



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

July 31, 2024 9:00 AM

Apopka City Hall Council Chambers

ANNEXATION

1. AN-24-3, Chandler Road - Annexation (Annex), 2nd Submittal
Owner(s): Daphne Martin, Orchid Estates Community Homeowners Association, Inc., 4625 Chandler Road LLC, Matthew and Deborah Shaw, Jacob Snavelly
Applicant(s): Lowndes Law Firm - Jonathan Huels
Location: Northeast corner of Chandler Road
Proposed Use: Single Family Residential with Open Space
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager
2. AN-24-2, 5118 Plymouth Sorrento Road - Annexation (Annex), 2nd Submittal
Owner(s): David Cipollone
Applicant(s): Michael Rankin
Location: 5118 Plymouth Sorrento Road
Proposed Use: Sports Tavern
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager

FUTURE LAND USE AMENDMENT

1. 56481, AdventHealth Emergency Department Future Land Use (FLU), 1st Submittal
2. FLU-24-9, 5118 Plymouth Sorrento Road - Small Scale Future Land Use (SSFLU), 2nd Submittal

REZONING

1. 56482, 1770 Sheeler Avenue - Rezone (Rz), 1st Submittal
2. PD-24-5, INB Homes KPI - Rezoning/Master Plan, 2nd Submittal
3. PD-24-8, AdventHealth Emergency Department - Rezoning/Master Plan, 1st Submittal
4. FLU-24-9, 5118 Plymouth Sorrento Road - KPI Rezoning, 2nd Submittal

SITE PLANS:

CONSTRUCTION SITE PLAN

1. SP-24-8, FCS Industries - Construction Site Plan (CSP), 3rd Submittal
Owner(s): 2000 Apopka Blvd, LLC
Applicant(s): Barrios Engineering LLC - Jose Rodriguez, P.E.
Location: 2000 Apopka Boulevard

Proposed Use: Light Industrial
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

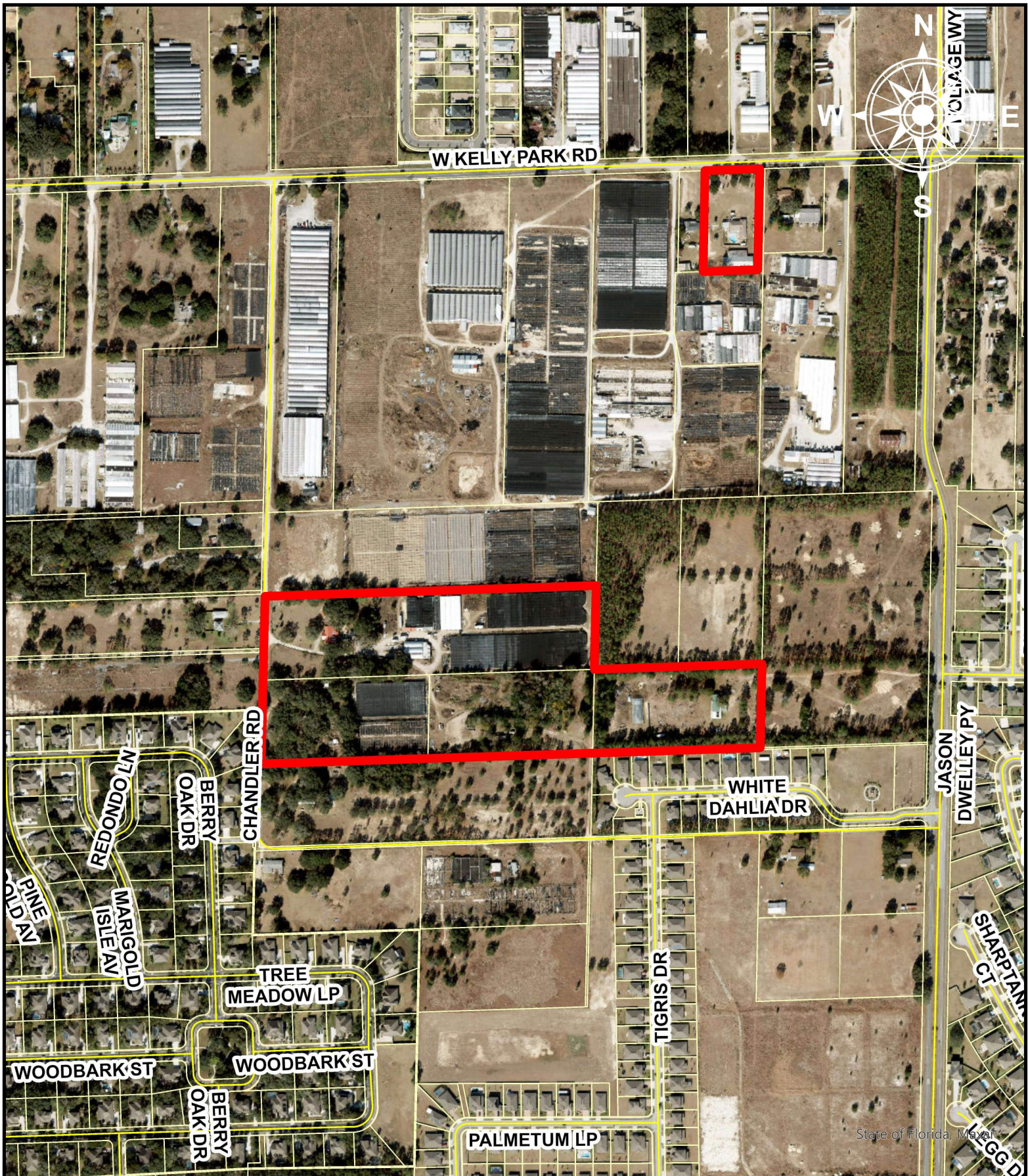
2. SP-24-48, Logistics 429 at Apopka Ridge, Buildings 100 and 200 - Construction Site Plan (CSP, 2nd Submittal
Owner(s): Ridge 429 Owner, LLC
Applicant(s): Smiley and Associates, Inc. - Mark Smiley
Location: 1315 Jack Junction Way
Proposed Use: Industrial (Office/Warehouse)
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
3. SP-24-7, Trinity Construction - Consturction Site Plan (CSP), 2nd Submittal
Owner(s): Adams Brothers Construction Company Inc.
Applicant(s): Civil Engineering Solutions - David Clutts
Location: 1184 Apopka Boulevard
Proposed Use: Light Manufacturing and Fabrication of Structural Steel
Project Manager: Jun Sohn
Presented by: Jun Sohn, Planner

DISCUSSION

ADJOURNMENT

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

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



State of Florida, Map

APPIAN
ENGINEERING



CIVIL ENGINEERING | LAND PLANNING

APPIANFL.COM • 407.960.5868

2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

Aerial Map

Apopka, Florida

ASH-014

1" = 500 ft

Date: 2/16/2024

Page 3 of 65

BOUNDARY SURVEY

DESCRIPTION: The North 150 feet of the East 150 feet of the South 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Less part within county road; being Tract No. 4 on Unrecorded Plat by W. P. Kelly, Surveyor. Alllying, being and situated in Orange County, Florida



PARCEL: 12-20-27-0000-00-029

RECOVERED
1/2" IRON PIPE
1.31' EAST

PARCEL: 12-20-27-0000-00-040

N88°37'01"E 120.04'

RECOVERED
1/2" IRON PIPE
4.66' EAST

N.E. 1/4 CORNER OF
SECTION 12-20-27
RECOVERED
1/2" IRON BAR

N00°09'59"E 150.05'

6' CHAIN LINK FENCE

METAL WATER TANK

PARCEL:
12-20-27-0000-00-053

6' CHAIN LINK FENCE

SHED

SEPTIC LID

ASPHALT
APRON

1974.30' (MEASURED)
1973.46' (CALCULATED)

S00°09'59"W

S00°09'59"W 150.05'

ONE STORY
CONCRETE
BLOCK BUILDING
#5118

CONCRETE
PARKING

ASPHALT
APRON

FENCE 4.89'
SOUTHERLY

RECOVERED
1/2" IRON PIPE
1.11' EAST

S88°37'01"W 120.04'

PARCEL:
12-20-27-0000-00-103

RECOVERED
5/8" IRON
"LB 1221"
WITNESS
7.10' S &
1.00' W

S89°50'01"E
30.00'

S00°09'59"W
676.74' (MEASURED)
677.58' (CALCULATED)

S.E. CORNER OF
SECTION 12-20-27

PLYMOUTH SORRENTO ROAD

NOTES:

- BEARINGS BASED ON THE WEST RIGHT OF WAY LINE OF PLMOUTH SORRENTO AS BEING S00°09'59"W.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

LEGEND

- UTILITY POLE
- OVERHEAD LINE
- LIGHT POLE
- ELECTRIC METER
- WATER METER
- WELL
- BOLLARD

James R. Shannon
Digitally signed by James R. Shannon
Date: 2022.11.17
4:53:42 -05'00'

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

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

DATE OF SURVEY: 11/07/2022

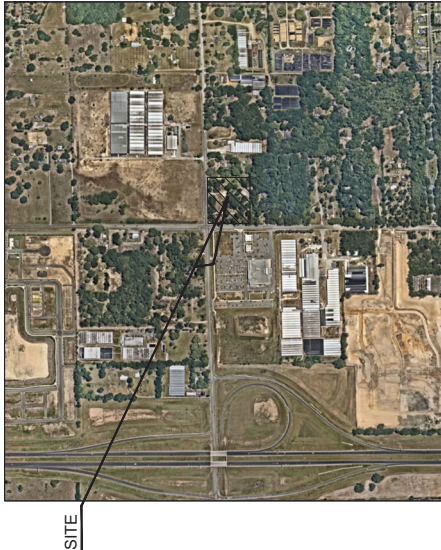
FIELD BY: TK SCALE: 1" = 30'

FILE NUMBER: 12-20-27 5118 PLYMOUTH SORRENTO

ADVENTHEALTH
KELLY PARK OSED
MASTER PLAN
CITY OF APOPKA, FLORIDA

JULY 2, 2024

PARCEL #'s 18-20-28-0000-00-120
18-20-28-0000-00-107
18-20-28-0000-00-101



- NOTES:**
- 1. THIS PLAN IS SUBJECT TO FINAL SURVEY, ENVIRONMENTAL, GEOTECHNICAL, STORMWATERENGINEERING EVALUATION AND AGENCY REVIEW.
 - 2. ALL STRUCTURES AND SIGNAGE SHALL COMPLY WITH THE KELLY PARK INTERCHANGE FORM BASED CODE, SECTION K.
 - 3. WHERE FEASIBLE, EXISTING TREES SHALL BE PRESERVED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
 - 4. LOCATION OF BUILDINGS AND UTILITIES WILL BE PROVIDED WITH FINAL MASTER PLAN.
 - 5. THIS PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, WITH EACH RESPECTIVE PHASE DETERMINED AT FINAL DEVELOPMENT PLAN.

LEGAL DESCRIPTION:

PARCEL NO. 1:
BEGIN 30 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN EAST 452.5 FEET, RUN SOUTH 487.15 FEET, RUN WEST TO A POINT SOUTH OF THE POINT OF BEGINNING, THENCE RUN NORTH 486.77 FEET TO THE POINT OF BEGINNING, LESS ALL THAT PART LYING WITHIN THE RIGHT OF WAY OF PLYMOUTH (SORRENTO ROAD) ALL OF SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PARCEL NO. 2:
BEGIN 30 FEET SOUTH AND 452.5 FEET EAST OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, THENCE RUN EAST 100.00 FEET, THENCE RUN SOUTH 217.00 FEET, THENCE RUN WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 100 FEET, THENCE RUN NORTH 217.00 FEET TO THE POINT OF BEGINNING, LAND LYING AND BEING SITUATE IN ORANGE COUNTY, FLORIDA.

PARCEL NO. 3:
FROM A POINT THAT IS 30.0 FEET SOUTH AND 452.5 FEET EAST OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN SOUTH 217 FEET FOR A POINT OF BEGINNING, THENCE RUN EAST 100.0 FEET, THENCE RUN SOUTH 250.15 FEET, THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 100.00 FEET, THENCE RUN NORTH 250.08 FEET TO THE POINT OF BEGINNING, LAND LYING AND BEING SITUATE IN ORANGE COUNTY, FLORIDA.

CONTAINING 5.563 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

VICINITY MAP

PROJECT TEAM:

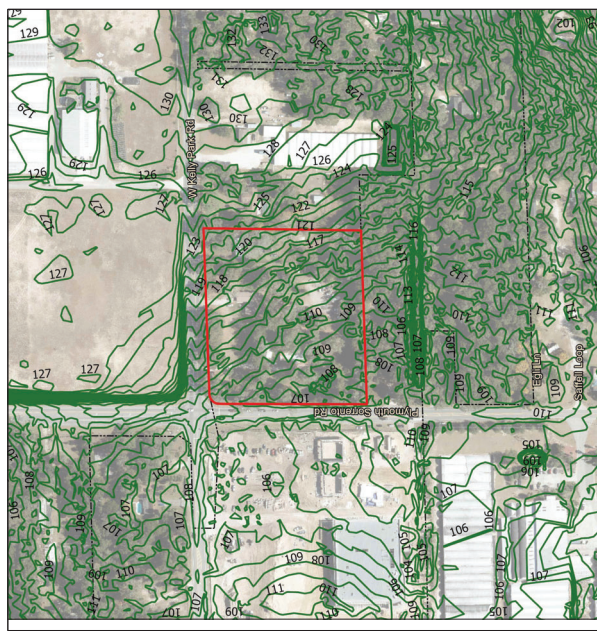
APPLICANT/PRIMARY CONTACT
ADVENTHEALTH
1919 NORTH ORANGE AVE, SUITE D
ORANGE, FL 32827
CONTACT: CRISTINA DODIC
PHONE: (407) 303-1188
EMAIL: CRISTINA.DODIC@ADVENTHEALTH.COM

PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORANGE, FL 32827
CONTACT: NATHAN MILCH, ACP
PHONE: (888) 244-5599
EMAIL: NATHAN.MILCH@KIMLEY-HORN.COM

SHEET INDEX

LUP-01	COVER SHEET
LUP-02	EXISTING CONDITIONS
LUP-03	LAND USE PLAN
LUP-04	SURVEY

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600, ORANGE, FL 32827
PHONE: 407-898-1311
WWW.KIMLEY-HORN.COM REGISTRY No. 696

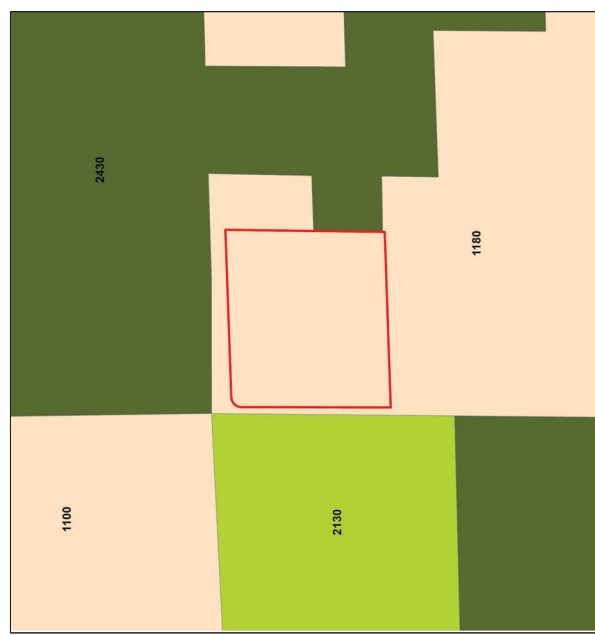


TOPOGRAPHY
FROM 2020 DEMO DENSITY YEAR DATA
1:2.5' CONT. SCALE

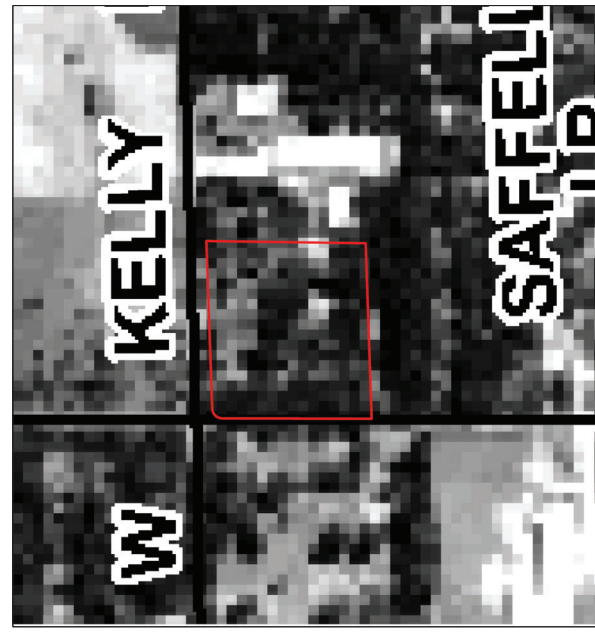


SOILS

4. SANDIER FINE SAND, 0 TO 5 PERCENT SLOPES
SLOPES
SLOPES



FLUCCS
1180 - Residential Low Density
2130 - Cropland and Pastureland
2430 - Nurseries and Vineyards
0230 - Urban
FLUCCS FROM 2020 DEMO DENSITY YEAR DATA



FLOOD ZONE

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
NO FLOODPLAIN IS LOCATED ON THE SUBJECT PROPERTY.
SOME AND BASE FLOOD ELEVATIONS DETERMINED
ZONE ARE BASE FLOOD ELEVATIONS DETERMINED
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
NO FLOODPLAIN IS LOCATED ON THE SUBJECT PROPERTY.
SOME AND BASE FLOOD ELEVATIONS DETERMINED
ZONE ARE BASE FLOOD ELEVATIONS DETERMINED

SITE DATA:

GENERAL INFORMATION:
LOCATION: SOUTHEAST CORNER OF W KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD
PARCEL ID: 18-20-28-0000-00-120, 18-20-28-0000-00-107, AND 18-20-28-0000-00-101
PROPERTY ADDRESS: 2806, 2902, 2928 W KELLY PARK RD APOPKA, FL 32712
EXISTING USE: VACANT
PROPOSED USE: FREE STANDING EMERGENCY DEPARTMENT, MEDICAL CLINIC, RETAIL BUILDING, MEDICAL OFFICE
EXISTING ZONING: TRANSITION
PROPOSED ZONING: MIXED-USE KELLY PARK INTERCHANGE (MU-KPI)
KPI CHARACTER ZONE: VILLAGE CENTER
CURRENT FLU: RW/S
PROPOSED FLU: MU
ACREAGE: 45.96 ACRES
GROSS ACREAGE: 0 ACRES
WETLAND/CONSERVATION AREA: 0 ACRES
NET DEVELOPABLE: 45.96 ACRES
PROPOSED LAND USES: 0.15
MINIMUM FAR: 1.00
MAXIMUM FAR: 2.00
PROPOSED COMMERCIAL SQFT: 452,800 SQFT
PERMITTED USES: FREE STANDING EMERGENCY DEPARTMENT, MEDICAL CLINIC, MEDICAL LABORATORY, MEDICAL CLINIC, GENERAL & NEIGHBORHOOD RETAIL

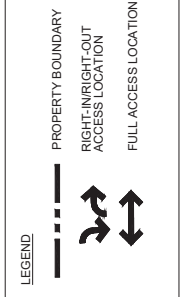
VILLAGE CENTER DISTRICT DEVELOPMENT STANDARDS:

OPEN SPACE REQUIREMENT:
 10%
 95 STORIES
 480 FT

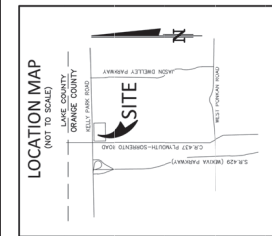
BUILDING SETBACKS:
 REQUIRED:
 8 - 20 FT
 8 - 20 FT
 0 FT MIN.
 10 FT MIN.
 REAR (SOUTH)

LANDSCAPE BUFFERS:
 FRONT (NORTH - W KELLY PARK RD)
 REAR (SOUTH - W KELLY PARK RD)
 SIDE (EAST - PLYMOUTH SORRENTO RD)
 SIDE (WEST - PLYMOUTH SORRENTO RD)
 REAR (SOUTH)
 PER KPI CODE SEC. M
 PER KPI CODE SEC. M
 PER LDC SEC. 5.01.00
 PER LDC SEC. 5.01.00

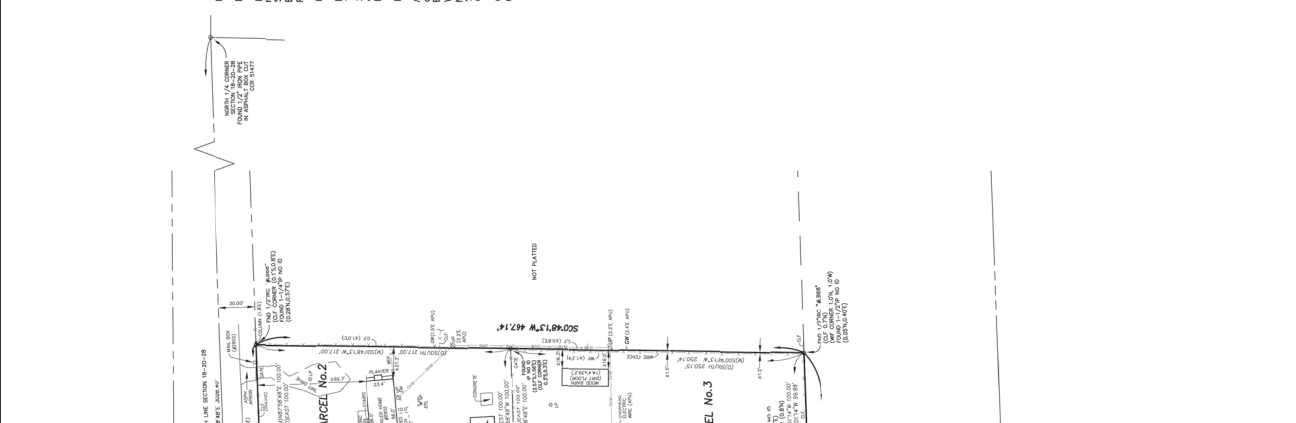
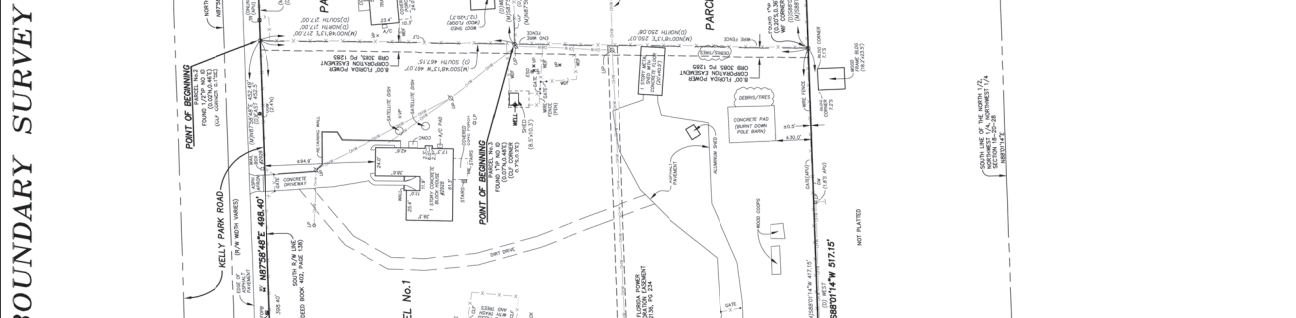
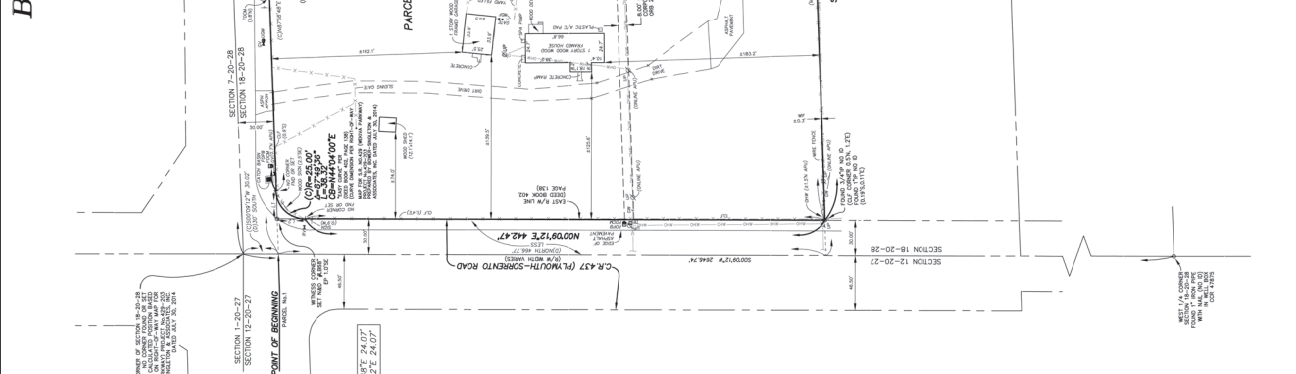
REQUIRED PARKING:
 COMMERCIAL RETAIL
 OFFICE (ALL TYPES)
 CLINIC
 3.5 SPACES / 1,000 GLA
 4 SPACES / 1,000 GLA
 1 SPACE / 250 SF



