WIDTH (VARIES): 4.5'-10'
LENGTH: 6'
THICKNESS: 1.8'

50 LF OF 18" SD @ 0.40%

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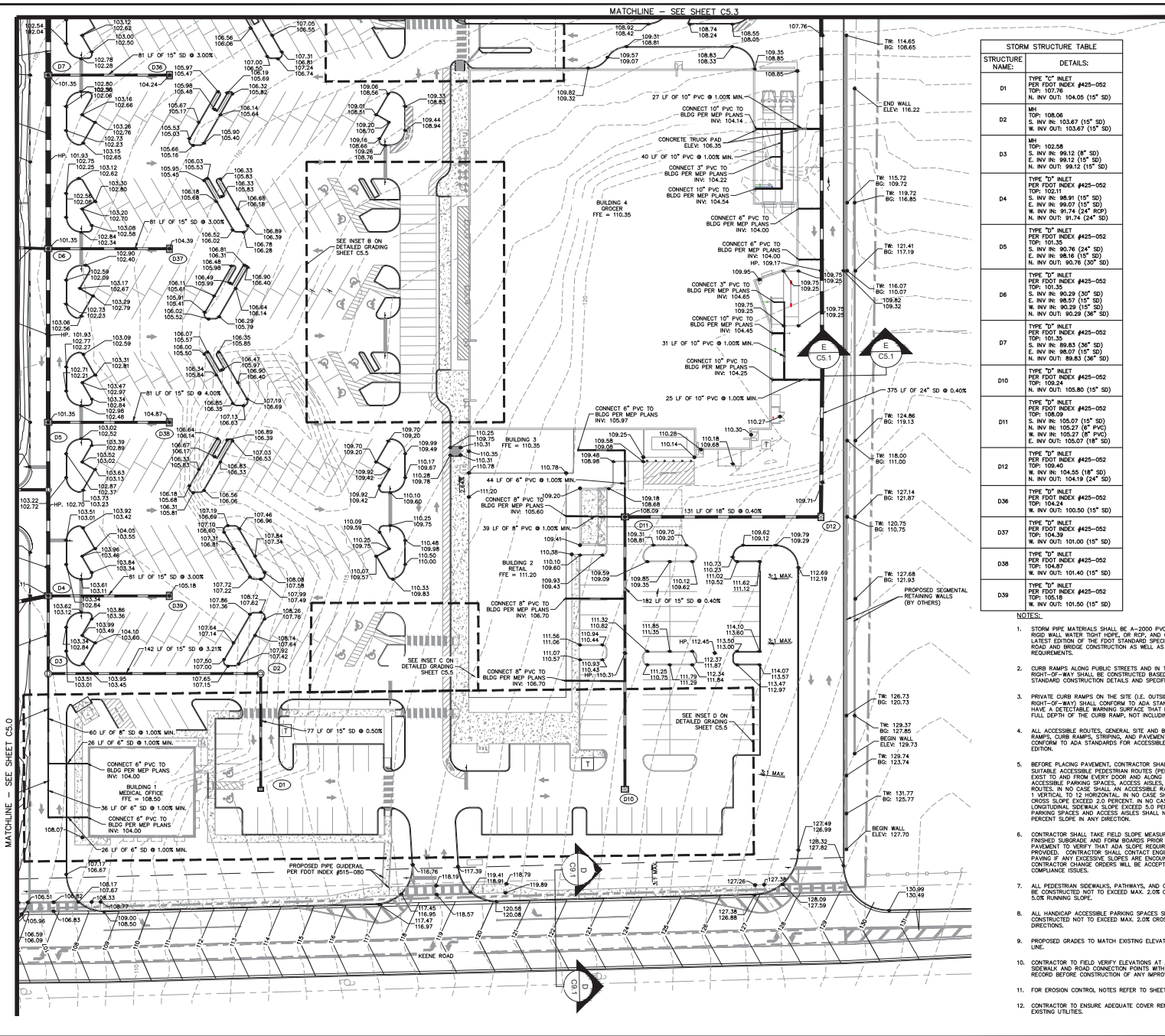
36 LF OF 18" SD @ 0.40%

50 LF OF 18" SD @ 0.40%

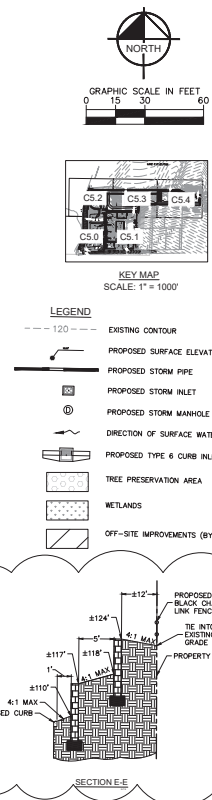
36 LF OF 18" SD @ 0.40%

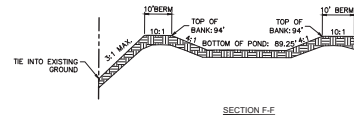
50 LF OF 18" SD @ 0.40%

36 LF OF 18" SD @ 0.40%



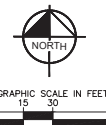
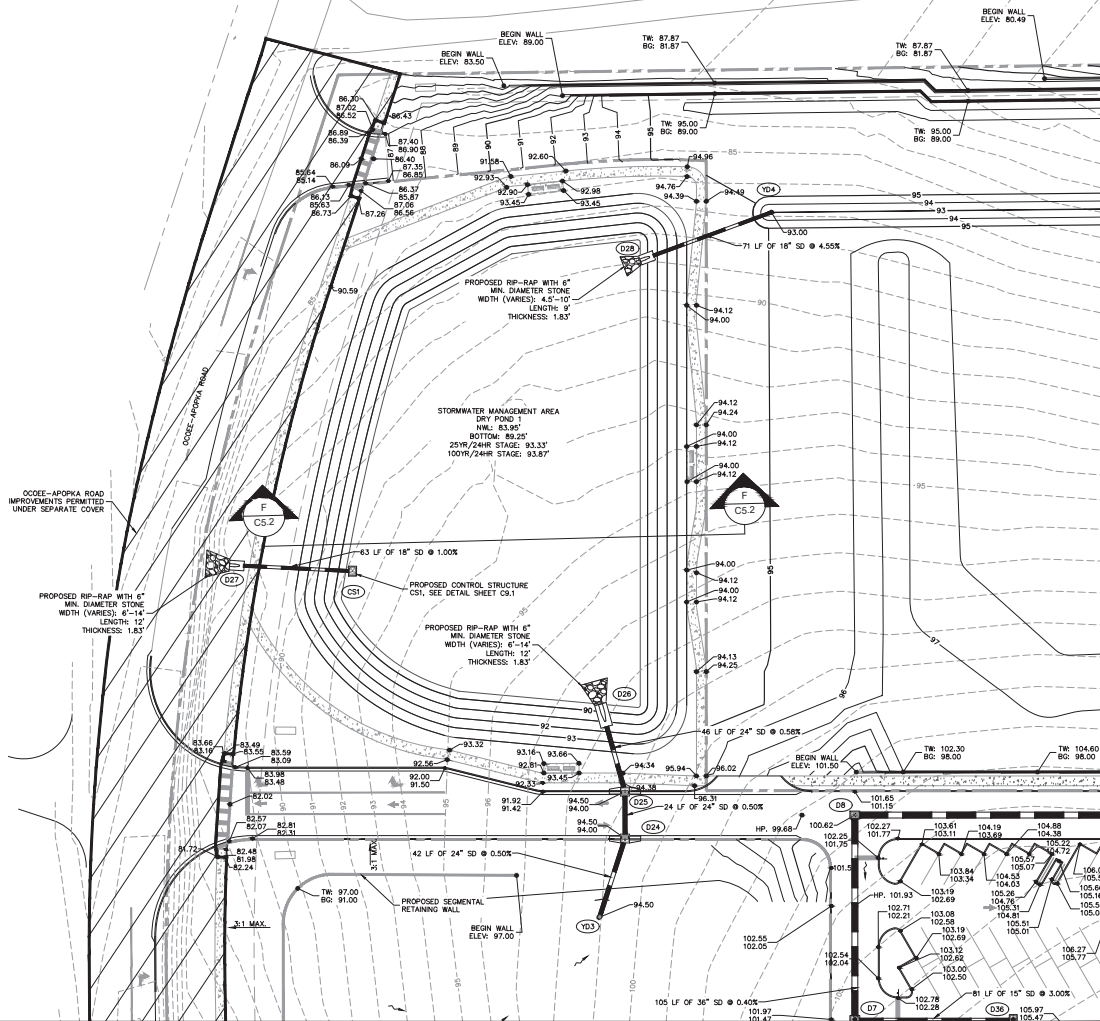
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	TYPE "C" BULET PER FOOT INLET #425--052 N. INV. 107.78 N. INV. OUT. 104.05 (15" SD) MH
D2	TYPE "C" BULET N. INV. 107.06 N. INV. IN: 103.67 (15" SD) N. INV. OUT. 103.67 (15" SD) MH
D3	TYPE "C" BULET N. INV. IN: 99.12 (8" SD) E. INV. IN: 99.12 (15" SD) N. INV. OUT: 99.12 (15" SD) PER FOOT INLET #425--052 N. INV. 102.11
D4	TYPE "C" BULET N. INV. IN: 90.78 (15" SD) E. INV. IN: 90.27 (15" SD) N. INV. IN: 91.74 (24" RGS) N. INV. OUT: 91.74 (24" SD)
D5	TYPE "D" BULET PER FOOT INLET #425--052 N. INV. 101.35 N. INV. IN: 90.76 (24" SD) E. INV. IN: 98.16 (15" SD) N. INV. OUT: 90.76 (30" SD)
D6	TYPE "D" BULET PER FOOT INLET #425--052 N. INV. 101.35 N. INV. IN: 90.29 (30" SD) E. INV. IN: 90.29 (15" SD) N. INV. OUT: 90.29 (36" SD)
D7	TYPE "D" BULET PER FOOT INLET #425--052 N. INV. 101.35 N. INV. IN: 90.83 (36" SD) E. INV. IN: 90.87 (15" SD) N. INV. OUT: 90.83 (36" SD)
D10	TYPE "D" BULET PER FOOT INLET #425--052 N. INV. 102.04 N. INV. OUT: 105.80 (15" SD)
D11	TYPE "D" BULET PER FOOT INLET #425--052 N. INV. 108.09 N. INV. IN: 105.07 (15" SD) N. INV. IN: 105.27 (6" P/C) N. INV. IN: 105.07 (6" P/C) N. INV. OUT: 105.07 (18" SD)
D12	TYPE "D" BULET PER FOOT INLET #425--052 N. INV. 109.40 N. INV. IN: 104.55 (18" SD) N. INV. OUT: 104.19 (24" SD)
D36	TYPE "D" BULET PER FOOT INLET #425--052 N. INV. 104.24 N. INV. OUT: 100.50 (15" SD)
D37	TYPE "D" BULET PER FOOT INLET #425--052 N. INV. 104.39 N. INV. OUT: 101.00 (15" SD)
D38	TYPE "D" BULET PER FOOT INLET #425--052 N. INV. 104.4 N. INV. OUT: 101.40 (15" SD)
D39	TYPE "D" BULET PER FOOT INLET #425--052 N. INV. 105.18 N. INV. OUT: 101.50 (15" SD)

[illegible][illegible]



NOTES:

1. STORM PIPE MATERIALS SHALL BE A-2000 PVC, 12" HP STORM, RIGID WALL WATER TIGHT JOINT, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS WELL AS CITY OF APOPKA REQUIREMENTS.
2. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
3. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
4. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STAIRS, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (FOR ADA AND FFA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESSIBLE ASILES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
7. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
8. ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
9. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
10. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
11. FOR EROSION CONTROL NOTES REFER TO SHEET C2.0.
12. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.



SCALE: 1" = 1000'

LEGEND

- 120 --- EXISTING CONTOUR
- PROPOSED SURFACE ELEVATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- DIRECTION OF SURFACE WATER RUNOFF
- PROPOSED TYPE B CURB INLET
- TREE PRESERVATION AREA
- WETLANDS
- OFF-SITE IMPROVEMENTS (BY OTHERS)

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D7	TYPE "D" INLET PER FOOT INDEX #425-052 TOP: 101.35 S. INV IN: 89.83 E. INV IN: 88.07 N. INV OUT: 89.83
D8	TYPE "D" INLET PER FOOT INDEX #425-052 TOP: 100.02 S. INV IN: 89.41 E. INV OUT: 88.41
D24	TYPE "D" CURB INLET PER FOOT INDEX #425-021 TOP: 94.00 S. INV IN: 88.64 N. INV OUT: 88.64
D25	TYPE "D" CURB INLET PER FOOT INDEX #425-021 TOP: 94.00 S. INV IN: 88.50 N. INV OUT: 88.50
D36	TYPE "D" INLET PER FOOT INDEX #425-052 TOP: 104.24 S. INV IN: 100.50 N. INV OUT: 100.50
Y03	NYLOPLAST YARD DRAIN TOP: 94.51 S. INV IN: 89.85 N. INV OUT: 89.85
Y04	NYLOPLAST YARD DRAIN TOP: 94.25 S. INV IN: 92.50 N. INV OUT: 92.50

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D26	MITERED END SECTION PER FOOT INDEX #425-021 S. INV IN: 89.35
D27	MITERED END SECTION PER FOOT INDEX #425-021 E. INV IN: 85.80
D28	MITERED END SECTION PER FOOT INDEX #425-021 E. INV IN: 89.25

Always call 811 two full business days before you dig to have underground utilities located and marked.



NO.	REVISIONS	DATE	BY
1	05/25/23 JAC		

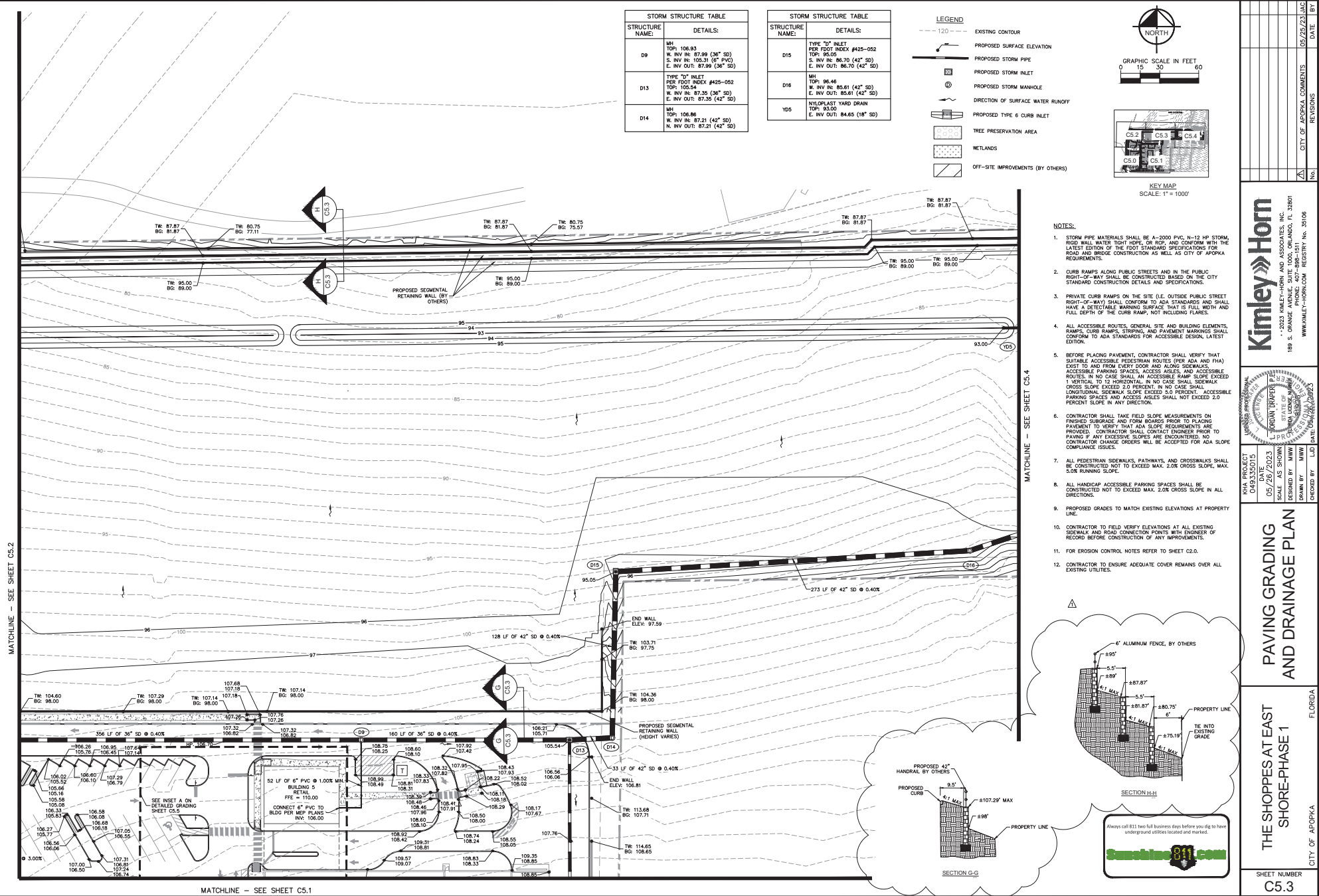
Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM REGISTRY NO. 34106

FLORIDA
JOSHUA CARROLL
Professional Engineer
No. 12547
Date: 05/25/23

PAVING GRADING AND DRAINAGE PLAN

THE SHoppes AT EAST SHORE-PHASE 1

SHEET NUMBER
C5.2



Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM REGISTRY NO. 34106

PAVING GRADING AND DRAINAGE PLAN
THE SHOPPES AT EAST SHORE PHASE 1

FLORIDA

CITY OF APOPKA

SHEET NUMBER C5.3

DATE 05/26/2023

DESIGNED BY MWM

CHECKED BY MWM

DATE 05/26/2023

PROJECT NO. 24033505-1

PROJECT NAME THE SHOPPES AT EAST SHORE PHASE 1

PROJECT LOCATION 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801

PROJECT DESCRIPTION PAVING GRADING AND DRAINAGE PLAN

PROJECT STATUS IN PROGRESS

PROJECT PHASE 1

PROJECT SHEET C5.3

PROJECT DATE 05/26/2023

PROJECT SCALE AS SHOWN

PROJECT DESIGNED BY MWM

PROJECT CHECKED BY MWM

PROJECT DATE 05/26/2023

PROJECT PROJECT NO. 24033505-1

PROJECT PROJECT NAME THE SHOPPES AT EAST SHORE PHASE 1

PROJECT PROJECT LOCATION 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801

PROJECT PROJECT DESCRIPTION PAVING GRADING AND DRAINAGE PLAN

PROJECT PROJECT STATUS IN PROGRESS

PROJECT PROJECT PHASE 1

PROJECT PROJECT SHEET C5.3

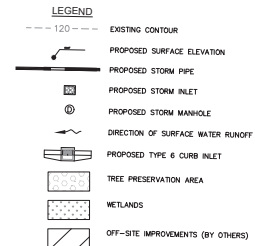
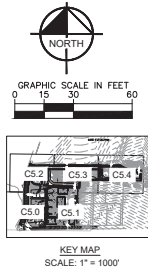
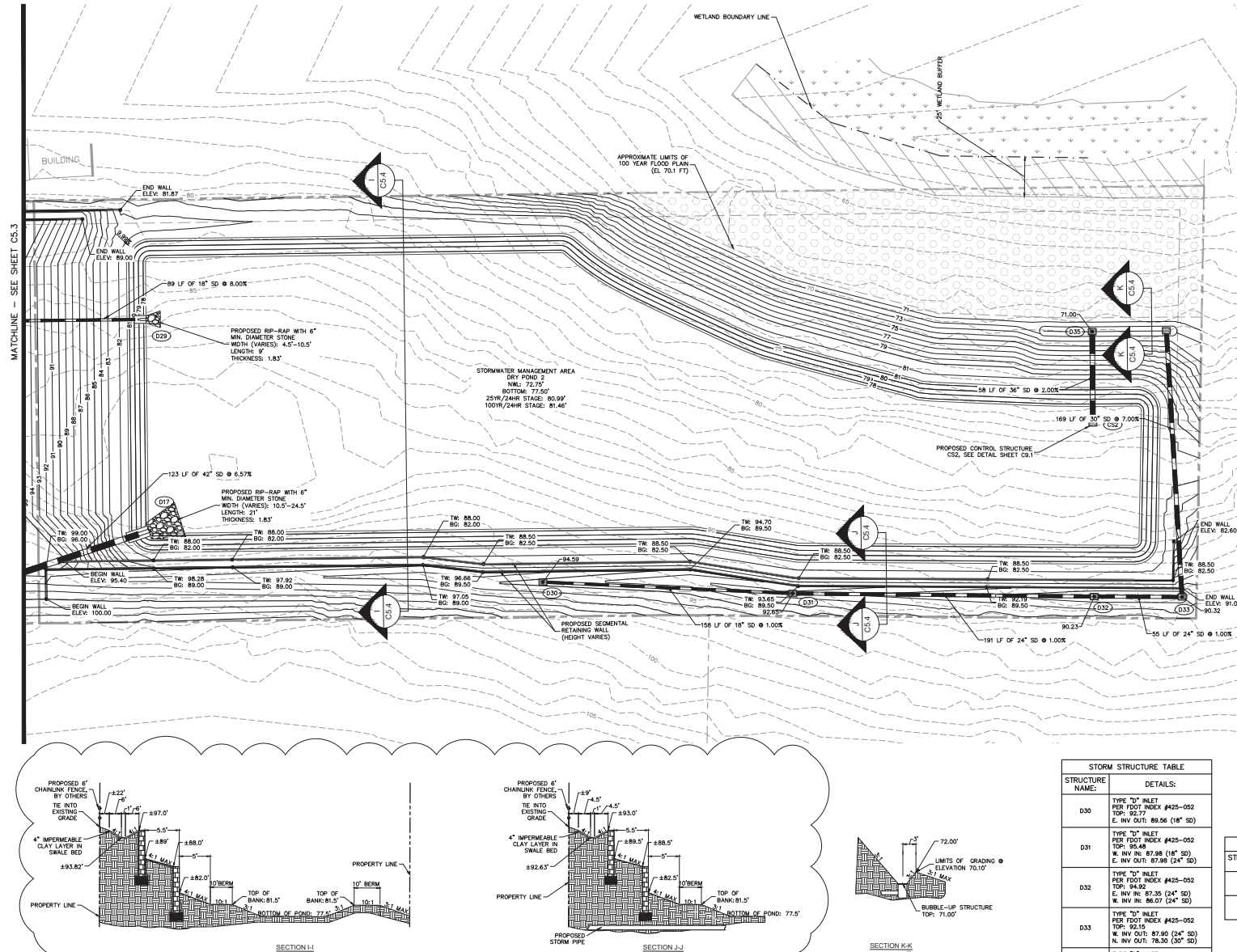
PROJECT PROJECT DATE 05/26/2023

PROJECT PROJECT SCALE AS SHOWN

PROJECT PROJECT DESIGNED BY MWM

PROJECT PROJECT CHECKED BY MWM

PROJECT PROJECT DATE 05/26/2023



- NOTES:
- STORM PIPE MATERIALS SHALL BE 8-2000 PVC, N-12 HP STORM, RIGID WALL WATER TIGHT HOPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS WELL AS CITY OF APOPKA REQUIREMENTS.
 - CURB RAMP ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
 - PRIVATE CURB RAMP ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
 - ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMP, CURB RAMP, STAIRING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 - BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (FOR ADA AND PHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE ASILES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESSIBLE ASILES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
 - CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SURFACE AND FORM ROADS PRIOR TO PAVING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED.
 - ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
 - PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
 - CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
 - FOR EROSION CONTROL NOTES REFER TO SHEET C2.0.
 - CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.

STORM STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D30	TYPE "D" INLET PER FOOT INDEX #425-052 TOP: 92.77 E. INV OUT: 89.56 (18" SD)
D31	TYPE "D" INLET PER FOOT INDEX #425-052 TOP: 95.48 N. INV IN: 87.98 (18" SD) E. INV OUT: 87.98 (24" SD)
D32	TYPE "D" INLET PER FOOT INDEX #425-052 TOP: 94.92 N. INV IN: 87.35 (24" SD) N. INV OUT: 86.07 (24" SD)
D33	TYPE "D" INLET PER FOOT INDEX #425-052 TOP: 92.15 N. INV OUT: 87.80 (24" SD) S. INV IN: 78.30 (30" SD)
D35	TYPE "D" INLET PER FOOT INDEX #425-052 TOP: 72.17 S. INV IN: 82.30 (36" SD)

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D17	MITERED END SECTION PER FOOT INDEX #430-021 N. INV IN: 77.50
D29	MITERED END SECTION PER FOOT INDEX #430-021 N. INV IN: 77.50

Always call 311 two full business days before you dig to have underground utilities located and marked.



Kimley-Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM REGISTRY NO. 34106

THE SHOPPES AT EAST SHORE PHASE 1

PAVING GRADING AND DRAINAGE PLAN

CITY OF APOPKA

FLORIDA

PROJECT
C2.0

DATE
05/26/2023

SCALE
AS SHOWN

DESIGNED BY
MMW

DRAWN BY
MMW

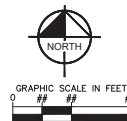
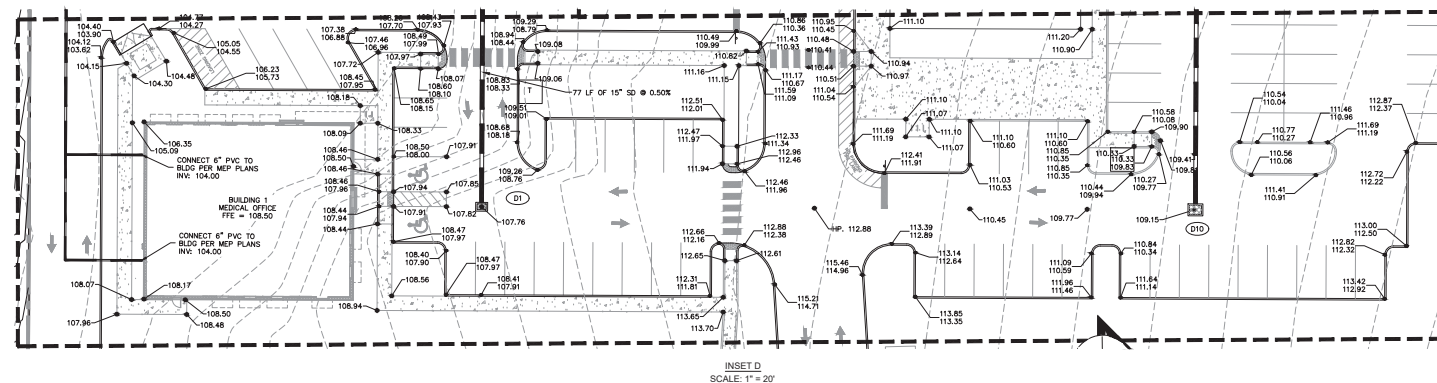
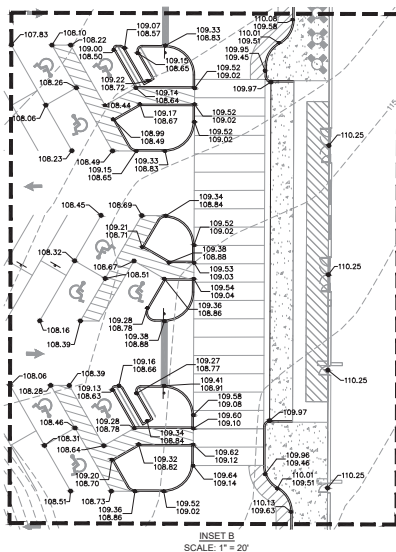
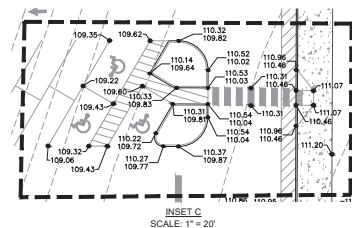
CHECKED BY
LJD

DATE
05/26/2023

REVISIONS

NO.	DATE	BY
01	05/25/23	JAC

SHEET NUMBER
C5.4



- LEGEND**
- 120 --- EXISTING CONTOUR
 -  PROPOSED SURFACE ELEVATION
 -  PROPOSED STORM PIPE
 -  PROPOSED STORM INLET
 -  PROPOSED STORM MANHOLE
 -  DIRECTION OF SURFACE WATER RUNOFF
 -  PROPOSED TYPE 6 CURB INLET
 -  TREE PRESERVATION AREA
 -  WETLANDS
 -  OFF-SITE IMPROVEMENTS (BY OTHERS)

Kimley»Horn
 **2023 KIMLEY-HORN AND ASSOCIATES, INC.
 899 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY
049335015	05/26/2023	AS SHOWN	MWA	MWA

DETAILED GRADING
PLAN

THE SHOPPES AT EAST
SHORE-PHASE 1

FLORIDA

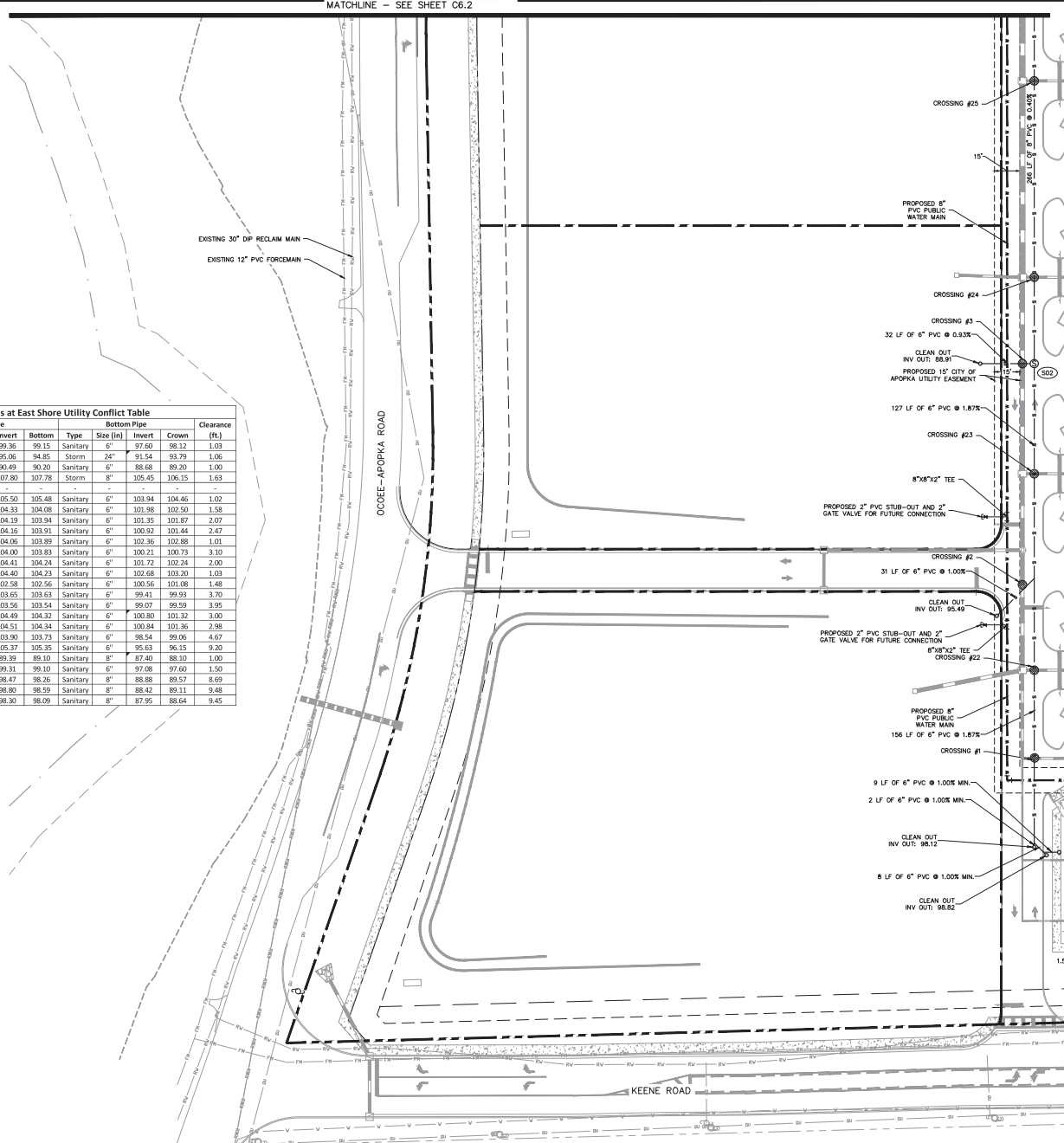
CITY OF APOPKA

SHEET NUMBER
C5.5

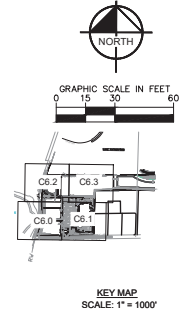
Always call 811 two full business days before you dig to have underground utilities located and marked.