Project Name: \\whitney-borm.com\\V1\\C02\\001\\C01\\4968471-Kelly Park OSD\\CAD\\LUP\\LUP-01.dwg LUP-04 Jul 01, 2024 7:55pm



SYMBOL	DESCRIPTION
1	1/4 SECTION 18-20-28
2	1/4 SECTION 18-20-27
3	1/4 SECTION 18-20-26
4	1/4 SECTION 18-20-25
5	1/4 SECTION 18-20-24
6	1/4 SECTION 18-20-23
7	1/4 SECTION 18-20-22
8	1/4 SECTION 18-20-21
9	1/4 SECTION 18-20-20
10	1/4 SECTION 18-20-19
11	1/4 SECTION 18-20-18
12	1/4 SECTION 18-20-17
13	1/4 SECTION 18-20-16
14	1/4 SECTION 18-20-15
15	1/4 SECTION 18-20-14
16	1/4 SECTION 18-20-13
17	1/4 SECTION 18-20-12
18	1/4 SECTION 18-20-11
19	1/4 SECTION 18-20-10
20	1/4 SECTION 18-20-09
21	1/4 SECTION 18-20-08
22	1/4 SECTION 18-20-07
23	1/4 SECTION 18-20-06
24	1/4 SECTION 18-20-05
25	1/4 SECTION 18-20-04
26	1/4 SECTION 18-20-03
27	1/4 SECTION 18-20-02
28	1/4 SECTION 18-20-01
29	1/4 SECTION 18-20-00
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100	1/4 SECTION 18-20-00



REVISIONS	DATE	BY	DESCRIPTION
1	07/17/23	JD	REVISIONS
2	07/17/23	JD	REVISIONS
3	07/17/23	JD	REVISIONS
4	07/17/23	JD	REVISIONS
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6	07/17/23	JD	REVISIONS
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100	07/17/23	JD	REVISIONS

ADVENTIST HEALTH SYSTEM/SUNBELT, INC. DONALD W. MCINTOSH ENGINEERS PLANNERS SURVEYORS ASSOCIATES, INC. 2200 PARK AVENUE NORTH, SUITE 2000, FORT LAUDERDALE, FL 33309 (954) 444-4068

BOUNDARY SURVEY

DESCRIPTION: The North 150 feet of the East 150 feet of the South 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Less part within county road; being Tract No. 4 on Unrecorded Plat by W. P. Kelly, Surveyor. Alllying, being and situated in Orange County, Florida



PARCEL: 12-20-27-0000-00-029

PARCEL: 12-20-27-0000-00-040

N88°37'01"E 120.04'

RECOVERED
1/2" IRON PIPE
1.31' EAST

RECOVERED
1/2" IRON PIPE
4.66' EAST

N.E. 1/4 CORNER OF
SECTION 12-20-27
RECOVERED
1/2" IRON BAR

N00°09'59"E 150.05'

6" CHAIN LINK FENCE

PARCEL:
12-20-27-0000-00-053

METAL WATER TANK

6" CHAIN LINK FENCE

PARCEL:

12-20-27-0000-00-053

SEPTIC LID

SHED

ASPHALT
APRON

1974.30' (MEASURED)
1973.46' (CALCULATED)

S00°09'59"W

S00°09'59"W 150.05'

PLYMOUTH SORRENTO ROAD

ONE STORY
CONCRETE
BLOCK BUILDING
#5118

CONCRETE
PARKING

ASPHALT
APRON

RECOVERED
1/2" IRON PIPE
1.11' EAST

S88°37'01"W 120.04'

FENCE 4.89'

SOUTHERLY

RECOVERED
5/8" IRON
"LB 1221"
WITNESS
7.10' S &
1.00' W

S89°50'01"E
30.00'

S00°09'59"W
676.74' (MEASURED)
677.58' (CALCULATED)

S.E. CORNER OF
SECTION 12-20-27

NOTES:

- BEARINGS BASED ON THE WEST RIGHT OF WAY LINE OF PLMOUTH SORRENTO AS BEING S00°09'59"W.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

LEGEND

- UTILITY POLE
- OVERHEAD LINE
- LIGHT POLE
- ELECTRIC METER
- WATER METER
- WELL
- BOLLARD

James R. Shannon
Digitally signed by James R. Shannon
Date: 2022.11.17
4:53:42 -05'00'

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

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

DATE OF SURVEY: 11/07/2022

FIELD BY: TK SCALE: 1" = 30'

FILE NUMBER: 12-20-27 5118 PLYMOUTH SORRENTO

BOUNDARY & TOPOGRAPHIC SURVEY



SCALE 1"=60'

Abbreviations:

- [illegible]



Legal Description:

The Southerly 654 feet of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 21 South, Range 28 East, Orange County, Florida; Less the Easterly 30 feet thereof. Together with that portion of the West $\frac{1}{2}$ of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 21 South, Range 28 East, Orange County, Florida, bounded and described as follows: Beginning at a point 334 feet North of the Southeast corner of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22; thence run North 320 feet to a point; thence run West 83 feet to a point; thence run South 320 feet to a point; thence run East 83 feet to the Point of Beginning.

Address: 1770 South Sheeler Avenue, Apopka Florida 32703

Certified to/ for the exclusive use of:
Sheeler Development LLC, a Florida LLC
Dominion Title Company
Chicago Title Insurance Company

Flood Insurance Rate Map:
Community Number: 120180 Panel: 0140
Suffix "F" Flood Insurance Rate Map
Dated September 25, 2009 Flood Zone: "A"
Map ID: 12095C0140F

Basis of Bearing:
Bearings shown hereon are based on the EAST
Line of Section 22, being S 00°20'07" W (C.C.R.)*

Surveyor's Notes:

- [illegible]

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



CODE:1770SSHEELERWWE20232497

HECTOR LEBRON PSM #683
Professional Surveyor and Mapper
NOT VALID WITHOUT AN AUTHENTICATED
ELECTRONIC SEAL OF THIS

DATE: MAY 31, 2024
 SE R. NEGRON PSM#685
 Professional Surveyor and M
 SIGNATURE AND AUTHENTICATED
 TO SURVEYOR AND MAPPER."

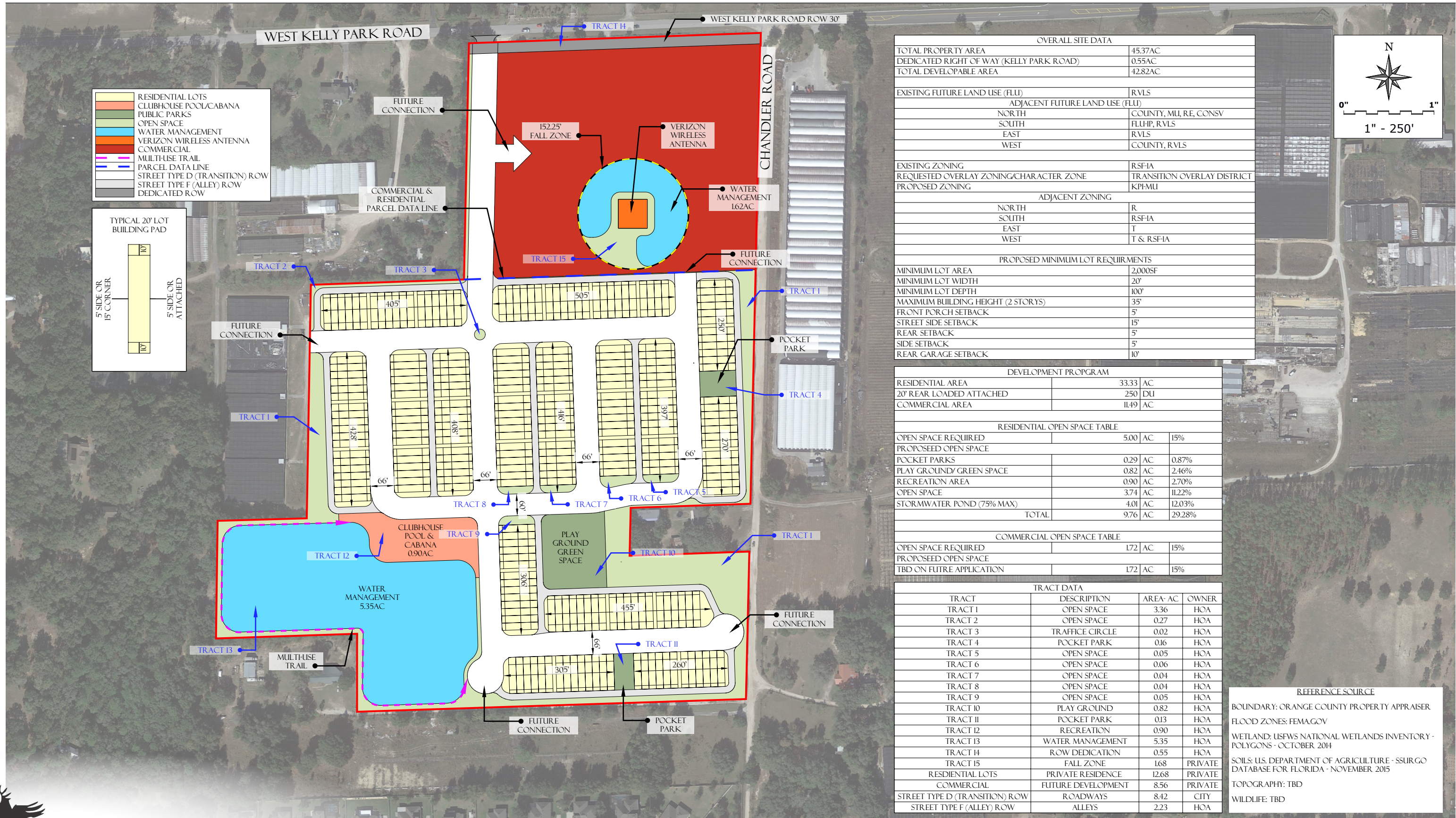
LEB/ON GROUP
LAND SURVEYING AND MAPPING CORP.
* REMOTE * TOPOGRAPHY * CONSTRUCTION SUPPORT
* PHOTOGRAPHY * GPS SERVICES
Licensee: Rebecca WITS
2238 White Woods Blvd. S. 1000 White Park, FL 32792
Phone (407) 791-1129 Fax (407) 517-0363
Mobile: (772) 650-0607 E-036

DATE	DESCRIPTION	APP
06/21/2024	ADDED TOPO & TREES	HL

ADDRESS: 1770 SOUTH SHEELER AVENUE,
APOPKA FLORIDA 32703

DATE: 05/29/2024
DRAWN: EJM
CHECKED: H.L.
FIELD:
JOB NO. 2023-2497
SHEET 1

INB HOMES- APOPKA- KELLY PARK



INB HOMES- APOPKA- KELLY PARK

A. ARCHITECTURAL, BUILDINGS, AND ACCESSORY STRUCTURES

1. ARCHITECTURAL DESIGN SHALL ALIGN WITH THE GUIDELINES OUTLINED IN THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE, UNLESS OTHERWISE SPECIFIED.
2. ALL LOTS SHALL FEATURE ATTACHED SINGLE-FAMILY HOMES.
3. REAR-LOADED LOTS MUST INCLUDE A MINIMUM ONE (1) CAR GARAGE.
4. PLACEMENT OF AC CONDENSER UNITS AND SIMILAR EQUIPMENT IS RESTRICTED TO THE SIDE OR REAR YARD AREA, WITH A MINIMUM SETBACK OF THREE (3) FEET FROM THE SIDE PROPERTY LINE. SCREENING OF UNITS FROM SIDE STREETS IS REQUIRED USING LANDSCAPING OR OPAQUE FENCING.
5. STORAGE SHEDS OR SIMILAR FACILITIES ARE NOT PERMITTED.
6. SWIMMING POOLS ARE PROHIBITED ON REAR-LOADED LOTS.
7. ARCHITECTURAL DESIGN STANDARDS:
 - A. ARCHITECTURAL STYLES MUST BE DETERMINED PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, ADHERING TO THE CITY OF APOPKA'S KELLY PARK INTERCHANGE FORM-BASED CODE, WITH EXCEPTIONS AS NOTED IN THESE DEVELOPMENT STANDARDS.
8. FRONT BUILDING ENTRANCE ELEVATION DESIGN STANDARDS:
 - A. FRONT BUILDING ENTRANCES MUST INCLUDE A MINIMUM FOUR (4) FEET DEEP PORCH OR PORTICO, IN ACCORDANCE WITH KELLY PARK INTERCHANGE FORM-BASED CODE SECTION J.4 FIGURE 16. PORCHES MUST BE AT LEAST EIGHT (8) FEET WIDE AND HAVE A MINIMUM CLEAR HEIGHT OF EIGHT (8) FEET.
9. INDIVIDUAL LOT FRONT & REAR YARD FENCING STANDARDS:
 - A. FENCING IS PROHIBITED IN FRONT YARDS.
 - B. MAXIMUM FENCE HEIGHT IS SIX (6) FEET ABOVE FINAL GRADE.
 - C. FENCING IN REAR YARDS OF REAR ALLEY-LOADED LOTS MUST BE SET BACK A MINIMUM OF TWO (2) FEET FROM THE ALLEY AND DRIVEWAY EDGES.
 - D. FENCING IN SIDE YARDS OF STREET CORNER LOTS MUST BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE STREETSIDE PROPERTY LINE.

B. UTILITIES AND INFRASTRUCTURE

1. POTABLE WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA, MEETING CITY STANDARDS.
2. RECLAIMED WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA, ADHERING TO CITY STANDARDS.
3. STORMWATER MANAGEMENT SYSTEMS MUST COMPLY WITH DESIGN STANDARDS SET BY THE CITY OF APOPKA AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
4. SUBMISSION OF FINAL DRAINAGE AND SOILS REPORTS WE BE SUBMITTED WITH THE CONSTRUCTION SITE PLAN.
5. SANITARY SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA, MEETING CITY STANDARDS.
6. UTILITY EASEMENTS WILL BE DEDICATED TO THE CITY OF APOPKA.
7. DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION, UNLESS OTHERWISE SPECIFIED BY THE CITY OF APOPKA.
8. STABILIZED ACCESS ROADWAYS AND FIRE HYDRANTS MUST BE INSTALLED BEFORE BUILDING CONSTRUCTION COMMENCES.
9. POWER SERVICE WITHIN THE DEVELOPMENT MUST BE UNDERGROUND; OVERHEAD SERVICE IS NOT PERMITTED.
10. VEHICULAR, PEDESTRIAN, AND ACCENT LIGHTING WILL CONFORM TO THE CITY OF APOPKA'S KELLY PARK INTERCHANGE FORM-BASED CODE SECTION P.4(E).
11. THE INTERNAL STREET TYPE D (TRANSITION) RIGHT-OF-WAY IS TO BE PUBLIC.
12. THE INTERNAL STREET TYPE F (ALLEY) RIGHT-OF-WAY IS TO BE PRIVATE.
13. FIVE-FOOT (5") WIDE SIDEWALKS ARE TO BE CONSTRUCTED ADJACENT TO INTERNAL ROADS THROUGHOUT THE ENTIRE PROJECT IN COMPLIANCE WITH THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASE CODE UNLESS OTHERWISE NOTED. SIDEWALK ALIGNMENT MAY BE ADJUSTED AT CONSTRUCTION SITE PLAN TO PRESERVE EXISTING TREES.
14. AN EIGHT-FOOT (8') MULTIPURPOSE TRAIL IS TO BE CONSTRUCTED AS SHOWN ON THE MASTER PLAN AROUND THE WATER MANAGEMENT POND.

C. RECREATION AND OPEN SPACE

1. THE PROJECT MUST ALLOCATE A MINIMUM OF 15% OF THE DEVELOPED SITE AREA FOR OPEN SPACE, AS PER CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE SECTION Q TABLE 13.
2. RECREATION AMENITIES MUST BE PROVIDED AT A RATE OF 3.6 ACRES PER 1,000 POPULATION, WITH 2.6 POPULATION PER DWELLING UNIT.

D. MAINTENANCE AND PLAT

1. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTAINING COMMON AREAS, INCLUDING FENCES/WALLS AND LANDSCAPING.
2. THE CONSTRUCTION SITE PLAN MUST INCLUDE THE FINAL PLAT DOCUMENT.
3. MAINTENANCE OF STREET D (TRANSITION), ON-STREET PARALLEL PARKING SPACES, STREET LIGHTING, STORMWATER COLLECTION SYSTEMS, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY IS THE RESPONSIBILITY OF THE CITY OF APOPKA.

E. WETLANDS AND ENVIRONMENTAL

1. THERE ARE NO WETLAND AREAS WITHIN THE SITE.
2. THE SITE IS LOCATED WITHIN UNSHADED ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY, FL, PANEL NO. 12095C0050H DATED SEPTEMBER 24, 2021.
3. TREE REMOVAL, REPLACEMENT, AND LANDSCAPING MUST COMPLY WITH THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE SECTION M.
4. EACH LOT'S PLOT PLAN WILL ILLUSTRATE TREE LOCATIONS AS PRESENTED WITHIN THE CONSTRUCTION SITE PLAN.

F. DEVELOPMENT CONDITION CONTINUITY

1. THE KPI-MU DEVELOPMENT STANDARDS WILL BE INCLUDED IN BOTH THE KPI-MU MASTER PLAN AND THE CONSTRUCTION SITE PLAN.

G. SIGNAGE

1. SIGNAGE WILL COMPLY WITH THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE.

H. LIGHTING

1. LIGHTING WILL COMPLY WITH THE CITY OF APOPKA'S KELLY PARK INTERCHANGE FORM-BASED CODE.

I. GARBAGE PICKUP

1. GARBAGE FROM REAR-LOADED SINGLE-FAMILY UNITS WILL BE COLLECTED FROM THE ADJACENT STREET TYPE F (ALLEY) ALONG THE REAR OF THE LOTS.

J. BUFFERS AND LANDSCAPING

1. FINAL LANDSCAPE PLANS SHALL BE PROVIDED AT THE CONSTRUCTION SITE PLAN STAGE.
2. A TREE PROTECTION PLAN MUST BE INCLUDED IN THE CONSTRUCTION SITE PLAN, OUTLINING TECHNIQUES TO PREVENT HARM TO DESIGNATED TREES OR ENCROACHMENT INTO PROTECTED NATURAL AREAS. ACCEPTED TECHNIQUES INCLUDE TREE BARRICADES, SILT FENCING, OR OTHER METHODS APPROVED BY THE CITY ENGINEER.
3. TREE PLANTING CONDITIONS. EACH RESIDENTIAL LOT WILL INCLUDE A MINIMUM OF TWO (2) NEWLY PLANTED TREES. TREES WILL HAVE A MINIMUM DIAMETER (DBH) OF THREE (3) INCHES UPON PLANTING AND WILL CONTRIBUTE TOWARDS ANY NECESSARY REPLACEMENT MEASURES. TREES LOCATED WITHIN STREET TYPE D (TRANSITION) AREAS WILL BE SPACED ACCORDING TO SPECIFIC CRITERIA. MEDIUM CANOPY TREES ARE TO BE PLANTED WITH A MINIMUM SPACING OF FORTY (40) FEET, UNDERSTORY TREES WILL HAVE A MINIMUM SPACING OF TWENTY (20) FEET. THESE SPECIFICATIONS, OUTLINED IN THE CITY OF APOPKA KELLY PARK INTERCHANGE FORM-BASED CODE SECTION P.3 TABLE 12.



Rj WHIDDEN and
ASSOCIATES, INC.

LAND PLANNERS AND DEVELOPMENT CONSULTANTS
316 Church St. Kissimmee, FL. 34741 - 407 846 1880

This plan is a preliminary concept only and not intended to be an engineered plan. As such it is subject to modification pending environmental, engineering, design, agency review and permit considerations.

These documents and their contents are the property of Rj WHIDDEN and ASSOCIATES, INC. and are issued only for the specific project noted on these drawings. Any reproductions, revisions or modifications of these documents without the expressed written consent of Rj WHIDDEN and ASSOCIATES, INC. is prohibited by law.

ADVENTHEALTH KELLY PARK OSED MASTER PLAN CITY OF APOPKA, FLORIDA

JULY 2, 2024

PARCEL #'s 18-20-28-0000-00-120
18-20-28-0000-00-107
18-20-28-0000-00-101



SITE

LEGAL DESCRIPTION:

PARCEL NO. 1:

BEGIN 30 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST; RUN EAST 452.5 FEET; RUN SOUTH 487.15 FEET; RUN WEST TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 486.77 FEET TO THE POINT OF BEGINNING, LESS ALL THAT PART LYING WITHIN THE RIGHT OF WAY OF PLYMOUTH (SORRENTO ROAD) ALL OF SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PARCEL NO. 2:

BEGIN 30 FEET SOUTH AND 452.5 FEET EAST OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST; THENCE RUN EAST 100.00 FEET; THENCE RUN SOUTH 217.00 FEET; THENCE RUN WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 100 FEET; THENCE RUN NORTH 217.00 FEET TO THE POINT OF BEGINNING, LAND LYING AND BEING SITUATE IN ORANGE COUNTY, FLORIDA.

PARCEL NO. 3:

FROM A POINT THAT IS 30.0 FEET SOUTH AND 452.5 FEET EAST OF THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST; RUN SOUTH 217 FEET FOR A POINT OF BEGINNING; THENCE RUN EAST 100.00 FEET; THENCE RUN SOUTH 250.15 FEET; THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 250.08 FEET TO THE POINT OF BEGINNING, LAND LYING AND BEING SITUATE IN ORANGE COUNTY, FLORIDA.

CONTAINING 5.563 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

NOTES:

1. THIS PLAN IS SUBJECT TO FINAL SURVEY, ENVIRONMENTAL, GEOTECHNICAL, STORMWATERENGINEERING EVALUATION AND AGENCY REVIEW.
2. ALL STRUCTURES AND SIGNAGE SHALL COMPLY WITH THE KELLY PARK INTERCHANGE FORM BASED CODE, SECTION K.
3. WHERE FEASIBLE, EXISTING TREES SHALL BE PRESERVED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
4. LOCATION OF BUILDINGS AND UTILITIES WILL BE PROVIDED WITH FINAL MASTER PLAN.
5. THIS PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, WITH EACH RESPECTIVE PHASE DETERMINED AT FINAL DEVELOPMENT PLAN.

VICINITY MAP

PROJECT TEAM:

APPLICANT/PRIMARY CONTACT
ADVENTHEALTH
1919 NORTH ORANGE AVE, SUITE D
ORANGE, FL 32827
CONTACT: CRISTINA DODIC
PHONE: (407) 303-1106
EMAIL: CRISTINA.DODIC@ADVENTHEALTH.COM

PLANNER
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORANGE, FL 32827
CONTACT: NATHAN MILCH, ACP
PHONE: (888) 244-5509
EMAIL: NATHAN.MILCH@KIMLEY-HORN.COM

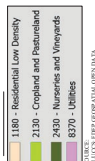
SHEET INDEX

LUP-01	COVER SHEET
LUP-02	EXISTING CONDITIONS
LUP-03	LAND USE PLAN
LUP-04	SURVEY

Kimley»Horn

200 S. ORANGE AVE., SUITE 600, ORANGE, FL 32827
PHONE: 407-898-1311
WWW.KIMLEY-HORN.COM REGISTRY No. 696

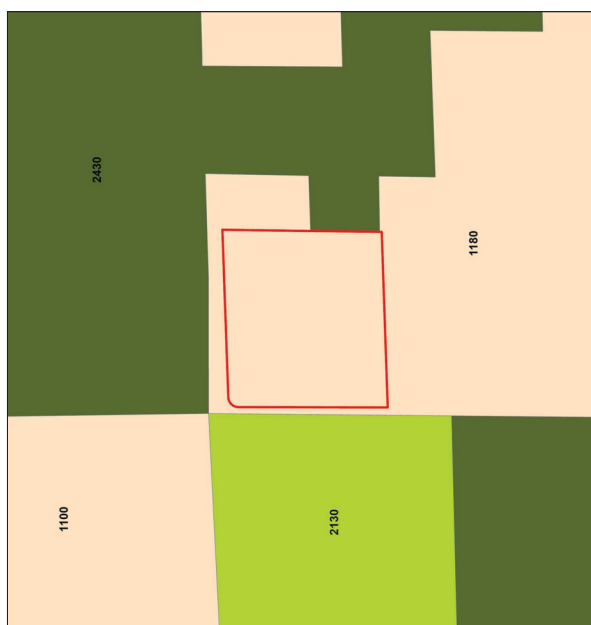
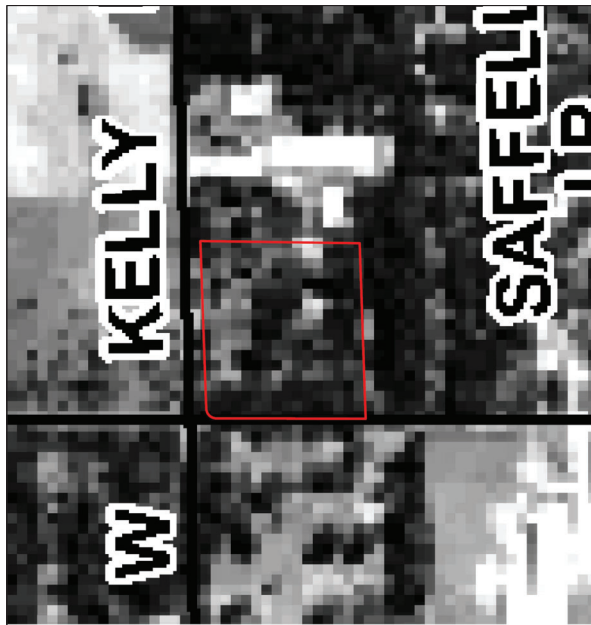
4 - CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
NO FLOODPLAIN IS LOCATED ON THE SUBJECT PROPERTY.

ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED
ZONE AE: BASE FLOOD ELEVATIONS DETERMINED

SOURCE:
FLOOD INSURANCE RATE MAP, ORANGE COUNTY, FLORIDA PANEL 1209C0004F
A-9-9-00 V.02/D DATE: SEPTEMBER 25, 2000



SITE DATA:

GENERAL INFORMATION:
LOCATION: SOUTHEAST CORNER OF W KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD
PARCEL ID: 18-20-28-0000-00-120, 18-20-28-0000-00-107, AND 18-20-28-0000-00-101
PROPERTY ADDRESS: 2806, 2902, 2928 W KELLY PARK RD APOPKA, FL 32712
EXISTING USE: VACANT
PROPOSED USE: FREE STANDING EMERGENCY DEPARTMENT, MEDICAL CLINIC, RETAIL BUILDING, MEDICAL OFFICE
EXISTING ZONING: TRANSITION
PROPOSED ZONING: KPI CHARACTER ZONE: VILLAGE CENTER
CURRENT FLU: RW/S
PROPOSED FLU: MU
ACREAGE: 45.96 ACRES
GROSS ACREAGE: 0 ACRES
WETLAND/CONSERVATION AREA: 0 ACRES
NET DEVELOPABLE: 45.96 ACRES
PROPOSED LAND USES: 0.15
MINIMUM FAR: 1.00
MAXIMUM FAR: 2.00
PROPOSED COMMERCIAL SQFT: 452,800 SQFT
PERMITTED USES: FREE STANDING EMERGENCY DEPARTMENT, MEDICAL CLINIC, MEDICAL LABORATORY, MEDICAL CLINIC, GENERAL & NEIGHBORHOOD RETAIL

VILLAGE CENTER DISTRICT DEVELOPMENT STANDARDS:

OPEN SPACE REQUIREMENT:
 10%
 95 STORIES
 480 FT

BUILDING SETBACKS:
 REQUIRED:
 8 - 20 FT
 8 - 20 FT
 0 FT MIN.
 10 FT MIN.
 REAR (SOUTH)

LANDSCAPE BUFFERS:
 FRONT (NORTH - W KELLY PARK RD)
 REAR (SOUTH - PLYMOUTH SORRENTO RD)
 SIDE (EAST)
 SIDE (WEST)
 PER KPI CODE SEC. M
 PER KPI CODE SEC. M
 PER LDC SEC. 5.01.00
 PER LDC SEC. 5.01.00

REQUIRED PARKING:
 COMMERCIAL RETAIL
 OFFICE (ALL TYPES)
 CLINIC
 3.5 SPACES / 1,000 GLA
 4 SPACES / 1,000 GLA
 1 SPACE / 250 SF



BOUNDARY SURVEY

DESCRIPTION: The North 150 feet of the East 150 feet of the South 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Less part within county road; being Tract No. 4 on Unrecorded Plat by W. P. Kelly, Surveyor. Alllying, being and situated in Orange County, Florida



PARCEL: 12-20-27-0000-00-029

PARCEL: 12-20-27-0000-00-040

N88°37'01"E 120.04'

RECOVERED
1/2" IRON PIPE
4.66' EAST

N.E. 1/4 CORNER OF
SECTION 12-20-27
RECOVERED
1/2" IRON BAR

RECOVERED
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METAL WATER TANK

PARCEL:
12-20-27-0000-00-053

6" CHAIN LINK FENCE

SHED

SEPTIC LID

ASPHALT
APRON

1974.30' (MEASURED)
1973.46' (CALCULATED)

S00°09'59"W

S00°09'59"W 150.05'

PLYMOUTH SORRENTO ROAD

ONE STORY
CONCRETE
BLOCK BUILDING
#5118

CONCRETE
PARKING

ASPHALT
APRON

FENCE 4.89'

SOUTHERLY

RECOVERED
1/2" IRON PIPE
1.11' EAST

S88°37'01"W 120.04'

S89°50'01"E 30.00'

RECOVERED
5/8" IRON
"LB 1221"
WITNESS
7.10' S &
1.00' W

PARCEL:
12-20-27-0000-00-103

S00°09'59"W
676.74' (MEASURED)
677.58' (CALCULATED)

S.E. CORNER OF
SECTION 12-20-27

NOTES:

- BEARINGS BASED ON THE WEST RIGHT OF WAY LINE OF PLMOUTH SORRENTO AS BEING S00°09'59"W.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

LEGEND

- UTILITY POLE
- OVERHEAD LINE
- LIGHT POLE
- ELECTRIC METER
- WATER METER
- WELL
- BOLLARD

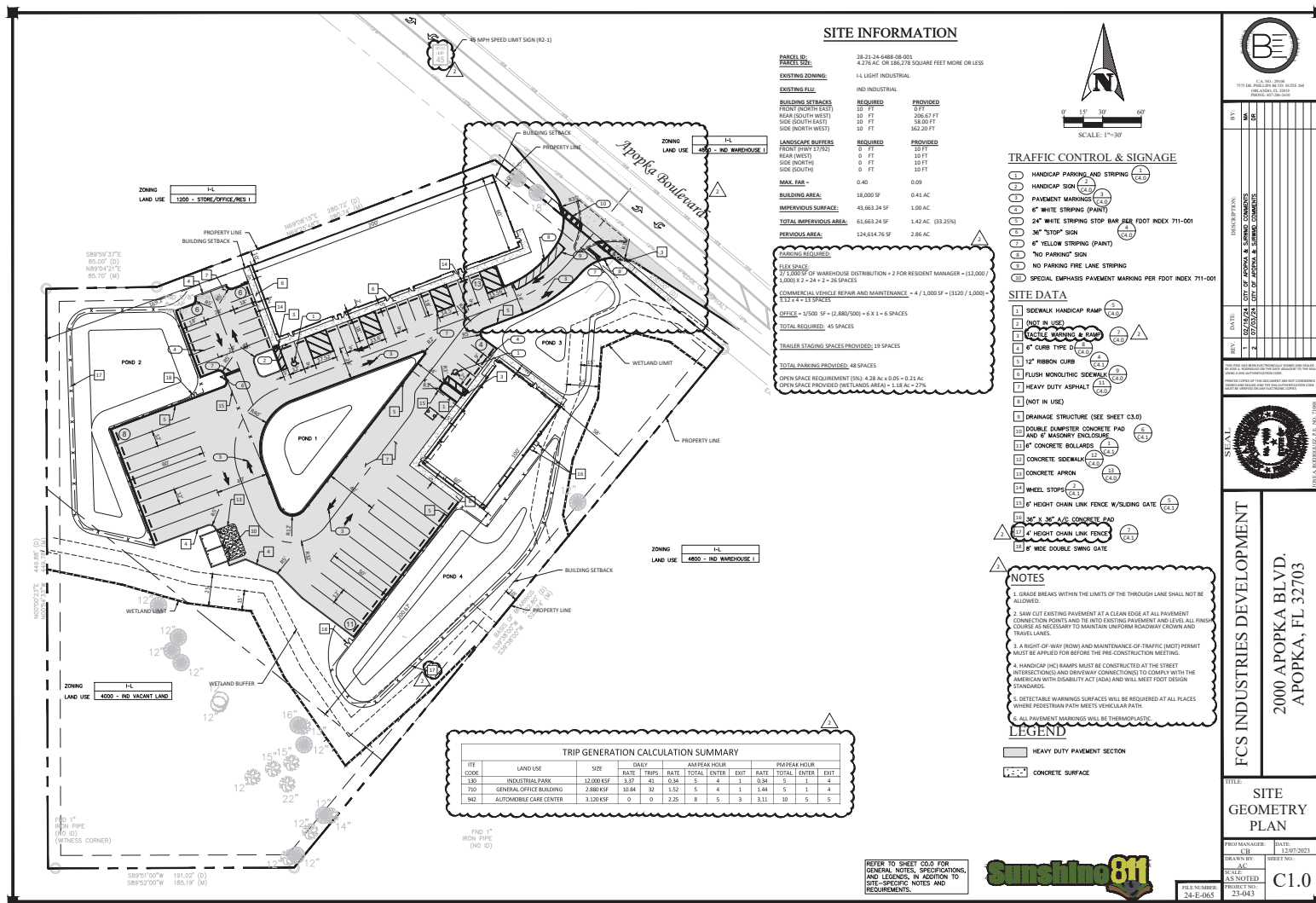
James R. Shannon
Digitally signed by James R. Shannon
Date: 2022.11.17
4:53:42 -05'00'

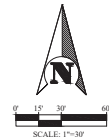
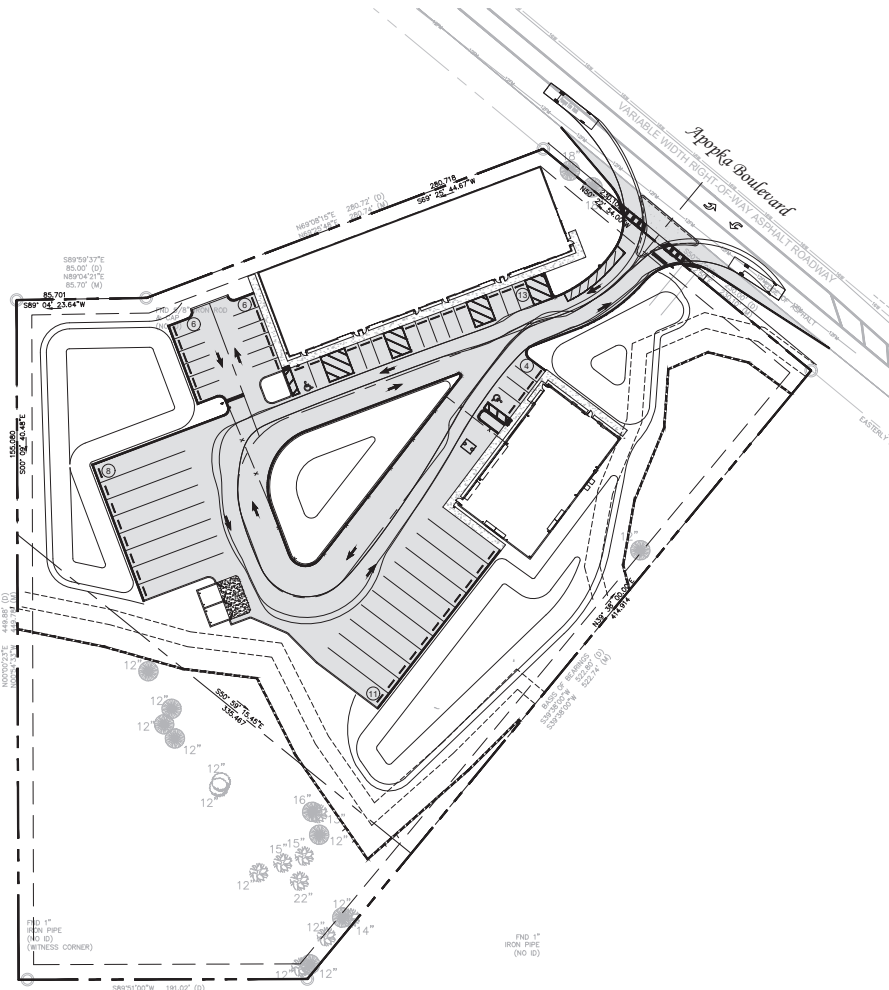
JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

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

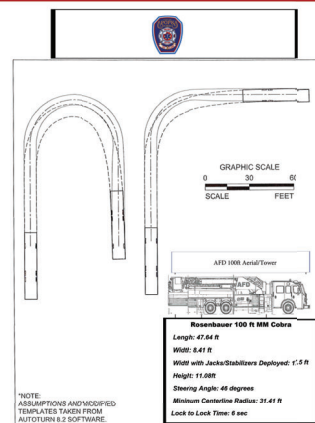
DATE OF SURVEY: 11/07/2022
FIELD BY: TK SCALE: 1" = 30'
FILE NUMBER: 12-20-27 5118 PLYMOUTH SORRENTO

Copyright: January 9, 2024, L. 888.88 444 444 FCS Industries Development, Apple & Citi Engineering/Constructive Plans 03-03-2024 - 300 - Constructive Plans 03-03-2024
7/20/2024 10:11:13 AM AIA Call
7/20/2024 10:11:13 AM AIA Call
7/20/2024 10:11:13 AM AIA Call





FIRE APPARATUS ACCESS DESIGN



11/11/2023 11:11:11 AM

11/11/2023 11:11:11 AM

11/11/2023 11:11:11 AM

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REFER TO SHEET C0.0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS. IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.



FILE NUMBER: 24-E-065

PROJECT MANAGER: CBI

DATE: 12/07/2023

DRAWN BY: JAC

SHEET NO.: C1.1

REVIEWED BY: JAC

PROJECT NO.: 24-065

PROJECT NO.: 24-065

PROJECT NO.: 24-065

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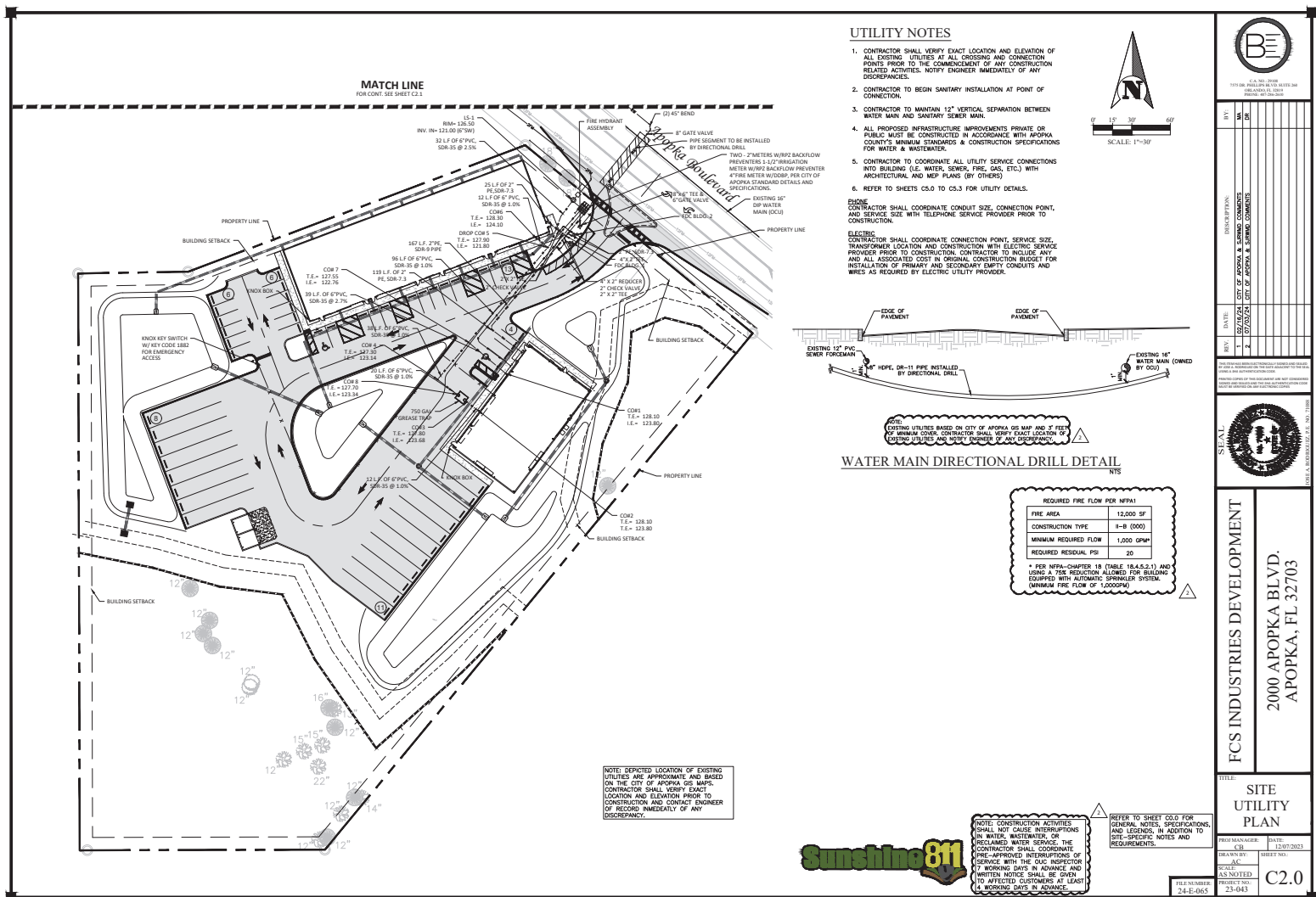
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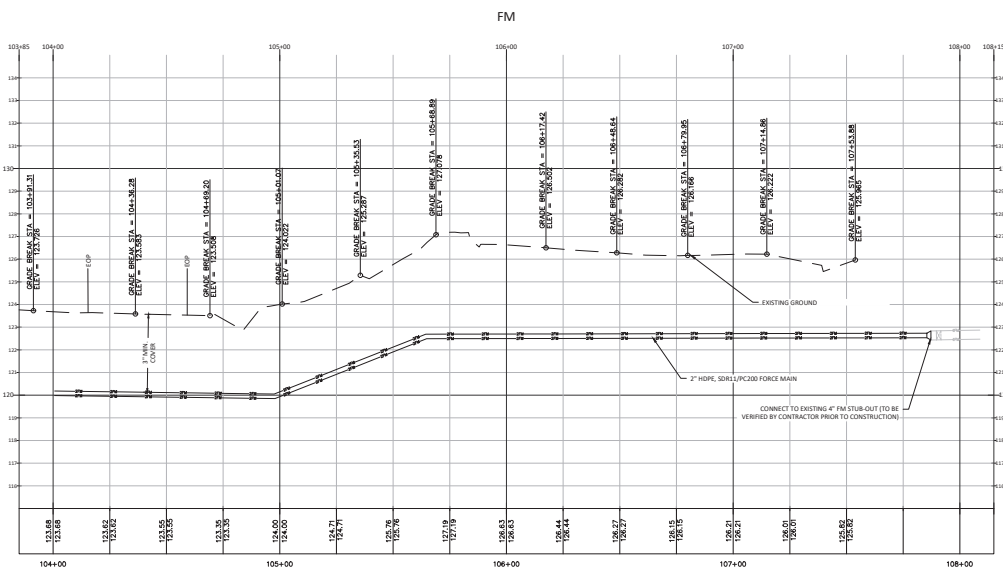
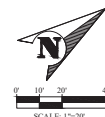
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NOTE: CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OUC INSPECTOR 7 WORKING DAYS IN ADVANCE AND WRITTEN NOTICE SHALL BE GIVEN TO AFFECTED CUSTOMERS AT LEAST 4 WORKING DAYS IN ADVANCE.



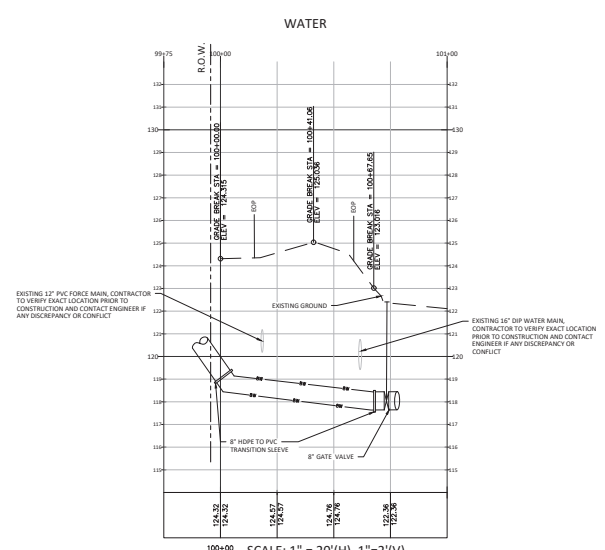
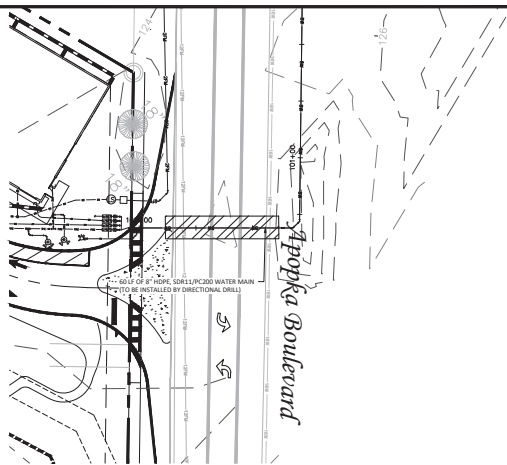
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7575 DR. PHILLIPS BLVD. SUITE 200
ORLANDO, FL 32819
PRINCE. 407-286-2414

[illegible]

INDUSTRIES DEVELOPMENT
2000 APOKA BLVD.
APOKA, FL 32703

TITLE: PLAN
&
PROFILE
2" FORCE MAI

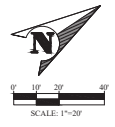
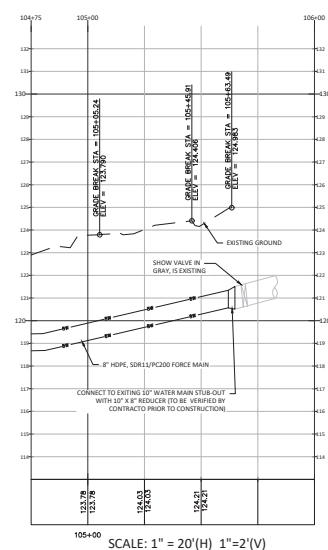
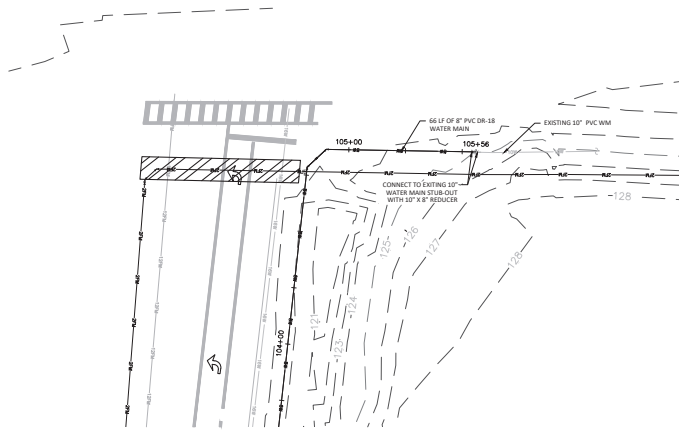
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DRAWN BY: AC	SHEET NO.: C2.
SCALE: AS NOTED	
PROJECT NO.: 23-043	