Shoppes at East Shore Utility Conflict Table									
Crossing #	Top Pipe				Bottom Pipe				Clearance (ft.)
	Type	Size (in)	Invert	Bottom	Type	Size (in)	Invert	Crown	
1	Storm	15"	99.36	99.15	Sanitary	6"	97.60	98.12	1.03
2	Sanitary	6"	95.06	94.85	Storm	24"	91.54	93.79	1.06
3	Storm	30"	90.49	90.20	Sanitary	6"	88.68	89.20	1.00
4	Sanitary	6"	107.80	107.78	Storm	8"	105.45	106.15	1.63
5									
6	Storm	6"	105.50	105.48	Sanitary	6"	103.94	104.46	1.02
7	Storm	24"	104.33	104.08	Sanitary	6"	101.98	102.50	1.58
8	Storm	24"	104.19	103.94	Sanitary	6"	101.35	101.87	2.07
9	Storm	24"	104.16	103.91	Sanitary	6"	100.92	101.44	2.47
10	Storm	10"	104.06	103.89	Sanitary	6"	102.36	102.88	1.01
11	Storm	10"	104.00	103.83	Sanitary	6"	100.21	100.73	3.10
12	Storm	10"	104.41	104.24	Sanitary	6"	101.72	102.24	2.00
13	Storm	10"	104.40	104.23	Sanitary	6"	102.68	103.20	1.03
14	Sanitary	6"	102.58	102.56	Sanitary	6"	100.56	101.08	1.48
15	Storm	6"	103.65	103.63	Sanitary	6"	99.41	99.93	3.70
16	Storm	6"	103.56	103.54	Sanitary	6"	99.07	99.59	3.95
17	Storm	10"	104.49	104.32	Sanitary	6"	100.80	101.32	3.00
18	Storm	10"	104.51	104.34	Sanitary	6"	100.84	101.36	2.98
19	Storm	10"	103.90	103.73	Sanitary	6"	98.54	99.06	4.67
20	Storm	6"	105.37	105.35	Sanitary	6"	95.63	96.15	9.20
21	Storm	36"	89.39	89.10	Sanitary	8"	87.40	88.10	1.00
22	Storm	15"	99.31	99.10	Sanitary	6"	97.08	97.60	1.50
23	Storm	15"	98.47	98.26	Sanitary	8"	88.88	89.57	8.69
24	Storm	15"	98.80	98.59	Sanitary	8"	88.42	89.11	9.48
25	Storm	15"	98.30	98.09	Sanitary	8"	87.95	88.64	9.45



STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S02	SANITARY MANHOLE TOP: 98.79 S. INV: 98.81 N. INV: 98.81 N. INV OUT: 98.81



- NOTES:**
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 - MAINTAIN A MINIMUM OF 3'-FT OF COVER OVER ALL PROPOSED UTILITIES.
 - ALL WATER MAINS AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY, CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF APOPKA SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
 - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
 - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
 - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 - SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
 - ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
 - ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON-SITE.
 - CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
 - CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
 - ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOPKA AT (407) 703-1731 TO SCHEDULE A PRECONSTRUCTION MEETING. THE PRECONSTRUCTION MEETING CANNOT BE HELD UNTIL THE STAMPED PLANS ARE RELEASED BY THE BUILDING DEPARTMENT. CONSTRUCTION SHALL NOT BE PERMITTED WITHOUT A CITY OF APOPKA PRECONSTRUCTION MEETING AND SET OF STAMPED PLANS LOCATED ON THE PROJECT SITE.
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 - PROJECT SHALL CONFORM TO FPPIC 6TH EDITION (NFPA 1 AND 101 2015 EDITION).
 - PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL, IF REQUIRED BY FLORIDA STATUTE 253.75. DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATUTE 633.012. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
 - CONTRACTOR TO ENSURE THAT 36" CLEAR IS PROVIDED AROUND ALL FIRE HYDRANTS.

- LEGEND**
- f - PROPOSED FIRE LINE
 - w - PROPOSED WATER LINE
 - s - PROPOSED SANITARY GRAVITY LINE
 - rec - PROPOSED RECLAIM LINE
 - ⊙ - PROPOSED SANITARY MANHOLE
 - - EXISTING WATER LINE
 - - EXISTING RECLAIM LINE
 - - EXISTING FORCE MAIN
 - - EXISTING OVERHEAD UTILITIES

Always call 811 two full business days before you dig to have underground utilities located and marked.

811

2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM REGISTRY NO. 38106

UTILITY PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

FLORIDA

CITY OF APOPKA

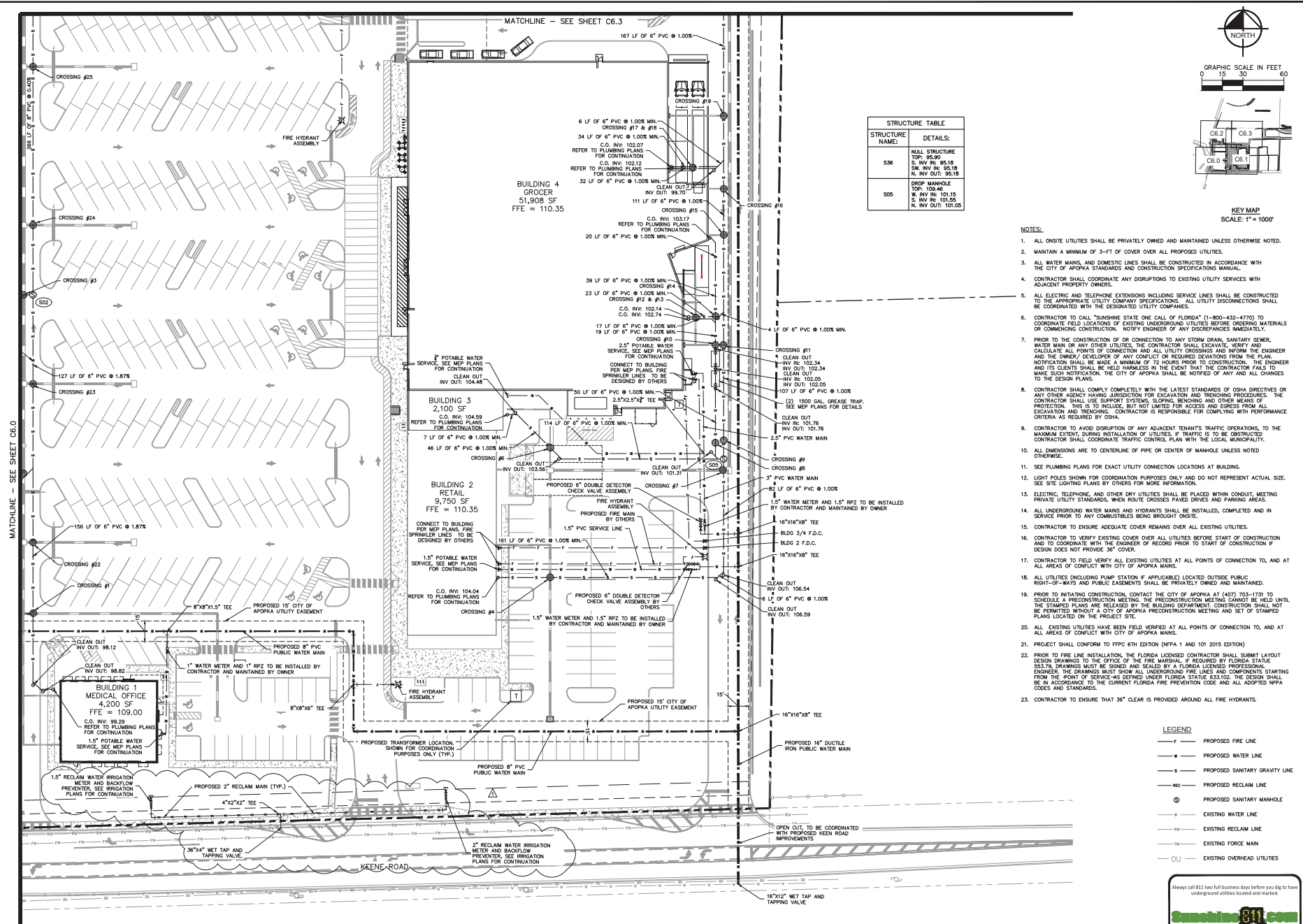
SHEET NUMBER
C6.0

DATE
09/26/23

BY
JAC

REVISIONS

CITY OF APOPKA COMMENTS



Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
WWW.KIMLEY-HORN.COM REGISTRY NO. 38106

UTILITY PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOKA

FLORIDA

DATE 05/26/2023
SCALE AS SHOWN
DESIGNED BY MWM
DRAWN BY MWM
CHECKED BY LJC
DATE 05/26/2023

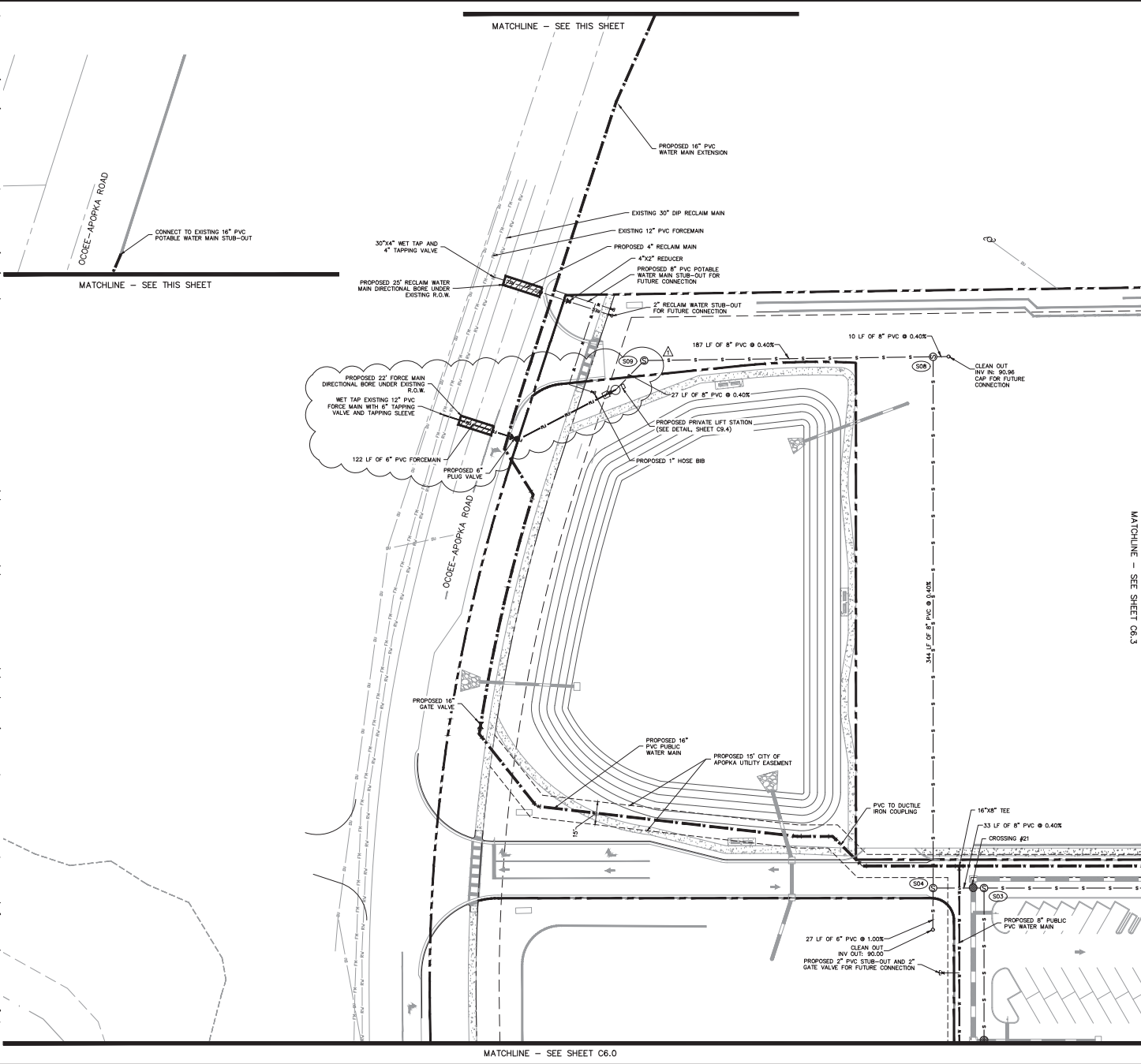
REVISIONS

NO.	DATE	REVISIONS
1	05/26/23	JAC

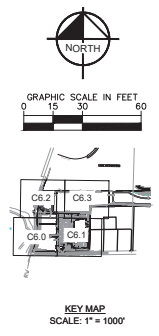
SHEET NUMBER C6.1



Drawing name: K:\Vr\cda\049335015-lease c:\CARD\CONSTR\PipeSheet\C6.0 - UTILITY PLAN.dwg May 31, 2023, 2:14pm by: Joshua Carroll
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STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S03	DROP MANHOLE TOP: 101.00 E. INV IN: 92.15 S. INV IN: 87.50 W. INV OUT: 87.44
S04	DROP MANHOLE TOP: 89.66 E. INV IN: 87.31 S. INV IN: 89.73 W. INV OUT: 87.31
S08	DROP MANHOLE TOP: 85.52 S. INV IN: 85.93 E. INV IN: 91.90 W. INV OUT: 85.48
S09	MANHOLE TOP: 88.43 E. INV IN: 84.73 S. INV OUT: 84.73



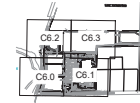
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LEGEND	
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— W —	PROPOSED WATER LINE
— S —	PROPOSED SANITARY GRAVITY LINE
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— OU —	EXISTING OVERHEAD UTILITIES

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine 811.com

Kimley»Horn		PROJECT NO. 049335015-lease	DATE 05/26/2023	SCALE AS SHOWN	DESIGNED BY MUM	CHECKED BY LJD	DATE				
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801		WWW.KIMLEY-HORN.COM	REGISTRY NO. 38106								
UTILITY PLAN		THE SHOPPES AT EAST SHORE-PHASE 1									
SHEET NUMBER C6.2		CITY OF APOPKA									
BY		REVISIONS	DATE								
No.											



KEY MAP
SCALE: 1" = 1000'

1. ALL UTILITY UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. MAINTAIN A MINIMUM OF 3'-FT OF COVER OVER ALL PROPOSED UTILITIES.
3. ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOKALPA STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADEQUATE NOTICE TO ALL AFFECTED PARTIES.
5. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4270) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE DESIGN PLANS.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND REPAIR ANY EXISTING UTILITIES THAT ARE IN THE WAY OF THE PROPOSED WORK. THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO OBTAIN THE NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL BE COMPLIANT WITH THE LATEST STANDARDS OF APOKALPA ORDINANCES ON ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR EXCAVATION PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE, TO THE EXTENT OF THE DESIGN PLANS.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TOWNARD'S TRAFFIC OPERATIONS, TO THE EXTENT OF THE DESIGN PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR EXCAVATION PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE, TO THE EXTENT OF THE DESIGN PLANS.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. USE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT FLOOD SHOWN FOR CONNECTION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT MEETING ALL UTILITY STANDARDS. CONDUIT SHALL BE INSTALLED TO THE DEPTH OF THE DESIGN PLANS.
14. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMPLETION BEING BROUGHT ONLINE.
15. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
16. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE CITY OF APOKALPA TO START OF CONSTRUCTION. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE CITY OF APOKALPA TO START OF CONSTRUCTION. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE CITY OF APOKALPA TO START OF CONSTRUCTION.
17. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
18. PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOKALPA AT (407) 303-7231 TO SUBMIT A REQUEST FOR A PRELIMINARY REVIEW OF THE DESIGN PLANS. THE CITY OF APOKALPA SHALL REVIEW THE DESIGN PLANS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR EXCAVATION PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE, TO THE EXTENT OF THE DESIGN PLANS.
19. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL POINTS OF CONFLICT WITH THE PROPOSED UTILITIES.
20. PROJECT SHALL CONFORM TO FPPC 6TH EDITION (NPS 1 AND 101 2015 EDITION)
21. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT UTILITY DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL IF REQUIRED BY FLORIDA STATE STATUTE. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE OFFICE OF SERVICE TO THE FIRE MARSHAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR EXCAVATION PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE, TO THE EXTENT OF THE DESIGN PLANS.
22. CONTRACTOR TO ENSURE THAT 3" CLEAR IS PROVIDED AROUND ALL FIRE HYDRANTS.

— F —	PROPOSED FIRE LINE
— W —	PROPOSED WATER LINE
— S —	PROPOSED SANITARY GRAVITY LINE
— REC —	PROPOSED RECLAIM LINE
⊕	PROPOSED SANITARY MANHOLE
— W —	EXISTING WATER LINE
— REC —	EXISTING RECLAIM LINE
— FM —	EXISTING FORCE MAIN
— O.U. —	EXISTING OVERHEAD UTILITIES

Always call 811 two full business days before you dig to have underground utilities located and marked.

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 89 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-698-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

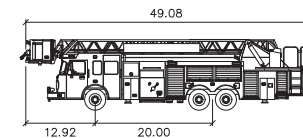
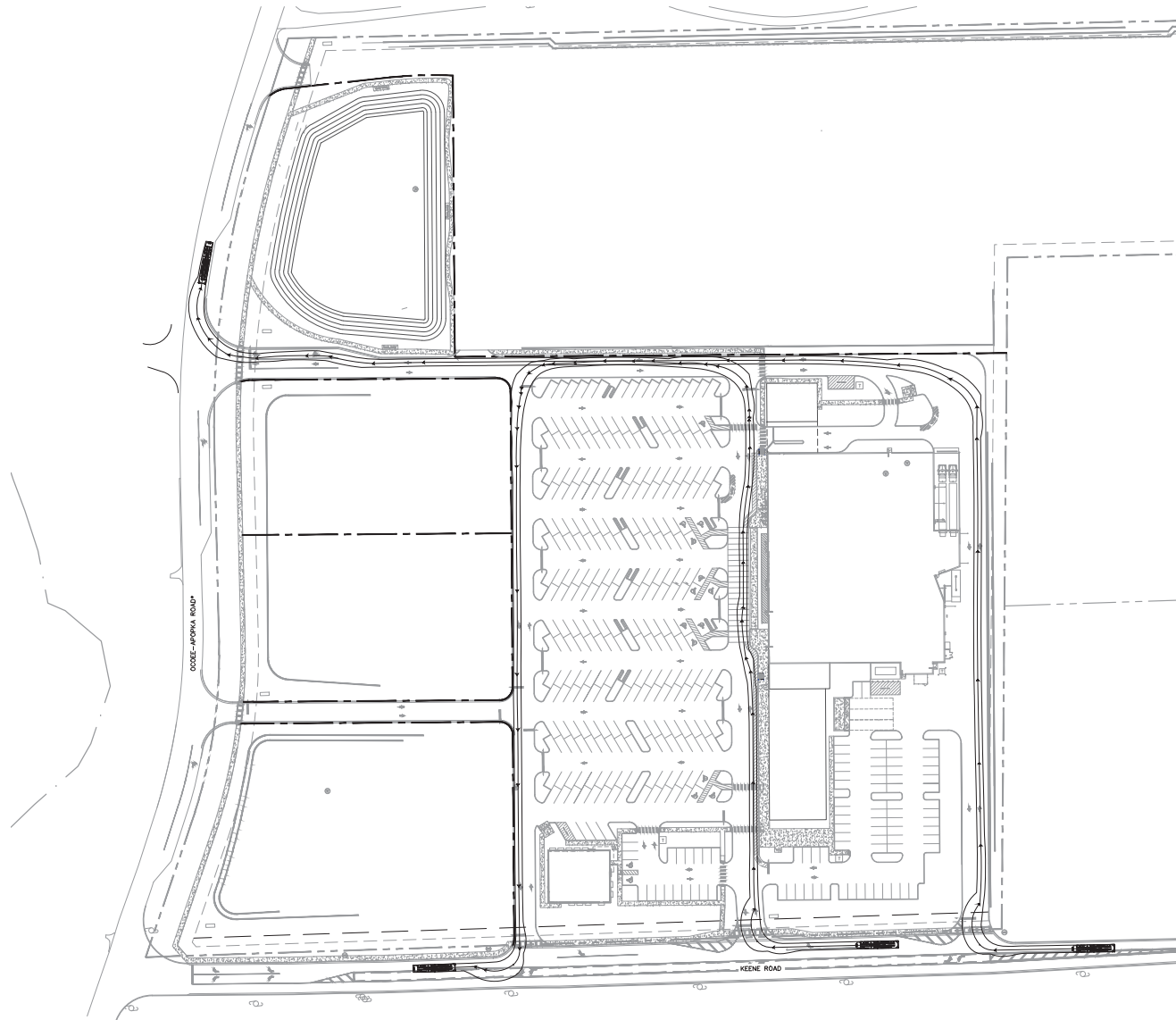


UTILITY PLAN

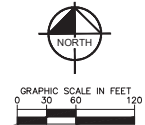
THE SHOPPES AT EAST
SHORE-PHASE 1

SHEET NUMBER
C6.3

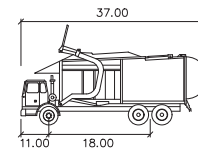
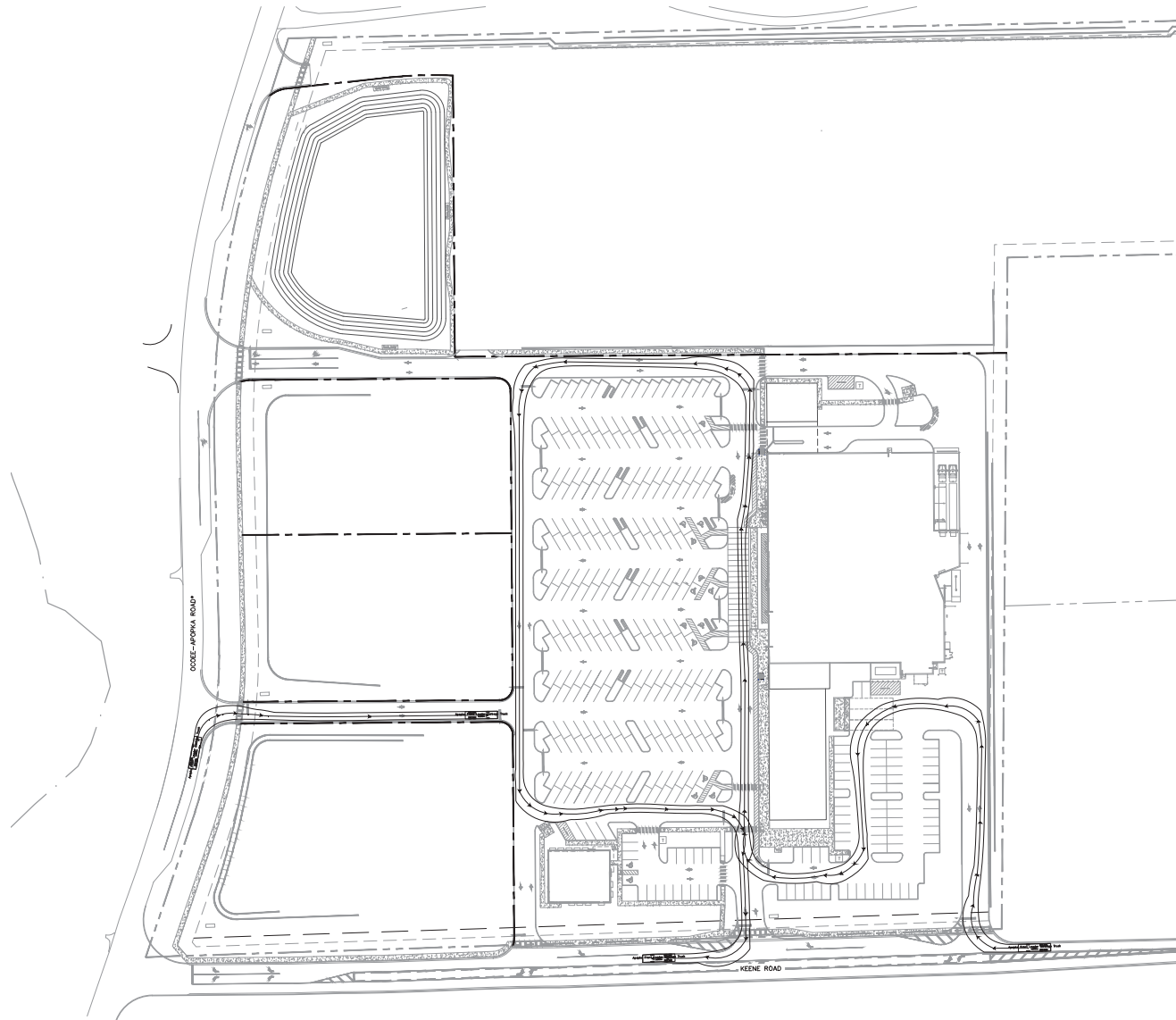
Drawing name: K:\A\1\civil\449335015-keene cv\CARD\CONST\Plan\Sheet\A\C7.0 - FIRE TRUCK ROUTING PLAN.dwg May 31, 2023, 2:19pm by: Joshua Corradi
This document, together with the concepts and designs presented herein, is an instrument of service, to be retained only for the specific purpose and shall not be used for any other purpose without written authorization and signature by Kimley-Horn and Associates, Inc. and shall be without liability to Kimley-Horn and Associates, Inc.