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BE ENGINEERING, INC. 7010008-1-00-05 AM-C-08 7/20/2024, 10:23:27 AM, C-08	
PROJECT NO. 24-065	SHEET NO. C2.4
TITLE PLAN & PROFILE 8" WATER MAIN	
PROJECT NAME FCS INDUSTRIES DEVELOPMENT 2000 APOPKA BLVD. APOPKA, FL 32703	
PROJECT LOCATION 2000 APOPKA BLVD., APOPKA, FL 32703	



REV	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	12/07/2023	DAVID L. WILLIAMS
2	REVISED	12/07/2023	DAVID L. WILLIAMS

PLAN & PROFILE

8" WATER MAIN

PROJECT INFORMATION

PROJECT NO.: 24-E-065

PROJECT NAME: FCS INDUSTRIES DEVELOPMENT

PROJECT LOCATION: 2000 APOPKA BLVD., APOPKA, FL 32703

DESIGNER INFORMATION

DESIGNED BY: DAVID L. WILLIAMS

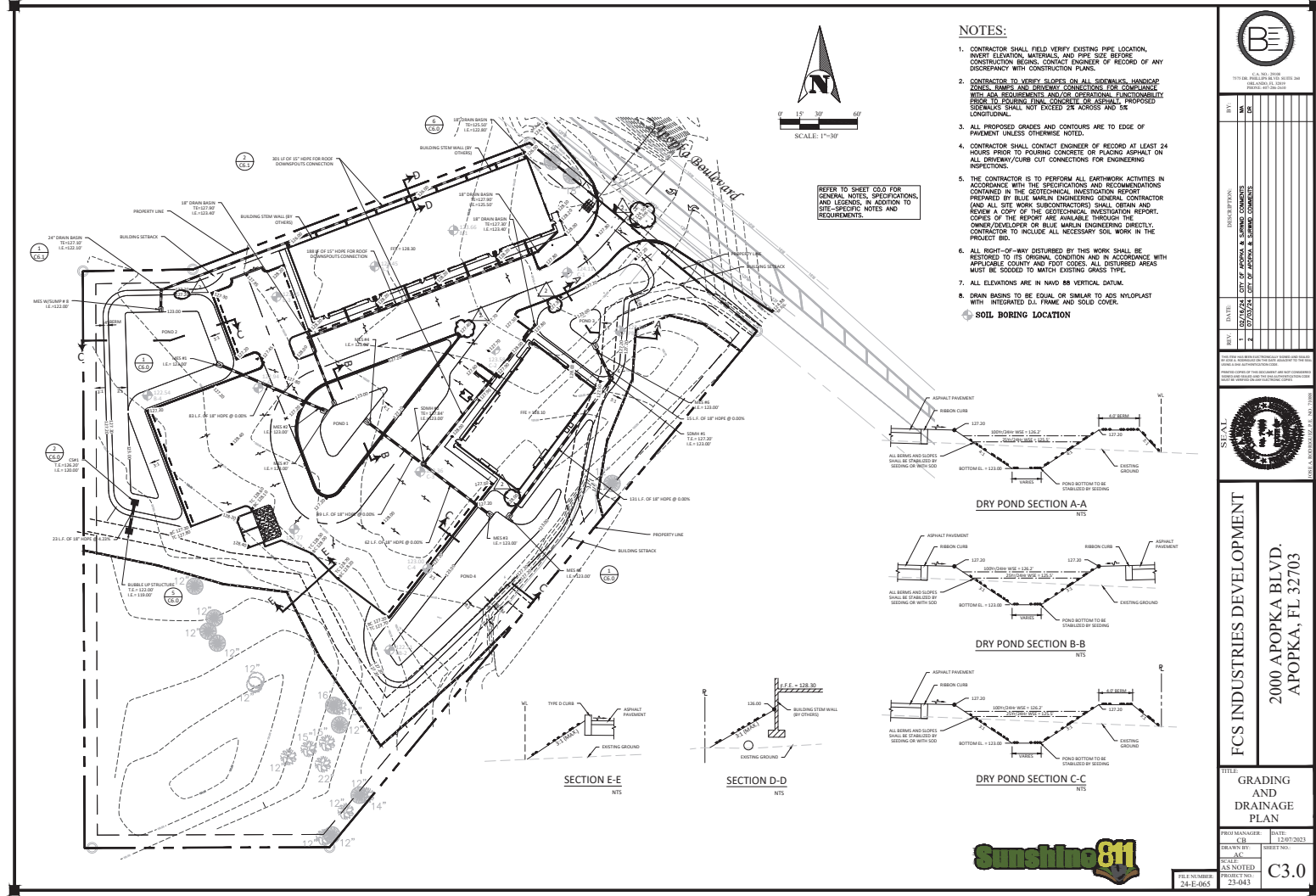
CHECKED BY: DAVID L. WILLIAMS

DATE: 12/07/2023

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Project: 24-E-065, 12/07/2023, 12:07:23 PM, David L. Williams
 Drawn: David L. Williams
 Checked: David L. Williams
 Date: 12/07/2023
 Project: 24-E-065, 12/07/2023, 12:07:23 PM, David L. Williams

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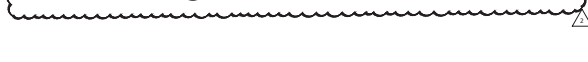
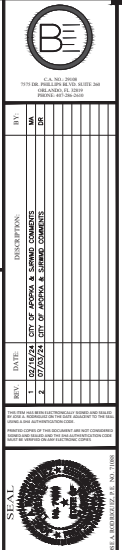
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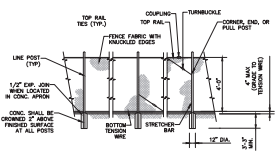
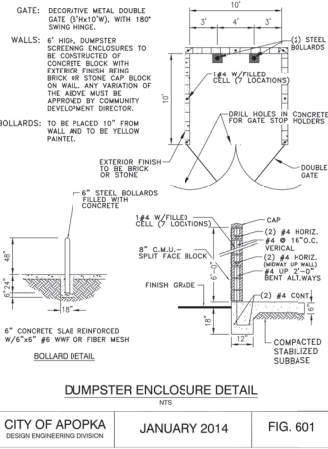
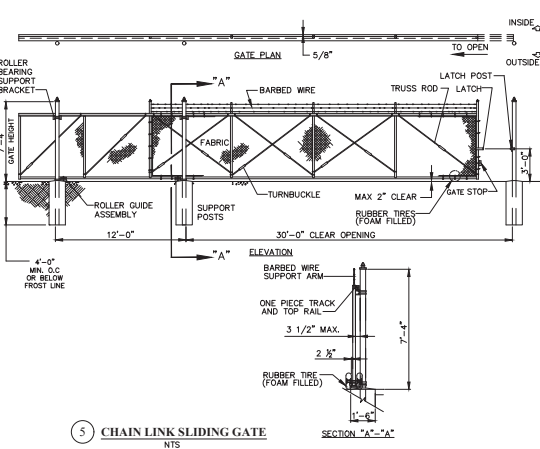
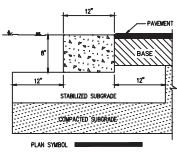
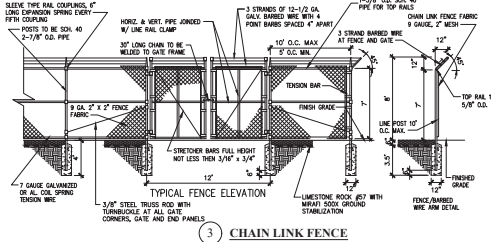
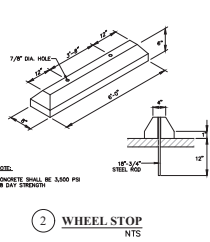
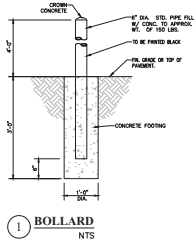
DAVID J. SMITH
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
EXPIRATION DATE 12/31/2025

TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO.: 24-E-065
SHEET NO.: C3.0



FCS INDUSTRIES DEVELOPMENT	
2000 APOPKA BLVD. APOPKA, FL 32703	
TITLE SWPPP / EROSION CONTROL NOTES & DETAILS	
PROJECT MANAGER CJH	DATE 12/07/2021
DRAWN BY AC	SHEET NO. C3.2
SCALE AS NOTED	
PROJECT NO. 23-0463	



- FENCE NOTES:**
- CHAIN LINK FENCE MATERIALS SHALL BE NOT DP GALVANIZED WITH UNPAINTED EDGES.
 - USE 3/8\"/>

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Miami, FL 33176
Phone: (305) 555-1111
Fax: (305) 555-1112
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FCS INDUSTRIES DEVELOPMENT
2000 APOPKA BLVD.
APOPKA, FL 32703

SITE DETAILS

FIG. 601

24-E-065

Diagram showing Type B bedding and open-cut detail. Notes include: 1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY... 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY... 3. PIPE BEDDING: SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY... 4. (P.V.) 15" MAX FOR PIPE DIAMETERS LESS THAN 24", AND 24" MAX FOR PIPE DIAMETERS 24" AND LARGER... 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION... 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW... 7. FINAL RESTRAINTOR IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES... 8. SURFACE RESTRAINTOR WITHIN CITY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF HIGH-WAY UTILIZATION REGULATIONS... 9. ALL UNIMPROVED DISTURBED AREAS SHALL BE SOODED TO MATCH ADJACENT DOMINANT GRADE SPECIES.

CITY OF APOPKA JANUARY 2014 FIG. 100

1 TYPE "B" BEDDING AND OPEN-CUT DETAIL NTS

Diagram showing Type A bedding and open-cut detail. Notes include: 1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY... 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY... 3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY... 4. (P.V.) 15" MAX FOR PIPE DIAMETERS LESS THAN 24", AND 24" MAX FOR PIPE DIAMETERS 24" AND LARGER... 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION... 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW... 7. GRADUALLY SLOPED DITCHES TYPE A BEDDING IF APPROVED BY THE CITY BEDDING DETAIL SHALL BE USED... 8. DEPTH FOR REMOVAL OF IMPROVABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE... 9. ALL UNIMPROVED DISTURBED AREAS SHALL BE SOODED TO MATCH ADJACENT DOMINANT GRADE SPECIES... 10. FINAL RESTRAINTOR IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTRAINTOR WITHIN CITY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF HIGH-WAY UTILIZATION REGULATIONS.

CITY OF APOPKA JANUARY 2014 FIG. 101

2 TYPE "A" BEDDING AND OPEN-CUT DETAIL NTS

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

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

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

CITY OF APOPKA JANUARY 2014 FIG. 105

3 RESTRAINED PIPE TABLE (PVC) NTS

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

	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND					61	67	73	84	100	114	
45° BEND					26	28	31	35	42	48	
22-1/2° BEND					13	14	15	17	20	23	
11-1/4° BEND					6	7	8	9	10	12	
TEEL**					52	62	74	95	124	152	
REDUCER (ONE SIZE SMALLER)					48	25	29	47	66	86	
DEAD END					111	123	135	157	188	218	

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

CITY OF APOPKA JANUARY 2014 FIG. 106

4 RESTRAINED PIPE TABLE (DI) NTS

Diagram showing Valve Box details. Notes include: 1. 18" DIAMETER ROUND CONCRETE OR POLYMER PAD TYPICAL EACH VALVE BOX... 2. APPLICABLE VALVE BOX AND COVER (TYP) (SEE NOTE 110)... 3. 8" THICK 3000 PSI CONCRETE MIN. POLYMER PAD MATERIAL... 4. #4 REBARS ALL AROUND... 5. TOP FLUSH WITH FINISHED GRADE... 6. BRASS OR CASTIRON CLEAN-OUT CAP... 7. LOCATE WIRE TEST STATION BOX... 8. 2-INCH DIAMETER PVC 50H 40... 9. VALVE BOX AND COVER (TYP)... 10. VALVE IDENTIFICATION TAG TO BE INSTALLED BY CITY & PAID FOR BY DEVELOPER.

CITY OF APOPKA JANUARY 2014 FIG. 109

5 VALVE BOX NTS

Diagram showing Typical Valve Box Cover Details. Notes include: 1. RECLAIMED WATER... 2. POTABLE WATER... 3. SEWER... 4. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS... 5. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS... 6. SEE ENGAGEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

CITY OF APOPKA JANUARY 2014 FIG. 116

6 TYPICAL VALVE BOX COVER DETAILS NTS

Diagram showing Utility Crossing Pipe Deflection Detail. Notes include: 1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS... 2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS... 3. SEE ENGAGEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED... 4. GROUNDWATER UTILITY PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT.

CITY OF APOPKA JANUARY 2014 FIG. 117

7 UTILITY CROSSING PIPE DEFLECTION DETAIL NTS

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

CITY OF APOPKA JANUARY 2014 FIG. 118

8 PVC PIPE LOCATING WIRE DETAIL NTS

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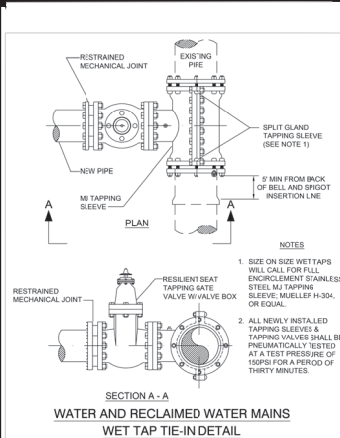
FCS INDUSTRIES DEVELOPMENT

UTILITY DETAILS

FIG. 107/2023

FILE NUMBER: 24-E-065

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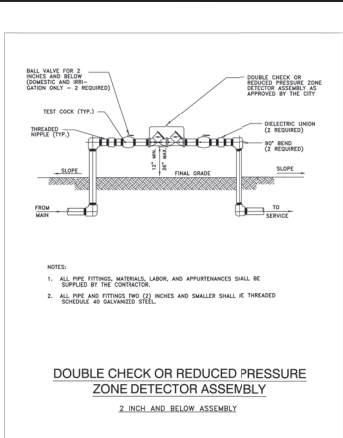


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FIG. 406

1 WATER AND RECLAIMED WATER MAINS
NTS

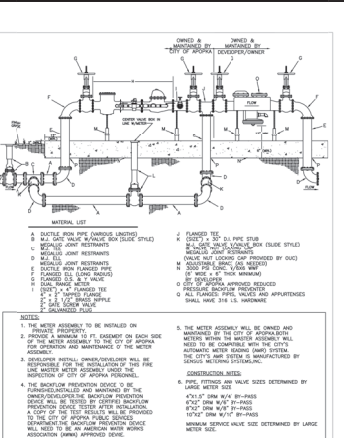


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FIG. 500 A

2 DOUBLE CHECK OR REDUCER PRESSURE
NTS

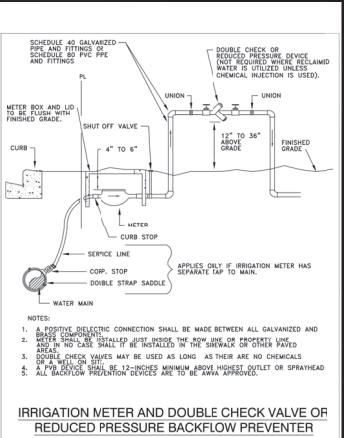


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JANUARY 2014

FIG. 500 C

3 FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS
NTS

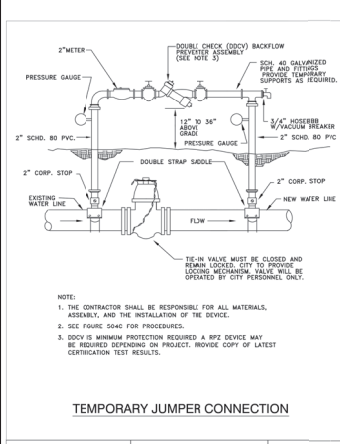


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FIG. 502

4 IRRIGATION METER AND DOUBLE CHECK VALVE
NTS

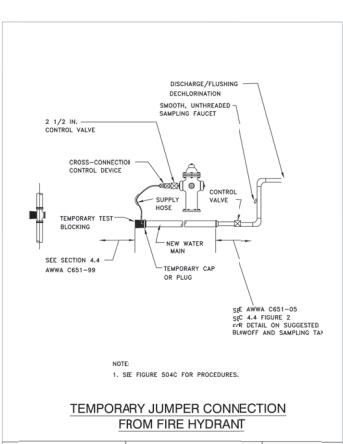


CITY OF APOPKA
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FIG. 504 A

5 TEMPORARY JUMPER CONNECTION
NTS



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 B

6 TEMPORARY JUMPER CONNECTION
NTS

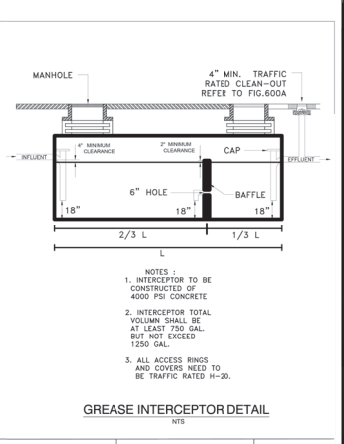


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 C

7 PROCEDURES TEMP. JUMPER CONNECTION
NTS



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 600

8 GREASE INTERCEPTOR DETAIL
NTS

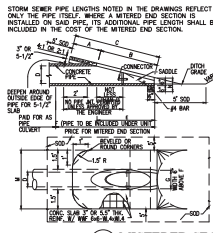
BE
ENGINEERING & CONSTRUCTION, INC.
11700 N.W. 11TH AVENUE, SUITE 200
MIAMI, FL 33157
TEL: 305.444.1100
FAX: 305.444.1101
WWW.BE-INC.COM

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UTILITY DETAILS

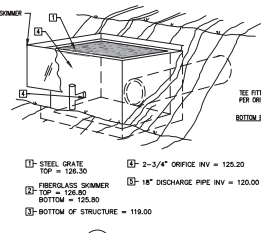
PROJECT MANAGER: DATE: 12/07/2023
DRAWN BY: CB
CHECKED BY: AC
SCALE: AS NOTED
PROJECT NO.: 24-065

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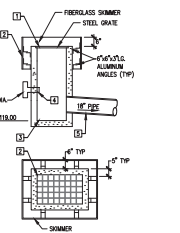
DIMENSIONS AND QUANTITIES									
	D	A	B	C	E	F	G	H	I
1" PIPE	1.00	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
1.5" PIPE	1.50	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
2" PIPE	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2.5" PIPE	2.50	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
3" PIPE	3.00	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
3.5" PIPE	3.50	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
4" PIPE	4.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
4.5" PIPE	4.50	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
5" PIPE	5.00	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
5.5" PIPE	5.50	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75
6" PIPE	6.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
6.5" PIPE	6.50	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25
7" PIPE	7.00	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
7.5" PIPE	7.50	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75
8" PIPE	8.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
8.5" PIPE	8.50	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25
9" PIPE	9.00	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50
9.5" PIPE	9.50	4.75	4.75	4.75	4.75	4.75	4.75	4.75	4.75
10" PIPE	10.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
10.5" PIPE	10.50	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25
11" PIPE	11.00	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50
11.5" PIPE	11.50	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75
12" PIPE	12.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
12.5" PIPE	12.50	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25
13" PIPE	13.00	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50
13.5" PIPE	13.50	6.75	6.75	6.75	6.75	6.75	6.75	6.75	6.75
14" PIPE	14.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
14.5" PIPE	14.50	7.25	7.25	7.25	7.25	7.25	7.25	7.25	7.25
15" PIPE	15.00	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50
15.5" PIPE	15.50	7.75	7.75	7.75	7.75	7.75	7.75	7.75	7.75
16" PIPE	16.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
16.5" PIPE	16.50	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25
17" PIPE	17.00	8.50	8.50	8.50	8.50	8.50	8.50	8.50	8.50
17.5" PIPE	17.50	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75
18" PIPE	18.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00
18.5" PIPE	18.50	9.25	9.25	9.25	9.25	9.25	9.25	9.25	9.25
19" PIPE	19.00	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
19.5" PIPE	19.50	9.75	9.75	9.75	9.75	9.75	9.75	9.75	9.75
20" PIPE	20.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

1 MISTERED SECTION (MES)

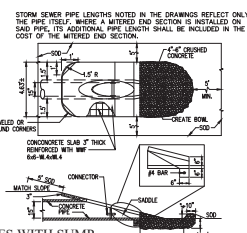


- 1- STEEL GRATE, TOP = 126.30
- 2- FIBERGLASS SKIMMER, TOP = 126.80, BOTTOM = 125.80
- 3- BOTTOM OF STRUCTURE = 119.00
- 4- 2-3/4" OFFICE INV = 125.20
- 5- 18" DISCHARGE PIPE INV = 120.00

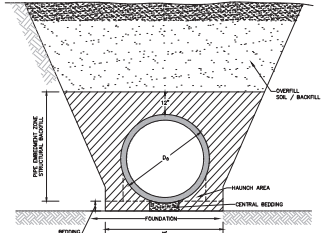
2 CS#1 (MODIFIED TYPE E) INLET



3 MES WITH SUMP

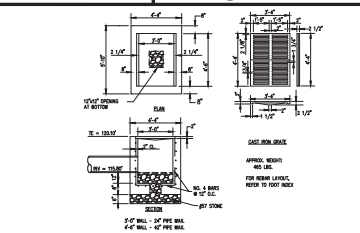


STORM SEWER PIPE LENGTHS NOTED IN THE DRAWINGS REFLECT ONLY THE PIPE ITSELF. WHERE A MISTERED END SECTION IS INSTALLED ON SAID PIPE, ITS ADDITIONAL PIPE LENGTH SHALL BE INCLUDED IN THE COST OF THE MISTERED END SECTION.

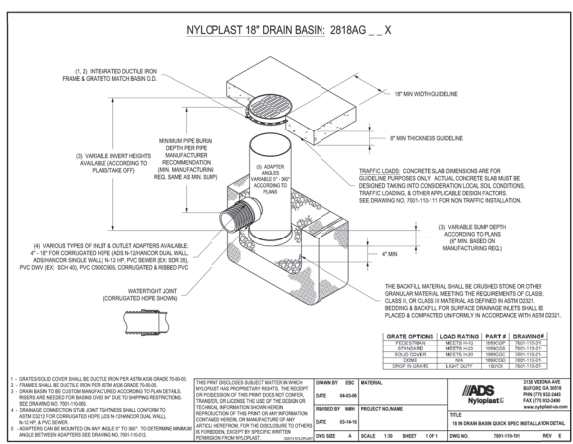


- 1. HOLE PIPE SHALL MEET ASBESTOS MESH AND POLYPROPYLENE (PP) PIPE SHALL MEET ASBESTOS MESH. PP PIPE IN EXISTING 20 INCHES OR LARGER SHALL BE WELDED WALL PROFILE. ALL PLASTIC PIPE SHALL MEET FOOT SECTION AND SHALL NOT CONTAIN RECYCLED RESIN.
- 2. MINIMUM TRENCH WIDTH, W, SHALL NOT BE LESS THAN 1.5 TIMES THE PIPE DIAMETER (D). PLUS 12 INCHES IN EXISTING TRENCHES OR IN CASES OF POOR WATERSIDE SOILS OFFERING RESISTANCE, LATERAL RESISTANCE (E.G., ROCKY SOILS, COARSE SAND, ETC.) SHALL BE 2.5 TIMES THE TRENCH WIDTH SHALL BE 3 TIMES THE PIPE DIAMETER (D).
- 3. PROVIDE A FINE SCALE, SLOPING BEINGS OF 6 INCHES MINIMUM THICKNESS. THE CENTRAL BEING SHALL BE LOOSELY PLACED IF THE TRENCH BOTTOM SHOWS A "BUMP" TENDENCY. NOTIFY THE OWNER AND ENGINEER TO A CORRECTION REQUIRED BY THE OWNER AND INCLUDE THE CORRECTION IN THE CONTRACT. THE CORRECTION SHALL BE MADE AT THE OWNER'S RISK AND AT THE OWNER'S EXPENSE.
- 4. MINIMUM COVER FROM FINISHED GRADE TO PIPE CROWN SHALL BE AT LEAST 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
- 5. STRUCTURAL UNDERMINING SHALL BE OBTAINED FROM A-1, A-2, OR A-3 MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY, ASBESTOS 1-2% METHOD C.
- 6. PLACE BACKFILL IN LAYERS NOT EXCEEDING 8 INCHES THICK. LAYERS SHALL BE BROUGHT UP EVENLY ON EACH SIDE OF THE PIPE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE PIPE.
- 7. BACKFILL MATERIAL SHALL BE TAMPED BY HAND, OR "RAVEL" TO ENSURE COMPLETE CONTACT WITH THE PIPE BOTTOM AND TO FILL VOID SPACES BETWEEN WITH FINISHING OPERATIONS.
- 8. OVERFILL BACKFILL MATERIALS AND COMPACTION SHALL BE AS REQUIRED FOR EXISTING OR SURFACE CONDITION BEARING CAPACITY (E.G., ROADWAY, HIGH TRAFFIC AREA).
- 9. CONTRACTOR SHALL REFER TO SITE SURVEY REPORT TO DETERMINE CONDITIONS AND SUFFICIENCY OF IN-SITU MATERIALS. RECENT CORRELATIONS FOR NEW EXIST TRENCH SHALL BE USED AT ALL PIPE CONNECTIONS TO EXISTING TRENCHES.
- 10. PIPE SHALL BE USED UNLESS NOTED AND INSPECTION TESTED USING A WATERSIDE OR LATER PROCEED NO SOONER THAN 30 DAYS AFTER PLACEMENT OF FINAL BACKFILL AND STRUCTURAL PROTECT. ALL REPORTS SHALL BE PROVIDED TO OWNER FOR REVIEW PRIOR TO FINAL ACCEPTANCE. PIPE DEFECTS OR IN USE SHALL BE REJECTED, REPLACED, AND RE-INSPECTED.

4 THERMOPLASTIC (HDPE PIPE) TRENCH



5 BUBBLE UP STRUCTURE TYPE 'E' INLET (MODIFIED)



6 NYLOPLAST 18\"/>

2000 APOPKA BLVD.
APOPKA, FL 32703

PROJECT NO. 24-E-065

DATE 12/07/2023

PROJECT NAME: DRAINAGE DETAILS

SHEET NO. C6.0

[illegible]

RILEY & Company, Inc. (GP / DUPLEX)® *Top View*

SCOPE: Supply one complete RILEY & COMPANY, INC. GP Duplex Pre-Fab Lift Station, per design.

Complete system shall be supplied by:

RILEY & Company, Inc.
Sanford, FL 32773 (Ph. 407-265-9963)

Contract to be awarded on the basis of the base bid RILEY & COMPANY, INC. PRE-FAB LIFT STATION.

PUMPS: Submersible grinder pumps shall be RILEY & COMPANY, INC. Model LSG. The pump shall be installed in the fiberglass wetwell utilizing a quick-disconnect system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the Sch 80 PVC discharge piping. (3 YEAR WARRANTY)

DUPLEX CONTROL PANEL: (3 YEAR WARRANTY)

Control panel shall be assembled and built by a TUV (UL508A CERTIFIED) manufacturing facility.

The Enclosure shall be NEMA 4X, Fiberglass, minimum 18" high x 16" wide x 6" deep with padlockable draw latches. The enclosure shall have external mounting feet to allow for wall mounting. All hardware shall be stainless steel.

The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light)
- 1- ea. Alarm Horn
- 1- ea. Alarm Silence Pushbutton

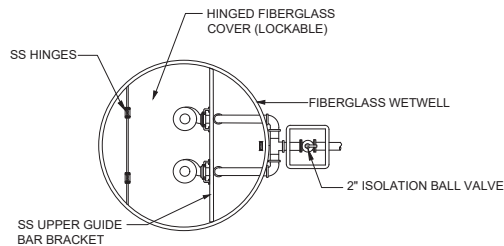
The backpanel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to backpanel:

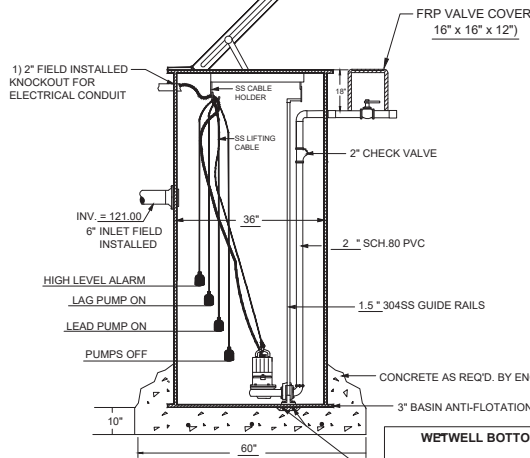
- 2- ea. Motor Contactors
- 1- ea. Silence Relay
- 1- ea. Duplex Alternator
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 3- ea. Grounding Lugs

The following components shall be included:

- 1- ea. Main Circuit Breaker
- 2- ea. Short Circuit Protectors
- 1- ea. Control Circuit Breaker
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights

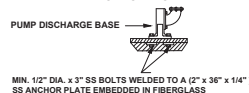


Side View



PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	32 GPM	TOP OF WETWELL	126.50
PRIMARY TDH	84' TDH	INLET INVERT	121.00
PUMP MANUFACTURER	LIBERTY	HIGH LEVEL ALARM	120.50
PUMP MODEL #	LSGX200	LEAD PUMP ON	119.00
R.P.M.	3450	PUMPS OFF	118.00
HORSEPOWER	2	BOTTOM OF WETWELL	116.50
ELECTRICAL - VOLTS / PHASE	230/1	WETWELL DIAMETER	36"
DISCHARGE SIZE	1.25"		

WETWELL BOTTOM BOLT DETAIL



NOTICE !

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SCHEDULE

MAP	ABREVIATION	SYMBOL	EXPLANATION
(1) L&L	USED FOR THE TOWN MAP	SYMBOL	EXPLANATION

ZONING

LAND USE: 1000 - STORE/WAREHOUSE

ZONING

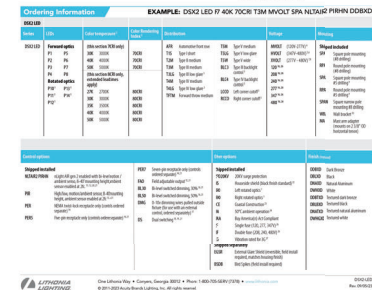
LAND USE: 4800 - IND. WAREHOUSE

ZONING

LAND USE: 4800 - IND. WAREHOUSE



1. READINGS ARE SHOWN IN UNITS OF MAINTAINED FOOTCANDLES.
2. TOTAL LIGHT LOSS FACTOR (LLF) = 0.95 LLF FOR LED.
3. TEST PLANE = 0' AFF.
4. DS1 FIXTURE MOUNTING HEIGHT = 25 FT AFF FOR POLE-MOUNT.
5. THIS PHOTOMETRIC LAYOUT WAS CALCULATED USING SPECIFIC CRITERIA. ANY DEVIATION FROM STATED PARAMETERS WILL AFFECT ACTUAL PERFORMANCE.
6. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY.



CONSTRUCTION SITE PLAN FOR

BUILDING 100 (fka 300) LOGISTICS 429 AT APOPKA RIDGE APOPKA, FLORIDA

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

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

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

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

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

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

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

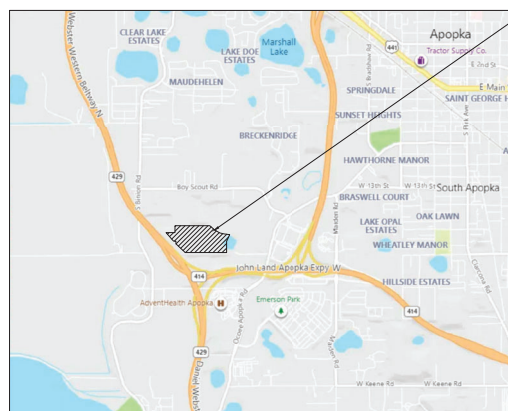
NOTE:
THIS PLAN IS SUBJECT TO THE RIDGE PD.
ORDINANCE NO. 2856 AND INCLUDES THE FOLLOWING
PHASES FROM THE APPROVED MDP:

PHASE I, 1A BUILDINGS 100 (*300), 200 & 500
PREVIOUSLY APPROVED (8/19/22)

THIS PHASE BUILDING 100 (aka 300)

* NOTE BLDG 300 FROM MDP
RENUMBERED TO BLDG 100 IN THIS
SP

LOCATION OF
THIS PROJECT



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

LEGAL DESCRIPTION:

[illegible]

CONTAINING: 3,406-335 SQUARE FEET OR 78.20 ACRES OF LAND, MORE OR LESS.

PERMITTED USES AND CONDITIONS

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

- OUTDOOR STORAGE (AS APPLICABLE) - PERMITTED ON PARCEL 5; MATERIALS STORED MUST NOT EXCEED 10 FEET IN HEIGHT; 6-8 FEET TALL PERIMETER WALL SHALL BE CONSTRUCTED TO PREVENT MATERIALS FROM FALLING OFF OF THE 10 FEET FROM SPRING ROAD.
- MAINTENANCE SALES, RENTAL, REPAIR, SERVICE OR STORAGE (PERMITTED ON PARCEL 5 ONLY) SHALL BE ENCLOSED AND SETBACK A MINIMUM OF 10 FEET FROM THE RIGHT-OF-WAY.
- MAINTENANCE STORAGE (PERMITTED ON PARCEL 5 ONLY) SHALL BE ENCLOSED, CONSOLIDATED STORAGE (SELF-SERVICE STORAGE) - PERMITTED ON PARCEL 5; MATERIALS STORED MUST NOT EXCEED 10 FEET IN HEIGHT; 6-8 FEET TALL PERIMETER WALL SHALL BE CONSTRUCTED TO PREVENT MATERIALS FROM FALLING OFF OF THE 10 FEET FROM SPRING ROAD.
- OUTDOOR STORAGE (AS APPLICABLE) - PERMITTED ON PARCEL 5; MATERIALS STORED MUST NOT EXCEED 10 FEET IN HEIGHT; 6-8 FEET TALL PERIMETER WALL SHALL BE CONSTRUCTED TO PREVENT MATERIALS FROM FALLING OFF OF THE 10 FEET FROM SPRING ROAD.
- OUTDOOR STORAGE (OTHER THAN TRAILER) BEING STORED ON PARCEL 5 ONLY, SO, DEMONSTRATE THAT THIS REQUIREMENT IS MET.
- COLLECTION OF TRAILERS BEING STORED ON PARCEL 5 ONLY.
- G. BUILDING, HEATING/AIR CONDITIONING, PLUMBING, OR ELECTRICAL CONTRACTORS' BUILDING YARDS MATERIALS STORED MUST NOT EXCEED 10 FEET IN HEIGHTS; 6-8 FEET TALL PERIMETER WALL SHALL BE CONSTRUCTED TO PREVENT MATERIALS FROM FALLING OFF OF THE 10 FEET FROM SPRING ROAD.
- SCREENED AND/OR ENCLOSED.
- WHEELWASH PAVEMENT STORAGE (PERMITTED ON PARCEL 5 ONLY; NO FRONTAGE, ALONG INTERNAL SPRING ROAD AND MUST BE LOCATED BETWEEN A-6 AND A-7).

NOT TO SCALE

LOCATION MAP

SEC 17, TWP 21S, RNG 28E

BLDG 100 (fka 300) - 1315 JACK JUNCTION WAY

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

SMILEY &
ASSOCIATES, INC.

624 KINGFISH ROAD, NORTH PALM BEACH, FLORIDA 33408
561-596-0562 • mamiley@amiley-associates.com
EB # 8613

Mark C Smiley Digitally signed by Mark C Smiley Date: 2024.07.11 12:15:29 -04'00'



7/11/24

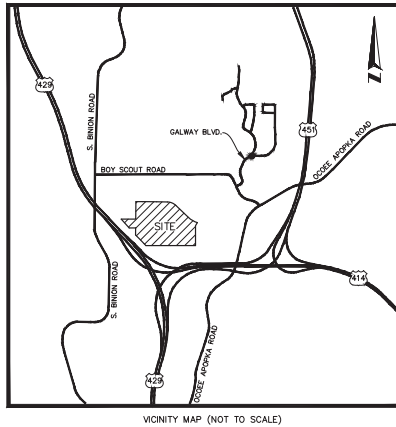
SA JOB # 24-002

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AS HAVING A BEARING OF SOUTH 89°54'43" WEST.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT ORDER NUMBER 10412226, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE 04/13/2022 AT 8:00 AM.
4. THE LEGAL DESCRIPTION HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA AREA OF MINIMAL FLOOD HAZARD AND ZONE AE, AREA WITH A BASE FLOOD ELEVATION OF 70.4' ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 120950030F, MAP DATE 9/25/2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE GATED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
7. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSERVED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSERVED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
11. WETLAND LINE SHOWN HEREON WAS LOCATED BY ALLEN & COMPANY ON JANUARY 8, 2021, AS FLAGGED BY OTHERS.
12. LAST DATE OF FIELD SURVEY: MAY 31, 2022.
13. SUBJECT PROPERTY CONTAINS APPROXIMATELY 3,406,335 SQUARE FEET OR 78.20 ACRES.
14. THE SUBJECT PROPERTY DOES NOT HAVE DIRECT ACCESS TO A PUBLIC, DEDICATED RIGHT OF WAY. THE PROPERTY IS PART OF A PLANNED DEVELOPMENT AND WILL HAVE ACCESS THROUGH SAID PLANNED DEVELOPMENT.
15. ALL MEASUREMENTS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE SPECIFIED.
16. AGGREGATE OF SUBJECT PARCEL AND EASEMENT PARCEL: 278.64 ACRES.
17. NO BUILDINGS OBSERVED.
18. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BENCHMARK NUMBER 1780544, ELEVATION BEING 89.81'.

SCHEDULE B-II EXCEPTIONS PER TITLE COMMITMENT:

6. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER BETWEEN THE CITY OF APOPKA AND TROY S. AND INA R. BRONSON, RECORDED IN OFFICIAL RECORDS BOOK 5346, PAGE 641. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
7. RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW VESTED IN THE ORLANDO/ORANGE COUNTY EXPRESSWAY AUTHORITY BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3046, PAGE 4349 AND OFFICIAL RECORDS BOOK 9398, PAGE 1729. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
8. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE PLANNED DEVELOPMENT AGREEMENT (THE RIDGE) AMONG THE CITY OF APOPKA, APOPKA DEVELOPMENT OPPORTUNITY, LLC, APOPKA CENTERLINE DEVELOPMENT, LLC, RUTH INA BRONSON TRUST, TROY S. BRONSON TRUST, TROY S. BRONSON FAMILY LP, BRINON PARTNERS, LLC, AND JOHN AND DONNA KIRKLAND, RECORDED AT OFFICIAL RECORDS INSTRUMENT NO. 20210532976, AND IN TRANSPORTATION IMPROVEMENTS DEVELOPMENT AGREEMENT AND GRANT OF EASEMENT ATTACHED THERETO AS MODIFIED BY THAT FIRST AMENDMENT TO PLANNED DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20210701531, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
9. MATTERS SET FORTH IN THE NOTICE OF ESTABLISHMENT OF THE RIDGE AT APOPKA COMMUNITY DEVELOPMENT DISTRICT RECORDED AT OFFICIAL RECORDS INSTRUMENT NO. 20210587816, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
10. TERMS AND CONDITIONS OF THAT CERTAIN TEMPORARY EASEMENT AGREEMENT BY AND BETWEEN APOPKA CENTERLINE DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RIDGE 429, OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20210774115, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BENEFITS SUBJECT PROPERTY, SHOWN HEREON.
11. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE COVENANT FOR BRONSON'S RIDGE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20210778848, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
12. SCHOOL CONCURRENCY DETERMINATION CAPACITY ENCUMBRANCE LETTER RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20210774111, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.



LEGEND & ABBREVIATIONS

—+—	FENCE LINE (BARBED)	⑦	SCHEDULE BII IDENTIFIER
—+—	OVERHEAD UTILITY	∨	LINE BREAK
—+—	FIRE HYDRANT	PG	PAGE
—+—	RECLAIMED WATER VALVE	ORB	OFFICIAL RECORDS BOOK
—+—	WATER VALVE	SEC	SECTION
—+—	CATCH BASIN	o	CHANGE IN DIRECTION
—+—	VAULT	NO	MONUMENT FOUND/SET
—+—	STORM MANHOLE	RCF	REINFORCED CONCRETE PIPE
—+—	CLEAN OUT	(M)	MEASURED
—+—	SANITARY VALVE	PC	POINT OF CURVATURE
—+—	BACK FLOW PREVENTER	NT	NON-TANGENT
—+—	WELL	PT	POINT OF TANGENCY
—+—	SIGN	Δ	CENTRAL ANGLE
—+—	GUY WIRE	R	RADIUS
—+—	TELEVISION RISER	L	ARC LENGTH
—+—	WOOD POWER/UTILITY POLE	CB	CHORD BEARING
—+—	LIGHT POLE	C	CHORD
—+—	ELECTRIC PULL BOX	CR	CERTIFIED CORNER RECORD
—+—	PHONE RISER	●	SET 1/2" IRON ROD W/CAP OR NAIL WITH DISC STAMPED LB#723
—+—	SANITARY MANHOLE	●	FOUND IRON ROD OR IRON PIPE AS SHOWN
—+—	SET 1/2" IRON ROD W/CAP OR NAIL WITH DISC STAMPED LB#723	●	FOUND CONCRETE MONUMENT AS SHOWN
—+—	FOUND IRON ROD OR IRON PIPE AS SHOWN	LB	LICENSED BUSINESS
—+—	FOUND CONCRETE MONUMENT AS SHOWN	PSM	PROFESSIONAL SURVEYOR & MAPPER
—+—	LICENSED BUSINESS	LS	LICENSED SURVEYOR
—+—	PROFESSIONAL SURVEYOR & MAPPER	(D)	DESCRIPTED
—+—	LICENSED SURVEYOR	PVC	POLYVINYL CHLORIDE
—+—	DESCRIPTED	ELEV	ELEVATION
—+—	POLYVINYL CHLORIDE	INV	INVERT
—+—	ELEVATION	●	STORM DRAINAGE MANHOLE
—+—	INVERT	●	FIRE HYDRANT
—+—	STORM DRAINAGE MANHOLE	●	WATER METER
—+—	FIRE HYDRANT	●	WATER VALVE
—+—	WATER METER	●	SINGLE STAND SIGN
—+—	WATER VALVE	●	CONCRETE LIGHT POLE

LEGAL DESCRIPTION:

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE RUN SOUTH 89°54'44" WEST ALONG THE SOUTH LINE OF SAID SECTION 18 FOR A DISTANCE OF 936.11 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429; ACCORDING TO DEED BOOK 770, PAGE 209, OFFICIAL RECORDS BOOK 9046, PAGE 4349 AND OFFICIAL RECORDS BOOK 9398, PAGE 1729 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 43°34'16" WEST FOR A DISTANCE OF 104.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 14808.00 FEET, A CENTRAL ANGLE OF 01°44'52", THE CHORD OF WHICH BEARS NORTH 44°28'42" WEST FOR A DISTANCE OF 451.72 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 451.74 FEET TO A NON-TANGENT POINT LYING ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 00°34'36" EAST ALONG SAID CURVE FOR A DISTANCE OF 265.35 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°57'37" WEST FOR A DISTANCE OF 241.66 FEET TO SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE; THENCE RUN ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 42°01'40" WEST FOR A DISTANCE OF 447.10 FEET; THENCE RUN NORTH 89°59'05" EAST FOR A DISTANCE OF 544.34 FEET; THENCE RUN NORTH 00°34'05" EAST FOR A DISTANCE OF 659.61 FEET; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE RUN SOUTH 89°58'51" EAST FOR A DISTANCE OF 249.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 30000.00 FEET, A CENTRAL ANGLE OF 01°01'04", THE CHORD OF WHICH BEARS SOUTH 89°58'20" EAST FOR A DISTANCE OF 532.84 FEET; THENCE RUN EASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 532.85 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°57'48" EAST FOR A DISTANCE OF 403.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 479.50 FEET, A CENTRAL ANGLE OF 42°36'06", THE CHORD OF WHICH BEARS SOUTH 67°39'45" EAST FOR A DISTANCE OF 348.37 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 356.53 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 46°21'42" EAST FOR A DISTANCE OF 656.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 817.50 FEET, A CENTRAL ANGLE OF 27°12'51", THE CHORD OF WHICH BEARS SOUTH 52°59'07" EAST FOR A DISTANCE OF 384.65 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 388.29 FEET TO A NON-TANGENT POINT; THENCE RUN SOUTH 30°35'08" WEST NON-RADIAL TO SAID CURVE FOR A DISTANCE OF 135.56 FEET; THENCE RUN SOUTH 00°00'19" WEST FOR A DISTANCE OF 746.69 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 89°59'43" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 935.59 FEET TO THE POINT OF BEGINNING.

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

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

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SOUTHEAST 1/4 OF SECTION 18; THENCE RUN NORTH 89°58'43" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 18 FOR A DISTANCE OF 1301.82 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 18; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°33'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 FOR A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BOY SCOUT ROAD ACCORDING TO OFFICIAL RECORDS BOOK 1133, PAGE 608 OF THE PUBLIC RECORDS OF AFORESAID ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES: SOUTH 00°33'55" WEST FOR A DISTANCE OF 834.30 FEET; THENCE RUN SOUTH 44°26'05" EAST FOR A DISTANCE OF 28.28 FEET; SOUTH 00°33'55" WEST FOR A DISTANCE OF 11.47 FEET; THENCE RUN NORTH 89°58'51" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT ON AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE RUN NORTH 00°33'55" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 3.37 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 44°26'05" WEST FOR A DISTANCE OF 28.28 FEET; THENCE RUN NORTH 00°33'55" EAST FOR A DISTANCE OF 942.39 FEET TO AFORESAID SOUTH RIGHT-OF-WAY LINE; THENCE RUN SOUTH 89°58'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:

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

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

DATE OF PLAT OR MAP: 3/1/24

JAMES L. RICKMAN, PSM #5633

ALLEN & COMPANY
Founded in 1988

SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

ALTANPS LAND TITLE
BOUNDARY AND TOPOGRAPHIC
SURVEY OF
BRONSON PROPERTY

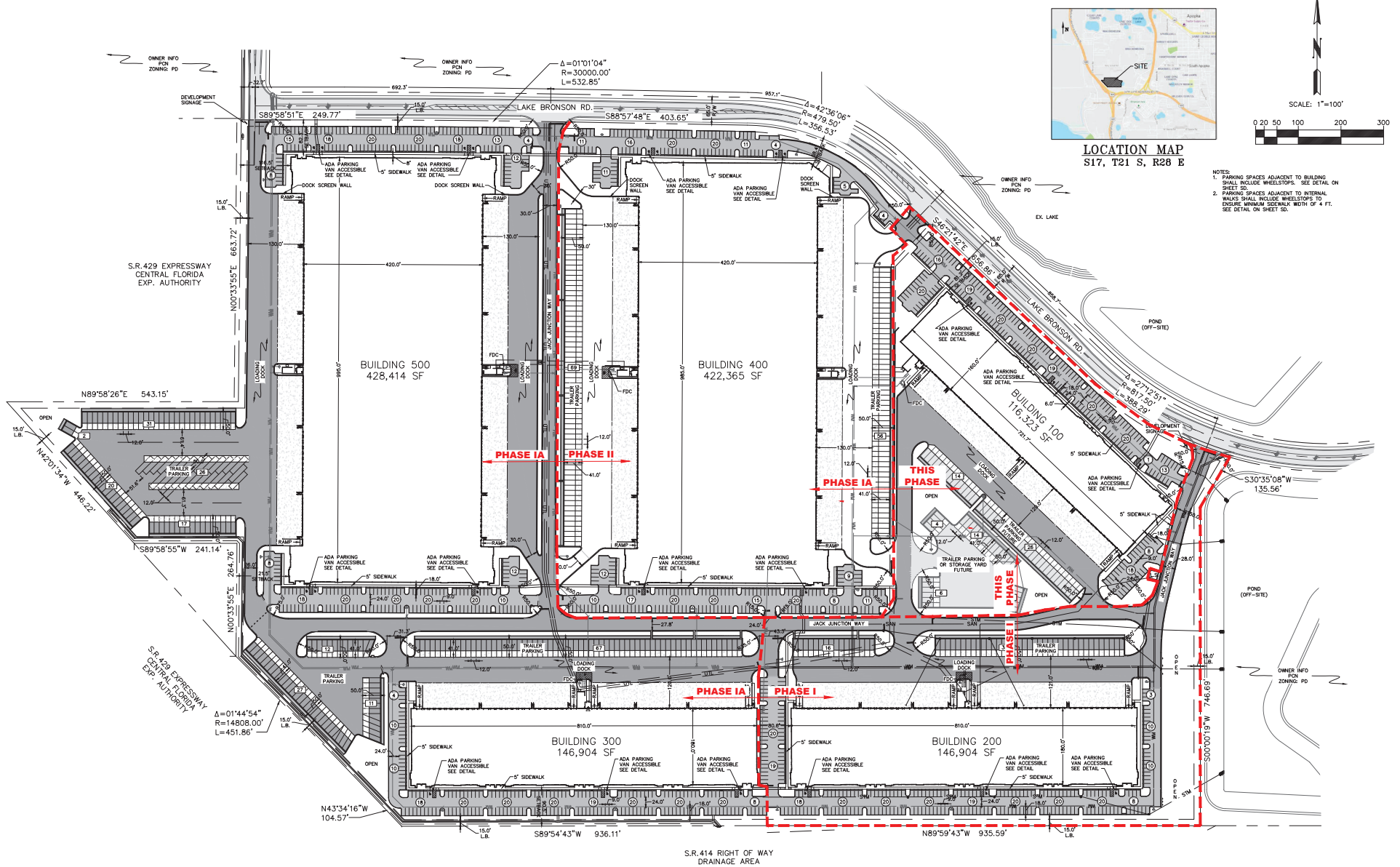
SECTION 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:
MCRANNEY PROPERTY COMPANY