Smeal Platform RM 100ft
feet
Width : 8.33
Track : 7.83
Lock to Lock Time : 6.0
Steering Angle : 48.0

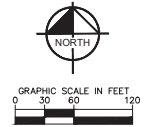


SHEET NUMBER C7.0		THE SHOPPES AT EAST SHORE-PHASE 1		FLORIDA		CITY OF APOPKA							
KHA PROJECT 04540015		DATE 05/26/2023		SCALE AS SHOWN		DESIGNED BY MMW		DRAWN BY MMW		CHECKED BY LJD		DATE 05/26/2023	
Landscape Professional JORDAN TRASKER, P.E.		Professional Seal STATE OF FLORIDA Landscape Architect No. 12345		Kimley-Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 WWW.KIMLEY-HORN.COM REGISTRY NO. 38106		CITY OF APOPKA COMMENTS		REVISIONS		DATE BY	

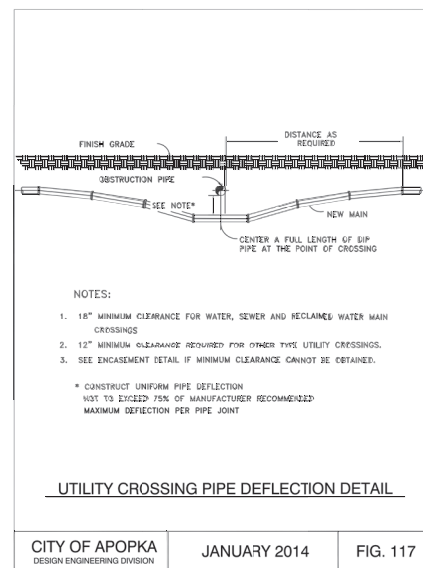
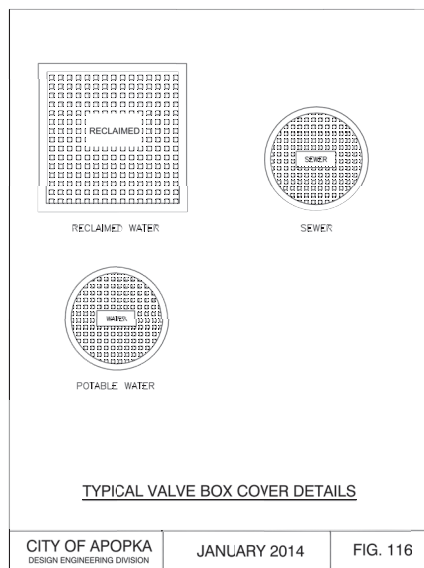
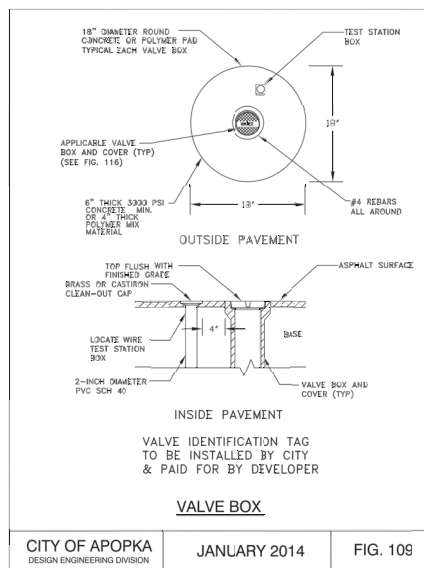
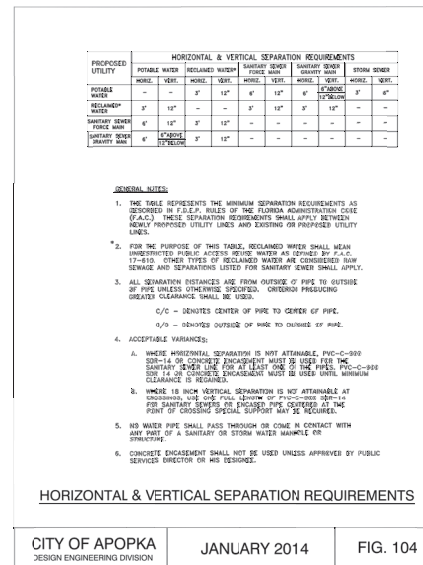
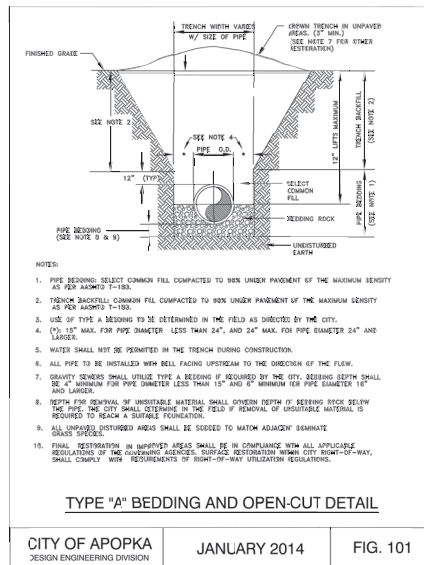
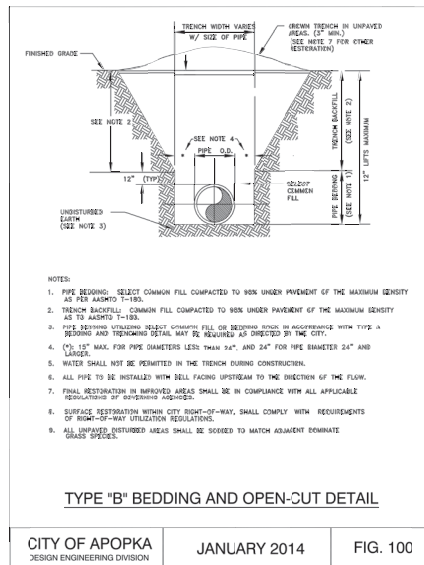


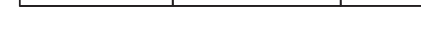
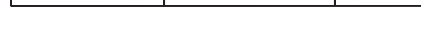
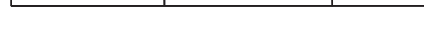
Apopka Front Loader Garbage Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7

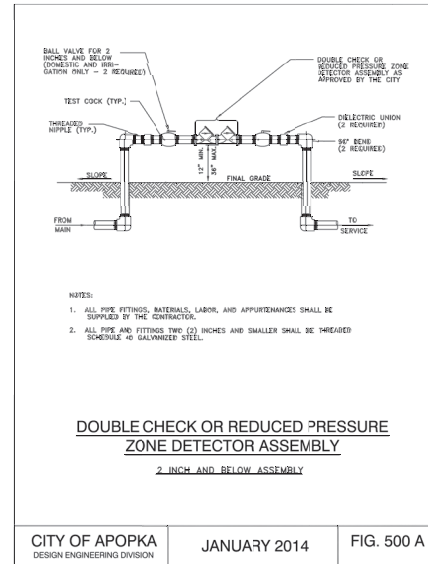
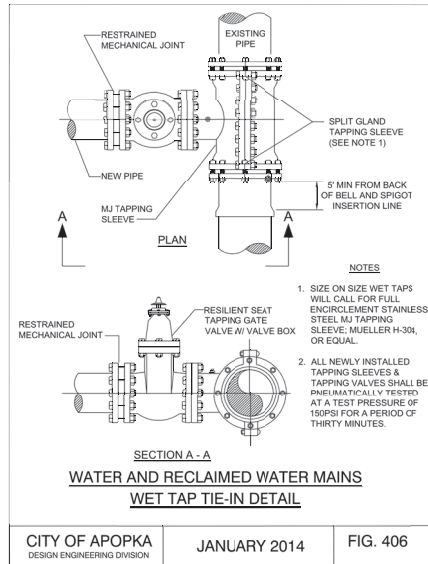
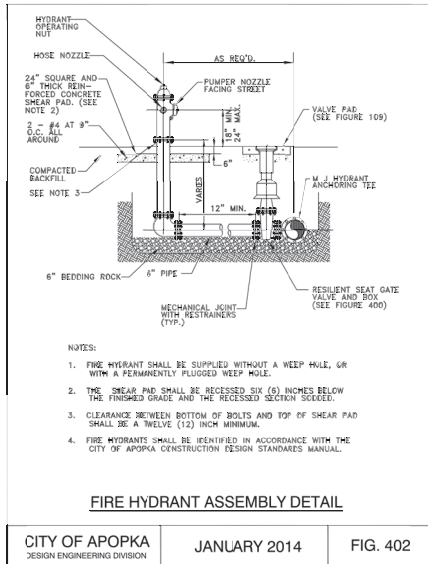


THE SHOPPES AT EAST SHORE-PHASE 1 CITY OF APOPKA FLORIDA		GARBAGE TRUCK ROUTING PLAN				Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 WWW.KIMLEY-HORN.COM REGISTRY NO. 38106		NO. REVISIONS	DATE 09/25/23	BY
SHEET NUMBER C7.1										

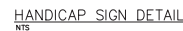
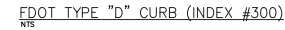
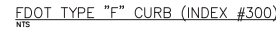
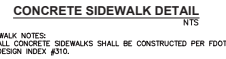








SHEET NUMBER C8.3		THE SHOPPES AT EAST SHORE-PHASE 1 FLORIDA		CITY OF APOPKA DETAILS		KHA PROJECT 05/26/2023 DATE 05/26/2023 SCALE AS SHOWN DESIGNED BY MWI DRAWN BY MWI CHECKED BY LID		KIMLEY-HORN & ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106 * 2023 KIMLEY-HORN AND ASSOCIATES, INC.		LICENSED PROFESSIONAL SEAL STATE OF FLORIDA EXPIRATION DATE 06/30/2023 DATE 05/26/2023		CITY OF APOPKA COMMENTS No. _____ REVISIONS BY _____ DATE _____		05/25/23 JAC	
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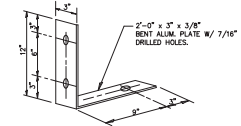
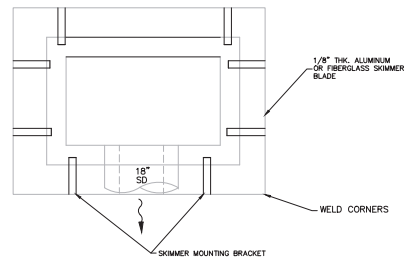
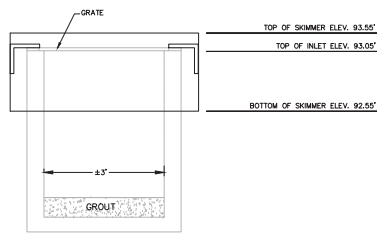
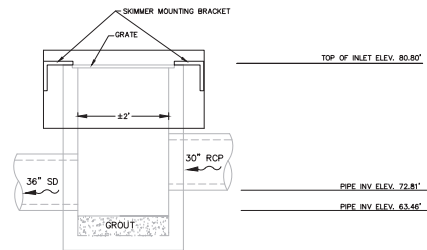
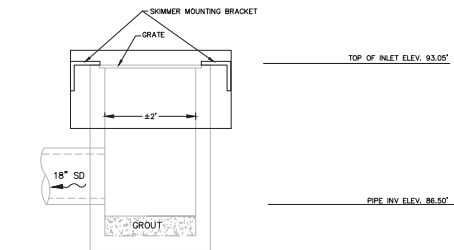
Kimley»»Horn
 ** 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-698-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106



DATE	05/26/2023
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

GENERAL CONSTRUCTION DETAILS

THE SHOPPES AT EAST
SHORE-PHASE 1



NOTE :

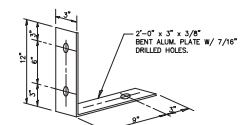
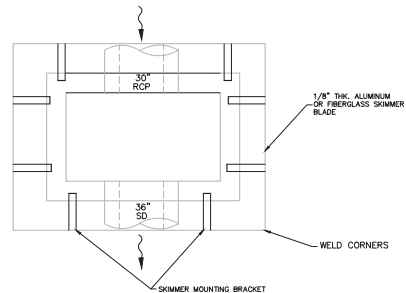
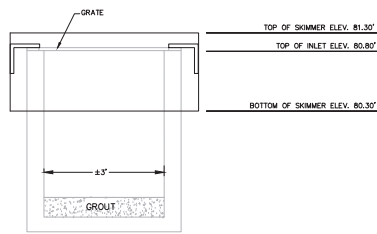
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2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x4" EXPAN. ANCHOR BOLT & FASTNERS.

SKIMMER MOUNTING BRACKET
N.T.S.

<u>CONTROL STRUCTURE "CS1"</u>			
PROPOSED TYPE "D" DITCH BOTTOM INLET			N.T.S.
F.D.O.T. INDEX NO. 232			
<u>CONTROL STRUCTURE BENCHMARK DETAIL</u>			
ITEM	ELEVATION	WIDTH	HEIGHT/LENGTH
GRATE	93.05	2'-4"	3'-1/16"
TOP STRUCTURE	93.05	3'	4'-1/16"
PIPE INVERT	86.50	18"	16"

CONTROL STRUCTURE "CS2"
PROPOSED TYPE "D" DITCH BOTTOM INLET
N.T.S.
S.D.T. INDEX NO. 232

ITEM	ELEVATION	WIDTH	HEIGHT/LENGTH
GRATE	80.80	2'-4"	3'-1/16"
TOP STRUCTURE	80.80	3'	4'-1/16"
PIPE INVERT	63.46'	36"	36"
PIPE INVERT	72.18'	30"	30"



NOTE :

1. FASTEN SKIMMER BLADE TO MOUNTING STRAP W/3/8" GALV. BOLTS & FASTNERS.
2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x4" EXPAN. ANCHOR BOLT & FASTNERS.

SKIMMER MOUNTING BRACKET
N.T.S.

NOTE:
1. A BENCH MARK IS TO BE SET ON TOP OF CONTROL STRUCTURE

NOTE:
1. A BENCH MARK IS TO BE SET ON TOP OF CONTROL STRUCTURE

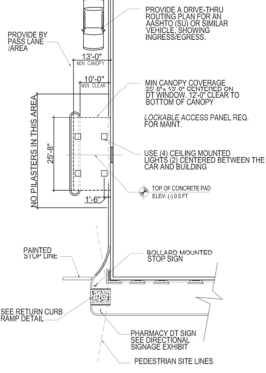
Kimley»»Horn
 **2023 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

049335015	DATE	05/26/2023
	SCALE	AS SHOWN
	DESIGNED BY	MWW
	DRAWN BY	MWW
	CHECKED BY	LJD
		DATE: 05/26/2023

GENERAL CONSTRUCTION DETAILS

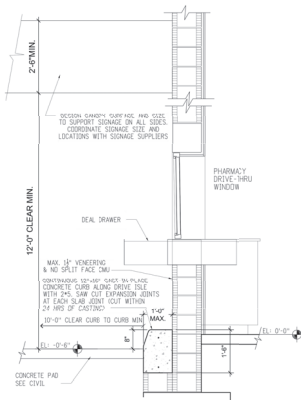
THE SHOPPES AT EAST
SHORE-PHASE 1

SHEET NUMBER
C9.1



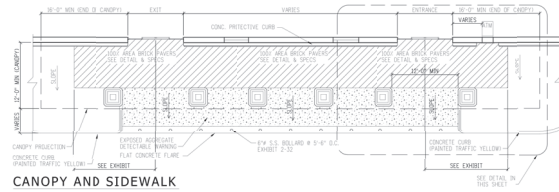
PHARMACY DRIVE THRU CONFIGURATION
SCALE: 1"=20'

October 2022



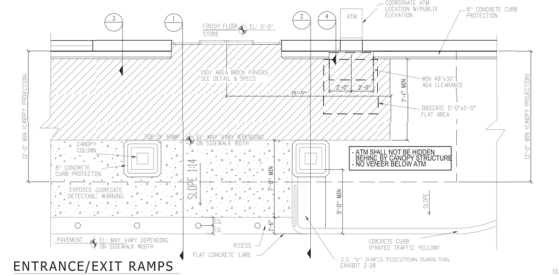
SECTION @ PHARMACY DRIVE-THRU WINDOW
SCALE: 1/2"=1'-0"

7-33



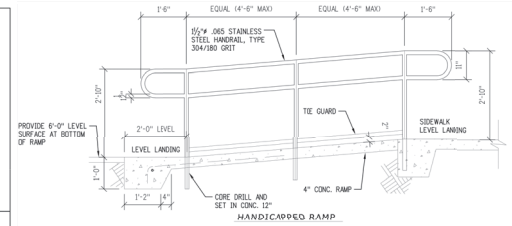
CANOPY AND SIDEWALK

7-38



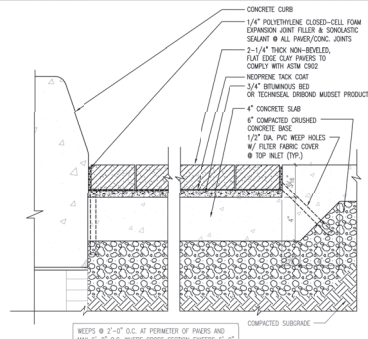
ENTRANCE/EXIT RAMPS

7-38



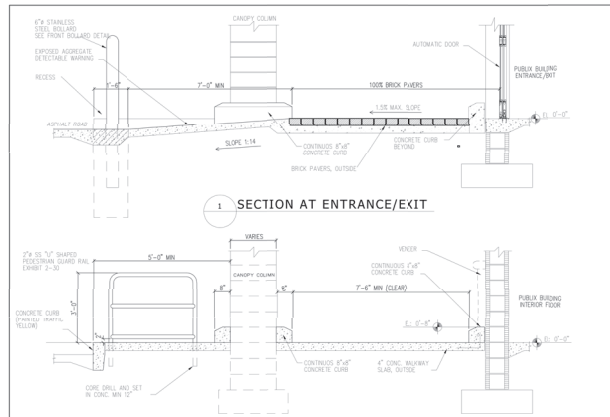
HANDICAPPED RAMP

7-39



PAVER DETAIL (TYP. ALL PROTOTYPES)
SCALE: 1-1/2"=1'-0"
REFER TO SPECS FOR INSULATION AND APPROVED MANUFACTURERS.

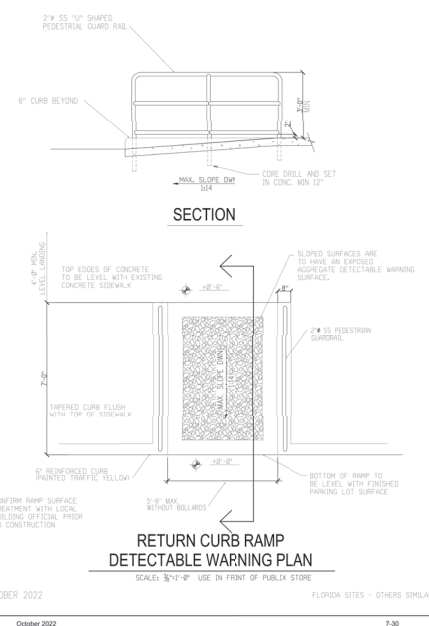
7-29



SECTION AT ENTRANCE/EXIT

SECTION AT STOREFRONT

7-38

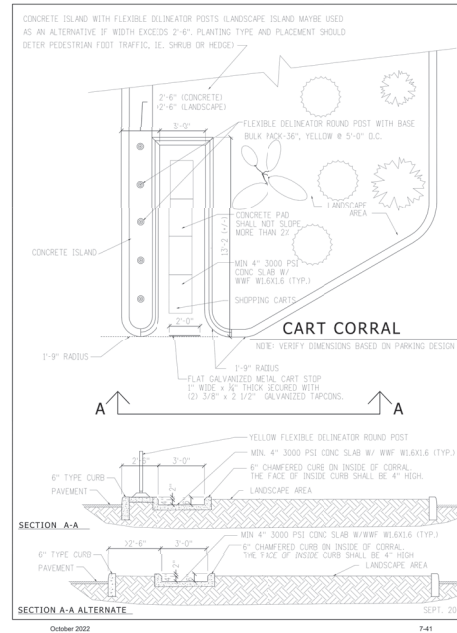


RETURN CURB RAMP DETECTABLE WARNING PLAN
SCALE: 3/4"=1'-0" USE IN FRONT OF PUBLIC STORE

FLORIDA SITES - OTHERS SIMILAR

OCTOBER 2022

7-30



CART CORRAL

NOTE: VERIFY DIMENSIONS BASED ON PARKING DESIGN

SECTION A-A

SECTION A-A ALTERNATE

7-41

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

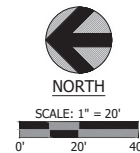
PROJECT NO.		09/25/23	JAC
CITY OF APOPKA COMMENTS		REVISIONS	DATE
BY		NO.	
KIMLEY-HORN & ASSOCIATES, INC.			
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801			
WWW.KIMLEY-HORN.COM			
REGISTRY NO. 34068			
PROJECT NAME			
THE SHOPPES AT EAST SHORE PHASE 1			
SHEET NUMBER			
C9.2			



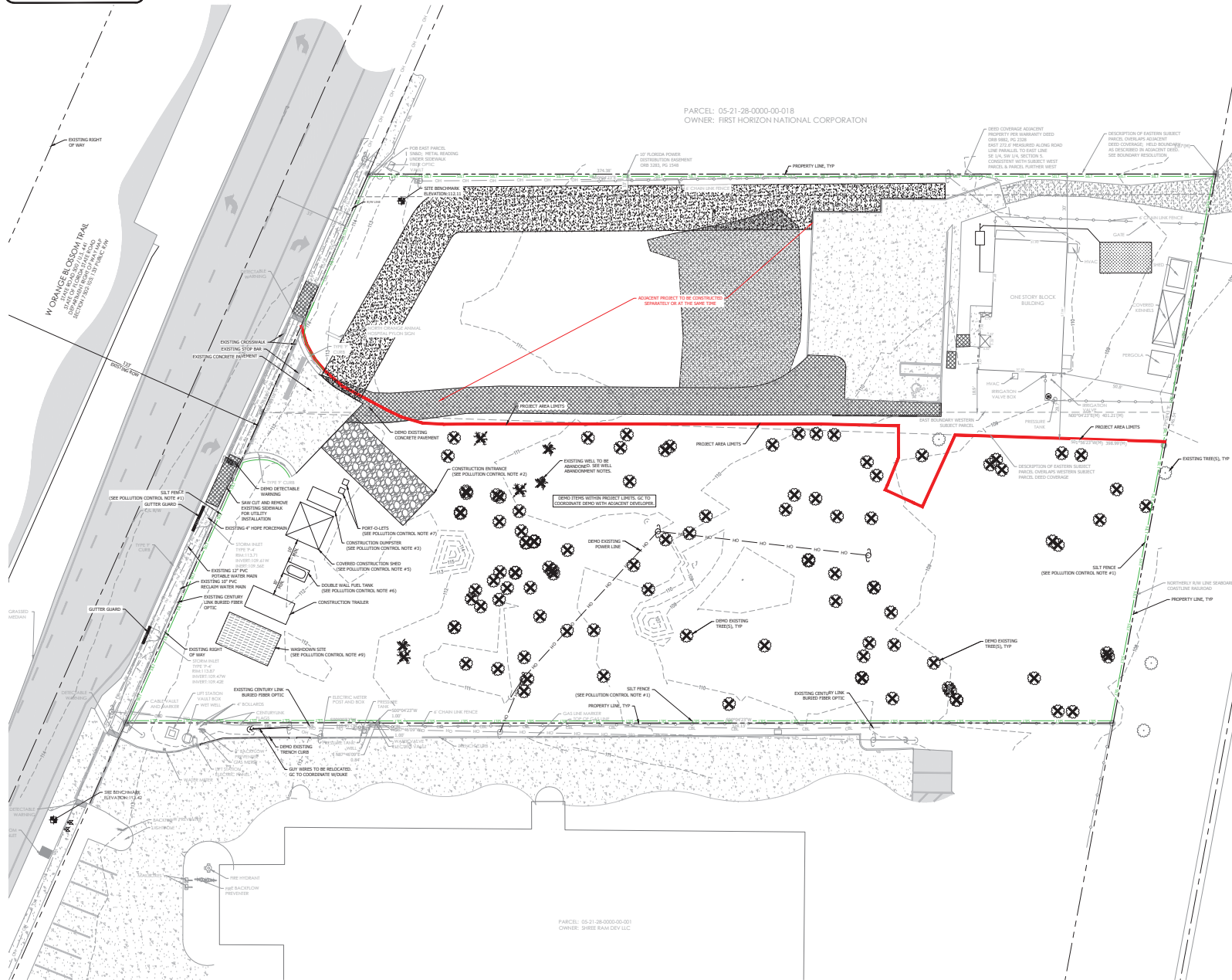
Sunshine811.com

THE SHOPPES AT EAST SHORE-PHASE 1	PUBLIX CONSTRUCTION DETAILS
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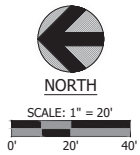
Page 69 of 108



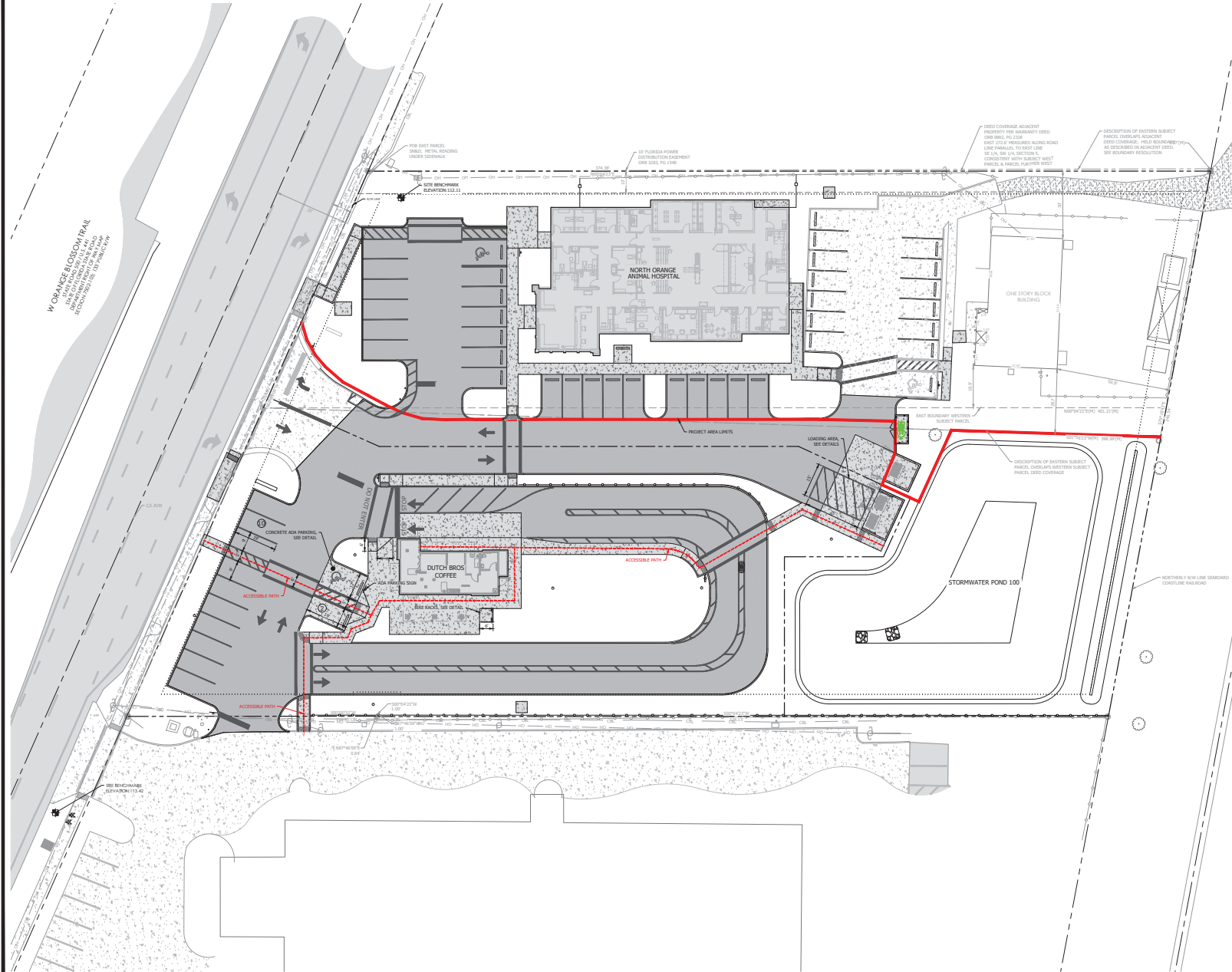
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OWNER: FIRST HORIZON NATIONAL CORPORATION



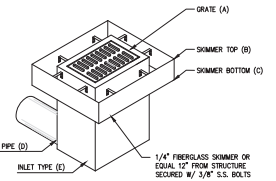
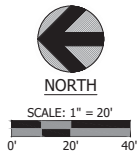
CLIENT: COLE VALLEY PARTNERS	
PROJECT: DUTCH BROS FL1202	
PROJECT: SWPP & DEMOLITION PLAN	
PROJECT: 1432 W ORANGE BLOSSOM TRAIL, APOPKA, FL 32712	
PROJECT NO.	SHEET
2689	C200
REVISION BLOCK	
NO. DATE DESCRIPTION	
1	1/1/2020 PRELIMINARY
DESIGNED BY: JF	
DRAWN BY: JF	
CHECKED BY: JF	
APPROVED BY: JF	
SLOAN Engineering Group	
150 SOUTH WOODLAND AVENUE, WINTER, FL 32780	
PHONE: (888) 880-8866 FAX: (888) 880-8866	
FLORIDA PROFESSIONAL ENGINEERING NO. 12020	



PARKING STATISTICS	
REQUIRED PARKING: 1 SPACE PER 100 SF GFA = 0.75 x 1 = 10 SPACES REQUIRED	
PROVIDED PARKING:	10 SPACES
STANDARD SPACES	10 SPACES
ADA SPACES	2 SPACES
TOTAL PARKING PROVIDED =	12 SPACES
BICYCLE PARKING PROVIDED =	02 SPACES



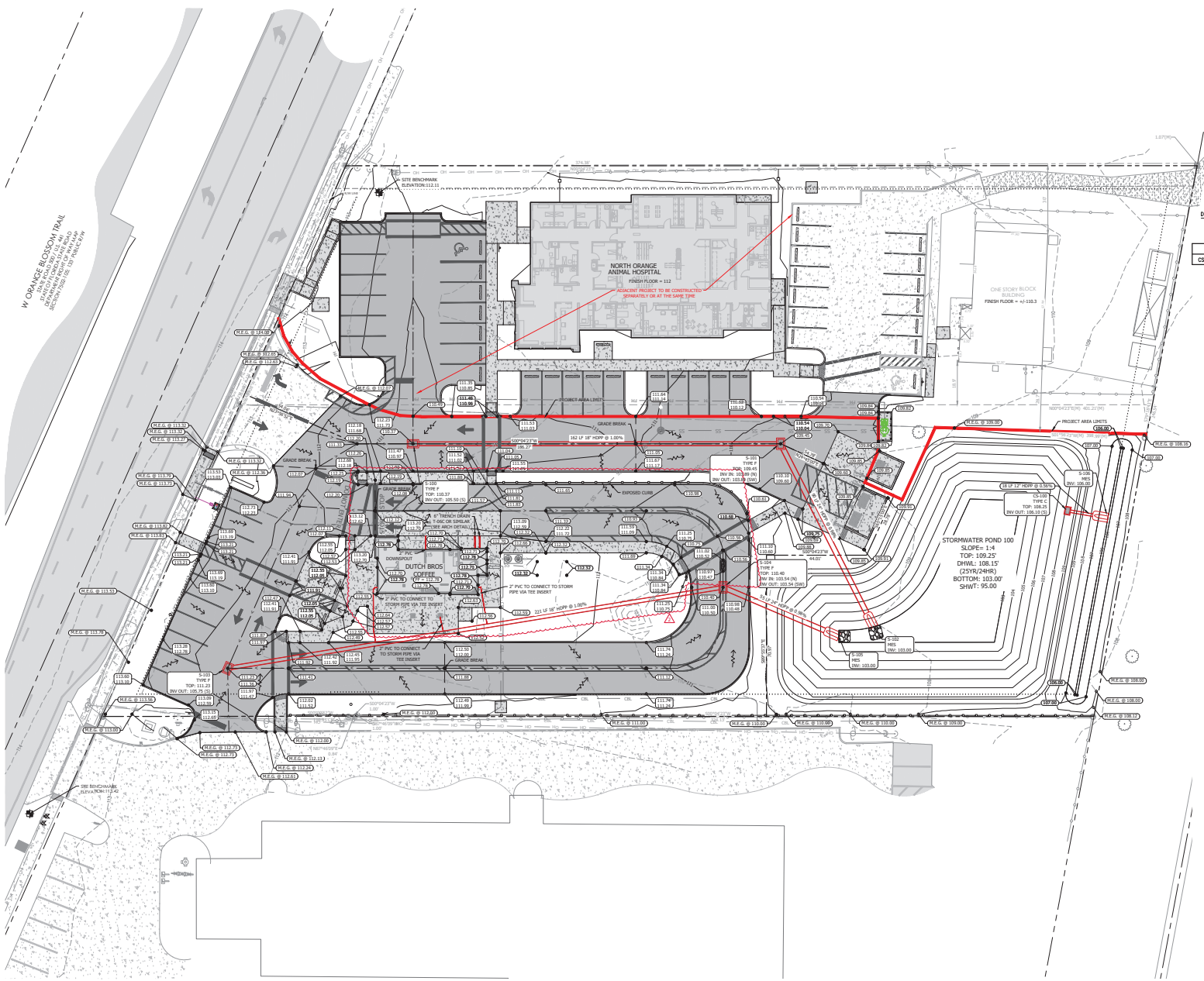
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PROJECT NO. 2689		SHEET C301	
DESIGNED BY: MF		DRAWN BY: IV	
CHECKED BY: MF		DATE: 04/19/2020	
SLOAN Engineering Group 150 SOUTH WOODLAND AVENUE, WINTER, FL 32780 PHONE: (888) 880-2846 FAX: (888) 880-1919 FLORIDA LICENSE NO. 12472			
1432 W ORANGE BLOSSOM TRAIL, APOPKA, FL 32712			