1/2/24	2/2/24	3/1/24	DATE
1/2/24	2/2/24	3/1/24	REVISIONS

JOB #	20210402
DATE	6/29/22
SCALE	N/A
CALC BY	SEJ
FIELD BY	OH
DRAWN BY	BRH/CY
CHECKED BY	SEJ

SHEET 1 OF 2



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E9 # 8615

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

1	PER CITY COMMENTS	MS	07/12/21
REV.	DESCRIPTION	APPROV.	DATE
REVISION NOTES			

LOGISTICS 429
AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

DEVELOPMENT PLAN

DIGITAL SEAL DATE 7/11/24

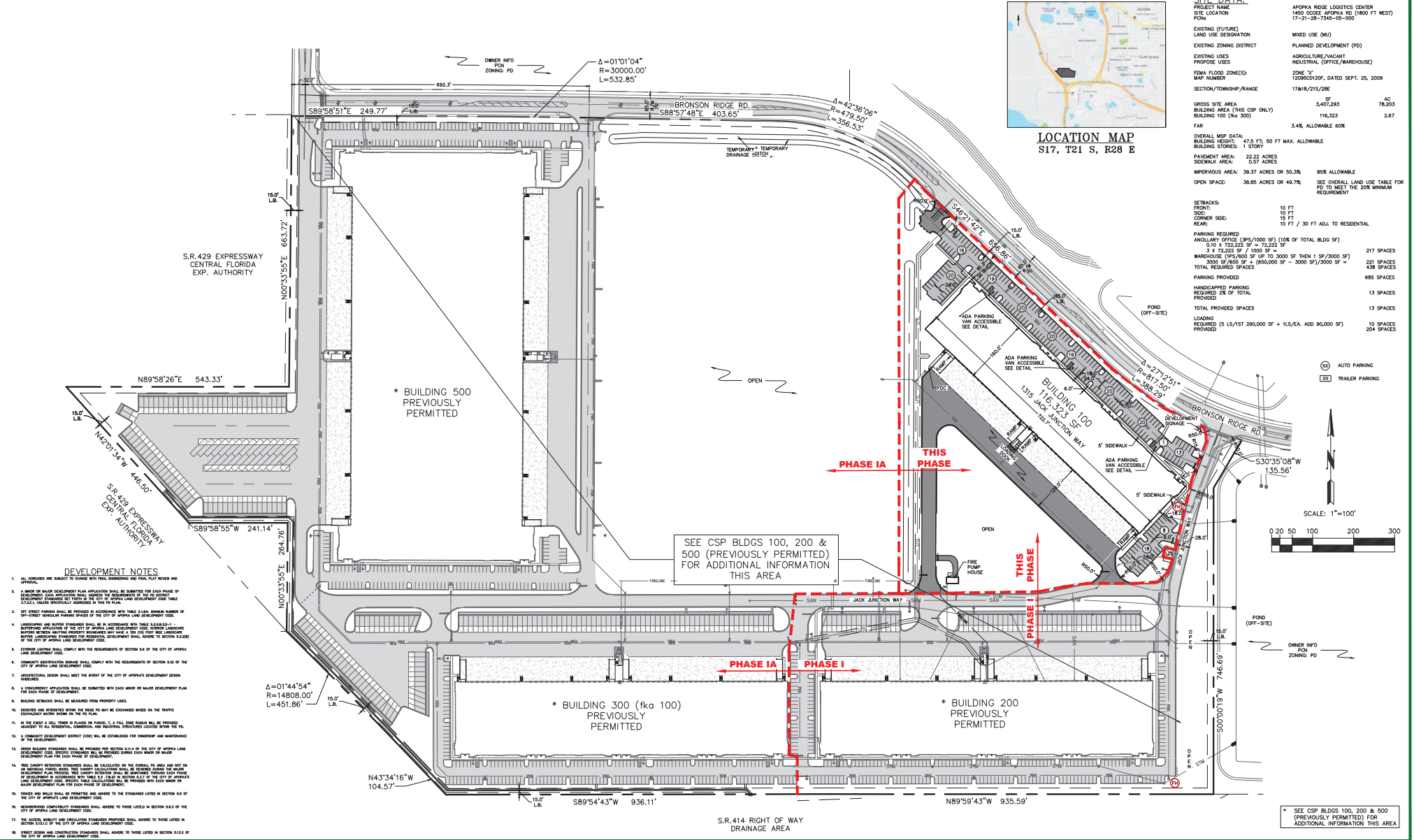


DP

SHEET TYPE

SHEET 1 OF 1

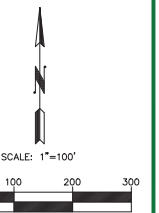
JOB # 20-009



SITE DATA:	
PROJECT NAME	APOPKA RIDGE LOGISTICS CENTER
SITE LOCATION	1450 COOKE APOPKA RD (1800 FT WEST) 17-21-58-1545-00-000
EXISTING (FUTURE)	MIXED USE (MU)
LAND USE DESIGNATION	PLANNED DEVELOPMENT (PD)
EXISTING ZONING DISTRICT	AGRICULTURE/VACANT
EXISTING USES	INDUSTRIAL OFFICE/WAREHOUSE
PROPOSED USES	
FEMA FLOOD ZONE(S)	ZONE 'X' 1209501201, DATED SEPT. 25, 2009
MAP NUMBER	17818/215/20E
SECTION/TOWNSHIP/RANGE	
GROSS SITE AREA	3,407.293 AC
BUILDING AREA (THIS CSP ONLY)	116,323
BUILDING 100 (No 300)	2.67
FAR	3.4% ALLOWABLE 60R
OVERALL MSP DATA:	
BUILDING HEIGHT:	47.5 FT; 50 FT MAX. ALLOWABLE
BUILDING STORES:	1 STORY
PAVEMENT AREA:	22.22 ACRES
SEWALK AREA:	0.27 ACRES
IMPERVIOUS AREA:	38.37 ACRES OR 50.3%
OPEN SPACE:	38.85 ACRES OR 49.7%
	85% ALLOWABLE
	SEE OVERALL LAND USE TABLE FOR PD TO MEET THE 20% MINIMUM REQUIREMENT

SETBACKS:	
FRONT:	10 FT
SIDE:	10 FT
CORNER SIDE:	10 FT
REAR:	10 FT / 30 FT ADJ. TO RESIDENTIAL
PARKING REQUIRED:	
AUXILIARY OFFICE (3PS/1000 SF) (10% OF TOTAL BLDG SF)	
310 X 72,222 SF / 1000 SF =	217 SPACES
3 X 72,222 SF / 1000 SF =	221 SPACES
WAREHOUSE (1PS/600 SF) UP TO 3000 SF THEN 1 SP/3000 SF	438 SPACES
3000 SF/600 SF = (450,000 SF - 3000 SF)/3000 SF =	
TOTAL REQUIRED SPACES:	655 SPACES
PARKING PROVIDED:	
HANDICAPPED PARKING REQUIRED 2% OF TOTAL PROVIDED	13 SPACES
TOTAL PROVIDED SPACES:	13 SPACES
LOADING REQUIRED 16 LS/1ST 290,000 SF + 1LS/EA. ADD 90,000 SF	10 SPACES
PROVIDED:	204 SPACES

AUTO PARKING
TRAILER PARKING



- DEVELOPMENT NOTES
1. ALL APPLICANTS ARE SUBJECT TO THE CITY OF APOPKA'S ZONING AND PLANNED DEVELOPMENT ORDINANCES.
 2. A COPY OF THE PLANNED DEVELOPMENT PLAN AND ALL APPLICANTS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 3. A COPY OF THE PLANNED DEVELOPMENT PLAN AND ALL APPLICANTS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 4. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 5. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 6. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
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 9. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 10. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 11. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 12. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 13. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 14. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 15. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 16. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 17. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 18. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 19. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.
 20. LOTS AND BLOCKS SHALL BE SUBMITTED TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL.

SMILEY & ASSOCIATES, INC.
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www.smileyandassociates.com
EIR # 8615

DRT	DRT	REV.	DESCRIPTION	APPROV.	DATE
DSG	MS				
CHK	MS				
CADDWG	AR				

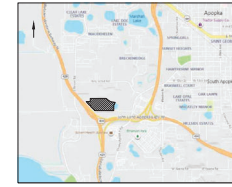
BUILDING 100 (fka 300)
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

SITE PLAN

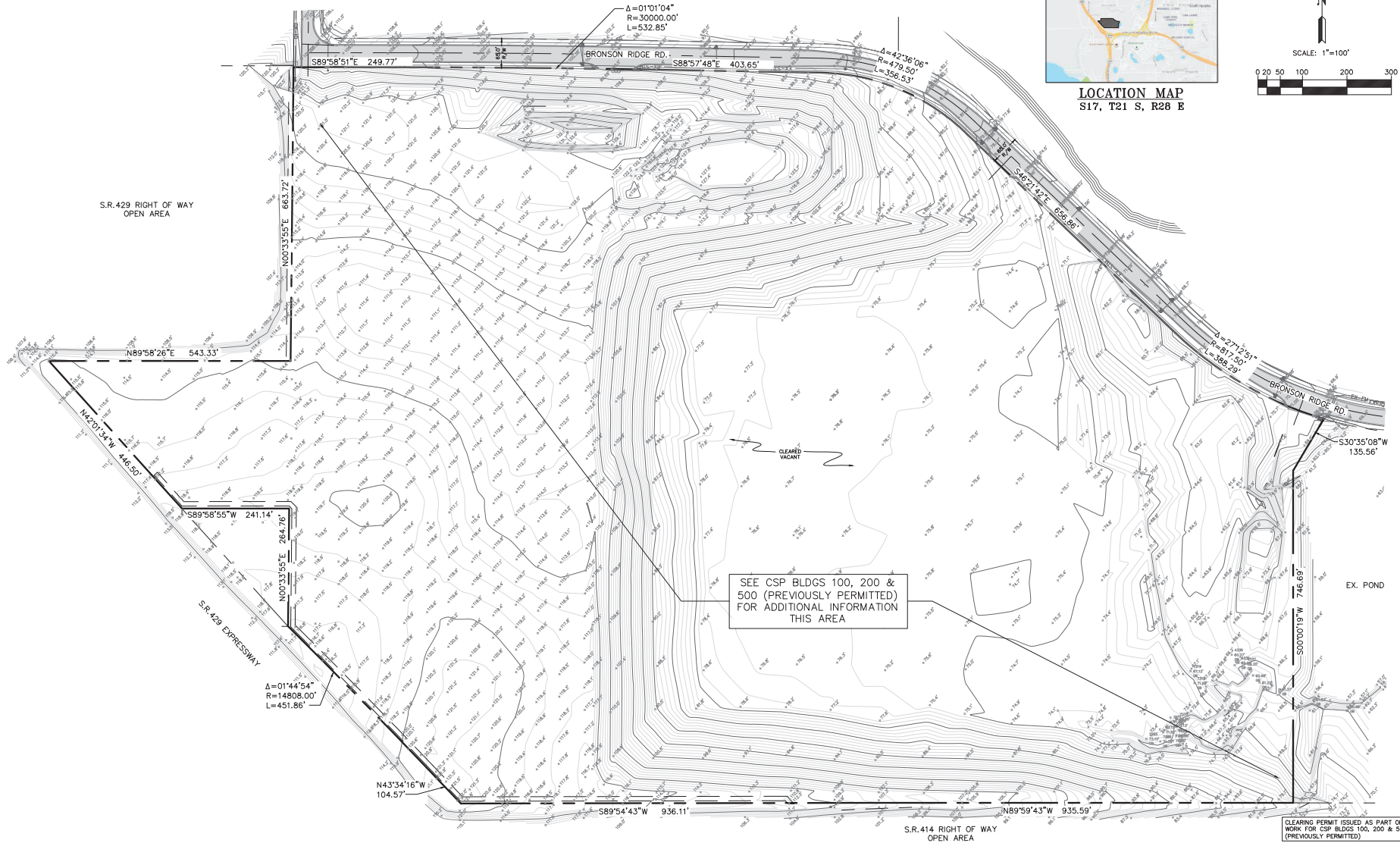
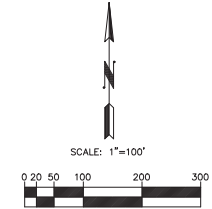
DIGITAL SEAL DATE 7/11/24

SP
SHEET TYPE
SHEET 1 OF 1
JOB # 21-002





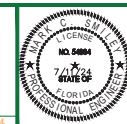
LOCATION MAP
S17, T21 S, R28 E



BUILDING 100 (fka 300)
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

EXISTING CONDITIONS

DIGITAL SEAL DATE 7/11/24



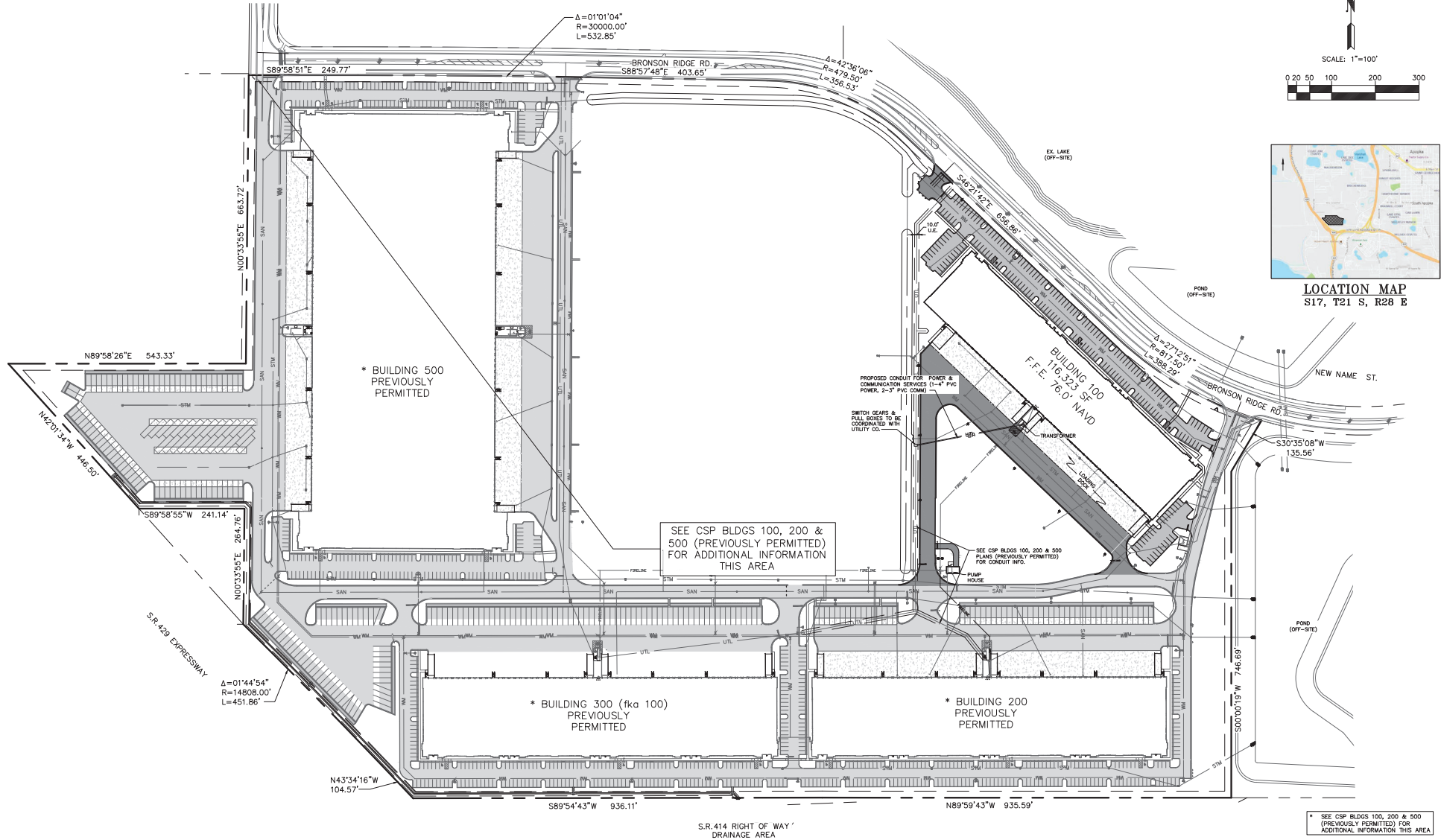
D1
SHEET TYPE
SHEET 1 OF 1
JOB # 24-002

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E9 # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APPROV.	DATE

REVISION NOTES



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DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APPROV.	DATE

REVISION NOTES

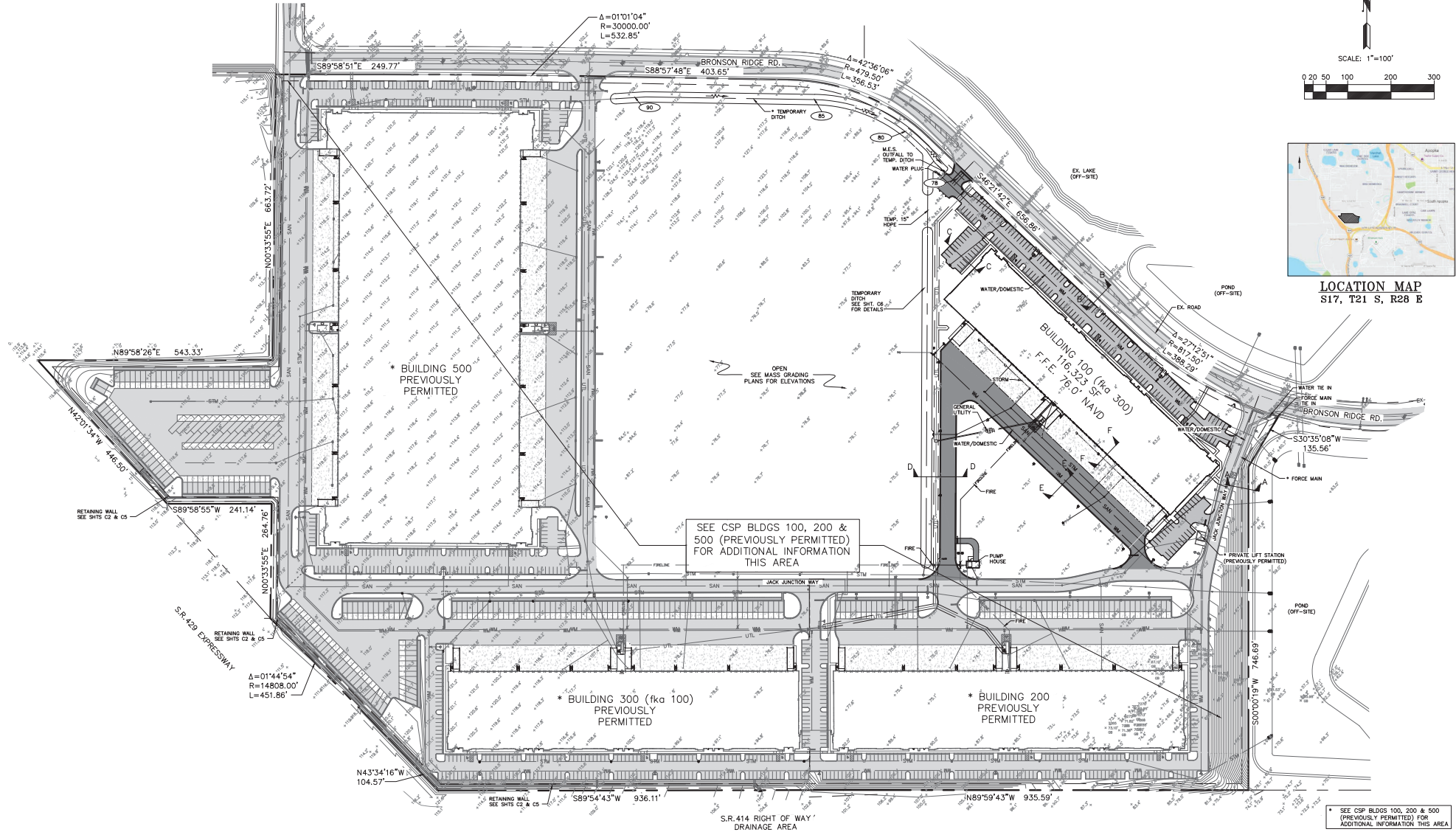
BUILDING 100 (fka 300)
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

GENERAL UTILITY PLAN

DIGITAL SEAL DATE 7/11/24



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



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 EIR # 8815

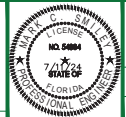
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DSG	MS
CHK	MS
CADDWG AR	

REV. DESCRIPTION
 APRV. DATE

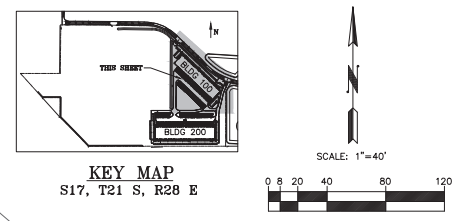
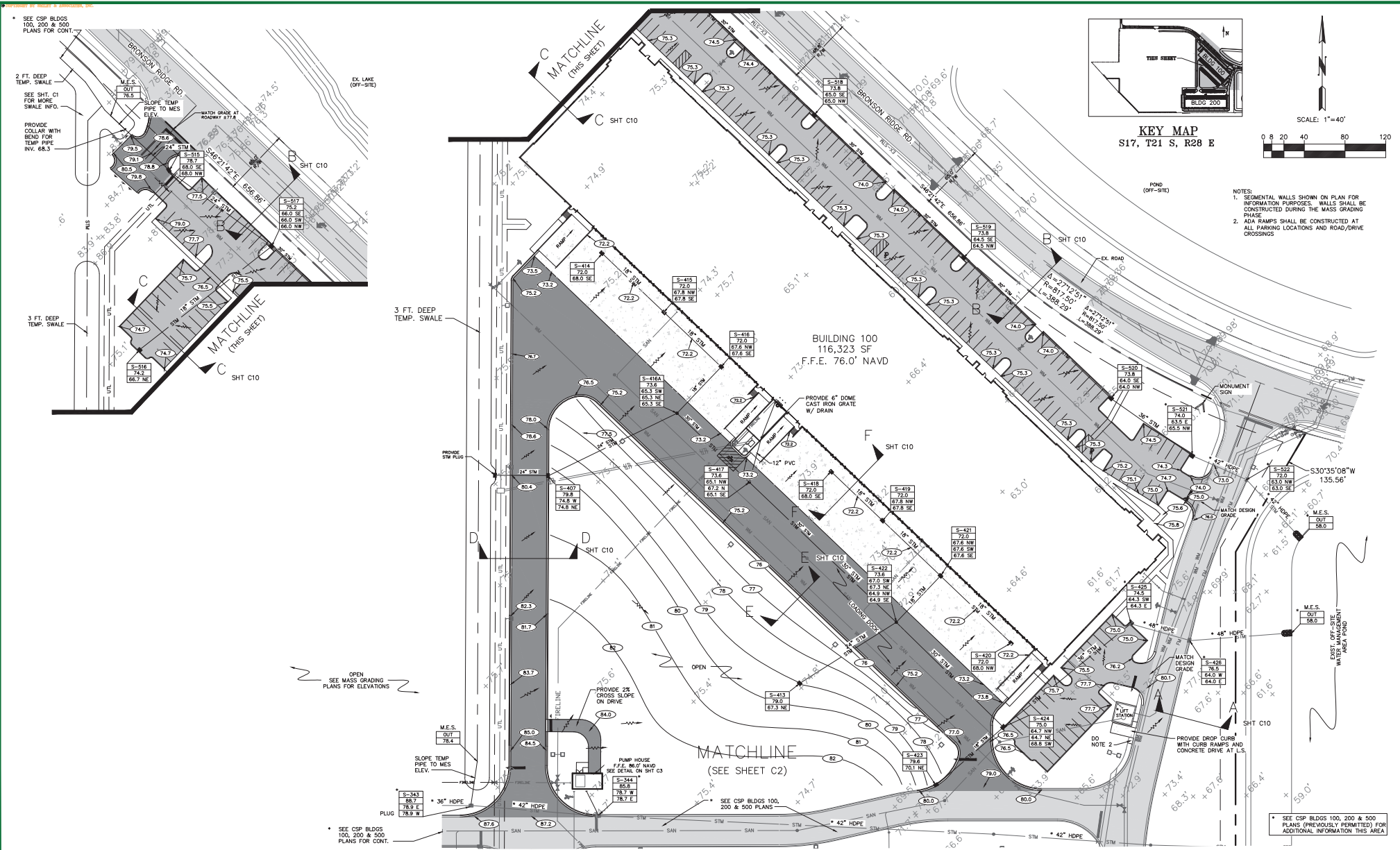
BUILDING 100 (fka 300)
LOGISTICS 429 AT APOPKA RIDGE
 FOR
 RIDGE 429 OWNER, LLC
 APOPKA, FLORIDA

OVERVIEW PLAN

DIGITAL SEAL DATE 7/11/24



C1
 SHEET TYPE
 SHEET 1 OF 14
 JOB # 24-002



- NOTES:
1. SEGMENTAL WALLS SHOWN ON PLAN FOR INFORMATION PURPOSES. WALLS SHALL BE CONSTRUCTED DURING THE MASS GRADING PHASE.
 2. ADA RAMPS SHALL BE CONSTRUCTED AT ALL PARKING LOCATIONS AND ROAD/DRIVE CROSSINGS.

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 EB # 8615

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APPROV.	DATE
1	STM STRUCTURES UPDATE & PLUG NOTE	MS	6/4/24
REVISION NOTES			

BUILDING 100 (fka 300)
LOGISTICS 429 AT APOPKA RIDGE
 FOR
 RIDGE 429 OWNER, LLC
 APOPKA, FLORIDA

PAVING, GRADING & DRAINAGE PLAN

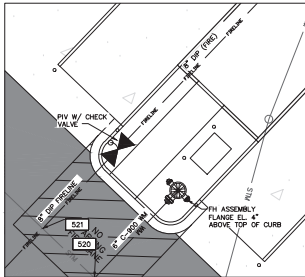
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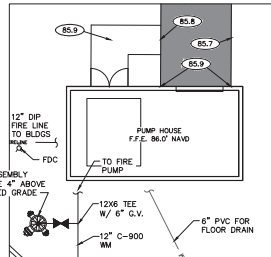
C2
 SHEET TYPE
 SHEET 2 OF 14
 JOB # 24-002

UTILITY CROSSINGS			
501	BOT. WM = 71.2 TOP STM = 67.8	513	BOT. WM = 72.5 TOP FM = 76.5
502	BOT. STM = 65.7 TOP STM = 64.6	514	BOT. STM = 72.0 TOP FM = 76.0
503	NOT USED	515	BOT. WM = 73.0 TOP STM = 68.2
504	BOT. WM = 71.2 TOP SAN = 64.5	516	BOT. FM = 65.4 TOP STM = 68.6
505	BOT. STM = 67.6 TOP SAN = 66.4	518	BOT. WM = 66.5 TOP FM = 66.7
506	BOT. STM = 64.9 TOP STM = 62.8	519	BOT. WM = 71.4 TOP STM = 66.2
507	BOT. STM = 63.4 TOP SAN = 62.7	520	BOT. FM = 65.7 TOP SAN = 66.1
508	BOT. WM = 70.9 TOP STM = 67.5	521	BOT. WM = 71.2 TOP FM = 76.2
509	BOT. STM = 70.7 TOP SAN = 62.8	522	BOT. WM = 69.9 TOP FM = 69.7
510	BOT. STM = 71.5 TOP STM = 70.5	523	BOT. FM = 68.7 TOP STM = 67.9
511	BOT. WM = 71.6 TOP SAN = 67.5	524	BOT. WM = 70.5 TOP STM = 67.7
		525	BOT. FIRE = 81.6 TOP FM = 81.6
		526	BOT. FM = 81.8 TOP FM = 81.8
		527	BOT. FIRE = 82.4 TOP FIRE = 82.4
		528	BOT. FIRE = 81.6 TOP FIRE = 81.6

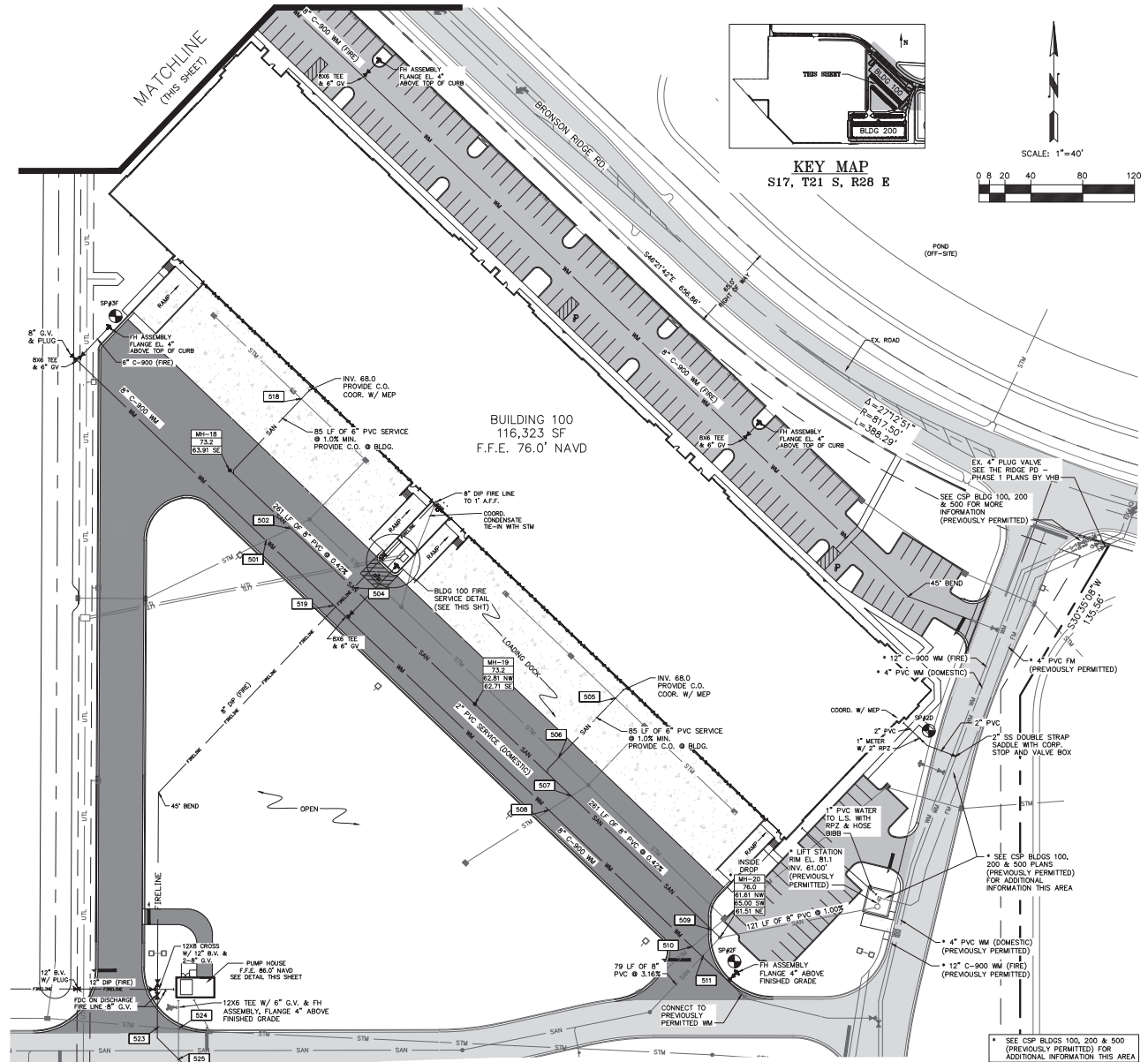
NOTE:
FIRE LANE STRIPING REQUIRED
AT EACH FH AND FDC. SEE
DETAIL SHEET C5.



BLDG 100 SERVICE DETAIL
SCALE: 1"=10'



FIRE PUMP HOUSE
SCALE: 1"=10'



DRT	DR
DSG	MS
CHK	MS
CADDWG AR	

REV.	DESCRIPTION	APRV	DATE
REVISION NOTES			

WATER & SEWER PLANS

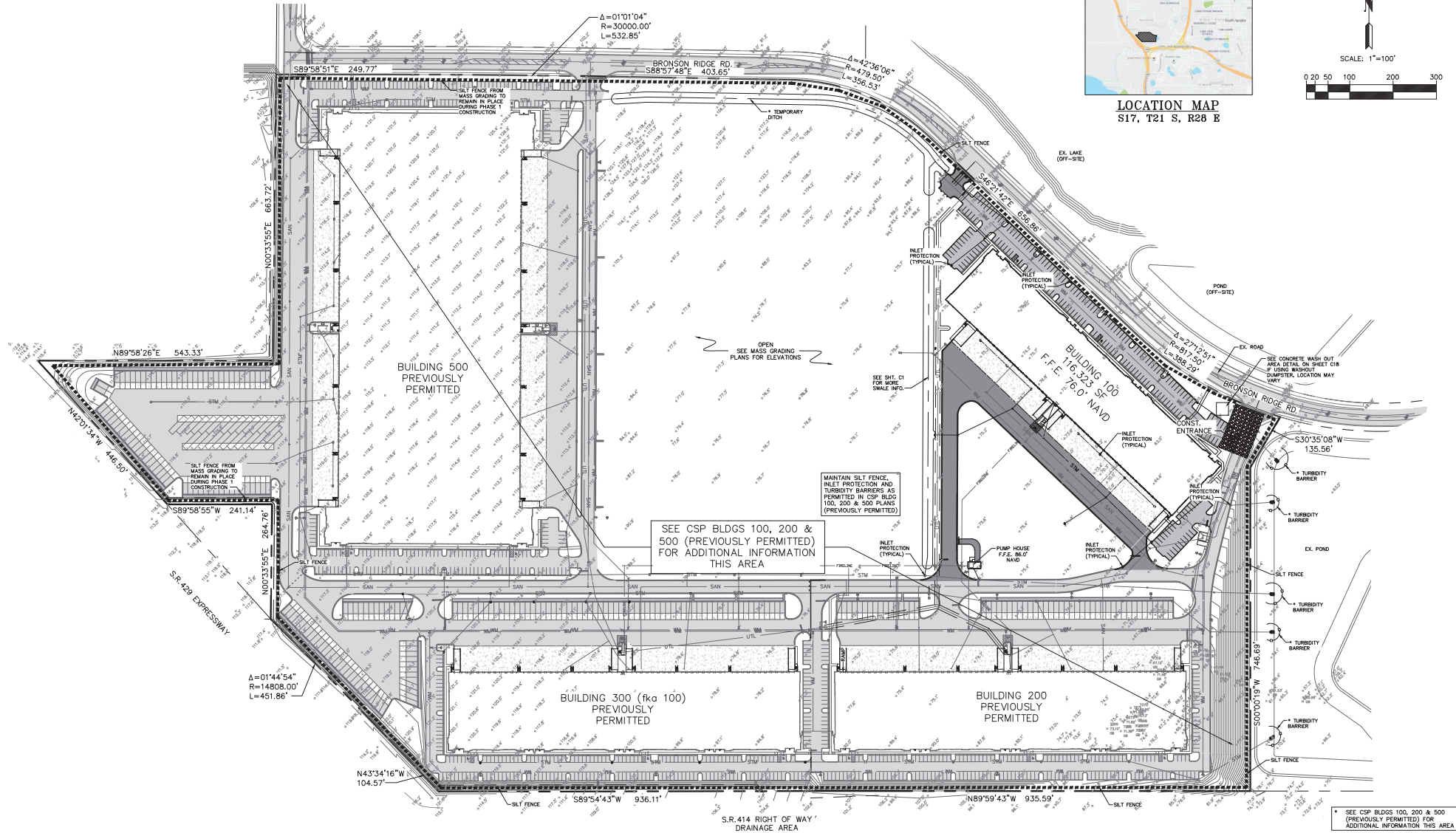


C3

SHEET TYPE

SHEET 3 OF 14

JOB # 24-002



SEE CSP BLDGS 100, 200 & 500 (PREVIOUSLY PERMITTED) FOR ADDITIONAL INFORMATION THIS AREA



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E8 # 8615

DRT	DRT
DSG	MS
CHK	MS
CADDWG AR	

REV. DESCRIPTION APRV. DATE

REVISION NOTES

BUILDING 100 (fka 300)
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

POLLUTION CONTROL PLAN

DIGITAL SEAL DATE 7/11/24

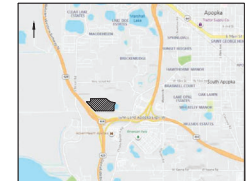
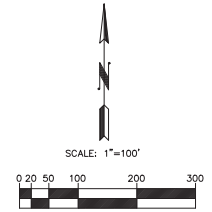


C4

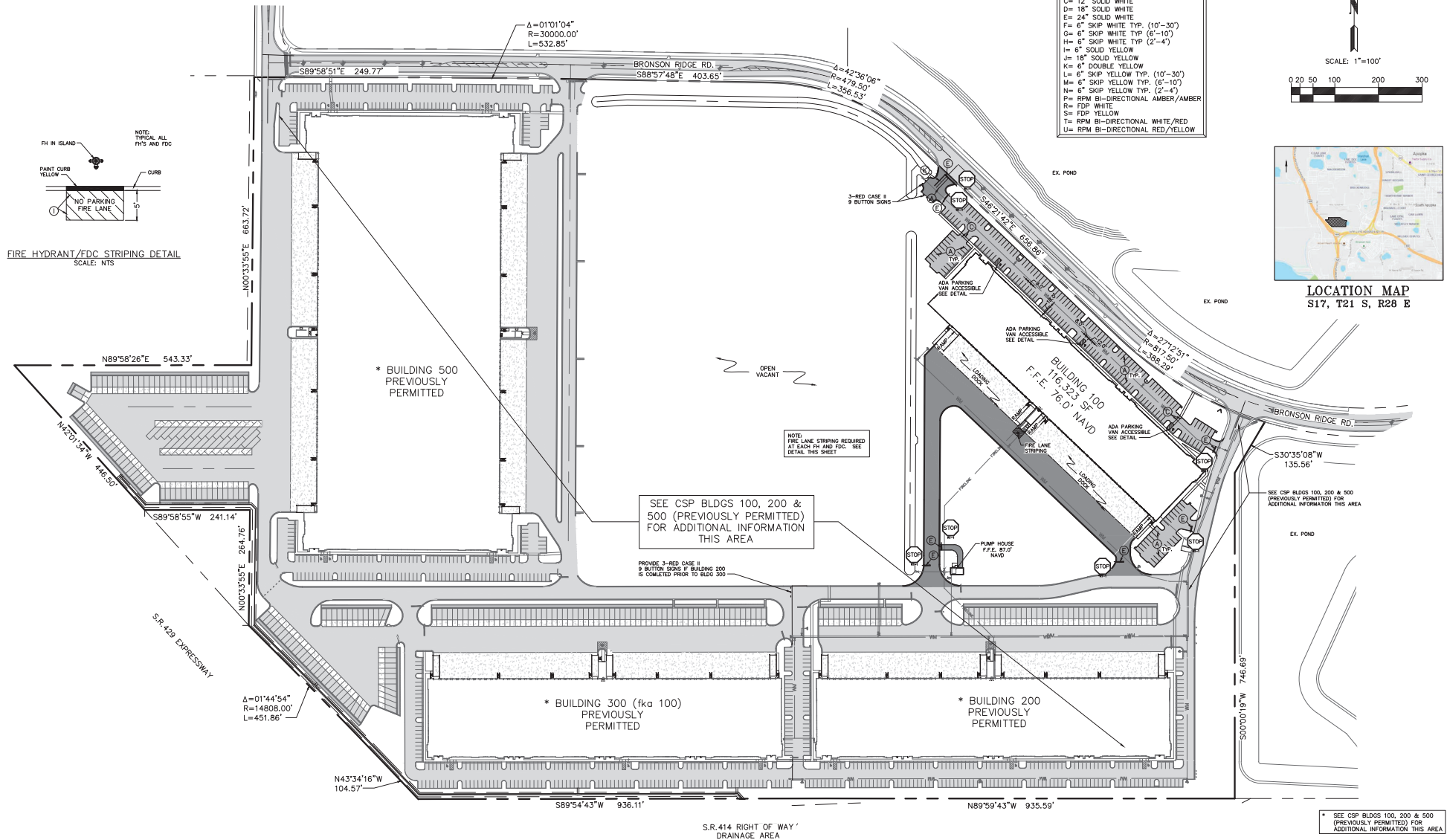
SHEET TYPE

SHEET 4 OF 14

JOB # 24-002



LOCATION MAP
S17, T21 S, R28 E



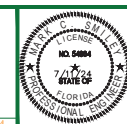
* SEE CSP BLDGS 100, 200 & 500
(PREVIOUSLY PERMITTED) FOR
ADDITIONAL INFORMATION THIS AREA



DRT	DRT
DSG	MS
CHK	MS
CADDWG AR	

REV.	DESCRIPTION	APPR	DATE
REVISION NOTES			

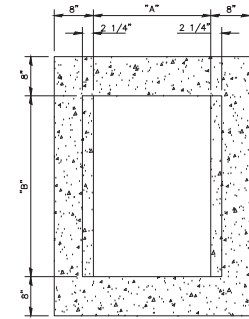
SIGNAGE & STRIPING PLAN



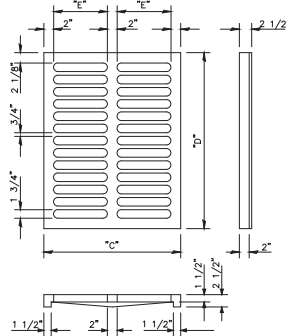
C5

SHEET 5 OF 14

JOB # 24-002



PLAN

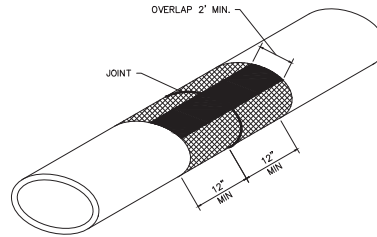
GRATE

INLET TYPE	DIMENSIONS				
	"A"	"B"	"C"	"D"	"E"
"C"	2'-0"	3'-1"	2'-4"	3'-0"	11"
"E"	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"

GRATES: IRON GRATES IN ACCORDANCE WITH DEPARTMENT OF
TRANSPORTATION SPECIFICATIONS.

INLET TYPES: INLETS ARE TO BE SHOWN HEREON. REVOLVE POSITION TO ACCOMODATE LARGER DIAMETER PIPE SIZE.

MATERIAL: INLET WALLS AND FOOTING MAY BE EITHER POURED-IN-PLACE 2500 LB. CONCRETE; OR PRECAST CLASS "A" 3000 LB. CONCRETE; OR STANDARD MANHOLE BRICK (NO BLOCK) WITH 1/2" PLASTER (NO LIME) WITH 8" PRECAST CAP.

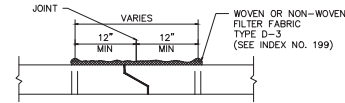


ELLIPTICAL PIPE SHOWN
ISOMETRIC VIEW

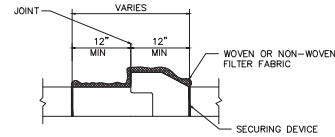
COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS.

FOR ALL PIPE TYPES – CONCRETE PIPE SHOWN
FILTER FABRIC JACKET

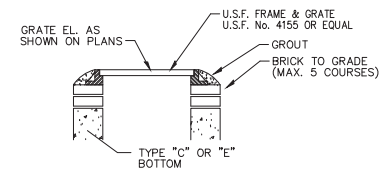
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
4°-0°9"	8°	8"	#4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	6°-4°9"	5°-4°9"	#4 @ 6" C.C.E.W.
5°-0°9"	8°	8"	#5 @ 12" C.C.E.W.	#5 @ 12" C.C.E.W.	7°-4°9"	6°-4°9"	#5 @ 8" C.C.E.W.
6°-0°9"	8°	10"	#5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	8°-4°9"	7°-4°9"	#5 @ 6" C.C.E.W.
7°-0°9"	8°	10"	#5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	9°-4°9"	8°-4°9"	#5 @ 6" C.C.E.W.
8°-0°9"	10°	10"	2-W.R.W. W/ #4 @ 12" C.C. VERT	#5 @ 6" C.C.E.W.	10°-8°9"	9°-8°9"	#5 @ 6" C.C.E.W.



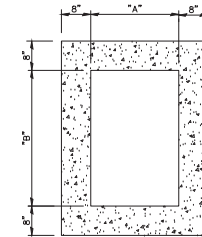
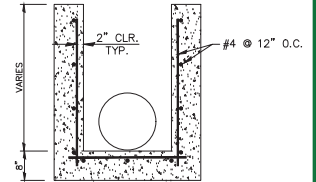
ELLIPTICAL PIPE



ROUND PIPE PIPE SECTIONS

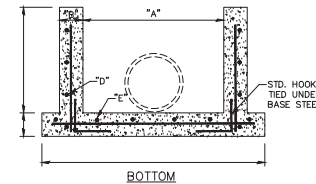


TYPE C & E TOP DETAIL
SCALE: NONE

PLAN

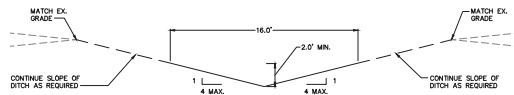
BOTTOM

TYPE C & E INLET DETAIL
(IN ASPHALT PAVING)
SCALE: NONE

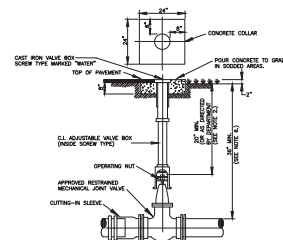


BOTTOM

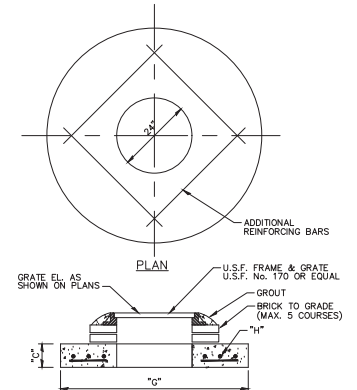
STORM MANHOLE & TYPE RI ROUND INLET
SCALE: NONE



TEMPORARY DITCH DETAIL
SCALE: 1"=5'



VALVEBOX IN PAVEMENT DETAIL
N.T.S.



STORM MANHOLE TOP
SCALE: NONE



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EB # 8613

DRT	DRT
DSG	MS
CHK	MS
CADDWG AR	

REV.	DESCRIPTION	APRV	DATE
REVISION NOTES			

BUILDING 100 (fka 300)
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

PAVING, GRADING & DRAINAGE DETAILS

DIGITAL SEAL	DATE 7/11/24
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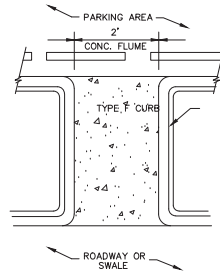
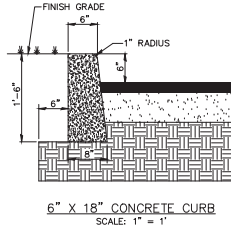


C6

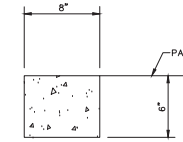
SHEET TYPE

SHEET 6 OF 14

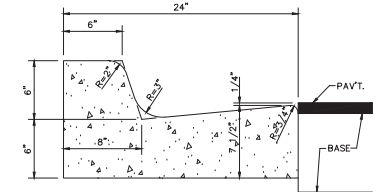
JOB #	24-002
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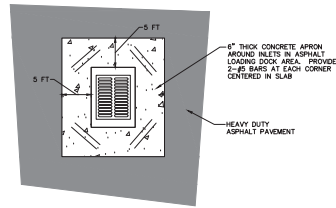
FLUME DETAIL
N.T.S.