#	A	B	C	D	E
CS-100	108.25	108.50	107.25	12" HRP @ 108.10	TYPE C INLET

CONTROL STRUCTURE DETAILS
NTS

POND AREAS			
POND	TOP	BOTTOM	SWHT (25YR/24HR)
100	0.249 AC @ 109.25	0.857 AC @ 103.00	108.15



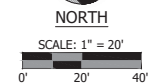
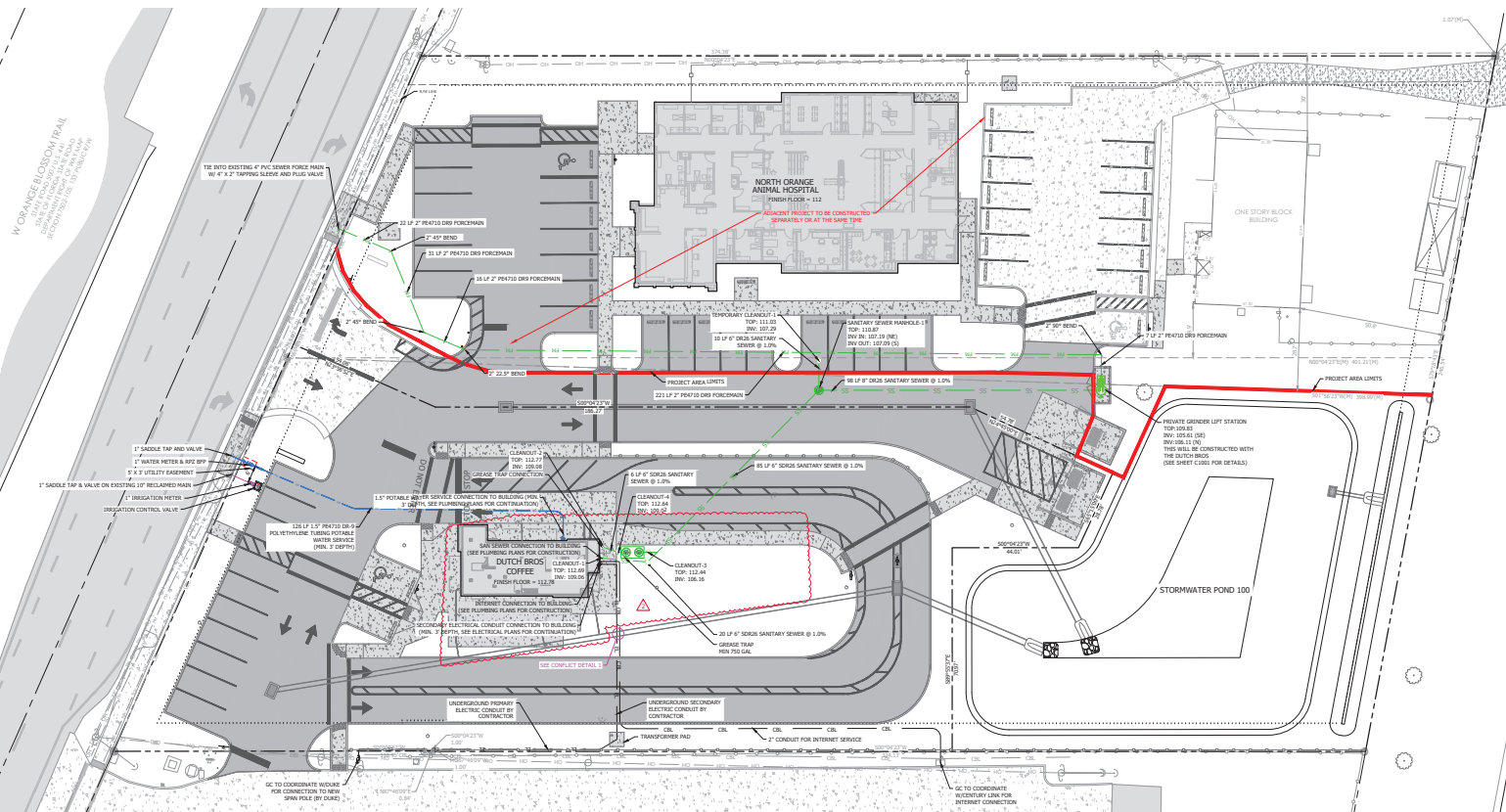
CLIENT: COLE VALLEY PARTNERS		PROJECT: DUTCH BROS FL1202	
PROJECT NO. 2689		SHEET C400	

SLOAN
Engineering Group

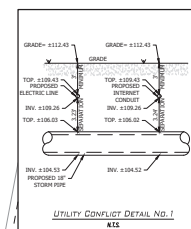
150 SOUTH WOODLAND AVENUE, WINTER, FL 32780
PHONE: (888) 800-2946 FAX: (888) 800-1919
FLORIDA PROFESSIONAL ENGINEERING LICENSE NO. 12517

GRADING & DRAINAGE PLAN

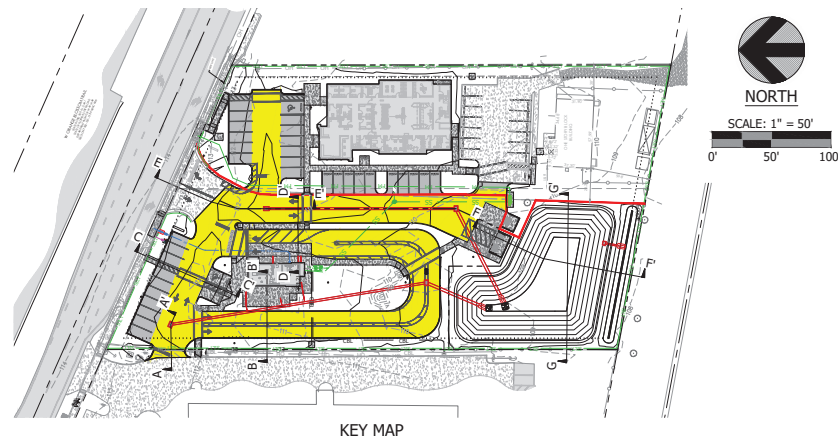
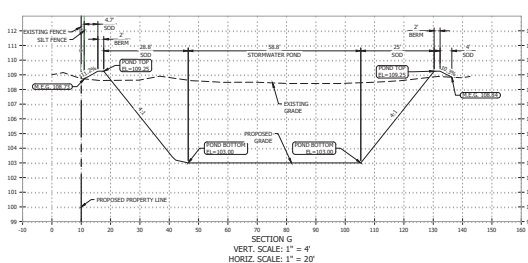
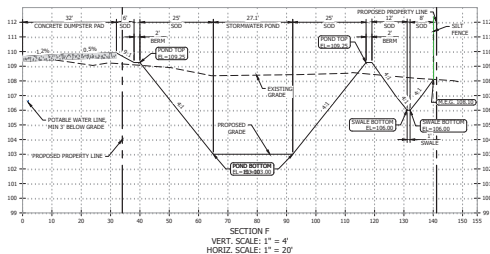
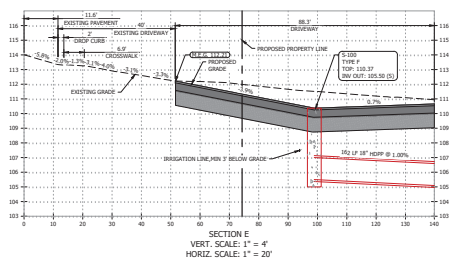
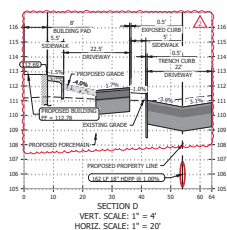
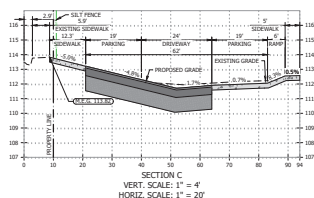
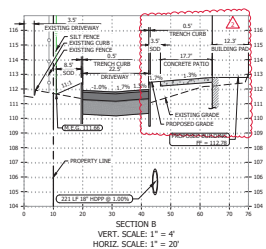
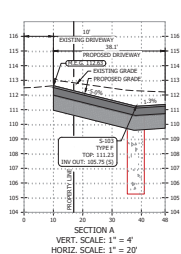
1432 W ORANGE BLOSSOM TRAIL, APOPKA, FL 32712



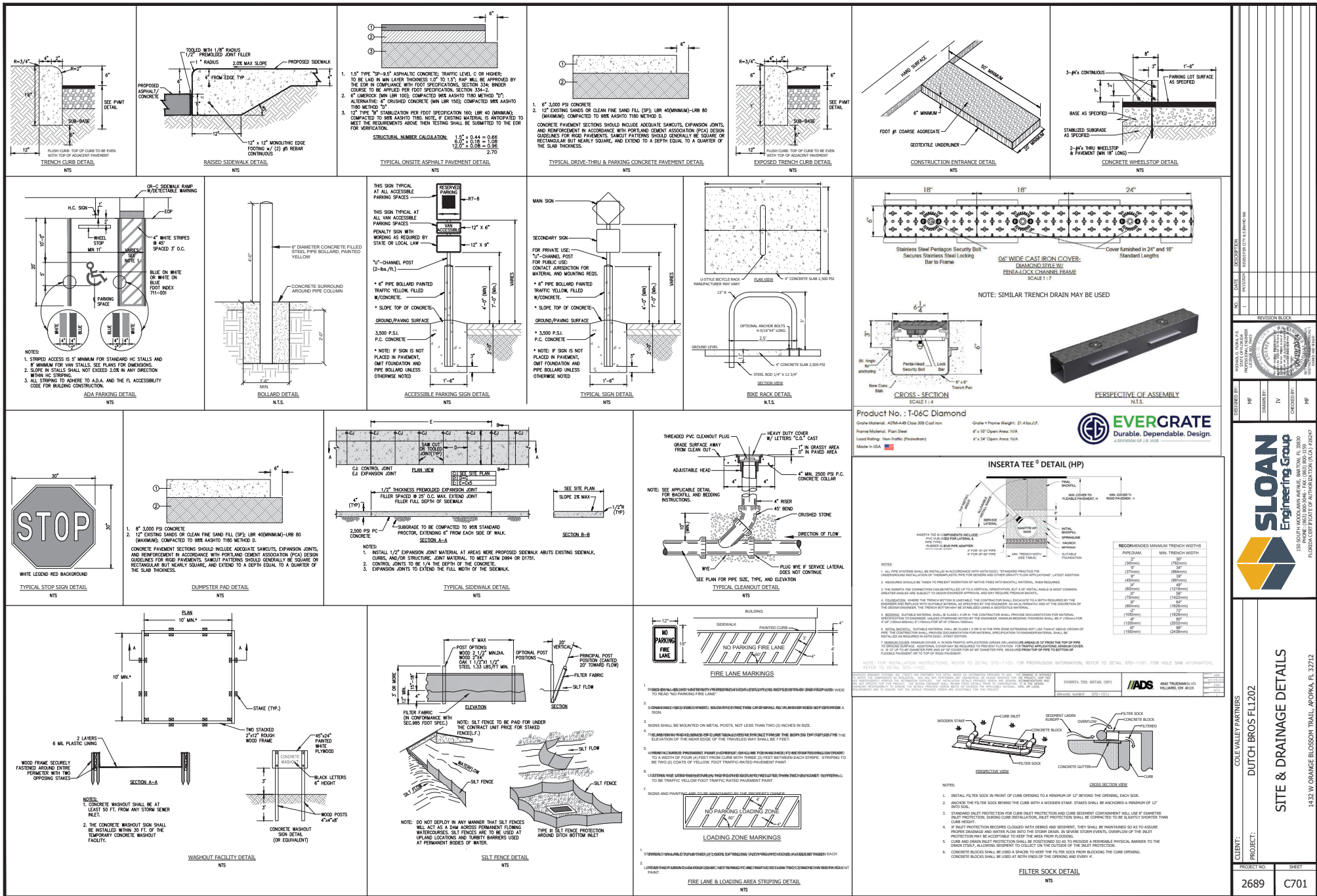
1. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED MANUFACTURE.
2. ALL METERS SHALL BE INSTALLED BY CITY OF APOKALA.
3. CONTRACTOR TO MAINTAIN A MINIMUM OF 3' COVER OVER ALL PROPOSED WATER, WASTEWATER AND RECLAIMED WATER LINES.
4. THE SOURCE OF THE IRRIGATION WATER IS CITY OF APOKALA RECLAIMED WATER.
5. THE SOURCE OF THE PRELIMINARY IRRIGATION WATER SHALL BE PROVIDED IN ACCORDANCE WITH APOKALA STANDARD. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 14. ALL PVC LINES SHALL BE DR 14 PVC PIPE.
6. ALL POTABLE WATER PIPES SHALL BE MARKED WITH MANUFACTURER'S IDENTIFICATION, SIZE, MATERIAL, PRESSURE RATING AND SHALL BEAR THE NSF LOGO FOR POTABLE WATER USE.
7. ALL GAS LINES SHALL BE MARKED WITH A RED (OR RED/WHITE) SERVICE SERVICE LINES PRIOR TO CONSTRUCTION OF THE NEW BUILDING SLAB.
8. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED FOR ALL POINTS OF CONNECTION TO, AND TO THE LOCATION OF, CONFLICT WITH PROPOSED UTILITIES.
9. BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM IS REQUIRED TO HAVE

[illegible]

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CLIENT: COLE VALLEY PARTNERS PROJECT: DUTCH BROS FL1202		CROSS SECTIONS	
PROJECT NO.	2689	SHEET	C601
1432 W. GRANGE BLOSSOM TRAIL, APOPKA, FL 32712			
SLOAN Engineering Group 150 SOUTH WOODLAND AVENUE, WINTER, FL 32780 PHONE: (888) 880-9466 • FAX: (888) 880-3199 FLORIDA PROFESSIONAL ENGINEERING LICENSE NO. 12551			
DESIGNED BY	MF	CHECKED BY	MF
DRAWN BY	IV	DATE	04/29/2010
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DESIGNED BY: J.F. HARRIS, P.E.
CHECKED BY: J.F. HARRIS, P.E.
DATE: 10/1/2019

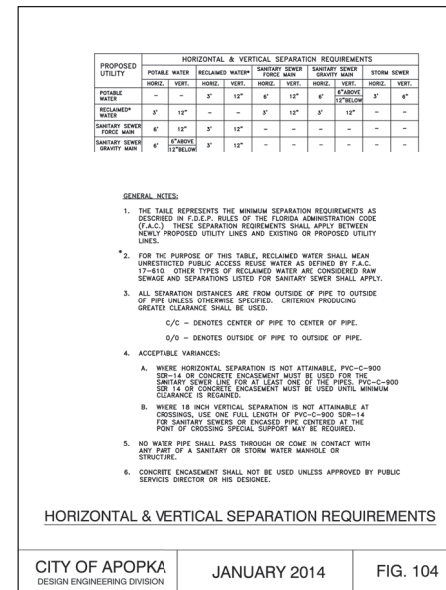
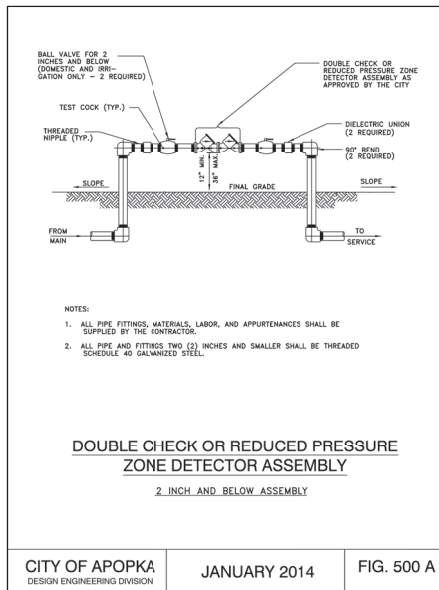
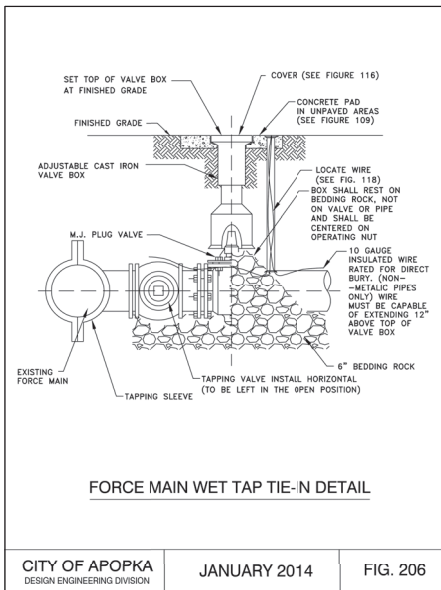
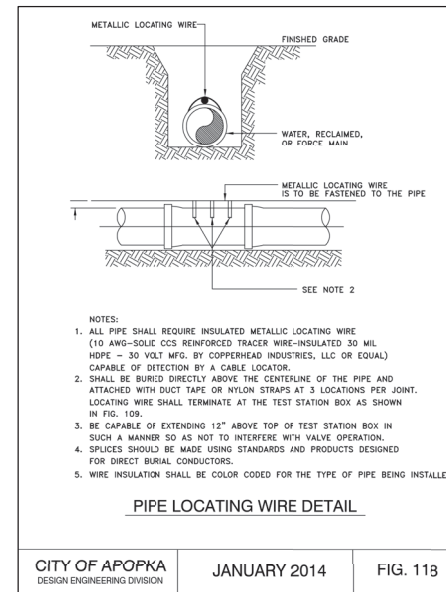
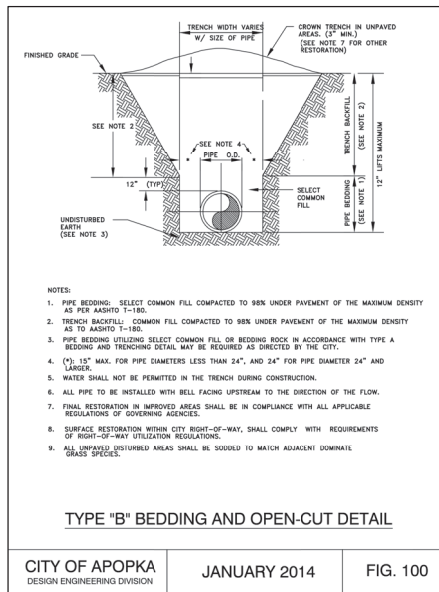
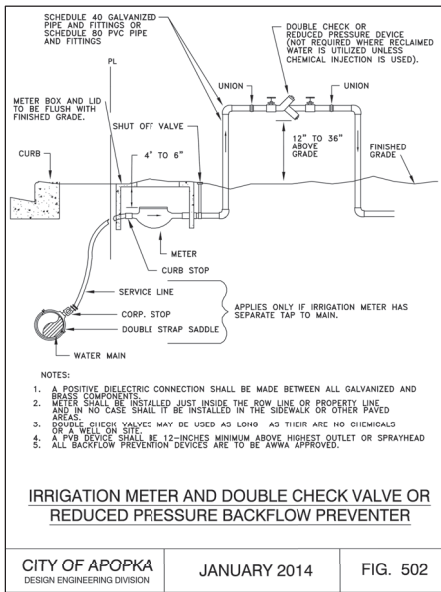
SLOAN Engineering Group

150 SOUTH WOODLAND AVENUE, SUITE 100
MILWAUKEE, WI 53212
PHONE: (800) 800-8000 FAX: (414) 800-8000
WWW.SLOAN-ENGINEERING.COM

SITE & DRAINAGE DETAILS

CLIENT: COLLEGE PARTNERS
PROJECT: DUTCH BROS FL102

PROJECT NO: 2689
SHEET: C701



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CHECKED BY: MF
DATE: 01/14/2014

PROJECT: DUTCH BROS FL1202
SHEET: C801

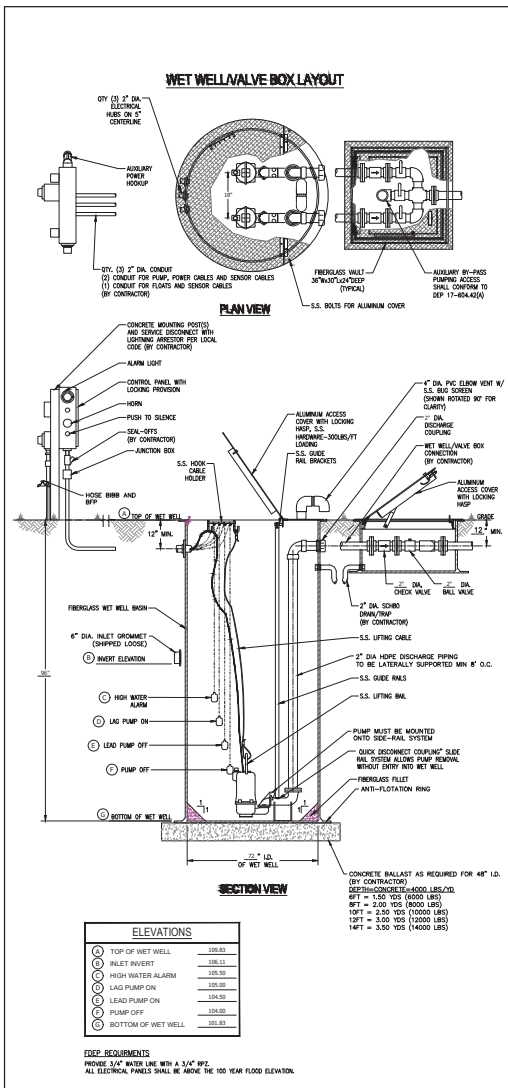
CLIENT: CUL-VALLEY PARTNERS

UTILITY DETAILS

1432 W. GRANGE BLOSSOM TRAIL, APOPKA, FL 32712

150 SOUTH WOODLAND AVENUE, WINTER, FL 32780
PHONE: (888) 880-9846 • FAX: (888) 880-1519
FLORIDA PROFESSIONAL ENGINEERING LICENSE NO. 12557

SLOAN
Engineering Group



PUMP DATA TABLE

PUMP MODEL	WPSH
IMPELLER DIAMETER	5.50 IN
PUMP DESIGN CAPACITY	40.00 GPM
PUMP DESIGN TDH	50.0 FT
HORSEPOWER	3.0 HP
VOLTAGE	208V
PHASE	3 PH
DISCHARGE SIZE	2"

GENERAL NOTES

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE. EACH PUMP SHALL BE MOUNTED ON A 6\"/>

IMPELLER
THE IMPELLER SHALL BE OF MULTI-VANE, SEMI-OPEN CONSTRUCTION. THE IMPELLER SHALL BE STATICALLY AND HYDRAULICALLY BALANCED.

CUTTERS
A CUTTER ASSEMBLY SHALL BE MOUNTED ON THE BOTTOM SIDE OF THE PUMP WITH DIRECT DISCHARGE INTO THE PUMP IMPELLER. THE GRINDER SHALL BE CAPABLE OF GRINDING MATERIALS FOUND IN NORMAL DOMESTIC SEWAGE. BOTH THE STATIONARY AND ROTATING CUTTERS SHALL BE CONSTRUCTED OF THE HARDEST STEEL.

MOTOR
THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE STATOR SHALL BE SECURELY HEAT TREATED IN PLACE WITH A REMOVABLE END RING AND THREADED FASTENERS FOR EASE OF REMOVAL WITHOUT THE USE OF HEAT. THE MOTOR SHALL HAVE TWO (2) 1/4\"/>

SEAL CHAMBER
THE PUMP SHALL HAVE TWO MECHANICAL SEALS MOUNTED IN TANDUM WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

WET WELL
THE PUMP SHALL PROVIDE THE WET WELL. THIS GLASS FIBER-REINFORCED POLYESTER BASKIN SHALL BE CONSTRUCTED OF A COMMERCIAL GRADE OF GLASS FIBER AND SHALL BE PROVIDED WITH FILLET AND AN ANTI-FLOATATION RING WITH A MINIMUM DIAMETER OF THREE TIMES LARGER THAN THE BASKIN DIAMETER. THE RAIL SYSTEM, INTERNAL PIPING AND DISCHARGE CONNECTIONS SHALL BE PRE-INSTALLED BY THE PUMP SUPPLIER.

HATCH COVER
THE HATCH COVER SHALL BE 2\"/>

VALVE BOX
THE VALVE BOX IS FIBERGLASS WITH ALUMINUM LOCKABLE COVER. STANDARD SIZE VALVE BOX IS 2' X 2' X 2'.

VALVES
VALVES SHALL BE SOLID SWING CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

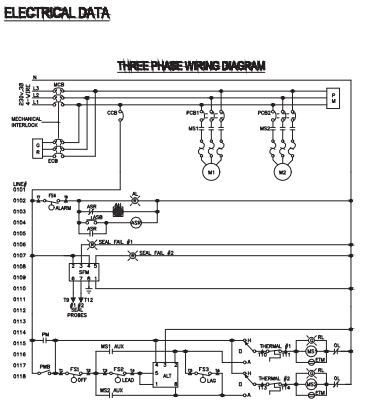
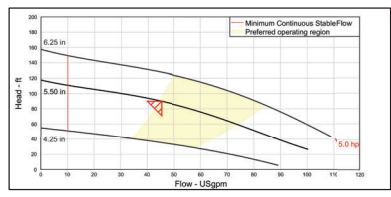
FLUATS
FLUATS SHALL BE ANCHOR SCIENTIFIC ROTO-FLUATS OR EQUAL.

CONTROLS
THE CONTROL PANEL SHALL BE USOR LISTED. A NEMA 3R ENCLOSURE SHALL BE PROVIDED IN EITHER FIBERGLASS OR STAINLESS STEEL. THE PANEL SHALL INCLUDE AN ALARMING CONTROL SCHEME (DUPLEX AND HORN), MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM LIGHT AND HORN, ELAPSED TIME METERS, VOLTAGE OR PHASE MONITOR, SEAL FAILURE AND OVERLOAD SENSORS. THE LIGHTING ARRESTOR SHALL BE PROVIDED BY CONTRACTOR.

ELECTRICAL
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

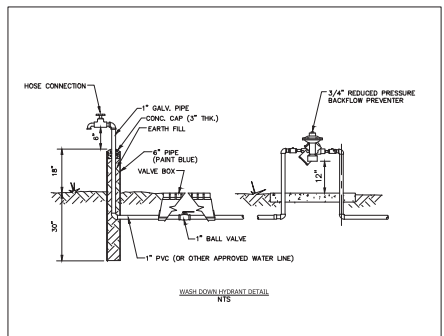
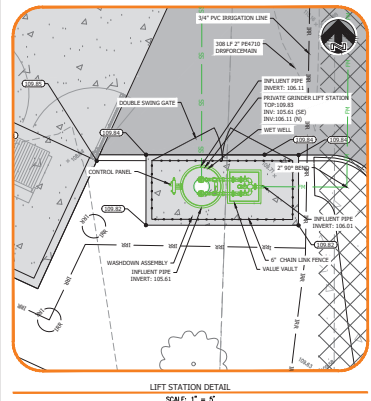
SUPPLIER
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, FIBERGLASS BASKIN AND VALVE BOX, CONTROL PANEL, FLUAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATIONS AND WARRANTY. THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, RAIL ASSEMBLIES, AND DISCHARGE PIPING ASSEMBLED BY BARNETT'S PUMPS INC. READY FOR FIELD INSTALLATION.

PUMP PACKAGE SHALL BE SUPPLIED BY BARNETT'S PUMPS INC. IN LAKELAND (863-665-8505), CORAL SPRINGS (954-346-6600), OR JACKSONVILLE (904-280-0668), FL.



LEGEND

ENC	ENCLOSURE	ASB	ALARM SILENCE BUTTON
MCB	MAIN CIRCUIT BREAKER	HOA	HAND OFF AUTO SWITCH
ECB	EMERGENCY CIRCUIT BREAKER	VMB	VOLT MONITOR BYPASS
PCB12	PUMP CIRCUIT BREAKER	RL	RUN LIGHT
CCB	CONTROL CIRCUIT BREAKER	IL	INDICATING LIGHT
MS12	MOTOR STARTER	SLM	SEAL FAIL MODULE
OL	OVERLOAD HEATER	ASR	ALARM SILENCE RELAY
GR	GENERATOR RECEPTACLE	RCAP	RUN CAPACITOR
VM	VOLT MONITOR	SCAP	START CAPACITOR
ETM	ELAPSED TIME METER	STR	START RELAY
ALT	ALTERNATOR	PM	PHASE MONITOR
ALH	ALARM HORN	PMB	PHASE MONITOR BYPASS
AL	ALARM LIGHT		



- #### GENERAL NOTES
- LIFT STATION IS PRIVATELY OWNED AND MAINTAINED.
 - PUMP STATION SHALL HAVE A WEATHERPROOF VISIBLE SIGN WITH RESPONSIBLE PARTY AND OWNER CONTACT INFORMATION IN 2-INCH HIGH LETTERING.
 - PUMP STATION SHALL HAVE AN AUTO DEALER PROGRAMMED WITH THE RESPONSIBLE PARTY'S 24-HOUR PHONE NUMBER.
 - CONTROL PANEL TO BE EQUIPPED WITH A PHASE MONITOR.

CLIENT: COLLEGE VALLEY PARTNERS

PROJECT: DUTCH BROS FL1202

PROJECT NO. 2689

DATE: 10/15/2024

DESIGNED BY: JF

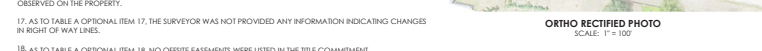
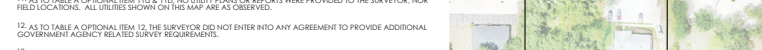
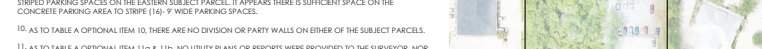
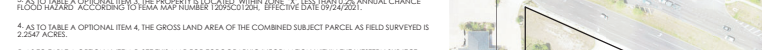
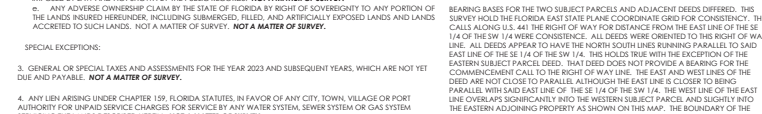
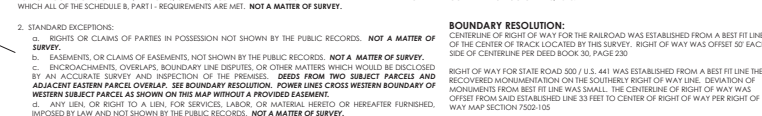
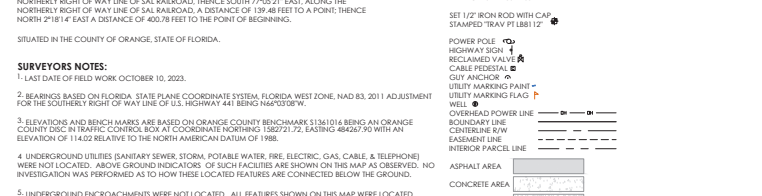
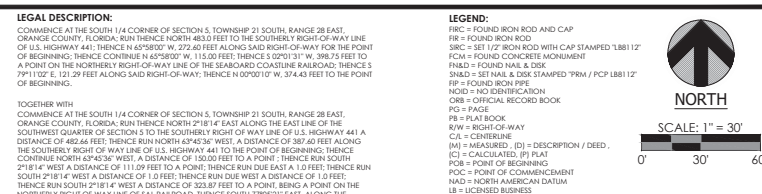
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PROJECT NO. 2689

SHEET C901

LIFT STATION DETAILS

1432 W. GRANGE BLOSSOM TRAIL, APOPKA, FL 32712



TREE SURVEY TABULATION:

TABLE 1: PROTECTED TREES (TO BE REMOVED)					
POINT NUMBER	TREE ID	COMMON NAME	SCIENTIFIC NAME	DBH(inches)	CONDITION
860	Protected Tree 4	Laurel Oak	<i>Quercus hemisphaerica</i>	11	Very poor
859	Protected Tree 5	Laurel Oak	<i>Quercus virginiana</i>	12	Fair
1028	Protected Tree 6	Live Oak	<i>Quercus virginiana</i>	12	Very poor
5064	Protected Tree 7	Live Oak	<i>Quercus virginiana</i>	11	Poor
862	Protected Tree 8	Live Oak	<i>Quercus virginiana</i>	12	Fair
861	Protected Tree 9	Live Oak	<i>Quercus virginiana</i>	13	Very poor
870	Protected Tree 10	Live Oak	<i>Quercus virginiana</i>	11	Very poor
871	Protected Tree 11	Live Oak	<i>Quercus virginiana</i>	10	Poor
866	Protected Tree 12	Live Oak	<i>Quercus virginiana</i>	16	Fair
868	Protected Tree 13	Laurel Oak	<i>Quercus hemisphaerica</i>	22	Fair
867	Protected Tree 14	Live Oak	<i>Quercus virginiana</i>	13	Very poor
866	Protected Tree 15	Live Oak	<i>Quercus virginiana</i>	22	Fair
845	Protected Tree 16	Live Oak	<i>Quercus virginiana</i>	22	Fair
844	Protected Tree 17	Laurel Oak	<i>Quercus hemisphaerica</i>	20	Poor
843	Protected Tree 18	Laurel Oak	<i>Quercus hemisphaerica</i>	22	Poor
836	Protected Tree 19	Live Oak	<i>Quercus virginiana</i>	12	Good
838	Protected Tree 20	Live Oak	<i>Quercus virginiana</i>	12	Fair
840	Protected Tree 21	Laurel Oak	<i>Quercus hemisphaerica</i>	20	Fair
841	Protected Tree 22	Live Oak	<i>Quercus virginiana</i>	9	Fair
834	Protected Tree 23	Live Oak	<i>Quercus virginiana</i>	9	Fair
828	Protected Tree 24	Laurel Oak	<i>Quercus hemisphaerica</i>	11	Fair
835	Protected Tree 25	Live Oak	<i>Quercus virginiana</i>	16	Very poor
821	Protected Tree 26	Live Oak	<i>Quercus virginiana</i>	12	Fair
827	Protected Tree 27	Laurel Oak	<i>Quercus hemisphaerica</i>	13	Poor
826	Protected Tree 28	Laurel Oak	<i>Quercus hemisphaerica</i>	15	Good
1022	Protected Tree 29	Live Oak	<i>Quercus virginiana</i>	13	Fair
824	Protected Tree 30	Laurel Oak	<i>Quercus hemisphaerica</i>	17	Poor
1020	Protected Tree 31	Laurel Oak	<i>Quercus hemisphaerica</i>	13	Poor
1019	Protected Tree 32	Laurel Oak	<i>Quercus hemisphaerica</i>	19	Fair
1014	Protected Tree 33	Live Oak	<i>Quercus virginiana</i>	15	Poor
831	Protected Tree 34	Live Oak	<i>Quercus virginiana</i>	10	Good
830	Protected Tree 35	Laurel Oak	<i>Quercus hemisphaerica</i>	15	Very poor
829	Protected Tree 36	Live Oak	<i>Quercus virginiana</i>	10	Fair
876	Protected Tree 37	Live Oak	<i>Quercus virginiana</i>	16	Fair
880	Protected Tree 38	Live Oak	<i>Quercus virginiana</i>	10	Poor
879	Protected Tree 39	Live Oak	<i>Quercus virginiana</i>	22	Poor
1026	Protected Tree 40	Laurel Oak	<i>Quercus hemisphaerica</i>	7	Good
1025	Protected Tree 41	Laurel Oak	<i>Quercus hemisphaerica</i>	7	Good
1024	Protected Tree 42	Live Oak	<i>Quercus virginiana</i>	10	Good
818	Protected Tree 43	Live Oak	<i>Quercus virginiana</i>	10	Good
1023	Protected Tree 44	Laurel Oak	<i>Quercus hemisphaerica</i>	14	Poor
2016	Protected Tree 45	Laurel Oak	<i>Quercus hemisphaerica</i>	14	Good
2015	Protected Tree 46	Longleaf Pine	<i>Pinus palustris</i>	20	Good
2014	Protected Tree 47	Sabal Palm	<i>Sabal palmetto</i>	10	Good
2013	Protected Tree 48	Sabal Palm	<i>Sabal palmetto</i>	16	Good
2009	Protected Tree 49	Sabal Palm	<i>Sabal palmetto</i>	16	Fair
2001	Protected Tree 50	Longleaf Pine	<i>Pinus palustris</i>	19	Good
2006	Protected Tree 51	Sabal Palm	<i>Sabal palmetto</i>	13	Good
2004	Protected Tree 52	Laurel Oak	<i>Quercus hemisphaerica</i>	10	Good
2005	Protected Tree 53	Laurel Oak	<i>Quercus hemisphaerica</i>	7	Very poor
2007	Protected Tree 54	Laurel Oak	<i>Quercus hemisphaerica</i>	10	Good
2008	Protected Tree 55	Laurel Oak	<i>Quercus hemisphaerica</i>	14	Poor
1018	Protected Tree 56	Laurel Oak	<i>Quercus hemisphaerica</i>	6	Good
1016	Protected Tree 57	Laurel Oak	<i>Quercus hemisphaerica</i>	8	Good
816	Protected Tree 58	Laurel Oak	<i>Quercus hemisphaerica</i>	11	Good
1011	Protected Tree 59	Live Oak	<i>Quercus virginiana</i>	10	Good
5117	Protected Tree 60	Live Oak	<i>Quercus virginiana</i>	16	Good
810	Protected Tree 61	Live Oak	<i>Quercus virginiana</i>	12	Good
814	Protected Tree 62	Laurel Oak	<i>Quercus hemisphaerica</i>	11	Good
811	Protected Tree 63	Laurel Oak	<i>Quercus hemisphaerica</i>	11	Good
5121	Protected Tree 64	Laurel Oak	<i>Quercus hemisphaerica</i>	6	Good
807	Protected Tree 65	Laurel Oak	<i>Quercus hemisphaerica</i>	6	Poor
808	Protected Tree 66	Laurel Oak	<i>Quercus hemisphaerica</i>	11	Good
809	Protected Tree 67	Laurel Oak	<i>Quercus hemisphaerica</i>	8	Good
812	Protected Tree 68	Laurel Oak	<i>Quercus hemisphaerica</i>	10	Poor
805	Protected Tree 69	Live Oak	<i>Quercus virginiana</i>	11	Poor
806	Protected Tree 70	Live Oak	<i>Quercus virginiana</i>	8	Good
804	Protected Tree 71	Live Oak	<i>Quercus virginiana</i>	9	Poor
801	Protected Tree 72	Sabal Palm	<i>Sabal palmetto</i>	17	Good
802	Protected Tree 73	Hackberry	<i>Celtis laevagata</i>	9	Fair
			Healthy Inches Removed	509	
			Unhealthy Inches Removed	324	
			Palm Inches Removed	62	
			Subtotal Inches Removed	895	

TABLE 2: ADDITIONAL LOCATED PROTECTED TREES (TO BE REMOVED)					
POINT NUMBER	TREE ID	COMMON NAME	SCIENTIFIC NAME	DBH(inches)	CONDITION
1017	Protected Tree	Camphor	<i>Cinnamomum camphora</i>	31	NA
813	Protected Tree	Hackberry	<i>Celtis laevagata</i>	7	NA
2003	NA	Laurel Oak	<i>Quercus hemisphaerica</i>	5.5	NA
2002	NA	Unknown	Unknown	6.7	NA
803	Protected Tree	Hackberry	<i>Celtis laevagata</i>	8	NA
815	Protected Tree	Hackberry	<i>Celtis laevagata</i>	6	NA
1017	Protected Tree	Camphor	<i>Cinnamomum camphora</i>	31	NA
1015	Protected Tree	Hackberry	<i>Celtis laevagata</i>	6	NA
817	Protected Tree	Hackberry	<i>Celtis laevagata</i>	7	NA
1013	NA	Unknown	Unknown	18	Dead
822	Protected Tree	Camphor	<i>Cinnamomum camphora</i>	6	NA
1027	Protected Tree	Hackberry	<i>Celtis laevagata</i>	6	NA
878	Protected Tree	Oak	NA	9	NA
832	Protected Tree	Oak	NA	10	NA
833	Protected Tree	Oak	NA	7	NA
875	Protected Tree	Oak	NA	10	Dead
874	Protected Tree	Oak	NA	18	NA
873	Protected Tree	Oak	NA	8	Dead
872	Protected Tree	Oak	NA	11	Dead
839	Protected Tree	Oak	NA	6	NA
837	Protected Tree	Oak	NA	14	NA
848	Protected Tree	Camphor	<i>Cinnamomum camphora</i>	11	NA
850	Protected Tree	Camphor	<i>Cinnamomum camphora</i>	14	NA
878	Protected Tree	Oak	NA	9	NA
832	Protected Tree	Oak	NA	10	NA
833	Protected Tree	Oak	NA	7	NA
875	Protected Tree	Oak	NA	10	Dead
874	Protected Tree	Oak	NA	18	NA
873	Protected Tree	Oak	NA	8	Dead
872	Protected Tree	Oak	NA	11	Dead
869	Protected Tree	Oak	NA	6	Dead
863	Protected Tree	Oak	NA	7	NA
865	Protected Tree	Oak	NA	26	NA
			Healthy Inches Removed	288	
			Unhealthy Inches Removed	82	
			Subtotal Inches Removed	370	

TABLE 3: SPECIMEN TREES (TO BE REMOVED)					
POINT NUMBER	TREE ID	COMMON NAME	SCIENTIFIC NAME	DBH(inches)	CONDITION
849	Specimen Tree 1	Laurel Oak	<i>Quercus hemisphaerica</i>	28	Poor
847	Specimen Tree 2	Laurel Oak	<i>Quercus hemisphaerica</i>	29	Poor
851	Specimen Tree 3	Laurel Oak	<i>Quercus hemisphaerica</i>	25	Fair
856	Specimen Tree 4	Laurel Oak	<i>Quercus hemisphaerica</i>	41	Very Poor
857	Specimen Tree 5	Laurel Oak	<i>Quercus hemisphaerica</i>	28	Poor
864	Specimen Tree 6	Laurel Oak	<i>Quercus hemisphaerica</i>	32	Fair
825	Specimen Tree 7	Laurel Oak	<i>Quercus hemisphaerica</i>	24	Fair
823	Specimen Tree 8	Laurel Oak	<i>Quercus hemisphaerica</i>	38	Good
877	Specimen Tree 9	Live Oak	<i>Quercus virginiana</i>	29	Poor
2017	Specimen Tree 10	Live Oak	<i>Quercus virginiana</i>	25	Good
2000	Specimen Tree 11	Live Oak	<i>Quercus virginiana</i>	31	Poor
			Healthy Inches Removed	344	
			Unhealthy Inches Removed	186	
			Subtotal Inches Removed	530	

TABLE 4: TREE REMOVAL DATA TOTALS SUMMARY					
			Total Healthy Inches Removed	941	
			Total Unhealthy Inches Removed	592	
			Total Palms Removed	62	
			Grand Total Inches Removed	1,595	

TABLE 5: OFF-SITE, PROTECTED TREES (TO REMAIN)					
POINT NUMBER	TREE ID	COMMON NAME	SCIENTIFIC NAME	DBH(inches)	CONDITION
855	Protected Tree	Oak	NA	6	NA
854	Protected Tree 3	Live Oak	<i>Quercus virginiana</i>	14	Poor
853	Protected Tree 2	Laurel Oak	<i>Quercus hemisphaerica</i>	10	Poor
852	Protected Tree 1	Hackberry	<i>Celtis laevagata</i>	10	Poor
858	Protected Tree	Oak	NA	11	NA
			Healthy Inches To Remain	34	
			Unhealthy Inches To Remain	51	
			Subtotal Inches To Remain	85	

Notes:

Tree Survey Data & Information shown herein Provided by Basepoint Surveying, Inc. dated 11-15-2023. (863-537-7413).

All trimming undertaken on a tree protected by the provisions of the Land Development Code shall be in accordance with the American National Standards Institute (ANSI) A-300 Pruning Standards.

During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the discipline of a tree to remain on the site unless otherwise approved by the City of Apopka.

TREE MITIGATION AND PROVISIONS SUMMARY:

ONSITE, PROTECTED TREES REMOVED:

REMOVED HEALTHY PROTECTED TREE INCHES = 509 INCHES (DBH) + 288 INCHES (DBH) = 797 INCHES (DBH)

ONSITE, SPECIMEN TREES REMOVED:

REMOVED HEALTHY PROTECTED TREE INCHES = 144 INCHES (DBH)

TOTAL ONSITE, TREES TO BE MITIGATED:

797 INCHES (DBH) + 144 INCHES (DBH) = 941 INCHES (DBH)

TOTAL ONSITE PROVIDED:

69 INCHES (CAL.) @ 3" CAL. = 23 REPLACEMENT CANOPY TREES

62 INCHES @ 2" CAL. = 31 REPLACEMENT UNDERSTORY TREES

TOTAL TREE MITIGATION BANKING:

810 INCHES (CAL.)

CALCULATION: (941 - 69 - 62) = 810

Refer to sheet L-1.10 for Plant Schedule & Mitigation Provisions.

SHEET KEY & NOTES:

Section 5.3 - Tree Protection Standards

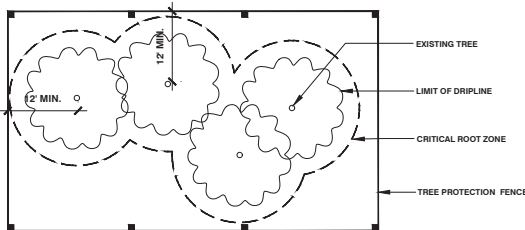
5.3.9.a - Owner's Responsibility
During construction, the landowner or developer shall be responsible for the erection of any and all barriers necessary to protect trees within a tree protection area or other existing vegetation to be retained from damage both during and after construction.

5.3.9.b.1 - Tree Protection Fencing, Where Required.
Trees within the tree protection area, shall be fenced with a sturdy and visible fence before grading or other development activity begins. Fencing shall be erected no closer than one linear foot to the tree's drip line. The Director shall consider the existing site conditions in determining the exact location of tree protection fencing. Nothing shall prevent the use of alternative tree protection measures, as approved by the Director.
(See Detail 1L-0.01).

5.3.9.b.2 - Type of Fencing
All fencing required by this section shall be a minimum four feet high and be made of durable construction (i.e., chain link or wooden post with 2x4 wire mesh). Posts shall be located no more than ten feet on-center. Chain link or wire fencing utilized as tree protection fencing shall not be required to be vinyl coated. Passive forms of tree protection may be utilized to delineate tree protection areas that are remote from areas of land disturbance. These must be surrounded by fencing, continuous rope, or durable taping (minimum four inches wide).

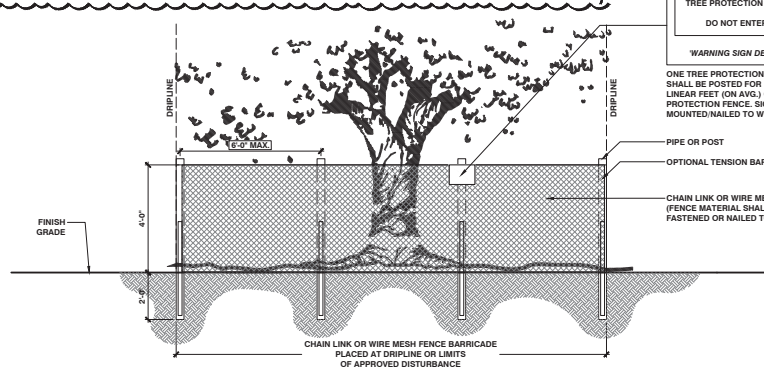
5.3.9.b.3 - Signage
Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least one for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language: "TREE PROTECTION AREA: KEEP OUT."
(See Detail 2L-0.01).

		ISSUED	
		NO.	DESCRIPTION
		1.	Issued for Permit 02-16-2024
		2.	Issued for Permit 04-18-2024
REVISIONS NO. DATE REVISION 1 04/18/2024 County Comments 2 06/11/2024 County Comments		Permit Documents	
		PROJECT NAME	
		W. Orange Blossom Trl. Dutch Brothers Coffee	
		SHEET NAME	
LANDSCAPE ARCHITECT DANIEL A. ROGERS, RLA 0660686		TREE SURVEY TABULATION & NOTES	
		SCALE	
		AS SHOWN	
		DATE	
JUNE 11, 2024		DRAWN	
02.16.2024		JRM	
SHEET NUMBER			
		L-0.01	



CITY OF APOPKA, FL - FIG. 5.3.9.B.1
TREE PROTECTION FENCING DETAIL

SCALE: NTS



CITY OF APOPKA, FL - FIG. 5.3.9.B.3
TREE PROTECTION SIGNAGE DETAIL

SCALE: NTS

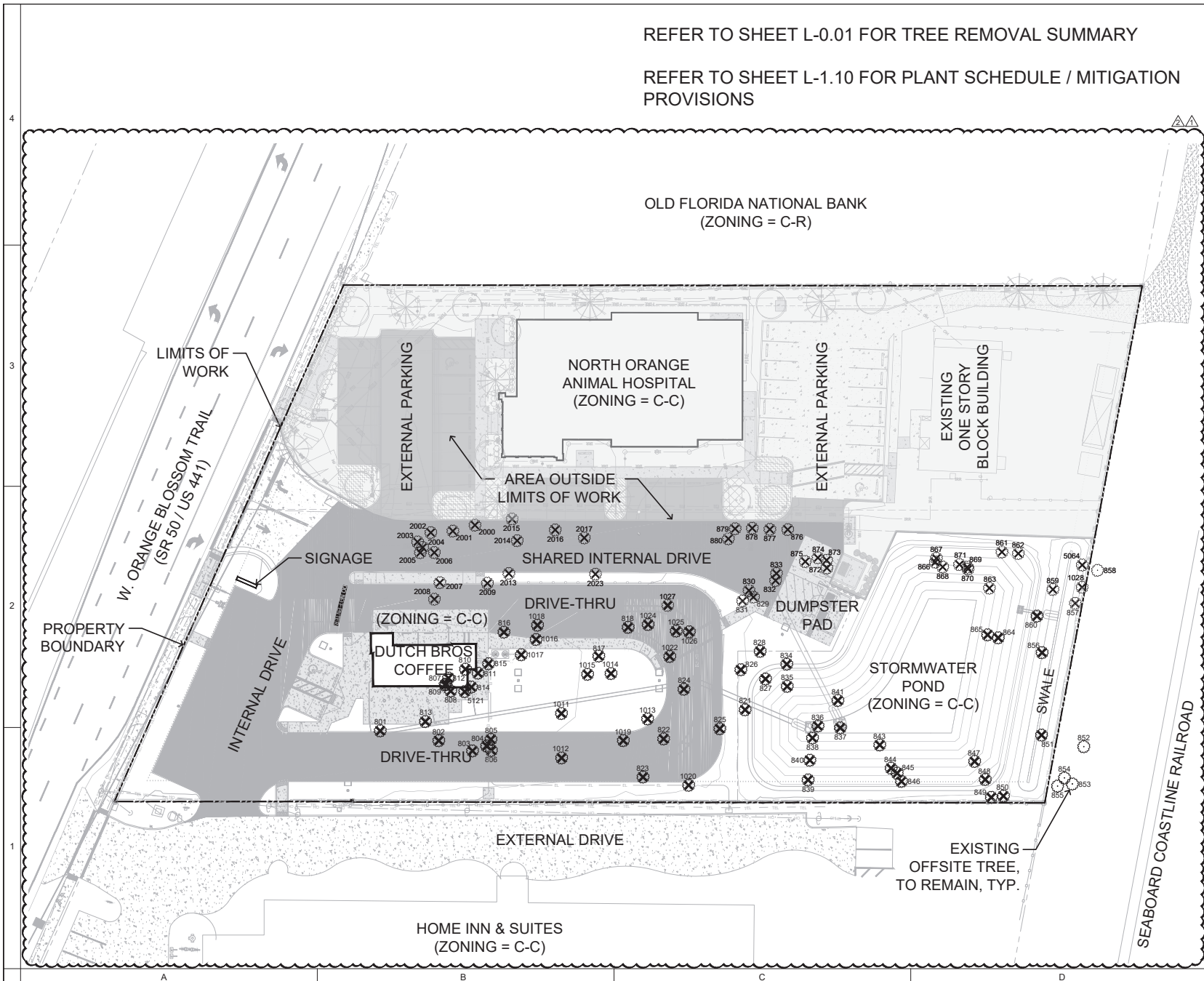
REFER TO SHEET L-0.01 FOR TREE REMOVAL SUMMARY

REFER TO SHEET L-1.10 FOR PLANT SCHEDULE / MITIGATION PROVISIONS

SHEET KEY & NOTES:

LEGEND:

-  CIVIL - PROPOSED ASPHALT PAVEMENT
-  CIVIL - PROPOSED CONCRETE
-  EXISTING TREE TO BE REMOVED
-  EXISTING DRIP-LINE
-  PRESERVED TREE
-  BARRICADE (REFER TO DETAIL, SHEET L-0.01)
-  LIMITS OF WORK
-  PROPERTY LINE



 NORTH SCALE: 1"=20' ISSUED NO. DESCRIPTION DATE 1. Issued for Permit 02-16-2024 2. Issued for Permit 04-18-2024 3. Issued for Permit 06-11-2024		 DANIEL ROGERS LANDSCAPE ARCHITECTURE WE SERVE THE FLORIDA BUILT ENVIRONMENT. FLORIDA LICENSE NO. 17-001-000001
PREVISIONS NO. DATE REVISION 1. 04/18/2024 County Comments 2. 06/11/2024 County Comments		
PROJECT NAME W. Orange Blossom Trl. Dutch Brothers Coffee		
SHEET NAME TREE REMOVAL & MITIGATION PLAN		
LANDSCAPE ARCHITECT DANIEL A. ROGERS, RLA 06060666		SCALE AS SHOWN
DATE JUNE 11, 2024		DRAWN JRM
SHEET NUMBER L-0.02		

CODE REFERENCES, REQUIREMENTS & PROVISIONS:

A FOUNDATION PLANTING REQUIREMENTS:

PER CITY OF APOPKA - LDC 5.2.5, SECTION A

4 FT X LENGTH OF BUILDING FACADE (25 FT) =
[A1]-100 SF. FOUNDATION PLANTING REQUIRED,
FOUNDATION SHRUBS SHALL BE 24 IN. HT. MIN. @ 30 IN. O.C.

(1) SMALL TREE, MIN. 15 GAL. MIN. PER 20 LF. =
[A2]- (1) SMALL ORNAMENTAL TREE REQUIRED

(1) CANOPY TREE AND (10) SHRUBS (36 IN. HT. MIN.) PER 35 LF. OF
PROPERTY FRONTAGE PERIMETER (154.18 LF) =
154.18 LF / 35 LF = 4.41 =
[A3]- (5) CANOPY TREES, (50) SHRUBS REQUIRED

B OFF-STREET VEHICULAR PARKING AREA PLANTING REQUIREMENTS:

PER LDC 5.2.5, SECTION B:

MINIMUM PLANTINGS
A MINIMUM OF ONE CANOPY SHADE TREE, PLUS AN ADDITIONAL ONE
CANOPY SHADE TREE FOR EVERY TEN SPACES OR ANY PORTION
THEREOF, SHALL BE REQUIRED FOR AN OFF-STREET VEHICULAR
PARKING AREA.

[B1]- (12) PARKING SPACES = (3) CANOPY TREES REQUIRED

II. INTERIOR LANDSCAPING SHALL ACCOUNT FOR A MINIMUM OF TEN
PERCENT OF AN OFF-STREET VEHICULAR PARKING AREA.

VUA = 23,415.89 SF.

[B2]- CALCULATION: 23,415.89 SF / 10% = 2,342 SF

III. INTERIOR LANDSCAPING SHOULD CONSIST OF A MIX OF
VEGETATION INCLUDING, BUT NOT LIMITED TO, TREES, SHRUBS AND
GROUND COVER.

IV. TREE CLUMPING WITHIN INTERIOR ISLANDS IS ENCOURAGED.

B OFF-STREET VEHICULAR PARKING AREA PLANTING REQUIREMENTS (CONTINUED):

[B3]- V. SUFFICIENT SHADE TREES SHALL BE PLANTED SO THAT 30
PERCENT OF THE GROSS PARKING LOT AREA SHALL BE COVERED BY
CANOPY AT MATURE GROWTH.

[B4]- (J) AT LEAST 90 PERCENT OF THE PARKING SPACES SHALL BE WITHIN
80 FEET OF THE TRUNK OF A TREE. LANDSCAPING AROUND THE
PERIMETER, IN BUFFER YARDS, OR OTHER REQUIRED PLANTINGS
MAY BE USED TO MEET THIS REQUIREMENT.

B. PERIMETER OFF-STREET VEHICULAR PARKING AREA LANDSCAPING

1. LANDSCAPING SHALL BE INSTALLED TO PROVIDE VISUAL RELIEF,
SCREEN OFF-STREET VEHICULAR PARKING AREAS, AND REDUCE
NOISE AND VIBRATION FROM ADJACENT PROPERTIES.

[B5]- 2A HEDGE ROW, CONSISTING OF SHRUBS A MINIMUM HEIGHT OF 36
INCHES AND PLANTED THREE AND ONE-HALF FEET ON CENTER, OR
OTHER APPROVED SCREENING SHALL BE REQUIRED WHERE
OFF-STREET VEHICULAR PARKING AREAS ARE ADJACENT TO A
STREET.

C OPEN SPACE SET-ASIDE REQUIREMENTS:

PER LDC TABLE 5.4.4, LDC SECTIONS 5.4.5 AND 5.4.7:

[C1]- REQUIRED: 7.5%, AS PERCENTAGE OF DEVELOPMENT
SITE AREA (34,537 SF)

PROVIDED: 10.4%, AS PASSIVE RECREATION WITH DIRECT
ACCESS TO STREET

CALCULATION: 3,614 SF (SET-ASIDE) / 34,537 SF (DEVELOPMENT
SITE AREA) = 10.4%

D BUFFER YARD REQUIREMENTS:

PER LDC 5.2.5, SECTION B3:

BUFFER YARDS
SUBJECT PROPERTY = COMMUNITY COMMERCIAL (C-C)

DUTCH BROTHERS COFFEE

[D1]- ADJACENT PROPERTY (NORTH) = W. ORANGE BLOSSOM TRAIL
FENCE PROVIDED, NO ADDITIONAL PLANTINGS REQUIRED

ADJACENT PROPERTY (WEST) = C-C
(COMMERCIAL X C-C = TYPE B BUFFER, OPTION 3)

293.94' / 100' = 2.93
2.93 x 10 = 30 EVERGREEN SHRUBS

REQUIRED: 30 EVERGREEN SHRUBS; 4' SEMI-OPAQUE FENCE
PROVIDED: 30 EVERGREEN SHRUBS; 4' SEMI-OPAQUE FENCE

[D2]- ADJACENT PROPERTY (EAST) = C-C
(COMMERCIAL X C-C = TYPE B BUFFER, OPTION 3)

295.10' / 100' = 2.95
2.95 x 10 = 29.5 = 30 EVERGREEN SHRUBS

REQUIRED: 30 EVERGREEN SHRUBS; 4' SEMI-OPAQUE FENCE
PROVIDED: 30 EVERGREEN SHRUBS; 4' SEMI-OPAQUE FENCE

STORMWATER FACILITY

[D3]- ADJACENT PROPERTY (SOUTH) = C-C
(COMMERCIAL X C-C = TYPE B BUFFER, OPTION 2)

143.78' / 100' = 1.43
1.43 x 1 = 1.43 = 2 CANOPY TREES
1.43 x 7 = 10.01 = 10 UNDERSTORY TREES
1.43 x 5 = 7.15 = 7 EVERGREEN SHRUBS

REQUIRED: 2 CANOPY, 10 UNDERSTORY, 7 EVERGREEN SHRUBS
PROVIDED: 2 CANOPY, 10 UNDERSTORY, 7 EVERGREEN SHRUBS

[D4]- ADJACENT PROPERTY (WEST) = C-C
(COMMERCIAL X C-C = TYPE B BUFFER, OPTION 2)

143.97' / 100' = 1.43
1.43 x 1 = 1.43 = 2 CANOPY TREES
1.43 x 7 = 10.01 = 10 UNDERSTORY TREES
1.43 x 5 = 7.15 = 7 EVERGREEN SHRUBS

REQUIRED: 2 CANOPY, 10 UNDERSTORY, 7 EVERGREEN SHRUBS
PROVIDED: 2 CANOPY, 10 UNDERSTORY, 7 EVERGREEN SHRUBS

[D5]- ADJACENT PROPERTY (EAST) = C-C
(COMMERCIAL X C-C = TYPE B BUFFER, OPTION 2)

131.97' / 100' = 1.31
1.31 x 1 = 1.31 = 2 CANOPY TREES
1.31 x 7 = 9.23 = 10 UNDERSTORY TREES
1.31 x 5 = 6.56 = 7 EVERGREEN SHRUBS

REQUIRED: 2 CANOPY, 10 UNDERSTORY, 7 EVERGREEN SHRUBS
PROVIDED: 2 CANOPY, 10 UNDERSTORY, 7 EVERGREEN SHRUBS

ADJACENT PROPERTY (SOUTH) =
SEABOARD COASTLINE RAILROAD
NO ADDITIONAL PLANTINGS REQUIRED

OLD FLORIDA NATIONAL BANK
(ZONING = C-R)

NORTH ORANGE
ANIMAL HOSPITAL
(ZONING = C-C)

AREA OUTSIDE
LIMITS OF WORK

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SHARED INTERNAL DRIVE

DRIVE-THRU

DUTCH BROS
COFFEE
(ZONING = C-C)

OPEN SPACE
SET-ASIDE

DRIVE-THRU

DUMPSTER
PAD

STORMWATER
FACILITY
(ZONING = C-C)

HOME INN & SUITES
(ZONING = C-C)

EXISTING
OFFSITE TREE,
TO REMAIN, TYP.

EXTERNAL DRIVE

TYPE B, OPTION 3,
5' LANDSCAPE BUFFER, TYP.

TYPE B, OPTION 2,
15' LANDSCAPE BUFFER, TYP.

EXTERNAL PARKING

EXTERNAL PARKING

EXISTING ONE STORY
BLOCK
BUILDING

SWALE

W. ORANGE BLOSSOM TRAIL
(SR 50 / US 441)

SEABOARD COASTLINE RAILROAD

PROPERTY LINE

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SIGHT TRIANGLE

LIMITS OF WORK

AREA OUTSIDE
LIMITS OF WORK

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SHARED INTERNAL DRIVE

DRIVE-THRU

DUTCH BROS
COFFEE
(ZONING = C-C)

OPEN SPACE
SET-ASIDE

DRIVE-THRU

DUMPSTER
PAD

STORMWATER
FACILITY
(ZONING = C-C)

HOME INN & SUITES
(ZONING = C-C)

EXISTING
OFFSITE TREE,
TO REMAIN, TYP.