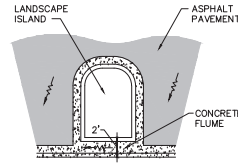
LANDSCAPE HEADER CURB
SCALE: 1" = 6"



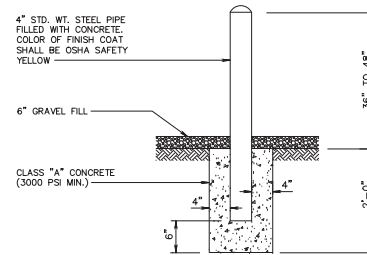
TYPE "F" CONCRETE CURB & GUTTER
SCALE: 2" = 1'-0"



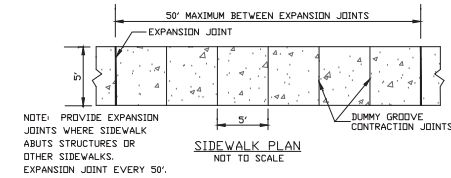
TRUCK COURT INLET DETAIL
N.T.S.



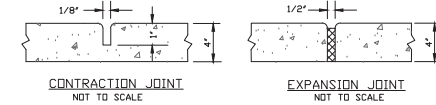
CURB BYPASS FLUME DETAIL
N.T.S.



BOLLARD DETAIL
N.T.S.



NOTE: PROVIDE EXPANSION JOINTS WHERE SIDEWALK ABUTS STRUCTURES OR OTHER SIDEWALKS. EXPANSION JOINT EVERY 50'.
DUMMY GROOVE CONTRACTION JOINTS
SIDEWALK PLAN
NOT TO SCALE

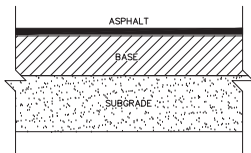


TYPICAL SIDEWALK SECTION
NOT TO SCALE

PAVEMENT SPECIFICATIONS: HEAVY DUTY ASPHALT SECTION

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

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



HEAVY DUTY ASPHALT PAVEMENT

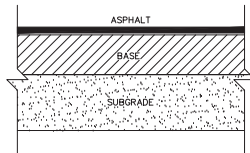
STANDARD PAVEMENT SPECIFICATIONS

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

CONCRETE SIDEWALK SPECIFICATIONS:

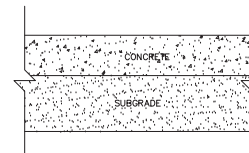
- 4" CONCRETE SIDEWALK (FINE BROOM FINISH)
COMPACTED SUBGRADE 95% PER AASHTO T-99.
CONCRETE REINFORCING = 6" X 6" X 10/10 GALVANIZED WOVEN WIRE MESH OR FIBER AT DRIVES

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



LIGHT DUTY ASPHALT PAVEMENT

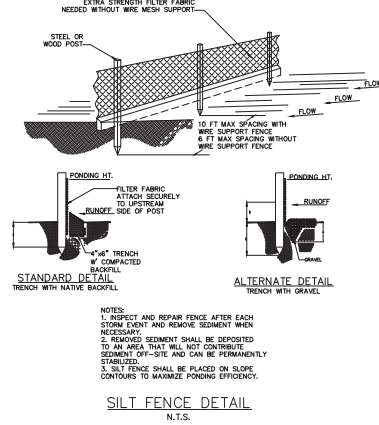
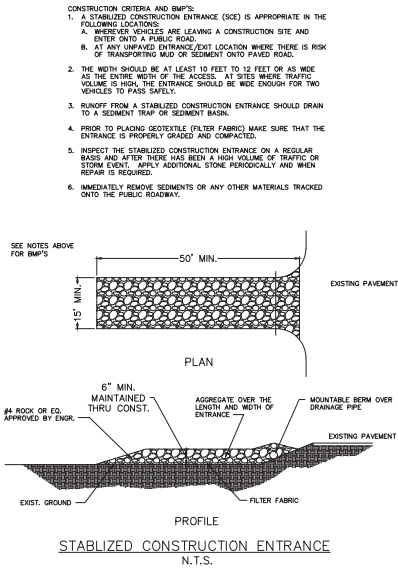
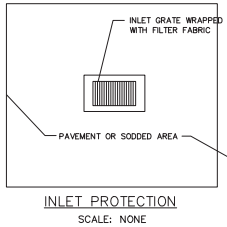
- CONCRETE:
CONCRETE: 6" CONCRETE SLAB ON GRADE REINF. W/ 6X6 W2.8XW2.8 WWF, 4000 PSI @ 28 DAYS
SUBGRADE: 12" GRANULAR MATERIAL STABILIZED TO 98% AASHTO T-180 (LBR40)
ALTERNATE #2
CONCRETE: 7" CONCRETE SLAB ON GRADE REINF.



CONCRETE PAVEMENT SECTION

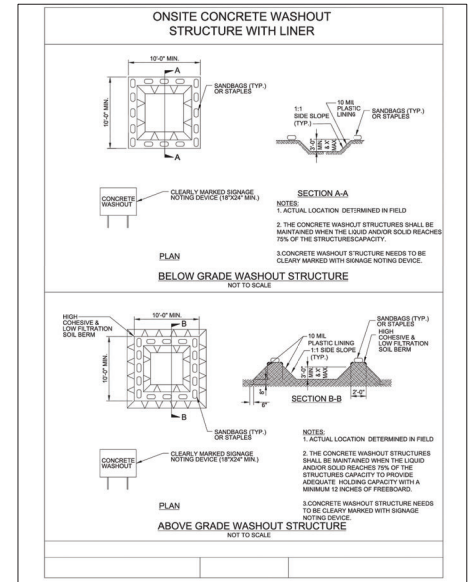
NOTES:

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

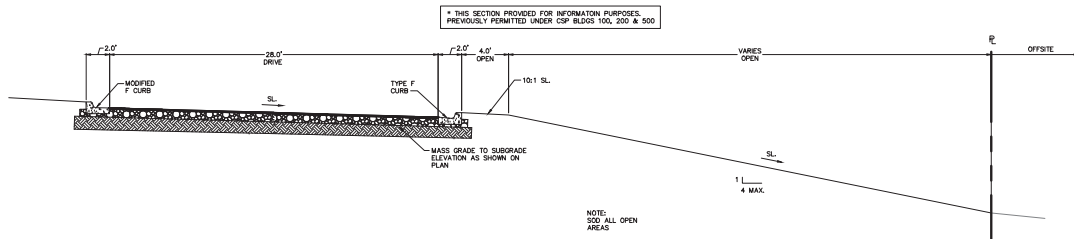


STORMWATER POLLUTION PREVENTION NOTES

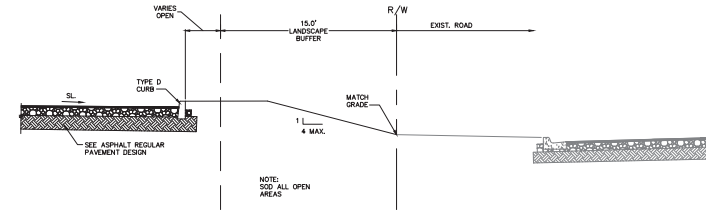
1. THIS PLAN SHALL BE AVAILABLE ON-SITE AT ALL TIMES DURING THE SITEWORK CONSTRUCTION.
2. THE LIMITS OF DISTURBANCE LINE SHOWN ON THIS PLAN INDICATES THE POINT BEYOND WHICH THE EXISTING VEGETATION SHOULD NOT BE IMPACTED.
3. STORMWATER POLLUTION PREVENTION MEASURES SHOWN HEREIN ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ERECTING AND MAINTAINING AN EROSION AND SEDIMENT CONTROL SYSTEM TO MEET ORANGE COUNTY, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND FDEP NPDES REQUIREMENTS.
4. EACH AREA OF THE SITE SHALL NOT BE DISTURBED UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED. DISTURBED AREAS SHALL BE COVERED OR STABILIZED AS SOON AS POSSIBLE.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE AREA THEY PROTECT HAS BEEN SODDED, PAVEMENT HAS BEEN PLACED, OR THE AREA IS OTHERWISE COMPLETELY STABILIZED.
6. ALL DISTURBED AREAS OF THE SITE SHALL BE INSPECTED BY QUALIFIED PERSONNEL OF THE RESPONSIBLE CONTRACTOR EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT OF 0.25 INCHES OR MORE TO ASSESS THE INTEGRITY OF THE EROSION AND SEDIMENT CONTROLS. THE INSPECTOR SHALL NOTE ANY DAMAGE OR DEFICIENCIES IN THE CONTROL MEASURES IN AN INSPECTION REPORT. PROBLEM AREAS SHALL BE CORRECTED BY THE RESPONSIBLE CONTRACTOR WITHIN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.
7. THE CONTRACTOR SHALL KEEP A RECORD OF CONSTRUCTION ACTIVITIES INCLUDING DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREA, DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA, WHETHER TEMPORARILY OR PERMANENTLY, AND DATES WHEN AN AREA IS STABILIZED.
8. IF A CHANGE IN CONSTRUCTION SCHEDULE OCCURS OR THIS PLAN PROVES THROUGH REGULAR INSPECTIONS, TO BE LACKING, SMILEY & ASSOCIATES, INC. SHALL BE NOTIFIED SO THAT PLAN MODIFICATIONS CAN BE MADE.
9. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO ALLOW RAINFALL RUNOFF DIRECTLY FROM THE PROJECT SITE.
10. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT-LOADED STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
11. IF, AFTER FOURTEEN DAYS, GRADED AREAS HAVE NOT ATTAINED A MINIMUM OF 70% GOOD GRASS COVER, THOSE AREAS SHALL BE REWORKED AND ADDITIONAL SEED OR SOD APPLIED TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. FOR NET STORMWATER PONDS, THE POND SLOPES SHALL BE SOD SOODED TO THE NORMAL CONTROL ELEVATION.
13. ALL EXPOSED AREAS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE SOD SOODED. OTHER NON-POND AREAS WITH SLOPES STEEPER THAN 4:1 SHALL BE SODDED AND STAKED AS NECESSARY.
14. TURF REINFORCEMENT MATS SHALL BE INSTALLED WHERE STORMWATER PIPES OUTFALL AT GRADE OR IN SPREADER BINS.
15. IF CONSTRUCTION OCCURS ALONG A WATER BODY, TURBIDITY BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH FOOT INDEX 103.
16. A NOTICE OF TERMINATION FOR THE NPDES CONSTRUCTION GENERAL PERMIT SHALL BE SUBMITTED TO THE FDEP NPDES STORMWATER NOTICES CENTER WITHIN 14 DAYS OF THE DATE WHEN ALL AREAS OF THE SITE NOT OTHERWISE COVERED BY A PERMANENT PAVEMENT OR STRUCTURE HAVE BEEN STABILIZED WITH A UNIFORM PERMANENT VEGETATIVE COVER WITH A DENSITY OF 70% OR GREATER.



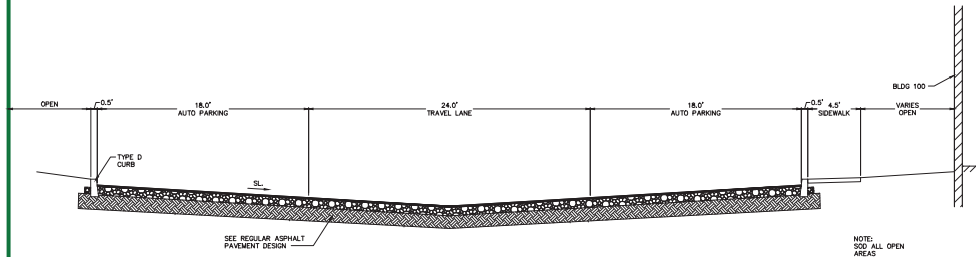
CONCRETE WASH OUT AREA DETAIL
N.T.S.



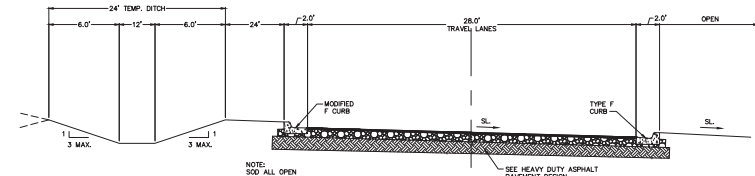
SECTION A-A
SCALE: 1"=5'



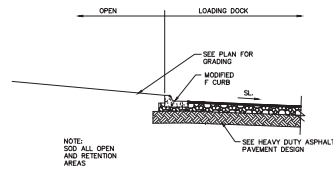
SECTION B-B
SCALE: 1"=5'



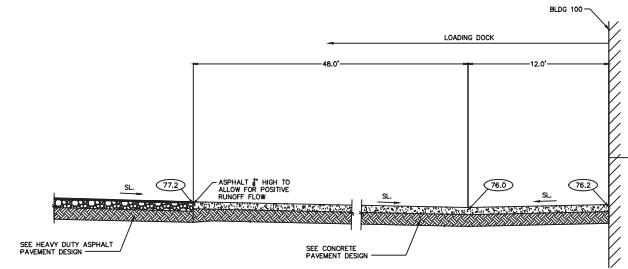
SECTION C-C
SCALE: 1"=5'



SECTION D-D
SCALE: 1"=5'



SECTION E-E
SCALE: 1"=5'



SECTION F-F
SCALE: 1"=5'



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www.smiley-associates.com
E8 # 8615

DRT	DRT
DSG	MS
CHK	MS
CADDWG	AR

REV.	DESCRIPTION	APPR.	DATE

BUILDING 100 (fka 300)
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

SECTIONS

DIGITAL SEAL DATE 7/11/24

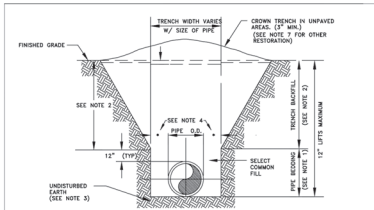


C10

SHEET TYPE

SHEET 10 OF 14

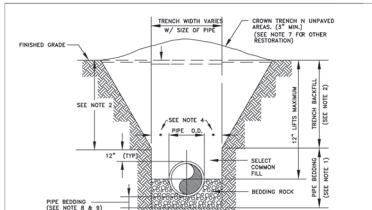
JOB # 24-002



- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAYMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAYMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
 3. PIPE BEDDING: SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
 4. (1) 12" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
 8. SURFACE RESTORATION WITH CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
 9. ALL UNPAVED DISTURBED AREAS SHALL BE SOODED TO MATCH ADJACENT DOMINANT GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 100



- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAYMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAYMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
 3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
 4. (1) 12" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 12" MINIMUM FOR PIPE DIAMETER LESS THAN 12" AND 8" MINIMUM FOR PIPE DIAMETER 12" AND LARGER.
 8. DEPTH FOR REMOVAL OF UNDESIRABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW 12" MINIMUM FOR PIPE DIAMETER LESS THAN 12" AND 8" MINIMUM FOR PIPE DIAMETER 12" AND LARGER.
 9. ALL UNPAVED DISTURBED AREAS SHALL BE SOODED TO MATCH ADJACENT DOMINANT GRASS SPECIES.
 10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 101

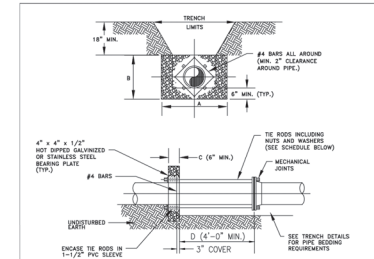
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S), *	PIPE SIZE									
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
90° BEND	33	43	51	60						
45° BEND	14	18	22	25						
22-1/2° BEND	7	9	11	12						
11-1/4° BEND	4	5	6	6						
TEE**	1	7	24	44						
REDUCER (ONE SIZE SMALLER)		41	39	40						
DEAD END	74	96	115	136						

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

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA JANUARY 2014 FIG. 105

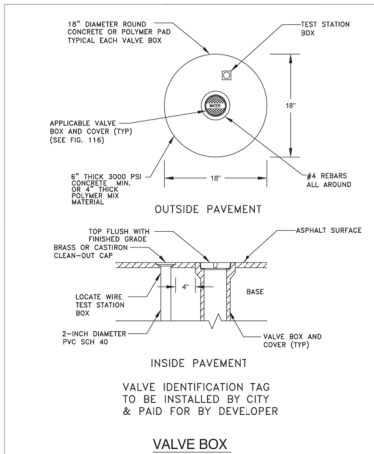


- NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
 2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
 3. BEDDING MATERIAL AND COMPACTOR SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD SPECIFICATIONS.
 4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
 5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
 6. DESIGN PRESSURE: 150 P.S.I.

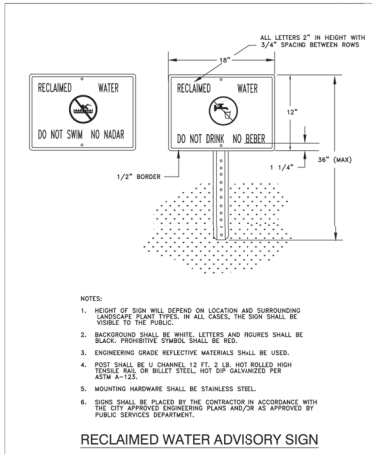
SCHEDULE OF DIMENSIONS AND MATERIALS *									
PIPE SIZE (INCHES)	A	B	C	D	E	F	G	H	I
6"	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
8"	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
10"	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
12"	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
14"	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
16"	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
18"	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
20"	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
24"	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

WATER MAIN THRUST COLLAR DETAIL

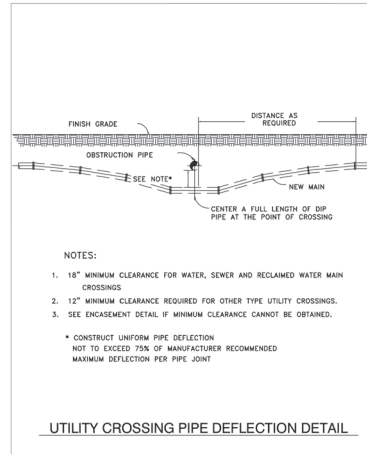
CITY OF APOPKA JANUARY 2014 FIG. 107



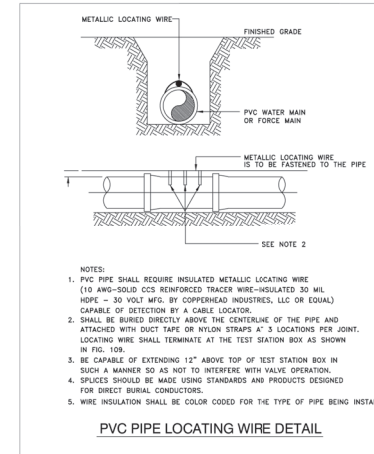
CITY OF APOPKA JANUARY 2014 FIG. 109



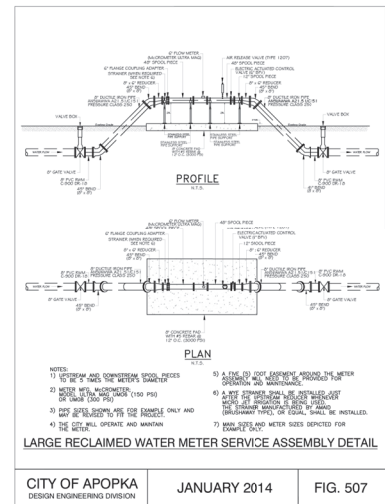
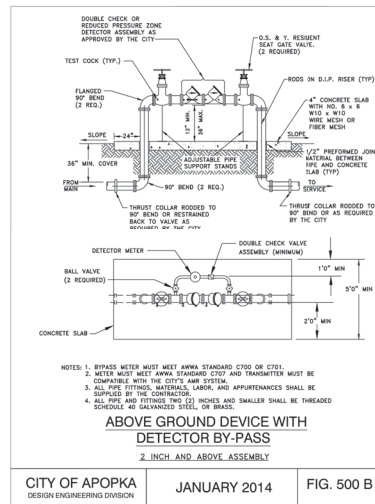
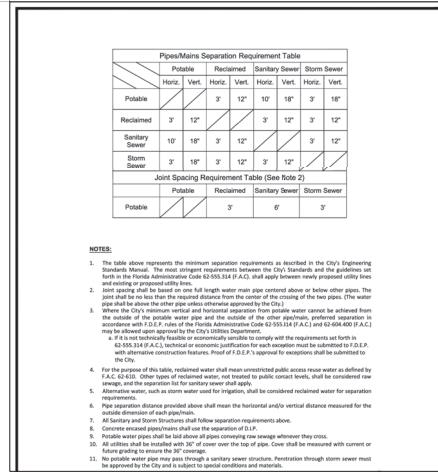
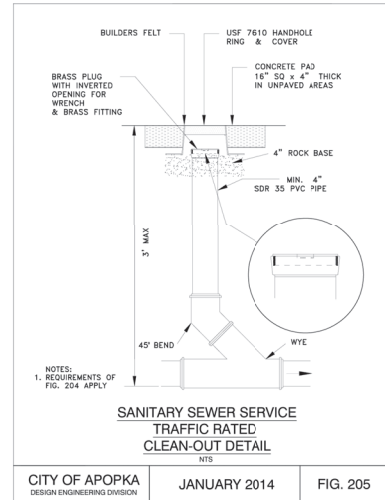
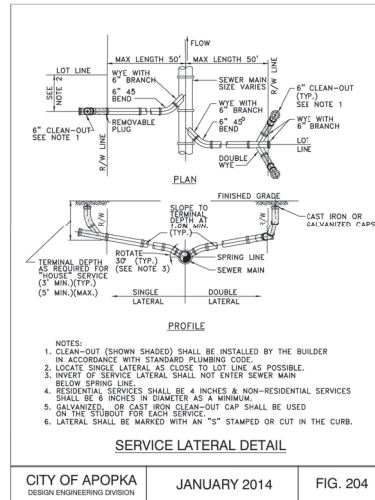
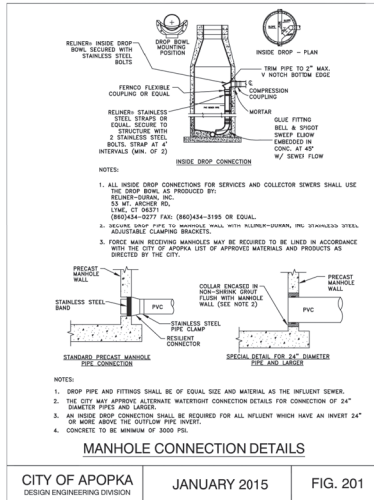
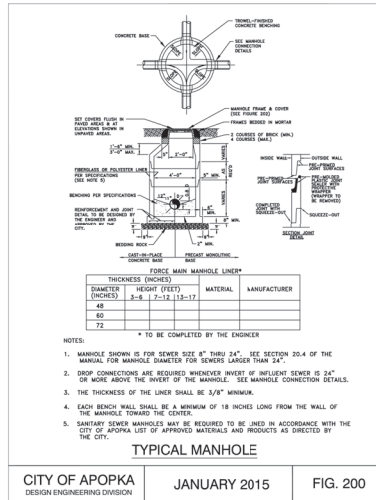
CITY OF APOPKA JANUARY 2014 FIG. 115

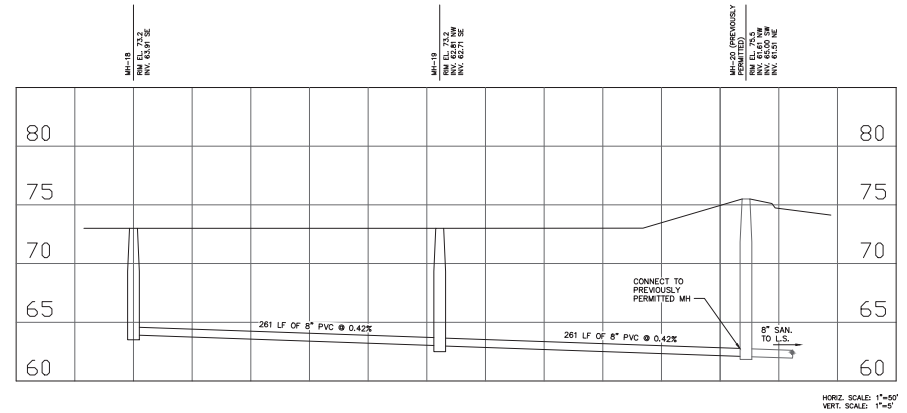


CITY OF APOPKA JANUARY 2014 FIG. 117



CITY OF APOPKA JANUARY 2014 FIG. 118





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E9 # 8615

DRT	DET
DSG	MS
CHK	MS
CADDWG	AR

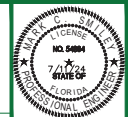
REV.	DESCRIPTION	APPR.	DATE

REVISION NOTES

BUILDING 100 (fka 300)
LOGISTICS 429 AT APOPKA RIDGE
FOR
RIDGE 429 OWNER, LLC
APOPKA, FLORIDA

SEWER PROFILES

DIGITAL SEAL DATE 7/11/24



C14
SHEET TYPE
SHEET 14 OF 14
JOB # 24-002