EXTERNAL DRIVE

TYPE B, OPTION 3,
5' LANDSCAPE BUFFER, TYP.

TYPE B, OPTION 2,
15' LANDSCAPE BUFFER, TYP.

EXTERNAL PARKING

EXTERNAL PARKING

EXISTING ONE STORY
BLOCK
BUILDING

SWALE

W. ORANGE BLOSSOM TRAIL
(SR 50 / US 441)

SEABOARD COASTLINE RAILROAD

PROPERTY LINE

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SIGHT TRIANGLE

LIMITS OF WORK

AREA OUTSIDE
LIMITS OF WORK

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SHARED INTERNAL DRIVE

DRIVE-THRU

DUTCH BROS
COFFEE
(ZONING = C-C)

OPEN SPACE
SET-ASIDE

DRIVE-THRU

DUMPSTER
PAD

STORMWATER
FACILITY
(ZONING = C-C)

HOME INN & SUITES
(ZONING = C-C)

EXISTING
OFFSITE TREE,
TO REMAIN, TYP.

EXTERNAL DRIVE

TYPE B, OPTION 3,
5' LANDSCAPE BUFFER, TYP.

TYPE B, OPTION 2,
15' LANDSCAPE BUFFER, TYP.

EXTERNAL PARKING

EXTERNAL PARKING

EXISTING ONE STORY
BLOCK
BUILDING

SWALE

W. ORANGE BLOSSOM TRAIL
(SR 50 / US 441)

SEABOARD COASTLINE RAILROAD

PROPERTY LINE

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SIGHT TRIANGLE

LIMITS OF WORK

AREA OUTSIDE
LIMITS OF WORK

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SHARED INTERNAL DRIVE

DRIVE-THRU

DUTCH BROS
COFFEE
(ZONING = C-C)

OPEN SPACE
SET-ASIDE

DRIVE-THRU

DUMPSTER
PAD

STORMWATER
FACILITY
(ZONING = C-C)

HOME INN & SUITES
(ZONING = C-C)

EXISTING
OFFSITE TREE,
TO REMAIN, TYP.

EXTERNAL DRIVE

TYPE B, OPTION 3,
5' LANDSCAPE BUFFER, TYP.

TYPE B, OPTION 2,
15' LANDSCAPE BUFFER, TYP.

EXTERNAL PARKING

EXTERNAL PARKING

EXISTING ONE STORY
BLOCK
BUILDING

SWALE

W. ORANGE BLOSSOM TRAIL
(SR 50 / US 441)

SEABOARD COASTLINE RAILROAD

PROPERTY LINE

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SIGHT TRIANGLE

LIMITS OF WORK

AREA OUTSIDE
LIMITS OF WORK

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SHARED INTERNAL DRIVE

DRIVE-THRU

DUTCH BROS
COFFEE
(ZONING = C-C)

OPEN SPACE
SET-ASIDE

DRIVE-THRU

DUMPSTER
PAD

STORMWATER
FACILITY
(ZONING = C-C)

HOME INN & SUITES
(ZONING = C-C)

EXISTING
OFFSITE TREE,
TO REMAIN, TYP.

EXTERNAL DRIVE

TYPE B, OPTION 3,
5' LANDSCAPE BUFFER, TYP.

TYPE B, OPTION 2,
15' LANDSCAPE BUFFER, TYP.

EXTERNAL PARKING

EXTERNAL PARKING

EXISTING ONE STORY
BLOCK
BUILDING

SWALE

W. ORANGE BLOSSOM TRAIL
(SR 50 / US 441)

SEABOARD COASTLINE RAILROAD

PROPERTY LINE

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SIGHT TRIANGLE

LIMITS OF WORK

AREA OUTSIDE
LIMITS OF WORK

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SHARED INTERNAL DRIVE

DRIVE-THRU

DUTCH BROS
COFFEE
(ZONING = C-C)

OPEN SPACE
SET-ASIDE

DRIVE-THRU

DUMPSTER
PAD

STORMWATER
FACILITY
(ZONING = C-C)

HOME INN & SUITES
(ZONING = C-C)

EXISTING
OFFSITE TREE,
TO REMAIN, TYP.

EXTERNAL DRIVE

TYPE B, OPTION 3,
5' LANDSCAPE BUFFER, TYP.

TYPE B, OPTION 2,
15' LANDSCAPE BUFFER, TYP.

EXTERNAL PARKING

EXTERNAL PARKING

EXISTING ONE STORY
BLOCK
BUILDING

SWALE

W. ORANGE BLOSSOM TRAIL
(SR 50 / US 441)

SEABOARD COASTLINE RAILROAD

PROPERTY LINE

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SIGHT TRIANGLE

LIMITS OF WORK

AREA OUTSIDE
LIMITS OF WORK

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SHARED INTERNAL DRIVE

DRIVE-THRU

DUTCH BROS
COFFEE
(ZONING = C-C)

OPEN SPACE
SET-ASIDE

DRIVE-THRU

DUMPSTER
PAD

STORMWATER
FACILITY
(ZONING = C-C)

HOME INN & SUITES
(ZONING = C-C)

EXISTING
OFFSITE TREE,
TO REMAIN, TYP.

EXTERNAL DRIVE

TYPE B, OPTION 3,
5' LANDSCAPE BUFFER, TYP.

TYPE B, OPTION 2,
15' LANDSCAPE BUFFER, TYP.

EXTERNAL PARKING

EXTERNAL PARKING

EXISTING ONE STORY
BLOCK
BUILDING

SWALE

W. ORANGE BLOSSOM TRAIL
(SR 50 / US 441)

SEABOARD COASTLINE RAILROAD

PROPERTY LINE

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SIGHT TRIANGLE

LIMITS OF WORK

AREA OUTSIDE
LIMITS OF WORK

PROPOSED FENCE,
4' HT., SEMI-OPAQUE, TYP.

SHARED INTERNAL DRIVE

DRIVE-THRU

DUTCH BROS
COFFEE
(ZONING = C-C)

OPEN SPACE
SET-ASIDE

DRIVE-THRU

DUMPSTER
PAD

STORMWATER
FACILITY
(ZONING = C-C)

HOME INN & SUITES
(ZONING = C-C)

EXISTING
OFFSITE TREE,

4	GENERAL LANDSCAPE NOTES										
	1. NEWLY INSTALLED "CANOPY" TREES SHALL HAVE THEIR CALIPER MEASURED 6" ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR CALIPER MEASURED 8" ABOVE THE TOP OF THE ROOT BALL.										
	2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2022," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.										
	3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.										
	4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.										
	5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.										
	6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS TO BE PROVIDED AS PART OF CONSTRUCTION DOCUMENTS.										
	7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.										
	8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.										
	9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.										
3	10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.										
	11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).										
	12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.										
	13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.										
	14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.										
	A										
	B										
	C										
	D										

PLANT SCHEDULE - CODE LEVEL											
	CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	CANOPY SIZE	CANOPY SIZE - SUBTOTAL	TOTAL CANOPY TREES PROPOSED = 28
		BNS	12	Betula nigra	River Birch	3" Cal. / 8' Ht. / Multi.	Yes	Moderate	201 SF	2,412 SF	
		MVB	6	Magnolia virginiana	Sweetbay Magnolia	3" Cal. / 8' Ht.	Yes	Moderate	201 SF	1,206 SF	
		UAB	5	Ulmus alata	Winged Elm	3" Cal. / 8' Ht.	Yes	Moderate	491 SF	2,455 SF	
	UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	CANOPY SIZE	CANOPY SIZE - TOTAL	TOTAL UNDERSTORY TREES = 31
		IVB	9	Ilex vomitoria	Yaupon Holly	6" Ht. / Multi. (2' Aggregate Cal., Min.)	Yes	High	201 SF	6,073 SF	
		MFB	10	Myrcianthes fragrans	Simpson's Stopper	6" Ht. / Multi. (2' Aggregate Cal., Min.)	Yes	High	201 SF		
		MCB	12	Myrica cerifera	Wax Myrtle	6" Ht. / Multi. (2' Aggregate Cal., Min.)	Yes	Yes	201 SF		
	SHRUBS - BUFFER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING		
		IFB	38	Ilicium floridanum	Florida Anise	3" Ht. Min.	Yes	High	30" o.c.		
		VOB	95	Viburnum obovatum	Walter's Viburnum	3" Ht. Min.	Yes	High	30" o.c.		
	SHRUBS - SCREEN	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING		
		PMB	10	Podocarpus macrophyllus	Yew Podocarpus	3" Ht. Min.	No	High	30" o.c.		
	SHRUB AREAS - INTERIOR	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING		
		MUC	206	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	Yes	High	30" o.c.		
		ZAP	58	Zamia pumila	Cootie Palm	3 gal.	Yes	High	30" o.c.		
	GROUND COVER - INTERIOR	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING		
		LIG	651	Liriope muscari 'Evergreen Giant'	Evergreen Giant Lilyturf	1 gal.	No	Moderate	18" o.c.		
	MULCH	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING		
		PBM	4,351 sf	Pine Bark Mulch		Mini-Nugget / 3" Depth	NA	NA	NA		
	SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING		
		PAS	13,916 sf	Paspalum notatum 'Argentine'	Argentine Bahiagrass	sod	No	Yes	NA		

SHEET KEY & NOTES:	
ISSUED NO. DESCRIPTION DATE 1 Issued for Permit 02-16-2024 2 Issued for Permit 04-18-2024 3 Issued for Permit 06-11-2024	
REVISIONS REV. DATE REVISION 04/18/2024 County Comments 06/11/2024 County Comments	
Permit Documents	
PROJECT NAME	
W. Orange Blossom Trl. Dutch Brothers Coffee	
SHEET NAME	
PLANT SCHEDULE & NOTES	
SCALE	
AS SHOWN	
LANDSCAPE ARCHITECT DANIEL A. ROGERS, RLA 96568665	DATE JUNE 11, 2024
	DATE 02.16.2024
	DRAWN JRM
SHEET NUMBER	
L-1.10	



ISSUED		
NO.	DESCRIPTION	DATE
1	Issued for Permit	02-16-2024
2	Issued for Permit	04-18-2024
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REVISIONS		
REV#	DATE	REVISIONS
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PROJECT NAME		Permit Documents	
W. Orange Blossom Trl.			
Dutch Brothers Coffee			
SHEET NAME			
PLANT SCHEDULE & NOTES			
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DATE		DRAWN	
02.16.2024		JRM	
SHEET NUMBER			
L-1.10			

1
L-1.1

2

3
L-1.11

4

5

6
L-1.1

| SHEET KEY & NOTES:

- NOTE:**
1. FINAL TREE STAKING
DETAILS AND
PLACEMENT TO BE
APPROVED BY THE L.A.
2. CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING PITS
PRIOR TO INSTALLATION

STAKING PLAN



- NOTE:
ARBOR TIE STAKING
COMPONENTS AS MANUF.
BY ARBORBRACE
OR APPROVED EQUAL



ISSUED		
NO.	DESCRIPTION	DATE
1	Issued for Permit	02-16-2024
2	Issued for Permit	04-18-2024
3	Issued for Permit	06-11-2024

REVISIONS		
REV.	DATE	REVISION
1	04/18/2024	County Comments
2	05/11/2024	County Comments

Permit Documents

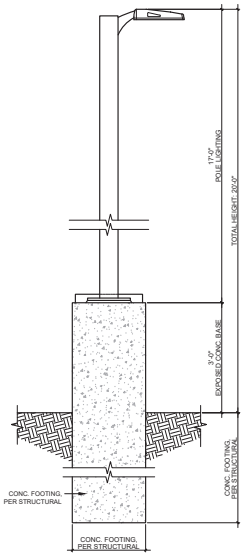
PROJECT NAME	W. Orange Blossom Trl. Dutch Brothers Coffee
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LANDSCAPE DETAILS

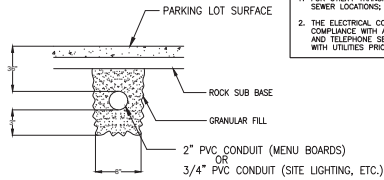
SCALE
AS SHOWN

DATE	DRAWN
02.16.2024	JRM
SHEET NUMBER	

L-1.11



4 LIGHT POLE DETAIL
E0.01 SCALE: N.T.S.



3 TRENCHING DETAIL
E0.01 SCALE: N.T.S.

ITEM	QTY	DESCRIPTION	MANUFACTURER	MODEL	UNIT	PRICE
P4	6	NLS Lighting	NV-1-T4-4BL-1-40K-LIN-V-HSS	T4 OPTICS WITH BLACK HSS	9674	156
P5	2	NLS Lighting, LLC	NV-1-T5-4BL-1-40K	T5 silicone optics	19335	156
L7	4	Self	NV-1-T5-4BL-1-40K	CROWNLINE 277V 930 BA 110	4200	40
L6	1	RAIN LIGHTING INC.	WPLED50-WPLED50D10 (WALLPACK) ALED26-ALED26D10 (AREA LIGHTER)	CAST FINISHED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SS&M SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BRONZE PAINTED METAL FRAME	3474	30
L8	8	DMP LIGHTING	DRD55-4R-10930	DRD55-4R-10930	1015	11.8

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.7 ft	14.6 ft	0.0 ft	N/A	N/A

SITE NOTES

WATER LINES, CONDUITS FOR ELECTRICAL OR OTHER UTILITIES SHALL BE LOCATED 30" AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREETS AND PARKING LOTS.

KEYED NOTES

- LOCATION OF UTILITY METER DISCONNECT SWITCH AND CT CABINET, REFER TO "RISER DIAGRAM" ON SHEET E3.01.
- PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #8 & (1) #10G, IN 2" PVC ROUTED BELOW GRADE FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN CENTER OF POST. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS/DIMENSIONS FOR GC TO MATCH. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #8 & (1) #10G, IN 2" PVC ROUTED BELOW GRADE FOR NEW MOUNTAIN SIGN PER REPRESENTATIVE PRIOR TO ROUGH-IN. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- EC TO PROVIDE POWER TO LIFT STATION PUMP WITH (3) #8 & (1) #10G, IN 1" VC. VERIFY ALL REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION.
- LOCATION OF CABLE INTERNET DEMARC
- PROVIDE 2" CONDUIT W/ PULL STRING 24" BEHIND MENU BOARD TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE. COORDINATE W/ SIGN MANUFACTURER.
- PROVIDE 2" CONDUIT W/ PULL STRING TO CHRISTY BOX BETWEEN "CHOOSE LANE" DIRECTIONAL SIGNAGE AND CLEARANCE BAR FOR FUTURE DRIVE THRU SENSORS.
- EC TO PROVIDE BUCK BOOST TRANSFORMERS WITH 208V, 1 ϕ , PRIMARY AND 240V, 1 ϕ , 2 WIRE SECONDARY FOR GRINDER PUMP. EC TO VERIFY EXACT REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ORDERING.

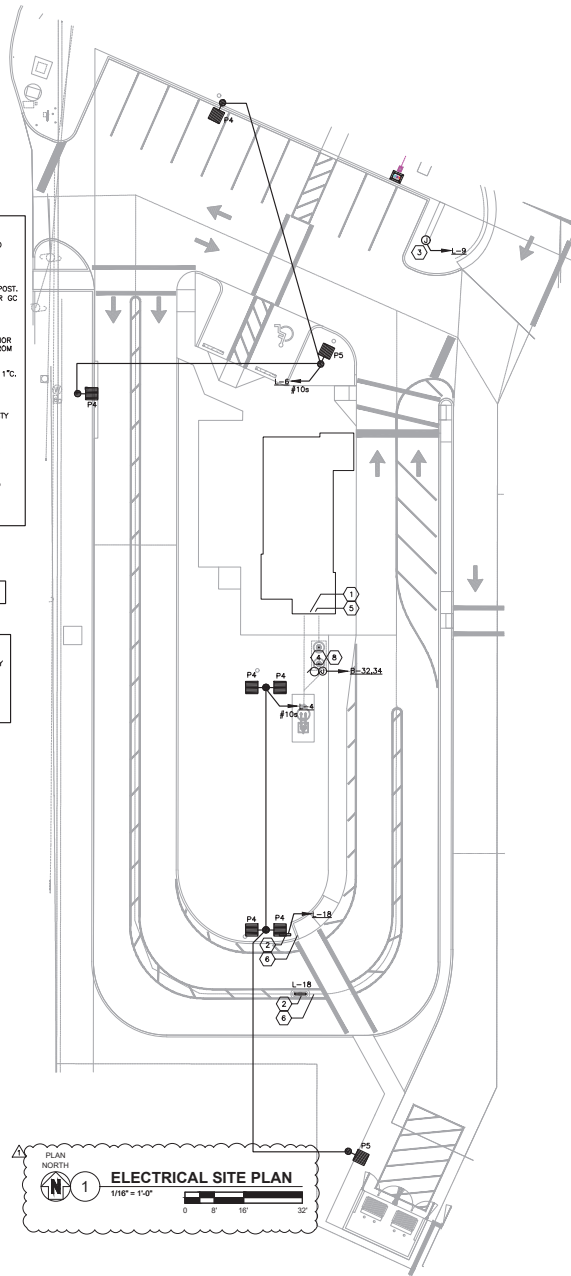
MIN. DUTCH BROS REQUIREMENTS:

- SITC AT BUILDING
- SITC AT TRASH ENCLOSURE

SEE S1.3 FOR POLE BASE DETAIL.

GENERAL NOTES

- FOR UTILITY TRANSFORMER, TELEPHONE SERVICE, GAS, WATER, AND SANITARY SEWER LOCATIONS; SEE CIVIL SITE PLAN.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANIES REQUIREMENTS. INCOMING POWER AND TELEPHONE SERVICES IS EXISTING TO REMAIN. VERIFY REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.



SHEET KEY & NOTES:

REFER TO THE RECLAIMED WATER NOTES
USE HUNTER MP ROTATOR NOZZLES

LEGEND

	HUNTER PR540 SPRAY SERIES 6" POP-UP
	HUNTER PR540 SPRAY SERIES 12" POP-UP
	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE.
	HUNTER PGP ULTRA ROTOR HEAD - 6 GPM
	HUNTER PGP ULTRA ROTOR HEAD - 3 GPM
	CLASS 200 PURPLE PVC MAINLINE-1 1/2"
	CLASS 200 PVC PURPLE LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND ELBOW PIPES) - SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
	HUNTER ICV ELECTRIC VALVE- SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11x17 1/2" PURPLE VALVE BOX AND COVER 0-25 GPM=1" 26-50 GPM=1 1/2" 51 AND HIGHER GPM=2"
	CONTROLLER- HUNTER ICC2 24 STATION, WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER WIRELESS MINI-CLICK RAIN SENSOR, GROUND WITH A MINIMUM 8' COPPER CLAD ROD. SLEEVE TO AS REQUIRED.
	POINT OF CONNECTION TO A 1" RECLAIMED WATER METER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS.

RECLAIMED WATER REQUIREMENTS

- 1) ALL PIPE SHALL BE THE PURPLE RECLAIMED WATER TYPE.
- 2) ALL SPRINKLER HEADS SHALL HAVE PURPLE INDICATORS.
- 3) ALL MANHOLE AND ELECTRIC VALVES SHALL HAVE TAGS TO INDICATE RECLAIMED WATER.
- 4) ALL VALVE BOXES SHALL BE PURPLE WITH PURPLE LIDS TO INDICATE THE PRESENCE OF RECLAIMED WATER.
- 5) ALL EQUIPMENT SHALL BE INSTALLED AS PER ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES. PROVIDE AND INSTALL ALL REQUIRED RECLAIMED WATER SIGNS, COORDINATE PLACEMENT AND TYPE WITH THE RECLAIMED WATER PROVIDER.
- 6) ALL DRAINAGE OF IRRIGATION PIPING AND POTABLE WATER LINES SHALL HAVE THE VERTICAL CLEARANCE VISUALLY VERIFIED AND THIS VERIFICATION MUST BE SHOWN ON THE AS-BUILT DRAWINGS BY DOCUMENTING THE VERTICAL MEASUREMENT SEPARATING THE PIPES.
- 7) THE VERTICAL SEPARATION BETWEEN THE POTABLE AND RECLAIMED WATER LINES SHALL BE A MINIMUM OF 18". THIS SEPARATION SHALL BE VERIFIED AND DOCUMENTED IN A SET OF AS-BUILT DRAWINGS AS PER SPECIFICATIONS. THE HORIZONTAL SEPARATION SHALL BE 2' CENTER TO CENTER AND 3' OUTSIDE TO OUTSIDE IF VERTICAL MINIMUM OF 18" IS NOT MET. REFER TO THE SPECIFIC CODE IF THESE SEPARATIONS CAN NOT BE MET.

GENERAL NOTES

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTATORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 1277 WITH A PURPLE PRIMER OR RED HOT CHERRY'S BLUE GLUE ON ALL CONNECTIONS.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- 5) NO RISERS SHALL BE USED ON THIS PROJECT AS PER CITY OF APOKA CODE.
- 6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
- 7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
- 8) ALL VALVES, GATE VALVES AND GATE COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
- 9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A 50% 40 SLEEVE.
- 10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HEAD WHERE FLOODED BY TALL SHRUBS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 11) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
- 12) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- 13) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPE TO DETERMINE THE TYPE OF HEADS. THE CONTRACTOR SHALL NOT SCALE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOIL IN THESE AREAS.
- 14) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)
- 15) INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

NOZZLE CHART

LETTER	SPEC.	COLOR	GPM	40 PSI DISTANCE	RADIUS	ZONE LABELS
A	MP2000	BLUE	14.7	15'	FULL	ZONE NUMBER
B	MP CORNER TURBOJET	45	14'	CORNER	109"	
C	MP CORNER TURBOJET	19	14'	CORNER	189"	
D	MP2000	BLACK	74	19'	HALF	189"
E	MP2000	BLACK	40	19'	QUARTER	52"
G	MP END STRIP	22	5' X 15'	END STRIP		
H	RAIN SPOON	BLACK	23	4.5'	HALF PATTERN	
M	MP SIDE S	BROWN	44	12' X 30'	SIDE STRIP	
S	MPB15-90	GRAY	49-93	8'-16'	90-180"	
V	MP3000	BLUE	96	30'	QUARTER	52"
W	MP3000	BLUE	138	30'	HALF	189"
X	MP3000	YELLOW	273	30'	THREE QTR.	273"
Y	MP3000	GRAY	314.4	30'	FULL	364"
Z	MP2000	GREEN	110	19'	THREE QTR.	273"

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER. PLEASE THE HEAD ON THE PLAN TO NOT USE MP3000 SERIES NOZZLES. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 20% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN SCALE. THE PLAN FOR DISTANCE. DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE. BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.



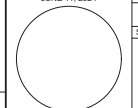
ISSUED	NO.	DESCRIPTION	DATE
1	Issued for Permit		02-16-2024
2	Issued for Permit		04-11-2024
3	Issued for Permit		06-11-2024

REVISIONS	NO.	DATE	REVISION
1	04/10/2024		County Comments
2	06/11/2024		County Comments

PROJECT NAME	W. Orange Blossom Trl. Dutch Brothers Coffee
SHEET NAME	IRRIGATION SPECIFICATIONS
SCALE	AS SHOWN
DATE	02.16.2024
DRAWN	JRM
SHEET NUMBER	L-2.10

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
06660666

JUNE 11, 2024





EDIN CORALIC ARCHITECT
No. AR101278 - EXP. 2-28-2025



ISSUED FOR PERMIT :

ISSUED FOR PERMIT :
2.06.24

REV:	DATE:	DESCRIPTION:
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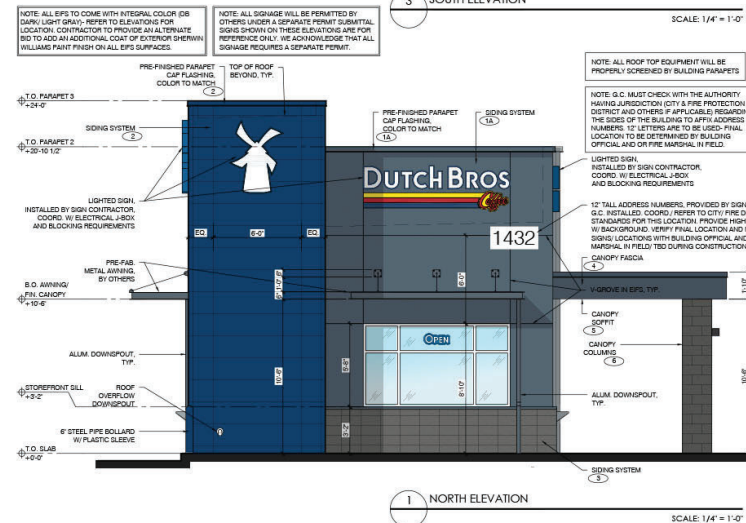
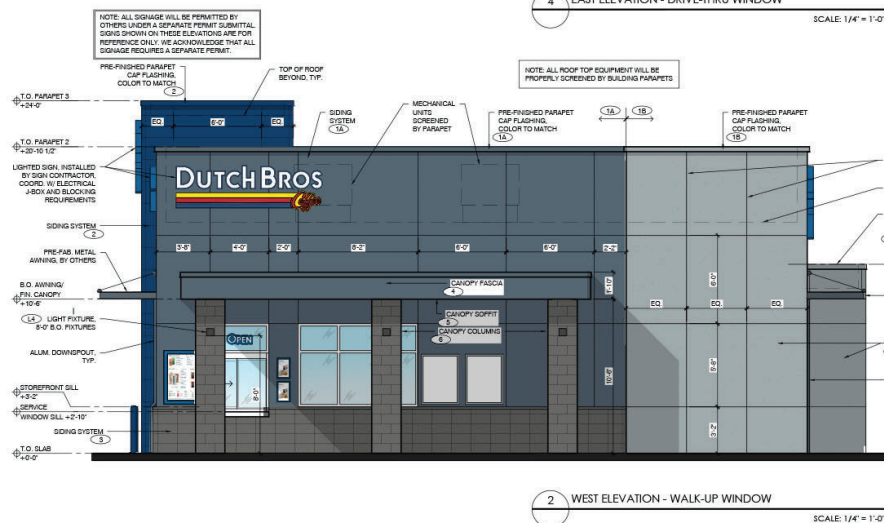
SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

A6.1

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS
COLOR: BLDG OR DARK GRAY



CROSSROADS AT KELLY PARK PHASE 1B

SHEET 2 OF 6

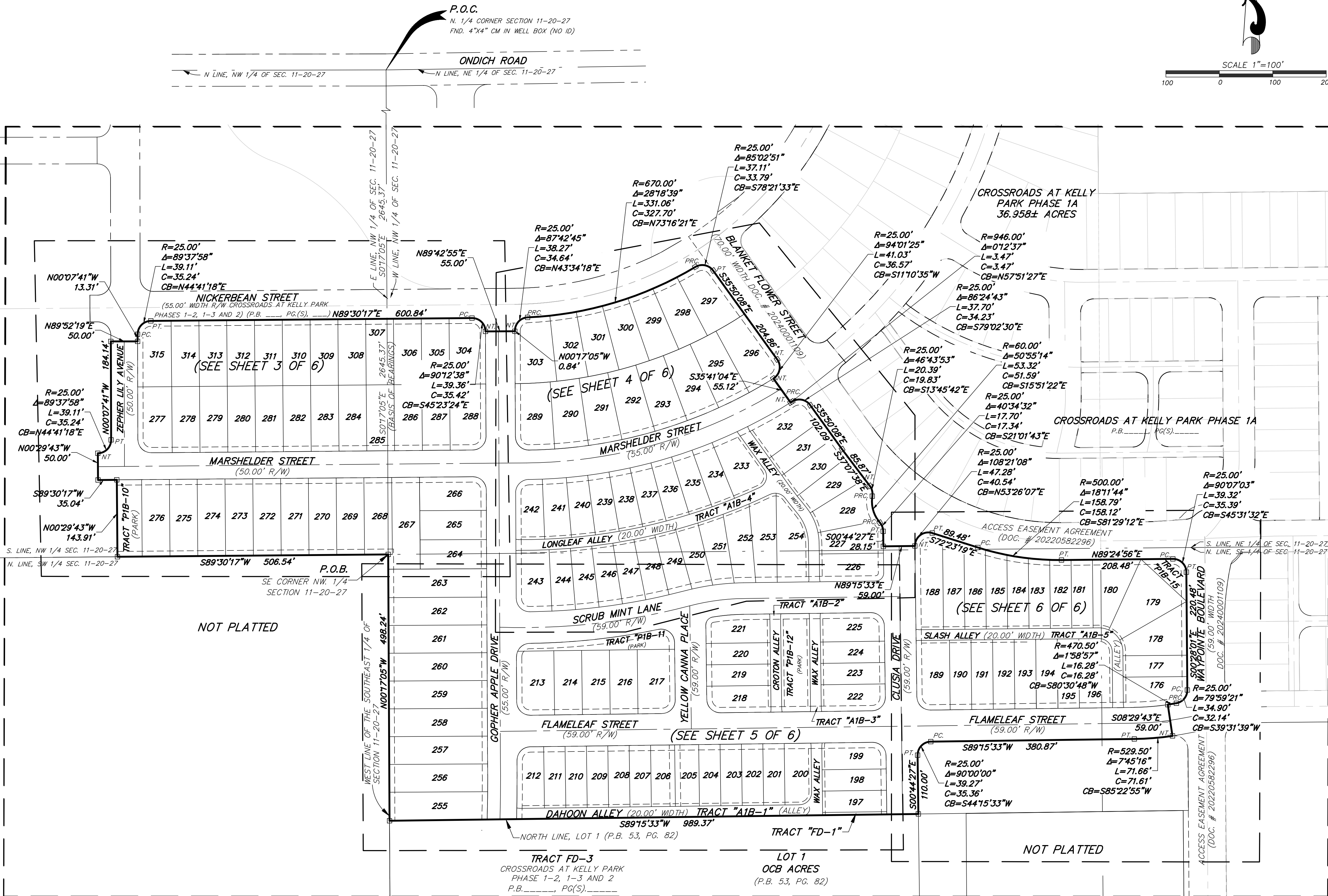
PLAT
BOOK

PAGE

A REPLAT OF TRACT FD-1B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, AS RECORDED
IN PLAT BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



SCALE 1"=100'



INDEX
SHEET 1 = LEGAL DESCRIPTION, SURVEYOR'S
NOTES AND DEDICATIONS
SHEET 2 = BOUNDARY AND KEY MAP
SHEETS 3-6 = DETAIL SHEETS

NOTICE:

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

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

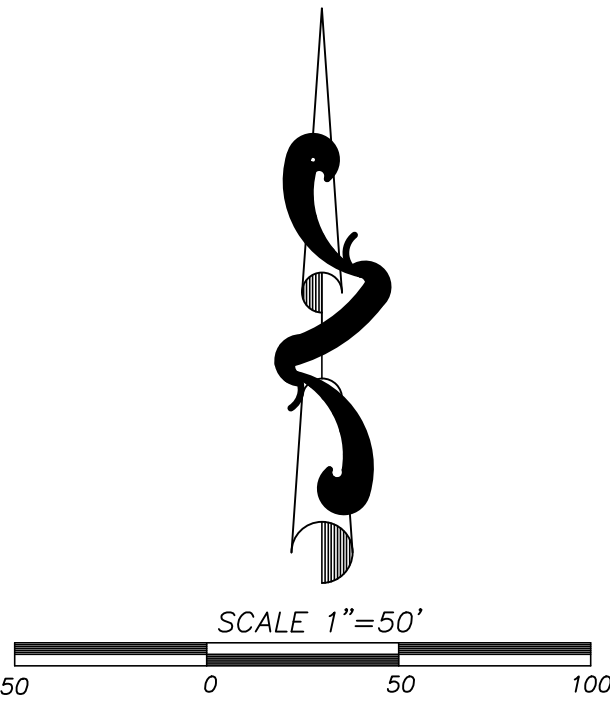
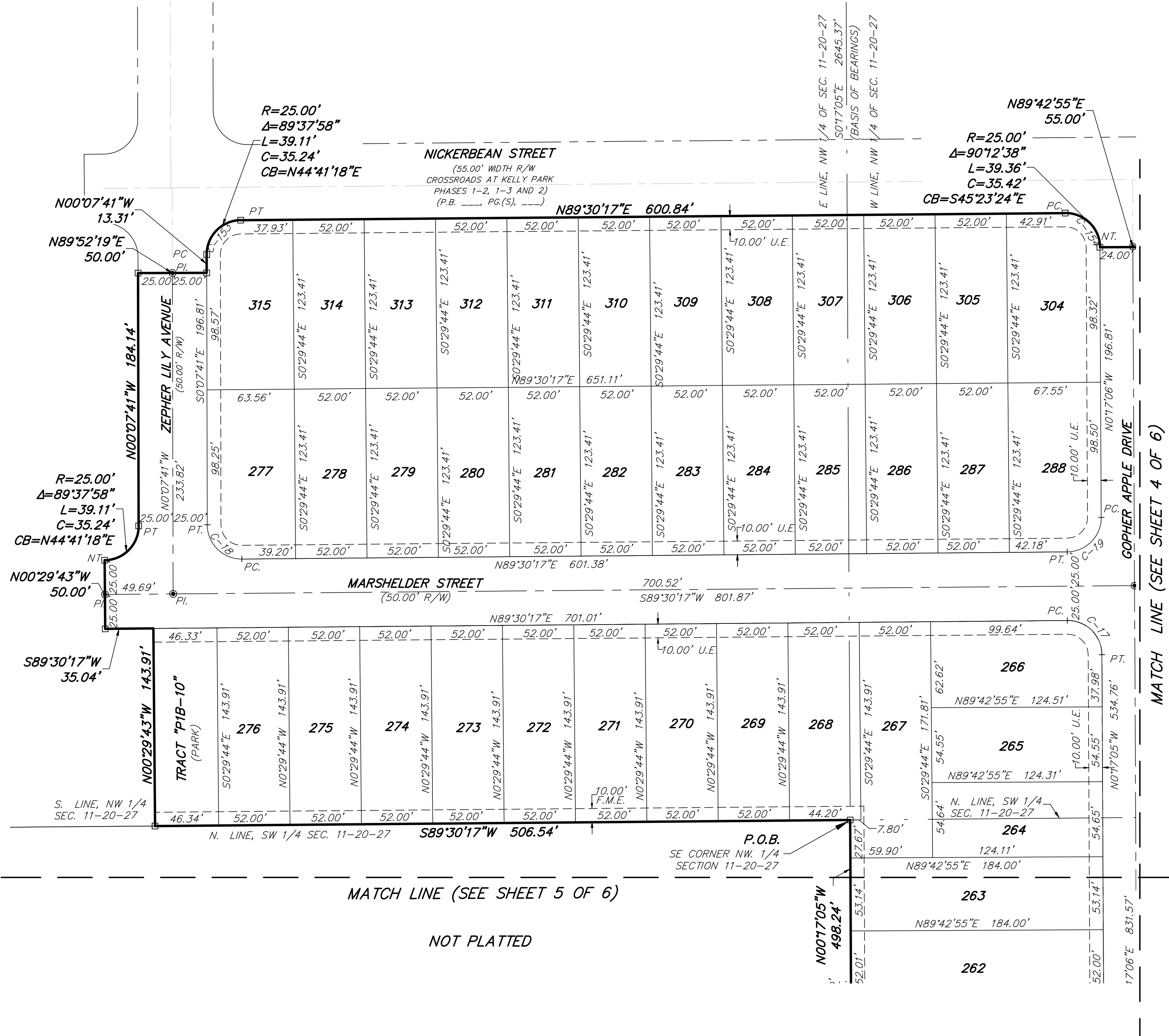
CROSSROADS AT KELLY PARK PHASE 1B

SHEET 3 OF 6

PLAT
BOOK

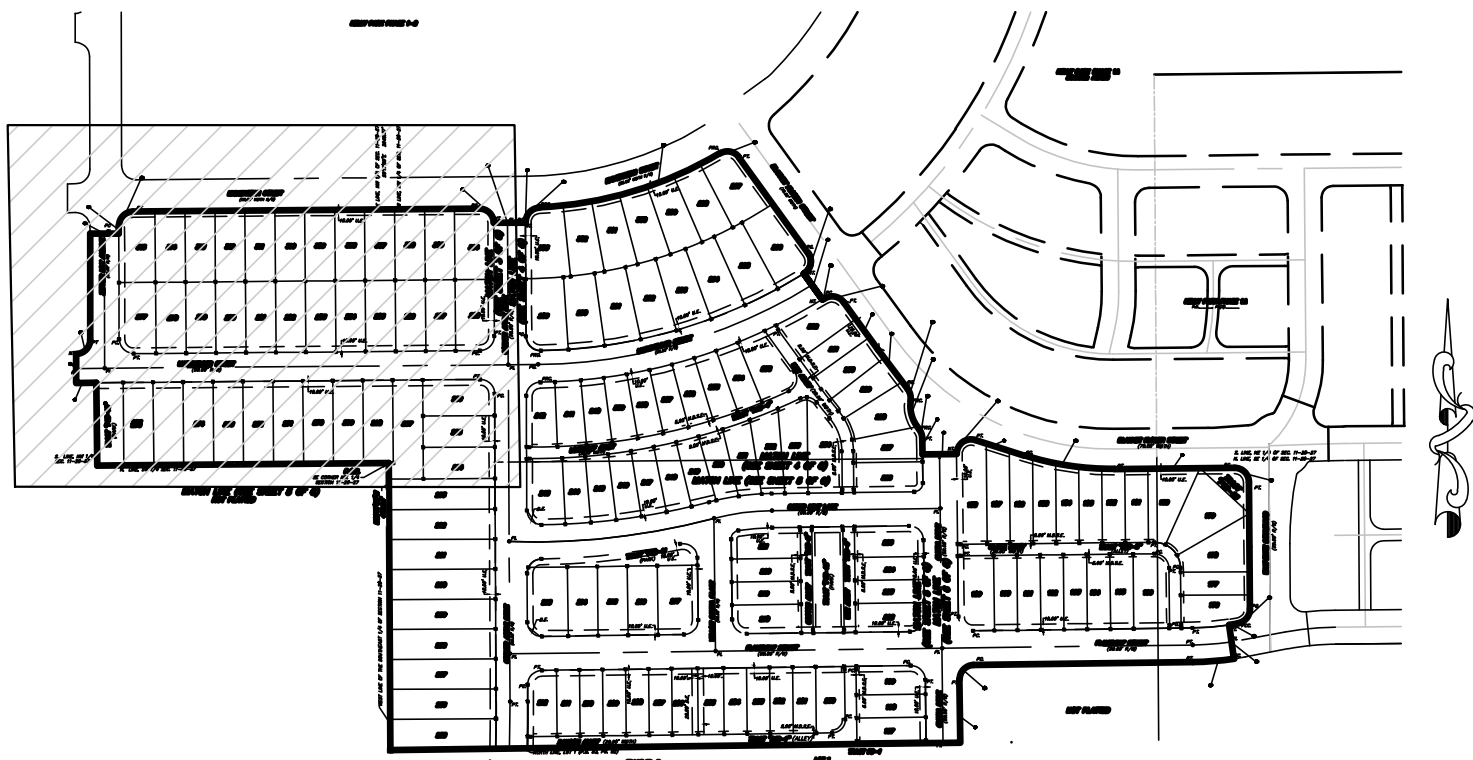
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CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-17	25.00'	90°12'38"	39.36'	35.42'	N45°23'24"W
C-18	25.00'	90°22'02"	39.43'	35.47'	S45°18'42"E
C-19	25.00'	89°47'22"	39.18'	35.29'	N44°36'36"E
C-153	25.00'	89°37'58"	39.11'	35.24'	S44°41'18"W
C-154	25.00'	90°12'38"	39.36'	35.42'	N45°23'24"W



KEY MAP
(NOT TO SCALE)

INDEX
SHEET 1 = LEGAL DESCRIPTION, SURVEYOR'S
NOTES AND DEDICATIONS
SHEET 2 = BOUNDARY AND KEY MAP
SHEETS 3-6 = DETAIL SHEETS

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:

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

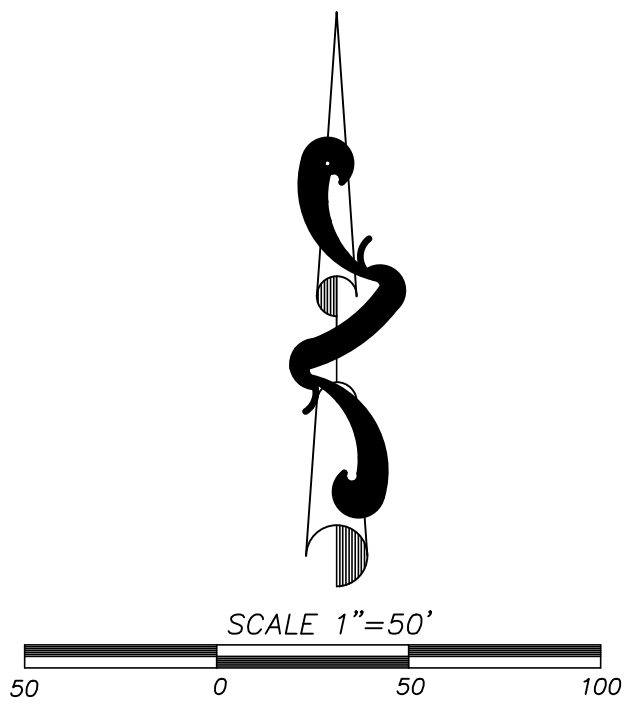
CROSSROADS AT KELLY PARK PHASE 1B

SHEET 4 OF 6

PLAT
BOOK

PAGE

A REPLAT OF TRACT FD-1B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, AS RECORDED
IN PLAT BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

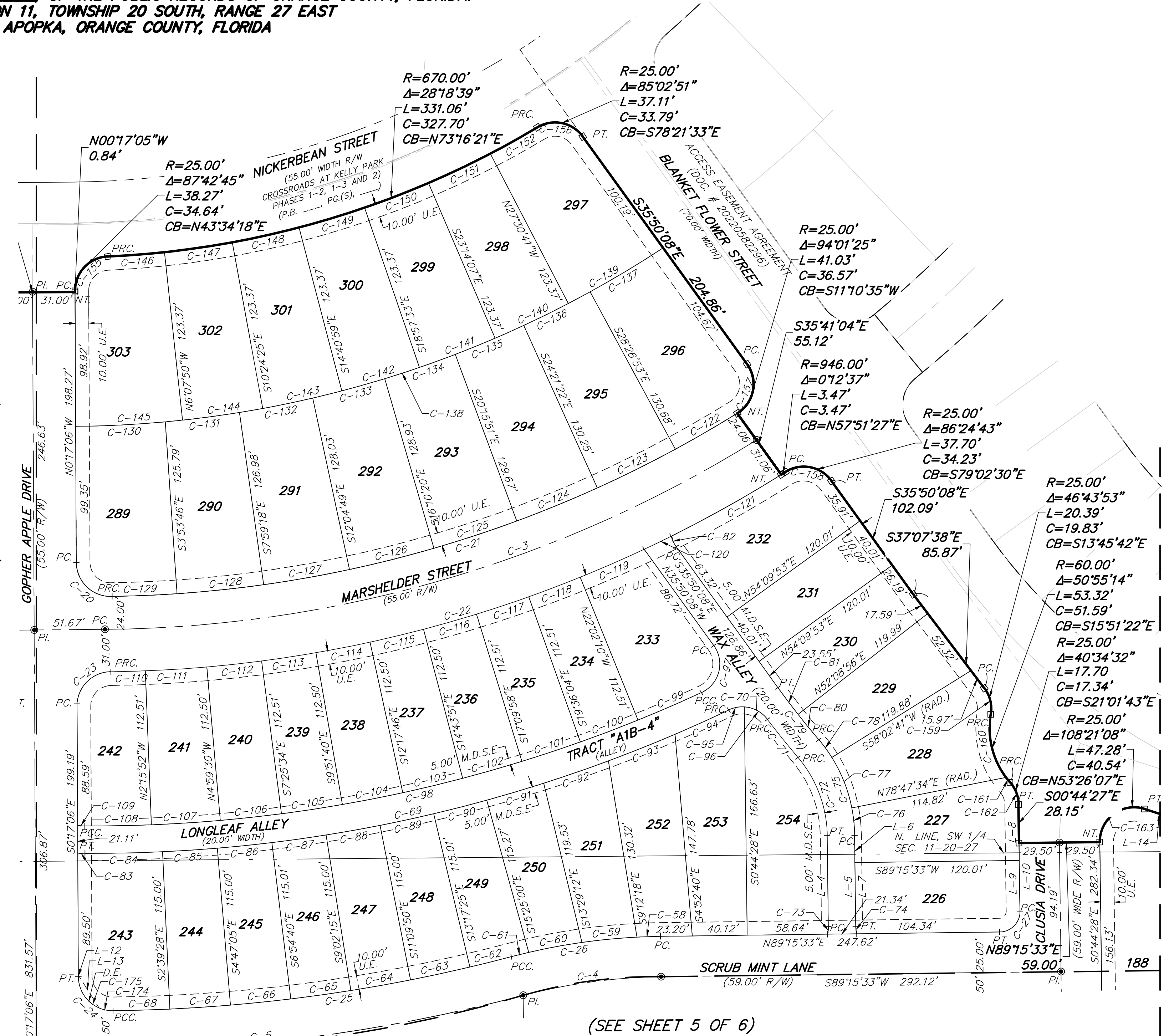


INDEX
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CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-3	915.00'	31°25'06"	501.74'	495.48'	N73°47'44"E
C-4	420.00'	13°53'53"	101.88'	101.63'	S82°18'36"W
C-5	1223.00'	16°49'15"	359.05'	357.76'	N83°34'07"E
C-20	25.00'	92°17'32"	40.27'	36.06'	S46°25'51"E
C-21	891.00'	30°58'05"	481.58'	475.74'	N73°40'19"E
C-22	946.00'	31°17'50"	516.74'	510.35'	N73°36'40"E
C-23	25.00'	85°52'16"	37.47'	34.06'	S46°30'09"W
C-24	25.00'	90°22'39"	39.43'	35.47'	S45°28'24"E
C-25	1193.50'	14°07'41"	294.29'	293.55'	N82°16'26"E
C-26	449.50'	14°02'57"	110.22'	109.94'	S82°14'04"W
C-27	15.00'	90°00'00"	23.56'	21.21'	N44°15'33"E
C-58	449.50'	2°12'00"	17.26'	17.26'	S88°09'33"W
C-59	449.50'	5°08'35"	40.35'	40.33'	S84°29'16"W
C-60	449.50'	5°02'34"	39.56'	39.55'	S79°23'41"W
C-61	449.50'	1°39'49"	13.05'	13.05'	S76°02'30"W
C-62	1193.50'	1°30'00"	31.25'	31.24'	N75°57'35"E
C-63	1193.50'	2°07'35"	44.29'	44.29'	N77°46'23"E
C-64	1193.50'	2°07'35"	44.29'	44.29'	N79°53'58"E
C-65	1193.50'	2°07'35"	44.29'	44.29'	N82°01'33"E
C-66	1193.50'	2°07'35"	44.29'	44.29'	N84°09'08"E
C-67	1193.50'	2°07'37"	44.31'	44.30'	N86°16'44"E
C-68	1193.50'	1°59'44"	41.57'	41.57'	N88°20'24"E
C-69	1078.50'	25°48'13"	485.71'	481.62'	N77°27'12"E
C-70	23.00'	78°19'31"	31.44'	29.05'	N76°17'09"W
C-71	640.00'	3°11'18"	35.61'	35.61'	S38°43'02"E
C-72	90.00'	39°34'14"	62.16'	60.93'	N20°31'35"W
C-73	23.00'	13°50'07"	5.55'	5.54'	N06°10'36"E
C-74	23.00'	13°50'07"	5.55'	5.54'	S07°39'31"E
C-75	110.00'	39°34'14"	75.97'	74.47'	N20°31'35"W
C-76	110.00'	10°27'59"	20.09'	20.07'	N05°58'27"W
C-77	110.00'	20°44'53"	39.83'	39.62'	N21°34'53"W
C-78	110.00'	8°21'22"	16.04'	16.03'	N36°08'01"W
C-79	620.00'	4°28'34"	48.43'	48.42'	S38°04'25"E
C-80	620.00'	2°13'00"	23.99'	23.99'	S39°12'12"E
C-81	620.00'	2°15'33"	24.45'	24.45'	S36°57'55"E
C-82	23.00'	2°15'29"	8.53'	8.48'	S25°12'23"E
C-83	23.00'	1°31'45"	5.30'	5.29'	S83°45'26"W
C-84	1078.50'	3°00'47"	56.71'	56.71'	N88°50'56"E
C-85	1078.50'	2°07'37"	40.04'	40.03'	N86°16'44"E
C-86	1078.50'	2°07'35"	40.03'	40.02'	N84°09'08"E
C-87	1078.50'	2°07'35"	40.03'	40.02'	N82°01'33"E
C-88	1078.50'	2°07'35"	40.03'	40.02'	N79°53'58"E
C-89	1078.50'	2°07'35"	40.03'	40.02'	N77°46'23"E
C-90	1078.50'	2°07'35"	40.03'	40.02'	N75°38'48"E
C-91	1078.50'	2°18'29"	43.45'	43.44'	N73°25'46"E
C-92	1078.50'	2°39'06"	49.91'	49.91'	N70°56'58"E
C-93	1078.50'	2°47'14"	52.47'	52.46'	N68°13'48"E
C-94	1078.50'	2°17'05"	43.01'	43.00'	N65°41'38"E
C-95	23.00'	29°03'44"	11.67'	11.54'	S79°04'57"W
C-96	23.00'	49°15'47"	19.78'	19.17'	N79°02'30"W
C-97	23.00'	101°04'00"	40.57'	35.51'	N14°41'52"E
C-98	1058.50'	25°09'54"	464.90'	461.18'	N77°48'49"E
C-99	1058.50'	2°43'59"	50.49'	50.48'	N66°35'51"E
C-100	1058.50'	2°26'06"	44.98'	44.98'	N69°10'54"E
C-101	1058.50'	2°26'06"	44.98'	44.98'	N71°37'00"E
C-102	1058.50'	2°26'06"	44.98'	44.98'	N74°03'06"E
C-103	1058.50'	2°26'06"	44.98'	44.98'	N76°29'12"E
C-104	1058.50'	2°26'06"	44.98'	44.98'	N78°55'18"E
C-105	1058.50'	2°26'06"	44.98'	44.98'	N81°21'24"E
C-106	1058.50'	2°26'04"	44.97'	44.97'	N83°47'28"E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-107	1058.50'	2°43'38"	50.38'	50.38'	N86°22'19"E
C-108	1058.50'	2°39'38"	49.15'	49.15'	N89°03'57"E
C-109	23.00'	11°52'30"	4.77'	4.76'	S83°39'59"E
C-110	946.00'	1°31'27"	25.16'	25.16'	N88°29'52"E
C-111	946.00'	2°43'38"	45.02'	45.02'	N86°22'19"E
C-112	946.00'	2°26'04"	40.19'	40.19'	N83°47'28"E
C-113	946.00'	2°26'06"	40.20'	40.20'	N81°21'24"E
C-114	946.00'	2°26'06"	40.20'	40.20'	N78°55'18"E
C-115	946.00'	2°26'06"	40.20'	40.20'	N76°29'12"E
C-116	946.00'	2°26'06"	40.20'	40.20'	N74°03'06"E
C-117	946.00'	2°26'06"	40.20'	40.20'	N71°37'00"E
C-118	946.00'	2°26'06"	40.20'	40.20'	N69°10'54"E
C-119	946.00'	3°05'31"	51.05'	51.04'	N66°25'05"E
C-120	946.00'	1°19'35"	21.90'	21.90'	N64°12'32"E
C-121	946.00'	5°47'36"	96.65'	95.61'	N60°38'56"E
C-122	891.00'	3°21'51"	52.32'	52.31'	N59°52'12"E
C-123	891.00'	4°05'30"	63.63'	63.62'	N63°35'53"E
C-124	891.00'	4°05'32"	63.64'	63.62'	N67°41'24"E
C-125	891.00'	4°05'31"	63.63'	63.62'	N71°46'55"E
C-126	891.00'	4°05'31"	63.63'	63.62'	N75°52'26"E
C-127	891.00'	4°05'31"	63.63'	63.62'	N79°57'57"E
C-128	891.00'	4°05'32"	63.64'	63.62'	N84°03'29"E
C-129	891.00'	3°03'07"	47.46'	47.45'	N87°37'48"E
C-130	793.36'	4°44'11"	65.58'	65.57'	N87°08'57"E
C-131	793.36'	3°56'41"	54.62'	54.61'	N82°48'31"E
C-132	793.36'	3°56'19"	54.54'	54.53'	N78°52'01"E
C-133	793.36'	3°56'00"	54.46'	54.45'	N74°55'51"E
C-134	793.36'	3°55'44"	54.40'	54.39'	N70°59'59"E
C-135	793.36'	3°55'31"	54.35'	54.34'	N67°04'21"E
C-136	793.36'	3°55'22"	54.32'	54.31'	N63°08'55"E
C-137	793.36'	4°29'39"	62.23'	62.22'	N58°56'24"E
C-138	793.36'	3°24'28"	45.45'	44.83'	N73°06'19"E
C-139	793.36'	5°47'45"	80.25'	80.22'	N59°35'27"E
C-140	793.36'	4°16'34"	59.21'	59.20'	N64°37'37"E
C-141	793.36'	4°16'34"	59.21'	59.20'	N68°34'11"E
C-142	793.36'	4°16'34"	59.21'	59.20'	N73°10'45"E
C-143	793.36'	4°16'34"	59.21'	59.20'	N77°27'19"E
C-144	793.36'	4°16'35"	59.21'	59.20'	N81°43'53"E
C-145	793.36'	5°38'52"	78.21'	78.17'	N86°41'37"E
C-146	670.00'	3°33'30"	41.61'	41.60'	N85°38'55"E
C-147	670.00'	4°16'35"	50.01'	49.99'	N81°43'53"E
C-148	670.00'	4°16'34"	50.00'	49.99'	N77°27'19"E
C-149	670.00'	4°16'34"	50.00'	49.99'	N73°10'45"E
C-150	670.00'	4°16'34"	50.00'	49.99'	N68°34'11"E
C-151	670.00'	4°16'34"	50.00'	49.99'	N64°37'37"E
C-152	670.00'	3°22'18"	39.43'	39.42'	N60°48'10"E
C-153	25.00'	87°42'45"	38.27'	34.64'	S43°34'18"W
C-154	25.00'	85°02'51"	37.11'	33.79'	N78°21'33"W
C-155	25.00'	94°01'25"	41.03'	36.57'	N11°10'35"E
C-156	25.00'	86°24'43"	37.70'	34.23'	N79°02'30"E
C-157	25.00'	46°43'53"	20.39'	19.83'	N13°45'42"W
C-160	60.00'	46°26'09"	48.63'	47.31'	S13°36'50"E
C-161	60.00'	4°29'05"	4.70'	4.70'	S39°04'26"E
C-162	25.00'	40°34'32"	17.70'	17.34'	N21°01'43"W
C-163	25.00'	108°21'08"	47.28'	40.54'	N53°26'07"E
C-174	25.00'	23°54'29"	10.43'	10.36'	S78°42'29"E
C-175	25.00'	66°28'10"	29.00'	27.40'	S33°31'10"E

MATCH LINE (SEE SHEET 3 OF 6)



CROSSROADS AT KELLY PARK PHASE 1B

SHEET 5 OF 6

PLAT BOOK

PAGE

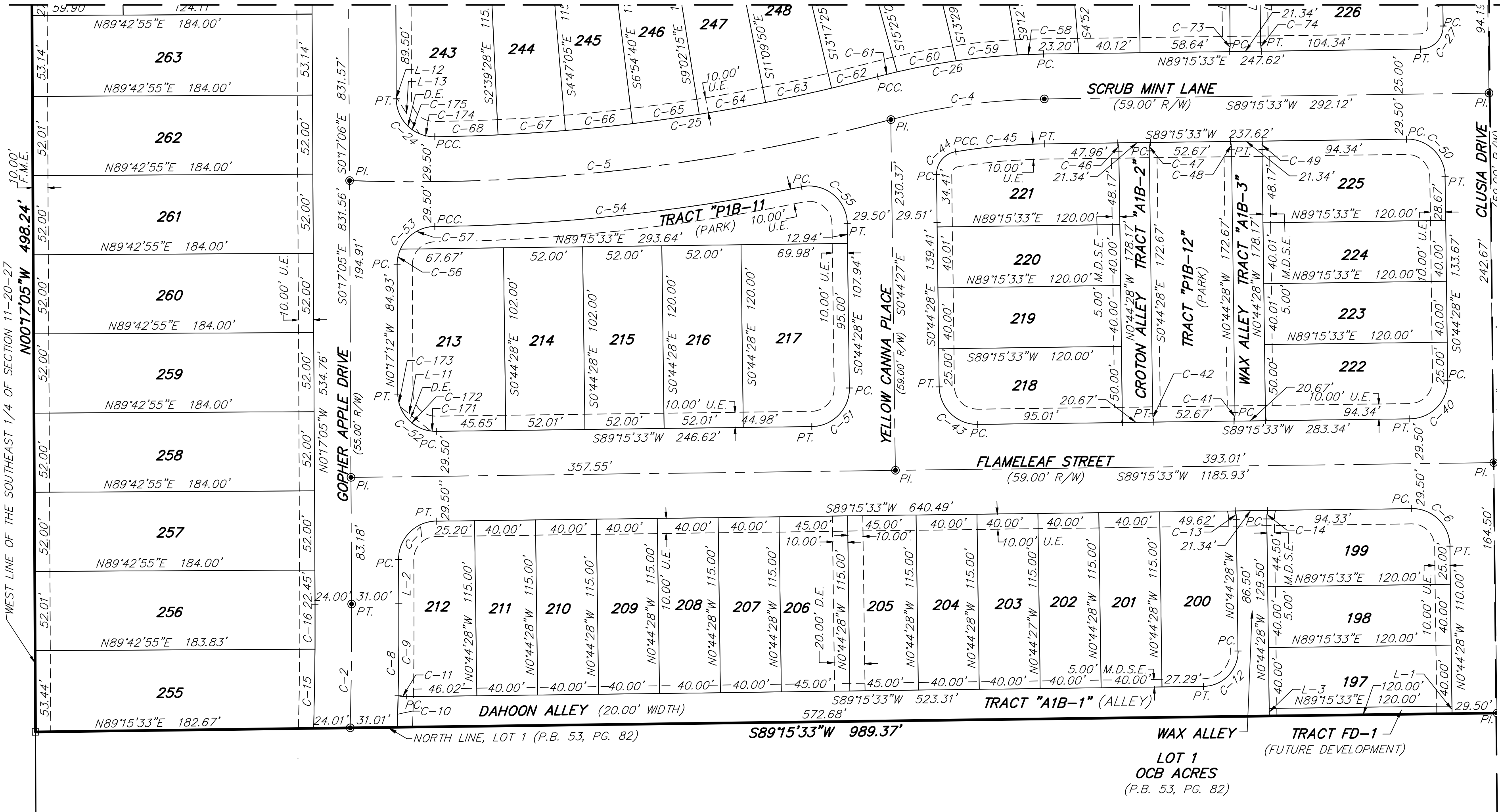
A REPLAT OF TRACT FD-1B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, AS RECORDED IN PLAT BOOK PAGE(S) OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S00°44'27"E	5.00'
L-2	N00°17'05"W	29.12'
L-3	S00°44'27"E	5.00'
L-11	N51°37'43"W	25.71'
L-12	N00°17'05"W	1.11'
L-13	N32°17'29"W	28.34'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-2	2499.50'	1°51'54"	81.35'	81.35'	N00°38'52"E
C-4	420.00'	13°53'53"	101.88'	101.63'	S82°18'36"W
C-5	1223.00'	16°49'15"	359.05'	357.76'	N83°34'07"E
C-6	25.00'	90°00'00"	39.27'	35.36'	N45°44'27"W
C-7	25.00'	89°32'38"	39.07'	35.21'	S44°29'14"W
C-8	2499.50'	1°51'33"	81.11'	81.10'	N00°38'42"E
C-9	2469.18'	1°24'05"	60.40'	60.39'	N00°24'27"E
C-10	1589.70'	0°44'47"	20.71'	20.71'	N01°20'14"E
C-11	23.00'	14°08'54"	5.68'	5.67'	S83°40'00"E
C-12	23.00'	90°00'00"	36.13'	32.53'	N44°15'33"E
C-13	23.00'	13°50'07"	5.55'	5.54'	N07°39'31"W
C-14	23.00'	13°50'07"	5.55'	5.54'	S06°10'36"W
C-15	2475.50'	1°12'13"	52.00'	52.00'	N01°00'03"E
C-16	2475.50'	0°41'02"	29.55'	29.55'	N00°03'26"E
C-24	25.00'	90°22'39"	39.43'	35.47'	S45°28'24"E
C-25	1193.50'	14°07'41"	294.29'	293.55'	N82°16'26"E
C-26	449.50'	14°02'57"	110.22'	109.94'	S82°14'04"W
C-27	15.00'	90°00'00"	23.56'	21.21'	N44°15'33"E
C-40	25.00'	91°32'39"	39.94'	35.83'	N45°01'21"E
C-41	23.00'	13°50'07"	5.55'	5.54'	N06°10'36"W
C-42	23.00'	13°50'07"	5.55'	5.54'	S07°39'31"E
C-43	25.00'	90°00'00"	39.27'	35.36'	S45°44'27"E
C-44	15.00'	81°21'51"	21.30'	19.56'	S39°56'28"W
C-45	390.50'	8°38'09"	58.86'	58.80'	S84°56'28"W
C-46	23.00'	13°50'07"	5.55'	5.54'	N07°39'31"W
C-47	23.00'	13°50'07"	5.55'	5.54'	S06°10'36"W
C-48	23.00'	13°50'07"	5.55'	5.54'	N07°39'31"W
C-49	23.00'	13°50'07"	5.55'	5.54'	S06°10'36"W
C-50	25.00'	90°00'00"	39.27'	35.36'	N45°44'27"W
C-51	25.00'	90°00'00"	39.27'	35.36'	N44°15'33"E
C-52	25.00'	89°32'07"	39.07'	35.21'	S45°58'24"E
C-53	25.00'	89°39'23"	39.12'	35.25'	S44°32'31"W
C-54	1252.50'	1°10°5'51"	242.60'	242.22'	N83°49'16"E
C-55	25.00'	100°59'12"	44.06'	38.58'	N51°14'03"W
C-56	25.00'	24°19'49"	10.62'	10.54'	S11°52'44"W
C-57	25.00'	65°19'34"	28.50'	26.98'	S56°42'25"W
C-58	449.50'	2°12'00"	17.26'	17.26'	S88°09'33"W
C-59	449.50'	5°08'35"	40.35'	40.33'	S84°29'16"W
C-60	449.50'	5°02'34"	39.56'	39.55'	S79°23'41"W
C-61	449.50'	1°39'49"	13.05'	13.05'	S76°02'30"W
C-62	1193.50'	1°30'00"	31.25'	31.24'	N75°57'35"E
C-63	1193.50'	2°07'35"	44.29'	44.29'	N77°46'23"E
C-64	1193.50'	2°07'35"	44.29'	44.29'	N79°53'58"E
C-65	1193.50'	2°07'35"	44.29'	44.29'	N82°01'33"E
C-66	1193.50'	2°07'35"	44.29'	44.29'	N84°09'08"E
C-67	1193.50'	2°07'37"	44.31'	44.30'	N86°16'44"E
C-68	1193.50'	1°59'44"	41.57'	41.57'	N88°20'24"E
C-73	23.00'	13°50'07"	5.55'	5.54'	N06°10'36"E
C-74	23.00'	13°50'07"	5.55'	5.54'	S07°39'31"E
C-171	25.00'	8°09'42"	3.56'	3.56'	S86°39'37"E
C-172	25.00'	61°54'03"	27.01'	25.71'	S51°57'44"E
C-173	25.00'	19°28'21"	8.50'	8.46'	S10°56'31"E
C-174	25.00'	23°54'29"	10.43'	10.36'	S78°42'29"E
C-175	25.00'	66°28'10"	29.00'	27.40'	S33°31'10"E

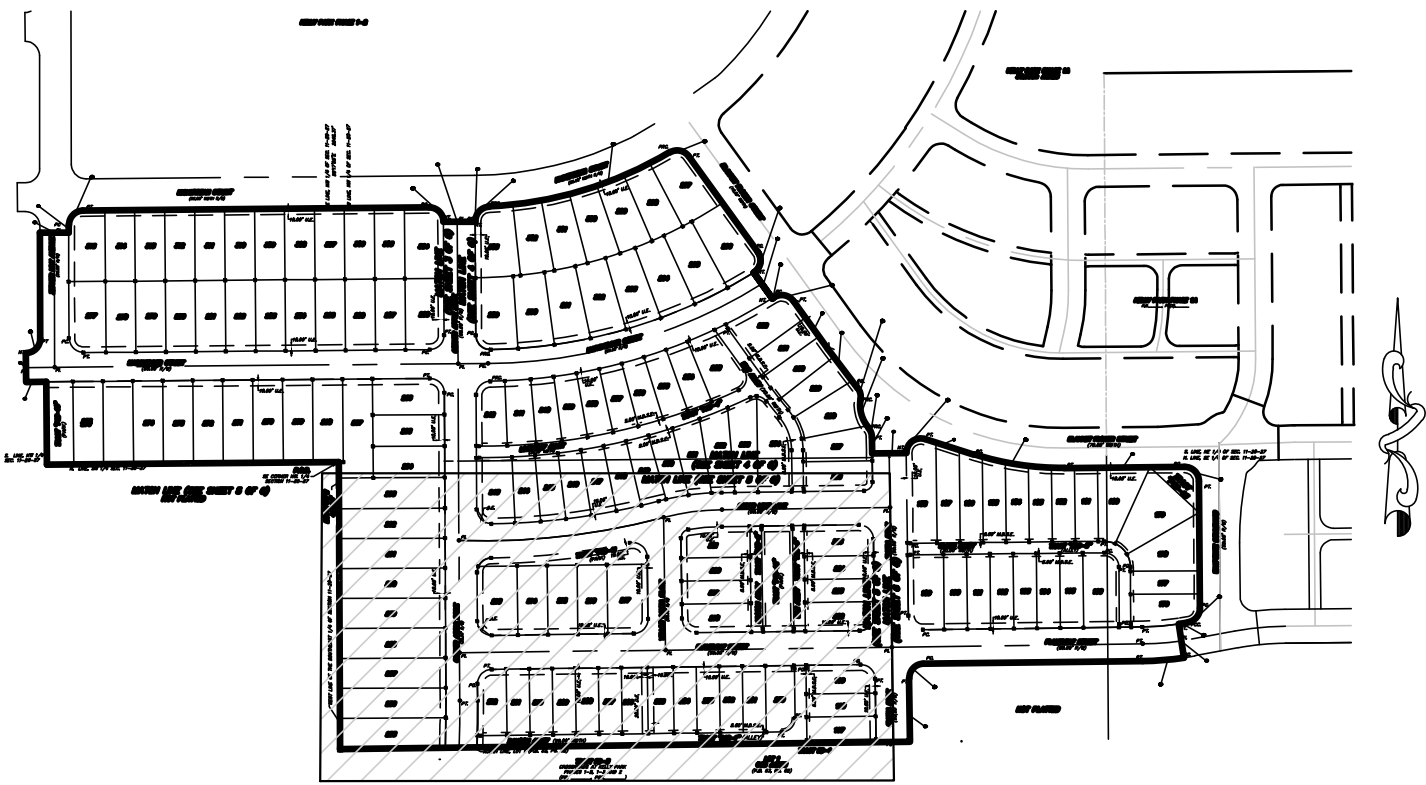
MATCH LINE (SEE SHEET 3 OF 6)

MATCH LINE (SEE SHEET 4 OF 6)



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KEY MAP (NOT TO SCALE)

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PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

CROSSROADS AT KELLY PARK PHASE 1B

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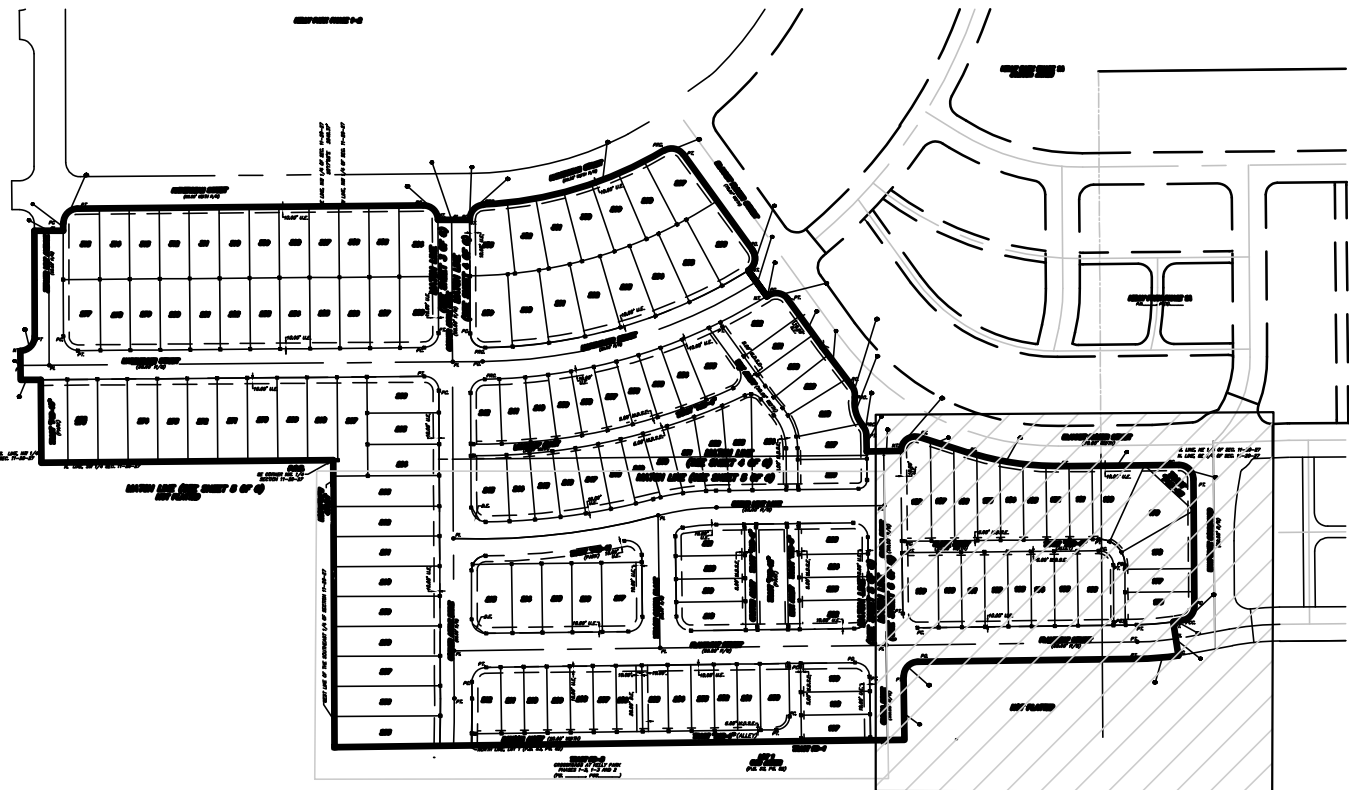
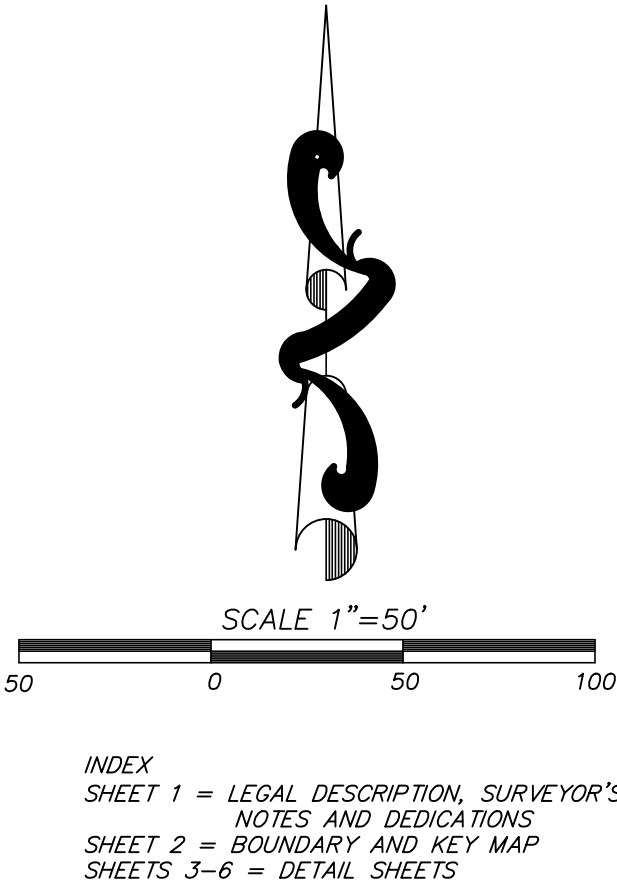
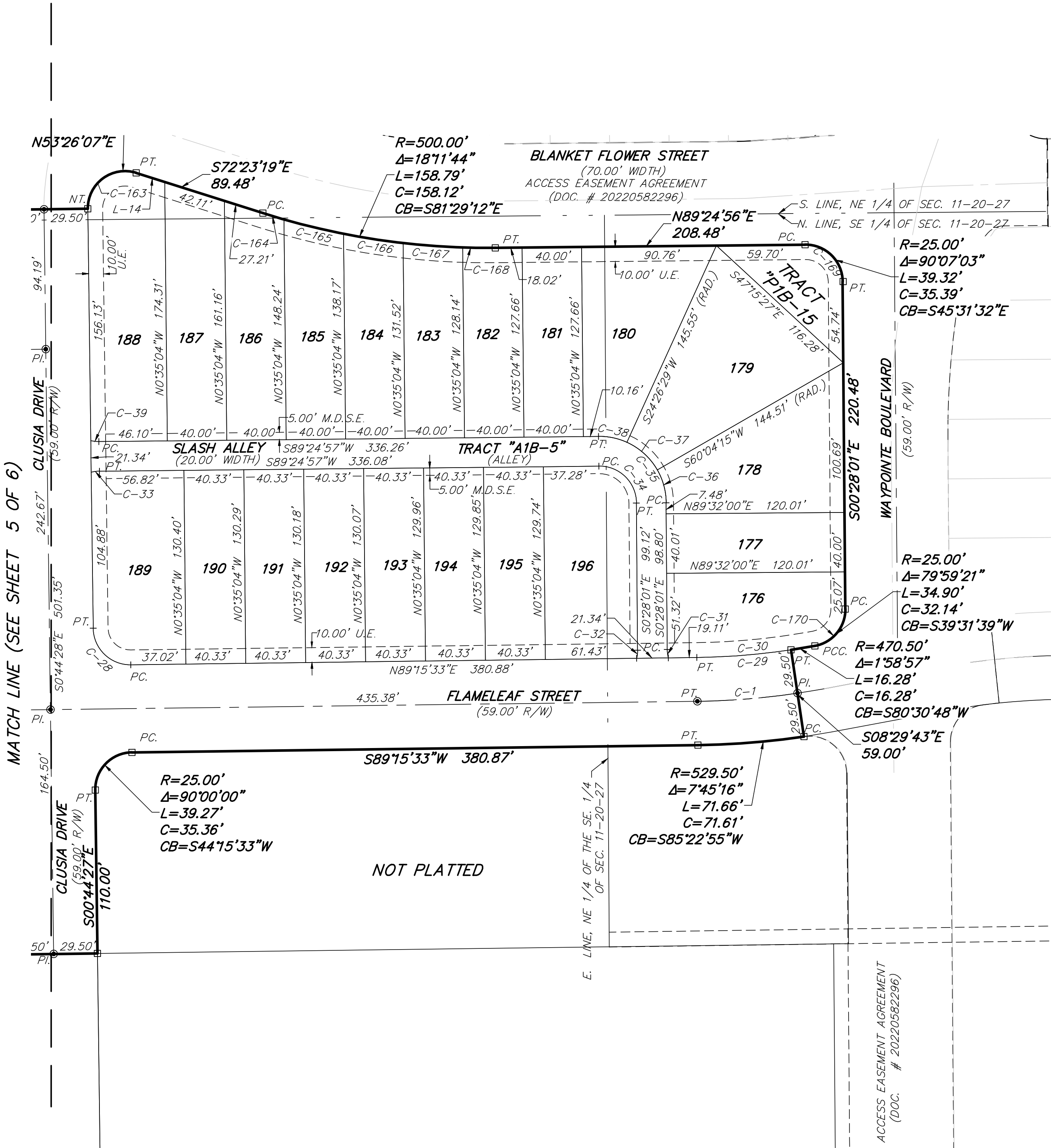
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PLAT BOOK

PAGE

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-1	500.00'	7°45'16"	67.67'	67.62'
C-28	25.00'	90°00'00"	39.27'	35.36'
C-29	470.50'	7°45'16"	63.68'	63.63'
C-30	470.50'	9°44'13"	79.96'	79.86'
C-31	23.00'	14°08'16"	5.68'	5.66'
C-32	23.00'	13°33'40"	5.44'	5.43'
C-33	23.00'	13°59'31"	5.62'	5.60'
C-34	25.00'	90°07'03"	39.32'	35.39'
C-35	45.00'	90°07'03"	70.78'	63.70'
C-36	45.00'	29°27'44"	23.14'	22.89'
C-37	45.00'	35°37'46"	27.98'	27.53'
C-38	45.00'	25°01'32"	19.66'	19.50'
C-39	23.00'	13°40'43"	5.49'	5.48'
C-163	25.00'	108°21'08"	47.28'	40.54'
C-164	500.00'	1°41'56"	14.83'	14.83'
C-165	500.00'	4°43'41"	41.26'	41.25'
C-166	500.00'	4°38'53"	40.56'	40.55'
C-167	500.00'	4°36'04"	40.15'	40.14'
C-168	500.00'	2°31'10"	21.99'	21.99'
C-169	25.00'	90°07'03"	39.32'	35.39'
C-170	25.00'	79°59'21"	34.90'	32.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-14	N72°23'19"W	20.17'



PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:

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

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

ATTN: JACOB SCHUMER, ESQ.
THE GROSSHANS GROUP
884 S. DILLARD STREET
WINTER GARDEN, FL 34787

Tax Parcel Identification Numbers:

11-20-27-0000-00-003
11-20-27-0000-00-013
11-20-27-0000-00-036
11-20-27-0000-00-070

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIRD AMENDMENT TO
DEVELOPMENT AGREEMENT
(Kelly Park Property)**

THIS THIRD AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Third Amendment**”) is made and entered into as of the Effective Date (hereinafter defined) by and among the CITY OF APOPKA, FLORIDA, a Florida municipal corporation, (“**City**”) whose address is 120 East Main Street, Apopka, Florida, 32703, and PRM APOPKA/KELLY PARK OWNER LLC, a foreign limited liability Company (“**PRM**”) whose address is 300 Trade Center Suite 7700, Woburn, MA 01801, JEN FLORIDA 51 LLC, a Florida limited liability company (“**JEN**”), whose address is 1750 W. Broadway Ste 111, Oviedo, FL 32765, KELLY PARK LAND INVESTMENTS, LLC, a Florida limited liability company, (“**KPLI**”) HARRISKP, LLC, a Florida limited liability company, (“**Harriskp**”) and GALVIN LAND SERVICES, LLC, a Florida limited liability company, (“**Galvin**”, and together with KPLI, PRM, JEN and Harriskp, collectively, “**Developer**”) whose address is 121 Snell Isle Boulevard NE, St. Petersburg, Florida, 33704. Developer and City are sometimes together referred to herein as the “**Parties**”, and separately as a “**Party**”, as the context requires.

RECITALS

A. Prior to this Third Amendment, Developer and City entered into that certain “Development Agreement (Kelly Park Property)” executed on June 16, 2022 and recorded as Document No. 20220474291 of the Public Records of Orange County, Florida (the “**Original Agreement**”), as well as that certain “First Amendment to Development Agreement,” executed on August 3, 2022 and recorded as Document No. 20230100263 (the “**First Amendment**”), and the “Second Amendment to Development Agreement” executed on December 7, 2022 and recorded as Document No. 20230019619 (the “**Second Amendment**”)(together, the Original Agreement and two amendments may be referred to as the “**Amended Development Agreement**” or “**Development Agreement**”).

B. The Amended Development Agreement provides certain requirements and provisions regarding (1) temporary and permanent signalization of the Entrance Road Intersection

(as defined in the Second Amendment), (2) construction of temporary and permanent turn lanes within such Entrance Road Intersection, (3) the awarding of impact fee credits for Equestrian ROW&E (as defined in the Second Amendment), and (4) the design, engineering, permitting and construction of improvements at Round Lake Road's intersection with Kelly Park Road (the **"Round Lake Road Improvements"** or **"Intersection Improvements,"** as defined in the Original Agreement).

C. The Amended Development Agreement's requirements assume that construction of the permanent widening of West Kelly Park Road would occur following a period where the Project would utilize temporary signalization and turn lanes due to the length of time between construction of the Project and the commencement of the West Kelly Park Road widening.

D. The Parties have since worked together to accelerate the timetable for the completion of the West Kelly Park Road widening, and intend to initiate construction of permanent improvements to the Entrance Road Intersection prior to the establishment of any temporary turn lanes or signalization. Developer has additionally obtained a traffic study establishing that signalization is not needed at the Entrance Road Intersection until certificates of occupancy are achieved for 460 single-family residential units and 300 multifamily apartment units.

E. Because of this accelerated timetable, the Amended Development Agreement would call for Developer to complete temporary improvements only to immediately demolish them in favor of the permanent improvements.

F. To help accelerate the West Kelly Park Road widening and the Entrance Road Intersection Improvements, Developer has begun securing ROW&E in addition to the Equestrian ROW&E.

G. Discussions between the City and County as to jurisdiction over the Round Lake Road Improvements and other rights-of-way are ongoing, and Developer will likely not be able to complete such improvements prior to the issuance of the first certificate of occupancy for the Project for reasons outside of Developer's control.

H. City is authorized by home-rule powers to enter into agreements, and amendments to agreements, regarding the development and redevelopment of property.

I. Developer either remains fee simple owner or has received specific authorization to enter this Third Amendment from all relevant fee simple property owners subject to the Amended Development Agreement.

J. The City Council of City scheduled, advertised, and held a public hearing on _____, 2024, to consider this Third Amendment, and heard all persons desiring to speak for or against this Third Amendment.

K. The City Council of City duly considered the remarks and comments offered regarding this Third Amendment made at said public hearing.

L. Developer hereby affirms and acknowledges that everything contracted for, negotiated, acknowledged, and affirmed herein by Developer is done freely and voluntarily.

M. The Parties desire to amend the Amended Development Agreement as hereinafter set forth in this Third Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by this reference.

2. **Defined Terms.** Defined (capitalized) terms used herein, but which are not specifically defined herein, shall have the meanings given to such terms by the Amended Development Agreement.

3. **Round Lake Road Improvements.** Section 5 of the Original Agreement is hereby modified to remove the requirement that Developer DEP&C the Intersection Improvements prior to the issuance of the first certificate of occupancy. Developer shall instead complete the DEP&C such Intersection Improvements within 18 months after the issuance of the first certificate of occupancy for the Project.

4. **Entrance Road Intersection Turn Lanes and Signalization.** Section 68 of the Amended Development Agreement, as created by Section 11 of the Second Amendment, is hereby modified as follows:

(a) Turn lanes from West Kelly Park Road onto the Entrance Road (also known as “**Waypointe Boulevard**”), including the Equestrian Turn Lane, are not required to be completed prior to making a connection between West Kelly Park Road and the Entrance Road so long as:

(i) Construction has commenced on the permanent improvements as shown on the construction plans dated March 11, 2023, and approved by Apopka’s Development Review Committee, and as may be amended with approval of the City; and

(ii) A transportation management plan is in place during said construction in the same manner as if temporary turn lanes had been completed.

(b) Developer is not required to complete the Temporary Signal called for in Sections 68 and 68(b) prior to the issuance of the certificate of occupancy for the 320th residential unit in the Project and Owned Expansion Parcels, so long as:

(i) Construction has commenced on the permanent improvements as shown on the construction plans dated March 11, 2023, and approved by Apopka’s Development Review Committee, and as may be amended with approval of the City; and

(ii) A transportation management plan is in place during said construction in the same manner as if the Temporary Signalization had been completed.

(c) Following the issuance of the certificate of occupancy for the 319th residential unit, further certificates of occupancy may be issued upon Developer installing a stop sign at Waypointe Boulevard within the Entrance Road Intersection. Upon the issuance of certificates of occupancy for a total of 460 single-family residential units and 300 multifamily residential units, Developer shall DEP&C the Temporary Signal or a permanent signal within twelve (12) months.

5. **Alternative Method of Acquisition of ROW&E.** In addition to the mechanism for the Equestrian ROW&E as described in the Second Amendment, Developer and City may obtain ROW&E owned by third parties needed for the Entrance Road Intersection Improvements and widening of Kelly Park Road associated with the Project in the following manner:

(a) For any ROW&E necessary for the Entrance Road Intersection Improvements, as shown by any approved plans, or as confirmed in writing by the Mayor, City Administrator, or designee as approved for acquisition, Developer may negotiate acquisition of such ROW&E on behalf of the City. Developer may acquire such ROW&E by easement, fee simple, or other form approved by the City. Developer shall utilize good faith, commercially reasonable efforts to negotiate the procurement from such third-party landowner, and any proposed compensation to be paid to such third-party owner shall be subject to the City's approval by the Mayor, City Administrator, or designee, which shall not be unreasonably withheld.

(b) Should the City approve of the acquisition and compensation, the Developer may utilize its own funds to acquire such ROW&E. If Developer utilizes its own funds to acquire the ROW&E, Developer shall be entitled cash reimbursement for 100% of the approved compensation paid by Developer to the third-party owner within thirty (30) days of Developer providing notice of such acquisition to the City, including documentation showing funds actually paid. Such reimbursement shall be paid by wire transfer or other means mutually agreed upon by the Parties.

(c) Alternatively, Developer shall be entitled to transportation impact fee credits for 100% of the approved compensation paid by Developer to the third-party owner. The City shall award such impact fee credits within thirty (30) days of Developer providing a request for such transportation impact fee credits, which request shall include documentation showing that the compensation was paid to the third-party owner.

(d) Developer shall be entitled to cash reimbursement for any credits awarded under Subsection 5(c) above. The City shall make such cash reimbursement within thirty (30) days of a request for such reimbursement made by Developer, either by wire transfer or other means mutually agreed upon by the Parties.

6. **Vesting and Approvals.** Because Developer will be constructing the permanent improvements to the Entrance Road Intersection associated with the Kelly Park Road Widening in lieu of the temporary improvements which would be sufficient to satisfy requirements for the Project and the Property, the City agrees to the following:

(a) The City agrees to issue a Certificate of Acceptance for the Crossroads at Kelly Park Phase 1-1 Master Infrastructure & Mass Grading improvements prior to the completion of the permanent Entrance Road Intersection improvements.

(b) So long as Developer or assignee has commenced the permanent improvements, no further improvements along Kelly Park Road are required for Developer or assignees to receive their inspections, Certificates of Occupancy (COs), Certificates of Completion (COCs), and Certificates of Acceptance (COAs) including the finals, and the City shall not withhold any COs, COCs, COAs, or similar approvals for the Project due to the status of the Entrance Road Intersection.

(c) The properties identified as “Benefitted Properties” within that Amended Easement Agreement executed May 16, 2023 and recorded in the Orange County Public Records as Document No. 20230281479 (the “**Galvin-Equestrian ROW Easement**”) shall be deemed to have public access by virtue of their benefit of the Galvin-Equestrian ROW Easement, as amended, and any delay in dedication or conveyance of such easement to the City shall not prevent such Benefitted Properties from receiving their inspections, Certificates of Occupancy (COs), Certificates of Completion (COCs), and Certificates of Acceptance (COAs) including the finals, and the City shall not withhold any COs, COCs, COAs, or similar approvals for the Benefitted Properties due to lack of public access, including development approvals such as for plats, development plan amendments, or other any other form of development application.

(d) These confirmations shall apply to any of Developer’s assignees and purchasers for the property subject to the Amended Development Agreement, including but not limited to DHIC-Kelly Park LLC, D.R. Horton, Inc, PRM Apopka/Kelly Park Owner LLC, Jen Florida 51, LLC and Dream Finders Homes, LLC.

7. **Conflict.** In the event of any conflict between the provisions of the Amended Development Agreement and the provisions of this Third Amendment, the provisions of this Third Amendment shall control.

8. **Ratification.** The Parties hereby ratify and reaffirm the terms of the Amended Development Agreement and agree that nothing contained herein invalidates or shall impair or release any covenant, condition, agreement, or stipulation in the Amended Development Agreement, except as herein expressly modified, and the Development Agreement shall continue in full force and effect.

9. **Entire Agreement.** This Third Amendment constitutes the entire agreement between the Parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements.

10. **Negotiation.** Each Party hereby acknowledges that it was properly represented in the negotiation of this Third Amendment and this Third Amendment shall not be more strictly construed against one Party or another as a result of such Party’s participation in the drafting of this Third Amendment.

11. **Counterparts.** This Third Amendment may be executed in several counterparts, each of which shall be fully effective as an original, and all of which together shall constitute one and the same instrument. Signature pages may be detached from the counterparts and attached to a single copy of this document to physically form one document.

12. **Controlling Law.** This Third Amendment and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations, and policies of City now in effect and those hereinafter adopted.

13. **Third Amendment Effective Date.** The “**Effective Date**” of this Third Amendment shall mean and refer to the date that this Third Amendment has been executed by all parties.

14. **Recording in Public Records.** This Third Amendment, executed by all Parties, shall be recorded in the Public Records of Orange County, Florida. The City Clerk of City shall insure that proper recording of this Third Amendment is accomplished within fourteen (14) days after the execution of this Third Amendment by all Parties.

[signature pages and exhibit follow]

IN WITNESS WHEREOF, the Parties have caused this Third Amendment to be duly executed.

“CITY”

Signed, sealed, and delivered
in the presence of:

CITY OF APOPKA, FLORIDA,
a Florida municipal corporation

_____	By: _____
Print Name: _____	Print Name: _____
_____	Title: _____
Print Name: _____	Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2024, by _____, as _____ of CITY OF APOPKA, FLORIDA, a Florida municipal corporation, on behalf of the city. S/He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____

Signed, sealed, and delivered
in the presence of:

**KELLY PARK LAND INVESTMENTS,
LLC, a Florida limited liability company**

_____ By: _____

Print Name: _____ Print Name: **Mike Galvin**

_____ Title: **Manager**

Print Name: _____ Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2024, by Mike Galvin, as Manager of KELLY PARK LAND INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company. He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____

Signed, sealed, and delivered
in the presence of:

HARRISKP, LLC,
a Florida limited liability company

By: HARRIS REALTY COMPANY,
a _____,
its Manager

Print Name: _____

Print Name: _____

By: _____

Print Name: _____

Title: _____

Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2024, by _____, as _____ of HARRIS REALTY COMPANY, a _____, as Manager of HARRISKP, LLC, a Florida limited liability company, on behalf of the company. S/He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____

Signed, sealed, and delivered
in the presence of:

GALVIN LAND SERVICES, LLC,
a Florida limited liability company

_____ By:_____

Print Name:_____ Print Name: **Mike Galvin**

_____ Title: **Manager**

Print Name:_____ Date:_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2024, by Mike Galvin, as Manager of GALVIN LAND SERVICES, LLC, a Florida limited liability company, on behalf of the company. He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires:_____

Signed, sealed, and delivered
in the presence of:

**PRM APOPKA/KELLY PARK OWNER
LLC,**
a Foreign limited liability company

Print Name: _____

By: _____

Print Name: **Louis Karger**

Print Name: _____

Title: **Manager**

Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2024, by Louis Karger, as Manager of PRM APOPKA/KELLY PARK OWNER LLC, a foreign limited liability company, on behalf of the company. He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____

Signed, sealed, and delivered
in the presence of:

JEN FLORIDA 51 LLC,
a Florida limited liability company

_____	By: _____
Print Name: _____	Print Name: _____
_____	Title: Manager
Print Name: _____	Date: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2024, by _____, as Manager of JEN FLORIDA 51 LLC, a Florida limited liability company, on behalf of the company. He ____ is personally known to me OR ____ has produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public

Print Name

My Commission Expires: _____